

MISSISSIPPI GULF COAST APARTMENT SURVEY

PREPARED FOR

**GULF REGIONAL PLANNING COMMISSION
1635 POPPS FERRY ROAD, SUITE G
TELEPHONE (228) 864-1167
BILOXI, MISSISSIPPI 39531**

PREPARED BY

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

JUNE 2018

W. S. LOPER & ASSOCIATES

1038 NORTHPOINTE DRIVE
JACKSON, MS 39211
PH. 601-454-7760
SHAUGHNLOPER@AOL.COM

July 31, 2018

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

Dear Mr. Gavin:

In re: Mississippi Gulf Coast Apartment Market

In accordance with our contract concerning the update of the Mississippi Gulf Coast Apartment Survey, we have conducted an analysis of the local multifamily rental housing market. This survey was conducted during June 2018 and included an analysis of existing apartment properties, a review of the multifamily rental housing projects under construction and an evaluation of overall market conditions. The research undertaken formed the basis for the compilation of the data contained in this report. The following paragraphs summarize our findings:

1. The 2018 apartment survey included both market-rent and assisted units in multifamily rental housing properties containing eight or more units located on the Mississippi Gulf Coast. The latest survey included 16,988 market-rent apartment units and 9,491 assisted rental units located in the three-coastal Counties. The rate of apartment construction has declined in the local housing market. During 2015 a total 388 new market-rent apartment units and no assisted units; were placed on the market. Only sixteen new market-rate apartment units have been completed since 2015. At the time of the latest survey, no new apartments units were under construction.
2. During June 2018 the overall vacancy rate among market-rent apartments on the Mississippi Gulf Coast was 6.3 percent which is below both the 7.5 percent rate in the 2017 survey and the 8.9 percent vacancy rate in the survey conducted in 2016. The current vacancy rate is above the range considered "normal" in a housing market experiencing a "slow" rate of population growth and at the top of the "normal" range in "moderate" growth areas.
3. The destruction caused by Hurricane Katrina, resulted in the demolition of a number of multifamily rental housing structures on the Mississippi Gulf Coast. All of the properties that were damaged but not destroyed have been renovated. In general, these refurbished apartments were placed back on the market with rental rates substantially higher than their pre-Katrina rental rates. In addition to the renovated properties, a total of 3,096 new market-rent apartments have been placed on the market since 2005 and has added to the existing supply of apartments priced near the "top" of the market. The removal of a large number of pre-Katrina constructed apartments and replacing them with pricier refurbished units or newly constructed properties has altered the supply-price relationships in the local apartment market. Since the Mississippi Gulf Coast apartment market is nearing a balance between supply and demand; the excess of vacancies among apartments priced near the "top" of the local market is slowly disappearing. Similarly, the moderately priced "tax-credit" apartment properties have experienced an increasing occupancy rate in recent years.

4. The June 2018 apartment survey indicated that the Biloxi area contains a total of 5,686 market-rent apartment units and the vacancy rate was 7.0 percent. The current vacancy rate is slightly below the 7.3 percent vacancy rate in the 2017 survey. Segmenting the current vacancy rate in Biloxi by number of bedrooms indicates a 5.0 percent vacancy rate among studio units; for one-bedroom units, 6.8 percent; among two-bedroom apartments, 7.5 percent and 5.5 percent among three-bedroom units. A total of forty studio apartments were surveyed in the Biloxi area and the average monthly rental rate was \$558.00. Among the 1,802 one-bedroom apartments surveyed in 2018 the average monthly rental rate was \$656.86 and has increased 6.1 percent above the average in the 2017 survey. A total of 3,191 two-bedroom apartment units were surveyed in the Biloxi area and the average rental rate was \$788.46 which is 10.8 percent higher than the average in the survey conducted twelve months ago. A total of 653 three-bedroom apartment units were surveyed in the Biloxi area and the average monthly rental rate was \$961.86 which is 11.8 percent higher than the average rental rate in the apartment survey conducted twelve months ago. At present, no new market-rent apartments are under construction in the Biloxi area.

5. The 2018 apartment survey indicated that the Gulfport area contained a total of 4,556 market-rent apartment units and 5.3 percent were found vacant which is below the 7.0 percent vacancy rate in the 2017 survey. Segmenting the current vacancy rate by number of bedrooms indicates a 3.8 percent vacancy rate among studio units; for one-bedroom units, a 5.7 percent vacancy rate; among two-bedroom units; 5.2 percent and 5.1 percent among three-bedroom apartment units. In the Gulfport area the average monthly rental rate among one-bedroom apartment units surveyed was \$614.12 and has decreased 0.8 percent below the average rental rate in the 2017 apartment survey. The average rental rate among two-bedroom apartments in the Gulfport area is \$684.24 and has decreased 3.8 percent below the average rental rate twelve months ago. Among three-bedroom apartments the average monthly rental rate was \$869.71 and has increased 1.1 percent compared to the average rental rate twelve months ago. At present no additional market-rent apartments are under construction in the Gulfport area.

6. The latest survey indicated a total of 3,103 market-rent apartment units existed in the Pascagoula area and the overall vacancy rate was 7.8 percent and below the 9.1 percent vacancy rate in 2017. The current vacancy rate is above the range considered "normal" in areas with a "slow" or "moderate" rate of population growth. Segmenting the current vacancy rate by number of bedrooms indicates an 8.3 percent vacancy rate among studio units, 6.6 percent among one-bedroom units, 8.7 percent among two-bedroom units and 5.2 percent among three-bedroom units. The 2018 survey included twenty-four studio units in Pascagoula and the average rental rate was \$494.67. Among the 873 one-bedroom apartment units surveyed the average monthly rental rate was \$523.79 and increased 0.9 percent above the one-bedroom average rental rate in the 2017 survey. A total of 1,900 two-bedroom apartments were surveyed in the Pascagoula area and 8.7 percent were vacant. The average rental rate among two-bedroom apartments in the Pascagoula area is \$616.06 and has decreased 1.0 percent below the average monthly rental rate in the survey conducted twelve months ago. A total of 306 three-bedroom apartment units were surveyed in the Pascagoula area and the average monthly rental rate was \$756.48 which represents a 0.3 percent decrease below the average in June 2017.

7. Harrison County is the largest of the three coastal Counties and contains sixty-seven percent of the market-rent apartments on the Mississippi Gulf Coast. A total of 11,436 market-rent apartment units were surveyed in Harrison County and 6.0 percent were vacant. The June 2018 survey included a total of ninety-six studio apartments and the vacancy rate was 4.2 percent. The average

rental rate among studio apartments in Harrison County was \$501.20. A total of 3,240 market-rent one-bedroom apartments were surveyed and the average rental rate was \$646.88 which is 1.0 percent higher than the average in the 2017 survey. A total of 6,713 two-bedroom apartments were surveyed and the average rental rate was \$742.60 which represents a 1.0 percent increase above the average two-bedroom rental rate twelve months ago. The latest survey included a total of 1,387 three-bedroom apartments in Harrison County and the average rental rate was \$930.91 which represents a 2.4 percent increase over the average three-bedroom rental rate in the survey conducted twelve months ago. At present no additional market-rent apartment units are under construction in Harrison County.

8. The first apartment survey after Hurricane Katrina was in March 2007 and indicated that a total of 12,684 market-rent apartment units were occupied on the Mississippi Gulf Coast. The 2018 survey indicates that 15,922 market-rent apartment units were occupied or an increased of 3,238 occupied market-rent apartment units since Katrina. Also, a large number of rental housing units have been developed on the Mississippi Gulf Coast under the Low Income Housing Tax Credit or Tax Exempt Bond programs since Katrina. The first apartment survey after Katrina indicated that 1,363 occupied rental units were covered under the “tax-credit” or “tax-exempt” programs. The number of occupied “tax-credit” or “tax-exempt” units increased to 4,415 apartments in the 2018 survey. In addition, five large properties containing 750-units covered under the Long Term Work Force Housing program have been built and 713-units were occupied in the 2018 survey. Newly constructed rental housing properties covered under the “tax-credit/tax-exempt” and the “work force housing” programs are very attractive, contain an extensive amenity package but have “affordable” rental rates that resemble the middle segment of the non-assisted market.

9. Since Hurricane Katrina, a total of approximately 8,366 newly constructed rental housing units covered under the “tax-credit/tax-exempt” and “work force housing” programs combined with market-rent apartment units, have been absorbed on the Mississippi Gulf Coast or an average absorption rate of approximately five-hundred apartment units per year. The current low volume of multifamily rental housing construction and continued apartment absorption has resulted in a return to market equilibrium in most segments of the local apartment market. If there are no multifamily housing construction starts during the next twelve months, “tight” market conditions will likely appear.

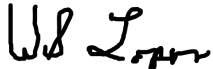
10. Assisted apartments differ from market-rent apartments in that they receive direct governmental assistance and eligibility for occupancy is based on established income limits. The June 2018 apartment survey indicated a total of 1,102 assisted apartment units exist in Hancock County and twenty-seven units or 2.5 percent were vacant. At the time of the latest survey, no additional assisted apartments were under construction in Hancock County. A total of 5,675 assisted apartment units existed in Harrison County at the time of the 2018 survey and a total of 195 assisted apartment units or 3.4 percent were vacant. The vacancy rate in 2018 among assisted apartments in Harrison County is lower than the 3.9 percent vacancy rate in the 2017 survey. The majority of the vacant assisted apartment units were concentrated among “tax-credit” apartment properties. At present no addition assisted apartments are under construction in Harrison County. The 2018 apartment survey indicated that Jackson County contains 2,714 assisted apartments and seventy-seven assisted units were vacant or a vacancy rate of 2.8 percent. The vacancy rate in the latest survey is slightly below the 3.3 percent vacancy rate in the 2017 apartment survey. At present no addition assisted apartments are under construction in Jackson County

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11. The 2018 apartment survey indicates a total of 9,491 assisted apartment units exist in the three-coastal Counties and the vacancy rate is 3.2 percent. The current vacancy rate is below but similar to the 4.0 percent vacancy rate in the 2017 survey, the 3.9 percent vacancy rate in the 2016 survey and the 3.8 percent vacancy rate in the 2015 survey but substantially below the 8.5 percent rate in the 2013 survey. A number of large “shallow” subsidy apartment complexes were built in response to the destruction caused by Hurricane Katrina. These recently constructed rental units have been absorbed by the Gulf Coast housing market. It is our opinion, that a vacancy rate range of two to three percent in the assisted segment of the local apartment market has become the “normal” vacancy rate range.

If you should have any question regarding the 2018 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 2018. This survey is a continuation of a series of reports on the Mississippi Gulf Coast Apartment market. The latest survey included 16,988 market-rent and 9,491 assisted apartment units in multifamily rental housing properties containing eight or more units located in Hancock, Harrison or Jackson Counties. Excluded from these surveys are renter-occupied single-family and duplex housing units, multifamily housing properties primarily offering “vacation” rentals, condo-hotels and condominium developments with several units offered “for rent” but are predominantly owner-occupied. The purpose of this survey is to provide an indication of the current condition of the local apartment market. It is hoped that the availability of accurate data on the condition of the local rental housing market, will “encourage” new multifamily rental housing construction when desirable and “discourage” additional construction when not needed. Hopefully, this report will contribute to balanced conditions in the rental segment of the local housing market; consequently contributing to the continued healthy growth of the Mississippi Gulf Coast.

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

MARKET-RENT APARTMENT MARKET

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

A logical starting point for analyzing the supply of apartment units is an examination of the development of the local apartment market. A total of 952 market-rent apartment units that are currently operational; were built during or before 1969. The widespread destruction caused by Hurricane Camille in 1969 was followed by four years of a rapid rate of multifamily housing construction between 1971 and 1974. A sharp decline in rate of construction occurred in 1975 and remained at a relatively low level until 1981 when an additional 413 new apartment units were placed on the market. Between 1983 and 1987, the rate of apartment construction was relatively high. Many of the properties developed in the late eighties were characterized by an increase in the quality of construction, nine-foot ceilings, crown molding and extensive amenity features. The level of construction activity declined to a considerably lower level during the next seven years. The rate of multifamily rental housing construction surged during the 1995-1996 period when a total of 1,347 new market-rental units were placed on the market. A decline in construction activity followed before increasing again. After Hurricane Katrina there was a surge in multifamily housing construction and 2,452 new market-rent apartments were built between 2006 and 2009. The rate of construction declined between 2010 and 2014 and 240 market-rent apartments were completed. During 2015 a total 388-units were placed on the market. Only sixteen new market-rate apartment units have been placed on the market since 2015. At the time of this survey no new apartment units were under construction. Table 1 contains the number of market-rent units constructed by year in the three-coastal Counties.

TABLE 1
MARKET-RENT APARTMENT UNIT CONSTRUCTION BY YEAR
MISSISSIPPI GULF COAST
1965-2018

<u>YEAR</u>	<u>NUMBER</u>	<u>PERCENT</u>
1965 & Before	410	2.4%
1966	99	0.6%
1967	121	0.7%
1968	82	0.5%
1969	240	1.4%
1970	435	2.6%
1971	945	5.6%
1972	1,083	6.4%
1973	1,341	7.9%
1974	875	5.2%
1975	247	1.5%
1976	99	0.6%
1977	147	0.9%
1978	11	0.1%
1979	8	0.0%
1980	181	1.1%
1981	413	2.4%
1982	24	0.1%
1983	470	2.8%
1984	316	1.9%
1985	640	3.8%
1986	376	2.2%
1987	480	2.8%
1988	27	0.2%
1989	16	0.1%
1990	88	0.5%
1991	0	0.0%
1992	0	0.0%
1993	6	0.0%
1994	95	0.6%
1995	622	3.7%
1996	725	4.3%
1997	0	0.0%
1998	299	1.8%
1999	350	2.1%
2000	968	5.7%
2001	484	2.8%
2002	460	2.7%
2003	376	2.2%
2004	137	0.8%
2005	196	1.2%
2006	240	1.4%
2007	469	2.8%
2008	1,135	6.7%
2009	608	3.6%
2010	118	0.7%
2011	66	0.4%
2012	12	0.1%
2013	24	0.1%
2014	20	0.1%
2015	388	2.3%
2016	0	0.0%
2017	16	0.1%
2018	0	0.0%
UC	0	0.0%
TOTAL	16,988	100.0%

UC - Under Construction
Through June 2018.

SOURCE: W. S. Loper & Associates.

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

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

Based on U.S. Census data; the annual average growth rate between 1990 and 2000 in Hancock County was 3.4 percent, in Harrison County the rate was 1.4 percent and 1.3 percent in Jackson County. The annual average rate of growth in the three-coastal Counties declined to 0.2 percent between 2000 and 2010. This decline is attributed to the impact of Hurricane Katrina. The Census Bureau estimates the July 2017 population of Hancock County to be 47,053; Harrison County to be 205,027 and Jackson County to be 142,152. The annual average rate of growth between 2010 and the 2017 Census estimate in Hancock and Harrison County is slightly more than one percent and in Jackson County the rate is slightly less than one percent. It is concluded that during the decade before Hurricane Katrina, the Mississippi Gulf Coast experienced a “moderate” rate of population growth and at that time a “normal” vacancy rate would fall in the four to six percent range. Since Hurricane Katrina the three-coastal Counties have experienced a “slow” rate of population growth. Based on the current growth rate; a vacancy rate of four percent or less would be considered “normal” for the local apartment market.

Presented in Table 2 is an overview of the supply-demand relationships in the local apartment market and contains the number of apartment units and the number of vacant units available “for rent” in the latest survey. The overall vacancy rate is 6.3 percent which is below the rate in the last three surveys. The current vacancy rate is above the range considered “normal” in areas experiencing a “slow” rate of growth.

TABLE 2
MARKET-RENT APARTMENT SUPPLY AND VACANCY RATE
MISSISSIPPI GULF COAST
JUNE 2018

	HANCOCK COUNTY	HARRISON COUNTY	JACKSON COUNTY	MISSISSIPPI GULF COAST
STUDIO UNITS:				
Number of Units	0	96	24	120
Number of Vacant Units	0	4	2	6
Vacancy Rate	0.0%	4.2%	8.3%	5.0%
ONE-BEDROOM UNITS:				
Number of Units	74	3,240	1,405	4,719
Number of Vacant Units	5	192	88	285
Vacancy Rate	6.8%	5.9%	6.3%	6.0%
TWO-BEDROOM UNITS:				
Number of Units	428	6,713	2,990	10,131
Number of Vacant Units	35	415	226	676
Vacancy Rate	8.2%	6.2%	7.6%	6.7%
THREE-BEDROOM UNITS:				
Number of Units	123	1,387	508	2,018
Number of Vacant Units	7	70	22	99
Vacancy Rate	5.7%	5.0%	4.3%	4.9%
TOTAL ALL UNITS:				
Number of Units	625	11,436	4,927	16,988
Number of Vacant Units	47	681	338	1,066
Vacancy Rate	7.5%	6.0%	6.9%	6.3%

SOURCE: W. S. Loper & Associates.

The apartment supply and vacancy data presented in the previous tabulation can be segmented by city. By segmenting the data, a more detailed analysis of the entire market as well as each city is presented. The local multi-family rental housing stock is not a homogeneous market and conditions vary between submarkets. The cities of Biloxi, Gulfport and Pascagoula contain the majority of the market-rent apartments units on the Mississippi Gulf Coast and account for sixty-eight percent of the total. The city of Biloxi contains 4,788 market-rent apartment units and has a vacancy rate of 7.8 percent, Gulfport contains 4,516 market-rent apartment units with a vacancy rate of 5.3 percent and Pascagoula contains 2,314 apartment units and has a vacancy rate of 7.9 percent. Contained in Table 3 is the market-rent apartment unit supply, the number vacant and the vacancy rate for each city on the Mississippi Gulf Coast based on the 2018 survey.

