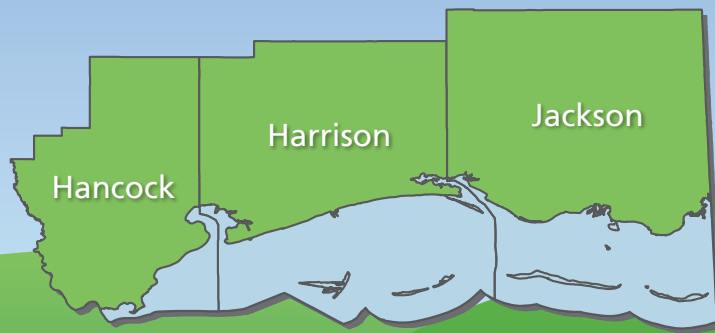




Detailed Report Mississippi Gulf Coast

*By The Compass Group, LLC and
Southern Mississippi Planning and
Development District*

January 2009



Mississippi Housing Recovery Data Project

Detailed Report

January 30, 2009

The combination of the Executive Summary and this Detailed Report summarizes progress through December 2008 and is the final report for the Mississippi Housing Recovery Data Project, for the three coastal counties.

This Detailed Report provides a level of detail that we believe is not necessary in the Executive Summary, but that we believe some readers will want and need, in order to gain a better understanding of our findings and conclusions.

The Executive Summary is available separately.

Table of Contents

Executive Summary (Available Separately)

- I. **Key Findings.** The most important findings from the Data Project.
- II. **Recovery Data Highlights.** The most important data highlights from our work on the recovery of housing and population in the three coastal counties in total.
- III. **Additional Findings.** Other findings from the Data Project.
- IV. **Additional Information on Key Findings.** Supporting information relevant to the Key Findings.
- V. **Additional Recovery Data.** Supporting information relevant to the Recovery Data Highlights.
- VI. **Appendices.**
 1. **Apartment Recovery.** The information we used to estimate the apartment recovery.
 2. **Homeowner Recovery.** The information we used to estimate the homeownership recovery.
 3. **Small Rental Economics.** Why we believe that the actual recovery pattern (reduction of the Small Rental stock and expansion of the Shallow Subsidy Apartment stock) is appropriate.
 4. **Major Recovery Programs.** A brief description of the State's housing recovery programs.

Detailed Report (This Report)

- VII. **The Housing Recovery Data Project** – the project itself, the project team, key tasks, and current status.
- VIII. **Supporting Information for Additional Findings.** Supplemental information concerning the Additional Findings discussed in Section III of the Executive Summary.
- IX. **Data Highlights for Hancock County.** Charts and other information summarizing the housing and population recovery in the county.
- X. **Data Highlights for Harrison County.** Charts and other information summarizing the housing and population recovery in the county.
- XI. **Data Highlights for Jackson County.** Charts and other information summarizing the housing and population recovery in the county.
- XII. **Key Maps.** For each county, a map showing the distribution of hurricane damage, and a map showing the distribution of MDA funding.
- XIII. **Housing Stock Estimates.** Our detailed estimates of the pre-Katrina housing stock, and of the housing stock recovery at various points post-Katrina. This section begins with an introductory discussion. It then includes estimates for the three coastal counties in total, for each of the three coastal counties, for each of the eleven incorporated jurisdictions in the three coastal counties, and for the unincorporated areas of each of the three counties.
- XIV. **City and County Summaries.** Recovery information for the eleven incorporated jurisdictions in the three coastal counties and for the three coastal counties individually. We submitted these to MDA in October 2008. We have updated the apartment recovery statistics but have made no other changes.

Section VII. The Housing Recovery Data Project

VII.A. Introduction

In May 2008, the Mississippi Development Authority (MDA) launched the Housing Recovery Data Project by conducting a full and open competition that resulted in the engagement of two firms to assemble, coordinate, and analyze available information that would assist MDA in monitoring the progress of the housing recovery, and in planning future housing recovery initiatives.

Southern Mississippi Planning and Development District (SMPDD) is a nonprofit organization that works with local governments in the 15 southern Mississippi counties in the areas of planning, geographic information and mapping, workforce development, services for the elderly and disabled, and child care. SMPDD focuses on data collection.

The Compass Group, LLC (Compass) is a small business that advises state and federal clients on affordable housing policy, finance and operational issues. Compass focuses on data coordination and data analysis.

References to the Data Project Team include both SMPDD and Compass.

Current Data Project efforts are for the three coastal counties of Hancock, Harrison and Jackson. The Data Project currently is expanding coverage northward to include Pearl River, Stone and George Counties.

The remainder of this section discusses the data collection, data coordination, and data analysis aspects of the project to date.

VII.B. Data Collection

The project began in May 2008 with a data collection phase. These include: FEMA, SBA, various studies of local housing conditions, MDA and Mississippi Home Corporation (MHC) program funding awards, local building permit and land roll (i.e., real estate tax) data, Census and related data, US Postal Service data on active mailing addresses, Public School enrollment data, and data on insurance costs.

Data collection for the three coastal counties was largely complete at the end of July 2008.

VII.C Data Analysis

In October 2008, we produced an integrated database containing key data on all aspects of the housing recovery in the three coastal counties, mostly at a home-by-home level. The Housing Stock Estimates in Section XIII, and the City and County Summaries in Section XIV, were produced using this database.

The Data Project Team has also focused efforts on the recovery status and housing needs of the elderly and disabled populations, the recovery status and housing needs of households still living in FEMA temporary housing and Mississippi Cottages, and on the needs among low and moderate income households in general.

We conducted three informal surveys of personal housing recovery experiences and plans. These surveys were carried out by mail. We received responses from:

- Residents of FEMA temporary housing.
- Residents of Mississippi Cottages.
- Extremely low income elderly and/or disabled households.

These data sets allow us to assess the timing and relationships of the housing recovery as it relates to the recovery of population, the geographic distribution of damage and recovery, and on damage and recovery as they impact various sub-populations.

VII.D. Future Tasks

We have a number of tasks to perform in order to provide a more comprehensive set of information that can be used to make decisions about how best to allocate resources. We welcome your input into this discussion and to provide us with ideas of the needs in your community and the focus of these future tasks.

Section VIII. Supplemental Information on Additional Findings

The numbering below follows the numbering of Section III in the Executive Summary.

VIII.10 Spike in Market Rents

The table below (continued onto the following page) presents information on average market rents for each of the three coastal counties, and in total.

Average Rents 2003-2008 -- Three Coastal Counties				
	Hancock	Harrison	Jackson	Total
1BR Average Rents:				
August 2003	\$476	\$471	\$438	\$462
October 2004	\$480	\$471	\$448	\$465
March 2007	\$629	\$663	\$568	\$632
April 2008	\$629	\$694	\$611	\$668
2BR Average Rents:				
August 2003	\$547	\$574	\$519	\$557
October 2004	\$530	\$564	\$528	\$552
March 2007	\$703	\$755	\$647	\$718
April 2008	\$775	\$804	\$735	\$780
3BR Average Rents:				
August 2003	\$676	\$792	\$657	\$748
October 2004	\$682	\$746	\$659	\$718
March 2007	\$848	\$934	\$754	\$873
April 2008	\$881	\$984	\$908	\$956
Source: W. S. Loper & Associates				

The chart on the following page shows the percentage change in rents.

Change in Average Rents 2003-2008 -- Three Coastal Counties

Change in 1BR Rents:

Aug 2003 - Oct 2004	0.8%	0.0%	2.3%	0.6%
Oct 2004 - Mar 2007	31.0%	40.8%	26.8%	36.0%
Mar 2007 - Apr 2008	0.0%	4.7%	7.6%	5.6%

Change in 2BR Rents:

Aug 2003 - Oct 2004	-3.1%	-1.7%	1.7%	-0.8%
Oct 2004 - Mar 2007	32.6%	33.9%	22.5%	30.0%
Mar 2007 - Apr 2008	10.2%	6.5%	13.6%	8.8%

Change in 3BR Rents:

Aug 2003 - Oct 2004	0.9%	-5.8%	0.3%	-4.0%
Oct 2004 - Mar 2007	24.3%	25.2%	14.4%	21.6%
Mar 2007 - Apr 2008	3.9%	5.4%	20.4%	9.5%

Source: W. S. Loper & Associates

VIII.11 For-Sale Housing

The table below illustrates the decline in home sales post-Katrina:

Hancock, Harrison and Jackson Counties Home Sales 2004-2008

	Hancock	Harrison	Jackson	Total
2004 Homes Sold	826	1,606	2,323	4,755
2005 Homes Sold	782	1,667	2,540	4,989
2006 Homes Sold	706	1,764	2,710	5,180
2007 Homes Sold	421	1,340	1,916	3,677
2008 Homes Sold (annualized)	343	1,026	1,430	2,799
2004-2006 Average	771	1,679	2,524	4,975
2007 as % of '04-'06 Average	54.6%	79.8%	75.9%	73.9%
2008 as % of '04-'06 Average	44.5%	61.1%	56.6%	56.3%

Source: National Association of Realtors

The following table shows trends in average home sales prices post-Katrina:

Hancock, Harrison and Jackson Counties Average Sales Prices 2004-2008				
	Hancock	Harrison	Jackson	Total
2004 Average Price	\$137,200	\$130,312	\$130,910	\$131,801
2005 Average Price	\$165,184	\$154,689	\$152,316	\$155,126
2006 Average Price	\$163,609	\$161,234	\$162,368	\$162,151
2007 Average Price	\$159,524	\$167,621	\$171,407	\$168,667
2008 Average Price	\$154,131	\$147,490	\$159,210	\$154,290
2007 versus 2006	-2.5%	4.0%	5.6%	4.0%
2008 versus 2007	-3.4%	-12.0%	-7.1%	-8.5%
2008 versus 2006	-5.8%	-8.5%	-1.9%	-4.8%

Source: National Association of Realtors

The following is an excerpt from our supply-side report regarding the pace of sales:

Sales have been slow in almost all of the developments on the Mississippi Gulf. Few have managed to reach a pace of three sales per month. Most of the developments are selling at a rate of less than one per month. There are several reasons why the sales pace in developments on the Coast is slow. These reasons include:

- A slowing of migration into the market.
- A slowing of the economy on the Coast.
- The high cost of insurance for home buyers.
- An inability of builders to serve the large market for low-cost (affordable) housing.
- A lack of low-cost developed lots.
- A high cost of living on the Coast, causing home buyers to look further inland.
- A rise in mortgage rates.
- A desire on the part of workers to live close to employment centers.

The table on the following page illustrates the impact of the post-Katrina increases in wind and hail insurance coverage, and of the increase in mortgage interest rates resulting from the ongoing housing finance crisis (a 13% reduction in the price a typical homebuyer can afford):

**Affordability of Homeownership
Pre-Katrina versus Post-Katrina**

	Pre-Katrina	Post-Katrina	Difference
Sales Price	\$150,000	\$130,000	(\$20,000)
In Flood Zone?	Yes	Yes	
Affordable at annual income of	\$52,000	\$52,000	\$0
Percent financed	95%	95%	\$0
Loan amount	\$142,500	\$123,500	(\$19,000)
PMI	0.50%	0.50%	\$0
PITI (monthly)	\$1,090.97	\$1,083.40	(\$8)
1st mortgage P&I	\$831.59	\$780.60	(\$51)
1st mortgage PMI	\$59.38	\$51.46	(\$8)
Taxes	\$125.00	\$108.33	(\$17)
Wind and hail	\$25.00	\$99.67	\$75
Fire and hazard	\$40.00	\$34.67	(\$5)
Flood	\$10.00	\$8.67	(\$1)
Replacement cost of structure	\$120,000	\$104,000	(\$16,000)
Key Assumptions:			
Sales price	\$150,000	\$130,000	
1st mortgage interest rate	5.75%	6.50%	
1st mortgage amortization term	30	30 years	
Affordability ratio	25%	25% ratio of PITI to gross income	
Replacement cost of structure	80%	80% of sales price	
Real estate taxes	1.0%	1.0% of sales price	
Wind and hail	0.25%	1.15% of replacement cost	
Fire and hazard	0.40%	0.40% of replacement cost	
Flood insurance (in flood zone)	0.10%	0.10% of replacement cost	
Flood insurance (outside)	0.00%	0.00% of replacement cost	

Source: The Compass Group, LLC

The preceding table does not suggest that for-sale housing prices have dropped. Rather, it suggests that for any given homebuyer, the price that is affordable has dropped. Of course, if these trends continue, it is likely that there will be an impact on housing prices.

The stages of a typical housing cycle are:

- Stage I (Rising to a Peak)
- Stage II (Peaking)
- Stage III (Declining from a Peak)
- Stage IV (Declining toward a Bottom)
- Stage V (Bottoming)
- Stage VI (Recovering)

Although cycles differ within a market area, and cycles differ across market areas, each cycle stage typically takes one year. Following are our conclusions, from August 2008, regarding the housing cycle on the Gulf Coast:

The Housing Cycle has peaked. In 2007, builders received permits for almost 7,000 housing units. This was an extraordinary number, for a market that had never authorized more than 4,000 units in any one year. These 7,000 units constitute Cycle Stage II (a peak).

Single-family activity is clearly *past* its peak. It is declining in what we call Stage III. Single-family permits totaled more than 4,700 in 2006. The Mississippi Gulf had never authorized more than 3,000 units in a year.

Multi-family activity is probably peaking now. At least, it should. In our forecast, we find a market for about 700 multi-family units a year. But last year, builders on the Coast requested permits for over 3,500 multi-family units. Most of this multi-family housing is coming on the market this year as rental apartments.

The table on the following page indicates the historical levels of permit activity in the Gulfport-Biloxi-Pascagoula Metropolitan Statistical Area (which incorporates the three coastal counties plus Stone and George Counties).

The average number of permits issued annually (single family plus multifamily) for 1980-2007 was 2,465 units per unit (1,816 single family units plus 649 multi-family units). By contrast, total permits issued in 2006 were 5,526; 2007 permits totaled 6,905. Through mid 2008, permits were taken out at an annual rate of over 5,000.

HOUSING UNITS AUTHORIZED BY BUILDING PERMIT
GULFPORT-BILOXI-PASCAGOULA, MS MSA
1980-2007

Year	Cycle Stage*	Total	Single-Family	-----Multi Family-----			
				Total	Two	3-4	5+
1980		2,202	1,549	653	34	52	567
1981	V	1,613	1,125	488	34	75	379
1982		1,717	1,335	382	72	139	171
1983	II	2,665	1,592	1,073	56	452	565
1984		2,603	1,423	1,180	58	218	904
1985		1,607	1,235	372	42	98	232
1986		2,102	1,434	668	48	57	563
1987		1,232	1,064	168	36	64	68
1988		1,017	919	98	32	8	58
1989		1,032	816	216	4	0	212
1990		767	765	2	2	0	0
1991	V	743	731	12	8	4	0
1992		1,141	1,115	26	18	8	0
1993		1,779	1,652	127	32	28	67
1994	II	2,744	1,998	746	26	37	683
1995		2,336	1,550	786	28	18	740
1996		2,208	1,770	438	20	20	398
1997	V	1,878	1,655	223	36	71	116
1998		3,367	1,907	1,460	30	22	1,408
1999		3,012	2,423	589	14	36	539
2000		3,831	2,447	1,384	32	22	1,330
2001		2,818	2,273	545	20	18	507
2002		2,706	2,360	346	22	16	308
2003		2,859	2,315	544	16	18	510
2004		3,663	2,938	725	94	97	534
2005		2,942	2,403	539	52	35	452
2006	II	5,526	4,701	825	140	110	575
2007		6,905	3,342	3,563	228	308	3,027
Average		2,465	1,816	649	44	73	533

*Peaks (Stage II) and bottoms (Stage V) in single-family construction.
Source: Census Bureau

Following is our discussion of the relationship of lot price to home sales price:

Home builders measure a market by its potential for profitability. Profitability is a function, first of all, of several cost factors:

- Land cost
- Land development cost
- Labor cost
- Materials cost
- Marketing costs

Lot costs are setting a floor under the housing market, making it difficult for builders to deliver housing to a large share of the market. Few builders, because of the lack of low-cost lots in the three coastal counties, can get below \$175,000 in the price of a single-family home. One reason is the prevailing lot/price ratio.

Lots typically command 20% of the price of a home. In the three coastal counties, it is difficult to find lots that cost less than \$40,000.

Following is our discussion of the price point at which demand is strongest for homeownership in Harrison County (the pattern is similar in Hancock and Jackson Counties):

Few builders in Harrison County build homes priced below \$170,000. This means that few builders can serve the bulk of the market in Harrison County. The 2008 median household income is \$49,000. The median value/income ratio in Harrison County is 2.35. This means the housing is typically valued at 2.35 the median household income. In practice, home buyers must pay at least three times their income. But even at that rate, most households earning the median income (or less) cannot afford new construction:

Median household income	\$ 49,000
Value/Income Ratio	3.00
Affordable Price	\$ 147,000

We found little new construction priced that low.

MDA reports that LTWF applicants who received awards in Round One expect to produce significant numbers of homes for purchase at prices below \$150,000.

VIII.12 Population Recovery Through 2007

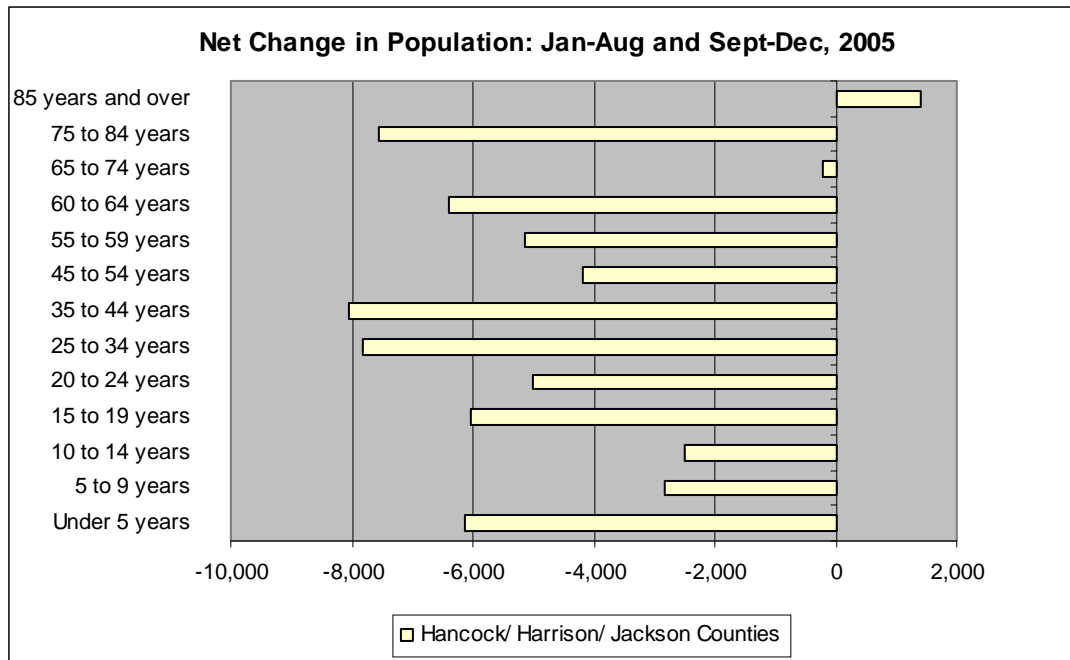
The table below shows that there has been a net loss of population in the three-county area post-Katrina:

Population 2004- 2007 Hancock-Harrison-Jackson Three County Area			
Year	Population	Growth	Growth %
2004	374,302		
2005	376,471	2,169	0.6%
2006	340,219	-36,252	-9.6%
2007	347,890	7,671	2.3%

Source: US Census Bureau

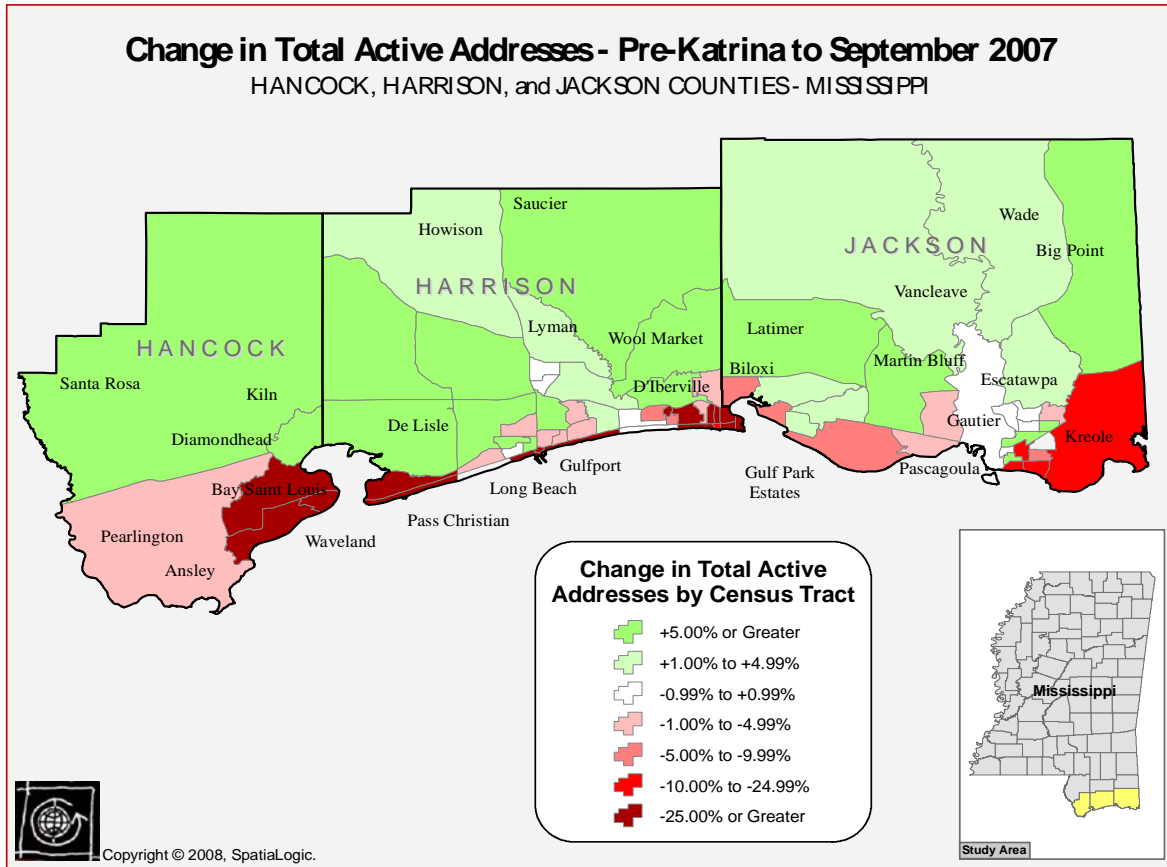
VIII.13 Patterns of Population Recovery

The following table illustrates the age shift in the population from pre-Katrina to post-Katrina during 2005. There was a significant out-migration of working-age individuals.



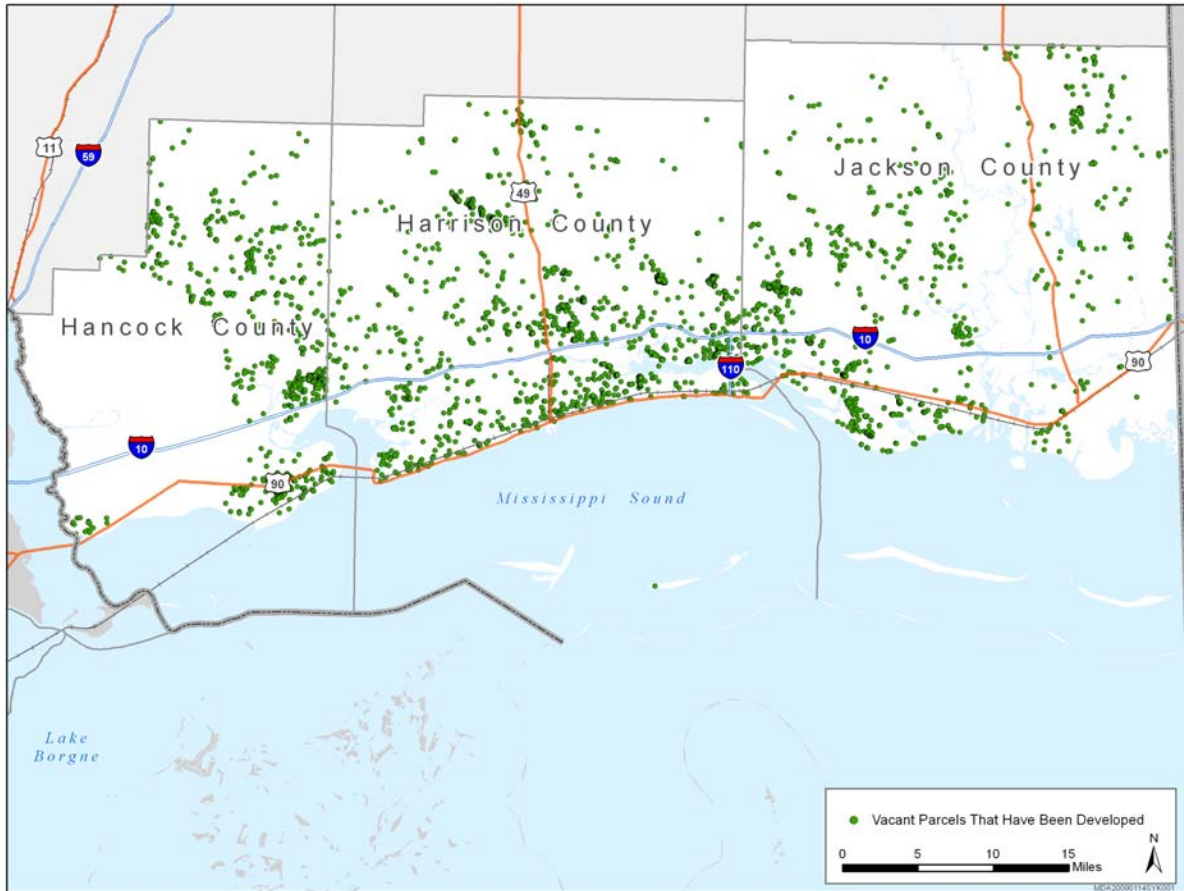
Source: Census Bureau, American Community Survey, Special Product for the Gulf Coast Area

The map below shows trends in U.S. Postal Service active addresses (addresses at which mail is being delivered) from pre-Katrina to September 2007. The census tracts in the northern parts of each county have been growing in number of active addresses, while the census tracts in the southern parts of each county generally have been declining in number of active addresses.



The following map indicates parcels in which new development is occurring post-Katrina. The great majority of these parcels are north of Interstate 10.

Vacant Parcels That Have Been Developed



VIII.14 Future Population Recovery

The following table illustrates what the population would be in mid-2011 if future population growth averages 1.5% per year (the Census Bureau estimates that the national population has been growing at a 1.0% annual rate).

Population 2004-2011 Three Coastal Counties				
Year	Population	Growth	Growth %	% of Pre Katrina
2004	374,302			
2005	376,471	2,169	0.6%	100.0%
2006	340,219	(36,252)	-9.6%	90.4%
2007	347,890	7,671	2.3%	92.4%
2008p	352,760	4,870	1.4%	93.7%
2009p	358,051	5,291	1.5%	95.1%
2010p	363,422	5,371	1.5%	96.5%
2011p	368,873	5,451	1.5%	98.0%

Source: Census Bureau (1990-2007), July estimates
The Compass Group LLC (2008-2011)

VIII.15 Population: Upside Potential and Downside Risk

Regarding the risk that the national recession will spread to the Mississippi Gulf Coast, if there is a recession, it is likely that employment will shrink rather than grow.

Employment (Five County Area)				
Year	Employment	Growth	Growth %	Discussion
1990	119,600			
1991	122,883	3,283	2.7%	Average annual job growth = 7,410 jobs
1992	128,592	5,709	4.6%	
1993	140,217	11,625	9.0%	
1994	149,242	9,025	6.4%	
1995	147,050	(2,192)	-1.5%	Negative job growth during previous recession
1996	146,683	(367)	-0.2%	
1997	151,700	5,017	3.4%	Average annual job growth = 7,922 jobs
1998	162,008	10,308	6.8%	
1999	170,450	8,442	5.2%	
2000	170,133	(317)	-0.2%	Negative job growth during the most recent recession
2001	166,958	(3,175)	-1.9%	
2002	165,867	(1,091)	-0.7%	
2003	166,783	916	0.6%	Minimal job growth compared to recent recoveries
2004	167,758	975	0.6%	
2005	164,300	(3,458)	-2.1%	Over 11,300 jobs lost post-Katrina
2006	156,408	(7,892)	-4.8%	
2007	166,867	10,459	6.7%	10,500 jobs recovered in 2007

Source: U.S. Department of Labor

The significant recovery in jobs during 2007 occurred despite a much lower recovery in population. This suggests that significant numbers of workers commute into the five county area from outside the area.

The Gulf Coast Business Council Research Foundation’s August 2008 report, titled “Mississippi Gulf Coast 3.0”, is available from the Council’s web site www.msgcbc.org.

VIII.16 Blighted Properties

The Data Project Team is currently carrying out a home-by-home, on-the-ground survey of homes in the three coastal counties that were destroyed or substantially damaged by Hurricane Katrina, to assess potential blight.

VIII.17 FEMA Temporary Housing Residents

The following is a summary of results from our survey by mail of residents of FEMA temporary housing. The Travel Trailer Renter Survey and Owner Survey were conducted by SMPDD in August of 2008. 552 surveys were returned out of over 2,000 sent to owners and renters of homes damaged or destroyed by Katrina that are currently living in travel trailers. Renters represented 184 and owners represented 368 of the respondents. The results indicated a strong relationship between income and assets of respondents and their ability to afford a rental unit or house payment post Katrina. The following are the major results of the survey.

Renters

Ability to Pay Rent Prior to Katrina

- 7% of respondents indicated that they could afford rent in excess of \$600 per month.
- 40% indicated that they could afford rent between \$300 and \$600 per month.
- 10% indicated that they could not afford to pay any rent.

Deterrents to Moving to Permanent Rental Housing

The number of responses indicates that many had more than one issue preventing them from moving.

- 36% indicated that they had encountered no vacancies in places where they wanted to live.
- 79% indicated that they had no money for deposits required to rent.
- 64% indicated that there was nothing in their price range.

Owners

Status of Mortgage Payments Pre-Katrina

- Approximately half of the respondents in the income groups with incomes of less than \$30,000 had no mortgage payment pre-Katrina and about 25% made mortgage payments of less than \$600 per month prior to Katrina.
- About 30% of those over \$30,000 paid no mortgage payment pre Katrina.

Intention to Rebuild, Repair or Purchase another Home

- Over half of those with incomes less than \$30,000 hoped to rebuild or repair their homes. The remainder hoped to purchase another home.
- Over 90% of those with incomes over \$30,000 plan on rebuilding or repairing their homes. All but one of the remainder hopes to purchase a home.

Financial Capacity to Rebuild or Repair

- Approximately 85% of all respondents did not have enough money to rebuild or repair their homes.
- Over 90% of those with incomes of over \$30,000 do not have enough money to rebuild or repair their homes.
- About 50% of respondents regardless of income estimated that they have more than \$20,000 in repairs. About 23% estimated that their homes require between \$10,000 and \$20,000 in repairs.

Insurance (Over half did not respond to this question and many did not know the insurance payment they made prior to Katrina)

- Approximately 45% of respondents with incomes below \$30,000 could not afford insurance.
- Of those with incomes over \$30,000, approximately 25% could not afford insurance.

Affordability and Financing

- 60% of those with incomes below \$30,000 (with most of those having incomes below \$20,000) could not afford a home or construction loan and/or did not have a down payment.
- 25% of those with incomes above \$30,000 could not afford a home or construction loan and 30% could not afford the down payment needed to get a home loan.

VIII.18 Mississippi Cottage Residents

The MEMA Cottage Survey for former renters and homeowners was conducted by SMPDD in October of 2008. 850 surveys were returned out of approximately 2,500 that were mailed. 575 of the respondents were homeowners pre-Katrina and 275 were renters.

Renters

Ability to Pay Rent

- 31% of respondents indicated that they paid rent of \$300 per month or less.
- 46% paid rent between \$300 and \$600 and 9% paid between \$600 and \$1,000. Only 1 respondent indicated paying over \$1,000 in rent per month.

Deterrents to Moving to Permanent Rental Housing

- 21% of renters indicated that they are waiting for rental housing to become available.
- 76% prefer to maintain the MEMA cottage as a permanent residence.

Owners

Status of Mortgage Payments Pre-Katrina

- 47% of the respondents had no mortgage payment pre-Katrina.
- 30% had mortgage payments of less than \$600 per month prior to Katrina.
- 10% had payments between \$600-\$1,000 and only 2% had payments above \$1,000.

Intention to Rebuild or Repair

- 42% of previous homeowners plan to rebuild or repair their homes.
- 49% prefer to maintain the MEMA cottage as a permanent residence.

Financial Capacity to Rebuild or Repair

- Approximately 74% of previous homeowners do not have enough money to rebuild/repair and 58% report needing over \$20,000.

Insurance

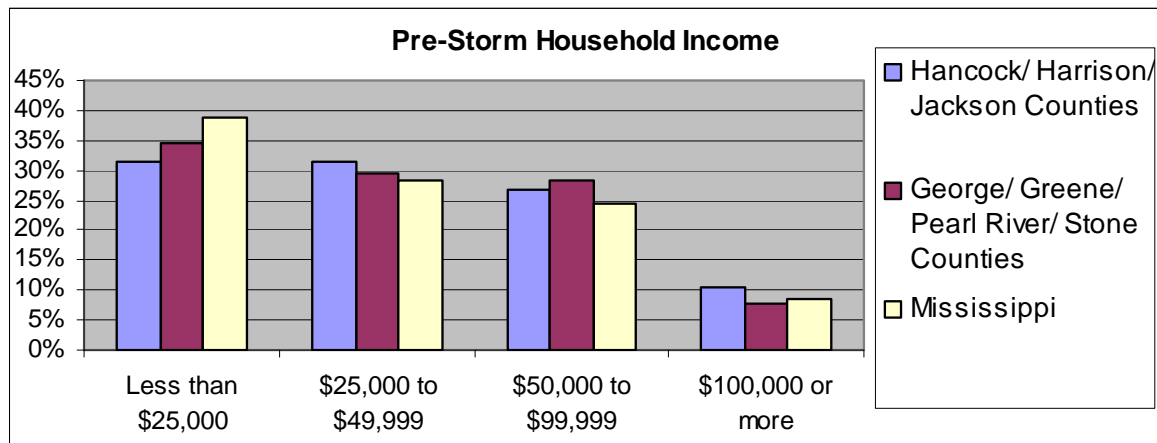
- 41% of the respondents report not being able to afford the insurance; but few can give a projected yearly premium cost or the range in which their payments fell before Katrina.

Affordability and Financing

- 56% report the inability to qualify for a home loan or construction loan and 41% cannot afford the down payment.

VIII.19 Low-Moderate Income Housing Needs

The table below compares 2005 household incomes for the three coastal counties, the three counties just to the north of the three coastal counties, and the State. The three coastal counties had the lowest share of low-income households.



In 2005, before Hurricane Katrina, the median household income in the three coastal counties was \$40,090, and 31% of households had incomes below \$25,000. 15% of households (roughly 22,000 households) had incomes below the Census Bureau's poverty thresholds.¹

In 2005, before Hurricane Katrina, the median household income in the State was just under \$33,000, and 39% of households had incomes below \$25,000. 20% of households had incomes below the Census Bureau's poverty thresholds.

¹ The poverty thresholds vary by household size but do not vary across the 48 contiguous states and District of Columbia. The poverty thresholds represent a level of income below which families or individuals are considered to be lacking the resources to meet the basic needs for healthy living; having insufficient income to provide the food, shelter and clothing needed to preserve health. Since 2000, 11% to 13% of households in the United States had incomes below the poverty thresholds.

In interpreting poverty-threshold information, it is important to note that poverty thresholds do not vary within the contiguous 48 states. That is, the poverty threshold is the same for Mississippi as it is for California or New York. Accordingly, it is not surprising that Mississippi, statistically, has a relatively high percentage of households with incomes below the poverty threshold, by comparison to other states and to the nation.

Mississippi also has a relatively low cost of living (for example, the 2005 housing cost index for Mississippi was 229, compared to 386 for the nation; only four states had a lower housing cost index in that year²). Experts do not agree on the extent to which cost-of-living factors such as housing cost should be considered in evaluating the level of poverty; that said, all else equal, clearly one would rather have a low income in a low-cost-of-living area than in a high-cost-of-living area.

Another aspect of low-moderate income housing needs is rent burden. One widely used measurement of low-moderate income rent burden is HUD's "worst case housing needs". Households with "worst case needs" are defined as unassisted renters with very low incomes who have one of two "priority problems": either paying more than half of their income for housing ("severe rent burden") or living in severely substandard housing³.

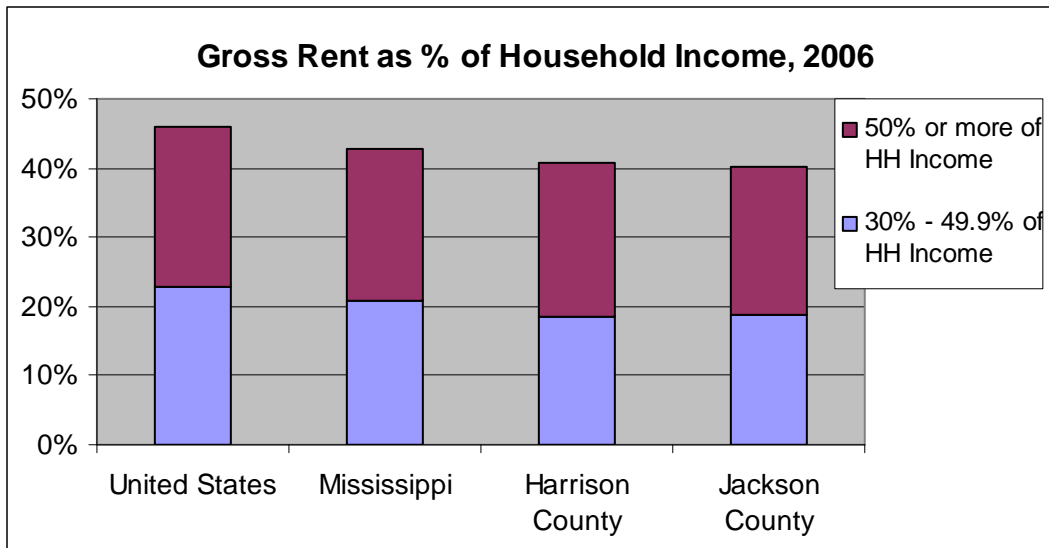
The percentages of households with a severe rent burden in 2006 were:

- 20% for the three coastal counties
- 22% for the State
- 23% for the nation.

The table below shows (for 2006) the fraction of renter households paying 50% or more of income for rent and utilities (dark red), and paying 30% to 49.9% of income for rent and utilities (blue). The remaining fraction of renter households paid less than 30% of income for rent and utilities.

² Office of Federal Housing Enterprise Oversight.

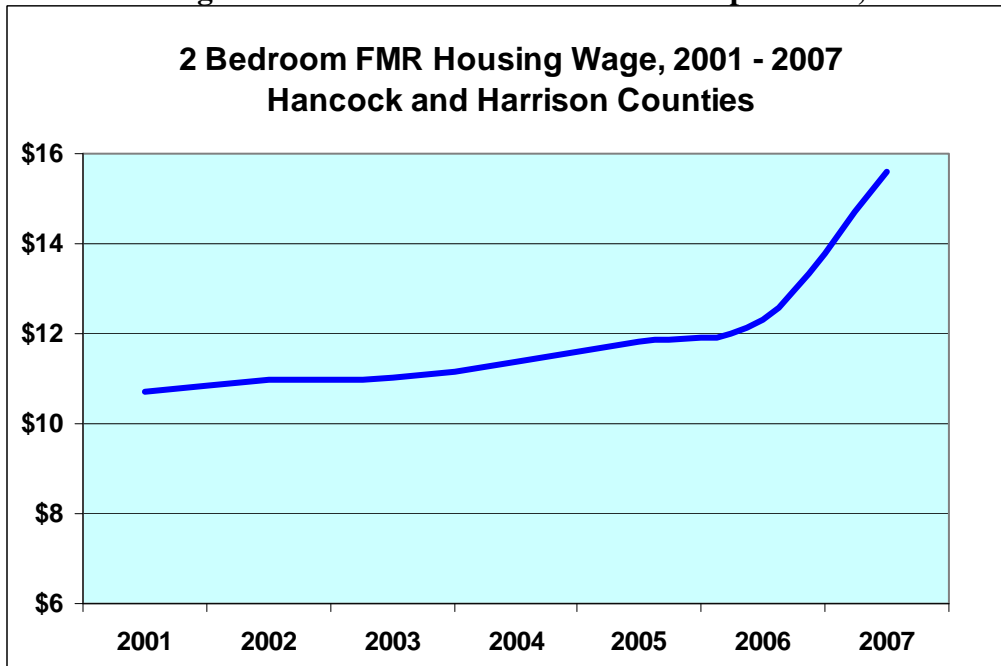
³ The American Community Survey does not provide data on substandard housing.



Note: The American Community Survey provides data only for counties and Metropolitan Statistical Areas with a population of 65,000 or more. In 2006, Hancock County did not meet that criterion.

An alternative and widely used approach is “gap analysis” that relates housing costs to incomes. The table below shows the full-time hourly wage needed to afford the 40th percentile⁴ two-bedroom apartment in an area (the two bedroom HUD “fair market rent” or “FMR”), while paying exactly 30% of income for rent and utilities.

Full Time Wage Needed to Afford a Two Bedroom Apartment, 2001-2007

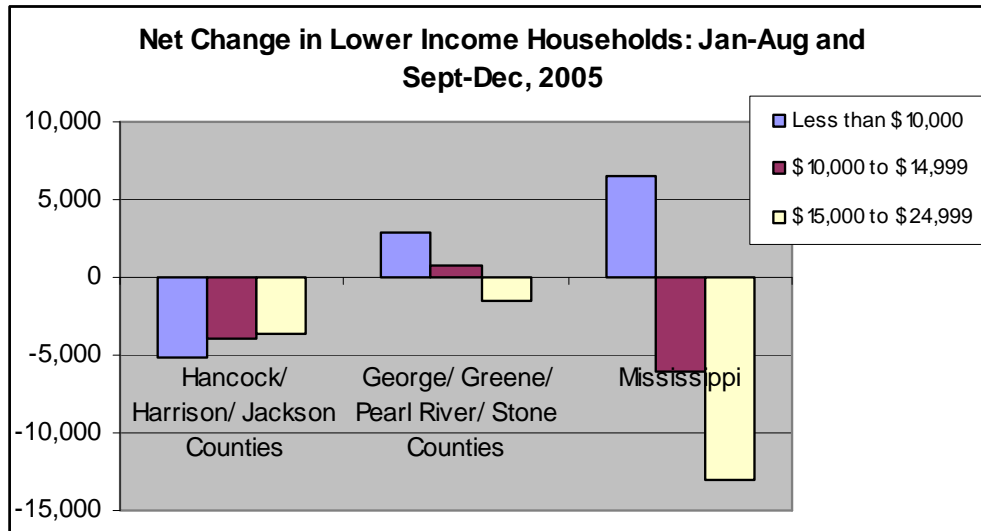


⁴ If 100 two bedroom apartments were sorted by rent, lowest to highest, the 40th percentile apartment would be the 40th apartment from the bottom of the list. 39 apartments would have a lower rent, and 60 apartments would have a higher rent.

Source: National Low Income Housing Coalition, "Out of Reach", 2001-2007.

The preceding chart shows data for Hancock and Harrison Counties; the pattern is similar for Jackson County.

Post-Katrina, there was a migration of lower income households out of the three coastal counties. There was a similar, though smaller, gain of lower income households in the four counties immediately to the north (Pearl River, George, Greene and Stone). The increase in rent burden post-Katrina almost certainly was a contributing factor.



Source: Census Bureau, American Community Survey, Special Product for the Gulf Coast Area

VIII.20 Housing Recovery Needs Among the Elderly and/or Disabled

SMPDD conducted a survey of 373 of SMPDD's Medicare Waiver clients. The survey participants have Medicaid waivers (to allow in-home health care to be paid by Medicaid). Accordingly, survey participants have very low incomes (the Medicaid income limit for a single person in Mississippi is \$14,640 per year) and greater medical needs in comparison to the entire population of elderly on the Mississippi Gulf Coast.

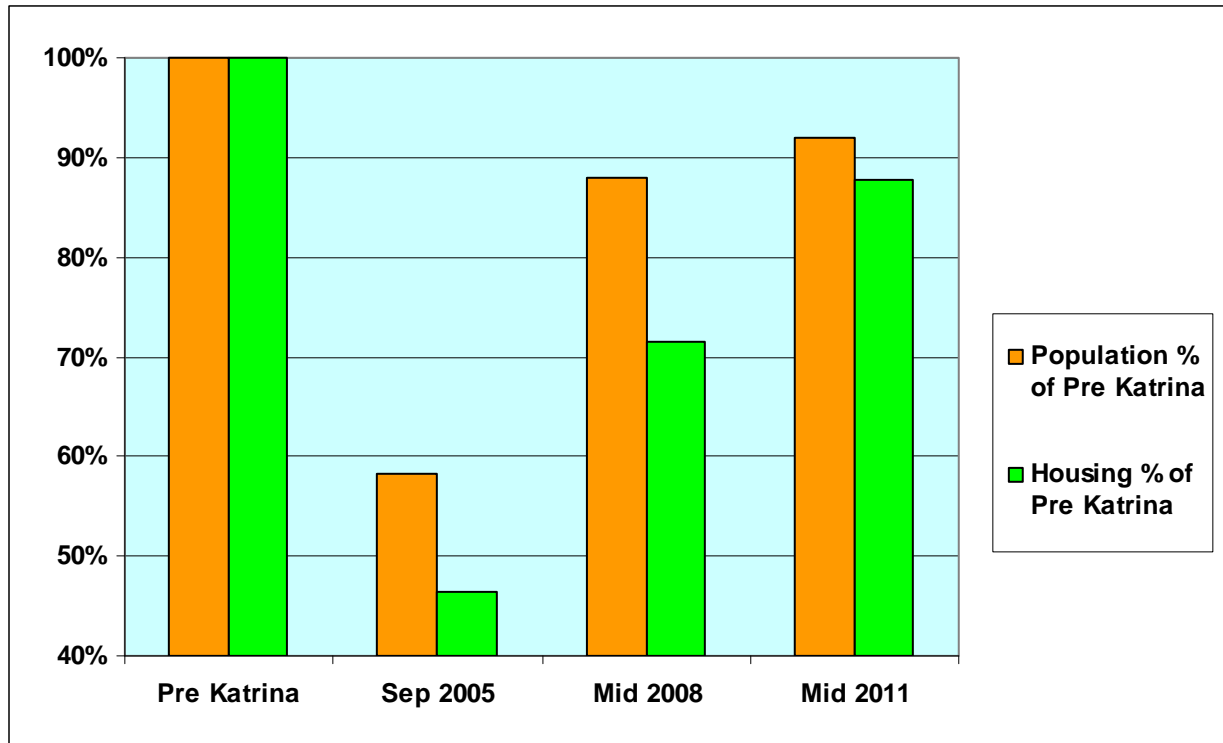
Because the survey population was not a random sample, and because the Medicaid waiver population is not representative of the population of elderly and/or disabled persons who suffered damage from Katrina, the survey responses should be viewed as illustrative of potential recovery issues among the sub-population that is elderly, disabled, and very low income. For that sub-population, the survey suggests the following potentially unmet recovery needs:

1. Repairs that are needed but that cannot be funded from currently available resources. Potential causes can include, but are not limited to: unanticipated cost increases, repairs that were not eligible for funding (exceeded applicable funding caps), failure to request the full amount of funding, and failure to apply for funding for which the household was eligible.

2. Some survey participants indicated a relatively low level of ability to pursue funding for repairs. For example, some survey recipients may have been eligible for MDA's Homeowner Round Two but may not have applied (or may have failed to apply for the full amount for which they were potentially eligible). It is possible that, with technical assistance, some survey participants might find that they were eligible for more assistance than they have received.
3. Some survey participants indicated a relatively low level of ability to manage the repair process (e.g., finding contractors, negotiating with contractors). It is possible that, with technical assistance, some survey participants could complete their repairs with currently available resources.

IX. Data Highlights for Hancock County

The following chart shows the relationship between the population (orange) and housing (green) recoveries:



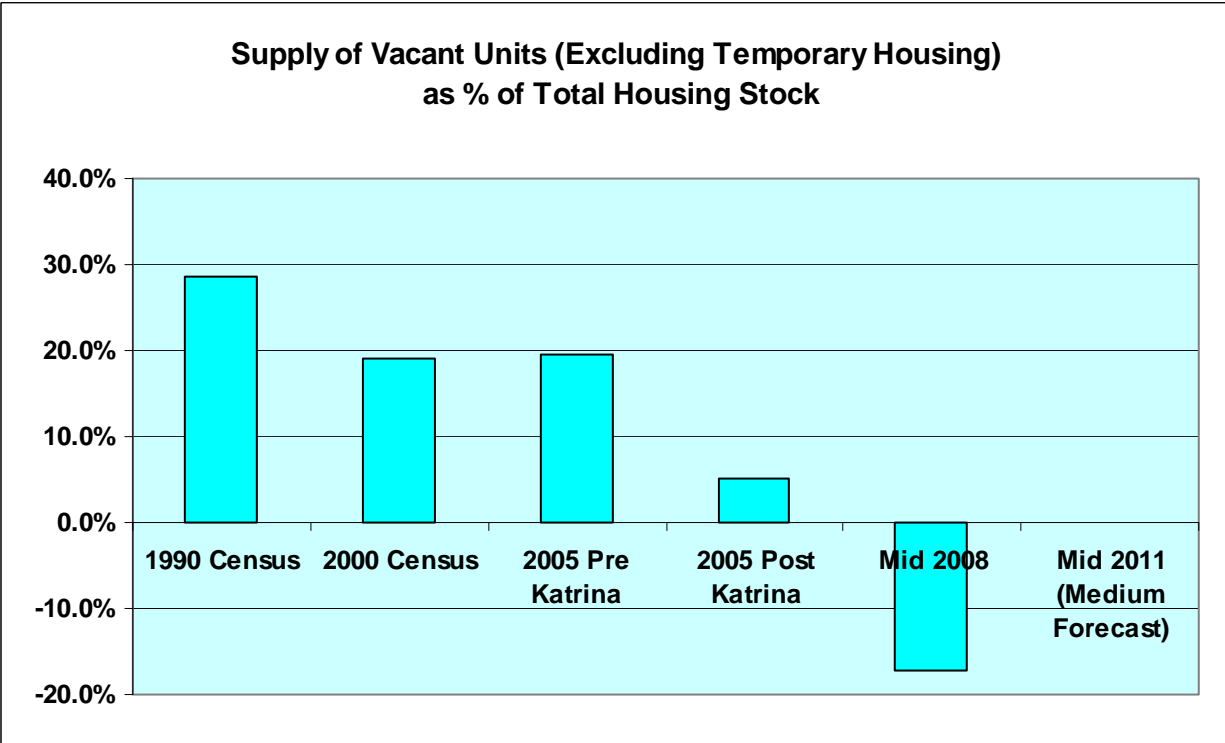
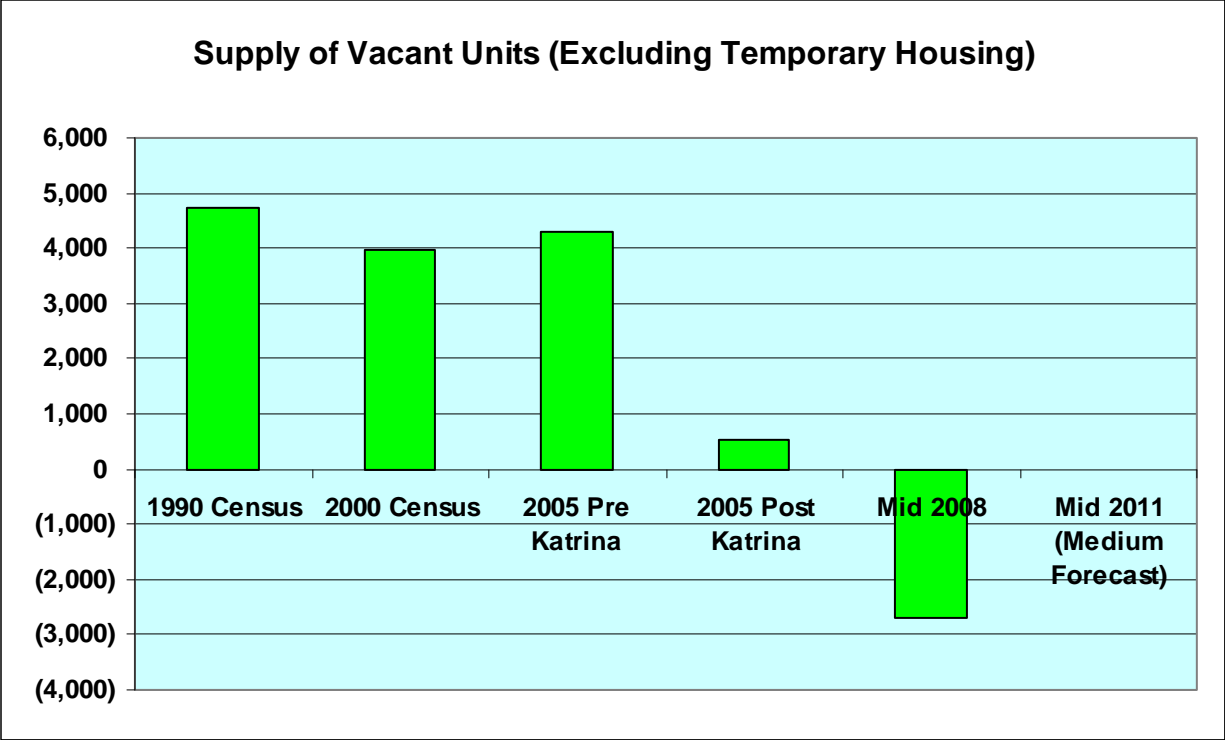
In Hancock County, we estimate that:

- 11,786 housing units sustained Major Damage or Severe Damage.
- In mid-2008, there were 6,271 fewer units than pre-Katrina.
- In mid-2011, there will be 2,674 fewer units than pre-Katrina.

In Hancock County, we estimate that the housing recovery will fall short of the population recovery. This is in contrast to Harrison and Jackson counties, where we estimate that at least a full housing recovery will occur.

However, as shown in the charts on the next page, Hancock County had a very high level of vacant housing pre-Katrina. For that reason, we believe that it is appropriate for the housing recovery to lag the population recovery to some extent. Our data suggests that the housing recovery in Bay St. Louis and Waveland will be adequate in relation to population, but that the rest of Hancock County will need more rental housing and more mobile homes than we estimate will be in place by mid-2011.

The first chart below shows the number of vacant units (for owners and renters); the second chart shows vacant units (for owners and renters) as a percentage of the total housing stock. Both charts exclude temporary housing (cottages and FEMA trailers) post Katrina.



In the preceding chart, the vacancy rate in mid-2011 is zero. This indicates that the number of households seeking to own or rent in Hancock County is the same as the number of housing units available, leaving no vacant units. Because we estimate that a 10% vacancy rate is needed in

order to provide for a normally functioning housing market, this indicates that additional housing units will be needed in Hancock County in mid-2011.

In the following data highlights, we use the same categories of housing stock, and the same underlying assumptions, that were discussed earlier in this report.

IX.A. Summary of Data Highlights

We have developed this summary of Data Highlights based on the data presented in Sections IX.B through IX.F below.

- 53.6% of housing units in Hancock County received major or severe damage. “Severe” damage generally means damage of more than \$30,000 per unit. “Major” damage generally means damage of \$10,000 to \$30,000 per unit. See Section IX.B.
- As of mid 2008, we estimate that the housing stock in the county had recovered to 71.5% of its pre Katrina level. The affordable segments of the rental housing stock, and the mobile home stock, have been slowest to recover. See Section IX.C.
- Based on State and federal funding already awarded, we estimate that the county’s housing stock in mid 2011 will be below pre-Katrina levels by 2,674 units (12.2% of the pre-Katrina housing stock). See Section IX.E.

We estimate the following levels of recovery, by mid-2011, for each sector of the housing stock in Hancock County:

- | | |
|------------------------------|-------------------------|
| ○ Mobile Homes | Less Than Full Recovery |
| ○ Other Home Owner | More Than Full Recovery |
| ○ Small Rental | Less Than Full Recovery |
| ○ Market Rate Apartments | Nearly Full Recovery |
| ○ Shallow Subsidy Apartments | More Than Full Recovery |
| ○ Deep Subsidy Apartments | More Than Full Recovery |

The implications of this level of recovery are discussed in Section IX.F.

IX.A1. Damage to Housing Units (see Section IX.B)

53.6% of Hancock County’s housing stock received major or severe damage from Hurricane Katrina.

We estimate that the mobile home stock was completely destroyed, and that all segments of the rental stock sustained in excess of 70% major or severe damage. Note: there were only 128 Shallow Subsidy Apartments in Hancock County pre-Katrina.

We estimate that the Other Home Owner stock (primarily single family homes) received the lowest percentage of damage relative to its respective number of units (roughly 30% major or severe damage).

