

Pascagoula Redevelopment Authority

Housing Needs Assessment

October 2016



Prepared by:



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Executive Summary

The Pascagoula Redevelopment Authority's Housing Needs Assessment explores the current housing needs, barriers to residential development and strategies to attract residential development and capitalize off Pascagoula's position as a regional job center. The PRA contracted with GCR Inc. to develop the Assessment from March to October 2016.

Following the destruction caused by Hurricane Katrina in 2005, the City of Pascagoula made significant investments in public works projects across the City, including extensive green space and park redevelopment. Most recently, the PRA continues to lead Pascagoula's downtown revitalization through the Riverfront and Live Oak redevelopment projects. Pascagoula serves as a manufacturing hub for the Mississippi Gulf Coast, with Huntington Ingalls Shipbuilding and the Chevron Refinery employing nearly 15,000 people and employers drawing a total worker population of 23,479¹.

Despite significant investment in infrastructure and parks, strong employers, and historic housing stock, the lack of residential development threatens the City's progress. From 2010 to 2015, a total of 67 single-family and 19 multifamily building permits were issued within the City limits. Limited residential development impacts existing home values, neighborhood quality, and the City's ability to fund services.

Stakeholder interviews were critical for understanding current residential housing conditions. Public, private and nonprofit stakeholders identified barriers to housing development including: the price of vacant land, lack of contiguous buildable land, the cost of wind and flood insurance, lack of comparable for-sale homes, and lack of comparable amenities and housing stock to MS Gulf Coast neighbors like Ocean Springs, Mobile and Gulfport.

Some of these challenges require Federal or State action, such as flood and wind insurance rates or the legal authority to clear title or land bank vacant property. The Assessment focuses on practical strategies that the PRA can take to use existing resources or incorporate national best practices to further attract residential development and investment in the City of Pascagoula. Recommendations include:

- Assess the extent of vacant land in Pascagoula and utilize government owned property for residential development.
- Leverage existing funding, apply for competitive funding and create a dedicated local funding source for residential development.
- Educate realtors, appraisers and insurance companies on comparable home sales in the region to reduce risk for residential homebuilders in Pascagoula.
- Utilize "Live Pascagoula" brand developed in 2015 to encourage local employees to live near where they work through a centralized web portal and employer-assisted housing program.

The first section provides an overview of the PRA and its role in development. Section two reviews previous studies, reports and plans that provide a baseline for the Assessment, followed by an analysis of the City's demographic, economic and housing market trends, stakeholder interviews, and the City's housing supply. The final section provides Implementation recommendations to support the PRA's redevelopment efforts.

I. Introduction

The City of Pascagoula was incorporated in 1904 and has long been an economic engine of the MS Gulf Coast. Beginning with paper processing and ship building and continuing to the oil industry today, the Port of Pascagoula continues to attract workers to the City. Beyond industry, Pascagoula's beachfront, extensive park network, and historic homes create a unique mix of industry and community.

The PRA is an urban renewal agency established by the City of Pascagoula, with its board members appointed by the Pascagoula City Council. Urban renewal and redevelopment authorities are enabled to borrow money, conduct urban renewal projects, conduct surveys and plans for the City overall, develop urban renewal plans and appropriate funds to carry out redevelopment projects within its area of operation.²

