

# **MISSISSIPPI GULF COAST APARTMENT SURVEY**

**PREPARED FOR**

**GULF REGIONAL PLANNING COMMISSION  
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TELEPHONE (228) 864-1167  
BILOXI, MISSISSIPPI 39531**

**PREPARED BY**

**W. S. LOPER AND ASSOCIATES  
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**JULY 2019**

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September 5, 2019

Mr. Paul Gavin, Executive Director  
Gulf Regional Planning Commission  
1635 Popp's Ferry Road, Suite G  
Biloxi, Mississippi 39531

Dear Mr. Gavin:

In re: Mississippi Gulf Coast Apartment Market

In concurrence with our contract regarding the update of the Mississippi Gulf Coast Apartment Survey, we have conducted a detailed examination of the local multifamily rental housing market. This survey was conducted during July 2019 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 in the three-coastal Counties. The research undertaken formed the basis for the collection and analysis of the statistical data contained in this report. The following paragraphs summarize our findings:

1. The 2019 apartment survey included both market-rent and assisted units in multifamily rental housing properties containing eight or more units located on the Mississippi Gulf Coast. The latest survey included 16,778 market-rent apartment units and 9,491 assisted rental units located in the three-coastal Counties. During recent years the rate of apartment construction has declined in the local housing market. In 2015 a total 388 new market-rent apartment units and no assisted units were placed on the market in the three-coastal Counties. Only sixteen new market-rate apartment units were completed between 2016 and 2018 on the Mississippi Gulf Coast. At the time of the 2019 survey, a total of thirty new market-rent apartment units were under construction.
2. During July 2019 the overall vacancy rate among market-rent apartments on the Mississippi Gulf Coast was 5.7 percent which is below the 6.3 percent rate in the 2018 survey, the 7.5 percent rate in the 2017 survey and the 8.9 percent vacancy rate in the survey conducted in 2016. The current vacancy rate is near the top of the four to six percent range considered "normal" in a housing market experiencing a "moderate" rate of growth.
3. The destruction caused by Hurricane Katrina, resulted in the demolition of a number of multifamily rental housing structures on the Mississippi Gulf Coast. All of the properties that were damaged but not destroyed have been renovated. In addition; a total of 3,096 new market-rent apartment units have been completed. These new or refurbished apartments have rental rates substantially higher than pre-Katrina rental rates. The removal of a large number of pre-Katrina constructed apartments and replacing them with pricier refurbished units or newly constructed properties altered the supply-price relationships in the local apartment market.
4. The July 2019 apartment survey indicated that the Biloxi area contains a total of 5,518 market-rent apartment units and the vacancy rate was 4.7 percent. The current vacancy rate is below the 7.8 percent vacancy rate in the 2018 survey. Segmenting the current vacancy rate in Biloxi by number

of bedrooms indicates a 2.5 percent vacancy rate among studio units; for one-bedroom units, 4.5 percent; among two-bedroom apartments, 5.0 percent and 3.9 percent among three-bedroom units. A total of forty studio apartments were surveyed in the Biloxi area and the average monthly rental rate was \$607.50. Among the 1,723 one-bedroom apartments surveyed in 2019, the average monthly rental rate was \$691.16 and has increased 5.2 percent above the average in the 2018 survey. A total of 3,117 two-bedroom apartment units was surveyed in the Biloxi area and the average rental rate was \$815.74 which is 3.5 percent higher than the average in the survey conducted thirteen months ago. A total of 638 three-bedroom apartment units was surveyed in the Biloxi area and the average monthly rental rate was \$1,000.99 which is 4.1 percent higher than the average rental rate in the apartment survey conducted in 2018. At present, thirty new market-rent apartments are under construction in the Biloxi area.

5. The 2019 apartment survey indicated that the Gulfport area contained a total of 4,550 market-rent apartment units and 4.0 percent were found vacant which is below the 5.3 percent vacancy rate in the 2018 survey and 7.0 percent in the 2017 survey. Segmenting the 2019 vacancy rate by number of bedrooms indicates a 3.8 percent vacancy rate among studio units; for one-bedroom units, a 3.6 percent vacancy rate; among two-bedroom units; 4.2 percent and 4.0 percent among three-bedroom apartment units. In the Gulfport area the average monthly rental rate for a one-bedroom apartment units was \$626.79 and has increased 2.1 percent above the average rental rate in the 2018 apartment survey. The average monthly rental rate among two-bedroom apartments in the Gulfport area is \$720.96 and has increased 5.4 percent above the average rental rate thirteen months ago. Among three-bedroom apartments the average monthly rental rate was \$893.45 and has increased 2.7 percent compared to the average three-bedroom monthly rental rate thirteen months ago. At the time of the 2019 survey no additional market-rent apartments were under construction in the Gulfport area.

6. The latest survey indicated a total of 3,075 market-rent apartment units existed in the Pascagoula area and the overall vacancy rate was 11.5 percent and above the 7.8 percent vacancy rate in 2018. The current vacancy rate is above the range considered “normal” in areas experiencing a “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, 12.8 percent among one-bedroom units, 11.2 percent among two-bedroom units and 9.8 percent among three-bedroom units. The 2019 survey included twenty-four studio units in the Pascagoula area and the average rental rate was \$513.33. Among the 873 one-bedroom apartment units surveyed the average monthly rental rate was \$542.48 and increased 3.6 percent above the one-bedroom average monthly rental rate in the 2018 survey. A total of 1,872 two-bedroom apartments was surveyed in the Pascagoula area and 11.2 percent were vacant. The average rental rate among two-bedroom apartments in the Pascagoula area is \$617.36 and has increased 0.2 percent above the average monthly rental rate in the survey conducted thirteen months ago. A total of 306 three-bedroom apartment units was surveyed in the Pascagoula area and the average monthly rental rate was \$743.66 which represents a 1.7 percent decrease below the average in June 2018.

7. Harrison County is the largest of the three-coastal Counties and contains sixty-seven percent of the market-rent apartments on the Mississippi Gulf Coast. A total of 11,262 market-rent apartment units were surveyed in Harrison County and 4.2 percent were vacant. The July 2019 survey included a total of ninety-six studio apartments and the vacancy rate was 4.2 percent. The average rental rate among studio apartments in Harrison County was \$501.20. A total of 3,152 market-rent one-bedroom apartments were surveyed and the average rental rate was \$677.33 which is 5.7 percent higher than the average in the 2018 survey. A total of 6,644 two-bedroom apartments was surveyed and the

average rental rate was \$776.31 which represents a 5.5 percent increase above the average two-bedroom rental rate thirteen months ago. The latest survey included a total of 1,370 three-bedroom apartments in Harrison County and the average monthly rental rate was \$964.20 which represents a 6.0 percent increase over the average three-bedroom monthly rental rate in the 2018 survey. At present thirty 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 2019 survey indicates that 15,830 market-rent apartment units were occupied or an increase of 3,146 occupied market-rent apartment units since Katrina. The absorption of market-rent apartments has slowed in the three-coastal Counties during recent years. This slowing trend is mainly related to the low level of multifamily rental housing construction starts and the “small-scale” conversion of existing multifamily rental housing units to owner-occupancy.

9. 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 Hurricane Katrina. The first apartment survey after Katrina indicated that 1,363 occupied rental housing units were covered under the “tax-credit” or “tax-exempt” programs in the three-coastal Counties. The number of occupied “tax-credit” or “tax-exempt” units increased to 4,429 apartment units in the 2019 survey. In addition, five large properties containing 750-units covered under the Long Term Work Force Housing program have been built or substantially renovated and 724-units were occupied at the time of the 2019 survey. Most new 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 segment of the non-assisted market.

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 July 2019 apartment survey indicated a total of 1,102 assisted apartment units exist in Hancock County and twenty-seven units or 2.5 percent were vacant. At the time of the latest 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 2019 survey and 214 assisted apartment units or 3.8 percent were vacant. The vacancy rate in 2019 among assisted apartments in Harrison County is slightly higher than the 3.4 percent vacancy rate in the 2018 survey. The majority of the vacant assisted apartment units were concentrated among “tax-credit” apartment properties or rental housing covered under Section 515. The 2019 apartment survey indicated that Jackson County contains 2,714 assisted apartments and eighty-four assisted units were vacant or a vacancy rate of 3.1 percent. The vacancy rate in the latest survey is slightly above the 2.8 percent vacancy rate in the 2018 apartment survey. At present no additional assisted apartments are under construction in Jackson County.

11. The 2019 apartment survey indicates a total of 9,491 assisted apartment units exist in the three-coastal Counties and the vacancy rate is 3.4 percent. The current vacancy rate is above the 3.2 percent rate in 2018 but below to the 4.0 percent vacancy rate in the 2017 survey, the 3.9 percent vacancy rate in the 2016 survey and the 3.8 percent vacancy rate in the 2015 survey and substantially below the 8.5 percent rate in the 2013 survey. A number of large “shallow” subsidy apartment complexes were built in response to the destruction caused by Hurricane Katrina. The high vacancy rate in 2013 was the result of those new constructed assisted rental properties passing through the “initial rent-

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up” phase. These recently constructed assisted rental units have been absorbed by the Mississippi 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 has become the “normal” vacancy rate range. The current vacancy rate in the Mississippi Gulf Coast assisted apartment market falls within this range.

If you should have any question regarding the 2019 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 July 2019. Occupancy levels and rental rates in apartment markets are constantly changing. This survey reflects a “snap-shot” or overview during July 2019. The latest survey is a continuation of a series of reports on the Mississippi Gulf Coast Apartment market. The 2019 survey included 16,778 market-rent and 9,491 assisted apartment units in multifamily rental housing structures containing eight or more units located in Hancock, Harrison or Jackson Counties. Excluded from these surveys are renter-occupied single-family or duplex residential units, multifamily housing developments primarily offering “vacation” rentals, condo-hotels and condominium developments that are mainly owner-occupied but have rental units available. The purpose of this survey is to provide an indication of the current condition of the local apartment market. It is hoped that the availability of accurate data on the local apartment market will “encourage” the construction of new rental housing when desirable and “discourage” additional construction when not needed. Hopefully, this series of reports will contribute to balanced conditions in the rental segment of the local housing market. Therefore, furthering 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 with “subsidized” rental rates; the governmental assisted rental properties were excluded from the majority of this report and given special treatment in the final section of this analysis.

## MARKET-RENT APARTMENT MARKET

The major 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 of current conditions. A high degree of utilization of the supply would exist if a large 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 873 market-rent apartment units operational today; were built during or before 1969. The widespread destruction caused by Hurricane Camille in 1969 was followed by four years of a rapid rate of multifamily housing construction between 1971 and 1974. A sharp decline in rate of construction occurred in 1975 and remained at a relatively low level until 1981 when an additional 413 new apartment units were placed on the market. Between 1983 and 1987, the rate of apartment construction was relatively high. Many of the properties developed in the late eighties were characterized by an increase in the quality of construction, nine-foot ceilings, crown molding and extensive amenity features. The level of construction activity declined to a significantly lower level during the next seven years. The rate of multifamily rental housing construction intensified during the 1995-1996 period when a total of 1,347 new market-rental units were placed on the market. A downturn 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. Only sixteen new market-rate apartments were placed on the market between 2016 and 2018. At the time of the 2019 survey thirty market-rent apartment units were under construction. Table 1 contains the number of market-rent apartments built by year in the three-coastal Counties.

TABLE 1  
 MARKET-RENT APARTMENT UNIT CONSTRUCTION BY YEAR  
 MISSISSIPPI GULF COAST  
 1965-2019

<u>YEAR</u>	<u>NUMBER</u>	<u>PERCENT</u>
1965 & Before	339	2.0%
1966	99	0.6%
1967	113	0.7%
1968	82	0.5%
1969	240	1.4%
1970	445	2.6%
1971	945	5.6%
1972	961	5.7%
1973	1,291	7.7%
1974	875	5.2%
1975	269	1.6%
1976	99	0.6%
1977	147	0.9%
1978	11	0.1%
1979	8	0.0%
1980	181	1.1%
1981	413	2.5%
1982	24	0.1%
1983	470	2.8%
1984	324	1.9%
1985	640	3.8%
1986	376	2.2%
1987	480	2.9%
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	96	0.6%
1995	622	3.7%
1996	725	4.3%
1997	0	0.0%
1998	299	1.8%
1999	350	2.1%
2000	968	5.8%
2001	484	2.9%
2002	460	2.7%
2003	376	2.2%
2004	137	0.8%
2005	196	1.2%
2006	240	1.4%
2007	469	2.8%
2008	1,135	6.8%
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	16	0.1%
2018	0	0.0%
2019	0	0.0%
UC	30	0.2%
TOTAL	16,808	100.0%

UC - Under Construction  
 Through July 2019.

SOURCE: W. S. Loper & Associates.

The number of apartment units vacant and available “for rent” as a percent of all apartment units, is the effective vacancy rate and an indicator of market conditions. When viewing the market as a whole, tenant “turnover” results in “permanent” vacancies. The time period between “move-out” and “move-in” is an example of vacancies that will always exist in an apartment market and includes the preparation of vacant units for re-occupancy and the screening of new tenants. Also, vacancies resulting from the “initial rent-up” of new properties is a component

of “permanent” vacancies that will always exist. 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 net household formation, population in-migration and replacement requirements. The rate of growth is related to the justification of additional apartment construction, which results in an increased level of vacancies due to “initial rent-up” phase. Therefore, the “normal” vacancy rate is expressed a sliding scale based on the rate of growth. A housing market with limited in-migration and “slow” population growth requires a smaller number of vacant rental units and less housing 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 housing markets experiencing a “moderate” rate of growth, a vacancy rate between four and six percent is considered “normal” and would provide sufficient rental housing to accommodate “moderate” on growth. In housing market experiencing a “rapid” rate of growth, a vacancy rate between seven and eight percent could accommodate these new households and would be considered “normal” or desirable. An annual growth rate of less than one percent would be considered a “slow” rate of growth, between one and five percent would be a “moderate” rate and annual increases of more than five percent is considered a “rapid” rate of growth.

Based on Census 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. Between 2000 and 2010 the rate of growth rate in the three-coastal Counties declined to 0.2 percent due to the impact of Hurricane Katrina. The Census Bureau estimates the July 2018 population of Hancock County to be 47,334; Harrison County to be 206,650 and Jackson County to be 143,277. The annual average rate of growth between the 2010 Census and the 2018 Census Bureau’s Population Estimate in Hancock County is 0.9 percent, in Harrison County it is 1.3 percent and in Jackson County the rate is 0.3 percent. It is concluded that during the decade before Hurricane Katrina, the Mississippi Gulf Coast experienced a “moderate” rate of growth and a “normal” vacancy rate would be in the four to six percent range. Since the 2010 Census, Hancock and Harrison County have experienced a moderate rate of growth and four to six percent is considered the “normal” vacancy rate. Since 2010 Jackson County has grown at a “slow” rate and a vacancy rate of four percent or less would be “normal” for the local rental market.

Table 2 presents an overview of the supply-demand relationships in the local apartment market and contains the number of apartment units and the number of vacant units that are available “for rent” in the 2019 survey. The overall vacancy rate is 5.7 percent which is below the rate in the last several surveys. The vacancy rate in Harrison County is within the range considered “normal” in areas experiencing a “moderate” rate of growth. Hancock and Jackson Counties are above the “normal” rate.

TABLE 2  
MARKET-RENT APARTMENT SUPPLY AND VACANCY RATE  
MISSISSIPPI GULF COAST  
JULY 2019

	HANCOCK COUNTY	HARRISON COUNTY	JACKSON COUNTY	MISSISSIPPI GULF COAST
STUDIO UNITS:				
Number of Units	0	96	24	120
Number of Vacant Units	0	4	3	7
Vacancy Rate	0.0%	4.2%	12.5%	5.8%
ONE-BEDROOM UNITS:				
Number of Units	74	3,152	1,397	4,623
Number of Vacant Units	5	126	127	258
Vacancy Rate	6.8%	4.0%	9.1%	5.6%
TWO-BEDROOM UNITS:				
Number of Units	428	6,644	2,962	10,034
Number of Vacant Units	38	304	249	591
Vacancy Rate	8.9%	4.6%	8.4%	5.9%
THREE-BEDROOM UNITS:				
Number of Units	123	1,370	508	2,001
Number of Vacant Units	6	52	34	92
Vacancy Rate	4.9%	3.8%	6.7%	4.6%
TOTAL ALL UNITS:				
Number of Units	625	11,262	4,891	16,778
Number of Vacant Units	49	486	413	948
Vacancy Rate	7.8%	4.3%	8.4%	5.7%

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 statistical analysis of the entire market and each city is offered. The local multifamily rental housing stock is not a homogeneous market and conditions vary between submarkets. The cities of Biloxi, Gulfport and Pascagoula contain the majority of the market-rent apartments units on the Mississippi Gulf Coast and account for sixty-eight percent of the total. The city of Biloxi contains 4,620 market-rent apartment units and has a vacancy rate of 5.1 percent, Gulfport contains 4,510 market-rent apartment units with a vacancy rate of 4.0 percent and Pascagoula contains 2,276 apartment units and has a vacancy rate of 11.7 percent. Contained in Table 3 is the market-rent apartment unit supply, the number vacant and the vacancy rate for each city or town on the Mississippi Gulf Coast based on the 2019 survey.

