

MISSISSIPPI GULF COAST APARTMENT SURVEY

PREPARED FOR

**GULF REGIONAL PLANNING COMMISSION
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PREPARED BY

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JUNE 2014

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July 22, 2014

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

Dear Ms. Wilkinson:

In re: Mississippi Gulf Coast Apartment Market

In accordance with our contract concerning the Mississippi Gulf Coast apartment market, we have conducted a survey of the local multifamily rental housing market. This survey was conducted during June 2014 and included an inventory of existing apartment properties, an analysis of the apartment projects under construction and an evaluation of overall market conditions. The research undertaken formed the basis for the compilation of the statistical data contained in this report. The following paragraphs summarize our findings:

1. This survey includes both market-rent and assisted units located in multifamily rental housing properties containing eight or more units. The latest survey included 16,629 market-rent apartment units and 9,422 assisted units located on the Mississippi Gulf Coast. At the time of this report, a total of twenty market-rent apartment units and eighty assisted multifamily rental housing units were under construction in the three-coastal Counties.
2. The overall apartment vacancy rate recorded in the June 2014 survey of the three-coastal Counties was 8.7 percent; which is slightly above the 8.4 percent vacancy rate recorded in the 2013 survey. The current vacancy rate is above the four percent or less range considered "normal" in areas experiencing a "slow" rate of population growth.
3. The destruction caused by Hurricane Katrina, resulted in the demolition of a number of apartment structures on the Mississippi Gulf Coast. Almost all of the properties that were damaged but not destroyed have been renovated. In general, these refurbished apartments were placed back on the market with rental rates substantially higher than their pre-Katrina rents. In addition to the renovated properties, a total of 2,638 new market-rent apartments were placed on the market since Katrina and has added to the existing supply of apartments priced near the "top" of the market. The removal of a large number of pre-Katrina constructed apartments and replacing them with pricier refurbished units combined with the newly constructed properties has significantly altered the supply-price relationships in the local apartment market. The effect of this trend remains visible in the market conditions found in the 2014 survey.
4. The June 2014 apartment survey indicated that the Biloxi area contains a total of 5,437 market-rent apartment units and the vacancy rate was 7.4 percent. The current vacancy rate is below the 8.2 percent vacancy rate in the 2013 survey. Segmenting the current vacancy rate by number of bedrooms indicates a 7.5 percent vacancy rate among studio units; for one-bedroom

units, 7.1 percent; among two-bedroom apartments, 7.7 percent and 7.1 percent among three-bedroom units. At present no additional market-rent apartments are under construction in the Biloxi area. However, a 218-unit complex is in the pre-construction (permit acquisition) phase in the Poppo Ferry Road area. A total of forty studio apartments were surveyed in Biloxi and the average monthly rental rate was \$391.00. Among the 1,751 one-bedroom apartments surveyed, the average monthly rental rate was \$602.66 and has increased 3.2 percent above the average in the 2013 survey. A total of 3,066 two-bedroom apartment units were surveyed in the Biloxi area and the average rental rate was \$705.82 which is 3.0 percent higher than the average in the previous survey. A total of 580 three-bedroom apartment units were surveyed in the Biloxi area and the average monthly rental rate was \$869.36 which is 2.0 percent higher than the monthly rental rate recorded in the apartment survey twelve months ago.

5. The latest apartment survey indicated that the Gulfport area contained a total of 4,372 market-rent apartment units and 7.3 percent were found vacant. Segmenting the vacancy rate by number of bedrooms indicates an 11.5 percent vacancy rate among studio units; for one-bedroom units, a 7.3 percent vacancy rate; among two-bedroom units; 7.7 percent and 5.4 percent among three-bedroom apartment units. The current vacancy rate among market-rent apartment units in the Gulfport area falls above the range considered "normal" in a market area experiencing a "slow" or "moderate" rate of population growth. In the Gulfport area the average monthly rental rate among one-bedroom apartments surveyed was \$566.85 and has increased 1.9 percent above the average in the 2013 apartment survey. The average rental rate among two-bedroom apartments in the Gulfport area is \$677.67 and has increased 0.2 percent over the average recorded a year earlier. Among three-bedroom apartments the average rental rate was \$803.12 and has declined 1.0 percent compared to the average rental rate in the previous survey. In the Gulfport area the average "asking rental rate" among vacant one-bedroom apartments is \$523.10 compared to an average of \$566.85 among all market-rent one-bedroom apartments. The sizable spread between the "asking" rental rate among vacant one-bedroom apartments in the Gulfport area and the average rental rate is an indication of current high level of competitive pressure among one-bedroom apartments in Gulfport.

6. The 2014 survey indicates that the Pascagoula area contains a total of 3,237 market-rent apartment units. Before 1970, this housing market was relatively small in terms of multifamily rental housing. In Jackson County only 292 market-rent apartment units exist today that were built before 1970 and only 177-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 apartments resulted in an increase in supply that caused this market to remain "over-built" for several years. Since the mid-eighties, there has been very little market-rent apartment construction in the Pascagoula area and the only large market-rent apartment properties built were located in the Gautier area. The latest survey indicated an overall vacancy rate of 10.4 percent in the Pascagoula area which is above the range considered "normal" in areas experiencing "slow" or "moderate" growth. Segmenting the current vacancy rate by number of bedrooms indicates a 3.6 percent vacancy rate among studio units, 8.1 percent among one-bedroom units, 11.8 percent among two-bedroom units and 9.5 percent among three-bedroom units. The 2014 survey included fifty-six studio units in Pascagoula and the average rental rate was \$407.14. Among the 903 one-bedroom apartment units surveyed the average monthly rental rate was \$504.00 and increased 0.7 percent over the average in the 2013 survey. A total of 1,952 two-bedroom apartments were surveyed in the Pascagoula area and the average rental rate among two-bedroom apartments was \$594.75 and has decreased 2.5 percent below the average

monthly rental rate in the last survey. A total of 326 three-bedroom apartment units were surveyed in the Pascagoula area and the average monthly rental rate was \$743.53 which represents a 1.6 percent decrease below the average in June 2013. At the time of this survey there were no new market-rent apartments under construction in the Pascagoula area.

7. Harrison County contains the largest number of market-rent apartments in the three-coastal Counties. A total of 11,003 market-rent apartment units were surveyed in Harrison County and 7.6 percent were vacant. The June 2014 survey included a total of ninety-six studio apartments and the vacancy rate was 9.4 percent. The average rental rate among studio apartments in Harrison County was \$436.60. A total of 3,213 market-rent one-bedroom apartments were surveyed and the average rental rate was \$594.61 which is 2.6 percent higher than the average in the 2013 survey. A total of 6,377 two-bedroom apartments were surveyed and the average rental rate was \$694.93 which represents a 1.7 percent increase above the average two-bedroom rental rate twelve months ago. The latest survey included a total of 1,317 three-bedroom apartments in Harrison County and the average rental rate was \$854.10 which represents a 0.6 percent increase over the average monthly rental rate in the 2013 survey.

8. Assisted apartments differ from market-rent apartments in that they receive direct governmental assistance and eligibility for occupancy is based on income. In general vacancies among assisted apartments are minimal and are the result of tenant "turnover" and the preparation of vacant units for occupancy. The latest survey indicated a total of 1,094 assisted apartment units exist in Hancock County and 5.8 percent were vacant. An additional thirty assisted rental housing units in Waveland have recently received a "commitment" for housing "tax-credits" and is part of the local housing authority's redevelopment program replacing their rental housing units demolished due to Katrina. Also receiving a tax-credit allocation is a proposed ninety-six unit complex in Waveland. At the time of the 2014 survey no additional assisted apartments were under construction in Hancock County. A total of 5,614 assisted apartment units existed in Harrison County at the time of the 2014 survey and 5.7 percent were vacant. The higher than "normal" vacancy rate is temporary and results from a new complex in the initial "rent-up" phase in D'Iberville. This new complex temporally exaggerates the vacancy rate while attaining sustaining occupancy. At present eighty assisted apartment units intended for the elderly are under construction in Harrison County. Two additional developments have received a commitment for "tax-credits" in the Gulfport area but have not been placed in service. The 2014 survey indicated that Jackson County contains 2,714 assisted apartments and 154 assisted units were vacant or a vacancy rate of 5.7 percent. At the time of the 2014 survey no additional assisted apartments were under construction in Jackson County.

If you should have any question regarding the 2014 Mississippi Gulf Coast Apartment Survey, please call.

Sincerely,

W. Shaughn Loper
W. S. Loper and Associates

MISSISSIPPI GULF COAST APARTMENT MARKET

INTRODUCTION

The Mississippi Gulf Coast Apartment Survey was updated during June 2014. The latest survey is a continuation of a series of reports on the Mississippi Gulf Coast apartment market. The 2014 survey includes 16,629 market-rent and 9,422 assisted apartment units in complexes containing eight or more rental housing units located in Hancock, Harrison and Jackson Counties. Excluded from these surveys are single-family and duplex housing units, multifamily housing properties primarily offering “vacation” rentals, condo-hotels and condominium projects with several units offered “for rent” but are mainly owner-occupied. The purpose of this survey is to provide an overview of the current conditions in the local apartment market. It is hoped that the availability of accurate and impartial data on the local market, will “stimulate” new multifamily rental housing construction when needed and “discourage” additional construction when not needed; thereby contributing to balanced conditions in the local housing market and supporting the continued healthy growth of the three-coastal Counties.

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

MARKET-RENT APARTMENT MARKET

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

A logical starting point for examining the supply of apartment units is a review of the development of the local apartment market. A total of 951 market-rent apartment units that are currently operational on the Mississippi Gulf Coast 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 apartment construction occurred in 1975 and remained at a relatively low level until 1981 when an additional 413 multifamily rental housing units were placed on the market. Between 1983 and 1987, the volume of apartment construction remained relatively high. 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 unit and site amenity features. The level of construction activity declined to a substantially lower level during the next seven years. The pace of multifamily rental housing construction surged during the 1995-1996 period when a total of 1,347 new market-rent apartment units were placed on the market. A decline in the rate of construction activity followed before increasing again. After Hurricane Katrina there was a surge in multifamily housing construction and between 2006 and 2009 a total of 2,432 new market-rent apartments were built. Since 2011 less than one-hundred new market-rent apartment units have been completed. At present twenty units in one complex is under construction. Contained in Table 1 is the number of market-rent apartment units built since 1965 on the Mississippi Gulf Coast.

TABLE 1
MARKET-RENT APARTMENT UNIT CONSTRUCTION BY YEAR
MISSISSIPPI GULF COAST
1965-2014

YEAR	NUMBER	PERCENT
1965 & BEFORE	421	2.5%
1966	87	0.5%
1967	121	0.7%
1968	82	0.5%
1969	240	1.4%
1970	435	2.6%
1971	983	5.9%
1972	1,082	6.5%
1973	1,317	7.9%
1974	987	5.9%
1975	245	1.5%
1976	87	0.5%
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	471	2.8%
1984	316	1.9%
1985	640	3.8%
1986	388	2.3%
1987	464	2.8%
1988	27	0.2%
1989	16	0.1%
1990	88	0.5%
1991	0	0.0%
1992	0	0.0%
1993	6	0.0%
1994	95	0.6%
1995	622	3.7%
1996	725	4.4%
1997	0	0.0%
1998	299	1.8%
1999	374	2.2%
2000	968	5.8%
2001	452	2.7%
2002	460	2.8%
2003	376	2.3%
2004	137	0.8%
2005	196	1.2%
2006	240	1.4%
2007	449	2.7%
2008	1,135	6.8%
2009	608	3.7%
2010	116	0.7%
2011	54	0.3%
2012	12	0.1%
2013	8	0.0%
2014	16	0.1%
UC	20	0.1%
TOTAL	16,649	100.0%

UC - Under Construction
Through June 2014.

SOURCE: W. S. Loper & Associates.

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

creased level of vacancies due to the “initial rent-up” of newly constructed properties. Therefore, the “normal” vacancy rate is described on a sliding scale based on the rate of household growth in the local market. Assuming no shift in tenure, a housing market with limited in-migration and “slow” population growth requires a smaller number of vacant rental housing units and less residential construction than a market experiencing “rapid” population growth. In rental housing markets with slow population growth, a vacancy rate less than four percent is normal and reflects balanced conditions. In housing markets experiencing a “moderate” rate of population growth, an apartment market vacancy rate between four and six percent is considered “normal” and would provide sufficient rental housing to accommodate “moderate” population growth. In areas experiencing a “rapid” rate of population growth, a vacancy rate between seven and eight percent could accommodate these new households and would be considered “normal” or desirable. An annual population growth rate of less than one percent would be considered a “slow” rate of growth. An annual growth rate between one and five percent would be a “moderate” rate of growth and annual increases of more than five percent is considered a “rapid” rate of growth.

Based on population data from the U.S. Census; the annual average growth rate between 1990 and 2000 in Hancock County was 3.4 percent, in Harrison County the rate was 1.4 percent and 1.3 percent in Jackson County. However the annual average rate of growth declined to 0.2 percent between 2000 and 2010 for the three-coastal Counties. The decline in the rate of growth is attributed to the impact of Hurricane Katrina. The Census Bureau estimates the July 2013 population of Hancock County be 45,566; Harrison County to be 196,500 and Jackson County to be 140,450. The annual average rate of growth between 2010 and the 2013 Census estimate is slightly less than one percent. It is concluded that during the decade before Hurricane Katrina, the Mississippi Gulf Coast experienced a “moderate” rate of population growth and at that time a “normal” vacancy rate would fall in the four to six percent range. Since Hurricane Katrina the three-coastal Counties have experienced a “slow” rate of population growth. Based on the current growth rate; a vacancy rate of four percent or less would be considered “normal” in the Mississippi Gulf Coast apartment market.

An overview of the supply-demand relationships in the Mississippi Gulf Coast apartment market is presented in Table 2. This tabulation contains the number of market-rent apartment units and the number of units vacant and available “for rent” at the time of the 2014 survey. The overall apartment vacancy rate in June 2014 in the three-coastal Counties was 8.7 percent which is slightly above the 8.4 vacancy rate recorded in 2013. The current vacancy rate is above the four percent or less range considered “normal” in areas experiencing a “slow” rate of population growth.

TABLE 2
MARKET-RENT APARTMENT SUPPLY AND VACANCY RATE
MISSISSIPPI GULF COAST
JUNE 2014

	HANCOCK COUNTY	HARRISON COUNTY	JACKSON COUNTY	MISSISSIPPI GULF COAST
STUDIO UNITS:				
Number of Units	0	96	56	152
Number of Vacant Units	0	9	2	11
Vacancy Rate	0.0%	9.4%	3.6%	7.2%
ONE-BEDROOM UNITS:				
Number of Units	56	3,213	1,431	4,700
Number of Vacant Units	8	238	122	368
Vacancy Rate	14.3%	7.4%	8.5%	7.8%
TWO-BEDROOM UNITS:				
Number of Units	408	6,377	3,032	9,817
Number of Vacant Units	93	507	318	918
Vacancy Rate	22.8%	8.0%	10.5%	9.4%
THREE-BEDROOM UNITS:				
Number of Units	103	1,317	540	1,960
Number of Vacant Units	11	85	48	144
Vacancy Rate	10.7%	6.5%	8.9%	7.3%
TOTAL ALL UNITS:				
Number of Units	567	11,003	5,059	16,629
Number of Vacant Units	112	839	490	1,441
Vacancy Rate	19.8%	7.6%	9.7%	8.7%

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 analysis of the entire market as well as each city is presented. The local multifamily rental housing stock is not a homogeneous market and conditions vary between submarkets. The cities of Biloxi, Gulfport and Pascagoula contain the majority of the market-rent apartments units on the Mississippi Gulf Coast and account for sixty-seven percent of the total. The city of Biloxi contains 4,539 market-rent apartment units and has a vacancy rate of 7.8 percent, Gulfport contains 4,332 market-rent apartment units with a vacancy rate of 7.3 percent and Pascagoula contains 2,348 apartment units and has a vacancy rate of 11.6 percent. Contained in Table 3 is the market-rent apartment unit supply, the number vacant and the vacancy rate for each city in the Mississippi Gulf Coast apartment market based on the June 2014 survey.