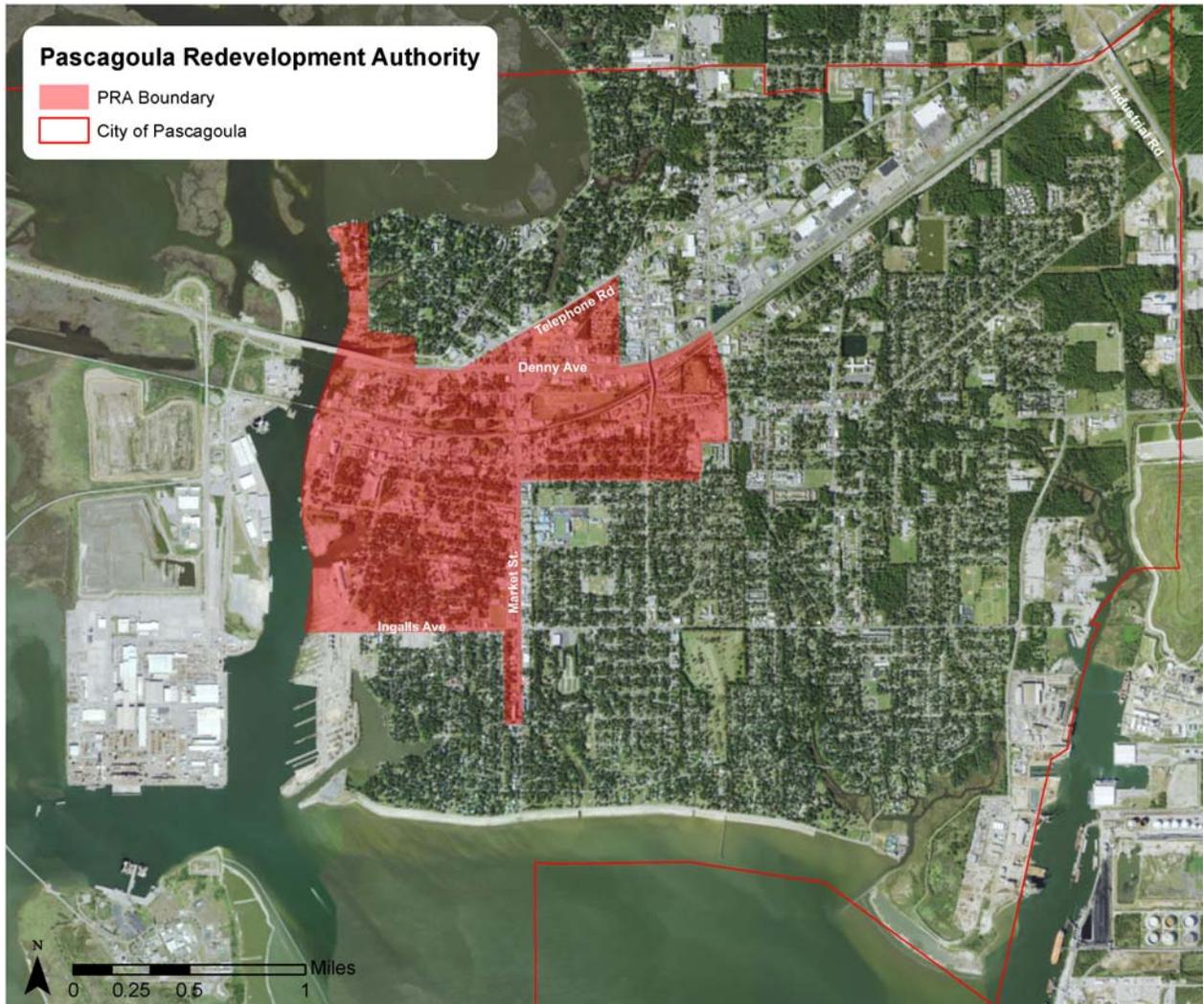
The PRA contracted with GCR Inc. in March 2016 to conduct a Citywide Housing Assessment. The goal of the Assessment is to understand the City's current housing conditions to provide guidance for developing programs that encourage economic development, raise property values, improve housing conditions, attract new construction and attract young professionals, families and recent retirees.

The Housing Assessment is divided into seven sections. To guide the Assessment, GCR held kick off meetings with PRA staff and board then conducted a review of previous planning efforts, a demographic and economic analysis, a housing market analysis, identified impediments to housing development through nine stakeholder interviews, investigated housing conditions and provided implementation recommendations.

Pascagoula Redevelopment Authority Housing Assessment

In July 2016, the process for the Housing Assessment began with internal discussions with the PRA staff and board to communicate assets, challenges and opportunities with creating a Citywide Housing Assessment.

Figure 1: Pascagoula Redevelopment Authority Boundary



Source: ESRI

During the PRA’s July 14, 2016, board meeting, the board and attendees identified strengths and weaknesses for the City and opportunities for the Housing Assessment. The following summarizes the comments from this meeting.

Strengths	Weakness
<ul style="list-style-type: none"> • Mix of business and recreation opportunities. • Noted golfing, fishing and eco-tourism. • Property values low, ability to get a lot of land for little money. • Beach Boulevard and Market Street. • New and renovated park and recreation, Lighthouse Park, Beachfront Promenade, Lowry Island, and boat launches. • High performing school system. • Homeless services - availability of services is a positive, number of homeless is seen as a negative. 	<ul style="list-style-type: none"> • Property acquisition expensive. • Consolidating ownership of vacant parcels difficult. • Landlocked, previous annexations unsuccessful. • Negative perception of school system • Lack of new housing stock, especially for families. • Difficult to attract singles. • Few residential developments over the past 20 years. • High insurance rates.

Note: some of these statements are contradictory as they represent different views from different individuals.

The goal of the Housing Assessment is to provide data-driven recommendations that can educate residents, government and residential developers on the demographic, economic and housing trends in Pascagoula. While the PRA’s boundary is limited to the Urban Renewal Area, this study examines the City as a whole. Many of the City’s challenges are not unique to Pascagoula. Communities across the MS Gulf Coast struggled to rebuild after the devastation of Hurricane Katrina and subsequent storms. Identifying resources to redevelop with a smaller tax base, higher wind and flood insurance premiums, and statewide laws restricting the authority of local government to assemble vacant land will require Federal and State interventions.

Pascagoula has the opportunity to build off of its assets, including 200 acres of parks, upgraded water and sewer systems, and major regional employers to create a more vibrant and resilient community. The City of Pascagoula and the PRA are leading these efforts in place making with catalytic projects such as Anchor Square, a retail and restaurant small business incubator, and the Pascagoula Riverfront, where the PRA is working with developers to build a multi-use property with retail, restaurants, office and residential space. Residential development is critical for moving the City forward, building a tax base, and sustaining a base of residents that can support existing and future businesses in the City. The next section examines housing needs within the City of Pascagoula.

II. Housing Needs Assessment

The City of Pascagoula has led and participated in a series of planning efforts since Hurricane Katrina devastated the MS Gulf Coast. The City's proactive planning approach provides a baseline of information and recommendations that guide this Citywide Housing Assessment. The following sections focus on studies completed after December 2010, when the City adopted its Comprehensive Plan. At the time of the publication of this document, the City of Pascagoula has begun to update its Comprehensive Plan.

