

Residential Development

Residents of the City of Biloxi continue to enjoy a diversity of housing options, from low maintenance zero lot line homes to expensive waterfront estates and everything in between. The Mississippi Gulf Coast real estate market is not suffering as greatly as other areas of the country; in fact, in 2010 the average sale price of a single family home was higher than the average in 2004.

Biloxi Households & Families

According to the U.S. Census Bureau's American Community Survey, during the period 2005-2009, the City of Biloxi had a total of 23,000 housing units, 18% of which were vacant. Of the total housing units, 60% were single-unit structures, 32% were multi-unit structures and 8% were mobile homes. 32% of the housing units were built since 1990. Of the 82% occupied households, 57% were owner occupied and 43% were renter occupied. The average household size was 2.4 people.

During the same period, median monthly housing costs for owners with mortgages was \$1,285, for owners without mortgages it was \$353, and for renters \$775. 30% of owners with mortgages, 13% of owners without mortgages, and 49% of renters in Biloxi spent 30% or more of household income on housing.

Families made up 59% of the households in Biloxi during 2005-2009. This figure includes both married-couple families (39%) and other families (20%). Nonfamily households made up 41% of all households; most of these were people living alone, but 9% were households in which no one was related to the householder.

Gulf Coast Summary of Sales Activity Single Family Residences, Condominiums and Townhomes

	Total Sold	Ave. Sale Price	Ave. Days on Market
2004	4,849	\$129,411	140
2006	5,278	\$160,824	108
2008	2,999	\$148,839	142
2010	2,673	\$132,457	164

Source: Mississippi Gulf Coast Multiple Listing Service

New Residential Construction Permitted in Biloxi by Calendar Year

Year	Single-Family # of Units	Valuation	Multi-Family # of Units	Valuation	Condominiums # of Units	Valuation
2008	91	\$13.7m	376	\$22.7m [†]	56	\$7m
2009	476	\$30.1m	0	0	89	\$14.6m
2010	63	\$14.4m	210	\$24m	0	0
2011*	59	\$11.0m	72**	\$4.9m**	0	0

*Through July 12, 2011

** This total does not include renovation of 48-units at Waterford Place, a \$1 million renovation of Saxony Apartments as this chart reflects only new construction.

[†] Approximately.

Residential Construction, Renovation & Repair Permitted in Biloxi by Calendar Year

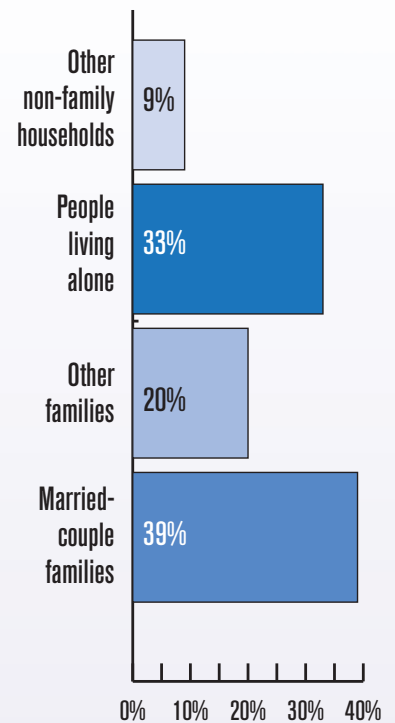
Year	# of All Residential Building Permits Issued	Valuation of All Residential Permits Issued
2007	968	\$71.7m
2008	720	\$52m
2009	613	\$43.8m
2010	457	\$19m

Source: Biloxi Community Development Department Annual Reports

Condominiums in Biloxi

The national economic recession, combined with the high cost of insurance in Coastal areas, has resulted in a cooling off of development and sales of condominiums in the Biloxi area. While more than \$545 million in condo development was in some phase of City review or had been approved for construction in 2007, no building permits for new condominium construction have been applied for since 2009, when the Bay Cove Phase II project, with 89 units valued at \$14.6 million, was approved. Some existing condominium owners/developers have sought City approval for conversion to multi-family apartments or hotel units as a temporary measure to help them weather the economic down turn. As in most of the U.S., it's a buyer's market in Biloxi.