TABLE 3  
SUPPLY AND VACANCY OF MARKET-RENT APARTMENT UNITS BY PLACE  
MISSISSIPPI GULF COAST  
JULY 2019

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	0	0	0.0%	24	1	4.2%	100	4	4.0%	25	1	4.0%	149	6	4.0%
Waveland	0	0	0.0%	32	3	9.4%	308	33	10.7%	78	5	6.4%	418	41	9.8%
Unincorporated	0	0	0.0%	18	1	0.0%	20	1	0.0%	20	0	0.0%	58	2	3.4%
Total	0	0	0.0%	74	5	6.8%	428	38	8.9%	123	6	4.9%	625	49	7.8%
HARRISON CO.															
Biloxi	40	1	2.5%	1,437	70	4.9%	2,610	143	5.5%	533	23	4.3%	4,620	237	5.1%
D'iberville	0	0	0.0%	274	7	2.6%	493	14	2.8%	105	2	1.9%	872	23	2.6%
Gulfport	52	2	3.8%	1,069	39	3.6%	2,822	117	4.1%	567	23	4.1%	4,510	181	4.0%
Long Beach	4	1	25.0%	308	9	2.9%	677	27	4.0%	129	3	2.3%	1,118	40	3.6%
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	1	5.6%	36	1	2.8%	66	2	3.0%
Total	96	4	4.2%	3,152	126	4.0%	6,644	304	4.6%	1,370	52	3.8%	11,262	486	4.3%
JACKSON CO.															
Gautier	0	0	0.0%	147	18	12.2%	293	33	11.3%	43	3	7.0%	483	54	11.2%
Moss Point	0	0	0.0%	66	3	4.5%	158	18	11.4%	0	0	0.0%	224	21	9.4%
Ocean Springs	0	0	0.0%	174	5	2.9%	326	12	3.7%	38	0	0.0%	538	17	3.2%
Pascagoula	24	3	12.5%	612	83	13.6%	1,377	154	11.2%	263	27	10.3%	2,276	267	11.7%
Unincorporated	0	0	0.0%	398	18	4.5%	808	32	4.0%	164	4	2.4%	1,370	54	3.9%
Total	24	3	12.5%	1,397	127	9.1%	2,962	249	8.4%	508	34	6.7%	4,891	413	8.4%
MS GULF COAST	120	7	5.8%	4,623	258	5.6%	10,034	591	5.9%	2,001	92	4.6%	16,778	948	5.7%

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  
JULY 2019

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%	74	5	6.8%	428	38	8.9%	123	6	4.9%	625	49	7.8%
Total	0	0	0.0%	74	5	6.8%	428	38	8.9%	123	6	4.9%	625	49	7.8%
HARRISON CO.															
Biloxi Area	40	1	2.5%	1,723	77	4.5%	3,117	157	5.0%	638	25	3.9%	5,518	260	4.7%
Gulfport Area	52	2	3.8%	1,069	39	3.6%	2,826	118	4.2%	603	24	4.0%	4,550	183	4.0%
Long Beach Area	4	1	25.0%	360	10	2.8%	701	29	4.1%	129	3	2.3%	1,194	43	3.6%
Total	96	4	4.2%	3,152	126	4.0%	6,644	304	4.6%	1,370	52	3.8%	11,262	486	4.3%
JACKSON CO.															
Ocean Springs Area	0	0	0.0%	524	15	2.9%	1,090	40	3.7%	202	4	2.0%	1,816	59	3.2%
Pascagoula Area	24	3	12.5%	873	112	12.8%	1,872	209	11.2%	306	30	9.8%	3,075	354	11.5%
Total	24	3	12.5%	1,397	127	9.1%	2,962	249	8.4%	508	34	6.7%	4,891	413	8.4%
MS GULF COAST	120	7	5.8%	4,623	258	5.6%	10,034	591	5.9%	2,001	92	4.6%	16,778	948	5.7%

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 2010 and 2019. The overall vacancy rate in the 2019 survey was 5.7 percent and

below the 6.3 vacancy rate in the 2018 survey and the 7.5 percent vacancy rate in the 2017. The vacancy rate in the latest survey is substantially below the 8.9 percent in 2016 or the 9.4 percent vacancy rate in 2015.

TABLE 5  
TRENDS IN MARKET-RENT APARTMENT UNIT SUPPLY AND VACANCY  
MISSISSIPPI GULF COAST  
2010-2019

SUBMARKET	JUNE 2010			JUNE 2011			JUNE 2012			JUNE 2013			JUNE 2014		
	Supply	Va- cant	Vac. Rate												
<b>HANCOCK CO.</b>															
Bay St. Louis	149	50	33.6%	149	48	32.2%	149	26	17.4%	149	25	16.8%	149	14	9.4%
Waveland	416	142	34.1%	418	78	18.7%	418	105	25.1%	418	95	22.7%	418	98	23.4%
Unincorporated	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%
Total	565	192	34.0%	567	126	22.2%	567	131	23.1%	567	120	21.2%	567	112	19.8%
<b>HARRISON CO.</b>															
Biloxi	4,375	576	13.2%	4,503	584	13.0%	4,539	624	13.7%	4,539	394	8.7%	4,539	354	7.8%
D'lberville	872	111	12.7%	872	60	6.9%	872	111	12.7%	872	51	5.8%	872	49	5.6%
Gulfport	4,212	556	13.2%	4,182	540	12.9%	4,302	497	11.6%	4,308	324	7.5%	4,332	317	7.3%
Long Beach	1,046	121	11.6%	1,094	127	11.6%	1,094	175	16.0%	1,106	78	7.1%	1,118	112	10.0%
Pass Christian	76	8	10.5%	76	2	2.6%	76	3	3.9%	76	4	5.3%	76	2	2.6%
Unincorporated	66	11	16.7%	66	12	18.2%	66	6	9.1%	66	5	7.6%	66	5	7.6%
Total	10,647	1,383	13.0%	10,793	1,325	12.3%	10,949	1,416	12.9%	10,967	856	7.8%	11,003	839	7.6%
<b>JACKSON CO.</b>															
Gautier	585	65	11.1%	585	75	12.8%	585	75	12.8%	585	45	7.7%	585	44	7.5%
Moss Point	202	18	8.9%	202	16	7.9%	202	22	10.9%	212	14	6.6%	212	16	7.5%
Ocean Springs	552	48	8.7%	538	55	10.2%	538	48	8.9%	538	34	6.3%	538	56	10.4%
Pascagoula	2,557	458	17.9%	2,348	322	13.7%	2,328	439	18.9%	2,352	223	9.5%	2,348	273	11.6%
Unincorporated	1,423	235	16.5%	1,423	142	10.0%	1,376	141	10.2%	1,376	98	7.1%	1,376	101	7.3%
Total	5,319	824	15.5%	5,096	610	12.0%	5,029	725	14.4%	5,063	414	8.2%	5,059	490	9.7%
MS Gulf Coast	16,531	2,399	14.5%	16,456	2,061	12.5%	16,545	2,272	13.7%	16,597	1,390	8.4%	16,629	1,441	8.7%
<b>JUNE 2015</b>															
SUBMARKET	Supply	Va- cant	Vac. Rate												
<b>HANCOCK CO.</b>															
Bay St. Louis	149	9	6.0%	149	17	11.4%	149	1	0.7%	149	3	2.0%	149	6	4.0%
Waveland	418	72	17.2%	418	112	26.8%	418	58	13.9%	418	42	10.0%	418	41	9.8%
Unincorporated	40	5	12.5%	50	6	12.0%	50	4	8.0%	58	2	3.4%	58	2	3.4%
Total	567	81	14.3%	567	129	22.8%	567	59	10.2%	625	47	7.5%	625	49	7.8%
<b>HARRISON CO.</b>															
Biloxi	4,562	366	8.0%	4,780	516	10.8%	4,780	368	7.7%	4,788	374	7.8%	4,620	237	5.1%
D'lberville	872	50	5.7%	872	52	6.0%	872	48	5.5%	872	26	3.0%	872	23	2.6%
Gulfport	4,504	411	9.1%	4,504	300	6.7%	4,508	315	7.0%	4,516	239	5.3%	4,510	181	4.0%
Long Beach	1,118	95	8.5%	1,118	74	6.6%	1,118	56	5.0%	1,118	38	3.4%	1,118	40	3.6%
Pass Christian	76	2	2.6%	76	2	2.6%	76	3	3.9%	76	2	2.6%	76	3	3.9%
Unincorporated	66	5	7.6%	66	3	4.5%	66	2	3.0%	66	2	3.0%	66	2	3.0%
Total	11,198	929	8.3%	11,416	947	8.3%	11,420	792	6.9%	11,436	681	6.0%	11,262	486	4.3%
<b>JACKSON CO.</b>															
Gautier	585	80	13.7%	585	47	8.0%	585	64	10.9%	483	31	6.4%	483	54	11.2%
Moss Point	212	24	11.3%	214	20	9.3%	214	23	10.7%	214	17	7.9%	224	21	9.4%
Ocean Springs	538	33	6.1%	538	29	5.4%	538	32	5.9%	538	39	7.2%	538	17	3.2%
Pascagoula	2,329	226	9.7%	2,313	216	9.3%	2,313	201	8.7%	2,314	182	7.9%	2,276	267	11.7%
Unincorporated	1,376	202	14.7%	1,376	118	8.6%	1,378	107	7.8%	1,378	69	5.0%	1,370	54	3.9%
Total	5,040	565	11.2%	5,026	430	8.6%	5,028	427	8.5%	4,927	338	6.9%	4,891	413	8.4%
MS Gulf Coast	16,805	1,575	9.4%	17,009	1,506	8.9%	17,015	1,278	7.5%	16,988	1,066	6.3%	16,778	948	5.7%

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 July 2019 survey covered a total of 625 market-rent apartment units in the Bay St. Louis-Waveland area and the vacancy rate was 7.8 percent which is similar to the 7.5 percent in the 2018 survey. Segmenting the current vacancy rate by number of bedrooms indicates a 6.8 percent vacancy rate among one-bedroom units, 8.9 percent among two-bedroom apartments and 4.9 percent among three-bedroom units. The current vacancy rate among market-rent apartments is above the range considered “normal” for areas experiencing a “moderate” rate of growth.

Contained in Table 6 are selected characteristics of the market-rent apartment units located in the Bay St. Louis-Waveland area. The average rental rate among the seventy-four market-rent one-bedroom apartments surveyed was \$695.81 and is 4.4 percent above the average one-bedroom monthly rental rate in the 2019 survey. A total of 428 two-bedroom market-rent apartment units were surveyed in the Bay St. Louis-Waveland area and the average monthly rental rate was \$714.35 which is 0.3 percent above the average rental rate twelve months ago. Among the 123 three-bedroom apartment units surveyed the average monthly rental rate was \$843.44 and has increased 3.2 percent above the average in the 2018 survey. There were no market-rent apartment units under construction in this submarket at the time of the 2019 survey.

TABLE 6  
SELECTED CHARACTERISTICS OF MARKET-RENT APARTMENT UNITS  
BAY SAINT LOUIS-WAVELAND AREA  
JULY 2019

	<u>1-Bedroom Units</u>	<u>2-Bedroom Units</u>	<u>3-Bedroom Units</u>	<u>Total All Units</u>
Number of Apartments	74	428	123	625
Number Under Construction	0	0	0	0
Number Vacant	5	38	6	49
Vacancy Rate	6.8%	8.9%	4.9%	7.8%
Average Rental Rate (7-2019)	\$695.81	\$714.35	\$843.44	*
67% Fall Between	\$604.47-\$787.15	\$585.76-\$842.94	\$737.24-\$949.62	*
Average Rental Rate (6-2018)	\$666.35	\$712.29	\$816.97	*
2018 to 2019 Percent Change	4.4%	0.3%	3.2%	*
Average "Asking" Rent of Vacant	\$591.00	\$641.71	\$857.14	*
67% Fall Between	\$500.56-\$681.44	\$517.21-\$766.21	\$773.33-\$940.95	*
Average Size	657 Sq. Ft.	908 Sq. Ft.	1,214 Sq. Ft.	*
67% Fall Between	590-723 Sq. Ft.	807-1,008 Sq. Ft.	1,104-1,324 Sq. Ft.	*
Average Rent Per Square Foot	107.2	78.8	70.3	*
67% Fall Between	89.5-124.9	66.5-91.1	58.1-82.5	*

\* 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 one and three-bedroom apartments in this submarket and the narrow dispersion of rental rates.

TABLE 7  
DISTRIBUTION OF MARKET-RENT APARTMENT RENTAL RATES  
HANCOCK COUNTY  
JULY 2019

DECILE	<u>1-BR.</u>	<u>2-BR.</u>	<u>3-BR.</u>
1	\$525.00	\$550.00	\$700.00
2	\$588.75	\$558.30	\$732.00
3	\$626.35	\$578.49	\$798.00
4	\$657.80	\$598.68	\$818.82
Median	\$685.52	\$677.50	\$838.24
6	\$689.67	\$746.70	\$857.88
7	\$693.78	\$805.00	\$877.88
8	\$756.00	\$851.50	\$897.88
9	\$793.00	\$866.09	\$924.58
9.9	\$830.00	\$900.00	\$1,500.00

SOURCE: W. S. Loper and Associates.

## BILOXI AREA

The 2019 apartment survey indicated that the Biloxi area contains a total of 5,518 market-rent apartment units and the vacancy rate was 4.7 percent. The current vacancy rate is slightly below the 7.0 percent vacancy rate in the 2018 survey. Segmenting the current vacancy rate in the Biloxi area by number of bedrooms indicates a 2.5 percent vacancy rate among studio units; for one-bedroom units, 4.5 percent; among two-bedroom apartments, 5.0 percent and 2.9 percent among three-bedroom units.

A total of forty studio apartments were surveyed in the Biloxi area and the average monthly rental rate was \$607.50. Among the 1,723 one-bedroom apartments surveyed in 2019 the average monthly rental rate was \$691.16 and has increased 5.2 percent above the average in the 2018 survey. A total of 3,117 two-bedroom apartment units was surveyed in the Biloxi area and the average rental rate was \$815.74 which is 3.5 percent higher than the average in the survey conducted thirteen months ago. A total of 638 three-bedroom apartment units was surveyed in the Biloxi area and the average monthly rental rate was \$1,000.99 which is 4.1 percent higher than the average rental rate in the apartment survey conducted thirteen months ago. At present, thirty new market-rent apartment units are under construction in the Biloxi area.

TABLE 8  
SELECTED CHARACTERISTICS OF MARKET-RENT APARTMENT UNITS  
BILOXI AREA  
JULY 2019

	<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	1,723	3,117	638	5,518
Number Under Construction	0	18	12	0	30
Number Vacant	1	77	157	25	260
Vacancy Rate	2.5%	4.5%	5.0%	3.9%	4.7%
Average Rental Rate (7-2019)	\$607.50	\$691.16	\$815.74	\$1,000.99	*
67% Fall Between	\$555.55-\$659.45	\$537.10-\$845.22	\$651.96-\$979.52	\$802.09-\$1,199.89	*
Average Rental Rate (6-2018)	\$558.00	\$656.86	\$788.46	\$961.86	*
2018 to 2019 Percent Change	8.9%	5.2%	3.5%	4.1%	*
Average "Asking" Rent of Vacant	\$550.00	\$701.05	\$784.64	\$986.88	*
67% Fall Between	*	\$576.13-\$825.97	\$634.64-\$934.65	\$774.17-\$1,199.59	*
Average Size	345 Sq. Ft.	727 Sq. Ft.	\$1,020.00	1,340 Sq. Ft.	*
67% Fall Between	325-365 Sq. Ft.	556-899 Sq. Ft.	831-1,210 Sq. Ft.	1,114-1,566 Sq. Ft.	*
Average Rent Per Square Foot	156.4	91.3	80.0	74.7	*
67% Fall Between	132.9-179.8	79.6-103.0	68.7-91.3	66.5-82.9	*

\* Not Applicable

SOURCE: W. S. Loper and Associates.