TABLE 3
SUPPLY AND VACANCY OF MARKET-RENT APARTMENT UNITS BY PLACE
MISSISSIPPI GULF COAST
JUNE 2018

SUBMARKET	STUDIO UNITS			1-BEDROOM UNITS			2-BEDROOM UNITS			3+BEDROOM UNITS			TOTAL ALL UNITS		
	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate
HANCOCK CO.															
Bay St. Louis	0	0	0.0%	24	1	4.2%	100	1	1.0%	25	1	4.0%	149	3	2.0%
Waveland	0	0	0.0%	32	3	9.4%	308	33	10.7%	78	6	7.7%	418	42	10.0%
Unincorporated	0	0	0.0%	18	1	0.0%	20	1	0.0%	20	0	0.0%	58	2	3.4%
Total	0	0	0.0%	74	5	6.8%	428	35	8.2%	123	7	5.7%	625	47	7.5%
HARRISON CO.															
Biloxi	40	2	5.0%	1,516	114	7.5%	2,684	225	8.4%	548	33	6.0%	4,788	374	7.8%
D'Iberville	0	0	0.0%	274	9	3.3%	493	14	2.8%	105	3	2.9%	872	26	3.0%
Gulfport	52	2	3.8%	1,078	61	5.7%	2,817	147	5.2%	569	29	5.1%	4,516	239	5.3%
Long Beach	4	0	0.0%	308	7	2.3%	677	28	4.1%	129	3	2.3%	1,118	38	3.4%
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	0	0.0%	18	0	0.0%	36	2	5.6%	66	2	3.0%
Total	96	4	4.2%	3,240	192	5.9%	6,713	415	6.2%	1,387	70	5.0%	11,436	681	6.0%
JACKSON CO.															
Gautier	0	0	0.0%	147	9	6.1%	293	20	6.8%	43	2	4.7%	483	31	6.4%
Moss Point	0	0	0.0%	46	3	6.5%	168	14	8.3%	0	0	0.0%	214	17	7.9%
Ocean Springs	0	0	0.0%	174	17	9.8%	326	22	6.7%	38	0	0.0%	538	39	7.2%
Pascagoula	24	2	8.3%	632	41	6.5%	1,395	125	9.0%	263	14	5.3%	2,314	182	7.9%
Unincorporated	0	0	0.0%	406	18	4.4%	808	45	5.6%	164	6	3.7%	1,378	69	5.0%
Total	24	2	8.3%	1,405	88	6.3%	2,990	226	7.6%	508	22	4.3%	4,927	338	6.9%
MS GULF COAST	120	6	5.0%	4,719	285	6.0%	10,131	676	6.7%	2,018	99	4.9%	16,988	1,066	6.3%

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 2018

SUBMARKET	STUDIO UNITS			1-BEDROOM UNITS			2-BEDROOM UNITS			3+BEDROOM UNITS			TOTAL ALL UNITS		
	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate
HANCOCK CO.															
Bay St. Louis- Waveland Area	0	0	0.0%	74	5	6.8%	428	35	8.2%	123	7	5.7%	625	47	7.5%
Total	0	0	0.0%	74	5	6.8%	428	35	8.2%	123	7	5.7%	625	47	7.5%
HARRISON CO.															
Biloxi Area	40	2	5.0%	1,802	123	6.8%	3,191	239	7.5%	653	36	5.5%	5,686	400	7.0%
Gulfport Area	52	2	3.8%	1,078	61	5.7%	2,821	147	5.2%	605	31	5.1%	4,556	241	5.3%
Long Beach Area	4	0	0.0%	360	8	2.2%	701	29	4.1%	129	3	2.3%	1,194	40	3.4%
Total	96	4	4.2%	3,240	192	5.9%	6,713	415	6.2%	1,387	70	5.0%	11,436	681	6.0%
JACKSON CO.															
Ocean Springs Area	0	0	0.0%	532	30	5.6%	1,090	61	5.6%	202	6	3.0%	1,824	97	5.3%
Pascagoula Area	24	2	8.3%	873	58	6.6%	1,900	165	8.7%	306	16	5.2%	3,103	241	7.8%
Total	24	2	8.3%	1,405	88	6.3%	2,990	226	7.6%	508	22	4.3%	4,927	338	6.9%
MS GULF COAST	120	6	5.0%	4,719	285	6.0%	10,131	676	6.7%	2,018	99	4.9%	16,988	1,066	6.3%

SOURCE: W. S. Loper & Associates.

Table 5 contains the number of market-rent apartment units, the number vacant and vacancy rate by city or place in surveys conducted between 2009 and 2018. The overall vacancy rate in the 2018 apartment survey was 6.3

percent and below the 7.5 vacancy rate in the 2017 survey and substantially below the 8.9 percent vacancy rate in the 2016 survey or the 9.4 percent vacancy rate in 2015. A total of 15,922 market-rent apartment units were occupied on the Mississippi Gulf Coast at the time of the 2018 survey which is 185 more occupied market-rent units than in the 2017 survey.

TABLE 5
TRENDS IN MARKET-RENT APARTMENT UNIT SUPPLY AND VACANCY
MISSISSIPPI GULF COAST
2009-2018

SUBMARKET	MAY 2009			JUNE 2010			JUNE 2011			JUNE 2012			JUNE 2013		
	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate	Supply	Va- cant	Vac. Rate
HANCOCK CO.															
Bay St. Louis	149	42	28.2%	149	50	33.6%	149	48	32.2%	149	26	17.4%	149	25	16.8%
Waveland	288	24	8.3%	416	142	34.1%	418	78	18.7%	418	105	25.1%	418	95	22.7%
Unincorporated	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%
Total	437	66	15.1%	565	192	34.0%	567	126	22.2%	567	131	23.1%	567	120	21.2%
HARRISON CO.															
Biloxi	4,375	450	10.3%	4,375	576	13.2%	4,503	584	13.0%	4,539	624	13.7%	4,539	394	8.7%
D'Iberville	568	40	7.0%	872	111	12.7%	872	60	6.9%	872	111	12.7%	872	51	5.8%
Gulfport	4,160	607	14.6%	4,212	556	13.2%	4,182	540	12.9%	4,302	497	11.6%	4,308	324	7.5%
Long Beach	1,046	154	14.7%	1,046	121	11.6%	1,094	127	11.6%	1,094	175	16.0%	1,106	78	7.1%
Pass Christian	76	6	7.9%	76	8	10.5%	76	2	2.6%	76	3	3.9%	76	4	5.3%
Unincorporated	66	4	6.1%	66	11	16.7%	66	12	18.2%	66	6	9.1%	66	5	7.6%
Total	10,291	1,261	12.3%	10,647	1,383	13.0%	10,793	1,325	12.3%	10,949	1,416	12.9%	10,967	856	7.8%
JACKSON CO.															
Gautier	585	58	9.9%	585	65	11.1%	585	75	12.8%	585	75	12.8%	585	45	7.7%
Moss Point	202	12	5.9%	202	18	8.9%	202	16	7.9%	202	22	10.9%	212	14	6.6%
Ocean Springs	546	47	8.6%	552	48	8.7%	538	55	10.2%	538	48	8.9%	538	34	6.3%
Pascagoula	2,288	250	10.9%	2,557	458	17.9%	2,348	322	13.7%	2,328	439	18.9%	2,352	223	9.5%
Unincorporated	1,397	213	15.2%	1,423	235	16.5%	1,423	142	10.0%	1,376	141	10.2%	1,376	98	7.1%
Total	5,018	580	11.6%	5,319	824	15.5%	5,096	610	12.0%	5,029	725	14.4%	5,063	414	8.2%
MS Gulf Coast	15,746	1,907	12.1%	16,531	2,399	14.5%	16,456	2,061	12.5%	16,545	2,272	13.7%	16,597	1,390	8.4%
JUNE 2014															
JUNE 2015															
JUNE 2016															
JUNE 2017															
JUNE 2018															
SUBMARKET	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	14	9.4%	149	9	6.0%	149	17	11.4%	149	1	0.7%	149	3	2.0%
Waveland	418	98	23.4%	418	72	17.2%	418	112	26.8%	418	58	13.9%	418	42	10.0%
Unincorporated	0	0	0.0%	40	5	12.5%	50	6	12.0%	50	4	8.0%	58	2	3.4%
Total	567	112	19.8%	567	81	14.3%	567	129	22.8%	567	59	10.2%	625	47	7.5%
HARRISON CO.															
Biloxi	4,539	354	7.8%	4,562	366	8.0%	4,780	516	10.8%	4,780	368	7.7%	4,788	374	7.8%
D'Iberville	872	49	5.6%	872	50	5.7%	872	52	6.0%	872	48	5.5%	872	26	3.0%
Gulfport	4,332	317	7.3%	4,504	411	9.1%	4,504	300	6.7%	4,508	315	7.0%	4,516	239	5.3%
Long Beach	1,118	112	10.0%	1,118	95	8.5%	1,118	74	6.6%	1,118	56	5.0%	1,118	38	3.4%
Pass Christian	76	2	2.6%	76	2	2.6%	76	2	2.6%	76	3	3.9%	76	2	2.6%
Unincorporated	66	5	7.6%	66	5	7.6%	66	3	4.5%	66	2	3.0%	66	2	3.0%
Total	11,003	839	7.6%	11,198	929	8.3%	11,416	947	8.3%	11,420	792	6.9%	11,436	681	6.0%
JACKSON CO.															
Gautier	585	44	7.5%	585	80	13.7%	585	47	8.0%	585	64	10.9%	483	31	6.4%
Moss Point	212	16	7.5%	212	24	11.3%	214	20	9.3%	214	23	10.7%	214	17	7.9%
Ocean Springs	538	56	10.4%	538	33	6.1%	538	29	5.4%	538	32	5.9%	538	39	7.2%
Pascagoula	2,348	273	11.6%	2,329	226	9.7%	2,313	216	9.3%	2,313	201	8.7%	2,314	182	7.9%
Unincorporated	1,376	101	7.3%	1,376	202	14.7%	1,376	118	8.6%	1,378	107	7.8%	1,378	69	5.0%
Total	5,059	490	9.7%	5,040	565	11.2%	5,026	430	8.6%	5,028	427	8.5%	4,927	338	6.9%
MS Gulf Coast	16,629	1,441	8.7%	16,805	1,575	9.4%	17,009	1,506	8.9%	17,015	1,278	7.5%	16,988	1,066	6.3%

SOURCE: W. S. Loper and Associates.

BAY SAINT LOUIS-WAVELAND AREA

The apartment market in Hancock County is relatively small and most of the market-rent and assisted apartment properties are located in the Bay St. Louis-Waveland area. The multifamily housing developments in Diamondhead are mainly owner-occupied or are part of the vacation/resort market and not included in this report. The June 2018 survey covered a total of 625 market-rent apartment units in the Bay St. Louis-Waveland area and the vacancy rate was 7.5 percent which is substantially below the 10.2 percent in the 2017 survey. Segmenting the current vacancy rate by number of bedrooms indicates a 6.8 percent vacancy rate among one-bedroom units, 8.2

percent among two-bedroom apartments and 5.7 percent among three-bedroom units. The current vacancy rate among market-rent apartments is above the ranges considered “normal” for areas experiencing a “slow” or “moderate” rate of population growth.

Contained in Table 6 are selected characteristics of the market-rent apartment units located in the Bay St. Louis-Waveland area. The average rental rate among the seventy-four market-rent one-bedroom apartments surveyed was \$666.35 and is 7.5 percent above the average one-bedroom monthly rental rate in the 2017 survey. A total of 428 two-bedroom market-rent apartment units were surveyed in the Bay St. Louis-Waveland area and the average monthly rental rate was \$712.29 which is 4.7 percent above the average rental rate twelve months ago. Among the 123 three-bedroom apartment units surveyed the average monthly rental rate was \$816.97 and has increased 2.8 percent above the average in the 2017 survey. There were no market-rent apartment units under construction in this submarket at the time of the 2018 survey.

TABLE 6
SELECTED CHARACTERISTICS OF MARKET-RENT APARTMENT UNITS
BAY SAINT LOUIS-WAVELAND AREA
JUNE 2018

	<u>1-Bedroom Units</u>	<u>2-Bedroom Units</u>	<u>3-Bedroom Units</u>	<u>Total All Units</u>
Number of Apartments	74	428	123	625
Number Under Construction	0	0	0	0
Number Vacant	5	35	7	47
Vacancy Rate	6.8%	8.2%	5.7%	7.5%
Average Rental Rate (6-2018)	\$666.35	\$712.29	\$816.97	*
67% Fall Between	\$598.95-\$733.76	\$605.19-\$819.39	\$737.30-\$896.63	*
Average Rental Rate (6-2017)	\$619.64	\$680.32	\$794.41	*
2017 to 2018 Percent Change	7.5%	4.7%	2.8%	*
Average "Asking" Rent of Vacant	\$581.25	\$615.43	\$837.14	*
67% Fall Between	\$468.75-\$693.75	\$528.22-\$702.64	\$761.71-\$912.58	*
Average Size	657 Sq. Ft.	908 Sq. Ft.	1,214 Sq. Ft.	*
67% Fall Between	590-723 Sq. Ft.	807-1,008 Sq. Ft.	1,104-1,324 Sq. Ft.	*
Average Rent Per Square Foot	102.9	78.6	68.0	*
67% Fall Between	85.9-119.9	69.2-88.0	58.2-77.8	*

* Not Applicable

SOURCE: W. S. Loper and Associates.

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

TABLE 7
DISTRIBUTION OF MARKET-RENT APARTMENT RENTAL RATES
HANCOCK COUNTY
JUNE 2018

DECILE	<u>1-BR.</u>	<u>2-BR.</u>	<u>3-BR.</u>
1	\$524.91	\$574.62	\$700.59
2	\$588.75	\$600.00	\$711.78
3	\$615.50	\$613.18	\$741.67
4	\$634.00	\$638.35	\$769.13
Median	\$652.50	\$733.00	\$795.65
6	\$671.00	\$750.00	\$815.00
7	\$689.50	\$752.00	\$832.94
8	\$703.75	\$802.18	\$852.00
9	\$726.88	\$841.09	\$892.67
9.9	\$750.00	\$880.00	\$1,050.00

SOURCE: W. S. Loper and Associates.

BILOXI AREA

The 2018 apartment survey indicated that the Biloxi area contains a total of 5,686 market-rent apartment units and the vacancy rate was 7.0 percent. The current vacancy rate is slightly below the 7.3 percent vacancy rate in

the 2017 survey. Segmenting the current vacancy rate in Biloxi by number of bedrooms indicates a 5.0 percent vacancy rate among studio units; for one-bedroom units, 6.8 percent; among two-bedroom apartments, 7.5 percent and 5.5 percent among three-bedroom units.

A total of forty studio apartments were surveyed in the Biloxi area and the average monthly rental rate was \$558.00. Among the 1,802 one-bedroom apartments surveyed in 2018 the average monthly rental rate was \$656.86 and has increased 6.1 percent above the average in the 2017 survey. A total of 3,191 two-bedroom apartment units were surveyed in the Biloxi area and the average rental rate was \$788.46 which is 10.8 percent higher than the average in the survey conducted twelve months ago. A total of 653 three-bedroom apartment units were surveyed in the Biloxi area and the average monthly rental rate was \$961.86 which is 11.8 percent higher than the average rental rate in the apartment survey conducted twelve months ago. At present, no new market-rent apartments are under construction in the Biloxi area.

TABLE 8
SELECTED CHARACTERISTICS OF MARKET-RENT APARTMENT UNITS
BILOXI AREA
JUNE 2018

	<u>Studio Units</u>	<u>1-Bedroom Units</u>	<u>2-Bedroom Units</u>	<u>3-Bedroom Units</u>	<u>Total All Units</u>
Number of Apartments	40	1,802	3,191	653	5,686
Number Under Construction	0	0	0	0	0
Number Vacant	2	123	239	36	400
Vacancy Rate	5.0%	6.8%	7.5%	5.5%	7.0%
Average Rental Rate (6-2018)	\$558.00	\$656.86	\$788.46	\$961.86	*
67% Fall Between	\$545.90-\$569.10	\$519.55-\$719.55	\$623.13-\$953.79	\$771.58-\$1,152.13	*
Average Rental Rate (6-2017)	\$471.16	\$619.26	\$711.53	\$860.04	*
2017 to 2018 Percent Change	18.4%	6.1%	10.8%	11.8%	*
Average "Asking" Rent of Vacant	\$562.50	\$592.03	\$725.82	\$922.44	*
67% Fall Between	\$544.82-\$580.18	\$455.49-\$728.58	\$584.79-\$866.84	\$656.13-\$1,188.76	*
Average Size	345 Sq. Ft.	727 Sq. Ft.	1,017, Sq. Ft.	1,335 Sq. Ft.	*
67% Fall Between	325-365 Sq. Ft.	556-899 Sq. Ft.	827-1,206 Sq. Ft.	1,107-1,562 Sq. Ft.	*
Average Rent Per Square Foot	167.7	91.3	77.9	71.9	*
67% Fall Between	156.2-167.7	79.6-103.0	68.4-87.4	64.7-79.1	*

* Not Applicable

SOURCE: W. S. Loper and Associates.

GULFPORT AREA

The latest apartment survey indicated that the Gulfport area contained a total of 4,556 market-rent apartment units and 5.3 percent were found vacant which is below the 7.0 percent vacancy rate in the 2016 survey. Table 9 contains selected characteristics of the market-rent apartments located in the Gulfport area.

TABLE 9
SELECTED CHARACTERISTICS OF MARKET-RENT APARTMENT UNITS
GULFPORT AREA
JUNE 2018

	<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	1,078	2,821	605	4,556
Number Under Construction	0	0	0	0	0
Number Vacant	2	61	147	31	241
Vacancy Rate	3.8%	5.7%	5.2%	5.1%	5.3%
Average Rental Rate (6-2018)	\$457.00	\$614.12	\$684.24	\$869.71	*
67% Fall Between	\$381.23-\$561.09	\$495.02-\$733.21	\$517.88-\$850.59	\$758.87-\$980.54	*
Average Rental Rate (6-2017)	\$471.16	\$619.26	\$711.53	\$860.04	*
2017 to 2018 Percent Change	-3.0%	-0.8%	-3.8%	1.1%	*
Average "Asking" Rent of Vacant	\$549.00	\$578.55	\$689.83	\$787.26	*
67% Fall Between	*	\$478.74-\$678.36	\$569.61-\$810.04	\$724.50-\$934.43	*
Average Size	497 Sq. Ft.	691 Sq. Ft.	977 Sq. Ft.	1,241	*
67% Fall Between	431-562 Sq. Ft	567-815 Sq. Ft	831-1,136 Sq. Ft	1,102-1,380 Sq. Ft	*
Average Rent Per Square Foot	92.1	89.4	69.8	69.8	*
67% Fall Between	85.0-99.2	77.2-101.5	55.7-84.0	59.7-79.9	*

* Not Applicable

SOURCE: W. S. Loper and Associates.

Segmenting the current vacancy rate by number of bedrooms indicates a 3.8 percent vacancy rate among studio units; among one-bedroom units, a 5.7 percent vacancy rate; among two-bedroom units; 5.2 percent and 5.1 percent among three-bedroom apartment units.

In the Gulfport area the average monthly rental rate among one-bedroom apartments surveyed was \$614.12 and has decreased 0.8 percent below the average rental rate in the 2017 apartment survey. The average rental rate among two-bedroom apartments in the Gulfport area is \$684.24 and has decreased 3.8 percent over the average rental rate recorded a year earlier. Among three-bedroom apartments the average monthly rental rate was \$869.71 and has increased 1.1 percent compared to the average rental rate twelve months ago.

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

LONG BEACH-PASS CHRISTIAN AREA

The Long Beach-Pass Christian area contains 1,194 market-rent apartments and 3.4 percent were vacant compared to 4.9 percent vacant at the time of the 2017 survey or the 6.4 percent vacancy rate in the 2016 survey. Segmenting the current vacancy rate by number of bedrooms indicates a 2.2 percent vacancy rate among one-bedroom units; 4.1 percent among two-bedrooms and 2.3 percent among three-bedroom apartment units. Among the 360 one-bedroom apartment units surveyed in the Long Beach-Pass Christian area, the average rental rate was \$695.84 and is 1.9 percent above the average monthly rental rate in the 2017 apartment survey. A total of 701 two-bedroom apartment units were surveyed in the Long Beach-Pass Christian area and the average monthly rental rate was \$773.64 which is a 3.3 percent increase over the average two-bedroom rental rate in the 2017 survey. A total of 129 market-rent three-bedroom apartments were surveyed in the Long Beach-Pass Christian area and the average monthly rental rate was \$1,060.69 which is 0.5 percent above the average market-rent three-bedroom monthly rental rate in the survey conducted twelve months ago. At the time of the latest survey there were no market-rent apartment units under construction in this submarket. Table 10 contains selected characteristics of the market-rent apartments located in the Long Beach-Pass Christian area.

TABLE 10
SELECTED CHARACTERISTICS OF MARKET-RENT APARTMENT UNITS
LONG BEACH-PASS CHRISTIAN AREA
JUNE 2018

	<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	8	29	3	40
Vacancy Rate	0.0%	2.2%	4.1%	2.3%	3.4%
Average Rental Rate (6-2018)	\$350.00	\$695.84	\$773.64	\$1,060.69	*
67% Fall Between	*	\$588.16-\$803.53	\$643.18-\$904.10	\$947.01-\$1,174.36	*
Average Rental Rate (6-2017)	\$350.00	\$682.61	\$748.97	\$1,055.06	*
2017 to 2018 Percent Change	0.0%	1.9%	3.3%	0.5%	*
Average "Asking" Rent of Vacant	*	\$672.86	\$733.00	\$1,083.33	*
67% Fall Between	*	\$545.83-\$799.88	\$586.55-\$879.45	\$956.17-\$1,210.49	*
Average Size	325 Sq. Ft.	761 Sq. Ft.	1,004 Sq. Ft.	1,496 Sq. Ft.	*
67% Fall Between	*	599-923 Sq. Ft.	815-1,192 Sq. Ft.	1,368-1,623 Sq. Ft.	*
Average Rent Per Square Foot	92.9	93.2	78.2	70.9	*
67% Fall Between	*	79.6-106.8	66.8-90.0	66.5-75.4	*

* Not Applicable

SOURCE: W. S. Loper and Associates.