TABLE 3
SUPPLY AND VACANCY OF MARKET-RENT APARTMENT UNITS BY PLACE
MISSISSIPPI GULF COAST
JUNE 2014

	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	3	12.5%	100	7	7.0%	25	4	16.0%	149	14	9.4%
Waveland	0	0	0.0%	32	5	15.6%	308	86	27.9%	78	7	9.0%	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	0	0	0.0%	56	8	14.3%	408	93	22.8%	103	11	10.7%	567	112	19.8%
HARRISON CO.															
Biloxi	40	3	7.5%	1,465	110	7.5%	2,559	205	8.0%	475	36	7.6%	4,539	354	7.8%
D'Iberville	0	0	0.0%	274	14	5.1%	493	30	6.1%	105	5	4.8%	872	49	5.6%
Gulfport	52	6	11.5%	1,102	80	7.3%	2,606	202	7.8%	572	29	5.1%	4,332	317	7.3%
Long Beach	4	0	0.0%	308	32	10.4%	677	69	10.2%	129	11	8.5%	1,118	112	10.0%
Pass Christian	0	0	0.0%	52	1	1.9%	24	1	4.2%	0	0	0.0%	76	2	2.6%
Unincorporated	0	0	0.0%	12	1	8.3%	18	0	0.0%	36	4	11.1%	66	5	7.6%
Total	96	9	9.4%	3,213	238	7.4%	6,377	507	8.0%	1,317	85	6.5%	11,003	839	7.6%
JACKSON CO.															
Gautier	0	0	0.0%	147	13	8.8%	377	27	7.2%	61	4	6.6%	585	44	7.5%
Moss Point	0	0	0.0%	56	5	8.9%	156	11	7.1%	0	0	0.0%	212	16	7.5%
Ocean Springs	0	0	0.0%	174	19	10.9%	314	35	11.1%	50	2	4.0%	538	56	10.4%
Pascagoula	56	2	3.6%	644	52	8.1%	1,383	192	13.9%	265	27	10.2%	2,348	273	11.6%
Unincorporated	0	0	0.0%	410	33	8.0%	802	53	6.6%	164	15	9.1%	1,376	101	7.3%
Total	56	2	3.6%	1,431	122	8.5%	3,032	318	10.5%	540	48	8.9%	5,059	490	9.7%
MS GULF COAST	152	11	7.2%	4,700	368	7.8%	9,817	918	9.4%	1,960	144	7.3%	16,629	1,441	8.7%

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
JUNE 2014

SUBMARKET	STUDIO UNITS			1-BEDROOM UNITS			2-BEDROOM UNITS			3+BEDROOM UNITS			TOTAL ALL UNITS		
	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate
HANCOCK CO.															
Bay St. Louis- Waveland Area	0	0	0.0%	56	8	14.3%	408	93	22.8%	103	11	10.7%	567	112	19.8%
Total	0	0	0.0%	56	8	14.3%	408	93	22.8%	103	11	10.7%	567	112	19.8%
HARRISON CO.															
Biloxi Area	40	3	7.5%	1,751	125	7.1%	3,066	235	7.7%	580	41	7.1%	5,437	404	7.4%
Gulfport Area	52	6	11.5%	1,102	80	7.3%	2,610	202	7.7%	608	33	5.4%	4,372	321	7.3%
Long Beach Area	4	0	0.0%	360	33	9.2%	701	70	10.0%	129	11	8.5%	1,194	114	9.5%
Total	96	9	9.4%	3,213	238	7.4%	6,377	507	8.0%	1,317	85	6.5%	11,003	839	7.6%
JACKSON CO.															
Ocean Springs Area	0	0	0.0%	528	49	9.3%	1,080	87	8.1%	214	17	7.9%	1,822	153	8.4%
Pascagoula Area	56	2	3.6%	903	73	8.1%	1,952	231	11.8%	326	31	9.5%	3,237	337	10.4%
Total	56	2	3.6%	1,431	122	8.5%	3,032	318	10.5%	540	48	8.9%	5,059	490	9.7%
MS GULF COAST	152	11	7.2%	4,700	368	7.8%	9,817	918	9.4%	1,960	144	7.3%	16,629	1,441	8.7%

SOURCE: W. S. Loper & Associates.

Table 5 contains the number of market-rent apartment units, the number vacant and the vacancy rate by city/place in surveys conducted between 2003 and 2014. In the 2003 survey a total of 16,613 apartments units existed in properties with eight or more units and the vacancy rate was 8.7 percent. The vacancy rate

reached a 2003 to 2014 high of 14.5 percent in 2010 and returned to 8.7 percent in the 2014 survey when a total of 16,629 apartment units existed and 15,188 apartment units were occupied. Because of Hurricane Katrina, there was no apartment survey in 2005 or 2006. The first survey after Katrina was in March 2007 and 13,594 market-rent apartment units existed and 12,684 were occupied.

TABLE 5
TRENDS IN MARKET-RENT APARTMENT UNIT SUPPLY AND VACANCY
MISSISSIPPI GULF COAST
2003-2014

SUBMARKET	AUGUST 2003			OCTOBER 2004			MARCH 2007			APRIL 2008			MAY 2009		
	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate
HANCOCK CO.															
Bay St. Louis	181	9	5.0%	165	10	6.1%	149	6	4.0%	149	5	3.4%	149	42	28.2%
Waveland	364	32	8.8%	384	34	8.9%	20	0	0.0%	256	10	3.9%	288	24	8.3%
Unincorporated	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%
Total	545	41	7.5%	549	44	8.0%	169	6	3.6%	405	15	3.7%	437	66	15.1%
HARRISON CO.															
Biloxi	4,482	267	6.0%	4,738	347	7.3%	4,360	250	5.7%	4,500	265	5.9%	4,375	450	10.3%
D'Iberville	455	24	5.3%	551	53	9.6%	564	19	3.4%	565	32	5.7%	568	40	7.0%
Gulfport	4,757	393	8.3%	4,605	439	9.5%	3,416	283	8.3%	3,468	228	6.6%	4,160	607	14.6%
Long Beach	1,221	95	7.8%	1,333	105	7.9%	458	30	6.6%	826	62	7.5%	1,046	154	14.7%
Pass Christian	266	27	10.2%	266	18	6.8%	76	3	3.9%	76	2	2.6%	76	6	7.9%
Unincorporated	26	2	7.7%	66	6	9.1%	66	3	4.5%	66	2	3.0%	66	4	6.1%
Total	11,207	808	7.2%	11,559	968	8.4%	8,940	588	6.6%	9,501	591	6.2%	10,291	1,261	12.3%
JACKSON CO.															
Gautier	685	63	9.2%	685	56	8.2%	585	50	8.5%	585	40	6.8%	585	58	9.9%
Moss Point	204	30	14.7%	212	19	9.0%	202	11	5.4%	202	10	5.0%	202	12	5.9%
Ocean Springs	805	75	9.3%	805	74	9.2%	456	25	5.5%	514	20	3.9%	546	47	8.6%
Pascagoula	2,464	371	15.1%	2,464	371	15.1%	2,359	159	6.7%	2,150	140	6.5%	2,288	250	10.9%
Unincorporated	703	57	8.1%	703	50	7.1%	883	71	8.0%	1,199	128	10.7%	1,397	213	15.2%
Total	4,861	596	12.3%	4,869	570	11.7%	4,485	316	7.0%	4,650	338	7.3%	5,018	580	11.6%
MS Gulf Coast	16,613	1,445	8.7%	16,977	1,582	9.3%	13,594	910	6.7%	14,556	944	6.5%	15,746	1,907	12.1%
MISSISSIPPI GULF COAST															
2010-2014															
SUBMARKET	JUNE 2010			JUNE 2011			JUNE 2012			JUNE 2013			JUNE 2014		
	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate
HANCOCK CO.															
Bay St. Louis	149	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%
HARRISON CO.															
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'Iberville	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%
JACKSON CO.															
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	713	14.2%	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	2,260	13.7%	16,597	1,390	8.4%	16,629	1,441	8.7%

SOURCE: W. S. Loper and Associates.

BAY SAINT LOUIS-WAVELAND AREA

The apartment market in Hancock County is relatively small and all of the apartment properties are located in the Bay St. Louis-Waveland area. The multifamily housing developments in Diamondhead are mainly owner-occupied or are part of the vacation/resort market and not included in this report. The June 2014 survey covered a total of 567 market-rent apartment units in the Bay St. Louis-Waveland area and the vacancy rate was 19.8 percent. Segmenting the current vacancy rate by number of bedrooms indicates a 14.3 percent

vacancy rate among one-bedroom units, 22.8 percent among two-bedroom apartments and 10.7 percent among three-bedroom units. The current vacancy rate among market-rent apartments is above the range considered “normal” for areas experiencing a “slow” or “moderate” rate of growth.

Contained in Table 6 are selected characteristics of the market-rent apartment units located in the Bay St. Louis-Waveland area. The average rental rate among the fifty-six market-rate one-bedroom apartments surveyed was \$555.29 and was 8.2 percent above the average in the 2013 survey. A total of 408 two-bedroom market-rate apartment units were surveyed in the Bay St. Louis-Waveland area and the average rental rate was \$627.40 which is 6.9 percent above the average twelve months ago. A total of 103 three-bedroom apartment units were surveyed and the average rental rate was \$747.79 and has increased 1.9 percent above the 2013 average. At the time of this survey twenty additional market-rent apartment units were under construction in this submarket.

TABLE 6
SELECTED CHARACTERISTICS OF MARKET-RENT APARTMENT UNITS
BAY SAINT LOUIS-WAVELAND AREA
JUNE 2014

	<u>1-Bedroom Units</u>	<u>2-Bedroom Units</u>	<u>3-Bedroom Units</u>	<u>Total All Units</u>
Number of Apartments	56	408	103	567
Number Under Construction	0	0	20	20
Number Vacant	8	93	11	112
Vacancy Rate	14.3%	22.8%	10.7%	19.8%
Average Rental Rate (6-2014)	\$555.29	\$627.40	\$747.79	*
67% Fall Between	\$471.02-\$639.55	\$519.39-\$735.42	\$659.84-\$835.75	*
Average Rental Rate (6-2013)	\$513.21	\$586.96	\$734.09	*
2013 to 2014 Percent Change	8.2%	6.9%	1.9%	*
Average "Asking" Rent of Vacant	\$512.50	\$559.59	\$702.27	*
67% Fall Between	\$445.68-\$579.32	\$482.95-\$636.23	\$624.45-\$780.10	*
Average Size	711 Sq. Ft.	877 Sq. Ft.	1,178 Sq. Ft.	*
67% Fall Between	659-763 Sq. Ft	742-1,098 Sq. Ft	1,098-1,258 Sq. Ft	*
Average Rent Per Square Foot	78.5	72.5	63.6	*
67% Fall Between	65.3-91.7	58.5-86.5	56.3-70.8	*

* Not Applicable

SOURCE: W. S. Loper and Associates.

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

TABLE 7
DISTRIBUTION OF MARKET-RENT APARTMENT RENTAL RATES
HANCOCK COUNTY
JUNE 2014

DECILE	<u>1-BR.</u>	<u>2-BR.</u>	<u>3-BR.</u>
1	\$474.22	\$500.29	\$625.42
2	\$474.49	\$500.60	\$625.88
3	\$474.77	\$500.90	\$682.24
4	\$477.50	\$591.08	\$708.86
Median	\$493.75	\$607.81	\$720.45
6	\$540.00	\$638.06	\$732.05
7	\$600.90	\$702.50	\$743.64
8	\$625.60	\$729.77	\$773.96
9	\$650.30	\$752.95	\$827.08
9.9	\$675.00	\$850.00	\$900.00

SOURCE: W. S. Loper and Associates.

BILOXI AREA

The June 2014 apartment survey indicated that the Biloxi area contains a total of 5,437 market-rent apartment units and the vacancy rate was 7.4 percent. The current vacancy rate is below the 8.7 percent vacancy

rate in the 2013 survey. Segmenting the current vacancy rate by number of bedrooms indicates a 7.5 percent vacancy rate among studio units; for one-bedroom units, 7.1 percent; among two-bedroom apartments, 7.7 percent and 7.1 percent among three-bedroom units.

Presented in Table 8 are selected characteristics of market-rent apartment units located in the Biloxi area. This tabulation includes the current number of vacant units available for rent, the number of existing units, the average rental rate by bedroom type, the percent change in the average monthly rental rate since the June 2013 survey, the average “asking” rental rate among vacant units and the average size in square feet of these apartment units. Also included is a range of monthly rental rates and size in square feet which includes sixty-seven percent of the apartments surveyed in the Biloxi area. This range is a standard measure of the dispersion of values around the average. If there is a small amount of dispersion, then the average is very representative of the local market. Conversely, a large dispersion indicates a wide range of values and the average is not very representative of the local apartment market. A total of forty studio apartments were surveyed in Biloxi and the average monthly rental rate was \$391.00. Among the 1,751 one-bedroom apartments surveyed, the average monthly rental rate was \$602.66 and has increased 3.2 percent above the average in the 2013 survey. A total of 3,066 two-bedroom apartment units were surveyed in the Biloxi area and the average rental rate was \$705.82 which is 3.0 percent higher than the average in the previous survey. A total of 580 three-bedroom apartment units were surveyed in the Biloxi area and the average monthly rental rate was \$869.36 which is 2.0 percent higher than the rental rate recorded in the apartment survey conducted twelve months ago. At present no additional market-rent apartments are under construction in the Biloxi area. However, a 218-unit complex on Poppo Ferry Road is in the pre-construction (permit acquisition) phase.

TABLE 8
SELECTED CHARACTERISTICS OF MARKET-RENT APARTMENT UNITS
BILOXI AREA
JUNE 2014

	Studio Units	1-Bedroom Units	2-Bedroom Units	3-Bedroom Units	Total All Units
Number of Apartments	40	1,751	3,066	580	5,437
Number Under Construction	0	0	0	0	0
Number Vacant	3	125	235	41	404
Vacancy Rate	7.5%	7.1%	7.7%	7.1%	7.4%
Average Rental Rate (6-2014)	\$391.00	\$602.66	\$705.82	\$869.36	*
67% Fall Between	\$330.67-\$451.00	\$483.44-\$721.88	\$559.11-\$852.54	\$712.37-\$1,026.34	*
Average Rental Rate (6-2013)	\$432.50	\$583.71	\$685.41	\$852.57	*
2013 to 2014 Percent Change	-9.6%	3.2%	3.0%	2.0%	*
Average "Asking" Rent of Vacant	\$430.00	\$571.99	\$688.28	\$813.93	*
67% Fall Between	*	\$447.01-\$696.91	\$537.22-\$839.34	\$646.94-\$980.92	*
Average Size	345 Sq. Ft.	732 Sq. Ft.	1,018 Sq. Ft.	1,301 Sq. Ft.	*
67% Fall Between	325-365 Sq. Ft.	566-898 Sq. Ft.	824-1,212 Sq. Ft.	1,084-1,518 Sq. Ft.	*
Average Rent Per Square Foot	120.0	83.3	69.8	67.0	*
67% Fall Between	91.8-140.0	74.4-92.2	59.8-79.8	59.9-74.0	*

* Not Applicable

SOURCE: W. S. Loper and Associates.

GULFPORT AREA

The latest apartment survey indicated that the Gulfport area contained a total of 4,372 market-rent apartment units and 7.3 percent were found vacant. Segmenting the vacancy rate by number of bedrooms indicates an 11.5 percent vacancy rate among studio units; for one-bedroom units, a 7.3 percent vacancy rate; among two-bedroom units; 7.7 percent and 5.4 percent among three-bedroom apartment units. The current vacancy rate among market-rent apartment units in the Gulfport area falls above the range considered “normal” in a market area experiencing a “slow” or “moderate” rate of population growth.

In the Gulfport area the average monthly rental rate among one-bedroom apartments surveyed was \$566.85 and has increased 1.9 percent above the average in the 2013 apartment survey. The average rental rate

among two-bedroom apartments in the Gulfport area is \$677.67 and has increased 0.2 percent over the average recorded a year earlier. Among three-bedroom apartments the average monthly rental rate was \$803.12 and has declined 1.0 percent compared to the average rental rate in the previous survey. In the Gulfport area the average “asking rental rate” among vacant one-bedroom apartments is \$523.10 compared to an average of \$566.85 among all market-rent one-bedroom apartments. The sizable spread between the “asking” rental rate among vacant one-bedroom apartments in the Gulfport area and the average rental rate is an indication of current high level of competitive pressure among one-bedroom apartments in Gulfport. Table 9 contains selected characteristics of the market-rent apartments located in the Gulfport area.

TABLE 9
SELECTED CHARACTERISTICS OF MARKET-RENT APARTMENT UNITS
GULFPORT AREA
JUNE 2014

	<u>Studio Units</u>	<u>1-Bedroom Units</u>	<u>2-Bedroom Units</u>	<u>3-Bedroom Units</u>	<u>Total All Units</u>
Number of Apartments	52	1,102	2,610	608	4,372
Number Under Construction	0	0	0	0	0
Number Vacant	6	80	202	33	321
Vacancy Rate	11.5%	7.3%	7.7%	5.4%	7.3%
Average Rental Rate (6-2014)	\$516.29	\$566.85	\$677.67	\$803.12	*
67% Fall Between	\$412.12-\$620.46	\$469.85-\$663.85	\$567.15-\$788.20	\$694.68-\$911.55	*
Average Rental Rate (6-2013)	\$598.35	\$556.26	\$676.60	\$811.45	*
2013 to 2014 Percent Change	-13.7%	1.9%	0.2%	-1.0%	*
Average "Asking" Rent of Vacant	\$551.67	\$523.10	\$656.16	\$805.21	*
67% Fall Between	\$441.97-\$661.36	\$420.44-\$625.76	\$556.25-\$756.06	\$696.27-\$914.15	*
Average Size	546 Sq. Ft.	696 Sq. Ft.	974 Sq. Ft.	1,266 Sq. Ft.	*
67% Fall Between	521-572 Sq. Ft	575-816 Sq. Ft	808-1,141 Sq. Ft	1,121-1,412 Sq. Ft	*
Average Rent Per Square Foot	94.1	80.8	70.2	63.8	*
67% Fall Between	77.6-110.6	66.7-94.9	61.8-78.5	55.6-71.9	*

* Not Applicable

SOURCE: W. S. Loper and Associates.

LONG BEACH-PASS CHRISTIAN AREA

The Long Beach-Pass Christian area contains 1,194 market-rent apartments and 9.5 percent were found vacant at the time of the 2014 survey. Segmenting the 2014 vacancy rate in the Long Beach-Pass Christian area by number of bedrooms indicates a 9.2 percent vacancy rate among one-bedroom units; 10.0 percent among two-bedrooms and 8.5 percent vacancy rate among three-bedroom apartment units. Table 10 contains selected characteristics of the market-rent apartments located in the Long Beach-Pass Christian area.