## GULFPORT AREA

The latest apartment survey indicated that the Gulfport area contained a total of 4,550 market-rent apartment units and 4.0 percent were found vacant which is below the 7.0 percent vacancy rate in the 2018 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  
JULY 2019

	<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	1,069	2,826	603	4,550
Number Under Construction	0	0	0	0	0
Number Vacant	2	39	118	24	183
Vacancy Rate	3.8%	3.6%	4.2%	4.0%	4.0%
Average Rental Rate (7-2019)	\$457.00	\$626.79	\$720.96	\$893.45	*
67% Fall Between	\$381.23-\$561.09	\$480.55-\$773.02	\$568.73-\$873.19	\$761.04-\$1,025.86	*
Average Rental Rate (6-2018)	\$457.00	\$614.12	\$684.24	\$869.71	*
2018 to 2019 Percent Change	0.0%	2.1%	5.4%	2.7%	*
Average "Asking" Rent of Vacant	\$549.00	\$584.56	\$711.36	\$838.12	*
67% Fall Between	*	\$478.74-\$688.17	\$549.37-\$873.36	\$712.85-\$963.39	*
Average Size	497 Sq. Ft.	691 Sq. Ft.	976 Sq. Ft.	1,242	*
67% Fall Between	431-562 Sq. Ft.	565-816 Sq. Ft.	826-1,126 Sq. Ft.	1,098-1,386 Sq. Ft.	*
Average Rent Per Square Foot	92.1	91.7	74.8	72.7	*
67% Fall Between	85.0-99.2	74.0-109.5	66.2-83.4	64.3-81.0	*

\* Not Applicable

SOURCE: W. S. Loper and Associates.

Segmenting the current vacancy rate by number of bedrooms indicates a 3.8 percent vacancy rate among studio units; among one-bedroom units, a 3.6 percent vacancy rate; among two-bedroom units; 4.2 percent and 4.0 percent among three-bedroom apartment units.

In the Gulfport area the average monthly rental rate among one-bedroom apartments surveyed was \$626.79 and is 2.1 percent higher than the average rental rate in the 2018 apartment survey. The average rental rate among two-bedroom apartments in the Gulfport area is \$720.96 and is 5.4 percent higher than the average rental rate recorded a year earlier. Among three-bedroom apartments the average monthly rental rate was \$893.45 and has increased 2.7 percent over the average rental rate in the 2018 survey.

At present no additional market-rent apartments are under construction in the Gulfport area. However, a small apartment complex that was previously unavailable for occupancy is being renovated.

## LONG BEACH-PASS CHRISTIAN AREA

The Long Beach-Pass Christian area contains 1,194 market-rent apartments and 3.6 percent were vacant at the time of the 2019 survey which is similar to 3.4 percent vacant in the 2018 survey. Segmenting the current vacancy rate by number of bedrooms indicates a 2.8 percent vacancy rate among one-bedroom units; 4.1 percent among two-bedrooms and 2.3 percent among three-bedroom apartment units. Among the 360 one-bedroom apartment units surveyed in the Long Beach-Pass Christian area, the average rental rate was \$762.21 and is 9.5 percent above the average monthly rental rate in the 2018 apartment survey. A total of 701 two-bedroom apartment units was surveyed in the Long Beach-Pass Christian area and the average monthly rental rate was \$820.23 which is a 6.0 percent increase over the average two-bedroom rental rate in the 2018 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 \$1,114.13 which is 5.0 percent above the average market-rent three-bedroom monthly rental rate in the survey conducted thirteen months ago. At the time of the latest survey there were no market-rent apartment units under construction in this submarket. 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  
JULY 2019

	<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	1	10	29	3	43
Vacancy Rate	25.0%	2.8%	4.1%	2.3%	3.6%
Average Rental Rate (7-2019)	\$350.00	\$762.21	\$820.23	\$1,114.13	*
67% Fall Between	*	\$599.15-\$857.68	\$684.00-\$956.21	\$978.16-\$1,250.09	*
Average Rental Rate (6-2018)	\$350.00	\$695.84	\$773.64	\$1,060.69	*
2017 to 2018 Percent Change	0.0%	9.5%	6.0%	5.0%	*
Average "Asking" Rent of Vacant	\$350.00	\$754.20	\$786.83	\$1,149.33	*
67% Fall Between	*	\$652.39-\$856.06	\$649.43-\$924.22	\$988.86-\$1,309.80	*
Average Size	325 Sq. Ft.	761 Sq. Ft.	1,004 Sq. Ft.	1,496 Sq. Ft.	*
67% Fall Between	*	599-924 Sq. Ft.	815-1,192 Sq. Ft.	1,368-1,623 Sq. Ft.	*
Average Rent Per Square Foot	92.9	102.5	83.0	74.4	*
67% Fall Between	*	88.0-117.1	70.8-95.2	69.3-79.6	*

\* Not Applicable

SOURCE: W. S. Loper and Associates.

## HARRISON COUNTY

Harrison County contains the largest number of market-rent apartments of the three-coastal Counties. A total of 11,262 market-rent apartment units were surveyed in Harrison County and 4.3 percent were vacant. The July 2019 survey included a total of ninety-six studio apartments and the vacancy rate was 4.2 percent. The average rental rate among studio apartments in Harrison County was \$501.20. A total of 3,152 market-rent one-bedroom apartments were surveyed and the average rental rate was \$677.33 which is 5.7 percent higher than the average in the 2018 survey. A total of 6,644 two-bedroom apartments was surveyed and the average rental rate was \$776.31 which represents a 5.5 percent increase above the average two-bedroom rental rate thirteen months ago. The latest

survey included a total of 1,370 three-bedroom apartments in Harrison County and the average rental rate was \$964.20 which represents a 6.0 percent increase over the average three-bedroom rental rate in the survey conducted twelve months ago. At present thirty additional market-rent apartment units are under construction in Harrison County. Contained in Table 11 are selected characteristics of the market-rent apartments located in Harrison County.

TABLE 11  
SELECTED CHARACTERISTICS OF MARKET-RENT APARTMENT UNITS  
HARRISON COUNTY  
JULY 2019

	<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	3,152	6,644	1,370	11,262
Number Under Construction	0	18	12	0	30
Number Vacant	4	126	304	52	486
Vacancy Rate	4.2%	4.0%	4.6%	3.8%	4.3%
Average Rental Rate (7-2019)	\$501.20	\$677.33	\$776.31	\$964.20	*
67% Fall Between	\$429.69-\$572.70	\$525.48-\$829.19	\$613.12-\$939.51	\$783.11-\$1,145.29	*
Average Rental Rate (6-2018)	\$481.36	\$640.72	\$735.53	\$909.49	*
2018 to 2019 Percent Change	4.1%	5.7%	5.5%	6.0%	*
Average "Asking" Rent of Vacant	\$555.75	\$669.21	\$756.41	\$925.91	*
67% Fall Between	\$542.90-\$568.59	\$539.08-\$779.35	\$599.07-\$913.74	\$732.29-\$1,119.52	*
Average Size	430 Sq. Ft.	719 Sq. Ft.	1,000 Sq. Ft.	1,312 Sq. Ft.	*
67% Fall Between	339-521 Sq. Ft.	554-883 Sq. Ft.	825-1,174 Sq. Ft.	1,112-1,512 Sq. Ft.	*
Average Rent Per Square Foot	122.8	94.6	78.2	73.8	*
67% Fall Between	87.4-158.3	76.5-112.6	67.4-88.9	65.7-81.9	*

\* 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 sub-markets. 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 Biloxi area was \$800, it would be near the "middle" of the market because the median rental rate is \$799. If the same two-bedroom apartment unit rented for \$960, it would be near the "top" of the local market (eighth decile equals \$960) 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  
JULY 2019

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	\$ 497	\$ 618	\$ 733	\$ 500	\$ 603	\$ 727	\$ 685	\$ 651	\$ 1,200	\$ 498	\$ 617	\$ 742
2	\$ 539	\$ 669	\$ 841	\$ 519	\$ 621	\$ 787	\$ 692	\$ 697	\$ 1,271	\$ 550	\$ 650	\$ 829
3	\$ 597	\$ 710	\$ 847	\$ 574	\$ 650	\$ 837	\$ 701	\$ 717	\$ 1,365	\$ 598	\$ 690	\$ 850
4	\$ 647	\$ 750	\$ 912	\$ 602	\$ 690	\$ 894	\$ 710	\$ 772	\$ 1,458	\$ 650	\$ 716	\$ 900
Median	\$ 676	\$ 799	\$ 956	\$ 652	\$ 704	\$ 900	\$ 727	\$ 787	\$ 1,496	\$ 687	\$ 772	\$ 944
6	\$ 737	\$ 840	\$ 1,091	\$ 671	\$ 725	\$ 932	\$ 738	\$ 824	\$ 1,498	\$ 717	\$ 800	\$ 977
7	\$ 788	\$ 879	\$ 1,130	\$ 699	\$ 807	\$ 946	\$ 753	\$ 889	\$ 1,499	\$ 762	\$ 850	\$ 1,097
8	\$ 826	\$ 960	\$ 1,156	\$ 752	\$ 849	\$ 973	\$ 810	\$ 939	\$ 1,527	\$ 796	\$ 892	\$ 1,150
9	\$ 879	\$ 1,038	\$ 1,204	\$ 773	\$ 881	\$ 993	\$ 868	\$ 975	\$ 1,583	\$ 863	\$ 977	\$ 1,238
9.9	\$ 1,097	\$ 1,309	\$ 1,479	\$ 806	\$ 975	\$ 1,097	\$ 939	\$ 1,079	\$ 1,639	\$ 1,097	\$ 1,309	\$ 1,328

SOURCE: W. S. Loper and Associates.

## OCEAN SPRINGS AREA

The 2019 apartment survey indicated that the Ocean Springs area contained a total of 1,816 market-rent apartment units and the vacancy rate was 3.2 percent. Segmenting the vacancy rate by number of bedrooms indicates a 2.9

percent vacancy rate among one-bedroom units, 3.7 percent among two-bedroom units and 2.0 percent vacancy rate among three-bedroom apartments. Among the 524 one-bedroom apartments in this submarket, the average rental rate was \$791.60 and has increased 9.3 percent over the average in the survey conducted thirteen months ago. A total of 1,090 two-bedroom apartments was surveyed and the average rental rate was \$885.25 which is 3.0 percent higher than average monthly rental rate for a two-bedroom apartment in the 2018 survey. Among the 202 three-bedroom apartments surveyed the average monthly rental rate was \$1,132.84 which represents a 9.7 percent increase over the average rental rate in the 2018 survey. At the time of the latest survey no market-rent apartment units were under construction in the Ocean Springs area. 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  
JULY 2019

	<u>1-Bedroom Units</u>	<u>2-Bedroom Units</u>	<u>3-Bedroom Units</u>	<u>Total All Units</u>
Number of Apartments	524	1,090	202	1,816
Number Under Construction	0	0	0	0
Number Vacant	15	40	4	59
Vacancy Rate	2.9%	3.7%	2.0%	3.2%
Average Rental Rate (6-2019)	\$791.60	\$885.25	\$1,132.84	*
67% Fall Between	\$653.29-\$929.92	\$732.48-\$1,038.01	\$1,012.18-\$1,253.50	*
Average Rental Rate (6-2018)	\$724.50	\$859.78	\$1,032.37	*
2018 to 2019 Percent Change	9.3%	3.0%	9.7%	*
Average "Asking" Rent of Vacant	\$772.13	\$824.85	\$1,138.00	*
67% Fall Between	\$669.79-\$874.47	\$696.04-\$953.66	\$1,065.25-\$1,210.75	*
Average Size	755 Sq. Ft.	1,075 Sq. Ft.	1,288 Sq. Ft.	*
67% Fall Between	692-818 Sq. Ft.	958-1,193 Sq. Ft.	1,232-1,344 Sq. Ft.	*
Average Rent Per Square Foot	105.5	82.2	95.0	*
67% Fall Between	85.5-125.5	72.1-92.3	73.3-116.8	*

\* Not Applicable

SOURCE: W. S. Loper and Associates.

## PASCAGOULA AREA

The 2019 apartment survey indicates that the Pascagoula area contains a total of 3,075 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 the Gautier area. At the time of this survey there were no new market-rent apartments under construction in the Pascagoula area.

The latest survey indicated an overall vacancy rate of 11.5 percent in the Pascagoula area which is considerably higher than the 7.8 percent vacancy rate in the 2018 survey but comparable to the 9.1 percent vacancy rate in the 2017 survey. The latest vacancy rate is above the range considered “normal” in areas experiencing a “slow” or a “moderate” rate of population growth. Segmenting the current vacancy rate by number of bedrooms indicates a 12.5 percent vacancy rate among studio units, 12.8 percent among one-bedroom units, 11.2 percent among two-bedroom units and 9.8 percent vacancy rate among three-bedroom units. The 2019 survey included twenty-four studio units in Pascagoula and the average rental rate was \$513.33. Among the 873 one-bedroom apartment units surveyed the average monthly rental rate was \$542.48 and increased 3.6 percent above the one-bedroom average rental rate in the 2018 survey. A total of 1,872 two-bedroom apartments was surveyed in the Pascagoula area and 11.2 percent were vacant. The average rental rate among two-bedroom apartments in the Pascagoula area is \$617.36 and has increased 0.2 percent above the average monthly rental rate in the survey conducted thirteen months ago. A total of 306 three-bedroom apartment units was surveyed in the Pascagoula area and the average monthly rental rate was \$743.66 which represents a 1.7 percent decrease over the average in the 2018 survey. At

the time of the latest survey there were no market-rent apartment units under construction in the Pascagoula area. 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  
JULY 2019

	<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	873	1,872	306	3,075
Number Under Construction	0	0	0	0	0
Number Vacant	3	112	209	30	354
Vacancy Rate	12.5%	12.8%	11.2%	9.8%	11.5%
Average Rental Rate (7-2019)	\$513.33	\$542.48	\$617.36	\$743.66	*
67% Fall Between	\$467.59-\$559.08	\$473.04-\$797.25	\$517.39-\$717.32	\$621.99-\$865.33	*
Average Rental Rate (6-2018)	\$494.67	\$523.79	\$616.06	\$756.48	*
2018 to 2019 Percent Change	3.8%	3.6%	0.2%	-1.7%	*
Average "Asking" Rent of Vacant	\$477.33	\$511.96	\$567.53	\$724.80	*
67% Fall Between	\$447.31-\$507.36	\$440.85-\$583.08	\$441.51-\$693.55	\$621.18-\$828.42	*
Average Size	495 Sq. Ft.	626 Sq. Ft.	882 Sq. Ft.	1,118 Sq. Ft.	*
67% Fall Between	470-520 Sq. Ft.	546-705 Sq. Ft.	773-992 Sq. Ft.	978-1,258 Sq. Ft.	*
Average Rent Per Square Foot	103.6	87.8	69.4	56.5	*
67% Fall Between	99.4-107.7	71.2-104.4	58.6-80.2	32.6-80.4	*

\* Not Applicable

SOURCE: W. S. Loper and Associates.

## JACKSON COUNTY

A total of 4,891 market-rent apartment units were surveyed in Jackson County and the vacancy rate was 8.4 percent which is below the vacancy rate of 6.9 percent thirteen months ago and similar to the 8.5 percent vacancy rate in the 2017 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  
JULY 2019

	<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	1,397	2,962	508	4,891
Number Under Construction	0	0	0	0	0
Number Vacant	3	127	249	34	413
Vacancy Rate	12.5%	9.1%	8.4%	6.7%	8.4%
Average Rental Rate (7-2019)	\$513.33	\$635.15	\$707.32	\$898.41	*
67% Fall Between	\$467.59-\$559.08	\$473.04-\$797.25	\$511.87-\$902.77	\$662.52-\$1,124.31	*
Average Rental Rate (6-2018)	\$494.67	\$600.88	\$706.05	\$866.40	*
2018 to 2019 Percent Change	3.8%	5.7%	0.2%	3.7%	*
Average "Asking" Rent of Vacant	\$477.33	\$542.69	\$660.56	\$807.15	*
67% Fall Between	\$447.31-\$507.36	\$429.17-\$655.50	\$500.94-\$820.18	\$647.98-\$966.32	*
Average Size	495 Sq. Ft.	674 Sq. Ft.	953 Sq. Ft.	1,244 Sq. Ft.	*
67% Fall Between	470-520 Sq. Ft.	577-770 Sq. Ft.	807-1,099 Sq. Ft.	1,048-1,440 Sq. Ft.	*
Average Rent Per Square Foot	103.6	94.4	73.9	72.8	*
67% Fall Between	99.4-107.7	74.5-114.2	63.9-83.9	63.8-81.9	*

\* Not Applicable

SOURCE: W. S. Loper and Associates.

