

MISSISSIPPI GULF COAST APARTMENT SURVEY

PREPARED FOR

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

PREPARED BY

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

JUNE 2017

W. S. LOPER & ASSOCIATES

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

July 24, 2017

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

Dear Ms. Wilkinson:

In re: Mississippi Gulf Coast Apartment Market

In accordance with our contract concerning the update of the Mississippi Gulf Coast Apartment Survey, we have conducted an analysis of the local multifamily rental housing market. This survey was conducted during June 2017 and included an analysis of existing apartment properties, a review of the multifamily rental housing projects under construction and an evaluation of overall market conditions. The research undertaken formed the basis for the compilation of the data contained in this report. The following paragraphs summarize our findings:

1. The 2017 apartment survey includes both market-rent and assisted units located in multifamily rental housing properties containing eight or more units located on the Mississippi Gulf Coast. The latest survey included 17,065 market-rent apartment units and 9,483 assisted rental units located in the three-coastal Counties. An 8-unit addition to an existing apartment complex in Biloxi was the only multifamily rental housing under construction at the time of this report. There was no new construction of multifamily rental housing at the time of the 2016 apartment survey or were there any completions during the first six months of 2017.
2. The overall vacancy rate among market-rent apartments on the Mississippi Gulf Coast is 7.5 percent in the 2017 survey which is below the 8.9 percent vacancy rate in 2016 survey and the 9.4 percent rate in 2015 survey. The current vacancy rate is slightly above the range considered "normal" in housing markets experiencing a "slow" or "moderate" rate of population growth.
3. The destruction caused by Hurricane Katrina, resulted in the demolition of a number of multifamily housing structures on the Mississippi Gulf Coast. 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 rental rates. In addition to the renovated properties, a total of 3,080 new market-rent apartments have been placed on the market since 2005 and has added to the existing supply of apartments priced near the "top" of the market. The removal of a large number of pre-Katrina constructed apartments and replacing them with pricier refurbished units combined with the newly constructed properties has altered the supply-price relationships in the local apartment market. The consequence of this trend is disappearing as the early phases of market equilibrium were becoming apparent at the time of the 2017 survey.
4. The latest apartment survey indicated that the Biloxi area contains a total of 5,678 market-rent apartment units and the vacancy rate was 7.3 percent. The current vacancy rate is below the 10.0

percent vacancy rate in the 2016 survey. Segmenting the current vacancy rate in Biloxi by number of bedrooms indicates a 5.0 percent vacancy rate among studio units; for one-bedroom units, 7.9 percent; among two-bedroom apartments, 7.5 percent and 5.2 percent among three-bedroom units. A total of forty studio apartments were surveyed in the Biloxi area and the average monthly rental rate was \$507.50. Among the 1,802 one-bedroom apartments surveyed in 2017 the average monthly rental rate was \$645.16 and has increased 2.1 percent above the average in the 2016 survey. A total of 3,186 two-bedroom apartment units were surveyed in the Biloxi area and the average rental rate was \$753.80 which is 1.1 percent higher than the average in the survey conducted twelve months ago. A total of 650 three-bedroom apartment units were surveyed in the Biloxi area and the average monthly rental rate was \$926.57 which is 1.5 percent higher than the average rental rate among three-bedroom units in the 2016 apartment survey.

5. The 2017 apartment survey indicated that the Gulfport area contained a total of 4,548 market-rent apartment units and 7.0 percent were found vacant which is slightly above the 6.6 percent vacancy rate in the 2016 survey. Segmenting the current vacancy rate by number of bedrooms indicates a 5.8 percent vacancy rate among studio units; for one-bedroom units, a 7.0 percent vacancy rate; among two-bedroom units; 6.9 percent and 7.1 percent among three-bedroom apartment units. In the Gulfport area the average monthly rental rate among one-bedroom apartments surveyed was \$619.26 and has increased 3.8 percent above the average rental rate in the 2016 apartment survey. The average rental rate among two-bedroom apartments in the Gulfport area is \$711.53 and has increased 3.8 percent over the average rental rate recorded a year earlier. Among three-bedroom apartments the average monthly rental rate was \$860.04 and has increased 3.3 percent compared to the average rental rate twelve months ago. At present no additional market-rent apartments are under construction in the Gulfport area.

6. The latest survey indicated a total of 3,204 market-rent apartment units existed in the Pascagoula area and the overall vacancy rate was 9.1 percent which is above the range considered "normal" in areas with "slow" or "moderate" rate of population growth. Segmenting the current vacancy rate by number of bedrooms indicates a 12.5 percent vacancy rate among studio units, 8.9 percent among one-bedroom units, 9.8 percent among two-bedroom units and 5.2 percent among three-bedroom units. The 2017 survey included twenty-four studio units in Pascagoula and the average rental rate was \$494.67. Among the 875 one-bedroom apartment units surveyed the average monthly rental rate was \$519.18 and increased 1.6 percent above the one-bedroom average rental rate in the 2016 survey. A total of 1,981 two-bedroom apartments were surveyed in the Pascagoula area and 9.8 percent were vacant. The average rental rate among two-bedroom apartments in the Pascagoula area is \$610.07 and has decreased 1.1 percent below the average monthly rental rate in the survey conducted twelve months ago. A total of 324 three-bedroom apartment units were surveyed in the Pascagoula area and the average monthly rental rate was \$758.60 which represents a 2.0 percent increase over the average in June 2016.

7. Harrison County is the largest of the three-Coastal Counties. A total of 11,420 market-rent apartment units were surveyed in Harrison County and 6.9 percent were vacant. The June 2017 survey included a total of ninety-six studio apartments and the vacancy rate was 5.2 percent. The average rental rate among studio apartments in Harrison County was \$481.36. A total of 3,232 market-rent one-bedroom apartments were surveyed and the average rental rate was \$640.72 which is 5.8 percent higher than the average in the 2016 survey. A total of 6,708 two-bedroom apartments were surveyed and the average rental rate was \$735.53 which represents a 2.7 percent increase above the average two-bedroom rental rate twelve months ago. The latest survey included a

total of 1,384 three-bedroom apartments in Harrison County and the average rental rate was \$909.49 which represents a 3.7 percent increase over the average three-bedroom rental rate in the survey conducted twelve months ago. At present eight additional market-rent apartment units are under construction in Harrison County.

8. The first apartment survey after Hurricane Katrina was in March 2007 and indicated that a total of 12,684 market-rent apartment units were occupied on the Mississippi Gulf Coast. The 2017 survey indicates that 15,783 market-rent apartment units were occupied or an increased of 3,099 occupied market-rent apartment units since Katrina. Also, a large number of rental housing units have been developed on the Mississippi Gulf Coast under the Low Income Housing Tax Credit or Tax Exempt Bond programs since Katrina. The first apartment survey after Katrina indicated that 1,363 occupied rental units were covered under the “tax-credit” or “tax-exempt” programs. The number of occupied “tax-credit” or “tax-exempt” units increased to 4,371 apartments in the 2017 survey. In addition, three large properties containing 465-units covered under the Long Term Work Force Housing program have been built and 439-units were occupied in the 2017 survey. Newly constructed rental housing properties covered under the “tax-credit/tax-exempt” and the “work force housing” programs are very attractive, contain an extensive amenity package but have “affordable” rental rates that resemble the lower segment of the non-assisted market.

9. Since Hurricane Katrina, a total of approximately 7,909 newly constructed rental housing units covered under the “tax-credit/tax-exempt” and “work force housing” programs combined with market-rent apartment units, have been absorbed on the Mississippi Gulf Coast or an average absorption rate of 659 apartment units per year. The current low volume of multifamily rental housing construction and the continued rate of apartment absorption will be followed by a return to balanced conditions in the local apartment market. If there are no multifamily housing construction starts, the excess of vacancies that have been present in the local apartment market for the last several years will likely disappear during the next twelve months.

10. Assisted apartments differ from market-rent apartments in that they receive direct governmental assistance and eligibility for occupancy is based on established income limits. The 2017 apartment survey indicated a total of 1,094 assisted apartment units exist in Hancock County and seventy-one rental units or 6.5 percent were vacant. At the time of the June 2017 survey no additional assisted apartments were under construction in Hancock County. A total of 5,675 assisted apartment units existed in Harrison County at the time of the 2017 survey and a total of 222 assisted apartment units or 3.7 percent were vacant. The number of vacant assisted apartment units in Harrison County is slightly higher than the number vacant in the 2016 survey but the vacancy rate is the same. The majority of the vacant assisted apartment units were concentrated among “tax-credit” apartment properties. At present no addition assisted apartments are under construction in Harrison County. The 2017 apartment survey indicated that Jackson County contains 2,714 assisted apartments and eighty-nine assisted units were vacant or a vacancy rate of 3.3 percent. The vacancy rate in the latest survey is slightly below the 3.7 percent vacancy rate in the 2016 apartment survey. At present no addition assisted apartments are under construction in Jackson County.

11. The 2017 apartment survey indicates a total of 9,483 assisted apartment units exist in the three-coastal Counties and the vacancy rate is 4.0. The current vacancy rate is similar to the 3.9 percent vacancy rate in the 2016 survey and the 3.8 percent vacancy rate in the 2015 survey but substantially below the 8.5 percent rate in the 2013 survey and lower than the 5.2 percent in the 2014 survey. A sizeable quantity of large “shallow” subsidy apartment complexes were built in response to

Ms. Wilkinson
Page IV
July 24, 2017

the destruction caused by Hurricane Katrina. These recently constructed rental units have been absorbed by the Gulf Coast housing market. It is our opinion, that a vacancy rate range of two to three percent in the assisted segment of the local apartment market will soon become the “normal” vacancy rate.

If you should have any question regarding the 2017 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 2017. This survey is a continuation of a series of reports on the local apartment market. The 2017 survey includes 17,065 market-rent and 9,512 assisted apartment units in multifamily rental housing properties containing eight or more units located in Hancock, Harrison and Jackson Counties. Excluded from these surveys are renter-occupied single-family and duplex housing units, multifamily housing properties primarily offering “vacation” rentals, condo-hotels and condominium developments with several units offered “for rent” but are predominantly owner-occupied. The purpose of this survey is to provide a broad indication of the present condition of the local apartment market. It is hoped that the availability of current and accurate data on the local rental housing market, will “encourage” new rental housing construction when needed and “discourage” additional construction when not desirable. Hopefully, this report will indirectly contribute to balanced conditions in the rental segment of the housing market; consequently supporting the continued healthy growth of the Mississippi Gulf Coast.

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

MARKET-RENT APARTMENT MARKET

The main purpose of this report is to present an indication of the current condition of the market-rent segment of the local apartment market. An analysis of the supply-demand relationships in the local apartment market provides an overview. 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 and “soft” market conditions would exist if the supply of apartment units exceeded demand resulting in an excess of vacancies. A “balance” in the supply and demand of apartment units would indicate market equilibrium.

A logical starting point for analyzing the supply of apartment units is an examination of the development of the local apartment market. A total of 952 market-rent apartment units that are currently operational; were built during or before 1969. The widespread destruction caused by Hurricane Camille in 1969 was followed by four years of a rapid rate of multifamily housing construction between 1971 and 1974. A sharp decline in rate of construction occurred in 1975 and remained at a relatively low level until 1981 when an additional 455 new apartment units were placed on the market. Between 1983 and 1987, the rate of apartment construction was relatively high. Many of the properties developed in the late eighties were characterized by an increase in the quality of construction, nine-foot ceilings, crown molding and extensive amenity features. The level of construction activity declined to a considerably lower level during the next seven years. The rate of multifamily rental housing construction surged during the 1995-1996 period when a total of 1,347 new market-rental units were placed on the market. A decline in construction activity followed before increasing again. After Hurricane Katrina there was a surge in multifamily housing construction and 2,452 new market-rent apartments were built between 2006 and 2009. The rate of construction declined between 2010 and 2014 and 240 market-rent apartments were completed. During 2015 a total 388-units were placed on the market. During the next 18-months no new apartments were completed but an 8-unit addition to an existing property was under construction at the time of this survey. Table 1 contains the number of market-rent units in the three-coastal Counties by year of construction.

**TABLE 1
MARKET-RENT APARTMENT UNIT CONSTRUCTION BY YEAR
MISSISSIPPI GULF COAST
1965-2017**

YEAR	NUMBER	PERCENT
1965 & Before	410	2.4%
1966	99	0.6%
1967	121	0.7%
1968	82	0.5%
1969	240	1.4%
1970	435	2.5%
1971	937	5.5%
1972	1,082	6.3%
1973	1,341	7.9%
1974	977	5.7%
1975	247	1.4%
1976	99	0.6%
1977	147	0.9%
1978	11	0.1%
1979	8	0.0%
1980	181	1.1%
1981	413	2.4%
1982	24	0.1%
1983	470	2.8%
1984	316	1.9%
1985	640	3.7%
1986	376	2.2%
1987	480	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	3.6%
1996	725	4.2%
1997	0	0.0%
1998	299	1.8%
1999	350	2.1%
2000	968	5.7%
2001	484	2.8%
2002	460	2.7%
2003	376	2.2%
2004	137	0.8%
2005	196	1.1%
2006	240	1.4%
2007	469	2.7%
2008	1,135	6.6%
2009	608	3.6%
2010	118	0.7%
2011	66	0.4%
2012	12	0.1%
2013	24	0.1%
2014	20	0.1%
2015	388	2.3%
2016	0	0.0%
2017	0	0.0%
UC	8	0.0%
TOTAL	17,073	100.0%

UC - Under Construction
Through June 2017.

SOURCE: W. S. Loper & Associates.

The condition of the local apartment market is reflected in the supply-demand relationships. The number of apartment units vacant and available “for rent” as a percent of all apartment units, is the effective vacancy rate. When viewing the overall market, tenant “turnover” results in “permanent” vacancies. The time period between “move-out” and “move-in” are examples of vacancies that will always exist in an apartment market and also includes the preparation of vacant units for re-occupancy and the screening of new prospective tenants. Vacancies resulting from the “initial rent-up” of newly constructed properties are also a component of the “permanent” vacancy rate. Population growth can be translated into an increase in the number of households. In order to

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

Based on U.S. Census population data; the annual average growth rate between 1990 and 2000 in Hancock County was 3.4 percent, in Harrison County the rate was 1.4 percent and 1.3 percent in Jackson County. The annual average rate of growth declined to 0.2 percent between 2000 and 2010 for the three-coastal Counties. The decline in the rate of growth is attributed to the impact of Hurricane Katrina. The Census Bureau estimates the July 2016 population of Hancock County to be 46,791; Harrison County to be 203,234 and Jackson County to be 141,241. The annual average rate of growth between 2010 and the 2016 Census estimate in Hancock and Harrison County is slightly more than one percent and in Jackson County the rate is slightly less than one percent. It is concluded that during the decade before Hurricane Katrina, the Mississippi Gulf Coast experienced a “moderate” rate of population growth and at that time a “normal” vacancy rate would fall in the four to six percent range. Since Hurricane Katrina the three-coastal Counties have experienced a “slow” rate of population growth. Based on the current growth rate; a vacancy rate of four percent or less would be considered “normal” in the Mississippi Gulf Coast apartment market.

Table 2 is an overview of the supply-demand relationships in the local apartment market and contains the number of units and the number of vacant units available “for rent” in the latest survey. The overall vacancy rate is 7.5 percent which is below the 8.9 percent vacancy rate in 2016 and the 9.4 rate in 2015. The current vacancy rate is slightly above the range considered “normal” in areas experiencing a “slow” or moderate rate of growth.

**TABLE 2
MARKET-RENT APARTMENT SUPPLY AND VACANCY RATE
MISSISSIPPI GULF COAST
JUNE 2017**

	<u>HANCOCK COUNTY</u>	<u>HARRISON COUNTY</u>	<u>JACKSON COUNTY</u>	<u>MISSISSIPPI GULF COAST</u>
STUDIO UNITS:				
Number of Units	0	96	24	120
Number of Vacant Units	0	5	3	8
Vacancy Rate	0.0%	5.2%	12.5%	6.7%
ONE-BEDROOM UNITS:				
Number of Units	66	3,232	1,407	4,705
Number of Vacant Units	5	231	114	350
Vacancy Rate	7.6%	7.1%	8.1%	7.4%
TWO-BEDROOM UNITS:				
Number of Units	428	6,708	3,071	10,207
Number of Vacant Units	50	474	279	803
Vacancy Rate	11.7%	7.1%	9.1%	7.9%
THREE-BEDROOM UNITS:				
Number of Units	123	1,384	526	2,033
Number of Vacant Units	8	82	31	121
Vacancy Rate	6.5%	5.9%	5.9%	6.0%
TOTAL ALL UNITS:				
Number of Units	617	11,420	5,028	17,065
Number of Vacant Units	63	792	427	1,282
Vacancy Rate	10.2%	6.9%	8.5%	7.5%

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 multi-family rental housing stock is not a homogeneous market and conditions vary between submarkets. The cities of Biloxi, Gulfport and Pascagoula contain the majority of the market-rent apartments units on the Mississippi Gulf Coast and account for sixty-eight percent of the total. The city of Biloxi contains 4,780 market-rent apartment units and has a vacancy rate of 7.7 percent, Gulfport contains 4,508 market-rent apartment units with a vacancy rate of 7.0 percent and Pascagoula contains 2,313 apartment units and has a vacancy rate of 8.7 percent. Contained in Table 3 is the market-rent apartment unit supply, the number vacant and the vacancy rate for each city on the Mississippi Gulf Coast based on the 2017 survey.

