

MISSISSIPPI GULF COAST APARTMENT SURVEY

PREPARED FOR

**GULF REGIONAL PLANNING COMMISSION
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PREPARED BY

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JUNE 2013

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July 10, 2013

Ms. Elaine G. Wilkinson, Director
Gulf Regional Planning Commission
1232 Pass Road
Gulfport, Mississippi 39501

Dear Ms. Wilkinson:

In re: Mississippi Gulf Coast Apartment Market

In accordance with our contract concerning the Mississippi Gulf Coast apartment market, we have conducted a survey of the local multifamily rental housing market. This survey was conducted during June 2013 and included an inventory of existing apartment properties, an analysis of the apartment projects under construction and an evaluation of overall market conditions. The research undertaken formed the basis for the compilation of the statistical data contained in this report. The following paragraphs summarize our findings:

1. This survey includes both market-rent and assisted units located in multifamily rental housing properties containing eight or more units. The latest survey included 16,597 market-rent apartment units and 9,278 assisted units located on the Mississippi Gulf Coast. At the time of this report, a total of forty-eight market-rent apartment units and ninety-five assisted multifamily rental housing units were under construction in the three coastal Counties.
2. The overall vacancy rate among market-rent apartments in the three coastal Counties was 8.4 percent or an occupancy rate of ninety-two percent and below the 13.7 vacancy rate in the 2012 survey. The current vacancy rate is above the four percent or less range considered "normal" in areas experiencing a "slow" rate of growth or the four to six percent range in areas experiencing a "moderate" rate of 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 2,810 new market-rent apartments were placed on the market 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.
4. The June 2013 apartment survey indicated that the Biloxi area contains a total of 5,437 market-rent apartment units and the vacancy rate was 8.2 percent or an occupancy rate of ninety-two percent. The current vacancy rate is below the vacancy rate in the 2012 survey. Segmenting the current vacancy rate by number of bedrooms indicates a 7.5 percent vacancy rate among

studio units; for one-bedroom units, 8.5 percent; among two-bedroom apartments, 8.2 percent and 7.4 percent among three-bedroom units. At present no additional market-rent apartments are under construction in the Biloxi area. A total of forty studio apartments were surveyed in Biloxi and the average monthly rental rate was \$432.50. Among the 1,751 one-bedroom apartments surveyed, the average monthly rental rate was \$583.71 and has decreased 2.1 percent below the average in the June 2012 survey. A total of 3,066 two-bedroom apartment units were surveyed in the Biloxi area and the average rental rate was \$685.41 which is 2.3 percent lower than the 2012 average. A total of 580 three-bedroom apartment units were surveyed in the Biloxi area and the average rental rate was \$852.57 and has decreased 1.5 percent since the apartment survey twelve months ago. The average rental rate among all market-rent three-bedroom apartments in the Biloxi area is \$852.57 and the average "asking rental rate" among vacant three-bedroom apartments is \$853.98 which is high than the average for all three-bedrooms.

5. The latest apartment survey indicated that the Gulfport area contained a total of 4,348 market-rent apartment units and 7.5 percent were found vacant. Segmenting the vacancy rate by number of bedrooms indicates a 5.8 percent vacancy rate among studio units; for one-bedroom units, an 8.3 percent vacancy rate; among two-bedroom units; 7.4 percent and 6.7 percent among three-bedroom apartment units. The current vacancy rate among market-rent apartment units in the Gulfport area falls above the range considered "normal" in a market area experiencing a "slow" or "moderate" rate of population growth. In the Gulfport area the average monthly rental rate among one-bedroom apartments surveyed was \$556.26 and has decreased 0.5 percent since the 2012 apartment survey. The average rental rate among two-bedroom apartments in the Gulfport area is \$676.60 and has increased 0.6 percent over the average in the last survey. Among three-bedroom apartments the average rental rate was \$811.45 and has decreased 0.3 percent below the average rental rate twelve months ago. In the Gulfport area the average "asking rental rate" among vacant one-bedroom apartments is \$526.64 compared to an average of \$556.26 among all market-rent one-bedroom apartments. The sizable spread between "asking" rental rate among vacant units and the average rental rate is an indication of current competitive pressure. At the time of this report sixteen additional market-rent apartment units were under construction in the Gulfport area.

6. The latest survey indicated an overall vacancy rate of 8.8 percent in the Pascagoula area which is above the range considered "normal" in areas experiencing "slow" or "moderate" growth. Segmenting the current vacancy rate by number of bedrooms indicates a 7.1 percent vacancy rate among studio units, 7.9 percent among one-bedroom units, 9.1 percent among two-bedroom units and 10.1 percent among three-bedroom units. The 2013 survey included fifty-six studio units in Pascagoula and the average rental rate was \$475.00. Among the 885 one-bedroom apartment units surveyed the average monthly rental rate was \$500.54 and increased 1.4 percent over the average in June 2012. A total of 1,974 two-bedroom apartments were surveyed in the Pascagoula area and 9.1 percent of these apartments were vacant. The average rental rate among two-bedroom apartments in the Pascagoula area is \$609.91 and has increased 1.5 percent over the average monthly rental rate in the last survey. A total of 326 three-bedroom apartment units were surveyed in the Pascagoula area and the average monthly rental rate was \$755.76 which represents a 1.1 percent increase over the average in June 2012.

7. Harrison County contains the largest number of market-rent apartments in the three-coastal Counties. A total of 10,967 market-rent apartment units were surveyed in Harrison County and 7.8 percent were vacant. The 2013 survey included a total of ninety-six studio apartments and

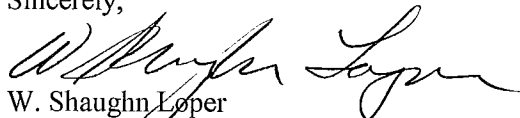
the vacancy rate was 6.3 percent. The average rental rate among studio apartments in Harrison County was \$468.26. A total of 3,213 market-rent one-bedroom apartments were surveyed and the average rental rate was \$579.70 which is 1.4 percent lower than the average in the 2012 survey. A total of 6,341 two-bedroom apartments were surveyed and the average rental rate was \$683.64 which represents a 1.1 percent decrease below the average two-bedroom rental rate twelve months ago. The latest survey included a total of 1,317 three-bedroom apartments in Harrison County and the average rental rate was \$848.70 which represents a 1.1 percent decrease below the average rental rate in the 2012 survey. Twenty-eight additional market-rent apartment units are presently under construction in Harrison County.

8. Assisted apartments differ from market-rent apartments in that they receive direct governmental assistance and eligibility for occupancy is based on income. The latest survey indicated a total of 1,094 assisted apartment units exist in Hancock County and 8.4 percent were vacant. The last two assisted apartment complexes built in Hancock County replaced public housing rental units demolished as a result of Hurricane Katrina. An additional thirty units have recently received a "commitment" for housing "tax-credits" and is part of the local housing authority's redevelopment program replacing rental housing units demolished due to Katrina. At the time of the survey no additional assisted apartments were under construction in Hancock County. A total of 5,490 assisted apartment units existed in Harrison County at the time of the 2013 survey and 539 or 9.8 percent were vacant. The unusually high vacancy rate is temporary and the result of a new complex in Biloxi in the initial "rent-up" phase. The newly constructed Santa Maria Del Mar began initial occupancy at the time of this survey. This new complex is intended for elderly occupancy and replaces the 210-unit beach front high rise lost during Katrina. The addition of a large number of assisted rental units temporally exaggerates the vacancy rate while this new complex achieves sustaining occupancy. The 2013 survey indicated that Jackson County contains 2,694 assisted apartments and 157 assisted units were vacant or a vacancy rate of 5.8 percent. The 2013 survey indicates a total of 9,278 assisted apartment units exist in the three-coastal Counties and the vacancy rate is 8.5. The current vacancy rate is higher than the 7.1 percent rate in the 2012 survey. The current rate is overstated because of the recent completion of a large complex intended for elderly occupancy. At the time of the 2013 survey a total of ninety-five additional assisted multifamily rental housing units in two developments were under construction on the Mississippi Gulf Coast. A seventy-five unit property intended for families is under construction in Biloxi and a twenty unit complex intended for the elderly in Gautier.

9. The 2012 survey indicated a total of 14,285 occupied market-rent apartment units in the three coastal Counties. The 2013 survey found that 15,207 market-rent apartments were occupied on the Mississippi Gulf Coast. It is estimated that 922 more market-rent apartment units were occupied in the 2013 survey than in the 2012 survey. This relates to an annual absorption rate of slightly more than nine hundred market-rate apartment units.

If you should have any question regarding the 2013 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 2013. The latest survey is a continuation of a series of reports on the Mississippi Gulf Coast apartment market. The latest survey includes 16,597 market-rent and 9,278 assisted apartment units in complexes containing eight or more rental housing units located in Hancock, Harrison and Jackson Counties. Excluded from these surveys are single-family and duplex rental housing units, multifamily housing properties offering “vacation” rentals, condo-hotels and condominium projects that are mainly owner-occupied but with some renters. The purpose of this survey is to provide an overview of the current conditions in the local apartment market. It is hoped that the availability of accurate and impartial data on the local apartment market, will “stimulate” new apartment construction when needed and “discourage” additional multifamily rental housing construction when not needed. By doing so, contributing to balanced conditions in the local apartment market and providing support to the continued healthy development of the three-coastal Counties.

The local apartment market can be segmented by several variables such as number of bedrooms, location and market-rent or subsidized. For presentation, the findings in this survey are segmented by these variables. Since the greatest differentiation among rental housing properties is between market-rent apartments and those providing a direct or indirect form of rental assistance; the assisted properties were excluded from the majority of this analysis and provided special treatment in the final segment of the report.

MARKET-RENT APARTMENT MARKET

The primary purpose of this report is to present an overview of current conditions in the market-rent segment of the local apartment market. An overview of current conditions is obtainable through an analysis of the supply-demand and price-supply relationships in the local apartment market. A high degree of utilization of the supply would exist if a high proportion of the rental units in the local market were occupied. This situation would reflect “tight” market conditions. On the contrary, “soft” market conditions would exist if the supply of apartment units substantially exceeded demand resulting in a large number of vacancies. A “balance” in the supply and demand of apartment units would indicate market equilibrium.

A review of the development of the local apartment market is a logical starting point for examining the supply. A total of 401 market-rent apartment units on the Mississippi Gulf Coast that are currently operational were built during or before 1965. Between 1966 and 1970, the size of the local apartment market increased at a slow but relatively stable rate. This time period was followed by four years of a rapid rate of multifamily housing construction that was part of the post-Hurricane Camille residential building surge. A sharp decline in apartment construction occurred in 1975 and remained at a relatively low level until 1981 when an additional 413 multifamily rental housing units were placed on the market. Between 1983 and 1987, the volume of apartment construction remained relatively high before declining to a substantially lower level during the next seven years. The pace of market-rate multifamily rental housing construction surged during the 1995-1996 period when a total of 1,347 new apartment units were placed on the market. A decline in the rate of construction activity followed before increasing again. Since Hurricane Katrina, a total of 2,614 new market-rent apartment units have been completed and an additional forty-eight units are currently under construction. Contained in Table 1 is the number of market-rent apartment units constructed by year since 1965 on the Mississippi Gulf Coast.

TABLE 1
MARKET-RENT APARTMENT UNIT CONSTRUCTION BY YEAR
MISSISSIPPI GULF COAST
1965-2013

YEAR	NUMBER	PERCENT
1965 & BEFORE	401	2.4%
1966	87	0.5%
1967	121	0.7%
1968	82	0.5%
1969	240	1.4%
1970	435	2.6%
1971	971	5.9%
1972	1,082	6.5%
1973	1,317	7.9%
1974	987	5.9%
1975	245	1.5%
1976	105	0.6%
1977	147	0.9%
1978	17	0.1%
1979	8	0.0%
1980	181	1.1%
1981	413	2.5%
1982	24	0.1%
1983	471	2.8%
1984	316	1.9%
1985	640	3.9%
1986	388	2.3%
1987	464	2.8%
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	3.7%
1996	725	4.4%
1997	0	0.0%
1998	299	1.8%
1999	374	2.3%
2000	968	5.8%
2001	452	2.7%
2002	460	2.8%
2003	376	2.3%
2004	137	0.8%
2005	196	1.2%
2006	240	1.4%
2007	449	2.7%
2008	1,135	6.8%
2009	608	3.7%
2010	116	0.7%
2011	54	0.3%
2012	12	0.1%
2013	0	0.0%
UC	48	0.3%
TOTAL	16,597	100.0%

UC - Under Construction
Through June 2013.

SOURCE: W. S. Loper & Associates.

The current condition of the market-rent segment of the local apartment market is reflected in the existing supply-demand relationships. The number of vacant apartment units available “for rent” expressed as a percent of all apartment units, is the effective vacancy rate. In large apartment markets, tenant “turnover” frequently results in what could be called “permanent” vacancies when viewing the overall market. The time period between “move-out” and “move-in” are examples of vacancies that will always exist in a market experiencing change and includes the preparation of vacant units for re-occupancy and the screening of new prospective tenants. Vacancies resulting from the “initial rent-up” of recently 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 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 “nor-

mal” vacancy rate is described on a sliding scale based on the rate of household growth in the local market. Assuming no shift in tenure (i.e. a change in the proportion of owner or renter occupants in the local housing 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 with slow population growth, a vacancy rate less than four percent is normal and reflects balanced conditions. In housing markets experiencing a “moderate” rate of population 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 population data from the U.S. Census; 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. However 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. Based on data from the Mississippi Employment Department, a total of 153,030 were employed in the three coastal Counties in 2007 and increased to 154,740 in 2012. The 2007-2012 increase equals an annual average rate of growth of 0.2 percent. It is concluded that during the decade before Hurricane Katrina, the Mississippi Gulf Coast experienced a “moderate” rate of growth and at that time a four to six percent vacancy rate was considered “normal”. Since Hurricane Katrina the three coastal Counties have experienced a “slow” rate of 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.

An overview of the supply-demand relationships in the Mississippi Gulf Coast apartment market is presented in Table 2. This tabulation contains the number of market-rent apartments and the number of vacant units available for occupancy at the time of the 2013 survey. The overall apartment vacancy rate in June 2013 in the three coastal Counties was 8.4 percent which is below the 12.5 vacancy rate in the 2012 survey. The current vacancy rate is above the four percent or less range considered “normal” in areas experiencing a “slow” rate of growth or the four to six percent range in areas experiencing a “moderate” rate of growth.

TABLE 2
MARKET-RENT APARTMENT SUPPLY AND VACANCY RATE
MISSISSIPPI GULF COAST
JUNE 2013

	<u>HANCOCK COUNTY</u>	<u>HARRISON COUNTY</u>	<u>JACKSON COUNTY</u>	<u>MISSISSIPPI GULF COAST</u>
STUDIO UNITS:				
Number of Units	0	96	56	152
Number of Vacant Units	0	6	4	10
Vacancy Rate	0.0%	6.3%	7.1%	6.6%
ONE-BEDROOM UNITS:				
Number of Units	56	3,213	1,413	4,682
Number of Vacant Units	11	259	107	377
Vacancy Rate	19.6%	8.1%	7.6%	8.1%
TWO-BEDROOM UNITS:				
Number of Units	408	6,341	3,054	9,803
Number of Vacant Units	95	499	257	851
Vacancy Rate	23.3%	7.9%	8.4%	8.7%
THREE-BEDROOM UNITS:				
Number of Units	103	1,317	540	1,960
Number of Vacant Units	14	92	46	152
Vacancy Rate	13.6%	7.0%	8.5%	7.8%
TOTAL ALL UNITS:				
Number of Units	567	10,967	5,063	16,597
Number of Vacant Units	120	856	414	1,390
Vacancy Rate	21.2%	7.8%	8.2%	8.4%
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 apartment units on the Mississippi Gulf Coast and account for sixty-seven percent of the total. The city of Biloxi contains 4,539 market-rent apartment units and has a vacancy rate of 8.7 percent, Gulfport contains 4,308 market-rent apartment units with a vacancy rate of 7.5 percent and Pascagoula contains 2,352 apartment units and has a vacancy rate of 9.5 percent. Contained in Table 3 is the market-rent apartment unit supply, the number vacant and the vacancy rate for each city in the Mississippi Gulf Coast apartment market during June 2013.