Segmenting the current vacancy rate in Jackson County by number of bedrooms indicates a 12.5 percent vacancy rate among studio units, among one-bedroom rental units the vacancy rate was 9.1 percent, among two-bedroom units the vacancy rate was 8.4 percent and 6.7 percent among three-bedroom apartments. The average monthly rental rate was \$635.15 among the 1,397 one-bedroom apartments surveyed and has increased 5.7 percent since the 2018 survey. A total of 2,962 two-bedroom apartments was surveyed and the average rental rate was \$707.32 which is 0.2 percent than the average thirteen months ago. A total of 508 three-bedroom apartments was surveyed

and the average monthly rental rate was \$898.41 which represents a 3.7 percent increase above the average in the 2018 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 \$784.29, among two-bedroom apartments the median is \$914.27 and \$1,072.32 among three-bedroom apartments. The median monthly rental rate in the Pascagoula area for a one-bedroom apartment is \$530.83, among two-bedroom units the median rental rate is \$592.81 and \$748.37 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 large market-rent apartment properties of recent construction located outside of the Ocean Springs corporate limits in the unincorporated area of Jackson County. Newer apartment properties typically support higher monthly rental rates relative to the entire market.

TABLE 16  
DISTRIBUTION OF MARKET-RENT RENTAL RATES  
JACKSON COUNTY  
JULY 2019

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	\$ 581.50	\$ 644.35	\$ 1,007.63	\$ 427.86	\$ 499.73	\$ 599.97	\$ 453.26	\$ 521.63	\$ 636.33
2	\$ 653.33	\$ 699.00	\$ 1,020.25	\$ 475.80	\$ 549.30	\$ 637.61	\$ 503.10	\$ 572.02	\$ 681.78
3	\$ 692.20	\$ 794.41	\$ 1,032.88	\$ 498.99	\$ 571.07	\$ 656.19	\$ 526.62	\$ 588.26	\$ 745.76
4	\$ 731.45	\$ 831.79	\$ 1,054.29	\$ 518.50	\$ 574.30	\$ 703.33	\$ 552.63	\$ 629.39	\$ 756.64
Median	\$ 784.29	\$ 914.27	\$ 1,072.32	\$ 530.83	\$ 592.81	\$ 748.37	\$ 578.20	\$ 649.76	\$ 819.91
6	\$ 821.50	\$ 944.70	\$ 1,116.08	\$ 551.47	\$ 610.04	\$ 754.17	\$ 602.56	\$ 688.14	\$ 1,005.40
7	\$ 854.25	\$ 968.87	\$ 1,195.64	\$ 567.29	\$ 649.24	\$ 758.54	\$ 684.69	\$ 806.38	\$ 1,032.56
8	\$ 879.07	\$ 988.57	\$ 1,199.43	\$ 590.19	\$ 675.09	\$ 812.57	\$ 797.88	\$ 908.14	\$ 1,070.18
9	\$ 939.28	\$ 1,069.52	\$ 1,260.37	\$ 611.53	\$ 717.20	\$ 854.44	\$ 867.11	\$ 975.20	\$ 1,197.31
9.9	\$ 1,050.00	\$ 1,150.00	\$ 1,362.00	\$ 870.00	\$ 905.00	\$ 1,027.00	\$ 1,050.00	\$ 1,150.00	\$ 1,362.00

SOURCE: W. S. Loper and Associates.

## ASSISTED APARTMENT MARKET

Assisted apartments differ from market-rent apartments in that they receive direct or indirect governmental assistance and eligibility for occupancy is based on established income limits. An exception would be a minimum age requirement or physical disability qualification. In general, assisted apartment units have both rental rate and income level restrictions. The assisted apartment properties in the Mississippi Gulf Coast apartment market that provide a “shallow” form of rental assistance include the Low Income Housing Tax Credit (LIHTC) program, the Tax Exempt Bond program, the Long Term Work Force Housing (LTWFH) program and Section 515 without Rental Assistance (RA). The “deep-subsidy” programs include HUD’s Section 8, HUD’s Section 202/8, Rural Housing’s Section 515 with Rental Assistance (RA), Low Rent Public Housing (LRPH) and apartments originally developed under the Section 236 and Section 221d3 but now provide rental assistance under the Section 8 program.

In general, the “normal” vacancy rate among assisted apartment units is significantly below the “normal” vacancy rate among market-rent apartments. Contained in Table 17 is an overview of the supply and number of vacant assisted apartment units located in Hancock County. The July 2019 apartment survey indicated a total of 1,102 assisted apartment units presently exist in Hancock County and twenty-seven units or 2.5 percent were vacant. No additional assisted apartment units were under construction in Hancock County at the time of the July 2019 survey.

TABLE 17  
 ASSISTED APARTMENT SUPPLY AND VACANCY BY PROJECT TYPE  
 HANCOCK COUNTY  
 JULY 2019

UNITTYPE	BAY ST. LOUIS		WAVELAND		UNINCORPORATED		HANCOCK COUNTY	
	Total Units	Vacant Units	Total Units	Vacant Units	Total Units	Vacant Units	Total Units	Vacant Units
<b>Studio Units:</b>								
HUD 236 & 236/8	0	0	0	0	0	0	0	0
HUD 202 & 202/8	15	1	0	0	0	0	15	1
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	1	0	0	0	0	15	1
<b>1-Bedroom Units:</b>								
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	0	44	1	0	0	66	1
LTWFH	0	0	0	0	0	0	0	0
FmHA 515	38	1	16	1	0	0	54	2
LRPH	12	0	60	0	0	0	72	0
Total	117	1	120	2	0	0	237	3
<b>2-Bedroom Units:</b>								
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	2	166	8	0	0	298	10
LTWFH	0	0	0	0	0	0	0	0
FmHA 515	100	1	68	3	0	0	168	4
LRPH	36	0	20	0	0	0	56	0
Total	268	3	254	11	0	0	522	14
<b>3-Bedroom Units:</b>								
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	2	170	7	0	0	276	9
LTWFH	0	0	0	0	0	0	0	0
FmHA 515	0	0	0	0	0	0	0	0
LRPH	48	0	0	0	0	0	48	0
Total	154	2	170	7	0	0	324	9
<b>4 or More Bedroom Units:</b>								
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
<b>Total All Units:</b>								
HUD 236 & 236/8	0	0	0	0	0	0	0	0
HUD 202 & 202/8	60	1	0	0	0	0	60	1
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	4	380	16	0	0	640	20
LTWFH	0	0	0	0	0	0	0	0
FmHA 515	138	2	84	4	0	0	222	6
LRPH	100	0	80	0	0	0	180	0
Total	558	7	544	20	0	0	1,102	27

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 2019 survey and a total of 214 assisted apartment units or 3.8 percent were vacant. The vacancy rate in 2019 among assisted apartments is slightly higher than the 3.4 percent vacancy rate in the 2018 survey. The majority of the vacant assisted apartment

units were concentrated among apartment properties covered under Section 515 or the tax-credit program. Slightly less than half of the assisted apartment properties in Harrison County are covered under the “tax-credit” or “tax-exempt bond” programs. At present no addition assisted apartment units are under construction in Harrison County.

TABLE 18  
ASSISTED APARTMENT SUPPLY AND VACANCY BY PROJECT TYPE  
HARRISON COUNTY  
JULY 2019

UNIT TYPE	BILOXI		D'IBERVILLE		GULFPORT		LONG BEACH		PASS CHRISTIAN		UNINC. AREA		HARRISON CO.	
	Total Units	Vacant Units	Total Units	Vacant Units	Total Units	Vacant Units	Total Units	Vacant Units						
<b>Studio Units:</b>														
HUD 236 & 236/8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HUD 202 & 202/8	148	3	0	0	0	0	0	0	0	0	0	0	148	3
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
LTFWH	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	3	0	0	0	0	0	0	0	0	0	0	237	3
<b>1-Bedroom Units:</b>														
HUD 236 & 236/8	16	0	0	0	0	0	0	0	0	0	0	0	16	0
HUD 202 & 202/8	112	2	0	0	156	5	0	0	0	0	0	0	268	7
HUD 221d3/8	0	0	0	0	18	0	0	0	0	0	0	0	18	0
HUD 8	30	0	0	0	36	1	0	0	0	0	0	0	66	1
LIHTC/TAX EXP.	32	1	56	0	244	6	0	0	27	8	12	1	371	16
LTFWH	0	0	87	0	0	0	18	0	0	0	0	0	105	0
FmHA 515	0	0	0	0	88	11	0	0	0	0	0	0	88	11
LRPH	422	0	0	0	8	0	21	1	0	0	0	0	451	1
Total	612	3	143	0	550	23	39	1	27	8	12	1	1,383	36
<b>2-Bedroom Units:</b>														
HUD 236 & 236/8	72	3	0	0	0	0	0	0	0	0	0	0	72	3
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	0	0	0	0	0	0	0	196	0
LIHTC/TAX EXP.	244	7	196	5	744	24	0	0	74	11	48	3	1,306	50
LTFWH	0	0	30	0	0	0	54	2	0	0	0	0	84	2
FmHA 515	0	0	0	0	280	55	48	10	0	0	0	0	328	65
LRPH	405	1	0	0	20	0	30	1	0	0	0	0	455	2
Total	783	11	226	5	1,287	80	132	13	74	11	48	3	2,550	123
<b>3-Bedroom Units:</b>														
HUD 236 & 236/8	54	3	0	0	0	0	0	0	0	0	0	0	54	3
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	4	132	4	522	15	0	0	74	10	36	3	932	36
LTFWH	0	0	0	0	0	0	36	1	0	0	0	0	36	1
FmHA 515	0	0	0	0	44	6	12	2	0	0	0	0	56	8
LRPH	188	1	0	0	4	0	14	0	0	0	0	0	206	1
Total	420	8	132	4	668	22	62	3	74	10	36	3	1,392	50
<b>4 or More Bedrooms:</b>														
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	0	0	0	0	0	0	0	11	1	0	0	43	1
LTFWH	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	1	0	0	3	0	10	0	0	0	0	0	32	1
Total	59	1	0	0	33	0	10	0	11	1	0	0	113	2
<b>Total All Units:</b>														
HUD 236 & 236/8	150	6	0	0	0	0	0	0	0	0	0	0	150	6
HUD 202 & 202/8	262	5	0	0	169	5	0	0	0	0	0	0	431	10
HUD 221d3/8	0	0	0	0	224	2	0	0	0	0	0	0	224	2
HUD 8	100	0	0	0	188	1	0	0	0	0	0	0	288	1
LIHTC/TAX EXP.	476	12	384	9	1,510	45	0	0	186	30	96	7	2,652	103
LTFWH	0	0	117	0	0	0	108	3	0	0	0	0	225	3
FmHA 515	0	0	0	0	412	72	60	12	0	0	0	0	472	84
LRPH	1,123	3	0	0	35	0	75	2	0	0	0	0	1,233	5
Total	2,111	26	501	9	2,538	125	243	17	186	30	96	7	5,675	214

SOURCE: W. S. Loper and Associates.

The 2019 apartment survey indicated that Jackson County contains 2,714 assisted apartments and eighty-four assisted units were vacant or a vacancy rate of 3.1 percent. The vacancy rate in the latest survey is slightly above the 2.8 percent vacancy rate in the 2018 apartment survey. At present no addition assisted apartment units 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  
JULY 2019

UNIT TYPE	GAUTIER		MOSS POINT		OCEAN SPRINGS		PASCAGOULA		UNINC. AREA		JACKSON COUNTY	
	Total Units	Vacant Units										
<b>Studio Units:</b>												
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	2	0	0	0	0	111	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.	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	2	13	1	0	0	124	3
<b>1-Bedroom Units:</b>												
HUD 236 & 236/8	12	0	0	0	0	0	0	0	0	0	12	0
HUD 202 & 202/8	20	0	0	0	137	1	0	0	0	0	157	1
HUD 221d3/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0	0	0	0	0
LIHTC/TAX EXP.	20	0	0	0	0	0	150	6	72	0	242	6
LTWFH	0	0	0	0	0	0	140	11	120	0	260	11
FmHA 515	0	0	0	0	0	0	0	0	28	2	28	2
LRPH	24	0	14	0	0	0	46	0	0	0	84	0
Total	76	0	14	0	137	1	336	17	220	2	783	20
<b>2-Bedroom Units:</b>												
HUD 236 & 236/8	48	1	0	0	0	0	0	0	0	0	48	1
HUD 202 & 202/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 221d3/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0	0	0	0	0
LIHTC/TAX EXP.	130	7	0	0	56	0	306	19	186	3	678	29
LTWFH	0	0	0	0	0	0	137	11	120	0	257	11
FmHA 515	0	0	0	0	0	0	0	0	92	5	92	5
LRPH	88	1	34	0	0	0	76	1	0	0	198	2
Total	266	9	34	0	56	0	519	31	398	8	1,273	48
<b>3-Bedroom Units:</b>												
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	4	0	0	0	0	160	8	156	0	382	12
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	4	24	0	0	0	220	9	156	0	518	13
<b>4 or More Bedrooms:</b>												
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
<b>Total All Units:</b>												
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	3	0	0	0	0	268	3
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	11	0	0	56	0	621	33	414	3	1,307	47
LTWFH	0	0	0	0	0	0	285	23	240	0	525	23
FmHA 515	0	0	0	0	0	0	0	0	120	7	120	7
LRPH	144	1	72	0	0	0	198	2	0	0	414	3
Total	460	13	72	0	304	3	1,104	58	774	10	2,714	84

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 and their vacancy rate.

TABLE 20  
SUMMARY OF ASSISTED APARTMENTS BY PROJECT TYPE  
MISSISSIPPI GULF COAST  
JULY 2019

<u>UNIT TYPE</u>	<u>NUMBER OF COMPLETED UNITS</u>	<u>NUMBER OF UNITS UNDER CONSTRUCTION</u>	<u>VACANT UNITS</u>	<u>VACANCY RATE</u>
<b>Studio Units:</b>				
HUD 236 & 236/8	0	0	0	0.0%
HUD 202 & 202/8	274	0	6	2.2%
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	0	0.0%
LRPH	89	0	0	0.0%
Total	376	0	7	1.9%
<b>One-Bedroom Units:</b>				
HUD 236 & 236/8	28	0	0	0.0%
HUD 202 & 202/8	470	0	8	1.7%
HUD 221d3/8	18	0	0	0.0%
HUD 8	66	0	1	0.0%
LIHTC/Tax Exp. Bonds	679	0	23	3.4%
LTWFH	365	0	11	3.0%
FmHA 515	170	0	15	8.8%
LRPH	607	0	1	0.2%
Total	2,330	0	59	2.5%
<b>Two-Bedroom Units:</b>				
HUD 236 & 236/8	72	0	4	5.6%
HUD 202 & 202/8	15	0	0	0.0%
HUD 221d3/8	94	0	1	1.1%
HUD 8	196	0	0	0.0%
LIHTC/Tax Exp. Bonds	2,266	0	89	3.9%
LTWFH	341	0	13	3.8%
FmHA 515	552	0	74	13.4%
LRPH	697	0	4	0.6%
Total	4,233	0	185	4.4%
<b>Three-Bedroom Units:</b>				
HUD 236 & 236/8	54	0	3	5.6%
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	57	3.6%
LTWFH	36	0	1	2.8%
FmHA 515	84	0	8	9.5%
LRPH	370	0	2	0.5%
Total	2,250	0	72	3.2%
<b>Four or More Bedrooms:</b>				
HUD 236 & 236/8	8	0	0	0.0%
HUD 202 & 202/8	0	0	0	0.0%
HUD 221d3/8	30	0	0	0.0%
HUD 8	0	0	0	0.0%
LIHTC/Tax Exp. Bonds	43	0	1	2.3%
LTWFH	56	0	0	0.0%
FmHA 515	0	0	0	0.0%
LRPH	52	0	1	1.9%
Total	133	0	2	1.5%
<b>Total All Units:</b>				
HUD 236 & 236/8	230	0	7	3.0%
HUD 202 & 202/8	759	0	14	1.8%
HUD 221d3/8	224	0	2	0.9%
HUD 8	288	0	1	0.3%
LIHTC/Tax Exp. Bonds	4,599	0	170	3.7%
LTWFH	750	0	26	3.5%
FmHA 515	814	0	97	11.9%
LRPH	1,827	0	8	0.4%
Total	9,491	0	325	3.4%

SOURCE: W. S. Loper and Associates.