**TABLE 3
SUPPLY AND VACANCY OF MARKET-RENT APARTMENT UNITS BY PLACE
MISSISSIPPI GULF COAST
JUNE 2017**

	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	0	0.0%	100	1	1.0%	25	0	0.0%	149	1	0.7%
Waveland	0	0	0.0%	32	4	12.5%	308	48	15.6%	78	6	7.7%	418	58	13.9%
Unincorporated	0	0	0.0%	10	1	0.0%	20	1	0.0%	20	2	0.0%	50	4	8.0%
Total	0	0	0.0%	66	5	7.6%	428	50	11.7%	123	8	6.5%	617	63	10.2%
HARRISON CO.															
Biloxi	40	2	5.0%	1,516	125	8.2%	2,679	212	7.9%	545	29	5.3%	4,780	368	7.7%
D'Iberville	0	0	0.0%	274	17	6.2%	493	26	5.3%	105	5	4.8%	872	48	5.5%
Gulfport	52	3	5.8%	1,070	75	7.0%	2,817	196	7.0%	569	41	7.2%	4,508	315	7.0%
Long Beach	4	0	0.0%	308	13	4.2%	677	38	5.6%	129	5	3.9%	1,118	56	5.0%
Pass Christian	0	0	0.0%	52	1	1.9%	24	2	8.3%	0	0	0.0%	76	3	3.9%
Unincorporated	0	0	0.0%	12	0	0.0%	18	0	0.0%	36	2	5.6%	66	2	3.0%
Total	96	5	5.2%	3,232	231	7.1%	6,708	474	7.1%	1,384	82	5.9%	11,420	792	6.9%
JACKSON CO.															
Gautier	0	0	0.0%	147	18	12.2%	377	43	11.4%	61	3	4.9%	585	64	10.9%
Moss Point	0	0	0.0%	56	4	7.1%	158	19	12.0%	0	0	0.0%	214	23	10.7%
Ocean Springs	0	0	0.0%	174	11	6.3%	326	20	6.1%	38	1	2.6%	538	32	5.9%
Pascagoula	24	3	12.5%	624	52	8.3%	1,402	132	9.4%	263	14	5.3%	2,313	201	8.7%
Unincorporated	0	0	0.0%	406	29	7.1%	808	65	8.0%	164	13	7.9%	1,378	107	7.8%
Total	24	3	12.5%	1,407	114	8.1%	3,071	279	9.1%	526	31	5.9%	5,028	427	8.5%
MS GULF COAST	120	8	6.7%	4,705	350	7.4%	10,207	803	7.9%	2,033	121	6.0%	17,065	1,282	7.5%

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 2017**

SUBMARKET	STUDIO UNITS			1-BEDROOM UNITS			2-BEDROOM UNITS			3+BEDROOM UNITS			TOTAL ALL UNITS		
	Supply	Va-cant	Vac. Rate	Supply	Va-cant	Vac. Rate	Supply	Va-cant	Vac. Rate	Supply	Va-cant	Vac. Rate	Supply	Va-cant	Vac. Rate
HANCOCK CO.															
Bay St. Louis- Waveland Area	0	0	0.0%	66	5	7.6%	428	50	11.7%	123	8	6.5%	617	63	10.2%
Total	0	0	0.0%	66	5	7.6%	428	50	11.7%	123	8	6.5%	617	63	10.2%
HARRISON CO.															
Biloxi Area	40	2	5.0%	1,802	142	7.9%	3,186	238	7.5%	650	34	5.2%	5,678	416	7.3%
Gulfport Area	52	3	5.8%	1,070	75	7.0%	2,821	196	6.9%	605	43	7.1%	4,548	317	7.0%
Long Beach Area	4	0	0.0%	360	14	3.9%	701	40	5.7%	129	5	3.9%	1,194	59	4.9%
Total	96	5	5.2%	3,232	231	7.1%	6,708	474	7.1%	1,384	82	5.9%	11,420	792	6.9%
JACKSON CO.															
Ocean Springs Area	0	0	0.0%	532	36	6.8%	1,090	84	7.7%	202	14	6.9%	1,824	134	7.3%
Pascagoula Area	24	3	12.5%	875	78	8.9%	1,981	195	9.8%	324	17	5.2%	3,204	293	9.1%
Total	24	3	12.5%	1,407	114	8.1%	3,071	279	9.1%	526	31	5.9%	5,028	427	8.5%
MS GULF COAST	120	8	6.7%	4,705	350	7.4%	10,207	803	7.9%	2,033	121	6.0%	17,065	1,282	7.5%

SOURCE: W. S. Loper & Associates.

Table 5 contains the number of market-rent apartment units, the number vacant and vacancy rate by city or place in surveys conducted between 2008 and 2017. The 2008 apartment survey was the second survey to be con-

ducted after Hurricane Katrina and a total of 14,556 apartment units existed in properties with eight or more units and the vacancy rate was 6.5 percent. The vacancy rate reached a 2008 to 2017 high of 14.5 percent in 2010 and returned to 7.5 percent in the 2017 survey. A total of 15,737 market-rent apartment units were occupied at the time of the 2017 survey which is 2,125 more occupied units than in the 2008 survey.

**TABLE 5
TRENDS IN MARKET-RENT APARTMENT UNIT SUPPLY AND VACANCY
MISSISSIPPI GULF COAST
2008-2017**

SUBMARKET	APRIL 2008			MAY 2009			JUNE 2010			JUNE 2011			JUNE 2012		
	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	5	3.4%	149	42	28.2%	149	50	33.6%	149	48	32.2%	149	26	17.4%
Waveland	256	10	3.9%	288	24	8.3%	416	142	34.1%	418	78	18.7%	418	105	25.1%
Unincorporated	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%
Total	405	15	3.7%	437	66	15.1%	565	192	34.0%	567	126	22.2%	567	131	23.1%
HARRISON CO.															
Biloxi	4,500	265	5.9%	4,375	450	10.3%	4,375	576	13.2%	4,503	584	13.0%	4,539	624	13.7%
D'Iberville	565	32	5.7%	568	40	7.0%	872	111	12.7%	872	60	6.9%	872	111	12.7%
Gulfport	3,468	228	6.6%	4,160	607	14.6%	4,212	556	13.2%	4,182	540	12.9%	4,302	497	11.6%
Long Beach	826	62	7.5%	1,046	154	14.7%	1,046	121	11.6%	1,094	127	11.6%	1,094	175	16.0%
Pass Christian	76	2	2.6%	76	6	7.9%	76	8	10.5%	76	2	2.6%	76	3	3.9%
Unincorporated	66	2	3.0%	66	4	6.1%	66	11	16.7%	66	12	18.2%	66	6	9.1%
Total	9,501	591	6.2%	10,291	1,261	12.3%	10,647	1,383	13.0%	10,793	1,325	12.3%	10,949	1,416	12.9%
JACKSON CO.															
Gautier	585	40	6.8%	585	58	9.9%	585	65	11.1%	585	75	12.8%	585	75	12.8%
Moss Point	202	10	5.0%	202	12	5.9%	202	18	8.9%	202	16	7.9%	202	22	10.9%
Ocean Springs	514	20	3.9%	546	47	8.6%	552	48	8.7%	538	55	10.2%	538	48	8.9%
Pascagoula	2,150	140	6.5%	2,288	250	10.9%	2,557	458	17.9%	2,348	322	13.7%	2,328	439	18.9%
Unincorporated	1,199	128	10.7%	1,397	213	15.2%	1,423	235	16.5%	1,423	142	10.0%	1,376	141	10.2%
Total	4,650	338	7.3%	5,018	580	11.6%	5,319	824	15.5%	5,096	610	12.0%	5,029	725	14.4%
MS Gulf Coast	14,556	944	6.5%	15,746	1,907	12.1%	16,531	2,399	14.5%	16,456	2,061	12.5%	16,545	2,272	13.7%
SUBMARKET	JUNE 2013			JUNE 2014			JUNE 2015			JUNE 2016			JUNE 2017		
	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	25	16.8%	149	14	9.4%	149	9	6.0%	149	17	11.4%	149	1	0.7%
Waveland	418	95	22.7%	418	98	23.4%	418	72	17.2%	418	112	26.8%	418	58	13.9%
Unincorporated	0	0	0.0%	0	0	0.0%	40	5	12.5%	50	6	12.0%	50	4	8.0%
Total	567	120	21.2%	567	112	19.8%	567	81	14.3%	567	129	22.8%	567	59	10.2%
HARRISON CO.															
Biloxi	4,539	394	8.7%	4,539	354	7.8%	4,562	366	8.0%	4,780	516	10.8%	4,780	368	7.7%
D'Iberville	872	51	5.8%	872	49	5.6%	872	50	5.7%	872	52	6.0%	872	48	5.5%
Gulfport	4,308	324	7.5%	4,332	317	7.3%	4,504	411	9.1%	4,504	300	6.7%	4,508	315	7.0%
Long Beach	1,106	78	7.1%	1,118	112	10.0%	1,118	95	8.5%	1,118	74	6.6%	1,118	56	5.0%
Pass Christian	76	4	5.3%	76	2	2.6%	76	2	2.6%	76	2	2.6%	76	3	3.9%
Unincorporated	66	5	7.6%	66	5	7.6%	66	5	7.6%	66	3	4.5%	66	2	3.0%
Total	10,967	856	7.8%	11,003	839	7.6%	11,198	929	8.3%	11,416	947	8.3%	11,420	792	6.9%
JACKSON CO.															
Gautier	585	45	7.7%	585	44	7.5%	585	80	13.7%	585	47	8.0%	585	64	10.9%
Moss Point	212	14	6.6%	212	16	7.5%	212	24	11.3%	214	20	9.3%	214	23	10.7%
Ocean Springs	538	34	6.3%	538	56	10.4%	538	33	6.1%	538	29	5.4%	538	32	5.9%
Pascagoula	2,352	223	9.5%	2,348	273	11.6%	2,329	226	9.7%	2,313	216	9.3%	2,313	201	8.7%
Unincorporated	1,376	98	7.1%	1,376	101	7.3%	1,376	202	14.7%	1,376	118	8.6%	1,378	107	7.8%
Total	5,063	414	8.2%	5,059	490	9.7%	5,040	565	11.2%	5,026	430	8.6%	5,028	427	8.5%
MS Gulf Coast	16,597	1,390	8.4%	16,629	1,441	8.7%	16,805	1,575	9.4%	17,009	1,506	8.9%	17,015	1,278	7.5%

SOURCE: W. S. Loper and Associates.

BAY SAINT LOUIS-WAVELAND AREA

The apartment market in Hancock County is relatively small and most of the market-rent and assisted apartment properties are located in the Bay St. Louis-Waveland area. The multifamily housing developments in Diamondhead are mainly owner-occupied or are part of the vacation/resort market and not included in this report. The June 2017 survey covered a total of 617 market-rent apartment units in the Bay St. Louis-Waveland area and the vacancy rate was 10.2 percent which is below the 21.9 percent in the 2016 survey. Segmenting the current vacancy rate by number of bedrooms indicates a 7.6 percent vacancy rate among one-bedroom units, 11.7 percent among two-bedroom apartments and 6.5 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 population growth.

Contained in Table 6 are selected characteristics of the market-rent apartment units located in the Bay St. Louis-Waveland area. The average rental rate among the sixty-six market-rate one-bedroom apartments surveyed was \$619.64 and is 0.5 percent below the average one-bedroom monthly rental rate in the 2016 survey. A total of 428 two-bedroom market-rate apartment units were surveyed in the Bay St. Louis-Waveland area and the average monthly rental rate was \$680.32 which is 0.5 percent above the average rental rate twelve months ago. Among the 123 three-bedroom apartment units surveyed the average monthly rental rate was \$794.41 and has increased 1.6 percent above the average in the 2016 survey. There were no market-rent apartment units under construction in this submarket at the time of the 2017 survey.

**TABLE 6
SELECTED CHARACTERISTICS OF MARKET-RENT APARTMENT UNITS
BAY SAINT LOUIS-WAVELAND AREA
JUNE 2017**

	<u>1-Bedroom Units</u>	<u>2-Bedroom Units</u>	<u>3-Bedroom Units</u>	<u>Total All Units</u>
Number of Apartments	66	428	123	617
Number Under Construction	0	0	0	0
Number Vacant	5	50	8	63
Vacancy Rate	7.6%	11.7%	6.5%	10.2%
Average Rental Rate (6-2017)	\$619.64	\$680.32	\$794.41	*
67% Fall Between	\$531.65-\$707.64	\$583.73-\$776.91	\$711.46-\$877.36	*
Average Rental Rate (6-2016)	\$622.50	\$676.70	\$782.11	*
2016 to 2017 Percent Change	-0.5%	0.5%	1.6%	*
Average "Asking" Rent of Vacant	\$581.25	\$606.84	\$806.67	*
67% Fall Between	\$468.75-\$693.75	\$513.51-\$700.16	\$718.88-\$894.45	*
Average Size	691 Sq. Ft.	906 Sq. Ft.	1,178 Sq. Ft.	*
67% Fall Between	660-721 Sq. Ft	742-1,098 Sq. Ft	1,098-1,258 Sq. Ft	*
Average Rent Per Square Foot	89.8	73.7	67.7	*
67% Fall Between	77.1-102.5	67.4-80.2	59.6-75.9	*

* Not Applicable

SOURCE: W. S. Loper and Associates.

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

**TABLE 7
DISTRIBUTION OF MARKET-RENT APARTMENT RENTAL RATES
HANCOCK COUNTY
JUNE 2017**

<u>DECILE</u>	<u>1-BR.</u>	<u>2-BR.</u>	<u>3-BR.</u>
1	\$525.00	\$550.62	\$ 700.00
2	\$541.25	\$558.95	\$ 703.80
3	\$554.75	\$578.64	\$ 711.56
4	\$563.00	\$598.34	\$ 719.33
Median	\$571.25	\$652.86	\$ 727.09
6	\$598.40	\$725.50	\$ 734.85
7	\$640.50	\$744.15	\$ 742.62
8	\$667.50	\$756.75	\$ 754.25
9	\$708.75	\$783.38	\$ 840.67
9.9	\$750.00	\$810.00	\$ 920.00

SOURCE: W. S. Loper and Associates.

BILOXI AREA

The latest apartment survey indicated that the Biloxi area contains a total of 5,678 market-rent apartment units and the vacancy rate was 7.3 percent. The current vacancy rate is below the 10.0 percent vacancy rate in the 2016 survey. The 2016 vacancy rate in Biloxi was over-stated because of the recent completion of a large

apartment complex that was in the “initial rent-up” phase. Segmenting the current vacancy rate in Biloxi by number of bedrooms indicates a 5.0 percent vacancy rate among studio units; for one-bedroom units, 7.9 percent; among two-bedroom apartments, 7.5 percent and 5.2 percent among three-bedroom units.

A total of forty studio apartments were surveyed in the Biloxi area and the average monthly rental rate was \$507.50. Among the 1,802 one-bedroom apartments surveyed in 2017 the average monthly rental rate was \$645.16 and has increased 2.1 percent above the average in the 2016 survey. A total of 3,186 two-bedroom apartment units were surveyed in the Biloxi area and the average rental rate was \$753.80 which is 1.1 percent higher than the average in the survey conducted twelve months ago. A total of 650 three-bedroom apartment units were surveyed in the Biloxi area and the average monthly rental rate was \$926.57 which is 1.5 percent higher than the average rental rate in the apartment survey conducted twelve months ago. At present, an 8-unit addition to an existing apartment property is under construction in the Biloxi area.

**TABLE 8
SELECTED CHARACTERISTICS OF MARKET-RENT APARTMENT UNITS
BILOXI AREA
JUNE 2017**

	<u>Studio Units</u>	<u>1-Bedroom Units</u>	<u>2-Bedroom Units</u>	<u>3-Bedroom Units</u>	<u>Total All Units</u>
Number of Apartments	40	1,802	3,186	650	5,678
Number Under Construction	0	0	8	0	8
Number Vacant	2	142	238	34	416
Vacancy Rate	5.0%	7.9%	7.5%	5.2%	7.3%
Average Rental Rate (6-2017)	\$507.50	\$645.16	\$753.80	\$926.57	*
67% Fall Between	\$495.90-\$519.10	\$519.68-\$770.63	\$600.97-\$906.64	\$750.78-\$1,102.36	*
Average Rental Rate (6-2016)	\$465.00	\$631.73	\$745.47	\$913.06	*
2016 to 2017 Percent Change	9.1%	2.1%	1.1%	1.5%	*
Average "Asking" Rent of Vacant	\$512.50	\$574.20	\$712.31	\$928.94	*
67% Fall Between	\$494.82-\$530.18	\$440.12-\$708.28	\$579.94-\$844.67	\$760.06-\$1,097.83	*
Average Size	345 Sq. Ft.	728 Sq. Ft.	1,016, Sq. Ft.	1,335 Sq. Ft.	*
67% Fall Between	325-365 Sq. Ft.	556-899 Sq. Ft.	826-1,207 Sq. Ft.	1,107-1,562 Sq. Ft.	*
Average Rent Per Square Foot	147.4	90.0	74.5	69.4	*
67% Fall Between	142.5-152.3	78.5-101.4	65.9-83.3	62.6-76.2	*

* Not Applicable

SOURCE: W. S. Loper and Associates.