HARRISON COUNTY

Harrison County contains the largest number of market-rent apartments of the three-coastal Counties. A total of 11,436 market-rent apartment units were surveyed in Harrison County and 6.0 percent were vacant. The June 2018 survey included a total of ninety-six studio apartments and the vacancy rate was 4.2 percent. The average

rental rate among studio apartments in Harrison County was \$501.20. A total of 3,240 market-rent one-bedroom apartments were surveyed and the average rental rate was \$646.88 which is 1.0 percent higher than the average in the 2017 survey. A total of 6,713 two-bedroom apartments were surveyed and the average rental rate was \$742.60 which represents a 1.0 percent increase above the average two-bedroom rental rate twelve months ago. The latest survey included a total of 1,387 three-bedroom apartments in Harrison County and the average rental rate was \$930.91 which represents a 2.4 percent increase over the average three-bedroom rental rate in the survey conducted twelve months ago. At present no additional market-rent apartment units are under construction in Harrison County. Contained in Table 11 are selected characteristics of the market-rent apartments located in Harrison County.

TABLE 11
SELECTED CHARACTERISTICS OF MARKET-RENT APARTMENT UNITS
HARRISON COUNTY
JUNE 2018

	<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	3,240	6,713	1,387	11,436
Number Under Construction	0	0	0	0	0
Number Vacant	4	192	415	70	681
Vacancy Rate	4.2%	5.9%	6.2%	5.0%	6.0%
Average Rental Rate (6-2018)	\$501.20	\$646.88	\$742.60	\$930.91	*
67% Fall Between	\$429.69-\$572.70	\$515.87-\$777.89	\$572.24-\$912.96	\$765.82-\$1,096.01	*
Average Rental Rate (6-2017)	\$481.36	\$640.72	\$735.53	\$909.49	*
2017 to 2018 Percent Change	4.1%	1.0%	1.0%	2.4%	*
Average "Asking" Rent of Vacant	\$555.75	\$589.88	\$713.49	\$869.47	*
67% Fall Between	\$542.90-\$568.59	\$462.30-\$717.46	\$577.20-\$849.77	\$627.66-\$1,111.28	*
Average Size	430 Sq. Ft.	719 Sq. Ft.	999 Sq. Ft.	1,310 Sq. Ft.	*
67% Fall Between	339-521 Sq. Ft.	561-877 Sq. Ft.	823-1,174 Sq. Ft.	1,109-1,511 Sq. Ft.	*
Average Rent Per Square Foot	122.8	90.9	74.5	71.1	*
67% Fall Between	87.4-158.3	78.7-103.0	61.9-87.0	63.5-78.7	*

* Not Applicable

SOURCE: W. S. Loper and Associates.

Contained in Table 12 is an overview of the rental rate structure in Harrison County and the County's three submarkets. Presented in Table 12 is the dispersion of monthly rental rates around the median. The median rental rate is the "mid-point" or value that divides the distribution of monthly rental rates into two equal parts; one-half of the monthly rental rates fall above the median rental rate and one-half below. The median is very descriptive because it reflects the "typical" monthly rental rate. For example, if the monthly rental rate of a two-bedroom apartment unit in the Biloxi area was \$750, it would be near the "middle" of the market because the median rental rate is \$760. If the same two-bedroom apartment unit rented for \$920, it would be near the "top" of the local market (eighth decile equals \$926) with eighty percent of the market-rent two-bedroom apartments in the Biloxi area renting for less.

TABLE 12
DISTRIBUTION OF MARKET-RENT APARTMENT RENTAL RATES
HARRISON COUNTY
JUNE 2018

DECILE	<u>BILOXI AREA</u>			<u>GULFPORT AREA</u>			<u>LONG BEACH-PASS AREA</u>			<u>HARRISON COUNTY</u>		
	<u>1-BR.</u>	<u>2-BR.</u>	<u>3-BR.</u>	<u>1-BR.</u>	<u>2-BR.</u>	<u>3-BR.</u>	<u>1-BR.</u>	<u>2-BR.</u>	<u>3-BR.</u>	<u>1-BR.</u>	<u>2-BR.</u>	<u>3-BR.</u>
1	\$ 435	\$ 581	\$ 673	\$ 491	\$ 554	\$ 713	\$ 504	\$ 537	\$ 898	\$ 446	\$ 575	\$ 714
2	\$ 525	\$ 625	\$ 746	\$ 495	\$ 597	\$ 792	\$ 566	\$ 609	\$ 929	\$ 499	\$ 604	\$ 796
3	\$ 589	\$ 685	\$ 844	\$ 523	\$ 623	\$ 849	\$ 571	\$ 657	\$ 962	\$ 559	\$ 649	\$ 850
4	\$ 624	\$ 727	\$ 886	\$ 568	\$ 650	\$ 852	\$ 642	\$ 713	\$ 975	\$ 614	\$ 700	\$ 875
Median	\$ 649	\$ 760	\$ 952	\$ 622	\$ 699	\$ 870	\$ 687	\$ 751	\$ 999	\$ 639	\$ 745	\$ 923
6	\$ 683	\$ 798	\$ 1,030	\$ 638	\$ 745	\$ 900	\$ 699	\$ 788	\$ 1,030	\$ 697	\$ 774	\$ 956
7	\$ 748	\$ 865	\$ 1,104	\$ 704	\$ 798	\$ 922	\$ 713	\$ 849	\$ 1,061	\$ 735	\$ 831	\$ 1,016
8	\$ 794	\$ 926	\$ 1,133	\$ 727	\$ 830	\$ 941	\$ 764	\$ 862	\$ 1,104	\$ 781	\$ 865	\$ 1,076
9	\$ 845	\$ 1,012	\$ 1,162	\$ 739	\$ 851	\$ 986	\$ 814	\$ 872	\$ 1,159	\$ 822	\$ 927	\$ 1,151
9.9	\$ 1,069	\$ 1,408	\$ 1,700	\$ 789	\$ 929	\$ 1,079	\$ 854	\$ 994	\$ 1,214	\$ 1,069	\$ 1,408	\$ 1,700

SOURCE: W. S. Loper and Associates.

OCEAN SPRINGS AREA

The 2018 apartment survey indicated that the Ocean Springs area contained a total of 1,824 market-rent apartment units and the vacancy rate was 5.3 percent. Segmenting the vacancy rate by number of bedrooms indicates a 5.6 percent vacancy rate among one-bedroom units, 5.6 percent among two-bedroom units and 3.0 percent vacancy rate among three-bedroom apartments. Among the 532 one-bedroom apartments in this submarket, the average rental rate was \$724.50 and has increased 5.8 percent over the average in the survey conducted twelve months ago. A total of 1,090 two-bedroom apartments were surveyed and the average rental rate was \$859.78 which is 8.3 percent higher than average monthly rental rate for a two-bedroom apartment in the 2017 survey. Among the 202 three-bedroom apartments surveyed the average monthly rental rate was \$1,032.37 which represents a 0.6 percent increase over the average rental rate in the 2017 survey. At the time of the latest survey no market-rent apartment units were under construction in the Ocean Springs area. Contained in Table 13 are selected characteristics of market-rent apartments located in the Ocean Springs area.

TABLE 13
SELECTED CHARACTERISTICS OF MARKET-RENT APARTMENT UNITS
OCEAN SPRINGS AREA
JUNE 2018

	<u>1-Bedroom Units</u>	<u>2-Bedroom Units</u>	<u>3-Bedroom Units</u>	<u>Total All Units</u>
Number of Apartments	532	1,090	202	1,824
Number Under Construction	0	0	0	0
Number Vacant	30	61	6	97
Vacancy Rate	5.6%	5.6%	3.0%	5.3%
Average Rental Rate (6-2018)	\$724.50	\$859.78	\$1,032.37	*
67% Fall Between	\$618.07-\$830.93	\$720.00-\$999.55	\$947.63-\$1,117.10	*
Average Rental Rate (6-2017)	\$684.58	\$794.20	\$1,025.79	*
2017 to 2018 Percent Change	5.8%	8.3%	0.6%	*
Average "Asking" Rent of Vacant	\$693.85	\$826.13	\$1,025.00	*
67% Fall Between	\$583.52-\$804.18	\$705.51-\$946.76	\$994.24-\$1,055.80	*
Average Size	752 Sq. Ft.	1,075 Sq. Ft.	1,288 Sq. Ft.	*
67% Fall Between	687-818 Sq. Ft	958-1,193 Sq. Ft	1,332-1,344 Sq. Ft	*
Average Rent Per Square Foot	96.8	79.9	80.2	*
67% Fall Between	81.5-112.2	71.0-88.7	73.4-87.1	*

* Not Applicable

SOURCE: W. S. Loper and Associates.

PASCAGOULA AREA

The 2018 apartment survey indicates that the Pascagoula area contains a total of 3,103 market-rent apartment units. Before 1970 this apartment market was relatively small and only 225 market-rent apartment units exist today that were built before 1970 and only 178-units existed in the city of Pascagoula. During the seventies, a large number of apartment units were built in the Pascagoula area. The rapid increase in the number of market-rent apartments resulted in an increase in the supply that caused this market to remain "overbuilt" for a number of years. Since the mid-eighties, there has been very little market-rent apartment construction in the Pascagoula area and the only large market-rent apartment properties built were located in the Gautier area. At the time of this survey there were no new market-rent apartments under construction in the Pascagoula area.

The latest survey indicated an overall vacancy rate of 7.8 percent in the Pascagoula area which is below the 9.1 percent vacancy rate in the 2017 survey. The latest vacancy rate is above the range considered "normal" in areas experiencing a "slow" or "moderate" rate of population growth. Segmenting the current vacancy rate by number of bedrooms indicates an 8.3 percent vacancy rate among studio units, 6.6 percent among one-bedroom units, 8.7 percent among two-bedroom units and 5.2 percent among three-bedroom units. The 2018 survey included twenty-four studio units in Pascagoula and the average rental rate was \$494.67. Among the 873 one-bedroom apartment units surveyed the average monthly rental rate was \$523.79 and increased 0.9 percent above the one-bedroom average rental rate in the 2017 survey. A total of 1,900 two-bedroom apartments were surveyed in the Pascagoula area and 8.7 percent were vacant. The average rental rate among two-bedroom apartments in the Pascagoula area is \$616.06 and has decreased 1.0 percent below the average monthly rental rate in

the survey conducted twelve months ago. A total of 306 three-bedroom apartment units were surveyed in the Pascagoula area and the average monthly rental rate was \$756.48 which represents a 0.3 percent decrease over the average in June 2017. At the time of the latest survey there were no market-rent apartment units under construction in the Pascagoula area. Contained in Table 14 are selected characteristics of the market-rent apartments located in the Pascagoula area.

TABLE 14
SELECTED CHARACTERISTICS OF MARKET-RENT APARTMENT UNITS
PASCAGOULA AREA
JUNE 2018

	<u>STUDIO UNITS</u>	<u>1-Bedroom Units</u>	<u>2-Bedroom Units</u>	<u>3-Bedroom Units</u>	<u>Total All Units</u>
Number of Apartments	24	873	1,900	306	3,103
Number Under Construction	0	0	0	0	0
Number Vacant	2	58	165	16	241
Vacancy Rate	8.3%	6.6%	8.7%	5.2%	7.8%
Average Rental Rate (6-2018)	\$494.67	\$523.79	\$616.06	\$756.48	*
67% Fall Between	\$469.63-\$519.71	\$441.79-\$605.79	\$517.17-\$714.95	\$653.13-\$859.82	*
Average Rental Rate (6-2017)	\$494.67	\$519.18	\$610.07	\$758.60	*
2017 to 2018 Percent Change	0.0%	0.9%	1.0%	-0.3%	*
Average "Asking" Rent of Vacant	\$467.50	\$521.34	\$598.98	\$740.19	*
67% Fall Between	\$456.89-\$478.11	\$443.63-\$599.026	\$474.53-\$723.44	\$649.76-\$830.61	*
Average Size	495 Sq. Ft.	627 Sq. Ft.	877 Sq. Ft.	1,118 Sq. Ft.	*
67% Fall Between	470-520 Sq. Ft.	548-707 Sq. Ft.	763-990 Sq. Ft.	978-1,258 Sq. Ft.	*
Average Rent Per Square Foot	95.2	84.0	70.4	67.9	*
67% Fall Between	91.7-98.7	72.0-95.9	61.5-79.3	61.3-74.5	*

* Not Applicable

SOURCE: W. S. Loper and Associates.

JACKSON COUNTY

A total of 4,927 market-rent apartment units were surveyed in Jackson County and the vacancy rate was 6.9 percent which is below the vacancy rate of 8.5 percent twelve months ago and substantially below the 11.2 percent vacancy rate in the 2015 survey. Contained in Table 15 are selected characteristics of the market-rent apartment units located in Jackson County.

TABLE 15
SELECTED CHARACTERISTICS OF MARKET-RENT APARTMENT UNITS
JACKSON COUNTY
JUNE 2017

	<u>STUDIO UNITS</u>	<u>1-Bedroom Units</u>	<u>2-Bedroom Units</u>	<u>3-Bedroom Units</u>	<u>Total All Units</u>
Number of Apartments	24	1,405	2,990	508	4,927
Number Under Construction	0	0	0	0	0
Number Vacant	2	88	226	22	338
Vacancy Rate	8.3%	6.3%	7.6%	4.3%	6.9%
Average Rental Rate (6-2018)	\$494.67	\$600.88	\$706.05	\$866.40	*
67% Fall Between	\$469.63-\$519.71	\$466.64-\$735.13	\$541.08-\$871.02	\$700.42-\$1,032.37	*
Average Rental Rate (6-2017)	\$494.67	\$580.63	\$677.22	\$842.45	*
2017 to 2018 Percent Change	0.0%	3.5%	4.3%	2.8%	*
Average "Asking" Rent of Vacant	\$467.50	\$576.14	\$660.56	\$807.15	*
67% Fall Between	\$456.89-\$478.11	\$456.17-\$696.11	\$500.94-\$820.18	\$647.98-\$966.32	*
Average Size	495 Sq. Ft.	675 Sq. Ft.	949 Sq. Ft.	1,185 Sq. Ft.	*
67% Fall Between	470-520 Sq. Ft.	579-771 Sq. Ft.	800-1,099 Sq. Ft.	1,044-1,327 Sq. Ft.	*
Average Rent Per Square Foot	95.2	88.9	73.9	72.8	*
67% Fall Between	91.7-98.7	74.2-103.7	63.9-83.9	63.8-81.9	*

* Not Applicable

SOURCE: W. S. Loper and Associates.

Segmenting the current vacancy rate in Jackson County by number of bedrooms indicates an 8.3 percent vacancy rate among studio units, among one-bedroom rental units the vacancy rate was 6.3 percent, among two-bedroom units the vacancy rate was 7.6 percent and 4.3 percent among three-bedroom apartments. The average monthly rental rate was \$600.88 among the 1,405 one-bedroom apartments surveyed and has increased 3.5 percent since the 2017 survey. A total of 2,990 two-bedroom apartments were surveyed and the average rental rate

was \$706.05 which is 4.3 percent than the average twelve months ago. A total of 508 three-bedroom apartments were surveyed and the average monthly rental rate was \$866.40 which represents a 2.8 percent increase above the average in the 2017 survey. At present no additional market-rent apartments are under construction in Jackson County.

Contained in Table 16 is a distribution of monthly rental rates of market-rent apartment units located in Jackson County and its two submarkets of the Ocean Springs area and the Pascagoula area. The median rental rate among one-bedroom apartments in the Ocean Springs area is \$706.90, among two-bedroom apartments the median is \$908.03 and \$987.95 among three-bedroom apartments. The median monthly rental rate in the Pascagoula area for a one-bedroom apartment is \$512.62, among two-bedroom units the median rental rate is \$589.92 and \$752.29 among three-bedroom apartments. The median rental rate in the Ocean Springs area is substantially higher than the median rental rate in the Pascagoula area. In our opinion, the higher median rental rate in the Ocean Springs area submarket is the result of several recently developed large market-rent apartment properties located in the unincorporated area of Jackson County just outside of Ocean Springs. Newer apartment properties typically support higher monthly rental rates relative to the entire market.

TABLE 16
DISTRIBUTION OF MARKET-RENT RENTAL RATES
JACKSON COUNTY
JUNE 2018

DECILE	OCEAN SPRINGS AREA			PASCAGOULA AREA			JACKSON COUNTY		
	1-BR.	2-BR.	3-BR.	1-BR.	2-BR.	3-BR.	1-BR.	2-BR.	3-BR.
1	\$ 559.96	\$ 637.90	\$ 930.70	\$ 430.39	\$ 492.33	\$ 636.65	\$ 448.77	\$ 547.17	\$ 638.31
2	\$ 611.67	\$ 678.97	\$ 937.97	\$ 482.50	\$ 552.05	\$ 639.38	\$ 499.16	\$ 570.56	\$ 694.33
3	\$ 637.72	\$ 731.18	\$ 945.23	\$ 498.17	\$ 564.25	\$ 691.81	\$ 511.27	\$ 587.06	\$ 750.13
4	\$ 689.18	\$ 829.09	\$ 959.71	\$ 503.31	\$ 575.71	\$ 698.67	\$ 525.21	\$ 617.47	\$ 771.71
Median	\$ 706.90	\$ 908.03	\$ 987.95	\$ 512.62	\$ 589.92	\$ 752.29	\$ 555.80	\$ 647.42	\$ 808.75
6	\$ 745.55	\$ 920.48	\$ 1,016.18	\$ 521.16	\$ 599.83	\$ 770.31	\$ 588.89	\$ 686.64	\$ 931.88
7	\$ 799.75	\$ 933.89	\$ 1,043.86	\$ 540.03	\$ 638.74	\$ 773.49	\$ 638.27	\$ 768.42	\$ 954.22
8	\$ 838.25	\$ 957.59	\$ 1,070.43	\$ 561.42	\$ 666.87	\$ 807.50	\$ 710.00	\$ 902.44	\$ 1,015.61
9	\$ 852.70	\$ 1,027.76	\$ 1,145.88	\$ 599.40	\$ 751.13	\$ 884.38	\$ 832.58	\$ 938.15	\$ 1,053.43
9.9	\$ 867.00	\$ 1,090.00	\$ 1,275.00	\$ 825.00	\$ 900.00	\$ 1,005.00	\$ 867.00	\$ 1,089.00	\$ 1,275.00

SOURCE: W. S. Loper and Associates.

ASSISTED APARTMENT MARKET

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

In general, the “normal” vacancy rate among assisted apartment units is considerably below the “normal” vacancy rate among market-rent apartments. Contained in Table 17 is an overview of the supply and number of vacant assisted apartment units located in Hancock County. The June 2018 apartment survey indicated a total of 1,102 assisted apartment units presently exist in Hancock County and twenty-seven units or 2.5 percent were vacant. At the time of the latest survey, no additional assisted apartments were under construction in Hancock County.