IX.A.2. Housing Stock Recovery Through Mid-2008 (see Section IX.C)

By mid-2008, we estimate that:

- Homeowner units had made at least a 100% recovery in Hancock County.
- New Shallow Subsidy Apartments had been constructed (there were no Shallow Subsidy Apartment units in Hancock County pre-Katrina).
- Market Rate Apartments had made a 92.0% recovery.
- Mobile Homes had made a 12.2% recovery, Small Rental units had made a 33.1% recovery, and Deep Subsidy Apartments had made a 29.3% recovery.

In Appendix 3 to the Executive Summary, we discuss why a recovery well above 100% is necessary in Shallow Subsidy Apartments, so as to offset the relatively limited recovery we estimate for Small Rental units.

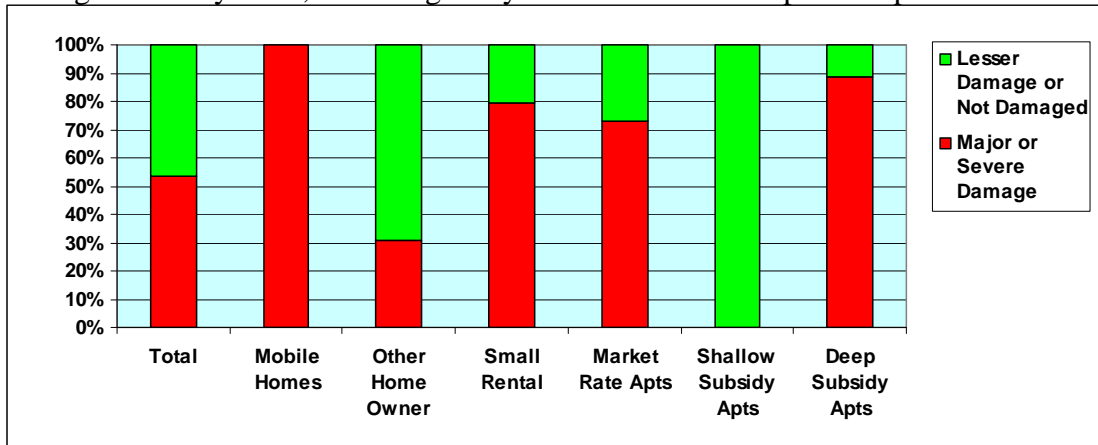
IX.A.3. Housing Stock Projections to Mid-2011 (see Section IX.E)

We estimate that by mid-2011:

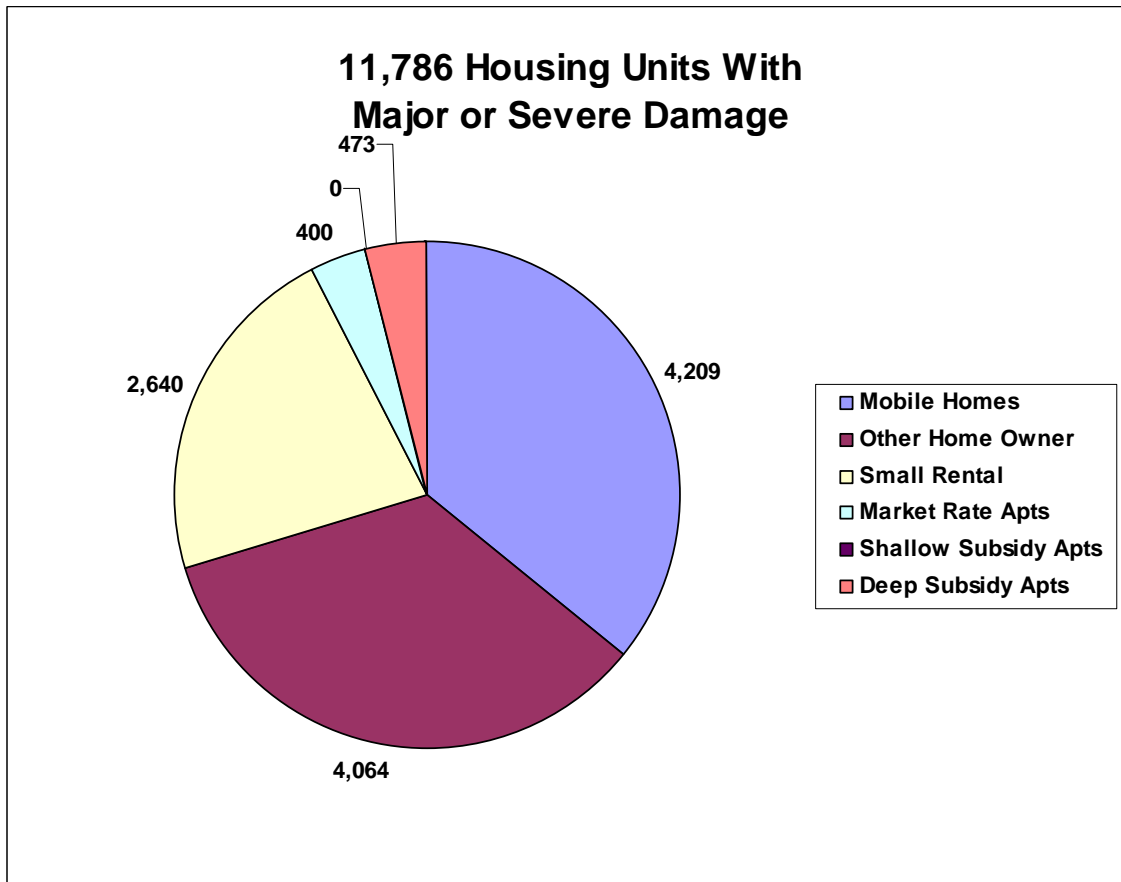
- The total number of housing units in Hancock County will have decreased by 2,674 units below pre-Katrina levels (a 12.2% decrease).
 - The stock of ownership housing will have dropped by 2,038 units (an 11.7% decrease). This decrease is entirely in the mobile home segment of the ownership stock (we estimate that Other Home Owner units, primarily single family homes, will recover to 8.5% above pre-Katrina levels).
 - The stock of rental housing will have declined by 636 units (a 14.0% decrease)
- Declines of more than 1,000 units will have occurred for Mobile Homes (3,148 units, a 25.2% decrease) and Small Rental units (1,673 units, a 49.6% decrease).
- An increase of more than 1,000 units will have occurred for Homeowner units (1,110 units, an 8.4% increase). We estimate that the supply of Shallow Subsidy Apartments will have grown by 937 units (an 832% increase).

IX.B. Katrina Damage in Hancock County

The State adopted HUD's damage estimates, based on raw data from housing inspections through February 2006, and using analytical methods developed in April 2006.

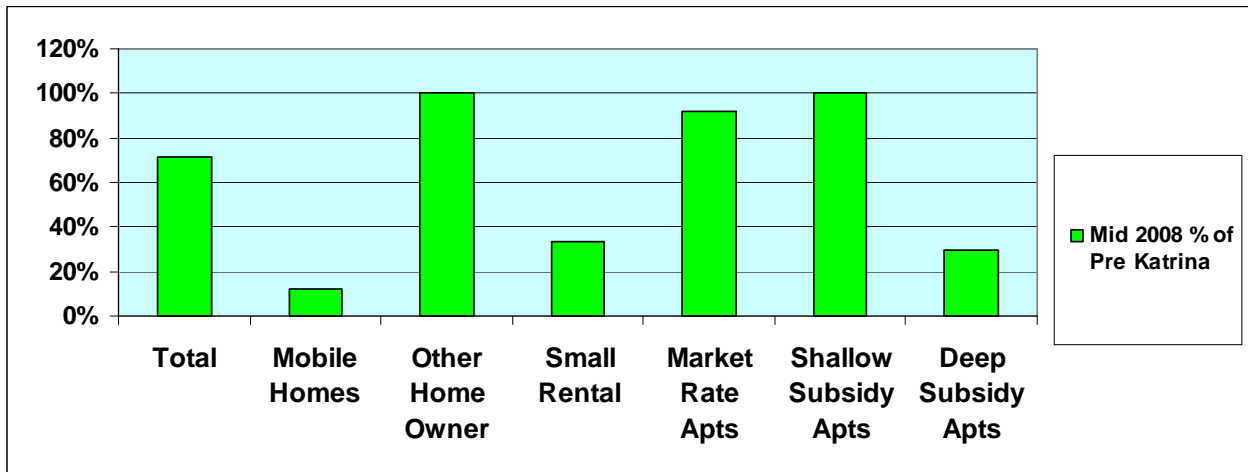


Severe damage generally means repair cost of \$30,000 or more (for example, a home that needed a new roof and a new garage). Major damage generally means repair cost of \$10,000 to \$30,000 per unit (for example, a home that needed roof repair and sustained limited water damage). The following chart shows the distribution of major and severe damage by type of housing.



IX.C. Housing Stock Recovery through Mid-2008 in Hancock County

The following chart shows our estimate of the housing stock in mid-2008 as a percentage of the pre-Katrina housing stock. This chart excludes temporary housing (e.g. Mississippi Cottages and FEMA travel trailers)



Although the total housing stock has recovered to 71.5% of the pre-Katrina level, the Other Home Owner (primarily single family homes) and Shallow Subsidy Apartment segments have recovered to 100% of their pre-Katrina levels, and Market Rate Apartments have recovered to over 90% of their pre-Katrina level.

As discussed in Appendix 3 to the Executive Summary, we believe a recovery greater than 100% in Shallow Subsidy Apartments is appropriate and necessary, in order to make up for the limited recovery we expect in Small Rental units.

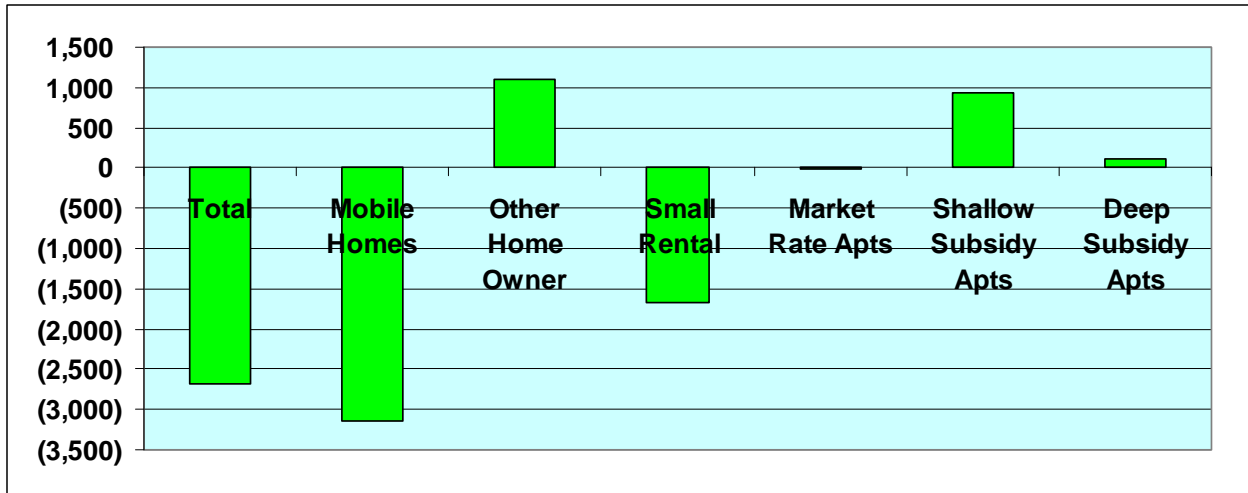
The preceding chart reflects not only repair / rebuilding of housing damaged by Katrina, but also new construction activity on formerly vacant land.

IX.D. MDA Small Rental Assistance Program (SRAP) in Hancock County

The county included 549 small rental units that received awards in Round One of SRAP.

IX.E Projected Housing Stock in Mid 2011 vs. Pre Katrina Levels, in Hancock County

The following chart shows our estimate of the increase or decrease in the county's housing stock, comparing mid 2011 to pre Katrina levels. We use a mid-2011 comparison because we expect that all recovery awards to date will have led to completed housing by then.



Highlights of the chart above include:

- Total housing stock will be below pre-Katrina levels by 2,674 units, driven by very large declines in mobile homes and small rental units.
- The ownership housing stock will be below pre-Katrina levels by 2,038 units, with a more than 3,000 unit loss in Mobile Homes partially offset by a 1,000+ unit gain in Other Home Owner (primarily single family for-sale) units.
- The rental housing stock will be below pre-Katrina levels by 636 units, with large gains in Shallow Subsidy Apartments more than offset by losses of Small Rental units.

Our estimates do not include potential future State or federal funding awards that might be made after November 1, 2008.

IX.F. Implications of the Data for Hancock County

The Census Bureau estimated the July population of the county at:

- July 2006: 38,892 persons (84.3% of the pre Katrina population of 46,121).
- July 2007: 39,687 persons (86.0% of the pre Katrina population).

If future population growth averages 1.5% annually, the population of the county would be:

- In July 2008: 40,567 persons (88.0% of the pre Katrina population).
- In July 2011: 42,421 persons (92.0% of the pre Katrina population).

The following illustrates the potential impact of alternative rates of future population growth:

- 1.0% annual growth rate: 41,797 persons (90.6% of the pre Katrina population).
- 2.0% annual growth rate: 43,050 persons (93.3% of the pre Katrina population).

The Census Bureau estimates that the national average population growth rate has been 1.0% in recent years. We believe that the actual level of population recovery will be heavily influenced by the level of recovery of jobs.

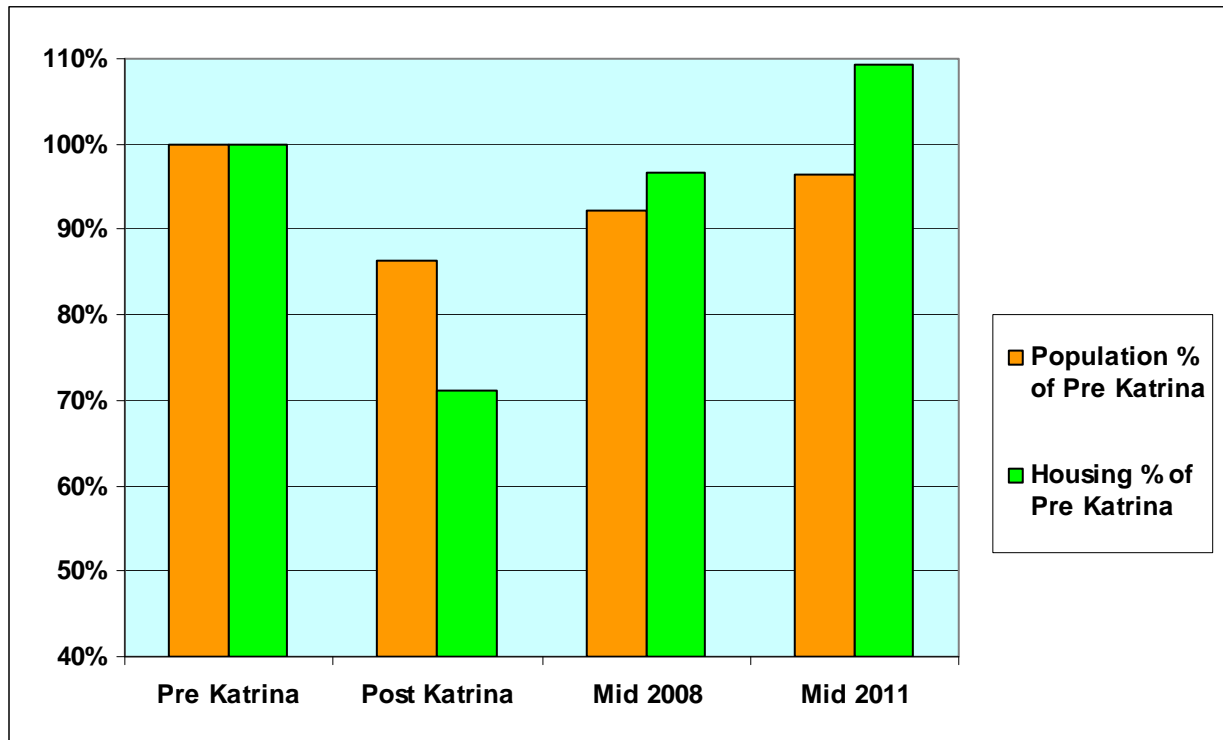
We estimate that based on State and federal awards already made, by mid-2011 the housing stock in Hancock County will reach 87.8% of its pre-Katrina levels.

By mid-2011, the housing stock and population is estimated to be in balance in Bay St. Louis and Waveland, but there is likely to be a shortfall in the rest of the county. We estimate this shortfall at 1,954 units⁵. Our data suggest that two-thirds of this shortfall will be in mobile homes and one-third will be in apartments.

⁵ There were 11,417 households in the unincorporated portion of Hancock County pre-Katrina. If the number of households in mid-2011 is 93.3% of the pre-Katrina level, there would be 10,652 households in mid-2011. Information from the 1990 Census and 2000 Census indicates that although a 10% vacancy rate is adequate in Harrison and Jackson Counties, a 20% vacancy rate is needed in Hancock County because of a much larger level of seasonal units (e.g., vacation homes) and recreational units (e.g., hunting cabins). If a vacancy rate of 20% is needed for a smoothly functioning housing market, 13,315 housing units would be needed in mid-2011. Based on private and government efforts thus far, we estimate that there will be 11,361 housing units in the unincorporated portions of Hancock County in mid-2011. 13,315 minus 11,361 is 1,954 units.

X. Data Highlights for Harrison County

The following chart shows the relationship between the population (orange) and housing (green) recoveries:



In Harrison County, we estimate that:

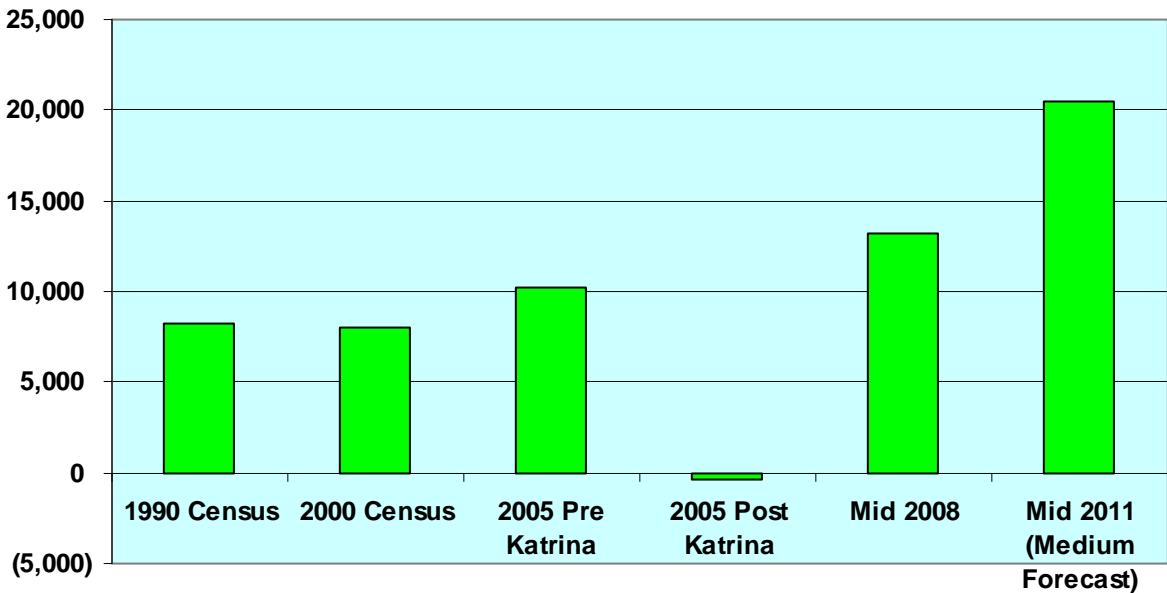
- 24,430 housing units sustained Major Damage or Severe Damage.
- In mid-2008, there were 2,886 fewer units than pre-Katrina.
- In mid-2011, there will be 7,961 fewer units than pre-Katrina.

We estimate that the housing recovery in Harrison County will surpass the population recovery (a 109.4% recovery of housing versus a 96.5% recovery of population if 2008-2011 population growth averages 1.5% annually).

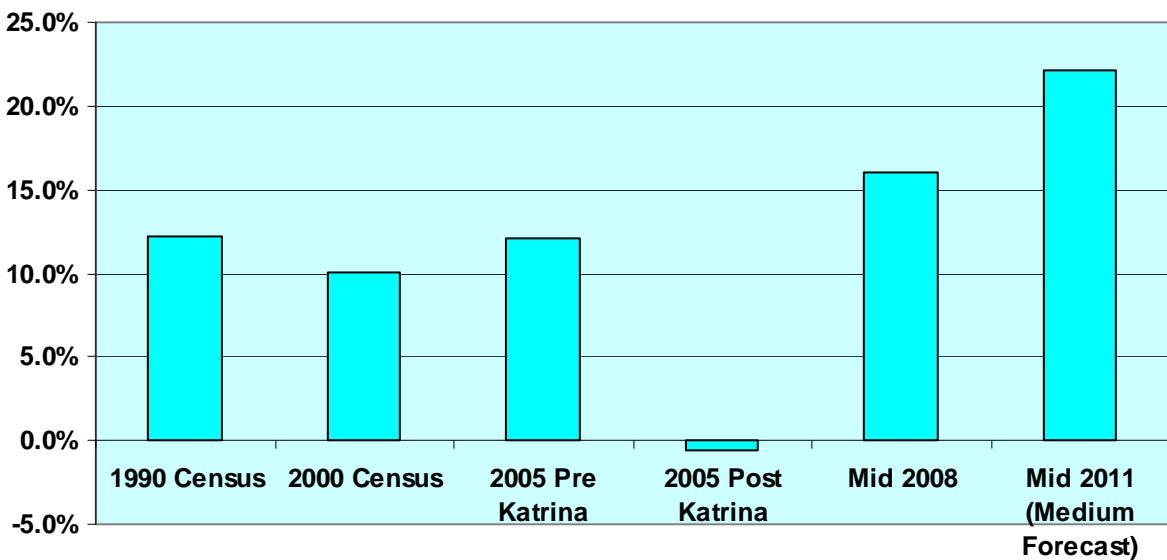
However, our data suggest that the housing recovery in Long Beach may not be adequate in relation to population. Specifically, we estimate that there will be under-production of rental housing. By contrast, the housing recovery in the rest of Harrison County is likely to significantly outstrip the recovery of population, based on federal and State efforts thus far.

The first chart below shows the number of vacant units (for owners and renters); the second chart shows vacant units (for owners and renters) as a percentage of the total housing stock. Both charts exclude temporary housing (cottages and FEMA trailers) post Katrina. Because Harrison County's supply of vacant housing pre-Katrina was above the 2000 levels, the increased level of vacancy that we estimate for mid-2011 is particularly significant.

Supply of Vacant Units (Excluding Temporary Housing)



**Supply of Vacant Units (Excluding Temporary Housing)
as % of Total Housing Stock**



In the following data highlights, we use the same categories of housing stock, and the same underlying assumptions, that were discussed earlier in this report.

X.A. Summary of Data Highlights

We have developed this summary of Data Highlights based on the data presented in Sections X.B through X.F below.

- 28.8% of housing units in Harrison County received major or severe damage. “Severe” damage generally means damage of more than \$30,000 per unit. “Major” damage generally means damage of \$10,000 to \$30,000 per unit. See Section X.B.
- As of mid 2008, we estimate that the housing stock in the county had recovered to 96.6% of its pre Katrina level. The ownership segments of the housing stock made more than a 100% recovery, but the rental stock recovery was still below 80%. See Section X.C.
- Based on State and federal funding already awarded, we estimate that the county’s housing stock in mid 2011 will be above pre-Katrina levels by 7,961 units (9.4% of the pre-Katrina housing stock). See Section X.F.

We estimate the following levels of recovery, by mid-2011, for each sector of the housing stock in Harrison County:

- | | |
|------------------------------|-------------------------|
| ○ Mobile Homes | Nearly Full Recovery |
| ○ Other Home Owner | More Than Full Recovery |
| ○ Small Rental | Less Than Full Recovery |
| ○ Market Rate Apartments | More Than Full Recovery |
| ○ Shallow Subsidy Apartments | More Than Full Recovery |
| ○ Deep Subsidy Apartments | More Than Full Recovery |

In total, the rental housing segments of the housing stock will make more than a 100% recovery. The implications of this level of recovery are discussed in Section XI.F.

X.A.1. Damage to Housing Units (see Section X.B)

28.8% of Harrison County’s housing stock received major or severe damage from Hurricane Katrina.

We estimate that the Deep Subsidy Apartment and Small Rental stock sustained more than 40% major or severe damage. Mobile Homes and Shallow Subsidy Apartments sustained less than 20% major or severe damage.

X.A.2. Housing Stock Recovery Through Mid 2008 (see Section X.D)

Overall, we estimate that Harrison County’s housing stock had made a 96.6% recovery by mid-2008. In addition, we estimate that:

- Homeowner units and Shallow Subsidy Apartments had made at least a 100% recovery in Harrison County.
- Small Rental units had made a 69.9% recovery, and Deep Subsidy Apartments had made a 72.0% recovery.

In Appendix 3 to the Executive Summary, we discuss why a recovery well above 100% is necessary in Shallow Subsidy Apartments, so as to offset the relatively limited recovery we estimate for Small Rental units.

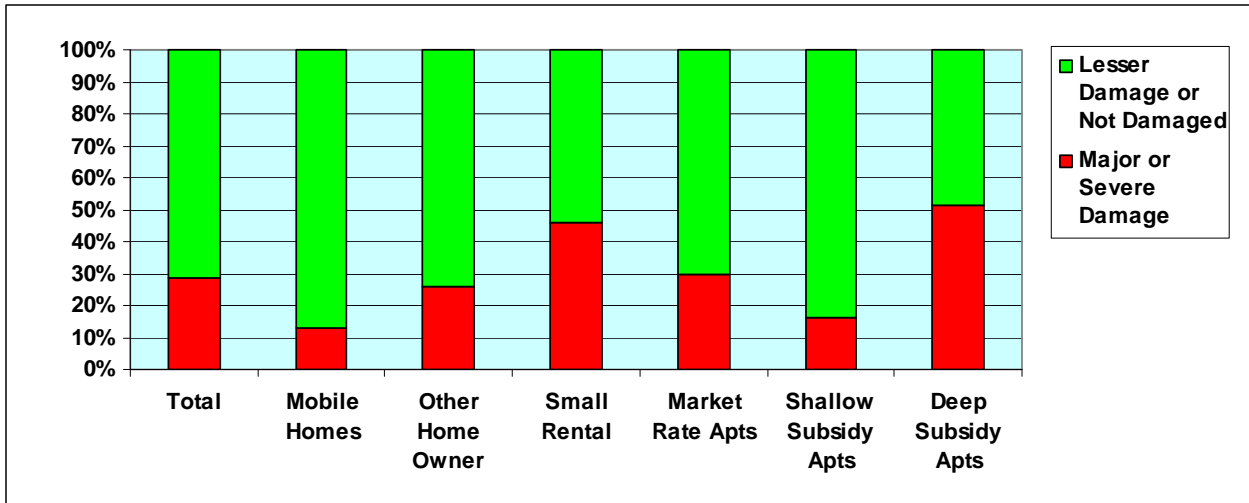
X.A.3. Housing Stock Projections to Mid-2011 (see Section X.F)

We estimate that by mid-2011:

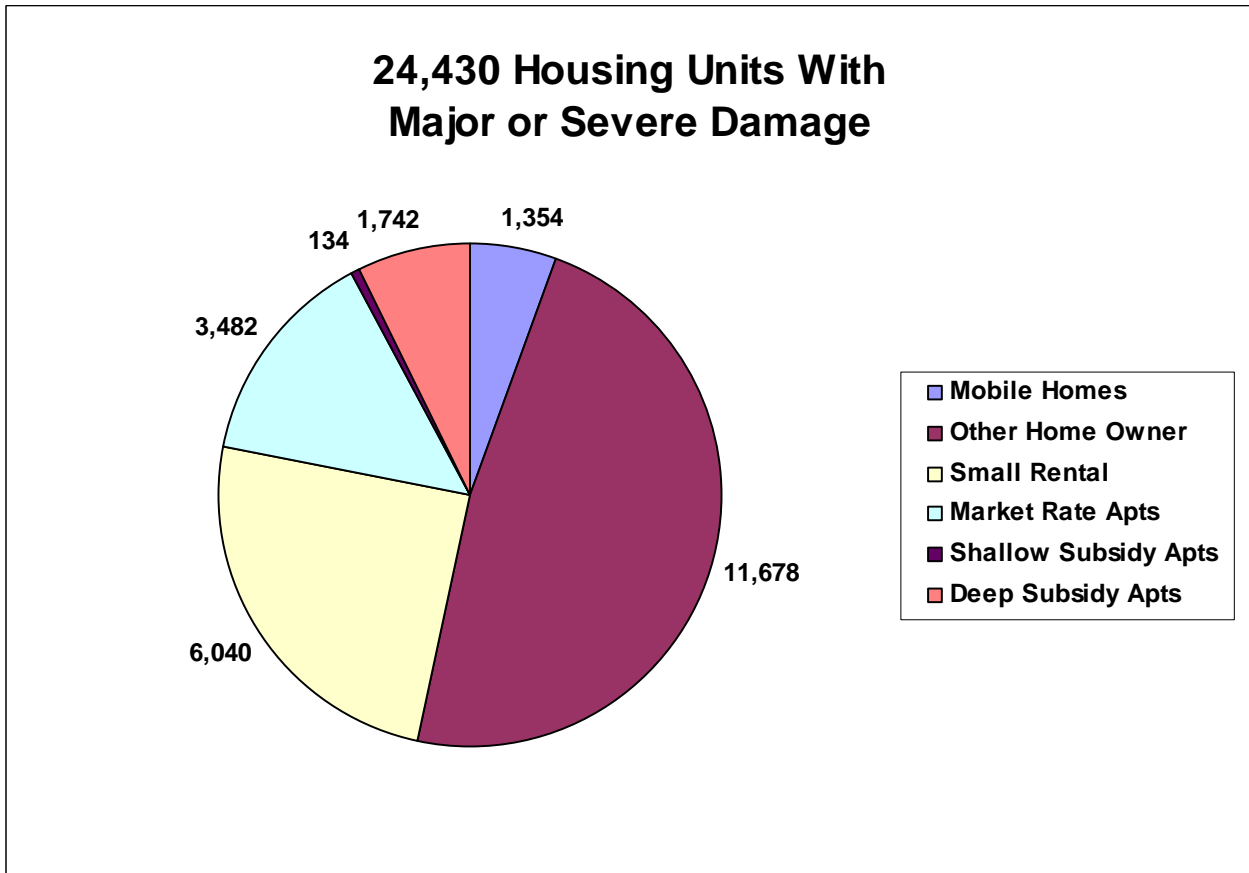
- The total number of housing units in Harrison County will have increased by 7,961 units above pre-Katrina levels (a 9.4% increase).
 - The stock of ownership housing will have increased by 7,616 units (a 13.6% increase). This increase is entirely in the Other Home Owner segment of the ownership stock (we estimate that the Mobile Home stock will recover to 98.5% of pre-Katrina levels).
 - The stock of rental housing will have increased by 345 units (a 1.2% increase)
- A decline of more than 1,000 units will have occurred for Small Rental units (3,002 units, a 22.9% decrease).
- An increase of more than 1,000 units will have occurred for Homeowner units (7,776 units, a 17.1% increase). We estimate that the supply of Shallow Subsidy Apartments will have grown by 3,919 units (a 568% increase). As noted elsewhere in this report, we believe that a Shallow Subsidy Apartment recovery well above pre-Katrina levels is necessary in order to offset an inadequate recovery of Small Rental units.

X.B. Katrina Damage in Harrison County

The State adopted HUD's damage estimates, based on raw data from housing inspections through February 2006, and using analytical methods developed in April 2006.

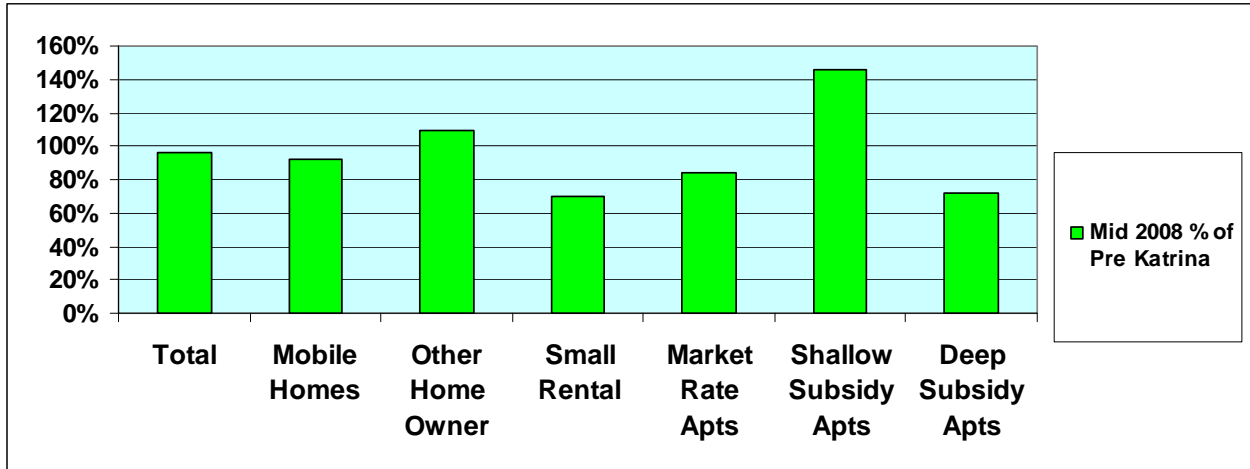


Severe damage generally means repair cost of \$30,000 or more (for example, a home that needed a new roof and a new garage). Major damage generally means repair cost of \$10,000 to \$30,000 per unit (for example, a home that needed roof repair and sustained limited water damage). The following chart shows the distribution of major and severe damage by type of housing.



X.C. Housing Stock Recovery through Mid-2008 in Harrison County

The following chart shows our estimate of the housing stock in mid-2008 as a percentage of the pre-Katrina housing stock. This chart excludes temporary housing (e.g. Mississippi Cottages and FEMA travel trailers).



The total housing stock has recovered to 96.6% of the pre-Katrina level. The Other Home Owner (primarily single family homes) and Shallow Subsidy Apartment segments have recovered to more than 100% of their pre-Katrina levels.

We estimate that the Small Rental and Deep Subsidy Apartment stocks have recovered to less than 80% of pre-Katrina levels.

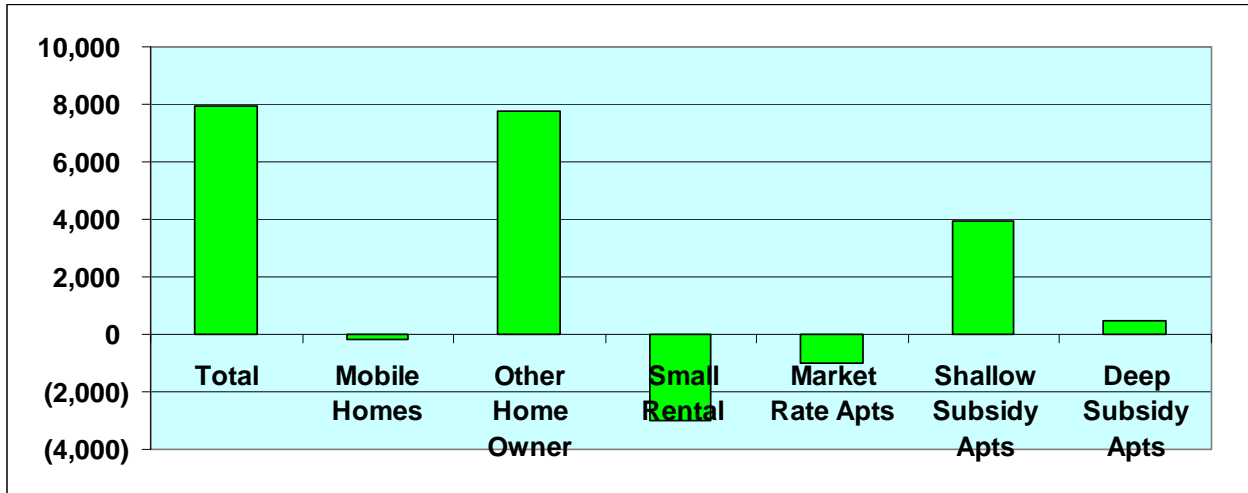
The preceding chart reflects not only repair / rebuilding of housing damaged by Katrina, but also new construction activity on formerly vacant land.

X.D. MDA Small Rental Assistance Program (SRAP) in Harrison County

The county included 944 small rental units that received awards in Round One of SRAP.

X.E Projected Housing Stock in Mid-2011 vs. Pre-Katrina Levels, in Harrison County

The following chart shows our estimate of the increase or decrease in the county's housing stock, comparing mid-2011 to pre-Katrina levels. We use a mid 2011 comparison, because we expect that all recovery awards to date will have led to completed housing by then.



Highlights of the chart above include:

- Total housing stock will be above pre-Katrina levels by 7,961 units, almost solely as a result of a very large increase in the Other Home Owner stock.
- The ownership housing stock will be above pre-Katrina levels by 7,616 units, with a very small decline in Mobile Homes more than offset by a very large gain in Other Home Owner (primarily single family for-sale) units.
- The rental housing stock will be above pre-Katrina levels by 345 units, with large gains in Shallow Subsidy Apartments more than offsetting losses of Small Rental units and Market Rate Apartment units.

Our estimates do not include potential future State or federal funding awards that might be made after November 1, 2008.

X. F. Implications of the Data for Harrison County

The Census Bureau estimated the July population of the county at:

- July 2006: 173,218 persons (88.4% of the pre Katrina population of 195,969).
- July 2007: 178,105 persons (90.9% of the pre Katrina population).

If future population growth averages 1.5% annually, the population of the county over time would be:

- In July 2008: 180,790 persons (92.3% of the pre Katrina population).
- In July 2011: 189,048 persons (96.5% of the pre Katrina population).

The following illustrates the potential impact of alternative rates of future population growth:

- 1.0% annual growth rate: 186,268 persons (95.0% of the pre Katrina population).
- 2.0% annual growth rate: 191,855 persons (97.9% of the pre Katrina population).

The Census Bureau estimates that the national average population growth rate has been 1.0% per year in recent years. We believe that the actual level of population recovery will be heavily influenced by the level of recovery of jobs.

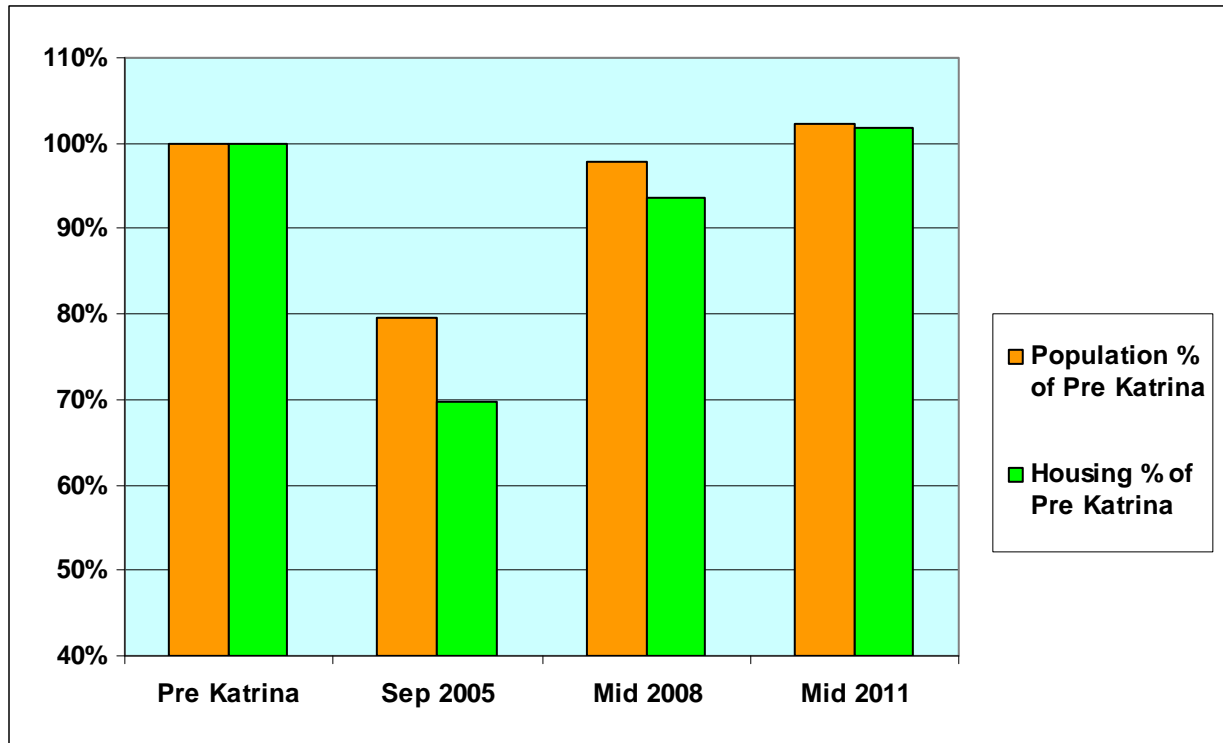
We estimate that based on State and federal awards already made, by mid-2011 the housing stock in Harrison County will reach 109.4% of its pre-Katrina level.

We also anticipate that by mid-2011, the housing stock recovery will be below the population recovery in Long Beach, but that there will be an excess of housing in the rest of Harrison County. In Long Beach, we estimate that there will be a shortfall if no further action is taken. We estimate this shortfall at 855 units⁶. Our data suggest that the entire shortfall will be in apartments.

⁶ There were 6,852 households in Long Beach pre-Katrina. If the number of households in mid-2011 is 96.5% of the pre-Katrina level, there would be 6,612 households in mid-2011. If a vacancy rate of 10% is needed for a smoothly functioning housing market, 7,347 housing units would be needed in mid-2011. Based on private and government efforts thus far, we estimate that there will be 6,492 housing units in Long Beach in mid-2011. 7,347 minus 6,492 is 855 units.

XI. Data Highlights for Jackson County

The following chart shows the relationship between the population (orange) and housing (green) recoveries:



In Jackson County, we estimate that:

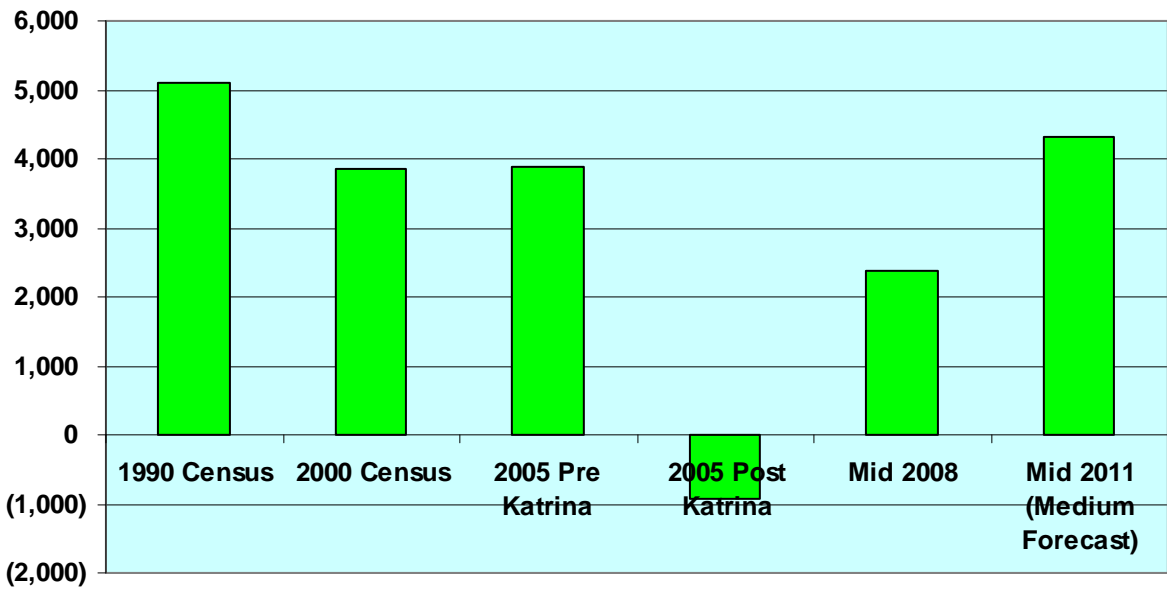
- 16,296 housing units sustained Major Damage or Severe Damage.
- In mid-2008, there were 3,422 fewer units than pre-Katrina.
- In mid-2011, there will be 1,032 more units than pre-Katrina.

In Jackson County we estimate that the population recovery will be in balance with the housing recovery, which is in contrast to Harrison County (where we estimate the housing recovery will exceed the population recovery) and Hancock County (where we estimate the housing recovery will lag the population recovery).

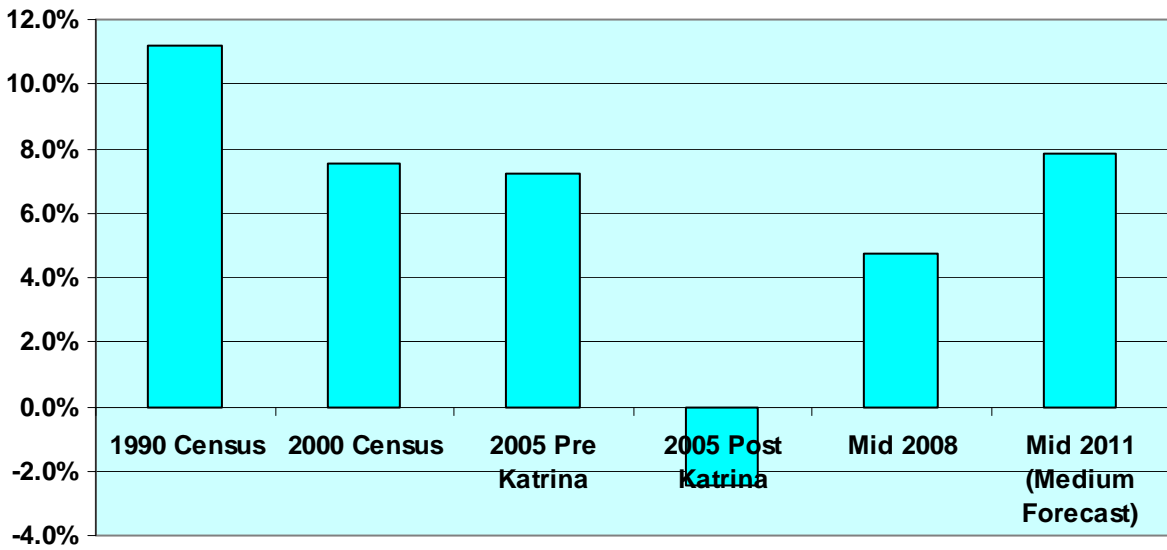
However, our data suggests that the housing recovery in Pascagoula will lag the population recovery, if no further action is taken.

The first chart below shows the number of vacant units (for owners and renters); the second chart shows vacant units (for owners and renters) as a percentage of the total housing stock. Both charts exclude temporary housing (cottages and FEMA trailers) post Katrina.

Supply of Vacant Units (Excluding Temporary Housing)



**Supply of Vacant Units (Excluding Temporary Housing)
as % of Total Housing Stock**



In the following data highlights, we use the same categories of housing stock, and the same underlying assumptions, that were discussed earlier in this report.

XI.A. Summary of Data Highlights

We have developed this summary of Data Highlights based on the data presented in Sections XI.B through XI.E below.

- 30.3% of housing units in Jackson County received major or severe damage. “Severe” damage generally means damage of more than \$30,000 per unit. “Major” damage generally means damage of \$10,000 to \$30,000 per unit. See Section XI.B.
- As of mid 2008, we estimate that the housing stock in the county had recovered to 93.6% of its pre Katrina level. The Mobile Homes, Small Rental, and Deep Subsidy Apartment segments of the housing stock have been slowest to recover. See Section XI.C.
- Based on State and federal funding already awarded, we estimate that the county’s housing stock in mid 2011 will exceed pre-Katrina levels by 1,032 units (1.9% of the pre-Katrina housing stock). See Section XI.E.

We estimate the following levels of recovery, by mid-2011, for each sector of the housing stock in Jackson County:

- | | |
|------------------------------|-------------------------|
| ○ Mobile Homes | Less Than Full Recovery |
| ○ Other Home Owner | More Than Full Recovery |
| ○ Small Rental | Less Than Full Recovery |
| ○ Market Rate Apartments | More Than Full Recovery |
| ○ Shallow Subsidy Apartments | More Than Full Recovery |
| ○ Deep Subsidy Apartments | Nearly Full Recovery |

The implications of this level of recovery are discussed in Section XII.F.

XI.A.1. Damage to Housing Units (see Section XI.B)

30.3% of Jackson County’s housing stock received major or severe damage from Hurricane Katrina.

We estimate that the Small Rental stock sustained in excess of 40% major or severe damage.

We estimate that the Shallow Subsidy Apartment stock sustained no major or severe damage.

We estimate that the Market Rate Apartment stock received less than 20% major or severe damage.

XI.A.2. Housing Stock Recovery Through Mid-2008 (see Section XI.C)

By mid-2008, we estimate that Jackson County’s housing stock had recovered to 93.6% of its pre-Katrina level, and that:

- Homeowner units and Shallow Subsidy Apartments had made a 100% recovery.
- Market Rate Apartments had made nearly a 100% recovery.
- Deep Subsidy Apartments had made a 68.1% recovery, Small Rental units had made a 78.4% recovery, and Mobile Homes had made an 80.0% recovery.

In Appendix 3 to the Executive Summary, we discuss why a recovery well above 100% is necessary in Shallow Subsidy Apartments, so as to offset the relatively limited recovery we estimate for Small Rental units.

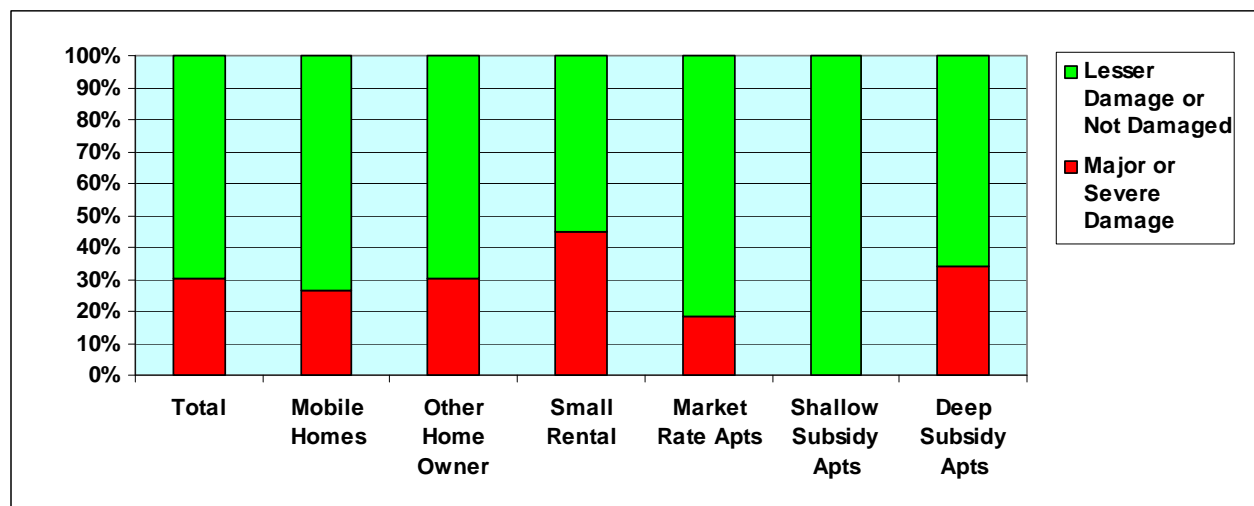
XI.A.3. Housing Stock Projections to Mid-2011 (see Section XI.E)

We estimate that by mid 2011:

- The total number of housing units in Jackson County will have increased by 1,032 units above pre-Katrina levels (a 1.9% increase).
 - The stock of ownership housing will have increased by 888 units (a 2.2% increase).
 - The stock of rental housing will have increased by 144 units (a 1.1% increase)
 - An increase of 2,285 will have occurred for Homeowner units (a 6.8% increase), primarily single family homes, more than offsetting a 1,397 unit decrease in Mobile Homes (20%).

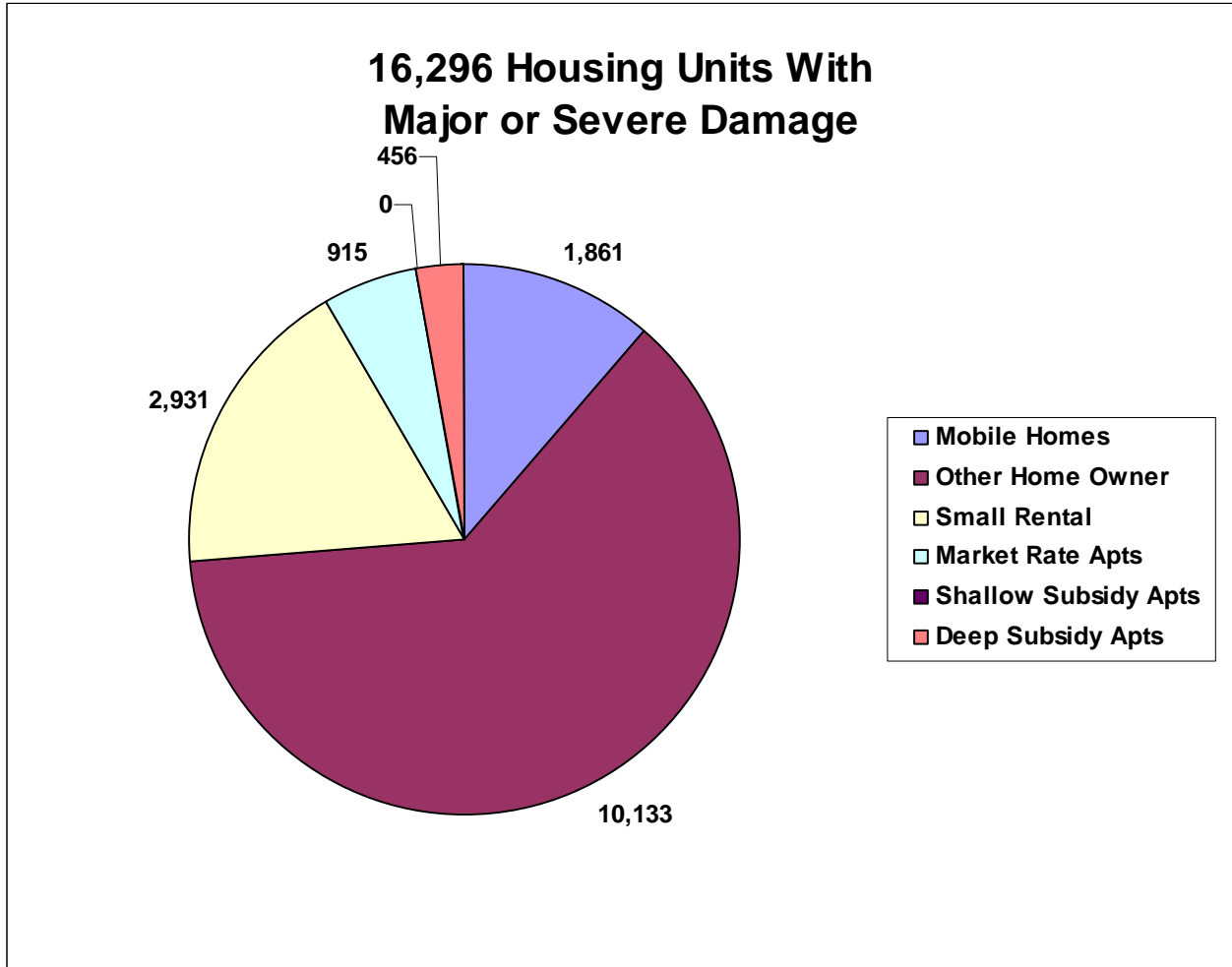
XI.B. Katrina Damage in Jackson County

The State adopted HUD’s damage estimates, based on raw data from housing inspections through February 2006, and using analytical methods developed in April 2006.