A. Previous Studies

2012 – Gulf Regional Planning Commission and the Gulf Coast Community Design Studio, Mississippi Gulf Coast Sustainability Plan - The Plan for Opportunity

In 2012, the Gulf Coast Community Design Studio prepared the Plan for Opportunity, a collaborative planning project with a goal of improving the quality of life for all residents of the MS Gulf Coast region. The Plan included an analysis of housing conditions, needs, and policy. The Plan included a wide range of stakeholders including building and code enforcement officials, planning and zoning officials, developers, insurance agents, loan officers, case managers, disability service providers, homeless service providers, youth, housing clients, senior citizens, homeless citizens, mobile home park residents, and vacant property owners.

Housing affordability and access were identified as primary needs for the region. Rising insurance costs, persistently low wages, and high energy usage have all led to rising housing costs for the MS Gulf Coast and Pascagoula residents. Low-income and minority households faced additional barriers due to housing discrimination, lack of public transportation, and lack of credit or capital. The Plan recommends expanding the diversity of the housing stock, creating a housing trust fund, connecting housing with employment, boosting fair housing compliance, and expanding access to financing options and financial literacy classes.

2012 - Urban Land Institute, Market Study for Live Oak Development

The 2012 Urban Land Institute Market Study identified an unmet housing need for middle managers and their families. With thousands of commuters traveling into Pascagoula each day, there is a ready-made market for new, desirable housing options. The Study identified quality of life amenities as a major need to attract and retain affluent homebuyers. The lack of retail in the City was also identified as a challenge, with residents reporting that they travel up to 40 miles to Mobile, AL for shopping and entertainment.

Since 1980, the City has seen limited residential growth, with an average of 22 single family units and six multifamily units built per year (the only increase was rebuilding after Hurricane Katrina). Many former Pascagoula residents opted to move north of I-10 into Jackson County. The Study recommended addressing the cost of insurance, increasing the mix of housing types and price points, and building homes between \$150,000 and \$200,000.

2012 – Mississippi Development Authority, Asset Mapping for Pascagoula, MS

In 2012, The Mississippi Development Authority's Asset Development Division conducted a study to identify local economic, social and cultural assets in Pascagoula. The report identified three main assets:

- 1) The large daytime population. The report states Pascagoula's population surges from 24,000 people to around 60,000 during working hours. This assessment was based on anecdotal information.

- 2) The City has potential to expand its creative sector.
- 3) Pascagoula has the opportunity to capitalize on its blue collar reputation as an asset.

The Report recognized that the purchasing power of commuters and local residents were not being adequately captured by local retail and manufacturing. At the same time, while boosting manufacturing—the City’s largest industry by far—remains a major priority, the report also recognized a need to diversify into new sectors including creative sectors.

Team members also identified potential improvements to City infrastructure, including the need for landscaping and aesthetic improvements in several areas, the need for improved zoning, and the creation of bike and pedestrian infrastructure for the City.

2015 - City of Pascagoula Strategic Plan

In 2015, Pascagoula released a new Strategic Plan that identified opportunities and challenges for the City’s continued growth. Both planners and locals identified Pascagoula’s proximity to the coast, tourism and recreational opportunities as significant strengths. The City’s role as a cultural and economic hub also provided residents with educational, medical and job opportunities.

The Plan also noted that these assets were not being fully utilized, and the City lacked a diversity of job types, housing stock, entertainment and retail with which to capitalize on its strengths. Residents also faced steep rises in wind and flood insurance premiums. The Plan recommends expansion of housing opportunities, cultural and creative sectors, which may attract tourist and retiree spending, and enhance the quality of life for local residents.

Specifically, the City proposed to work with residential developers to expand housing options, maximize access to the waterfront, reduce flooding risks through added infrastructure, identify tracts for development, promote the City’s image regionally, and incentivize additional investment.

2015 - Retail Market Study Update

In 2015, a retail market study was conducted which investigated approaches to capturing investment currently being lost to surrounding regions. Since Katrina, many residents have chosen to relocate farther inland and most population growth in Jackson County has occurred outside of the City’s limits. Recommendations included the creation of a “Live Pascagoula” campaign highlighting the amenities available in the City, the improvement of housing options for both owners and renters, and efforts to establish land banking and a Community Land Trust.

2014 - Pascagoula Grounds for Development – Residential

In 2014, the City of Pascagoula developed Grounds for Development, a document providing specific mapping of potential land for development zoned residential. The document highlights community assets and stakeholders such as the local education system and large employers such as Singing River Health System, Huntington Ingalls Shipbuilding, and Chevron Refinery. The piece also identifies parcels across the City available for development and outlines potential incentives to encourage residential growth.

B. Housing Market Analysis

The City of Pascagoula Housing Assessment relies on an array of national and local data sets to provide insight into the past performance and future of the City of Pascagoula’s housing market. This section explores demographic, economic, and housing trends within the City, relying on the American Community Survey (ACS) 5-year data from 2005-2009 and 2010-2014. The ACS 5-year data is the most statistically reliable measure for smaller metropolitan areas. Additional data from the Department of Housing and Urban Development (HUD), the Federal Emergency Management Agency (FEMA), and the U.S. Census provides further insight into changes in the City from 2005 to 2014.