TABLE 17
ASSISTED APARTMENT SUPPLY AND VACANCY BY PROJECT TYPE
HANCOCK COUNTY
JUNE 2018

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	0	44	0	0	0	66	0
LTWFH	0	0	0	0	0	0	0	0
FmHA 515	38	0	16	1	0	0	54	1
LRPH	12	0	60	0	0	0	72	0
Total	117	0	120	1	0	0	237	1
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	2	166	7	0	0	298	9
LTWFH	0	0	0	0	0	0	0	0
FmHA 515	100	5	68	4	0	0	168	9
LRPH	36	0	20	0	0	0	56	0
Total	268	7	254	11	0	0	522	18
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	2	170	6	0	0	276	8
LTWFH	0	0	0	0	0	0	0	0
FmHA 515	0	0	0	0	0	0	0	0
LRPH	48	0	0	0	0	0	48	0
Total	154	2	170	6	0	0	324	8
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	4	380	13	0	0	640	17
LTWFH	0	0	0	0	0	0	0	0
FmHA 515	138	5	84	5	0	0	222	10
LRPH	100	0	80	0	0	0	180	0
Total	558	9	544	18	0	0	1,102	27

SOURCE: W. S. Loper and Associates.

Contained in Table 18 is an overview of the assisted multifamily rental housing units in Harrison County. A total of 5,675 assisted apartment units existed in Harrison County at the time of the 2018 survey and a total of 195 assisted apartment units or 3.4 percent were vacant. The vacancy rate in 2018 among assisted apartments is lower than the 3.9 percent vacancy rate in the 2017 survey. The majority of the vacant assisted apartment units

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

TABLE 18
ASSISTED APARTMENT SUPPLY AND VACANCY BY PROJECT TYPE
HARRISON COUNTY
JUNE 2018

UNIT TYPE	BILOX		D'IBERVILLE		GULFPORT		LONG BEACH		PASS CHRISTIAN		UNINC. AREA		HARRISON CO.	
	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant
	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units
Studio Units:														
HUD 236 & 236/8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HUD 202 & 202/8	148	2	0	0	0	0	0	0	0	0	0	0	148	2
HUD 221d3/8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LIHTC/TAX EXP.	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LTWFH	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FmHA 515	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LRPH	89	0	0	0	0	0	0	0	0	0	0	0	89	0
Total	237	2	0	0	0	0	0	0	0	0	0	0	237	2
1-Bedroom Units:														
HUD 236 & 236/8	16	0	0	0	0	0	0	0	0	0	0	0	16	0
HUD 202 & 202/8	112	0	0	0	156	2	0	0	0	0	0	0	268	2
HUD 221d3/8	0	0	0	0	18	0	0	0	0	0	0	0	18	0
HUD 8	30	0	0	0	36	0	0	0	0	0	0	0	66	0
LIHTC/TAX EXP.	32	1	56	2	244	7	0	0	27	9	12	1	371	20
LTWFH	0	0	87	0	0	0	18	0	0	0	0	0	105	0
FmHA 515	0	0	0	0	88	9	0	0	0	0	0	0	88	9
LRPH	422	0	0	0	8	0	21	1	0	0	0	0	451	1
Total	612	1	143	2	550	18	39	1	27	9	12	1	1,383	32
2-Bedroom Units:														
HUD 236 & 236/8	72	1	0	0	0	0	0	0	0	0	0	0	72	1
HUD 202 & 202/8	2	0	0	0	13	0	0	0	0	0	0	0	15	0
HUD 221d3/8	0	0	0	0	94	0	0	0	0	0	0	0	94	0
HUD 8	60	1	0	0	136	2	0	0	0	0	0	0	196	3
LIHTC/TAX EXP.	244	7	196	7	744	34	0	0	74	11	48	3	1,306	62
LTWFH	0	0	30	0	0	0	54	2	0	0	0	0	84	2
FmHA 515	0	0	0	0	280	31	48	4	0	0	0	0	328	35
LRPH	405	1	0	0	20	0	30	1	0	0	0	0	455	2
Total	783	10	226	7	1,287	67	132	7	74	11	48	3	2,550	105
3-Bedroom Units:														
HUD 236 & 236/8	54	0	0	0	0	0	0	0	0	0	0	0	54	0
HUD 202 & 202/8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HUD 221d3/8	0	0	0	0	82	0	0	0	0	0	0	0	82	0
HUD 8	10	0	0	0	16	0	0	0	0	0	0	0	26	0
LIHTC/TAX EXP.	168	7	132	6	522	22	0	0	74	6	36	3	932	44
LTWFH	0	0	0	0	0	0	36	1	0	0	0	0	36	1
FmHA 515	0	0	0	0	44	7	12	1	0	0	0	0	56	8
LRPH	188	0	0	0	4	0	14	1	0	0	0	0	206	1
Total	420	7	132	6	668	29	62	3	74	6	36	3	1,392	54
4 or More Bedrooms:														
HUD 236 & 236/8	8	0	0	0	0	0	0	0	0	0	0	0	8	0
HUD 202 & 202/8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HUD 221d3/8	0	0	0	0	30	0	0	0	0	0	0	0	30	0
HUD 8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LIHTC/TAX EXP.	32	1	0	0	0	0	0	0	11	1	0	0	43	2
LTWFH	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FmHA 515	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LRPH	19	0	0	0	3	0	10	0	0	0	0	0	32	0
Total	59	1	0	0	33	0	10	0	11	1	0	0	113	2
Total All Units:														
HUD 236 & 236/8	150	1	0	0	0	0	0	0	0	0	0	0	150	1
HUD 202 & 202/8	262	2	0	0	169	2	0	0	0	0	0	0	431	4
HUD 221d3/8	0	0	0	0	224	0	0	0	0	0	0	0	224	0
HUD 8	100	1	0	0	188	2	0	0	0	0	0	0	288	3
LIHTC/TAX EXP.	476	16	384	15	1,510	63	0	0	186	27	96	7	2,652	128
LTWFH	0	0	117	0	0	0	108	3	0	0	0	0	225	3
FmHA 515	0	0	0	0	412	47	60	5	0	0	0	0	472	52
LRPH	1,123	1	0	0	35	0	75	3	0	0	0	0	1,233	4
Total	2,111	21	501	15	2,538	114	243	11	186	27	96	7	5,675	195

SOURCE: W. S. Loper and Associates.

The 2018 apartment survey indicated that Jackson County contains 2,714 assisted apartments and seventy-seven assisted units were vacant or a vacancy rate of 2.8 percent. The vacancy rate in the latest survey is below the 3.3 percent vacancy rate in the 2017 apartment survey. At present no addition assisted apartments are under construction in Jackson County. Contained in Table 19 is an overview of the assisted multifamily rental housing units in Jackson County.

TABLE 19
ASSISTED APARTMENT SUPPLY AND VACANCY BY PROJECT TYPE
JACKSON COUNTY
JUNE 2018

UNIT TYPE	GAUTIER		MOSS POINT		OCEAN SPRINGS		PASCAGOULA		UNINC. AREA		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.	0	0	0	0	0	0	5	0	0	0	5	0
LTWFH	0	0	0	0	0	0	8	1	0	0	8	1
FmHA 515	0	0	0	0	0	0	0	0	0	0	0	0
LRPH	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	111	1	13	1	0	0	124	2
1-Bedroom Units:												
HUD 236 & 236/8	12	0	0	0	0	0	0	0	0	0	12	0
HUD 202 & 202/8	20	0	0	0	137	1	0	0	0	0	157	1
HUD 221d3/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0	0	0	0	0
LIHTC/TAX EXP.	20	0	0	0	0	0	150	3	72	0	242	3
LTWFH	0	0	0	0	0	0	140	13	120	2	260	15
FmHA 515	0	0	0	0	0	0	0	0	28	0	28	0
LRPH	24	0	14	0	0	0	46	0	0	0	84	0
Total	76	0	14	0	137	1	336	16	220	2	783	19
2-Bedroom Units:												
HUD 236 & 236/8	48	0	0	0	0	0	0	0	0	0	48	0
HUD 202 & 202/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 221d3/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0	0	0	0	0
LIHTC/TAX EXP.	130	3	0	0	56	0	306	17	186	2	678	22
LTWFH	0	0	0	0	0	0	137	17	120	1	257	18
FmHA 515	0	0	0	0	0	0	0	0	92	0	92	0
LRPH	88	1	34	0	0	0	76	1	0	0	198	2
Total	266	4	34	0	56	0	519	35	398	3	1,273	42
3-Bedroom Units:												
HUD 236 & 236/8	20	0	0	0	0	0	0	0	0	0	20	0
HUD 202 & 202/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 221d3/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0	0	0	0	0
LIHTC/TAX EXP.	66	0	0	0	0	0	160	13	156	1	382	14
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	0	24	0	0	0	220	13	156	1	518	14
4 or More Bedrooms:												
HUD 236 & 236/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 202 & 202/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 221d3/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0	0	0	0	0
LIHTC/TAX EXP.	0	0	0	0	0	0	0	0	0	0	0	0
LTWFH	0	0	0	0	0	0	0	0	0	0	0	0
FmHA 515	0	0	0	0	0	0	0	0	0	0	0	0
LRPH	0	0	0	0	0	0	16	0	0	0	16	0
Total	0	0	0	0	0	0	16	0	0	0	16	0
Total All Units:												
HUD 236 & 236/8	80	0	0	0	0	0	0	0	0	0	80	0
HUD 202 & 202/8	20	0	0	0	248	2	0	0	0	0	268	2
HUD 221d3/8	0	0	0	0	0	0	0	0	0	0	0	0
HUD 8	0	0	0	0	0	0	0	0	0	0	0	0
LIHTC/TAX EXP.	216	3	0	0	56	0	621	33	414	3	1,307	39
LTWFH	0	0	0	0	0	0	285	31	240	3	525	34
FmHA 515	0	0	0	0	0	0	0	0	120	0	120	0
LRPH	144	1	72	0	0	0	198	1	0	0	414	2
Total	460	4	72	0	304	2	1,104	65	774	6	2,714	77

SOURCE: W. S. Loper and Associates.

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

TABLE 20
SUMMARY OF ASSISTED APARTMENTS BY PROJECT TYPE
MISSISSIPPI GULF COAST
JUNE 2018

<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	3	1.1%
HUD 221d3/8	0	0	0	0.0%
HUD 8	0	0	0	0.0%
LIHTC/Tax Exp. Bonds	5	0	0	0.0%
LTWFH	8	0	1	12.5%
FmHA 515	0	0	0	0.0%
LRPH	89	0	0	0.0%
Total	376	0	4	1.1%
One-Bedroom Units:				
HUD 236 & 236/8	28	0	0	0.0%
HUD 202 & 202/8	470	0	3	0.6%
HUD 221d3/8	18	0	0	0.0%
HUD 8	66	0	0	0.0%
LIHTC/Tax Exp. Bonds	679	0	23	3.4%
LTWFH	365	0	15	4.1%
FmHA 515	170	0	10	5.9%
LRPH	607	0	1	0.2%
Total	2,330	0	52	2.2%
Two-Bedroom Units:				
HUD 236 & 236/8	72	0	1	1.4%
HUD 202 & 202/8	15	0	0	0.0%
HUD 221d3/8	94	0	0	0.0%
HUD 8	196	0	3	1.5%
LIHTC/Tax Exp. Bonds	2,266	0	93	4.1%
LTWFH	341	0	20	5.9%
FmHA 515	552	0	44	8.0%
LRPH	697	0	4	0.6%
Total	4,233	0	165	3.9%
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	0	0.0%
HUD 8	26	0	0	0.0%
LIHTC/Tax Exp. Bonds	1,598	0	66	4.1%
LTWFH	36	0	1	2.8%
FmHA 515	84	0	8	9.5%
LRPH	370	0	1	0.3%
Total	2,250	0	76	3.4%
Four or More Bedrooms:				
HUD 236 & 236/8	8	0	0	0.0%
HUD 202 & 202/8	0	0	0	0.0%
HUD 221d3/8	30	0	0	0.0%
HUD 8	0	0	0	0.0%
LIHTC/Tax Exp. Bonds	43	0	2	4.7%
LTWFH	56	0	0	0.0%
FmHA 515	0	0	0	0.0%
LRPH	52	0	0	0.0%
Total	133	0	2	1.5%
Total All Units:				
HUD 236 & 236/8	230	0	1	0.4%
HUD 202 & 202/8	759	0	6	0.8%
HUD 221d3/8	224	0	0	0.0%
HUD 8	288	0	3	1.0%
LIHTC/Tax Exp. Bonds	4,599	0	184	4.0%
LTWFH	750	0	37	4.9%
FmHA 515	814	0	62	7.6%
LRPH	1,827	0	6	0.3%
Total	9,491	0	299	3.2%

SOURCE: W. S. Loper and Associates.

The 2018 apartment survey indicates a total of 9,491 assisted apartment units exist in the three-coastal Counties and the vacancy rate is 3.2. The current vacancy rate is slightly lower than the 4.0 percent vacancy rate in the

2017 survey and the 3.8 percent vacancy rate in the 2015 survey but substantially below the 8.5 percent vacancy rate in the 2013 survey. In general, vacancies among assisted apartment units are minimal and result from tenant turnover, the time-period required for the screening and selection of new qualified tenants and the preparation of vacant units for occupancy. A sizeable number of “shallow” subsidy apartment complexes were built in the three-coastal Counties in response to the destruction caused by Hurricane Katrina. The 8.5 percent vacancy rate in the 2013 survey reflects these new “tax-credit” properties in the initial “rent-up” phase. The recently constructed assisted apartment units have been absorbed by the local rental housing market. It is our opinion, that the current vacancy rate range of two to three percent in the assisted segment of the local apartment market has become the “normal” vacancy rate.

CONCLUSION

The 2018 apartment survey of the Mississippi Gulf Coast included both market-rent and assisted units in properties containing eight or more apartment units located in the three-coastal Counties. The latest survey included a total of 16,988 market-rent apartment units and 9,491 assisted rental housing units. The current vacancy rate among market-rent units was 6.3 percent and among assisted rental units the vacancy rate was 3.2 percent. At the time of this report, no market-rent or assisted apartment units were under construction in the three-coastal Counties.

Market conditions remain “soft” in some segments of the Mississippi Gulf Coast apartment market but overall are slowly approaching market balance. The overall apartment vacancy rate in June 2017 in the three-coastal Counties was 7.5 percent which is below the 8.9 percent vacancy rate in June of 2016 and below the 9.4 percent rate in the 2015 survey. The current vacancy rate of 6.3 percent is above the four percent or less range considered “normal” in areas experiencing a “slow” rate of population growth and at the top of the four to six percent range considered “normal” in areas experiencing a “moderate” rate of growth. In the several years before Hurricane Katrina, the Mississippi Gulf Coast experienced a “moderate” rate of population growth and a market-rent vacancy rate in the four to six percent range would be considered the “normal” vacancy rate. Since Hurricane Katrina, the rate of population growth has slowed and a vacancy rate of four percent or less among market-rent apartments would be considered the “normal” rate.

The apartment market in Hancock County is relatively small and most of the market-rent and assisted apartment properties are located in the Bay St. Louis-Waveland area. The 2018 survey covered a total of 625 market-rent apartment units in the Bay St. Louis-Waveland area and the vacancy rate was 7.5 percent which is substantially below the 10.2 percent rate in the 2017 survey. Segmenting the current vacancy rate by number of bedrooms indicates a 6.8 percent vacancy rate among one-bedroom units, 8.2 percent among two-bedroom apartments and 5.7 percent among three-bedroom units. The current vacancy rate among market-rent apartments is above the range considered “normal” for areas experiencing a “slow” rate of population growth and at the top of the “normal” range for areas experiencing a “moderate” rate of population growth.

The average rental rate among the seventy-four market-rent one-bedroom apartments surveyed was \$666.35 and is 7.5 percent above the average one-bedroom monthly rental rate in the 2017 survey. A total of 428 two-bedroom market-rent apartment units were surveyed in the Bay St. Louis-Waveland area and the average monthly rental rate was \$712.29 which is 4.7 percent above the average rental rate twelve months ago. Among the 123 three-bedroom apartment units surveyed the average monthly rental rate was \$816.97 and has increased 2.8 percent above the average in the 2017 survey. There were no market-rent apartment units under construction in the Bay St. Louis-Waveland area at the time of the 2018 survey.

A total of 11,436 market-rent apartment units were surveyed in Harrison County and 6.0 percent were vacant. The June 2018 survey included a total of ninety-six studio apartments and the vacancy rate was 4.2 percent. A total of 3,240 market-rent one-bedroom apartments were surveyed and the average rental rate was \$646.88 which is 1.0 percent higher than the average in the 2017 survey. A total of 6,713 two-bedroom apartments were surveyed and the average rental rate was \$742.60 which represents a 1.0 percent increase above the average

two-bedroom rental rate twelve months ago. The 2018 survey included a total of 1,387 three-bedroom apartments in Harrison County and the average rental rate was \$930.91 which represents a 2.4 percent increase over the average three-bedroom rental rate in the survey conducted twelve months ago. At present no additional market-rent apartment units are under construction in Harrison County.

A total of 4,927 market-rent apartment units were surveyed in Jackson County and the vacancy rate was 6.9 percent which is below the vacancy rate of 8.5 percent twelve months ago and substantially below the 11.2 percent vacancy rate in the 2015 survey. Segmenting the current vacancy rate by number of bedroom indicates an 8.3 percent vacancy rate among studio units, among one-bedroom rental units the vacancy rate is 6.3 percent, 7.6 percent among two-bedroom units and 4.3 percent among three-bedroom apartments. The average monthly rental rate was \$600.88 among the 1,405 one-bedroom apartments surveyed and has increased 3.5 percent since the 2017 survey. A total of 2,990 two-bedroom apartments were surveyed and the average rental rate was \$706.05 which is 4.3 percent higher than the average twelve months ago. A total of 508 three-bedroom apartments were surveyed and the average monthly rental rate was \$866.40 which represents a 2.8 percent increase above the average in the 2017 survey. At present no additional market-rent apartments are under construction in Jackson County.

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

The first apartment survey after Hurricane Katrina was in March 2007 and indicated that a total of 12,684 market-rent apartment units were occupied on the Mississippi Gulf Coast. The 2018 survey indicates that 15,922 market-rent apartment units were occupied or an increased of 3,238 occupied market-rent apartment units since Katrina. Also, a large number of rental housing units have been developed on the Mississippi Gulf Coast under the Low Income Housing Tax Credit or Tax Exempt Bond programs since Katrina. The first apartment survey after Katrina indicated that 1,363 occupied rental units were covered under the “tax-credit” or “tax-exempt” programs. The number of occupied “tax-credit” or “tax-exempt” units increased to 4,415 apartments in the 2018 survey. In addition, five large properties containing 750-units covered under the Long Term Work Force Housing program have been built and 713-units were occupied in the 2018 survey. Newly constructed rental housing properties covered under the “tax-credit/tax-exempt” and the “work force housing” programs are very attractive, contain an extensive amenity package but have “affordable” rental rates that resemble the middle of the non-assisted market.

Since Hurricane Katrina, a total of approximately 8,366 newly constructed rental housing units covered under the “tax-credit/tax-exempt” and “work force housing” programs combined with new market-rent apartment units, have been absorbed on the Mississippi Gulf Coast or an average absorption rate of approximately five-hundred apartment units per year. The current low volume of multifamily rental housing construction and continued apartment absorption has resulted in a return to market equilibrium in some segments of the local apartment market. If there are no multifamily housing construction “starts” during the next twelve months on the Mississippi Gulf Coast and the current rate of growth continues, “tight” market conditions will likely appear.

APARTMENT SURVEY

Contained in the following pages is a listing of the apartment properties included in this survey. Among the assisted apartment properties, a subscript below the name and address indicates the program providing assistance. For example, LIHTC denotes Low Income Tax Credit, LTWFH is the State of Mississippi’s Long Term Work

Force Housing program, CDBG shows a Community Development Block Grant assisted in the construction of the development, Sec. 515 denotes Rural Development and RA illustrates the number of apartment units that provide “deep” Rental Assistance and LRPB signifies Low Rent Public Housing. Also, next to each property is a brief listing of its unit and site amenities. The following “legend” describes these amenities.