TABLE 10
SELECTED CHARACTERISTICS OF MARKET-RENT APARTMENT UNITS
LONG BEACH-PASS CHRISTIAN AREA
JUNE 2014

	<u>Studio Units</u>	<u>1-Bedroom Units</u>	<u>2-Bedroom Units</u>	<u>3-Bedroom Units</u>	<u>Total All Units</u>
Number of Apartments	4	360	701	129	1,194
Number Under Construction	0	0	0	0	0
Number Vacant	0	33	70	11	114
Vacancy Rate	0.0%	9.2%	10.0%	8.5%	9.5%
Average Rental Rate (6-2014)	\$275.00	\$639.24	\$710.56	\$1,025.69	*
67% Fall Between	*	\$532.03-\$746.44	\$560.53-\$860.58	\$936.46-\$1,114.92	*
Average Rental Rate (6-2013)	\$275.00	\$632.83	\$701.76	\$1,025.69	*
2013 to 2014 Percent Change	0.0%	1.0%	1.3%	0.0%	*
Average "Asking" Rent of Vacant	*	\$628.91	\$704.93	\$975.91	*
67% Fall Between	*	\$516.09-\$741.72	\$564.93-\$844.93	\$935.51-\$1,016.31	*
Average Size	325 Sq. Ft.	761 Sq. Ft.	975 Sq. Ft.	1,496 Sq. Ft.	*
67% Fall Between	*	599-923 Sq. Ft	783-1,168 Sq. Ft	1,368-1,623 Sq. Ft	*
Average Rent Per Square Foot	84.6	79.9	73.3	68.7	*
67% Fall Between	*	60.9-98.8	62.5-84.2	65.6-71.7	*

* Not Applicable

SOURCE: W. S. Loper and Associates.

Among the 360 one-bedroom apartment units surveyed in the Long Beach area, the average rental rate was \$639.24 and is 1.0 percent above the average monthly rental rate in the 2013 survey. A total of 701 two-bedroom apartment units were surveyed in the Long Beach-Pass Christian area and the average monthly rental rate was \$710.56 which is 1.3 percent higher than the average rental rate in June 2013. A total of 129 market-rent three-bedroom apartments were surveyed and the average monthly rental rate was \$1,025.69 and is unchanged compared to the rate reported in the 2013 survey.

HARRISON COUNTY

A total of 11,003 market-rent apartment units were surveyed in Harrison County and 7.6 percent were vacant. The June 2014 survey included a total of ninety-six studio apartments and the vacancy rate was 9.4 percent. The average rental rate among studio apartments in Harrison County was \$436.60. A total of 3,213 market-rent one-bedroom apartments were surveyed and the average rental rate was \$594.61 which is 2.6 percent higher than the average in the 2013 survey. A total of 6,377 two-bedroom apartments were surveyed and the average rental rate was \$694.93 which represents a 1.7 percent increase above the average two-bedroom rental rate twelve months ago. The latest survey included a total of 1,317 three-bedroom apartments in Harrison County and the average rental rate was \$854.10 which represents a 0.6 percent increase over the average rental rate in the 2013 survey. No additional market-rent apartment units are presently under construction in Harrison County. However an eighty unit assisted complex and a small six unit addition are under construction. Contained in Table 11 are selected characteristics of the market-rent apartment units located in Harrison County.

TABLE 11
SELECTED CHARACTERISTICS OF MARKET-RENT APARTMENT UNITS
HARRISON COUNTY
JUNE 2014

	<u>Studio Units</u>	<u>1-Bedroom Units</u>	<u>2-Bedroom Units</u>	<u>3-Bedroom Units</u>	<u>Total All Units</u>
Number of Apartments	96	3,213	6,377	1,317	11,003
Number Under Construction	0	0	0	0	0
Number Vacant	9	238	507	85	839
Vacancy Rate	9.4%	7.4%	8.0%	6.5%	7.6%
Average Rental Rate (6-2014)	\$436.60	\$594.61	\$694.93	\$854.10	*
67% Fall Between	\$329.30-\$543.90	\$481.44-\$707.78	\$560.56-\$829.29	\$708.38-\$999.82	*
Average Rental Rate (6-2013)	\$468.26	\$579.70	\$683.64	\$848.70	*
2013 to 2014 Percent Change	-6.8%	2.6%	1.7%	0.6%	*
Average "Asking" Rent of Vacant	\$490.83	\$563.50	\$677.76	\$831.51	*
67% Fall Between	\$394.63-\$587.03	\$442.62-\$684.37	\$545.40-\$810.12	\$686.08-\$976.93	*
Average Size	427 Sq. Ft.	723 Sq. Ft.	996 Sq. Ft.	1,304 Sq. Ft.	*
67% Fall Between	324-530 Sq. Ft.	570-877 Sq. Ft.	811-1,181 Sq. Ft.	1,114-1,495 Sq. Ft.	*
Average Rent Per Square Foot	104.6	82.1	70.3	65.7	*
67% Fall Between	81.9-127.2	69.8-94.4	63.0-79.9	58.1-73.2	*

* Not Applicable

SOURCE: W. S. Loper and Associates.

Contained in Table 12 is an overview of the rental rate structure in Harrison County and the County's three submarkets. This tabulation presents the dispersion of monthly rental rates around the median. The median rental rate is the "mid-point" or value that divides the distribution of monthly rental rates into two equal parts; one-half of the monthly rental rates fall above the median rental rate and one-half below. The median is very descriptive because it reflects the "typical" monthly rental rate. For example, if the monthly rental rate of a two-bedroom apartment unit in the Gulfport area was \$700, it would be near the middle of the market because the median is \$699.62. If the same two-bedroom apartment rented for \$775, it would be near the top of the market (eighth decile equals \$772.61) with eighty percent of the two-bedroom apartments in the Gulfport area renting for less.

TABLE 12
DISTRIBUTION OF MARKET-RENT APARTMENT RENTAL RATES
HARRISON COUNTY
JUNE 2014

DECILE	BILOXI AREA			GULFPORT AREA			LONG BEACH-PASS AREA			HARRISON COUNTY		
	1-BR.	2-BR.	3-BR.	1-BR.	2-BR.	3-BR.	1-BR.	2-BR.	3-BR.	1-BR.	2-BR.	3-BR.
1	\$437.34	\$509.38	\$654.88	\$421.76	\$499.85	\$634.84	\$422.90	\$460.06	\$896.00	\$430.48	\$499.77	\$648.34
2	\$484.56	\$547.84	\$709.08	\$485.64	\$550.86	\$659.50	\$502.47	\$561.33	\$921.36	\$490.47	\$544.32	\$712.00
3	\$499.38	\$599.35	\$753.21	\$497.05	\$596.88	\$735.25	\$588.75	\$595.01	\$949.84	\$499.84	\$592.07	\$766.08
4	\$508.68	\$651.75	\$799.71	\$537.80	\$640.11	\$779.27	\$644.67	\$649.38	\$978.32	\$537.01	\$623.18	\$800.33
Median	\$557.56	\$677.36	\$886.25	\$587.84	\$699.62	\$803.33	\$657.50	\$730.31	\$991.20	\$596.68	\$670.63	\$876.28
6	\$624.14	\$749.03	\$907.69	\$627.31	\$746.11	\$843.31	\$670.33	\$757.19	\$994.72	\$630.25	\$708.09	\$893.76
7	\$687.97	\$783.74	\$962.86	\$635.11	\$749.92	\$884.00	\$681.53	\$810.08	\$998.24	\$649.28	\$749.70	\$914.77
8	\$727.38	\$827.32	\$1,009.15	\$644.96	\$772.61	\$893.95	\$691.80	\$833.58	\$1,033.80	\$691.05	\$785.19	\$991.42
9	\$758.31	\$883.86	\$1,052.58	\$651.33	\$802.52	\$915.75	\$731.20	\$845.52	\$1,101.40	\$739.99	\$851.75	\$1,021.68
9.9	\$795.00	\$1,400.00	\$1,085.00	\$715.00	\$875.00	\$1,009.00	\$839.00	\$969.00	\$1,169.00	\$839.00	\$1,400.00	\$1,169.00

SOURCE: W. S. Loper and Associates.

OCEAN SPRINGS AREA

The latest apartment survey indicated that the Ocean Springs area contained a total of 1,822 market-rent apartment units and the vacancy rate was 8.5 percent. Segmenting the vacancy rate by number of bedrooms indicates a 9.3 percent vacancy rate among one-bedroom units, 8.1 percent among two-bedroom units and 7.9 percent among three-bedroom apartments. Among the 528 one-bedroom apartments surveyed in this submarket, the average rental rate was \$650.90 and has increased 1.5 percent over the average reported in the survey twelve months ago. A total of 1,080 two-bedroom apartments were surveyed and the average rental rate was \$751.54 which is 2.5 percent higher than the two-bedroom average monthly rental rate in the 2013 survey. Among the 214 three-bedroom apartment units surveyed the average monthly rental rate was \$986.05 which represents a 0.9 percent increase over the three-bedroom average rental rate reported in 2013. At present no new market-rent apartments are under construction in the Ocean Springs area. Contained in Table 13 are selected characteristics of the market-rent apartments located in the Ocean Springs area.

TABLE 13
SELECTED CHARACTERISTICS OF MARKET-RENT APARTMENT UNITS
OCEAN SPRINGS AREA
JUNE 2014

	1-Bedroom Units	2-Bedroom Units	3-Bedroom Units	Total All Units
Number of Apartments	528	1,080	214	1,822
Number Under Construction	0	0	0	0
Number Vacant	49	88	17	154
Vacancy Rate	9.3%	8.1%	7.9%	8.5%
Average Rental Rate (6-2014)	\$650.90	\$751.54	\$986.05	*
67% Fall Between	\$561.95-\$739.86	\$642.26-\$860.82	\$890.96-\$1,081.13	*
Average Rental Rate (6-2013)	\$641.22	\$732.86	\$977.32	*
2013 to 2014 Percent Change	1.5%	2.5%	0.9%	*
Average "Asking" Rent of Vacant	\$638.78	\$730.96	\$937.23	*
67% Fall Between	\$555.38-\$722.17	\$639.79-\$822.13	\$872.21-\$1,002.25	*
Average Size	756 Sq. Ft.	1,072 Sq. Ft.	1,427 Sq. Ft.	*
67% Fall Between	690-823 Sq. Ft.	956-1,188 Sq. Ft.	1,342-1,511 Sq. Ft.	*
Average Rent Per Square Foot	86.7	70.2	69.6	*
67% Fall Between	73.1-100.2	62.7-77.7	59.4-79.9	*

* Not Applicable

SOURCE: W. S. Loper and Associates.

PASCAGOULA AREA

The 2014 survey indicates that the Pascagoula area contains a total of 3,237 market-rent apartment units. Before 1970, this housing market was relatively small in terms of multifamily rental housing. In Jackson

County only 292 market-rent apartment units exist today that were built before 1970 and only 177-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 apartments resulted in an increase in the supply that caused this market to remain “overbuilt” for several years. Since the mid-eighties, there has been very little market-rent apartment construction in the Pascagoula area and the only large market-rent apartment properties built were located in the Gautier area. At the time of this survey there were no new market-rent apartments under construction in the Pascagoula area.

The latest survey indicated an overall vacancy rate of 10.4 percent in the Pascagoula area which is above the range considered “normal” in areas with “slow” or “moderate” population growth. Segmenting the current vacancy rate by number of bedrooms indicates a 3.6 percent vacancy rate among studio units, 8.1 percent among one-bedroom units, 11.8 percent among two-bedroom units and 9.5 percent among three-bedroom units. The 2014 survey included fifty-six studio units in Pascagoula and the average rental rate was \$407.14. Among the 903 one-bedroom apartment units surveyed the average monthly rental rate was \$504.00 and increased 0.7 percent over the average in the 2013 survey. A total of 1,952 two-bedroom apartments were surveyed in the Pascagoula area and 11.8 percent of these apartments were vacant. The average rental rate among two-bedroom apartments in the Pascagoula area is \$594.75 and has decreased 2.5 percent below the average monthly rental rate in the last survey. A total of 326 three-bedroom apartment units were surveyed in the Pascagoula area and the average monthly rental rate was \$743.53 which represents a 1.6 percent decrease below the average in June 2013. Contained in Table 14 are selected characteristics of the market-rent apartments located in the Pascagoula area.

TABLE 14
SELECTED CHARACTERISTICS OF MARKET-RENT APARTMENT UNITS
PASCAGOULA AREA
JUNE 2014

	<u>STUDIO UNITS</u>	<u>1-Bedroom Units</u>	<u>2-Bedroom Units</u>	<u>3-Bedroom Units</u>	<u>Total All Units</u>
Number of Apartments	56	903	1,952	326	3,237
Number Under Construction	0	0	0	0	0
Number Vacant	2	73	231	31	337
Vacancy Rate	3.6%	8.1%	11.8%	9.5%	10.4%
Average Rental Rate (6-2014)	\$407.14	\$504.00	\$594.75	\$743.53	*
67% Fall Between	\$395.75-\$418.54	\$435.32-\$572.68	\$468.44-\$721.06	\$657.52-\$815.09	*
Average Rental Rate (6-2013)	\$475.00	\$500.54	\$609.91	\$755.76	*
2013 to 2014 Percent Change	-14.3%	0.7%	-2.5%	-1.6%	*
Average "Asking" Rent of Vacant	\$400.00	\$511.31	\$589.80	\$717.63	*
67% Fall Between	*	\$461.29-\$561.33	\$501.91-\$677.69	\$639.67-\$795.60	*
Average Size	500 Sq. Ft.	622 Sq. Ft.	889 Sq. Ft.	1,142 Sq. Ft.	*
67% Fall Between	492-508 Sq. Ft.	539-705 Sq. Ft.	771-1,007 Sq. Ft.	978-1,307 Sq. Ft.	*
Average Rent Per Square Foot	81.4	76.5	66.7	65.4	*
67% Fall Between	80.4-82.4	53.5-99.5	54.6-79.3	58.0-72.9	*

* Not Applicable

SOURCE: W. S. Loper and Associates.

JACKSON COUNTY

A total of 5,059 market-rent apartment units were surveyed in Jackson County and the vacancy rate was 9.7 percent. Segmenting the vacancy rate by number of bedroom indicates a 3.6 percent vacancy rate among studio units, among one-bedroom rental units the rate is 8.5 percent, 10.5 percent among two-bedroom units and 8.9 percent among three-bedroom apartments. The average monthly rental rate was \$558.35 among the 1,431 one-bedroom apartments surveyed and has increased 0.6 percent since the 2013 survey. A total of 3,032 two-bedroom apartments were surveyed and the average rental rate was \$652.10 which is 0.3 percent below the average in the last survey. A total of 540 three-bedroom apartments were surveyed and the average monthly rental rate was \$839.82 which is a decrease of 0.5 percent below the average in 2013. At present no additional market-rent apartments are under construction in Jackson County. Contained in Table 15 are selected characteristics of the market-rent apartment units located in Jackson County.

TABLE 15
SELECTED CHARACTERISTICS OF MARKET-RENT APARTMENT UNITS
JACKSON COUNTY
JUNE 2014

	<u>STUDIO UNITS</u>	<u>1-Bedroom Units</u>	<u>2-Bedroom Units</u>	<u>3-Bedroom Units</u>	<u>Total All Units</u>
Number of Apartments	56	1,431	3,032	540	5,059
Number Under Construction	0	0	0	0	0
Number Vacant	2	122	318	48	490
Vacancy Rate	3.6%	8.5%	10.5%	8.9%	9.7%
Average Rental Rate (6-2014)	\$407.14	\$558.35	\$652.10	\$839.82	*
67% Fall Between	\$395.75-\$418.54	\$453.81-\$794.18	\$510.02-\$794.18	\$691.02-\$988.61	*
Average Rental Rate (6-2013)	\$475.00	\$555.04	\$654.37	\$843.73	*
2013 to 2014 Percent Change	-14.3%	0.6%	-0.3%	-0.5%	*
Average "Asking" Rent of Vacant	\$400.00	\$563.36	\$632.59	\$824.06	*
67% Fall Between	*	\$472.61-\$654.11	\$518.84-\$746.33	\$685.74-\$962.37	*
Average Size	500 Sq. Ft.	672 Sq. Ft.	956 Sq. Ft.	1,255 Sq. Ft.	*
67% Fall Between	492-508 Sq. Ft.	571-773 Sq. Ft.	809-1,102 Sq. Ft.	1,058-1,451 Sq. Ft.	*
Average Rent Per Square Foot	81.4	80.2	68.1	67.1	*
67% Fall Between	80.4-82.4	59.6-100.9	57.2-79.1	58.2-76.0	*

* Not Applicable

SOURCE: W. S. Loper and Associates.

Contained in Table 16 is a distribution of monthly rental rates of apartment units located in Jackson County and its submarkets of the Ocean Springs area and the Pascagoula area. The median rental rate among one-bedroom apartments in the Ocean Springs area is \$652.24, among two-bedroom apartments the median is \$762.14 and \$930.86 among three-bedroom apartments. The median monthly rental rate in the Pascagoula area for a one-bedroom apartment is \$496.13, among two-bedroom units the median rental rate is \$598.48 and \$724.11 among three-bedroom apartments. The median rental rate in the Ocean Springs area is substantially higher than the median rental rate in the Pascagoula area. In our opinion, the higher median rental rate in the Ocean Springs submarket is the result of several large recently developed market-rent apartment properties located in the Ocean Springs area. Newer apartment properties typically support higher monthly rental rates relative to the entire market.