GULFPORT AREA

The 2017 apartment survey indicated that the Gulfport area contained a total of 4,548 market-rent apartment units and 7.0 percent were found vacant which is slightly above the 6.6 percent vacancy rate in the 2016 survey. 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 2017**

	<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	1,070	2,821	605	4,548
Number Under Construction	0	0	0	0	0
Number Vacant	3	75	196	43	317
Vacancy Rate	5.8%	7.0%	6.9%	7.1%	7.0%
Average Rental Rate (6-2017)	\$471.16	\$619.26	\$711.53	\$860.04	*
67% Fall Between	\$381.23-\$561.09	\$506.03-\$732.50	\$591.32-\$831.74	\$760.03-\$960.05	*
Average Rental Rate (6-2016)	\$465.00	\$596.77	\$685.47	\$832.39	*
2016 to 2017 Percent Change	1.3%	3.8%	3.8%	3.3%	*
Average "Asking" Rent of Vacant	\$532.67	\$600.52	\$690.86	\$829.47	*
67% Fall Between	\$417.77-\$647.56	\$490.72-\$710.32	\$589.83-\$791.89	\$724.50-\$934.43	*
Average Size	497 Sq. Ft.	695 Sq. Ft.	983 Sq. Ft.	1,243 Sq. Ft.	*
67% Fall Between	431-562 Sq. Ft.	574-816 Sq. Ft.	831-1,136 Sq. Ft.	1,099-1,387 Sq. Ft.	*
Average Rent Per Square Foot	97.4	86.5	72.7	69.7	*
67% Fall Between	88.5-106.4	75.8-97.1	63.7-81.8	61.0-78.5	*

* Not Applicable

SOURCE: W. S. Loper and Associates.

Segmenting the current vacancy rate by number of bedrooms indicates a 5.8 percent vacancy rate among studio units; for one-bedroom units, a 7.0 percent vacancy rate; among two-bedroom units; 6.9 percent and 7.1 percent among three-bedroom apartment units.

In the Gulfport area the average monthly rental rate among one-bedroom apartments surveyed was \$619.26 and has increased 3.8 percent above the average rental rate in the 2016 apartment survey. The average rental rate among two-bedroom apartments in the Gulfport area is \$711.53 and has increased 3.8 percent over the average rental rate recorded a year earlier. Among three-bedroom apartments the average monthly rental rate was \$860.04 and has increased 3.3 percent compared to the average rental rate twelve months ago.

At present no additional market-rent apartments are under construction in Gulfport. However since one small property previously covered under the tax-credit program no longer has income and rental rate restrictions and is now considered to be market-rent.

LONG BEACH-PASS CHRISTIAN AREA

The Long Beach-Pass Christian area contains 1,194 market-rent apartments and 4.9 percent were vacant compared to 6.4 percent vacant at the time of the 2016 survey or the 8.1 percent vacancy rate in the 2015 survey. Segmenting the current vacancy rate by number of bedrooms indicates a 3.9 percent vacancy rate among one-bedroom units; 5.7 percent among two-bedrooms and 3.9 percent among three-bedroom apartment units. Among the 360 one-bedroom apartment units surveyed in the Long Beach area, the average rental rate was \$682.61 and is 3.4 percent above the average monthly rental rate in the 2016 apartment survey. A total of 701 two-bedroom apartment units were surveyed in the Long Beach-Pass Christian area and the average monthly rental rate was \$748.97 which is a 1.9 percent increase over the average two-bedroom rental rate in the 2016 survey. A total of 129 market-rent three-bedroom apartments were surveyed in the Long Beach-Pass Christian area and the average monthly rental rate was \$1,055.06 which is 4.3 percent above the average market-rent three-bedroom monthly rental rate in the survey conducted twelve months ago. 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 2017

	<u>Studio Units</u>	<u>1-Bedroom Units</u>	<u>2-Bedroom Units</u>	<u>3-Bedroom Units</u>	<u>Total All Units</u>
Number of Apartments	4	360	701	129	1,194
Number Under Construction	0	0	0	0	0
Number Vacant	0	14	40	5	59
Vacancy Rate	0.0%	3.9%	5.7%	3.9%	4.9%
Average Rental Rate (6-2017)	\$350.00	\$682.61	\$748.97	\$1,055.06	*
67% Fall Between	*	\$566.94-\$798.28	\$611.15-\$886.79	\$945.78-\$1,164.34	*
Average Rental Rate (6-2016)	\$350.00	\$659.98	\$735.15	\$1,011.66	*
2016 to 2017 Percent Change	0.0%	3.4%	1.9%	4.3%	*
Average "Asking" Rent of Vacant	*	\$672.61	\$725.00	\$993.40	*
67% Fall Between	*	\$545.83-\$799.88	\$586.97-\$863.03	\$913.46-\$1,073.34	*
Average Size	325 Sq. Ft.	761 Sq. Ft.	1,004 Sq. Ft.	1,496 Sq. Ft.	*
67% Fall Between	*	599-923 Sq. Ft	804-1,187 Sq. Ft	1,368-1,623 Sq. Ft	*
Average Rent Per Square Foot	92.9	91.1	73.0	70.6	*
67% Fall Between	*	78.8-103.3	61.5-84.6	66.4-74.7	*

* Not Applicable

SOURCE: W. S. Loper and Associates.

HARRISON COUNTY

Harrison County is the largest of the three-coastal Counties. A total of 11,420 market-rent apartment units were surveyed in Harrison County and 6.9 percent were vacant. The June 2017 survey included a total of ninety-six studio apartments and the vacancy rate was 5.2 percent. The average rental rate among studio apartments in

Harrison County was \$481.36. A total of 3,232 market-rent one-bedroom apartments were surveyed and the average rental rate was \$640.72 which is 5.8 percent higher than the average in the 2016 survey. A total of 6,708 two-bedroom apartments were surveyed and the average rental rate was \$735.53 which represents a 2.7 percent increase above the average two-bedroom rental rate twelve months ago. The latest survey included a total of 1,384 three-bedroom apartments in Harrison County and the average rental rate was \$909.49 which represents a 3.7 percent increase over the average three-bedroom rental rate in the survey conducted twelve months ago. At present eight additional market-rent apartment units are under construction in Harrison County. Contained in Table 11 are selected characteristics of the market-rent apartment units located in Harrison County.

**TABLE 11
SELECTED CHARACTERISTICS OF MARKET-RENT APARTMENT UNITS
HARRISON COUNTY
JUNE 2017**

	<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	3,232	6,708	1,384	11,420
Number Under Construction	0	0	8	0	8
Number Vacant	5	231	474	82	792
Vacancy Rate	5.2%	7.1%	7.1%	5.9%	6.9%
Average Rental Rate (6-2017)	\$481.36	\$640.72	\$735.53	\$909.49	*
67% Fall Between	\$407.61-\$555.11	\$518.81-\$762.62	\$595.93-\$875.14	\$757.25-\$1,061.73	*
Average Rental Rate (6-2016)	\$468.84	\$605.55	\$716.53	\$877.08	*
2016 to 2017 Percent Change	2.7%	5.8%	2.7%	3.7%	*
Average "Asking" Rent of Vacant	\$524.60	\$589.88	\$704.55	\$880.71	*
67% Fall Between	\$442.14-\$607.06	\$462.30-\$717.46	\$583.24-\$825.86	\$736.48-\$1,024.94	*
Average Size	427 Sq. Ft.	717 Sq. Ft.	1,001 Sq. Ft.	1,310 Sq. Ft.	*
67% Fall Between	324-530 Sq. Ft.	563-877 Sq. Ft.	826-1,176 Sq. Ft.	1,109-1,511 Sq. Ft.	*
Average Rent Per Square Foot	113.7	90.1	73.8	70.0	*
67% Fall Between	92.7-134.7	78.4-101.7	65.0-82.7	62.1-77.2	*

* Not Applicable

SOURCE: W. S. Loper and Associates.

Contained in Table 12 is an overview of the rental rate structure in Harrison County and the County's three submarkets. Presented in Table 12 is the dispersion of monthly rental rates around the median. The median rental rate is the "mid-point" or value that divides the distribution of monthly rental rates into two equal parts; one-half of the monthly rental rates fall above the median rental rate and one-half below. The median is very descriptive because it reflects the "typical" monthly rental rate. For example, if the monthly rental rate of a two-bedroom apartment unit in the Gulfport area was \$710, it would be near the "middle" of the market because the median rental rate is \$700. If the same two-bedroom apartment unit rented for \$810, it would be near the "top" of the local market (eighth decile equals \$807) with eighty percent of the market-rent two-bedroom apartments in the Biloxi area renting for less.

**TABLE 12
DISTRIBUTION OF MARKET-RENT APARTMENT RENTAL RATES
HARRISON COUNTY
JUNE 2017**

DECILE	<u>BILOXI AREA</u>			<u>GULFPORT AREA</u>			<u>LONG BEACH-PASS AREA</u>			<u>HARRISON 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>	<u>1-BR.</u>	<u>2-BR.</u>	<u>3-BR.</u>
1	\$ 438	\$ 590	\$ 658	\$ 482	\$ 541	\$ 701	\$ 504	\$ 537	\$ 898	\$ 449	\$ 539	\$ 701
2	\$ 505	\$ 698	\$ 720	\$ 495	\$ 593	\$ 789	\$ 566	\$ 609	\$ 929	\$ 499	\$ 994	\$ 789
3	\$ 581	\$ 762	\$ 814	\$ 524	\$ 614	\$ 836	\$ 571	\$ 657	\$ 962	\$ 561	\$ 620	\$ 839
4	\$ 618	\$ 864	\$ 863	\$ 569	\$ 675	\$ 852	\$ 642	\$ 713	\$ 975	\$ 596	\$ 697	\$ 895
Median	\$ 629	\$ 890	\$ 955	\$ 607	\$ 700	\$ 886	\$ 687	\$ 751	\$ 999	\$ 624	\$ 741	\$ 900
6	\$ 667	\$ 891	\$1,016	\$ 693	\$ 759	\$ 899	\$ 699	\$ 788	\$1,030	\$ 689	\$ 772	\$ 920
7	\$ 727	\$ 893	\$1,057	\$ 708	\$ 793	\$ 900	\$ 713	\$ 849	\$1,061	\$ 720	\$ 809	\$ 984
8	\$ 763	\$ 894	\$1,074	\$ 723	\$ 807	\$ 908	\$ 764	\$ 862	\$1,104	\$ 746	\$ 858	\$1,052
9	\$ 785	\$ 896	\$1,092	\$ 737	\$ 844	\$ 963	\$ 814	\$ 872	\$1,159	\$ 784	\$ 895	\$1,080
9.9	\$1,039	\$1,400	\$1,399	\$ 800	\$ 965	\$1,079	\$ 854	\$ 994	\$1,214	\$1,019	\$1,400	\$1,359

SOURCE: W. S. Loper and Associates.

OCEAN SPRINGS AREA

The 2017 apartment survey indicated that the Ocean Springs area contained a total of 1,824 market-rent apartment units and the vacancy rate was 7.3 percent. Segmenting the vacancy rate by number of bedrooms indicates a 6.8 percent vacancy rate among one-bedroom units, 7.7 percent among two-bedroom units and 6.9 percent among three-bedroom apartments. Among the 532 one-bedroom apartments in this submarket, the average rental rate was \$684.58 and has increased 6.5 percent over the average reported in the survey conducted twelve months ago. A total of 1,090 two-bedroom apartments were surveyed and the average rental rate was \$794.20 which is 2.4 percent higher than average monthly rental rate for a two-bedroom apartment in the 2016 survey. Among the 202 three-bedroom apartments surveyed the average monthly rental rate was \$1,025.79 which represents a 1.9 percent increase over the average rental rate reported in 2016. Contained in Table 13 are selected characteristics of market-rent apartments located in the Ocean Springs area.

TABLE 13
SELECTED CHARACTERISTICS OF MARKET-RENT APARTMENT UNITS
OCEAN SPRINGS AREA
JUNE 2017

	<u>1-Bedroom Units</u>	<u>2-Bedroom Units</u>	<u>3-Bedroom Units</u>	<u>Total All Units</u>
Number of Apartments	532	1,090	202	1,824
Number Under Construction	0	0	0	0
Number Vacant	36	84	14	134
Vacancy Rate	6.8%	7.7%	6.9%	7.3%
Average Rental Rate (6-2017)	\$684.58	\$794.20	\$1,025.79	*
67% Fall Between	\$593.09-\$776.08	\$678.89-\$909.51	\$967.77-\$1,083.82	*
Average Rental Rate (6-2016)	\$642.76	\$775.39	\$1,006.78	*
2016 to 2017 Percent Change	6.5%	2.4%	1.9%	*
Average "Asking" Rent of Vacant	\$693.97	\$773.63	\$1,025.00	*
67% Fall Between	\$603.11-\$784.84	\$660.66-\$886.60	\$994.24-\$1,055.80	*
Average Size	752 Sq. Ft.	1,075 Sq. Ft.	1,435 Sq. Ft.	*
67% Fall Between	687-818 Sq. Ft.	958-1,193 Sq. Ft.	1,357-1,513 Sq. Ft.	*
Average Rent Per Square Foot	91.4	74.0	71.7	*
67% Fall Between	78.9-103.9	66.1-81.8	65.2-78.3	*

* Not Applicable

SOURCE: W. S. Loper and Associates.

PASCAGOULA AREA

The 2017 apartment survey indicates that the Pascagoula area contains a total of 3,204 market-rent apartment units. Before 1970 this apartment market was relatively small and only 225 market-rent apartment units exist today that were built before 1970 and only 178-units existed in the city of Pascagoula. During the seventies, a large number of apartment units were built in the Pascagoula area. The rapid increase in the number of market-rent apartments resulted in an increase in the supply that caused this market to remain "overbuilt" for a number of years. Since the mid-eighties, there has been very little market-rent apartment construction in the Pascagoula area and the only large market-rent apartment properties built were located in Gautier. At the time of this survey there were no new market-rent apartments under construction in the Pascagoula area.

The latest survey indicated an overall vacancy rate of 9.1 percent in the Pascagoula area which is above the range considered "normal" in areas with "slow" or "moderate" rate of population growth. Segmenting the current vacancy rate by number of bedrooms indicates an 12.5 percent vacancy rate among studio units, 8.9 percent among one-bedroom units, 9.8 percent among two-bedroom units and 5.2 percent among three-bedroom units. The 2017 survey included twenty-four studio units in Pascagoula and the average rental rate was \$494.67. Among the 875 one-bedroom apartment units surveyed the average monthly rental rate was \$519.18 and increased 1.6 percent above the one-bedroom average rental rate in the 2016 survey. A total of 1,981 two-bedroom apartments were surveyed in the Pascagoula area and 9.8 percent were vacant. The average rental rate among two-bedroom apartments in the Pascagoula area is \$610.07 and has decreased 1.1 percent below the average monthly rental rate in the survey conducted twelve months ago. A total of 324 three-bedroom apartment

units were surveyed in the Pascagoula area and the average monthly rental rate was \$758.60 which represents a 2.0 percent increase over the average in June 2016. 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 2017**

	<u>STUDIO UNITS</u>	<u>1-Bedroom Units</u>	<u>2-Bedroom Units</u>	<u>3-Bedroom Units</u>	<u>Total All Units</u>
Number of Apartments	24	875	1,981	324	3,204
Number Under Construction	0	0	0	0	0
Number Vacant	3	78	195	17	293
Vacancy Rate	12.5%	8.9%	9.8%	5.2%	9.1%
Average Rental Rate (6-2017)	\$494.67	\$519.18	\$610.07	\$758.60	*
67% Fall Between	\$469.63-\$519.71	\$443.19-\$595.16	\$514.76-\$705.37	\$635.11-\$882.10	*
Average Rental Rate (6-2016)	\$483.33	\$510.96	\$616.56	\$743.47	*
2016 to 2017 Percent Change	2.3%	1.6%	-1.1%	2.0%	*
Average "Asking" Rent of Vacant	\$460.00	\$502.64	\$593.36	\$736.53	*
67% Fall Between	*	\$395.92-\$609.37	\$515.21-\$671.52	\$628.32-\$844.74	*
Average Size	495 Sq. Ft.	638 Sq. Ft.	886 Sq. Ft.	1,173 Sq. Ft.	*
67% Fall Between	470-520 Sq. Ft.	560-717 Sq. Ft.	763-1,009 Sq. Ft.	999-1,173 Sq. Ft.	*
Average Rent Per Square Foot	95.2	80.1	69.7	64.9	*
67% Fall Between	91.7-98.7	68.9-92.7	61.1-78.3	57.8-72.0	*

* Not Applicable

SOURCE: W. S. Loper and Associates.

JACKSON COUNTY

A total of 5,028 market-rent apartment units were surveyed in Jackson County and the vacancy rate was 8.5 percent which is slightly below the vacancy rate of 8.6 percent twelve months ago and substantially below the 11.2 percent vacancy rate in the 2015 survey. 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 2017**

	<u>Studio Units</u>	<u>1-Bedroom Units</u>	<u>2-Bedroom Units</u>	<u>3-Bedroom Units</u>	<u>Total All Units</u>
Number of Apartments	24	1,407	3,071	526	5,028
Number Under Construction	0	0	0	0	0
Number Vacant	3	114	279	31	427
Vacancy Rate	12.5%	8.1%	9.1%	5.9%	8.5%
Average Rental Rate (6-2017)	\$494.67	\$580.63	\$677.22	\$842.45	*
67% Fall Between	\$469.63-\$519.71	\$463.53-\$697.67	\$541.52-\$812.92	\$672.43-\$1,124.47	*
Average Rental Rate (6-2016)	\$483.33	\$571.07	\$675.21	\$844.40	*
2016 to 2017 Percent Change	2.3%	1.7%	0.3%	-0.2%	*
Average "Asking" Rent of Vacant	\$460.00	\$560.47	\$646.41	\$854.82	*
67% Fall Between	*	\$424.53-\$696.41	\$524.80-\$768.02	\$685.70-\$1,023.94	*
Average Size	495 Sq. Ft.	\$679.00	956 Sq. Ft.	1,254 Sq. Ft.	*
67% Fall Between	470-520 Sq. Ft.	586-772 Sq. Ft.	822-1,107 Sq. Ft.	1,055-1,454 Sq. Ft.	*
Average Rent Per Square Foot	95.2	84.2	70.9	67.1	*
67% Fall Between	91.7-98.7	72.8-95.6	62.3-79.4	59.3-74.9	*

* Not Applicable

SOURCE: W. S. Loper and Associates.