LEGEND

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

APARTMENT SURVEY
BAY ST. LOUIS
JUNE 2018

Name/Address Of Complex	Year Opene	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3 OR MORE BEDROOMS				Features
			No.	Rent	Appro Sq. Ft.	Ba	No.	Rent	Appro Sq. Ft.	Ba	No.	Rent	Appro Sq. Ft.	Ba	No.	Rent	Appro Sq. Ft.	Ba	
Bay Park Apts. 10 Bay Park Way (LIHTC)	2002	128									64	\$575	1,089	2	64	\$668	1,275	2	Re,Ra,Ds,L E,A,WD,D Rc,Pl,P,B,S
Bay Pines 601 Lucien Kidd St. (LRPH-66)(LIHTC-34)	2011	100					12	*	766	1	36	*	1,000	1	48	*	1,200	2	Re,Ra,P,E A,Pl,WD (4-Bedroom Unit)
Bayside Apts. 700 Union St. (Sec. 515)(RA-49)	1981	50					22	*	622	1	28	*	875	1					Re,Ra,A,E L,Pl
Blue Meadows 752 Blue Meadow (Sec. 515)(RA-20)(LIHTC)	1986	40					8	\$505	664	1	32	\$580	834	1					Re,Ra,A,E L,Pl
Easterbrook Apts. 590 Easterbrook St. (Sec. 515)(RA-39)	1986	48					8	*	664	1	40	*	834	1					Re,Ra,A,E L,Pl
Manor House 117 DeMontluzin	1966	71					4	\$700	600	1	64	\$755	860	1	1	\$1,050	1,460	1	Re,Ra,Ds,S A,E,L,Dw,P B
Notre Dame De La Mer 292 Highway 90 (Sec. 202/8)	1989	60	12	*	464	1	42	*	520	1									Re,Ra,A L,Rc,EI
			3	*	464	1	3	*	520	1									
North Bay Apts. 718 Dunbar Ave.	1967	11									6	\$600	950	1	1	NA	2,033	2	Re,Ra,Ds A,E,P,Dw
											4	\$725	1,150	1.5					
Pelican Pointe Apartments 485 Ruella Ave.	1971	67					20	\$650	676	1	20	\$735	940	1	23	\$800	1,076	2	Re,Ra,Ds,L E,A,P,S Dw
Sheffield Park 635 Carroll Avenue (LIHTC)	2009	132					22	\$502	752	1	68	\$595	1,051	2	42	\$682	1,149	2	Re,Ra,E,L,B Dw,Ds,S,P A,Rc,WD,P
Subtotal Market-																			
Existing		149	0				24				100				25				
Under		0	0				0				0				0				
Total		149	0				24				100				25				
Subtotal Assisted:																			
Existing		558	15				117				268				158				
Under		0	0				0				0				0				
Total		558	15				117				268				158				

APARTMENT SURVEY
WAVELAND
JUNE 2018

Name/Address Of Complex	Year Opened	STUDIO UNITS			1-BEDROOM UNITS			2-BEDROOM UNITS			3 OR MORE BEDROOMS			Features			
		Total Units	No. Rent	Approx Ba Sq. Ft.	No. Rent	Approx Ba Sq. Ft.	No. Rent	Approx Ba Sq. Ft.	No. Rent	Approx Ba Sq. Ft.	No. Rent	Approx Ba Sq. Ft.					
Elite Manor 565 Gladstone St.	1999	20						20	\$750	1,250	2.5			Re,Ra,Ds,E A,Dw,P			
Gates at Coral Bay 616 Hwy 90 (LIHTC)	2011	160			24	\$536	780	1	80	\$637	1,059	2	56	\$680	1,271	2	Re,Ra,E,L,B Dw,Ds,S,P A,Rc,WD,PI
Gulf Grove 2057 Waveland Ave.	1986	100			16	\$525- \$600	710	1	64	\$600- \$740	896	1	20	\$750	1,156	1	Re,Ra,E,L,A Dw,Ds,S,P,B TC,Rc
Nicholson Ave. Apts. 1515 Nicholson Ave.	2008 2010	30 4											34	\$850	1,271	2	Re,Ra,E,L Dw,Ds,P
Oak Haven 1200 Russell Drive (LIHTC)(CDBG)(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	\$575- \$640	820	1					Re,Ra,Ds,P A,E,L,B,Dw
Pinecrest Manor Apts. 1303 Bloom Place (Sec. 515)(RA-20)(LIHTC)	1983	36			8	\$488	675	1	28	\$582	838	1					Re,Ra,E,L A,PI
The Ridge at Waveland 548 Highway 90 (LIHTC)	2010	120			20	\$505	833	1	36	\$580	1,055	2	64	\$650	1,319	2	Re,Ra,E,A Dw,Ds,S,P Rc,B,WD
Waverly, The 100 Waverly Drive	2001	128			16	\$750	713	1	88	\$880	978	2	24	\$930	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	\$485	880	2	50	\$555	1,013	2	Re,Ra,Ds,E A,L,P,B,Rc Dw,WD,PI
Subtotal Market-																	
Existing		418	0						308						78		
Under		0	0						0						0		
Total		418	0						308						78		
Subtotal Assisted:																	
Existing		544	0						254						170		
Under		0	0						0						0		
Total		544	0						254						170		

APARTMENT SURVEY
UNINCORPORATED HANCOCK COUNTY
JUNE 2018

Name/Address Of Complex	Year Opened	STUDIO UNITS				1-BEDROOM UNITS			2-BEDROOM UNITS			3 OR MORE BEDROOMS				Features		
		Total Units	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	Ba			
Alison Plaza Apartments 16331 Hwy 603	2015 2017	10 8				18	\$695	550	1								Re,Ra,Ds E,I,A	
Kiln-Picayune Road Apartments 7025 Kiln-Picayune	2007	20								20	\$640	930	1				Re,Ra,Ds E,A,Dw,P WD	
Lakeshore Heights 8072 Lakeshore Rd.	2014	20												20	\$700	1,400	2	Re,Ra,Ds E,A,Dw,P
(A number of units are unavailable for occupancy.)																		

Subtotal Market-																	
Existing		58	0			18				20							20
Under		0	0			0				0							0
Total		58	0			18				20							20
Subtotal Assisted:																	
Existing		0	0			0				0							0
Under		0	0			0				0							0
Total		0	0			0				0							0

APARTMENT SURVEY
BILOXI
JUNE 2018

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS			1-BEDROOM UNITS			2-BEDROOM UNITS				3 OR MORE BEDROOMS				Features	
			No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent		Approx Ba Sq. Ft.
Andrea Jaye 245 Porter Ave.	1959	8							8	\$450	650	1					Re,Ra,E A	
Andrew Apts. 2224 Pass Road	1977	115							64	\$595	806	2	12	\$765	1,069	2	Re,Ra,Ds Dw,A,L,TC E,S,B,P	
Arbor Landing on the River 1850 Popp's Ferry Road	2015	218				32	\$899	1,045	1	96	\$1,109	1,107	2	64	\$1,169	1,551	2	Re,Ra,Ds Dw,S,P,B,L
						4	\$1,069	986	1	4	\$1,169	1,223	2	4	\$1,349	1,554	2	Re,Ra,Ds Dw,S,P,B,L
										4	\$1,029	1,346	2	2	\$1,429	1,554	2	Rc,Pl,A,FP TC
										4	\$1,199	1,518	2					
										4	\$1,279	1,557	2					
Arbor Place 1955 Popp's Ferry Road	2006 2009	240 88				96	\$829	1,055	1	168	\$929	1,330	2	64	\$1,129	1,639	2	Re,Ra,Ds Dw,S,P,B,L Rc,Pl,A,FP
Bay View Place 601 Bay View (LIHTC)(LRPH)	2008	196				17	*	859	1	116	*	1,113	1.5	58	*	1,360	1.5	Re,Ra,Ds Dw,A,L,Pl
														5	*	1,638	2	
														(4-Bedroom Unit)				
Bay View Place 1623 Popp's Ferrry Road (LIHTC)	2001	48								24	\$632	980	2	24	\$724	1,140	2	Re,Ra,Ds Dw,A,L,Rc E,A,S,P
										(Townhouse)			(Townhouse)					
Beach Club 139 McDonnell Ave.	1962	24				8	\$595	639	1	16	\$695- \$725	826	1					Re,Ra,A,E Dw,S,L,B,P
Beach Villa 169 Briarfield Avenue	1973 2017	24 8				16	\$650	500	1	8	\$675	770	1	8	\$795	1,050	2	Re,Ra,Ds Dw,Aw,E,L WD
Beauvoir Manor 264 Stennis Drive (Sec. 236/8)	1973	150				16	\$368- \$501	611	1	72	\$433- \$585	834	1	54	\$552- \$752	1,053	1.5	Re,Ra,E,TC L,Pl,A,Rc
														8	\$814	1,219	2	
														(4-Bedroom Unit)				
Beauvoir Pass 312 Agincourt Ave. (LRPH)	2013	75				10	*	862	1	40	*	1,008	1	5	*	1,166	2	Re,Ra,E L,Pl,A
Bellmont Gdns. 871 Motsie Rd. (LIHTC)	2009	60								60	\$607	983	2					Re,Ra,Ds Dw,WD,P Rc,E,A
										(Elderly)								
Biloxi Oaks Apartments 1135 Judge Sekul Avenue	1971 1972 1973 1977	28 16 8 32				192	\$440	500	1	62	\$600	625	1					Re,Ra,F E,A,L
Biloxi Shores 263 Eisenhower Drive	1984	128				72	\$599	680	1	48	\$725	1,012	1	8	\$759	1,012	2	Re,Ra,Ds E,A,L,S,P Dw,B,Rc,A
Cabanna Courtyard 1910 Southern Ave.	1967	44				28	\$550	720	1	16	\$650	920	1.5					Re,Ra,Dw A,E,S,L
Cadet Point Senior Village 200 Maple Street (LRPH)(LIHTC)	2008	76				72	*	562- 641	1	4	*	798	1					Re,Ra,E,L A,Ds,Dw P,B,Rc
Covenant Sq. 270 Covenant Square Drive (LRPH)	1988	40												40	*	NA	1	Re,Ra,E,A (Townhouse)
Cypress Cove 1282 Beach Blvd. (Rehab)	1964 2011	48				34	\$850	700	1	6	\$1,100	900	1.5	3	\$1,700	1,900	1+	Re,Ra,Ds,A Dw,E,S,Rc S,FP,L,P,B
						1	\$900	842	1	3	\$1,400	1,095	2	(Townhouse)			2.5's	
										1	\$1,400	1,100	2					

APARTMENT SURVEY
BILOXI
JUNE 2018

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3 OR MORE 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	
Cypress Lake 1773 Popp's Ferry Road	1999	240					48	\$750	771	1	144	\$850	1,087	2	48	\$950	1,296	2	Re,Ra,Ds,A Dw,E,TC,Rc S,FP,L,P,B
City Heights at the Gulf 221 Eisenhower Drive	1985	176					72	\$639- \$649	707	1	72	\$719 \$779- \$789	1,059 1,059	1 2					Re,Ra,Ds Dw,A,Rc,S L,P,E,FP,B
Elmwood Apts. 2020 Lawrence St. (Sec. 8)	1981	100					27	*	650	1	58	*	750	1	10	*	960	1.5	Re,Ra,E L,PI
Fernwood Pl. 2775 Fernwood Rd. (LRPH)	1972	58					10	*	NA	1	16	*	NA	1	12	*	NA	1	Re,Ra,A,L
Forest Park 2600 Old Bay Road	1965	44					24	\$450- \$600	536	1	20	\$550	822	1					Re,Ra,E Aw,L
Fox's Apts. 190 Beauvoir Road	1998	23									23	\$800	900	2					Re,Ra,Ds,F A,E,Dw,L,El
Gabrial Manor 2321 Atkinson Rd. (Sec. 202/8)	1990	52	13	*	464	1	38	*	520	1	1	*	NA	1					Re,Ra,L,El A,Rc
Gates At Biloxi 7285 Woolmarket Rd. (LIHTC)	2010	224					32	\$506	780	1	120	\$600	1,000	2	72	\$675	1,271	2	Re,Ra,Ds,S Dw,WD,Rc P,B,E,A,PI
Gulf Shore Villas 2321 Adkinson Rd. (LRPH)	1986	100					12	*	588	1	6	*	818	1					Re,Ra,A,E L,Rc
							38	*	600	1	6	*	905	2					
							26	*	616	1									
							12	*	640	1									
Grande View Apartments 151 Grande View Drive	2003	240					60	\$725- \$871	841	1	60	\$948- \$1,041	1,148	1	32	\$1,179- \$1,201	1,696	2	Re,Ra,Ds Dw,A,L,Rc E,S,B,FP,P WD
											48	\$994- \$1,145	1,264	2					
											40	\$1,188- \$1,408	1,453	2					
The Grove at Gulfport 248 DeBuys Road	2000	244					54	\$694	782	1	36	\$794	1,082	1	40	\$954	1,484	2	Re,Ra,Ds,S Dw,PI,L,Rc E,P,B,A,FP
							6	\$704	848	1	12	\$804	1,107	1					
											60	\$824	1,176	2					
											12	\$854	1,242	2					
											24	\$864	1,320	2					
Hidden Oaks 310 Abbey Court	1995	180					20	\$745	976	1	72	\$795	976	2	48	\$850	1,154	2	Re,Ra,Ds
											16	\$825	976	2	24	\$875	1,154	2	Dw,S,L,Rc P,B,E,A
Howard Ave. Apts 198 Iroquois St.	1984 1985	4 4									4	\$635	850	1					Re,Ra,E,A
											4	\$710	1,050	1.5					Ds,Dw,FP B
Home Port I & II 905 Division St.	2013 2014	2 6					8	*	633	1									
Hyre Apts. 284 McDonnell Avenue	1970	24					17	\$400	500	1	7	\$500	700	1					Re,Ra,Aw
Iberville Complex 209 Iberville Dr.	1971	19					19	\$495	640	1									Re,Ra,Ds Dw,E,A
Jayson Cove 274 McDonnell Ave.	1999	18													18	\$550	850	1	Re,Ra,A,E Ds,Dw,L
Lagniappe of Biloxi 831 Cedar Lake Road	2007	264					72	\$865- \$880	826	1	132	\$1,015- \$1,030	1,138	2	36	\$1,135- \$1,150	1,305	2	Re,Ra,Ds Dw,S,Rc,L P,B,E,A
											24	\$1,085- \$1,094	1,282	2					

APARTMENT SURVEY
BILOXI
JUNE 2018

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS			1-BEDROOM UNITS			2-BEDROOM UNITS			3 OR MORE 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.					
Lexington, The 2620 Le Juene Drive	1995	190				48	\$645	718	1	16 114	\$690 \$745	785 860	1 2	12	\$855	1,100	2	Re,Ra,Ds Dw,S,Rc,L P,B,E,A	
Lighthouse Apts. 444 Porter St.	1984	20				20	\$550	580	1									Re,Ra,Ds E,Dw,A	
Madison Apts. 350 DeBuys Road	1973	128				16	\$550	565	1	88	\$575	746	1	24	\$625	957	2	Re,Ra,E,A L,Pl,Dw,Ds	
Magnolia Ridge 1536 Wilkes St.	1962	14								12 2	\$550 \$550	800 800	1 1					Re,Ra,A	
Maison D'Orleans 2436 Beach Blvd.	1972 1975	120 148	28 12	\$500- \$550 \$525- \$575	332 375	1 1	4 28	\$575- \$625 \$525- \$575	644 690	1 1	16 72 44	\$620- \$670 \$550- \$600 \$620- \$670	967 967 742 981	2 2 1 2	52 (Townhouse) 12	\$700- \$750 \$750- \$800	1,261 1,131	2.5 2	Re,Ra,Ds TC,Rc,A,E S,Dw,L,B P
Mark Apts. 1702 Stevens	1970	16				16	\$500	550	1									Re,Ra,Ds A,E	
McDonnell Ave. Apartments 242 McDonnell Ave. (LRPH)	2009	162				72	*	600	1	90	*	800	2					Re,Ra,A,E Pl,B,P,WD Ds,Dw	
Oakwood Village 330 Benachi Ave. (LRPH)	1953 2007 (Rehab)	80	4	*	NA	1	(Townhouse)	NA	1	28	*	NA	1	34 10 4	* * *	NA NA NA	1 1 1	Re,Ra,A (Townhouse) (4-Bedroom T'house) (5-Bedroom T'house)	
Palm Isle 251 Eisen- hower Drive	1980 1981	128 128				176	\$625- \$675	596	1	80	\$725- \$775	814	1					Re,Ra,Ds Dw,S,L,Rc E,P,B,WD,A	
Pass Pointe Apartments 282 Big Lake Road	1987	176				72	\$595- \$639	678	1	72 32	\$689- \$739 \$729- \$759	1,005 1,005	1 2					Re,Ra,Ds Dw,E,A,P,B L,S,Rc,FP	
Peacock Apts. 275 Eisenhower Drive	1960	12				10	NA	550	1	2	NA	750	1					Re,Ra,A,E	
Petit Bois Village 256 Rue Petit Bois	2011	12				12	\$550	650	1									Re,Ra,Ds Dw,A,E,WD	
Providence Pointe 890 Motsie Road (LIHTC)	1997	144								40	\$635	912	2	72 32	\$760 \$798	1,056 1,217	2 2	Re,Ra,Ds Dw,B,P,E A,S,Rc,L (4-Bedroom Unit)	
Pines on the Bay 2335 Atkinson Rd.	1987	105				24	\$660	705	1	64	\$760	897	2	17	\$875	1,161	2	Re,Ra,Ds Dw,E,A,L TC,S,P,B	
Raynoir Place 126 Raynoir St.	1984	16				12 2	\$525 \$550	550 710	1 1	2	\$650	870	1					Re,Ra,Ds A,E,Dw	
Royal Gulf, The 190 Gateway Drive	1996	144				12 12 12	\$660 \$680 \$700	771 771 771	1 1 1	36 36 36	\$720 \$760 \$800	986 986 986	2 2 2					Re,Ra,Ds Dw,Rc,E,S WD,A,L	
SHS Apts. 144 Briarfield Ave.	1981	9				9	\$500	500	1									Re,Ra,Ds E,A,Dw	
St. Andrew's 1090 Irish Hill Drive	1973	13								13	\$500	785	1					Re,Ra,A,E	
Santa Maria Del Mar 1788 Medical Park Dr. (Sec. 202/8)	2013	210	135	*	415	1	(Elderly)	*	540	1	1	NA	829	1				Re,Ra,A,E L,Rc	