TABLE 16
DISTRIBUTION OF MARKET-RENT RENTAL RATES
JACKSON COUNTY
JUNE 2014

DECILE	<u>OCEAN SPRINGS AREA</u>			<u>PASCAGOULA AREA</u>			<u>JACKSON COUNTY</u>		
	<u>1-BR.</u>	<u>2-BR.</u>	<u>3-BR.</u>	<u>1-BR.</u>	<u>2-BR.</u>	<u>3-BR.</u>	<u>1-BR.</u>	<u>2-BR.</u>	<u>3-BR.</u>
1	\$500.00	\$595.22	\$884.89	\$428.70	\$484.41	\$621.59	\$435.83	\$504.58	\$637.80
2	\$547.75	\$618.43	\$897.05	\$440.77	\$513.86	\$646.21	\$456.50	\$538.67	\$716.56
3	\$588.73	\$673.75	\$909.20	\$453.70	\$538.30	\$700.47	\$495.09	\$595.06	\$724.09
4	\$624.42	\$752.61	\$921.36	\$469.75	\$591.05	\$721.67	\$499.14	\$609.00	\$745.80
Median	\$652.24	\$762.14	\$930.86	\$496.13	\$598.48	\$724.11	\$525.47	\$621.46	\$780.09
6	\$678.97	\$781.71	\$939.22	\$503.00	\$614.68	\$724.90	\$548.37	\$648.84	\$890.00
7	\$704.27	\$796.93	\$947.58	\$526.91	\$624.66	\$752.19	\$582.19	\$726.99	\$920.63
8	\$724.21	\$808.95	\$1,033.60	\$541.15	\$649.59	\$772.50	\$657.79	\$776.71	\$943.05
9	\$748.91	\$873.53	\$1,126.52	\$562.28	\$727.92	\$818.75	\$722.67	\$811.07	\$985.11
9.9	\$755.00	\$995.00	\$1,195.00	\$760.00	\$900.00	\$960.00	\$760.00	\$995.00	\$1,195.00

SOURCE: W. S. Loper and Associates.

ASSISTED APARTMENT MARKET

Assisted apartments differ from market-rent apartments in that they receive direct governmental assistance and eligibility for occupancy is based on income. Contained in Table 17 is an overview of the supply and number of vacant assisted apartment in Hancock County. The latest survey indicated a total of 1,094 assisted apartment units exist in Hancock County and sixty-three units or 5.8 percent were vacant. Two of the larger assisted rental housing complexes recently built in Hancock County replaced public housing rental units demolished as a result of Hurricane Katrina. At the time of this survey no additional assisted apartments were

under construction in Hancock County. However, thirty rental units near the intersection of Herlihy and Combel Street in Waveland has received a “commitment” for housing tax-credits and is part of the local housing authority’s redevelopment program replacing rental housing units demolished due to Katrina. Also planned in Waveland is a 96-unit complex that has received a “commitment” for tax-credits.

TABLE 17
 ASSISTED APARTMENT SUPPLY AND VACANCY BY PROJECT TYPE
 HANCOCK COUNTY
 JUNE 2014

UNIT TYPE	BAY ST. LOUIS		WAVELAND		UNINCORPORATED		HANCOCK COUNTY	
	Total Units	Vacant Units	Total Units	Vacant Units	Total Units	Vacant Units	Total Units	Vacant Units
Studio Units:								
HUD 236 & 236/8	0	0	0	0	0	0	0	0
HUD 202 & 202/8	15	0	0	0	0	0	15	0
HUD 221d3/8	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0
LIHTC/TAX-EXP. BONDS	0	0	0	0	0	0	0	0
LTWFH	0	0	0	0	0	0	0	0
FmHA 515	0	0	0	0	0	0	0	0
LRPH	0	0	0	0	0	0	0	0
Total	15	0	0	0	0	0	15	0
1-Bedroom Units:								
HUD 236 & 236/8	0	0	0	0	0	0	0	0
HUD 202 & 202/8	45	0	0	0	0	0	45	0
HUD 221d3/8	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0
LIHTC/TAX-EXP. BONDS	22	1	44	3	0	0	66	4
LTWFH	0	0	0	0	0	0	0	0
FmHA 515	38	0	16	0	0	0	54	0
LRPH	12	0	60	1	0	0	72	1
Total	117	1	120	4	0	0	237	5
2-Bedroom Units:								
HUD 236 & 236/8	0	0	0	0	0	0	0	0
HUD 202 & 202/8	0	0	0	0	0	0	0	0
HUD 221d3/8	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0
LIHTC/TAX-EXP. BONDS	132	15	166	11	0	0	298	26
LTWFH	0	0	0	0	0	0	0	0
FmHA 515	92	4	68	3	0	0	160	7
LRPH	36	0	20	0	0	0	56	0
Total	260	19	254	14	0	0	514	33
3-Bedroom Units:								
HUD 236 & 236/8	0	0	0	0	0	0	0	0
HUD 202 & 202/8	0	0	0	0	0	0	0	0
HUD 221d3/8	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0
LIHTC/TAX-EXP. BONDS	106	13	170	11	0	0	276	24
LTWFH	0	0	0	0	0	0	0	0
FmHA 515	0	0	0	0	0	0	0	0
LRPH	48	1	0	0	0	0	48	1
Total	154	14	170	11	0	0	324	25
4 or More Bedroom Units:								
HUD 236 & 236/8	0	0	0	0	0	0	0	0
HUD 202 & 202/8	0	0	0	0	0	0	0	0
HUD 221d3/8	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0
LIHTC/TAX-EXP. BONDS	0	0	0	0	0	0	0	0
LTWFH	0	0	0	0	0	0	0	0
FmHA 515	0	0	0	0	0	0	0	0
LRPH	4	0	0	0	0	0	4	0
Total	4	0	0	0	0	0	4	0
Total All Units:								
HUD 236 & 236/8	0	0	0	0	0	0	0	0
HUD 202 & 202/8	60	0	0	0	0	0	60	0
HUD 221d3/8	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0
LIHTC/TAX-EXP. BONDS	260	29	380	25	0	0	640	54
LTWFH	0	0	0	0	0	0	0	0
FmHA 515	130	4	84	3	0	0	214	7
LRPH	100	1	80	1	0	0	180	2
Total	550	34	544	29	0	0	1,094	63

SOURCE: W. S. Loper and Associates.

Contained in Table 18 is an overview of the assisted multifamily rental housing units in Harrison County. A total of 5,614 assisted apartment units existed in Harrison County at the time of the 2014 survey and 320 as-

sisted apartment units or 5.7 percent were vacant. The higher than “normal” vacancy rate is temporary and results from a new complex in the initial “rent-up” phase in D’Iberville. The newly constructed 117-unit Riverside Apartments became available for occupancy at the end of 2013. This new complex is intended for elderly occupancy. Also, in June 2013 a 210-unit complex intended for the elderly was opened in the Cedar Lake Road area of Biloxi. The addition of 117-units in the last seven months temporally exaggerates the vacancy rate while this new complex achieves sustaining occupancy.

TABLE 18
ASSISTED APARTMENT SUPPLY AND VACANCY BY PROJECT TYPE
HARRISON COUNTY
JUNE 2014

UNIT TYPE	BILOXI		GULFPORT		D'IBERVILLE		LONG BEACH		PASS CHRISTIAN		UNINCORPORATED		HARRISON CO.	
	Total Vacant		Total Vacant		Total Vacant		Total Vacant		Total Vacant		Total Vacant		Total Vacant	
	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units
Studio Units:														
HUD 236 & 236/£	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HUD 202 & 202/£	148	7	0	0	0	0	0	0	0	0	0	0	148	7
HUD 221d3/8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LIHTC/TAX-EXP.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LTWFH	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FmHA 515	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LRPH	89	1	0	0	0	0	0	0	0	0	0	0	89	1
Total	237	8	0	0	0	0	0	0	0	0	0	0	237	8
1-Bedroom Units:														
HUD 236 & 236/£	16	0	0	0	0	0	0	0	0	0	0	0	16	0
HUD 202 & 202/£	112	4	156	1	0	0	0	0	0	0	0	0	268	5
HUD 221d3/8	0	0	18	0	0	0	0	0	0	0	0	0	18	0
HUD 8	30	0	36	0	0	0	0	0	0	0	0	0	66	0
LIHTC/TAX EXP.	32	2	204	3	56	1	0	0	27	8	12	2	331	16
LTWFH	0	0	0	0	87	47	18	0	0	0	0	0	105	47
FmHA 515	0	0	88	9	0	0	0	0	0	0	0	0	88	9
LRPH	421	3	8	0	0	0	21	0	0	0	0	0	450	3
Total	611	9	510	13	143	48	39	0	27	8	12	2	1,342	80
2-Bedroom Units:														
HUD 236 & 236/£	72	1	0	0	0	0	0	0	0	0	0	0	72	1
HUD 202 & 202/£	2	0	13	0	0	0	0	0	0	0	0	0	15	0
HUD 221d3/8	0	0	94	1	0	0	0	0	0	0	0	0	94	1
HUD 8	60	1	136	0	0	0	0	0	0	0	0	0	196	1
LIHTC/TAX EXP.	244	8	728	44	196	8	0	0	74	13	48	6	1,290	79
LTWFH	0	0	0	0	30	22	54	4	0	0	0	0	84	26
FmHA 515	0	0	252	49	0	0	48	1	0	0	0	0	300	50
LRPH	405	1	8	0	0	0	30	0	0	0	0	0	443	1
Total	783	11	1,231	94	226	30	132	5	74	13	48	6	2,494	159
3-Bedroom Units:														
HUD 236 & 236/£	54	0	0	0	0	0	0	0	0	0	0	0	54	0
HUD 202 & 202/£	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HUD 221d3/8	0	0	82	1	0	0	0	0	0	0	0	0	82	1
HUD 8	10	0	16	0	0	0	0	0	0	0	0	0	26	0
LIHTC/TAX EXP.	168	8	530	28	132	7	0	0	74	14	36	4	940	16
LTWFH	0	0	0	0	0	0	36	4	0	0	0	0	36	2
FmHA 515	0	0	72	4	0	0	12	0	0	0	0	0	84	4
LRPH	188	0	4	0	0	0	14	0	0	0	0	0	206	0
Total	420	8	704	33	132	7	62	4	74	14	36	4	1,428	70
4 or More Bedroom Units:														
HUD 236 & 236/£	8	0	0	0	0	0	0	0	0	0	0	0	8	0
HUD 202 & 202/£	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HUD 221d3/8	0	0	30	0	0	0	0	0	0	0	0	0	30	0
HUD 8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LIHTC/TAX EXP.	32	0	0	0	0	0	0	0	11	3	0	0	43	3
LTWFH	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FmHA 515	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LRPH	19	0	3	0	0	0	10	0	0	0	0	0	32	0
Total	59	0	33	0	0	0	10	0	11	3	0	0	113	3
Total All Units:														
HUD 236 & 236/£	150	1	0	0	0	0	0	0	0	0	0	0	150	1
HUD 202 & 202/£	262	11	169	1	0	0	0	0	0	0	0	0	431	12
HUD 221d3/8	0	0	224	2	0	0	0	0	0	0	0	0	224	2
HUD 8	100	1	188	0	0	0	0	0	0	0	0	0	288	1
LIHTC/TAX EXP.	476	18	1,462	75	384	16	0	0	186	38	96	12	2,604	159
LTWFH	0	0	0	0	117	69	108	8	0	0	0	0	225	77
FmHA 515	0	0	412	62	0	0	60	1	0	0	0	0	472	63
LRPH	1,122	5	23	0	0	0	75	0	0	0	0	0	1,220	5
Total	2,110	36	2,478	140	501	85	243	9	186	38	96	12	5,614	320

SOURCE: W. S. Loper And Associates.

The 2014 survey indicated that Jackson County contains 2,714 assisted apartments and 154 assisted units were vacant or a vacancy rate of 5.7 percent. Contained in Table 19 is an overview of the assisted multifamily rental housing units in Jackson County.

TABLE 19
ASSISTED APARTMENT SUPPLY AND VACANCY BY PROJECT TYPE
JACKSON COUNTY
JUNE 2014

UNIT TYPE	GAUTIER		MOSS POINT		OCEAN SPRINGS		PASCAGOULA		UNINCORPORATED		JACKSON COUNTY	
	Total Units	Vacant Units	Total Units	Vacant Units	Total Units	Vacant Units	Total Units	Vacant Units	Total Units	Vacant Units	Total Units	Vacant Units
Studio Units:												
HUD 236 & 236/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 202 & 202/8	0	0	0	0	111	1	0	0	0	0	111	1
HUD 221d3/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0	0	0	0	0
LIHTC/TAX EXP. BONDS	0	0	0	0	0	0	5	0	0	0	5	0
LTWFH	0	0	0	0	0	0	8	2	0	0	8	2
FmHA 515	0	0	0	0	0	0	0	0	0	0	0	0
LRPH	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	111	1	13	2	0	0	124	3
1-Bedroom Units:												
HUD 236 & 236/8	12	0	0	0	0	0	0	0	0	0	12	0
HUD 202 & 202/8	20	18	0	0	137	1	0	0	0	0	157	19
HUD 221d3/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0	0	0	0	0
LIHTC/TAX EXP. BONDS	20	1	0	0	0	0	150	13	72	0	242	14
LTWFH	0	0	0	0	0	0	140	25	120	6	260	31
FmHA 515	0	0	0	0	0	0	0	0	28	1	28	1
LRPH	24	0	14	0	0	0	46	0	0	0	84	0
Total	76	19	14	0	137	1	336	38	220	7	783	65
2-Bedroom Units:												
HUD 236 & 236/8	48	1	0	0	0	0	0	0	0	0	48	1
HUD 202 & 202/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 221d3/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0	0	0	0	0
LIHTC/TAX EXP. BONDS	130	5	0	0	56	2	306	24	186	3	678	34
LTWFH	0	0	0	0	0	0	137	23	120	6	257	29
FmHA 515	0	0	0	0	0	0	0	0	92	1	92	1
LRPH	88	2	34	0	0	0	76	3	0	0	198	5
Total	266	8	34	0	56	2	519	50	398	10	1,273	70
3-Bedroom Units:												
HUD 236 & 236/8	20	0	0	0	0	0	0	0	0	0	20	0
HUD 202 & 202/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 221d3/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0	0	0	0	0
LIHTC/TAX EXP. BONDS	66	2	0	0	0	0	160	12	156	2	382	16
LTWFH	0	0	0	0	0	0	0	0	0	0	0	0
FmHA 515	0	0	0	0	0	0	0	0	0	0	0	0
LRPH	32	0	24	0	0	0	60	0	0	0	116	0
Total	118	2	24	0	0	0	220	12	156	2	518	16
4 or More Bedrooms:												
HUD 236 & 236/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 202 & 202/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 221d3/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0	0	0	0	0
LIHTC/TAX EXP. BONDS	0	0	0	0	0	0	0	0	0	0	0	0
LTWFH	0	0	0	0	0	0	0	0	0	0	0	0
FmHA 515	0	0	0	0	0	0	0	0	0	0	0	0
LRPH	0	0	0	0	0	0	16	0	0	0	16	0
Total	0	0	0	0	0	0	16	0	0	0	16	0
Total All Units:												
HUD 236 & 236/8	80	1	0	0	0	0	0	0	0	0	80	1
HUD 202 & 202/8	20	18	0	0	248	2	0	0	0	0	268	20
HUD 221d3/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0	0	0	0	0
LIHTC/TAX EXP. BONDS	216	8	0	0	56	2	621	49	414	5	1,307	64
LTWFH	0	0	0	0	0	0	285	50	240	12	525	62
FmHA 515	0	0	0	0	0	0	0	0	120	2	120	2
LRPH	144	2	72	0	0	0	198	3	0	0	414	5
Total	460	29	72	0	304	4	1,104	102	774	19	2,714	154

SOURCE: W. S. Loper and Associates.

Table 20 contains similar information to the previous three tabulations but is a summary of the supply of subsidized apartments on the Mississippi Gulf Coast. The 2014 survey indicates 9,422 assisted apartment units exist in the three-coastal Counties and the vacancy rate is 5.2. The current vacancy rate is below the 8.5 percent rate in the 2013 survey. In general vacancies among assisted apartments are minimal and are the re-

sult of tenant “turnover” and the preparation of vacant units for occupancy. The vacancy rates in both the 2013 and 2014 vacancy rates were exaggerated due to the recent completion two apartment complexes intended for elderly occupancy. These new properties were in the “initial rent-up” phase at the time of the 2013 and 2014 surveys. Also, at the time of the 2014 survey eighty additional assisted multifamily rental housing units intended for elderly occupancy was under construction in Gulfport. In addition, two proposed developments to be located in Gulfport and two in Waveland have received a “commitment” for housing tax-credits but have not been placed in service.

TABLE 20
SUMMARY OF ASSISTED APARTMENTS BY PROJECT TYPE
MISSISSIPPI GULF COAST
JUNE 2014

<u>UNIT TYPE</u>	<u>NUMBER OF COMPLETED UNITS</u>	<u>NUMBER OF UNITS UNDER CONSTRUCTION</u>	<u>VACANT UNITS</u>	<u>VACANCY RATE</u>
Studio Units:				
HUD 236 & 236/8	0	0	0	0.0%
HUD 202 & 202/8	274	0	0	0.0%
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	0	0.0%
FmHA 515	0	0	0	0.0%
LRPH	89	0	0	0.0%
Total	376	0	0	0.0%
One-Bedroom Units:				
HUD 236 & 236/8	16	0	0	0.0%
HUD 202 & 202/8	450	0	24	5.3%
HUD 221d3/8	18	0	0	0.0%
HUD 8	66	0	0	0.0%
LIHTC/TAX EXP. BONDS	639	72	34	5.3%
LTWFH	365	0	78	0.0%
FmHA 515	170	0	10	5.9%
LRPH	606	0	4	0.7%
Total	2,330	72	150	6.4%
Two-Bedroom Units:				
HUD 236 & 236/8	72	0	2	2.8%
HUD 202 & 202/8	15	0	0	0.0%
HUD 221d3/8	94	0	1	1.1%
HUD 8	196	0	1	0.5%
LIHTC/TAX EXP. BONDS	2,266	8	139	6.1%
LTWFH	341	0	55	16.1%
FmHA 515	552	0	58	10.5%
LRPH	697	0	6	0.9%
Total	4,233	8	262	6.2%
Three-Bedroom Units:				
HUD 236 & 236/8	54	0	0	0.0%
HUD 202 & 202/8	0	0	0	0.0%
HUD 221d3/8	82	0	1	0.0%
HUD 8	26	0	0	0.0%
LIHTC/TAX EXP. BONDS	1,598	0	56	3.5%
LTWFH	36	0	2	5.6%
FmHA 515	84	0	4	4.8%
LRPH	370	0	1	0.3%
Total	2,250	0	64	2.8%
Four or More Bedrooms:				
HUD 236 & 236/8	8	0	0	0.0%
HUD 202 & 202/8	0	0	0	0.0%
HUD 221d3/8	30	0	0	0.0%
HUD 8	0	0	0	0.0%
LIHTC/TAX EXP. BONDS	43	0	3	0.0%
LTWFH	56	0	0	0.0%
FmHA 515	0	0	0	0.0%
LRPH	81	0	0	0.0%
Total	133	0	3	2.3%
Total All Units:				
HUD 236 & 236/8	230	0	2	0.9%
HUD 202 & 202/8	759	0	32	4.2%
HUD 221d3/8	224	0	2	0.9%
HUD 8	288	0	1	0.3%
LIHTC/TAX EXP. BONDS	4,551	80	232	5.1%
LTWFH	750	0	137	18.3%
FmHA 515	806	0	72	8.9%
LRPH	1,814	0	12	0.7%
Total	9,422	80	490	5.2%

SOURCE: W. S. Loper and Associates.