Segmenting the current vacancy rate by number of bedroom indicates a 12.5 percent vacancy rate among studio units, among one-bedroom rental units the vacancy rate is 8.1 percent, 9.1 percent among two-bedroom units and 5.9 percent among three-bedroom apartments. The average monthly rental rate was \$580.63 among the 1,407 one-bedroom apartments surveyed and has increased 1.7 percent since the 2016 survey. A total of 3,071 two-bedroom apartments were surveyed and the average rental rate was \$677.22 which is nearly the same as the average rental rate among market-rent two-bedroom apartments in the survey conducted twelve months ago. A

total of 526 three-bedroom apartments were surveyed and the average monthly rental rate was \$842.45 which represents a very slight decrease below the average in the 2016 survey. At present no additional market-rent apartments are under construction in Jackson County.

Contained in Table 16 is a distribution of monthly rental rates of market-rent apartment units located in Jackson County and its two submarkets of the Ocean Springs area and the Pascagoula area. The median rental rate among one-bedroom apartments in the Ocean Springs area is \$690, among two-bedroom apartments the median is \$780 and \$1,003 among three-bedroom apartments. The median monthly rental rate in the Pascagoula area for a one-bedroom apartment is \$501, among two-bedroom units the median rental rate is \$598 and \$717 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 area submarket is the result of several recently developed large market-rent apartment properties located in the unincorporated area of Jackson County just outside of Ocean Springs. Newer apartment properties typically support higher monthly rental rates relative to the entire market.

TABLE 16
DISTRIBUTION OF MARKET-RENT RENTAL RATES
JACKSON COUNTY
JUNE 2017

DECILE	OCEAN SPRINGS AREA			PASCAGOULA AREA			JACKSON COUNTY		
	1-BR	2-BR	3-BR	1-BR	2-BR	3-BR	1-BR	2-BR	3-BR
1	\$ 533	\$ 631	\$ 946	\$ 432	\$ 494	\$ 601	\$ 448	\$ 511	\$ 600
2	\$ 581	\$ 671	\$ 980	\$ 468	\$ 519	\$ 615	\$ 490	\$ 548	\$ 677
3	\$ 610	\$ 695	\$ 986	\$ 488	\$ 544	\$ 639	\$ 500	\$ 598	\$ 713
4	\$ 638	\$ 752	\$ 994	\$ 495	\$ 559	\$ 709	\$ 526	\$ 623	\$ 738
Median	\$ 690	\$ 780	\$ 1,003	\$ 501	\$ 598	\$ 717	\$ 550	\$ 649	\$ 798
6	\$ 713	\$ 815	\$ 1,012	\$ 520	\$ 622	\$ 732	\$ 577	\$ 671	\$ 943
7	\$ 737	\$ 870	\$ 1,025	\$ 534	\$ 649	\$ 743	\$ 612	\$ 740	\$ 981
8	\$ 773	\$ 903	\$ 1,042	\$ 554	\$ 650	\$ 791	\$ 698	\$ 815	\$ 1,001
9	\$ 797	\$ 923	\$ 1,117	\$ 596	\$ 759	\$ 849	\$ 752	\$ 893	\$ 1,030
9.9	\$ 815	\$ 1,050	\$ 1,195	\$ 755	\$ 900	\$ 960	\$ 815	\$ 1,050	\$ 1,195

SOURCE: W. S. Loper and Associates.

ASSISTED APARTMENT MARKET

In general, assisted apartment units have rental rate and income level restrictions. Assisted apartments differ from market-rent apartments in that they receive direct governmental assistance and eligibility for occupancy is based on established income limits. The assisted apartment properties in the local rental housing market are covered under the “shallow-subsidy” programs of Low Income Housing Tax Credit (LIHTC), Long Term Work Force Housing (LTWFH) program and Section 515 without Rental Assistance (RA) and the “deep-subsidy” programs include HUD’s Section 8, Rural Housing’s Section 515 with Rental Assistance and Low Rent Public Housing (LRPH).

Contained in Table 17 is an overview of the supply and number of vacant assisted apartment units in Hancock County. The 2017 apartment survey indicated a total of 1,094 assisted apartment units exist in Hancock County and seventy-one units or 6.5 percent were vacant. At the time of the June 2017 survey no additional assisted apartments were under construction in Hancock County.

TABLE 17
ASSISTED APARTMENT SUPPLY AND VACANCY BY PROJECT TYPE
HANCOCK COUNTY
JUNE 2017

UNIT TYPE	BAY ST. LOUIS		WAVELAND		UNINCORPORATED		HANCOCK COUNTY	
	Total Units	Vacant Units	Total Units	Vacant Units	Total Units	Vacant Units	Total Units	Vacant Units
Studio Units:								
HUD 236 & 236/8	0	0	0	0	0	0	0	0
HUD 202 & 202/8	15	0	0	0	0	0	15	0
HUD 221d3/8	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0
LIHTC/ TAX-EXP. BONDS	0	0	0	0	0	0	0	0
LTWFH	0	0	0	0	0	0	0	0
FmHA 515	0	0	0	0	0	0	0	0
LRPH	0	0	0	0	0	0	0	0
Total	15	0	0	0	0	0	15	0
1-Bedroom Units:								
HUD 236 & 236/8	0	0	0	0	0	0	0	0
HUD 202 & 202/8	45	0	0	0	0	0	45	0
HUD 221d3/8	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0
LIHTC/ TAX-EXP. BONDS	22	2	44	2	0	0	66	4
LTWFH	0	0	0	0	0	0	0	0
FmHA 515	38	0	16	2	0	0	54	2
LRPH	12	1	60	1	0	0	72	2
Total	117	3	120	5	0	0	237	8
2-Bedroom Units:								
HUD 236 & 236/8	0	0	0	0	0	0	0	0
HUD 202 & 202/8	0	0	0	0	0	0	0	0
HUD 221d3/8	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0
LIHTC/ TAX-EXP. BONDS	132	13	166	14	0	0	298	27
LTWFH	0	0	0	0	0	0	0	0
FmHA 515	92	0	68	7	0	0	160	7
LRPH	36	4	20	0	0	0	56	4
Total	260	17	254	21	0	0	514	38
3-Bedroom Units:								
HUD 236 & 236/8	0	0	0	0	0	0	0	0
HUD 202 & 202/8	0	0	0	0	0	0	0	0
HUD 221d3/8	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0
LIHTC/ TAX-EXP. BONDS	106	11	170	13	0	0	276	24
LTWFH	0	0	0	0	0	0	0	0
FmHA 515	0	0	0	0	0	0	0	0
LRPH	48	1	0	0	0	0	48	1
Total	154	12	170	13	0	0	324	25
4 or More Bedroom Units:								
HUD 236 & 236/8	0	0	0	0	0	0	0	0
HUD 202 & 202/8	0	0	0	0	0	0	0	0
HUD 221d3/8	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0
LIHTC/ TAX-EXP. BONDS	0	0	0	0	0	0	0	0
LTWFH	0	0	0	0	0	0	0	0
FmHA 515	0	0	0	0	0	0	0	0
LRPH	4	0	0	0	0	0	4	0
Total	4	0	0	0	0	0	4	0
Total All Units:								
HUD 236 & 236/8	0	0	0	0	0	0	0	0
HUD 202 & 202/8	60	0	0	0	0	0	60	0
HUD 221d3/8	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0
LIHTC/ TAX-EXP. BONDS	260	26	380	29	0	0	640	55
LTWFH	0	0	0	0	0	0	0	0
FmHA 515	130	0	84	9	0	0	214	9
LRPH	100	6	80	1	0	0	180	7
Total	550	32	544	39	0	0	1,094	71

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 5,675 assisted apartment units existed in Harrison County at the time of the 2017 survey and a total of 222 assisted apartment units or 3.7 percent were vacant. The number of vacant assisted apartment units in Harrison County is slightly higher than the number vacant in the 2016 survey but the vacancy rate is the same. The

majority of the vacant assisted apartment units were concentrated among “tax-credit” apartment properties. At present no addition assisted apartments are under construction in Harrison County.

TABLE 18
ASSISTED APARTMENT SUPPLY AND VACANCY BY PROJECT TYPE
HARRISON COUNTY
JUNE 2017

UNIT TYPE	BILOXI		D'IBERVILLE		GULFPORT		LONG BEACH		PASS CHRISTIAN		UNINC. AREA		HARRISON CO.	
	Total Vacant		Total Vacant		Total Vacant		Total Vacant		Total Vacant		Total Vacant		Total Vacant	
	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units
Studio Units:														
HUD 236 & 236/8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HUD 202 & 202/8	148	2	0	0	0	0	0	0	0	0	0	0	148	2
HUD 221d3/8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LIHTC/TAX EXP.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LTWFH	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FmHA 515	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LRPH	89	0	0	0	0	0	0	0	0	0	0	0	89	0
Total	237	2	0	0	0	0	0	0	0	0	0	0	237	2
1-Bedroom Units:														
HUD 236 & 236/8	16	0	0	0	0	0	0	0	0	0	0	0	16	0
HUD 202 & 202/8	112	1	0	0	156	10	0	0	0	0	0	0	268	11
HUD 221d3/8	0	0	0	0	18	0	0	0	0	0	0	0	18	0
HUD 8	30	0	0	0	36	0	0	0	0	0	0	0	66	0
LIHTC/TAX EXP.	32	0	56	1	244	3	0	0	27	8	12	0	371	12
LTWFH	0	0	87	0	0	0	18	1	0	0	0	0	105	1
FmHA 515	0	0	0	0	88	11	0	0	0	0	0	0	88	11
LRPH	422	0	0	0	8	0	21	0	0	0	0	0	451	0
Total	612	1	143	1	550	24	39	1	27	8	12	0	1,383	35
2-Bedroom Units:														
HUD 236 & 236/8	72	1	0	0	0	0	0	0	0	0	0	0	72	1
HUD 202 & 202/8	2	0	0	0	13	0	0	0	0	0	0	0	15	0
HUD 221d3/8	0	0	0	0	94	1	0	0	0	0	0	0	94	1
HUD 8	60	0	0	0	136	2	0	0	0	0	0	0	196	2
LIHTC/TAX EXP.	244	6	196	6	744	29	0	0	74	17	48	4	1,306	62
LTWFH	0	0	30	0	0	0	54	5	0	0	0	0	84	5
FmHA 515	0	0	0	0	280	31	48	4	0	0	0	0	328	35
LRPH	405	2	0	0	20	0	30	1	0	0	0	0	455	3
Total	783	9	226	6	1,287	63	132	10	74	17	48	4	2,550	109
3-Bedroom Units:														
HUD 236 & 236/8	54	0	0	0	0	0	0	0	0	0	0	0	54	0
HUD 202 & 202/8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HUD 221d3/8	0	0	0	0	82	1	0	0	0	0	0	0	82	1
HUD 8	10	0	0	0	16	0	0	0	0	0	0	0	26	0
LIHTC/TAX EXP.	168	6	132	4	522	24	0	0	74	18	36	3	932	55
LTWFH	0	0	0	0	0	0	36	1	0	0	0	0	36	1
FmHA 515	0	0	0	0	44	15	12	1	0	0	0	0	56	16
LRPH	188	0	0	0	4	0	14	1	0	0	0	0	206	1
Total	420	6	132	4	668	40	62	3	74	18	36	3	1,392	74
4 or More Bedrooms:														
HUD 236 & 236/8	8	0	0	0	0	0	0	0	0	0	0	0	8	0
HUD 202 & 202/8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HUD 221d3/8	0	0	0	0	30	0	0	0	0	0	0	0	30	0
HUD 8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LIHTC/TAX EXP.	32	1	0	0	0	0	0	0	11	1	0	0	43	2
LTWFH	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FmHA 515	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LRPH	19	0	0	0	3	0	10	0	0	0	0	0	32	0
Total	59	1	0	0	33	0	10	0	11	1	0	0	113	2
Total All Units:														
HUD 236 & 236/8	150	1	0	0	0	0	0	0	0	0	0	0	150	1
HUD 202 & 202/8	262	3	0	0	169	10	0	0	0	0	0	0	431	13
HUD 221d3/8	0	0	0	0	224	2	0	0	0	0	0	0	224	2
HUD 8	100	0	0	0	188	2	0	0	0	0	0	0	288	2
LIHTC/TAX EXP.	476	13	384	11	1,510	56	0	0	186	44	96	7	2,652	131
LTWFH	0	0	117	0	0	0	108	7	0	0	0	0	225	7
FmHA 515	0	0	0	0	412	57	60	5	0	0	0	0	472	62
LRPH	1,123	2	0	0	35	0	75	2	0	0	0	0	1,233	4
Total	2,111	19	501	11	2,538	127	243	14	186	44	96	7	5,675	222

SOURCE: W. S. Loper and Associates.

The 2017 apartment survey indicated that Jackson County contains 2,714 assisted apartments and eighty-nine assisted units were vacant or a vacancy rate of 3.3 percent. The vacancy rate in the latest survey is slightly be-

low the 3.7 percent vacancy rate in the 2016 apartment survey. At present no addition assisted apartments are under construction in Jackson County. 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 2017

UNIT TYPE	GAUTIER		MOSS POINT		OCEAN SPRINGS		PASCAGOULA		UNINC. AREA		JACKSON 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
Studio Units:												
HUD 236 & 236/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 202 & 202/8	0	0	0	0	111	1	0	0	0	0	111	1
HUD 221d3/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0	0	0	0	0
LIHTC/TAX EXP.	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 515	0	0	0	0	0	0	0	0	0	0	0	0
LRPH	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	111	1	13	1	0	0	124	2
1-Bedroom Units:												
HUD 236 & 236/8	12	1	0	0	0	0	0	0	0	0	12	1
HUD 202 & 202/8	20	0	0	0	137	1	0	0	0	0	157	1
HUD 221d3/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0	0	0	0	0
LIHTC/TAX EXP.	20	1	0	0	0	0	150	4	72	0	242	5
LTWFH	0	0	0	0	0	0	140	12	120	10	260	22
FmHA 515	0	0	0	0	0	0	0	0	28	0	28	0
LRPH	24	0	14	0	0	0	46	0	0	0	84	0
Total	76	2	14	0	137	1	336	16	220	10	783	29
2-Bedroom Units:												
HUD 236 & 236/8	48	0	0	0	0	0	0	0	0	0	48	0
HUD 202 & 202/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 221d3/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0	0	0	0	0
LIHTC/TAX EXP.	130	6	0	0	56	0	306	17	186	1	678	24
LTWFH	0	0	0	0	0	0	137	7	120	9	257	16
FmHA 515	0	0	0	0	0	0	0	0	92	2	92	2
LRPH	88	1	34	0	0	0	76	1	0	0	198	2
Total	266	7	34	0	56	0	519	25	398	12	1,273	44
3-Bedroom Units:												
HUD 236 & 236/8	20	0	0	0	0	0	0	0	0	0	20	0
HUD 202 & 202/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 221d3/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0	0	0	0	0
LIHTC/TAX EXP.	66	1	0	0	0	0	160	10	156	2	382	13
LTWFH	0	0	0	0	0	0	0	0	0	0	0	0
FmHA 515	0	0	0	0	0	0	0	0	0	0	0	0
LRPH	32	0	24	0	0	0	60	1	0	0	116	1
Total	118	1	24	0	0	0	220	11	156	2	518	14
4 or More Bedrooms:												
HUD 236 & 236/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 202 & 202/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 221d3/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0	0	0	0	0
LIHTC/TAX EXP.	0	0	0	0	0	0	0	0	0	0	0	0
LTWFH	0	0	0	0	0	0	0	0	0	0	0	0
FmHA 515	0	0	0	0	0	0	0	0	0	0	0	0
LRPH	0	0	0	0	0	0	16	0	0	0	16	0
Total	0	0	0	0	0	0	16	0	0	0	16	0
Total All Units:												
HUD 236 & 236/8	80	1	0	0	0	0	0	0	0	0	80	1
HUD 202 & 202/8	20	0	0	0	248	2	0	0	0	0	268	2
HUD 221d3/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0	0	0	0	0
LIHTC/TAX EXP.	216	8	0	0	56	0	621	31	414	3	1,307	42
LTWFH	0	0	0	0	0	0	285	20	240	19	525	39
FmHA 515	0	0	0	0	0	0	0	0	120	2	120	2
LRPH	144	1	72	0	0	0	198	2	0	0	414	3
Total	460	10	72	0	304	2	1,104	53	774	24	2,714	89

SOURCE: W. S. Loper and Associates.

Table 20 contains similar information to the previous three tabulations but is a summary of the supply of subsidized apartments on the Mississippi Gulf Coast by project type.