APARTMENT SURVEY
BILOXI
JUNE 2018

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS			1-BEDROOM UNITS			2-BEDROOM UNITS			3 OR MORE 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.				
Seashore Oaks Senior Apts. 4150 Beach Blvd. (LRPH)(LTWFH)	1965 1984 1986	124 64 42	47	*	369- 409 1	57	*	534	1	20	*	716	1		Re,Ra,A,E L,Rc,Pl,WD S,El			
			42	*	NA (Elderly)	46	*	585	1	18	*	750	1					
			(82-apartment units at this property provide a form of assisted living services.)															
Southern Arms 1945 Southern Ave.	1987	8				8	\$500	600	1						Re,Ra,E,A Ds,Dw,WD			
Southern View 1880 Southern Avenue	2001 2003 2008	12 16 20								48	\$575	972	2		Re,Ra,Ds Dw,S,E,A,L			
Southwinds 1667 Irish Hill	1972 1973	72 68				32	\$620	637	1	68	\$670	960	1		Re,Ra,Ds,A Dw,TC,S,E,L			
Summer Chase 2110 Popp's Ferry Road	1972	120				24	\$550	579	1	72	\$650	791	1	24	\$750	984	1	Re,Ra,S A,E,L,Pl,Dw
Suncoast Villa 1650 Carroll Dr. (LRPH)	1981 1988	86 20				26	*	NA	1	41	*	NA	1	19 20	* *	NA NA	1 1	Re,Ra,A,L (Townhouse)
Treasure Coast 245 McDonnell Ave.	1972	120				44	\$450- \$500	642	1	64	\$550- \$680	780	1	12	\$700	1,020	1.5	Re,Ra,Ds E,L,S,Dw,A
Water St. Apts. 634 Waters St.	1974 1983	16 8				24	\$550	500	1									Re,Ra,Ds Dw,A,E
Westwick 258 Stennis Drive	1983	136								136	\$625	850	1					Re,Ra,Ds Dw,E,L,TC FP,P,B,L,A
Westwick Manor 258 Stennis Drive	1987	16								16	\$670	1,150	2					Re,Ra,Ds E,WD,FP P,B,A,Dw
Woodland Towns 1655 Irish Hill Dr.	1973	118				24	\$670	800	1	94	\$770	1,072	1.5					Re,Ra,Ds Dw,E,L,Pl P,B,A,S
Subtotal Market-Rent:																		
Existing		4,788	40			1,516				2,684				548				
Under Construction		0	0			0				0				0				
Total		4,788	40			1,516				2,684				548				
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 2018

Name/Address Of Complex	Year Opene	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3 OR MORE BEDROOMS				Features
			No	Rent	Appro Sq. Ft.	Ba	No.	Rent	Appro Sq. Ft.	Ba	No.	Rent	Appro Sq. Ft.	Ba	No.	Rent	Appro Sq. Ft.	Ba	
Amber Apts. 11093 Amber Drive	1989	16					10	\$575	600	1	6	\$700	800	1					Re,Ra,E,A Ds,Dw,WD B,P
Arbor View	2000	280					72	\$769	923	1	168	\$869	1,196	2	40	\$1,049	1,473	2	Re,Ra,Ds
10480 Auto Mall	2001	80					48	\$829	1,055	1	32	\$939	1,288	2	16	\$1,099	1,639	2	A,E,FP,TC
Parkway	2004	96					48	\$779	1,068	1	48	\$929	1,330	2					Dw,P,B,L S,Rc
	2005	16																	
Beaujoulais Villas 11263 Gorenflo Ave.	1994	37									36	\$750	900	1.5	1	NA	1,100	1.5	Re,Ra,A,E Dw,L,Ds
Byrd Apts. 3073 Borries St.	1969	6									21	\$500	750	1					Re,Ra,E,A
	1976	3																	
	1988	3																	
	1993	6																	
	2008	3																	
Estates at Juan De Cuevas 10472 Gorenflo (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	2009	288					96	\$750- \$800	826	1	96	\$875- \$925	1,138	2	48	\$999- \$1,075	1,305	2	Re,Ra,A,E Dw,Pl,Ds,S Rc,L,P,B
											48	\$925- \$974	1,282	2					
Lemoyne Blvd. Apartments 10506 Lemoyne	2008	8									16	\$685	950	1.5					Re,Ra,A,E Dw,Ds
	2009	8																	
Park at Lemoyne 10365 Gorenflo Ave. (LIHTC)	2009	160					24	\$513	896	1	56	\$625	1,102	2	80	\$727	1,280	2	Re,Ra,E,A L,Pl,Dw,Ds Rc,S,WD P,B
Riverside Apts. 12420 Lamey Bridge (LTWFH)(CDBG)	2014	117					87	\$525- \$650 (Elderly)	696	1	30	\$716- \$850 (Elderly)	1,002	2					Re,Ra,E,A L,Dw,Ds,P B,Rc,S,WD
Sherwood Apt. 11095 Lamey Bridge	1967	22									22	\$600	700	1					Re,Ra,A,L
Timber Grove 10687 Auto Mall (LIHTC)(CDBG)	2009	96					12	\$503	715	1	48	\$592	990	2	36	\$678	1,212	2	Re,Ra,A,E Dw,Pl,Ds Rc,WD,L,S
Subtotal Market- Existing		872	0				274				493				105				
Under		0	0				0				0				0				
Total		872	0				274				493				105				
Subtotal Assisted: Existing		501	0				143				194				164				
Under		0	0				0				0				0				
Total		501	0				143				194				164				

APARTMENT SURVEY
GULFPORT
2018

Name/Address Of Complex	Year Opened	STUDIO UNITS				1-BEDROOM UNITS			2-BEDROOM UNITS			3 OR MORE BEDROOMS			Features			
		Total Units	No.	Rent	Approx Sq. Ft.	No.	Rent	Approx Sq. Ft.	No.	Rent	Approx Sq. Ft.	No.	Rent	Approx Sq. Ft.				
Angela Apts. 10532 Klein Road (LIHTC)	2009	60				8	\$539	702	1	36	\$646	966	2	16	\$746	1,120	2.5	Re,Ra,Ds,L E,A,Dw,Rc WD,Pl,B,P
Angela Park Angela Drive @ Three Rivers Road	2007	50								50	\$550- \$625 (Townhouse)	1,008	1.5					Re,Ra,Ds A,E,P,Dw
Ashton Park 9245 Cuandet Rd. (LIHTC)(Tax Exp. Bonds)	2000 2001	56 152				32	\$550	958	1	96	\$625	1,089	2	80	\$700	1,275	2	Re,Ra,Ds E,L,S,A,Dw Pl,P,B,Rc
Arlington Square 3300 Pass Road	1986	88				44	\$499	482	1	44	\$599	648	1					Re,Ra,Ds,P A,E,L,B,Dw
Arbor Village 1525 E. Pass Rd.	1996	240				48	\$739	757	1	16	\$819	989	1	16	\$1,079	1,384	2	Re,Ra,Ds Dw,Rc,S,L E,P,B,Rc A,TC,FP
						16	\$789	840	1	24	\$829	1,105	2					
										120	\$839- \$899	1,117	2					
Avalon Apts. 1701 18th St. 1734 E. Railroad	1967 1971	12 8				12	\$550	600	1	8	\$650	800	1.5					Re,Ra,A,E (Townhouse)
Bayou View Apts. Jody Nelson Dr.	1969 1971	104 104				96	\$495	662	1	112	\$595	832	1					Re,Ra,Ds A,E,L,Rc S,TC,Dw
Baywood Place 1900 Switzer Rd. (LIHTC)(CDBG)	2008	72				24	\$494	752	1	48	\$591	591	2					Re,Ra,A,Rc E,S,Ds,Dw WD,P,Pl,L
W. H. Bell Apts. 1700 65th Ave. (Sec. 221d3/8)(LIHTC)	1969	104				8	*	576	1	64	*	763	1	32	*	930	1	Re,Ra,E,L A,Pl
Beau Andre 3112 8th Ave.	1985	16				16	\$495	625	1									Re,Ra,Ds A,E,Dw,L
Brookstone Park 5014 28th St. (LIHTC)	2005 2007	96 96				8	\$496	755	1	16	\$593	990	2	24	\$681	1,272	2	Re,Ra,Ds Rc,S,E,L,A Dw,Pl,P,B
						8	\$496	820	1	16	\$593	1,013	2	24	\$691	1,301	2	
						16	\$496	701	1	56	\$593	1,018	2	24	\$681	1,496	2	
Candlewood Villas 1030 35th Street	2001	32								12	\$595	900	1	4	\$695	1,132	2	Re,Ra,A,L Ds,Dw,E,Pl
						12	\$625	900	1	4	\$725	900	1	4	\$725	1,132	2	
Carlow Manor 15195 Barbara Dr. (Sec. 202/8)	1996	40				40	*	660	1									Re,Ra,A,E L,Rc (Elderly)
Century Oaks 1700 Second Ave.	1956	12	1	NA	400	1	9	\$600	550	1	2	\$750	900	2				Re,Ra,A,E Ds,Dw,WD
Chalet Apts. 1615 Thorton Ave.	1970	35	7	\$395	500	1	16	\$495	625	1	12	\$595	846	1				Re,Ra,Ds,S A,E,L,Rc,Dw
Cheshire Homes 480 Cheshire Dr. (Sec. 202/811/8)	1981 1993	12 7				19	*	219	1									
Coastal Breeze Senior Villas 14001 Three Rivers Road	2015	160								160	\$716 (Elderly)	960	2					Re,Ra,Ds Dw,E,S,P Rc,WD,A
Colony House 15180 Fisher Blvd.	1985	8								8	\$550	1,050	1					Re,Ra,Ds Dw,A,E
Colony House 15150 Fisher Blvd. (LRPH)	1986	12								12	*	1,138	1					Re,Ra,Ds Dw,A,E
Coast Village 526 Oregon Dr.	1985 1986 2002	32 20 4								56	\$175 (Wk)	750	1					Re,Ra,Ds,E Dw,A,Pl,El
Coral Palms 190 Teagarden Rd.	1984	24				16	\$525	657	1	8	\$700	968	2					Re,Ra,Ds A,E,L,Dw
Courthouse Sq. 736 Courthouse Rd.	1969	30				10	\$500	779	1	13	\$600	969	1	7	\$625	1,040	1.5	Re,Ra,Ds A,E,L,S,Dw

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

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Name/Address Of Complex	Year Opened	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3 OR MORE BEDROOMS				Features
		Total Units	No.	Rent	Approx Sq. Ft.	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	
Courtney Square 807 Hardy Ave.	1974	8																Re,Ra,Ds L,E,A
Country Village 11232 Hendry Rd.	1985	16																Re,Ra,E,A
	1986	20																Ds,Dw,L,P
Creekwood North Apartments 15235 O'Neil Road	1996	204	35	\$719	775	1			51	\$810	1,023	2	16	\$930	1,263	2		Re,Ra,Ds
			35	\$735	775	1			51	\$835	1,023	2	16	\$965	1,263	2		Dw,E,S,P,L TC,B,Rc,A
Cypress Lane 1224 29th St.	1985	68																Re,Ra,Ds,A Dw,E,S,P,L
									68	\$744- \$844	1,070	2						(Townhouse)
Dolan Commons 2402 23th Ave.	2012	12							12	\$800	770	2						Re,Ra,Ds Dw,A,EI
Emerald Pines 3318 39th Ave. (Sec. 221d3/8)(LIHTC)	1973	120	10	*	628	1			30	*	741	1	50	*	918	1.5		Re,Ra,E,L
													30	*	1,108	1.5		Ds,Dw,Rc A
45th Ave. Apts. 1902-1908 45th Ave.	1985	16							16	\$500	805	2						(4-Bedroom Units)
Forest View 3109-22 7th Ave.	1983	38							38	\$500	725	1						Re,Ra,Ds A,E,Dw
Franklin Point 12400 Depew Rd. (LIHTC)	2011	144	16	\$499	893	1			80	\$602	1,229	2	48	\$700	1,449	2		Re,Ra,Ds,P Dw,L,WD B,S,A,Rc
French Oaks 1228 43rd Ave.	1968	20	20	\$375	500	1												Re,Ra,E,A Ds,Dw,L
Gables, The 4001 32nd Street	2007	22											11	\$900	1,032	2		Re,Ra,E,A
													11	\$900	1,081	2		Ds,Dw,L WD,EI
Grande Lido Grande Lido @ Pass Road	2008	32											18	\$900	1,103	2		Re,Ra,Ds
	2009	4											18	\$850- \$900	1,125	2		E,A,Dw
																		(Townhouse)
Guice Place Engram Court @ 1000 34th St. (LRPH)	1973	23	8	*	NA	1			8	*	NA	1	4	*	NA	1		Re,Ra,A
													2	*	NA	1		
													1	*	NA	1		(4-Bedroom Units) (5-Bedroom Units)
Gulf Mist Apts. 26 Pass Road (Sec. 8)	1961	188	36	*	565	1			98	*	627	1	16	*	827	1		Re,Ra,A,L Rc
									38	*	827	1						
Gulfport Manor 1630 Broad Ave.	1981	30	8	\$425	510	1			6	\$500	750	1						Re,Ra,Ds
									16	\$575	750	1.5						E,L,S,A,Dw
			(Contains several units that are temporarily unavailable for occupancy.)															
Hancock Townhouse 3503 Hancock Avenue	1996	9							9	\$700	1,250	2.5						Re,Ra,E,A Ds,Dw,WD
Harbor Square 1415 22nd Ave.	1968	16	8	\$650	684	1			4	\$750	912	1						Re,Ra,Ds,E A,L
									4	\$850	912	1						
Highton 811 McCune Court	1994	8	8	\$590	700	1												Re,Ra,Ds,E A,L,Dw
Hillside Gulfport Mar 488 Teagarden Rd. (HUD 202/8)	2008	29	28	*	540	1			1	NA	750	1						Re,Ra,Ds,E A,L,Dw
					(Elderly)													
Jamestown Apts. 711-725 Fournier Ave.	1972	8							8	\$800	1,025	2						Re,Ra,Ds,A WD,E,P,Dw
																		(Townhouse)
Kelly Apartments 1621-23 22nd St.	1971	8											8	\$595	1,100	1.5		Re,Ra,E,A
Kelly Apartments 1109-11 Joseph Ave.	1971	8							4	\$475	900	1	4	\$595	1,100	1		Re,Ra,E,A

APARTMENT SURVEY
GULFPORT
JUNE 2018

Name/Address Of Complex	Year Opened	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3 OR MORE BEDROOMS				Features
		Total Units	No.	Rent	Approx Sq. Ft.	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	
K'Teri 1532 Magnolia St.	1986	12							6	\$700	950	2					Re,Ra,A,E	
										6	\$750	1,290	1.5					Ds,Dw,WD
Legacy at Ashton Bay 12450 Three Rivers Road	2008	48							16	\$824	1,105	1.5	48	\$849	1,105	1.5	Re,Ra,Ds	
	2013	16								(Townhouse)				(Townhouse)			P,Dw,WD Rc,A,E	
Legacy at Gulf Pointe 710 Lindh Road	1981	128			88	\$634	592	1	40	\$684	809	1					Re,Ra,Ds,E	
	1985	80			40	\$699	680	1	24	\$754	1,005	1					A,P,B,Dw	
									16	\$804	1,005	2					S,WD,FP,L	
Live Oak Apts. 200 S. Kern Drive	1968	10							10	\$550	720	1					Re,Ra,Dw Ds,E,A	
Lyman Manor 13470 Old Highway 49 (Sec. 515)(RA-18)	1985	48			8	\$425	732	1	40	\$490	850	1					Re,Ra,A E,L,PI	
Lyman Village 14229 Old Highway 49 (Sec. 515)(LIHTC)	1985	48			16	\$425	732	1	32	\$490	850	1					Re,Ra,A E,L,PI	
Magnolia Apts. 1753 Magnolia St.	1969	16							16	\$500	750	1					Re,Ra,A	
Magnolia Hill 539 26th Ave.	1975	20	20	\$400	420	1											Re,Ra,Aw E	
		(Contains a number of units that are unavailable for occupancy.)																
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			20	\$560	596	1	20	\$660	857	1					Re,Ra,Ds	
					20	\$565	596	1	20	\$725	857	1					A,E,S,L Rc,Dw,P	
Magnolia Village 4205 Michigan Ave.	1987	16							16	\$600	800	1					Re,Ra,A,E L	
Magnolia State Apts. 1005 W. Birch Dr. (Sec. 515)(RA-38)	1980	60			12	\$465	686	1	48	\$560	825	1	8	\$620	1,041	1.5	Re,Ra,E	
	1982	40			8	\$496	686	1	24	\$580	825	1					A,L,PI	
Maison Dedeaux 205 Jackson St. (Sec. 515)	1985	48			16	\$535	664	1	32	\$585	906	1					Re,Ra,A L,E,PI	
Mark IV Manor 11387 Gould Rd.	1981	96			12	\$500	633	1	60	\$550	1,062	1.5	36	\$650	1,200	1.5	Re,Ra,Ds	
	1995	12								(Townhouse)				(Townhouse)			E,L,P,Dw A,B,S,TC	
Mills Ave. Apts. 1117 Mills Ave.	2013	8							8	\$650	800	1					Re,Ra,A,E Ds,Dw,WD	
N. Gulfport Apts. 8375 MS Ave.	1984	8							8	\$450	768	1					Re,Ra,E,A	
	1978	8							8	\$450	774	1						
North Park Estates Affordable Housing Community 8156 South Carolina Avenue (A former Region VIII LRP development; now an "affordable" residential subdivision and is not included in the totals.)	1959	124			28	*	NA	1	78	*	NA	1	72	*	NA	1	Re, Ra	
	1969	80											20	*	NA	1		
																	(4-Bedroom Units)	
																(5-Bedroom Units)		
Oasis Sands 477-493 Tegarden Rd.	2011	18											18	\$850	1,345	2	Re,Ra,A,Ds L,Pl,E,Dw,P	
Oaks, The 2720 Palmer Drive	1987	105			24	\$585	705	1	64	\$699	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	60			20	\$475	550	1	64	\$495	756	1	36	\$515	1,000	1	Re,Ra,A	
	1982	60															L,Pl,E	
Oxford Point 11070 East Taylor Road	2002	200			44	\$725	860	1	88	\$830	1,210	2	68	\$930	1,392	2	Re,Ra,Ds A,E,S,L,Dw Rc,TC,B,P	

APARTMENT SURVEY
GULFPORT
JUNE 2018

Palmetto Apts. 227 Palmetto Lane	1971	30			26	\$550	553	1	4	\$575- \$750	800	1						Re,Ra,E,A S,L,F	
Palms Apts. 1529 43rd Ave.	2000 2007	12 6							18	\$600	1,000	2						Re,Ra,A,Ds Dw,WD,E	
Palms, The 10471 Three Rivers Road	1985 1990	152 88			44	\$610- \$620	676	1	174	\$650- \$660	886	1						Re,Ra,Ds Dw,A,E,L B,P,Rc,S	
Palm View Apts. 529 E. Pass Road	1974	26							26	\$595	927	2						Re,Ra,Ds,L A,E,S,Dw,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	\$735	853	1	48	\$775 \$800- \$820 \$825- \$865	955 1,116	1 2	36	\$915- \$965	1,291	2		Re,Ra,Ds Dw,S,L,Rc P,E,FP,PI B,A	
PROSPER Gulfport 980 Courthouse Road	2008	426			24	\$719	803	1	24	\$845	1,134	1	48	\$1,045	1,409	2		Re,Ra,Ds Dw,E,S,P FP,B,Rc,PI A,WD,L	
					90	\$788	892	1	120	\$848- \$898 \$865- \$929	1,180	2							
Quarter, The 11350 New Orleans Ave.	2010	36							30	\$600	996	2	6	\$750	1,265	2		Re,Ra,Ds,P Dw,A,E	
Ravenwood 546 E. Pass Rd.	1986	48							24	\$650	1,050	1						Re,Ra,Ds,P	
									24	\$695	1,050	1						Dw,S,A,E,FP	
Regency Way 1400 28th Street (LIHTC)(CDBG)	2008	120			12	\$493	715	1	72	\$592	990	2	36	\$678	1,212	2		Re,Ra,Ds,P Dw,A,E,S,B Rc,WD,PI	
Reserve At Three Rivers, The 11200 Three Rivers Road	2002	256	16	\$549	560	1	48	\$649	827	1	144	\$749- \$759	1,084	2	48	\$859- \$864	1,227	2	Re,Ra,Ds,P Dw,A,E,S,L Rc,B
Richardson Th's 11600 Lorraine Rd.	1974	60			4	NA	650	1	52	NA	800	1.5	4	NA	1,000	1.5		Re,Ra,Ds,P Dw,A,E,L	
																		(Townhouse)	
Riverchase Park 11111 Highland Ave. (LIHTC)	2009	216			36	\$464	896	1	108	\$591	1,102	2	72	\$676	1,280	2		Re,Ra,Ds Dw,A,E,Rc P,S,PI,WD	
Sand Hill Village 11337 Gould Road (Sec. 515)	1983	48			8	\$470	633	1	40	\$520	817	1						Re,Ra,E A,L,PI	
Sawgrass Park 4545 Engram Drive (LIHTC)	2008	204			24	\$494	657	1	96	\$591	1,102	2	84	\$678	1,280	2		Re,Ra,Ds Dw,A,E,Rc P,S,PI,L	
Saraland 8010 Hwy. 49N (Sec. 202/8)	1981	100			88	*	543	1	12	*	719	1						Re,Ra,E L,A	
																		(Some units are unavailable for occupancy due to rehabilitation).	
Sea Breeze Apts. 5400-20 28th Street	1987	12			4	\$400	600	1	8	\$425	800	1						Re,Ra,Ds Dw,A,E	
Sea Palm 821 Hardy Avenue	2004	9							9	\$675	780	1						Re,Ra,Ds A,E,Dw,L	
Sanderson Village 1000 34th St. (LIHTC)(CDBG)	2015	80			40	\$600	896	1	40	\$746	1,113	1						Re,Ra,Ds Dw,E,L,Rc B,PI,WD,P	
																		(Elderly)	
South Carolina Ave. Apartments 8405 S. Carolina Ave.	1971	8			8	\$450	400	1										Re,Ra,E,A	
Southampton Townhomes Layton Drive @ Loposser Avenue	2010	52											8	\$850- \$975	1,145	2.5		Re,Ra,Ds Dw,A,E,P WD	
													26	\$850- \$975	1,210	2.5		(Townhouse)	
													18	\$850- \$975	1,217	2.5		(Townhouse)	
																		(Townhouse)	