TABLE 3
SUPPLY AND VACANCY OF MARKET-RENT APARTMENT UNITS BY PLACE
MISSISSIPPI GULF COAST
JUNE 2013

	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	6	25.0%	100	13	13.0%	25	6	24.0%	149	25	16.8%
Waveland	0	0	0.0%	32	5	15.6%	308	82	26.6%	78	8	10.3%	418	95	22.7%
Unincorporated	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%
Total	0	0	0.0%	56	11	19.6%	408	95	23.3%	103	14	13.6%	567	120	21.2%
HARRISON CO.															
Biloxi	40	3	7.5%	1,465	131	8.9%	2,559	223	8.7%	475	37	7.8%	4,539	394	8.7%
D'Iberville	0	0	0.0%	274	17	6.2%	493	28	5.7%	105	6	5.7%	872	51	5.8%
Gulfport	52	3	5.8%	1,102	91	8.3%	2,582	192	7.4%	572	38	6.6%	4,308	324	7.5%
Long Beach	4	0	0.0%	308	17	5.5%	665	53	8.0%	129	8	6.2%	1,106	78	7.1%
Pass Christian	0	0	0.0%	52	2	3.8%	24	2	8.3%	0	0	0.0%	76	4	5.3%
Unincorporated	0	0	0.0%	12	1	8.3%	18	1	5.6%	36	3	8.3%	66	5	7.6%
Total	96	6	6.3%	3,213	259	8.1%	6,341	499	7.9%	1,317	92	7.0%	10,967	856	7.8%
JACKSON CO.															
Gautier	0	0	0.0%	147	13	8.8%	377	28	7.4%	61	4	6.6%	585	45	7.7%
Moss Point	0	0	0.0%	46	3	6.5%	166	11	6.6%	0	0	0.0%	212	14	6.6%
Ocean Springs	0	0	0.0%	174	12	6.9%	314	20	6.4%	50	2	4.0%	538	34	6.3%
Pascagoula	56	4	7.1%	644	53	8.2%	1,387	137	9.9%	265	29	10.9%	2,352	223	9.5%
Unincorporated	0	0	0.0%	402	26	6.5%	810	61	7.5%	164	11	6.7%	1,376	98	7.1%
Total	56	4	7.1%	1,413	107	7.6%	3,054	257	8.4%	540	46	8.5%	5,063	414	8.2%
MS GULF COAST	152	10	6.6%	4,682	377	8.1%	9,803	851	8.7%	1,960	152	7.8%	16,597	1,390	8.4%

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 2013

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%	56	11	19.6%	408	95	23.3%	103	14	13.6%	567	120	21.2%
Total	0	0	0.0%	56	11	19.6%	408	95	23.3%	103	14	13.6%	567	120	21.2%
HARRISON CO.															
Biloxi Area	40	3	7.5%	1,751	149	8.5%	3,066	252	8.2%	580	43	7.4%	5,437	447	8.2%
Gulfport Area	52	3	5.8%	1,102	91	8.3%	2,586	192	7.4%	608	41	6.7%	4,348	327	7.5%
Long Beach Area	4	0	0.0%	360	19	5.3%	689	55	8.0%	129	8	6.2%	1,182	82	6.9%
Total	96	6	6.3%	3,213	259	8.1%	6,341	499	7.9%	1,317	92	7.0%	10,967	856	7.8%
JACKSON CO.															
Ocean Springs Area	0	0	0.0%	528	37	7.0%	1,080	78	7.2%	214	13	6.1%	1,822	128	7.0%
Pascagoula Area	56	4	7.1%	885	70	7.9%	1,974	179	9.1%	326	33	10.1%	3,241	286	8.8%
Total	56	4	7.1%	1,413	107	7.6%	3,054	257	8.4%	540	46	8.5%	5,063	414	8.2%
MS GULF COAST	152	10	6.6%	4,682	377	8.1%	9,803	851	8.7%	1,960	152	7.8%	16,597	1,390	8.4%

SOURCE: W. S. Loper & Associates.

Table 5 presents a historical review of the number of market-rent apartment units, vacant units and vacancy rate by city/place in surveys conducted between May 2002 and June 2013. In the 2002 report, a total of 16,524 apartments units existed in properties with eight or more units and 14,728 apartments were occupied

and increased to a total of 16,597 apartment units in June 2013 and 15,207 apartment units were occupied. Because of Hurricane Katrina, there was no apartment survey in 2005 or 2006. The first survey after Katrina was in March 2007 and 13,594 market-rent apartment units existed and 12,684 were occupied.

TABLE 5
TRENDS IN MARKET-RENT APARTMENT UNIT SUPPLY AND VACANCY
MISSISSIPPI GULF COAST
2002-2013

SUBMARKET	MAY 2002			AUGUST 2003			OCTOBER 2004			MARCH 2007			APRIL 2008		
	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	181	13	7.2%	181	9	5.0%	165	10	6.1%	149	6	4.0%	149	5	3.4%
Waveland	364	31	8.5%	364	32	8.8%	384	34	8.9%	20	0	0.0%	256	10	3.9%
Unincorporated	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%
Total	545	44	8.1%	545	41	7.5%	549	44	8.0%	169	6	3.6%	405	15	3.7%
HARRISON CO.															
Biloxi	4,482	342	7.6%	4,482	267	6.0%	4,738	347	7.3%	4,360	250	5.7%	4,500	265	5.9%
D'Iberville	455	43	9.5%	455	24	5.3%	551	53	9.6%	564	19	3.4%	565	32	5.7%
Gulfport	4,672	634	13.6%	4,757	393	8.3%	4,605	439	9.5%	3,416	283	8.3%	3,468	228	6.6%
Long Beach	1,221	114	9.3%	1,221	95	7.8%	1,333	105	7.9%	458	30	6.6%	826	62	7.5%
Pass Christian	266	34	12.8%	266	27	10.2%	266	18	6.8%	76	3	3.9%	76	2	2.6%
Unincorporated	26	1	3.8%	26	2	7.7%	66	6	9.1%	66	3	4.5%	66	2	3.0%
Total	11,122	1,168	10.5%	11,207	808	7.2%	11,559	968	8.4%	8,940	588	6.6%	9,501	591	6.2%
JACKSON CO.															
Gautier	685	54	7.9%	685	63	9.2%	685	56	8.2%	585	50	8.5%	585	40	6.8%
Moss Point	196	16	8.2%	204	30	14.7%	212	19	9.0%	202	11	5.4%	202	10	5.0%
Ocean Springs	805	90	11.2%	805	75	9.3%	805	74	9.2%	456	25	5.5%	514	20	3.9%
Pascagoula	2,468	341	13.8%	2,464	371	15.1%	2,464	371	15.1%	2,359	159	6.7%	2,150	140	6.5%
Unincorporated	703	83	11.8%	703	57	8.1%	703	50	7.1%	883	71	8.0%	1,199	128	10.7%
Total	4,857	584	12.0%	4,861	596	12.3%	4,869	570	11.7%	4,485	316	7.0%	4,650	338	7.3%
MS Gulf Coast	16,524	1,796	10.9%	16,613	1,445	8.7%	16,977	1,582	9.3%	13,594	910	6.7%	14,556	944	6.5%
SUBMARKET	MAY 2009			JUNE 2010			JUNE 2011			JUNE 2012			JUNE 2013		
	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	42	28.2%	149	50	33.6%	149	48	32.2%	149	26	17.4%	149	25	16.8%
Waveland	288	24	8.3%	416	142	34.1%	418	78	18.7%	418	105	25.1%	418	95	22.7%
Unincorporated	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%
Total	437	66	15.1%	565	192	34.0%	567	126	22.2%	567	131	23.1%	567	120	21.2%
HARRISON CO.															
Biloxi	4,375	450	10.3%	4,375	576	13.2%	4,503	584	13.0%	4,539	624	13.7%	4,539	394	8.7%
D'Iberville	568	40	7.0%	872	111	12.7%	872	60	6.9%	872	111	12.7%	872	51	5.8%
Gulfport	4,160	607	14.6%	4,212	556	13.2%	4,182	540	12.9%	4,302	497	11.6%	4,308	324	7.5%
Long Beach	1,046	154	14.7%	1,046	121	11.6%	1,094	127	11.6%	1,094	175	16.0%	1,106	78	7.1%
Pass Christian	76	6	7.9%	76	8	10.5%	76	2	2.6%	76	3	3.9%	76	4	5.3%
Unincorporated	66	4	6.1%	66	11	16.7%	66	12	18.2%	66	6	9.1%	66	5	7.6%
Total	10,291	1,261	12.3%	10,647	1,383	13.0%	10,793	1,325	12.3%	10,949	1,416	12.9%	10,967	856	7.8%
JACKSON CO.															
Gautier	585	58	9.9%	585	65	11.1%	585	75	12.8%	585	75	12.8%	585	45	7.7%
Moss Point	202	12	5.9%	202	18	8.9%	202	16	7.9%	202	22	10.9%	212	14	6.6%
Ocean Springs	546	47	8.6%	552	48	8.7%	538	55	10.2%	538	48	8.9%	538	34	6.3%
Pascagoula	2,288	250	10.9%	2,557	458	17.9%	2,348	322	13.7%	2,328	439	18.9%	2,352	223	9.5%
Unincorporated	1,397	213	15.2%	1,423	235	16.5%	1,423	142	10.0%	1,376	141	10.2%	1,376	98	7.1%
Total	5,018	580	11.6%	5,319	824	15.5%	5,096	610	12.0%	5,029	713	14.2%	5,063	414	8.2%
MS Gulf Coast	15,746	1,907	12.1%	16,531	2,399	14.5%	16,456	2,061	12.5%	16,545	2,260	13.7%	16,597	1,390	8.4%

SOURCE: W. S. Loper and Associates.

THE BAY SAINT LOUIS-WAVELAND AREA

The apartment market in Hancock County is relatively small and all of the apartment properties are located in the Bay St. Louis-Waveland area. The multifamily housing developments in recently incorporated Diamondhead are mainly owner-occupied or are part of the vacation/resort market and not included in this report. The latest apartment survey covered a total of 567 market-rent apartment units in the Bay St. Louis-Waveland area and the vacancy rate was 21.2 percent. Segmenting the current vacancy rate by number of bedrooms indicates a 19.6 percent vacancy rate among one-bedroom units, 23.3 percent among two-bedroom

units and 13.6 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 fifty-six market-rate one-bedroom apartment units surveyed in the Bay St. Louis-Waveland area was \$513.21 and is 0.6 percent below the average in the June 2012 survey. A total of 408 two-bedroom market-rate apartment units were surveyed in the Bay St. Louis-Waveland area and the average rental rate was \$586.96 which is 4.7 percent below the average twelve months ago. A total of 103 three-bedroom apartment units were surveyed and the average rental rate was \$734.09 and has decreased 5.7 percent below the average in 2012. Contained in Table 6 are selected characteristics of the market-rent apartment units located in the Bay St. Louis-Waveland area. At the time of this survey, the twenty additional market-rent apartment units under construction in this submarket were nearing completion.

TABLE 6
SELECTED CHARACTERISTICS OF MARKET-RENT APARTMENT UNITS
BAY SAINT LOUIS-WAVELAND AREA
JUNE 2013

	<u>1-Bedroom Units</u>	<u>2-Bedroom Units</u>	<u>3-Bedroom Units</u>	<u>Total All Units</u>
Number of Apartments	56	408	103	567
Number Under Construction	0	0	20	20
Number Vacant	11	95	14	120
Vacancy Rate	19.6%	23.3%	13.6%	21.2%
Average Rental Rate (6-2013)	\$513.21	\$586.96	\$734.09	*
67% Fall Between	\$475.45-\$698.47	\$475.45-\$698.47	\$637.30-\$830.87	*
Average Rental Rate (6-2012)	\$516.07	\$616.23	\$778.29	*
2012 to 2013 Percent Change	-0.6%	-4.7%	-5.7%	*
Average "Asking" Rent of Vacant	\$471.36	\$520.88	\$672.79	*
67% Fall Between	\$397.71-\$545.02	\$461.99-\$579.78	\$592.42-\$753.15	*
Average Size	691 Sq. Ft.	906 Sq. Ft.	1,178 Sq. Ft.	*
67% Fall Between	660-721 Sq. Ft.	804-1,009 Sq. Ft.	1,098-1,258 Sq. Ft.	*
Average Rent Per Square Foot	74.2	64.5	62.4	*
67% Fall Between	60.1-88.3	56.3-72.7	54.4-70.4	*

* Not Applicable

SOURCE: W. S. Loper and Associates.

Table 7 contains an outline of the rental rate structure of market-rent apartment units in Hancock County. The distribution of rental rates presented in Table 7 is distorted because of the limited number of units and one price category often accounts for more than ten percent of that type unit.

TABLE 7
DISTRIBUTION OF MARKET-RENT APARTMENT RENTAL RATES
HANCOCK COUNTY
JUNE 2013

DECILE	<u>1-BR.</u>	<u>2-BR.</u>	<u>3-BR.</u>
1	\$415.31	\$499.20	\$599.40
2	\$415.68	\$499.40	\$599.84
3	\$422.80	\$499.61	\$633.00
4	\$453.00	\$499.81	\$684.00
Median	\$460.00	\$502.73	\$710.29
6	\$467.00	\$534.69	\$725.29
7	\$474.00	\$590.79	\$740.29
8	\$535.00	\$728.52	\$768.75
9	\$605.00	\$751.76	\$821.88
9.9	\$675.00	\$775.00	\$875.00

SOURCE: W. S. Loper and Associates.

THE BILOXI AREA

The June 2013 apartment survey indicated that the Biloxi area contains a total of 5,437 market-rent apartment units and the vacancy rate was 8.2 percent or an occupancy rate of ninety-two percent. The current va-

cancy rate is below the vacancy rate in the 2012 survey. Segmenting the current vacancy rate by number of bedrooms indicates a 7.5 percent vacancy rate among studio units; for one-bedroom units, 8.5 percent; among two-bedroom apartments, 8.2 percent and 7.4 percent among three-bedroom units. At present no additional market-rent apartments are under construction in the Biloxi area.

Presented in Table 8 are selected characteristics of market-rent apartment units located in the Biloxi area. This tabulation includes the current number of vacant units available for rent, the number of existing units, the average rental rate by bedroom type, the percent change in the average monthly rental rate since the June 2012 survey, the average "asking" rental rate among vacant units and the average size in square feet of these apartment units. Also included is a range of monthly rental rates and size in square feet which includes sixty-seven percent of all apartments surveyed in the Biloxi area. This range is a standard measure of the dispersion of values around the average. If there is a small amount of dispersion, then the average is very representative of the local market. Conversely, a large dispersion indicates a wide range of values and the average is not very representative of the local apartment market. A total of forty studio apartments were surveyed in Biloxi and the average monthly rental rate was \$432.50. Among the 1,751 one-bedroom apartments surveyed, the average monthly rental rate was \$583.71 and has decreased 2.1 percent below the average in the 2012 survey. A total of 3,066 two-bedroom apartment units were surveyed in the Biloxi area and the average rental rate was \$685.41 which is 2.3 percent lower than the average in the 2012 survey. A total of 580 three-bedroom apartment units were surveyed in the Biloxi area and the average rental rate was \$852.57 and has decreased 1.5 percent since the apartment survey twelve months ago. The average "asking rental rate" among three-bedroom market-rent apartments in the Biloxi area is \$853.98 which is slightly high than the average rental rate for all three-bedroom apartments in the Biloxi area.

TABLE 8
SELECTED CHARACTERISTICS OF MARKET-RENT APARTMENT UNITS
BILOXI AREA
JUNE 2013

	<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	1,751	3,066	580	5,437
Number Under Construction	0	0	0	0	0
Number Vacant	3	149	252	43	447
Vacancy Rate	7.5%	8.5%	8.2%	7.4%	8.2%
Average Rental Rate (6-2013)	\$432.50	\$583.71	\$685.41	\$852.57	*
67% Fall Between	\$420.90-\$444.10	\$470.98-\$696.43	\$553.50-\$817.33	\$723.89-\$981.25	*
Average Rental Rate (6-2012)	\$432.50	\$596.52	\$701.57	\$865.58	*
2012 to 2013 Percent Change	0.0%	-2.1%	-2.3%	-1.5%	*
Average "Asking" Rent of Vacant	\$437.50	\$565.80	\$666.09	\$853.98	*
67% Fall Between	\$423.07-\$451.93	\$452.33-\$679.27	\$540.15-\$792.04	\$727.32-\$980.64	*
Average Size	345 Sq. Ft.	725 Sq. Ft.	1,018 Sq. Ft.	1,301 Sq. Ft.	*
67% Fall Between	325-365 Sq. Ft.	555-895 Sq. Ft.	822-1,214 Sq. Ft.	1,084-1,518 Sq. Ft.	*
Average Rent Per Square Foot	125.6	81.6	67.8	66.0	*
67% Fall Between	121.9-129.3	73.8-89.3	59.9-75.8	60.1-71.9	*

* Not Applicable

SOURCE: W. S. Loper and Associates.