CONCLUSION

This survey includes both market-rent and assisted units located in multifamily rental housing properties containing eight or more units. The June 2014 survey included 16,629 market-rent apartment units and 9,422 assisted units located on the Mississippi Gulf Coast. At the time of this report, a total of twenty market-rent apartment units and eighty assisted multifamily rental housing units were under construction in the three-coastal Counties.

Market conditions remain “soft” in the Mississippi Gulf Coast apartment market. The overall apartment vacancy rate in June 2014 in the three-coastal Counties was 8.7 percent which is slightly above the 8.4 percent rate in the 2013 survey but substantially below the 13.7 percent vacancy rate in the 2012 survey or the 12.5 percent vacancy rate in the 2011 survey. The current vacancy rate is above the four percent or less range considered “normal” in areas experiencing a “slow” rate of population growth or the four to six percent range considered “normal” in areas experiencing a “moderate” rate of growth. Current market conditions are considered “soft” and rental rate concessions and incentives which often accompany a “soft” market are frequent in all three Counties. Examples of incentives currently offered include “no application fee” or “first month free rent” with a one-year lease. More frequently encountered was a reduction in the monthly rental rate.

The destruction caused by Hurricane Katrina, resulted in the demolition of a number of apartment structures on the Mississippi Gulf Coast. Almost all of the properties that were damaged but not destroyed have been renovated. In general, these refurbished apartments were placed back on the market with rental rates substantially higher than their pre-Katrina rents. In addition to the renovated properties, a total of 2,638 new market-rent apartments were placed on the market since Katrina and has added to the existing supply of apartments priced near the “top” of the market. The removal of a large number of pre-Katrina constructed apartments and replacing them with pricier refurbished units combined with the newly constructed properties has significantly altered the supply-price relationships in the local apartment market. The effect of this change remains visible in the market conditions found in the 2014 survey.

The apartment market in Hancock County is relatively small and all of the apartment properties are located in the Bay St. Louis-Waveland area. The June 2014 survey covered a total of 567 market-rent apartment units in Hancock County and the vacancy rate was 19.8 percent. Segmenting the current vacancy rate by number of bedrooms indicates a 14.3 percent vacancy rate among one-bedroom units; 22.8 percent among two-bedroom apartments and 10.7 percent among three-bedroom units. The current vacancy rate among market-rent apartments is above the range considered “normal” for areas experiencing a “slow” or “moderate” rate of growth. The average rental rate among the fifty-six market-rate one-bedroom apartments surveyed was \$555.29 and was 8.2 percent above the average in the 2013 survey. A total of 408 two-bedroom market-rate apartment units were surveyed in Hancock County and the average rental rate was \$627.40 which is 6.9 percent above the average twelve months ago. A total of 103 three-bedroom apartment units were surveyed and the average rental rate was \$747.79 and has increased 1.9 percent above the 2013 average. At the time of this survey twenty additional market-rent apartment units were under construction in Hancock County.

A total of 11,003 market-rent apartment units were surveyed in Harrison County and 7.6 percent were vacant. The June 2014 survey included a total of ninety-six studio apartments and the vacancy rate was 9.4 percent. The average rental rate among studio apartments in Harrison County was \$436.60. A total of 3,213 market-rent one-bedroom apartments were surveyed and the average rental rate was \$594.61 which is 2.6 percent higher than the average in the 2013 survey. A total of 6,377 two-bedroom apartments were surveyed and the average rental rate was \$694.93 which represents a 1.7 percent increase above the average two-bedroom rental rate twelve months ago. The latest survey included a total of 1,317 three-bedroom apartments in Harrison County and the average rental rate was \$854.10 which represents a 0.6 percent increase above the average monthly rental rate in the 2013 survey. No additional market-rent apartments are under construction in Harrison County; however, an eighty-unit assisted complex for the elderly in Gulfport and a six-unit addition to a small complex intended for handicapped veterans in Biloxi are under construction.

A total of 5,059 market-rent apartment units were surveyed in Jackson County and the vacancy rate was 9.7 percent. Segmenting the vacancy rate by number of bedroom indicates a 3.6 percent vacancy rate among studio units, among one-bedroom rental units the rate is 8.5 percent, 10.5 percent among two-bedroom units and 8.9 percent among three-bedroom apartments. The average rental rate was \$558.35 among the 1,431 one-bedroom apartments surveyed and has increased 0.6 percent since the 2013 survey. A total of 3,032 two-bedroom apartments were surveyed and the average rental rate was \$652.10 which is 0.3 percent below the average in the last survey. A total of 540 three-bedroom apartments were surveyed and the average monthly rental rate was \$839.82 which is a decrease of 0.5 percent below the average in 2013. At present no additional market-rent apartments are under construction in Jackson County.

APARTMENT SURVEY

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

LEGEND

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

APARTMENT SURVEY
WAVELAND
JUNE 2014

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3+BEDROOMS				Features
			No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	
Elite Manor 565 Gladstone St.	1999	20									20	\$700	1,250	2.5					Re,Ra,Ds,E A,Dw,P
Gates at Coral Bay 616 Hwy 90 (LIHTC)	2011	160					24	\$485	780	1	80	\$560	1,059	2	56	\$595	1,271	2	Re,Ra,E,L Dw,Ds,S,P A,Rc,WD,PI
Gulf Grove 2057 Waveland Ave.	1986	100					8	\$500	710	1	32	\$600	896	1	10	\$700	1,156	1	Re,Ra,E,L,A Dw,Ds,S,P,B TC,Rc
							8	\$550	710	1	32	\$650	896	1	10	\$750	1,156	1	
Nicholson Ave. Apts. 1515 Nicholson Ave	2008 2010	30 4													34	\$750	1,271	2	Re,Ra,E,L Dw,Ds,P
Oak Haven 1200 Russell Drive (LIHTC)(LRPH)	2010	80					60	*	583	1	20	*	836	1					Re,Ra,Ds,P A,WD,Dw,E Rc
Oak Park 2009 Waveland Ave.	1983	136									136	\$500	820	1					Re,Ra,Ds,P A,E,L,B,Dw
Pinecrest Manor Apts. 1303 Bloom Place (Sec. 515)(RA-20)(LIHTC)	1983	36					8	\$388	675	1	28	\$535	838	1					Re,Ra,E,L A,PI
The Ridge at Waveland 548 Highway 90 (LIHTC)	2010	120					20	\$485	833	1	36	\$560	1,131	2	64	\$595	1,395	2	Re,Ra,E,A Dw,Ds,S,P Rc,B,WD
Waverly, The 100 Waverly Drive	2001	128					16	\$675	713	1	88	\$775	978	2	24	\$875	1,150	2	Re,Ra,Ds,S E,L,P,B,Rc Dw,PI,A
Waveland Manor 198 Auderer Blvd. (Sec. 515)(RA-46)	1985	48					8	*	675	1	40	*	800	1					Re,Ra,E,A L,PI
Waveview Place 100 Auderer Blvd. (LIHTC)(CDBG)	2008	100									50	\$435	880	2	50	\$505	1,013	2	Re,Ra,Ds,E A,L,P,B,Rc Dw,PI
Subtotal Market-Rent:																			
Existing		418	0				32				308				78				
Under Construction		0	0				0				0				0				
Total		418	0				32				308				78				
Subtotal Assisted:																			
Existing		544	0				120				254				170				
Under Construction		0	0				0				0				0				
Total		544	0				120				254				170				

APARTMENT SURVEY
UNINCORPORATED HANCOCK COUNTY
JUNE 2014

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3+BEDROOMS				Features
			No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	
Lakeshore Heights 8416 Lakeshore Rd.	UC	20													20	\$750	1,400	2	Re,Ra,Ds,E A,Dw,P

Subtotal Market-Rent:

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

Subtotal Assisted:

Existing	0	0			0			0			0
Under Construction	0	0			0			0			0
Total	0	0			0			0			0

APARTMENT SURVEY
BILOXI
JUNE 2014

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3+BEDROOMS				Features
			No.	Rent	Approx Ba Sq. Ft.	Ba	No.	Rent	Approx Ba Sq. Ft.	Ba	No.	Rent	Approx Ba Sq. Ft.	Ba	No.	Rent	Approx Ba Sq. Ft.	Ba	
A'La Page 169 Briarfield Ave.	1973	24	(Unavailable for occupancy due to renovation. These units are not included in the total.)																Re,Ra,Ds Dw,Aw,E,L
Andrea Jaye 245 Porter Avenue	1959	8									8 NA 770 1								Re,Ra,E A
Andrew Apts. 2224 Pass Road	1977	115									64 \$575 806 2 39 \$625 1,010 2 (Townhouse)				12 \$745 1,069 2				Re,Ra,Ds Dw,A,L,TC E,S,B,P
Arbor Place 1955 Poppo Ferry Road	2006 2009	240 88					96 \$769 1,055 1				168 \$859 1,330 2				64 \$1,069 1,639 2				Re,Ra,Ds Dw,S,P,B,L Rc,PI,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 5 * 1,638 2 (4-Bedroom Unit)				Re,Ra,Ds Dw,A,L,PI
Bay View Place 1623 Poppo Ferry Road (LIHTC)	2001	48									24 \$508 980 2 (Townhouse)				24 \$581 1,140 2 (Townhouse)				Re,Ra,Ds Dw,A,L,Rc E,A,S,P
Beauvoir Man. 264 Stennis Drive (Sec. 236/8)	1973	150					16 * 611 1				72 * 834 1				54 * 1,053 1.5 8 * 1,219 2 (4-Bedroom Unit)				Re,Ra,E L,PI,A,Rc
Beauvoir Pass 312 Agincourt Ave. (LRPH)	2013	75					10 * 862 1 (Townhouse)				40 * 1,008 1 (Townhouse) 20 * 1,037 1				5 * 1,166 2 (Townhouse)				Re,Ra,E L,PI,A
Bellmont Gdns. 871 Motsie Rd. (LIHTC)	2009	60									60 \$585 983 2 (Elderly)								Re,Ra,Ds Dw,WD,P Rc,E,A,B
Bentley Place Apartments 248 DeBuys Road	2000	244					60 \$639 782 1				48 \$741 1,082 1 72 \$782 1,176 2 24 \$823 1,320 2				40 \$895 1,484 2				Re,Ra,Ds,S Dw,PI,L,Rc E,P,B,A,FP
Biloxi Oaks Apartments 1168 Judge Sekul Avenue	1971 1972 1973 1977 1979 1980 1982 1983 1985 1986 1987	28 16 8 32 8 8 8 25 48 72 2					96 \$430 500 1 97 \$450 500 1				31 \$530 625 1 31 \$550 625 1								Re,Ra,F E,A,L
Biloxi Shores 263 Eisenhower Drive	1984	128					72 \$495 680 1				48 \$595 1,012 1 8 \$625 1,012 2								Re,Ra,Ds E,A,L,S,P Dw,B,Rc,A
Cabanna Courtyard 1910 Southern Ave.	1967	44					28 \$500 720 1				16 \$650 920 1.5								Re,Ra,Dw A,E,S,L
Cadet Point Senior Village 200 Maple Street (LRPH)(LIHTC)	2008	76					72 * 562 1 641 (Elderly)				4 * 798 1 (Elderly)								Re,Ra,E,L A,Ds,Dw P,B,Rc
Covenant Sq. 270 Covenant Square Drive (LRPH)	1988	40													40 * NA 1 (Townhouse)				Re,Ra,E,A
Cypress Cove 1282 Beach Blvd (Rehab)	1964 2011	48					35 \$650 700 1				4 \$950 1,100 1.5 2 \$1,200 1,100 2 4 \$1,200 1,200 2 3 \$1,400 1,900 +2.5's (Townhouse)								Re,Ra,Ds,A Dw,E,S,Rc S,FP,L,P,B
Cypress Lake 1773 Poppo Ferry Road	1999	240					48 \$650- \$675 771 1				144 \$775- \$795 1,087 2				48 \$875- \$900 1,296 2				Re,Ra,Ds,A Dw,E,TC,Rc S,FP,L,P,B PI
Cove at Biloxi Bay, The 221 Eisenhower Drive	1985	176					72 \$615 707 1				72 \$635 1,059 1 32 \$675 1,059 2								Re,Ra,Ds Dw,A,Rc,S L,P,E,FP,B
Elmwood Apts. 2020 Lawrence St. (Sec. 8)	1981	100					27 * 650 1 3 * 650 1 (Handicapped)				58 * 750 1 2 * 750 1 (Handicapped)				10 * 960 2				Re,Ra,E L,PI

APARTMENT SURVEY
BILOXI
JUNE 2014

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3+BEDROOMS				Features
			No.	Rent	Approx Ba Sq. Ft.	Ba	No.	Rent	Approx Ba Sq. Ft.	Ba	No.	Rent	Approx Ba Sq. Ft.	Ba	No.	Rent	Approx Ba Sq. Ft.	Ba	
Fernwood Pl. 2775 Fernwood Rd. (LRPH)	1972	58					10 * 20 *	NA NA	1 1		16 *	NA	1	12 *	NA	1		Re,Ra,A,L	
Forest Park 2600 Old Bay Road	1965	44					24 \$425	536	1	20 \$525	822	1						Re,Ra,E Aw,L	
Fox's Apts. 190 Beauvoir Road	1998	23								23 \$800	900	2						Re,Ra,Ds,F A,E,Dw,L,EI	
Gabrial Manor 2321 Atkinson Rd. (Sec. 202/8)	1990	52	13	*	464	1	38 *	520	1	1 *	NA	1						Re,Ra,L,E A	
Gates At Biloxi 7285 Woolmarket Rd. (LIHTC)	2010	224					32 \$490	780	1	120 \$540	1,000	2	72 \$575	1,271	2			Re,Ra,Ds,S Dw,WD,Rc P,B,E,A,PI	
Gulf Shore Villas 2321 Adkinson Rd. (LRPH)	1986	100					12 * 38 *	588 600	1 1	6 * 6 *	818 905	1 2						Re,Ra,A,E L,Rc	
Grand View Apartments 151 Grande View Drive	2003	240					60 \$750	919	1	60 \$745 48 \$755 40 \$785	1,241 1,340 1,453	1 2 2	32 \$915	1,561	2			Re,Ra,Ds Dw,A,L,Rc E,S,B,FP,P	
Hidden Oaks 310 Abbey Court	1995	180					20 \$625	976	1	72 \$670 16 \$670	976 976	2 2	48 \$775	1,154	2	24 \$775	1,154	2	Re,Ra,Ds Dw,S,L,Rc P,B,E,A
Home Port I & II 905 Division St. UC	2013	2 6					8 *	633	1									Re,Ra,Ds E,Dw,A	
(Supportive housing for disabled or homeless veterans. This project is not included in the totals)																			
Howard St. Apts. 1114 Howard Street	1984 1985	4 4								4 \$550 4 \$700	850 1,050	1 2						Re,Ra,E,A Ds,Dw,FP B	
Hyre Apts. 284 McDonnell Avenue	1970	24					17 \$400	500	1	7 \$500	700	1						Re,Ra,Aw	
Iberville Complex 209 Iberville Dr.	1971	19					19 \$450	640	1									Re,Ra,Ds Dw,E,A	
Jayson Cove 274 McDonnell Ave.	1999	18								9 \$500 9 \$500	850 850	1 1						Re,Ra,A,E Ds,Dw,L	
Lagniappe of Biloxi 831 Cedar Lake Road	2007	264					72 \$795	826	1	132 \$985 24 \$1,060	1,138 1,282	2 2	36 \$1,085	1,305	2			Re,Ra,Ds Dw,S,Rc,L P,B,E,A	
Lexington, The 2620 Le Juene Drive	1995	190					48 \$700	650	1	16 \$775 114 \$785	785 860	1 2	12 \$921	1,100	2			Re,Ra,Ds Dw,S,Rc,L P,B,E,A	
Lighthouse Apts. 444 Porter St.	1984	20					20 \$500	580	1									Re,Ra,Ds E,Dw,A	
Madison Apts. 350 DeBuys Road	1973	128					16 \$500	565	1	88 \$535	746	1	24 \$680	957	2			Re,Ra,E,A L,Pl,Dw,Ds	
Magnolia Ridge 1536 Wilkes St.	1962	14								12 \$550 2 \$550	800 800	1 1						Re,Ra,A	
Maison D'Orleans 2436 Beach Blvd.	1972 1975	120 148	28 12	\$430 \$300	332 375	1 1	4 \$550 28 \$530	644 690	1 1	16 \$620 72 \$570 44 \$620	967 742 981	2 1 1.5	52 \$720 12 \$740	1,261 1,131	2.5 2			Re,Ra,Ds TC,Rc,A,E S,Dw,L,B P	
Maison Rouge 139 McDonnell Ave.	1962	24					8 \$550	639	1	16 \$650	826	1						Re,Ra,A,E S,L,B,P	
Mark Apts. 1702 Stevens	1970	16					16 \$500	550	1									Re,Ra,Ds A,E	
McDonnell Ave. Apartments 242 McDonnell Ave. (LRPH)	2009	162					72 *	600	1	90 *	800	2						Re,Ra,A,E Pl,B,P,WD Ds,Dw	