The 2019 apartment survey indicates a total of 9,491 assisted apartment units exist in the three-coastal Counties and the vacancy rate is 3.4 percent. The current vacancy rate is slightly above the 3.2 percent vacancy rate in the

2018 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 qualified tenants and the preparation of vacant units for re-occupancy.

A considerable number of “shallow” subsidy apartment complexes were built in the three-coastal Counties in response to the destruction caused by Hurricane Katrina. The 8.5 percent vacancy rate in the 2013 survey reflected these new “tax-credit” properties in the “initial rent-up” phase. These recently constructed assisted apartment units have been absorbed by the local rental housing market. Several years after this surge in construction, the assisted apartment market returned to market-balance. It is our opinion, that the current vacancy rate range of two to three percent in the assisted segment of the local apartment market has become the “normal” vacancy rate.

## **CONCLUSION**

The 2019 apartment survey of the Mississippi Gulf Coast included both market-rent and assisted units in multi-family rental housing properties containing eight or more living units located in the three-coastal Counties. The latest survey included a total of 16,778 market-rent apartment units and 9,491 assisted rental housing units. The current vacancy rate among market-rent apartments was 5.7 percent and among assisted multifamily rental housing units the vacancy rate was 3.4 percent. At the time of this report, thirty market-rent and no assisted apartment units were under construction in the three-coastal Counties.

The latest apartment survey indicates that overall market conditions in the three-coastal Counties reflect an equilibrium between supply and demand. However, market conditions remain “soft” in the Pascagoula area segment of the Mississippi Gulf Coast apartment market. The overall apartment vacancy rate in the latest survey of the Mississippi Gulf Coast apartment market was 5.7 percent which is a continuation of a falling vacancy rate for the last several years. The vacancy rate in June 2018 was 6.3 percent and below the June 2017 rate of 7.5 percent which is below the 8.9 percent rate in June of 2016 and below the 9.4 percent rate in the 2015 survey.

The current vacancy rate of 5.7 percent is within the four to six percent range considered “normal” for areas experiencing a “moderate” rate of population growth. In the several years before Hurricane Katrina, the Mississippi Gulf Coast experienced a “moderate” rate of population growth and a market-rent vacancy rate in the four to six percent range was considered the “normal” vacancy rate. In the years after Hurricane Katrina, the rate of population growth rate slowed and a vacancy rate of four percent or less among market-rent apartments was considered the “normal” rate. Between the 2010 Census and the Census Bureau’s 2018 Population Estimate, the growth rate in Hancock County was 0.9 percent, in Harrison County it was 1.3 percent and in Jackson County the rate was 0.3 percent. It is concluded that overall the Mississippi Gulf Coast is now experiencing a “moderate” rate of growth and a “normal” vacancy rate would be in the four to six percent range. However, between 2010 and 2018 Jackson County has grown at a “slow” rate and a vacancy rate of four percent or less would be “normal” for the local rental housing market.

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 2019 survey covered a total of 625 market-rent apartment units in the Bay St. Louis-Waveland area and the vacancy rate was 7.8 percent which is similar to the 7.5 percent in the 2018 survey. Segmenting the current vacancy rate by number of bedrooms indicates a 6.8 percent vacancy rate among one-bedroom units, 8.9 percent among two-bedroom apartments and 4.9 percent among three-bedroom units. The current vacancy rate among market-rent apartments is above the range considered “normal” for areas experiencing a “moderate” rate of growth. There were no market-rent apartment units under construction in the Bay St. Louis-Waveland area at the time of the 2019 survey.

Harrison County contains the largest number of market-rent apartment units in the three-coastal Counties. A total of 11,262 market-rent apartment units were surveyed in Harrison County and 4.3 percent were vacant. The 2019 survey included a total of ninety-six studio apartments and the vacancy rate was 4.2 percent. The average rental rate among studio apartments in Harrison County was \$501.20. A total of 3,152 market-rent one-bedroom

apartments were surveyed and the average rental rate was \$677.33 which is 5.7 percent higher than the average in the 2018 survey. A total of 6,644 two-bedroom apartments was surveyed and the average rental rate was \$776.31 which represents a 5.5 percent increase above the average two-bedroom rental rate thirteen months ago. The latest survey included a total of 1,370 three-bedroom apartments in Harrison County and the average rental rate was \$964.20 which represents a 6.0 percent increase over the average three-bedroom rental rate in the survey conducted twelve months ago. At present thirty additional market-rent apartment units are under construction in Harrison County.

A total of 4,891 market-rent apartment units were surveyed in Jackson County and the vacancy rate was 8.4 percent which is above the vacancy rate of 6.9 percent thirteen months ago but similar to the 8.5 percent vacancy rate in the 2017 survey. Segmenting the current vacancy rate in Jackson County by number of bedrooms indicates a 12.5 percent vacancy rate among studio units, among one-bedroom rental units the vacancy rate was 9.1 percent, among two-bedroom units the vacancy rate was 8.4 percent and 6.7 percent among three-bedroom apartments. The average monthly rental rate was \$635.15 among the 1,397 one-bedroom apartments surveyed and has increased 5.7 percent since the 2018 survey. A total of 2,962 two-bedroom apartments was surveyed and the average rental rate was \$707.32 which is 0.2 percent than the average thirteen months ago. A total of 508 three-bedroom apartments was surveyed and the average monthly rental rate was \$898.41 which represents a 3.7 percent increase above the average in the 2018 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 number of new market-rent apartments have been placed on the market and has added to the existing supply of apartments priced near the “top” of the local apartment market. The removal of a large number of pre-Katrina constructed apartments and replacing them with pricier refurbished units combined with the newly constructed properties has significantly altered the supply-price relationships in the local apartment market.

The 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 2019 survey indicates that 15,830 market-rent apartment units were occupied or an increase of 3,146 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 Hurricane 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 4,429 apartments in the 2019 survey. In addition, five large properties containing 750-units covered under the Long Term Work Force Housing program have been built and 724-units were occupied in the 2019 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 non-assisted market.

The current low volume of multifamily rental housing construction and continued apartment absorption has resulted in a return to market equilibrium in almost all segments of the local apartment market. If there are no multifamily housing construction “starts” during the next twelve months on the Mississippi Gulf Coast and the current rate of growth continues, very “tight” market conditions will likely appear.

## **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 USDA’s Rural Development and RA illustrates the number of apartment units that provide “deep” Rental Assistance under Section 532 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**

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

APARTMENT SURVEY  
BAY ST. LOUIS  
JULY 2019

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3 OR MORE BEDROOMS				Features
			No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	
Bay Park Apts. 10 Bay Park Way (LIHTC)	2002	128									64	\$624	1,089	2	64	\$713	1,275	2	Re,Ra,Ds,L E,A,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
															4	*	1,553	2	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
																			(Townhouse)
Blue Meadows Apts. 752 Blue Meadow Rd. (Sec. 515)(RA-20)(LIHTC)	1986	40					8	\$505	574	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	\$750	600	1	64	\$850	860	1	1	\$1,500	1,460	1	Re,Ra,Ds,S A,E,L,Dw,P B
											2	\$900	1,000	1.5					(Townhouse)
Notre Dame De La Mer 292 Highway 90 (Sec. 202/8)	1989	60	12	*	464	1	42	*	520	1									Re,Ra,A L,Rc,El
			3	*	464	1	3	*	520	1									(Elderly) (Handicapped)
North Bay Apts. 718 Dunbar Ave.	1967	11									6	\$600	950	1	1	NA	2,033	2	Re,Ra,Ds A,E,P,Dw
											4	\$725	1,150	1.5					(Townhouse)
Pelican Pointe Apartments 485 Ruella Ave.	1971	67					20	\$685	676	1	20	\$745	940	1	23	\$900	1,076	2	Re,Ra,Ds,L E,A,P,S Dw
											4	\$775	945	2					(Townhouse)
Sheffield Park 635 Carroll Avenue (LIHTC)	2009	132					22	\$529	752	1	68	\$626	1,051	2	42	\$699	1,149	2	Re,Ra,E,Pl Dw,Ds,S,P A,Rc,WD,B
Subtotal Market-Rent:																			
Existing		149	0				24				100				25				
Under Construction		0	0				0				0				0				
Total		149	0				24				100				25				
Subtotal Assisted:																			
Existing		558	15				117				268				158				
Under Construction		0	0				0				0				0				
Total		558	15				117				268				158				

APARTMENT SURVEY  
WAVELAND  
JULY 2019

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3 OR MORE BEDROOMS				Features
			No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	
Elite Manor 565 Gladstone St.	1999	20									20	\$750	1,250	2.5					Re,Ra,Ds,E A,Dw,P
Gates at Coral Bay 616 Hwy 90 (LIHTC)	2011	160					24	\$566	780	1	80	\$657	1,059	2	56	\$700	1,271	2	Re,Ra,E,A,B Dw,Ds,S,P Rc,WD,PI
Gulf Grove 2057 Waveland Ave.	1986	100					16	\$525- \$600	710	1	64	\$600- \$700	896	1	20	\$750- \$800	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	\$850	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	\$582	838	1					Re,Ra,E,L A,PI
The Ridge at Waveland 548 Highway 90 (LIHTC)	2010	120					20	\$510	833	1	36	\$590	1,055	2	64	\$660	1,319	2	Re,Ra,E,A Dw,Ds,S,P Rc,B,WD
Waverly, The 100 Waverly Drive	2001	128					16	\$830	713	1	88	\$880	978	2	24	\$950	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)(CBDG)	2008	100									50	\$485	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  
JULY 2019

Name/Address Of Complex	Year Opened	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3 OR MORE BEDROOMS				Features
		Total Units	No.	Rent	Approx Sq. Ft.	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	
Alison Plaza Apartments 16331 Hwy 603	2015 2017	10 8				18	\$695	550	1									Re,Ra,Ds E,I,A
Kiln-Picayune Road Apartments 7025 Kiln-Picayune	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	2	Re,Ra,Ds E,A,Dw,P

(A number of units are unavailable for occupancy.)

Subtotal Market-Rent:

Existing	58	0			18				20					20			
Under Construction	0	0			0				0					0			
Total	58	0			18				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  
JULY 2019

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3 OR MORE 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	
Andrea Jaye 245 Porter Ave.	1959	8									8	\$450	650	1					Re,Ra,E A
Andrew Apts. 2224 Pass Road	1977	115									64	\$620	806	2	12	\$790	1,069	2	Re,Ra,Ds Dw,A,L,TC E,S,B,P
Arbor Landing on the River 1850 Poppas Ferry Road	2015	218					32	\$909	1,045	1	96	\$1,109	1,107	2	64	\$1,179	1,551	2	Re,Ra,Ds
							4	\$1,097	986	1	4	\$1,199	1,223	2	4	\$1,399	1,554	2	Dw,S,P,B,L
											4	\$1,029	1,346	2	2	\$1,479	1,554	2	Rc,Pl,A,FP
											4	\$1,229	1,518	2					TC
Arbor Place 1955 Poppas Ferry Road	2006	240					96	\$870	1,055	1	168	\$979	1,330	2	64	\$1,179	1,639	2	Re,Ra,Ds
	2009	88																	Dw,S,P,B,L Rc,Pl,A,FP
Bay View Place 601 Bay View Drive (LIHTC)(LRPH)	2008	196					17	*	859	1	116	*	1,113	1.5	58	*	1,360	1.5	Re,Ra,Ds
Bay View Place 1623 Poppas Ferry Road (LIHTC)	2001	48									24	\$644	980	2	24	\$739	1,140	2	Re,Ra,Ds
																			Dw,A,L,Rc E,A,P
Beach Club 139 McDonnell Ave.	1962	24					8	\$595	639	1	16	\$695- \$725	826	1					Re,Ra,A,E Dw,S,L,B,P
Beach Villa 169 Briarfield Avenue	1973	24					16	\$650	500	1	8	\$675	770	1					Re,Ra,Ds
	2017	8									8	\$795	1,050	2					Dw, Aw, E, L WD
Beauvoir Manor 264 Stennis Drive (Sec. 236/8)	1973	150					16	\$368- \$521*	611	1	72	\$433- \$608*	834	1	54	\$552- \$781*	1,053	1.5	Re,Ra,E
Beauvoir Pass 312 Agincourt Ave. (LRPH)	2013	75					10	*	862	1	40	*	1,008	1	5	*	1,166	1.5	Re,Ra,E
							(Townhouse)				(Townhouse)				(Townhouse)				L,PI,A
Bellmont Gardens 871 Molsie Rd. (LIHTC)	2009	60									60	\$607	983	2					Re,Ra,Ds
																			Dw, WD, P Rc, E, A
Biloxi Oaks Apartments 1135 Judge Sekul Avenue	1971	28					192	\$500	500	1	62	\$615	625	1					Re,Ra,F
	1972	16																	E,A,L
	1973	8																	
	1977	32																	
	1979	8																	
	1980	8																	
	1982	8																	
	1983	24																	
	1985	48																	
Biloxi Shores 263 Eisenhower Drive	1984	128					72	\$599	680	1	48	\$699	1,012	1					Re,Ra,Ds
											8	\$749	1,012	2					E,A,L,S,P Dw,B,Rc,A
Briarfield Apts. 126 Briarfield Ave.	UC	30					18	NA	595	1	12	NA	995	2					
Cabanna Courtyard 1910 Southern Ave.	1967	44					28	\$550	720	1	16	\$650	920	1.5					Re,Ra,Dw A,E,S,L
Cadet Point Senior Village 200 Maple Street (LRPH)(LIHTC)	2008	76					72	*	562- 641	1	4	*	798	1					Re,Ra,E,L A,Ds,Dw P,B,Rc
Covenant Sq. 270 Covenant Square Drive (LRPH)	1988	40													40	*	NA	1	Re,Ra,E,A
															(Townhouse)				

APARTMENT SURVEY  
BILOXI  
JULY 2019

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3 OR MORE 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		
Cypress Cove 1282 Beach Blvd.	1964 2011	48					34	\$850	700	1	6	\$1,100	900	1.5	3	\$1,700-	1,900	1+	Re,Ra,Ds,A Dw,E,S,Rc S,FP,L,P,B	
							1	\$900	842	1	3	\$1,400	1,095	1.5		\$1,750		2.5's		
											1	\$1,400	1,100	1.5		(Townhouse)				
(Primarily owner-occupied with units offered for rent. This property is not included in the totals.)																				
Cypress Lake 1773 Popp's Ferry Road	1999	240					48	\$750	771	1	144	\$850	1,087	2	48	\$950	1,296	2	Re,Ra,Ds,A Dw,E,TC,Rc S,FP,L,P,B	
City Heights at the Gulf 221 Eisenhower Drive	1985	176					36	\$639	707	1	36	\$719	1,059	1					Re,Ra,Ds Dw,A,Rc,S L,P,E,FP,B	
							36	\$649	707	1	36	\$729	1,059	1						
											16	\$779	1,059	2						
											16	\$789	1,059	2						
Elmwood Apts. 2020 Lawrence St. (Sec. 8)	1981	100					27	*	650	1	58	*	750	1	10	*	960	1.5	Re,Ra,E L,PI	
							3	*	650	1	2	*	750	1						
(Handicapped)																				
Fernwood Pl. 2775 Fernwood Rd. (LRPH)	1972	58					10	*	NA	1	16	*	NA	1	12	*	NA	1	Re,Ra,A,L	
							20	*	NA	1										
(Elderly)																				
Forest Park 2600 Old Bay Road	1965	44					24	\$450-	536	1	20	\$550	822	1					Re,Ra,E Aw,L	
									\$600											
(Several units are unavailable for occupancy due to renovation.)																				
Fox's Apts. 190 Beauvoir Road	1998	23									23	\$800	900	2					Re,Ra,Ds,F A,E,Dw,L,El	
Gabrial Manor 2321 Atkinson Rd. (Sec. 202/8)	1990	52	13	*	464	1	38	*	520	1	1	*	NA	1					Re,Ra,L,El A,Rc	
(Elderly)																				
Gates At Biloxi 7285 Woolmarket Rd. (LIHTC)	2010	224					32	\$522	780	1	120	\$624	1,000	2	72	\$695	1,271	2	Re,Ra,Ds,S Dw,WD,Rc P,B,E,A,PI	
Gulf Shore Villas 2321 Adkinson Rd. (LRPH)	1986	100					12	*	588	1	6	*	818	1					Re,Ra,A,E L,Rc	
									38	*	600	1	6	*	905	2				
									26	*	616	1								
(Elderly)																				
Grande View Apartments 151 Grande View Drive	2003	240					60	\$882-	841	1	60	\$1,073-	1,148	1	32	\$1,237-	1,696	2	Re,Ra,Ds Dw,A,L,Rc E,S,B,FP,P WD	
									\$1,043		48	\$955-	1,264	2		\$1,456				
											40	\$1,080-	1,453	2						
												\$1,240								
The Grove at Gulport 248 DeBuys Road	2000	244					54	\$770	782	1	36	\$799	1,082	1	40	\$959	1,484	2	Re,Ra,Ds,S Dw,Pl,L,Rc E,P,B,A,FP	
							6	\$800	848	1	12	\$805	1,107	1						
											60	\$829-	1,176	2						
												\$870								
											12	\$835-	1,242	2						
(Elderly)																				
Hidden Oaks 310 Abbey Court	1995	180					20	\$795	976	1	72	\$815	976	2	48	\$850	1,154	2	Re,Ra,Ds Dw,S,L,Rc P,B,E,A	
									(Fireplace)		16	\$815	976	2	24	\$850	1,154	2		
(Fireplace)																				
Howard Ave. Apts. 198 Iroquois St.	1984	4									4	\$635	850	1					Re,Ra,E,A Ds,Dw,FP B	
	1985	4									4	\$710	1,050	1.5						
(Townhouse)																				
Home Port I & II 905 Division St.	2013	2					8	*	633	1										
	2014	6																		
(Supportive housing for disabled or homeless veterans. This project is not included in the totals.)																				
Hyre Apts. 284 McDonnell Avenue	1970	24					17	\$400	500	1	7	\$500	700	1					Re,Ra,Aw	
(Several units are not available for occupancy.)																				
Iberville Complex 209 Iberville Dr.	1971	19					19	\$495	640	1									Re,Ra,Ds Dw,E,A	
Jayson Cove 274 McDonnell Ave.	1999	19												19	\$650	850	1	Re,Ra,A,E Ds,Dw,L		