THE GULFPORT AREA

The latest apartment survey indicated that the Gulfport area contained a total of 4,348 market-rent apartment units and 7.5 percent were found vacant. Segmenting the vacancy rate by number of bedrooms indicates a 5.8 percent vacancy rate among studio units; for one-bedroom units, an 8.3 percent vacancy rate; among two-bedroom units; 7.4 percent and 6.7 percent among three-bedroom apartment units. The current vacancy rate among market-rent apartment units in the Gulfport area falls above the range considered "normal" in a market area experiencing a "slow" or "moderate" rate of population growth.

In the Gulfport area the average monthly rental rate among one-bedroom apartments surveyed was \$556.26 and has decreased 0.5 percent since the 2012 apartment survey. The average rental rate among two-bedroom

apartments in the Gulfport area is \$676.60 and has increased 0.6 percent over the average in the last survey. Among three-bedroom apartments the average rental rate was \$811.45 and has decreased 0.3 percent below the average rental rate twelve months ago. In the Gulfport area the average "asking rental rate" among vacant one-bedroom apartments is \$526.64 compared to an average of \$556.26 among all market-rent one-bedroom apartments. The sizable spread between "asking" rental rate among vacant units and the average rental rate is likely an indication of current competitive pressure. The average "asking rent" among two-bedroom apartments is \$642.41 compared to an average of \$676.60 for all market-rent two-bedroom apartments surveyed. Among three-bedroom apartments the average "asking rent" among vacant units was \$795.59 compared to the average among all three-bedroom apartments of \$811.45. Table 9 contains selected characteristics of the market-rent apartments located in the Gulfport area.

TABLE 9
SELECTED CHARACTERISTICS OF MARKET-RENT APARTMENT UNITS
GULFPORT AREA
JUNE 2013

	<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	2,586	608	4,348
Number Under Construction	0	0	16	0	16
Number Vacant	3	91	192	41	327
Vacancy Rate	5.8%	8.3%	7.4%	6.7%	7.5%
Average Rental Rate (6-2013)	\$598.35	\$556.26	\$676.60	\$811.45	*
67% Fall Between	\$467.83-\$728.88	\$451.09-\$661.44	\$564.93-\$788.26	\$676.43-\$946.47	*
Average Rental Rate (6-2012)	\$547.00	\$558.99	\$672.85	\$813.88	*
2012 to 2013 Percent Change	9.4%	-0.5%	0.6%	-0.3%	*
Average "Asking" Rent of Vacant	\$606.33	\$526.64	\$642.41	\$795.59	*
67% Fall Between	\$421.22-\$791.44	\$443.33-\$609.94	\$523.69-\$761.14	\$665.76-\$925.41	*
Average Size	546 Sq. Ft.	696 Sq. Ft.	974 Sq. Ft.	1,264 Sq. Ft.	*
67% Fall Between	521-572 Sq. Ft.	575-816 Sq. Ft.	807-1,141 Sq. Ft.	1,118-1,412 Sq. Ft.	*
Average Rent Per Square Foot	97.3	80.4	70.1	64.5	*
67% Fall Between	84.2-110.5	69.2-91.7	61.1-79.1	53.8-75.1	*

* Not Applicable

SOURCE: W. S. Loper and Associates.

THE LONG BEACH-PASS CHRISTIAN AREA

The Long Beach-Pass Christian area contains 1,182 market-rent apartments and 6.9 percent were found vacant at the time of the 2013 survey. 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 2013

	<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	689	129	1,182
Number Under Construction	0	0	12	0	12
Number Vacant	0	19	55	8	82
Vacancy Rate	0.0%	5.3%	8.0%	6.2%	6.9%
Average Rental Rate (6-2013)	\$275.00	\$632.83	\$701.76	\$1,008.19	*
67% Fall Between	*	\$521.20-\$729.71	\$556.75-\$846.77	\$946.28-\$1,015.83	*
Average Rental Rate (6-2012)	\$275.00	\$634.69	\$710.65	\$998.81	*
2012 to 2013 Percent Change	0.0%	-0.3%	-1.3%	0.9%	*
Average "Asking" Rent of Vacant	*	\$593.68	\$665.45	\$979.38	*
67% Fall Between	*	\$469.33-\$718.04	\$524.31-\$806.59	\$942.92-\$1,015.83	*
Average Size	325 Sq. Ft.	761 Sq. Ft.	980 Sq. Ft.	1,496 Sq. Ft.	*
67% Fall Between	*	599-923 Sq. Ft.	789-1,171 Sq. Ft.	1,368-1,623 Sq. Ft.	*
Average Rent Per Square Foot	84.6	84.2	72.2	67.6	*
67% Fall Between	*	74.1-94.2	61.1-83.4	64.9-70.3	*

* Not Applicable

SOURCE: W. S. Loper and Associates.

Segmenting the current vacancy rate in the Long Beach-Pass Christian area by number of bedrooms indicates a 5.3 percent vacancy rate among one-bedroom units; 8.0 percent among two-bedrooms and 6.2 percent vacancy rate among three-bedroom units.

The 2013 survey included a total of four studio units in this submarket. Among the 360 one-bedroom apartment units surveyed in this submarket, the average rental rate was \$632.83 and is 0.3 percent below the average monthly rental rate in the 2012 survey. A total of 689 two-bedroom apartment units were surveyed in the Long Beach-Pass Christian area and the average monthly rental rate was \$701.76 which is 1.3 percent below the average rental rate in June 2012. A total of 129 market-rent three-bedroom apartments were surveyed and the average monthly rental rate was \$1,008.19 and has increased 0.9 percent above the average three-bedroom rental rate in the 2012 survey.

HARRISON COUNTY

A total of 10,967 market-rent apartment units were surveyed in Harrison County and 7.8 percent were vacant for an occupancy rate of ninety-two percent. The June 2013 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 \$468.26. A total of 3,213 market-rent one-bedroom apartments were surveyed and the average rental rate was \$579.70 which is 1.4 percent lower than the average in the 2012 survey. A total of 6,341 two-bedroom apartments were surveyed and the average rental rate was \$683.64 which represents a 1.1 percent decrease below the average two-bedroom rental rate twelve months ago. The latest survey included a total of 1,317 three-bedroom apartments in Harrison County and the average rental rate was \$848.70 which represents a 1.1 percent decrease below the average rental rate in the 2012 survey. Twenty-eight additional market-rent apartment units are presently 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 2013

	<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	96	3,213	6,341	1,317	10,967
Number Under Construction	0	0	28	0	28
Number Vacant	6	259	499	92	856
Vacancy Rate	6.3%	8.1%	7.9%	7.0%	7.8%
Average Rental Rate (6-2013)	\$468.26	\$579.70	\$683.64	\$848.70	*
67% Fall Between	\$386.54-\$550.00	\$467.37-\$692.03	\$557.75-\$809.53	\$710.13-\$987.28	*
Average Rental Rate (6-2012)	\$471.43	\$587.70	\$691.34	\$857.93	*
2012 to 2013 Percent Change	-0.7%	-1.4%	-1.1%	-1.1%	*
Average "Asking" Rent of Vacant	\$466.86	\$554.04	\$655.83	\$838.86	*
67% Fall Between	\$401.65-\$532.06	\$447.55-\$660.53	\$532.54-\$779.12	\$706.18-\$971.53	*
Average Size	427 Sq. Ft.	719 Sq. Ft.	996 Sq. Ft.	1,303 Sq. Ft.	*
67% Fall Between	324-530 Sq. Ft.	564-874 Sq. Ft.	811-1,181 Sq. Ft.	1,112-1,494 Sq. Ft.	*
Average Rent Per Square Foot	112.6	81.5	69.2	65.4	*
67% Fall Between	95.0-130.7	72.0-90.9	60.3-78.2	57.1-73.8	*

* 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 three submarkets in this County. This tabulation presents the dispersion of 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 rental rates fall above the median rental rate and one-half below. The median is very descriptive because it reflects the "typical" rental rate. For example, if the monthly rental rate of a two-bedroom apartment unit in the Biloxi area was \$680, it would be near the middle of the market because the median is \$682.41. If the same two-bedroom apartment rented for \$800, it would be near the top of the market (eighth decile equals \$797.25) with eighty percent of the two-bedroom apartments in the Biloxi area renting for less.

TABLE 12
DISTRIBUTION OF MARKET-RENT APARTMENT RENTAL RATES
HARRISON COUNTY
JUNE 2013

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	\$428.53	\$518.44	\$654.88	\$412.14	\$499.72	\$649.21	\$428.60	\$479.96	\$649.21	\$427.61	\$504.47	\$649.75
2	\$487.56	\$545.54	\$703.63	\$447.84	\$543.13	\$691.50	\$493.87	\$555.40	\$691.50	\$493.18	\$544.82	\$712.88
3	\$498.98	\$574.64	\$758.68	\$497.98	\$597.08	\$742.63	\$510.00	\$595.30	\$742.63	\$500.00	\$593.51	\$765.10
4	\$507.86	\$626.94	\$799.74	\$509.08	\$640.80	\$783.14	\$550.00	\$633.13	\$783.14	\$511.91	\$630.32	\$800.27
Median	\$543.19	\$682.41	\$848.73	\$561.82	\$697.56	\$820.00	\$640.00	\$719.69	\$820.00	\$564.43	\$691.56	\$854.15
6	\$598.13	\$710.17	\$885.74	\$598.31	\$739.29	\$854.00	\$640.00	\$744.35	\$854.00	\$622.98	\$735.38	\$894.61
7	\$638.35	\$743.13	\$916.15	\$627.55	\$749.36	\$894.43	\$675.00	\$812.38	\$894.43	\$640.89	\$752.52	\$930.19
8	\$699.12	\$797.25	\$945.08	\$637.21	\$780.79	\$913.70	\$675.00	\$822.89	\$913.70	\$673.79	\$797.91	\$957.47
9	\$755.47	\$858.70	\$993.84	\$661.63	\$800.85	\$952.55	\$719.00	\$840.04	\$952.55	\$741.91	\$845.09	\$999.52
9.9	\$759.00	\$1,700.00	\$1,069.00	\$729.00	\$875.00	\$999.00	\$809.00	\$939.00	\$999.00	\$809.00	\$1,700.00	\$1,099.00

SOURCE: W. S. Loper and Associates.

THE OCEAN SPRINGS AREA

The latest apartment survey indicated that the Ocean Springs area contained a total of 1,822 market-rent apartment units and the vacancy rate was 7.0 percent. Segmenting the vacancy rate by number of bedrooms indicates a 7.0 percent vacancy rate among one-bedroom units, 7.2 percent among two-bedroom units and 6.1 percent among three-bedroom apartments. Among the 528 one-bedroom apartments surveyed in this sub-market, the average rental rate was \$641.22 and has increased 3.4 percent during the past twelve months. A total of 1,080 two-bedroom apartments were surveyed and the average rental rate was \$732.86 which is 1.2 percent higher than the two-bedroom average rental rate in the 2012 survey. Among the 214 three-bedroom apartment units surveyed the average monthly rental rate was \$977.32 which represents a 5.4 percent increase over the three-bedroom average rental rate in 2012. At present no new market-rent apartments are under construction in the Ocean Springs area. Contained in Table 13 are selected characteristics of the market-rent apartments located in the Ocean Springs area.

TABLE 13
SELECTED CHARACTERISTICS OF MARKET-RENT APARTMENT UNITS
OCEAN SPRINGS AREA
JUNE 2013

	1-Bedroom Units	2-Bedroom Units	3-Bedroom Units	Total All Units
Number of Apartments	528	1,080	214	1,822
Number Under Construction	0	0	0	0
Number Vacant	37	78	13	128
Vacancy Rate	7.0%	7.2%	6.1%	7.0%
Average Rental Rate (6-2013)	\$641.22	\$732.86	\$977.32	*
67% Fall Between	\$567.19-\$715.25	\$631.16-\$834.57	\$873.02-\$1,081.62	*
Average Rental Rate (6-2012)	\$620.03	\$723.83	\$926.90	*
2012 to 2013 Percent Change	3.4%	1.2%	5.4%	*
Average "Asking" Rent of Vacant	\$644.03	\$730.96	\$937.23	*
67% Fall Between	\$575.41-\$712.65	\$639.79-\$822.13	\$872.21-\$1,002.25	*
Average Size	756 Sq. Ft.	1,067 Sq. Ft.	1,426 Sq. Ft.	*
67% Fall Between	690-823 Sq. Ft.	955-1,179 Sq. Ft.	1,342-1,510 Sq. Ft.	*
Average Rent Per Square Foot	85.4	68.9	69.0	*
67% Fall Between	73.3-97.6	61.1-76.7	58.3-79.6	*

* Not Applicable

SOURCE: W. S. Loper and Associates.

THE PASCAGOULA AREA

The 2013 survey indicates that the Pascagoula area contains a total of 3,241 market-rent apartment units. Before 1970, this housing market was relatively small in terms of multifamily rental housing. In Jackson

County only 272 market-rent apartment units exist today that were built before 1970 and only 157-units exist in the Pascagoula area. During the seventies, a large number of apartment units were built in the Pascagoula area. The rapid increase in the number of apartments resulted in an increase in supply that caused this market to remain “overbuilt” for several 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 the Gautier area. 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 8.8 percent in the Pascagoula area which is above the range considered “normal” in areas with “slow” or “moderate” growth. Segmenting the current vacancy rate by number of bedrooms indicates a 7.1 percent vacancy rate among studio units, 7.9 percent among one-bedroom units, 9.1 percent among two-bedroom units and 10.1 percent among three-bedroom units. The 2013 survey included fifty-six studio units in Pascagoula and the average rental rate was \$475.00. Among the 885 one-bedroom apartment units surveyed the average monthly rental rate was \$500.54 and increased 1.4 percent over the average in June 2012. A total of 1,974 two-bedroom apartments were surveyed in the Pascagoula area and 9.1 percent of these apartments were vacant. The average rental rate among two-bedroom apartments in the Pascagoula area is \$609.91 and has increased 1.5 percent over the average monthly rental rate in the last survey. A total of 326 three-bedroom apartment units were surveyed in the Pascagoula area and the average monthly rental rate was \$755.76 which represents a 1.1 percent increase over the average in June 2012. 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 2013

	<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	56	885	1,974	326	3,241
Number Under Construction	0	0	0	0	0
Number Vacant	4	70	179	33	286
Vacancy Rate	7.1%	7.9%	9.1%	10.1%	8.8%
Average Rental Rate (6-2013)	\$475.00	\$500.54	\$609.91	\$755.76	*
67% Fall Between	\$443.09-\$506.91	\$424.92-\$576.17	\$514.71-\$705.12	\$664.77-\$846.75	*
Average Rental Rate (6-2012)	\$442.86	\$493.62	\$600.76	\$747.48	*
2012 to 2013 Percent Change	7.3%	1.4%	1.5%	1.1%	*
Average "Asking" Rent of Vacant	\$477.50	\$491.21	\$577.52	\$727.00	*
67% Fall Between	\$442.50-\$512.50	\$406.84-\$575.58	\$492.30-\$662.74	\$638.91-\$815.09	*
Average Size	500 Sq. Ft.	628 Sq. Ft.	899 Sq. Ft.	1,142 Sq. Ft.	*
67% Fall Between	492-508 Sq. Ft.	547-710 Sq. Ft.	787-1,012 Sq. Ft.	978-1,307 Sq. Ft.	*
Average Rent Per Square Foot	95.1	80.5	68.0	66.7	*
67% Fall Between	87.4-102.9	68.1-92.9	60.2-75.8	59.9-73.5	*

* Not Applicable

SOURCE: W. S. Loper and Associates.