Demographic Trends

In 2014, Pascagoula had a population of 22,239. Between 2009 and 2014, the City’s population underwent a decline, falling 6.8% from almost 24,000 in 2009. Compared to the City and Mississippi overall, Jackson County experienced a higher than average increase in population. The number of jobs located within the City changed by less than 1%, which indicates that the City lost population to Jackson County. The table compares the State of Mississippi, Jackson County and City of Pascagoula from 2009 to 2014.

Figure 2: Population Change, 2009-2014

Region	2009 Population	2014 Population	Change
Mississippi	2,922,240	2,984,345	2.1%
Jackson County	131,713	140,194	6.4%
Pascagoula	23,868	22,239	-6.8%

Source: 2009 & 2014 American Community Survey (ACS) 5-year Data

Age Groups

The City of Pascagoula’s residents mirror the statewide average for age groups. Compared to Jackson County, the City has more children under the age of 5, but fewer school age children (ages 5 to 17). The City has more working age adults (ages 18-64) and a comparable percentage of seniors. The chart below provides counts and percentages by age groups.

Figure 3: Population by Age Group

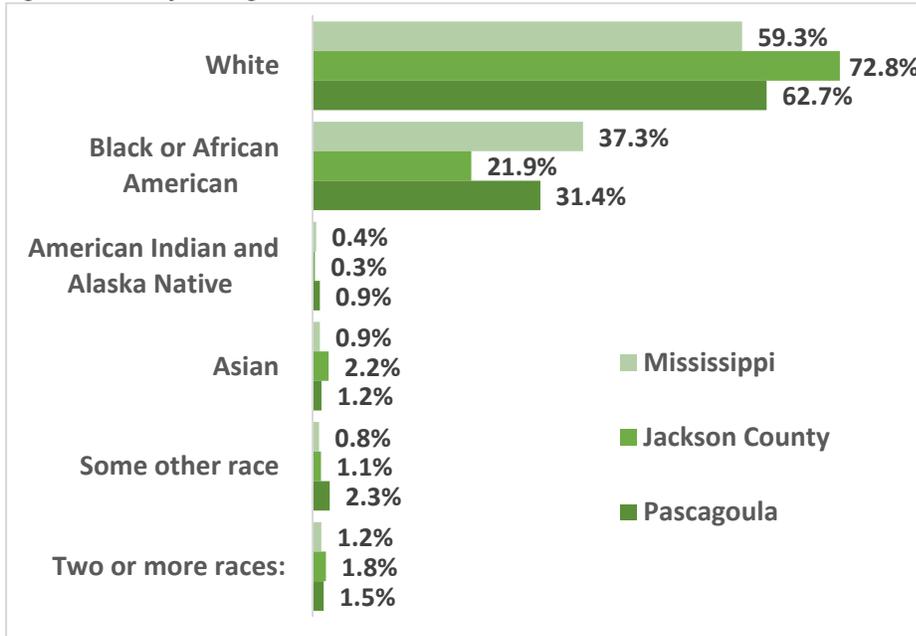
Age Group	Mississippi	Percent	Jackson County	Percent	Pascagoula	Percent
Under 5	202,935	6.8%	8,972	6.4%	1,512	6.8%
5 to 17 years	543,151	18.2%	25,796	18.4%	3,647	16.4%
18-64	1,835,372	61.5%	86,780	61.9%	14,188	63.8%
65 years and over	402,887	13.5%	18,646	13.3%	2,891	13.0%
Median age	36		38		35.4	

Source: 2014 American Community Survey (ACS) 5-year Data

Race and Ethnicity

The City of Pascagoula is 62.7% White, 31.4% African American, and less than 6% of the City identifies as another race. The figure below shows that nearly a third of Pascagoula residents are African-American, a percentage higher than the surrounding County but lower than the State as a whole. Another 6% of the City’s population consists of American Indians or Alaska natives, Asians, some other race, or two or more races.

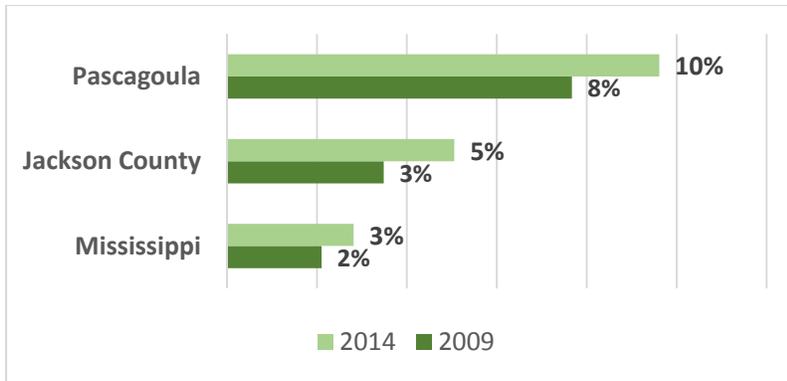
Figure 4: Race of Pascagoula Residents



Source: 2014 American Community Survey (ACS) 5-year Data

The Census Bureau collects data on race and ethnicity in its American Community Survey. People may choose to report more than one racial group and people of any race self-identify their ethnicity.³ The 2005-2009 American Community Survey estimates Pascagoula’s Hispanic population as 1,831 residents, 8% of the City’s population. The Hispanic population grew to 2,138 in the 2010 – 2014 American Community Survey, 10% of the City’s population (a 2% increase). With the City’s population decline, it has a higher percentage of Hispanic residents than in 2009. The State of Mississippi and Jackson County also saw growth in Hispanic residents, with Jackson County’s Hispanic population growing faster than the City overall.