APARTMENT SURVEY
GULFPORT
JUNE 2018

Name/Address Of Complex	Year Opened	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3 OR MORE BEDROOMS				Features	
		Total Units	No.	Rent	Approx Sq. Ft.	Ba No.	Rent	Approx Sq. Ft.	Ba No.	Rent	Approx Sq. Ft.	Ba No.	Rent	Approx Sq. Ft.	Ba No.				
Southern Pines 15373 St. Charles St.	1973	98	8	\$470 (Furnished)	560	1	16	\$570	632	1	32	\$700	932	1.5	20	\$875 (Townhouse)	1,650	2.5	Re,Ra,Ds Dw,A,E,Rc 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	\$375	500	1	8	\$495	680	1					Re,Ra,E,A (Some units are unavailable for occupancy due to rehabilitation).
Stonegate 3939 21st Street (LIHTC)	2005	44													40	\$608 4 \$473	1,374 1,059	2.5 2	Re,Ra,E L,A,Dw
Suggar Mill 1200 Mill Road	1971	82					20	\$490	500	1	42	\$640	832	1					Re,Ra,Ds Dw,E,L,S Rc,B,P,A
Teagarden Commons 352 Teagarden Rd.	2011	20													20	\$789	1,000	2	Re,Ra,Ds A,E,P,Dw B,L
Thirty-fourth Ave. Apts. 2804 34th Ave.	1987 1988	16 16									32	\$500	780	1					Re,Ra,A E
Thomasville Apartments 2340 E. Pass Road	1994	50									30	\$625	902	2					Re,Ra,Ds A,E,P,Dw B,L
Trailwood Village 14180 O'Neal Road	1982 1983	8 32									4	\$650	1,064	1					Re,Ra,Ds Dw,E,A,P WD
Three Rivers Landing 13120 Three Rivers Road (LIHTC)	2009	170					20	\$535	776	1	80	\$641 (Townhouse)	1,122	1.5	70	\$737 (Townhouse)	1,320	2	Re,Ra,Ds Dw,E,A,P WD,Rc,PI B
Tropical Cove 1248-1334 E. Pass Road	2007	49									17	\$800	1,098	2					Re,Ra,Ds Dw,E,A,P B,WD
20th Avenue Apts. 2102 20th Ave.	1970 1980	6 3					8	\$500	500	1	1	\$600	800	1					Re,Ra,Ds E,A,L
Villas Sur La Riviere, The 3103 8th Avenue	1971	120					10	\$529	527	1	100	\$599 (Townhouse)	925	1					Re,Ra,A,E L,PI,Ds,Dw S,WD
Watersmark 1704 21st Ave.	1945	72					9	\$575	760	1	63	\$605	760	1					Re,Ra,Dw A,L,PI
Woodley Square 429 Teagarden Road	1957	15					3	\$325	506	1	10	\$425	650	1	2	\$425	867	1	Re,Ra,Ds A
Subtotal Market-Rent:																			
Existing		4,516	52				1,078				2,817				569				
Under Construction		0	0				0				0				0				
Total		4,516	52				1,078				2,817				569				
Subtotal Assisted:																			
Existing		2,538	0				550				1,287				701				
Under Construction		0	0				0				0				0				
Total		2,538	0				550				1,287				701				

APARTMENT SURVEY
LONG BEACH
JUNE 2018

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS			1-BEDROOM UNITS			2-BEDROOM UNITS			3 OR MORE BEDROOMS			Features														
			No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.															
Alexander Rd. Apts. 264 Alexander Ave.	1969	16							16	\$595	900	1				Re,Ra,E,A													
Arbor Station 1000 Arbor Station Drive	1998 2003	256 112				72	\$800	923	1	80	\$909	1,141	2	40	\$1,079	1,495	2	Re,Ra,Ds,A Pl,S,FP,Rc Dw,P,B,L,E											
Beach Club 2012 W. Second St.	2008	220				28	\$685	750	1	32	\$835	1,050	2	20	\$960	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	\$510- \$526	775	1	12	\$530- \$556	1,000	1	Re,Ra,E A,Pl,L			
Fountain Apts. 400 Klondyke Road	1969	8																8	\$500	750	1				Re,Ra,E,A				
Georgetown Apts. 217 Ferguson Ave.	1973	8	4	\$350	325	1	4	\$400	550	1																Re,Ra,A,El L			
Green Acres 300 Alyce Place	1970	20				16	\$745	500	1	4	\$900	736	1													Re,Ra,E,P A,L,F,B,El			
Hampton House 4401 Beat Line Road	1996	128				8	\$645	750	1	48	\$745	1,071	2	8	\$900	1,200	2	Re,Ra,Ds L,S,P,Rc,E B,A,Pl,Dw											
Jefferson Arms 903 9th Street	1971	8																			8	NA	800	1.5				Re,Ra,Ds A,E,Dw	
(Townhouse)																													
(Has several units temporarily unavailable for occupancy.)																													
Julian Manor 101 Pimlico Street	1971	48				16	\$525	575	1	32	\$599	725	1													Re,Ra,L,S Ds,Dw,A,E			
Long Beach Courtyards 333-339 McCaughn Ave.	1972	16																			16	\$550- \$625	850	1.5				Re,Ra,A E,Ds,L	
(Townhouse)																													
Long Beach Square 203 N. Cleveland Ave.	1984	100				60	\$595	584	1	40	\$695	777	1													Re,Ra,Ds,A L,S,P,Dw,E			
Long Beach Station 210 Second Ave. Re-Built	1971 2013	72																			72	\$720	708	1				Re,Ra,E A,Pl,Ds,S Dw,WD	
Mariner's Village 18400 28th Street (LTWFH)	2011	108				18	\$592- \$750	797	1	54	\$686- \$865	1,045	2	36	\$805- \$950	1,271	2	Re,Ra,Ds,B Dw,P,Rc,E WD,S,Pl,A											
Park Plaza 18147 Allen Road/1015 Park Row	1980	18																			17	\$550	711	1	1	NA	1,000	1	Re,Ra,Ds E,Dw,A
(Has several units temporarily unavailable for occupancy.)																													
Park Row Apts. 339 Park Row Ave.	1972	12																			12	\$600	1,023	1.5				Re,Ra,Ds A,E,P,Dw	
(Townhouse)																													
Park Row Th's 100-110 Park Row Ave.	1971	20																			12	\$550	1,000	1				Re,Ra,E,A Ds,Dw,WD	
(Has several units temporarily unavailable for occupancy.)																													
8 \$700 1,000 1.5 (Townhouse)																													
Via Don Ray Apartments 101-156 Via Don Ray Drive	1987 1988 2001	24 8 8																			12	\$635	1,100	1				Re,Ra,Ds A,P,Dw,E P,B	
8 \$725 1,072 1																													
8 \$650 1,100 2																													
12 \$750 1,200 1.5 (Townhouse/FP)																													
Woodward Park I & II 202 Alexander Ave. 102 N. Girard Ave. (LRPH)	1971 1981	50 25				20	*	NA	1	29	*	NA	1	14	*	NA	1	Re,Ra,P,A											
1 * NA 1 1 * NA 1 8 * NA 1																													
(Handicapped) (Handicapped) (4-Bedroom Unit)																													
2 * NA 1																													
(5-Bedroom Unit)																													
Woodway Square 509 McCaughn Ave.	1980 1981	8 8																			16	\$695	1,000	1.5				Re,Ra,Ds Dw,E,L,A	
(Townhouse)																													
Subtotal Market-Rent:																													
Existing		1,118	4			308				677				129															
Under Construction		0	0			0				0				0															
Total		1,118	4			308				677				129															
Subtotal Assisted:																													
Existing		243	0			39				132				72															
Under Construction		0	0			0				0				0															
Total		243	0			39				132				72															

APARTMENT SURVEY
PASS CHRISTIAN
JUNE 2018

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3 OR MORE BEDROOMS				Features
			No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	
Camile Village 640 Hurricane Circle (LIHTC)	1970 2008 (Rehab)	86				27	\$451	475	1	24	\$539	840	1	24	\$617	925	2	Re,Ra,E,A L,Pl,Ds,Dw WD,Rc	
Caribbean in The Pass 707 East North Street (LIHTC)	1998	100								50	\$680	870	1.5	50	\$780	1,068	2	Re,Ra,Ds,E Dw,L,S,Rc	
Penthouse Garden Apts. 1550 E. Second St.	1971	48				48	\$595	684	1									Re,Ra,Ds,S Dw,E,A,TC	
Royal Pines 590 Royal Pines Drive	1972	28				4	NA	650	1	12	\$650	880	1.5	12	\$745	880	1.5	Re,Ra,Ds,A Dw,E,L,P	
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 2018

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3 OR MORE BEDROOMS				Features	
			No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba		
Canel Pointe 7017 72nd Avenue	1959	106					24	\$455	550	1	48	\$500	864	1	24	\$535	1,073	1	Re,Ra	
															8	\$600	1,254	1.5	(4-Bedroom Units)	
															2	\$700	1,673	2	(5-Bedroom Units)	
(A former Region VIII LRPD development; now an "affordable" residential subdivision and is not included in the totals.)																				
Cedar Lake Apts. 12491 Hudson Krohn Rd.	1975	26					12	\$475	685	1	14	\$550	769	1						Re,Ra,Ds A,E,L,Dw
Haven, The 7151 73rd Avenue	1971	50									26	NA	864	1	18	NA	1,073	1	Re,Ra	
															4	NA	1,254	1.5	(4-Bedroom Units)	
															2	NA	1,673	2	(5-Bedroom Units)	
(A former Region VIII LRPD development; now an "affordable" residential subdivision and is not included in the totals.)																				
Robinwood Apts. 18049 Old Hwy 49	1998	4									4	\$500	1,250	1.5	36	\$700-	1,000	2	Re,Ra,Ds	
	1999	8														\$850	1,350		A,E,Dw	
	2000	12																	WD	
	2001	4																		
	2004	12																		
(Several units at this property are unavailable for occupancy.)																				
Village Place Apts. 18059 Robinson Road (LIHTC)(CDBG)	2010	96					12	\$493	715	1	48	\$592	990	2	36	\$677	1,212	2	Re,Ra,A Dw,Pl,Ds Rc,WD,S E	
Subtotal Market-Rent:																				
Existing		66	0				12				18				36					
Under Construction		0	0				0				0				0					
Total		66	0				12				18				36					
Subtotal Assisted:																				
Existing		96	0				12				48				36					
Under Construction		0	0				0				0				0					
Total		96	0				12				48				36					

APARTMENT SURVEY
GAUTIER
JUNE 2018

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3 OR MORE BEDROOMS				Features
			No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	
Antebellum Manor 5080 Gautier- Vancleave Rd.	1999 2001 2002	48 24 28					28	NA	700	1	72	NA	950	1.5					Re,Ra,Ds E,L,Dw,Rc A,S
(Converted to extended stay accommodations. This property is not included in the totals.)																			
Bayou Village 1919 Martin Bluff Road (LIHTC)	2008	128									96	\$623	1,229	2	32	\$720	1,449	2	Re,Ra,Ds,A Dw,E,Rc,P B,L,Pl,WD
College Villa 2726 Ladnier Rd. (Sec. 236/8)	1971	80				12	*	513	1	48	*	707	1	20	*	801	1	Re,Ra,A,E L	
Gautier Point 2826 Ladnier Rd. (Sec. 202/8)	2014	20				20	*	550	1										Re,Ra,Rc E,L,A
Glenmark 1709 Martin Bluff Road	1973	72				35	\$500	720	1	37	\$600	920	1						Re,Ra,A,L E,B,P,Pl
Magnolia Oaks 2804 Dubarry Drive	1974	109				32	\$610	654	1	24	\$660	816	1	5	\$795	1,175	1.5	Re,Ra,Ds,A Dw,E,Rc,S P,B,L,E,Pl	
										24	\$765	958	2		(Townhouse)				
										24	\$770	967	1.5		(Townhouse)				
Magnolia Place 3501 Hwy. 90 (LIHTC)	1999	40				20	\$370	621	1	10	\$470	806	1	10	\$525	950	2	Re,Ra,Ds A,E,L,Dw	
River Bend 1625 Martin Bluff Road	1974	102								84	\$650- \$795	1,152	1.5	18	\$750- \$850	1,536	2.5	Re,Ra,Ds A,E,S,P,L Rc,Dw,TC	
(This property has active listings on individual units both "for sale" and "for rent" and is not included in the totals.)																			
Singing River Apartments 3605 Gautier-Vancleave Rd.	1974	134				48	\$510- \$550	579	1	80	\$560- \$585	774	1	6	\$825- \$875	1,392	2.5	Re,Ra,Ds E,Rc,L,Dw A,S,Pl	
(This property has several units temporarily unrentable due to renovation.)																			
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	\$611	1,000	1	24	\$670	1,200	2	Re,Ra,Ds A,E,L,Dw	
The Crossing at Ladnier 2020 Ladnier Rd. (LRPH)	1975	144				24	*	666	1	88	*	841	1	32	*	972	1	Re,Ra,Ds A,E,L,Dw	
The Pointe 3513 Beasley Road	2000	168				32	\$750- \$825	742	1	56	\$855	1,039	2	32	\$975- \$1,005	1,361	2	Re,Ra,Ds,A Dw,E,Rc,S P,B,L,E,Pl	
										24	\$865	1,114	2						
										24	\$895	1,137	2						
Subtotal Market-Rent:																			
Existing		483	0			147				293				43					
Under Construction		0	0			0				0				0					
Total		483	0			147				293				43					
Subtotal Assisted:																			
Existing		460	0			76				266				118					
Under Construction		0	0			0				0				0					
Total		460	0			76				266				118					

APARTMENT SURVEY
MOSS POINT
JUNE 2018

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3 OR MORE BEDROOMS				Features
			No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	
Bayou Oaks 4180 W. Bayou Ave.	2003	8									8	\$650	1,105	1.5					Re,Ra,Ds Dw,L,P,A
Camelia Place 3901 Camelia St.	1975	8									8	\$450	700	1					Re,Ra,E
Chateau Apts 3400 Dantzler St.	1966	16									16	\$500	825	1					Re,Ra,Ds Dw,A,E,L
East Hwy 90 Apts. 7430 Old Stage Road	1972 1981	16 14					30	\$150- \$175 (Wk)	500	1									Re,Ra,E,A El,F
Genoa's Place 4519 McArthur St.	1972	24					4	\$450	550	1	20	\$550	1,100	2					Re,Ra,A,E
Grey Manor Apartments 6519 Jasmine Street	1973	8									6	\$500	700	1					Re,Ra,E
Indian Oaks 3607 Dantzler St.	1965	15									2	\$550	700	1					
J & S Apts. 6443 Jasmine St.	1974	8					8	\$400	575	1									Re,Ra A
J & S Apts. 6525 Short Cut Rd.	1972	16									16	\$475- \$500	720	1					Re,Ra,A,E P,B
Jasmine Apts. 6530-34 Jasmine St.	1975	15									15	\$475- \$525	650	1					Re,Ra,A,E
Landings 3907 Walnut Street (Re-built)	1973 2015	8									8	\$450	650	1					Re,Ra,A,E Ds,Dw
Landings 6525 Jasmine St.	1973	8									8	\$450	650	1					Re,Ra,E,A
Magnolia Apts. 6430-36 Jasmine St.	1974	8					4	\$450	500	1	4	\$500	775	1					Re,Ra,E,A
Magnolia Pointe 4901 Tanner St.	1959	60					10	NA	637	1	28	NA	822	1	18	NA	976	1	Re,Ra,A,E
(A former Region VIII LRP development; now an "affordable" residential subdivision and is not included in the totals.)																			
MacPhellah Community Apts. 3930 MacPhelah St.	1980	16									16	\$500	925	1					Re,Ra,A,E WD
Meridian Apts. 5013 Meridian St. (Re-built)	1970 2013	10									10	\$475	750	1					Re,Ra,A,E
Myrtle Grove Pte. 4324 Peters St. (LRPH) (Re-built)	1959 2010	72					14	*	NA	1	34	*	NA	1	20	*	NA	1	Re,Ra,A PI
Renaissance Apts. 6513 Grierson St.	2001	8									8	\$600	800	1					Re,Ra,Ds,P A,S,L,Dw
V & W Apts. 3907 Branch St.	1950	8									8	\$475	600	1					Re,Ra,A,E
Subtotal Market-Rent:																			
Existing		214	0				46				168				0				
Under Construction		0	0				0				0				0				
Total		214	0				46				168				0				
Subtotal Assisted:																			
Existing		72	0				14				34				24				
Under Construction		0	0				0				0				0				
Total		72	0				14				34				24				