JACKSON COUNTY

A total of 5,063 market-rent apartment units were surveyed in Jackson County and the vacancy rate was 8.2 percent. Segmenting the vacancy rate by number of bedroom indicates a 7.1 percent vacancy rate among studio units, among one-bedroom rental units the rate is 7.6 percent, 8.4 percent among two-bedroom units and 8.5 percent among three-bedroom apartments. The average rental rate was \$555.04 among the 1,413 one-bedroom apartments surveyed and has increased 2.3 percent since the 2012 survey. A total of 3,054 two-bedroom apartments were surveyed and the average rental rate was \$654.37 which is a 1.1 percent increase over the last survey. A total of 540 three-bedroom apartments were surveyed and the average monthly rental rate was \$843.73 which is an increase of 3.1 percent over the average in 2012. 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 2013

	<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	56	1,413	3,054	540	5,063
Number Under Construction	0	0	0	0	0
Number Vacant	4	107	257	46	414
Vacancy Rate	7.1%	7.6%	8.4%	8.5%	8.2%
Average Rental Rate (6-2013)	\$475.00	\$555.04	\$654.37	\$843.73	*
67% Fall Between	\$443.09-\$506.91	\$453.44-\$656.64	\$540.29-\$768.45	\$698.58-\$988.87	*
Average Rental Rate (6-2012)	\$442.86	\$542.59	\$647.46	\$818.72	*
2012 to 2013 Percent Change	7.3%	2.3%	1.1%	3.1%	*
Average "Asking" Rent of Vacant	\$477.50	\$540.92	\$626.17	\$786.41	*
67% Fall Between	\$442.50-\$512.50	\$432.75-\$649.09	\$513.56-\$738.78	\$661.00-\$912.13	*
Average Size	500 Sq. Ft.	678 Sq. Ft.	960 Sq. Ft.	1,255 Sq. Ft.	*
67% Fall Between	492-508 Sq. Ft.	580-776 Sq. Ft.	822-1,098 Sq. Ft.	1,059-1,451 Sq. Ft.	*
Average Rent Per Square Foot	95.1	82.4	68.3	67.6	*
67% Fall Between	87.4-102.9	69.9-95.0	60.4-76.1	59.0-76.2	*

* 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 submarkets of the Ocean Springs area and the Pascagoula area. The median rental rate among one-bedroom apartments in the Ocean Springs area is \$640.71, among two-bedroom apartments the median is \$722.73 and \$911.72 among three-bedroom apartments. The median monthly rental rate in the Pascagoula area for a one-bedroom apartment is \$482.86, among two-bedroom units the median rental rate is \$597.19 and \$726.56 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 large recently developed market-rent apartment properties located in the Ocean Springs area. Newer apartment properties typically support higher monthly rental rates relatively to the entire market.

TABLE 16
DISTRIBUTION OF MARKET-RENT RENTAL RATES
JACKSON COUNTY
JUNE 2013

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	\$517.69	\$600.00	\$864.11	\$400.00	\$491.56	\$632.39	\$429.96	\$498.81	\$658.19
2	\$556.17	\$622.51	\$875.32	\$440.06	\$531.60	\$673.61	\$447.34	\$548.95	\$690.13
3	\$564.78	\$677.23	\$886.53	\$445.98	\$554.39	\$687.16	\$479.75	\$595.21	\$725.06
4	\$615.21	\$703.48	\$897.74	\$459.58	\$591.91	\$696.54	\$508.81	\$599.13	\$778.97
Median	\$640.71	\$722.73	\$911.72	\$482.86	\$597.19	\$726.56	\$528.41	\$623.61	\$808.60
6	\$676.54	\$744.12	\$928.44	\$499.13	\$602.74	\$763.89	\$560.43	\$662.55	\$871.45
7	\$695.79	\$764.86	\$945.16	\$523.22	\$629.66	\$789.22	\$572.88	\$700.17	\$899.14
8	\$697.43	\$783.00	\$1,057.00	\$545.66	\$663.42	\$805.83	\$653.34	\$753.29	\$936.09
9	\$701.40	\$836.53	\$1,116.53	\$567.20	\$732.32	\$891.40	\$697.40	\$788.45	\$990.75
9.9	\$750.00	\$995.00	\$1,195.00	\$760.00	\$900.00	\$960.00	\$760.00	\$995.00	\$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 income. Contained in Table 17 is an overview of the supply and number of vacant assisted apartment units in Hancock County. The latest survey indicated a total of 1,094 assisted apartment units exist in Hancock County and ninety-two units or 8.4 percent were vacant. The last two assisted apartment complexes built in Hancock County replaced public housing rental units demolished as a result of Hurricane Katrina. An additional thirty units have recently received a "commitment" for hous-

ing “tax-credits” and is part of the local housing authority’s redevelopment program replacing rental housing units demolished due to Katrina. At the time of the survey no additional assisted apartments were under construction in Hancock County.

TABLE 17
ASSISTED APARTMENT SUPPLY AND VACANCY BY PROJECT TYPE
HANCOCK COUNTY
JUNE 2013

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	0	0	0	0	0	0	0	0
HUD 202/236/8	15	0	0	0	0	0	15	0
HUD 221d3	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0
LIHTC/TAX-FREE BONDS	0	0	0	0	0	0	0	0
LTWFH	0	0	0	0	0	0	0	0
FmHA	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	0	0	0	0	0	0	0	0
HUD 202/236/8	45	0	0	0	0	0	45	0
HUD 221d3	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0
LIHTC/TAX-FREE BONDS	22	2	44	3	0	0	66	5
LTWFH	0	0	0	0	0	0	0	0
FmHA	38	0	16	1	0	0	54	1
LRPH	12	0	60	1	0	0	72	1
Total	117	2	120	5	0	0	237	7
2-Bedroom Units:								
HUD 236	0	0	0	0	0	0	0	0
HUD 202/236/8	0	0	0	0	0	0	0	0
HUD 221d3	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0
LIHTC/TAX-FREE BONDS	132	21	166	23	0	0	298	44
LTWFH	0	0	0	0	0	0	0	0
FmHA	92	1	68	2	0	0	160	3
LRPH	36	0	20	0	0	0	56	0
Total	260	22	254	25	0	0	514	47
3-Bedroom Units:								
HUD 236	0	0	0	0	0	0	0	0
HUD 202/236/8	0	0	0	0	0	0	0	0
HUD 221d3	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0
LIHTC/TAX-FREE BONDS	106	20	170	18	0	0	276	38
LTWFH	0	0	0	0	0	0	0	0
FmHA	0	0	0	0	0	0	0	0
LRPH	48	0	0	0	0	0	48	0
Total	154	20	170	18	0	0	324	38
4 or More Bedroom Units:								
HUD 236	0	0	0	0	0	0	0	0
HUD 202/236/8	0	0	0	0	0	0	0	0
HUD 221d3	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0
LIHTC/TAX-FREE BONDS	0	0	0	0	0	0	0	0
LTWFH	0	0	0	0	0	0	0	0
FmHA	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	0	0	0	0	0	0	0	0
HUD 202/236/8	60	0	0	0	0	0	60	0
HUD 221d3	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0
LIHTC/TAX-FREE BONDS	260	43	380	44	0	0	640	87
LTWFH	0	0	0	0	0	0	0	0
FmHA	130	1	84	3	0	0	214	4
LRPH	100	0	80	1	0	0	180	1
Total	550	44	544	48	0	0	1,094	92

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 5,490 assisted apartment units existed in Harrison County at the time of the 2013 survey and 539 or 9.8 percent were vacant. The unusually high vacancy rate is temporary and the result of a new complex in

Biloxi in the initial “rent-up” phase. The newly constructed Santa Maria Del Mar began initial occupancy at the time of this survey. This new complex is intended for elderly occupancy and replaces the 210-unit beach front high rise lost during Katrina. The addition of a large number of assisted rental units temporally exaggerates the vacancy rate while this new complex achieves sustaining occupancy.

TABLE 18
ASSISTED APARTMENT SUPPLY AND VACANCY BY PROJECT TYPE
HARRISON COUNTY
JUNE 2013

UNIT TYPE	BILOXI		GULFPORT		D'IBERVILLE		LONG BEACH		PASS CHRISTIAN		UNINCORPORATED		HARRISON CO.	
	Total Units	Vacant Units	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HUD 202/236/8	148	125	0	0	0	0	0	0	0	0	0	0	148	125
HUD 221d3	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	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	125	0	0	0	0	0	0	0	0	0	0	237	125
1-Bedroom Units:														
HUD 236	16	0	0	0	0	0	0	0	0	0	0	0	16	0
HUD 202/236/8	112	64	156	0	0	0	0	0	0	0	0	0	268	64
HUD 221d3	0	0	18	0	0	0	0	0	0	0	0	0	18	0
HUD 8	30	0	84	0	0	0	0	0	0	0	0	0	114	0
LIHTC/TAX EXP.	32	2	204	9	56	3	0	0	27	10	12	1	331	25
LTWFH	0	0	0	0	0	0	18	1	0	0	0	0	18	1
FmHA	0	0	88	10	0	0	0	0	0	0	0	0	88	10
LRPH	407	1	8	0	0	0	21	0	0	0	0	0	436	1
Total	597	67	558	19	56	3	39	1	27	10	12	1	1,289	101
2-Bedroom Units:														
HUD 236	72	1	0	0	0	0	0	0	0	0	0	0	72	1
HUD 202/236/8	2	0	13	0	0	0	0	0	0	0	0	0	15	0
HUD 221d3	0	0	94	0	0	0	0	0	0	0	0	0	94	0
HUD 8	60	1	156	0	0	0	0	0	0	0	0	0	216	1
LIHTC/TAX EXP.	244	21	728	53	196	12	0	0	74	25	48	4	1,290	115
LTWFH	0	0	0	0	0	0	54	2	0	0	0	0	54	0
FmHA	0	0	252	39	0	0	48	6	0	0	0	0	300	45
LRPH	341	1	8	0	0	0	30	0	0	0	0	0	379	1
Total	719	24	1,251	92	196	12	132	8	74	25	48	4	2,420	165
3-Bedroom Units:														
HUD 236	54	0	0	0	0	0	0	0	0	0	0	0	54	0
HUD 202/236/8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HUD 221d3	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	45	530	41	132	14	0	0	74	25	36	4	940	129
LTWFH	0	0	0	0	0	0	36	2	0	0	0	0	36	2
FmHA	0	0	72	10	0	0	12	2	0	0	0	0	84	12
LRPH	191	0	4	0	0	0	14	0	0	0	0	0	209	0
Total	423	45	704	51	132	14	62	4	74	25	36	4	1,431	143
4 or More Bedroom Units:														
HUD 236	8	0	0	0	0	0	0	0	0	0	0	0	8	0
HUD 202/236/8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HUD 221d3	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	2	0	0	0	0	0	0	11	3	0	0	43	5
LTWFH	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FmHA	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	2	33	0	0	0	10	0	11	3	0	0	113	5
Total All Units:														
HUD 236	150	1	0	0	0	0	0	0	0	0	0	0	150	1
HUD 202/236/8	262	189	169	0	0	0	0	0	0	0	0	0	431	189
HUD 221d3	0	0	224	0	0	0	0	0	0	0	0	0	224	0
HUD 8	100	1	256	0	0	0	0	0	0	0	0	0	356	1
LIHTC/TAX EXP.	476	70	1,462	103	384	29	0	0	186	63	96	9	2,604	274
LTWFH	0	0	0	0	0	0	108	5	0	0	0	0	108	5
FmHA	0	0	412	59	0	0	60	8	0	0	0	0	472	67
LRPH	1,047	2	23	0	0	0	75	0	0	0	0	0	1,145	2
Total	2,035	263	2,546	162	384	29	243	13	186	63	96	9	5,490	539

SOURCE: W. S. Loper And Associates.

The 2013 survey indicated that Jackson County contains 2,694 assisted apartments and 157 assisted units were vacant or a vacancy rate of 5.8 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 2013

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	0	0	0	0	0	0	0	0	0	0	0	0
HUD 202/236/8	0	0	0	0	111	0	0	0	0	0	111	0
HUD 221d3	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.	0	0	0	0	0	0	5	0	0	0	5	0
LTWFH	0	0	0	0	0	0	8	1	0	0	8	1
FmHA	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	1	0	0	124	1
1-Bedroom Units:												
HUD 236	12	0	0	0	0	0	0	0	0	0	12	0
HUD 202/236/8	0	0	0	0	137	1	0	0	0	0	137	1
HUD 221d3	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.	20	0	0	0	0	0	150	13	72	4	242	17
LTWFH	0	0	0	0	0	0	140	5	120	8	260	13
FmHA	0	0	0	0	0	0	0	0	28	1	28	1
LRPH	24	0	14	0	0	0	46	0	0	0	84	0
Total	56	0	14	0	137	1	336	18	220	13	763	32
2-Bedroom Units:												
HUD 236	48	0	0	0	0	0	0	0	0	0	48	0
HUD 202/236/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 221d3	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.	130	9	0	0	56	0	306	35	186	17	678	61
LTWFH	0	0	0	0	0	0	137	11	120	9	257	20
FmHA	0	0	0	0	0	0	0	0	92	2	92	2
LRPH	88	1	34	0	0	0	76	0	0	0	198	1
Total	266	10	34	0	56	0	519	46	398	28	1,273	84
3-Bedroom Units:												
HUD 236	20	0	0	0	0	0	0	0	0	0	20	0
HUD 202/236/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 221d3	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.	66	5	0	0	0	0	160	19	156	16	382	40
LTWFH	0	0	0	0	0	0	0	0	0	0	0	0
FmHA	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	5	24	0	0	0	220	19	156	16	518	40
4 or More Bedrooms:												
HUD 236	0	0	0	0	0	0	0	0	0	0	0	0
HUD 202/236/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 221d3	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.	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	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	80	0	0	0	0	0	0	0	0	0	80	0
HUD 202/236/8	0	0	0	0	248	1	0	0	0	0	248	1
HUD 221d3	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.	216	14	0	0	56	0	621	67	414	37	1,307	118
LTWFH	0	0	0	0	0	0	285	17	240	17	525	34
FmHA	0	0	0	0	0	0	0	0	120	3	120	3
LRPH	144	1	72	0	0	0	198	0	0	0	414	1
Total	440	15	72	0	304	1	1,104	84	774	57	2,694	157

SOURCE: W. S. Loper and Associates.

Table 20 contains similar information to the previous three tabulations but includes a summary of the subsidized apartment units on the Mississippi Gulf Coast. The 2013 survey indicates a total of 9,278 assisted apartment units exist in the three-coastal Counties and the vacancy rate is 8.5. The current vacancy rate is higher than the 7.1 percent rate in the 2012 survey. The current rate is overstated because of the recent completion of a large assisted complex intended for elderly occupancy. At the time of the 2013 survey a total of ninety-five additional assisted multifamily rental housing units in two developments were under construction on the Mississippi Gulf Coast. A seventy-five unit property intended for families is under construction in Biloxi and a twenty unit complex intended for the elderly in Gautier.

TABLE 20
SUMMARY OF ASSISTED APARTMENTS BY PROJECT TYPE
MISSISSIPPI GULF COAST
JUNE 2013

<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	0	0	0	0.0%
HUD 202/236/8	274	0	0	0.0%
HUD 221d3	0	0	0	0.0%
HUD 8	0	0	0	0.0%
LIHTC/TAX EXP.	5	0	0	0.0%
LTWFH	8	0	0	0.0%
FmHA	0	0	0	0.0%
LRPH	89	0	0	0.0%
Total	376	0	0	0.0%
One-Bedroom Units:				
HUD 236	28	0	0	0.0%
HUD 202/236/8	450	20	65	14.4%
HUD 221d3	18	0	0	0.0%
HUD 8	114	0	0	0.0%
LIHTC/TAX EXP.	639	0	47	7.4%
LTWFH	651	0	14	0.0%
FmHA	170	0	12	7.1%
LRPH	592	10	2	0.3%
Total	2,289	30	140	6.1%
Two-Bedroom Units:				
HUD 236	120	0	1	0.8%
HUD 202/236/8	15	0	0	0.0%
HUD 221d3	94	0	0	0.0%
HUD 8	216	0	1	0.5%
LIHTC/TAX EXP.	2,266	0	220	9.7%
LTWFH	2,350	0	22	0.9%
FmHA	552	0	50	9.1%
LRPH	633	60	2	0.3%
Total	4,207	60	296	7.0%
Three-Bedroom Units:				
HUD 236	74	0	0	0.0%
HUD 202/236/8	0	0	0	0.0%
HUD 221d3	82	0	0	0.0%
HUD 8	26	0	0	0.0%
LIHTC/TAX EXP.	1,598	0	207	13.0%
LTWFH	1,646	0	2	0.1%
FmHA	84	0	12	14.3%
LRPH	373	5	0	0.0%
Total	2,273	5	221	9.7%
Four or More Bedrooms:				
HUD 236	8	0	0	0.0%
HUD 202/236/8	0	0	0	0.0%
HUD 221d3	30	0	0	0.0%
HUD 8	0	0	0	0.0%
LIHTC/TAX EXP.	43	0	5	0.0%
LTWFH	56	0	0	0.0%
FmHA	0	0	0	0.0%
LRPH	81	0	0	0.0%
Total	133	0	5	3.8%
Total All Units:				
HUD 236	230	0	1	0.4%
HUD 202/236/8	739	20	190	25.7%
HUD 221d3	224	0	0	0.0%
HUD 8	356	0	1	0.3%
LIHTC/TAX EXP.	4,551	0	479	10.5%
LTWFH	633	0	39	6.2%
FmHA	806	0	74	9.2%
LRPH	1,739	75	4	0.2%
Total	9,278	95	788	8.5%

SOURCE: W. S. Loper and Associates.