APARTMENT SURVEY
BILOXI
JUNE 2014

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3+BEDROOMS				Features	
			No.	Rent	Approx Ba Sq. Ft.	Ba	No.	Rent	Approx Ba Sq. Ft.	Ba	No.	Rent	Approx Ba Sq. Ft.	Ba	No.	Rent	Approx Ba Sq. Ft.	Ba		
Oakwood Village 330 Benachi Ave (Rehab) (LRPH)	1953 2007	80	4	*	NA	1	28	*	NA	1	34	*	NA	1	10	*	NA	1	Re,Ra,A	
															4	*	NA	1	(Townhouse)	
															4	*	NA	1	(4-Bedroom T'house)	
															4	*	NA	1	(5-Bedroom T'house)	
Palm Isle 251 Eisen- hower Drive	1980 1981	128 128					176	\$510	596	1	80	\$660	814	1					Re,Ra,Ds	
Pass Pointe Apartments 282 Big Lake Road	1987	176					72	\$559	678	1	72	\$659	1,005	1					Dw,S,L,Rc	
Peacock Apts. 275 Eisenhower Drive	1960	12					10	NA	550	1	2	NA	750	1					E,P,B,WD,A	
Petit Bois Village 2661 Rue Palafax	2011	12					12	\$600	700	1									Re,Ra,Ds	
Providence Pointe 890 Motsie Road (LIHTC)	1997	144									40	\$560	912	2	72	\$650	1,056	2	Dw,A,E,WD	
Pines on the Bay 2335 Atkinson Rd.	1987	105					24	\$625	705	1	64	\$725	897	2	17	\$850	1,161	2	Re,Ra,Ds	
Raynoir Place 126 Raynoir St.	1984	16					12	\$525	550	1	2	\$650	870	1					Dw,E,A,L	
Royal Gulf, The 190 Gateway Drive	1996	144					36	\$600	771	1	108	\$690- \$700	986	2					TC,S,P,B	
SHS Apts. 144 Briarfield Ave.	1981	9					9	\$500	500	1									Re,Ra,Ds	
St. Andrew's 1090 Irish Hill Drive	1973	13									13	\$450	785	1					E,A,Dw	
Santa Maria Del Mar 1788 Medical Park Dr. (Sec. 202/8)	2013	210	135	*	434	1	74	*	558	1	1	NA	829	1					Re,Ra,A,E	
Seashore Oaks Senior Apts. 4150 Beach Blvd (LRPH)(LTWFH)	1965 1984 1986	124 64 42	47	*	369- 409	1	57	*	534	1	20	*	716	1					L,Rc,PI,WD	
			42	*	NA		46	*	585	1	18	*	750	1					S,El	
			42	*	NA			*				*							(Elderly)	
							(82-apartment units at this property provide a form of assisted living services.)													
Southern Arms 1945 Southern Ave.	1987	8					8	\$500	600	1									Re,Ra,E,A	
Southernview 1880 Southern Avenue	2001 2003 2008	12 16 20									48	\$575	972	2					Ds,Dw,WD	
Southwinds 1667 Irish Hill	1972 1973	72 68					32	\$500	637	1	68	\$525	960	1					Re,Ra,Ds,A	
Summer Chase 2110 Popp's Ferry Road	1972	120					24	\$475	579	1	72	\$495	791	1	24	\$595	984	1	Dw,TC,S,E,L	
Suncoast Villa 1650 Carroll Dr. (LRPH)	1981 1988	86 20					26	*	NA	1	41	*	NA	1	19	*	NA	1	Re,Ra,A,L	
Treasure Coast 245 McDonnell Ave.	1972	120					44	\$450	642	1	64	\$550	780	1	20	*	NA	1	(Townhouse)	
Water St. Apts. 634 Waters St.	1974 1983	16 8					24	\$500	500	1									Re,Ra,Ds	
Westwick 258 Stennis Drive	1983	136									136	\$500	850	1					Dw,A,E	
																			Re,Ra,Ds	
																			Dw,E,L,TC	
																			FP,P,B,L,A	

APARTMENT SURVEY
BILOXI
JUNE 2014

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS			1-BEDROOM UNITS			2-BEDROOM UNITS			3+BEDROOMS			Features	
			No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.		
Westwick Manor 258 Stennis Drive	1987	16							16	\$599	1,150	2				Re,Ra,Ds E,WD,FP P,B,A,Dw
Woodland Towns 1655 Irish Hill Dr.	1973	118				24	\$550	800	1	94	\$600	1,072	1.5			Re,Ra,Ds Dw,E,L,PI P,B,A,S
Subtotal Market-Rent:																
Existing		4,547	40			1,473				2,559				475		
Under Construction		0	0			0				0				0		
Total		4,547	40			1,473				2,559				475		
Subtotal Assisted:																
Existing		2,111	237			612				783				479		
Under Construction		0	0			0				0				0		
Total		2,111	237			612				783				479		

APARTMENT SURVEY
D'IBERVILLE
JUNE 2014

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1 BEDROOM UNITS				2 BEDROOM UNITS				3+ BEDROOMS				Features
			No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	
Amber Apts. 11093 Amber Drive	1989	16					10	\$525	600	1	6	\$675	800	1					Re,Ra,E,A Ds,Dw
Arbor View	2000	280					72	\$709	923	1	168	\$829	1,196	2	40	\$1,009	1,473	2	Re,Ra,Ds
10480 Auto Mall	2001	80					48	\$759	1,055	1	32	\$909	1,288	2	16	\$1,069	1,639	2	A,E,FP,TC
Parkway	2004	96					48	\$729	1,068	1	48	\$899	1,330	2					Dw,P,B,L S,Rc
	2005	16																	
Beaujolais Villas 11263 Gorenflo Ave.	1994	37									36	\$750	900	1	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	\$491	715	1	60	\$581	990	2	48	\$652	1,212	2	Re,Ra,A,E Dw,Pl,Ds,S Rc,WD,L
Landmark of D'Iberville 11059 Lamey Bridge Road	2009	288					96	\$725- \$750	826	1	96	\$899	1,138	2	48	\$950- \$999	1,305	2	Re,Ra,A,E Dw,Pl,Ds,S Rc,L,P,B
Lemoyne Blvd. Apartments 10506 Lemoyne Blvd.	2008	8									16	\$650	1,000	1.5					Re,Ra,A,E Dw,Ds
	2009	8																	
Park at Lemoyne 10365 Gorenflo Ave. (LIHTC)	2009	160					24	\$491	896	1	56	\$581	1,102	2	80	\$652	1,280	2	Re,Ra,E,A L,Pl,Dw,Ds Rc,S,WD P,B
Riverside Apts. 12420 Lamey Bridge Rd. (LTWFH)(CDBG)	2014	117					87	\$470- \$650* (Elderly)	696	1	30	\$700- \$940* (Elderly)	1,002	2					Re,Ra,E,A L,Dw,Ds,P B,Rc,S,WD
Sherwood Apt. 11095 Lamey Bridge Road	1967	22									22	\$500	700	1					Re,Ra,A,L
Timber Grove 10687 Auto Mall Pky. (LIHTC)(CDBG)	2009	96					12	\$491	715	1	48	\$581	990	2	36	\$652	1,212	2	Re,Ra,A,E Dw,Pl,Ds Rc,WD,L,S
Subtotal Market-Rent: Existing		872	0				274				493			105					
Under Construction		0	0				0				0			0					
Total		872	0				274				493			105					
Subtotal Assisted: Existing		501	0				143				194			164					
Under Construction		0	0				0				0			0					
Total		501	0				143				194			164					

APARTMENT SURVEY
GULFPORT
JUNE 2014

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS			1-BEDROOM UNITS			2-BEDROOM UNITS			3+BEDROOMS			Features			
			No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.				
Angela Apts. 10532 Klein Road (LIHTC)	2009	60				8	\$523	702	1	36	\$630	966	2	16	\$725	1,120	3	Re,Ra,Ds,L E,A,Dw,Rc WD,PI,B,P
Angela Park Angela Drive @ Three Rivers Road	2007	50								50	\$550- \$600	1,008	1.5					Re,Ra,Ds A,E,P,Dw
Ashton Park 9245 Cuandet Rd. (LIHTC)(Tax Exp. Bonds)	2000 2001	56 152				32	\$476	958	1	96	\$525	1,089	2	80	\$549	1,275	2	Re,Ra,Ds E,L,S,A,Dw PI,P,B,Rc
Aspen Park 710 Lindh Road	1985	80				40	\$630	680	1	24	\$699	1,005	1	16	\$709	1,005	2	Re,Ra,Ds,P Dw,A,E,B,W S,L,Rc,Fp
Ashton Bay 13450 Three Rivers Road	2008 2013	48 16								16	\$779	1,105	1.5	48	\$779	1,105	1.5	Re,Ra,Ds,A E,P,Dw,WD Rc
Arlington Square 3300 Pass Road	1986	88				44	\$430	500	1	44	\$530	625	1					Re,Ra,Ds Dw,A,E,L
Arbor Village 1525 E. Pass Rd.	1996	240				48	\$679	757	1	16	\$749	989	1	16	\$1,009	1,384	2	Re,Ra,Ds,A Dw,Rc,S,L E,P,B,Rc,TC
Avalon Apts. 1701 18th St. 1734 E. Railroad	1967 1971	12 8				12	\$550	600	1	8	\$650	800	1.5					Re,Ra,A,E
Bayou View Apts. Jody Nelson Dr.	1969 1971	104 104				96	\$499	662	1	112	\$599	832	1					Re,Ra,Ds,Dw A,E,L,Rc,S,TC
Baywood Place 1900 Switzer Rd. (LIHTC)(CDBG)	2008	72				24	\$491	752	1	48	\$581	1,014	2					Re,Ra,A,Rc E,S,Ds,Dw WD,P,PI,L
W. H. Bell Apts. 1700 65th Ave. (Sec. 221d3/8)	1969	104				8	*	576	1	64	*	763	1	32	*	930	1	Re,Ra,E,L
Beau Andre 3112 8th Ave.	1985	16				16	\$495	625	1									Re,Ra,Ds A,E,Dw
Brookstone Park 5014 28th St. (LIHTC)	2005 2007	96 96				8	\$491	755	1	16	\$579	990	2	24	\$652	1,260	2	Re,Ra,Ds Rc,S,E,L,A
Cambridge 11070 East Taylor Road	2002	200				16	\$491	701	1	56	\$579	1,018	2	24	\$652	1,014	2	Dw,PI,P,B
Candlewood Villas 1030 35th Street (LIHTC)	2001	32								88	\$800	1,210	2	68	\$890	1,392	2	Re,Ra,Ds,Rc A,E,S,L,Dw,P TC,B
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 Thornton Ave.	1970	35	7	\$395	500	1	16	\$499	625	1	12	\$599	846	1				Re,Ra,Ds,S A,E,L,Rc,Dw
Cheshire Homes 480 Cheshire Dr. (Sec. 202/811/8)	1981 1993	12 7				19	*	219	1									(Supportive housing for persons with disabilities.)(This property is not included in the totals.)
Colony House 15180 Fisher Blvc	1985 1986	8 12								8	\$500	1,050	1					Re,Ra,Ds Dw,A,E
Columns of Gulfport, The 980 Courthouse Road	2008	426				24	\$620	803	1	12	\$625	1,138	1	48	\$905- \$915	1,409	2	Re,Ra,Ds,A Dw,E,S,P,WD FP,B,Rc,PI,L
Courthouse Sq. 736 Courthouse Rd.	1969	30				10	\$500	779	1	13	\$550	969	1					Re,Ra,Ds A,E,L,S,Dw
Courtney Square 807 Hardy Ave.	1974	8								7	\$625	1,040	1.5					Re,Ra,Ds L,E,A
Country Village 11232 Hendry Rd.	1985 1986	16 20								3	\$550	858	1					Re,Ra,E,A Ds,Dw,L,P
										1	\$550	889	1					
										4	\$550	780	1					
										16	\$595	950	1					
										20	\$625	950	1					

APARTMENT SURVEY
GULFPORT
JUNE 2014

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS			1-BEDROOM UNITS			2-BEDROOM UNITS			3+BEDROOMS			Features			
			No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.				
Creekwood North Apartments 15235 O'Neil Road	1996	204				70	\$650	775	1	102	\$752	1,023	2	32	\$845	1,263	2	Re,Ra,Ds,A Dw,E,S,P,L TC,B,Rc,Pl
Cypress Lane 1224 29th St.	1985	68								68	\$750	1,070	2					Re,Ra,Ds,A Dw,E,S,P,L
Dedeaux Apts. 200 S. Kern Drive	1968	10								10	\$550	720	1					Re,Ra,Dw,A Ds,E
Emerald Pines 3318 39th Ave. (Sec. 221d3/8)	1973	120				10	*	628	1	30	*	741	1	50	*	918	2	Re,Ra,E,L
45th Ave. Apts. 1902-1908 45th Ave.	1985	16								16	\$500	805	1.5	30	*	1,108	2	Re,Ra,Ds A,E,Dw
Forest View 3109-22 7th Ave.	1983	38								19	\$495	725	1					Re,Ra,Ds,A Dw,A,E
Franklin Point 12400 Depew Rd. (LIHTC)	2011	144				16	\$499	893	1	80	\$602	1,229	2	48	\$790	1,449	2	Re,Ra,Ds,P Dw,L,WD,Rc WD,B,S,A
French Oaks 1228 43rd Ave.	1968	20				20	\$350	500	1									Re,Ra,E,A Ds,Dw,L
Gables, The 4001 32nd Street	2007	22												11	\$800	1,032	2	Re,Ra,E,A,El
Grande Lido E. Pass Road	2008 2009	32 4												11	\$800	1,081	2	Ds,Dw,L,WD
Guice Place Engram Court @ 1000 34th St. (LRPH)	1973	23				8	*	NA	1	8	*	NA	1	18	\$700	1,103	2	Re,Ra,Ds
Gulf Mist Apts. 26 Pass Road (Sec. 8)	1961	188				36	*	565	1	98	*	627	1	18	\$695	1,125	2	E,,A,Dw
Gulfport Manor 1630 Broad Ave.	1981	30				8	\$450	510	1	6	\$550	750	1					Re,Ra,A
Gulf Pointe 820 Lindh Road	1981	128				88	\$595	592	1	40	\$675	809	1					Re,Ra,A,L Rc
Harbor Square 1415 22nd Ave.	1968	16				8	\$650	684	1	8	\$850	912	1					Re,Ra,Ds,E A,L
Hartford View 3103 8th Ave.	1971	120				10	\$475	527	1	100	\$495	693	1	10	\$625	861	1.5	Re,Ra,A,E L,Pl,Dw
Highton 811 McCune Court	1994	8				8	\$450	700	1									Re,Ra,Ds,E A,L,Dw
Hillside Manor 488 Teagarden Rd. (HUD 202/8)	2008	29				28	*	540	1	1	NA	750	1					Re,Ra,Ds,E A,L,Dw
Jamestown Apts. 711-725 Fournier Ave.	1972	8								8	\$875	1,025	2					Re,Ra,Ds A,E,P,Dw
Kelly Apartments 1621-23 22nd St.	1971	8												8	\$595	1,100	1.5	Re,Ra,E,A
Kelly Apartments 1109-11 Joseph Ave.	1971	8								4	\$500	900	1	4	\$550	1,100	1	Re,Ra,E,A
K'Teri 1532 Magnolia St.	1986	12								6	\$700	950	2					Re,Ra,A,E Ds,Dw,WD
K'Teri 3503 Hancock Avenue	1996	9								6	\$750	1,290	1.5					Re,Ra,E,A Ds,Dw,WD
L.C. Jones Affordable Housing Community 8156 South Carolina Avenue	1959 1969	124 80				28	*	NA	1	78	*	NA	1	9	\$750	1,250	2.5	Re,Ra
														72	*	NA	1	Re, Ra
														20	*	NA	1	
															*	NA	1	
														6	*	NA	1	
															*	NA	1	