Figure 5: Hispanic Residents in Mississippi



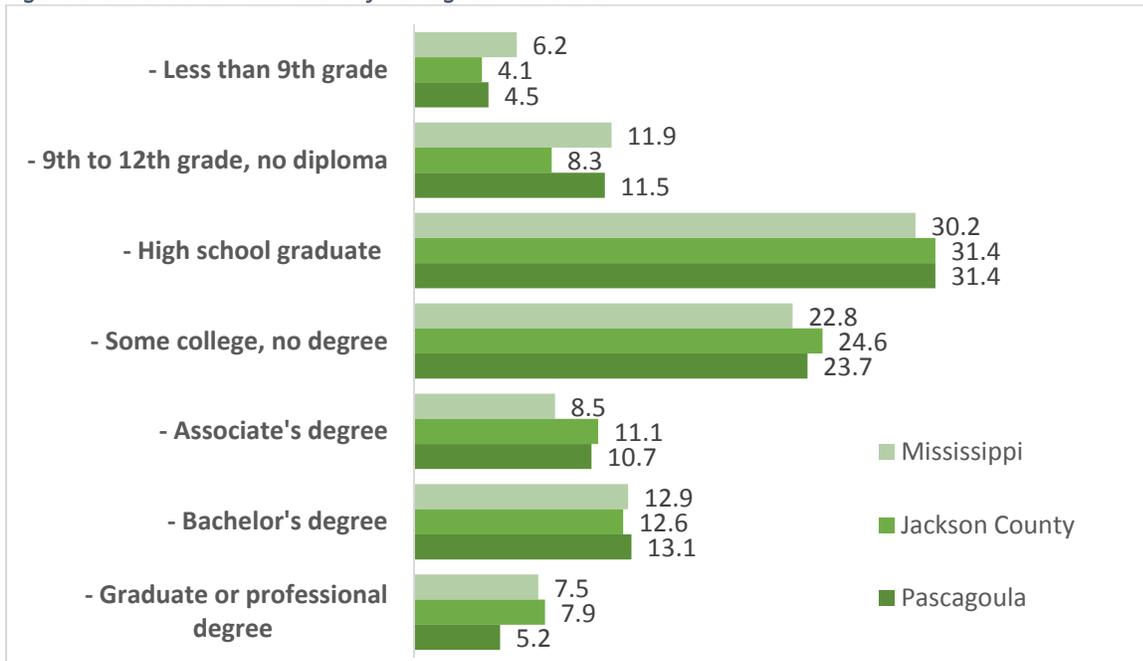
Source: 2009 and 2014 American Community Survey 5-Year Estimates

Educational Attainment

Residents of both Jackson County and Pascagoula are more likely to have a high school diploma than the average Mississippi resident. Residents of Pascagoula are more likely to have a high school diploma, associate’s degree, or some college or a bachelor’s degree, than to have an advanced degree.

Residents of Jackson County possess higher levels of educational attainment than do residents of either the City of Pascagoula or the State of Mississippi as a whole, with higher rates of some college, associates degrees and graduate degrees and comparable rates of bachelor’s degrees.

Figure 6: Educational Attainment of Pascagoula Residents



Source: 2014 American Community Survey (ACS) 5-year Data

Population over 65

In 2014, 13% (2,891) of Pascagoula residents were over the age of 65. Between 2009 and 2014, the number of residents over 65 increased slightly, but at a lower rate than Jackson County or the State overall.

Seniors experience higher rates of disabilities, and often require supportive housing or additional home features such as ramps, grab bars and other modifications. The aging of the population could create housing challenges in the future for communities around the nation, including Pascagoula, as the number of seniors outpaces the supply of affordable and age-appropriate housing. Nationally, seniors are increasingly looking for smaller homes within walking distance or a short drive of supportive services.

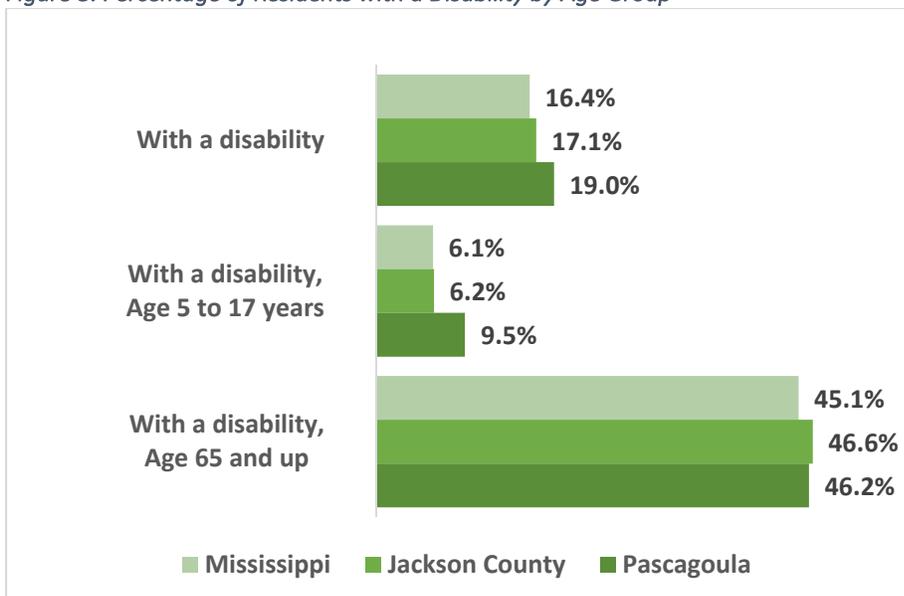
As the chart below shows, seniors are nearly 3 times more likely than the population as a whole to have a disability. Pascagoula has a higher percentage of disabled residents than does the State or County.