APARTMENT SURVEY  
BILOXI  
JULY 2019

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3 OR MORE 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		
Lagniappe of Biloxi 831 Cedar Lake Road	2007	264					72	\$932- \$947	826	1	132	\$1,019- \$1,113	1,138	2	36	\$1,222- \$1,238	1,305	2	Re,Ra,Ds Dw,S,Rc,L P,B,E,A	
											24	\$1,162- \$1,177	1,282	2						
Lexington, The 2620 Le Juene Drive	1995	190					48	\$700	718	1	16	\$735	785	1	12	\$840	1,100	2	Re,Ra,Ds Dw,S,Rc,L P,B,E,A	
Lighthouse Apts. 230 Porter St.	1984	20					20	\$575	580	1									Re,Ra,Ds E,Dw,A	
Madison Apts. 350 DeBuys Road	1973	128					16	\$575	565	1	88	\$600	746	1	24	\$650	957	1.5	Re,Ra,E,A L,PI,Dw,Ds	
Magnolia Ridge 1536 Wilkes St.	1962	14									12	\$550 (Townhouse)	800	1					Re,Ra,A	
Maison D'Orleans 2436 Beach Blvd.	1972	120	28	\$550-	332	1	4	\$625-	644	1	16	\$675-	967	2	52	\$750-	1,261	2.5	Re,Ra,Ds TC,Rc,A,E	
	1975	148	12	\$575- \$675	375	1	28	\$600- \$700 (Townhouse)	690	1	72	\$650- \$750 (Townhouse)	742	1	12	\$800- \$900 (Townhouse)	1,131	2	S,Dw,L,B P	
Mark Apts. 1702 Stevens	1970	16					16	\$500	550	1									Re,Ra,Ds A,E	
McDonnell Ave. Apartments 242 McDonnell Ave. (LRPH)	2009	162					72	*	600	1	90	*	800	1.5					Re,Ra,A,E PI,B,P,WD Ds,Dw	
Oakwood Village 330 Benachi Ave. (LRPH)	1953 2007 (Rehab)	80					4	*	NA	1	28	*	NA	1	34	*	NA	1	Re,Ra,A	
																10	*	NA	1	(4-Bedroom T'house)
																4	*	NA	1	(5-Bedroom T'house)
Palm Isle 251 Eisen- hower Drive	1980	128					176	\$660-	596	1	80	\$760-	814	1					Re,Ra,Ds,A Dw,S,L,Rc E,P,B,WD	
	1981	128						\$690				\$790								
Pass Pointe Apartments 282 Biq Lake Road	1987	176					72	\$599- \$649	678	1	72	\$709- \$759	1,005	1					Re,Ra,Ds Dw,E,A,P,B L,S,Rc,FP	
											32	\$739- \$769	1,005	2						
Peacock Apts. 275 Eisenhower Drive	1960	12					10	NA	550	1	2	NA	750	1					Re,Ra,A,E	
Petit Bois Village 256 Rue Petit Bois	2011	12					12	\$550	650	1									Re,Ra,Ds Dw,A,E,WD	
Providence Pointe 890 Molsie Road (LIHTC)	1997	144									40	\$675	912	2	72	\$795	1,056	2	Re,Ra,Ds	
															32	\$895	1,217	2	Dw,B,P,E A,S,Rc,L	
															(4-Bedroom Unit)					
Pines on the Bay 2335 Atkinson Rd.	1987	105					24	\$675	705	1	64	\$775	897	2	17	\$875	1,161	2	Re,Ra,Ds Dw,E,A,L TC,S,P,B	
Raynoir Place 126 Raynoir St.	1984	16					12	\$575	550	1	2	\$700	870	1					Re,Ra,Ds A,E,Dw	
								2	\$600	710	1									
Royal Gulf, The 190 Gateway Drive	1996	144					12	\$760	771	1	36	\$810	986	2					Re,Ra,Ds	
								12	\$780	771	1	36	\$850	986	2					Dw,Rc,E,S WD,A,L
								12	\$800	771	1	36	\$900	986	2					
SHS Apts. 144 Briarfield Ave.	1981	9				9	\$500	500	1										Re,Ra,Ds E,A,Dw	
St. Andrew's 1090 Irish Hill Drive	1973	13									13	\$500	785	1					Re,Ra,A,E	

APARTMENT SURVEY  
BILOXI  
JULY 2019

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3 OR MORE 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	
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,A,E L,Rc
Seashore Oaks Senior Apts. 4150 Beach Blvd. (LRPH)(LTWFH)	1965 1984 1986	124 64 42	47 42	* *	369- 409 NA	1 1	57 46	* *	534 585	1 1	20 18	* *	716 750	1 1					Re,Ra,A,E L,Rc,PI,WD S,EI
			(82-apartment units at this property provide a form of assisted living services.)																
Southern Arms 1945 Southern Ave.	1987	8					8	\$500	600	1									Re,Ra,E,A Ds,Dw,WD
Southern View 1880 Southern Avenue	2001 2003 2008	12 16 20									48	\$700	972	2					Re,Ra,Ds Dw,S,E,A,L
Southwinds 1667 Irish Hill	1972 1973	72 68					32	\$620	637	1	68	\$710	960	1					Re,Ra,Ds,A Dw,TC,S,E L
Summer Chase 2110 Poppo Ferry Road	1972	120					24	\$575	579	1	72	\$675	791	1	24	\$775	984	1	Re,Ra,S,A E,L,PI,Dw
Suncoast Villa 1650 Carroll Dr. (LRPH)	1981 1988	86 20					26	*	NA	1	41	*	NA	1	19 20	* *	NA NA	1 1	Re,Ra,A,L
																			(Townhouse)
Treasure Coast 245 McDonnell Ave.	1972	120					44	NA	642	1	64	NA	780	1	12	NA	1,020	1.5	Re,Ra,Ds Dw,A,E,S,L
			(Has individual units offered "For Sale" or "For Rent". Is not included in the totals.)																
Water St. Apts. 634 Waters St.	1974 1983	16 8					24	\$550	500	1									Re,Ra,Ds Dw,A,E
Westwick 258 Stennis Drive	1983	136									136	\$625	850	1					Re,Ra,Ds Dw,E,L,TC FP,P,B,L,A
Westwick Manor 258 Stennis Drive	1987	16									16	\$725	1,150	2					Re,Ra,Ds E,WD,FP P,B,A,Dw
Woodland Towns 1655 Irish Hill Dr.	1973	118					24	\$670	800	1	94	\$740	1,072	1.5					Re,Ra,Ds Dw,E,L,PI P,B,A,S
																			(Townhouse)
Subtotal Market-Rent:																			
Existing		4,620	40				1,437				2,610				533				
Under Construction		30	0				18				12				0				
Total		4,650	40				1,455				2,622				533				
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  
JULY 2019

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3 OR MORE 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	
Amber Apts. 11093 Amber Drive	1989	16					10	\$575	600	1	6	\$700	800	1					Re,Ra,E,A Ds,Dw,WD B,P
Arbor View	2000	280					72	\$789	923	1	168	\$889	1,196	2	40	\$1,099	1,473	2	Re,Ra,Ds
10480 Auto Mall Parkway	2001	80					48	\$879	1,055	1	32	\$949	1,288	2	16	\$1,109	1,639	2	A,E,FP,TC
	2004	96					48	\$799	1,068	1	48	\$949	1,330	2					Dw,P,B,L
	2005	16																	S,Rc
Beaujolais Villas 11263 Gorenflo Ave.	1994	37									36	\$750	900	1.5	1	NA	1,100	1.5	Re,Ra,A,E Dw,L,Ds
Byrd Apts. 3073 Borries St.	1969	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	\$518	715	1	60	\$619	990	2	48	\$711	1,212	2	Re,Ra,A,E Dw,Pl,Ds,S Rc,WD,L
Landmark of D'Iberville 11059 Lamey Bridge	2009	288					96	\$800- \$850	826	1	96	\$950- \$1,000	1,138	2	48	\$1,075- \$1,125	1,305	2	Re,Ra,A,E Dw,Pl,Ds,S Rc,L,P,B
											48	\$1,000- \$1,050	1,282	2					
Lemoyne Blvd. Apartments 10506 Lemoyne	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	\$539	896	1	56	\$653	1,102	2	80	\$764	1,280	2	Re,Ra,E,A L,Pl,Dw,Ds Rc,S,WD P,B
Riverside Apts. 12420 Lamey Bridge (LTFH)(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	1967	22									22	\$600	700	1					Re,Ra,A,L
Timber Grove 10687 Auto Mall (LIHTC)(CDBG)	2009	96					12	\$528	715	1	48	\$641	990	2	36	\$746	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  
JULY 2019

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3 OR MORE BEDROOMS				Features
			No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	
Angela Apts. 10532 Klein Road (LIHTC)	2009	60					8	\$561	702	1	36	\$671	966	2	16	\$774	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- \$750	1,008	1.5					Re,Ra,Ds A,E,P,Dw
Ashton Park 9245 Cuandet Rd. (LIHTC)(Tax Exp. Bonds)	2000 2001	56 152					32	\$575	958	1	96	\$650	1,089	2	80	\$750	1,275	2	Re,Ra,Ds E,L,S,A,Dw PI,P,B,Rc
Arlington Square 3300 Pass Road	1986	88					44	\$549	482	1	44	\$649	648	1					Re,Ra,Ds,P A,E,L,B,Dw
Arbor Village 1525 E. Pass Road	1996	240					48	\$749	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	\$849	1,105	2					
											120	\$849	1,117	2					
Avalon Apts. 1701 18th St. 1734 E. Railroad	1967 1971	12 8					12	\$550	600	1	8	\$650	800	1.5					Re,Ra,A,E
Bayou View Apts. 3624 Jody Nelson Dr.	1969 1971	104 104					96	\$520	662	1	112	\$620	832	1					Re,Ra,Ds A,E,L,Rc S,TC,Dw
Baywood Place 1900 Switzer Rd. (LIHTC)(CDBG)	2008	72					24	\$491	752	1	48	\$581	591	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	*	684- 724	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	\$519	755	1	16	\$621	990	2	24	\$699	1,272	2	Re,Ra,Ds
							8	\$519	820	1	16	\$621	1,013	2	24	\$699	1,301	2	Rc,S,E,L,A
							16	\$519	701	1	56	\$621	1,018	2	24	\$699	1,496	2	Dw,PI,P,B
Candlewood Villas 1030 35th Street	2001	32									12	\$620	900	1	4	\$720	1,132	2	Re,Ra,A,L
											12	\$650	900	1	4	\$750	1,132	2	Ds,Dw,E,PI
Carlow Manor 15195 Barbara Dr. (Sec. 202/8)	1996	40					40	*	660	1									Re,Ra,A,E L,Rc
Century Oaks 1700 Second Ave.	1956	12	1	NA	400	1	9	\$600	550	1	2	\$750	900	2					Re,Ra,A,E Ds,Dw,WD
Chalet Apts. 1615 Thorton Ave.	1970	35	7	\$395	500	1	16	\$600	625	1	12	\$750	846	1					Re,Ra,Ds,S A,E,L,Rc,Dw
Cheshire Homes 480 Cheshire Dr. (Sec. 202/811/8)	1981 1993	12 7					19	*	219	1									
Coastal Breeze Senior Villas 14001 Three Rivers Road	2015	160									160	\$710	960	2					Re,Ra,Ds Dw,E,S,P Rc,WD,A
Colony House 15180 Fisher Blvd.	1985	8									8	\$525	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
Coast Village 526 Oregon Dr.	1985 1986 2002	32 20 4									56	\$180 (Wk)	750	1					Re,Ra,Ds,E Dw,A,PI,EI
Coral Palms 190 Teagarden Rd.	1984	24					16	\$525	657	1	8	\$800	968	2					Re,Ra,Ds A,E,L,Dw
Courthouse Sq. 736 Courthouse Rd.	1969	30					10	\$500	779	1	13	\$600	969	1					Re,Ra,Ds
											7	\$625	1,040	1.5					A,E,L,S,Dw

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

APARTMENT SURVEY  
GULFPORT  
JULY 2019

Name/Address Of Complex	Year Opened	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3 OR MORE BEDROOMS				Features		
		Total Units	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.		Ba	
Courtney Square 807 Hardy Ave.	1974	8								3	\$550	858	1						Re,Ra,Ds L,E,A	
Country Village 11232 Hendry Rd.	1985	16								16	\$625	950	1						Re,Ra,E,A	
	1986	20								20	\$670	950	1						Ds,Dw,L,P	
Creekwood North Apartments 15235 O'Neil Road	1996	204				35	\$745	775	1	51	\$845	1,023	2	16	\$930	1,263	2		Re,Ra,Ds	
						35	\$775	775	1	51	\$875	1,023	2	16	\$965	1,263	2		Dw,E,S,P,L TC,B,Rc,A	
Cypress Lane 1224 29th St.	1985	68								68	\$699- \$799 (Townhouse)	1,070	1.5						Re,Ra,Ds,A Dw,E,S,P,L	
Dolan Commons 2402 23th Ave.	2012	12								12	\$800	770	2						Re,Ra,Ds Dw,A,EI	
Emerald Pines 3318 39th Ave. (Sec. 221d3/8)(LIHTC)	1973	120		*		10		628	1	30	*	741	1	50	*	918	1.5		Re,Ra,E,L	
															30	*	1,108 (4-Bedroom Units)	2		Ds,Dw,Rc A
45th Ave. Apts. 1902-1908 45th Ave.	1985	16								16	\$550	805	1.5						Re,Ra,Ds A,E,Dw	
54th Avenue 3401-03 54th Avenue	1984	8								8	\$750	780	1						Re,Ra,Ds A,E,Dw	
Forest View 3109-22 7th Ave.	1983	38								38	\$550	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,P Dw,L,WD B,S,A,Rc	
French Oaks 1228 43rd Ave.	1968	20				20	\$425	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	
															11	\$900	1,081	2		Ds,Dw,L WD,EI
Grande Lido Grande Lido @ Pass Road	2008 2009	32 4												18	\$775- \$900	1,103	2		Re,Ra,Ds	
															18	\$775- \$900 (Townhouse)	1,125	2		E,A,Dw
Guice Place Engram Court @ 1000 34th St. (LRPH)	1973	23		*	NA	8		NA	1	8	*	NA	1	4	*	NA	1		Re,Ra,A	
															2	*	NA	1		
																1	*	NA	1	
Gulf Mist Apts. 26 Pass Road (Sec. 8)	1961	188				36	\$635*	565	1	98	\$721*	627	1	16	\$826*	827	1		Re,Ra,A,L Rc	
											38	\$735*	827	1						
Gulfport Manor 1630 Broad Ave.	1981	30				8	\$425	510	1	6	\$500	750	1						Re,Ra,Ds	
											16	\$615	750	1.5						E,L,S,A,Dw
Hancock Avenue Townhomes 3503 Hancock Avenue	1996	9								9	\$725 (Townhouse)	1,250	2.5						Re,Ra,E,A Ds,Dw,WD	
Harbor Square 1415 22nd Ave.	1968	16				8	\$650	684	1	4	\$750	912	1						Re,Ra,Ds,E	
											4	\$850	912	1						A,L
Hillside Gulfport Manor 488 Teagarden Rd. (HUD 202/8)	2008	29				28	*	540 (Elderly)	1	1	NA	750	1						Re,Ra,Ds,E A,L,Dw	
Jamestown Apts. 711-725 Fournier Ave.	1972	8								8	\$800 (Townhouse)	1,025	2						Re,Ra,Ds,A WD,E,P,Dw	
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	