TABLE 20
SUMMARY OF ASSISTED APARTMENTS BY PROJECT TYPE
MISSISSIPPI GULF COAST
JUNE 2017

UNIT TYPE	NUMBER OF COMPLETED UNITS	NUMBER OF UNITS UNDER CONSTRUCTION	VACANT UNITS	VACANCY RATE
Studio Units:				
HUD 236 & 236/8	0	0	0	0.0%
HUD 202 & 202/8	274	0	3	1.1%
HUD 221d3/8	0	0	0	0.0%
HUD 8	0	0	0	0.0%
LIHTC/ TAX EXP. BONDS	5	0	0	0.0%
LTWFH	8	0	1	12.5%
FmHA 515	0	0	1	0.0%
LRPH	89	0	0	0.0%
Total	376	0	5	1.3%
One-Bedroom Units:				
HUD 236 & 236/8	28	0	1	3.6%
HUD 202 & 202/8	470	0	12	2.6%
HUD 221d3/8	18	0	0	0.0%
HUD 8	66	0	0	0.0%
LIHTC/ TAX EXP. BONDS	679	0	21	3.1%
LTWFH	365	0	23	6.3%
FmHA 515	170	0	13	7.6%
LRPH	607	0	2	0.3%
Total	2,330	0	72	3.1%
Two-Bedroom Units:				
HUD 236 & 236/8	72	0	1	1.4%
HUD 202 & 202/8	15	0	0	0.0%
HUD 221d3/8	94	0	1	1.1%
HUD 8	196	0	2	1.0%
LIHTC/ TAX EXP. BONDS	2,266	0	113	5.0%
LTWFH	341	0	21	6.2%
FmHA 515	552	0	44	8.0%
LRPH	697	0	9	1.3%
Total	4,233	0	191	4.5%
Three-Bedroom Units:				
HUD 236 & 236/8	54	0	0	0.0%
HUD 202 & 202/8	0	0	0	0.0%
HUD 221d3/8	82	0	1	0.0%
HUD 8	26	0	0	0.0%
LIHTC/ TAX EXP. BONDS	1,598	0	92	5.8%
LTWFH	36	0	1	2.8%
FmHA 515	84	0	16	19.0%
LRPH	370	0	3	0.8%
Total	2,250	0	113	5.0%
Four or More Bedrooms:				
HUD 236 & 236/8	8	0	0	0.0%
HUD 202 & 202/8	0	0	0	0.0%
HUD 221d3/8	30	0	0	0.0%
HUD 8	0	0	0	0.0%
LIHTC/ TAX EXP. BONDS	43	0	2	4.7%
LTWFH	56	0	0	0.0%
FmHA 515	0	0	0	0.0%
LRPH	52	0	0	0.0%
Total	133	0	2	1.5%
Total All Units:				
HUD 236 & 236/8	230	0	2	0.9%
HUD 202 & 202/8	759	0	15	2.0%
HUD 221d3/8	224	0	2	0.9%
HUD 8	288	0	2	0.7%
LIHTC/ TAX EXP. BONDS	4,599	0	228	5.0%
LTWFH	750	0	46	6.1%
FmHA 515	806	0	74	9.2%
LRPH	1,827	0	14	0.8%
Total	9,483	0	383	4.0%

SOURCE: W. S. Loper and Associates.

The 2017 apartment survey indicates a total of 9,483 assisted apartment units exist in the three-coastal Counties and the vacancy rate is 4.0. The current vacancy rate is similar to the 3.9 percent vacancy rate in the 2016 sur-

vey and the 3.8 percent vacancy rate in the 2015 survey but substantially below the 8.5 percent rate in the 2013 survey and lower than the 5.2 percent in the 2014 survey. In general, vacancies among assisted apartment units are minimal and result from tenant turnover, the time-period required for the screening and selection of new prospective tenants and the preparation of vacant units for occupancy. A sizeable quantity of large “shallow” subsidy apartment complexes were built in response to the destruction caused by Hurricane Katrina. These recently constructed rental units have been absorbed by the Gulf Coast housing market. It is our opinion, that a vacancy rate range of two to three percent in the assisted segment of the local apartment market will soon become the “normal” rate.

CONCLUSION

The 2017 apartment survey includes both market-rent and assisted units located in apartment properties containing eight or more units on the Mississippi Gulf Coast. The latest survey included 17,065 market-rent apartment units and 9,483 assisted units. The vacancy rate among market-rent units was 7.5 percent and among assisted rental units the vacancy rate was 4.0 percent. At the time of this report, eight market-rent apartment units and no assisted apartment units were under construction in the three-coastal Counties.

Market conditions remain “soft” in the Mississippi Gulf Coast apartment market but are slowly approaching market balance. The overall apartment vacancy rate in June 2017 in the three-coastal Counties was 7.5 percent which is below the 8.9 percent vacancy rate in June of 2016 and below the 9.4 percent rate in the 2015 survey. The current vacancy rate is above the four percent or less range considered “normal” in areas experiencing a “slow” rate of population growth or the four to six percent range considered “normal” in areas experiencing a “moderate” rate of growth.

The apartment market in Hancock County is relatively small and nearly all of the apartment properties are located in the Bay St. Louis-Waveland area. The June 2017 survey covered a total of 617 market-rent apartment units in the Bay St. Louis-Waveland area and the vacancy rate was 10.2 percent. Segmenting the current vacancy rate by number of bedrooms indicates a 7.6 percent vacancy rate among one-bedroom units, 11.7 percent among two-bedroom apartments and 6.5 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 population growth.

The average rental rate among the sixty-six market-rate one-bedroom apartments surveyed was \$619.64 and is 0.5 percent below the average one-bedroom monthly rental rate in the 2016 survey. A total of 428 two-bedroom market-rate apartment units were surveyed in the Bay St. Louis-Waveland area and the average monthly rental rate was \$680.32 which is 0.5 percent above the average rental rate twelve months ago. Among the 123 three-bedroom apartment units surveyed the average monthly rental rate was \$794.41 and has increased 1.6 percent above the average in the 2016 survey. There were no market-rent apartment units under construction in the Bay St. Louis-Waveland area at the time of the 2017 survey.

A total of 11,420 market-rent apartment units were surveyed in Harrison County and 6.9 percent were vacant. The June 2017 survey included a total of ninety-six studio apartments and the vacancy rate was 5.2 percent. A total of 3,232 market-rent one-bedroom apartments were surveyed and the average rental rate was \$640.72 which is 5.8 percent higher than the average in the 2016 survey. A total of 6,708 two-bedroom apartments were surveyed and the average rental rate was \$735.53 which represents a 2.7 percent increase above the average two-bedroom rental rate twelve months ago. The 2017 survey included a total of 1,384 three-bedroom apartments in Harrison County and the average rental rate was \$909.49 which represents a 3.7 percent increase over the average three-bedroom rental rate in the survey conducted twelve months ago. At present eight additional market-rent apartment units are under construction in Harrison County. A total of 5,028 market-rent apartment units were surveyed in Jackson County and the vacancy rate was 8.5 percent which is slightly below the vacancy rate of 8.6 percent twelve months ago and substantially below the 11.2 percent vacancy rate in the 2015 survey. Segmenting the current vacancy rate by number of bedroom indicates a 12.5 percent vacancy rate among studio

units, among one-bedroom rental units the vacancy rate is 8.1 percent, 9.1 percent among two-bedroom units and 5.9 percent among three-bedroom apartments. The average monthly rental rate was \$580.63 among the 1,407 one-bedroom apartments surveyed and has increased 1.7 percent since the 2016 survey. A total of 3,071 two-bedroom apartments were surveyed and the average rental rate was \$677.22 which is nearly the same as the average rental rate among market-rent two-bedroom apartments in the survey conducted twelve months ago. A total of 526 three-bedroom apartments were surveyed and the average monthly rental rate was \$842.45 which represents a very slight decrease below the average in the 2016 survey. At present no additional market-rent apartments are under construction in Jackson County.

The destruction caused by Hurricane Katrina, resulted in the demolition of a number of apartment structures on the Mississippi Gulf Coast. Almost all of the properties that were damaged but not destroyed have been renovated. In general, these refurbished apartments were placed back on the market with rental rates substantially higher than their pre-Katrina rents. In addition to the renovated properties, a total of 3,080 new market-rent apartments have been placed on the market after 2005 and has added to the existing supply of apartments priced near the “top” of the market. The removal of a large number of pre-Katrina constructed apartments and replacing them with pricier refurbished units combined with the newly constructed properties has significantly altered the supply-price relationships in the local apartment market.

Since Katrina, a large number of rental housing units have been developed on the Mississippi Gulf Coast under the Low Income Housing Tax Credit or Tax Exempt Bond programs. The first apartment survey after Katrina indicated that 1,363 occupied rental units were covered under the “tax-credit” or “tax-exempt” programs. The number occupied increased to 4,371 “tax-credit” or “tax-exempt” units in the 2017 survey. In addition, three large properties containing 465-units covered under the Long Term Work Force Housing program have been built and 439-units were occupied in the 2017 survey. Newly constructed rental housing properties covered under the “tax-credit/tax-exempt” and the “work force housing” programs are very attractive, contain an extensive amenity package but have “affordable” rental rates that resemble the middle of the market-rent market.

Since Hurricane Katrina, a total of approximately 7,909 newly constructed rental housing units covered under the “tax-credit/tax-exempt” and “work force housing” programs combined with market-rent apartment units, have been absorbed on the Mississippi Gulf Coast at an average absorption rate of 659 apartment units per year. The current low volume of multifamily rental housing construction and the continued rate of apartment absorption will be followed by a return to balanced conditions in the local apartment market. If there are no multifamily housing construction starts, the excess of vacancies that have been present in the local apartment market for the last several years will likely disappear during the next twelve months.

APARTMENT SURVEY

Contained in the following pages is a listing of the apartment properties included in this survey. Among the assisted apartment properties, a subscript below the name and address indicates the program providing assistance. For example, LIHTC denotes Low Income Tax Credit, LTWFH is the State of Mississippi’s Long Term Work Force Housing program, CDBG shows a Community Development Block Grant assisted in the construction of the development, Sec. 515 denotes Rural Development and RA illustrates the number of apartment units that provide “deep” Rental Assistance and LRPB signifies Low Rent Public Housing. 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	Pl 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 2017**

Name/ Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3+BEDROOMS				Features		
			No.	Rent	Approx	Ba	No.	Rent	Approx	Ba	No.	Rent	Approx	Ba	No.	Rent	Approx	Ba			
				Sq. Ft.			Sq. Ft.			Sq. Ft.			Sq. Ft.			Sq. Ft.					
Bay Park Apts. 10 Bay Park Way (LIHTC)	2002	128										64	\$560	1,089	2	64	\$650	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	\$505	664	1	32	\$580	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	\$650	600	1	32	\$735	860	1	1	\$1,200	1,460	1			Re,Ra,Ds,S A,E,L,Dw,P B	
										32	\$755	860	1								
										2	\$750	1,000	1.5								
																					(Townhouse)
Notre Dame De La Mer 292 Highway 90 (Sec. 202/8)	1989	60	12	* (Elderly)	464	1	42	* (Elderly)	520	1											Re,Ra,A L,Rc,El
			3	* (Handicapped)	464	1	3	* (Handicapped)	520	1											
North Bay Apts. 718 Dunbar Ave.	1967	11										6	\$600	950	1	1	NA	2,033	2		Re,Ra,Ds A,E,P,Dw
												4	\$725	1,150	1.5						
																					(Townhouse)
Pelican Pointe Apartments 485 Ruella Ave.	1971	67				20	\$575	676	1	10	\$605	940	2	23	\$750	1,076	2			Re,Ra,Ds,L E,A,P,S Dw	
										10	\$700	940	2								
										4	\$725	945	2								
																					(Townhouse)
Sheffield Park 635 Carroll Avenue (LIHTC)	2009	132				22	\$507	752	1	68	\$601	1,051	2	42	\$679	1,149	2			Re,Ra,E,L,B Dw,Ds,S,P A,Rc,WD,Pl	
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 2017**

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.				
Elite Manor 565 Gladstone St.	1999	20						20	\$750	1,250	2.5				Re,Ra,Ds,E A,Dw,P			
Gates at Coral Bay 616 Hwy 90 (LIHTC)	2011	160				24	\$519	780	1	80	\$600	1,059	2	56	\$680	1,271	2	Re,Ra,E,L,B Dw,Ds,S,P A,Rc,WD,PI
Gulf Grove 2057 Waveland Ave.	1986	100				16	\$525- \$550	710	1	64	\$600- \$700	896	1	20	\$750	1,156	1	Re,Ra,E,L,A Dw,Ds,S,P,B TC,Rc
Nicholson Ave. Apts. 1515 Nicholson Ave	2008 2010	30 4												34	\$750	1,271	2	Re,Ra,E,L Dw,Ds,P
Oak Haven 1200 Russell Drive (LIHTC)(CBDG)(LRPH)	2010	80				60	*	583	1	20	*	836	1					Re,Ra,Ds,P A,WD,Dw,E Rc
Oak Park 2009 Waveland Ave.	1983	136								136	\$550- \$600	820	1					Re,Ra,Ds,P A,E,L,B,Dw
Pinecrest Manor Apts. 1303 Bloom Place (Sec. 515)(RA-20)(LIHTC)	1983	36				8	\$488	675	1	28	\$500	838	1					Re,Ra,E,L A,PI
The Ridge at Waveland 548 Highway 90 (LIHTC)	2010	120				20	\$495	833	1	36	\$575	1,055	2	64	\$650	1,319	2	Re,Ra,E,A Dw,Ds,S,P Rc,B,WD
Waverly, The 100 Waverly Drive	2001	128				16	\$750	713	1	88	\$810	978	2	24	\$920	1,150	2	Re,Ra,Ds,S E,L,P,B,Rc Dw,PI,A
Waveland Manor 198 Auderer Blvd. (Sec. 515)(RA-46)	1985	48				8	*	675	1	40	*	800	1					Re,Ra,E,A L,PI
Waveview Place 100 Auderer Blvd. (LIHTC)(CDBG)	2008	100								50	\$435	880	2	50	\$555	1,013	2	Re,Ra,Ds,E A,L,P,B,Rc Dw,WD,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 2017**

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.		
Alison Plaza Apartments Hwy 603 @Fire Station Rd.	2015	10				10	\$695	550	1						Re,Ra,Ds E,I,A	
Kiln-Picayune Road Apartments 7025 Kiln-Picayune Rd.	2007	20								20	\$640	930	1		Re,Ra,Ds E,A,Dw,P WD	
Lakeshore Heights 8072 Lakeshore Rd.	2014	20											20	\$700 1,400 (Townhouse)	2 Re,Ra,Ds E,A,Dw,P	
Subtotal Market-Rent:																
Existing		50	0			10				20				20		
Under Construction		0	0			0				0				0		
Total		50	0			10				20				20		
Subtotal Assisted:																
Existing		0	0			0				0				0		
Under Construction		0	0			0				0				0		
Total		0	0			0				0				0		

**APARTMENT SURVEY
BILOXI
JUNE 2017**

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.					
Madison Apts. 350 DeBuys Road	1973	128				16	\$550	565	1	88	\$555	746	1	24	\$625	957	2	Re,Ra,EA L,Pl,Dw,Ds	
Magnolia Ridge 1536 Wilkes St.	1962	14								12	\$550	800	1					Re,Ra,A	
Maison D'Orleans 2436 Beach Blvd.	1972 1975	120 148	28 12	\$500 \$525	332 375	1 1	4 28	\$575 \$575	644 690	1 1	16 (Townhouse)	\$650 \$620	967 742	1.5 1	52 12	\$720 \$750	1,261 1,131	2.5 2	Re,Ra,Ds TC,Rc,AE S,Dw,L,B P
Mark Apts. 1702 Stevens	1970	16				16	\$500	550	1									Re,Ra,Ds AE	
McDonnell Ave. Apartments 242 McDonnell Ave. (LRPH)	2009	162				72	*	600	1	90	*	800	2					Re,Ra,AE Pl,B,P,WD Ds,Dw	
Oakwood Village 330 Benachi Ave (Rehab) (LRPH)	1953 2007	80				4	*	NA	1	28	*	NA	1	34	*	NA	1	Re,Ra,A	
														10	*	NA	1	(4-Bedroom Thouse)	
														4	*	NA	1	(5-Bedroom Thouse)	
Palm Isle 251 Eisen- hower Drive	1980 1981	128 128				176	\$609- \$657	596	1	80	\$710- \$750	814	1					Re,Ra,Ds Dw,S,L,Rc E,P,B,WD,A	
Pass Pointe Apartments 282 Big Lake Road	1987	176				72	\$589- \$619	678	1	72	\$669- \$699	1,005	1					Re,Ra,Ds Dw,E,A,P,B L,S,Rc,FP	
										32	\$700- \$730	1,005	2						
Peacock Apts. 275 Eisenhower Drive	1960	12				10	NA	550	1	2	NA	750	1					Re,Ra,AE	
Petit Bois Village 256 Rue Petit Bois	2011	12				12	\$500	650	1									Re,Ra,Ds Dw,AE,WD	
Providence Pointe 890 Motsie Road (LIHTC)	1997	144								40	\$632	912	2	72	\$724	1,056	2	Re,Ra,Ds	
										32	\$798	1,217	2					Dw,B,P,E A,S,Rc,L	
																		(4-Bedroom Unit)	
Pines on the Bay 2335 Atkinson Rd.	1987	105				24	\$645	705	1	64	\$745	897	2	17	\$850	1,161	2	Re,Ra,Ds Dw,E,AL TC,S,P,B	
Raynoir Place 126 Raynoir St.	1984	16				12	\$525	550	1	2	\$650	870	1					Re,Ra,Ds AE,Dw	
						2	\$550	710	1										
Royal Gulf, The 190 Gateway Drive	1996	144				12	\$660	771	1	36	\$720	986	2					Re,Ra,Ds	
						12	\$680	771	1	36	\$760	986	2					Dw,Rc,E,S	
						12	\$700	771	1	36	\$800	986	2					WD,AL	
SHS Apts. 144 Briarfield Ave.	1981	9				9	\$500	500	1									Re,Ra,Ds E,ADw	
St. Andrew's 1090 Irish Hill Drive	1973	13								13	\$500	785	1					Re,Ra,AE	
Santa Maria Del Mar 1788 Medical Park Dr. (Sec. 202/8)	2013	210	135	*	415	1	74	*	540	1	1	NA	829	1				Re,Ra,AE L,Rc	
																		(Elderly)	
																		(Elderly)	
Seashore Oaks Senior Apts. 4150 Beach Blvd (LRPH)(LITWFH)	1965 1984 1986	124 64 42	47	*	369- 409	1	57	*	534	1	20	*	716	1				Re,Ra,AE L,Rc,Pl,WD S,EI	
																		(Elderly)	
																		(Elderly)	
																		(Elderly)	
																		(82-apartment units at this property provide a form of assisted living services.)	
Southern Arms 1945 Southern Ave.	1987	8				8	\$500	600	1									Re,Ra,EA Ds,Dw,WD	
Southern View 1880 Southern Avenue	2001 2003 2008	12 16 20								48	\$575	972	2					Re,Ra,Ds Dw,S,E,AL	