Types of Households in Biloxi 2005-2009



Source: U.S. Census Bureau, American Community Survey, 2005-2009



In November 2010, additional Hurricane Katrina related recovery money was allocated to South Mississippi to help residents in the six southernmost counties rebuild Katrina damaged homes. Qualified applicants may apply for up to \$75,000 in grant funds.

The City of Biloxi offers a **\$30,000 Down Payment Assistance Program** to qualifying residents earning 80% or less of the area median income. For detailed information, contact the City's Federal Programs Manager, Susan Pickich, at 435-6280, spickich@biloxi.ms.us.

Apartment Information

A June 2011 apartment survey identified there are a total of 4,503 market-rent apartment units in Biloxi. In 2011, the average rental rate for a 3-bedroom apartment in Biloxi was \$872, a decrease of 2.6% in the average rental rate for the same size apartment in 2010.

Market-Rent Apartment Supply by City & Vacancy Trends

	April 2008	Vacancy Rate	May 2009	Vacancy Rate	June 2010	Vacancy Rate	June 2011	Vacancy Rate
Biloxi	4,500	5.9%	4,375	10.3%	4,503	12.8%	4,503	13.0%
Gulfport	3,468	6.6%	4,160	14.6%	4,212	13.2%	4,182	12.9%
Pascagoula	2,150	6.6%	2,288	10.9%	2,557	17.9%	2,348	13.7%
MS Gulf Coast	14,556	6.5%	15,746	12.1%	16,659	14.4%	16,456	12.5%

Source: W.S. Loper and Associates

Selected Characteristics of Market-Rent Apartment Units Biloxi Area* – June 2011

	Studio	1-BR	2-BR	3-BR	Total
# of Apartments	40	1,720	3,061	580	5,401
# Under Construction	0	0	0	0	0
Vacancy Rate	7.5%	11.2%	13.0%	9.3%	12%
Average Rental Rate (6/2011)	\$432	\$590	\$711	\$872	NA
Average Rental Rate (6/2010)	\$415	\$602	\$717	\$895	NA
2010 to 2011 % Change	4.2%	-1.9%	-0.8%	-2.6%	NA
Average Size	345 sf	722 sf	1,019 sf	1,303 sf	NA
Average Rent per Square Foot	\$126	\$83	\$70	\$67	NA

*This information pertains to units in the Biloxi Area, not necessarily within the City of Biloxi.

NA: Not Applicable

Source: W.S. Loper and Associates



In an innovative response to national real estate market trends, which are being felt to a lesser degree in Biloxi, developers are renovating the 48-unit Saxony Apartments on Beach Boulevard into high-end apartments that will be converted to condominiums when local real estate sales improve. Meanwhile, tenants will have the option to pay rent or negotiate rent-to-own leases.

Affordable Housing

www.biloxihousing.org

The **Biloxi Housing Authority (BHA)** currently operates eight properties in the City of Biloxi, two of which are "senior only" developments. In 2010, the BHA provided housing to 820 families and assisted another 550 families with housing through the Housing Choice Voucher Program. As of 2010, the Public Housing and Section 8 Housing Choice Voucher programs collectively have provided more than 1400 families with housing assistance in the City of Biloxi.