APARTMENT SURVEY  
GULFPORT  
JULY 2019

Name/Address Of Complex	Year Opened	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3 OR MORE BEDROOMS				Features
		Total Units	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	
K'Teri 1532 Magnolia St.	1986	12								6	\$725 (With Loft)	950	2					Re,Ra,A,E Ds,Dw,WD
											6	\$800	1,290	2				
Legacy at Ashton Bay	2008 2013	48 16								16	\$869 (Townhouse)	1,105	1.5	48	\$900 (Townhouse)	1,105	1.5	Re,Ra,Ds P,Dw,WD Rc,A,E
12450 Three Rivers Road																		
Legacy at Gulf Pointe	1981 1985	128 80				88	\$659	592	1	40	\$689	809	1					Re,Ra,Ds,E A,P,B,Dw S,WD,FP,L
710 Lindh Road						40	\$699	680	1	24	\$804	1,005	1					
										16	\$824	1,005	2					
Live Oak Apts. 200 S. Kern Drive	1968	10								10	\$550	720	1					Re,Ra,Dw Ds,E,A
Lyman Manor 13470 Old Highway 49 (Sec. 515)(RA-18)	1985	48				8	\$425	732	1	40	\$490	850	1					Re,Ra,A E,L,PI
Lyman Village 14229 Old Highway 49 (Sec. 515)(LIHTC)	1985	48				16	\$425	732	1	32	\$490	850	1					Re,Ra,A E,L,PI
Magnolia Apts. 1753 Magnolia St.	1969	16								16	\$500	750	1					Re,Ra,A
Magnolia Hill 539 26th Ave.	1975	20	20	NA	420	1												Re,Ra,Aw E
(These apartments are unavailable for occupancy due to renovation.)																		
Magnolia Grove D Avenue & 32 St.	2004	20												20	\$750	1,190	2	Re,Ra,Ds A,E,Dw
Magnolia Crossing 880 Lindh Road	1983	80				40	\$585	596	1	20	\$685	857	1					Re,Ra,Ds A,E,S,L, Rc,Dw,P
										20	\$725	857	1					
Magnolia Village 4205 Michigan Ave.	1987	16								16	\$625	800	1					Re,Ra,A,A,E L
Magnolia State Apts.	1980 1982	60 40				12	\$395	686	1	48	\$530	825	1	8	\$552	1,041	1.5	Re,Ra,E A,L,PI
1005 W. Birch Dr. (Sec. 515)(RA-38)						8	\$455	686	1	24	\$540	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 Gardens 11387 Gould Rd.	1981 1995	96 12				12	\$500	633	1	60	\$655 (Townhouse)	1,062	1.5	36	\$700 (Townhouse)	1,200	1.5	Re,Ra,Ds E,L,P,Dw A,B,S,TC
McCune Court 811 McCune Court	1994	9				2	\$599	700	1	7	\$640	800	1					Re,Ra,Ds,E A,L,Dw
Mills Ave. Apts. 1117 Mills Ave.	2013	8								8	\$650	800	1					Re,Ra,A,E Ds,Dw,WD
North Park Estates Affordable Housing Community 8156 South Carolina Avenue (A former Region VIII LRP 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	
														6	*	NA	1	
														(4-Bedroom Units)				
														(5-Bedroom Units)				
Oasis Sands 477-493 Tegarden Rd.	2011	18												18	\$850	1,345	2	Re,Ra,A,Ds L,PI,E,Dw,PI
Oaks, The 2720 Palmer Drive	1987	105				24	\$599	705	1	64	\$710	897	2	17	\$820	1,161	2.5	Re,Ra,Ds A,E,L,S,B,P Dw,TC,Rc
O'Neal Road Apts. 14221 O'Neal Rd. (Sec. 515)(RA-33)	1978 1982	60 60				20	\$475	550	1	64	\$495	756	1	36	\$515	1,000	1	Re,Ra,A L,PI,E
Oxford Point 11070 East Taylor Road	2002	200				44	\$790	860	1	88	\$895	1,210	2	68	\$995	1,392	2	Re,Ra,Ds A,E,S,L,Dw Rc,TC,B,P

APARTMENT SURVEY  
GULFPORT  
JULY 2019

Name/Address Of Complex	Year Opened	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3 OR MORE BEDROOMS				Features	
		Total Units	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.		Ba
Palmetto Apts. 227 Palmetto Lane	1971	30				26	\$650	553	1	4	\$975	800	1					Re,Ra,E,A S,L,F	
Palms Apts. 1529 43rd Ave.	2000 2007	12 6								18	\$600	1,000	1.5					Re,Ra,A,Ds Dw,WD,E	
Palms, The 10471 Three Rivers Road	1985 1990	152 88				44	\$635	676	1	174	\$650- \$690	886	1					Re,Ra,Ds Dw,A,E,L B,P,Rc,S	
Palm View Apts. 529 E. Pass Road	1974	26								26	\$695	927	2					Re,Ra,Ds,L A,E,S,Dw,PI	
Pinewood 3333 12th Ave.	1984	8								8	\$660 (Townhouse)	980	1.5					Re,Ra,Ds A,E,Dw	
Plantation, The 2255 Switzer Road	1995	240				48	\$770	853	1	48	\$810 \$835 \$855	955 1,116 1,130	1 2 2	36	\$950	1,291	2	Re,Ra,Ds,B Dw,S,L,Rc P,E,FP,PI,A	
PROSPER Gulfport 980 Courthouse Road	2008	426				24	\$669- \$694	803	1	24	\$965 \$870- \$930	1,134 1,180	1 2	48	\$972- \$1,097	1,409	2	Re,Ra,Ds Dw,E,S,P FP,B,Rc,PI A,WD,L	
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	\$675 \$695	1,050 1,050	1 1					Re,Ra,Ds,P Dw,S,A,E,FP	
Regency Way 1400 28th Street (LIHTC)(CDBG)	2008	120				12	\$548	715	1	72	\$658	990	2	36	\$760	1,212	2	Re,Ra,Ds,P Dw,A,E,S,B Rc,WD,PI	
Reserve At Three Rivers, The 11200 Three Rivers Road	2002	256	16	\$620	560	1	48	\$695	827	1	144	\$789	1,084	2	48	\$899	1,227	2	Re,Ra,Ds,P Dw,A,E,S,L Rc,B
River Ridge Th's 11600 Lorraine Rd.	1974	60				4	NA	650	1	52	NA (Townhouse)	800	1.5	4	NA (Townhouse)	1,000	1.5	Re,Ra,Ds,P Dw,A,E,L	
Riverchase Park 11111 Highland Ave. (LIHTC)	2009	216				36	\$519	896	1	108	\$621	1,102	2	72	\$699	1,280	2	Re,Ra,Ds Dw,A,E,Rc P,S,PI,WD	
Sand Hill Village 11337 Gould Road (Sec. 515)	1983	48				8	NA	633	1	40	NA	817	1					Re,Ra,E A,L,PI	
Sawgrass Park 4545 Engram Drive (LIHTC)	2008	204				24	\$494	657	1	96	\$591	1,102	2	84	\$678	1,280	2	Re,Ra,Ds Dw,A,E,Rc P,S,PI,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 (Elderly)	896	1	40	\$746	1,113	1					Re,Ra,Ds Dw,E,L,Rc B,PI,WD,P	
South Carolina Ave. Apartments 8405 S. Carolina Ave.	1971	8				8	\$450	400	1									Re,Ra,E,A	
Southhampton Townhomes Layton Drive @ Loposser Avenue	2010	52												8	\$950- \$1,050 (Townhouse)	1,145	2.5	Re,Ra,Ds Dw,A,E,P WD	
														26	\$950- \$1,050 (Townhouse)	1,210	2.5		
														18	\$950- \$1,050 (Townhouse)	1,217	2.5		

APARTMENT SURVEY  
GULFPORT  
JULY 2019

Name/Address Of Complex	Year Opened	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3 OR MORE BEDROOMS				Features	
		Total Units	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.		Ba
Southern Pines 15373 St. Charles St.	1973	98	8	\$560 (Furnished)	560	1	16	\$660	632	1	32	\$795	932	1.5	20	\$950 (Townhouse)	1,650	2.5	Re,Ra,Ds Dw,A,E,Rc P,S,Pl,L
Southmore Vil. 1706 42nd Ave.	1972	9					5	\$425	600	1	4	\$525	800	1					Re,Ra,E,A
Southpoint Apts. 1028 45th Ave.	1967	24					16	\$425	500	1	8	\$525	680	1					Re,Ra,E,A
Stonegate 3939 21st Street (LIHTC)	2005	44													40	\$648	1,374	2.5	Re,Ra,E
Suqqar Mill 1200 Mill Road	1971	82					20	\$510	500	1	42	\$660	832	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	\$555- \$575	741	1					Re,Ra,A E
Thomasville Apartments 2340 E. Pass Road	1994	50									30	\$625	902	2					Re,Ra,Ds A,E,P,Dw B,L
Trailwood Village 14180 O'Neal Road	1982 1983	8 32									4	\$700	1,064	1					Re,Ra,Ds Dw,E,A,P WD
Three Rivers Landing 13120 Three Rivers Road (LIHTC)	2009	170					20	\$559	776	1	80	\$672 (Townhouse)	1,122	1.5	70	\$779 (Townhouse)	1,320	2	Re,Ra,Ds Dw,E,A,P WD,Rc,Pl B
Tropical Cove 1248-1334 E. Pass Road	2007	49									17	\$795	1,098	2					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
Tupac Apts. 8375 MS Ave.	1984 1978	8 8									8	\$450	768	1					Re,Ra,E,A
Villas Sur La Riviere, The 3103 8th Avenue	1971	120					10	\$599	527	1	100	\$619 (Townhouse)	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	NA	506	1	10	NA	650	1	2	NA	867	1	Re,Ra,Ds A
(A number of apartments units are not available for occupancy. These apartments are not included in the totals.)																			
Subtotal Market-Rent:																			
Existing		4,510	52				1,069				2,822				567				
Under Construction		0	0				0				0				0				
Total		4,510	52				1,069				2,822				567				
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  
JULY 2019

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3 OR MORE 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									
Alexander Rd. Apts. 264 Alexander Ave.	1969	16									16	\$595	900	1					Re,Ra,E,A								
Arbor Station 1000 Arbor Station Drive	1998 2003	256 112					72	\$859	923	1	80	\$969	1,141	2	40	\$1,129	1,495	2	Re,Ra,Ds,A Pl,S,FP,Rc Dw,P,B,L,E								
Daugherty Rd. Apts. 6083 Daugherty Rd. (Sec. 515)(LIHTC)(RA-14)	1980	60									48	\$510- \$526	775	1	12	\$530- \$556	1,000	1	Re,Ra,E A,Pl,L								
Fountain Apts. 400 Klondyke Road	1969	8									8	\$500	750	1					Re,Ra,E,A								
Georgetown Apts. 217 Ferguson Ave.	1973	8	4	\$450	325	1	4	\$500	550	1								Re,Ra,A,El L									
Green Acres 300 Alyce Place	1970	20					16	\$745	500	1	4	\$900	736	1					Re,Ra,E,P A,L,F,B,El								
Hampton House 4401 Beat Line Road	1996	128					8	\$675	750	1	48	\$775	1,071	2	8	\$920	1,200	2	Re,Ra,Ds L,S,P,Rc,E B,A,Pl,Dw								
Jefferson Arms 903 9th Street	1971	8									8	NA	800	1.5					Re,Ra,Ds A,E,Dw								
(Rehabilitation work has several units temporarily unavailable for occupancy.)																											
Julian Manor 101 Pimlico Street	1971	48					16	\$590	575	1	32	\$690	725	1					Re,Ra,L,S Ds,Dw,A,E								
Legacy at Beach Club 2012 W. Second St.	2008	220					28	\$725	750	1	32	\$875	1,050	2	20	\$1,000	1,500	2	Re,Ra,Ds L,S,P,Rc,E Dw,B,A								
Long Beach Courtyards 333-339 McCaughn Ave.	1972	16									16	\$650- \$770	850	1.5					Re,Ra,A E,Ds,L								
Long Beach Square 203 N. Cleveland Ave.	1984	100					60	\$710	584	1	40	\$810	777	1					Re,Ra,Ds,A L,S,P,Dw,E								
Long Beach Station 210 Second Ave.	1971 2013 Re-Built	72									72	\$720	708	1					Re,Ra,E A,Pl,Ds,S Dw,WD								
Mariner's Village 18400 28th Street (LTWFH)	2011	108					18	\$606- \$726	797	1	54	\$700- \$846	1,045	2	36	\$850- \$966	1,271	2	Re,Ra,Ds,B Dw,P,Rc,E WD,S,Pl,A								
Park Plaza 18147 Allen Road/1015 Park Row	1980	18									17	\$625	711	1	1	NA	1,000	1	Re,Ra,Ds E,Dw,A								
Park Row Apts. 339 Park Row Ave.	1972	12									12	\$770	1,023	1.5					Re,Ra,Ds A,E,P,Dw								
Park Row Th's 100-110 Park Row Ave.	1971	20									12	\$550	1,000	1					Re,Ra,E,A Ds,Dw,WD								
(Has several units temporarily unavailable for occupancy.)																											
Via Don Ray Apartments 101-156 Via Don Ray Drive	1987 1988 2001	24 8 8									12	\$700	1,100	1	8	\$725	1,072	1	8	\$695	1,100	2	12	\$750	1,200	1.5	Re,Ra,Ds A,P,Dw,E P,B
(Townhouse/FP)																											
Woodward Park 202 Alexander Ave. 102 N. Girard Ave. (LRPH)	1971 1981	50 25					20	*	NA	1	29	*	NA	1	14	*	NA	1	8	*	NA	1	2	*	NA	1	Re,Ra,P,A
(Handicapped)																											
(4-Bedroom Unit)																											
(5-Bedroom Unit)																											
Woodway Square 509 McCaughn Ave.	1980 1981	8 8									16	\$695	1,000	1.5					Re,Ra,Ds Dw,E,L,A								
(Townhouse)																											
Subtotal Market-Rent:																											
Existing		1,118	4				308				677				129												
Under Construction		0	0				0				0				0												
Total		1,118	4				308				677				129												
Subtotal Assisted:																											
Existing		243	0				39				132				72												
Under Construction		0	0				0				0				0												
Total		243	0				39				132				72												

APARTMENT SURVEY  
PASS CHRISTIAN  
JULY 2019

Name/Address Of Complex	Year Opened	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3 OR MORE BEDROOMS				Features
		Total Units	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	
Camile Village 640 Hurricane Circle (LIHTC)	1970 2008 (Rehab)	86				27	\$493	475	1	24	\$583	840	1	24	\$663	925	2	Re,Ra,E,A
														8	\$727	1,147	2	L,Pl,Ds,Dw
														3	\$789	1,452	2	WD,Rc
														(5-Bedroom Unit)				
Caribbean in The Pass 707 East North Street (LIHTC)	1998	100								50	\$700	870	1.5	50	\$800	1,068	2	Re,Ra,Ds,E Dw,L,S,Rc
Penthouse Garden Apts. 1550 E. Second St.	1971	48				48	\$695	684	1									Re,Ra,Ds,S Dw,E,A,TC
Royal Pines 590 Royal Pines Drive	1972	28				4	NA	650	1	12	\$745	880	1.5					Re,Ra,Ds,A Dw,E,L,P
										12	\$800	880	1.5					
										(Townhouse)								
										(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  
JULY 2019