**APARTMENT SURVEY
BILOXI
JUNE 2017**

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.				
Southwinds	1972	72				32	\$591	637	1	68	\$660	960	1					Re,Ra,Ds,A
1667 Irish Hill	1973	68								40	\$675	825	1					Dw,TC,S,E,L
Summer Chase	1972	120				24	\$520	579	1	72	\$560	791	1	24	\$660	984	1	Re,Ra,S
2110 Poppes Ferry Road																		A,E,L,Pl,Dw
Suncoast Villa	1981	86				26	*	NA	1	41	*	NA	1	19	*	NA	1	Re,Ra,A,L
1650 Carroll Dr.	1988	20												20	*	NA	1	
(LRPH)																		(Townhouse)
Treasure Coast	1972	120				44	\$500	642	1	64	\$600	780	1	12	\$700	1,020	1.5	Re,Ra,Ds
245 McDonnell Ave.																		E,L,S,Dw,A
Water St. Apts.	1974	16				24	\$525	500	1									Re,Ra,Ds
634 Waters St.	1983	8																Dw,A,E
Westwick	1983	136								136	\$550	850	1					Re,Ra,Ds
258 Stennis Drive																		Dw,E,L,TC
																		FP,P,B,L,A
Westwick	1987	16								16	\$625	1,150	2					Re,Ra,Ds
Manor																		E,WD,FP
258 Stennis Drive																		P,B,A,Dw
Woodland Towns	1973	118				24	\$645	800	1	94	\$705	1,072	1.5					Re,Ra,Ds
1655 Irish Hill Dr.								(Townhouse)				(Townhouse)						Dw,E,L,Pl
																		P,B,A,S
Subtotal Market-Rent:																		
Existing		4,780	40			1,516				2,679				545				
Under Construction		8	0			0				8				0				
Total		4,788	40			1,516				2,687				545				
Subtotal Assisted:																		
Existing		2,111	237			612				783				479				
Under Construction		0	0			0				0				0				
Total		2,111	237			612				783				479				

**APARTMENT SURVEY
D'IBERVILLE
JUNE 2017**

Name/ Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3+BEDROOMS				Features
			No.	Rent	Approx Ba Sq. Ft.		No.	Rent	Approx Ba Sq. Ft.		No.	Rent	Approx Ba Sq. Ft.		No.	Rent	Approx Ba Sq. Ft.		
Amber Apts. 11093 Amber Drive	1989	16					10	\$550	600	1	6	\$675	800	1					Re,Ra,E,A Ds,Dw,WD B,P
Arbor View	2000	280					72	\$749	923	1	168	\$859	1,196	2	40	\$1,029	1,473	2	Re,Ra,Ds
10480 Auto Mall	2001	80					48	\$789	1,055	1	32	\$939	1,288	2	16	\$1,079	1,639	2	A,E,FP,TC
Parkway	2004	96					48	\$759	1,068	1	48	\$929	1,330	2					Dw,P,B,L S,Rc
	2005	16																	
Beaujolais Villas 11263 Gorenflo Ave.	1994	37									36	\$750	900	1.5	1	NA	1,100	1.5	Re,Ra,A,E Dw,L,Ds
Byrd Apts. 3073 Borries St.	1969	6									21	\$500	750	1					Re,Ra,E,A
	1976	3																	
	1988	3																	
	1993	6																	
	2008	3																	
Estates at Juan De Cuevas 10472 Gorenflo Road (LIHTC)(CDBG)	2009	128					20	\$493	715	1	60	\$608	990	2	48	\$652	1,212	2	Re,Ra,A,E Dw,Pl,Ds,S Rc,WD,L
Landmark of D'Iberville 11059 Lamey Bridge Road	2009	288					96	\$725- \$775	826	1	96	\$850- \$900	1,138	2	48	\$999- \$1,050	1,305	2	Re,Ra,A,E Dw,Pl,Ds,S Rc,L,P,B
											48	\$899- \$950	1,282	2					
Lemoyne Blvd. Apartments 10506 Lemoyne Blvd.	2008	8									16	\$685	950	1.5					Re,Ra,A,E Dw,Ds
	2009	8																	
Park at Lemoyne 10365 Gorenflo Ave. (LIHTC)	2009	160					24	\$499	896	1	56	\$620	1,102	2	80	\$682	1,280	2	Re,Ra,E,A L,Pl,Dw,Ds Rc,S,WD P,B
Riverside Apts. 12420 Lamey Bridge Rd. (LTFW)(CDBG)	2014	117					87	\$525- \$650 (Elderly)	696	1	30	\$716- \$850 (Elderly)	1,002	2					Re,Ra,E,A L,Dw,Ds,P B,Rc,S,WD
Sherwood Apt. 11095 Lamey Bridge Road	1967	22									22	\$600	700	1					Re,Ra,A,L
Timber Grove 10687 Auto Mall Pky. (LIHTC)(CDBG)	2009	96					12	\$509	715	1	48	\$608	990	2	36	\$688	1,212	2	Re,Ra,A,E Dw,Pl,Ds Rc,WD,L,S
Subtotal Market-Rent:																			
Existing		872	0				274				493				105				
Under Construction		0	0				0				0				0				
Total		872	0				274				493				105				
Subtotal Assisted:																			
Existing		501	0				143				194				164				
Under Construction		0	0				0				0				0				
Total		501	0				143				194				164				

**APARTMENT SURVEY
GULFPORT
JUNE 2017**

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.		
Angela Apts. 10532 Klein Road (LIHTC)	2009	60				8	\$552	702	1	36	\$658	966	2	16	\$755	1,120	2.5	Re,Ra,Ds,L E,A,Dw,Rc WD,PI,B,P	
Angela Park Angela Drive @Three Rivers Road	2007	50								50	\$550- \$625 (Townhouse)	1,008	1.5					Re,Ra,Ds A,E,P,Dw	
Ashton Park 9245 Quadet Rd. (LIHTC)(Tax Exp. Bonds)	2000 2001	56 152				32	\$510	958	1	96	\$550	1,089	2	80	\$615	1,275	2	Re,Ra,Ds E,L,S,A,Dw PI,P,B,Rc	
Arlington Square 3300 Pass Road	1986	88				44	\$525	482	1	44	\$625	648	1					Re,Ra,Ds,P A,E,L,B,Dw	
Arbor Village 1525 E. Pass Rd.	1996	240				48	\$739	757	1	16	\$819	989	1	16	\$1,079	1,384	2	Re,Ra,Ds Dw,Rc,S,L E,P,B,Rc A,TC,FP	
						16	\$769	840	1	24	\$829	1,105	2						
										120	\$839- \$899	1,117	2						
Avalon Apts. 1701 18th St. 1734 E. Railroad	1967 1971	12 8				12	\$550	600	1	8	\$650	800	1.5					Re,Ra,A,E (Townhouse)	
Bayou View Apts. Jody Nelson Dr.	1969 1971	104 104				96	\$495	662	1	112	\$595	832	1					Re,Ra,Ds A,E,L,Rc S,TC,Dw	
Baywood Place 1900 Switzer Rd. (LIHTC)(CDBG)	2008	72				24	\$498	752	1	48	\$597	1,014	2					Re,Ra,A,Rc E,S,Ds,Dw WD,P,PI,L	
W. H. Bell Apts. 1700 65th Ave. (Sec. 221d3/8)(LIHTC)	1969	104				8	*	576	1	64	*	763	1	32	*	930	1	Re,Ra,E,L A,PI	
Beau Andre 3112 8th Ave.	1985	16				16	\$495	625	1									Re,Ra,Ds A,E,Dw,L	
Brookstone Park 5014 28th St. (LIHTC)	2005 2007	96 96				8	\$498	755	1	16	\$598	990	2	24	\$685	1,272	2	Re,Ra,Ds Rc,S,E,L,A Dw,PI,P,B	
						8	\$498	820	1	16	\$598	1,013	2	24	\$694	1,301	2		
						16	\$498	701	1	56	\$598	1,018	2	24	\$694	1,496	2		
Candlewood Villas 1030 35th Street	2001	32								12	\$595	900	1	4	\$695	1,132	2	Re,Ra,A,L Ds,Dw,E,PI	
						12	\$625	900	1	4	\$725	1,132	2						
Carlow Manor 15195 Barbara Dr. (Sec. 202/8)	1996	40				40	*	660	1									Re,Ra,A,E L,Rc (Elderly)	
Century Oaks 1700 Second Ave.	1956	12	1	NA	400	1	9	\$600	550	1	2	\$750	900	2					Re,Ra,A,E Ds,Dw,WD
Chalet Apts. 1615 Thorton Ave.	1970	35	7	\$395	500	1	16	\$495	625	1	12	\$595	846	1					Re,Ra,Ds,S A,E,L,Rc,Dw
Cheshire Homes 480 Cheshire Dr. (Sec. 202/811/8)	1981 1993	12 7				19	*	219	1										
			(Supportive housing for persons with disabilities.)(This property is not included in the totals.)																
Coastal Breeze Senior Villas 14001 Three Rivers Road	2015	160								160	\$699	960	2					Re,Ra,Ds Dw,E,S,P Rc,WD,A (Elderly)	
Colony House 15180 Fisher Blvd.	1985	8								8	\$500	1,050	1					Re,Ra,Ds Dw,A,E	
Colony House 15150 Fisher Blvd. (LRPH)	1986	12								12	*	1,138	1					Re,Ra,Ds Dw,A,E	
Columns of Gulfport, The 980 Courthouse Road	2008	426				24	\$710- \$800	803	1	24	\$775- \$890	1,134	1	48	\$900- \$975	1,409	2	Re,Ra,Ds Dw,E,S,P FP,B,Rc,PI A,WD,L	
						90	\$725- \$800	892	1	120	\$755- \$930	1,180	2						
										120	\$790- \$965	1,227	2						
Coral Palms 190 Teagarden Rd.	1984	24				16	\$525	657	1	8	\$650	968	2					Re,Ra,Ds A,E,L,Dw	
Courthouse Sq. 736 Courthouse Rd.	1969	30				10	\$500	779	1	13	\$550	969	1					Re,Ra,Ds A,E,L,S,Dw	
										7	\$625	1,040	1.5						

**APARTMENT SURVEY
GULFPORT
JUNE 2017**

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.	
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			35	\$719	775	1	51	\$810	1,023	2	16	\$950	1,263	2	Re,Ra,Ds Dw,E,S,P,L TC,B,Rc,A	
Cypress Lane 1224 29th St.	1985	68							68	\$720- \$800	1,070	2					Re,Ra,Ds,A Dw,E,S,P,L	
										(Townhouse)								
Dolan Commons 2402 23th Ave.	2012	12							12	\$800	770	2					Re,Ra,Ds Dw,A,El	
Emerald Pines 3318 39th Ave. (Sec. 221d3/8)(LIHTC)	1973	120	10	*	628	1			30	*	741	1	50	*	918	2	Re,Ra,E,L Ds,Dw,Rc A	
													30	*	1,108	2	(4-Bedroom Units)	
45th Ave. Apts. 1902-1908 45th Ave.	1985	16							16	\$500	805	2					Re,Ra,Ds A,E,Dw	
Forest View 3109-22 7th Ave.	1983	38							38	\$500	725	1					Re,Ra,Ds Dw,A,E	
Franklin Point 12400 Depew Rd. (LIHTC)	2011	144	16	\$499	893	1			80	\$602	1,229	2	48	\$700	1,449	2	Re,Ra,Ds, Dw,L,WD B,S,A,Rc	
French Oaks 1228 43rd Ave.	1968	20	20	\$375	500	1											Re,Ra,E,A Ds,Dw,L	
Gables, The 4001 32nd Street	2007	22											11	\$900	1,032	2	Re,Ra,E,A Ds,Dw,L WD,El	
													11	\$900	1,081	2		
Grande Lido E. Pass Road	2008 2009	32 4											18	\$900	1,103	2	Re,Ra,Ds	
													18	\$725- \$900	1,125	2	E,A,Dw	
																	(Townhouse)	
Guice Place Engram Court @1000 34th St. (LRPH)	1973	23	8	*	NA	1			8	*	NA	1	4	*	NA	1	Re,Ra,A	
													2	*	NA	1	(4-Bedroom Units)	
													1	*	NA	1	(5-Bedroom Units)	
Gulf Mist Apts. 26 Pass Road (Sec. 8)	1961	188	36	*	565	1			98	*	627	1	16	*	827	1	Re,Ra,A,L Rc	
									38	*	827	1						
Gulfport Manor 1630 Broad Ave.	1981	30	8	\$425	510	1			6	\$500	750	1					Re,Ra,Ds E,L,S,A,Dw	
									16	\$525	750	1.5						
																	(Contains several units that are temporarily unavailable for occupancy.)	
Hancock Townhouse 3503 Hancock Avenue	1996	9							9	\$700	1,250	2.5					Re,Ra,E,A Ds,Dw,WD	
										(Townhouse)								
Harbor Square 1415 22nd Ave.	1968	16	8	\$650	684	1			8	\$850	912	1					Re,Ra,Ds,E A,L	
Highton 811 McCune Court	1994	8	8	\$590	700	1											Re,Ra,Ds,E A,L,Dw	
Hillside Gulfport Manor 488 Teagarden Rd. (HUD 202/8)	2008	29	28	*	540	1			1	NA	750	1					Re,Ra,Ds,E A,L,Dw	
					(Elderly)													
Jamestown Apts. 711-725 Fournier Ave.	1972	8							8	\$800	1,025	2					Re,Ra,Ds,A WD,E,P,Dw	
										(Townhouse)								
Kelly Apartments 1621-23 22nd St.	1971	8											8	\$595	1,100	1.5	Re,Ra,E,A	
Kelly Apartments 1109-11 Joseph Ave.	1971	8							4	\$475	900	1	4	\$595	1,100	1	Re,Ra,E,A	
K'Teri 1532 Magnolia St.	1986	12							6	\$700	950	2					Re,Ra,A,E Ds,Dw,WD	
									6	\$750	1,290	1.5					(Townhouse)	