CONCLUSION

This survey includes both market-rent and assisted units located in multifamily rental housing properties containing eight or more units. The June 2013 survey included 16,597 market-rent apartment units and 9,278 assisted units located on the Mississippi Gulf Coast. At the time of this report, a total of forty-eight market-rent apartment units and ninety-five assisted multifamily rental housing units were under construction in the three coastal Counties.

Market conditions remain “soft” on the Mississippi Gulf Coast but are slowly improving. The overall apartment vacancy rate in June 2013 in the three coastal Counties was 8.4 percent which is below the 13.7 percent vacancy rate in the 2012 survey or the 12.5 percent vacancy rate in the 2011 survey. The current vacancy rate is above the four percent or less range considered “normal” in areas experiencing a “slow” rate of growth or the four to six percent range considered “normal” in areas experiencing a “moderate” rate of growth. Current market conditions are considered “soft” and rental rate concessions which frequently accompany a “soft” market are prevalent in all three Counties.

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 2,810 new market-rent apartments were placed on the market 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.

The latest apartment survey included a total of 567 market-rent apartment units in Hancock County and the vacancy rate was 21.2 percent. Segmenting the current vacancy rate by number of bedrooms indicates a 19.6 percent vacancy rate among one-bedroom units, 23.3 percent among two-bedroom units and 13.6 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 fifty-six market-rate one-bedroom apartment units surveyed in Hancock County area was \$513.21 and is 0.6 percent below the average in the June 2012 survey. A total of 408 two-bedroom market-rate apartment units were surveyed in this County and the average rental rate was \$583.96 which is 4.7 percent below the average twelve months ago. A total of 103 three-bedroom apartment units were surveyed and the average rental rate was \$734.09 and has decreased 5.7 percent below the average in 2012. At the time of this survey, the twenty additional market-rent apartment units under construction in this submarket were nearing completion.

A total of 10,967 market-rent apartment units were surveyed in Harrison County and 7.8 percent were vacant or an occupancy rate of ninety-two percent. The June 2013 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 \$468.26. A total of 3,213 market-rent one-bedroom apartments were surveyed and the average rental rate was \$579.70 which is 1.4 percent lower than the average in the 2012 survey. A total of 6,341 two-bedroom apartments were surveyed and the average rental rate was \$683.64 which represents a 1.1 percent decrease over the average two-bedroom rental rate twelve months ago. The latest survey included a total of 1,317 three-bedroom apartments in Harrison County and the average rental rate was \$848.70 which is a 1.1 percent decrease over the average rental rate in the 2012 survey. Twenty-eight additional market-rent apartment units are presently under construction in Harrison County.

A total of 5,063 market-rent apartment units were surveyed in Jackson County and the vacancy rate was 8.2 percent. Segmenting the vacancy rate by number of bedroom indicates a 7.1 percent vacancy rate among studio units, among one-bedroom rental units the rate is 7.6 percent, 8.4 percent among two-bedroom units and 8.5 percent among three-bedroom apartments. The average rental rate was \$555.04 among the 1,413 one-bedroom apartments surveyed and has increased 2.3 percent since the 2012 survey. A total of 3,054 two-bedroom apartments were surveyed and the average rental rate was \$654.37 which is a 1.1 percent increase over the last survey. A total of 540 three-bedroom apartments were surveyed and the average monthly rental rate was \$843.73 which is an increase of 3.1 percent over the average in 2012. At present no additional market-rent apartments are under construction in Jackson County.

The 2012 Mississippi Gulf Coast Apartment survey indicated a total of 14,285 occupied market-rent apartment units in the three coastal Counties. The June 2013 survey found a total of 15,207 market-rent apartments were occupied on the Mississippi Gulf Coast. It is estimated that 922 more market-rent apartment units were occupied in the 2013 survey than in the 2012 survey. This relates to an annual absorption rate in the Mississippi Gulf Coast apartment market of slightly more than nine hundred market-rent rental housing units.

APARTMENT SURVEY

Contained in the following pages is a listing of the apartment properties included in this survey. Among assisted apartment properties a subscript below the name and address indicates the program providing assistance. For example, LIHTC indicates Low Income Tax Credit, 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 2013

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	\$443	1,089	2	64	\$505	1,275	2	Re,Ra,Ds,L E,A,WD,Dw Rc,Pl,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,Pl,WD (4-Bedroom Unit)
Bayside Apts. 700 Union St. (Sec. 515)(RA-49)	1981	50					22	*	622	1	28	*	875	1					Re,Ra,A,E L,Pl
Blue Meadows 752 Blue Meadow Rd. (Sec. 515)(RA-20)(LIHTC)	1986	40					8	\$394	664	1	32	\$460	834	1					Re,Ra,A,E L,Pl
Easterbrook Apts. 590 Easterbrook St. (Sec. 515)(RA-39)	1986	48					8	*	664	1	40	*	834	1					Re,Ra,A,E L,Pl
Manor House 117 DeMontluzin Ave.	1966	71					4	\$450	600	1	64	\$550	860	1	1	\$600	1,460	1	Re,Ra,Ds,S A,E,L,Dw,P
											2	\$600	1,000	1.5					
																			(Townhouse)
Notre Dame De La Mer 292 Highway 90 (Sec. 202/8)	1989	60	12	*	464	1	42	*	520	1									Re,Ra,A L,Rc,E
			3	*	464	1	3	*	520	1									
					(Elderly)				(Elderly)										
					(Handicapped)				(Handicapped)										
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	\$475	676	1	20	\$589	940	2	23	\$599	1,076	2	Re,Ra,Ds,L E,A,P,S,Dw
											4	\$650	945	2					(Townhouse)
Sheffield Park 635 Carroll Avenue (LIHTC)	2009	132					22	\$474	752	1	68	\$555	1,051	2	42	\$635	1,149	2	Re,Ra,E,L Dw,Ds,S,P A,Rc,WD,B
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 2013

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	
Elite Manor 565 Gladstone St.	1999	20									20	\$700	1,250	2.5					Re,Ra,Ds,E A,Dw,P
Gates at Coral Bay 616 Hwy 90 (LIHTC)	2011	160					24	\$450	780	1	80	\$500	1,059	2	56	\$700	1,271	2	Re,Ra,E,L Dw,Ds,S,P A,Rc,WD,PI
Gulf Grove 2057 Waveland Ave.	1986	100					16	\$415	710	1	64	\$500	896	1	20	\$700	1,156	2	Re,Ra,E,L,A Dw,Ds,S,P
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 Rc
Oak Park 2009 Waveland Ave.	1983	136									136	\$500	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	\$385	675	1	28	\$466	838	1					Re,Ra,E,L A,PI
The Ridge at Waveland 548 Highway 90 (LIHTC)	2010	120					20	\$445	833	1	36	\$575	1,131	2	64	\$640	1,395	2	Re,Ra,E,A Dw,Ds,S,P Rc,B,WD
Waverly, The 100 Waverly Drive	2001	128					16	\$675	713	1	88	\$775	978	2	24	\$875	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	\$435	675	1	40	\$545	800	1					Re,Ra,E,A L,PI
Waveview Place 100 Auderer Blvd. (LIHTC)(CDBG)	2008	100									50	\$435	880	2	50	\$505	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 2013

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.	
Lakeshore Heights 8416 Lakeshore Rd.	UC	20										20	\$750	1,400 (Townhouse)	2 Re,Ra,Ds,E A,Dw,P

Subtotal Market-Rent:

Existing	0	0			0			0			0
Under Construction	20	0			0			0			20
Total	20	0			0			0			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 2013

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.				
Apple Apartments	1971	28				193	\$430	500	1	62	\$530	625	1			Re,Ra,F E,A,L		
1168 Judge Sekul Avenue	1973	8																
	1977	32																
	1979	8																
	1980	8																
	1982	8																
	1983	25																
	1985	48																
	1986	72																
	1987	2																
A'La Page 169 Briarfield Ave.	1973	24				16	NA	500	1	8	NA	770	1			Re,Ra,Ds Dw,Aw,E,L		
			(Unavailable for occupancy. These units are not included in the total.)															
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	1,050	2	Re,Ra,Ds Dw,A,L,TC E,S,B,P
										39	\$625	1,010	2					
			(Townhouse)															
			(Has several units temporally unrentable due to renovation.)															
Arbor Place 1955 Popps Ferry Road	2006	240				96	\$759	1,055	1	168	\$870	1,330	2	64	\$1,058	1,639	2	Re,Ra,Ds Dw,S,P,B Rc,Pl,A,L
	2009	88																
Bay View Place 601 Bay View Drive (LIHTC)(LRPH)	2008	196				17	*	972	1	108	*	1,010	1	66	*	1,360	2	Re,Ra,Ds Dw,A,L
														5	*	1,564	2	
			(4-Bedroom Unit)															
Beauvoir Man. 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
														8	*	1,219	2	
			(4-Bedroom Unit)															
Beauvoir Pass 312 Agincourt Ave. (LRPH)	UC	75				10	*	862	1	40	*	1,008	1	5	*	1,166	2	Re,Ra,E L,Pl,A
			(Townhouse)															
										20	*	1,037	1					
Bellmont Gdns. 871 Motsie Rd. (LIHTC)	2009	60								60	\$585	983	2					Re,Ra,Ds Dw,WD,P Rc,E,A,B
Bentley Place Apartments 248 DeBuys Road	2000	244				60	\$629	782	1	48	\$709	1,082	1	40	\$894	1,484	2	Re,Ra,Ds,S Dw,Pl,L,Rc E,P,B,A,FP
										72	\$759	1,176	2					
										24	\$809	1,320	2					
Biloxi Shores 263 Eisenhower Drive	1984	128				72	\$495	680	1	48	\$595	1,012	1					Re,Ra,Ds E,A,L,S,P Dw,B,Rc,A
										8	\$625	1,012	2					
Cabanna Courtyard 1910 Southern Ave.	1967	44				28	\$500	720	1	16	\$650	920	1.5					Re,Ra,Dw A,E,S,L
Cadet Point Senior Village 200 Maple Street (LRPH)(LIHTC)	2008	76				72	*	562	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	48				35	\$650	700	1	4	\$995	1,100	1.5					Re,Ra,Ds,A Dw,E,S,Rc S,FP,L,P,B
	2011									2	\$1,400	1,100	2					
										4	\$1,200	1,200	2					
										3	\$1,700	1,900 +2.5's						
			(Townhouse)															
Cypress Lake 1773 Popps Ferry Road	1999	240				48	\$650	771	1	144	\$750	1,087	2	48	\$850	1,296	2	Re,Ra,Ds,A Dw,E,TC,Rc S,FP,L,P,B
Cove at Biloxi Bay, The 221 Eisenhower Drive	1985	176				72	\$600	707	1	72	\$635	1,059	1					Re,Ra,Ds Dw,A,Rc,S L,P,E,FP,B
										32	\$675	1,059	2					
Elmwood Apts. 2020 Lawrence St. (Sec. 8)	1981	100				27	*	650	1	58	*	750	1	10	*	960	2	Re,Ra,E L,Pl
						3	*	650	1	2	*	750	1					
			(Handicapped)															
Fernwood Pl. 2775 Fernwood Rd. (LRPH)	1972	58				10	*	NA	1	16	*	NA	1	12	*	NA	1	Re,Ra,A,L
						20	*	NA	1									
			(Elderly)															

APARTMENT SURVEY
BILOXI
JUNE 2013

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.			
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	\$700	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,E A
				(Elderly)				(Elderly)					(Elderly)							
Gates At Biloxi 7285 Woolmarket Rd. (LIHTC)	2010	224					32	\$490	780	1		120	\$540	1,000	2	72	\$575	1,271	2	Re,Ra,Ds,S Dw,WD,Rc P,B,E,A,Pl
Gulfshore Apartments 2301 Adkinson Rd. (LRPH)	1986	100					12	*	588	1		6	*	818	1					Re,Ra,A,E L,Rc
							38	*	600	1		6	*	905	2					
								(Elderly)					(Elderly)							
							26	*	616	1										
							12	*	640	1										
								(Elderly)												
Grand View Apartments 151 Grande View Drive	2003	240					60	\$650	919	1		60	\$720	1,241	1	32	\$915	1,561	2	Re,Ra,Ds Dw,A,L,Rc E,S,B,FP,P
												48	\$750	1,340	2					
												40	\$785	1,453	2					
Hidden Oaks 310 Abbey Court	1995	180					20	\$695	976	1		72	\$695	976	2	48	\$795	1,154	2	Re,Ra,Ds Dw,S,L,Rc P,B,E,A
								(Fireplace)				16	\$695	976	2	24	\$795	1,154	2	
													(Fireplace)				(Fireplace)			
Howard St. Apts. 1114 Howard Street	1984	4										4	\$550	850	1					Re,Ra,E,A Ds,Dw,FP B
	1985	4										4	\$700	1,050	2					
													(Townhouse)							
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 McDonnel Ave.	1999	18														9	\$595	850	1	Re,Ra,A,E
																9	\$625	850	1	Ds,Dw,L
Lagniappe of Biloxi 831 Cedar Lake Road	2007	264					72	\$755	826	1		132	\$850	1,138	2	36	\$960	1,305	2	Re,Ra,Ds Dw,S,Rc,L P,B,E,A
												24	\$940	1,282	2					
Lexington, The 2620 Le Juene Drive	1995	190					48	\$626	650	1		16	\$696	785	1	12	\$921	1,100	2	Re,Ra,Ds Dw,S,Rc,L P,B,E,A
												114	\$716	860	2					
Lighthouse Apts. 444 Porter St.	1984	20					20	\$500	580	1										Re,Ra,Ds E,Dw,A
								(Townhouse)												
Madison Apts. 350 DeBuys Road	1973	128					16	\$500	565	1		88	\$535	746	1	24	\$680	957	2	Re,Ra,E,A L,Pl,Dw,Ds
			(Has several units temporally unrentable due to renovation.)																	
Magnolia Ridge 1536 Wilkes St.	1962	14										12	\$550	800	1					Re,Ra,A
													(Townhouse)							
												2	\$550	800	1					
Maison D'Orleans 2436 Beach Blvd.	1972	120	28	\$425	332	1	4	\$525	644	1		16	\$620	967	2	52	\$720	1,261	2.5	Re,Ra,Ds
	1975	148	12	\$470	375	1	28	\$525	690	1			(Townhouse)				(Townhouse)			TC,Rc,A,E
								(Townhouse)				72	\$570	742	1	12	\$720	1,131	2	S,Dw,L,B P
												44	\$620	981	1.5					
													(Townhouse)							
Maison Rouge 139 McDonnell Ave.	1962	24					8	\$550	639	1		16	\$600	826	1					Re,Ra,A,E S,L,B,P
Mark Apts. 1702 Stevens	1970	16					16	\$500	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. (LRPH)	1953	80										32	*	NA	1	34	*	NA	1	Re,Ra,A
																10	*	NA	1	
																	(4-Bedroom Unit)			
																4	*	NA	1	
																	(5-Bedroom Unit)			