Figure 7: Change in Population over Age 65: 2009-14



Source: 2009 & 2014 American Community Survey (ACS) 5-year Data

Figure 8: Percentage of Residents with a Disability by Age Group

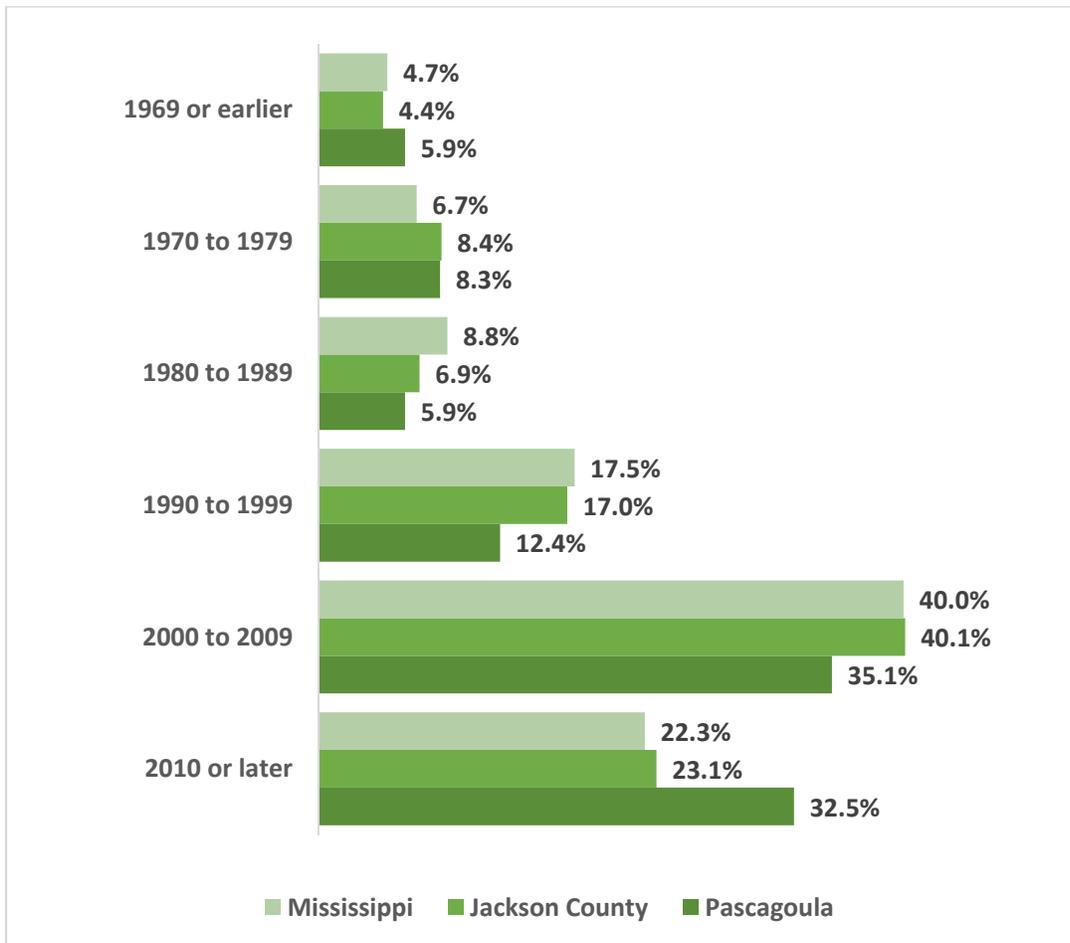


Source: 2009 & 2014 American Community Survey (ACS) 5-year Data

Year in Which Resident Moved to their Current Location

A majority of Pascagoula residents moved to the city after 2000, with 35.1% moving between 2000 and 2009, and 32.5% moving in 2010 or later. Jackson County residents are more likely to have moved to the area in the 1990s or 2000s. Pascagoula has experienced a higher percentage of growth from 2010, likely attributed to the strong industries within the City. The table below shows the percent of residents who moved by time periods.