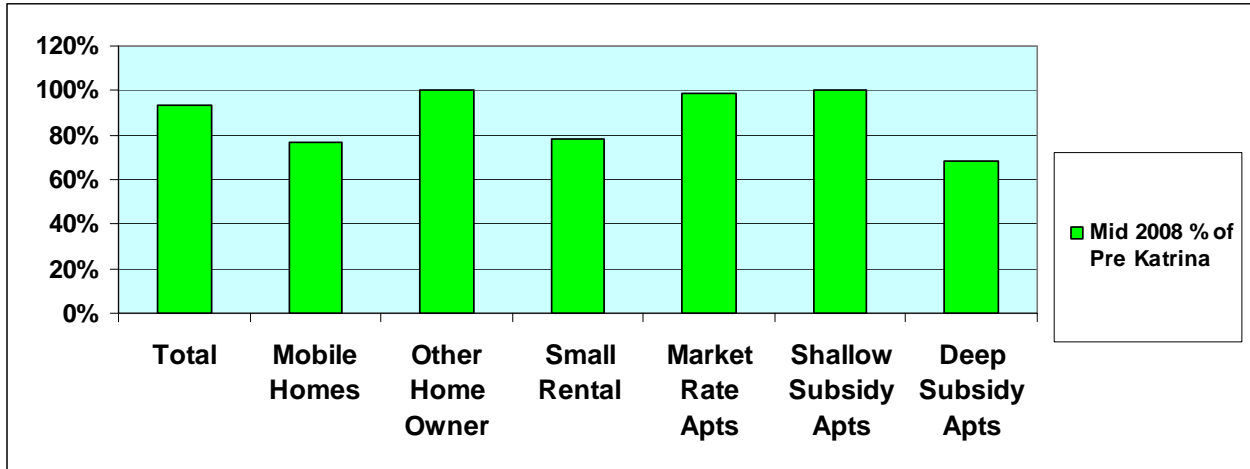
Severe damage generally means repair cost of \$30,000 or more (for example, a home that needed a new roof and a new garage). Major damage generally means repair cost of \$10,000 to \$30,000

per unit (for example, a home that needed roof repair and sustained limited water damage). The following chart shows the distribution of major and severe damage by type of housing.



XI.C. Housing Stock Recovery through Mid 2008 in Jackson County

The following chart shows our estimate of the housing stock in mid 2008 as a percentage of the pre-Katrina housing stock. This chart excludes temporary housing (e.g. Mississippi Cottages and FEMA travel trailers)



Although the total housing stock has recovered to 93.6% of the pre-Katrina level, the Deep Subsidy Apartment, Small Rental, and Mobile Home segments are below 80% of their pre-Katrina levels.

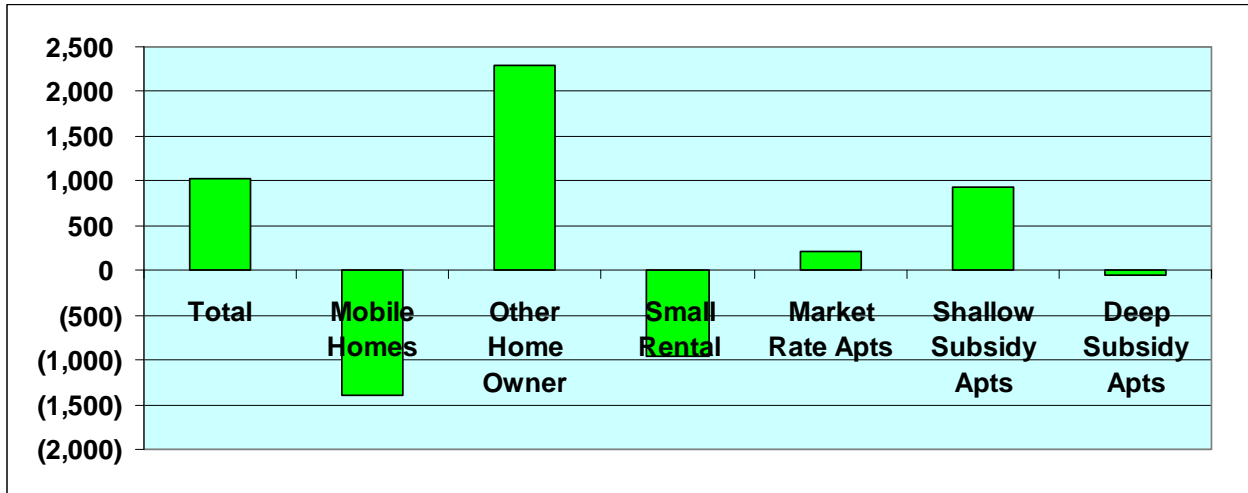
The preceding chart reflects not only repair / rebuilding of housing damaged by Katrina, but also new construction activity on formerly vacant land.

XI.D. MDA Small Rental Assistance Program (SRAP) in Jackson County

The county included 459 small rental units that received awards in Round One of SRAP.

XI.E Projected Housing Stock in Mid-2011 vs. Pre-Katrina Levels, in Jackson County

The following chart shows our estimate of the increase or decrease in the county's housing stock, comparing mid-2011 to pre-Katrina levels. We use a mid-2011 comparison, because we expect that all recovery awards to date will have led to completed housing by then.



Highlights of the chart above include:

- Total housing stock will be above pre-Katrina levels by 1,032 units, with large gains in Other Home Owner and Shallow Subsidy Apartments offsetting declines in Mobile Homes and Small Rental units.
- The ownership housing stock will be above pre-Katrina levels by 888 units, with a nearly 1,400 unit loss in Mobile Homes offset by a 2,200+ unit gain in Other Home Owner (primarily single family for-sale) units.
- The rental housing stock will be 144 units (1.1%) above pre-Katrina levels, with a large gain in Shallow Subsidy Apartments more than offsetting a large loss of Small Rental units. As discussed in Appendix 3, we believe that a Shallow Subsidy Apartment recovery well above 100% is needed, in order to offset the limited recovery we estimate for Small Rental units.

Our estimates do not include potential future State or federal funding awards that might be made after November 1, 2008.

XI.F. Implications of the Data for Jackson County

The Census Bureau estimated the July population of the county at:

- July 2006: 128,109 persons (95.3% of the pre Katrina population of 134,361).
- July 2007: 130,098 persons (96.8% of the pre Katrina population).

If future population growth averages 1.5% annually, the population of the county over time would be:

- In July 2008: 131,403 persons (97.8% of the pre Katrina population).
- In July 2011: 137,405 persons (102.3% of the pre Katrina population).

The following illustrates the potential impact of alternative rates of future population growth:

- 1.0% annual growth rate: 135,384 persons (100.8% of the pre Katrina population).
- 2.0% annual growth rate: 139,447 persons (103.8% of the pre Katrina population).

The Census Bureau estimates that the national average population growth rate has been 1.0% in recent years. We believe that the actual level of population recovery will be heavily influenced by the level of recovery of jobs.

We estimate that based on State and federal awards already made, by mid-2011 the housing stock in Jackson County will reach 101.9% of its pre-Katrina levels.

We estimate that by mid-2011, the housing stock and population will be in balance in Jackson County, with the exception of Pascagoula, in which we estimate that there will be a shortfall if no further action is taken. We estimate this shortfall at 1,371 units⁷. Our data suggest that the entire shortfall will be in apartments.

⁷ There were 10,448 households in Pascagoula pre-Katrina. If the number of households in mid-2011 is 102.3% of the pre-Katrina level, there would be 10,688 households in mid-2011. If a vacancy rate of 10% is needed for a smoothly functioning housing market, 11,876 housing units would be needed in mid-2011. Based on private and government efforts thus far, we estimate that there will be 10,505 housing units in Pascagoula in mid-2011. 11,876 minus 10,505 is 1,371 units.

Section XII. Key Maps for the Three Coastal Counties

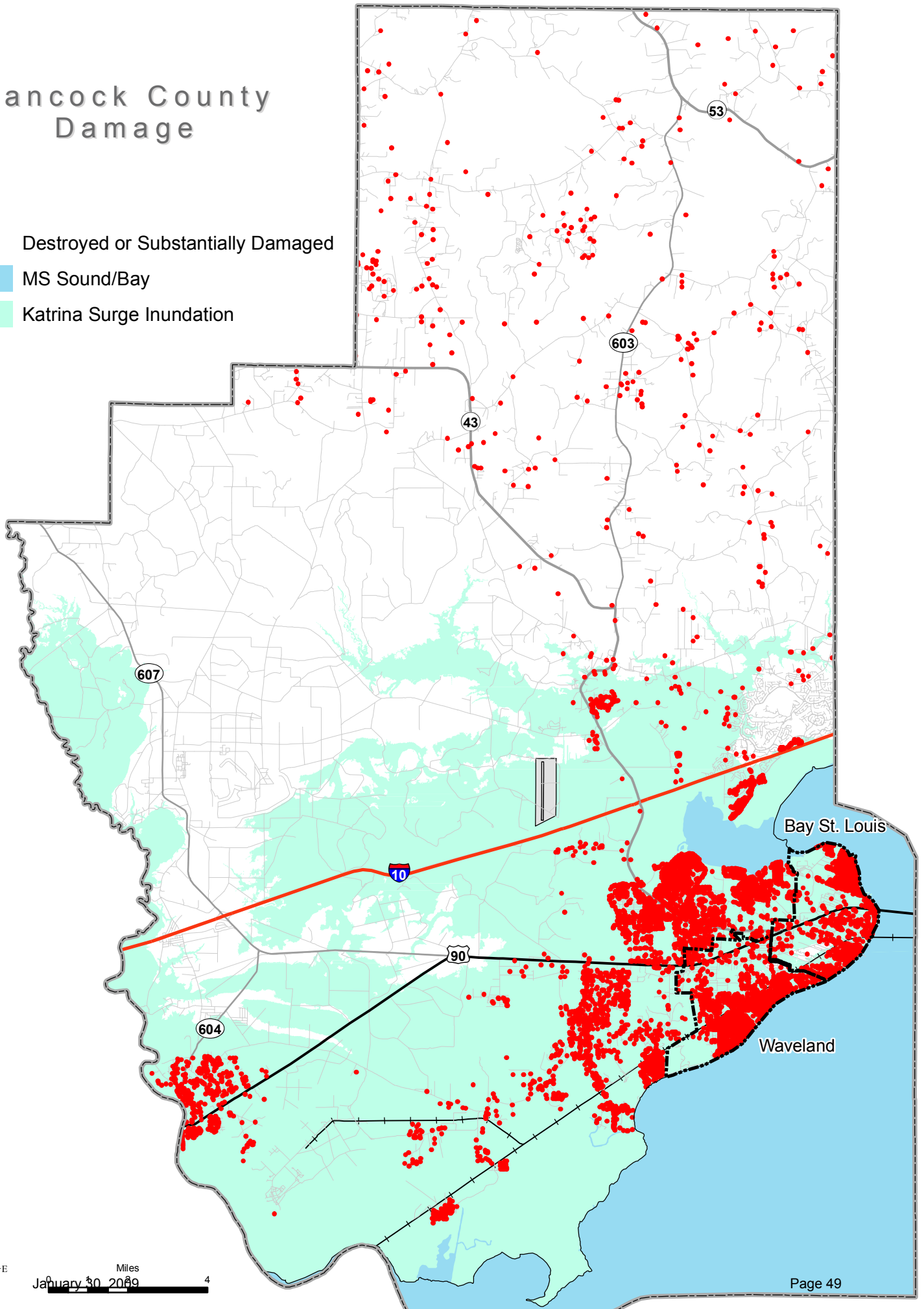
This section presents two maps for each of the three coastal counties.

The first map shows homes that were destroyed or substantially damaged by Hurricane Katrina.

The second map shows homes that received funding from the Mississippi Development Authority under the Homeowner Assistance Program (Phase I, Phase II or the Elevation Grant Program) or the Small Rental Assistance Program.

Hancock County Damage

- Destroyed or Substantially Damaged
- MS Sound/Bay
- Katrina Surge Inundation



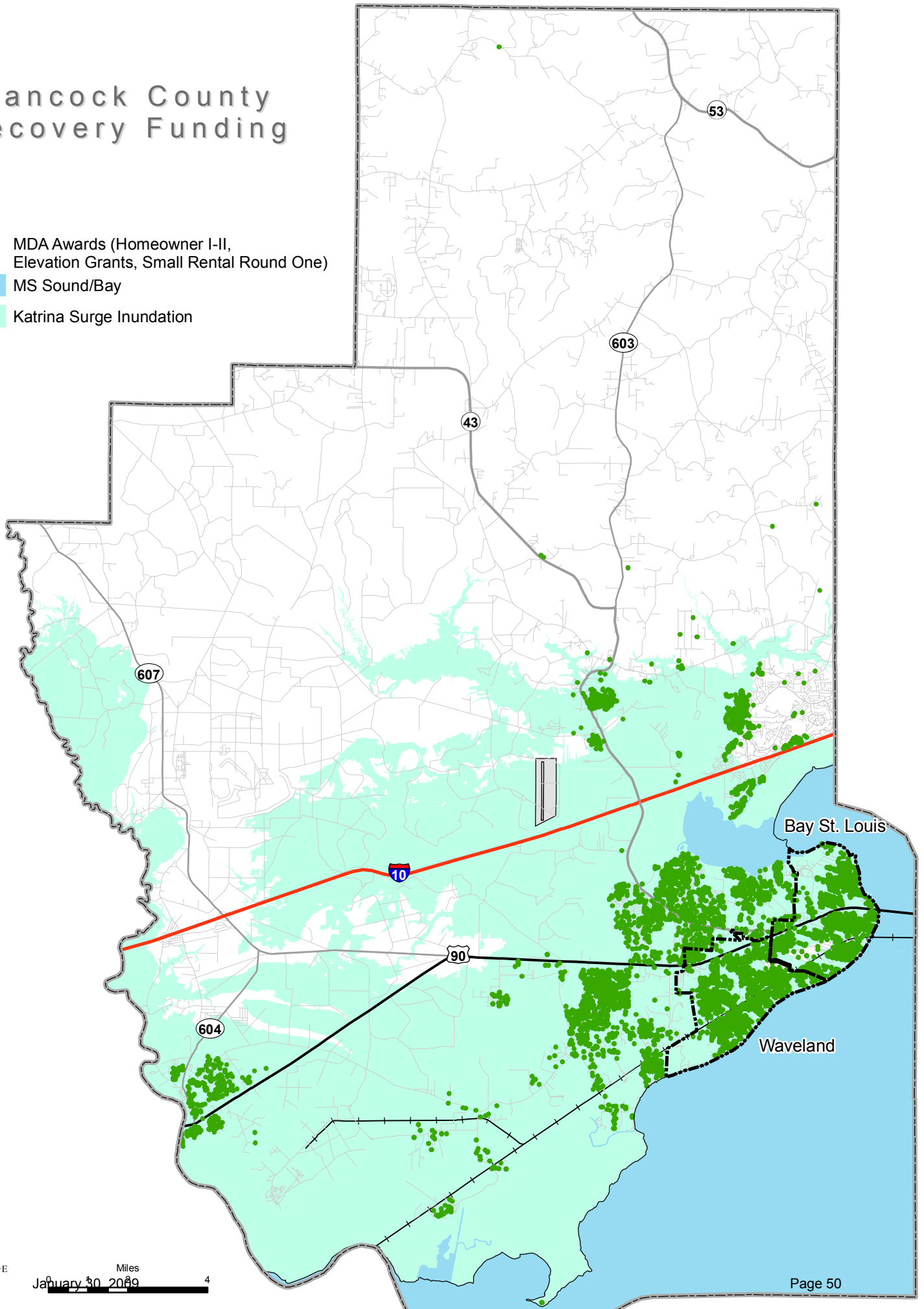
Bay St. Louis

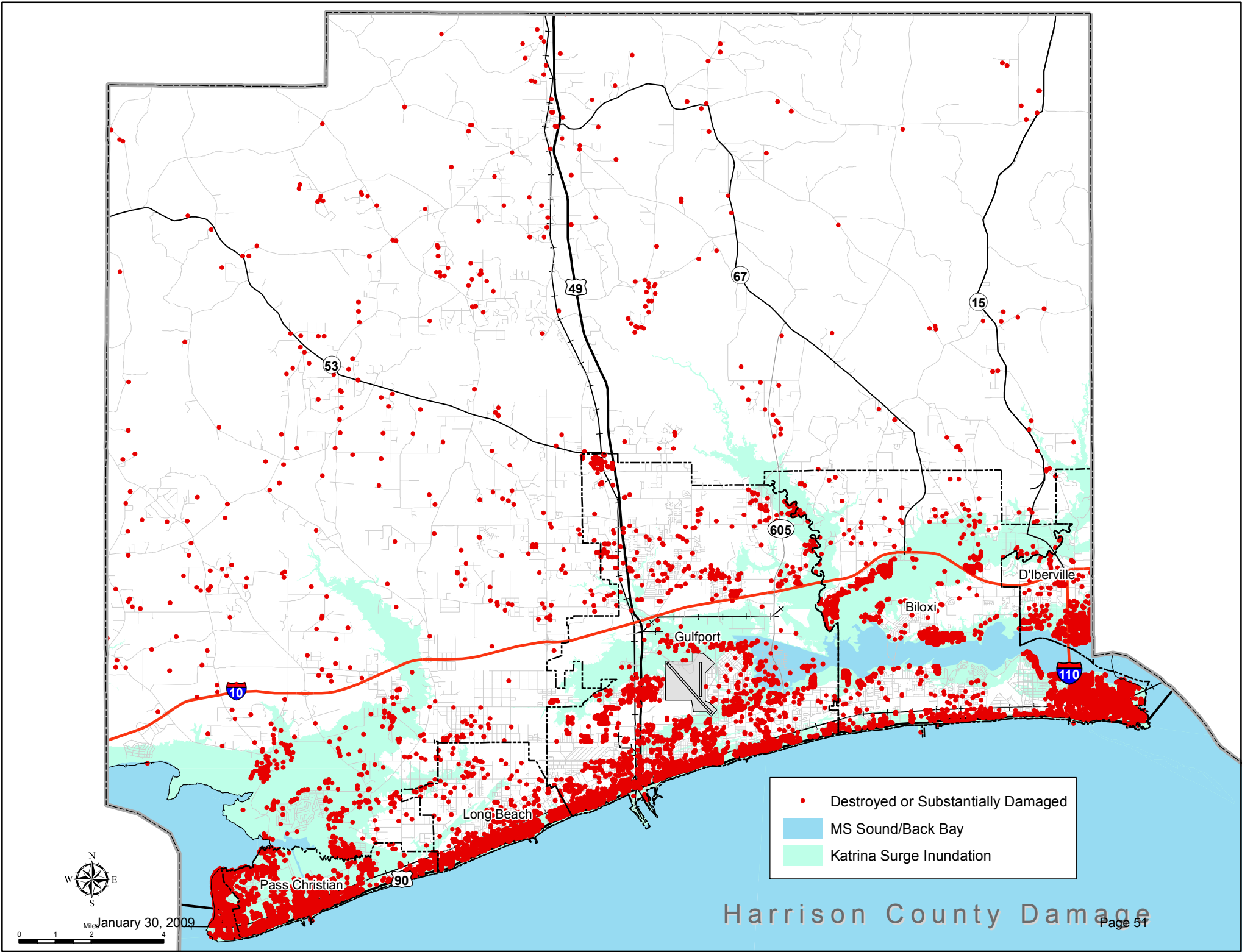
Waveland

January 30, 2009

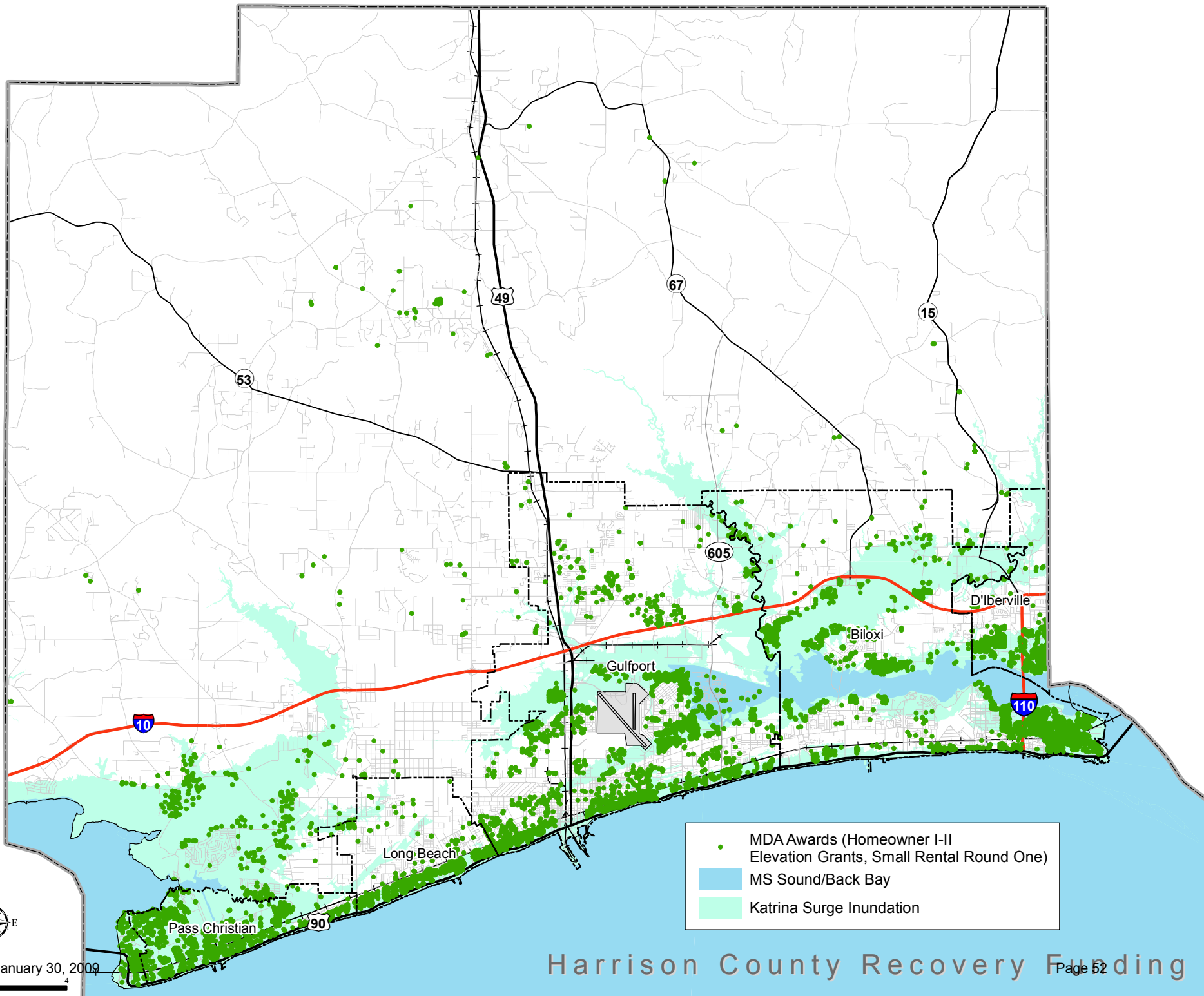
Hancock County Recovery Funding

- MDA Awards (Homeowner I-II, Elevation Grants, Small Rental Round One)
- MS Sound/Bay
- Katrina Surge Inundation





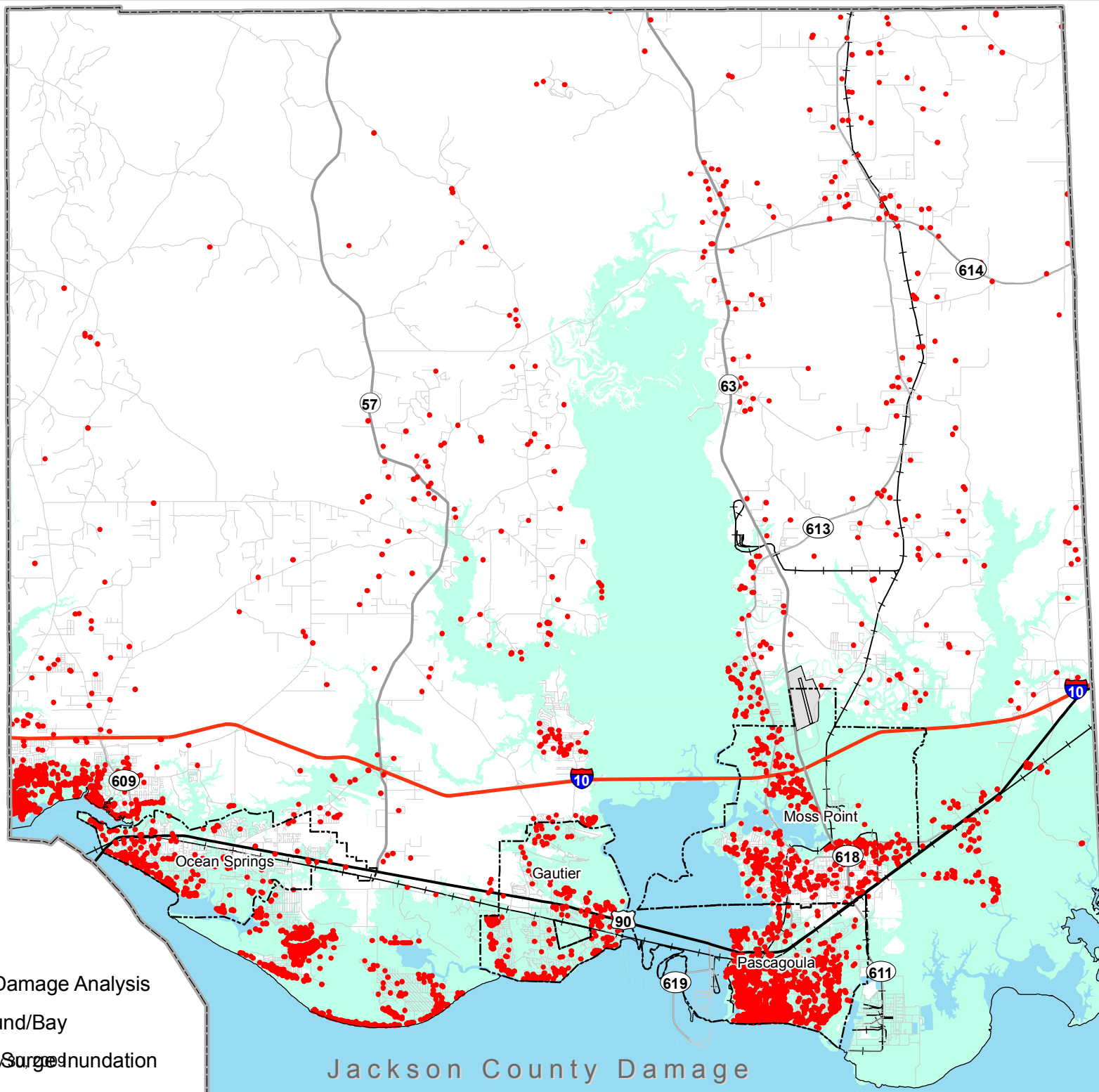
Harrison County Damage



- MDA Awards (Homeowner I-II
Elevation Grants, Small Rental Round One)
- MS Sound/Back Bay
- Katrina Surge Inundation



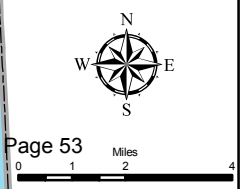
January 30, 2009



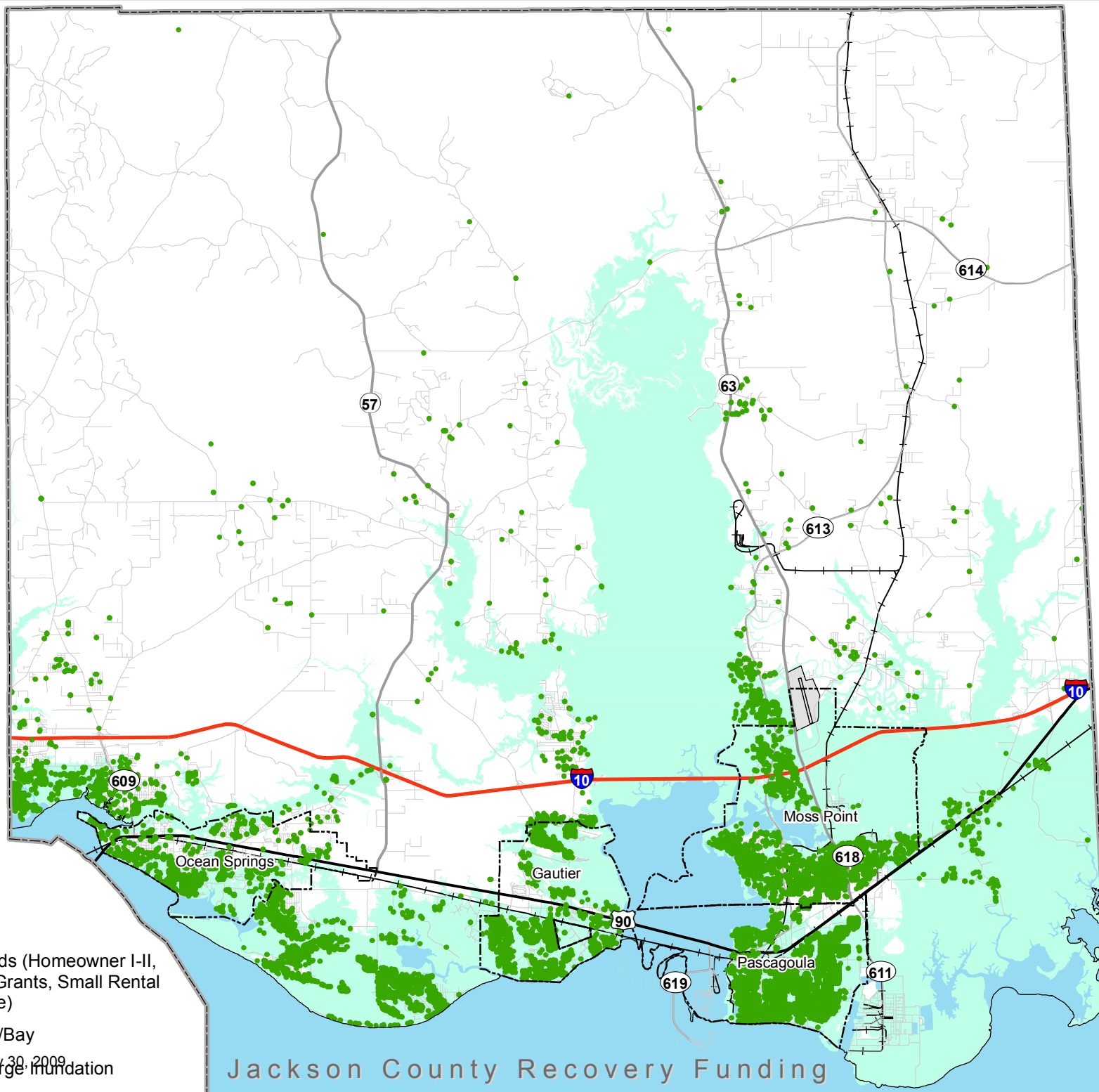
- FEMA Damage Analysis
- MS Sound/Bay
- Katrina Surge Inundation

Jackson County Damage

Page 53



Miles
0 1 2 4



- MDA Awards (Homeowner I-II, Elevation Grants, Small Rental Round One)

MS Sound/Bay

Katrina Surge Inundation

Jackson County Recovery Funding



January 30, 2009

Section XIII. Housing Stock Estimates

Overview

Attached is our estimate of housing stock recovery, based on best available data.

We measure the adequacy of the housing stock (supply) in relationship to the number of households (demand). We estimate that recovery efforts currently under way are likely to lead to significantly more housing stock in the three coastal counties, relative to population, than was in place pre-Katrina. We believe that the probable level of over-building is likely to have unacceptable negative impacts on housing values and on the homebuilding industry.

Contents

Following this introductory discussion you will find the following:

- One page summary estimate for all three counties combined, plus brief notes on data sources.
- A series of two page estimates covering:
 - All three counties combined.
 - Each of the three counties individually.
 - Three reports for Hancock County: Bay St. Louis, Waveland, and the unincorporated area.
 - Six reports for Harrison County: Biloxi, D'Iberville, Gulfport, Long Beach, Pass Christian, and the unincorporated area.
 - Five reports for Jackson County: Gautier, Moss Point, Ocean Springs, Pascagoula, and the unincorporated area.

Methodology

Using best available data, we estimated the various components of the housing stock at these points in time:

- 2005 Pre-Katrina (using the 2005 American Community Survey as our primary source).
- The day after Katrina (using HUD and FEMA damage estimates). We make two separate estimates, one based on the FEMA damage estimates, and second estimate based on the HUD damage estimates (which estimate more damaged units because the HUD definition for major damage is broader than the FEMA definition for substantial damage).
- Early-mid 2007 (using parcel-level data).
- Mid 2008 (using parcel-level data).
- Mid 2011 (Floor Estimate, reflecting existing recovery awards but no new market rate rental or ownership production). This represents the level of housing stock likely to result if neither the State nor private parties commit to additional production.
- Mid 2011 (Full Estimate, reflecting modest market rate homebuilder production but assuming no LTW production after Round Two and no SRAP production after Round

One). This represents the Floor Estimate plus likely private sector production. We estimate that in mid 2011, there will be 4,807 to 9,008 more vacant units than existed pre-Katrina.

At the end of this introductory discussion, you will find a discussion of how we approached each component of our estimates.

We were conservative in making these estimates. Accordingly, we believe that the number of units of housing likely to be in place in mid 2011 is at least as large as we have estimated (see our Full Estimate Mid 2011 in the attached).

We then compared the pre-Katrina and mid 2011 housing stock to the number of households. For mid 2011, we made three population and household estimates, assuming 1.0%, 1.5% and 2.0% annual population growth from mid 2008 to mid 2011 (the national average population growth rate is roughly 1.0%).

Highlights

Pre-Katrina, there were 18,423 vacant housing units. Vacant units are needed to allow renters and buyers to have an adequate range of choices, to allow for repairs prior to offering housing for sale or rent, and for second homes and recreational housing such as hunting and fishing cabins. Because we now know that the supply of housing pre-Katrina was at least adequate to meet demand, we assume that no more than 18,423 vacant units are needed for a smoothly functioning housing market.

Using the Full Estimate in mid-2011, we estimate there will be 22,701 to 26,902 vacant housing units (4,278 to 8,479 more vacant units compared to pre-Katrina levels). Because our the pre-Katrina baseline (18,423 vacant units) may be greater than is needed for a smoothly functioning market, and because our Full Estimate makes conservative (low) estimates, especially for private decision-making (mobile home purchases, and housing starts by for-sale homebuilders), we believe that the likelihood of excess supply (over-building) is high. For the same reasons, we believe that the level of excess is likely to be at least as large as we estimate.

From 1980 to 2007, housing production in the three coastal counties averaged 2,465 units (for-sale production plus for-rent production). Accordingly, the likely excess of vacant units above pre-Katrina levels is 1.7 to 3.4 years' normal production. Excess supply, at any level, will put downward pressure on home values, rental properties, and homebuilders. We believe that an excess of one year or more of normal production is likely to result in unacceptable financial pressure on rental properties, unacceptable downward pressure on home values, and an unacceptably long slump in homebuilding.

Because these conclusions may be counter-intuitive given the post-Katrina spike in market rents, and given continuing reports of the difficulties that lower-income households encounter in obtaining affordable rental housing, we offer the following:

- The private for-sale homebuilder community has already made an aggressive response to Katrina damage. We estimate that permits already pulled will be sufficient for a full

recovery in this sector of the housing stock. So we estimate there is little if any need for the State to stimulate further for-sale production.

- Construction has not yet started for much of the subsidized rental housing for which funding has been awarded.
- Many rental properties that have started construction have not yet completed any units.

A State funding award made today likely will result in habitable units not earlier than two to three years from now. Our estimate suggests that there is a significant risk of over-supply two to three years from now, even if the State does not fund any new production.

Detailed Discussion of Methodology

The discussion below addresses each of the components of our housing stock estimates. You may find it helpful to refer to our two-page estimate for the three counties combined, when reading the discussion below.

Over-Archiving Comments:

- “Other Home Owner” is predominantly single family homes owned by their occupants. This category also includes townhouses and condominiums owned by their occupants. Regarding multi-unit buildings, for example, if one unit in a three-unit building is owned by its occupant, we treat that unit as “other home owner” and the remaining two units as “small rental”.
- “Small rental” means rental housing in projects of one to seven units (larger projects are considered “apartments”).
- “Temporary Housing” consists of FEMA temporary housing (primarily travel trailers, but including mobile homes and hotels) and Mississippi Cottages. For purposes of our estimates, we assume that all temporary housing will be removed from the housing stock between mid 2008 and mid 2011.
- Estimates for Market Rate Apartments, Shallow Subsidy Apartments, and Deep Subsidy Apartments are based on the October 2004, March 2007, and April 2008 Gulf Regional Planning Commission Apartment Studies by W.S. Loper & Associates. Our estimates differ slightly because of information we obtained from MDA, Mississippi Home Corporation, HUD, USDA, public housing authorities, project owners and project managers. We made apartment stock estimates, project by project, for each of the points in time represented in our housing stock estimates.

Housing Stock Pre-Katrina

- Total housing stock and mobile homes are from the American Community Survey 2005 Special Gulf Product (“2005 ACS Special Product”).
- Small rental equals total rental housing stock, minus apartments.
- Other Home Owner is the remainder after subtracting the other estimates.

Post Katrina 08-30-05

- The mobile home estimate is from the 2005 ACS Special Product.
- Other Home Owner and Small Rental are Pre Katrina estimates, minus units “destroyed” or “substantially damaged” according to FEMA.

- Total housing stock is the sum of the component estimates.

Adjustments to Arrive at Post Katrina (Adjusted)

- Addl major/severe damage equals the difference between
 - Units with “major” or “severe” damage according to HUD, and
 - Units “destroyed” or “substantially damaged” according to FEMA.
- Below we refer to these as “lesser damaged units”.

Adjustments to Arrive at 04-30-07 Estimate

- Private repair / rebuilding -- mobile homes, other home owner, and small rental come from parcel level data “primary indicators of recovery” (aerial photography evidence of reconstruction, and real estate tax assessment recovery).
- FEMA temporary housing is based on a May 27, 2007 count from FEMA, which we adjusted back to April 30, 2007.
- Addl major/severe repaired is our estimate, using our parcel-level data, of the number of lesser damaged units (73.6%) that were repaired by April 30, 2007.

Adjustments to Arrive at 06-30-08 Estimate

- Market rate completions for mobile homes is based on data on mobile home placements, from the State Fire Marshal’s office.
- Market rate completions (other home owner) is based on the number of single family building permits issued in 2006 and 2007. Our estimate is the average monthly permits during that period, times 14 months.
- Market rate completions (small rental) is based on parcel data for the period post Katrina through April 2007.
- Our cottages estimate is from MDA.
- We estimate that FEMA temporary housing was reduced to 3,872 units, based on a FEMA count as of August 1, 2008 (which we adjusted back to June 30).
- Addl major/severe repaired is our estimate, using our parcel-level data, of the number of lesser damaged units (15.0%) that were repaired between April 30, 2007 and June 30, 2008.

Adjustments to Arrive at Mid 2011 Floor Estimate

- Market rate apartment completions are units under construction as of April 2008.
 - We made the assumption that no additional market rate apartments would be started after April 2008, based on our estimate that the apartment market would be soft throughout the three county area.
- Our mobile home estimate is based on data on mobile home placements, from the State Fire Marshal’s office.
- LTWF Round One represents the production component of the Round One awards (i.e., not including loan programs).
 - Loan programs will not produce incremental units but rather will facilitate production and/or improve affordability.
- LTWF Round Two represents the Round Two awards (tallied by MDA).
 - There were no loan programs in Round Two.

- SRAP Round One represents the Round One awards (totaled by city by MDA; our estimate includes cities in the three coastal counties).
- Deep subsidy apartments funded represents public housing, HUD, and USDA projects that have funding in place. Some of these projects have LIHTC funding as well.
- Other LIHTC funded represents GO Zone LIHTC projects other than deep subsidy projects.
- For purposes of these estimates, we assume that all temporary housing will be removed during this time frame.

Adjustments to Arrive at Full Estimate Mid 2011

- As discussed above, we assumed no incremental market rate apartment production.
- We estimated market rate homebuilding activity based on the level of single family permit activity for the first half of 2008. We estimated that this level of permit activity would continue.
- MDA asked us to assume that no additional LTW or SRAP production would take place past LTW Round Two and SRAP Round One.

**Estimated Housing Supply and Demand
Three Coastal Counties**

January 30, 2009

Housing Stock Estimate	Three Counties	Data Sources
Housing Stock Pre Katrina	160,645	2005 American Community Survey special Gulf product
Post Katrina 08-30-05	124,798	Subtract NFIP "destroyed" and "substantially damaged" (>50% damage)
Addl major/severe damage	(16,665)	HUD "major/severe" over and above NFIP definitions (>\$30K and <50%)
Post Katrina (Adjusted)	108,133	Counting HUD "major/severe" as lost units
Private repair / rebuilding	13,058	From parcel data
Market rate completions	2,821	From parcel data
Subsidized completions	496	Data Project Team research (project by project)
FEMA temporary housing	21,556	FEMA
Addl major/severe repaired	12,266	From recovery of real estate tax assessed value through 2007
Housing Stock ~ 04-30-07	158,330	
Market rate completions	7,853	From permit data
Subsidized completions	940	Data Project Team research (project by project)
Cottages	2,666	From MEMA and MDA data
FEMA temporary housing	(17,684)	FEMA -- reduces stock to 3,872 units
Addl major/severe repaired	2,499	From data on MDA awards and building permits
Housing Stock 06-30-08	154,604	
Market rate apt completions	1,194	Under construction in April 2008
Mobile homes	1,399	Data Project Team estimate
LTWF Round One:		
For sale	1,687	Data Project Team research (project by project)
For rent	616	Data Project Team research (project by project)
LTWF Round Two:		
For sale	1,532	MDA tally of Round Two awards
For rent	996	MDA tally of Round Two awards
SRAP Round One	1,952	Awards in lower three counties
Deep subsidy apts funded	2,263	Data Project Team research (project by project)
Other LIHTC funded	3,788	Data Project Team research (project by project)
Cottages	(2,666)	Reduces cottages to zero
FEMA temporary housing	(3,872)	FEMA -- reduces temporary housing stock to zero
Mid 2011 Estimate (Floor)	163,493	Excluding private production, LTWF past Round Two, SRAP past Round One
Market rate apts 2010-11	0	We estimate no starts 2009-2010 (649 / year 1980-2007 average)
Market rate single family	3,471	Data Project Team estimate (assuming significant slowdown in permit activity)
LTWF remaining funding	0	Assumes that Round Three would consist solely of loan programs
SRAP remaining funding	0	Assumes no Round Two or subsequent SRAP awards
Full Estimate Mid 2011	166,964	Excluding LTWF past Round Two, SRAP past Round One

Estimate of Excess Vacant Units	Estimate Mid 2011 (Floor)			Full Estimate Mid 2011			
	Pre Katrina	High Growth	Medium Growth	Low Growth	High Growth	Medium Growth	Low Growth
Housing Stock	160,645	163,493	163,493	163,493	166,964	166,964	166,964
Households	142,222	144,263	142,153	140,062	144,263	142,153	140,062
Vacant units	18,423	19,230	21,340	23,431	22,701	24,811	26,902
vs Pre Katrina		807	2,917	5,008	4,278	6,388	8,479
# Years' normal production		0.3	1.2	2.0	1.7	2.6	3.4

**Estimated Housing Supply and Demand
By Product Type
Three Coastal Counties**

January 30, 2009

ESTIMATE OF HOUSING SUPPLY (STOCK)	Total	Mobile Homes	Other Home Owner	Small Rental	Market Rate Apts	Shallow Subsidy Apts	Deep Subsidy Apts	Temporary Housing
Housing Stock Pre Katrina	160,645	21,687	92,163	22,976	17,200	1,368	5,251	0
Post Katrina 08-30-05	124,798	14,263	79,277	15,041	12,403	1,234	2,580	0
Addl major/severe damage	(16,665)	0	(12,989)	(3,676)	0	0	0	0
Post Katrina (Adjusted)	108,133	14,263	66,288	11,365	12,403	1,234	2,580	0
Private repair / rebuilding	13,058	351	10,826	365	1,516			
Market rate completions	2,821	140	2,659	22				
Subsidized completions	496					185	311	
FEMA temporary housing	21,556							21,556
Addl major/severe repaired	12,266		9,560	2,706				
Housing Stock ~ 04-30-07	158,330	14,754	89,333	14,458	13,919	1,419	2,891	21,556
Market rate completions	7,853	829	5,362	388	1,274			
Subsidized completions	940					330	610	
Cottages	2,666							2,666
FEMA temporary housing	(17,684)							(17,684)
Addl major/severe repaired	2,499		1,948	551				
Housing Stock 06-30-08	154,604	15,583	96,643	15,397	15,193	1,749	3,501	6,538
Market rate apt completions	1,194				1,194			
Mobile homes	1,399	1,399						
LTWF Round One:								
For sale	1,687		1,687					
For rent	616					616		
LTWF Round Two:								
For sale	1,532		1,532					
For rent	996					996		
SRAP Round One	1,952			1,952				
Deep subsidy apts funded	2,263						2,263	
Other LIHTC funded	3,788					3,788		
Cottages	(2,666)							(2,666)
FEMA temporary housing	(3,872)							(3,872)
Estimate Mid 2011 (Floor)	163,493	16,982	99,862	17,349	16,387	7,149	5,764	0
Market rate apts 2010-11	0				0			
Market rate single family	3,471		3,471					
LTWF Remaining Funding:	0		0			0		
SRAP Remaining Funding	0			0				
Full Estimate Mid 2011	166,964	16,982	103,333	17,349	16,387	7,149	5,764	0

**Estimated Housing Supply and Demand
By Product Type
Three Coastal Counties**

January 30, 2009

ESTIMATE OF HOUSING DEMAND (HOUSEHOLDS)	Pre Katrina	Sep 2005	Mid 2007	Mid 2008	Estimate Mid 2011		
					High Growth	Medium Growth	Low Growth
Total Households	142,222	108,885	133,361	135,228	144,263	142,153	140,062
Owner households	98,560	69,142	94,818	96,145	102,567	101,066	99,580
Renter households	43,662	39,743	38,543	39,083	41,696	41,087	40,482
Owner households by income	98,560	69,142	94,818	96,145	102,567	101,066	99,580
Under \$30K	31,332	21,980	30,142	30,564	32,606	32,128	31,656
\$30K to \$65K	37,697	26,445	36,265	36,773	39,229	38,655	38,087
Above \$65K	29,531	20,717	28,411	28,808	30,732	30,283	29,837
Renter households by income	43,662	39,743	38,543	39,083	41,696	41,087	40,482
Under \$30K	14,499	13,197	12,799	12,978	13,846	13,644	13,443
\$30K to \$65K	16,206	14,751	14,306	14,506	15,476	15,250	15,025
Above \$65K	12,957	11,795	11,438	11,599	12,374	12,193	12,014
Elderly hholds (incl disabled)	28,444	21,777	26,672	27,046	28,853	28,431	28,012
Under \$30K	12,800	9,800	12,002	12,171	12,984	12,794	12,605
\$30K to \$65K	8,533	6,533	8,002	8,114	8,656	8,529	8,404
Above \$65K	7,111	5,444	6,668	6,761	7,213	7,108	7,003
Disabled (not elderly)	27,733	21,233	26,005	26,369	28,131	27,720	27,312
Under \$30K	12,480	9,555	11,702	11,866	12,659	12,474	12,290
\$30K to \$65K	8,320	6,370	7,802	7,911	8,439	8,316	8,194
Above \$65K	6,933	5,308	6,501	6,592	7,033	6,930	6,828

VACANCY BENCHMARKS	Pre Katrina	Post Katrina	Mid 2007	Mid 2008	Estimate Mid 2011		
					High Growth	Medium Growth	Low Growth
Low Vacancy Benchmark	5,808	4,867	5,287	5,361	5,719	5,635	5,552
Owner vacancy	2,011	1,411	1,935	1,962	2,093	2,063	2,032
Renter vacancy	3,797	3,456	3,352	3,399	3,626	3,573	3,520
High Vacancy Benchmark	10,061	8,300	9,207	9,336	9,959	9,814	9,669
Owner vacancy	4,107	2,881	3,951	4,006	4,274	4,211	4,149
Renter vacancy	5,954	5,420	5,256	5,330	5,686	5,603	5,520

Estimate of Excess Vacant Units	Pre Katrina	Estimate Mid 2011 (Floor)			Full Estimate Mid 2011		
		High Growth	Medium Growth	Low Growth	High Growth	Medium Growth	Low Growth
Housing Stock	160,645	163,493	163,493	163,493	166,964	166,964	166,964
Households	142,222	144,263	142,153	140,062	144,263	142,153	140,062
Vacant units	18,423	19,230	21,340	23,431	22,701	24,811	26,902
% Vacant	11.5%	11.8%	13.1%	14.3%	13.6%	14.9%	16.1%
vs Pre Katrina		807	2,917	5,008	4,278	6,388	8,479
# Years' normal production		0.3	1.2	2.0	1.7	2.6	3.4

Estimated Housing Supply and Demand By Product Type Key Assumptions (Three County Total)

Assumption	Value	Source / Methodology
Housing Stock Pre Katrina	160,645	2005 ACS Special Gulf Product
Mobile Homes	21,687	13.50% 160,645 units (ACS)
Deep Subsidy Apartments	5,251	Data project team (apartment database)
Shallow Subsidy Apartments	1,368	Data project team (apartment database)
Market Rate Apartments	17,200	Data project team (apartment database)
Small Rental Stock	22,976	Data project team estimate
Other Home Owner (e.g., single family)	92,163	Calculated
Units Destroyed / Substantially Damaged		(Using NFIP definitions; see Allocations sheet)
Small rental	7,935	5,433 destroyed 2,502 sub dam
Other Home Owner (e.g., single family)	12,886	7,562 destroyed 5,324 sub dam
Housing Stock Post Katrina 08-30-05	124,798	calculated
Mobile Homes	14,263	10.90% 130,851 units (ACS)
Deep Subsidy Apartments	2,580	Data project team (apartment database)
Shallow Subsidy Apartments	1,234	Data project team (apartment database)
Market Rate Apartments	12,403	Data project team (apartment database)
Small Rental Stock	15,041	Pre Katrina minus damage
Other Home Owner (e.g., single family)	79,277	Pre Katrina minus damage
Major plus Severe Damaged	52,512	(Using HUD definitions)
Homeowner	33,299	
Small Rental Apartments	12,227	
Apartments	6,986	
Major/Severe > Destroyed/Sub Damaged	16,665	Difference between Major plus Severe (HUD), and Destroyed plus Substantially Damaged (NFIP)
Homeowner	12,989	
Small Rental Apartments	3,676	
Apartments	0	
Destroyed / Sub Damaged, Rebuilt		(Parcel data)
Mobile Homes	351	Represents primary indicators of recovery (either aerial photograph evidence of reconstruction, RE tax assessment recovery, or both)
Other Home Owner (e.g., single family)	10,826	
Small Rental Stock	365	
Apartment Stock March 2007		(Data project team project-by-project data)
Deep Subsidy Apartments	2,891	
Shallow Subsidy Apartments	1,419	
Market Rate Apartments	13,919	
New Construction on Vacant Parcels to Apr 2007		(Parcel data)
Mobile Homes	140	Primary indicators (aerial photo evidence, RE tax assessment addition of structure, or both)
Other Home Owner (e.g., single family)	2,659	
Small Rental Stock	22	
Cottages June 2008	2,666	
MEMA count Nov 1 2008	2,331	
Adjustment to Jun 30 2008	335	

Estimated Housing Supply and Demand By Product Type Key Assumptions (Three County Total)

Assumption	Value	Source / Methodology
FEMA Temporary Housing Apr 2007	21,556	5/24/2007
FEMA count May 24 2007	20,270	(FEMA) 4/30/2007
Estimated draw down Apr 30 - May 24	1,286	1,607 per month 24 days
Mobile Home Placements Apr 2007 - Jun 2008		6/30/2008
Estimate Apr 2007 to Jun 2008	829	units based on data from MS Fire Marshal's office
Single Family Completions Apr 2007 - Jun 2008		
SF Permits issued in 2006	4,701	Siegel demand study Table 2-47
SF Permits issued in 2007	3,342	Siegel demand study Table 2-47
Total 2006-2007	8,043	335 per month
Estimate Apr 2007 - Jun 2008	5,362	16.0 months
Small Rental Completions Apr 2007 - Jun 2008		12/31/2005
Repair post-Katrina to Apr 2007	365	4/30/2007
New construction post-K to Apr 2007	22	485 days
Total	387	24.3 per month 15.9 months
Estimate Apr 2007 - Jun 2008	388	16.0 months
Apartment Stock Apr 2008		(Data project team project-by-project data)
Deep Subsidy Apartments	3,501	
Shallow Subsidy Apartments	1,749	
Market Rate Apartments	15,193	
Market Rate Under Construction	1,194	W.S. Loper & Assoc (GRPC Apt Study)
FEMA Temporary Housing Jun 2008	3,872	8/1/2008
FEMA count August 1, 2008	2,946	(FEMA) 6/30/2008
Estimated draw down Jun 30 - Aug 1	926	868 per month 32 days
Mobile Homes Jun 2008 - Jun 2011	1,399	Based on registration data from MS Fire Marshal
LTWF Round One:		(Data project team tabulations of MDA data)
For Sale	1,687	(Includes adjustments for assumed completion rate)
For Rent	616	(Includes adjustments for assumed completion rate)
LTWF Round Two:		(MDA tabulations)
For Sale	1,532	(Includes adjustments for assumed completion rate)
For Rent	996	(Includes adjustments for assumed completion rate)

Estimated Housing Supply and Demand By Product Type Key Assumptions (Three County Total)

Assumption	Value	Source / Methodology
Apartment Stock Jun 2011	27,688	(Data project team project-by-project data)
Deep Subsidy Apartments	5,764	
Shallow Subsidy Apartments	5,537	
Market Rate Apartments	16,387	Apr 2008 plus under construction
Deep subsidy apts completed 2008-2011	2,263	Calculated
Shallow subsidy apts completed 2008-2011	3,788	Calculated
Market rate apts completed 2009-2011	0 units	
(We expect high vacancy in market rate apartments 2009-2011. 6.5% vacancy at April 2008, and 1,194 additional units were under construction at that time, which will further exacerbate the vacancy problem. See below for an estimate of market rate apt vacancy mid 2011, assuming no additional construction)		
Estimated demand for market rate apts 2011		
Renter households mid 2008	39,083	
Occupied market rate apts	14,205	6.50% vacancy (W.S. Loper & Assoc)
Market rate apts share of renter hholds	36.3%	
Renter households mid 2011	41,087	See Allocations sheet
Market rate apts share of renter hholds	14,934	36.3% estimated share
Market rate apt stock mid 2011	16,387	Assuming no new construction
Estimated market rate apt vacancy	8.9%	In mid 2011
Market rate single family completed Jul 2008 - Jun 2011		
SF Permits issued in 2008 thru June	1,357	Siegel Table 2-47 6 months
SF Permits issued Jul-Dec 2008	500	Sales are slow 6 months
SF Permits issued 2009	1,000	Pace = last half '08 12 months
SF Permits issued 2010	1,000	Pace = last half '08 12 months
Estimated permits (36 months)	3,857	107 per month 36 months
Estimate Jul 2008 - Jun 2011	3,471	90% of permits result in completions
Vacancy by Type at Mid 2008	19,376	Housing stock minus households
For-sale housing	2,245	2.0% 112,226 ownership units (incl MH)
For-rent housing	2,487	6.9% 35,840
Market rate apartments	988	6.5% 15,193
Assisted apartments	37	0.7% 5,250 Deep + shallow
Small rental	1,463	9.5% 15,397
Seasonal / recreational / other	14,644	

Estimated Housing Supply and Demand
By Product Type
Hancock County

January 30, 2009

ESTIMATE OF HOUSING SUPPLY (STOCK)	Total	Mobile Homes	Other Home Owner	Small Rental	Market Rate Apts	Shallow Subsidy Apts	Deep Subsidy Apts	Temporary Housing
Housing Stock Pre Katrina	21,974	4,209	13,233	3,322	549	128	533	0
Post Katrina 08-30-05	10,609	0	9,427	845	149	128	60	0
Addl major/severe damage	(421)	0	(258)	(163)	0	0	0	0
Post Katrina (Adjusted)	10,188	0	9,169	682	149	128	60	0
Private repair / rebuilding	2,155	40	1,950	145	20			
Market rate completions	585	85	478	22				
Subsidized completions	0					0	0	
FEMA temporary housing	7,264							7,264
Addl major/severe repaired	310		190	120				
Housing Stock ~ 04-30-07	20,502	125	11,787	969	169	128	60	7,264
Market rate completions	2,306	390	1,473	107	336			
Subsidized completions	96					0	96	
Cottages	932							932
FEMA temporary housing	(6,319)							(6,319)
Addl major/severe repaired	63		39	24				
Housing Stock 06-30-08	17,580	515	13,299	1,100	505	128	156	1,877
Market rate apt completions	36				36			
Mobile homes	546	546						
LTWF Round One:								
For sale	160		160					
For rent	0					0		
LTWF Round Two:								
For sale	385		385					
For rent	250					250		
SRAP Round One	549			549				
Deep subsidy apts funded	485						485	
Other LIHTC funded	687					687		
Cottages	(932)							(932)
FEMA temporary housing	(945)							(945)
Estimate Mid 2011 (Floor)	18,801	1,061	13,844	1,649	541	1,065	641	0
Market rate apts 2010-11	0				0			
Market rate homeowner	499	0	499					
LTWF Remaining Funding:	0		0			0		
SRAP Remaining Funding	0			0				
Full Estimate Mid 2011	19,300	1,061	14,343	1,649	541	1,065	641	0