APARTMENT SURVEY
BILOXI
JUNE 2013

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.		
Palm Isle 251 Eisenhower Drive	1980 1981	128 128				176	\$510	596 1	80	\$560	814 1				Re,Ra,Ds Dw,S,L,Rc E,P,B,WD,A	
Pass Pointe Apartments 282 Big Lake Road	1987	176				72	\$545	678 1	72 32	\$650 \$665	1,005 1 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 2661 Rue Palafax	2011	12				12	\$600	700 1							Re,Ra,Ds Dw,A,E	
Providence Pointe 890 Motsie Road (LIHTC)	1997 2001	144 48							40 24	\$525 \$525 (Townhouse)	912 2 980 2	72 24	\$595 \$595 (Townhouse)	1,056 2 1,140 2	2 2	Re,Ra,Ds Dw,B,P,E A,S,Rc,L
												32	\$739 (4-Bedroom Unit)	1,217 2	2	
Pines on the Bay 2335 Atkinson Rd.	1987	105				24	\$600	705 1	64	\$700	897 2	17	\$850	1,161 2	2	Re,Ra,Ds Dw,E,A,L TC,S,P,B
Raynoir Place 126 Raynoir St.	1984	16				12 2	\$500 \$525	550 1 710 1	2	\$650	870 1					Re,Ra,Ds A,E,Dw
Royal Gulf, The 190 Gateway Drive	1996	144				36	\$600	771 1	108	\$680- \$690	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)	2013	210	135	* (Elderly)	434 1	74 (Elderly)	*	558 1	1	NA	829 1					Re,Ra,A,E L,Rc
Seashore Oaks Senior Apts. 4150 Beach Blvd (LRPH)(LTWFH)	1965 1984 1986	124 64 42	47	* (Elderly)	369- 1 409	57 (Elderly)	* (Elderly)	534 1 585 1	20 (Elderly)	* (Elderly)	716 1 750 1					Re,Ra,A,E L,Rc
			42	* (Elderly)	NA (Elderly)	46 (Elderly)	*		18 (Elderly)	*						
Southern Arms 1945 Southern Ave.	1987	8				8	\$500	600 1								Re,Ra,E,A Ds,Dw,WD
Southernview 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	\$500	637 1	68 40	\$525 \$550	960 1 825 1					Re,Ra,Ds,A Dw,TC,S,E,L
Summer Chase 2110 Popp's Ferry Road	1972	120				24	\$500	579 1	72	\$525	791 1	24	\$625	984 1	1	Re,Ra,S A,E,L,Pl,Dw
Suncoast Villa 1650 Carroll Dr. (LRPH)	1981 1988	85 20				25	*	NA 1	41	*	NA 1	19 20	* (Townhouse)	NA 1	1	Re,Ra,A,L
Treasure Coast 245 McDonnell Ave.	1972	120				44	\$452	642 1	64	\$550	780 1	12	\$650	1,020 1.5		Re,Ra,Ds E,L,S,Dw,A
Water St. Apts. 634 Waters St.	1974 1983	16 8				24	\$500	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

APARTMENT SURVEY
BILOXI
JUNE 2013

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.	
Woodland Towns 1655 Irish Hill Dr.	1973	118				24	\$550	800 1 (Townhouse)	94	\$600	1,072 1.5 (Townhouse)				Re,Ra,Ds Dw,E,L,Pl P,B,A,S
Subtotal Market-Rent:															
Existing		4,539	40			1,465			2,559			475			
Under Construction		0	0			0			0			0			
Total		4,539	40			1,465			2,559			475			
Subtotal Assisted:															
Existing		2,035	237			597			719			482			
Under Construction		75	0			10			60			5			
Total		2,110	237			607			779			487			

APARTMENT SURVEY
D'IBERVILLE
JUNE 2013

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.	No.	
Amber Apts. 11093 Amber Drive	1989	16				10	\$525	600	1	6	\$675	800	1						Re,Ra,E,A Ds,Dw
Arbor View	2000	280				72	\$699	923	1	168	\$799	1,196	2	40	\$880	1,473	2		Re,Ra,Ds
10480 Auto Mall	2001	80				48	\$758	1,055	1	32	\$839	1,288	2	16	\$1,069	1,639	2		A,E,FP,TC
Parkway	2004	96				48	\$758	1,068	1	48	\$870	1,330	2						Dw,P,B,L
	2005	16																	S
Beaujolais Villas 11263 Gorenflo Ave.	1994	37								36	NA	900	1	1	NA	1,100	1.5		Re,Ra,A,E Dw,L,Ds
Byrd Apts.	1969	6								21	\$500	750	1						Re,Ra,E,A
3073 Borries St.	1976	3																	
	1988	3																	
	1993	6																	
	2008	3																	
Estates at Juan De Cuevas 10472 Gorenflo Road (LIHTC)(CDBG)	2009	128				20	\$491	715	1	60	\$581	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	\$700- \$750	826	1	96	\$899	1,138	2	48	\$945	1,305	2		Re,Ra,A,E Dw,Pl,Ds,S Rc,L,P,B
										48	\$899	1,282	2						
Lemoyne Blvd. Apartments	2008	8								16	\$650	1,000	1.5						Re,Ra,A,E Dw,Ds
10506 Lemoyne Blvd.	2009	8																	
Park at Lemoyne 10365 Gorenflo Ave. (LIHTC)	2009	160				24	\$490	896	1	56	\$570	1,102	2	80	\$640	1,280	2		Re,Ra,E,A L,Pl,Dw,Ds Rc,S,WD P,B
Sherwood Apt. 11095 Lamey Bridge Road	1967	22								22	\$550	700	1						Re,Ra,A,L
Timber Grove 10687 Auto Mall Pky. (LIHTC)(CDBG)	2009	96				12	\$491	715	1	48	\$581	990	2	36	\$652	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		384	0			56				164				164					
Under Construction		0	0			0				0				0					
Total		384	0			56				164				164					

APARTMENT SURVEY
GULFPORT
JUNE 2013

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.	No.	
Angela Apts. 10532 Klein Road (LIHTC)	2009	60				8	\$523	702	1		36	\$630	966	2	16	\$725	1,120	3	Re,Ra,Ds E,L,A,Dw WD,Pl,B,P
Angela Park Angela Drive @ Three Rivers Road	2007	50									50	\$550- \$599 (Townhouse)	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	\$476	958	1		96	\$525	1,089	2	80	\$599	1,275	2	Re,Ra,Ds E,L,S,A,Dw Pl,P,B,Rc
Aspen Park 710 Lindh Road	1985	80				40	\$621	680	1		24 16	\$690 \$700	1,005 1,005	1 2					Re,Ra,Ds,P Dw,A,E,B,W S,L,Rc,Fp
Ashton Bay 13525 Three Rivers Road	2008 UC	48 16													48 16	\$795 NA	1,105 1,105	1.5 1.5	Re,Ra,Ds,A E,P,Dw,WD (Townhouse) (Townhouse)
Arlington Square 3300 Pass Road	1986	88				44	\$430	500	1		44	\$530	625	1					Re,Ra,Ds Dw,A,E,L
Arbor Village 1525 E. Pass Rd.	1996	240				48 16	\$709 \$729	757 840	1 1		16 24 120	\$759 \$809 \$809	989 1,105 1,117	1 2 2	16	\$999	1,384	2	Re,Ra,Ds,A Dw,Rc,S,L E,P,B,Rc,TC
Avalon Apts. 1701 18th St. 1734 E. Railroad	1967 1971	12 8				12	\$500	600	1		8	\$600	800	1.5					Re,Ra,A,E
Bayou View Apts. Jody Nelson Drive	1969 1971	104 104				96	\$499	662	1		112	\$599	832	1					Re,Ra,Ds A,E,L,Rc S,Dw,TC
Baywood Place 1900 Switzer Rd. (LIHTC)(CDBG)	2008	72				24	\$491	752	1		48	\$581	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	\$445	625	1										Re,Ra,Ds A,E,Dw
Brookstone Park 5014 28th St. (LIHTC)	2005 2007	96 96				8 8 16	\$479 \$479 \$479	755 820 701	1 1 1		16 16 56	\$559 \$559 \$559	990 1,013 1,018	2 2 2	24 24 24	\$635 \$635 \$635	1,260 1,266 1,014	2 2 2	Re,Ra,Ds Rc,S,E,L,A Dw,Pl,P,B
Cambridge 11070 East Taylor Road	2002	200				44	\$600	860	1		88	\$755	1,210	2	68	\$855	1,392	2	Re,Ra,Ds,Rc A,E,S,L,Dw,P TC,B
Candlewood Villas 1030 35th Street (LIHTC)	2001	32									24	\$400	900	1	8	\$500	1,132	2	Re,Ra,A,L,E Ds,Dw,WD
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	\$499	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										
(Supportive housing for persons with disabilities.)(This property is not included in the totals.)																			
Colony House 15180 Fisher Blvc	1985 1986	8 12									8 12	\$500 \$625	1,050 1,138	1 1					Re,Ra,Ds Dw,A,E
Columns of Gulfport, The 980 Courthouse Road	2008	426				24 90	\$600 \$635	803 892	1 1		24 120 120	\$675 \$750 \$825	1,134 1,180 1,227	1 2 2	48	\$955	1,409	2	Re,Ra,Ds,A Dw,E,S,P,L FP,B,Rc,PL
Courthouse Sq. 736 Courthouse Rd.	1969	30				10	\$500	779	1		13 7	\$550 \$600	969 1,040	1 1.5					Re,Ra,Ds A,E,L,S,Dw
Courtney Square 807 Hardy Ave.	1974	8									3 1 4	\$550 \$550 \$550	858 889 780	1 1 1					Re,Ra,Ds L,E,A

APARTMENT SURVEY
GULFPORT
JUNE 2013

			STUDIO UNITS			1-BEDROOM UNITS			2-BEDROOM UNITS			3+BEDROOMS						
Name/Address Of Complex	Year Opened	Total Units	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.	Features
Country Village 11232 Hendry Rd	1985 1986	16 20							16 20	\$595 \$625	950 950	1 1						Re,Ra,E,A Ds,Dw,L,P
Creekwood North Apartments 15235 O'Neil Road	1996	204				70	\$669	775 1	102	\$787	1,023 2	32	\$941	1,263 2				Re,Ra,Ds,A Dw,E,S,P,L TC,B,Rc,Pl
Cypress Lane 1224 29th St.	1985	68							68	\$750	1,070 2							Re,Ra,Ds,A Dw,E,S,P,L
(Has several units temporarily unrentable due to renovation.)																		
Dedeaux Apts. 200 S. Kern Drive	1968	10							10	\$550	720 1							Re,Ra,Dw,A Ds,E
Emerald Pines 3318 39th Ave. (Sec. 221d3/8)	1973	120				10	*	628 1	30	*	741 1	50 30	* *	918 1,108	2 2			Re,Ra,E,L
(4-Bedroom Units)																		
45th Ave. Apts. 1902-1908 45th Ave.	1985	16							16	\$550	805 1.5							Re,Ra,Ds A,E,Dw
Forest View 3109-22 7th Ave.	1983	38							19 19	\$495 \$500	725 1 725 1							Re,Ra,Ds,A Dw,A,E
Franklin Point 12400 Depew Rd. (LIHTC)	2011	144				16	\$499	892 1	80	\$602	1,230 2	48	\$790	1,438 2				Re,Ra,Ds,P A,Dw,L,WD Dw,WD,B,S
French Oaks 1228 43rd Ave.	1968	20				20	\$350	500 1										Re,Ra,E,A Ds,Dw,L
Gables, The 4001 32nd Street	2007	22										11 11	\$800 \$800	1,032 1,081	2 2			Re,Ra,E,A,El Ds,Dw,L,WD
Grande Lido E. Pass Road	2008 2009	32 4										18 18	\$700 \$680	1,103 1,125	2 2			Re,Ra,Ds E,,A,Dw
(Townhouse)																		
Guice Place Engram Court @ 1000 34th St. (LRPH)	1973	23				8	*	NA 1	8	*	NA 1	4 2 .1	* * *	NA NA NA	1 1 1			Re,Ra,A
(4-Bedroom Units)																		
(5-Bedroom Units)																		
Gulf Mist Apts. 26 Pass Road (Sec. 8)	1961	188				36	*	565 1	98 38	* *	627 827	1 1	16	*	827 1			Re,Ra,A,L Rc
Gulfport Manor 1630 Broad Ave.	1981	30				8	\$450	510 1	6 16	\$500 \$550	750 750	1 2						Re,Ra,Ds E,L,S,A,Dw
Gulf Pointe 820 Lindh Road	1981	128				88	\$510- \$565	592 1	40	\$610- \$685	809 1							Re,Ra,Ds,E A,P,B,Dw,L,S
Harbor Square 1415 22nd Ave.	1968	16				8	\$650	684 1	8	\$850	912 1							Re,Ra,Ds,E A,L
Hartford View 3103 8th Ave.	1971	120				10	\$450	527 1	100	\$495	693 1	10	\$725	861 1.5				Re,Ra,A,E L,Pl,Dw
Highton 811 McCune Court	1994	8				8	\$450	700 1										Re,Ra,Ds,E A,L,Dw
Hillside Manor 488 Teagarden Rd. (HUD 202)	2008	29				28	* (Elderly)	540 1	1	NA	750 1							Re,Ra,Ds,E A,L,Dw
Jamestown Apts. 711-725 Fournier Ave.	1972	8							8	\$875	1,025 2							Re,Ra,Ds A,E,P,Dw
Kelly Apartments 1621-23 22nd St.	1971	8											8	\$595	1,100 ##			Re,Ra,E,A
Kelly Apartments 1109-11 Joseph Ave.	1971	8							4	\$500	900 1	4	\$550	1,100 1				Re,Ra,E,A
K'Teri 1532 Magnolia St.	1986	12							6 6	\$700 \$750	950 1,290	2 1.5						Re,Ra,A,E Ds,Dw,WD
(Townhouse)																		
K'Teri 3503 Hancock Avenue	1996	9							9	\$750	1,250 2.5							Re,Ra,E,A Ds.Dw.WD
(Townhouse)																		

APARTMENT SURVEY
GULFPORT
JUNE 2013

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.			
L.C. Jones Affordable Housing Community 8156 South Carolina Avenue	1959 1969	124 80				28	*	NA	1			78	*	NA	1	72 20	* *	NA NA	1 1	Re, Ra
(4-Bedroom Units)																				
(5-Bedroom Units)																				
(A former Region VIII LRPH development; now an "affordable" residential subdivision and is not included in the totals.)																				
Lyman Manor 13470 Old Highway 49 (Sec. 515)(RA-18)	1985	48				8	\$400	725	1			40	\$465	869	1					Re,Ra,A E,L,PI
Lyman Village 14229 Old Highway 49 (Sec. 515)	1985	48				16	\$400	725	1			32	\$465	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	NA	420	1														Re,Ra,Aw E
Magnolia Grove D Avenue & 32 St.	2004	20														20	\$750	1,190	2	Re,Ra,Ds A,E,Dw
Magnolia State Apts. 1005 W. Birch Dr. (Sec. 515)(RA-38)	1980 1982	60 40				12	\$465	686	1			48	\$560	825	1	8	\$600	1,041	1	Re,Ra,E A,L,PI
						8	\$476	686	1			24	\$545	825	1					
Maison Dedeaux 205 Jackson St. (Sec. 515)	1985	48				16	\$460	664	1			32	\$470	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	2	36	\$650	1,200	2	Re,Ra,Ds,B,S A,E,L,P,Dw,TC
(Has several units temporally unrentable due to renovation.)																				
N. Gulfport Apts. 8375 MS Ave.	1984 1978	8 8										8	\$450	768	1					Re,Ra,E,A
												8	\$450	774	1					
Oasis Apts. 477-493 Tegarden Rd.	2011	18														18	\$795	1,345	2	Re,Ra,A,Ds L,PI,E,Dw,PI
Oaks, The 2720 Palmer Drive	1987	105				24	\$575	705	1			64	\$700	897	2	17	\$800	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	\$410	550	1			36	\$430	756	1	64	\$450	1,000	1	Re,Ra,A L,PI,E
Oregon Place 538 Oregon Dr.	1985 1986 2002	32 20 4										56	\$675	700	1					Re,Ra,Ds,E Dw,A,PI
Palmetto Apts. 227 Palmetto Lane	1971	30				26	\$395	553	1			4	\$550	800	1					Re,Ra,E,A
Palms Apts. 1529 43rd Ave.	2000 2007	12 6										18	\$550	1,000	1.5					Re,Ra,A,Ds Dw,WD,E
Palms, The 10471 Three Rivers Road	1985 1990	152 88				44	\$639	676	1			174	\$739	886	1					Re,Ra,Ds,S Dw,A,E,L,Rc B,P
						22	\$639	664	1											
Palm View Apts. 529 E. Pass Road	1974	26										26	\$645	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	\$635	853	1			48	\$685	955	1	36	\$980	1,291	2	Re,Ra,Ds,A Dw,S,L,Rc,B P,E
												24	\$735	1,116	2					
												84	\$775	1,130	2					
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	\$595	1,050	1					Re,Ra,Ds,P Dw,S,A,E,Fp
												24	\$620	1,050	1					
Regency Way 1400 28th Street (LIHTC)(CDBG)	2008	120				12	\$491	715	1			72	\$581	990	2	36	\$652	1,212	2	Re,Ra,Ds,P Dw,A,E,S,B Rc,WD