Figure 9: Time Period in Which Residents Moved to Current Location



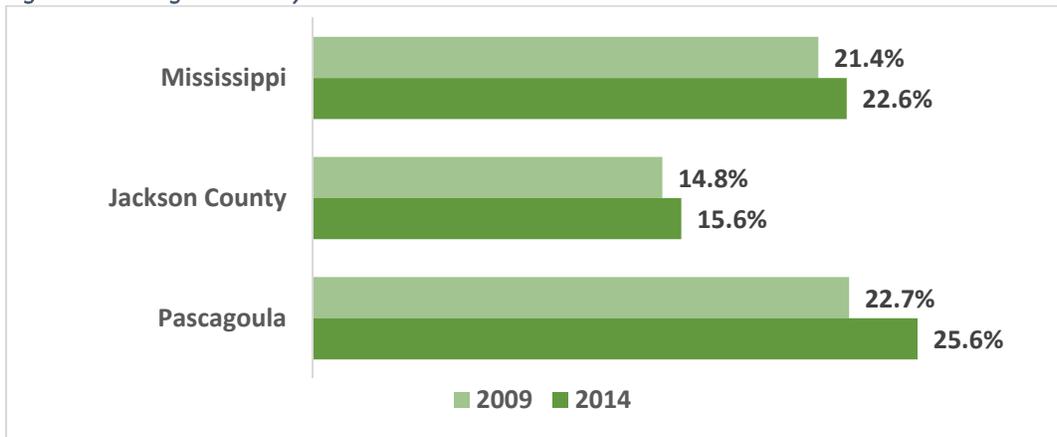
Source: 2014 American Community Survey (ACS) 5-year Data

Economic Trends

Population in Poverty

In 2014, Pascagoula’s poverty rate was 25.6%, meaning that approximately one in four City residents lived in poverty. The City’s poverty rate exceeds the national, State and Jackson County levels. While poverty is rising in both the City and the County, the increase in Pascagoula has been especially significant, with the poverty rate rising by three percentage points in just five years.

Figure 10: Change in Poverty Rates: 2009-2014

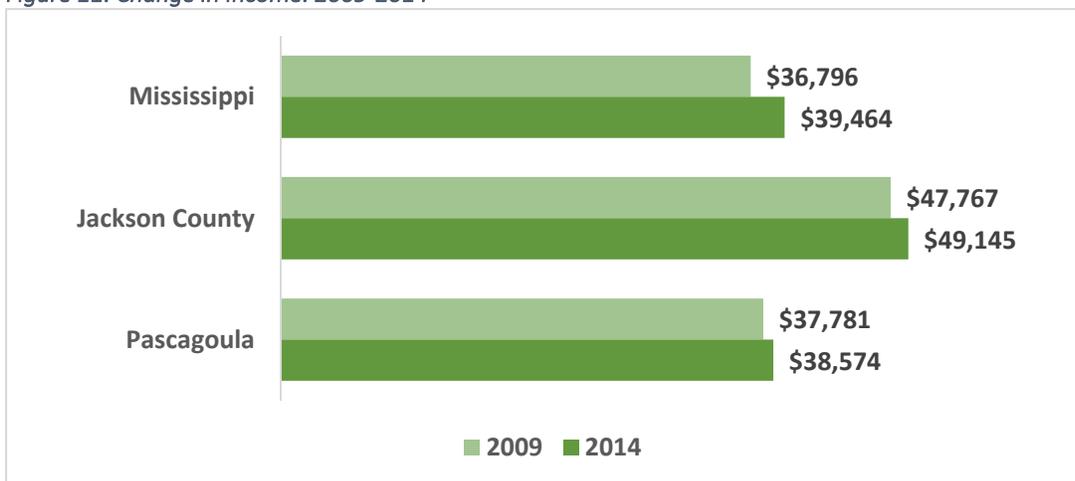


Source: 2009 & 2014 American Community Survey (ACS) 5-year Data

Income

Median income rose in Pascagoula and the surrounding County between 2009 and 2014, but the rate of increase has been slower than the State as a whole. Between 2009 and 2014, the median income in Pascagoula fell behind that of the State and still significantly trails incomes in the wider Jackson County area.