Estimated Housing Supply and Demand
By Product Type
Hancock County

January 30, 2009

ESTIMATE OF HOUSING DEMAND (HOUSEHOLDS)	Pre Katrina	Sep 2005	Mid 2007	Mid 2008	Estimate Mid 2011		
					High Growth	Medium Growth	Low Growth
Total Households	17,688	9,662	18,161	18,415	19,585	19,299	19,015
Owner households	14,126	6,817	14,529	14,732	15,668	15,439	15,212
Renter households	3,562	2,845	3,632	3,683	3,917	3,860	3,803
Owner households by income	14,126	6,817	14,529	14,732	15,668	15,439	15,212
Under \$30K	4,612	2,226	4,744	4,810	4,981	4,908	4,836
\$30K to \$65K	5,375	2,594	5,529	5,606	5,993	5,905	5,818
Above \$65K	4,139	1,997	4,256	4,316	4,694	4,626	4,558
Renter households by income	3,562	2,845	3,632	3,683	3,917	3,860	3,803
Under \$30K	1,247	996	1,271	1,289	1,301	1,282	1,263
\$30K to \$65K	1,364	1,089	1,390	1,410	1,454	1,433	1,411
Above \$65K	951	760	971	984	1,162	1,145	1,129
Elderly hholds (incl disabled)	3,538	1,932	3,632	3,683	3,917	3,860	3,803
Under \$30K	1,592	869	1,634	1,657	1,763	1,737	1,711
\$30K to \$65K	1,061	580	1,090	1,105	1,175	1,158	1,141
Above \$65K	885	483	908	921	979	965	951
Disabled (not elderly)	3,449	1,884	3,541	3,591	3,819	3,763	3,708
Under \$30K	1,552	848	1,593	1,616	1,719	1,693	1,669
\$30K to \$65K	1,035	565	1,062	1,077	1,146	1,129	1,112
Above \$65K	862	471	886	898	954	941	927

VACANCY BENCHMARKS	Pre Katrina	Post Katrina	Mid 2007	Mid 2008	Estimate Mid 2011		
					High Growth	Medium Growth	Low Growth
Low Vacancy Benchmark	598	387	612	621	660	651	641
Owner vacancy	288	139	297	301	320	315	310
Renter vacancy	310	247	316	320	341	336	331
High Vacancy Benchmark	1,074	672	1,101	1,116	1,187	1,170	1,152
Owner vacancy	589	284	605	614	653	643	634
Renter vacancy	486	388	495	502	534	526	519

Estimate of Excess Vacant Units	Pre Katrina	Estimate Mid 2011 (Floor)			Full Estimate Mid 2011		
		High Growth	Medium Growth	Low Growth	High Growth	Medium Growth	Low Growth
Housing Stock	21,974	18,801	18,801	18,801	19,300	19,300	19,300
Households	17,688	19,585	19,299	19,015	19,585	19,299	19,015
Vacant units	4,286	(784)	(498)	(214)	(285)	1	285
% Vacant	19.5%	-4.2%	-2.6%	-1.1%	-1.5%	0.0%	1.5%
vs Pre Katrina		(5,070)	(4,784)	(4,500)	(4,571)	(4,285)	(4,001)
# Years' normal production		-14.7	-13.9	-13.0	-13.2	-12.4	-11.6

Estimated Housing Supply and Demand
By Product Type
Harrison County

January 30, 2009

ESTIMATE OF HOUSING SUPPLY (STOCK)	Total	Mobile Homes	Other Home Owner	Small Rental	Market Rate Apts	Shallow Subsidy Apts	Deep Subsidy Apts	Temporary Housing
Housing Stock Pre Katrina	84,909	10,480	45,464	13,125	11,628	836	3,376	0
Post Katrina 08-30-05	67,476	9,126	38,830	9,038	8,146	702	1,634	0
Addl major/severe damage	(6,997)	0	(5,044)	(1,953)	0	0	0	0
Post Katrina (Adjusted)	60,479	9,126	33,786	7,085	8,146	702	1,634	0
Private repair / rebuilding	9,034	297	7,430	170	1,137			
Market rate completions	1,415	10	1,405	0				
Subsidized completions	468					185	283	
FEMA temporary housing	8,033							8,033
Addl major/severe repaired	5,149		3,712	1,437				
Housing Stock ~ 04-30-07	84,578	9,433	46,333	8,692	9,283	887	1,917	8,033
Market rate completions	3,584	273	2,677	194	440			
Subsidized completions	844					330	514	
Cottages	1,012							1,012
FEMA temporary housing	(6,027)							(6,027)
Addl major/severe repaired	1,050		757	293				
Housing Stock 06-30-08	85,041	9,706	49,767	9,179	9,723	1,217	2,431	3,018
Market rate apt completions	880				880			
Mobile homes	614	614						
LTWF Round One:								
For sale	1,072		1,072					
For rent	616					616		
LTWF Round Two:								
For sale	765		765					
For rent	500					500		
SRAP Round One	944			944				
Deep subsidy apts funded	1,398						1,398	
Other LIHTC funded	2,422					2,422		
Cottages	(1,012)							(1,012)
FEMA temporary housing	(2,006)							(2,006)
Estimate Mid 2011 (Floor)	91,234	10,320	51,604	10,123	10,603	4,755	3,829	0
Market rate apts 2010-11	0				0			
Market rate homeowner	1,636	0	1,636					
LTWF Remaining Funding:	0		0			0		
SRAP Remaining Funding	0			0				
Full Estimate Mid 2011	92,870	10,320	53,240	10,123	10,603	4,755	3,829	0

Estimated Housing Supply and Demand
By Product Type
Harrison County

January 30, 2009

ESTIMATE OF HOUSING DEMAND (HOUSEHOLDS)	Pre Katrina	Sep 2005	Mid 2007	Mid 2008	Estimate Mid 2011		
					High Growth	Medium Growth	Low Growth
Total Households	74,669	60,831	67,907	68,857	73,445	72,371	71,307
Owner households	47,089	35,576	44,819	45,446	48,474	47,765	47,063
Renter households	27,580	25,255	23,088	23,411	24,971	24,606	24,244
Owner households by income	47,089	35,576	44,819	45,446	48,474	47,765	47,063
Under \$30K	15,374	11,615	14,633	14,838	15,410	15,184	14,961
\$30K to \$65K	17,918	13,537	17,054	17,293	18,540	18,269	18,000
Above \$65K	13,797	10,424	13,132	13,315	14,524	14,312	14,102
Renter households by income	27,580	25,255	23,088	23,411	24,971	24,606	24,244
Under \$30K	9,653	8,839	8,081	8,194	8,292	8,171	8,051
\$30K to \$65K	10,557	9,667	8,837	8,961	9,268	9,133	8,998
Above \$65K	7,370	6,749	6,170	6,256	7,411	7,302	7,195
Elderly hholds (incl disabled)	14,934	12,166	13,581	13,771	14,689	14,474	14,261
Under \$30K	6,720	5,475	6,111	6,197	6,610	6,513	6,417
\$30K to \$65K	4,480	3,650	4,074	4,131	4,407	4,342	4,278
Above \$65K	3,734	3,041	3,396	3,443	3,672	3,619	3,566
Disabled (not elderly)	14,560	11,862	13,242	13,427	14,322	14,112	13,905
Under \$30K	6,552	5,338	5,959	6,042	6,445	6,350	6,257
\$30K to \$65K	4,368	3,559	3,973	4,028	4,297	4,234	4,172
Above \$65K	3,640	2,965	3,310	3,357	3,580	3,528	3,476

VACANCY BENCHMARKS	Pre Katrina	Post Katrina	Mid 2007	Mid 2008	Estimate Mid 2011		
					High Growth	Medium Growth	Low Growth
Low Vacancy Benchmark	3,359	2,922	2,922	2,963	3,161	3,114	3,069
Owner vacancy	961	726	915	927	989	975	960
Renter vacancy	2,398	2,196	2,008	2,036	2,171	2,140	2,108
High Vacancy Benchmark	5,723	4,926	5,016	5,086	5,425	5,346	5,267
Owner vacancy	1,962	1,482	1,867	1,894	2,020	1,990	1,961
Renter vacancy	3,761	3,444	3,148	3,192	3,405	3,355	3,306

Estimate of Excess Vacant Units	Pre Katrina	Estimate Mid 2011 (Floor)			Full Estimate Mid 2011		
		High Growth	Medium Growth	Low Growth	High Growth	Medium Growth	Low Growth
Housing Stock	84,909	91,234	91,234	91,234	92,870	92,870	92,870
Households	74,669	73,445	72,371	71,307	73,445	72,371	71,307
Vacant units	10,240	17,789	18,863	19,927	19,425	20,499	21,563
% Vacant	12.1%	19.5%	20.7%	21.8%	20.9%	22.1%	23.2%
vs Pre Katrina		7,549	8,623	9,687	9,185	10,259	11,323
# Years' normal production		3.1	3.5	3.9	3.7	4.2	4.6

Estimated Housing Supply and Demand
By Product Type
Jackson County

January 30, 2009

ESTIMATE OF HOUSING SUPPLY (STOCK)	Total	Mobile Homes	Other Home Owner	Small Rental	Market Rate Apts	Shallow Subsidy Apts	Deep Subsidy Apts	Temporary Housing
Housing Stock Pre Katrina	53,762	6,998	33,466	6,529	5,023	404	1,342	0
Post Katrina 08-30-05	46,713	5,137	31,020	5,158	4,108	404	886	0
Addl major/severe damage	(9,247)	0	(7,687)	(1,560)	0	0	0	0
Post Katrina (Adjusted)	37,466	5,137	23,333	3,598	4,108	404	886	0
Private repair / rebuilding	1,869	14	1,446	50	359			
Market rate completions	821	45	776	0				
Subsidized completions	28					0	28	
FEMA temporary housing	6,259							6,259
Addl major/severe repaired	6,806		5,658	1,148				
Housing Stock ~ 04-30-07	53,249	5,196	31,213	4,796	4,467	404	914	6,259
Market rate completions	1,963	166	1,212	87	498			
Subsidized completions	0					0	0	
Cottages	722							722
FEMA temporary housing	(5,338)							(5,338)
Addl major/severe repaired	1,387		1,153	234				
Housing Stock 06-30-08	51,983	5,362	33,578	5,117	4,965	404	914	1,643
Market rate apt completions	278				278			
Mobile homes	239	239						
LTWF Round One:								
For sale	455		455					
For rent	0					0		
LTWF Round Two:								
For sale	382		382					
For rent	246					246		
SRAP Round One	459			459				
Deep subsidy apts funded	380						380	
Other LIHTC funded	679					679		
Cottages	(722)							(722)
FEMA temporary housing	(921)							(921)
Estimate Mid 2011 (Floor)	53,458	5,601	34,415	5,576	5,243	1,329	1,294	0
Market rate apts 2010-11	0				0			
Market rate homeowner	1,336	0	1,336					
LTWF Remaining Funding:	0		0			0		
SRAP Remaining Funding	0			0				
Full Estimate Mid 2011	54,794	5,601	35,751	5,576	5,243	1,329	1,294	0

Estimated Housing Supply and Demand
By Product Type
Jackson County

January 30, 2009

ESTIMATE OF HOUSING DEMAND (HOUSEHOLDS)	Pre Katrina	Sep 2005	Mid 2007	Mid 2008	Estimate Mid 2011		
					High Growth	Medium Growth	Low Growth
Total Households	49,865	38,392	47,293	47,956	51,233	50,483	49,740
Owner households	37,345	26,749	35,470	35,967	38,425	37,862	37,305
Renter households	12,520	11,643	11,823	11,989	12,808	12,621	12,435
Owner households by income	37,345	26,749	35,470	35,967	38,425	37,862	37,305
Under \$30K	12,193	8,733	11,581	11,743	12,215	12,036	11,859
\$30K to \$65K	14,210	10,178	13,497	13,686	14,697	14,481	14,268
Above \$65K	10,942	7,838	10,392	10,538	11,513	11,345	11,178
Renter households by income	12,520	11,643	11,823	11,989	12,808	12,621	12,435
Under \$30K	4,382	4,075	4,138	4,196	4,253	4,191	4,129
\$30K to \$65K	4,792	4,457	4,525	4,589	4,754	4,684	4,615
Above \$65K	3,346	3,111	3,160	3,204	3,801	3,746	3,691
Elderly hholds (incl disabled)	9,973	7,678	9,459	9,591	10,247	10,097	9,948
Under \$30K	4,488	3,455	4,257	4,316	4,611	4,544	4,477
\$30K to \$65K	2,992	2,303	2,838	2,877	3,074	3,029	2,984
Above \$65K	2,493	1,920	2,364	2,398	2,562	2,524	2,487
Disabled (not elderly)	9,724	7,486	9,222	9,351	9,990	9,844	9,699
Under \$30K	4,376	3,369	4,150	4,208	4,496	4,430	4,365
\$30K to \$65K	2,917	2,246	2,767	2,805	2,997	2,953	2,910
Above \$65K	2,431	1,871	2,305	2,338	2,497	2,461	2,424

VACANCY BENCHMARKS	Pre Katrina	Post Katrina	Mid 2007	Mid 2008	Estimate Mid 2011		
					High Growth	Medium Growth	Low Growth
Low Vacancy Benchmark	1,851	1,558	1,752	1,777	1,898	1,870	1,843
Owner vacancy	762	546	724	734	784	773	761
Renter vacancy	1,089	1,012	1,028	1,043	1,114	1,097	1,081
High Vacancy Benchmark	3,263	2,702	3,090	3,133	3,348	3,299	3,250
Owner vacancy	1,556	1,115	1,478	1,499	1,601	1,578	1,554
Renter vacancy	1,707	1,588	1,612	1,635	1,747	1,721	1,696

Estimate of Excess Vacant Units	Pre Katrina	Estimate Mid 2011 (Floor)			Full Estimate Mid 2011		
		High Growth	Medium Growth	Low Growth	High Growth	Medium Growth	Low Growth
Housing Stock	53,762	53,458	53,458	53,458	54,794	54,794	54,794
Households	49,865	51,233	50,483	49,740	51,233	50,483	49,740
Vacant units	3,897	2,225	2,975	3,718	3,561	4,311	5,054
% Vacant	7.2%	4.2%	5.6%	7.0%	6.5%	7.9%	9.2%
vs Pre Katrina		(1,672)	(922)	(179)	(336)	414	1,157
# Years' normal production		-0.7	-0.4	-0.1	-0.1	0.2	0.5

Estimated Housing Supply and Demand
By Product Type
Bay St. Louis

January 30, 2009

ESTIMATE OF HOUSING SUPPLY (STOCK)	Total	Mobile Homes	Other Home Owner	Small Rental	Market Rate Apts	Shallow Subsidy Apts	Deep Subsidy Apts	Temporary Housing
Housing Stock Pre Katrina	4,209	127	2,612	878	165	128	299	0
Post Katrina 08-30-05	2,396	0	1,836	223	149	128	60	0
Addl major/severe damage	(96)	0	(53)	(43)	0	0	0	0
Post Katrina (Adjusted)	2,300	0	1,783	180	149	128	60	0
Private repair / rebuilding	554	1	516	37	0			
Market rate completions	19	1	18	0				
Subsidized completions	0					0	0	
FEMA temporary housing	3,748							3,748
Addl major/severe repaired	71		39	32				
Housing Stock ~ 04-30-07	6,692	2	2,356	249	149	128	60	3,748
Market rate completions	176	12	153	11	0			
Subsidized completions	48					0	48	
Cottages	78							78
FEMA temporary housing	(3,260)							(3,260)
Addl major/severe repaired	14		8	6				
Housing Stock 06-30-08	3,748	14	2,517	266	149	128	108	566
Market rate apt completions	0				0			
Mobile homes	16	16						
LTWF Round One:								
For sale	27		27					
For rent	0					0		
LTWF Round Two:								
For sale	64		64					
For rent	42					42		
SRAP Round One	463			463				
Deep subsidy apts funded	261						261	
Other LIHTC funded	215					215		
Cottages	(78)							(78)
FEMA temporary housing	(488)							(488)
Estimate Mid 2011 (Floor)	4,270	30	2,608	729	149	385	369	0
Market rate apts 2010-11	0				0			
Market rate homeowner	80	0	80					
LTWF Remaining Funding:	0		0			0		
SRAP Remaining Funding	0			0				
Full Estimate Mid 2011	4,350	30	2,688	729	149	385	369	0

Estimated Housing Supply and Demand
By Product Type
Bay St. Louis

January 30, 2009

ESTIMATE OF HOUSING DEMAND (HOUSEHOLDS)	Pre Katrina	Sep 2005	Mid 2007	Mid 2008	Estimate Mid 2011		
					High Growth	Medium Growth	Low Growth
Total Households	3,416	2,226	3,503	3,553	3,779	3,723	3,669
Owner households	2,261	1,257	2,325	2,358	2,508	2,471	2,435
Renter households	1,155	969	1,178	1,195	1,271	1,252	1,234
Owner households by income	2,261	1,257	2,325	2,358	2,508	2,471	2,435
Under \$30K	738	410	759	770	797	786	774
\$30K to \$65K	860	478	884	897	959	945	931
Above \$65K	663	369	682	691	752	740	730
Renter households by income	1,155	969	1,178	1,195	1,271	1,252	1,234
Under \$30K	404	339	412	418	422	416	410
\$30K to \$65K	442	371	450	457	472	465	458
Above \$65K	309	259	316	320	377	371	366
Elderly hholds (incl disabled)	683	445	701	711	756	745	734
Under \$30K	307	200	315	320	340	335	330
\$30K to \$65K	205	134	210	213	227	224	220
Above \$65K	171	111	176	178	189	186	184
Disabled (not elderly)	666	434	683	693	737	726	715
Under \$30K	300	195	307	312	332	327	322
\$30K to \$65K	200	130	205	208	221	218	215
Above \$65K	166	109	171	173	184	181	178

VACANCY BENCHMARKS	Pre Katrina	Post Katrina	Mid 2007	Mid 2008	Estimate Mid 2011		
					High Growth	Medium Growth	Low Growth
Low Vacancy Benchmark	147	110	150	152	162	159	157
Owner vacancy	46	26	47	48	51	50	50
Renter vacancy	100	84	102	104	111	109	107
High Vacancy Benchmark	252	185	258	261	278	274	270
Owner vacancy	94	52	97	98	105	103	101
Renter vacancy	158	132	161	163	173	171	168

Estimate of Excess Vacant Units	Pre Katrina	Estimate Mid 2011 (Floor)			Full Estimate Mid 2011		
		High Growth	Medium Growth	Low Growth	High Growth	Medium Growth	Low Growth
Housing Stock	4,209	4,270	4,270	4,270	4,350	4,350	4,350
Households	3,416	3,779	3,723	3,669	3,779	3,723	3,669
Vacant units	793	491	547	601	571	627	681
% Vacant	18.8%	11.5%	12.8%	14.1%	13.1%	14.4%	15.7%
vs Pre Katrina		(302)	(246)	(192)	(222)	(166)	(112)
# Years' normal production		-6.3	-5.1	-4.0	-4.6	-3.4	-2.3

Estimated Housing Supply and Demand
By Product Type
Waveland

January 30, 2009

ESTIMATE OF HOUSING SUPPLY (STOCK)	Total	Mobile Homes	Other Home Owner	Small Rental	Market Rate Apts	Shallow Subsidy Apts	Deep Subsidy Apts	Temporary Housing
Housing Stock Pre Katrina	3,618	165	2,442	407	384	0	220	0
Post Katrina 08-30-05	1,535	0	1,431	104	0	0	0	0
Addl major/severe damage	(89)	0	(69)	(20)	0	0	0	0
Post Katrina (Adjusted)	1,446	0	1,362	84	0	0	0	0
Private repair / rebuilding	425	2	379	24	20			
Market rate completions	63	2	59	2				
Subsidized completions	0					0	0	
FEMA temporary housing	950							950
Addl major/severe repaired	66		51	15				
Housing Stock ~ 04-30-07	2,950	4	1,851	125	20	0	0	950
Market rate completions	737	15	360	26	336			
Subsidized completions	48					0	48	
Cottages	196							196
FEMA temporary housing	(826)							(826)
Addl major/severe repaired	13		10	3				
Housing Stock 06-30-08	3,118	19	2,221	154	356	0	48	320
Market rate apt completions	36				36			
Mobile homes	21	21						
LTWF Round One:								
For sale	25		25					
For rent	0					0		
LTWF Round Two:								
For sale	59		59					
For rent	38					38		
SRAP Round One	57			57				
Deep subsidy apts funded	224						224	
Other LIHTC funded	258					258		
Cottages	(196)							(196)
FEMA temporary housing	(124)							(124)
Estimate Mid 2011 (Floor)	3,516	40	2,305	211	392	296	272	0
Market rate apts 2010-11	0				0			
Market rate homeowner	73	0	73					
LTWF Remaining Funding:	0		0			0		
SRAP Remaining Funding	0			0				
Full Estimate Mid 2011	3,589	40	2,378	211	392	296	272	0

Estimated Housing Supply and Demand
By Product Type
Waveland

January 30, 2009

ESTIMATE OF HOUSING DEMAND (HOUSEHOLDS)	Pre Katrina	Sep 2005	Mid 2007	Mid 2008	Estimate Mid 2011		
					High Growth	Medium Growth	Low Growth
Total Households	2,855	1,212	2,929	2,970	3,158	3,113	3,067
Owner households	2,060	752	2,118	2,148	2,284	2,251	2,218
Renter households	795	460	811	822	874	862	849
Owner households by income	2,060	752	2,118	2,148	2,284	2,251	2,218
Under \$30K	672	245	691	701	726	716	705
\$30K to \$65K	784	286	806	817	874	861	848
Above \$65K	604	221	621	630	684	674	665
Renter households by income	795	460	811	822	874	862	849
Under \$30K	279	161	284	288	290	286	282
\$30K to \$65K	305	176	311	315	324	320	315
Above \$65K	211	123	216	219	260	256	252
Elderly hholds (incl disabled)	571	242	586	594	632	623	613
Under \$30K	257	109	264	267	284	280	276
\$30K to \$65K	171	73	176	178	190	187	184
Above \$65K	143	60	146	149	158	156	153
Disabled (not elderly)	557	236	571	579	616	607	598
Under \$30K	251	106	257	261	277	273	269
\$30K to \$65K	167	71	171	174	185	182	179
Above \$65K	139	59	143	144	154	152	150

VACANCY BENCHMARKS	Pre Katrina	Post Katrina	Mid 2007	Mid 2008	Estimate Mid 2011		
					High Growth	Medium Growth	Low Growth
Low Vacancy Benchmark	111	55	114	115	123	121	119
Owner vacancy	42	15	43	44	47	46	45
Renter vacancy	69	40	71	71	76	75	74
High Vacancy Benchmark	194	94	199	202	214	211	208
Owner vacancy	86	31	88	90	95	94	92
Renter vacancy	108	63	111	112	119	118	116

Estimate of Excess Vacant Units	Pre Katrina	Estimate Mid 2011 (Floor)			Full Estimate Mid 2011		
		High Growth	Medium Growth	Low Growth	High Growth	Medium Growth	Low Growth
Housing Stock	3,618	3,516	3,516	3,516	3,589	3,589	3,589
Households	2,855	3,158	3,113	3,067	3,158	3,113	3,067
Vacant units	763	358	403	449	431	476	522
% Vacant	21.1%	10.2%	11.5%	12.8%	12.0%	13.3%	14.5%
vs Pre Katrina		(405)	(360)	(314)	(332)	(287)	(241)
# Years' normal production		-0.2	-0.1	-0.1	-0.1	-0.1	-0.1

Estimated Housing Supply and Demand
By Product Type
Hancock Other

January 30, 2009

ESTIMATE OF HOUSING SUPPLY (STOCK)	Total	Mobile Homes	Other Home Owner	Small Rental	Market Rate Apts	Shallow Subsidy Apts	Deep Subsidy Apts	Temporary Housing
Housing Stock Pre Katrina	14,147	3,917	8,179	2,037	0	0	14	0
Post Katrina 08-30-05	6,678	0	6,160	518	0	0	0	0
Addl major/severe damage	(236)	0	(136)	(100)	0	0	0	0
Post Katrina (Adjusted)	6,442	0	6,024	418	0	0	0	0
Private repair / rebuilding	1,176	37	1,055	84	0			
Market rate completions	503	82	401	20				
Subsidized completions	0					0	0	
FEMA temporary housing	2,566							2,566
Addl major/severe repaired	173		100	73				
Housing Stock ~ 04-30-07	10,860	119	7,580	595	0	0	0	2,566
Market rate completions	1,393	363	960	70	0			
Subsidized completions	0					0	0	
Cottages	658							658
FEMA temporary housing	(2,233)							(2,233)
Addl major/severe repaired	36		21	15				
Housing Stock 06-30-08	10,714	482	8,561	680	0	0	0	991
Market rate apt completions	0				0			
Mobile homes	509	509						
LTWF Round One:								
For sale	108		108					
For rent	0					0		
LTWF Round Two:								
For sale	262		262					
For rent	170					170		
SRAP Round One	29			29				
Deep subsidy apts funded	0						0	
Other LIHTC funded	214					214		
Cottages	(658)							(658)
FEMA temporary housing	(333)							(333)
Estimate Mid 2011 (Floor)	11,015	991	8,931	709	0	384	0	0
Market rate apts 2010-11	0				0			
Market rate homeowner	346	0	346					
LTWF Remaining Funding:	0		0			0		
SRAP Remaining Funding	0			0				
Full Estimate Mid 2011	11,361	991	9,277	709	0	384	0	0

Estimated Housing Supply and Demand
By Product Type
Hancock Other

January 30, 2009

ESTIMATE OF HOUSING DEMAND (HOUSEHOLDS)	Pre Katrina	Sep 2005	Mid 2007	Mid 2008	Estimate Mid 2011		
					High Growth	Medium Growth	Low Growth
Total Households	11,417	6,224	11,728	11,892	12,648	12,463	12,279
Owner households	9,805	4,808	10,085	10,226	10,876	10,717	10,559
Renter households	1,612	1,416	1,643	1,666	1,772	1,746	1,720
Owner households by income	9,805	4,808	10,085	10,226	10,876	10,717	10,559
Under \$30K	3,202	1,570	3,293	3,339	3,458	3,407	3,357
\$30K to \$65K	3,731	1,829	3,837	3,891	4,160	4,099	4,038
Above \$65K	2,872	1,409	2,955	2,996	3,258	3,211	3,164
Renter households by income	1,612	1,416	1,643	1,666	1,772	1,746	1,720
Under \$30K	564	496	575	583	588	580	571
\$30K to \$65K	617	542	629	638	657	648	638
Above \$65K	431	378	439	445	527	518	511
Elderly hholds (incl disabled)	2,283	1,245	2,346	2,378	2,530	2,493	2,456
Under \$30K	1,027	560	1,056	1,070	1,139	1,122	1,105
\$30K to \$65K	685	374	704	713	759	748	737
Above \$65K	571	311	586	595	632	623	614
Disabled (not elderly)	2,226	1,214	2,287	2,319	2,466	2,430	2,394
Under \$30K	1,002	546	1,029	1,044	1,110	1,094	1,077
\$30K to \$65K	668	364	686	696	740	729	718
Above \$65K	556	304	572	579	616	607	599

VACANCY BENCHMARKS	Pre Katrina	Post Katrina	Mid 2007	Mid 2008	Estimate Mid 2011		
					High Growth	Medium Growth	Low Growth
Low Vacancy Benchmark	340	221	349	354	376	371	365
Owner vacancy	200	98	206	209	222	219	215
Renter vacancy	140	123	143	145	154	152	150
High Vacancy Benchmark	628	393	644	653	695	685	675
Owner vacancy	409	200	420	426	453	447	440
Renter vacancy	220	193	224	227	242	238	235

Estimate of Excess Vacant Units	Pre Katrina	Estimate Mid 2011 (Floor)			Full Estimate Mid 2011		
		High Growth	Medium Growth	Low Growth	High Growth	Medium Growth	Low Growth
Housing Stock	14,147	11,015	11,015	11,015	11,361	11,361	11,361
Households	11,417	12,648	12,463	12,279	12,648	12,463	12,279
Vacant units	2,730	(1,633)	(1,448)	(1,264)	(1,287)	(1,102)	(918)
% Vacant	19.3%	-14.8%	-13.1%	-11.5%	-11.3%	-9.7%	-8.1%
vs Pre Katrina		(4,363)	(4,178)	(3,994)	(4,017)	(3,832)	(3,648)
# Years' normal production		-1.8	-1.7	-1.6	-1.6	-1.6	-1.5

Estimated Housing Supply and Demand
By Product Type
Biloxi

January 30, 2009

ESTIMATE OF HOUSING SUPPLY (STOCK)	Total	Mobile Homes	Other Home Owner	Small Rental	Market Rate Apts	Shallow Subsidy Apts	Deep Subsidy Apts	Temporary Housing
Housing Stock Pre Katrina	24,297	1,885	11,553	4,554	4,696	192	1,417	0
Post Katrina 08-30-05	19,724	1,686	9,513	3,754	3,902	192	677	0
Addl major/severe damage	(2,051)	0	(1,551)	(500)	0	0	0	0
Post Katrina (Adjusted)	17,673	1,686	7,962	3,254	3,902	192	677	0
Private repair / rebuilding	3,066	36	2,317	33	680			
Market rate completions	181	3	178	0				
Subsidized completions	55					0	55	
FEMA temporary housing	1,922							1,922
Addl major/severe repaired	1,510		1,142	368				
Housing Stock ~ 04-30-07	24,407	1,725	11,599	3,655	4,582	192	732	1,922
Market rate completions	285	40	228	17	0			
Subsidized completions	514					0	514	
Cottages	204							204
FEMA temporary housing	(1,442)							(1,442)
Addl major/severe repaired	308		233	75				
Housing Stock 06-30-08	24,276	1,765	12,060	3,747	4,582	192	1,246	684
Market rate apt completions	108				108			
Mobile homes	90	90						
LTWF Round One:								
For sale	270		270					
For rent	0					0		
LTWF Round Two:								
For sale	192		192					
For rent	126					126		
SRAP Round One	163			163				
Deep subsidy apts funded	388						388	
Other LIHTC funded	685					685		
Cottages	(204)							(204)
FEMA temporary housing	(480)							(480)
Estimate Mid 2011 (Floor)	25,614	1,855	12,522	3,910	4,690	1,003	1,634	0
Market rate apts 2010-11	0				0			
Market rate homeowner	349	0	349					
LTWF Remaining Funding:	0		0			0		
SRAP Remaining Funding	0			0				
Full Estimate Mid 2011	25,963	1,855	12,871	3,910	4,690	1,003	1,634	0

Estimated Housing Supply and Demand
By Product Type
Biloxi

January 30, 2009

ESTIMATE OF HOUSING DEMAND (HOUSEHOLDS)	Pre Katrina	Sep 2005	Mid 2007	Mid 2008	Estimate Mid 2011		
					High Growth	Medium Growth	Low Growth
Total Households	20,396	16,339	18,223	18,482	19,714	19,425	19,139
Owner households	10,056	6,641	9,569	9,705	10,352	10,200	10,050
Renter households	10,340	9,698	8,654	8,777	9,362	9,225	9,089
Owner households by income	10,056	6,641	9,569	9,705	10,352	10,200	10,050
Under \$30K	3,284	2,169	3,125	3,169	3,291	3,243	3,195
\$30K to \$65K	3,827	2,527	3,641	3,693	3,959	3,901	3,844
Above \$65K	2,945	1,945	2,803	2,843	3,102	3,056	3,011
Renter households by income	10,340	9,698	8,654	8,777	9,362	9,225	9,089
Under \$30K	3,619	3,394	3,029	3,072	3,109	3,063	3,018
\$30K to \$65K	3,958	3,713	3,313	3,360	3,475	3,424	3,373
Above \$65K	2,763	2,591	2,312	2,345	2,778	2,738	2,698
Elderly hholds (incl disabled)	4,079	3,268	3,645	3,696	3,943	3,885	3,828
Under \$30K	1,836	1,471	1,640	1,663	1,774	1,748	1,723
\$30K to \$65K	1,224	980	1,094	1,109	1,183	1,166	1,148
Above \$65K	1,019	817	911	924	986	971	957
Disabled (not elderly)	3,977	3,186	3,553	3,604	3,844	3,788	3,732
Under \$30K	1,790	1,434	1,599	1,622	1,730	1,705	1,679
\$30K to \$65K	1,193	956	1,066	1,081	1,153	1,136	1,120
Above \$65K	994	796	888	901	961	947	933

VACANCY BENCHMARKS	Pre Katrina	Post Katrina	Mid 2007	Mid 2008	Estimate Mid 2011		
					High Growth	Medium Growth	Low Growth
Low Vacancy Benchmark	1,104	979	948	961	1,025	1,010	995
Owner vacancy	205	136	195	198	211	208	205
Renter vacancy	899	843	753	763	814	802	790
High Vacancy Benchmark	1,829	1,599	1,579	1,601	1,708	1,683	1,658
Owner vacancy	419	277	399	404	431	425	419
Renter vacancy	1,410	1,322	1,180	1,197	1,277	1,258	1,239

Estimate of Excess Vacant Units	Pre Katrina	Estimate Mid 2011 (Floor)			Full Estimate Mid 2011		
		High Growth	Medium Growth	Low Growth	High Growth	Medium Growth	Low Growth
Housing Stock	24,297	25,614	25,614	25,614	25,963	25,963	25,963
Households	20,396	19,714	19,425	19,139	19,714	19,425	19,139
Vacant units	3,901	5,900	6,189	6,475	6,249	6,538	6,824
% Vacant	16.1%	23.0%	24.2%	25.3%	24.1%	25.2%	26.3%
vs Pre Katrina		1,999	2,288	2,574	2,348	2,637	2,923
# Years' normal production		11.6	13.3	14.9	13.6	15.3	16.9

Estimated Housing Supply and Demand
By Product Type
D'Iberville

January 30, 2009

ESTIMATE OF HOUSING SUPPLY (STOCK)	Total	Mobile Homes	Other Home Owner	Small Rental	Market Rate Apts	Shallow Subsidy Apts	Deep Subsidy Apts	Temporary Housing
Housing Stock Pre Katrina	3,321	644	1,834	242	551	0	50	0
Post Katrina 08-30-05	2,743	538	1,433	242	530	0	0	0
Addl major/severe damage	(355)	0	(305)	(50)	0	0	0	0
Post Katrina (Adjusted)	2,388	538	1,128	192	530	0	0	0
Private repair / rebuilding	561	17	510	0	34			
Market rate completions	73	1	72	0				
Subsidized completions	0					0	0	
FEMA temporary housing	537							537
Addl major/severe repaired	261		224	37				
Housing Stock ~ 04-30-07	3,820	556	1,934	229	564	0	0	537
Market rate completions	108	21	81	6	0			
Subsidized completions	0					0	0	
Cottages	51							51
FEMA temporary housing	(403)							(403)
Addl major/severe repaired	54		46	8				
Housing Stock 06-30-08	3,630	577	2,061	243	564	0	0	185
Market rate apt completions	0				0			
Mobile homes	48	48						
LTWF Round One:								
For sale	45		45					
For rent	0					0		
LTWF Round Two:								
For sale	32		32					
For rent	21					21		
SRAP Round One	36			36				
Deep subsidy apts funded	224						224	
Other LIHTC funded	160					160		
Cottages	(51)							(51)
FEMA temporary housing	(134)							(134)
Estimate Mid 2011 (Floor)	4,011	625	2,138	279	564	181	224	0
Market rate apts 2010-11	0				0			
Market rate homeowner	75	0	75					
LTWF Remaining Funding:	0		0			0		
SRAP Remaining Funding	0			0				
Full Estimate Mid 2011	4,086	625	2,213	279	564	181	224	0

Estimated Housing Supply and Demand
By Product Type
D'Iberville

January 30, 2009

ESTIMATE OF HOUSING DEMAND (HOUSEHOLDS)	Pre Katrina	Sep 2005	Mid 2007	Mid 2008	Estimate Mid 2011		
					High Growth	Medium Growth	Low Growth
Total Households	2,955	2,209	2,721	2,759	2,942	2,900	2,857
Owner households	2,152	1,443	2,048	2,077	2,215	2,183	2,151
Renter households	803	766	673	682	727	717	706
Owner households by income	2,152	1,443	2,048	2,077	2,215	2,183	2,151
Under \$30K	702	471	669	678	704	694	684
\$30K to \$65K	819	549	779	790	847	835	823
Above \$65K	631	423	600	609	664	654	644
Renter households by income	803	766	673	682	727	717	706
Under \$30K	281	268	236	239	241	238	234
\$30K to \$65K	307	293	258	261	270	266	262
Above \$65K	215	205	179	182	216	213	210
Elderly hholds (incl disabled)	591	442	544	552	588	580	571
Under \$30K	266	199	245	248	265	261	257
\$30K to \$65K	177	133	163	166	176	174	171
Above \$65K	148	110	136	138	147	145	143
Disabled (not elderly)	576	431	531	538	574	566	557
Under \$30K	259	194	239	242	258	255	251
\$30K to \$65K	173	129	159	161	172	170	167
Above \$65K	144	108	133	135	144	141	139

VACANCY BENCHMARKS	Pre Katrina	Post Katrina	Mid 2007	Mid 2008	Estimate Mid 2011		
					High Growth	Medium Growth	Low Growth
Low Vacancy Benchmark	114	96	100	102	108	107	105
Owner vacancy	44	29	42	42	45	45	44
Renter vacancy	70	67	59	59	63	62	61
High Vacancy Benchmark	199	165	177	180	191	189	186
Owner vacancy	90	60	85	87	92	91	90
Renter vacancy	110	104	92	93	99	98	96

Estimate of Excess Vacant Units	Pre Katrina	Estimate Mid 2011 (Floor)			Full Estimate Mid 2011		
		High Growth	Medium Growth	Low Growth	High Growth	Medium Growth	Low Growth
Housing Stock	3,321	4,011	4,011	4,011	4,086	4,086	4,086
Households	2,955	2,942	2,900	2,857	2,942	2,900	2,857
Vacant units	366	1,069	1,111	1,154	1,144	1,186	1,229
% Vacant	11.0%	26.7%	27.7%	28.8%	28.0%	29.0%	30.1%
vs Pre Katrina		703	745	788	778	820	863
# Years' normal production		0.3	0.3	0.3	0.3	0.3	0.4

Estimated Housing Supply and Demand
By Product Type
Gulfport

January 30, 2009

ESTIMATE OF HOUSING SUPPLY (STOCK)	Total	Mobile Homes	Other Home Owner	Small Rental	Market Rate Apts	Shallow Subsidy Apts	Deep Subsidy Apts	Temporary Housing
Housing Stock Pre Katrina	31,933	2,385	17,495	5,313	4,666	472	1,602	0
Post Katrina 08-30-05	25,513	2,158	15,720	3,313	3,112	410	800	0
Addl major/severe damage	(2,550)	0	(1,350)	(1,200)	0	0	0	0
Post Katrina (Adjusted)	22,963	2,158	14,370	2,113	3,112	410	800	0
Private repair / rebuilding	3,026	47	2,510	94	375			
Market rate completions	372	2	370	0				
Subsidized completions	353					185	168	
FEMA temporary housing	3,137							3,137
Addl major/severe repaired	1,877		994	883				
Housing Stock ~ 04-30-07	31,728	2,207	18,244	3,090	3,487	595	968	3,137
Market rate completions	689	46	532	39	72			
Subsidized completions	330					330	0	
Cottages	189							189
FEMA temporary housing	(2,354)							(2,354)
Addl major/severe repaired	383		203	180				
Housing Stock 06-30-08	30,965	2,253	18,979	3,309	3,559	925	968	972
Market rate apt completions	552				552			
Mobile homes	103	103						
LTWF Round One:								
For sale	403		403					
For rent	616					616		
LTWF Round Two:								
For sale	288		288					
For rent	188					188		
SRAP Round One	636			636				
Deep subsidy apts funded	700						700	
Other LIHTC funded	1,450					1,450		
Cottages	(189)							(189)
FEMA temporary housing	(783)							(783)
Estimate Mid 2011 (Floor)	34,929	2,356	19,670	3,945	4,111	3,179	1,668	0
Market rate apts 2010-11	0				0			
Market rate homeowner	578	0	578					
LTWF Remaining Funding:	0		0			0		
SRAP Remaining Funding	0			0				
Full Estimate Mid 2011	35,507	2,356	20,248	3,945	4,111	3,179	1,668	0

Estimated Housing Supply and Demand
By Product Type
Gulfport

January 30, 2009

ESTIMATE OF HOUSING DEMAND (HOUSEHOLDS)	Pre Katrina	Sep 2005	Mid 2007	Mid 2008	Estimate Mid 2011		
					High Growth	Medium Growth	Low Growth
Total Households	28,103	23,947	25,433	25,788	27,506	27,104	26,706
Owner households	16,626	13,624	15,825	16,046	17,115	16,865	16,617
Renter households	11,477	10,323	9,608	9,742	10,391	10,239	10,089
Owner households by income	16,626	13,624	15,825	16,046	17,115	16,865	16,617
Under \$30K	5,428	4,448	5,167	5,239	5,441	5,361	5,282
\$30K to \$65K	6,327	5,184	6,022	6,106	6,546	6,450	6,355
Above \$65K	4,871	3,992	4,636	4,701	5,128	5,054	4,980
Renter households by income	11,477	10,323	9,608	9,742	10,391	10,239	10,089
Under \$30K	4,017	3,613	3,363	3,410	3,451	3,400	3,350
\$30K to \$65K	4,393	3,951	3,678	3,729	3,857	3,800	3,744
Above \$65K	3,067	2,759	2,567	2,603	3,083	3,039	2,995
Elderly hholds (incl disabled)	5,621	4,789	5,087	5,158	5,501	5,421	5,341
Under \$30K	2,529	2,155	2,289	2,321	2,475	2,439	2,403
\$30K to \$65K	1,686	1,437	1,526	1,547	1,650	1,626	1,602
Above \$65K	1,406	1,197	1,272	1,290	1,376	1,356	1,336
Disabled (not elderly)	5,480	4,670	4,959	5,029	5,364	5,285	5,208
Under \$30K	2,466	2,102	2,232	2,263	2,414	2,378	2,344
\$30K to \$65K	1,644	1,401	1,488	1,509	1,609	1,586	1,562
Above \$65K	1,370	1,167	1,239	1,257	1,341	1,321	1,302

VACANCY BENCHMARKS	Pre Katrina	Post Katrina	Mid 2007	Mid 2008	Estimate Mid 2011		
					High Growth	Medium Growth	Low Growth
Low Vacancy Benchmark	1,337	1,176	1,158	1,175	1,253	1,235	1,216
Owner vacancy	339	278	323	327	349	344	339
Renter vacancy	998	898	835	847	904	890	877
High Vacancy Benchmark	2,258	1,975	1,970	1,997	2,130	2,099	2,068
Owner vacancy	693	568	659	669	713	703	692
Renter vacancy	1,565	1,408	1,310	1,328	1,417	1,396	1,376

Estimate of Excess Vacant Units	Pre Katrina	Estimate Mid 2011 (Floor)			Full Estimate Mid 2011		
		High Growth	Medium Growth	Low Growth	High Growth	Medium Growth	Low Growth
Housing Stock	31,933	34,929	34,929	34,929	35,507	35,507	35,507
Households	28,103	27,506	27,104	26,706	27,506	27,104	26,706
Vacant units	3,830	7,423	7,825	8,223	8,001	8,403	8,801
% Vacant	12.0%	21.3%	22.4%	23.5%	22.5%	23.7%	24.8%
vs Pre Katrina		3,593	3,995	4,393	4,171	4,573	4,971
# Years' normal production		1.5	1.6	1.8	1.7	1.9	2.0

Estimated Housing Supply and Demand
By Product Type
Long Beach

January 30, 2009

ESTIMATE OF HOUSING SUPPLY (STOCK)	Total	Mobile Homes	Other Home Owner	Small Rental	Market Rate Apts	Shallow Subsidy Apts	Deep Subsidy Apts	Temporary Housing
Housing Stock Pre Katrina	7,175	67	4,709	859	1,333	72	135	0
Post Katrina 08-30-05	4,605	39	4,033	0	458	0	75	0
Addl major/severe damage	(514)	0	(514)	0	0	0	0	0
Post Katrina (Adjusted)	4,091	39	3,519	0	458	0	75	0
Private repair / rebuilding	636	3	594	39	0			
Market rate completions	50	0	50	0				
Subsidized completions	60					0	60	
FEMA temporary housing	395							395
Addl major/severe repaired	378		378	0				
Housing Stock ~ 04-30-07	5,610	42	4,541	39	458	0	135	395
Market rate completions	571	6	184	13	368			
Subsidized completions	0					0	0	
Cottages	33							33
FEMA temporary housing	(296)							(296)
Addl major/severe repaired	77		77	0				
Housing Stock 06-30-08	5,995	48	4,802	52	826	0	135	132
Market rate apt completions	220				220			
Mobile homes	13	13						
LTWF Round One:								
For sale	94		94					
For rent	0					0		
LTWF Round Two:								
For sale	67		67					
For rent	44					44		
SRAP Round One	32			32				
Deep subsidy apts funded	0						0	
Other LIHTC funded	0					0		
Cottages	(33)							(33)
FEMA temporary housing	(99)							(99)
Estimate Mid 2011 (Floor)	6,333	61	4,963	84	1,046	44	135	0
Market rate apts 2010-11	0				0			
Market rate homeowner	159	0	159					
LTWF Remaining Funding:	0		0			0		
SRAP Remaining Funding	0			0				
Full Estimate Mid 2011	6,492	61	5,122	84	1,046	44	135	0

Estimated Housing Supply and Demand
By Product Type
Long Beach

January 30, 2009

ESTIMATE OF HOUSING DEMAND (HOUSEHOLDS)	Pre Katrina	Sep 2005	Mid 2007	Mid 2008	Estimate Mid 2011		
					High Growth	Medium Growth	Low Growth
Total Households	6,852	5,417	6,259	6,347	6,770	6,671	6,573
Owner households	4,568	3,459	4,347	4,408	4,702	4,633	4,565
Renter households	2,284	1,958	1,912	1,939	2,068	2,038	2,008
Owner households by income	4,568	3,459	4,347	4,408	4,702	4,633	4,565
Under \$30K	1,491	1,129	1,419	1,439	1,495	1,473	1,451
\$30K to \$65K	1,738	1,316	1,654	1,677	1,798	1,772	1,746
Above \$65K	1,339	1,014	1,274	1,292	1,409	1,388	1,368
Renter households by income	2,284	1,958	1,912	1,939	2,068	2,038	2,008
Under \$30K	800	686	670	679	687	677	667
\$30K to \$65K	874	749	732	742	768	756	745
Above \$65K	610	523	510	518	613	605	596
Elderly hholds (incl disabled)	1,370	1,083	1,252	1,269	1,354	1,334	1,315
Under \$30K	617	487	563	571	609	600	592
\$30K to \$65K	411	325	376	381	406	400	395
Above \$65K	342	271	313	317	339	334	328
Disabled (not elderly)	1,336	1,056	1,221	1,238	1,320	1,301	1,282
Under \$30K	601	475	549	557	594	585	577
\$30K to \$65K	401	317	366	371	396	390	385
Above \$65K	334	264	306	310	330	326	320

VACANCY BENCHMARKS	Pre Katrina	Post Katrina	Mid 2007	Mid 2008	Estimate Mid 2011		
					High Growth	Medium Growth	Low Growth
Low Vacancy Benchmark	292	241	255	259	276	272	268
Owner vacancy	93	71	89	90	96	95	93
Renter vacancy	199	170	166	169	180	177	175
High Vacancy Benchmark	502	411	442	448	478	471	464
Owner vacancy	190	144	181	184	196	193	190
Renter vacancy	311	267	261	264	282	278	274

Estimate of Excess Vacant Units	Pre Katrina	Estimate Mid 2011 (Floor)			Full Estimate Mid 2011		
		High Growth	Medium Growth	Low Growth	High Growth	Medium Growth	Low Growth
Housing Stock	7,175	6,333	6,333	6,333	6,492	6,492	6,492
Households	6,852	6,770	6,671	6,573	6,770	6,671	6,573
Vacant units	323	(437)	(338)	(240)	(278)	(179)	(81)
% Vacant	4.5%	-6.9%	-5.3%	-3.8%	-4.3%	-2.8%	-1.2%
vs Pre Katrina		(760)	(661)	(563)	(601)	(502)	(404)
# Years' normal production		-0.3	-0.3	-0.2	-0.2	-0.2	-0.2

Estimated Housing Supply and Demand
By Product Type
Pass Christian

January 30, 2009

ESTIMATE OF HOUSING SUPPLY (STOCK)	Total	Mobile Homes	Other Home Owner	Small Rental	Market Rate Apts	Shallow Subsidy Apts	Deep Subsidy Apts	Temporary Housing
Housing Stock Pre Katrina	3,141	71	2,260	354	266	100	90	0
Post Katrina 08-30-05	1,344	0	1,182	34	28	100	0	0
Addl major/severe damage	(854)	0	(820)	(34)	0	0	0	0
Post Katrina (Adjusted)	490	0	362	0	28	100	0	0
Private repair / rebuilding	1,030	10	972	0	48			
Market rate completions	65	0	65	0				
Subsidized completions	0					0	0	
FEMA temporary housing	1,458							1,458
Addl major/severe repaired	629		604	25				
Housing Stock ~ 04-30-07	3,672	10	2,003	25	76	100	0	1,458
Market rate completions	374	14	336	24	0			
Subsidized completions	0					0	0	
Cottages	120							120
FEMA temporary housing	(1,094)							(1,094)
Addl major/severe repaired	128		123	5				
Housing Stock 06-30-08	3,200	24	2,462	54	76	100	0	484
Market rate apt completions	0				0			
Mobile homes	32	32						
LTWF Round One:								
For sale	38		38					
For rent	0					0		
LTWF Round Two:								
For sale	27		27					
For rent	18					18		
SRAP Round One	55			55				
Deep subsidy apts funded	86						86	
Other LIHTC funded	127					127		
Cottages	(120)							(120)
FEMA temporary housing	(364)							(364)
Estimate Mid 2011 (Floor)	3,099	56	2,527	109	76	245	86	0
Market rate apts 2010-11	0				0			
Market rate homeowner	71	0	71					
LTWF Remaining Funding:	0		0			0		
SRAP Remaining Funding	0			0				
Full Estimate Mid 2011	3,170	56	2,598	109	76	245	86	0

Estimated Housing Supply and Demand
By Product Type
Pass Christian

January 30, 2009

ESTIMATE OF HOUSING DEMAND (HOUSEHOLDS)	Pre Katrina	Sep 2005	Mid 2007	Mid 2008	Estimate Mid 2011		
					High Growth	Medium Growth	Low Growth
Total Households	2,809	912	2,586	2,622	2,797	2,755	2,715
Owner households	2,038	254	1,940	1,967	2,098	2,067	2,037
Renter households	771	658	646	655	699	688	678
Owner households by income	2,038	254	1,940	1,967	2,098	2,067	2,037
Under \$30K	665	83	633	642	667	657	648
\$30K to \$65K	775	97	738	748	802	791	779
Above \$65K	598	74	569	577	629	619	610
Renter households by income	771	658	646	655	699	688	678
Under \$30K	270	230	226	229	232	228	225
\$30K to \$65K	295	252	248	251	259	255	252
Above \$65K	206	176	172	175	208	205	201
Elderly hholds (incl disabled)	562	182	517	524	559	551	543
Under \$30K	253	82	233	236	252	248	244
\$30K to \$65K	169	55	155	157	168	165	163
Above \$65K	140	45	129	131	139	138	136
Disabled (not elderly)	548	178	504	511	545	537	529
Under \$30K	247	80	227	230	245	242	238
\$30K to \$65K	164	53	151	153	164	161	159
Above \$65K	137	45	126	128	136	134	132

VACANCY BENCHMARKS	Pre Katrina	Post Katrina	Mid 2007	Mid 2008	Estimate Mid 2011		
					High Growth	Medium Growth	Low Growth
Low Vacancy Benchmark	109	62	96	97	104	102	101
Owner vacancy	42	5	40	40	43	42	42
Renter vacancy	67	57	56	57	61	60	59
High Vacancy Benchmark	190	100	169	171	183	180	177
Owner vacancy	85	11	81	82	87	86	85
Renter vacancy	105	90	88	89	95	94	92

Estimate of Excess Vacant Units	Pre Katrina	Estimate Mid 2011 (Floor)			Full Estimate Mid 2011		
		High Growth	Medium Growth	Low Growth	High Growth	Medium Growth	Low Growth
Housing Stock	3,141	3,099	3,099	3,099	3,170	3,170	3,170
Households	2,809	2,797	2,755	2,715	2,797	2,755	2,715
Vacant units	332	302	344	384	373	415	455
% Vacant	10.6%	9.7%	11.1%	12.4%	11.8%	13.1%	14.4%
vs Pre Katrina		(30)	12	52	41	83	123
# Years' normal production		0.0	0.0	0.0	0.0	0.0	0.0

Estimated Housing Supply and Demand
By Product Type
Harrison Other

January 30, 2009

ESTIMATE OF HOUSING SUPPLY (STOCK)	Total	Mobile Homes	Other Home Owner	Small Rental	Market Rate Apts	Shallow Subsidy Apts	Deep Subsidy Apts	Temporary Housing
Housing Stock Pre Katrina	15,042	5,428	7,613	1,803	116	0	82	0
Post Katrina 08-30-05	13,547	4,705	6,949	1,695	116	0	82	0
Addl major/severe damage	(673)	0	(504)	(169)	0	0	0	0
Post Katrina (Adjusted)	12,874	4,705	6,445	1,526	116	0	82	0
Private repair / rebuilding	715	184	527	4	0			
Market rate completions	674	4	670	0				
Subsidized completions	0					0	0	
FEMA temporary housing	584							584
Addl major/severe repaired	494		370	124				
Housing Stock ~ 04-30-07	15,341	4,893	8,012	1,654	116	0	82	584
Market rate completions	1,557	146	1,316	95	0			
Subsidized completions	0					0	0	
Cottages	415							415
FEMA temporary housing	(438)							(438)
Addl major/severe repaired	100		75	25				
Housing Stock 06-30-08	16,975	5,039	9,403	1,774	116	0	82	561
Market rate apt completions	0				0			
Mobile homes	328	328						
LTWF Round One:								
For sale	222		222					
For rent	0					0		
LTWF Round Two:								
For sale	159		159					
For rent	103					103		
SRAP Round One	22			22				
Deep subsidy apts funded	0						0	
Other LIHTC funded	0					0		
Cottages	(415)							(415)
FEMA temporary housing	(146)							(146)
Estimate Mid 2011 (Floor)	17,248	5,367	9,784	1,796	116	103	82	0
Market rate apts 2010-11	0				0			
Market rate homeowner	404	0	404					
LTWF Remaining Funding:	0		0			0		
SRAP Remaining Funding	0			0				
Full Estimate Mid 2011	17,652	5,367	10,188	1,796	116	103	82	0

Estimated Housing Supply and Demand
By Product Type
Harrison Other

January 30, 2009

ESTIMATE OF HOUSING DEMAND (HOUSEHOLDS)	Pre Katrina	Sep 2005	Mid 2007	Mid 2008	Estimate Mid 2011		
					High Growth	Medium Growth	Low Growth
Total Households	13,554	12,007	12,682	12,859	13,716	13,516	13,317
Owner households	11,649	10,155	11,088	11,243	11,992	11,817	11,643
Renter households	1,905	1,852	1,594	1,616	1,724	1,699	1,674
Owner households by income	11,649	10,155	11,088	11,243	11,992	11,817	11,643
Under \$30K	3,804	3,316	3,620	3,671	3,812	3,757	3,701
\$30K to \$65K	4,432	3,864	4,219	4,278	4,587	4,520	4,453
Above \$65K	3,413	2,975	3,249	3,294	3,593	3,540	3,489
Renter households by income	1,905	1,852	1,594	1,616	1,724	1,699	1,674
Under \$30K	667	649	558	566	573	564	556
\$30K to \$65K	730	709	611	619	640	631	621
Above \$65K	508	494	425	431	511	504	497
Elderly hholds (incl disabled)	2,711	2,401	2,536	2,572	2,743	2,703	2,663
Under \$30K	1,220	1,080	1,141	1,157	1,234	1,216	1,198
\$30K to \$65K	813	720	761	772	823	811	799
Above \$65K	678	601	634	643	686	676	666
Disabled (not elderly)	2,643	2,341	2,473	2,508	2,675	2,636	2,597
Under \$30K	1,189	1,053	1,113	1,129	1,204	1,186	1,169
\$30K to \$65K	793	702	742	752	803	791	779
Above \$65K	661	586	618	627	668	659	649

VACANCY BENCHMARKS	Pre Katrina	Post Katrina	Mid 2007	Mid 2008	Estimate Mid 2011		
					High Growth	Medium Growth	Low Growth
Low Vacancy Benchmark	403	368	365	370	395	389	383
Owner vacancy	238	207	226	229	245	241	238
Renter vacancy	166	161	139	141	150	148	146
High Vacancy Benchmark	745	676	679	689	735	724	713
Owner vacancy	485	423	462	468	500	492	485
Renter vacancy	260	253	217	220	235	232	228

Estimate of Excess Vacant Units	Pre Katrina	Estimate Mid 2011 (Floor)			Full Estimate Mid 2011		
		High Growth	Medium Growth	Low Growth	High Growth	Medium Growth	Low Growth
Housing Stock	15,042	17,248	17,248	17,248	17,652	17,652	17,652
Households	13,554	13,716	13,516	13,317	13,716	13,516	13,317
Vacant units	1,488	3,532	3,732	3,931	3,936	4,136	4,335
% Vacant	9.9%	20.5%	21.6%	22.8%	22.3%	23.4%	24.6%
vs Pre Katrina		2,044	2,244	2,443	2,448	2,648	2,847
# Years' normal production		0.8	0.9	1.0	1.0	1.1	1.2