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

APARTMENT SURVEY
GULFPORT
JUNE 2014

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS			1-BEDROOM UNITS			2-BEDROOM UNITS			3+BEDROOMS			Features							
			No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.								
Lyman Manor 13470 Old Highway 49 (Sec. 515)(RA-18)	1985	48				8	\$400	725	1			40	\$465	869	1			Re,Ra,A E,L,PI				
Lyman Village 14229 Old Highway 49 (Sec. 515)	1985	48				16	\$400	725	1			32	\$465	869	1			Re,Ra,A E,L,PI				
Magnolia Apts. 1753 Magnolia St.	1969	16										16	\$500	750	1			Re,Ra,A				
Magnolia Hill 539 26th Ave.	1975	20	20	\$420	420	1												Re,Ra,Aw E				
Magnolia Grove D Avenue & 32 St.	2004	20													20	\$750	1,190	2	Re,Ra,Ds A,E,Dw			
Magnolia Crossing 880 Lindh Road	1983	80				40	\$495	596	1			40	\$595	857	1			Re,Ra,Ds,Rc A,E,S,L,Dw,P				
Magnolia State Apts. 1005 W. Birch Dr. (Sec. 515)(RA-38)	1980 1982	60 40				12	\$465	686	1			48	\$560	825	1	8	\$320	1,041	1	Re,Ra,E A,L,PI		
Maison Dedeaux 205 Jackson St. (Sec. 515)	1985	48				16	\$460	664	1			32	\$470	906	1			Re,Ra,A L,E,PI				
Mark IV Manor 11387 Gould Rd.	1981 1995	96 12				12	\$450	633	1			60	\$550	1,062	2	36	\$650	1,200	2	Re,Ra,Ds,B,S A,E,L,P,Dw,TC		
Mills Ave. Apts. 5179 Mills Ave.	2013	8										8	\$650	800	1			Re,Ra,A,E,P Ds,Dw				
N. Gulfport Apts. 8375 MS Ave.	1984 1978	8 8										8	\$450	768	1	8	\$450	774	1	Re,Ra,E,A		
Oaisis Apts. 477-493 Tegarden Rd.	2011	18																18	\$795	1,345	2	Re,Ra,A,Ds L,PI,E,Dw,PI
Oaks, The 2720 Palmer Drive	1987	105				24	\$550	705	1			64	\$650	897	2	17	\$795	1,161	2.5	Re,Ra,Ds A,E,L,S,B P,Dw,TC,Rc		
O'Neal Road Apts. 14221 O'Neal Rd. (Sec. 515)(RA-33)	1978 1982	60 60				20	\$410	550	1			64	\$430	756	1	36	\$450	1,000	1	Re,Ra,A L,PI,E		
Oregon Place 538 Oregon Dr.	1985 1986 2002	32 20 4										56	\$675	700	1					Re,Ra,Ds,E Dw,A,PI		
Palmetto Apts. 227 Palmetto Lane	1971	30				26	\$420	553	1			4	\$550	800	1					Re,Ra,E,A		
Palms Apts. 1529 43rd Ave.	2000 2007	12 6										18	\$550	1,000	1.5					Re,Ra,A,Ds Dw,WD,E		
Palms, The 10471 Three Rivers Road	1985 1990	152 88				44	\$649	676	1			174	\$709	886	1					Re,Ra,Ds,S Dw,A,E,L,Rc B,P		
Palm View Apts. 529 E. Pass Road	1974	26										26	\$595	927	2					Re,Ra,Ds,L A,E,S,Dw,PI		
Pinewood 3333 12th Ave.	1984	8										8	\$650	980	2					Re,Ra,Ds A,E,Dw		
Plantation, The 2255 Switzer Road	1995	240				48	\$634	853	1			48	\$686	955	1	36	\$830	1,291	2	Re,Ra,Ds,A Dw,S,L,Rc,B P,E,		
Quarter, The 11350 New Orleans Ave.	2010	36										30	\$795	996	2	6	\$875	1,265	2	Re,Ra,Ds,P Dw,A,E		
Ravenwood 546 E. Pass Rd.	1986	48										24	\$625	1,050	1	24	\$670	1,050	1	Re,Ra,Ds,P Dw,S,A,E,Fp		
Regency Way 1400 28th Street (LIHTC)(CDBG)	2008	120				12	\$491	715	1			72	\$581	990	2	36	\$652	1,212	2	Re,Ra,Ds,P Dw,A,E,S,B Rc,WD		
Reserve At Three Rivers, The 11200 Three Rivers Road	2002	256	16	\$615	560	1	48	\$715	827	1	144	\$815	1,084	2	48	\$925	1,227	2	Re,Ra,Ds,P Dw,A,E,S,L Rc,B			

APARTMENT SURVEY
GULFPORT
JUNE 2014

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS			1-BEDROOM UNITS			2-BEDROOM UNITS			3+BEDROOMS			Features				
			No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.					
Richardson Th's 11600 Lorraine Rd.	1974	60				4	NA	650	1	52	NA	800	1.5	4	NA	1,000	1.5	Re,Ra,Ds,P Dw,A,E,L	
Riverchase Park 11111 Highland Ave. (LIHTC)	2009	216				36	\$481	896	1	108	\$570	1,102	2	72	\$645	1,280	2	Re,Ra,Ds Dw,A,E,Rc P,S,PI,WD	
Rivendell Apts. 828 Oakleigh Avenue	1999	24				24	\$625	808	1									Ra,Re,P,L E,A	
Sand Hill Village 11337 Gould Road (Sec. 515)	1983	48				8	\$396	633	1	40	\$421	817	1					Re,Ra,E A,L,PI	
Sawgrass Park 4545 Engram Drive (LIHTC)	2008	204				24	\$492	657	1	96	\$539	1,102	2	84	\$599	1,280	2	Re,Ra,Ds Dw,A,E,Rc P,S,PI,L	
Saraland 8010 Hwy. 49N (Sec. 202/8)	1981	100				88	*	543	1	12	*	719	1					Re,Ra,E L,A	
Sea Breeze Apts. 5400-20 28th Street	1987	12				4	\$425	600	1	8	\$550	800	1					Re,Ra,Ds Dw,A,E	
Sea Palm 821 Hardy Avenue	2004	9								9	\$500	780	1					Re,Ra,Ds A,E,Dw,L	
Sanderson Village 1000 34th St. (LIHTC)	UC	80				72	*	600	1	8	*	890	1					Re,Ra,Ds,Rc Dw,E,L,WD	
Southhampton Th' Layton Drive	2010	52												10	\$850	1,100	2	Re,Ra,Ds,P	
														42	\$895	1,400	3	Dw,A,E,WD	
Southern Pines 15373 St. Charles St.	1973	98	8	\$425	560	1	16	\$525	632	1	32	\$625	932	1.5	20	\$750	1,650	2.5	Re,Ra,Ds
					(Furnished)		8	\$525	745	1	10	\$725	1,374	2					Dw,A,E,Rc
							4	\$525	756	1									P,S,PI,L
Southmore Vil. 1706 42nd Ave.	1972	9				5	\$425	600	1	4	\$525	800	1					Re,Ra,E,A	
Southpoint Apts. 1028 45th Ave.	1967	24				16	\$350	500	1	8	\$495	680	1					Re,Ra,E,A	
Stonegate 3939 21st Street (LIHTC)	2005	44												40	\$560	1,374	2.5	Re,Ra,E	
														4	\$485	1,059	2	L,A	
Suggar Mill 1200 Mill Road	1971	82				20	\$410	500	1	42	\$585	832	1					Re,Ra,Ds,A	
						8	\$485	659	1	4	\$585	832	1					Dw,E,L,S,Rc	
						8	\$550	659	1									B,P	
Teagarden Commons 352 Teagarden Rd.	2011	20												20	\$600	1,200	2	Re,Ra,Ds A,E,P,Dw B,L	
Teagarden Park 190 Teagarden Rd.	1984	24				16	\$399	657	1	8	\$500	968	2					Re,Ra,Ds A,E,L,Dw	
Thirty-fourth Ave. Apts. 2804 34th Ave.	1987 1988	16 16								32	\$499	780	1					Re,Ra,A E,L	
Thomasville Apartments 2340 E. Pass Road	1994	50								30	\$525	902	2					Re,Ra,Ds	
										20	\$550	902	2					A,E,P,Dw B,L	
Trailwood Village 14180 O'Neal Road	1982 1983	8 32								4	\$750	1,064	1					Re,Ra,Ds	
										4	\$750	1,104	1					Dw,E,A,P	
										32	\$750	1,080	1					WD	
Three Rivers Landing 13120 Three Rivers Road (LIHTC)	2009	170				20	\$491	776	1	80	\$581	1,122	1.5	70	\$652	1,320	2	Re,Ra,Ds Dw,E,A,P,B WD,Rc,PI	
Tropical Cove 1248-1334 E. Pass Road	2007	49								17	\$700	1,098	2					Re,Ra,Ds,B	
										32	\$750	1,152	2.5					Dw,E,A,P,WD	
20th Avenue Apts. 2102 20th Ave.	1970 1980	6 3				8	\$425	500	1	1	\$600	800	1					Re,Ra,Ds E,A,L	
21th Avenue Apts. 1717 21st Ave.	1971	8				8	\$425	550	1									Re,Ra,Ds E,A,WD	

APARTMENT SURVEY
GULFPORT
JUNE 2014

Name/Address Of Complex	Year Opened	STUDIO_UNITS			1-BEDROOM_UNITS			2-BEDROOM_UNITS			3+BEDROOMS			Features				
		Total Units	No.	Rent	Approx Sq. Ft.	No.	Rent	Approx Sq. Ft.	No.	Rent	Approx Sq. Ft.	No.	Rent		Approx Sq. Ft.			
Watersmark 1704 21st Ave.	1945	72				9	\$535	760	1	63	\$565	760	1			Re,Ra,Dw A,L,PI		
Woodley Square 429 Teagarden Road	1957	15				3	\$325	506	1	9	\$400	650	1	3	\$450	867	1	Re,Ra,Ds,A
Subtotal Market-Rent:																		
Existing		4,332	52			1,102				2,606						572		
Under Construction		0	0			0				0						0		
Total		4,332	52			1,102				2,606						572		
Subtotal Assisted:																		
Existing		2,478	0			510				1,259						709		
Under Construction		80	0			72				8						0		
Total		2,558	0			582				1,267						709		

APARTMENT SURVEY
LONG BEACH
JUNE 2014

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS			1-BEDROOM UNITS			2-BEDROOM UNITS			3+BEDROOMS			Features				
			No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.					
Aladdin Apts. 1-16 Aladdin Drive	1969	16						16	\$515	900	1				Re,Ra,E,A				
Arbor Station 1000 Arbor Station Drive	1998 2003	256 112				72	\$699	923	1	80	\$849	1,141	2	40	\$989	1,495	2	Re,Ra,Ds A,E,FP,Rc Dw,P,B,L,S	
Beach Club 2012 W. Second St.	2008	220				84	\$675	750	1	96	\$825	900	2	40	\$1,000	1,500	2	Re,Ra,Ds L,S,P,Rc,E Dw,B,A	
Daugherty Rd. Apts 6083 Daugherty Rd. (Sec. 515)(LIHTC)(RA-14)	1980	60								48	\$485	775	1	12	\$500	1,000	1	Re,Ra,E A,Pl,L	
Fountain Apts. 400 Klondyke Road	1969	8								8	\$500	750	1					Re,Ra,E,A	
Georgetown Apts. 217 Ferguson Ave.	1973	8	4	\$275	325	1	4	\$375	550	1								Re,Ra,A,El L	
Green Acres 300 Alyce Place	1970	20				16	\$600	500	1	4	\$650	736	1					Re,Ra,E A,L,F	
Hampton House 4401 Beat Line Road	1996	128				16	\$630- \$640	750	1	96	\$730- \$740	1,071	2	16	\$890- \$900	1,200	2	Re,Ra,Ds,B L,S,P,Rc,E,A	
Jefferson Arms 903 9th Street	1971	8								8	\$500	800	1.5					Re,Ra,Ds A,E,Dw	
			(Has several units temporarily unrentable due to renovation.)																
Julian Manor 101 Pimlico Drive	1971	48				16	\$395	575	1	32	\$425	725	1					Re,Ra,Ds Dw,A,E,L,S	
Long Beach Courtyard 333-339 McCaughn Ave.	1972	16								16	\$500	850	1.5					Re,Ra,A E,Ds	
Long Beach Housing Authority: Alexander Road (LRPH)	1981	25				12	*	NA	1	11	*	NA	1					Re,Ra,P,A	
						1	*	NA	1	1	*	NA	1						
						(Handicapped)			(Handicapped)										
102 Girard Ave. (LRPH)	1971	50				8	*	NA	1	18	*	NA	1	14	*	NA	1	Re,Ra,P,A	
														8	*	NA	1		
														2	*	NA	1		
														(4-Bedroom Unit)					
														(5-Bedroom Unit)					
Long Beach Square 203 N. Cleveland Ave.	1984	100				60	\$550	584	1	40	\$600	777	1					Re,Ra,Ds,A L,S,P,Dw,E	
Long Beach Station 210 Second Ave.	1971 2013 Rehab	72								72	\$590	708	1					Re,Ra,E A,Pl,Ds,S Dw,WD	
Mariner's Village 18400 28th Street (LTWFH)	2011	108				18	\$579- \$699	797	1	54	\$668- \$799	1,045	2	36	\$799- \$899	1,271	2	Re,Ra,Ds,P Dw,P,Rc,E WD,S,Pl,B,A	
Park Plaza 18147 Allen Road/1015 Park Row	1980	18								17	\$450	711	1	1	NA	1,000	1	Re,Ra,Ds E,L,Dw,A	
Park Row Apts. 339 Park Row	1972	12								12	\$600	1,023	1.5					Re,Ra,Ds A,E,P,Dw	
Park Row Th's 100-110 Park Row	1971	20								20	\$550- \$700	800	1.5					Re,Ra,E,A Ds,Dw	
						(Townhouse)													
Via Don Ray Apartments 101-156 Via Don Ray Drive	1987 1988 2001	24 8 8								12	\$650	1,100	1					Re,Ra,Ds A,P,Dw,E P,B	
										8	\$500	1,072	1						
										8	\$675	1,100	2						
										12	\$750	1,200	1.5						
						(Townhouse/FP)													
Woodway Square 509 McCaughn Ave	1980 1981	8 8								16	\$595	1,000	1.5					Re,Ra,Ds Dw,E,L,A	
						(Townhouse)													
Subtotal Market-Rent:																			
Existing		1,118	4			308				677				129					
Under Construction		0	0			0				0				0					
Total		1,118	4			308				677				129					
Subtotal Assisted:																			
Existing		243	0			39				132				72					
Under Construction		0	0			0				0				0					
Total		243	0			39				132				72					

APARTMENT SURVEY
PASS CHRISTIAN
JUNE 2014

Name/Address Of Complex	Year Opened	Total Units	No. Rent	Approx Ba Sq. Ft.	No. Rent	Approx Ba Sq. Ft.	No. Rent	Approx Ba Sq. Ft.	No. Rent	Approx Ba Sq. Ft.	Features
Camile Village 640 Hurricane Circle (LIHTC)	1970 2008 (Rehab)	86	27	\$470	504	1	24	\$560	840	1	24 \$648 1,028 2 8 \$689 1,266 2 3 \$758 1,454 2 (4-Bedroom Unit) (5-Bedroom Unit)
Caribbean in The Pass 707 East North Street (LIHTC)	1998	100					50	\$620	870	1.5	50 \$720 1,068 2 Re,Ra,Ds,E Dw,L,S,Rc
Penthouse Garden Apts. 1550 E. Second St.	1971	48	48	\$550	684	1					Re,Ra,Ds,S Dw,E,A
Royal Pines 590 Royal Pines Drive	1972	28	4	NA	650	1	24	\$700	880	1.5	(Townhouse) Re,Ra,Ds,A Dw,E,L,P
(Has several units temporarily unrentable due to renovation.)											
Subtotal Market-Rent:											
Existing		76	0		52		24				0
Under Construction		0	0		0		0				0
Total		76	0		52		24				0
Subtotal Assisted:											
Existing		186	0		27		74				85
Under Construction		0	0		0		0				0
Total		186	0		27		74				85

APARTMENT SURVEY
UNINCORPORATED HARRISON COUNTY
JUNE 2014

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3+BEDROOMS				Features									
			No.	Rent	Approx Ba Sq. Ft.	Ba	No.	Rent	Approx Ba Sq. Ft.	Ba	No.	Rent	Approx Ba Sq. Ft.	Ba	No.	Rent	Approx Ba Sq. Ft.	Ba										
Canel Pointe 7017 72nd Avenue (LRPH)	1959	106	24	NA	550	1	48	NA	864	1	24	NA	1,073	1	8	NA	1,254	1.5	Re,Ra									
			(4-Bedroom Units)																									
			2	NA	1,673	2																						
			(5-Bedroom Units)																									
(A former Region VIII LRP development; now an "affordable" residential subdivision and is not included in the totals.)																												
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-Bedroom Units)																									
			4	NA	1,254	1.5																						
			(5-Bedroom Units)																									
(A former Region VIII LRP development; now an "affordable" residential subdivision and is not included in the totals.)																												
Robinwood Apts. 18049 Old Hwy 49	1998	4															4	\$500	1,250	1.5	36	\$600-	1,350	2	Re,Ra,Ds A,E,Dw WD			
	1999	8																										
	2000	12																										
	2001	4																										
	2004	12																										
(Several units at this property are unavailable for occupancy.)																												
Village Place Apts. 18059 Robinson Road (LIHTC)(CDBG)	2010	96	12	\$481	715	1	48	\$581	990	2	36	\$652	1,212	2	Re,Ra,A Dw,PI,Ds Rc,WD,S E													
Subtotal Market-Rent:																												
Existing		66	0															12					18					36
Under Construction		0	0															0					0					0
Total		66	0															12					18					36
Subtotal Assisted:																												
Existing		96	0															12					48					36
Under Construction		0	0															0					0					0
Total		96	0															12					48					36