**APARTMENT SURVEY
GULFPORT
JUNE 2017**

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.			
North Park Estates Affordable Housing Community 8156 South Carolina Avenue (A former Region VIII LRPD development; now an "affordable" residential subdivision and is not included in the totals.)	1959 1969	124 80				28 *	NA	1			78 *	NA	1			72 *	NA	1	Re, Ra	
															20 *	NA	1			
																			(4-Bedroom Units)	
															6 *	NA	1		(5-Bedroom Units)	
Legacy at Ashton Bay 12450 Three Rivers Road	2008 2013	48 16									16	\$799	1,105	1.5		48	\$849	1,105	1.5	Re,Ra,Ds P,Dw,WD Rc,AE
																				(Townhouse)
																				(Townhouse)
Legacy at Gulf Pointe 710 Lindh Road	1981 1985	128 80				88	\$609	592	1	40	\$689	809	1							Re,Ra,Ds,E A,P,B,Dw S,WD,FP,L
						40	\$694	680	1	24	\$754	1,005	1							
										16	\$804	1,005	2							
Live Oak Apts. 200 S. Kern Drive	1968	10								10	\$550	720	1							Re,Ra,Dw Ds,EA
Lyman Manor 13470 Old Highway 49 (Sec. 515)(RA-18)	1985	48				8	\$425	725	1	40	\$490	869	1							Re,Ra,A E,L,PI
Lyman Village 14229 Old Highway 49 (Sec. 515)(LIHTC)	1985	48				16	\$425	725	1	32	\$490	869	1							Re,Ra,A E,L,PI
Magnolia Apts. 1753 Magnolia St.	1969	16								16	\$500	750	1							Re,Ra,A
Magnolia Hill 539 26th Ave. Magnolia Grove D Avenue & 32 St.	1975 2004	20 20	20	\$400	420	1														Re,Ra,Aw E
																20	\$750	1,190	2	Re,Ra,Ds AE,Dw
Magnolia Crossing 880 Lindh Road	1983	80				20	\$545	596	1	20	\$635	857	1							Re,Ra,Ds AE,S,L, Rc,Dw,P
						20	\$565	596	1	20	\$675	857	1							
Magnolia Village 4205 Michigan Ave.	1987	16								16	\$550	800	1							Re,Ra,AE L
Magnolia State Apts. 1005 W. Birch Dr. (Sec. 515)(RA-38)	1980 1982	60 40				12	\$465	686	1	48	\$560	825	1	8	\$620	1,041	1.5			Re,Ra,E A,L,PI
						8	\$496	686	1	24	\$580	825	1							
Maison Dedeaux 205 Jackson St. (Sec. 515)	1985	48				16	\$535	664	1	32	\$585	906	1							Re,Ra,A L,E,PI
Mark IV Manor 11387 Gould Rd.	1981 1995	96 12				12	\$450	633	1	60	\$550	1,062	1.5	36	\$650	1,200	1.5			Re,Ra,Ds E,L,P,Dw A,B,S,TC
Mills Ave. Apts. 1117 Mills Ave.	2013	8								8	\$650	800	1							Re,Ra,AE Ds,Dw,WD
N. Gulfport Apts. 8375 MS Ave.	1984 1978	8 8								8	\$450	768	1							Re,Ra,EA
										8	\$450	774	1							
Oasis Sands 477-493 Tegarden Rd.	2011	18												18	\$825	1,345	2			Re,Ra,A,Ds L,PI,E,Dw,
Oaks, The 2720 Palmer Drive	1987	105				24	\$575	705	1	64	\$699	897	2	17	\$795	1,161	2.5			Re,Ra,Ds AE,L,S,B,P Dw,TC,Rc
O'Neal Road Apts. 14221 O'Neal Rd. (Sec. 515)(RA-33)	1978 1982	60 60				20	\$475	550	1	64	\$495	756	1	36	\$515	1,000	1			Re,Ra,A L,PI,E
Oregon Place 526 Oregon Dr.	1985 1986 2002	32 20 4								56	\$550	700	1							Re,Ra,Ds, Dw,A,PI
Oxford Point 11070 East Taylor Road	2002	200				44	\$710	860	1	88	\$810	1,210	2	68	\$910	1,392	2			Re,Ra,Ds AE,S,L,Dw Rc,TC,B,P
Palmetto Apts. 227 Palmetto Lane	1971	30				26	\$500- \$700	553	1	4	\$600- \$850	800	1							Re,Ra,EA S,L,F

**APARTMENT SURVEY
GULFPORT
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		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.		
Palms Apts. 1529 43rd Ave.	2000 2007	12 6								18	\$600	1,000	2					Re, Ra, A, Ds Dw, WD, E	
Palms, The 10471 Three Rivers Road	1985 1990	152 88				44	\$665- \$745	676	1	174	\$755- \$775	886	1					Re, Ra, Ds Dw, A, E, L B, P, Rc, S	
Palm View Apts. 529 E. Pass Road	1974	26								26	\$595	927	2					Re, Ra, Ds, L A, E, S, Dw, P	
Pinewood 3333 12th Ave.	1984	8								8	\$650	980	2					Re, Ra, Ds A, E, Dw	
Plantation, The 2255 Switzer Road	1995	240				48	\$725	853	1	48	\$765- \$770- \$790	955	1	36	\$860- \$900	1,291	2	Re, Ra, Ds Dw, S, L, Rc P, E, FP, Pl B, A	
Quarter, The 11350 New Orleans Ave.	2010	36								30	\$650	996	2	6	\$750	1,265	2	Re, Ra, Ds, P Dw, A, E	
Ravenwood 546 E. Pass Rd.	1986	48								24	\$625	1,050	1					Re, Ra, Ds, P Dw, S, A, E, FP	
Regency Way 1400 28th Street (LIHTC)(CDBG)	2008	120				12	\$493	715	1	72	\$592	990	2	36	\$678	1,212	2	Re, Ra, Ds, P Dw, A, E, S, B Rc, WD, Pl	
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	800	1.5	4	NA	1,000	1.5	Re, Ra, Ds, P Dw, A, E, L	
Riverchase Park 11111 Highland Ave. (LIHTC)	2009	216				36	\$503	896	1	108	\$599	1,102	2	72	\$675	1,280	2	Re, Ra, Ds Dw, A, E, Rc P, S, Pl, WD	
Sand Hill Village 11337 Gould Road (Sec. 515)	1983	48				8	\$470	633	1	40	\$520	817	1					Re, Ra, E A, L, Pl	
Sawgrass Park 4545 Engram Drive (LIHTC)	2008	204				24	\$493	657	1	96	\$592	1,102	2	84	\$678	1,280	2	Re, Ra, Ds Dw, A, E, Rc P, S, Pl, L	
Saraland 8010 Hwy. 49N (Sec. 202/ 8)	1981	100				88	* (Elderly)	543	1	12	* (Elderly)	719	1					Re, Ra, E L, A	
Sea Breeze Apts. 5400-20 28th Street	1987	12				4	\$400	600	1	8	\$425	800	1					Re, Ra, Ds Dw, A, E	
Sea Palm 821 Hardy Avenue	2004	9								9	\$675	780	1					Re, Ra, Ds A, E, Dw, L	
Sanderson Village 1000 34th St. (LIHTC)(CDBG)	2015	80				40	\$600	896	1	40	\$746	1,113	1					Re, Ra, Ds Dw, E, L, Rc B, Pl, WD, P	
Southampton Townhomes Layton Drive @ Loposser Avenue	2010	52												8	\$850- \$975	1,145	2.5	Re, Ra, Ds Dw, A, E, P WD	
														26	\$850- \$975	1,210	2.5		
														18	\$850- \$975	1,217	2.5		
Southern Pines 15373 St. Charles St.	1973	98	8	\$460	560	1	16	\$560	632	1	32	\$700	932	1.5	20	\$875	1,650	2.5	Re, Ra, Ds Dw, A, E, Rc P, S, Pl, L
				(Furnished)			8	\$560	745	1	10	\$725	1,374	2					
							4	\$560	756	1									
Southmore VI. 1706 42nd Ave.	1972	9				5	\$425	600	1	4	\$525	800	1					Re, Ra, E, A	
Southpoint Apts. 1028 45th Ave.	1967	24				16	\$375	500	1	8	\$495	680	1					Re, Ra, E, A	

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GULFPORT
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		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.	
Stonegate 3939 21st Street (LIHTC)	2005	44												40 4	\$608 \$473	1,374 1,059	2.5 2	Re,Ra,E L,A,Dw
Suggar Mill 1200 Mill Road	1971	82			20 16	\$480 \$525	500 659	1 1	42 4	\$600 \$600	832 1,000	1 1						Re,Ra,Ds Dw,E,L,S Rc,B,P,A
Teagarden Commons 352 Teagarden Rd.	2011	20												20	\$789	1,000	2	Re,Ra,Ds A,E,P,Dw B,L
Thirty-fourth Ave. Apts. 2804 34th Ave.	1987 1988	16 16							32	\$550	780	1						Re,Ra,A E
Thomasville Apartments 2340 E. Pass Road	1994	50							30 20	\$625 \$650	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	\$650 \$650 \$650	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	\$498	776	1	80	\$597	1,122	1.5	70	\$687	1,320	2	Re,Ra,Ds Dw,E,A,P WD,Rc,Pl B	
Tropical Cove 1248-1334 E. Pass Road	2007	49							17 32	\$800 \$825- \$850	1,098 1,152	2 2.5						Re,Ra,Ds Dw,E,A,P B,WD
20th Avenue Apts. 2102 20th Ave.	1970 1980	6 3			8	\$500	500	1	1	\$600	800	1						Re,Ra,Ds E,A,L
Villas Sur La Riviere, The 3103 8th Avenue	1971	120			10	\$529	527	1	100	\$591	925	1						Re,Ra,A,E L,Pl,Ds,Dw S,WD
Watersmark 1704 21st Ave.	1945	72			9	\$575	760	1	63	\$605	760	1						Re,Ra,Dw A,L,Pl
Woodley Square 429 Teagarden Road	1957	15			3	\$325	506	1	10	\$425	650	1	2	\$425	867	1	Re,Ra,Ds A	
Subtotal Market-Rent:																		
Existing		4,508	52		1,070				2,817				569					
Under Construction		0	0		0				0				0					
Total		4,508	52		1,070				2,817				569					
Subtotal Assisted:																		
Existing		2,538	0		550				1,287				701					
Under Construction		0	0		0				0				0					
Total		2,538	0		550				1,287				701					

**APARTMENT SURVEY
LONG BEACH
JUNE 2017**

Name/ Address Of Complex	Year Opened	Total Units	STUDIO UNITS			1-BEDROOM UNITS			2-BEDROOM UNITS			3+BEDROOMS			Features					
			No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.						
Alexander Rd. Apts. 264 Alexander Ave.	1969	16							16	\$595	900	1				Re,Ra,E,A				
Arbor Station	1998	256				72	\$809	923	1	80	\$874	1,141	2	40	\$1,076	1,495	2	Re,Ra,Ds,A		
1000 Arbor Station Drive	2003	112				40	\$854	1,055	1	56	\$874	1,219	2	32	\$1,214	1,639	2	Pi,S,FP,Rc Dw,P,B,L,E		
Beach Club	2008	220				28	\$685	750	1	32	\$835	1,050	2	20	\$960	1,500	2	Re,Ra,Ds		
2012 W. Second St.						28	\$695	750	1	32	\$845	1,050	2	20	\$980	1,500	2	L,S,P,Rc,E Dw,B,A		
28 \$705						32	\$855	1,050	2	48	\$510- \$526	775	1	12	\$525- \$555	1,000	1	Re,Ra,E A,P,L		
Daugherty Rd. Apts. 6083 Daugherty Rd. (Sec. 515)(LIHTC)(RA-14)	1980	60																		
Fountain Apts. 400 Klondyke Road	1969	8							8	\$500	750	1						Re,Ra,E,A		
Georgetown Apts. 217 Ferguson Ave.	1973	8	4	\$350	325	1	4	\$400	550	1								Re,Ra,A,El L		
Green Acres 300 Alyce Place	1970	20				16	\$700	500	1	4	\$900	736	1					Re,Ra,E,P A,L,F,B,El		
Hampton House 4401 Beat Line Road	1996	128				8	\$630	750	1	48	\$740	1,071	2	8	\$895	1,200	2	Re,Ra,Ds		
						8	\$645	750	1	48	\$760	1,071	2	8	\$900	1,200	2	L,S,P,Rc,E B,A,Pi,Dw		
Jefferson Arms 903 9th Street	1971	8										8	NA	800	1.5			Re,Ra,Ds A,E,Dw		
																		(Townhouse)		
																		(Has several units temporarily unavailable for occupancy.)		
Julian Manor 101 Pimlico Drive	1971	48				16	\$475	575	1	32	\$550	725	1					Re,Ra,L,S Ds,Dw,A,E		
Long Beach Courtyards	1972	16										16	\$550	850	1.5			Re,Ra,A E,Ds,L		
333-339 McCaughn Ave.																		(Townhouse)		
Long Beach Square 203 N. Cleveland Ave.	1984	100				60	\$575	584	1	40	\$675	777	1					Re,Ra,Ds,A L,S,P,Dw,E		
Long Beach Station	1971	72										72	\$625	708	1			Re,Ra,E		
210 Second Ave.	2013 Re-Built																	A,Pi,Ds,S Dw,WD		
Mariner's Village 18400 28th Street (LTWFH)	2011	108				18	\$598- \$729	797	1	54	\$652- \$849	1,045	2	36	\$815- \$929	1,271	2	Re,Ra,Ds,B Dw,P,Rc,E WD,S,Pi,A		
Park Plaza 18147 Allen Road/ 1015 Park Row	1980	18										17	\$400	711	1	1	NA	1,000	1	Re,Ra,Ds E,Dw,A
																		(Has several units temporarily unavailable for occupancy.)		
Park Row Apts. 339 Park Row Ave.	1972	12										12	\$600	1,023	1.5			Re,Ra,Ds A,E,P,Dw		
																		(Townhouse)		
Park Row Th's 100-110 Park Row Ave.	1971	20										12	\$550	1,000	1			Re,Ra,E,A		
																		(Has several units temporarily unavailable for occupancy.)		
												8	\$700	1,000	1.5			Ds,Dw,WD		
																		(Townhouse)		
Via Don Ray Apartments	1987	24										12	\$775	1,100	1			Re,Ra,Ds		
101-156 Via Don Ray Drive	1988	8										8	\$725	1,072	1			A,P,Dw,E		
	2001	8										8	\$775	1,100	2			P,B		
												12	\$750	1,200	1.5					
																		(Townhouse/ FP)		
Woodward Park I & II 202 Alexander Ave.	1971	50				20	*	NA	1	29	*	NA	1	14	*	NA	1	Re,Ra,P,A		
102 N. Grard Ave. (LRPH)	1981	25				1	*	NA	1	1	*	NA	1	8	*	NA	1			
																		(Handicapped)		
																		(Handicapped)		
																		(4-Bedroom Unit)		
																		2 * NA		
																		(5-Bedroom Unit)		
Woodway Square 509 McCaughn Ave.	1980	8										16	\$695	1,000	1.5			Re,Ra,Ds		
	1981	8																Dw,E,L,A		
																		(Townhouse)		
Subtotal Market-Rent:																				
Existing		1,118	4			308				677				129						
Under Construction		0	0			0				0				0						
Total		1,118	4			308				677				129						
Subtotal Assisted:																				
Existing		243	0			39				132				72						
Under Construction		0	0			0				0				0						
Total		243	0			39				132				72						

**APARTMENT SURVEY
PASS CHRISTIAN
JUNE 2017**

Name/ Address Of Complex	Year Opened	Total Units	STUDIO UNITS		1-BEDROOM UNITS		2-BEDROOM UNITS			3+BEDROOMS			Features				
			No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.		Rent	Approx Ba Sq. Ft.		
Camile Village 640 Hurricane Circle (LIHTC)	1970 2008 (Rehab)	86			27	\$461	475	1	24	\$554	840	1	24	\$631	925	2	Re,Ra,E,A L,Pl,Ds,Dw (4-Bedroom Unit) WD,Rc (5-Bedroom Unit)
Caribbean in The Pass 707 East North Street (LIHTC)	1998	100							50	\$650	870	1.5	50	\$750	1,068	2	Re,Ra,Ds,E Dw,L,S,Rc
Penthouse Garden Apts. 1550 E. Second St.	1971	48			48	\$565	684	1									Re,Ra,Ds,S Dw,E,A
Royal Pines 590 Royal Pines Drive	1972	28			4	NA	650	1	12	\$650	880	1.5					Re,Ra,Ds,A Dw,E,L,P (Townhouse) 12 \$700 880 1.5 (Townhouse)
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 2017**

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	\$455	550	1	48	\$500	864	1	24	\$535	1,073	1	Re,Ra
													8	\$600	1,254	1.5	(4-Bedroom Units)
													2	\$700	1,673	2	(5-Bedroom Units)
(A former Region VIII LRP 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 LRP 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	\$799-	1,000	2	Re,Ra,Ds
	1999	8												\$850	1,350		A,E,Dw
	2000	12															WD
	2001	4															
	2004	12															
(Several units at this property are unavailable for occupancy.)																	
Village Place Apts. 18059 Robinson Road (LIHTC)(CDBG)	2010	96			12	\$493	715	1	48	\$592	990	2	36	\$678	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 2017**

Name/ Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3+BEDROOMS				Features
			No.	Rent	Approx Ba Sq. Ft.	Ba	No.	Rent	Approx Ba Sq. Ft.	Ba	No.	Rent	Approx Ba Sq. Ft.	Ba	No.	Rent	Approx Ba Sq. Ft.	Ba	
Antebellum Manor 5080 Gautier- Vanceave Rd.	1999 2001 2002	48 24 28				28	NA	700	1	72	NA	950	1.5					Re,Ra,Ds E,L,Dw,Rc A,S	
(Converted to extended stay accomodations. This property is not included in the totals.)																			
Bayou Village 1919 Martin Bluff Road (LIHTC)	2008	128								96	\$623	1,229	2	32	\$720	1,449	2	Re,Ra,Ds,A Dw,E,Rc,P B,L,P,I,WD	
College Villa 2726 Ladnier Rd. (Sec. 236/8)	1971	80				12	*	513	1	48	*	707	1	20	*	801	1	Re,Ra,A,E L	
Gautier Point 2826 Ladnier Rd. (Sec. 202/8)	2014	20				20	*	550	1									Re,Ra,Rc E,L,A	
Glenmark 1709 Martin Bluff Road	1973	72				35	\$500	720	1	37	\$600	920	1					Re,Ra,A,L E,B,P,P	
Magnolia Oaks 2804 Dubarry Drive	1974	109				32	\$599	654	1	24	\$649	816	1	5	\$799	1,175	1.5	Re,Ra,Ds,A Dw,E,Rc,S P,B,L,E,P	
										24	\$689	958	2		(Townhouse)				
										24	\$700	967	1.5		(Townhouse)				
Magnolia Place 3501 Hwy. 90 (LIHTC)	1999	40				20	\$370	621	1	10	\$470	806	1	10	\$525	950	2	Re,Ra,Ds A,E,L,Dw	
River Bend 1625 Martin Bluff Road	1974	102								84	\$650- \$795	1,152	1.5	18	\$750- \$790	1,536	2.5	Re,Ra,Ds A,E,S,P,L Rc,Dw,TC	
(This property has several units temporally unrentable due to renovation.)																			
Singing River Apartments 3605 Gautier-Vanceave Rd.	1974	134				48	\$525	579	1	80	\$625	774	1	6	\$850	1,392	2.5	Re,Ra,Ds E,Rc,L,Dw A,S,P	
Singing River Group Services 2850 N. Dolphin Drive (Sec. 811/8)	2002	9				9	*	NA	1									(Supportive housing for persons with disabilities. Not included in the totals.)	
Sioux Bayou Arms 1901 Martin Bluff Road (LIHTC)	2001	48								24	\$590	1,000	1	24	\$645	1,200	2	Re,Ra,Ds A,E,L,Dw	
The Crossing at Ladnier 2020 Ladnier Rd. (LRPH)	1975	144				24	*	666	1	88	*	841	1	32	*	972	1	Re,Ra,Ds A,E,L,Dw	
															(Townhouse)				
															(Townhouse)				
The Pointe 3513 Beasley Road	2000	168				32	\$755	742	1	56	\$825	1,039	2	32	\$960	1,361	2	Re,Ra,Ds,A Dw,E,Rc,S P,B,L,E,P	
										24	\$870	1,114	2						
										24	\$870	1,137	2						
Existing		585	0			147				377				61					
Under Construction		0	0			0				0				0					
Total		585	0			147				377				61					
Subtotal Assisted:																			
Existing		460	0			76				266				118					
Under Construction		0	0			0				0				0					
Total		460	0			76				266				118					