City of Biloxi – Assisted Apartment Supply & Vacancy

	Studio	Vacant	1-BR	Vacant	2-BR	Vacant	3-BR	Vacant	4-BR or More	Vacant
	15	1	422	4	588	5	375	2	59	0

Source: W.S. Loper and Associates, Mississippi Gulf Coast Apartment Surveys

Assisted Apartment Unit Supply by Project Type and City

	HUD 236	HUD 202/236	HUD 202/8	HUD 221d3	HUD 8	LIHTC/AX EXP.	Total FmHA	LRPH	All Units
Biloxi	278	0	52	0	100	464	0	565	1,459
D'Iberville	0	0	0	0	0	96	0	0	96
Gulfport	0	0	169	104	256	1,148	264	23	1,964

Source: W.S. Loper and Associates, Mississippi Gulf Coast Apartment Surveys

39 HOPE VI Bayview Oaks Homeownership units are available for purchase. Located at the corner of Bayview Avenue and Braun Street near the Back Bay of Biloxi, the Bayview Oaks homes are available to those earning 80% or less of the area median income. Requirements to purchase a home include qualifying for a primary mortgage from a lender of the buyer's choice and completing a Homeowner Education Course. Specific qualifying and income calculation information is available on the BHA website.

Workforce Housing

visit www.msgrc.com

Charged with developing affordable, quality workforce housing solutions for residents of Biloxi and the Mississippi Gulf Coast, the Gulf Coast Renaissance Corporation is a 501(c)(3) nonprofit organization certified by the U.S. Department of the Treasury's Community Development Financial Institution Fund. Certification qualifies Renaissance for an allocation of tax credits through the New Market Tax Credit Program, which will be effective through January 2013. The Regional Employer Assisted Collaboration of Housing (REACH) Program, initiated by Renaissance and funded through the state's Long-Term Workforce Housing Program, assists businesses in providing housing for their employees. Employers have the option of providing \$5,000 to \$10,000 per participating employee, which will be tripled through the program and used for housing down payment and closing costs.

Retirement in Biloxi

www.gulfcoastretirement.org
www.visitmississippi.org

Listed as a Modern Maturity magazine's "Top Ten Places for Active Retirement," Biloxi retirees take advantage of the wide range of local activities available, including golfing at designer courses, dancing and eating at casino resorts, year-round boating and fishing, enjoying concerts, symphony and theater performances, educational forums and walks on the beach. This culturally- and recreationally diverse social life is complemented by state-of-the-art medical facilities, exceptional housing options and active local churches and religious institutions. Keesler Air Force Base, with the second largest military medical facility in the U.S. and a new \$60 million Base Exchange and commissary opened in March 2010, adds to Biloxi's appeal for military retirees considering a move to the Mississippi Gulf Coast.

As a Certified Retirement City, the City of Biloxi passed a comprehensive three-month screening process conducted by the state's official retiree attraction program, Hometown Mississippi Retirement. The City was evaluated on its affordable cost of living, low taxes, low crime rate, quality medical care, educational and cultural opportunities, recreation and hospitality.

New Retirement Residential Facilities in Biloxi

The Catholic Diocese of Biloxi is constructing a \$25.3 million residential complex on a 10-acre site in North Biloxi. Scheduled to be complete by the summer of 2012, the new **Santa Maria del Mar Retirement Apartment Complex** will consist of two 6-story wings to house a total of 135 efficiency units, 74 one-bedroom units and a manager's apartment. A common area between the wings will contain administrative offices, lounges, an assembly room, vending areas, kitchen, laundry and mail rooms.

Further expanding availability of senior housing, in March 2011 the Biloxi Housing Authority opened the renovated **Seashore Oaks**, formerly the United Methodist Retirement Home on Beach Boulevard. Purchased through its subsidiary, Biloxi Community Development Corporation, BHA is managing this 227-unit complex through the Long-Term Workforce Housing Program, which provided \$21.5 million of the \$27 million designated for the project. 162 units are available for households with incomes of 80% or less of area median income (AMI) and 65 units will be rented to households with incomes less than 120% of the AMI. 82 of the units provide assisted-living services.



Santa Maria del Mar Conceptual Drawing



For more information about retirement living in Biloxi, visit www.gulfcoastretirement.org or www.seniorsresourceguide.com/gulfcoast