Estimated Housing Supply and Demand
By Product Type
Gautier

January 30, 2009

ESTIMATE OF HOUSING SUPPLY (STOCK)	Total	Mobile Homes	Other Home Owner	Small Rental	Market Rate Apts	Shallow Subsidy Apts	Deep Subsidy Apts	Temporary Housing
Housing Stock Pre Katrina	4,848	746	2,764	341	685	88	224	0
Post Katrina 08-30-05	4,436	608	2,586	245	685	88	224	0
Addl major/severe damage	(668)	0	(559)	(109)	0	0	0	0
Post Katrina (Adjusted)	3,768	608	2,027	136	685	88	224	0
Private repair / rebuilding	18	3	115	0	(100)			
Market rate completions	22	0	22	0				
Subsidized completions	0					0	0	
FEMA temporary housing	1,884							1,884
Addl major/severe repaired	491		411	80				
Housing Stock ~ 04-30-07	6,183	611	2,575	216	585	88	224	1,884
Market rate completions	201	12	176	13	0			
Subsidized completions	0					0	0	
Cottages	58							58
FEMA temporary housing	(1,607)							(1,607)
Addl major/severe repaired	100		84	16				
Housing Stock 06-30-08	4,935	623	2,835	245	585	88	224	335
Market rate apt completions	0				0			
Mobile homes	18	18						
LTWF Round One:								
For sale	56		56					
For rent	0					0		
LTWF Round Two:								
For sale	47		47					
For rent	30					30		
SRAP Round One	46			46				
Deep subsidy apts funded	0						0	
Other LIHTC funded	128					128		
Cottages	(58)							(58)
FEMA temporary housing	(277)							(277)
Estimate Mid 2011 (Floor)	4,925	641	2,938	291	585	246	224	0
Market rate apts 2010-11	0				0			
Market rate homeowner	118	0	118					
LTWF Remaining Funding:	0		0			0		
SRAP Remaining Funding	0			0				
Full Estimate Mid 2011	5,043	641	3,056	291	585	246	224	0

Estimated Housing Supply and Demand
By Product Type
Gautier

January 30, 2009

ESTIMATE OF HOUSING DEMAND (HOUSEHOLDS)	Pre Katrina	Sep 2005	Mid 2007	Mid 2008	Estimate Mid 2011		
					High Growth	Medium Growth	Low Growth
Total Households	4,578	3,775	4,340	4,402	4,702	4,634	4,566
Owner households	3,318	2,546	3,151	3,196	3,414	3,364	3,315
Renter households	1,260	1,229	1,189	1,206	1,288	1,270	1,251
Owner households by income	3,318	2,546	3,151	3,196	3,414	3,364	3,315
Under \$30K	1,083	831	1,028	1,043	1,085	1,069	1,054
\$30K to \$65K	1,262	969	1,199	1,216	1,306	1,287	1,268
Above \$65K	973	746	924	937	1,023	1,008	993
Renter households by income	1,260	1,229	1,189	1,206	1,288	1,270	1,251
Under \$30K	441	430	416	422	428	422	415
\$30K to \$65K	483	471	455	462	478	471	464
Above \$65K	336	328	318	322	382	377	372
Elderly hholds (incl disabled)	916	755	868	880	940	927	913
Under \$30K	412	340	391	396	423	417	411
\$30K to \$65K	275	227	260	264	282	278	274
Above \$65K	229	188	217	220	235	232	228
Disabled (not elderly)	893	736	846	858	917	904	890
Under \$30K	402	331	381	386	413	407	401
\$30K to \$65K	268	221	254	257	275	271	267
Above \$65K	223	184	211	215	229	226	222

VACANCY BENCHMARKS	Pre Katrina	Post Katrina	Mid 2007	Mid 2008	Estimate Mid 2011		
					High Growth	Medium Growth	Low Growth
Low Vacancy Benchmark	177	159	168	170	182	179	176
Owner vacancy	68	52	64	65	70	69	68
Renter vacancy	110	107	103	105	112	110	109
High Vacancy Benchmark	310	274	293	298	318	313	309
Owner vacancy	138	106	131	133	142	140	138
Renter vacancy	172	168	162	164	176	173	171

Estimate of Excess Vacant Units	Pre Katrina	Estimate Mid 2011 (Floor)			Full Estimate Mid 2011		
		High Growth	Medium Growth	Low Growth	High Growth	Medium Growth	Low Growth
Housing Stock	4,848	4,925	4,925	4,925	5,043	5,043	5,043
Households	4,578	4,702	4,634	4,566	4,702	4,634	4,566
Vacant units	270	223	291	359	341	409	477
% Vacant	5.6%	4.5%	5.9%	7.3%	6.8%	8.1%	9.5%
vs Pre Katrina		(47)	21	89	71	139	207
# Years' normal production		-0.4	0.2	0.7	0.6	1.1	1.7

Estimated Housing Supply and Demand
By Product Type
Moss Point

January 30, 2009

ESTIMATE OF HOUSING SUPPLY (STOCK)	Total	Mobile Homes	Other Home Owner	Small Rental	Market Rate Apts	Shallow Subsidy Apts	Deep Subsidy Apts	Temporary Housing
Housing Stock Pre Katrina	6,558	166	4,846	1,202	212	0	132	0
Post Katrina 08-30-05	6,312	140	4,721	1,133	186	0	132	0
Addl major/severe damage	(472)	0	(393)	(79)	0	0	0	0
Post Katrina (Adjusted)	5,840	140	4,328	1,054	186	0	132	0
Private repair / rebuilding	107	0	89	2	16			
Market rate completions	7	1	6	0				
Subsidized completions	0					0	0	
FEMA temporary housing	1,554							1,554
Addl major/severe repaired	347		289	58				
Housing Stock ~ 04-30-07	7,855	141	4,712	1,114	202	0	132	1,554
Market rate completions	38	2	34	2	0			
Subsidized completions	0					0	0	
Cottages	108							108
FEMA temporary housing	(1,325)							(1,325)
Addl major/severe repaired	71		59	12				
Housing Stock 06-30-08	6,747	143	4,805	1,128	202	0	132	337
Market rate apt completions	0				0			
Mobile homes	3	3						
LTWF Round One:								
For sale	50		50					
For rent	0					0		
LTWF Round Two:								
For sale	42		42					
For rent	27					27		
SRAP Round One	85			85				
Deep subsidy apts funded	0						0	
Other LIHTC funded	0					0		
Cottages	(108)							(108)
FEMA temporary housing	(229)							(229)
Estimate Mid 2011 (Floor)	6,617	146	4,897	1,213	202	27	132	0
Market rate apts 2010-11	0				0			
Market rate homeowner	168	0	168					
LTWF Remaining Funding:	0		0			0		
SRAP Remaining Funding	0			0				
Full Estimate Mid 2011	6,785	146	5,065	1,213	202	27	132	0

Estimated Housing Supply and Demand
By Product Type
Moss Point

January 30, 2009

ESTIMATE OF HOUSING DEMAND (HOUSEHOLDS)	Pre Katrina	Sep 2005	Mid 2007	Mid 2008	Estimate Mid 2011		
					High Growth	Medium Growth	Low Growth
Total Households	6,171	5,654	5,853	5,935	6,340	6,247	6,156
Owner households	4,715	4,229	4,478	4,541	4,851	4,780	4,710
Renter households	1,456	1,425	1,375	1,394	1,489	1,467	1,446
Owner households by income	4,715	4,229	4,478	4,541	4,851	4,780	4,710
Under \$30K	1,540	1,381	1,462	1,483	1,542	1,520	1,497
\$30K to \$65K	1,794	1,609	1,704	1,728	1,855	1,828	1,801
Above \$65K	1,381	1,239	1,312	1,330	1,454	1,432	1,412
Renter households by income	1,456	1,425	1,375	1,394	1,489	1,467	1,446
Under \$30K	510	499	481	488	494	487	480
\$30K to \$65K	558	546	527	534	553	544	537
Above \$65K	388	380	367	372	442	436	429
Elderly hholds (incl disabled)	1,234	1,131	1,171	1,187	1,268	1,249	1,231
Under \$30K	555	509	527	534	571	562	554
\$30K to \$65K	370	339	351	356	380	375	369
Above \$65K	309	283	293	297	317	312	308
Disabled (not elderly)	1,203	1,103	1,141	1,157	1,236	1,218	1,200
Under \$30K	541	496	513	521	556	548	540
\$30K to \$65K	361	331	342	347	371	365	360
Above \$65K	301	276	286	289	309	305	300

VACANCY BENCHMARKS	Pre Katrina	Post Katrina	Mid 2007	Mid 2008	Estimate Mid 2011		
					High Growth	Medium Growth	Low Growth
Low Vacancy Benchmark	223	210	211	214	228	225	222
Owner vacancy	96	86	91	93	99	98	96
Renter vacancy	127	124	120	121	129	128	126
High Vacancy Benchmark	395	371	374	379	405	399	393
Owner vacancy	196	176	187	189	202	199	196
Renter vacancy	199	194	188	190	203	200	197

Estimate of Excess Vacant Units	Pre Katrina	Estimate Mid 2011 (Floor)			Full Estimate Mid 2011		
		High Growth	Medium Growth	Low Growth	High Growth	Medium Growth	Low Growth
Housing Stock	6,558	6,617	6,617	6,617	6,785	6,785	6,785
Households	6,171	6,340	6,247	6,156	6,340	6,247	6,156
Vacant units	387	277	370	461	445	538	629
% Vacant	5.9%	4.2%	5.6%	7.0%	6.6%	7.9%	9.3%
vs Pre Katrina		(110)	(17)	74	58	151	242
# Years' normal production		0.0	0.0	0.0	0.0	0.1	0.1

Estimated Housing Supply and Demand
By Product Type
Ocean Springs

January 30, 2009

ESTIMATE OF HOUSING SUPPLY (STOCK)	Total	Mobile Homes	Other Home Owner	Small Rental	Market Rate Apts	Shallow Subsidy Apts	Deep Subsidy Apts	Temporary Housing
Housing Stock Pre Katrina	7,293	277	5,081	882	805	0	248	0
Post Katrina 08-30-05	6,516	270	4,887	777	334	0	248	0
Addl major/severe damage	(730)	0	(610)	(120)	0	0	0	0
Post Katrina (Adjusted)	5,786	270	4,277	657	334	0	248	0
Private repair / rebuilding	243	0	119	2	122			
Market rate completions	50	0	50	0				
Subsidized completions	0					0	0	
FEMA temporary housing	990							990
Addl major/severe repaired	537		449	88				
Housing Stock ~ 04-30-07	7,606	270	4,895	747	456	0	248	990
Market rate completions	268	1	79	6	182			
Subsidized completions	0					0	0	
Cottages	16							16
FEMA temporary housing	(844)							(844)
Addl major/severe repaired	110		92	18				
Housing Stock 06-30-08	7,156	271	5,066	771	638	0	248	162
Market rate apt completions	56				56			
Mobile homes	1	1						
LTWF Round One:								
For sale	60		60					
For rent	0					0		
LTWF Round Two:								
For sale	51		51					
For rent	33					33		
SRAP Round One	239			239				
Deep subsidy apts funded	96						96	
Other LIHTC funded	176					176		
Cottages	(16)							(16)
FEMA temporary housing	(146)							(146)
Estimate Mid 2011 (Floor)	7,706	272	5,177	1,010	694	209	344	0
Market rate apts 2010-11	0				0			
Market rate homeowner	191	0	191					
LTWF Remaining Funding:	0		0			0		
SRAP Remaining Funding	0			0				
Full Estimate Mid 2011	7,897	272	5,368	1,010	694	209	344	0

Estimated Housing Supply and Demand
By Product Type
Ocean Springs

January 30, 2009

ESTIMATE OF HOUSING DEMAND (HOUSEHOLDS)	Pre Katrina	Sep 2005	Mid 2007	Mid 2008	Estimate Mid 2011		
					High Growth	Medium Growth	Low Growth
Total Households	7,164	6,268	6,795	6,890	7,361	7,253	7,146
Owner households	5,342	4,616	5,074	5,145	5,497	5,416	5,336
Renter households	1,822	1,652	1,721	1,745	1,864	1,837	1,810
Owner households by income	5,342	4,616	5,074	5,145	5,497	5,416	5,336
Under \$30K	1,744	1,507	1,657	1,680	1,747	1,722	1,696
\$30K to \$65K	2,033	1,757	1,931	1,958	2,102	2,071	2,041
Above \$65K	1,565	1,352	1,486	1,507	1,648	1,623	1,599
Renter households by income	1,822	1,652	1,721	1,745	1,864	1,837	1,810
Under \$30K	638	578	603	611	619	610	601
\$30K to \$65K	697	632	659	668	692	682	672
Above \$65K	487	442	459	466	553	545	537
Elderly hholds (incl disabled)	1,433	1,254	1,359	1,378	1,472	1,451	1,429
Under \$30K	645	564	612	620	662	653	643
\$30K to \$65K	430	376	408	413	442	435	429
Above \$65K	358	314	339	345	368	363	357
Disabled (not elderly)	1,397	1,222	1,325	1,344	1,435	1,414	1,393
Under \$30K	629	550	596	605	646	636	627
\$30K to \$65K	419	367	398	403	431	424	418
Above \$65K	349	305	331	336	358	354	348

VACANCY BENCHMARKS	Pre Katrina	Post Katrina	Mid 2007	Mid 2008	Estimate Mid 2011		
					High Growth	Medium Growth	Low Growth
Low Vacancy Benchmark	267	238	253	257	274	270	266
Owner vacancy	109	94	104	105	112	111	109
Renter vacancy	158	144	150	152	162	160	157
High Vacancy Benchmark	471	418	446	452	483	476	469
Owner vacancy	223	192	211	214	229	226	222
Renter vacancy	248	225	235	238	254	251	247

Estimate of Excess Vacant Units	Pre Katrina	Estimate Mid 2011 (Floor)			Full Estimate Mid 2011		
		High Growth	Medium Growth	Low Growth	High Growth	Medium Growth	Low Growth
Housing Stock	7,293	7,706	7,706	7,706	7,897	7,897	7,897
Households	7,164	7,361	7,253	7,146	7,361	7,253	7,146
Vacant units	129	345	453	560	536	644	751
% Vacant	1.8%	4.5%	5.9%	7.3%	6.8%	8.2%	9.5%
vs Pre Katrina		216	324	431	407	515	622
# Years' normal production		0.1	0.1	0.2	0.2	0.2	0.3

Estimated Housing Supply and Demand
By Product Type
Pascagoula

January 30, 2009

ESTIMATE OF HOUSING SUPPLY (STOCK)	Total	Mobile Homes	Other Home Owner	Small Rental	Market Rate Apts	Shallow Subsidy Apts	Deep Subsidy Apts	Temporary Housing
Housing Stock Pre Katrina	10,992	289	6,232	1,011	2,438	316	706	0
Post Katrina 08-30-05	8,887	282	5,464	555	2,020	316	250	0
Addl major/severe damage	(2,934)	0	(2,414)	(520)	0	0	0	0
Post Katrina (Adjusted)	5,953	282	3,050	35	2,020	316	250	0
Private repair / rebuilding	969	0	603	45	321			
Market rate completions	9	1	8	0				
Subsidized completions	28					0	28	
FEMA temporary housing	1,670							1,670
Addl major/severe repaired	2,160		1,777	383				
Housing Stock ~ 04-30-07	10,789	283	5,438	463	2,341	316	278	1,670
Market rate completions	117	1	108	8	0			
Subsidized completions	0					0	0	
Cottages	88							88
FEMA temporary housing	(1,424)							(1,424)
Addl major/severe repaired	440		362	78				
Housing Stock 06-30-08	10,010	284	5,908	549	2,341	316	278	334
Market rate apt completions	0				0			
Mobile homes	1	1						
LTWF Round One:								
For sale	82		82					
For rent	0					0		
LTWF Round Two:								
For sale	69		69					
For rent	44					44		
SRAP Round One	60			60				
Deep subsidy apts funded	284						284	
Other LIHTC funded	57					57		
Cottages	(88)							(88)
FEMA temporary housing	(246)							(246)
Estimate Mid 2011 (Floor)	10,273	285	6,059	609	2,341	417	562	0
Market rate apts 2010-11	0				0			
Market rate homeowner	223	0	223					
LTWF Remaining Funding:	0		0			0		
SRAP Remaining Funding	0			0				
Full Estimate Mid 2011	10,496	285	6,282	609	2,341	417	562	0

Estimated Housing Supply and Demand
By Product Type
Pascagoula

January 30, 2009

ESTIMATE OF HOUSING DEMAND (HOUSEHOLDS)	Pre Katrina	Sep 2005	Mid 2007	Mid 2008	Estimate Mid 2011		
					High Growth	Medium Growth	Low Growth
Total Households	10,448	7,159	9,901	10,040	10,726	10,569	10,414
Owner households	6,239	3,380	5,926	6,009	6,420	6,326	6,233
Renter households	4,209	3,779	3,975	4,031	4,306	4,243	4,181
Owner households by income	6,239	3,380	5,926	6,009	6,420	6,326	6,233
Under \$30K	2,037	1,104	1,935	1,962	2,041	2,011	1,981
\$30K to \$65K	2,375	1,286	2,255	2,287	2,455	2,419	2,384
Above \$65K	1,827	990	1,736	1,760	1,924	1,896	1,868
Renter households by income	4,209	3,779	3,975	4,031	4,306	4,243	4,181
Under \$30K	1,473	1,323	1,391	1,411	1,430	1,409	1,388
\$30K to \$65K	1,611	1,447	1,522	1,543	1,598	1,575	1,552
Above \$65K	1,125	1,009	1,062	1,077	1,278	1,259	1,241
Elderly hholds (incl disabled)	2,090	1,432	1,980	2,008	2,145	2,114	2,083
Under \$30K	941	644	891	904	965	951	937
\$30K to \$65K	627	430	594	602	644	634	625
Above \$65K	522	358	495	502	536	529	521
Disabled (not elderly)	2,037	1,396	1,931	1,958	2,092	2,061	2,031
Under \$30K	917	628	869	881	941	927	914
\$30K to \$65K	611	419	579	587	628	618	609
Above \$65K	509	349	483	490	523	516	508

VACANCY BENCHMARKS	Pre Katrina	Post Katrina	Mid 2007	Mid 2008	Estimate Mid 2011		
					High Growth	Medium Growth	Low Growth
Low Vacancy Benchmark	493	398	467	473	505	498	491
Owner vacancy	127	69	121	123	131	129	127
Renter vacancy	366	329	346	351	374	369	364
High Vacancy Benchmark	834	656	789	800	855	842	830
Owner vacancy	260	141	247	250	268	264	260
Renter vacancy	574	515	542	550	587	579	570

Estimate of Excess Vacant Units	Pre Katrina	Estimate Mid 2011 (Floor)			Full Estimate Mid 2011		
		High Growth	Medium Growth	Low Growth	High Growth	Medium Growth	Low Growth
Housing Stock	10,992	10,273	10,273	10,273	10,496	10,496	10,496
Households	10,448	10,726	10,569	10,414	10,726	10,569	10,414
Vacant units	544	(453)	(296)	(141)	(230)	(73)	82
% Vacant	4.9%	-4.4%	-2.9%	-1.4%	-2.2%	-0.7%	0.8%
vs Pre Katrina		(997)	(840)	(685)	(774)	(617)	(462)
# Years' normal production		-0.4	-0.3	-0.3	-0.3	-0.3	-0.2

Estimated Housing Supply and Demand
By Product Type
Jackson Other

January 30, 2009

ESTIMATE OF HOUSING SUPPLY (STOCK)	Total	Mobile Homes	Other Home Owner	Small Rental	Market Rate Apts	Shallow Subsidy Apts	Deep Subsidy Apts	Temporary Housing
Housing Stock Pre Katrina	24,071	5,520	14,543	3,093	883	0	32	0
Post Katrina 08-30-05	20,562	3,837	13,362	2,448	883	0	32	0
Addl major/severe damage	(4,443)	0	(3,711)	(732)	0	0	0	0
Post Katrina (Adjusted)	16,119	3,837	9,651	1,716	883	0	32	0
Private repair / rebuilding	532	11	520	1	0			
Market rate completions	733	43	690	0				
Subsidized completions	0					0	0	
FEMA temporary housing	161							161
Addl major/severe repaired	3,270		2,731	539				
Housing Stock ~ 04-30-07	20,815	3,891	13,592	2,256	883	0	32	161
Market rate completions	1,339	150	815	58	316			
Subsidized completions	0					0	0	
Cottages	452							452
FEMA temporary housing	(138)							(138)
Addl major/severe repaired	667		557	110				
Housing Stock 06-30-08	23,135	4,041	14,964	2,424	1,199	0	32	475
Market rate apt completions	222				222			
Mobile homes	216	216						
LTWF Round One:								
For sale	207		207					
For rent	0					0		
LTWF Round Two:								
For sale	173		173					
For rent	112					112		
SRAP Round One	29			29				
Deep subsidy apts funded	0						0	
Other LIHTC funded	318					318		
Cottages	(452)							(452)
FEMA temporary housing	(23)							(23)
Estimate Mid 2011 (Floor)	23,937	4,257	15,344	2,453	1,421	430	32	0
Market rate apts 2010-11	0				0			
Market rate homeowner	636	0	636					
LTWF Remaining Funding:	0		0			0		
SRAP Remaining Funding	0			0				
Full Estimate Mid 2011	24,573	4,257	15,980	2,453	1,421	430	32	0

Estimated Housing Supply and Demand
By Product Type
Jackson Other

January 30, 2009

ESTIMATE OF HOUSING DEMAND (HOUSEHOLDS)	Pre Katrina	Sep 2005	Mid 2007	Mid 2008	Estimate Mid 2011		
					High Growth	Medium Growth	Low Growth
Total Households	21,504	15,536	20,403	20,689	22,104	21,780	21,458
Owner households	17,731	11,978	16,840	17,076	18,243	17,976	17,711
Renter households	3,773	3,558	3,563	3,613	3,861	3,804	3,747
Owner households by income	17,731	11,978	16,840	17,076	18,243	17,976	17,711
Under \$30K	5,789	3,911	5,498	5,575	5,799	5,714	5,630
\$30K to \$65K	6,747	4,558	6,408	6,498	6,977	6,875	6,774
Above \$65K	5,195	3,509	4,934	5,003	5,467	5,387	5,307
Renter households by income	3,773	3,558	3,563	3,613	3,861	3,804	3,747
Under \$30K	1,321	1,246	1,247	1,265	1,282	1,263	1,244
\$30K to \$65K	1,444	1,362	1,364	1,383	1,433	1,412	1,391
Above \$65K	1,008	950	952	965	1,146	1,129	1,112
Elderly hholds (incl disabled)	4,301	3,107	4,081	4,138	4,421	4,356	4,292
Under \$30K	1,935	1,398	1,836	1,862	1,989	1,960	1,931
\$30K to \$65K	1,290	932	1,224	1,241	1,326	1,307	1,288
Above \$65K	1,076	777	1,021	1,035	1,106	1,089	1,073
Disabled (not elderly)	4,193	3,030	3,979	4,034	4,310	4,247	4,184
Under \$30K	1,887	1,364	1,791	1,815	1,940	1,911	1,883
\$30K to \$65K	1,258	909	1,194	1,210	1,293	1,274	1,255
Above \$65K	1,048	757	994	1,009	1,077	1,062	1,046

VACANCY BENCHMARKS	Pre Katrina	Post Katrina	Mid 2007	Mid 2008	Estimate Mid 2011		
					High Growth	Medium Growth	Low Growth
Low Vacancy Benchmark	690	554	653	663	708	698	687
Owner vacancy	362	244	344	348	372	367	361
Renter vacancy	328	309	310	314	336	331	326
High Vacancy Benchmark	1,253	984	1,188	1,204	1,287	1,268	1,249
Owner vacancy	739	499	702	712	760	749	738
Renter vacancy	515	485	486	493	527	519	511

Estimate of Excess Vacant Units	Pre Katrina	Estimate Mid 2011 (Floor)			Full Estimate Mid 2011		
		High Growth	Medium Growth	Low Growth	High Growth	Medium Growth	Low Growth
Housing Stock	24,071	23,937	23,937	23,937	24,573	24,573	24,573
Households	21,504	22,104	21,780	21,458	22,104	21,780	21,458
Vacant units	2,567	1,833	2,157	2,479	2,469	2,793	3,115
% Vacant	10.7%	7.7%	9.0%	10.4%	10.0%	11.4%	12.7%
vs Pre Katrina		(734)	(410)	(88)	(98)	226	548
# Years' normal production		-0.3	-0.2	0.0	0.0	0.1	0.2

Section XIV. County and City Summaries

This Section contains summaries of recovery data for each of the three coastal counties and for each of the eleven incorporated jurisdictions within the three coastal counties:

- Hancock County (pages 101-108)
 - Bay St. Louis (pages 109-117)
 - Waveland (pages 118-126)
- Harrison County (pages 127-134)
 - Biloxi (pages 135-042)
 - D'Iberville (pages 143-051)
 - Gulfport (pages 152-060)
 - Long Beach (pages 161-069)
 - Pass Christian (pages 170-078)
- Jackson County (pages 179-086)
 - Gautier (pages 187-095)
 - Moss Point (pages 196-204)
 - Ocean Springs (pages 205-213)
 - Pascagoula (pages 214-222)

We originally delivered these summaries in October 2008. For this report, we updated the apartment recovery statistics but made no other changes.

Mississippi Housing Recovery Data Project

Hancock County Summary

December 30, 2008

December 30, 2008

Exhibit 1. Census Bureau Summary Data for Hancock County, MS

Population	Hancock	Mississippi
Population, 2006 estimate	40,421	2,910,540
Population, percent change, April 1, 2000 to July 1, 2006	-5.9%	2.3%
Population, 2000	42,967	2,844,658
Persons 65 years old and over, percent, 2006	14.9%	12.1%

Household & Household Composition

Mean travel time to work (minutes), workers age 16+, 2000	32.5	24.6
Housing units, 2006	22,913	1,161,953
Homeownership rate, 2000	79.6%	72.3%
Median value of owner-occupied housing units, 2006	\$92,500	\$71,400

Housing Costs

2008 Home sales prices (Hancock County):		
Median sales price	\$150,000	
Average sales price	\$154,131	
April 2008 Two Bedroom Apartment Rent		
Median market rent	\$746	
Average market rent	\$775	

Income

Households, 2000	16,897	1,046,434
Persons per household, 2000	2.52	2.63
Median household income, 2004	\$36,285	\$31,330
Persons below poverty, percent, 2004 (a)	16.6%	19.9%

(a) Persons are classified as below poverty if their total family income or unrelated individual income was less than the poverty threshold specified for the applicable family size, age of householder, and number of related children under 18 present. The poverty thresholds are updated every year to reflect changes in the Consumer Price Index. The poverty thresholds are the same for all parts of the country. In 1999, the income threshold for a one person family under the age of 65 was \$8,667 (or \$7,990 age 65 or older); and \$11,214 for a two-member family with the householder under the age of 65 (or \$10,075 if the householder was age 65 or older).

Source: US Census Bureau State & County QuickFacts.

December 30, 2008

Exhibit 2. Population Estimates – Hancock County, MS

Population Estimates		
Data As Of	Hancock County	% of 2005 Population Estimate
July 1, 2000	43,275	93.80%
July 1, 2001	43,852	95.10%
July 1, 2002	44,447	96.40%
July 1, 2003	44,852	97.20%
July 1, 2004	45,472	98.60%
July 1, 2005	46,121	100.00%
July 1, 2006	38,892	84.30%
July 1, 2007	39,687	86.00%
July 1, 2008	40,282	87.30%
July 1, 2009	40,887	88.70%
July 1, 2010	41,500	90.00%

For the years **2000 to 2007** the population estimates are from the U.S. Census Bureau (Table 1: Annual Estimates of the Population for Counties of Mississippi: April 1, 2000 to July 1, 2007 (CO-EST2007-01-28), Population Division, U.S. Census Bureau). For the years **2008, 2009, and 2010**, a 1.5 percent annual population growth rate from the prior year is assumed. Thus, a 1.5 percent increase from the 2007 population of 176,105 is projected to be 178,747 in 2008.

December 30, 2008

Exhibit 3. Temporary Housing – Hancock County, MS

Distribution of Households in FEMA Temporary Housing	
Number of Hancock County Households in Temporary Housing	742
Hancock County Households in Temporary Housing as a % of All Households in Temporary Housing Across (3) Coastal Counties	25.1%
% of Hancock County Households in Temporary Housing Still Living in Hancock County	86.7%
Owner	58.6%
Renter	41.4%
Elderly	21.4%
Disabled	13.5%

Notes: (1) For the purpose of this analysis, a Hancock County household is a household whose damaged residence was located in Hancock County. (2) Percent elderly indicates the share of households in temporary housing with at least one elderly household member (age 60 or over). (3) Percent disabled indicates the share of households in temporary housing with at least one disabled household member.

Source: FEMA IA Global Report, August 1, 2008.

December 30, 2008

Exhibit 4. Summary Recovery Data – Hancock County, MS

Summary Statistics for County of Hancock			
	Pre-Katrina	Post-Katrina	Current
Single Family Home Recovery			
Habitable Units ¹	14,245	11,005	11,795
% of Pre-Katrina	100%	77%	83%
Small Rental Recovery			
Habitable Units ¹	4,735	2,334	2,855
% of Pre-Katrina	100%	49%	60%
Apartment Recovery			
Habitable Units ¹	1,210	357	789
Market Rate	549	169	505
Shallow Subsidized	128	128	128
Deeply Subsidized	533	60	156
% of Pre-Katrina Units			
Total	100%	30%	65%
Market Rate	100%	31%	92%
Shallow Subsidized	100%	100%	100%
Deeply Subsidized	100%	11%	29%
Total Number of Habitable Units			
	20,190	13,696	15,439
% of Pre-Katrina			
	100%	68%	76%

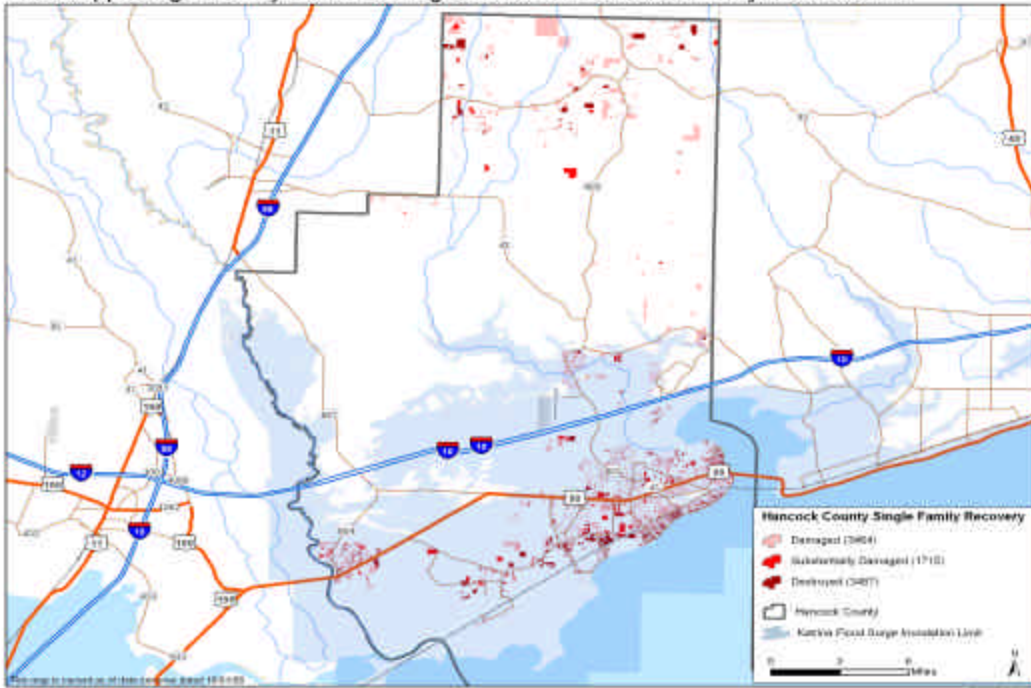
1. See Appendix

2. See Appendix

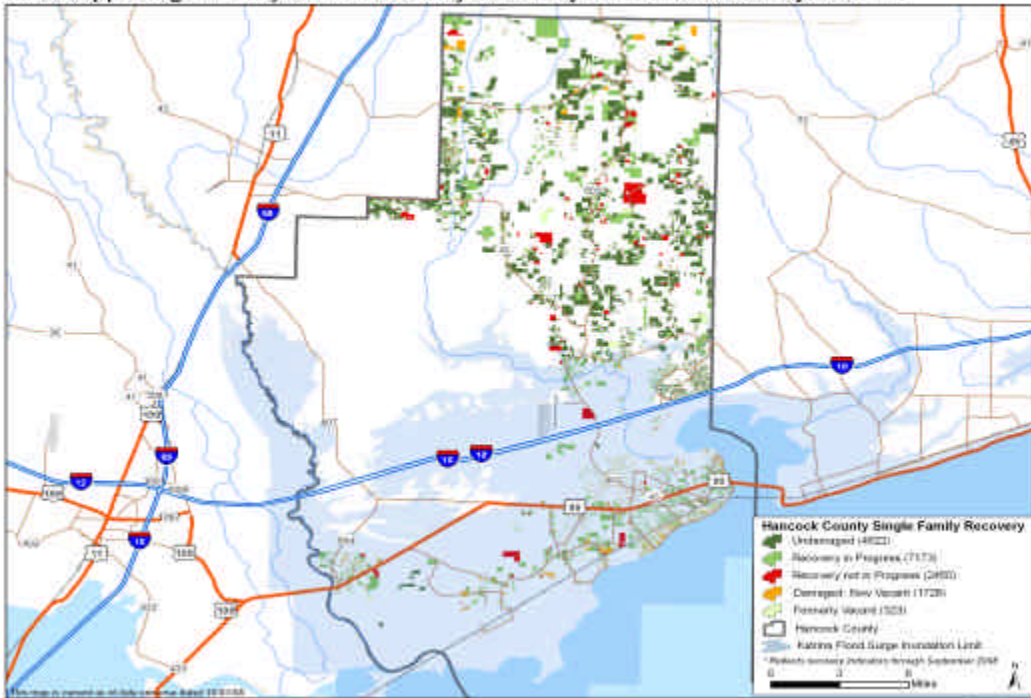
December 30, 2008

Single Family Home Damage Recovery Maps

Mississippi Single Family Home Damage Status for Hancock County: Post-Katrina



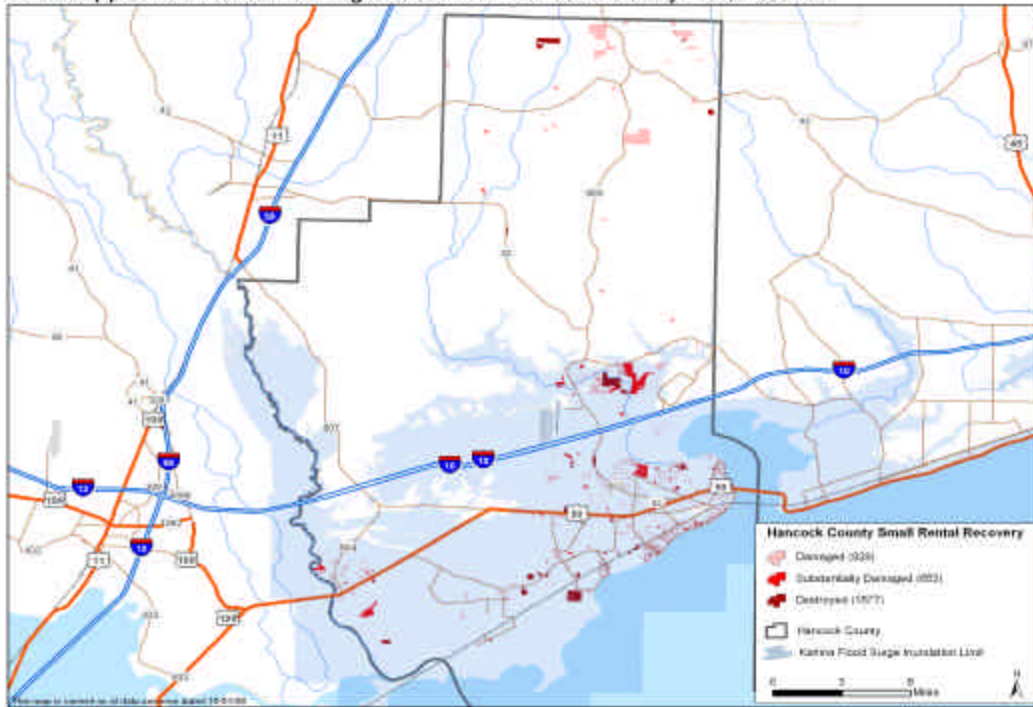
Mississippi Single Family Home Recovery Summary for Hancock County: Current



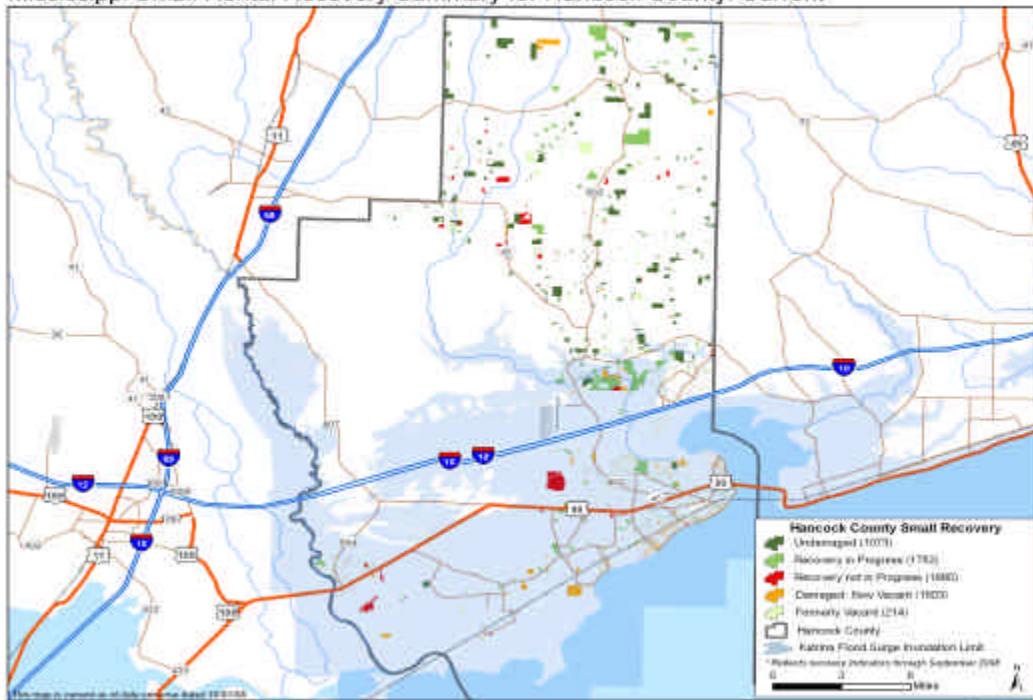
December 30, 2008

Small Rental Damage Recovery Maps

Mississippi Small Rental Damage Status for Hancock County: Post-Katrina



Mississippi Small Rental Recovery Summary for Hancock County: Current



December 30, 2008

Explanatory Appendix

Population. We provide population estimates at various points in time, so that readers can judge the level of housing recovery that may be needed in relation to population recovery. Population levels through 2007 are Census Bureau estimates. Population levels from 2008 forward are Housing Data Project Team estimates based on Census Bureau projections for the county.

Habitable Units. We estimated which units were habitable based on data from real estate tax assessments, review of aerial photographs, Katrina damage estimates, building permits, MDA awards, and Low Income Housing Tax Credit awards.

2008 Home Sales Prices. From National Association of Realtors, 2008 sales through September 23.

April 2008 Two Bedroom Apartment Rent. From W. S. Loper & Associates, Apartment Survey for Gulf Regional Planning Commission (draft)

Katrina Damage. We used the FEMA definitions of “substantially damaged” or “destroyed”, for purposes of the Housing Recovery Summary.

Small Rental. We define small rental properties as rental units in properties of one to seven units.

Large Rental. We define large rental properties as rental units in properties of eight or more units.

Shallow Subsidized Large Rental. These are primarily apartments with Low Income Housing Tax Credit, and MDA Long Term Work Force Housing Program, subsidies. These units typically have rents that are modestly below market levels.

Deeply Subsidized Large Rental. These are public housing properties, or privately owned apartment properties with subsidies that pay the difference between the full rent, and the rent affordable to each resident household.

December 30, 2008

Mississippi Housing Recovery Data Project

City of Bay Saint Louis Summary

December 30, 2008

December 30, 2008

Exhibit 1. Census Bureau Summary Data for Bay Saint Louis, MS

Population	Bay SL	Mississippi
Population, 2006 estimate	N/A	2,910,540
Population, percent change, April 1, 2000 to July 1, 2006	N/A	2.3%
Population, 2000	8,209	2,844,658
Persons 65 years old and over, percent, 2000	16.6%	12.1%

Household & Household Composition

Mean travel time to work (minutes), workers age 16+, 2000	26.5	24.6
Housing units, 2000	3,806	1,161,953
Homeownership rate, 2000	65.8%	72.3%
Median value of owner-occupied housing units, 2000	92,400	\$71,400

Housing Costs

2008 Home sales prices (Hancock County):		
Median sales price	\$150,000	
Average sales price	\$154,131	
April 2008 Two Bedroom Apartment Rent		
Median market rent	\$746	
Average market rent	\$775	

Income

Households, 2000	3,271	1,046,434
Persons per household, 2000	2.41	2.63
Median household income, 1999	\$34,106	\$31,330
Persons below poverty, percent, 1999 (a)	13.2%	19.9%

(a) Persons are classified as below poverty if their total family income or unrelated individual income was less than the poverty threshold specified for the applicable family size, age of householder, and number of related children under 18 present. The poverty thresholds are updated every year to reflect changes in the Consumer Price Index. The poverty thresholds are the same for all parts of the country. In 1999, the income threshold for a one person family under the age of 65 was \$8,667 (or \$7,990 age 65 or older); and \$11,214 for a two-member family with the householder under the age of 65 (or \$10,075 if the householder was age 65 or older).

Source: US Census Bureau State & County QuickFacts.

December 30, 2008

Exhibit 2. Population Estimates – Hancock County, MS

Population Estimates		
Data As Of	Hancock County	% of 2005 Population Estimate
July 1, 2000	43,275	93.80%
July 1, 2001	43,852	95.10%
July 1, 2002	44,447	96.40%
July 1, 2003	44,852	97.20%
July 1, 2004	45,472	98.60%
July 1, 2005	46,121	100.00%
July 1, 2006	38,892	84.30%
July 1, 2007	39,687	86.00%
July 1, 2008	40,282	87.30%
July 1, 2009	40,887	88.70%
July 1, 2010	41,500	90.00%

For the years **2000 to 2007** the population estimates are from the U.S. Census Bureau (Table 1: Annual Estimates of the Population for Counties of Mississippi: April 1, 2000 to July 1, 2007 (CO-EST2007-01-28), Population Division, U.S. Census Bureau). For the years **2008, 2009, and 2010**, a 1.5 percent annual population growth rate from the prior year is assumed. Thus, a 1.5 percent increase from the 2007 population of 176,105 is projected to be 178,747 in 2008.

December 30, 2008

Exhibit 3. Temporary Housing – Bay Saint Louis, MS

Distribution of Households in FEMA Temporary Housing	
Number of Bay St. Louis Households in Temporary Housing	427
Bay St. Louis Households in Temporary Housing as a % of All Households in Temporary Housing Across (3) Coastal Counties	14.4%
% of Bay St. Louis Households in Temporary Housing Still Living in Bay St. Louis	76.1%
Owner	59.5%
Renter	40.5%
Elderly	20.8%
Disabled	12.6%

Notes: (1) For the purpose of this analysis, a Bay St. Louis household is a household whose damaged residence was located in Bay St. Louis. (2) Percent elderly indicates the share of households in temporary housing with at least one elderly household member (age 60 or over). (3) Percent disabled indicates the share of households in temporary housing with at least one disabled household member.

Source: FEMA IA Global Report, August 1, 2008.

December 30, 2008

Exhibit 4. Summary Recovery Data – Bay Saint Louis, MS

Summary Statistics for City of Bay St. Louis			
	Pre-Katrina	Post-Katrina	Current
Single Family Home Recovery			
Habitable Units ¹	2,267	1,706	1,917
% of Pre-Katrina	100%	75%	85%
Small Rental Recovery			
Habitable Units ¹	814	362	484
% of Pre-Katrina	100%	44%	59%
Apartment Recovery			
Habitable Units ¹	592	337	385
Market Rate	165	149	149
Shallow Subsidized	128	128	128
Deeply Subsidized	299	60	108
% of Pre-Katrina Units			
Total	100%	57%	65%
Market Rate	100%	90%	90%
Shallow Subsidized	100%	100%	100%
Deeply Subsidized	100%	20%	36%
Total Number of Habitable Units			
	3,673	2,405	2,786
% of Pre-Katrina			
	100%	65%	76%

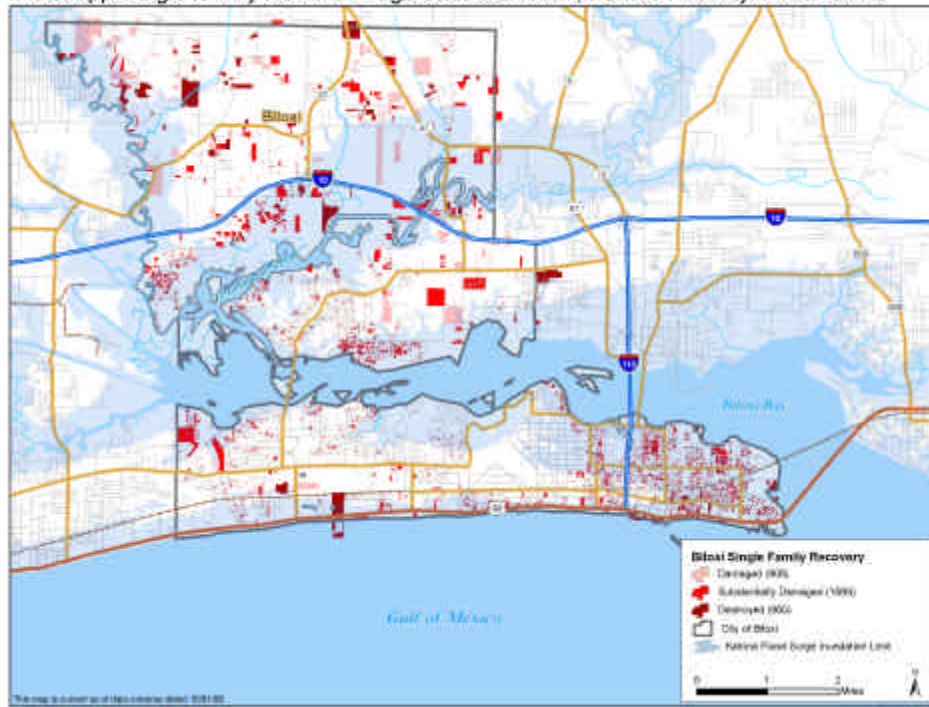
1. See Appendix

2. See Appendix

December 30, 2008

Single Family Home Damage Recovery Maps

Mississippi Single Family Home Damage Status for Biloxi, Harrison County: Post-Katrina



Mississippi Single Family Home Recovery Summary for Biloxi, Harrison County: Current



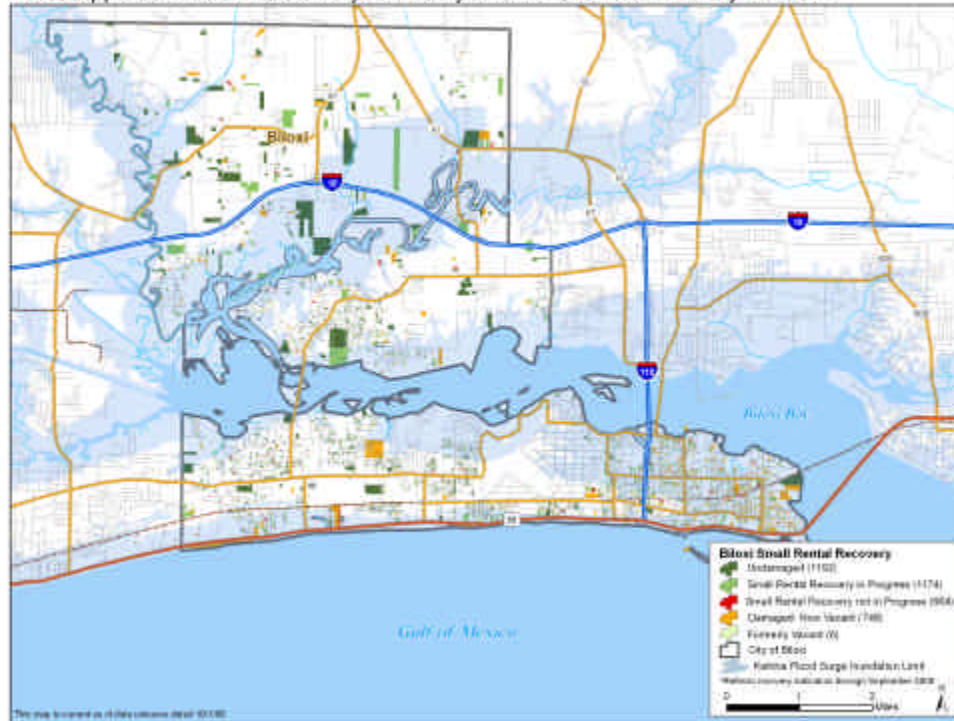
December 30, 2008

Small Rental Damage Recovery Maps

Mississippi Small Rental Damage Status for Biloxi, Harrison County: Post-Katrina



Mississippi Small Rental Recovery Summary for Biloxi, Harrison County: Current



December 30, 2008

Explanatory Appendix

Population. We provide population estimates at various points in time, so that readers can judge the level of housing recovery that may be needed in relation to population recovery. Population levels through 2007 are Census Bureau estimates. Population levels from 2008 forward are Housing Data Project Team estimates based on Census Bureau projections for the county.

Habitable Units. We estimated which units were habitable based on data from real estate tax assessments, review of aerial photographs, Katrina damage estimates, building permits, MDA awards, and Low Income Housing Tax Credit awards.

Habitable Units (Exhibit 4). Habitable units include units which did not sustain any damage from Hurricane Katrina and units which sustained minor damage.

2008 Home Sales Prices. From National Association of Realtors, 2008 sales through September 23.

April 2008 Two Bedroom Apartment Rent. From W. S. Loper & Associates, Apartment Survey for Gulf Regional Planning Commission (draft)

Katrina Damage. We used the FEMA definitions of “substantially damaged” or “destroyed”, for purposes of the Housing Recovery Summary.

Small Rental. We define small rental properties as rental units in properties of one to seven units.

Apartment. We define apartment as rental properties of eight or more units.

Shallow Subsidized Large Rental. These are primarily apartments with Low Income Housing Tax Credit, and MDA Long Term Work Force Housing Program, subsidies. These units typically have rents that are modestly below market levels.

December 30, 2008

Deeply Subsidized Large Rental. These are public housing properties, or privately owned apartment properties with subsidies that pay the difference between the full rent, and the rent affordable to each resident household.

Substantially Damaged and Destroyed Where Progress Is Not Yet In Progress. This is a subset of the total number of units substantially damaged and destroyed by Hurricane Katrina. The total number of substantially damaged and destroyed units is presented in Map 1 and 3.

December 30, 2008

Mississippi Housing Recovery Data Project

City of Waveland Summary

December 30, 2008

December 30, 2008

Exhibit 1. Census Bureau Summary Data for Waveland, MS

Population	Waveland	Mississippi
Population, 2006 estimate	N/A	2,910,540
Population, percent change, April 1, 2000 to July 1, 2006	N/A	2.3%
Population, 2000	6,674	2,844,658
Persons 65 years old and over, percent, 2000	14.2%	12.1%

Household & Household Composition

Mean travel time to work (minutes), workers age 16+, 2000	24.4	24.6
Housing units, 2000	3,482	1,161,953
Homeownership rate, 2000	71.8%	72.3%
Median value of owner-occupied housing units, 2000	90,100	\$71,400

Housing Costs

2008 Home sales prices (Hancock County):		
Median sales price	\$150,000	
Average sales price	\$154,131	
April 2008 Two Bedroom Apartment Rent		
Median market rent	\$746	
Average market rent	\$775	

Income

Households, 2000	2,731	1,046,434
Persons per household, 2000	2.43	2.63
Median household income, 1999	\$33,304	\$31,330
Persons below poverty, percent, 1999 (a)	13.7%	19.9%

(a) Persons are classified as below poverty if their total family income or unrelated individual income was less than the poverty threshold specified for the applicable family size, age of householder, and number of related children under 18 present. The poverty thresholds are updated every year to reflect changes in the Consumer Price Index. The poverty thresholds are the same for all parts of the country. In 1999, the income threshold for a one person family under the age of 65 was \$8,667 (or \$7,990 age 65 or older); and \$11,214 for a two-member family with the householder under the age of 65 (or \$10,075 if the householder was age 65 or older).

Source: US Census Bureau State & County QuickFacts.

December 30, 2008

Exhibit 2. Population Estimates - Hancock County, MS

Exhibit 2. Population Estimates		
Data As Of	Hancock County	% of 2005 Population Estimate
July 1, 2000	43,275	93.80%
July 1, 2001	43,852	95.10%
July 1, 2002	44,447	96.40%
July 1, 2003	44,852	97.20%
July 1, 2004	45,472	98.60%
July 1, 2005	46,121	100.00%
July 1, 2006	38,892	84.30%
July 1, 2007	39,687	86.00%
July 1, 2008	40,282	87.30%
July 1, 2009	40,887	88.70%
July 1, 2010	41,500	90.00%

For the years **2000 to 2007** the population estimates are from the U.S. Census Bureau (Table 1: Annual Estimates of the Population for Counties of Mississippi: April 1, 2000 to July 1, 2007 (CO-EST2007-01-28), Population Division, U.S. Census Bureau). For the years **2008, 2009, and 2010**, a 1.5 percent annual population growth rate from the prior year is assumed. Thus, a 1.5 percent increase from the 2007 population of 176,105 is projected to be 178,747 in 2008.

December 30, 2008

Exhibit 3. Temporary Housing – Waveland, MS

Distribution of Households in FEMA Temporary Housing	
Number of Waveland Households in Temporary Housing	108
Waveland Households in Temporary Housing as a % of All Households in Temporary Housing Across (3) Coastal Counties	3.7%
% of Waveland Households in Temporary Housing Still Living in Waveland	56.5%
Owner	39.8%
Renter	60.2%
Elderly	25.9%
Disabled	10.2%

Notes: (1) For the purpose of this analysis, a Waveland household is a household whose damaged residence was located in Waveland. (2) Percent elderly indicates the share of households in temporary housing with at least one elderly household member (age 60 or over). (3) Percent disabled indicates the share of households in temporary housing with at least one disabled household member.

Source: FEMA IA Global Report, August 1, 2008.