**APARTMENT SURVEY
MOSS POINT
JUNE 2017**

Name/ Address Of Complex	Year Opened	Total Units	STUDIO UNITS		1-BEDROOM UNITS		2-BEDROOM UNITS		3+BEDROOMS		Features						
			No.	Rent Approx Sq. Ft.	No.	Rent Approx Sq. Ft.	No.	Rent Approx Sq. Ft.	No.	Rent Approx Sq. Ft.							
Bayou Oaks 4180 W. Bayou Ave.	2003	8					8	\$650	1,105	1.5	Re,Ra,Ds Dw,L,P,A						
Camelia Place 3901 Camelia St.	1975	8					8	\$450	700	1	Re,Ra,E						
Chateau Apts 3400 Dantzler St.	1966	16					16	\$500	825	1	Re,Ra,Ds Dw,A,E,L						
East Hwy 90 Apts. 7430 Old Stage Road	1972 1981	16 14			30	\$150- \$175 (Wk)	500	1			Re,Ra,E,A E,I,F						
Genoa's Place 4519 McArthur St.	1972	24			4	\$450	550	1	20	\$500	750	1	Re,Ra,A,E				
Grey Manor Apartments 6519 Jasmine Street	1973	8							6	\$500	700	1	Re,Ra,E				
									2	\$550	700	1					
Harper's Place 5013 Meridian St. (Re-built)	1972 2013	10			10	\$450	650	1						Re,Ra,A,E			
Myrtle Grove Pte. 4324 Peters St. (LRPH)	1959 2010 (Re-built)	72			14	*	NA	1	34	*	NA	1	20	*	NA	1	Re,Ra,A PI
													4	*	NA	1	(4-Bedroom Units)
Indian Oaks 3607 Dantzler St.	1965	15							15	\$500	800	1					Re,Ra,E A
J & S Apts. 6443 Jasmine St.	1974	8			8	\$400	575	1									Re,Ra A
J & S Apts. 6525 Short Cut Rd.	1972	16							16	\$475- \$500	720	1					Re,Ra,A,E P,B
Jasmine Apts. 6530-34 Jasmine St.	1975	15							15	\$475- \$525	650	1					Re,Ra,A,E
Jasmine Place 3907 Walnut Stree (Re-built)	1973 2015	8							8	\$450	650	1					Re,Ra,A,E Ds,Dw
Jasmine Place 6525 Jasmine St.	1973	8							8	\$450	650	1					Re,Ra,E,A
Magnolia Apts. 6430 Jasmine St.	1974	8			4	\$450	500	1	4	\$500	775	1					Re,Ra,E,A
Magnolia Pointe 4901 Tanner St.	1959	60			10	NA	637	1	28	NA	822	1	18	NA	976	1	Re,Ra,A,E
													4	NA	1,253	1	(4-Bedroom Units)
(A former Region VIII LRP development; now an "affordable" residential subdivision and is not included in the totals.)																	
MacPhellah Community Apts. 3930 MacPhelah St.	1980	16							16	\$500	925	1					Re,Ra,A,E WD
Renaissance Apts. 6513 Grierson St.	2001	8							8	\$600	800	1					Re,Ra,Ds,P A,S,L,Dw
V & W Apts. 3906 Branch St.	1950	8							8	\$450	600	1					Re,Ra
Subtotal Market-Rent:																	
Existing		214	0		56				158						0		
Under Construction		0	0		0				0						0		
Total		214	0		56				158						0		
Subtotal Assisted:																	
Existing		72	0		14				34						24		
Under Construction		0	0		0				0						0		
Total		72	0		14				34						24		

**APARTMENT SURVEY
PASCAGOULA
JUNE 2017**

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.					
Edenwood Apts. 2403 Eden Street (LIHTC)	2003	52							24	\$522	990	2	28	\$644	1,157	2	Re,Ra,Ds A,E,L,Dw		
Farragut Apts 3115 St. Francis St.	1970	10							10	NA	775	1					Re,Ra,Ds Dw,A,EI,F		
Granada Apts. 3416 Chico Road	1976	84				24	\$495	684	1	52	\$525	826	1	8	\$625	1,065	2	Re,Ra,Ds,E Dw,Rc,L,A,S	
Greywood Glen 4900 Old Mobile Hwy.	1974	136				24	\$560	660	1	88	\$625	870	1	24	\$710	970	1.5	Re,Ra,Ds,P A,E,L,Dw,S	
Gulf Breeze 1202 S. Belair St.	1970	15				2	\$425	650	1	5	\$500	750	1					Re,Ra,E,A L	
Gulf Vista 1310 Market St.	1970	33				6	\$525	623	1	8	\$625	870	1	8	\$725	1,079	2	Re,Ra,Ds,E	
														8	\$725	1,122	2	Dw,A,L	
														1	\$725	1,357	2		
														2	\$825	1,344	1.5		
														(4-Bedroom Unit)					
Hartford Commons 3102 Eden Street	1971 1972	102 8	8	\$460	460	1	16	\$505	623	1	32	\$555	838	1	2	\$800	1,224	1.5	Re,Ra,Ds
											8	\$555	800	1	(Townhouse)			Dw,A,E,L	
											12	\$565	640	2	6	\$650	1,050	1.5	
											(Townhouse)			2	\$850	1,660	3		
Lakeside Manor 3500 Chico Road	1962	194	74	NA	371	1	96	NA	672	1	24	NA	840	1					Re,Ra,EI L,A
(This property is totally occupied by the military and is not included in total.)																			
Larsen Lane 1306-1402 Larson Ave. (LRPH)	1956	24				4	*	NA	1	10	*	NA	1	8	*	NA	1		Re,Ra
														2	*	NA	1		
														(4-Bedroom Units)					
Lexington Pointe 3705 Lexington Ave. (LRPH)	1971	65				6	*	NA	1	24	*	NA	1	30	*	NA	1		Re,Ra,A
														4	*	NA	1		
														(4-Bedroom Units)					
														1	*	NA	1		
														(5-Bedroom Units)					
Lodge, The 2816 Eden Street (LTWFH)	1974	209				97	\$625	625	1	112	\$725	936	1						Re,Ra,WD,B E,L,S,A,Rc,P Ds,Dw,TC
Magnolia Manor 3401 Brooks St.	1973	38								38	NA	780	1						Re,Ra,Ds,E L,P,TC,A
(This property is temporally unrentable due to renovation.)																			
Meadow Wood 4315 Old Mobile Hwy.	1972	76								32	\$525	958	1.5	44	\$600	1,043	1.5		Re,Ra,Ds,A L,E,S,TC,Dw
										(Townhouse)				(Townhouse)					
Meredith Manor 2214 Catalpa Ave.	1972	25				12	\$400	550	1	13	\$500	680	1						Re,Ra,A,E L
Monaco Lake 5210 Monaco Drive	1974	120				16	\$484	723	1.5	88	\$546	891	1.5	16	\$641	1,059	1.5		Re,Ra,Ds,P A,E,L,S,Dw
										(Townhouse)				(Townhouse)					
Morrison Village 2503 Old Mobile Hwy. (LIHTC)(CDBG)	2009	120				48	\$529	726	1	72	\$630	1,030	2						Re,Ra,Ds,P A,E,L,Dw,S Rc,WD
										(Elderly)				(Elderly)					
Oakwoods 1115 Agnes	1974 1978	10 3				13	\$450	550	1										Re,Ra,E,A
Palm Oaks 4409 McArthur St.	1976 1978	18 6								12	\$480	950	2						Re,Ra,Ds,P A,E,L,Dw
										(Townhouse)				(Townhouse)					
										12	NA	950	2						
										(Townhouse)				(Townhouse)					
(This property contains 24-units and only 12-units are available for rent. The unrentable units are not included in the total.)																			
Patio Apts 1950 Pascagoula St.	1971	24				8	\$500	700	1	16	\$550	800	1						Re,Ra,Ds,P E,A,L,Dw
Pine Tree Apts. 3502 Hospital Rd.	1973	24								24	\$575	770	1						Re,Ra,Ds E,A,L,Dw
Regency Woods 4800 Long Avenue	1974	184				48	\$550	710	1	88	\$650	1,008	2	48	\$750	1,098	2		Re,Ra,Ds,S A,E,L,Rc,Dw
Sapphire Suites 1715 11th Street	1960	20								20	\$900	918	1						Re,Ra,Ds,A Dw,EI,WD
(Has several units temporally unrentable due to renovation.)																			

APARTMENT SURVEY
PASCAGOULA
JUNE 2017

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.				
Singing River Townhomes 3419 Hospital Street	1972	18							14	\$500	915	1.5	4	\$600	1,179	2	Re,Ra,Ds,A E,L,P,PI	
Stewart Apts. 4309 Scovel Road	1970	72				34	\$487	750	1	32	\$550	985	2	6	\$700	1,135	2	Re,Ra,Ds A,E,L,Dw
Sunchase Townhomes 3200 Hospital Street	1975	43							42	\$595	1,020	2	1	NA	1,000	2	Re,Ra,Ds Rc,P,S,L E,A,Dw,WD	
Taylor Heights Apts 2503 Old Mobile Highway (LIHTC)(CDBG)	2009	144				24	\$529	715	1	72	\$630	990	2	48	\$723	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
									28	\$650	954	1						(Washer/ Dryer)
Twin Tree Apts. 3301 Argentina St.	1973	12				12	\$490	583	1									Re,Ra,E,A
Williamsburg Square 2101 Eden St.	1973	60							44	\$750	1,050	1.5	16	\$805	1,221	1.5	Re,Ra,Ds Rc,A,E,L Dw,S,P	
									(Townhouse)					(Townhouse)				
Willow Creek 2925 Eden Street	1973	96				40	\$535	640	1	56	\$575	916	1					Re,Ra,Ds Dw,A,E,L
Subtotal Market-Rent:																		
Existing		2,313	24			624				1,402				263				
Under Construction		0	0			0				0				0				
Total		2,313	24			624				1,402				263				
Subtotal Assisted:																		
Existing		1,104	13			336				519				236				
Under Construction		0	0			0				0				0				
Total		1,104	13			336				519				236				

**APARTMENT SURVEY
UNINCORPORATED JACKSON COUNTY
JUNE 2017**

Name/ Address Of Complex	Year Opened	Total Units	STUDIO UNITS		1-BEDROOM UNITS		2-BEDROOM UNITS		3+BEDROOMS		Features						
			No.	Rent Approx Sq. Ft.	No.	Rent Approx Sq. Ft.	No.	Rent Approx Sq. Ft.	No.	Rent Approx Sq. Ft.							
Belmont Apts. 14801 Lemoyne Blvd.	2005	180			48	\$679- \$790	730	1	132	\$700- \$809	1,100	2	Re,Ra,Ds,A E,L,S,Rc,Dw P,B				
Bridgewater Park 14104 Big Ridge Rd. (LIHTC)	2009	198			48	\$535	787	1	90	\$637	1,059	2	60	\$730	1,271	2	Re,Ra,Ds,A E,L,S,Rc,Dw P,B,WD
Crossroads Villas 6147 Firestone St.	2010	20							20	NA	1,100	2					Re,Ra,Ds,A Ds,Dw,E,P
(These units are located at the Crossroads Church of the Nazarene. Not included in the totals.)																	
Escatawpa Village 8603 Hwy. 613 (Sec. 515)(RA-31)(LIHTC)	1984	32			8	*	639	1	24	*	843	1					Re,Ra,E,A Pl,L
Hill Rd. Apts. 3800 Hill Road	1982 1983 1984	8 16 8			32	\$325	432	1									Re,Ra,E,Aw
Golfing Green 1 Golfing Green Drive	1979	62			16	NA	747	1.5	34	NA	919	1.5	12	NA	1,254	2.5	Re,Ra,Ds,A Ds,Dw,E,P,B
(These units temporarily unrentable due to renovation. These units are not included in the totals)																	
Grand Biscayne 14510 Lemoyne Blvd.	2008	316			84	\$715	750	1	168	\$770- \$819	1,150	2	64	\$980- \$990	1,500	2	Re,Ra,Ds,A P,L,S,Rc,Dw B,E
Highland Square 8100 Seaman Rd. (LIHTC)(CDBG)	2009	96			12	\$531	715	1	48	\$629	990	2	36	\$708	1,212	2	Re,Ra,Ds,A E,L,S,Rc,Dw P,B,Pl,WD
Knollwood Village 4200-4204 Knowles Rd.	1958	8							8	\$550	600	1					Re,Ra,A,E
Lexington Park 7350 Tucker Road (LIHTC)	2009	120			12	\$535	780	1	48	\$637	1,049	2	60	\$730	1,262	2	Re,Ra,Ds,A E,L,S,Rc,Dw P,B,WD,Pl
Martinique 15807 Lemoyne Blvd.	2001	56			56	\$550	750	1									Re,Ra,Ds,S A,E,L,Dw,P,B
M & D Apts. 10612 Hwy. 613	1986	8							8	\$500	725	1					Re,Ra,E,A
McClelland Apts. Adams St. @ McClelland Rd.	2010 2011	26 16							16	\$650	1,020	1.5					Re,Ra,A,E Dw,Ds,WD
									10	\$650	942	2					
									16	\$650	1,040	2					
Oakridge Park I 7400 Gorenflo Rd. (Sec. 515)(RA-1)	1982	40			12	\$476	675	1	28	\$501	838	1					Re,Ra,E,A Pl,L
Oakridge Park II 15500 Big Ridge Rd. (Sec. 515)	1983	48			16	\$471	675	1	32	\$496	838	1					Re,Ra,E,A Pl,L
Oceanair Apts. 16016 Lemoyne Blvd.	2008	196			22	\$725	700	1	38	\$900	1,104	2	8	\$1,125	1,441	2	Re,Ra,Ds,A L,S,Rc,Dw E,B,P
					22	\$735	700	1	38	\$925	1,104	2	8	\$1,150	1,441	2	
					22	\$745	700	1	38	\$950	1,104	2					
The Reserve At Gulf Hills 6721 Washington Ave.	2000 2001	252 156			20	\$815	794	1	8	\$910	1,137	2	20	\$1,035	1,429	2	Re,Ra,Ds,A
					40	\$800	794	1	16	\$890	1,137	2	40	\$1,015	1,429	2	E,L,S,Rc,P
					12	\$815	797	1	16	\$910	1,172	2	8	\$1,035	1,439	2	Dw,B,Pl
					24	\$800	797	1	32	\$890	1,172	2	16	\$1,015	1,439	2	
									30	\$910	1,178	2					
									60	\$890	1,178	2					
									22	\$935	1,231	2					
									44	\$915	1,231	2					
River Oaks 10700 Hwy. 613	1985	24			8	\$450	600	1	16	\$500	725	1					Re,Ra,E,A
Royal Oaks 15412 Big Ridge Rd	1998 1999	16 24							40	\$650	1,020	1.5					Re,Ra,Ds Dw,E,A,L
Schmidt Apts. 6308 St. Martin Rd.	1967	8			8	\$500	600	1									Re,Ra,E,A
South Palm Villas 15312 Lemoyne Blvd.	1999	40							40	\$675	875	1.5					Re,Ra,Ds,A E,L,S,Dw

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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	
Sunrise Apts. 8425 Hwy. 613	1973	8								8	\$450	750	1						Re,Ra,E,Aw
Tulon Apts. 4500 Hwy.57 (LTWFH)	2011	240				60	\$577-	680	1	60	\$733-	987	2						Re,Ra,Ds,A
						60	\$609			60	\$709								L,S,Rc,Dw
						60	\$755	735	1	60	\$917	1,050	2						E,P,B,WD
Subtotal Market-Rent:																			
Existing		1,378	0			406				808									164
Under Construction		0	0			0				0									0
Total		1,378	0			406				808									164
Subtotal Assisted:																			
Existing		774	0			168				330									156
Under Construction		0	0			0				0									0
Total		774	0			168				330									156