APARTMENT SURVEY
GAUTIER
JUNE 2014

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3+BEDROOMS				Features
			No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	
Antebellum Manor 5080 Gautier- Vancleave Rd.	1999 2001 2002	48 24 28					28	NA	700	1	72	NA	950	1.5					Re,Ra,Ds,A E,L,Dw,Rc,S
(Converted to extended stay accommodations. The property is not included in the totals.)																			
Bayou Village 1919 Martin Bluff Road (LIHTC)	2008	128									96	\$623	1,229	2	32	\$720	1,449	2	Re,Ra,Ds,A Dw,E,Rc,P B,L,PI,WD
Belle Ville 2020 Ladnier Rd. (LRPH)	1975	144				24	*	666	1	88	*	841	1	32	*	972	1	Re,Ra,Ds A,E,L,Dw	
College Villa 2726 Ladnier Road (Sec. 236/8)	1971	80				12	*	513	1	48	*	707	1	20	*	801	1	Re,Ra,A,E L	
Gautier VOA Sr. Housing 2998 Ladnier Road (Sec. 202/8)	2014	20				20	*	550	1									Re,Ra,Rc E,L,A	
Glenmark 1709 Martin Bluff Road	1973	72				35	\$430	720	1	37	\$530	920	1					Re,Ra,A,L E,B,P,PI	
Magnolia Oaks 2804 Dubarry Drive	1974	109				32	\$515	654	1	24	\$625	816	1	5	\$740	1,175	1.5	Re,Ra,Ds,A Dw,E,Rc,S P,B,L,E,PI	
										24	\$645	958	2						
										24	\$640	967	1.5						
										(Townhouse)									
Magnolia Place 3501 Hwy. 90 (LIHTC)	1999	40				20	\$370	685	1	10	\$470	891	1	10	\$525	1,087	2	Re,Ra,Ds A,E,L,Dw	
The Pointe 3513 Beasley Road	2000	168				32	\$760	742	1	56	\$820	1,039	2	32	\$960	1,361	2	Re,Ra,Ds,A Dw,E,Rc,S P,B,L,E,PI	
										24	\$900	1,114	2						
										24	\$900	1,137	2						
River Bend 1625 Martin Bluff Road	1974	102								84	\$750	1,152	1.5	18	\$800	1,536	2.5	Re,Ra,Ds A,E,S,P,L Rc,Dw,TC	
										(Townhouse)									
										(Th W/Washer & Dryer)									
										(Has several units temporarily unrentable due to renovation.)									
Singing River Apartments 3605 Gautier-Vancleave Rd.	1974	134				48	\$530	579	1	80	\$625	774	1	6	\$775	1,392	2.5	Re,Ra,Ds,A E,Rc,L,Dw S,PI	
Singing River Group Services 2850 N. Dolphin Drive (Sec. 811/8)	2002	9				9	*	NA	1										
										(Supportive housing for persons with disabilities. Not included in the totals.)									
Sioux Bayou Arms 1901 Martin Bluff Road (LIHTC)	2001	48								24	\$590	1,000	1	24	\$645	1,200	2	Re,Ra,Ds A,E,L,Dw	
Subtotal Market-Rent:																			
Existing		585	0					147										61	
Under Construction		0	0					0										0	
Total		585	0					147										61	
Subtotal Assisted:																			
Existing		460	0					76										118	
Under Construction		0	0					0										0	
Total		460	0					76										118	

APARTMENT SURVEY
MOSS POINT
JUNE 2014

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS			1-BEDROOM UNITS			2-BEDROOM UNITS			3+BEDROOMS			Features			
			No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.				
Bayou Oaks 4180 W. Bayou Ave.	2003	8						8	\$650	1,105	1.5				Re,Ra,Ds Dw,L,P,A			
Camelia Place 3901 Camelia St.	1975	8						8	\$450	700	1				Re,Ra,E			
Chateau Apts 3400 Dantzler St.	1966	16						16	\$500	825	1				Re,Ra,Ds Dw,A,E,L			
Genoa's Place 4519 McArthur St.	1972	24				4	\$450	550	1	20	\$475	750	1		Re,Ra,A,E			
Grey Manor Apartments Jasmine/Walnut Street	1973 1975	29								29	\$450	650	1		Re,Ra,E			
(Has several units temporarily unrentable.)																		
Ted Hinson Homes 4324 Peters St. (LRPH)	1959 2010 (Rehab)	72				14	*	NA	1	34	*	NA	1	20	*	NA	1	Re,Ra,A PI
(4-Bedroom Units)																		
Indian Oaks 3607 Dantzler St.	1965	15								15	\$500	800	1					Re,Ra,E A
J & S Apts. 6442 Jasmine St.	1974	8				8	\$400	500	1									Re,Ra A
J & S Apts. 6525 Short Cut Rd.	1972	16								16	\$475	720	1					Re,Ra,A,E
Harper's Place 5013 Meridian St. (Re-built)	1972 2013	10				10	\$450	650	1									Re,Ra,A,E
Magnolia Apts. 6430 Jasmine St.	1974	8				4	\$450	500	1	4	\$500	775	1					Re,Ra,E,A
Magnolia Pointe 4901 Tanner St.	1959	60				10	\$399	637	1	28	\$499	822	1	18	\$599	976	1	Re,Ra,A,E
(4-Bedroom Units)																		
(A former Region VIII LRP development; now an "affordable" residential subdivision and is not included in the totals.)																		
Pines 6525 Jasmine St.	1973	8								8	\$400	650	1					Re,Ra,E
MacPhellah Community Apts. 3930 MacPhelah St.	1980	16								16	\$475	925	1					Re,Ra,A,E
Renaissance Apts. 6513 Grierson St.	2001	8								8	\$500	800	1					Re,Ra,Ds A,S,L,Dw
East Hwy 90 Apts. 7430 Old Stage Road	1972 1981	16 14				30	\$150 (Wk)	500	1									Re,Ra,E,A EI
V & W Apts. 3906 Branch St.	1950	8								8	\$450	600	1					Re,Ra
Subtotal Market-Rent:																		
Existing		212	0			56				156				0				
Under Construction		0	0			0				0				0				
Total		212	0			56				156				0				
Subtotal Assisted:																		
Existing		72	0			14				34				24				
Under Construction		0	0			0				0				0				
Total		72	0			14				34				24				

APARTMENT SURVEY
PASCAGOULA
JUNE 2014

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3+BEDROOMS				Features				
			No.	Rent	Approx Ba Sq. Ft.		No.	Rent	Approx Ba Sq. Ft.		No.	Rent	Approx Ba Sq. Ft.		No.	Rent	Approx Ba Sq. Ft.						
Dolphin South 1310 Market St.	1970	33					6	\$525	623	1					8	\$625	870	1	8	\$725	1,079	2	Re,Ra,Ds,E
															8	\$725	1,122	2	8	\$725	1,122	2	Dw,A,L
															1	\$725	1,357	2	1	\$725	1,357	2	
															2	\$825	1,344	2	2	\$825	1,344	2	
															(4-Bedroom Unit)								
(Has several units temporarily unrentable due to renovation.)																							
Eastwood 5101 Orchard Road	1972	120					24	\$550	610	1	84	\$650	800	1.5	12	\$750	1,000	1.5	12	\$750	1,000	1.5	Re,Ra,Ds Dw,A,E,L,S
							(Townhouse)				(Townhouse)				(Townhouse)								
Eastside Apts 2209 Catalpa Ave.	1971	18					18	\$450	500	1													Re,Ra
Eden Manor 2917 Eden St.	1973	44									44	\$525	832	1									Re,Ra,E,A L,Ds
Edenwood Apts. 2401 Eden Street (LIHTC)	2003	52									24	\$505	990	2	28	\$630	1,157	2	28	\$630	1,157	2	Re,Ra,Ds A,E,L,Dw
Farmer Apts. 1918 Jackson St.	1974	10					10	\$400	450	1													Re,Ra,Aw
Farragut Apts 3115 St. Francis St.	1970	10									10	NA	775	1									Re,Ra,Ds Dw,A,E
Granada Apts. 3416 Chico Road	1976	84					24	\$550	684	1	52	\$600	826	1	8	\$725	1,065	2	8	\$725	1,065	2	Re,Ra,Ds,E Dw,Rc,L,A,S
Greywood Glen 4900 Old Mobile Hwy.	1974	136					24	\$495	660	1	88	\$595	870	1	24	\$695	970	1.5	24	\$695	970	1.5	Re,Ra,Ds,P A,E,L,Dw,S
Gulf Breeze 1208 S. Belair St.	1970	15					2	\$425	650	1	5	\$450	750	1	8	\$450	850	1	8	\$450	850	1	Re,Ra,E,A L
Hartford Commons 3102 Eden Street	1971 1972	122 8	40	\$400	460	1	16	\$475	623	1	16	\$525	837	1	6	\$775	1,392	3	6	\$775	1,392	3	Re,Ra,Ds Dw,A,E,L
							24	\$475	634	1	16	\$525	838	1									
											4	\$725	1,000	2									
											8	\$725	920	2									
											(Townhouse)												
Lakeside Manor 3500 Chico Road	1962	194	74	NA	371	1	96	NA	672	1	24	NA	840	1									Re,Ra,El L,A
							(This property is totally occupied by the military and is not included in total.)																
Lewis Homes Larsen Ave. (LRPH)	1956	24					4	*	NA	1	10	*	NA	1	8	*	NA	1	2	*	NA	1	Re,Ra
															(4-Bedroom Units)								
The Lodge 2816 Eden Street (LTWFH)	1974	209					97	\$700	625	1	112	\$800	936	1									Re,Ra,Ds,Pl E,L,S,A,Rc,P B,Dw,TC
Meadow Wood 4315 Old Mobile Hwy.	1972	76									32	\$550	958	1.5	44	\$650	1,043	1.5	44	\$650	1,043	1.5	Re,Ra,Ds,A L,E,S,TC,Dw
							(Townhouse)				(Townhouse)				(Townhouse)								
Meredith Manor 2214 Catalpa Ave.	1972	25					12	\$400	550	1	13	\$550	680	1									Re,Ra,A,E L
Monaco Lake 5210 Monaco Drive	1974	120					16	\$567	723	1.5	88	\$600	891	1.5	16	\$720	1,059	1.5	16	\$720	1,059	1.5	Re,Ra,Ds,P A,E,L,S,Dw
							(Townhouse)				(Townhouse)				(Townhouse)								
Morrison Village 2503 Old Mobile Hwy. (LIHTC)(CDBG)	2009	120					48	\$531	726	1	72	\$629	1,030	2									Re,Ra,Ds,P A,E,L,Dw,S Rc,WD,Pl
							(Elderly)				(Elderly)												
Oakwoods 1115 Agnes	1974 1978	10 3					13	\$475	550	1													Re,Ra,E,A
Palm Oaks 4409 McArthur St.	1976 1978	18 6									24	NA	950	2									Re,Ra,Ds A,E,L,Dw
							(These units are not available for occupancy.)(This property is not included in the total.)																
Patio Apts 1950 Pascagoula St.	1971	24					8	\$500	700	1	16	\$600	800	1									Re,Ra,Ds E,A,L,S,Dw
Pine Tree Apts. 3502 Hospital Rd.	1973	24									24	\$525	770	1									Re,Ra,Ds E,A,L,S,Dw
Regency Woods 4817 Robinhood Road	1974	184					48	\$564	710	1	88	\$674	1,008	2	48	\$724	1,098	2	48	\$724	1,098	2	Re,Ra,Ds,S A,E,L,Rc,Dw

APARTMENT SURVEY
PASCAGOULA
JUNE 2014

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS			1-BEDROOM UNITS			2-BEDROOM UNITS			3+BEDROOMS			Features			
			No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.				
Sapphire Suites 1715 11th Street	1960	20						20	\$500	918	1					Re,Ra A,E,L		
(Has several units temporarily unrentable due to renovation.)																		
Singing River Townhomes 3420 Brooks St.	1972	18						14	\$500	915	2	4	\$600	1,179	2	Re,Ra,Ds,A E,L,P,PI		
Stewart Apts. 4309 Scovel Road	1970	72				34	\$450	750	1	32	\$550	985	2	6	\$650	1,135	2	Re,Ra,Ds A,E,L,S,Dw
Sunchase Townhomes 3200 Hospital Drive	1975	43						42	\$600	1,020	2	1	NA	1,000	2	Re,Ra,Ds Rc,P,S,L E,A,Dw,WD		
Taylor Heights Apts 2503 Old Mobile Highway (LIHTC)(CDBG)	2009	144				24	\$531	715	1	72	\$629	990	2	48	\$708	1,212	2	Re,Ra,Ds Rc,A,E,L,WD Dw,S,PI
Tall Pines Apts. 4004 Scovel Avenue	1971	55						27	\$580	837	1					Re,Ra,A,L		
								28	\$650	954	1					Ds,Dw,E		
(Washer/Dryer)																		
Twin Tree Apts. 3301 Argentina St.	1973	12				12	\$490	500	1								Re,Ra,E,A	
Williamsburg Square 2101 Eden St.	1973	60						44	\$675	1,050	2	16	\$775	1,221	2	Re,Ra,Ds Rc,A,E,L Dw,S,P		
Willow Creek 2925 Eden Street	1973	96				40	\$475	640	1	56	\$525	916	1					Re,Ra,Ds Dw,A,E,L
Subtotal Market-Rent:																		
Existing		2,348	56			644				1,383						265		
Under Construction		0	0			0				0						0		
Total		2,348	56			644				1,383						265		
Subtotal Assisted:																		
Existing		1,104	13			336				519						236		
Under Construction		0	0			0				0						0		
Total		1,104	13			336				519						236		

APARTMENT SURVEY
UNINCORPORATED JACKSON COUNTY
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Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3+BEDROOMS				Features
			No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	
Belmont Apts. 14801 Lemoyne Blvd.	2005	180				48	\$755	730	1	132	\$760	1,100	2					Re,Ra,Ds,A E,L,S,Rc,Dw	
Bridgewater Park 14104 Big Ridge Rd. (LIHTC)	2009	198				48	\$531	787	1	90	\$629	1,059	2	60	\$708	1,271	2	Re,Ra,Ds,A E,L,S,Rc,Dw P,B,WD	
Crossroads Villas 6147 Firestone St.	2010	20								20	NA	1,100	2					Re,Ra,Ds,A Ds,Dw,E,P	
(These units are located at the Crossroads Church of the Nazarene. Not included in the totals.)																			
Dufrane Apts. 4200-4204 Knowles Rd.	1958	8				8	\$450	600	1									Re,Ra,A,E	
Escatawpa Village 8603 Hwy. 613 (Sec. 515)(RA-31)	1984	32				8	*	639	1	24	*	843	1					Re,Ra,E,A PI,L	
Hill Rd. Apts. 3800 Hill Road	1982 1983 1984	8 16 8				32	\$450	432	1									Re,Ra,E,Aw	
Golfing Green 1 Golfing Green Drive	1979	62				16	NA	747	1.5	34	NA	919	1.5	12	NA	1,254	2.5	Re,Ra,Ds,A Ds,Dw,E,P,B	
(These units are not available for occupancy. Not included in the totals.)																			
Grand Biscayne 14510 Lemoyne Blvd.	2008	316				84	\$669	750	1	168	\$799	1,150	2	64	\$950	1,500	2	Re,Ra,Ds,A P,L,S,Rc,Dw B,E	
Highland Square 8100 Seaman Rd. (LIHTC)(CDBG)	2009	96				12	\$531	715	1	48	\$629	990	2	36	\$708	1,212	2	Re,Ra,Ds,A E,L,S,Rc,Dw P,B,PI,WD	
Lexington Park 7350 Tucker Road (LIHTC)	2009	120				12	\$531	780	1	48	\$629	1,049	2	60	\$708	1,262	2	Re,Ra,Ds,A E,L,S,Rc,Dw P,B,WD,PI	
Martinique 15807 Lemoyne Blvd.	2001	56				52	\$500	790	1	4	\$625	895	1.5					Re,Ra,Ds,S A,E,L,Dw,P,B	
M & D Apts. 10612 Hwy. 613	1986	8								8	\$500	725	1					Re,Ra,E,A	
McClelland Apts. Adams St. @ McClelland Rd.	2010 2011	24 16								16	\$595	1,020	1.5					Re,Ra,A,E Dw,L,Ds	
Oakridge Park I 7400 Gorenflo Rd. (Sec. 515)(RA-1)	1982	40				12	\$451	675	1	28	\$476	838	1					Re,Ra,E,A PI,L	
Oakridge Park II 15500 Big Ridge Rd. (Sec. 515)	1983	48				16	\$451	675	1	32	\$476	838	1					Re,Ra,E,A PI,L	
Oceanaire Apts. 16016 Lemoyne Blvd.	2008	196				66	\$725- \$745	700	1	114	\$900- \$925	1,104	2	16	\$1,009- \$1,099	1,441	2	Re,Ra,Ds,A P,L,S,Rc,Dw E,B	
The Reserve At Gulf Hills 6721 Washington Ave.	2000 2001	252 156				60	\$715	794	1	24	\$815	1,137	2	60	\$925	1,429	2	Re,Ra,Ds,A E,L,S,Rc,Dw P,B,PI	
						36	\$715	797	1	48	\$815	1,172	2	24	\$925	1,439	2		
										92	\$815	1,178	2						
										64	\$815	1,231	2						
River Oaks 10700 Hwy. 613	1985	24				8	\$450	600	1	16	\$550	725	1					Re,Ra,E,A	
Royal Oaks 15412 Big Ridge	1998 1999	16 24								40	\$625	1,020	2					Re,Ra,Ds Dw,E,A,L	
Schmidt Apts. 6308 St. Martin Rd.	1967	8				8	\$500	600	1									Re,Ra,E,A	
South Palm Villas 15132 Lemoyne Blvd.	1999	40								40	\$625	960	1.5					Re,Ra,Ds,A E,L,S,F,Dw	
Springwater Apts. 6421 Springwater St.	1973	12				8	\$400	500	1	4	\$450	750	1					Re,Ra	
Sunrise Apts. 8425 Hwy. 613	1973	8								8	\$450	750	1					Re,Ra,E,Aw	

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			No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	
Tulon Apts. 4500 Hwy.57 (LTWFH)	2011	240				60	\$526- \$700	680	1	60	\$669- \$865	987	2					Re,Ra,Ds,A E,L,S,Rc,Dw P,B,WD	
						60	\$526- \$755	735	1	60	\$669- \$917	1,050	2						
Subtotal Market-Rent:																			
Existing		1,376	0			410				802				164					
Under Construction		0	0			0				0				0					
Total		1,376	0			410				802				164					
Subtotal Assisted:																			
Existing		774	0			168				330				156					
Under Construction		0	0			0				0				0					
Total		774	0			168				330				156					