APARTMENT SURVEY
OCEAN SPRINGS
JUNE 2018

Name/Address Of Complex	Year Opened	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3 OR MORE BEDROOMS				Features	
		Total Units	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.	No.	Rent	Approx Ba Sq. Ft.		
Bienville Apts 318 Porter Ave.	1969	16						16	\$600- \$650	750	1						Re,Ra,L E,A		
Cedar Oaks 924 Porter Ave.	1970	26				8	\$550	600	1	18	\$650	800	1				Re,Ra,Ds Dw,A,E,L		
Chateau Bayou 2803 Bienville Blvd.	1973	122				36	\$625	688	1	24	\$725	1,012	1				Re,Ra,Ds Dw,A,E,L S,Rc,B,P		
						22	\$695	800	1	16	\$775	1,012	2						
										24	\$795	1,145	1.5						
										(Townhouse)									
Chateau Charlene 431 Bechtel Blvd.	1971 1972	36								36	\$650- \$685	1,050	2				Re,Ra,Ds E,A,P,Dw,L		
Colonnades, The 4901 Reilly Road (LIHTC)	2009	56								56	\$623 (Elderly)	1,229	2				Re,Ra,Ds E,A,P,Dw WD,Rc		
Desoto T'homes 808 W. Desoto Ave.	1974	14								4	NA	1,320	2.5	6	NA	1,179	2.5	Re,Ra,Ds A,E,L,P,Dw B	
										2	NA	1,584	2.5	2	NA	1,600	2.5		
										(Townhouse)									
										(Individual units are currently offered "for sale" this property is not included in the totals.)									
Dominion, The 310 Holcomb Blvd.	2008	56				22	\$750	750	1	22	\$900	1,150	2	12	\$1,050	1,500	2	Re,Ra,Ds A,E,L,P,Dw B,S	
Fort Bayou 3230 Cumberland Road	1972	90				48	\$639 (Townhouse)	896	1.5	34	\$739 (Townhouse)	1,088	1.5	4	\$875	1,152	2	Re,Ra,Ds A,E,Rc,S,B Dw,L,TC,P	
										4	\$925	1,249	2						
Jeff Davis Apartments 114 Ethel Circle	1969	44				8	\$575	558	1	36	\$625	750	1				Re,Ra,Ds A,E,L,S,Dw		
Ocean Springs Station 3500 Groveland Road	2007	58								12	\$995	1,069	2	8	\$1,095	1,278	2	Re,Ra,Ds A,E,L,P,Dw B	
										12	\$1,025	1,069	2	8	\$1,150	1,278	2		
										16	\$1,050	1,069	2	2	\$1,195	1,278	2		
Samaritan House 642 Jackson Ave. (Sec. 202/8)	1987	50	10	*	484	1	35	*	537	1							Re,Ra,A E,L,Rc		
Villa Maria 921 Porter Ave. (Sec. 202/236)	1971	198	99	*	479	1	99	*	618	1							Re,Ra,A E,L,Rc		
West Gate 2300 Westbrook Street	1970	90				30	\$655	725	1	60	\$715	912	1				Re,Ra,Ds Dw,E,S,L,A		
Subtotal Market-Rent:																			
Existing		538	0			174				326				38					
Under Construction		0	0			0				0				0					
Total		538	0			174				326				38					
Subtotal Subsidized:																			
Existing		304	111			137				56				0					
Under Construction		0	0			0				0				0					
Total		304	111			137				56				0					

APARTMENT SURVEY
PASCAGOULA
JUNE 2018

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3 OR MORE BEDROOMS				Features
			No.	Rent	Approx Ba	Sq. Ft.	No.	Rent	Approx Ba	Sq. Ft.	No.	Rent	Approx Ba	Sq. Ft.	No.	Rent	Approx Ba	Sq. Ft.	
Ashley Square 3702 Snook Ave.	1970 1971	34 8					11	\$515	625	1	24	\$625 (Townhouse)	1,056	1.5					Re,Ra,A,L Ds,Dw
Autumn Trace 3000 Brazil St.	1972	72					16	\$489	604	1	40	\$589	820	1	16	\$689	1,032	1	Re,Ra,A,L Ds,Dw,E
Azelea Park 3015 Eden St.	1971 1972	60 68					24	\$479	531	1	36	\$559	629	1	8	\$699	983	1.5	Re,Ra,Ds,L Dw,A,E,S,PL
Bandywood 5111 Orchard Rd.	1973 1974	48 56					16	\$499	600	1	72	\$579	831	1	16	\$699	984	1.5	Re,Ra,Ds,S TC,E,A,L,Dw
Bardwell Apts. 4508 Lanier Street	1973	20					20	NA	650	1									Re,Ra,E,A
(A number of units are unrentable due to renovation.)																			
Bay Towers 1203 Market Street (LTWFH)	1964	76	6	\$597 (Elderly)	521	1	22	\$601 (Elderly)	650	1	8	\$754 (Elderly)	942	1					Re,Ra,Ds,L A,EI,S,P,B Dw,Rc
			2	\$715 (Elderly)	521	1	21	\$725 (Elderly)	650	1	5	\$845 (Elderly)	942	1					
											3	\$754 (Elderly)	942	2					
											9	\$905 (Elderly)	942	2					
Bayside Village 2903 Pascagoula Street (LIHTC)	2011	57	5	\$450 (Elderly)	500	1	46	\$500 (Elderly)	660	1	3	\$610 (Elderly)	850	1					Re,Ra,A,L Ds,Dw,E,Rc WD
											3	\$620 (Elderly)	850	2					
Bartlett Bayou 2718 Bartlett Ave. (LIHTC)	2005	48									16	\$582	1,020	2	24	\$602	1,196	2	Re,Ra,A,L Ds,Dw,E,P B,PL
											4	\$618 (Townhouse)	1,079	2	4	\$718 (Townhouse)	1,326	2.5	
Bayou Villa 3700 Lanier St.	1973	24									24	\$575	852	1					Re,Ra,Ds,A E,P,B,Dw
Bonapart Square 3801 Melton Ave.	1973	120					36	\$525	625	1	72	\$555	825	1	12	\$640 (Townhouse)	1,025	2	Re,Ra,Ds,S E,L,Dw,A,TC
(A number of apartment units are temporally unavailable for rent.)																			
Brentstone 2712 Bartlett Ave.	1970	54					16	\$450	648	1	28	\$480	864	1					Re,Ra,Ds A,E,S,L,Dw
							2	\$450	657	1	8	\$550	960	1.5					
Chateau Oaks 2113 Alex Ave. (LRPH)	1959 1961	24 85					36	*	NA	1	42	*	NA	1	22	*	NA	1	Re,Ra
															8	*	NA	1	
																			(4-Bedroom Units)
															1	*	NA	1	
																			(5-Bedroom Units)
Cambridge Park 3414 Shortcut Road (Tax Exp. Bonds)	2003	200					32	\$565	915	1	112	\$676	1,080	2	56	\$777	1,340	2	Re,Ra,Ds A,E,L,S,Dw Rc,Pl,P,B
Cedars, The 1915 Arizona St.	1986	8									8	\$600 (Townhouse)	860	2					Re,Ra,E,A Ds,Dw,P
Chateau Tourraine 1334 S. Pascagoula St.	1968	36					20	\$650	713	1	16	\$825 (Townhouse/WD)	1,075	1.5					Re,Ra,Ds,L Dw,A,E,S,P,B
Colonial Manor 1823 Parsley St.	1964	88					32	\$545	650	1	56	\$645	868	1					Re,Ra,Ds,E Dw,A,S,L
Compass Pointe 4100 Chico Road	1973	113	16	\$495	512	1	32	\$515	514	1	8	\$610	810	1	9	\$770	1,444	2	Re,Ra,Ds A,E,Rc,TC L,P,B,Dw,S
							4	\$515	552	1	12	\$645 (Townhouse)	1,024	1.5					
							16	\$545 (Townhouse)	767	1	16	\$675 (Townhouse)	1,056	1.5					
Cotita Apts 3811 Market St.	1973	26					24	\$450	636	1	2	\$550	880	1					Re,Ra,E,A
Country Club 1404 S. Belair St.	1964	34					12	\$550	650	1	22	\$650	800	1					Re,Ra,Ds,A E,Dw,L,S,P
Eastwood 5101 Orchard Road	1972	120					24	\$600 (Townhouse)	610	1	84	\$700 (Townhouse)	800	1.5	12	\$810 (Townhouse)	1,000	1.5	Re,Ra,Ds Dw,A,E,L,S
Eastside Apts 2209 Catalpa Ave.	1971	18					18	NA	500	1									Re,Ra
(These units are not available for rent.)(This property is not included in the total.)																			
Eden Manor 2917 Eden St.	1973	44									44	\$575	832	1					Re,Ra,E,A L,Ds

APARTMENT SURVEY
PASCAGOULA
JUNE 2018

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3 OR MORE BEDROOMS				Features
			No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	No.	Rent	Approx Sq. Ft.	Ba	
Edenwood Apts. 2403 Eden Street (LIHTC)	2003	52									24	\$522	990	2	28	\$644	1,157	2	Re,Ra,Ds A,E,L,Dw
Farragut Apts 3115 St. Francis St.	1970	10									10	\$375 (Wk)	775	1					Re,Ra,Ds,WD Dw,A,El,F
Granada Apts. 3416 Chico Road	1976	84					24	\$495	684	1	52	\$555	826	1	8	\$635	1,065	2	Re,Ra,Ds,E Dw,Rc,L,A,S
Greywood Glen 4900 Old Mobile Hwy.	1974	136					24	\$530	660	1	88	\$635	870	1	24	\$760	970	1.5	Re,Ra,Ds,P A,E,L,Dw,S
Gulf Breeze 1202 S. Belair St.	1970	15					2	\$425	650	1	5	\$550	750	1					Re,Ra,E,A L
Gulf Vista 1310 Market St.	1970	33					6	\$550	623	1	8	\$650	870	1	8	\$750	1,079	2	Re,Ra,Ds,E
															8	\$750	1,122	2	Dw,A,L,B
															1	\$750	1,357	2	
															2	\$850	1,344	1.5	
															(4-Bedroom Unit)				
Hartford Commons 3102 Eden Street	1971 1972	102 8	8	\$450	460	1	16	\$510	623	1	32	\$555	838	1	2	\$800	1,224	1.5	Re,Ra,Ds
							24	\$510	634	1	8	\$555	800	1					Dw,A,E,L
							12	\$555	640	2	6	\$650	1,050	1.5	2	\$850	1,660	3	
															(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 was totally occupied by the military and is not included in total.)												
Larsen Lane 1306-1402 Larson Ave. (LRPH)	1956	24					4	*	NA	1	10	*	NA	1	8	*	NA	1	Re,Ra
															2	*	NA	1	
															(4-Bedroom Units)				
Lexington Pointe 3705 Lexington Ave. (LRPH)	1971	65					6	*	NA	1	24	*	NA	1	30	*	NA	1	Re,Ra,A
															4	*	NA	1	
															(4-Bedroom Units)				
															1	*	NA	1	
															(5-Bedroom Units)				
Lodge, The 2816 Eden Street (LTWFH)	1974	209					97	\$625	625	1	112	\$725	936	1					Re,Ra,WD,B E,L,S,A,Rc,P Ds,Dw,TC
Magnolia Manor 3401 Brooks St.	1973	38									38	NA	780	1					Re,Ra,Ds,E L,P,TC,A
							(This property is temporally unrentable; proposed for be rehabilitated under the LIHTC program.)												
Meadow Wood 4315 Old Mobile Hwy.	1972	76									32	\$570	958	1.5	44	\$640	1,043	1.5	Re,Ra,Ds,A L,E,S,TC,Dw
															(Townhouse)				
Meredith Manor 2214 Catalpa Avenue	1972	26					20	\$400	550	1	6	\$500	680	1					Re,Ra,A,E L
Monaco Lake 5210 Monaco Drive	1974	120					16	\$495	723	1.5	88	\$595	891	1.5	16	\$695	1,059	1.5	Re,Ra,Ds,P A,E,L,S,Dw
							(Townhouse)				(Townhouse)				(Townhouse)				
Morrison Village 2503 Old Mobile Hwy. (LIHTC)(CDBG)	2009	120					48	\$564	726	1	72	\$679	1,030	2					Re,Ra,Ds,P A,E,L,Dw,S Rc,WD
							(Elderly)				(Elderly)								
Oakwoods 1115 Agnes	1974 1978	10 3					13	\$450	550	1									Re,Ra,E,A
Palm Oaks 4409 McArthur St.	1976 1978	18 6									12	\$480	950	1.5					Re,Ra,Ds,P A,E,L,Dw
											12	NA	950	1.5					
											(Townhouse)								
							(This property contains 24-units and only 12-units are available for rent. The unrentable units are not included in the total.)												
Patio Apts 1950 Pascagoula St.	1971	24					8	\$500	700	1	16	\$550	800	1					Re,Ra,Ds,PI E,A,L,Dw
Pine Tree Apts. 3502 Hospital Rd.	1973	24									24	\$575	770	1					Re,Ra,Ds E,A,L,Dw
Regency Woods 4800 Long Avenue	1974	184					48	\$575	710	1	88	\$675	1,008	2	48	\$775	1,098	2	Re,Ra,Ds,S A,E,L,Rc,Dw
							(One building is temporally unrentable due to fire damage.)												
Sapphire Suites 1715 11th Street	1960	20									20	\$900	918	1					Re,Ra,Ds,A Dw,El,WD
							(Has several units temporally unrentable due to renovation.)												
Singing River Townhomes 3419 Hospital Street	1972	18									14	\$500	915	1.5	4	\$600	1,179	2	Re,Ra,Ds,A E,L,P,PI
											(Townhouse)				(Townhouse)				

APARTMENT SURVEY
PASCAGOULA
JUNE 2018

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS			1-BEDROOM UNITS			2-BEDROOM UNITS			3 OR MORE 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.				
Stewart Apts. 4309 Scovel Road	1970	72				34	\$515	750	1	32	\$615	985	2	6	\$715	1,135	2	Re,Ra,Ds A,E,L,Dw
Sunchase Townhomes 3200 Hospital Street	1975	43								42	\$595	1,020	2	1	NA	1,000	2	Re,Ra,Ds Rc,P,S,L E,A,Dw,WD
Taylor Heights Apts. 2503 Old Mobile Highway (LIHTC)(CDBG)	2009	144				24	\$525	715	1	72	\$630	990	2	48	\$723	1,212	2	Re,Ra,Ds Rc,A,E,L,WD Dw,S,PI
Tall Pines Apts. 4004 Scovel Avenue	1971	55								27	\$580	837	1					Re,Ra,A,L Ds,Dw,E
										28	\$650	954	1					(Washer/Dryer)
Twin Tree Apts. 3301 Argentina St.	1973	12				12	\$500	583	1									Re,Ra,E,A
Williamsburg Square 2101 Eden St.	1973	60								44	\$750	1,050	1.5	16	\$850	1,221	1.5	Re,Ra,Ds Rc,A,E,L,WD Dw,S,P
																		(Townhouse)
Willow Creek 2925 Eden Street	1973	96				40	\$525	640	1	56	\$575	916	1					Re,Ra,Ds Dw,A,E,L
Subtotal Market-Rent:																		
Existing		2,314	24			632				1,395				263				
Under Construction		0	0			0				0				0				
Total		2,314	24			632				1,395				263				
Subtotal Assisted:																		
Existing		1,104	13			336				519				236				
Under Construction		0	0			0				0				0				
Total		1,104	13			336				519				236				

APARTMENT SURVEY
UNINCORPORATED JACKSON COUNTY
JUNE 2018

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3 OR MORE 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	
Bridgewater Park 14104 Big Ridge Rd. (LIHTC)	2009	198					48	\$549	787	1	90	\$665	1,059	2	60	\$759	1,271	2	Re,Ra,Ds,A E,L,S,Rc,Dw P,B,WD
Crossroads Villas 6147 Firestone St.	2010	20									20	NA	1,100	2					Re,Ra,Ds,A Ds,Dw,E,P
(These units are located at the Crossroads Church of the Nazarene. Not included in the totals.)																			
Escatawpa Village 8603 Hwy. 613 (Sec. 515)(RA-31)(LIHTC)	1984	32					8	*	639	1	24	*	843	1					Re,Ra,E,A Pl,L
Hill Rd. Apts. 3800 Hill Road	1982 1983 1984	8 16 8					32	\$325	432	1									Re,Ra,E,Aw
(Several units are unavailable for occupancy.)																			
Golfing Green 1 Golfing Green Drive	1979	62					16	NA	747	2	34	NA	919	2	12	NA	1,254	3	Re,Ra,Ds,A Ds,Dw,E,P,B
(These units were recently renovated and several are offered for sale or for rent. These units are not included)																			
Grand Biscayne 14510 Lemoyne Blvd.	2008	316					84	\$715	750	1	168	\$919	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,Pl,WD
Knollwood Village 4200-4204 Knowles Rd.	1958	8									8	\$550	600	1					Re,Ra,A,E
Lexington Park 7350 Tucker Road (LIHTC)	2009	120					12	\$549	780	1	48	\$665	1,049	2	60	\$759	1,262	2	Re,Ra,Ds,A E,L,S,Rc,Dw P,B,WD,Pl
Martinique 15807 Lemoyne Blvd.	2001	56					56	\$565	750	1									Re,Ra,Ds,L A,E,S,P,B Dw
M & D Apts. 10612 Hwy. 613	1986	8									8	\$500	725	1					Re,Ra,E,A
McClelland Apts. Adams St. @ McClelland Rd.	2010 2011	26 16									16	\$650	1,020	1.5	10	\$650	942	2	Re,Ra,A,E Dw,Ds,WD
Oakridge Park I 7400 Gorenflo Rd. (Sec. 515)(RA-1)	1982	40					12	\$476	675	1	28	\$501	838	1					Re,Ra,E,A Pl,L
Oakridge Park II 15500 Big Ridge Rd. (Sec. 515)	1983	48					16	\$471	675	1	32	\$496	838	1					Re,Ra,E,A Pl,L
Oceanaire Apts. 16016 Lemoyne Blvd.	2008	196					22	\$847	700	1	38	\$1,030	1,104	2	8	\$1,166	1,441	2	Re,Ra,Ds,A L,S,Rc,Dw E,B,P
							22	\$857	700	1	38	\$1,061	1,104	2	8	\$1,275	1,441	2	
							22	\$867	700	1	38	\$1,089	1,104	2					
The Reserve At Gulf Hills 6721 Washington Ave.	2000 2001	252 156					20	\$855	794	1	8	\$965	1,137	2	20	\$1,075	1,429	2	Re,Ra,Ds,A E,L,S,Rc,P Dw,B,Pl
							40	\$835	794	1	16	\$935	1,137	2	40	\$1,035	1,429	2	
							12	\$855	797	1	16	\$965	1,172	2	8	\$1,075	1,439	2	
							24	\$835	797	1	32	\$935	1,172	2	16	\$1,035	1,439	2	
											30	\$965	1,178	2					
											60	\$935	1,178	2					
											22	\$935	1,231	2					
											44	\$995	1,231	2					
River Oaks 10700 Hwy. 613	1985	24					8	\$450	600	1	16	\$500	725	1					Re,Ra,E,A
Royal Oaks 15412 Big Ridge Rd.	1998 1999	16 24									40	\$650	1,020	1.5					Re,Ra,Ds Dw,E,A,L
Schmidt Apts. 6308 St. Martin Rd.	1967	8					8	\$500	600	1									Re,Ra,E,A
The Sound at St. Martin 14801 Lemoyne Blvd.	2005	180					48	\$775- \$840	730	1	132	\$840- \$945	1,100	2					Re,Ra,Ds,A E,L,S,Rc,Dw P,B

APARTMENT SURVEY
UNINCORPORATED JACKSON COUNTY
JUNE 2018

Name/Address Of Complex	Year Opened	Total Units	STUDIO UNITS				1-BEDROOM UNITS				2-BEDROOM UNITS				3 OR MORE 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.		
South Palm Villas 15312 Lemoyne Blvd.	1999	40								40	\$685	875	2						Re,Ra,Ds,A E,L,S,Dw
Springwater Apts. 6421 Springwater St.	1973	12				8	\$400	500	1	4	\$450	750	1						Re,Ra,Aw E
Sunrise Apts. 8425 Hwy. 613	1973	8								8	\$450	750	1						Re,Ra,E,Aw
Tulon Apts. 4500 Hwy.57 (LTWFH)	2011	240				60	\$569- \$735	680	1	60	\$697- \$840	987	2						Re,Ra,Ds,A L,S,Rc,Dw
						60	\$755	735	1	60	\$917	1,107	2						E,P,B,WD
Subtotal Market-Rent:																			
Existing		1,378	0			406				808									164
Under Construction		0	0			0				0									0
Total		1,378	0			406				808									164
Subtotal Assisted:																			
Existing		774	0			168				330									156
Under Construction		0	0			0				0									0
Total		774	0			168				330									156