December 30, 2008

Exhibit 4. Summary Recovery Data – Waveland, MS

Summary Statistics for City of Waveland			
	Pre-Katrina	Post-Katrina	Current
Single Family Home Recovery			
Habitable Units ¹	2,114	1,487	1,614
% of Pre-Katrina	100%	70%	76%
Small Rental Recovery			
Habitable Units ¹	872	276	373
% of Pre-Katrina	100%	32%	43%
Apartment Recovery			
Habitable Units ¹	604	20	404
Market Rate	384	20	356
Shallow Subsidized	0	0	0
Deeply Subsidized	220	0	48
% of Pre-Katrina Units			
Total	100%	3%	67%
Market Rate	100%	5%	93%
Shallow Subsidized	N/A	N/A	N/A
Deeply Subsidized	100%	0%	22%
Total Number of Habitable Units			
	3,590	1,783	2,391
% of Pre-Katrina			
	100%	50%	67%

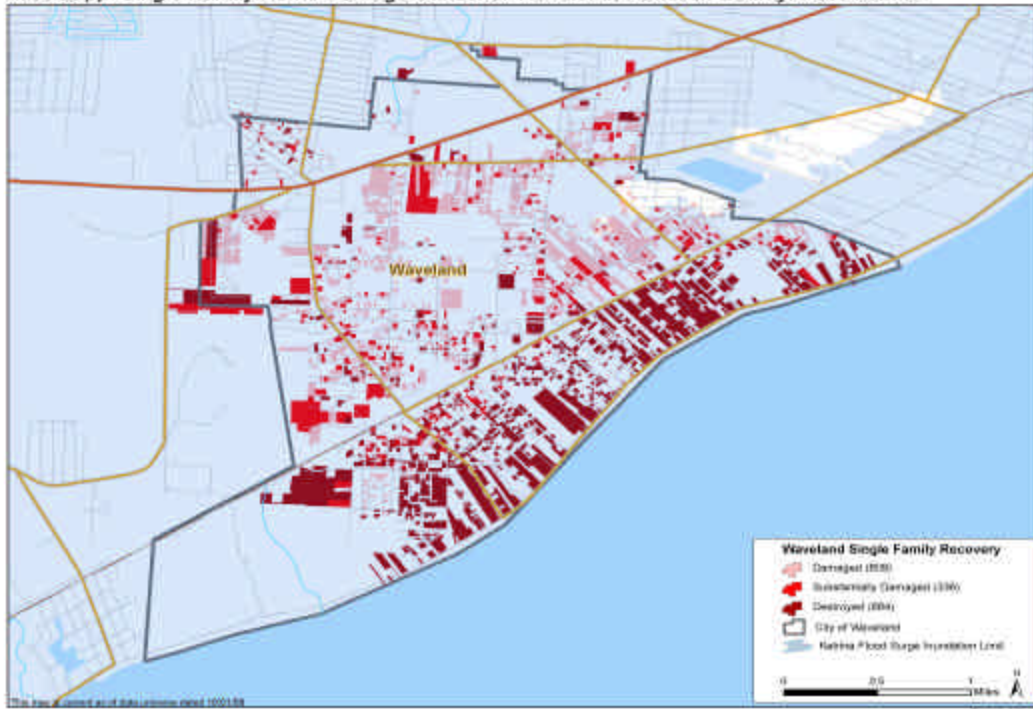
1. See Appendix

2. See Appendix

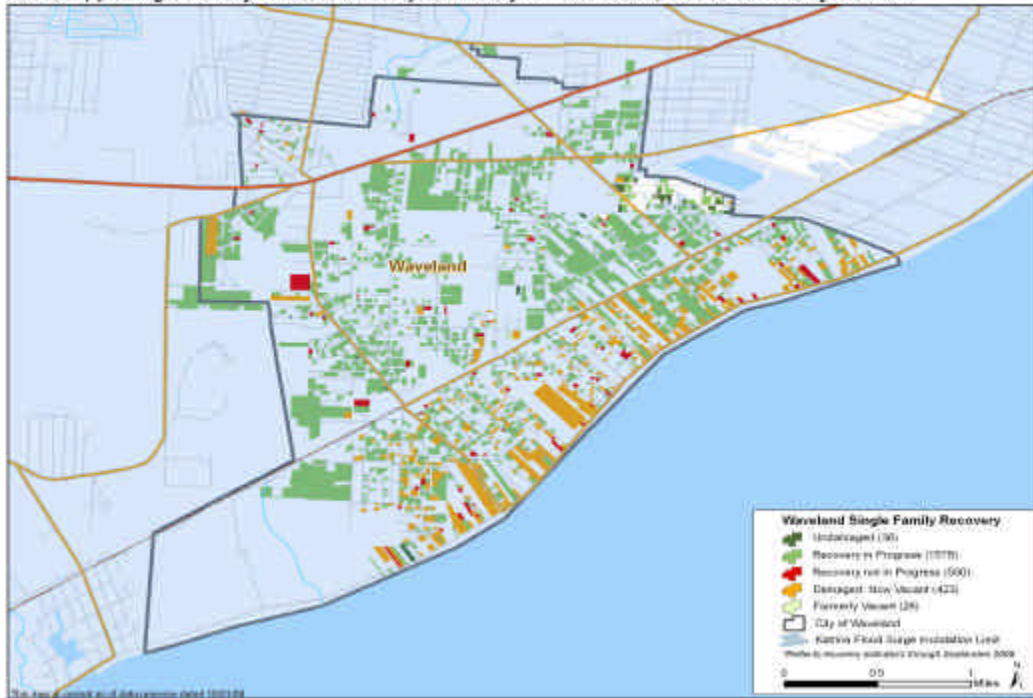
December 30, 2008

Single Family Home Damage Recovery Maps

Mississippi Single Family Home Damage Status for Waveland, Hancock County: Post-Katrina



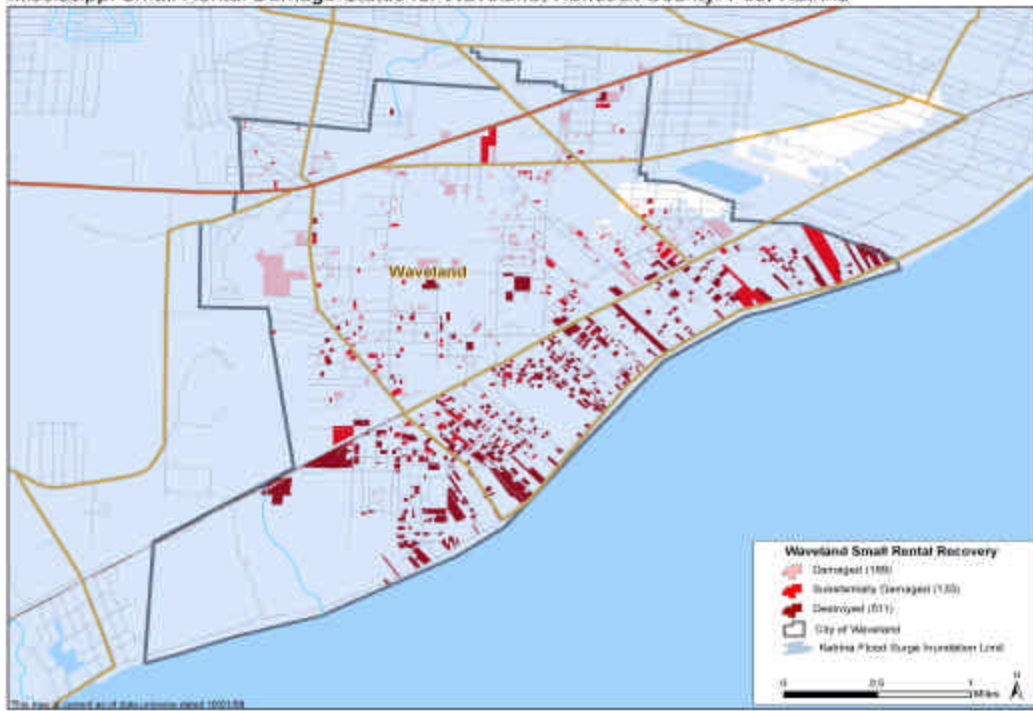
Mississippi Single Family Home Recovery Summary for Waveland, Hancock County: Current



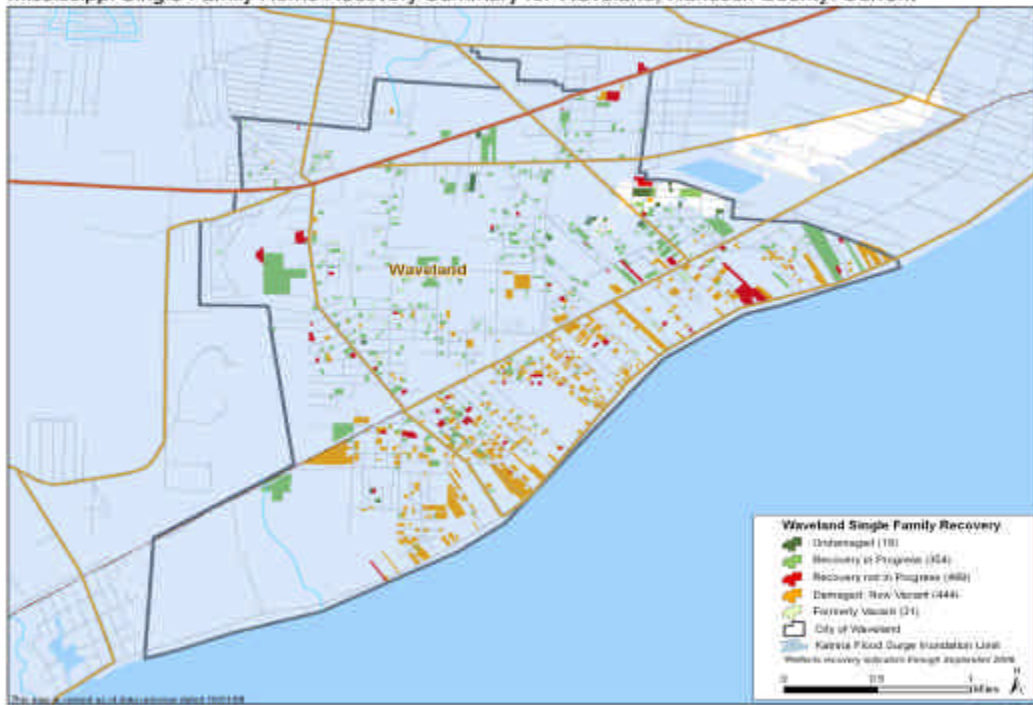
December 30, 2008

Small Rental Damage Recovery Maps

Mississippi Small Rental Damage Status for Waveland, Hancock County: Post-Katrina



Mississippi Single Family Home Recovery Summary for Waveland, Hancock County: Current



December 30, 2008

Explanatory Appendix

Population. We provide population estimates at various points in time, so that readers can judge the level of housing recovery that may be needed in relation to population recovery. Population levels through 2007 are Census Bureau estimates. Population levels from 2008 forward are Housing Data Project Team estimates based on Census Bureau projections for the county.

Habitable Units. We estimated which units were habitable based on data from real estate tax assessments, review of aerial photographs, Katrina damage estimates, building permits, MDA awards, and Low Income Housing Tax Credit awards.

Habitable Units (Exhibit 4). Habitable units include units which did not sustain any damage from Hurricane Katrina and units which sustained minor damage.

2008 Home Sales Prices. From National Association of Realtors, 2008 sales through September 23.

April 2008 Two Bedroom Apartment Rent. From W. S. Loper & Associates, Apartment Survey for Gulf Regional Planning Commission (draft)

Katrina Damage. We used the FEMA definitions of “substantially damaged” or “destroyed”, for purposes of the Housing Recovery Summary.

Small Rental. We define small rental properties as rental units in properties of one to seven units.

Apartment. We define apartment as rental properties of eight or more units.

Shallow Subsidized Large Rental. These are primarily apartments with Low Income Housing Tax Credit, and MDA Long Term Work Force Housing Program, subsidies. These units typically have rents that are modestly below market levels.

December 30, 2008

Deeply Subsidized Large Rental. These are public housing properties, or privately owned apartment properties with subsidies that pay the difference between the full rent, and the rent affordable to each resident household.

Substantially Damaged and Destroyed Where Progress Is Not Yet In Progress. This is a subset of the total number of units substantially damaged and destroyed by Hurricane Katrina. The total number of substantially damaged and destroyed units is presented in Map 1 and 3.

December 30, 2008

Mississippi Housing Recovery Data Project

Harrison County Summary

December 30, 2008

December 30, 2008

Exhibit 1. Census Bureau Summary Data for Harrison County, MS

Population	Harrison	Mississippi
Population, 2006 estimate	171,875	2,910,540
Population, percent change, April 1, 2000 to July 1, 2006	-9.3%	2.3%
Population, 2000	189,601	2,844,658
Persons 65 years old and over, percent, 2000	12.4%	12.1%

Household & Household Composition

Mean travel time to work (minutes), workers age 16+, 2006	22.4	24.6
Housing units, 2006	78,687	1,161,953
Homeownership rate, 2006	70.9%	72.3%
Median value of owner-occupied housing units, 2006	\$120,700	\$71,400

Housing Costs

2008 Home sales prices (Harrison County):		
Median sales price	\$143,250	
Average sales price	\$147,490	
April 2008 Two Bedroom Apartment Rent		
Median market rent	\$840	
Average market rent	\$809	

Income

Households, 2006	64,589	1,046,434
Persons per household, 2000	2.59	2.63
Median household income, 2006	\$44,015	\$31,330
Persons below poverty, percent, 1999 (a)	14.5%	19.9%

(a) Persons are classified as below poverty if their total family income or unrelated individual income was less than the poverty threshold specified for the applicable family size, age of householder, and number of related children under 18 present. The poverty thresholds are updated every year to reflect changes in the Consumer Price Index. The poverty thresholds are the same for all parts of the country. In 1999, the income threshold for a one person family under the age of 65 was \$8,667 (or \$7,990 age 65 or older); and \$11,214 for a two-member family with the householder under the age of 65 (or \$10,075 if the householder was age 65 or older).

Source: US Census Bureau State & County QuickFacts.

December 30, 2008

Exhibit 2. Population Estimates - Harrison County, MS

Population Estimates		
Data As Of	Harrison County	% of 2005 Population Estimate
July 1, 2000	189,874	96.9%
July 1, 2001	190,267	97.1%
July 1, 2002	191,386	97.7%
July 1, 2003	191,050	97.5%
July 1, 2004	194,717	99.4%
July 1, 2005	195,969	100.0%
July 1, 2006	173,218	88.4%
July 1, 2007	176,105	89.9%
July 1, 2008	178,747	91.2%
July 1, 2009	181,428	92.6%
July 1, 2010	184,149	94.0%

For the years **2000 to 2007** the population estimates are from the U.S. Census Bureau (Table 1: Annual Estimates of the Population for Counties of Mississippi: April 1, 2000 to July 1, 2007 (CO-EST2007-01-28), Population Division, U.S. Census Bureau). For the years **2008, 2009, and 2010**, a 1.5 percent annual population growth rate from the prior year is assumed. Thus, a 1.5 percent increase from the 2007 population of 176,105 is projected to be 178,747 in 2008.

December 30, 2008

Exhibit 3. Temporary Housing – Harrison County, MS

Distribution of Households in FEMA Temporary Housing	
Number of Harrison County Households in Temporary Housing	1,509
Harrison County Households in Temporary Housing as a % of All Households in Temporary Housing Across (3) Coastal Counties	51.0%
% of Harrison County Households in Temporary Housing Still Living in Harrison County	93.6%
Owner	47.2%
Renter	52.8%
Elderly	20.2%
Disabled	15.3%

Notes: (1) For the purpose of this analysis, a Harrison County household is a household whose damaged residence was located in Harrison County. (2) Percent elderly indicates the share of households in temporary housing with at least one elderly household member (age 60 or over). (3) Percent disabled indicates the share of households in temporary housing with at least one disabled household member.

Source: FEMA IA Global Report, August 1, 2008.

December 30, 2008

Exhibit 4. Summary Recovery Data – Harrison County, MS

Summary Statistics for County of Harrison			
	Pre-Katrina	Post-Katrina	Current
Single Family Home Recovery			
Habitable Units ¹	39,896	33,509	36,332
% of Pre-Katrina	100%	84%	91%
Small Rental Recovery			
Habitable Units ¹	11,932	7,615	9,285
% of Pre-Katrina	100%	64%	78%
Apartment Recovery			
Habitable Units ¹	15,840	12,087	13,371
Market Rate	11,628	9,283	9,723
Shallow Subsidized	836	887	1,217
Deeply Subsidized	3,376	1,917	2,431
% of Pre-Katrina Units			
Total	100%	76%	84%
Market Rate	100%	80%	84%
Shallow Subsidized	100%	106%	146%
Deeply Subsidized	100%	57%	72%
Total Number of Habitable Units			
	67,668	53,211	58,988
% of Pre-Katrina			
	100%	79%	87%

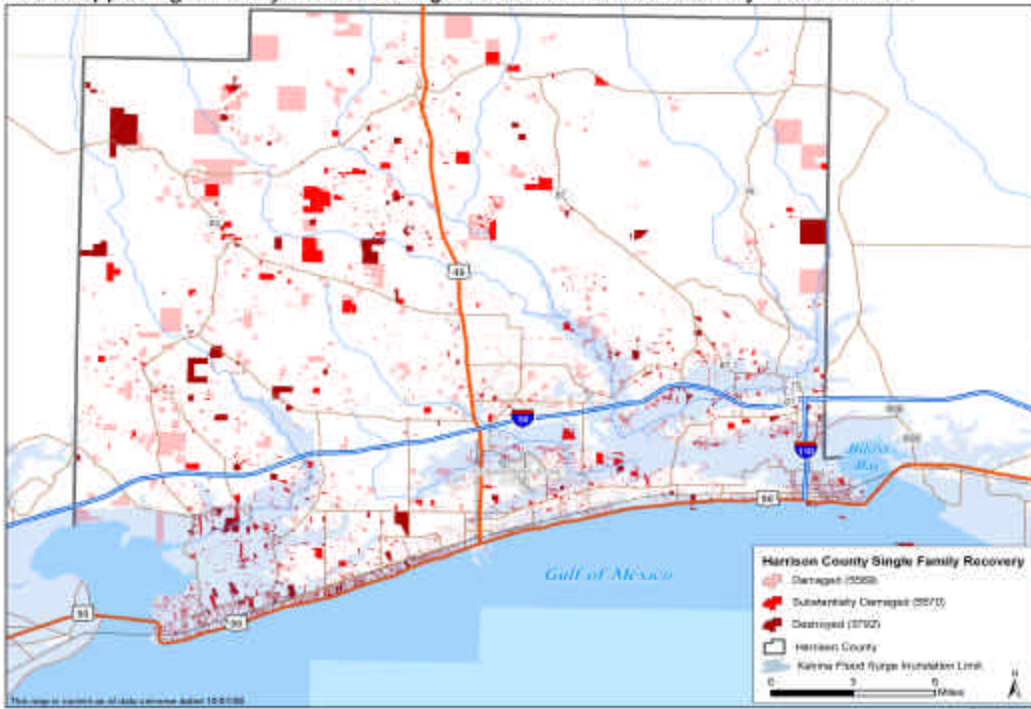
1. See Appendix

2. See Appendix

December 30, 2008

Single Family Home Damage Recovery Maps

Mississippi Single Family Home Damage Status for Harrison County: Post-Katrina



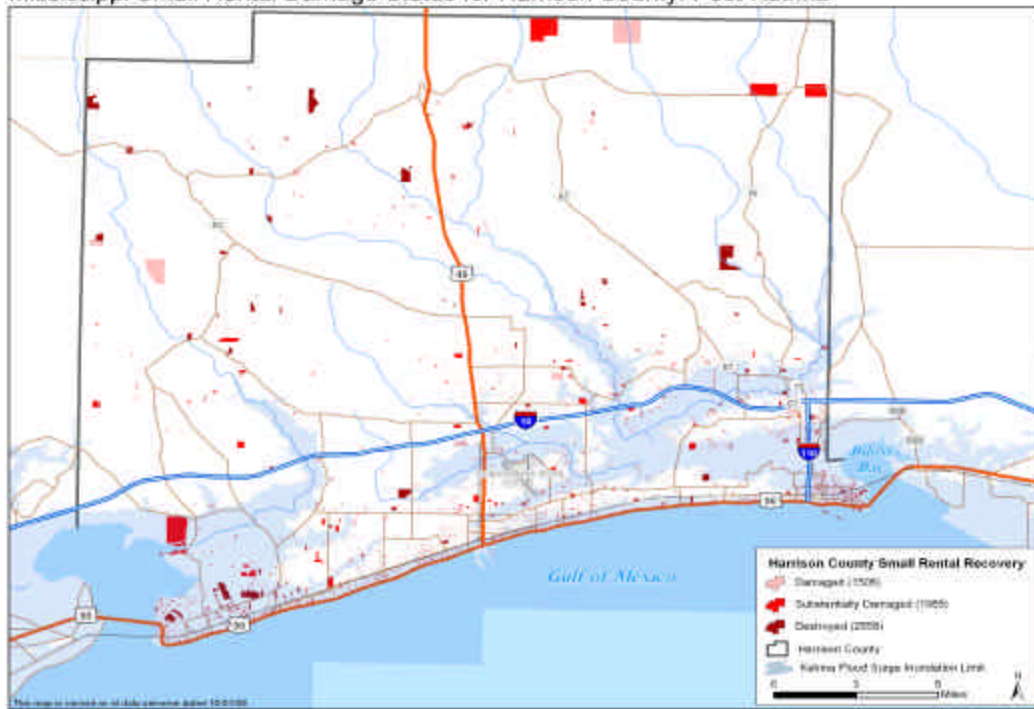
Mississippi Single Family Home Recovery Summary for Harrison County: Current



December 30, 2008

Small Rental Damage Recovery Maps

Mississippi Small Rental Damage Status for Harrison County: Post-Katrina



Mississippi Small Rental Recovery Summary for Harrison County: Current



December 30, 2008

Explanatory Appendix

Population. We provide population estimates at various points in time, so that readers can judge the level of housing recovery that may be needed in relation to population recovery. Population levels through 2007 are Census Bureau estimates. Population levels from 2008 forward are Housing Data Project Team estimates based on Census Bureau projections for the county.

Habitable Units. We estimated which units were habitable based on data from real estate tax assessments, review of aerial photographs, Katrina damage estimates, building permits, MDA awards, and Low Income Housing Tax Credit awards.

2008 Home Sales Prices. From National Association of Realtors, 2008 sales through September 23.

April 2008 Two Bedroom Apartment Rent. From W. S. Loper & Associates, Apartment Survey for Gulf Regional Planning Commission (draft)

Katrina Damage. We used the FEMA definitions of “substantially damaged” or “destroyed”, for purposes of the Housing Recovery Summary.

Small Rental. We define small rental properties as rental units in properties of one to seven units.

Large Rental. We define large rental properties as rental units in properties of eight or more units.

Shallow Subsidized Large Rental. These are primarily apartments with Low Income Housing Tax Credit, and MDA Long Term Work Force Housing Program, subsidies. These units typically have rents that are modestly below market levels.

Deeply Subsidized Large Rental. These are public housing properties, or privately owned apartment properties with subsidies that pay the difference between the full rent, and the rent affordable to each resident household.

December 30, 2008

Mississippi Housing Recovery Data Project

City of Biloxi Summary

December 30, 2008

December 30, 2008

Exhibit 1. Census Bureau Summary Data for Biloxi, MS

Population	Biloxi	Mississippi
Population, 2006 estimate	44,342	2,910,540
Population, percent change, April 1, 2000 to July 1, 2006	-12.8%	2.3%
Population, 2000	50,644	2,844,658
Persons 65 years old and over, percent, 2000	12.0%	12.1%

Household & Household Composition

Mean travel time to work (minutes), workers age 16+, 2000	18.8	24.6
Housing units, 2000	22,115	1,161,953
Homeownership rate, 2000	48.9%	72.3%
Median value of owner-occupied housing units, 2000	\$92,600	\$71,400

Housing Costs

2008 Home sales prices (Harrison County):		
Median sales price	\$143,250	
Average sales price	\$147,490	
April 2008 Two Bedroom Apartment Rent		
Median market rent	\$840	
Average market rent	\$809	

Income

Households, 2000	19,588	1,046,434
Persons per household, 2000	2.42	2.63
Median household income, 1999	\$34,106	\$31,330
Persons below poverty, percent, 1999 (a)	14.6%	19.9%

(a) Persons are classified as below poverty if their total family income or unrelated individual income was less than the poverty threshold specified for the applicable family size, age of householder, and number of related children under 18 present. The poverty thresholds are updated every year to reflect changes in the Consumer Price Index. The poverty thresholds are the same for all parts of the country. In 1999, the income threshold for a one person family under the age of 65 was \$8,667 (or \$7,990 age 65 or older); and \$11,214 for a two-member family with the householder under the age of 65 (or \$10,075 if the householder was age 65 or older).

Source: US Census Bureau State & County QuickFacts.

December 30, 2008

Exhibit 2. Population Estimates - Harrison County, MS

Population Estimates		
Data As Of	Harrison County	% of 2005 Population Estimate
July 1, 2000	189,874	96.9%
July 1, 2001	190,267	97.1%
July 1, 2002	191,386	97.7%
July 1, 2003	191,050	97.5%
July 1, 2004	194,717	99.4%
July 1, 2005	195,969	100.0%
July 1, 2006	173,218	88.4%
July 1, 2007	176,105	89.9%
July 1, 2008	178,747	91.2%
July 1, 2009	181,428	92.6%
July 1, 2010	184,149	94.0%

For the years **2000 to 2007** the population estimates are from the U.S. Census Bureau (Table 1: Annual Estimates of the Population for Counties of Mississippi: April 1, 2000 to July 1, 2007 (CO-EST2007-01-28), Population Division, U.S. Census Bureau). For the years **2008, 2009, and 2010**, a 1.5 percent annual population growth rate from the prior year is assumed. Thus, a 1.5 percent increase from the 2007 population of 176,105 is projected to be 178,747 in 2008.

December 30, 2008

Exhibit 3. Temporary Housing - Biloxi, MS

Distribution of Households in FEMA Temporary Housing	
Biloxi Households in Temporary Housing as a % of All Households in Temporary Housing Across (3) Coastal Counties	14.0%
% of Biloxi Households in Temporary Housing Still Living in Biloxi	71.4%
Owner	36.6%
Renter	63.4%
Elderly	21.5%
Disabled	18.2%

Notes: (1) For the purpose of this analysis, a Biloxi household is a household whose damaged residence was located in Biloxi. (2) Percent elderly indicates the share of households in temporary housing with at least one elderly household member (age 60 or over). (3) Percent disabled indicates the share of households in temporary housing with at least one disabled household member.

Source: FEMA IA Global Report, August 1, 2008.

December 30, 2008

Exhibit 4. Summary Recovery Data – Biloxi, MS

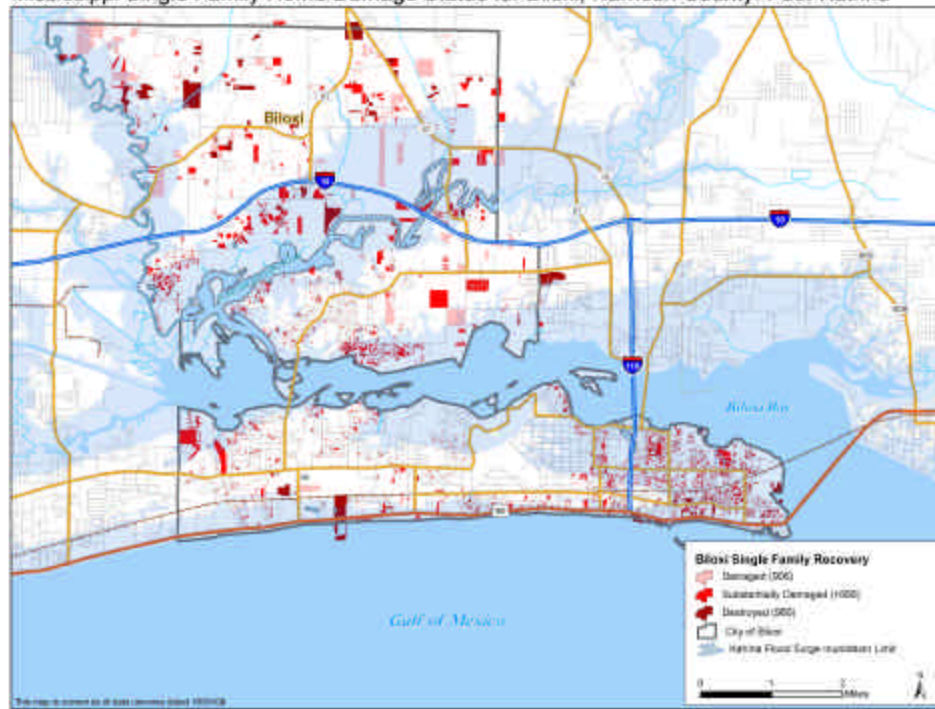
Summary Statistics for City of Biloxi			
	Pre-Katrina	Post-Katrina	Current
Single Family Home Recovery			
Habitable Units ¹	8,495	7,098	7,785
% of Pre-Katrina	100%	84%	92%
Small Rental Recovery			
Habitable Units ¹	3,230	1,791	2,366
% of Pre-Katrina	100%	55%	73%
Apartment Recovery			
Habitable Units ¹	6,305	5,506	6,020
Market Rate	4,696	4,582	4,582
Shallow Subsidized	192	192	192
Deeply Subsidized	1,417	732	1,246
% of Pre-Katrina Units			
Total	100%	87%	95%
Market Rate	100%	98%	98%
Shallow Subsidized	100%	100%	100%
Deeply Subsidized	100%	52%	88%
Total Number of Habitable Units	18,030	14,395	16,171
% of Pre-Katrina	100%	80%	90%

1. Habitable units include units which did not sustain any damage from Hurricane Katrina and units which sustained minor damage.
2. The count of substantially damaged and destroyed units where recovery is not yet in progress is a subset of the total number of units substantially damaged and destroyed by Hurricane Katrina. The total number of substantially damaged and destroyed units is presented in Map 1 and Map 3.

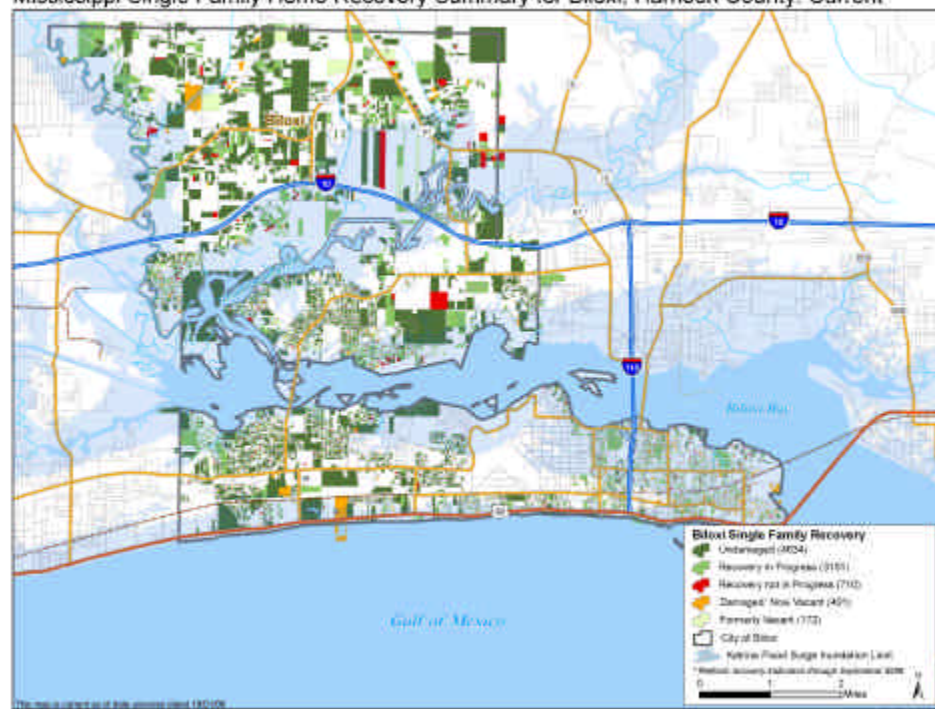
December 30, 2008

Single Family Home Damage Recovery Maps

Mississippi Single Family Home Damage Status for Biloxi, Harrison County: Post-Katrina



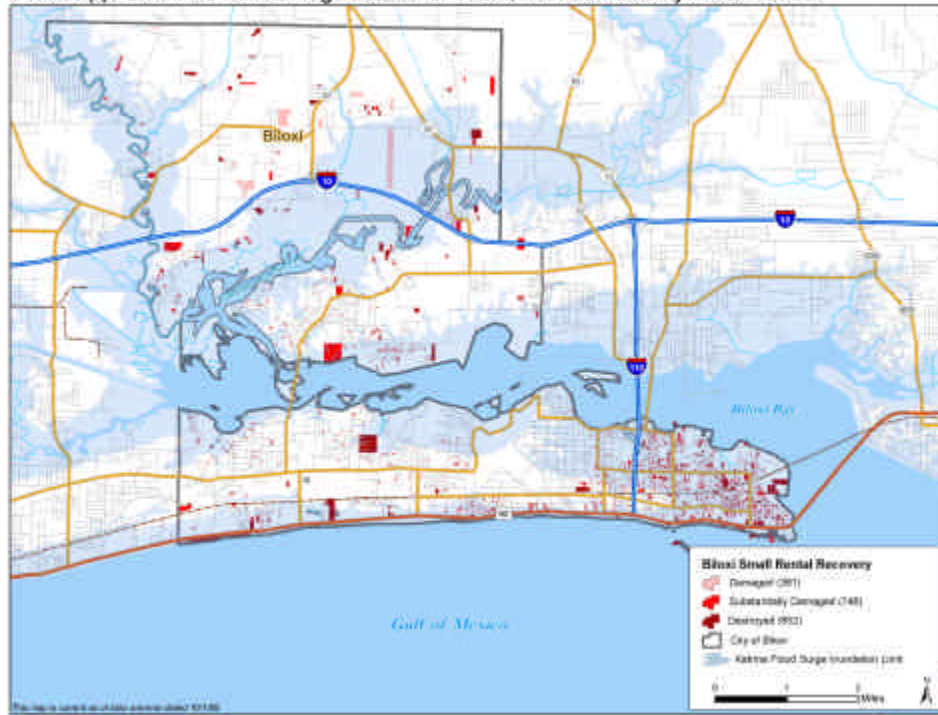
Mississippi Single Family Home Recovery Summary for Biloxi, Harrison County: Current



December 30, 2008

Small Rental Damage Recovery Maps

Mississippi Small Rental Damage Status for Biloxi, Harrison County: Post-Katrina



Mississippi Small Rental Recovery Summary for Biloxi, Harrison County: Current



December 30, 2008

Explanatory Appendix

Population. We provide population estimates at various points in time, so that readers can judge the level of housing recovery that may be needed in relation to population recovery. Population levels through 2007 are Census Bureau estimates. Population levels from 2008 forward are Housing Data Project Team estimates based on Census Bureau projections for the county.

Habitable Units. We estimated which units were habitable based on data from real estate tax assessments, review of aerial photographs, Katrina damage estimates, building permits, MDA awards, and Low Income Housing Tax Credit awards.

2008 Home Sales Prices. From National Association of Realtors, 2008 sales through September 23.

April 2008 Two Bedroom Apartment Rent. From W. S. Loper & Associates, Apartment Survey for Gulf Regional Planning Commission (draft)

Katrina Damage. We used the FEMA definitions of “substantially damaged” or “destroyed”, for purposes of the Housing Recovery Summary.

Small Rental. We define small rental properties as rental units in properties of one to seven units.

Apartment. We define apartment as rental properties of eight or more units.

Shallow Subsidized Large Rental. These are primarily apartments with Low Income Housing Tax Credit, and MDA Long Term Work Force Housing Program, subsidies. These units typically have rents that are modestly below market levels.

Deeply Subsidized Large Rental. These are public housing properties, or privately owned apartment properties with subsidies that pay the difference between the full rent, and the rent affordable to each resident household.

December 30, 2008

Mississippi Housing Recovery Data Project

City of D'Iberville Summary

December 30, 2008

December 30, 2008

Exhibit 1. Census Bureau Summary Data for D'Iberville, MS

Population	D'Iberville	Mississippi
Population, 2006 estimate	N/A	2,910,540
Population, percent change, April 1, 2000 to July 1, 2006	N/A	2.3%
Population, 2000	7,608	2,844,658
Persons 65 years old and over, percent, 2000	8.6%	12.1%

Household & Household Composition

Mean travel time to work (minutes), workers age 16+, 2000	21.3	24.6
Housing units, 2000	3,088	1,161,953
Homeownership rate, 2000	72.5%	72.3%
Median value of owner-occupied housing units, 2000	\$75,100	\$71,400

Housing Costs

2008 Home sales prices (Harrison County):		
Median sales price	\$143,250	
Average sales price	\$147,490	
April 2008 Two Bedroom Apartment Rent		
Median market rent	\$828	
Average market rent	\$804	

Income

Households, 2000	2,827	1,046,434
Persons per household, 2000	2.69	2.63
Median household income, 1999	\$34,700	\$31,330
Persons below poverty, percent, 1999 (a)	11.7%	19.9%

(a) Persons are classified as below poverty if their total family income or unrelated individual income was less than the poverty threshold specified for the applicable family size, age of householder, and number of related children under 18 present. The poverty thresholds are updated every year to reflect changes in the Consumer Price Index. The poverty thresholds are the same for all parts of the country. In 1999, the income threshold for a one person family under the age of 65 was \$8,667 (or \$7,990 age 65 or older); and \$11,214 for a two-member family with the householder under the age of 65 (or \$10,075 if the householder was age 65 or older).

Source: US Census Bureau State & County QuickFacts.

December 30, 2008

Exhibit 2. Population Estimates - Harrison County, MS

Population Estimates		
Data As Of	Harrison County	% of 2005 Population Estimate
July 1, 2000	189,874	96.9%
July 1, 2001	190,267	97.1%
July 1, 2002	191,386	97.7%
July 1, 2003	191,050	97.5%
July 1, 2004	194,717	99.4%
July 1, 2005	195,969	100.0%
July 1, 2006	173,218	88.4%
July 1, 2007	176,105	89.9%
July 1, 2008	178,747	91.2%
July 1, 2009	181,428	92.6%
July 1, 2010	184,149	94.0%

For the years **2000 to 2007** the population estimates are from the U.S. Census Bureau (Table 1: Annual Estimates of the Population for Counties of Mississippi: April 1, 2000 to July 1, 2007 (CO-EST2007-01-28), Population Division, U.S. Census Bureau). For the years **2008, 2009, and 2010**, a 1.5 percent annual population growth rate from the prior year is assumed. Thus, a 1.5 percent increase from the 2007 population of 176,105 is projected to be 178,747 in 2008.

December 30, 2008

Exhibit 3. Temporary Housing – D'Iberville, MS

Distribution of Households in FEMA Temporary Housing	
Number of D'Iberville Households in Temporary Housing	48
D'Iberville Households in Temporary Housing as a % of All Households in Temporary Housing Across (3) Coastal Counties	1.6%
% of D'Iberville Households in Temporary Housing Still Living in D'Iberville	75.0%
Owner	56.3%
Renter	43.8%
Elderly	22.9%
Disabled	27.1%

Notes: (1) For the purpose of this analysis, a D'Iberville household is a household whose damaged residence was located in D'Iberville. (2) Percent elderly indicates the share of households in temporary housing with at least one elderly household member (age 60 or over). (3) Percent disabled indicates the share of households in temporary housing with at least one disabled household member.

Source: FEMA IA Global Report, August 1, 2008.

December 30, 2008

Exhibit 4. Summary Recovery Data – D'Iberville, MS

Summary Statistics for City of D'Iberville			
	Pre-Katrina	Post-Katrina	Current
Single Family Home Recovery			
Habitable Units ¹	1,520	1,231	1,377
% of Pre-Katrina	100%	81%	91%
Small Rental Recovery			
Habitable Units ¹	569	334	436
% of Pre-Katrina	100%	59%	77%
Apartment Recovery			
Habitable Units ¹	601	564	564
Market Rate	551	564	564
Shallow Subsidized	0	0	0
Deeply Subsidized	50	0	0
% of Pre-Katrina Units			
Total	100%	94%	94%
Market Rate	100%	102%	102%
Shallow Subsidized	N/A	N/A	N/A
Deeply Subsidized	100%	0%	0%
Total Number of Habitable Units			
	2,690	2,129	2,377
% of Pre-Katrina	100%	79%	88%

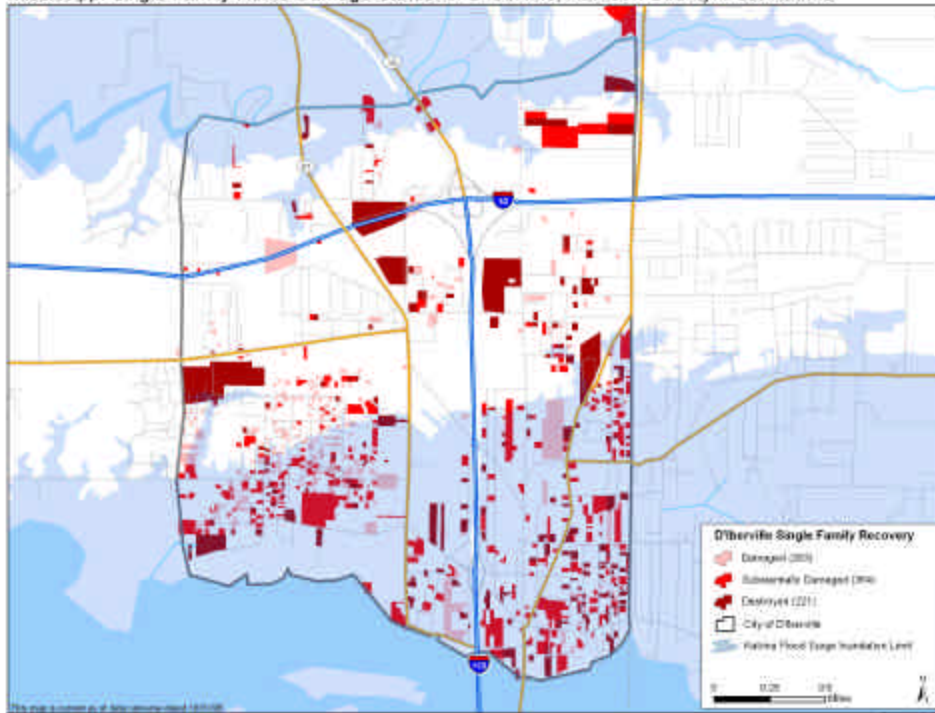
1. See Appendix

2. See Appendix

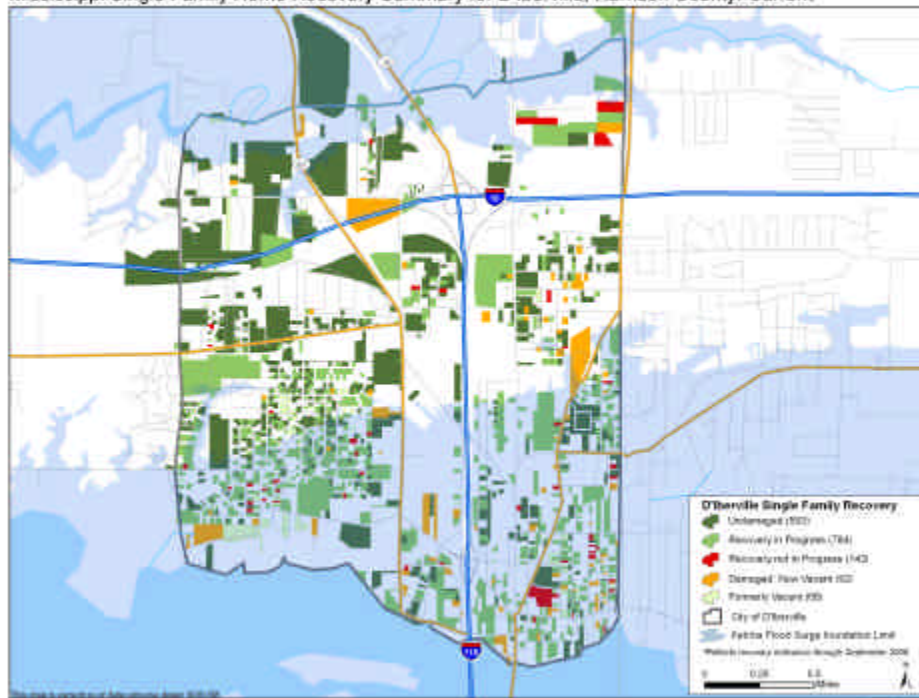
December 30, 2008

Single Family Home Damage Recovery Maps

Mississippi Single Family Home Damage Status for D'Iberville, Harrison County: Post-Katrina



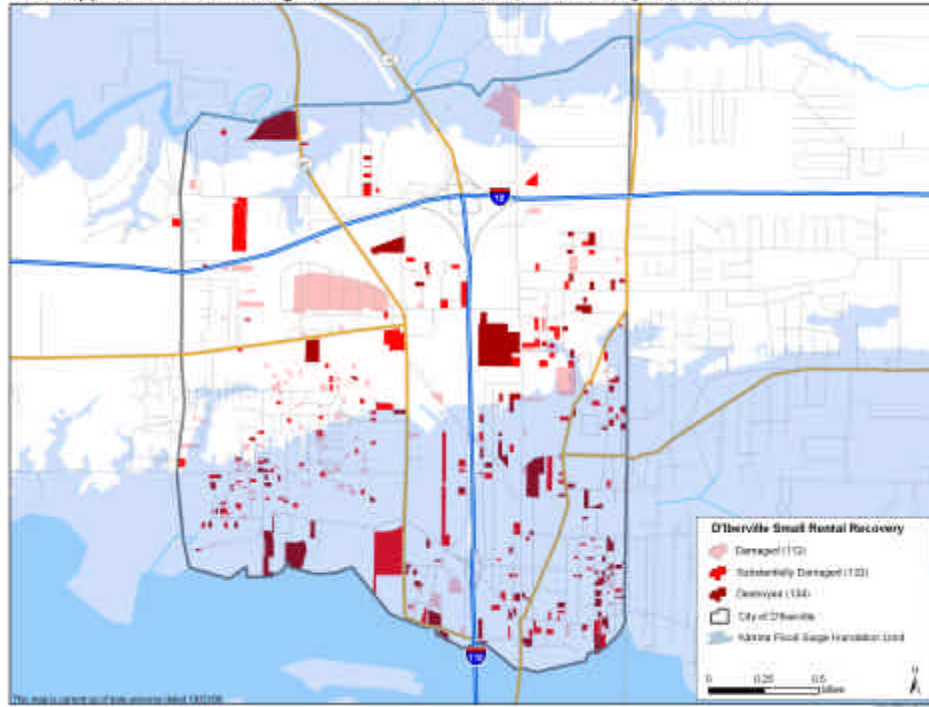
Mississippi Single Family Home Recovery Summary for D'Iberville, Harrison County: Current



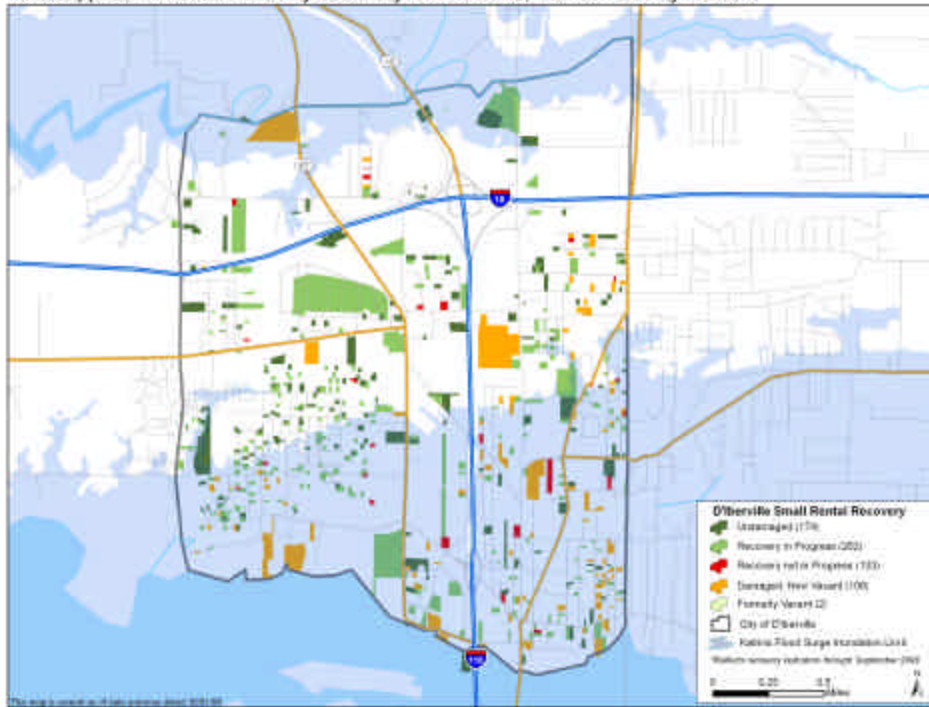
December 30, 2008

Small Rental Damage Recovery Maps

Mississippi Small Rental Damage Status for D'Iberville, Harrison County: Post-Katrina



Mississippi Small Rental Recovery Summary for D'Iberville, Harrison County: Current



December 30, 2008

Explanatory Appendix

Population. We provide population estimates at various points in time, so that readers can judge the level of housing recovery that may be needed in relation to population recovery. Population levels through 2007 are Census Bureau estimates. Population levels from 2008 forward are Housing Data Project Team estimates based on Census Bureau projections for the county.

Habitable Units. We estimated which units were habitable based on data from real estate tax assessments, review of aerial photographs, Katrina damage estimates, building permits, MDA awards, and Low Income Housing Tax Credit awards.

Habitable Units (Exhibit 4). Habitable units include units which did not sustain any damage from Hurricane Katrina and units which sustained minor damage.

2008 Home Sales Prices. From National Association of Realtors, 2008 sales through September 23.

April 2008 Two Bedroom Apartment Rent. From W. S. Loper & Associates, Apartment Survey for Gulf Regional Planning Commission (draft)

Katrina Damage. We used the FEMA definitions of “substantially damaged” or “destroyed”, for purposes of the Housing Recovery Summary.

Small Rental. We define small rental properties as rental units in properties of one to seven units.

Apartment. We define apartment as rental properties of eight or more units.

Shallow Subsidized Large Rental. These are primarily apartments with Low Income Housing Tax Credit, and MDA Long Term Work Force Housing Program, subsidies. These units typically have rents that are modestly below market levels.

December 30, 2008

Deeply Subsidized Large Rental. These are public housing properties, or privately owned apartment properties with subsidies that pay the difference between the full rent, and the rent affordable to each resident household.

Substantially Damaged and Destroyed Where Progress Is Not Yet In Progress. This is a subset of the total number of units substantially damaged and destroyed by Hurricane Katrina. The total number of substantially damaged and destroyed units is presented in Map 1 and 3.

December 30, 2008

Mississippi Housing Recovery Data Project

City of Gulfport Summary

December 30, 2008

December 30, 2008

Exhibit 1. Census Bureau Summary Data for Gulfport, MS

Population	Gulfport	Mississippi
Population, 2006 estimate	64,316	2,910,540
Population, percent change, April 1, 2000 to July 1, 2006	-9.6%	2.3%
Population, 2000	71,127	2,844,658
Persons 65 years old and over, percent, 2000	11.4%	12.1%

Household & Household Composition

Mean travel time to work (minutes), workers age 16+, 2000	20.2	24.6
Housing units, 2000	29,559	1,161,953
Homeownership rate, 2000	58.7%	72.3%
Median value of owner-occupied housing units, 2000	\$80,300	\$71,400

Housing Costs

2008 Home sales prices (Harrison County):		
Median sales price	\$143,250	
Average sales price	\$147,490	
April 2008 Two Bedroom Apartment Rent		
Median market rent	\$765	
Average market rent	\$797	

Income

Households, 2000	26,943	1,046,434
Persons per household, 2000	2.51	2.63
Median household income, 1999	\$32,779	\$31,330
Persons below poverty, percent, 1999 (a)	17.7%	19.9%

(a) Persons are classified as below poverty if their total family income or unrelated individual income was less than the poverty threshold specified for the applicable family size, age of householder, and number of related children under 18 present. The poverty thresholds are updated every year to reflect changes in the Consumer Price Index. The poverty thresholds are the same for all parts of the country. In 1999, the income threshold for a one person family under the age of 65 was \$8,667 (or \$7,990 age 65 or older); and \$11,214 for a two-member family with the householder under the age of 65 (or \$10,075 if the householder was age 65 or older).

Source: US Census Bureau State & County QuickFacts.

December 30, 2008

Exhibit 2. Population Estimates – Harrison County, MS

Population Estimates		
Data As Of	Harrison County	% of 2005 Population Estimate
July 1, 2000	189,874	96.9%
July 1, 2001	190,267	97.1%
July 1, 2002	191,386	97.7%
July 1, 2003	191,050	97.5%
July 1, 2004	194,717	99.4%
July 1, 2005	195,969	100.0%
July 1, 2006	173,218	88.4%
July 1, 2007	176,105	89.9%
July 1, 2008	178,747	91.2%
July 1, 2009	181,428	92.6%
July 1, 2010	184,149	94.0%

For the years **2000 to 2007** the population estimates are from the U.S. Census Bureau (Table 1: Annual Estimates of the Population for Counties of Mississippi: April 1, 2000 to July 1, 2007 (CO-EST2007-01-28), Population Division, U.S. Census Bureau). For the years **2008, 2009, and 2010**, a 1.5 percent annual population growth rate from the prior year is assumed. Thus, a 1.5 percent increase from the 2007 population of 176,105 is projected to be 178,747 in 2008.

December 30, 2008

Exhibit 3. Temporary Housing – Gulfport, MS

Distribution of Households in FEMA Temporary Housing	
Number of Gulfport Households in Temporary Housing	564
Gulfport Households in Temporary Housing as a % of All Households in Temporary Housing Across (3) Coastal Counties	19.1%
% of Gulfport Households in Temporary Housing Still Living in Gulfport	84.0%
Owner	44.9%
Renter	55.1%
Elderly	20.9%
Disabled	13.5%

Notes: (1) For the purpose of this analysis, a Gulfport household is a household whose damaged residence was located in Gulfport. (2) Percent elderly indicates the share of households in temporary housing with at least one elderly household member (age 60 or over). (3) Percent disabled indicates the share of households in temporary housing with at least one disabled household member.

Source: FEMA IA Global Report, August 1, 2008.

December 30, 2008

Exhibit 4. Summary Recovery Data – Gulfport, MS

Summary Statistics for City of Gulfport			
	Pre-Katrina	Post-Katrina	Current
Single Family Home Recovery			
Habitable Units ¹	14,638	12,512	13,497
% of Pre-Katrina	100%	85%	92%
Small Rental Recovery			
Habitable Units ¹	5,377	4,108	4,772
% of Pre-Katrina	100%	76%	88%
Apartment Recovery			
Habitable Units ¹	6,740	5,050	5,452
Market Rate	4,666	3,487	3,559
Shallow Subsidized	472	595	925
Deeply Subsidized	1,602	968	968
% of Pre-Katrina Units			
Total	100%	75%	81%
Market Rate	100%	75%	76%
Shallow Subsidized	100%	126%	196%
Deeply Subsidized	100%	60%	60%
Total Number of Habitable Units			
	26,755	21,670	23,721
% of Pre-Katrina			
	100%	81%	89%

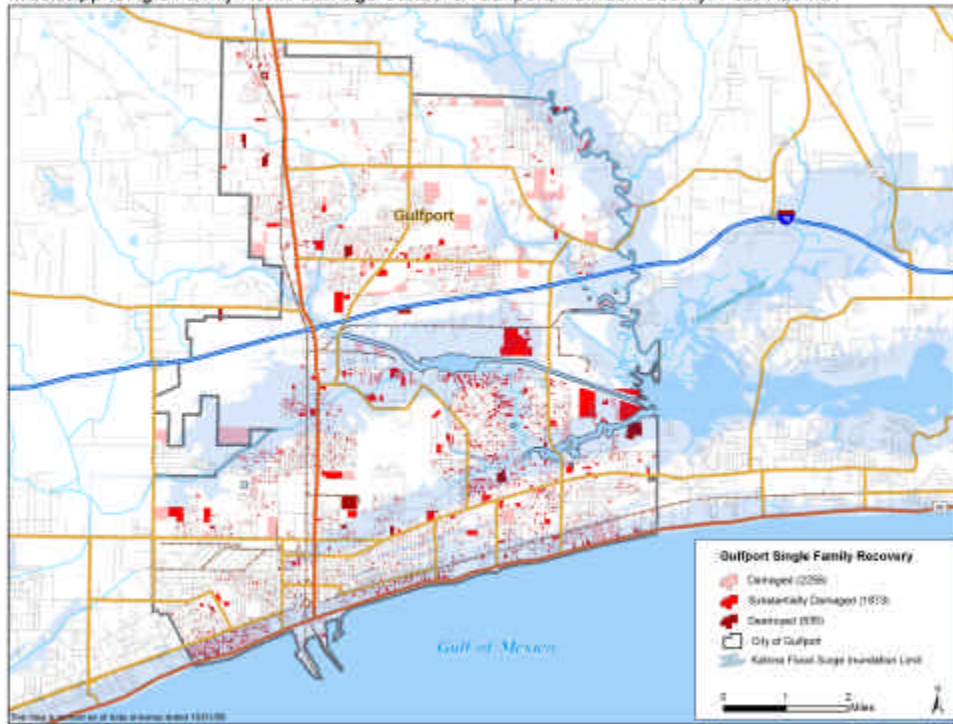
1. See Appendix

2. See Appendix

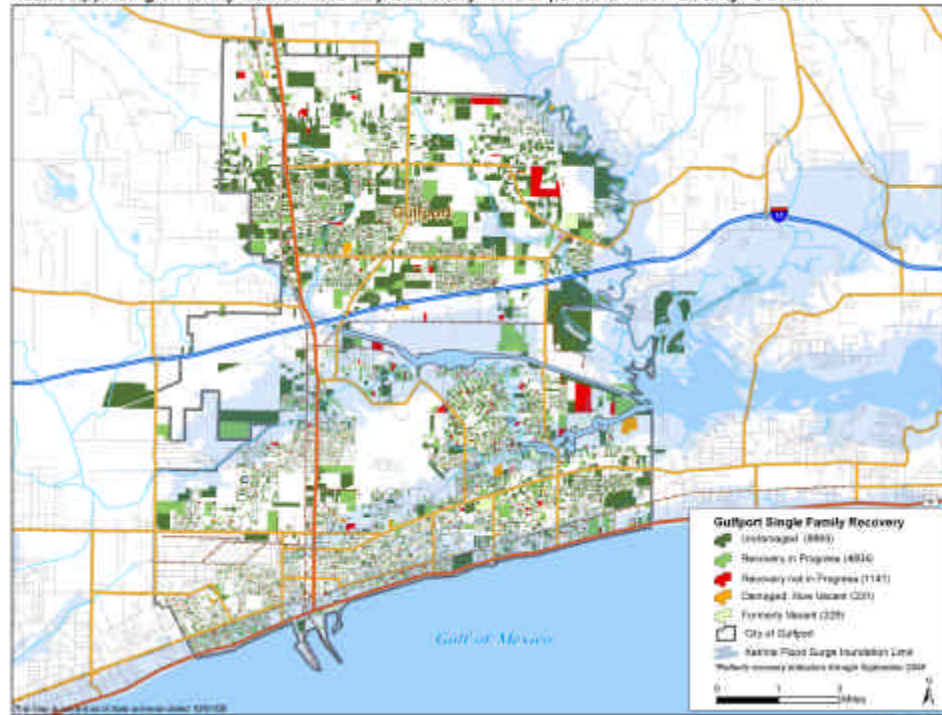
December 30, 2008

Single Family Home Damage Recovery Maps

Mississippi Single Family Home Damage Status for Gulfport, Harrison County: Post-Katrina



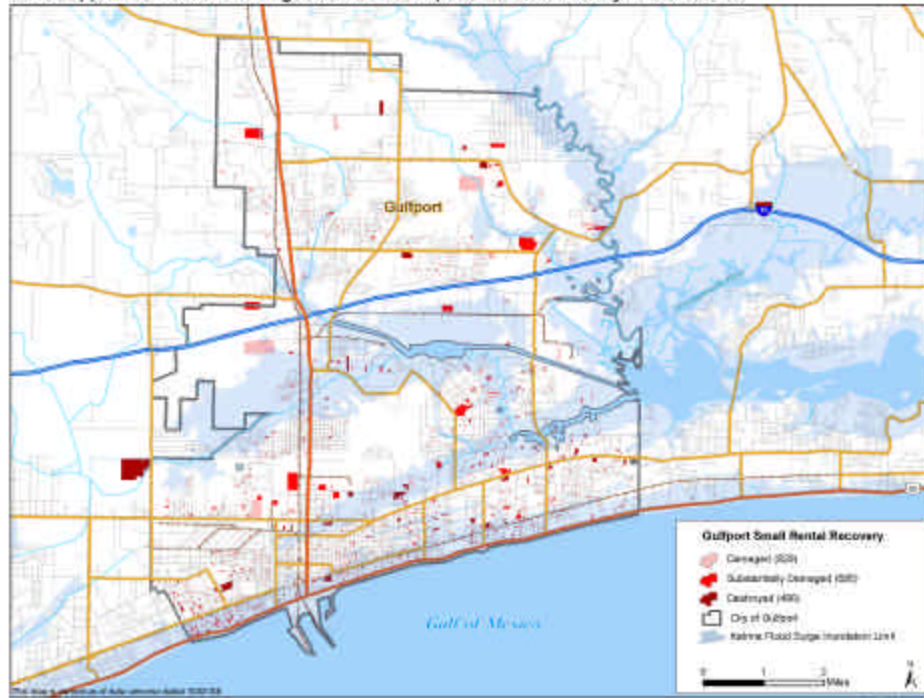
Mississippi Single Family Home Recovery Summary for Gulfport, Harrison County: Current



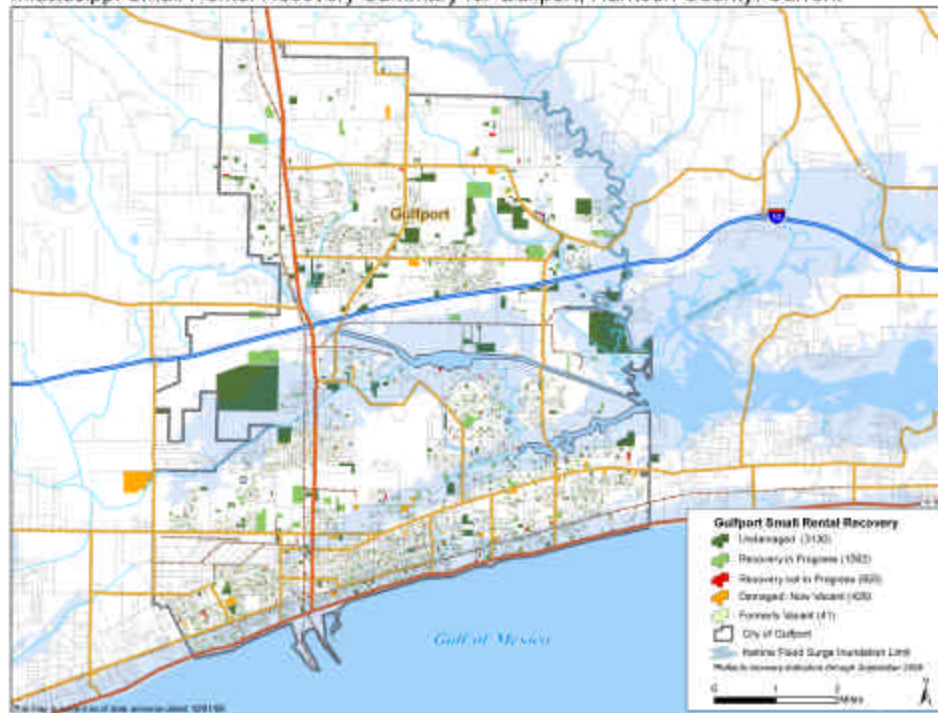
December 30, 2008

Small Rental Damage Recovery Maps

Mississippi Small Rental Damage Status for Gulfport, Harrison County, Post-Katrina



Mississippi Small Rental Recovery Summary for Gulfport, Harrison County, Current



December 30, 2008

Explanatory Appendix

Population. We provide population estimates at various points in time, so that readers can judge the level of housing recovery that may be needed in relation to population recovery. Population levels through 2007 are Census Bureau estimates. Population levels from 2008 forward are Housing Data Project Team estimates based on Census Bureau projections for the county.