APARTMENT SURVEY
GULFPORT
JUNE 2013

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	
Reserve At Three Rivers, The 11200 Three Rivers Road	2002	256	16	\$599	560	1	48	\$699	827	1	144	\$799	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 (Townhouse)	800	1.5	4	NA (Townhouse)	1,000	1.5	Re,Ra,Ds,P Dw,A,E,L
Riverchase Park 11111 Highland Ave. (LIHTC)	2009	216					36	\$490	896	1	108	\$560	1,102	2	72	\$635	1,280	2	Re,Ra,Ds Dw,A,E,Rc P,S,Pl,WD
Rivendell Apts. 828 Oakleigh Avenue	1999	24					24	\$550	808	1									Ra,Re,P,L E,A
Sand Hill Village 11337 Gould Road (Sec. 515)	1983	48					8	\$396	633	1	40	\$421	817	1					Re,Ra,E A,L,Pl
Sawgrass Park 4545 Engram Drive (LIHTC)	2008	204					24	\$480	657	1	96	\$539	1,102	2	84	\$599	1,280	2	Re,Ra,Ds Dw,A,E,Rc P,S,Pl,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	\$425	600	1	8	\$550	800	1					Re,Ra,Ds Dw,A,E
Sea Palm 821 Hardy Avenue	2004	9									9	\$500	780	1					Re,Ra,Ds A,E,Dw,L
Southampton Th' Layton Drive	2010	52													10 42	\$850 \$895	1,100 1,400	2 3	Re,Ra,Ds,P Dw,A,E,WD
Southern Pines 15373 St. Charles St.	1973	98	8	\$425 (Furnished)	560	1	16	\$525 \$525 \$525	632 745 756	1 1 1	32 10	\$625 \$725 (Townhouse)	932 1,374	1.5 2	20	\$750 (Townhouse)	1,650	2.5	Re,Ra,Ds Dw,A,E,Rc P,S,Pl,L
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	\$350	500	1	8	\$495	680	1					Re,Ra,E,A
Stonegate 3939 21st Street (LIHTC)	2005	44													40 4	\$560 \$485	1,374 1,059	2.5 2	Re,Ra,E L,A
Suggar Mill 1200 Mill Road	1971	82					20	\$510 \$545 \$555	500 659 659	1 1 1	21 21 4	\$630 \$630 \$645	832 832 886	1 1 1					Re,Ra,Ds,A Dw,E,L,S,Rc B,P
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	\$399	657	1	8	\$595	968	2					Re,Ra,Ds A,E,L,Dw
Thirty-fourth Ave. Apts. 2804 34th Ave.	1987 1988	16 16									32	\$499	780	1					Re,Ra,A E,L
Thomasville Apartments 2340 E. Pass Road	1994	50									30 20	\$500 \$525	902 902	2 2					Re,Ra,Ds A,E,P,Dw B,L
Trailwood Village 14180 O'Neal Road	1982 1983	8 32									4 4 32	\$750 \$750 \$750	1,064 1,104 1,080	1 1 1					Re,Ra,Ds Dw,E,A,P WD
Three Rivers Landing 13120 Three Rivers Road (LIHTC)	2009	170					20	\$491	776	1	80	\$581 (Townhouse)	1,122	1.5	70	\$652 (Townhouse)	1,320	2	Re,Ra,Ds Dw,E,A,P,B WD,Rc,Pl
Tropical Cove 1250 E. Pass Road	2007	49									17 32	\$725 \$750 (Townhouse)	1,098 1,152	2 2.5					Re,Ra,Ds,B Dw,E,A,P,WD
20th Avenue Apts. 2102 20th Ave.	1970 1980	6 3					8	\$425	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

APARTMENT SURVEY
GULFPORT
JUNE 2013

Name/Address Of Complex	Year Opened	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3+BEDROOMS				Features
		Total Units	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.	
Village Apts. 1000 34th St. (Sec. 8)	1972	68				48	*	571	1	20	*	771	1					Re,Ra,Ds Dw,E,L,TC
Watersmark 1704 21st Ave.	1945	72				9	\$505	760	1	63	\$530	760	1					Re,Ra,Dw A,L,Pl
Woodchase Apt. 880 Lindh Road	1983	80				40	\$425	596	1	40	\$540	857	1					Re,Ra,Ds,Rc A,E,S,L,Dw,P
Woodley Square 429 Teagarden Road	1957	15				3	\$300	506	1	9	\$350	650	1	3	\$400	867	1	Re,Ra,Ds,A
Subtotal Market-Rent:																		
Existing		4,308	52			1,102				2,582				572				
Under Construction		16	0			0				0				16				
Total		4,324	52			1,102				2,582				588				
Subtotal Assisted:																		
Existing		2,546	0			558				1,251				737				
Under Construction		0	0			0				0				0				
Total		2,546	0			558				1,251				737				

APARTMENT SURVEY
LONG BEACH
JUNE 2013

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.		
Aladdin Apts. 1-16 Aladdin Drive	1969	16									16	\$500	900	1					Re,Ra,E,A
Arbor Station 1000 Arbor Station Drive	1998 2003	256 112					72	\$719	923	1	80	\$819	1,141	2	40	\$989	1,495	2	Re,Ra,Ds A,E,FP,Rc Dw,P,B,L,S
Beach Club 2012 W. Second St.	2008	220					84	\$675	750	1	96	\$825	900	2	40	\$1,000	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									48	\$460	775	1	12	\$485	1,000	1	Re,Ra,E A,Pl,L
Fountain Apts. 400 Klondyke Road	1969	8									8	\$500	750	1					Re,Ra,E,A
Georgetown Apts. 217 Ferguson Ave.	1973	8	4	\$275	325	1	4	\$325	550	1									Re,Ra,A,El L
Green Acres 300 Alyce Place	1970	20					16	\$600	500	1	4	\$650	736	1					Re,Ra,E A,L,F
Hampton House 4401 Beat Line Road	1996	128					16	\$630- \$640	750	1	96	\$730- \$740	1,071	2	16	\$890- \$900	1,200	2	Re,Ra,Ds,B L,S,P,Rc,E,A
Jefferson Arms 903 9th Street	1971	8									8	\$500	800	1.5					Re,Ra,Ds A,E,Dw
(Has several units temporally unrentable due to renovation.)																			
Julian Manor 101 Pirnlico Drive	1971	48					16	\$400	575	1	16	\$445	725	1					Re,Ra,Ds Dw,A,E,L,S
Long Beach Courtyard 333-339 McCaughn Ave.	1972	16									16	\$500	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
							1	*	NA	1	1	*	NA	1					
							(Handicapped)				(Handicapped)								
102 Girard Ave. (LRPH)	1971	50					8	*	NA	1	18	*	NA	1	14	*	NA	1	Re,Ra,P,A
															8	*	NA	1	
															2	*	NA	1	
															(4-Bedroom Unit)				
															(5-Bedroom Unit)				
Long Beach Square 203 N. Cleveland Ave.	1984	100					60	\$510	584	1	40	\$600	777	1					Re,Ra,Ds,A L,S,P,Dw,E
Long Beach Station 210 Second Ave.	1971 Rehab	60 12									60	\$580	708	1					Re,Ra,E A,Pl,Ds,S Dw,WD
(Has several units temporally unrentable due to renovation.)																			
Mariner's Village 18400 28th Street (LTWFH)	2011	108					18	\$579- \$699	797	1	54	\$668- \$739	1,045	2	36	\$799- \$899	1,271	2	Re,Ra,Ds,P Dw,P,Rc,E WD,S,Pl,B,A
Park Plaza 18147 Allen Road/1015 Park Row	1980	18									17	\$475	711	1	1	NA	1,000	1	Re,Ra,Ds E,L,Dw,A
Park Row Apts. 339 Park Row	1972	12									12	\$600	1,023	1.5					Re,Ra,Ds A,E,P,Dw
Park Row Th's 100-110 Park Row	1971	20									20	\$550- \$600	800	1.5					Re,Ra,E,A Ds,Dw
(Townhouse)																			
Via Don Ray Apartments 101-156 Via Don Ray Drive	1987 1988 2001	24 8 8									12	\$500	1,100	1					Re,Ra,Ds A,P,Dw,E P,B
											8	\$450	1,072	1					
											8	\$675	1,100	2					
											12	\$650	1,200	1.5					
(Townhouse/FP)																			
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		1,106	4				308				665				129				
Under Construction		12	0				0				12				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 2013

Name/Address Of Complex	Year Opened	Total Units	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.	Features
Camile Village 640 Hurricane Circle (LIHTC)	1970 2008 (Rehab)	86			27 \$467 504 1	24 \$558 840 1	24 \$643 1,028 2	8 \$705 1,266 2	3 \$758 1,454 2				Re,Ra,E,A L,Pl,Ds,Dw WD,Rc (4-Bedroom Unit) (5-Bedroom Unit)
Caribbean in The Pass 707 East North Street (LIHTC)	1998	100				50 \$595 870 1.5	50 \$695 1,068 2						Re,Ra,Ds,E Dw,L,S,Rc
Penthouse Garden Apts. 1550 E. Second St.	1971	48			48 \$550 684 1								Re,Ra,Ds,S Dw,E,A
Royal Pines 590 Royal Pines Drive	1972	28			4 NA 650 1	24 \$700 880 1.5							Re,Ra,Ds,A Dw,E,L,P (Townhouse)
(Has several units temporally unrentable due to renovation.)													
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 2013

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.	
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 LRPH 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 LRPH 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	\$649-	1,350 2	Re,Ra,Ds
	1999	8											\$695		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	\$491	715 1	48	\$581	990 2	36	\$652	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 2013

		STUDIO UNITS			1-BEDROOM UNITS			2-BEDROOM UNITS			3+BEDROOMS								
Name/Address Of Complex	Year Opened	Total Units	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	Features				
Antebellum Manor	1999	48					28	NA	700	1	72	NA	950	1.5					
5080 Gautier-Vancleave Rd.	2001	24													Re,Ra,Ds,A				
	2002	28	(Converted to extended stay accomodations. The property is not included in the totals.)																
Bayou Village	2008	128									96	\$623	850	2	32	\$720	1,050	2	Re,Ra,Ds,A
1919 Martin Bluff Road (LIHTC)																			Dw,E,Rc,P
Belle Ville	1975	144					24	*	666	1	88	*	841	1	32	*	972	1	Re,Ra,Ds
2020 Lадnier Rd. (LRPH)												(Townhouse)				(Townhouse)			A,E,L,Dw
College Villa	1971	80					12	*	513	1	48	*	707	1	20	*	801	1	Re,Ra,A,E
2726 Lадnier Road (Sec. 236/8)																			L
Gautier VOA Sr. Housing	UC	20					20	*	550	1									Re,Ra,Rc
2998 Lадnier Road (Sec. 202/8)								(Elderly)											E,L,A
Glenmark	1973	72					35	\$430	720	1	37	\$530	920	1					Re,Ra,A,L
1709 Martin Bluff Road																			E,B,P,PI
Magnolia Oaks	1974	109					32	\$515	654	1	24	\$575	816	1	5	\$900	1,175	1.5	Re,Ra,Ds,A
2804 Dubarry Drive											24	\$600	958	2		(Townhouse)			Dw,E,Rc,S
											24	\$590	967	1.5					P,B,L,E,PI
												(Townhouse)							
Magnolia Place	1999	40					20	\$350	685	1	10	\$450	891	1	10	\$510	1,087	2	Re,Ra,Ds
3501 Hwy. 90 (LIHTC)								(Elderly)											A,E,L,Dw
The Pointe	2000	168					32	\$760	742	1	56	\$820	1,039	2	32	\$960	1,361	2	Re,Ra,Ds,A
3513 Beasley Road											24	\$900	1,114	2					Dw,E,Rc,S
											24	\$900	1,137	2					P,B,L,E,PI
River Bend	1974	102									84	\$750	1,152	1.5	18	\$800	1,536	2.5	Re,Ra,Ds
1625 Martin Bluff Road												(Townhouse)			(Th W/Washer & Dryer)				A,E,S,P,L
																			Rc,Dw,TC
								(Has several units temporally unrentable due to renovation.)											
Singing River Apartments	1974	134					48	\$550	579	1	80	\$625	774	1	6	\$775	1,392	2.5	Re,Ra,Ds,A
3605 Gautier-Vancleave Rd.																(Townhouse)			E,Rc,L,Dw
																			S,PI
Singing River Group Services	2002	9					9	*	NA	1									
2850 N. Dolphin Drive (Sec. 811/8)			(Supportive housing for persons with disabilities. Not included in the totals.)																
Sioux Bayou Arms	2001	48									24	\$590	1,000	1	24	\$645	1,200	2	Re,Ra,Ds
1901 Martin Bluff Road (LIHTC)																			A,E,L,Dw
Subtotal Market-Rent:																			
Existing		585	0				147				377				61				
Under Construction		0	0				0				0				0				
Total		585	0				167				377				61				
Subtotal Assisted:																			
Existing		440	0				56				266				118				
Under Construction		20	0				20				0				0				
Total		460	0				76				266				118				

APARTMENT SURVEY
MOSS POINT
JUNE 2013

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	
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
Genoa's Place 4519 McArthur St.	1972	24					4	\$450	550	1	20	\$475	750	1					Re,Ra,A,E
Grey Manor Apartments Jasmine/Walnut Street	1973 1975	29									29	\$450	650	1					Re,Ra,E
Ted Hinson Homes 4324 Peters St. (LRPH)	1959 2010 (Rehab)	72					14	*	NA	1	34	*	NA	1	20	*	NA	1	Re,Ra,A PI
Indian Oaks 3607 Dantzler St.	1965	15									15	\$500	800	1					(4-Bedroom Units) Re,Ra,E A
J & S Apts. 6442 Jasmine St.	1974	8					8	\$400	500	1									(Has several units temporally unrentable due to renovation.) Re,Ra A
J & S Apts. 6525 Short Cut Rd.	1972	16									16	\$475	720	1					Re,Ra,A,E
K & G Apts. 5101 Meridian St.	1972	10									10	\$500	650	1					Re,Ra,E
Magnolia Apts. 6430 Jasmine St.	1974	8					4	\$400	500	1	4	\$450	775	1					(Has several units temporally unrentable due to renovation.) Re,Ra,E,A
Magnolia Pointe 4901 Tanner St.	1959	60					10	\$399	637	1	28	\$499	822	1	18	\$599	976	1	Re,Ra,A,E
															4	\$699	1,253	1	(4-Bedroom Units) (A former Region VIII LRPH development; now an "affordable" residential subdivision and is not included in the totals.)
Pines 6525 Jasmine St.	1973	8									8	\$400	650	1					Re,Ra,E
MacPhellah Community Apts. 3930 MacPhelah St.	1980	16									16	\$475	925	1					Re,Ra,A,E
Renaissance Apts. 6513 Grierson St.	2001	8									8	\$500	800	1					Re,Ra,Ds A,S,L,Dw
East Hwy 90 Apts. 7430 Old Stage Road	1972 1981	16 14					30	\$500	500	1									Re,Ra,E,A EI
V & W Apts. 3906 Branch St.	1950	8									8	\$450	600	1					Re,Ra
Subtotal Market-Rent: Existing		212	0				46				166				0				
Under Construction		0	0				0				0				0				
Total		212	0				46				166				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 2013