Name/Address Of Complex	Year Opened	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3 OR MORE BEDROOMS				Features	
		Total Units	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.		Ba
Canel Pointe 7017 72nd Avenue	1959	106				24	\$455	550	1	48	\$500	864	1	24	\$535	1,073	1	Re,Ra	
															8	\$600	1,254	1.5	
																2	\$700	1,673	2
(A former Region VIII LRPD development; now an "affordable" residential subdivision and is not included in the totals.)																			
Cedar Lake Apts. 12491 Hudson Krohn Rd.	1975	26				12	\$475	685	1	14	\$550	769	1						Re,Ra,Ds A,E,L,Dw
Haven, The 7151 73rd Avenue	1971	50								26	NA	864	1	18	NA	1,073	1	Re,Ra	
															4	NA	1,254	1.5	
																2	NA	1,673	2
(A former Region VIII LRPD development; now an "affordable" residential subdivision and is not included in the totals.)																			
Robinwood Apts. 18039 Old Hwy 49	1998	4								4	\$855	850	1.5	36	\$795-	1,000	1.5	Re,Ra,Ds	
	1999	8													\$875	1,350	2	A,E,Dw	
	2000	12																WD	
	2001	4																	
	2004	12																	
Village Place Apts. 18059 Robinson Road (LIHTC)(CDBG)	2010	96				12	\$491	715	1	48	\$581	990	2	36	\$652	1,212	2	Re,Ra,A Dw,Pl,Ds Rc,WD,S E	
Subtotal Market-Rent:																			
Existing		66	0			12				18				36					
Under Construction		0	0			0				0				0					
Total		66	0			12				18				36					
Subtotal Assisted:																			
Existing		96	0			12				48				36					
Under Construction		0	0			0				0				0					
Total		96	0			12				48				36					



APARTMENT SURVEY  
MOSS POINT  
JULY 2019

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3 OR MORE BEDROOMS				Features
			No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	
Bayou Oaks 4180 W. Bayou Ave.	2003	8									8	\$650	1,105	1.5					Re,Ra,Ds Dw,L,P,A
Branch St. Apts. 3906 Branch Street	1972	8									8	\$500	775	1					Re,Ra,E
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 Ei,F
Genoa's Place 4519 McArthur St.	1972	24					4	\$450	550	1	20	\$550	1,100	2					Re,Ra,A,E
Indian Oaks 3607 Dantzler St.	1965	15									15	\$500	800	1					Re,Ra,E,A
Jasmine Street Apartments 6519 Jasmine St.	1973	9									7	\$500	700	1	2	\$700	1,000	1	Re,Ra,E
The Landings Apts. 6525 Short Cut Rd.	1972	16									16	\$550	720	1					Re,Ra,A,E P,B
The Landings Apts. 6530-38 Jasmine St.	1975	24					8	\$425	575	1	16	\$450	700	1					Re,Ra,A,E
The Landings Apts. 3907 Walnut Street	1973	8									8	\$450	700	1					Re,Ra,A,E Ds,Dw
The Landings Apts. 6443 Jasmine St.	1974	8					8	\$425	575	1									Re,Ra A
The Landings Apts. 6525 Jasmine St.	1973	8					8	\$425	575	1									Re,Ra,E,A
Magnolia Apts. 6430-36 Jasmine St.	1974	8					8	\$475	500	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 LRPB 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
Meridian Apts. 5013 Meridian St. (Re-built)	1970 2013	10									10	\$425	750	1					Re,Ra,A,E
Myrtle Grove Pte. 4324 Peters St. (LRPB) (Re-built)	1959 2010	72					14	*	NA	1	34	*	NA	1	20	*	NA	1	Re,Ra,A PI
															4	*	NA	1	(4-Bedroom Units)
Renaissance Apts. 6513 Grierson St.	2001	8									8	\$600	800	1					Re,Ra,Ds A,P,L,Dw
Subtotal Market-Rent:																			
Existing		224	0				66				158				0				
Under Construction		0	0				0				0				0				
Total		224	0				66				158				0				
Subtotal Assisted:																			
Existing		72	0				14				34				24				
Under Construction		0	0				0				0				0				
Total		72	0				14				34				24				

APARTMENT SURVEY  
OCEAN SPRINGS  
JUNE 2019

Name/Address Of Complex	Year Opened	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3 OR MORE BEDROOMS				Features	
		Total Units	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.		Ba
Bienville Apts 318 Porter Ave.	1969	16								16	\$600- \$650	750	1						Re,Ra,L E,A
Cedar Oaks 924 Porter Ave.	1970	26				8	\$550	600	1	18	\$650	800	1						Re,Ra,Ds Dw,A,E,L
Chateau Bayou 2823 Bienville Blvd.	1973	122				36	\$660	688	1	24	\$760	1,012	1						Re,Ra,Ds
						22	\$730	800	1	16	\$810	1,012	2						Dw,A,E,L
											24	\$830	1,145	1.5					
						(Townhouse)													
Chateau Charlene 431 Bechtel Blvd.	1971	36								36	\$650- \$700	1,050	2						Re,Ra,Ds E,A,P,Dw,L
	1972																		
Colonnades, The 4901 Reilly Road (LIHTC)	2009	56								56	\$642 (Elderly)	1,229	2						Re,Ra,Ds E,A,P,Dw WD,Rc
Desoto T'homes 808 W. Desoto Ave.	1974	14								4	NA (Townhouse)	1,320	2.5	6	NA (Townhouse)	1,179	2.5	Re,Ra,Ds	
										2	NA (Townhouse)	1,584	2.5	2	NA (Townhouse)	1,600	2.5	A,E,L,P,Dw	
																			B
																		(Individual units are currently offered "for sale" or "for rent" this property is not included in the totals.)	
Dominion, The 310 Holcomb Blvd.	2008	56				22	\$750	750	1	22	\$900	1,150	2	12	\$1,050	1,500	2	Re,Ra,Ds A,E,L,P,Dw B,S	
Fort Bayou 3230 Cumberland Road	1972	90				48	\$699- \$719 (Townhouse)	896	1.5	34	\$799- \$819 (Townhouse)	1,088	1.5	4	\$879- \$900 (Townhouse)	1,152	2	Re,Ra,Ds	
											4	\$925- \$1,000 (Townhouse)	1,249	2				A,E,Rc,S,B Dw,L,TC,P	
Jeff Davis Apartments 114 Ethel Circle	1969	44				8	\$575	558	1	36	\$625	750	1						Re,Ra,Ds A,E,L,S,Dw
Ocean Springs Station 3500 Groveland Road	2007	58								12	\$995	1,069	2	8	\$1,095	1,278	2	Re,Ra,Ds	
											12	\$1,025	1,069	2	8	\$1,150	1,278	2	A,E,L,P,Dw
												16	\$1,050	1,069	2	2	\$1,195	1,278	2
Samaritan House 642 Jackson Ave. (Sec. 202/8)	1987	50	10	*	484	1	35	*	537	1									Re,Ra,A
																		(Elderly)	
																		(Handicapped)	
Villa Maria 921 Porter Ave. (Sec. 202/236)	1971	198	99	*	479	1	99	*	618	1									Re,Ra,A
																		(Elderly)	
West Gate 2300 Westbrook Street	1970	90				30	\$665	725	1	60	\$725	912	1						Re,Ra,Ds Dw,E,S,L,A
Subtotal Market-Rent:																			
Existing		538	0			174				326				34					
Under Construction		0	0			0				0				0					
Total		538	0			174				326				34					
Subtotal Subsidized:																			
Existing		304	111			137				56				0					
Under Construction		0	0			0				0				0					
Total		304	111			137				56				0					



APARTMENT SURVEY  
PASCAGOULA  
JULY 2019

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3 OR MORE 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	
11th Street Apts. 1715 11th Street	1960	20									20	\$900	918	1					Re,Ra,Ds,A Dw,EI,WD
			(Has several units temporarily unrentable due to renovation.)																
Farragut Apts 3115 St. Francis St.	1970	10									10	\$375 (Wk)	775	1					Re,Ra,Ds Dw,A,EI,WD
Granada Apts. 3416 Chico Road	1976	84					24	\$525	684	1	52	\$555	826	1	8	\$635	1,065	2	Re,Ra,Ds,E Dw,Rc,L,A S
Grey wood Glen 4900 Old Mobile Hwy.	1974	136					24	\$530	660	1	88	\$635	870	1	24	\$760	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	\$550	750	1					Re,Ra,E,A L
Gulf Vista 1310 Market St.	1970	33					6	\$550	623	1	8	\$650	870	1	8	\$750	1,079	2	Re,Ra,Ds,E
			8	\$750	1,122	2									Dw,A,L,B				
			1	\$750	1,357	2													
			2	\$850	1,344	1.5													
			(4-Bedroom Unit)																
Hartford Commons 3102 Eden Street	1971 1972	102 8	8	\$450	460	1	16	\$510	623	1	32	\$575	838	1	2	\$825	1,224	1.5	Re,Ra,Ds
							24	\$510	634	1	8	\$575	800	1					(Townhouse) Dw,A,E,L
							12	\$560	640	2	6	\$685	1,050	1.5	2	\$850	1,660	3	(Townhouse) (Townhouse)
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 was 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
			(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													
			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 Ds,Dw,TC,P
Meadow Wood 4315 Old Mobile Hwy.	1972	76									32	\$570	958	1.5	44	\$640	1,043	1.5	Re,Ra,Ds,A L,E,S,TC Dw
			(Townhouse)																
Meredith Manor 2214 Catalpa Avenue	1972	26					20	\$395	550	1	6	\$455	680	1					Re,Ra,A,E L
Monaco Lake 5210 Monaco Drive	1974	120					16	\$495	723	1.5	88	\$595	891	1.5	16	\$695	1,059	1.5	Re,Ra,Ds,P A,E,L,S,Dw
			(Townhouse)																
Morrison Village 2503 Old Mobile Hwy. (LIHTC)(CDBG)	2009	120					48	\$628	726	1	72	\$763	1,030	2					Re,Ra,Ds,P A,E,L,Dw,S Rc,WD
			(Elderly)																
Oakwoods 1115 Aqnes	1974 1978	10 3					13	\$450	550	1									Re,Ra,E,A
Palm Oaks 4409 McArthur St.	1976 1978	18 6									12	\$650	950	1.5					Re,Ra,Ds,P A,E,L,Dw
			(Townhouse)																
							12	NA	950	1.5									(Townhouse)
			(This property contains 24-units and only 12-units are available for rent. The unrentable units are not included in the total.)																
The Park at Brooks 3401 Brooks St. (LIHTC)	1973	38									38	NA	780	1					Re,Ra,Ds,E L,P,A
			(This property is temporarily unrentable; approved for rehabilitated under the LIHTC program.)																
Patio Apts 1950 Pascagoula St.	1971	24					8	\$500	700	1	16	\$550	800	1					Re,Ra,Ds,PI 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	\$590	710	1	88	\$680	1,008	2	48	\$760	1,098	2	Re,Ra,Ds A,E,L,Rc Dw,P,S

APARTMENT SURVEY  
PASCAGOULA  
JULY 2019

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3 OR MORE 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	
Singing River Townhomes 3419 Hospital Street	1972	18								14	\$500	915	1.5	4	\$600	1,179	1.5	Re,Ra,Ds,A E,L,P,PI	
Stewart Apts. 4309 Scovel Road	1970	72				34	\$550	750	1	32	\$650	985	1.5	6	\$750	1,135	2	Re,Ra,Ds A,E,L,Dw	
Sunchase Townhomes 3200 Hospital Street	1975	43								42	\$595	1,020	1.5	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	\$628	715	1	72	\$763	990	1.5	48	\$885	1,212	2	Re,Ra,Ds Rc,A,E,L,S Dw,WD,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	\$500	583	1									Re,Ra,E,A	
Williamsburg Square 2101 Eden St.	1973	60								44	\$685	1,050	1.5	16	\$825	1,221	1.5	Re,Ra,Ds Rc,A,E,L Dw,S,P	
																		(Townhouse)	
Willow Creek 2925 Eden Street	1973	96				40	\$525	640	1	56	\$575	916	1					Re,Ra,Ds Dw,A,E,L	
Subtotal Market-Rent:																			
Existing		2,276	24			612				1,377				263					
Under Construction		0	0			0				0				0					
Total		2,276	24			612				1,377				263					
Subtotal Assisted:																			
Existing		1,142	13			336				557				236					
Under Construction		0	0			0				0				0					
Total		1,142	13			336				557				236					

APARTMENT SURVEY  
UNINCORPORATED JACKSON COUNTY  
JULY 2019

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3 OR MORE 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	
Bridgewater Park 14104 Big Ridge Rd. (LIHTC)	2009	198					48	\$650	787	1	90	\$735	1,059	2	60	\$835	1,271	2	Re,Ra,Ds,A E,L,S,Rc P,B,WD,Dw
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
Golfing Green 1 Golfing Green Dr.	1979	62					16	\$800	747	1.5	34	\$900	919	1.5	12	\$1,100	1,254	2.5	Re,Ra,Ds,A Ds,Dw,E,P
(These units were recently renovated and are offered for sale or for rent. These units are not included in the totals.)																			
Grand Biscayne 14510 Lemoyne Blvd.	2008	316					84	\$795- \$1,038	750	1	168	\$833- \$1,090	1,150	2	64	\$1,201- \$1,362	1,500	2	Re,Ra,Ds,A P,L,S,Rc B,E,Dw
Highland Square 8100 Seaman Rd. (LIHTC)(CDBG)	2009	96					12	\$620	715	1	48	\$743	990	2	36	\$851	1,212	2	Re,Ra,Ds,A E,L,S,Rc,Pl P,B,Dw,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	\$640	780	1	48	\$725	1,049	2	60	\$835	1,262	2	Re,Ra,Ds,A E,L,S,Rc,Pl P,B,WD,Dw
Martinique 15807 Lemoyne Blvd.	2001	56					56	\$585	750	1									Re,Ra,Ds,L A,E,S,P,B Dw
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	\$700	1,020	1.5	10	\$695	942	2	Re,Ra,A,E Dw,Ds,WD
											16	\$700	1,040	2					
Moss Point Garden Apts. 3800 Hill Road	1982 1983 1984	8 16 8					32	\$575	432	1									Re,Ra,El Aw
(Several units are unavailable for occupancy due to recent renovation work.)																			
Oakridge Park I 7400 Gorenflo Rd. (Sec. 515)(RA-1)	1982	40					12	\$476	675	1	28	\$501	838	1					Re,Ra,E,A Pl,L
Oakridge Park II 15500 Big Ridge Rd. (Sec. 515)	1983	48					16	\$471	675	1	32	\$496	838	1					Re,Ra,E,A Pl,L
Oceanaire Apts. 16016 Lemoyne Blvd.	2008	196					66	\$892	700	1	114	\$986	1,104	2	16	\$1,150	1,441	2	Re,Ra,Ds,A P,L,S,Rc B,E,Dw
The Reserve At Gulf Hills 6721 Washington Ave.	2000 2001	252 156					20 40 12 24	\$855 \$835 \$855 \$835	794 794 797 797	1 1 1 1	8 16 16 32 30 60 22 44	\$965 \$935 \$965 \$935 \$965 \$935 \$935 \$995	1,137 1,137 1,172 1,172 1,178 1,178 1,231 1,231	2 2 2 2 2 2 2 2	20 40 8 16	\$1,075 \$1,035 \$1,075 \$1,035	1,429 1,429 1,439 1,439	2 2 2 2	Re,Ra,Ds,A E,L,S,Rc,P Dw,B,Pl
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
The Sound at St. Martin 14801 Lemoyne Blvd.	2005	180					48	\$870- \$1,050	730	1	132	\$955- \$1,150	1,100	2					Re,Ra,Ds,A E,L,S,Dw P,B,Rc

APARTMENT SURVEY  
UNINCORPORATED JACKSON COUNTY  
JULY 2019

Name/Address Of Complex	Year Opened	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3 OR MORE BEDROOMS				Features	
		Total Units	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.		Ba
South Palm Villas 15312 Lemoyne Blvd.	1999	40								40	\$695	875	1.5						Re,Ra,Ds,A E,L,S,Dw
Springwater Apts. 6421 Springwater St.	1973	12				8	\$400	500	1	4	\$450	750	1						Re,Ra,Aw E
Sunrise Apts. 8429 Hwy. 613	1973	8								8	\$450	750	1						Re,Ra,E,A
Tulon Apts. 4500 Hwy. 57 (LTWFH)	2011	240				60	\$586- \$735	680	1	60	\$650- \$840	987	2						Re,Ra,Ds,A L,S,Rc,Dw E,P,B,WD
Subtotal Market-Rent:																			
Existing		1,370	0			398				808				164					
Under Construction		0	0			0				0				0					
Total		1,370	0			398				808				164					
Subtotal Assisted:																			
Existing		774	0			168				330				156					
Under Construction		0	0			0				0				0					
Total		774	0			168				330				156					