Habitable Units. We estimated which units were habitable based on data from real estate tax assessments, review of aerial photographs, Katrina damage estimates, building permits, MDA awards, and Low Income Housing Tax Credit awards.

Habitable Units (Exhibit 4). Habitable units include units which did not sustain any damage from Hurricane Katrina and units which sustained minor damage.

2008 Home Sales Prices. From National Association of Realtors, 2008 sales through September 23.

April 2008 Two Bedroom Apartment Rent. From W. S. Loper & Associates, Apartment Survey for Gulf Regional Planning Commission (draft)

Katrina Damage. We used the FEMA definitions of “substantially damaged” or “destroyed”, for purposes of the Housing Recovery Summary.

Small Rental. We define small rental properties as rental units in properties of one to seven units.

Apartment. We define apartment as rental properties of eight or more units.

Shallow Subsidized Large Rental. These are primarily apartments with Low Income Housing Tax Credit, and MDA Long Term Work Force Housing Program, subsidies. These units typically have rents that are modestly below market levels.

December 30, 2008

Deeply Subsidized Large Rental. These are public housing properties, or privately owned apartment properties with subsidies that pay the difference between the full rent, and the rent affordable to each resident household.

Substantially Damaged and Destroyed Where Progress Is Not Yet In Progress. This is a subset of the total number of units substantially damaged and destroyed by Hurricane Katrina. The total number of substantially damaged and destroyed units is presented in Map 1 and 3.

December 30, 2008

Mississippi Housing Recovery Data Project

City of Long Beach Summary

December 30, 2008

December 30, 2008

Exhibit 1. Census Bureau Summary Data for Long Beach, MS

Population	Long Beach	Mississippi
Population, 2006 estimate	N/A	2,910,540
Population, percent change, April 1, 2000 to July 1, 2006	N/A	2.3%
Population, 2000	17,320	2,844,658
Persons 65 years old and over, percent, 2000	11.2%	12.1%

Household & Household Composition

Mean travel time to work (minutes), workers age 16+, 2000	20.3	24.6
Housing units, 2000	7,295	1,161,953
Homeownership rate, 2000	66.3%	72.3%
Median value of owner-occupied housing units, 2000	\$92,100	\$71,400

Housing Costs

2008 Home sales prices (Harrison County):		
Median sales price	\$143,250	
Average sales price	\$147,490	
April 2008 Two Bedroom Apartment Rent		
Median market rent	\$729	
Average market rent	\$781	

Income

Households, 2000	6,560	1,046,434
Persons per household, 2000	2.61	2.63
Median household income, 1999	\$43,289	\$31,330
Persons below poverty, percent, 1999 (a)	9.0%	19.9%

(a) Persons are classified as below poverty if their total family income or unrelated individual income was less than the poverty threshold specified for the applicable family size, age of householder, and number of related children under 18 present. The poverty thresholds are updated every year to reflect changes in the Consumer Price Index. The poverty thresholds are the same for all parts of the country. In 1999, the income threshold for a one person family under the age of 65 was \$8,667 (or \$7,990 age 65 or older); and \$11,214 for a two-member family with the householder under the age of 65 (or \$10,075 if the householder was age 65 or older).

Source: US Census Bureau State & County QuickFacts.

December 30, 2008

Exhibit 2. Population Estimates - Harrison County, MS

Population Estimates		
Data As Of	Harrison County	% of 2005 Population Estimate
July 1, 2000	189,874	96.9%
July 1, 2001	190,267	97.1%
July 1, 2002	191,386	97.7%
July 1, 2003	191,050	97.5%
July 1, 2004	194,717	99.4%
July 1, 2005	195,969	100.0%
July 1, 2006	173,218	88.4%
July 1, 2007	176,105	89.9%
July 1, 2008	178,747	91.2%
July 1, 2009	181,428	92.6%
July 1, 2010	184,149	94.0%

For the years **2000 to 2007** the population estimates are from the U.S. Census Bureau (Table 1: Annual Estimates of the Population for Counties of Mississippi: April 1, 2000 to July 1, 2007 (CO-EST2007-01-28), Population Division, U.S. Census Bureau). For the years **2008, 2009, and 2010**, a 1.5 percent annual population growth rate from the prior year is assumed. Thus, a 1.5 percent increase from the 2007 population of 176,105 is projected to be 178,747 in 2008.

December 30, 2008

Exhibit 3. Temporary Housing – Long Beach, MS

Distribution of Households in FEMA Temporary Housing	
Number of Long Beach Households in Temporary Housing	99
Long Beach Households in Temporary Housing as a % of All Households in Temporary Housing Across (3) Coastal Counties	3.3%
% of Long Beach Households in Temporary Housing Still Living in Long Beach	53.5%
Owner	41.4%
Renter	58.6%
Elderly	20.2%
Disabled	15.2%

Notes: (1) For the purpose of this analysis, a Long Beach household is a household whose damaged residence was located in Long Beach. (2) Percent elderly indicates the share of households in temporary housing with at least one elderly household member (age 60 or over). (3) Percent disabled indicates the share of households in temporary housing with at least one disabled household member.

Source: FEMA IA Global Report, August 1, 2008.

December 30, 2008

Exhibit 4. Summary Recovery Data – Long Beach, MS

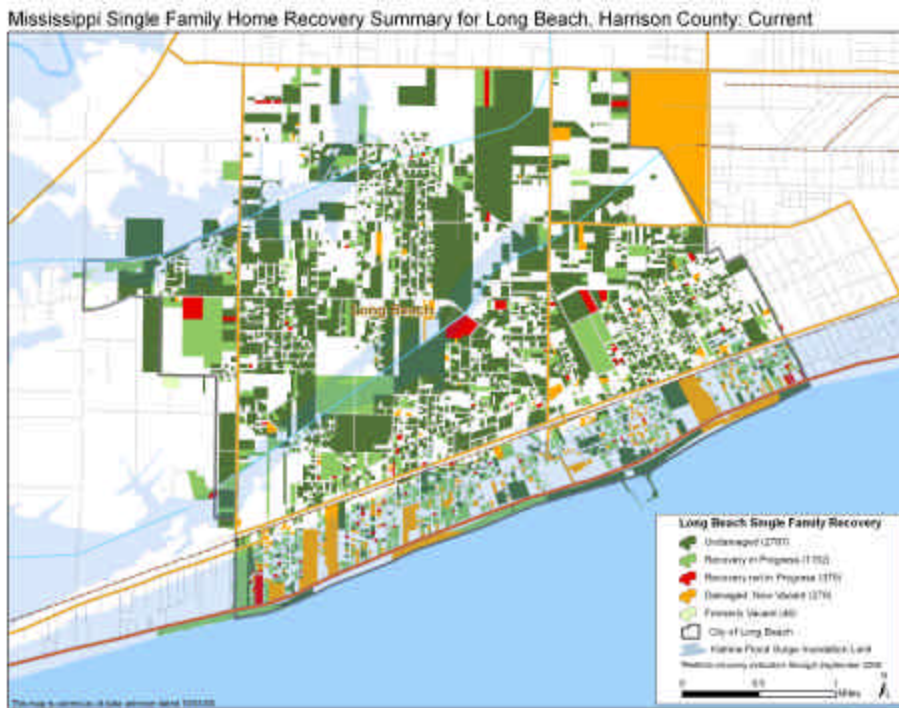
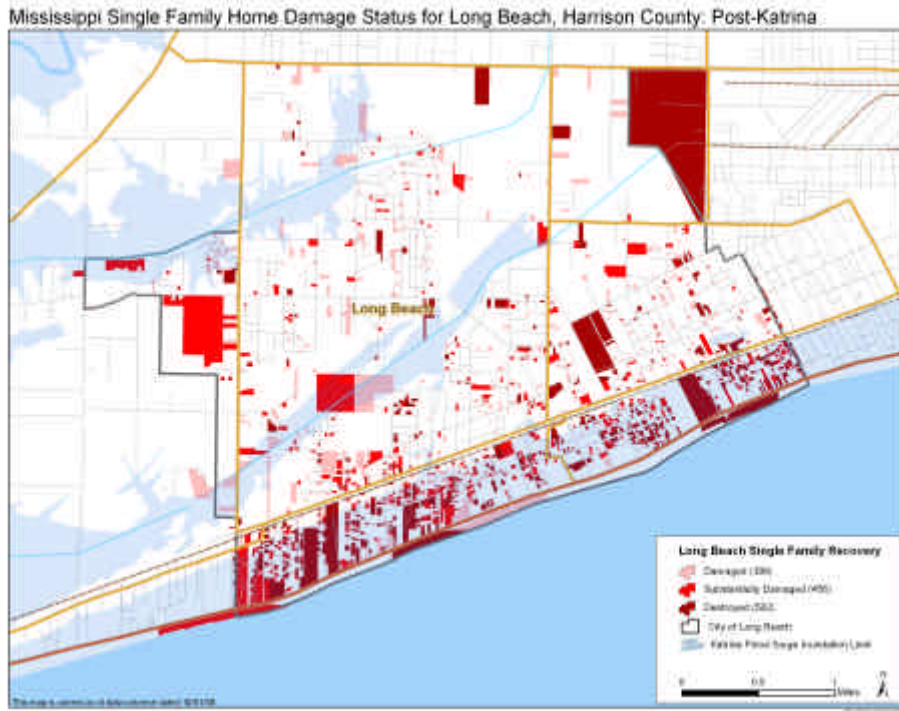
Summary Statistics for City of Long Beach			
	Pre-Katrina	Post-Katrina	Current
Single Family Home Recovery			
Habitable Units ¹	4,314	3,688	3,939
% of Pre-Katrina	100%	85%	92%
Small Rental Recovery			
Habitable Units ¹	989	677	787
% of Pre-Katrina	100%	68%	80%
Apartment Recovery			
Habitable Units ¹	1,540	593	961
Market Rate	1,333	458	826
Shallow Subsidized	72	0	0
Deeply Subsidized	135	135	135
% of Pre-Katrina Units			
Total	100%	39%	62%
Market Rate	100%	34%	62%
Shallow Subsidized	100%	0%	0%
Deeply Subsidized	100%	100%	100%
Total Number of Habitable Units			
	6,843	4,958	5,687
% of Pre-Katrina	100%	72%	83%

1. See Appendix

2. See Appendix

December 30, 2008

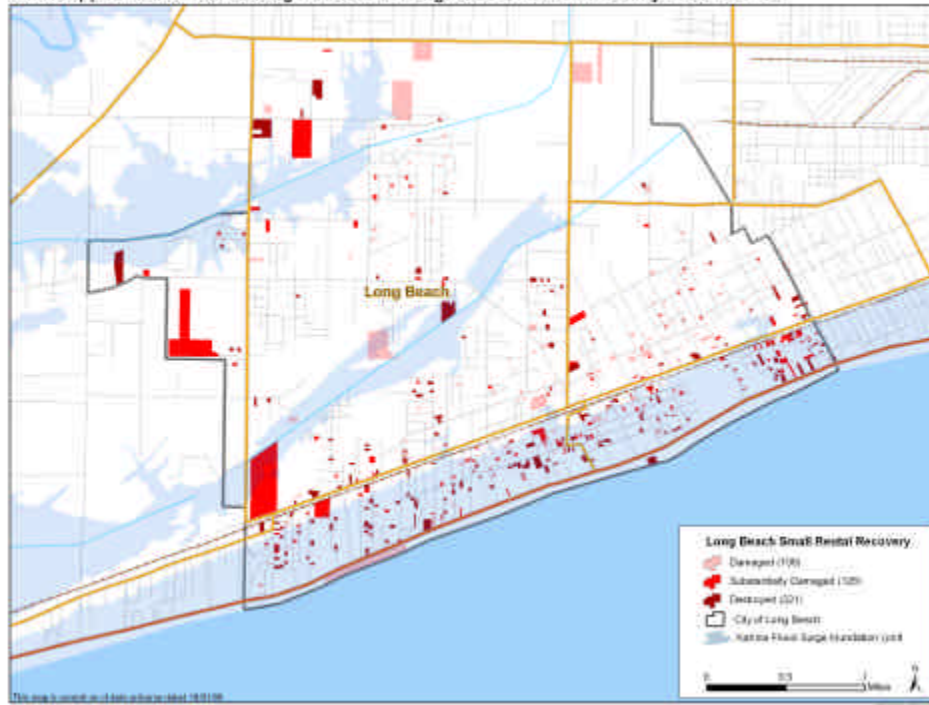
3. Single Family Home Damage Recovery Maps



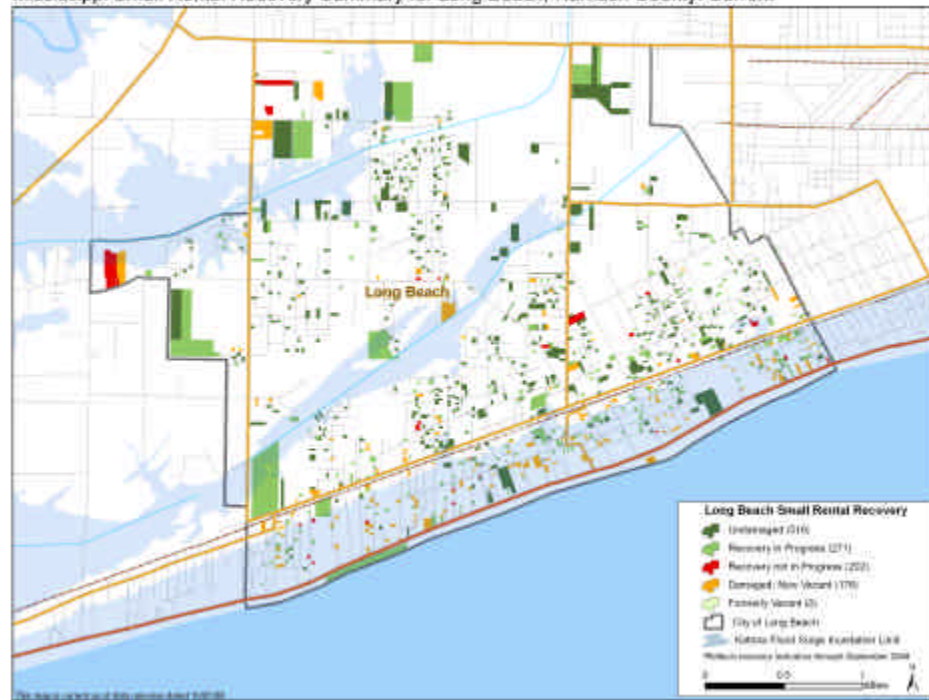
December 30, 2008

Small Rental Damage Recovery Maps

Mississippi Small Rental Damage Status for Long Beach, Harrison County: Post-Katrina



Mississippi Small Rental Recovery Summary for Long Beach, Harrison County: Current



December 30, 2008

Explanatory Appendix

Population. We provide population estimates at various points in time, so that readers can judge the level of housing recovery that may be needed in relation to population recovery. Population levels through 2007 are Census Bureau estimates. Population levels from 2008 forward are Housing Data Project Team estimates based on Census Bureau projections for the county.

Habitable Units. We estimated which units were habitable based on data from real estate tax assessments, review of aerial photographs, Katrina damage estimates, building permits, MDA awards, and Low Income Housing Tax Credit awards.

Habitable Units (Exhibit 4). Habitable units include units which did not sustain any damage from Hurricane Katrina and units which sustained minor damage.

2008 Home Sales Prices. From National Association of Realtors, 2008 sales through September 23.

April 2008 Two Bedroom Apartment Rent. From W. S. Loper & Associates, Apartment Survey for Gulf Regional Planning Commission (draft)

Katrina Damage. We used the FEMA definitions of “substantially damaged” or “destroyed”, for purposes of the Housing Recovery Summary.

Small Rental. We define small rental properties as rental units in properties of one to seven units.

Apartment. We define apartment as rental properties of eight or more units.

Shallow Subsidized Large Rental. These are primarily apartments with Low Income Housing Tax Credit, and MDA Long Term Work Force Housing Program, subsidies. These units typically have rents that are modestly below market levels.

December 30, 2008

Deeply Subsidized Large Rental. These are public housing properties, or privately owned apartment properties with subsidies that pay the difference between the full rent, and the rent affordable to each resident household.

Substantially Damaged and Destroyed Where Progress Is Not Yet In Progress. This is a subset of the total number of units substantially damaged and destroyed by Hurricane Katrina. The total number of substantially damaged and destroyed units is presented in Map 1 and 3.

December 30, 2008

Mississippi Housing Recovery Data Project

City of Pass Christian Summary

December 30, 2008

December 30, 2008

Exhibit 1. Census Bureau Summary Data for Pass Christian, MS

Population	Pass Christian	Mississippi
Population, 2006 estimate	N/A	2,910,540
Population, percent change, April 1, 2000 to July 1, 2006	N/A	2.3%
Population, 2000	6,579	2,844,658
Persons 65 years old and over, percent, 2000	19.1%	12.1%

Household & Household Composition

Mean travel time to work (minutes), workers age 16+, 2000	26.6	24.6
Housing units, 2000	3,313	1,161,953
Homeownership rate, 2000	72.2%	72.3%
Median value of owner-occupied housing units, 2000	\$99,500	\$71,400

Housing Costs

2008 Home sales prices (Harrison County):		
Median sales price	\$143,250	
Average sales price	\$147,490	
April 2008 Two Bedroom Apartment Rent		
Median market rent	\$729	
Average market rent	\$781	

Income

Households, 2000	2,687	1,046,434
Persons per household, 2000	2.38	2.63
Median household income, 1999	\$40,743	\$31,330
Persons below poverty, percent, 1999 (a)	10.8%	19.9%

(a) Persons are classified as below poverty if their total family income or unrelated individual income was less than the poverty threshold specified for the applicable family size, age of householder, and number of related children under 18 present. The poverty thresholds are updated every year to reflect changes in the Consumer Price Index. The poverty thresholds are the same for all parts of the country. In 1999, the income threshold for a one person family under the age of 65 was \$8,667 (or \$7,990 age 65 or older); and \$11,214 for a two-member family with the householder under the age of 65 (or \$10,075 if the householder was age 65 or older).

Source: US Census Bureau State & County QuickFacts.

December 30, 2008

Exhibit 2. Population Estimates - Harrison County, MS

Population Estimates		
Data As Of	Harrison County	% of 2005 Population Estimate
July 1, 2000	189,874	96.9%
July 1, 2001	190,267	97.1%
July 1, 2002	191,386	97.7%
July 1, 2003	191,050	97.5%
July 1, 2004	194,717	99.4%
July 1, 2005	195,969	100.0%
July 1, 2006	173,218	88.4%
July 1, 2007	176,105	89.9%
July 1, 2008	178,747	91.2%
July 1, 2009	181,428	92.6%
July 1, 2010	184,149	94.0%

For the years **2000 to 2007** the population estimates are from the U.S. Census Bureau (Table 1: Annual Estimates of the Population for Counties of Mississippi: April 1, 2000 to July 1, 2007 (CO-EST2007-01-28), Population Division, U.S. Census Bureau). For the years **2008, 2009, and 2010**, a 1.5 percent annual population growth rate from the prior year is assumed. Thus, a 1.5 percent increase from the 2007 population of 176,105 is projected to be 178,747 in 2008.

December 30, 2008

Exhibit 3. Temporary Housing – Pass Christian, MS

Distribution of Households in FEMA Temporary Housing	
Number of Pass Christian Households in Temporary Housing	288
Pass Christian Households in Temporary Housing as a % of All Households in Temporary Housing Across (3) Coastal Counties	9.7%
% of Pass Christian Households in Temporary Housing Still Living in Pass Christian	79.5%
Owner	60.1%
Renter	39.9%
Elderly	21.2%
Disabled	11.8%

Notes: (1) For the purpose of this analysis, a Pass Christian household is a household whose damaged residence was located in Pass Christian. (2) Percent elderly indicates the share of households in temporary housing with at least one elderly household member (age 60 or over). (3) Percent disabled indicates the share of households in temporary housing with at least one disabled household member.

Source: FEMA IA Global Report, August 1, 2008.

December 30, 2008

Exhibit 4. Summary Recovery Data – Pass Christian, MS

Summary Statistics for City of Pass Christian			
	Pre-Katrina	Post-Katrina	Current
Single Family Home Recovery			
Habitable Units ¹	2,027	1,131	1,473
% of Pre-Katrina	100%	56%	73%
Small Rental Recovery			
Habitable Units ¹	765	138	324
% of Pre-Katrina	100%	18%	42%
Apartment Recovery			
Habitable Units ¹	456	176	176
Market Rate	266	76	76
Shallow Subsidized	100	100	100
Deeply Subsidized	90	0	0
% of Pre-Katrina Units			
Total	100%	39%	39%
Market Rate	100%	29%	29%
Shallow Subsidized	100%	100%	100%
Deeply Subsidized	100%	0%	0%
Total Number of Habitable Units			
	3,248	1,445	1,973
% of Pre-Katrina			
	100%	44%	61%

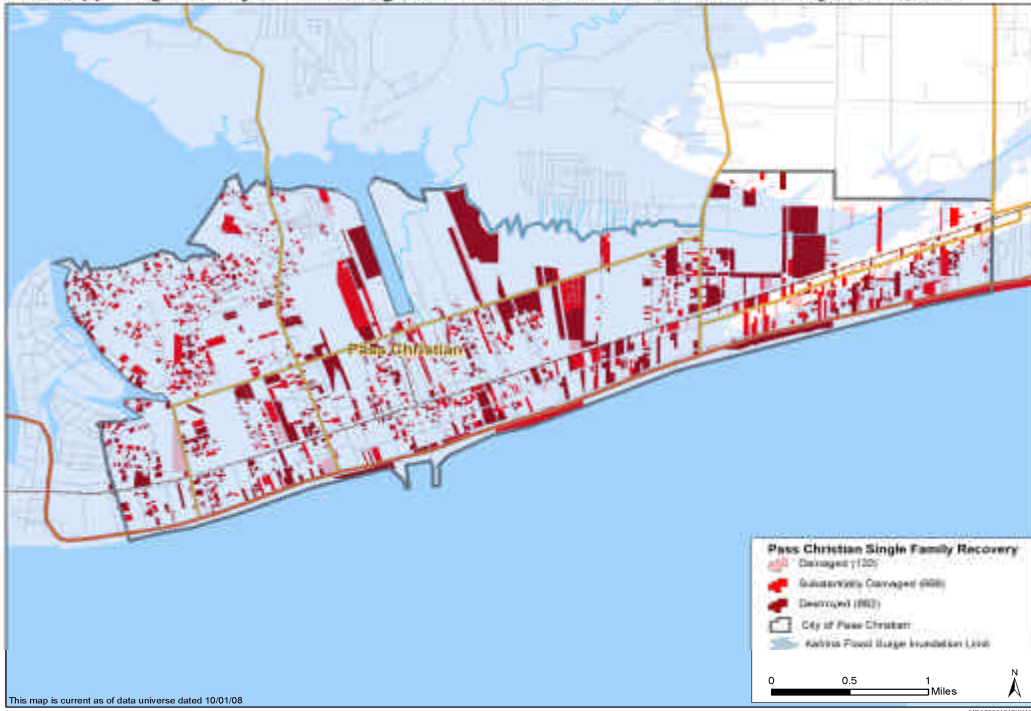
1. See Appendix

2. See Appendix

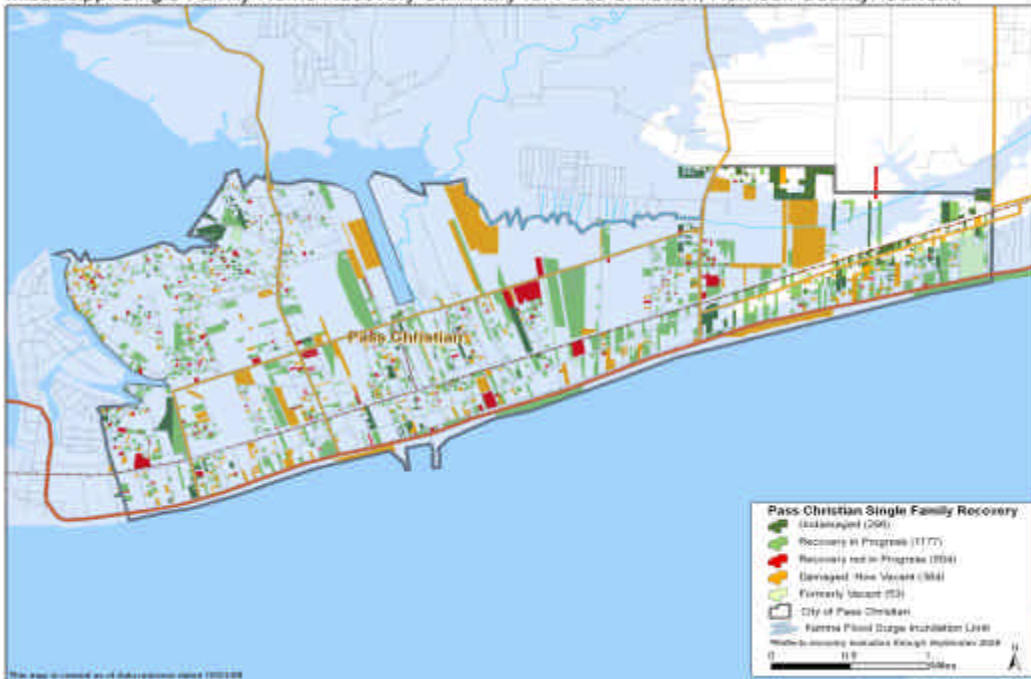
December 30, 2008

Single Family Home Damage Recovery Maps

Mississippi Single Family Home Damage Status for Pass Christian, Harrison County: Post-Katrina



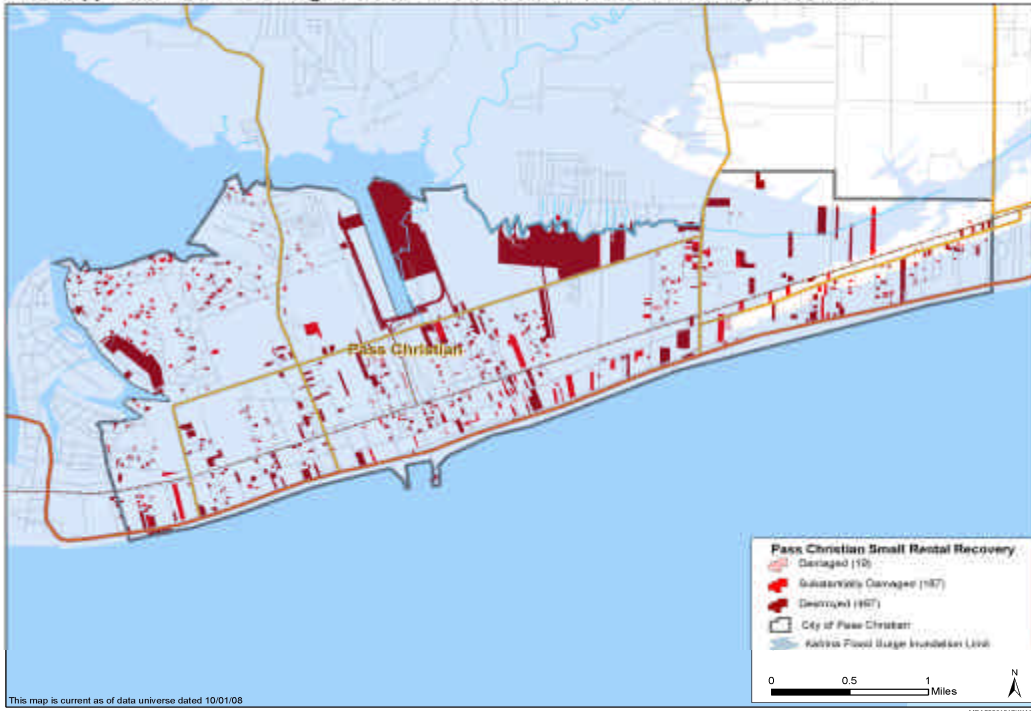
Mississippi Single Family Home Recovery Summary for Pass Christian, Harrison County: Current



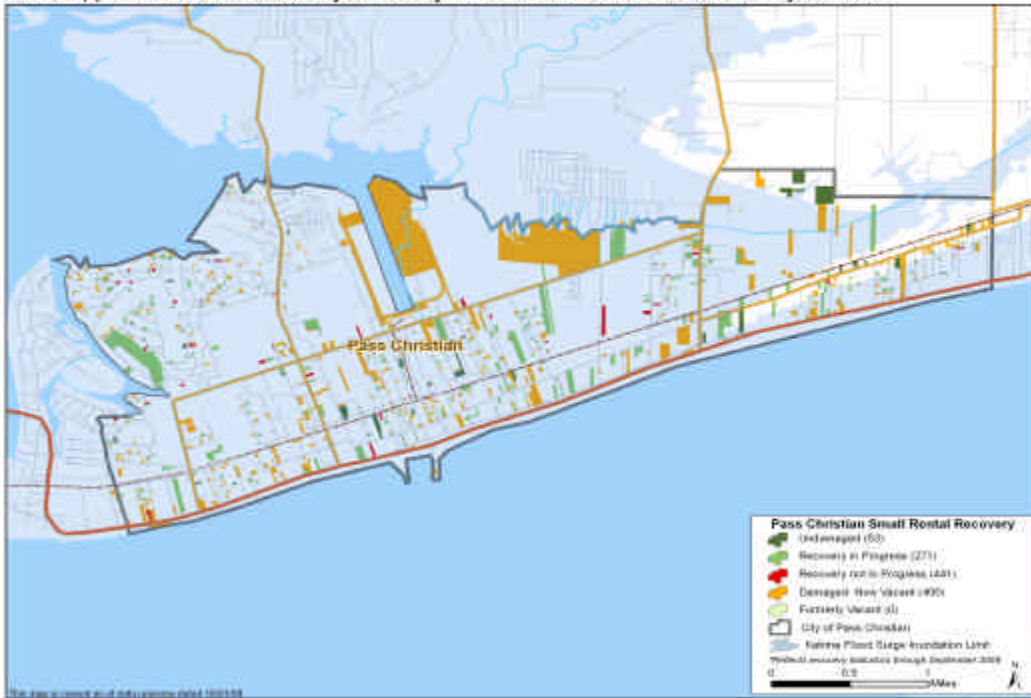
December 30, 2008

Small Rental Damage Recovery Maps

Mississippi Small Rental Damage Status for Pass Christian, Harrison County: Post-Katrina



Mississippi Small Rental Recovery Summary for Pass Christian, Harrison County: Current



December 30, 2008

Explanatory Appendix

Population. We provide population estimates at various points in time, so that readers can judge the level of housing recovery that may be needed in relation to population recovery. Population levels through 2007 are Census Bureau estimates. Population levels from 2008 forward are Housing Data Project Team estimates based on Census Bureau projections for the county.

Habitable Units. We estimated which units were habitable based on data from real estate tax assessments, review of aerial photographs, Katrina damage estimates, building permits, MDA awards, and Low Income Housing Tax Credit awards.

Habitable Units (Exhibit 4). Habitable units include units which did not sustain any damage from Hurricane Katrina and units which sustained minor damage.

2008 Home Sales Prices. From National Association of Realtors, 2008 sales through September 23.

April 2008 Two Bedroom Apartment Rent. From W. S. Loper & Associates, Apartment Survey for Gulf Regional Planning Commission (draft)

Katrina Damage. We used the FEMA definitions of “substantially damaged” or “destroyed”, for purposes of the Housing Recovery Summary.

Small Rental. We define small rental properties as rental units in properties of one to seven units.

Apartment. We define apartment as rental properties of eight or more units.

Shallow Subsidized Large Rental. These are primarily apartments with Low Income Housing Tax Credit, and MDA Long Term Work Force Housing Program, subsidies. These units typically have rents that are modestly below market levels.

December 30, 2008

Deeply Subsidized Large Rental. These are public housing properties, or privately owned apartment properties with subsidies that pay the difference between the full rent, and the rent affordable to each resident household.

Substantially Damaged and Destroyed Where Progress Is Not Yet In Progress. This is a subset of the total number of units substantially damaged and destroyed by Hurricane Katrina. The total number of substantially damaged and destroyed units is presented in Map 1 and 3.

December 30, 2008

Mississippi Housing Recovery Data Project

Jackson County Summary

December 30, 2008

December 30, 2008

Exhibit 1. Census Bureau Summary Data for Jackson County, MS

Population	Jackson	Mississippi
Population, 2006 estimate	130,577	2,910,540
Population, percent change, April 1, 2000 to July 1, 2006	-0.6%	2.3%
Population, 2000	131,420	2,844,658
Persons 65 years old and over, percent, 2006	11.7%	12.1%

Household & Household Composition

Mean travel time to work (minutes), workers age 16+, 2000	23.7	24.6
Housing units, 2006	54,900	1,161,953
Homeownership rate, 2000	74.6%	72.3%
Median value of owner-occupied housing units, 2000	\$80,300	\$71,400

Housing Costs

2008 Home sales prices (Jackson County):		
Median sales price	\$139,900	
Average sales price	\$159,210	
April 2008 Two Bedroom Apartment Rent		
Median market rent	\$711	
Average market rent	\$735	

Income

Households, 2000	47,676	1,046,434
Persons per household, 2000	2.72	2.63
Median household income, 2004	\$40,418	\$31,330
Persons below poverty, percent, 2004 (a)	15.0%	19.9%

(a) Persons are classified as below poverty if their total family income or unrelated individual income was less than the poverty threshold specified for the applicable family size, age of householder, and number of related children under 18 present. The poverty thresholds are updated every year to reflect changes in the Consumer Price Index. The poverty thresholds are the same for all parts of the country. In 1999, the income threshold for a one person family under the age of 65 was \$8,667 (or \$7,990 age 65 or older); and \$11,214 for a two-member family with the householder under the age of 65 (or \$10,075 if the householder was age 65 or older).

Source: US Census Bureau State & County QuickFacts.

December 30, 2008

Exhibit 2. Population Estimates - Jackson County, MS

Population Estimates		
Data As Of	Jackson County	% of 2005 Population Estimate
July 1, 2000	131,843	98.10%
July 1, 2001	132,558	98.60%
July 1, 2002	132,470	98.60%
July 1, 2003	132,787	98.80%
July 1, 2004	134,113	99.80%
July 1, 2005	134,381	100.00%
July 1, 2006	128,109	95.30%
July 1, 2007	130,098	96.80%
July 1, 2008	132,049	98.30%
July 1, 2009	134,030	99.70%
July 1, 2010	136,041	101.20%

For the years **2000 to 2007** the population estimates are from the U.S. Census Bureau (Table 1: Annual Estimates of the Population for Counties of Mississippi: April 1, 2000 to July 1, 2007 (CO-EST2007-01-28), Population Division, U.S. Census Bureau). For the years **2008, 2009, and 2010**, a 1.5 percent annual population growth rate from the prior year is assumed. Thus, a 1.5 percent increase from the 2007 population of 130,098 is projected to be 132,049 in 2008.

December 30, 2008

Exhibit 3. Temporary Housing – Jackson County, MS

Distribution of Households in FEMA Temporary Housing	
Number of Jackson County Households in Temporary Housing	707
Jackson County Households in Temporary Housing as a % of All Households in Temporary Housing Across (3) Coastal Counties	23.9%
% of Jackson County Households in Temporary Housing Still Living in Jackson County	91.4%
Owner	59.4%
Renter	40.6%
Elderly	22.9%
Disabled	13.6%

Notes: (1) For the purpose of this analysis, a Jackson County household is a household whose damaged residence was located in Jackson County. (2) Percent elderly indicates the share of households in temporary housing with at least one elderly household member (age 60 or over). (3) Percent disabled indicates the share of households in temporary housing with at least one disabled household member.

Source: FEMA IA Global Report, August 1, 2008.

December 30, 2008

Exhibit 4. Summary Recovery Data – Jackson County, MS

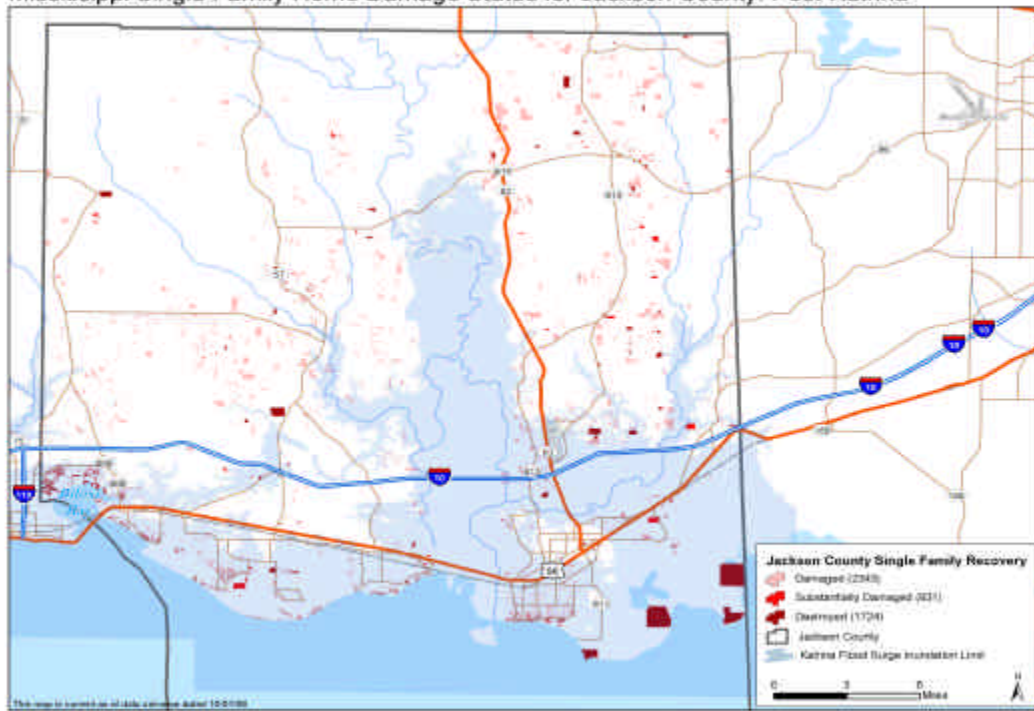
Summary Statistics for County of Jackson			
	Pre-Katrina	Post-Katrina	Current
Single Family Home Recovery			
Habitable Units ¹	35,268	32,235	33,106
% of Pre-Katrina	100%	91%	94%
Small Rental Recovery			
Habitable Units ¹	10,159	8,574	9,020
% of Pre-Katrina	100%	84%	89%
Apartment Recovery			
Habitable Units ¹	6,769	5,785	6,283
Market Rate	5,023	4,467	4,965
Shallow Subsidized	404	404	404
Deeply Subsidized	1,342	914	914
% of Pre-Katrina Units			
Total	100%	85%	93%
Market Rate	100%	89%	99%
Shallow Subsidized	100%	100%	100%
Deeply Subsidized	100%	68%	68%
Total Number of Habitable Units			
	52,196	46,594	48,409
% of Pre-Katrina			
	100%	89%	93%

1. See Appendix
2. See Appendix

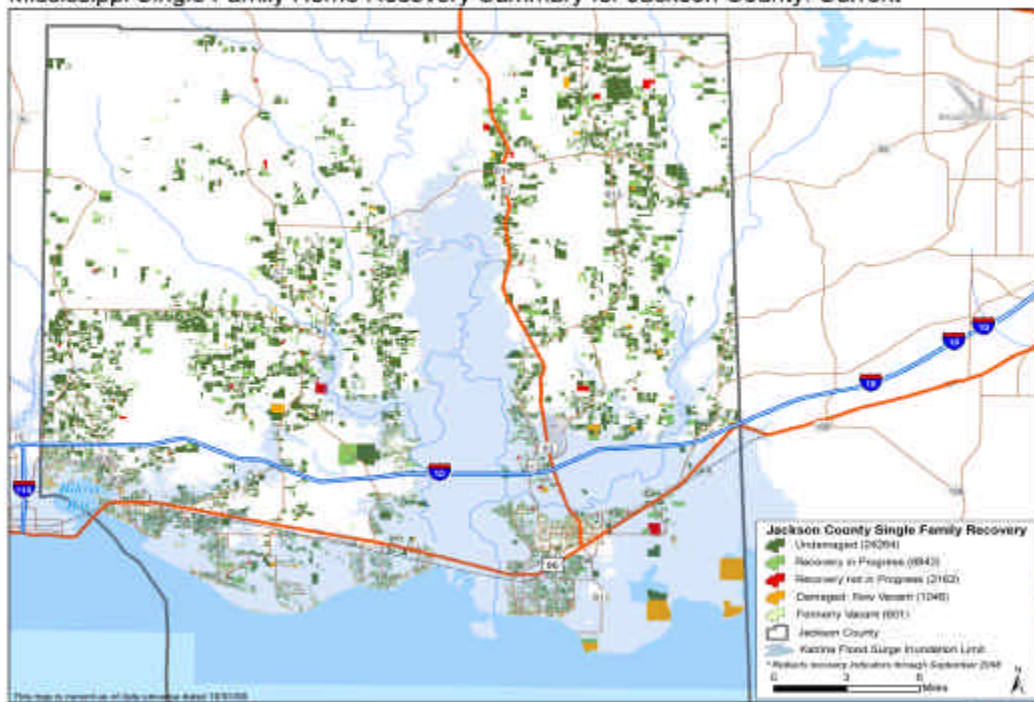
December 30, 2008

Single Family Home Damage Recovery Maps

Mississippi Single Family Home Damage Status for Jackson County: Post-Katrina



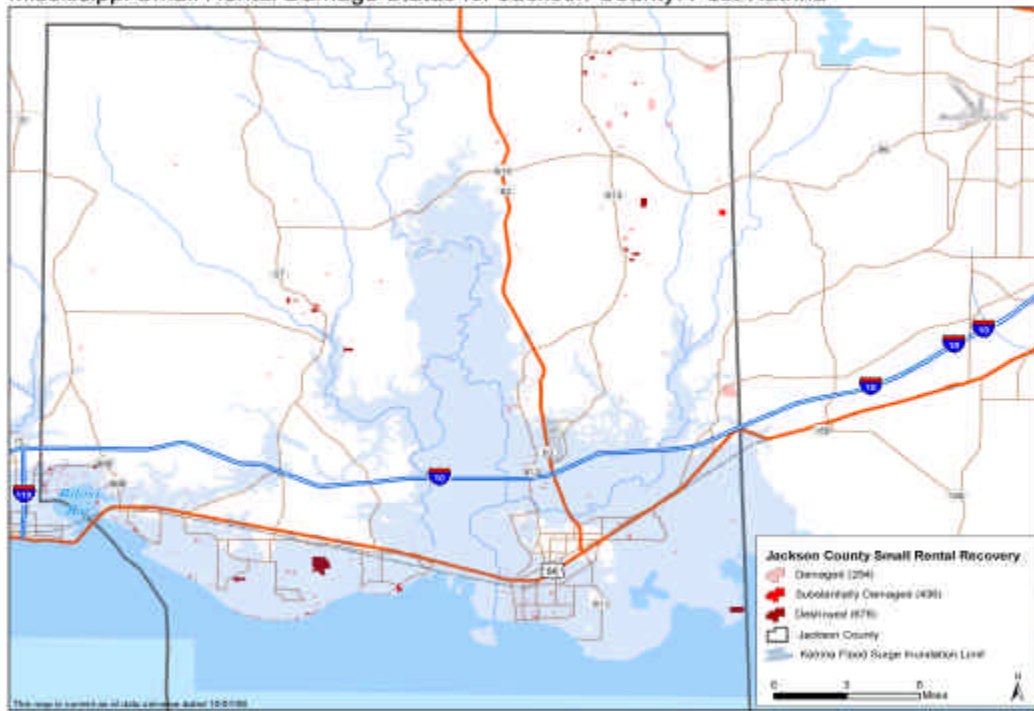
Mississippi Single Family Home Recovery Summary for Jackson County: Current



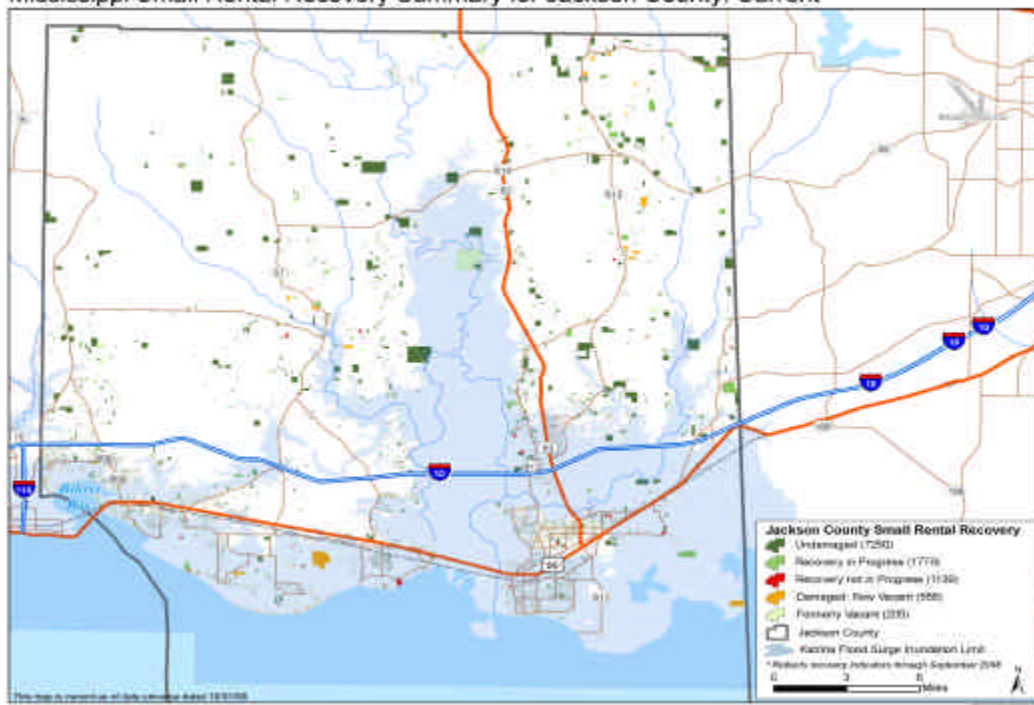
December 30, 2008

Small Rental Damage Recovery Maps

Mississippi Small Rental Damage Status for Jackson County: Post-Katrina



Mississippi Small Rental Recovery Summary for Jackson County: Current



December 30, 2008

Explanatory Appendix

Population. We provide population estimates at various points in time, so that readers can judge the level of housing recovery that may be needed in relation to population recovery. Population levels through 2007 are Census Bureau estimates. Population levels from 2008 forward are Housing Data Project Team estimates based on Census Bureau projections for the county.

Habitable Units. We estimated which units were habitable based on data from real estate tax assessments, review of aerial photographs, Katrina damage estimates, building permits, MDA awards, and Low Income Housing Tax Credit awards.

2008 Home Sales Prices. From National Association of Realtors, 2008 sales through September 23.

April 2008 Two Bedroom Apartment Rent. From W. S. Loper & Associates, Apartment Survey for Gulf Regional Planning Commission (draft)

Katrina Damage. We used the FEMA definitions of “substantially damaged” or “destroyed”, for purposes of the Housing Recovery Summary.

Small Rental. We define small rental properties as rental units in properties of one to seven units.

Large Rental. We define large rental properties as rental units in properties of eight or more units.

Shallow Subsidized Large Rental. These are primarily apartments with Low Income Housing Tax Credit, and MDA Long Term Work Force Housing Program, subsidies. These units typically have rents that are modestly below market levels.

Deeply Subsidized Large Rental. These are public housing properties, or privately owned apartment properties with subsidies that pay the difference between the full rent, and the rent affordable to each resident household.

December 30, 2008

Mississippi Housing Recovery Data Project

City of Gautier Summary

December 30, 2008

December 30, 2008

Exhibit 1. Census Bureau Summary Data for Gautier, MS

Population	Gautier	Mississippi
Population, 2006 estimate	N/A	2,910,540
Population, percent change, April 1, 2000 to July 1, 2006	N/A	2.3%
Population, 2000	11,681	2,844,658
Persons 65 years old and over, percent, 2000	8.3%	12.1%

Household & Household Composition

Mean travel time to work (minutes), workers age 16+, 2000	23.3	24.6
Housing units, 2000	4,645	1,161,953
Homeownership rate, 2000	70.0%	72.3%
Median value of owner-occupied housing units, 2000	\$85,100	\$71,400

Housing Costs

2008 Home sales prices (Jackson County):		
Median sales price	\$139,900	
Average sales price	\$159,210	
April 2008 Two Bedroom Apartment Rent		
Median market rent	\$711	
Average market rent	\$735	

Income

Households, 2000	4,260	1,046,434
Persons per household, 2000	2.73	2.63
Median household income, 1999	\$41,244	\$31,330
Persons below poverty, percent, 1999 (a)	17.3%	19.9%

(a) Persons are classified as below poverty if their total family income or unrelated individual income was less than the poverty threshold specified for the applicable family size, age of householder, and number of related children under 18 present. The poverty thresholds are updated every year to reflect changes in the Consumer Price Index. The poverty thresholds are the same for all parts of the country. In 1999, the income threshold for a one person family under the age of 65 was \$8,667 (or \$7,990 age 65 or older); and \$11,214 for a two-member family with the householder under the age of 65 (or \$10,075 if the householder was age 65 or older).

Source: US Census Bureau State & County QuickFacts.

December 30, 2008

Exhibit 2. Population Estimates - Jackson County, MS

Population Estimates		
Data As Of	Jackson County	% of 2005 Population Estimate
July 1, 2000	131,843	98.10%
July 1, 2001	132,558	98.60%
July 1, 2002	132,470	98.60%
July 1, 2003	132,787	98.80%
July 1, 2004	134,113	99.80%
July 1, 2005	134,381	100.00%
July 1, 2006	128,109	95.30%
July 1, 2007	130,098	96.80%
July 1, 2008	132,049	98.30%
July 1, 2009	134,030	99.70%
July 1, 2010	136,041	101.20%

For the years **2000 to 2007** the population estimates are from the U.S. Census Bureau (Table 1: Annual Estimates of the Population for Counties of Mississippi: April 1, 2000 to July 1, 2007 (CO-EST2007-01-28), Population Division, U.S. Census Bureau). For the years **2008, 2009, and 2010**, a 1.5 percent annual population growth rate from the prior year is assumed. Thus, a 1.5 percent increase from the 2007 population of 130,098 is projected to be 132,049 in 2008.

December 30, 2008

Exhibit 3. Temporary Housing - Gautier, MS

Distribution of Households in FEMA Temporary Housing	
Number of Gautier Households in Temporary Housing	100
Gautier Households in Temporary Housing as a % of All Households in Temporary Housing Across (3) Coastal Counties	3.4%
% of Gautier Households in Temporary Housing Still Living in Gautier	87.0%
Owner	60.0%
Renter	40.0%
Elderly	20.0%
Disabled	14.0%

Notes: (1) For the purpose of this analysis, a Gautier household is a household whose damaged residence was located in Gautier. (2) Percent elderly indicates the share of households in temporary housing with at least one elderly household member (age 60 or over). (3) Percent disabled indicates the share of households in temporary housing with at least one disabled household member.

Source: FEMA IA Global Report, August 1, 2008.