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	\$550	750	1					Re,Ra,L E,A
Cedar Oaks 924 Porter Ave.	1970	26					8	\$500	600	1	18	\$625	800	1					Re,Ra,Ds Dw,A,E,L
Chateau Bayou 2803 Bienville Blvd.	1973	122					36	\$565	688	1	24	\$620	1,012	1					Re,Ra,Ds
							22	\$600	800	1	16	\$700	1,012	2					Dw,A,E,L
							(Townhouse)				24	\$675	1,145	1.5					S,Rc,B,P
											(Townhouse)								
Chateau Charlene	1971	36									36	\$600	1,050	2					Re,Ra,Ds
431 Bechtel Blvd.	1972																		E,A,P,Dw,L
Colonnades, The 4901 Reilly Road (LIHTC)	2009	56									56	\$623 (Elderly)	1,000	2					Re,Ra,Ds E,A,P,Dw WD,Rc
Desoto T'homes 808 W. Desoto Ave.	1974	14									4	NA (Townhouse)	1,320	2.5	6	NA (Townhouse)	1,179	2.5	Re,Ra,Ds A,E,L,P,Dw
											2	NA (Townhouse)	1,584	2.5	2	NA (Townhouse)	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	\$560 (Townhouse)	896	1.5	34	\$685 (Townhouse)	1,088	1.5	4	\$855 (Townhouse)	1,152	2	Re,Ra,Ds A,E,Rc,S,B Dw,L,TC,P
											4	\$900	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									28	\$995	1,069	2	30	\$1,195	1,278	2	Re,Ra,Ds A,E,L,P,Dw B
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									
			(Handicapped)				(Handicapped)												
Villa Maria 921 Porter Ave. (Sec. 202/236)	1971	198	99	*	479	1	99	*	618	1									Re,Ra,A EI,L
			(Elderly)				(Elderly)												
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				314				50				
Under Construction		0	0				0				0				0				
Total		538	0				174				314				50				
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 2013

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 1971	34 8				11	\$550	625 1	24	\$625 1,056 1.5 (Townhouse)					Re,Ra,A,L Ds,Dw
									7	\$575 837 1					
Autumn Trace 3000 Brazil St.	1972	72				16	\$500	604 1	40	\$600 820 1	16	\$700	1,032 1		Re,Ra,A,L Ds,Dw,E
Azelea Park 3015 Eden St.	1971 1972	60 68				24	\$500	531 1	36	\$550 801 1	8	\$750	983 1.5		Re,Ra,Ds,L Dw,A,E,S,PI
Bandywood 5111 Orchard Rd.	1973 1974	48 56				16	\$550	600 1	36	\$600 831 1	8	\$700	984 1.5		Re,Ra,Ds,S TC,E,A,L,Dw
Bardwell Apts. 4508 Lanier Street	1973	20				16	\$450	650 1	36	\$650 831 1	8	\$750	984 1.5		Re,Ra,E,A
						4	NA	650 1							
			(Has several units temporally unrentable due to renovation.)												
Bay Towers 1203 Market Street (LTWFH)	1964	76	6	\$597 (Elderly)	521 1	22	\$601 (Elderly)	650 1	8	\$751 (Elderly)	942 1				Re,Ra,Ds,L A,EI,S,P,B Dw,Rc
			2	\$750 (Elderly)	521 1	21	\$725 (Elderly)	650 1	5	\$776 (Elderly)	942 1				
									3	\$751 (Elderly)	942 2				
									9	\$905 (Elderly)	942 2				
Bayside Village 2903 Pascagoula Street (LIHTC)	2011	57	5	\$613 (Elderly)	500 1	46	\$657 (Elderly)	660 1	6	\$789 (Elderly)	850 1				Re,Ra,A,L Ds,Dw,E,Rc WD
Bartlett Bayou 2718 Bartlett Ave. (LIHTC)	2005	48							8	\$515	1,091 2	24	\$598	1,253 2	Re,Ra,A,L Ds,Dw,E
									12	\$615	1,124 2	4	\$710	1,333 2	
Bayou Casotte Homes 3705 Lexington Ave. (LRPH)	1971	65				6	*	NA 1	24	*	NA 1	30	*	NA 1	Re,Ra
												4	*	NA 1	
														(4-Bedroom Units)	
												1	*	NA 1	
														(5-Bedroom Units)	
Bayou Villa 3700 Lanier St.	1973	24							24	\$550	852 1				Re,Ra,Ds,A E,P,B,Dw
Bonapart Square 3801 Melton Ave.	1973	120				36	\$400	625 1	72	\$500	825 1	12	\$700	1,025 2	Re,Ra,Ds,S E,L,Dw,A,TC
														(Townhouse)	
Brentstone 2712 Bartlett Ave.	1970	54				16	\$500	648 1	28	\$600	864 1				Re,Ra,Ds
						2	\$500	657 1	8	\$650	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)	
												1	*	NA 1	
														(5-Bedroom Units)	
Brooks Street Apts. 3401 Brooks St.	1973	38							38	\$450	780 1				Re,Ra,Ds,E L,P,TC,A
Cambridge Park 3414 Shortcut Road (Tax Exp. Bonds)	2003	200				32	\$510	915 1	112	\$610	1,080 2	56	\$690	1,340 2	Re,Ra,Ds A,E,L,S,Dw Rc,PI,P,B
Cedars, The 1915 Arizona St.	1986	8							8	\$600	860 2				Re,Ra,E,A Ds,Dw,P
											(Townhouse)				
Chateau Tourraine 1334 S. Pascagoula St.	1968	36				20	\$575	713 1	16	\$770	1,075 1.5				Re,Ra,Ds,L Dw,A,E,S,P,B
											(Townhouse/WD)				
Colonial Manor 1823 Parsley St.	1964	88				32	\$525	650 1	56	\$625	868 1				Re,Ra,Ds,E Dw,A,S,L
Compass Pointe 4100 Chico Road	1973	113	16	\$425	512 1	32	\$500	514 1	8	\$625	810 1	9	\$800	1,444 2	Re,Ra,Ds A,E,Rc,TC L,P,B,Dw,S
						4	\$500	552 1	12	\$675	1,024 1.5				
						16	\$575	767 1			(Townhouse)				
								(Townhouse)	16	\$675	1,056 1.5				
											(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	33				16	\$450	650 1	17	\$500	800 1				Re,Ra,Ds,A E,Dw,L,S

APARTMENT SURVEY
PASCAGOULA
JUNE 2013

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.			
Dolphin South 1310 Market St.	1970	33					6	\$500	623	1		8	\$600	870	1	8	\$720	1,079	2	Re,Ra,Ds,E
																8	\$720	1,122	2	Dw,A,L
																1	\$720	1,357	2	
																2	\$800	1,344	2	
																(4-Bedroom Unit)				
(Has several units temporally unrentable due to renovation.)																				
Eastwood 5101 Orchard Road	1972	120					24	\$500	610	1		84	\$600	800	1.5	12	\$675	1,000	1.5	Re,Ra,Ds
								(Townhouse)					(Townhouse)				(Townhouse)		Dw,A,E,L,S	
Eastside Apts 2209 Catalpa Ave.	1971	18					18	\$450	500	1										Re,Ra
Eden Manor 2917 Eden St.	1973	44										44	\$450	832	1					Re,Ra,E,A
																			L,Ds	
Edenwood Apts. 2401 Eden Street (LIHTC)	2003	52										24	\$505	990	2	28	\$630	1,157	2	Re,Ra,Ds
																			A,E,L,Dw	
Farmer Apts. 1918 Jackson St.	1974	10					10	\$400	450	1										Re,Ra,Aw
Farragut Apts 3115 St. Francis St.	1970	10										10	NA	775	1					Re,Ra,Ds
																				Dw,A,E
Granada Apts. 3416 Chico Road	1976	84					24	\$475	684	1		52	\$575	826	1	8	\$775	1,065	2	Re,Ra,Ds,E
																				Dw,Rc,L,A,S
Greywood Glen 4900 Old Mobile Hwy.	1974	136					24	\$475	660	1		88	\$595	870	1	24	\$685	970	1.5	Re,Ra,Ds,P
																				A,E,L,Dw,S
Gulf Breeze 1208 S. Belair St.	1970	15					2	\$425	650	1		5	\$450	750	1					Re,Ra,E,A
												8	\$450	850	1					L
Hartford Commons 3102 Eden Street	1971	122	40	\$495	460	1	16	\$575	623	1		16	\$675	837	1	6	\$775	1,392	3	Re,Ra,Ds
	1972	8					24	\$575	634	1		16	\$675	838	1					Dw,A,E,L
												4	\$725	1,000	2					
												8	\$725	920	2					
												(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	Re,Ra
																2	*	NA	1	
																(4-Bedroom Units)				
The Lodge 2816 Eden Street (LTWFH)	1974	209					97	\$650	625	1		112	\$750	936	1					Re,Ra,Ds,Pl
																				E,L,S,A,Rc,P
																				B,Dw,TC
Meadow Wood 4315 Old Mobile Hwy.	1972	76										32	\$550	958	1.5	44	\$650	1,043	1.5	Re,Ra,Ds,A
																				L,E,S,TC,Dw
Meredith Manor 2214 Catalpa Ave.	1972	25					12	\$400	550	1		13	\$550	680	1					Re,Ra,A,E
																				L
Monaco Lake 5210 Monaco Drive	1974	120					16	\$550	723	1.5		88	\$650	891	1.5	16	\$700	1,059	1.5	Re,Ra,Ds,P
																				A,E,L,S,Dw
Morrison Village 2503 Old Mobile Hwy. (LIHTC)(CDBG)	2009	120					48	\$525 (Elderly)	726	1		72	\$625 (Elderly)	1,030	2					Re,Ra,Ds,P
																				A,E,L,Dw,S
																				Rc,WD,Pl
Oakwoods 1115 Agnes	1974	10					13	\$450	550	1										Re,Ra,E,A
	1978	3																		
Palm Oaks 4409 McArthur St.	1976	18										24	NA	950	2					Re,Ra,Ds
	1978	6											(Townhouse)							A,E,L,Dw
(These units are not available for occupancy.)(This property is not included in the total.)																				
Patio Apts 1950 Pascagoula St.	1971	24					8	\$500	700	1		16	\$600	800	1					Re,Ra,Ds
																				E,A,L,S,Dw
Pine Tree Apts. 3502 Hospital Rd.	1973	24										12	\$480	770	1					Re,Ra,Ds
												12	\$495	770	1					E,A,L,S,Dw
Regency Woods 4817 Robinhood Road	1974	184					48	\$564	710	1		88	\$674	1,008	2	48	\$814	1,098	2	Re,Ra,Ds,S
																				A,E,L,Rc,Dw

APARTMENT SURVEY
PASCAGOULA
JUNE 2013

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.		
Sapphire Suites 1715 11th Street	1960	20									20	\$550	918	1					Re,Ra A,E,L
(Has several units temporally unrentable due to renovation.)																			
Singing River Townhomes 3420 Brooks St.	1972	18									14	\$500	915	2	4	\$600	1,179	2	Re,Ra,Ds,A E,L,P,PI
(Townhouse)														(Townhouse)					
Stewart Apts. 4309 Scovel Road	1970	72					34	\$450	750	1	32	\$550	985	2	6	\$675	1,135	2	Re,Ra,Ds A,E,L,S,Dw
Sunchase Townhomes 3200 Hospital Drive	1975	43									42	\$600	1,020	2	1	NA	1,000	2	Re,Ra,Ds Rc,P,S,L E,A,Dw,WD
(Townhouse)														(Townhouse)					
Taylor Heights Apts 2503 Old Mobile Highway (LIHTC)(CDBG)	2009	144					24	\$527	715	1	72	\$625	990	2	48	\$705	1,212	2	Re,Ra,Ds Rc,A,E,L,WD Dw,S,PI
Tall Pines Apts. 4004 Scovel Avenue	1971	55									27	\$580	837	1					Re,Ra,A,L Ds,Dw,E
														(Washer/Dryer)					
Twin Tree Apts. 3301 Argentina St.	1973	12					12	\$400	500	1									Re,Ra,E,A
Williamsburg Square 2101 Eden St.	1973	60									44	\$675	1,050	2	16	\$775	1,221	2	Re,Ra,Ds Rc,A,E,L Dw,S,P
														(Townhouse)					
Willow Creek 2925 Eden Street	1973	96					40	\$450	640	1	56	\$495	916	1					Re,Ra,Ds Dw,A,E,L
Subtotal Market-Rent:																			
Existing		2,352	56				644				1,387				265				
Under Construction		0	0				0				0				0				
Total		2,352	56				644				1,387				265				
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 2013

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.	No.	
Belmont Apts. 14801 Lemoyne Blvd.	2005	180				48	\$625	730 1	132	\$725	1,100 2								Re,Ra,Ds,A E,L,S,Rc,Dw
Bridgewater Park 14104 Big Ridge Rd. (LIHTC)	2009	198				48	\$525	787 1	90	\$625	1,059 2	60	\$705	1,271 2					Re,Ra,Ds,A E,L,S,Rc,Dw P,B
Dufrane Apts. 4200-4204 Knowles Rd.	1958	8							8	\$475	600 1								Re,Ra,A,E
Escatawpa Village 8603 Hwy. 613 (Sec. 515)(RA-31)	1984	32				8	*	639 1	24	*	843 1								Re,Ra,E,A PI,L
Hill Rd. Apts. 3800 Hill Road	1982 1983 1984	8 16 8				32	\$440	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 are not available for occupancy. Not included in the totals.)																			
Grand Biscayne 14510 Lemoyne Blvd.	2008	316				84	\$695	750 1	168	\$790	1,150 2	64	\$950	1,500 2					Re,Ra,Ds,A,B P,L,S,Rc,Dw,E
Highland Square 8100 Seaman Rd. (LIHTC)(CDBG)	2009	96				12	\$531	715 1	48	\$629	990 2	36	\$708	1,212 2					Re,Ra,Ds,A E,L,S,Rc,Dw P,B,PI,WD
Lexington Park 7350 Tucker Road (LIHTC)	2009	120				12	\$525	780 1	48	\$625	1,049 2	60	\$705	1,262 2					Re,Ra,Ds,A E,L,S,Rc,Dw P,B
Martinique 15807 Lemoyne Blvd.	2001	56				52	\$525	790 1	4	\$625	895 1.5								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. @ McClelland Rd.	2010 2011	24 16							16	\$550	1,020 1.5								Re,Ra,A,E Dw,L,Ds
Oakridge Park I 7400 Gorenflo Rd. (Sec. 515)(RA-1)	1982	40				12	\$436	675 1	28	\$461	838 1								Re,Ra,E,A PI,L
Oakridge Park II 15500 Big Ridge Rd. (Sec. 515)	1983	48				16	\$426	675 1	32	\$464	838 1								Re,Ra,E,A PI,L
Oceanaire Apts. 16016 Lemoyne Blvd.	2008	196				66	\$699- \$735	700 1	114	\$875	1,104 2	16	\$1,085	1,441 2					Re,Ra,Ds,A,B P,L,S,Rc,Dw,E
The Reserve At Gulf Hills	2000 2001	252 156				60	\$699	794 1	24	\$760	1,137 2	60	\$899	1,429 2					Re,Ra,Ds,A
6721 Washington Avenue						36	\$699	797 1	48	\$760	1,172 2	24	\$899	1,439 2					E,L,S,Rc,Dw P,B
									92	\$760	1,178 2								
									64	\$799	1,231 2								
River Oaks 10700 Hwy. 613	1985	24				8	\$450	600 1	16	\$550	725 1								Re,Ra,E,A
Royal Oaks 15412 Big Ridge	1998 1999	16 24							40	\$625	1020 2								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 15132 Lemoyne Blvd.	1999	40							40	\$625	960 1.5								Re,Ra,Ds,A E,L,S,F,Dw
Springwater Apts. 6421 Springwater St.	1973	12				8	\$400	500 1	4	\$450	750 1								Re,Ra
(Has several units temporarily unrentable due to renovation.)																			
Sunrise Apts. 8425 Hwy. 613	1973	8							8	\$450	750 1								Re,Ra,E,Aw
Tulon Apts. 4500 Hwy.57 LTWFH)	2011	240				120	\$526- \$700 \$526- \$755	680 1 735 1	120	\$669- \$865 \$669- \$917	987 2 1,050 2								Re,Ra,Ds,A E,L,S,Rc,Dw P,B,WD
Subtotal Market-Rent:																			
Existing		1,376	0			402			810			164							
Under Construction		0	0			0			0			0							
Total		1,376	0			402			810			164							
Subtotal Assisted:																			
Existing		774	0			228			390			156							
Under Construction		0	0			0			0			0							
Total		774	0			228			390			156							