December 30, 2008

Exhibit 4. Summary Recovery Data – Gautier, MS

Summary Statistics for City of Gautier			
	Pre-Katrina	Post-Katrina	Current
Single Family Home Recovery			
Habitable Units ¹	2,761	2,523	2,600
% of Pre-Katrina	100%	91%	94%
Small Rental Recovery			
Habitable Units ¹	862	779	802
% of Pre-Katrina	100%	90%	93%
Apartment Recovery			
Habitable Units ¹	997	897	897
Market Rate	685	585	585
Shallow Subsidized	88	88	88
Deeply Subsidized	224	224	224
% of Pre-Katrina Units			
Total	100%	90%	90%
Market Rate	100%	85%	85%
Shallow Subsidized	100%	100%	100%
Deeply Subsidized	100%	100%	100%
Total Number of Habitable Units			
	4,620	4,199	4,299
% of Pre-Katrina	100%	91%	93%

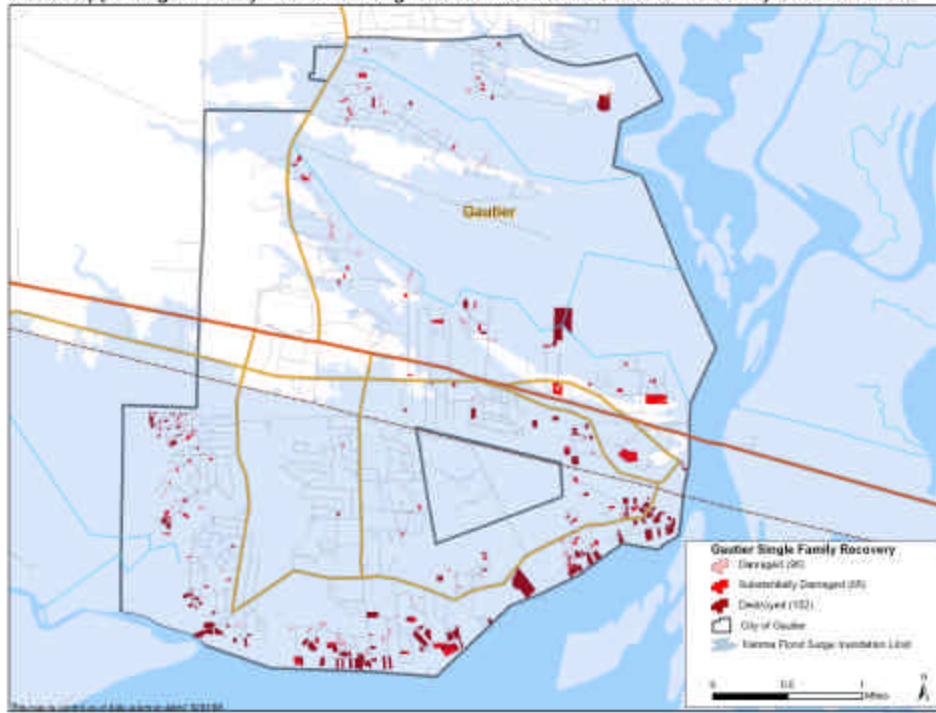
1. See Appendix

2. See Appendix

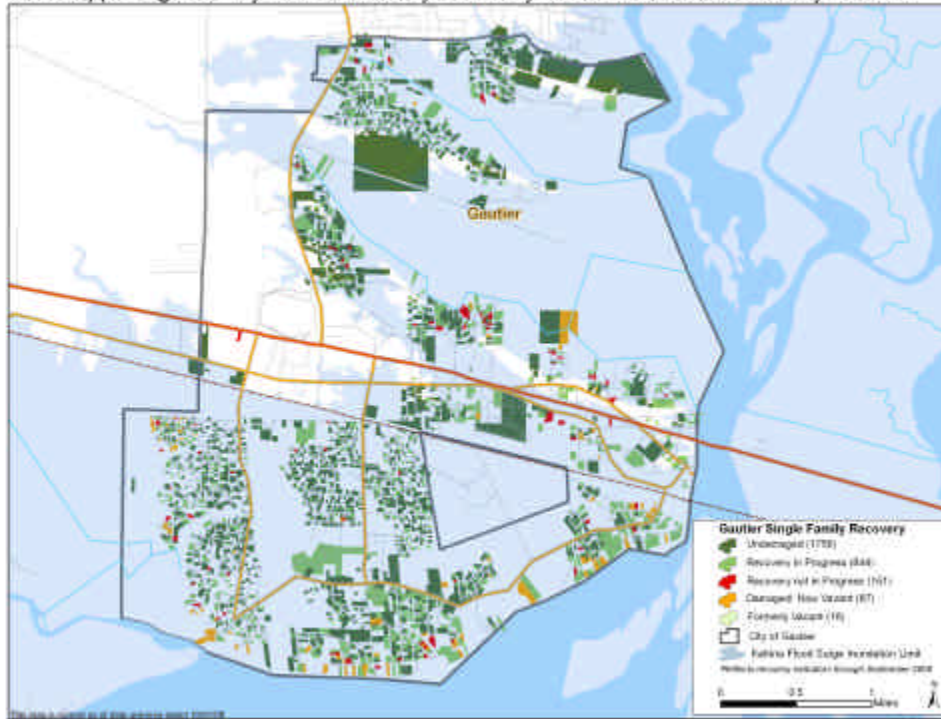
December 30, 2008

Single Family Home Damage Recovery Maps

Mississippi Single Family Home Damage Status for Gautier, Jackson County: Post-Katrina



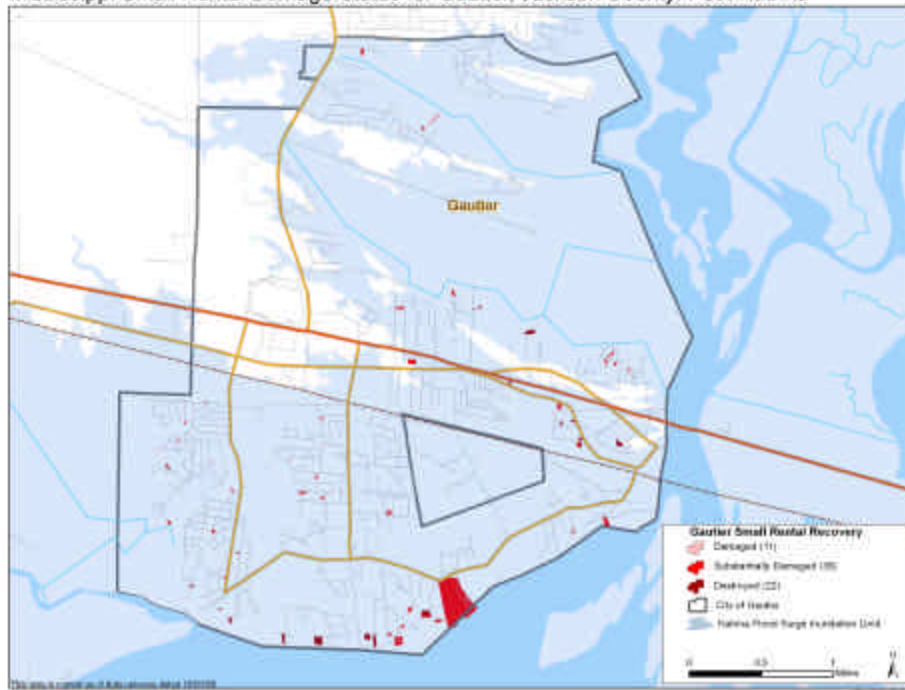
Mississippi Single Family Home Recovery Summary for Gautier, Jackson County: Current



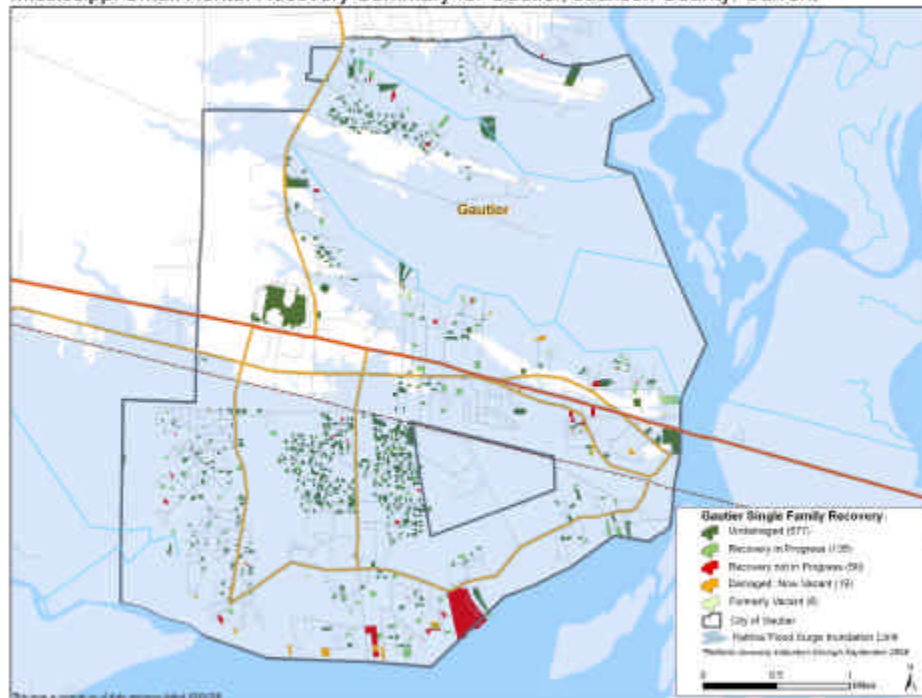
December 30, 2008

Small Rental Damage Recovery Maps

Mississippi Small Rental Damage Status for Gautier, Jackson County: Post-Katrina



Mississippi Small Rental Recovery Summary for Gautier, Jackson County: Current



December 30, 2008

Explanatory Appendix

Population. We provide population estimates at various points in time, so that readers can judge the level of housing recovery that may be needed in relation to population recovery. Population levels through 2007 are Census Bureau estimates. Population levels from 2008 forward are Housing Data Project Team estimates based on Census Bureau projections for the county.

Habitable Units. We estimated which units were habitable based on data from real estate tax assessments, review of aerial photographs, Katrina damage estimates, building permits, MDA awards, and Low Income Housing Tax Credit awards.

Habitable Units (Exhibit 4). Habitable units include units which did not sustain any damage from Hurricane Katrina and units which sustained minor damage.

2008 Home Sales Prices. From National Association of Realtors, 2008 sales through September 23.

April 2008 Two Bedroom Apartment Rent. From W. S. Loper & Associates, Apartment Survey for Gulf Regional Planning Commission (draft)

Katrina Damage. We used the FEMA definitions of “substantially damaged” or “destroyed”, for purposes of the Housing Recovery Summary.

Small Rental. We define small rental properties as rental units in properties of one to seven units.

Apartment. We define apartment as rental properties of eight or more units.

Shallow Subsidized Large Rental. These are primarily apartments with Low Income Housing Tax Credit, and MDA Long Term Work Force Housing Program, subsidies. These units typically have rents that are modestly below market levels.

December 30, 2008

Deeply Subsidized Large Rental. These are public housing properties, or privately owned apartment properties with subsidies that pay the difference between the full rent, and the rent affordable to each resident household.

Substantially Damaged and Destroyed Where Progress Is Not Yet In Progress. This is a subset of the total number of units substantially damaged and destroyed by Hurricane Katrina. The total number of substantially damaged and destroyed units is presented in Map 1 and 3.

December 30, 2008

Mississippi Housing Recovery Data Project

City of Moss Point Summary

December 30, 2008

December 30, 2008

Exhibit 1. Census Bureau Summary Data for Moss Point, MS

Population	Moss Point	Mississippi
Population, 2006 estimate	N/A	2,910,540
Population, percent change, April 1, 2000 to July 1, 2006	N/A	2.3%
Population, 2000	15,851	2,844,658
Persons 65 years old and over, percent, 2000	12.6%	12.1%

Household & Household Composition

Mean travel time to work (minutes), workers age 16+, 2000	22.4	24.6
Housing units, 2000	6,269	1,161,953
Homeownership rate, 2000	74.2%	72.3%
Median value of owner-occupied housing units, 2000	\$58,900	\$71,400

Housing Costs

2008 Home sales prices (Jackson County):		
Median sales price	\$139,900	
Average sales price	\$159,210	
April 2008 Two Bedroom Apartment Rent		
Median market rent	\$711	
Average market rent	\$735	

Income

Households, 2000	5,714	1,046,434
Persons per household, 2000	2.75	2.63
Median household income, 1999	\$32,075	\$31,330
Persons below poverty, percent, 1999 (a)	17.8%	19.9%

(a) Persons are classified as below poverty if their total family income or unrelated individual income was less than the poverty threshold specified for the applicable family size, age of householder, and number of related children under 18 present. The poverty thresholds are updated every year to reflect changes in the Consumer Price Index. The poverty thresholds are the same for all parts of the country. In 1999, the income threshold for a one person family under the age of 65 was \$8,667 (or \$7,990 age 65 or older); and \$11,214 for a two-member family with the householder under the age of 65 (or \$10,075 if the householder was age 65 or older).

Source: US Census Bureau State & County QuickFacts.

December 30, 2008

Exhibit 2. Population Estimates - Jackson County, MS

Population Estimates		
Data As Of	Jackson County	% of 2005 Population Estimate
July 1, 2000	131,843	98.10%
July 1, 2001	132,558	98.60%
July 1, 2002	132,470	98.60%
July 1, 2003	132,787	98.80%
July 1, 2004	134,113	99.80%
July 1, 2005	134,381	100.00%
July 1, 2006	128,109	95.30%
July 1, 2007	130,098	96.80%
July 1, 2008	132,049	98.30%
July 1, 2009	134,030	99.70%
July 1, 2010	136,041	101.20%

For the years **2000 to 2007** the population estimates are from the U.S. Census Bureau (Table 1: Annual Estimates of the Population for Counties of Mississippi: April 1, 2000 to July 1, 2007 (CO-EST2007-01-28), Population Division, U.S. Census Bureau). For the years **2008, 2009, and 2010**, a 1.5 percent annual population growth rate from the prior year is assumed. Thus, a 1.5 percent increase from the 2007 population of 130,098 is projected to be 133,760 in 2008.

December 30, 2008

Exhibit 3. Temporary Housing – Moss Point, MS

Distribution of Households in FEMA Temporary Housing	
Number of Moss Point Households in Temporary Housing	157
Moss Point Households in Temporary Housing as a % of All Households in Temporary Housing Across (3) Coastal Counties	5.3%
% of Moss Point Households in Temporary Housing Still Living in Moss Point	82.2%
Owner	63.1%
Renter	36.9%
Elderly	24.8%
Disabled	12.1%

Notes: (1) For the purpose of this analysis, a Moss Point household is a household whose damaged residence was located in Moss Point. (2) Percent elderly indicates the share of households in temporary housing with at least one elderly household member (age 60 or over). (3) Percent disabled indicates the share of households in temporary housing with at least one disabled household member.

Source: FEMA IA Global Report, August 1, 2008.

December 30, 2008

Exhibit 4. Summary Recovery Data – Moss Point, MS

Summary Statistics for City of Moss Point			
	Pre-Katrina	Post-Katrina	Current
Single Family Home Recovery			
Habitable Units ¹	3,888	3,593	3,640
% of Pre-Katrina	100%	92%	94%
Small Rental Recovery			
Habitable Units ¹	1,837	1,579	1,604
% of Pre-Katrina	100%	86%	87%
Apartment Recovery			
Habitable Units ¹	344	334	334
Market Rate	212	202	202
Shallow Subsidized	0	0	0
Deeply Subsidized	132	132	132
% of Pre-Katrina Units			
Total	100%	97%	97%
Market Rate	100%	95%	95%
Shallow Subsidized	N/A	N/A	N/A
Deeply Subsidized	100%	100%	100%
Total Number of Habitable Units			
	6,069	5,506	5,578
% of Pre-Katrina			
	100%	91%	92%

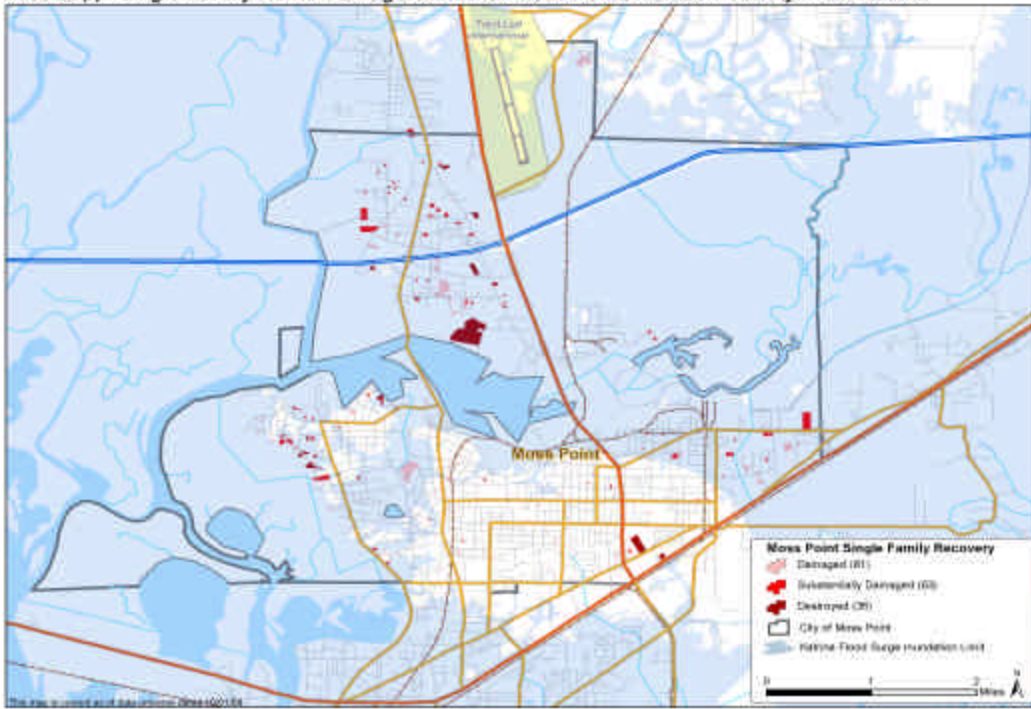
1. See Appendix

2. See Appendix

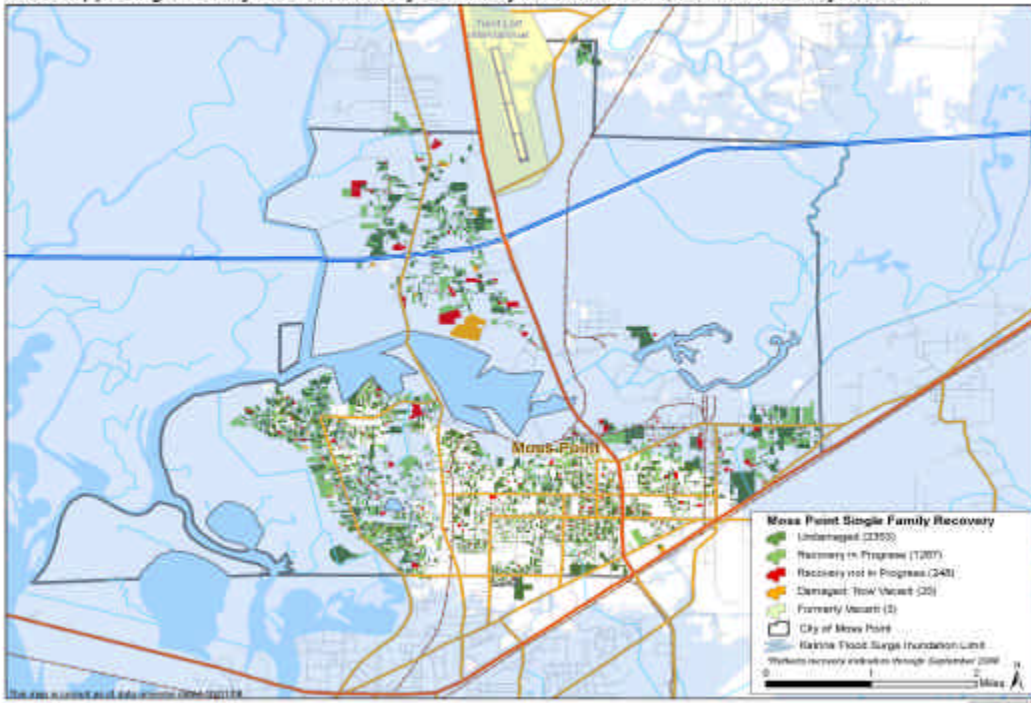
December 30, 2008

Single Family Home Damage Recovery Maps

Mississippi Single Family Home Damage Status for Moss Point, Harrison County: Post-Katrina



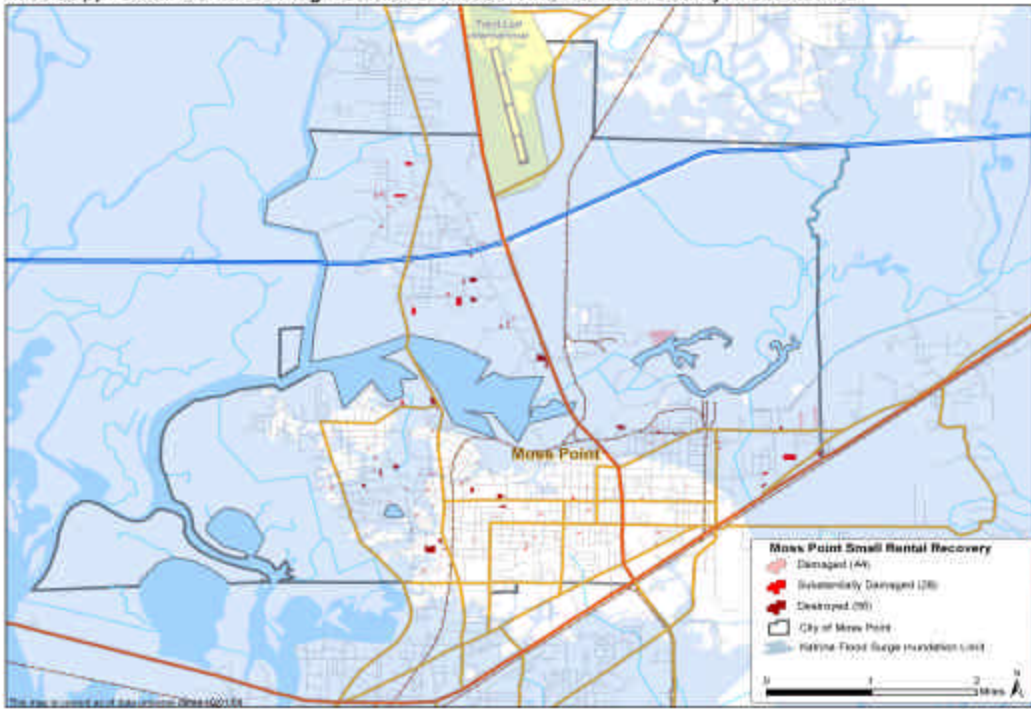
Mississippi Single Family Home Recovery Summary for Moss Point, Harrison County: Current



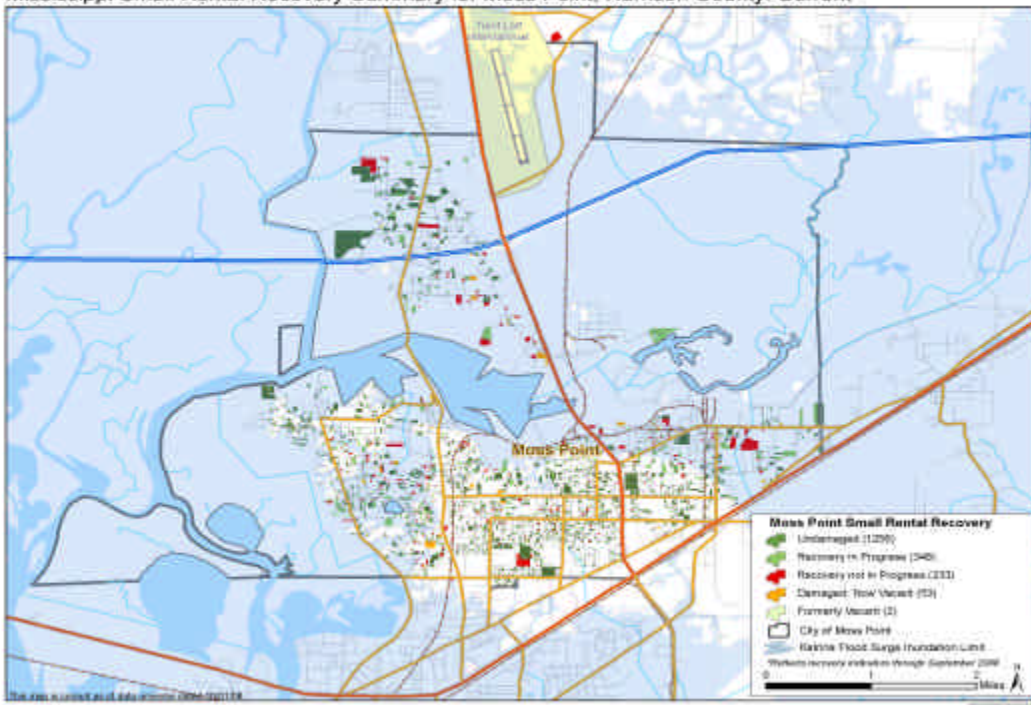
December 30, 2008

Small Rental Damage Recovery Maps

Mississippi Small Rental Damage Status for Moss Point, Harrison County, Post-Katrina



Mississippi Small Rental Recovery Summary for Moss Point, Harrison County: Current



December 30, 2008

Explanatory Appendix

Population. We provide population estimates at various points in time, so that readers can judge the level of housing recovery that may be needed in relation to population recovery. Population levels through 2007 are Census Bureau estimates. Population levels from 2008 forward are Housing Data Project Team estimates based on Census Bureau projections for the county.

Habitable Units. We estimated which units were habitable based on data from real estate tax assessments, review of aerial photographs, Katrina damage estimates, building permits, MDA awards, and Low Income Housing Tax Credit awards.

Habitable Units (Exhibit 4). Habitable units include units which did not sustain any damage from Hurricane Katrina and units which sustained minor damage.

2008 Home Sales Prices. From National Association of Realtors, 2008 sales through September 23.

April 2008 Two Bedroom Apartment Rent. From W. S. Loper & Associates, Apartment Survey for Gulf Regional Planning Commission (draft)

Katrina Damage. We used the FEMA definitions of “substantially damaged” or “destroyed”, for purposes of the Housing Recovery Summary.

Small Rental. We define small rental properties as rental units in properties of one to seven units.

Apartment. We define apartment as rental properties of eight or more units.

Shallow Subsidized Large Rental. These are primarily apartments with Low Income Housing Tax Credit, and MDA Long Term Work Force Housing Program, subsidies. These units typically have rents that are modestly below market levels.

December 30, 2008

Deeply Subsidized Large Rental. These are public housing properties, or privately owned apartment properties with subsidies that pay the difference between the full rent, and the rent affordable to each resident household.

Substantially Damaged and Destroyed Where Progress Is Not Yet In Progress. This is a subset of the total number of units substantially damaged and destroyed by Hurricane Katrina. The total number of substantially damaged and destroyed units is presented in Map 1 and 3.

December 30, 2008

Mississippi Housing Recovery Data Project

City of Ocean Springs Summary

December 30, 2008

December 30, 2008

Exhibit 1. Census Bureau Summary Data for Ocean Springs, MS

Population	Ocean Springs	Mississippi
Population, 2006 estimate	N/A	2,910,540
Population, percent change, April 1, 2000 to July 1, 2006	N/A	2.3%
Population, 2000	17,225	2,844,658
Persons 65 years old and over, percent, 2000	12.5%	12.1%

Household & Household Composition

Mean travel time to work (minutes), workers age 16+, 2000	21.4	24.6
Housing units, 2000	7,092	1,161,953
Homeownership rate, 2000	72.2%	72.3%
Median value of owner-occupied housing units, 2000	\$98,900	\$71,400

Housing Costs

2008 Home sales prices (Jackson County):		
Median sales price	\$139,900	
Average sales price	\$159,210	
April 2008 Two Bedroom Apartment Rent		
Median market rent	\$861	
Average market rent	\$834	

Income

Households, 2000	6,650	1,046,434
Persons per household, 2000	2.56	2.63
Median household income, 1999	\$45,885	\$31,330
Persons below poverty, percent, 1999 (a)	5.3%	19.9%

(a) Persons are classified as below poverty if their total family income or unrelated individual income was less than the poverty threshold specified for the applicable family size, age of householder, and number of related children under 18 present. The poverty thresholds are updated every year to reflect changes in the Consumer Price Index. The poverty thresholds are the same for all parts of the country. In 1999, the income threshold for a one person family under the age of 65 was \$8,667 (or \$7,990 age 65 or older); and \$11,214 for a two-member family with the householder under the age of 65 (or \$10,075 if the householder was age 65 or older).

Source: US Census Bureau State & County QuickFacts.

December 30, 2008

Exhibit 2. Population Estimates - Jackson County, MS

Population Estimates		
Data As Of	Jackson County	% of 2005 Population Estimate
July 1, 2000	131,843	98.10%
July 1, 2001	132,558	98.60%
July 1, 2002	132,470	98.60%
July 1, 2003	132,787	98.80%
July 1, 2004	134,113	99.80%
July 1, 2005	134,381	100.00%
July 1, 2006	128,109	95.30%
July 1, 2007	130,098	96.80%
July 1, 2008	132,049	98.30%
July 1, 2009	134,030	99.70%
July 1, 2010	136,041	101.20%

For the years **2000 to 2007** the population estimates are from the U.S. Census Bureau (Table 1: Annual Estimates of the Population for Counties of Mississippi: April 1, 2000 to July 1, 2007 (CO-EST2007-01-28), Population Division, U.S. Census Bureau). For the years **2008, 2009, and 2010**, a 1.5 percent annual population growth rate from the prior year is assumed. Thus, a 1.5 percent increase from the 2007 population of 130,098 is projected to be 133,760 in 2008.

December 30, 2008

Exhibit 3. Temporary Housing – Ocean Springs, MS

Distribution of Households in FEMA Temporary Housing	
Number of Ocean Springs Households in Temporary Housing	137
Ocean Springs Households in Temporary Housing as a % of All Households in Temporary Housing Across (3) Coastal Counties	4.6%
% of Ocean Springs Households in Temporary Housing Still Living in Ocean Springs	64.2%
Owner	61.3%
Renter	38.7%
Elderly	21.2%
Disabled	16.1%

Notes: (1) For the purpose of this analysis, an Ocean Springs household is a household whose damaged residence was located in Ocean Springs. (2) Percent elderly indicates the share of households in temporary housing with at least one elderly household member (age 60 or over). (3) Percent disabled indicates the share of households in temporary housing with at least one disabled household member.

Source: FEMA IA Global Report, August 1, 2008.

December 30, 2008

Exhibit 4. Summary Recovery Data – Ocean Springs, MS

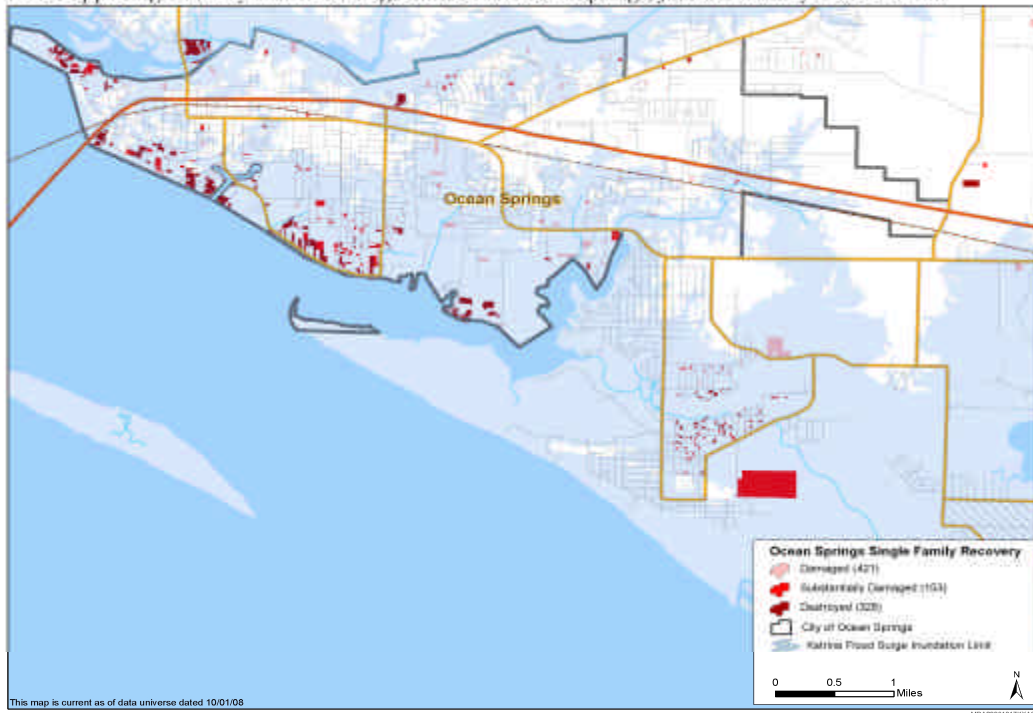
Summary Statistics for City of Ocean Springs			
	Pre-Katrina	Post-Katrina	Current
Single Family Home Recovery			
Habitable Units ¹	6,148	5,614	5,761
% of Pre-Katrina	100%	91%	94%
Small Rental Recovery			
Habitable Units ¹	1,323	1,232	1,265
% of Pre-Katrina	100%	93%	96%
Apartment Recovery			
Habitable Units ¹	1,053	704	886
Market Rate	805	456	638
Shallow Subsidized	0	0	0
Deeply Subsidized	248	248	248
% of Pre-Katrina Units			
Total	100%	67%	84%
Market Rate	100%	57%	79%
Shallow Subsidized	N/A	N/A	N/A
Deeply Subsidized	100%	100%	100%
Total Number of Habitable Units			
	8,524	7,550	7,912
% of Pre-Katrina			
	100%	89%	93%

1. See Appendix
2. See Appendix

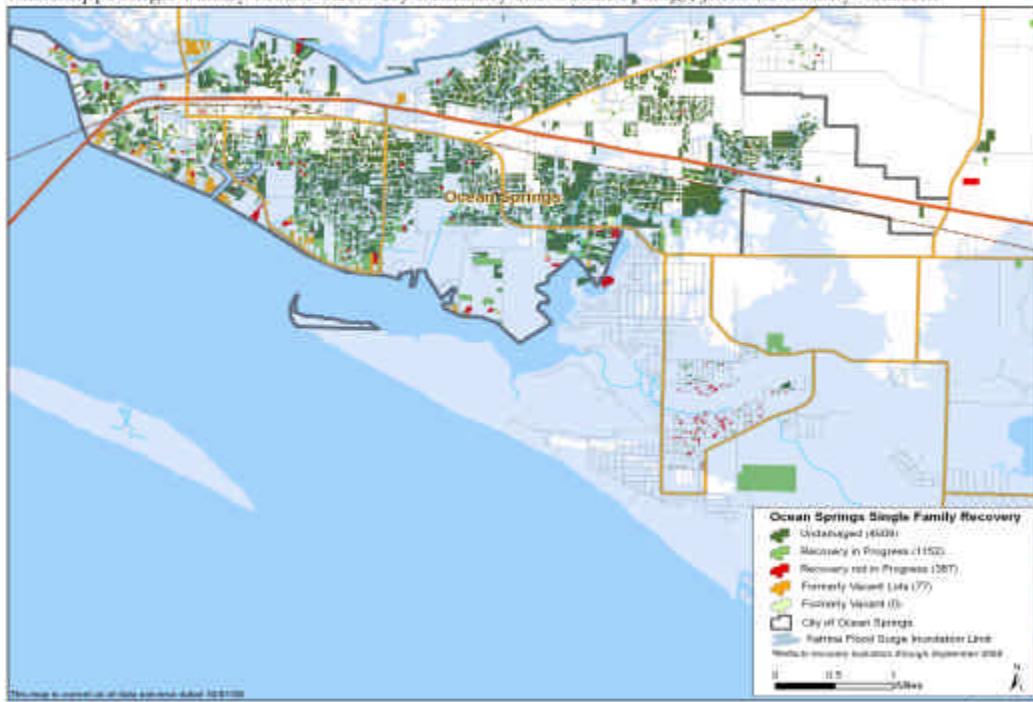
December 30, 2008

Single Family Home Damage Recovery Maps

Mississippi Single Family Home Damage Status for Ocean Springs, Jackson County: Post-Katrina



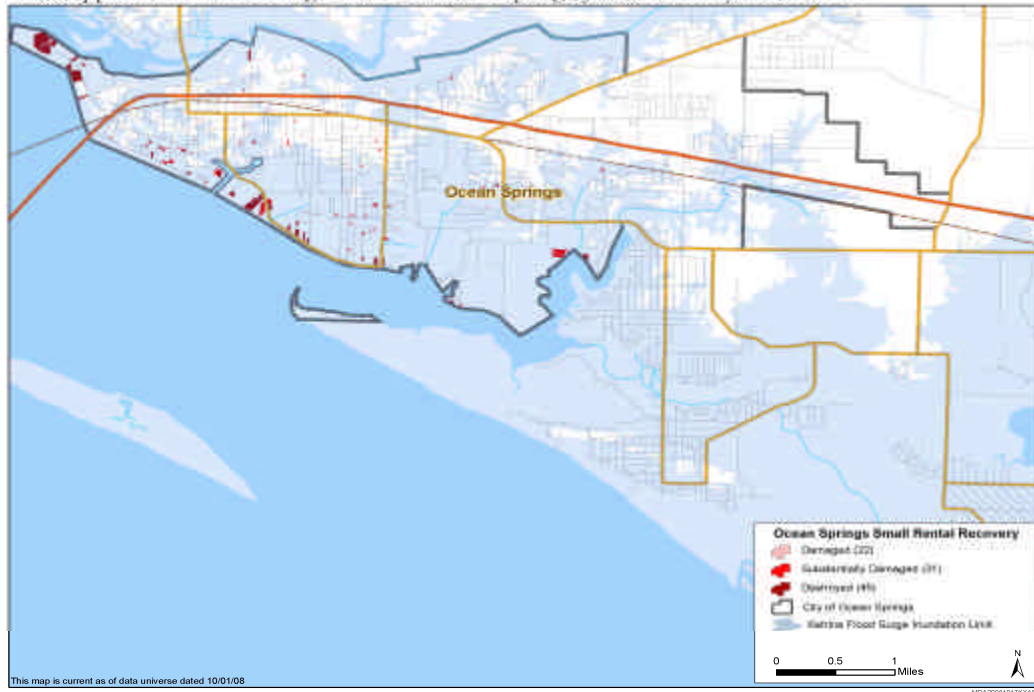
Mississippi Single Family Home Recovery Summary for Ocean Springs, Jackson County: Current



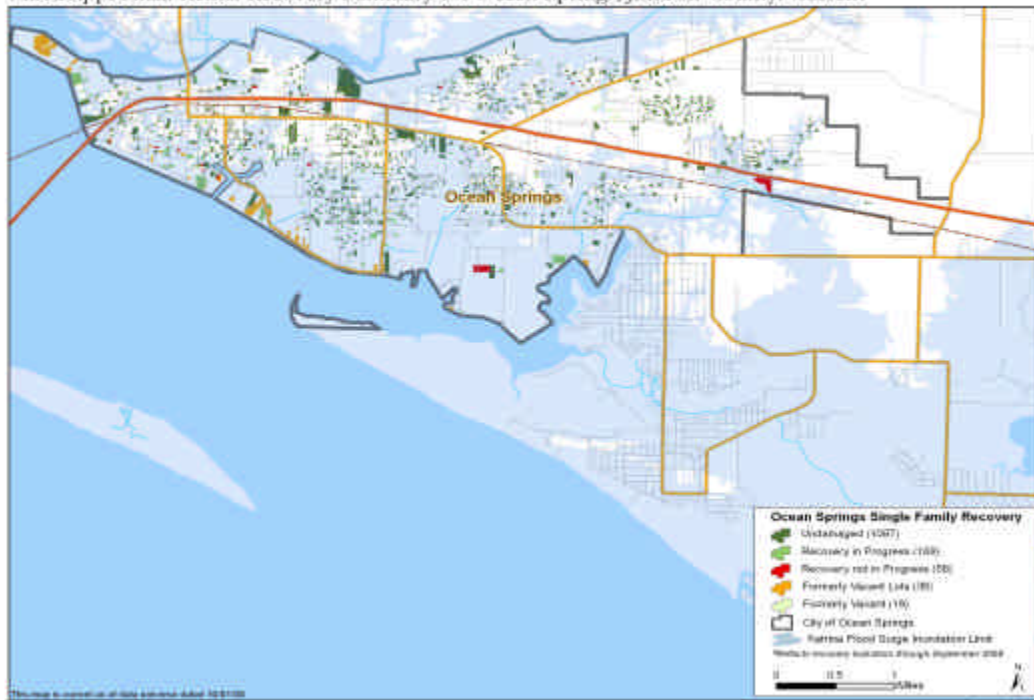
December 30, 2008

Small Rental Damage Recovery Maps

Mississippi Small Rental Damage Status for Ocean Springs, Jackson County: Post-Katrina



Mississippi Small Rental Recovery Summary for Ocean Springs, Jackson County: Current



December 30, 2008

Explanatory Appendix

Population. We provide population estimates at various points in time, so that readers can judge the level of housing recovery that may be needed in relation to population recovery. Population levels through 2007 are Census Bureau estimates. Population levels from 2008 forward are Housing Data Project Team estimates based on Census Bureau projections for the county.

Habitable Units. We estimated which units were habitable based on data from real estate tax assessments, review of aerial photographs, Katrina damage estimates, building permits, MDA awards, and Low Income Housing Tax Credit awards.

Habitable Units (Exhibit 4). Habitable units include units which did not sustain any damage from Hurricane Katrina and units which sustained minor damage.

2008 Home Sales Prices. From National Association of Realtors, 2008 sales through September 23.

April 2008 Two Bedroom Apartment Rent. From W. S. Loper & Associates, Apartment Survey for Gulf Regional Planning Commission (draft)

Katrina Damage. We used the FEMA definitions of “substantially damaged” or “destroyed”, for purposes of the Housing Recovery Summary.

Small Rental. We define small rental properties as rental units in properties of one to seven units.

Apartment. We define apartment as rental properties of eight or more units.

Shallow Subsidized Large Rental. These are primarily apartments with Low Income Housing Tax Credit, and MDA Long Term Work Force Housing Program, subsidies. These units typically have rents that are modestly below market levels.

December 30, 2008

Deeply Subsidized Large Rental. These are public housing properties, or privately owned apartment properties with subsidies that pay the difference between the full rent, and the rent affordable to each resident household.

Substantially Damaged and Destroyed Where Progress Is Not Yet In Progress. This is a subset of the total number of units substantially damaged and destroyed by Hurricane Katrina. The total number of substantially damaged and destroyed units is presented in Map 1 and 3.

December 30, 2008

Mississippi Housing Recovery Data Project

City of Pascagoula Summary

December 30, 2008

December 30, 2008

Exhibit 1. Census Bureau Summary Data for Pascagoula, MS

Population	Pascagoula	Mississippi
Population, 2006 estimate	23,719	2,910,540
Population, percent change, April 1, 2000 to July 1, 2006	-9.5%	2.3%
Population, 2000	26,200	2,844,658
Persons 65 years old and over, percent, 2000	11.9%	12.1%

Household & Household Composition

Mean travel time to work (minutes), workers age 16+, 2000	18.1	24.6
Housing units, 2000	10,931	1,161,953
Homeownership rate, 2000	56.8%	72.3%
Median value of owner-occupied housing units, 2000	\$69,000	\$71,400

Housing Costs

2008 Home sales prices (Jackson County):		
Median sales price	\$139,900	
Average sales price	\$159,210	
April 2008 Two Bedroom Apartment Rent		
Median market rent	\$666	
Average market rent	\$690	

Income

Households, 2000	9,878	1,046,434
Persons per household, 2000	2.52	2.63
Median household income, 1999	\$32,042	\$31,330
Persons below poverty, percent, 1999 (a)	20.7%	19.9%

(a) Persons are classified as below poverty if their total family income or unrelated individual income was less than the poverty threshold specified for the applicable family size, age of householder, and number of related children under 18 present. The poverty thresholds are updated every year to reflect changes in the Consumer Price Index. The poverty thresholds are the same for all parts of the country. In 1999, the income threshold for a one person family under the age of 65 was \$8,667 (or \$7,990 age 65 or older); and \$11,214 for a two-member family with the householder under the age of 65 (or \$10,075 if the householder was age 65 or older).

Source: US Census Bureau State & County QuickFacts.

December 30, 2008

Exhibit 2. Population Estimates - Jackson County, MS

Population Estimates		
Data As Of	Jackson County	% of 2005 Population Estimate
July 1, 2000	131,843	98.10%
July 1, 2001	132,558	98.60%
July 1, 2002	132,470	98.60%
July 1, 2003	132,787	98.80%
July 1, 2004	134,113	99.80%
July 1, 2005	134,381	100.00%
July 1, 2006	128,109	95.30%
July 1, 2007	130,098	96.80%
July 1, 2008	132,049	98.30%
July 1, 2009	134,030	99.70%
July 1, 2010	136,041	101.20%

For the years **2000 to 2007** the population estimates are from the U.S. Census Bureau (Table 1: Annual Estimates of the Population for Counties of Mississippi: April 1, 2000 to July 1, 2007 (CO-EST2007-01-28), Population Division, U.S. Census Bureau). For the years **2008, 2009, and 2010**, a 1.5 percent annual population growth rate from the prior year is assumed. Thus, a 1.5 percent increase from the 2007 population of 130,098 is projected to be 132,049 in 2008.

December 30, 2008

Exhibit 3. Temporary Housing – Pascagoula, MS

Distribution of Households in FEMA Temporary Housing	
Number of Pascagoula Households in Temporary Housing	265
Pascagoula Households in Temporary Housing as a % of All Households in Temporary Housing Across (3) Coastal Counties	9.0%
% of Pascagoula Households in Temporary Housing Still Living in Pascagoula	67.2%
Owner	54.7%
Renter	45.3%
Elderly	23.4%
Disabled	12.1%

Notes: (1) For the purpose of this analysis, a Pascagoula household is a household whose damaged residence was located in Pascagoula. (2) Percent elderly indicates the share of households in temporary housing with at least one elderly household member (age 60 or over). (3) Percent disabled indicates the share of households in temporary housing with at least one disabled household member.

Source: FEMA IA Global Report, August 1, 2008.

December 30, 2008

Exhibit 4. Summary Recovery Data – Pascagoula, MS

Summary Statistics for City of Pascagoula			
	Pre-Katrina	Post-Katrina	Current
Single Family Home Recovery			
Habitable Units ¹	5,132	4,289	4,601
% of Pre-Katrina	100%	84%	90%
Small Rental Recovery			
Habitable Units ¹	1,794	1,278	1,468
% of Pre-Katrina	100%	71%	81%
Apartment Recovery			
Habitable Units ¹	3,460	2,935	2,935
Market Rate	2,438	2,341	2,341
Shallow Subsidized	316	316	316
Deeply Subsidized	706	278	278
% of Pre-Katrina Units			
Total	100%	85%	85%
Market Rate	100%	96%	96%
Shallow Subsidized	100%	100%	100%
Deeply Subsidized	100%	39%	39%
Total Number of Habitable Units			
	10,386	8,502	9,004
% of Pre-Katrina			
	100%	82%	87%

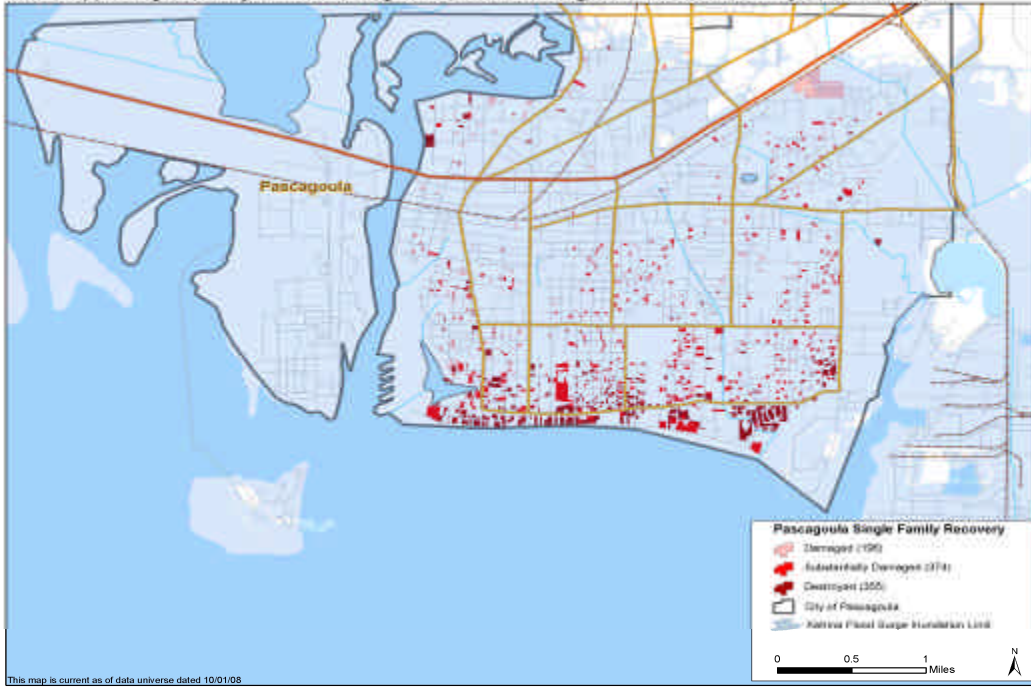
1. See Appendix

2. See Appendix

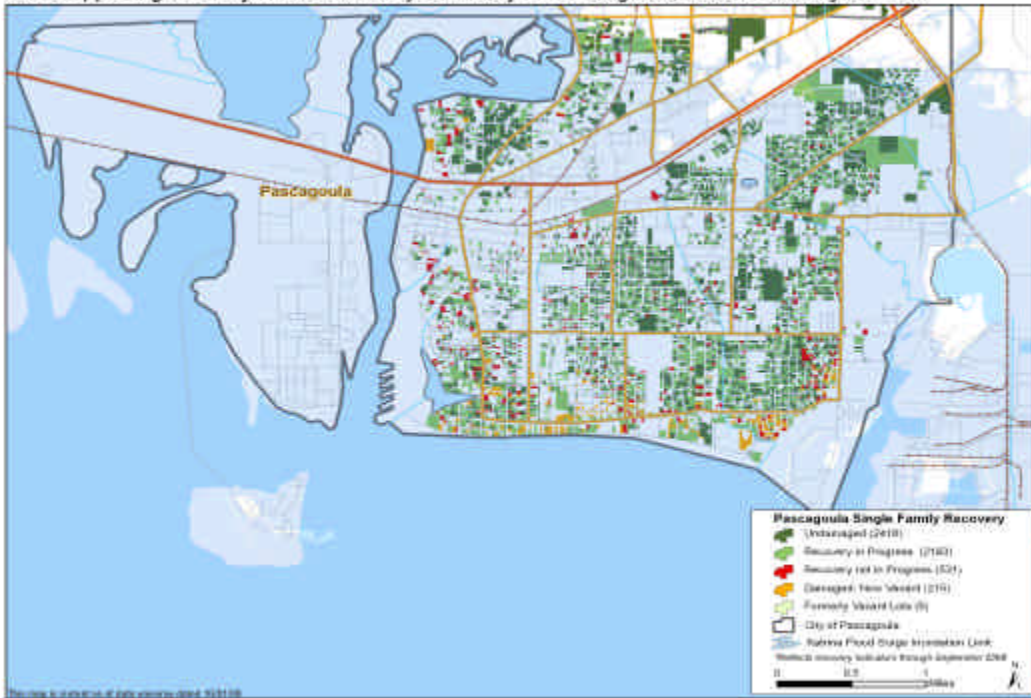
December 30, 2008

Single Family Home Damage Recovery Maps

Mississippi Single Family Home Damage Status for Pascagoula, Jackson County: Post-Katrina



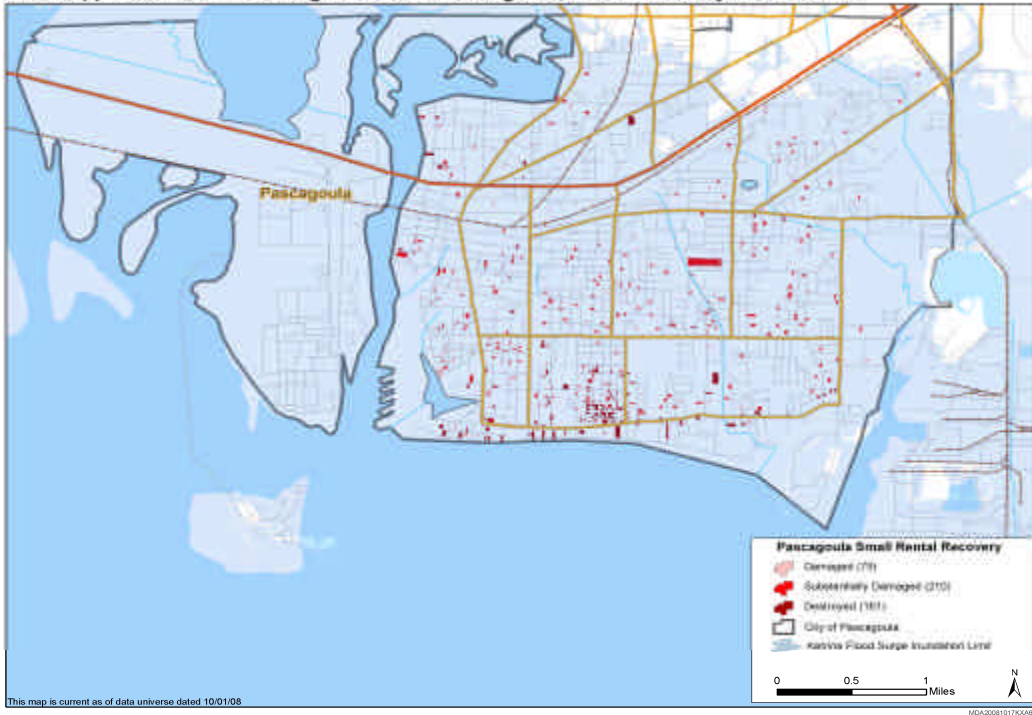
Mississippi Single Family Home Recovery Summary for Pascagoula, Jackson County: Current



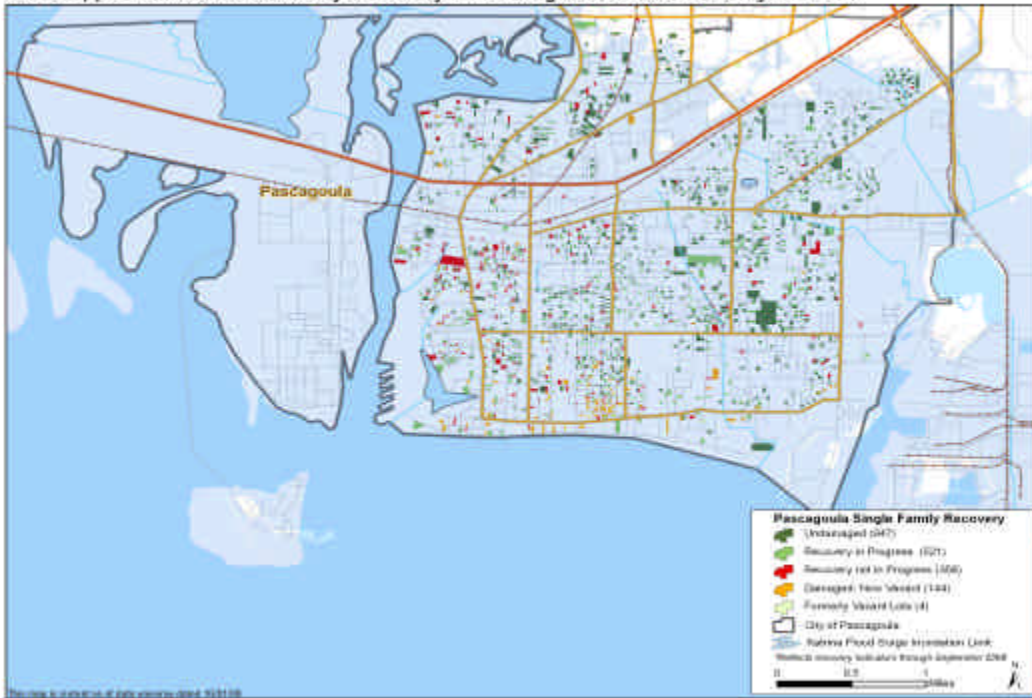
December 30, 2008

Small Rental Damage Recovery Maps

Mississippi Small Rental Damage Status for Pascagoula, Jackson County: Post-Katrina



Mississippi Small Rental Recovery Summary for Pascagoula, Jackson County: Current



December 30, 2008

Explanatory Appendix

Population. We provide population estimates at various points in time, so that readers can judge the level of housing recovery that may be needed in relation to population recovery. Population levels through 2007 are Census Bureau estimates. Population levels from 2008 forward are Housing Data Project Team estimates based on Census Bureau projections for the county.

Habitable Units. We estimated which units were habitable based on data from real estate tax assessments, review of aerial photographs, Katrina damage estimates, building permits, MDA awards, and Low Income Housing Tax Credit awards.

Habitable Units (Exhibit 4). Habitable units include units which did not sustain any damage from Hurricane Katrina and units which sustained minor damage.

2008 Home Sales Prices. From National Association of Realtors, 2008 sales through September 23.

April 2008 Two Bedroom Apartment Rent. From W. S. Loper & Associates, Apartment Survey for Gulf Regional Planning Commission (draft)

Katrina Damage. We used the FEMA definitions of “substantially damaged” or “destroyed”, for purposes of the Housing Recovery Summary.

Small Rental. We define small rental properties as rental units in properties of one to seven units.

Apartment. We define apartment as rental properties of eight or more units.

Shallow Subsidized Large Rental. These are primarily apartments with Low Income Housing Tax Credit, and MDA Long Term Work Force Housing Program, subsidies. These units typically have rents that are modestly below market levels.

December 30, 2008

Deeply Subsidized Large Rental. These are public housing properties, or privately owned apartment properties with subsidies that pay the difference between the full rent, and the rent affordable to each resident household.

Substantially Damaged and Destroyed Where Progress Is Not Yet In Progress. This is a subset of the total number of units substantially damaged and destroyed by Hurricane Katrina. The total number of substantially damaged and destroyed units is presented in Map 1 and 3.

December 30, 2008