Figure 11: Change in Income: 2009-2014

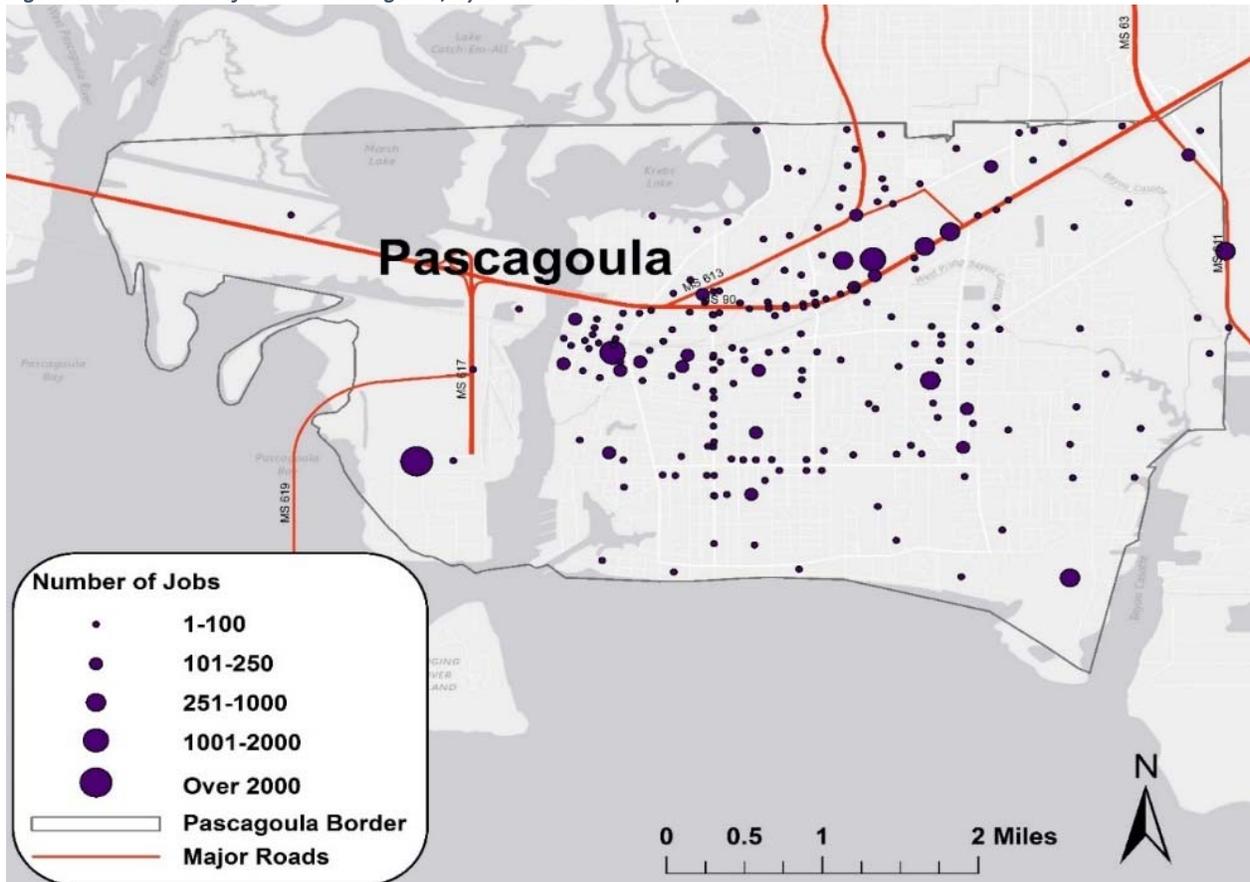


Source: 2009 & 2014 American Community Survey (ACS) 5-year Data

A Comparison of Jobs and Employment Trends

Pascagoula serves as a major employment hub for the surrounding County. The map below shows that jobs in Pascagoula are concentrated along major highways such as US-90 and at the Ingalls Shipyards in southwest Pascagoula, the State’s largest employer. The economic base is primarily manufacturing, although the job mix is gradually changing.

Figure 12: Locations of Jobs in Pascagoula, by Census Block Group



Source: U.S. Census, On the Map

In 2014, manufacturing represented by far the largest single source of employment in Pascagoula. However, between 2009 and 2014, manufacturing fell six percentage points. In 2014, 46.7% of all jobs in Pascagoula were manufacturing, over three and half times the average share of total jobs statewide. Employment trends in Pascagoula generally echo national trends, with Health Care and Professional, Scientific and Technical Services Sectors growing at faster rates than industries such as manufacturing, transportation, and warehousing.

Jobs in construction also grew, likely due to the recovery of the housing market at the national, state and local levels. Not shown in this table, but highly significant, is the fact that Pascagoula’s educational services sector fell out of the top ten sectors altogether, declining from over 4% of all jobs to 0.2%.

In addition, Pascagoula still lags behind the rest of the nation, state and county in place-based industries such as health care, educational services, retail and accommodation.

The chart below outlines the changes in the top sectors of Jackson County. The health care sector rose nearly 5.5% between 2009 and 2014, while Accommodation & Food Services only increased .4%, and Retail Trade Sectors declined .4% over the same time period.

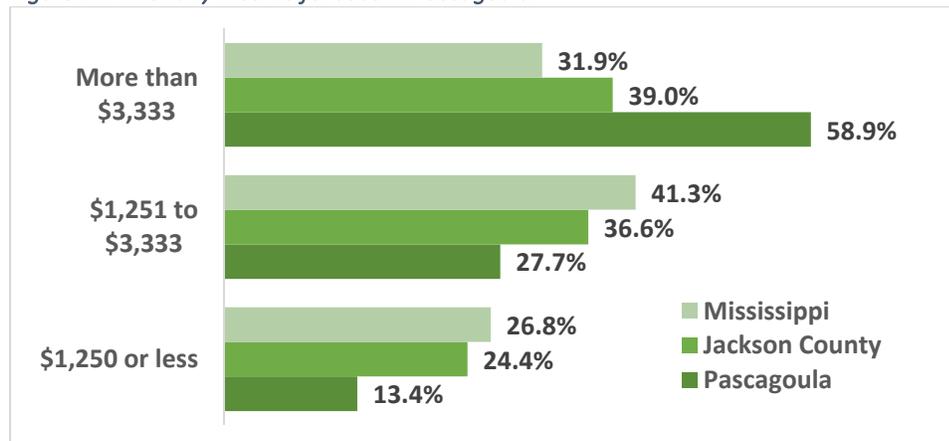
Figure 13: Top Ten Employment Sectors by Region (sorted by Pascagoula)

Sector	Pascagoula		Jackson County		Mississippi	
	2009	2014	2009	2014	2009	2014
Manufacturing	53.1%	46.7%	31.5%	26.8%	12.7%	13.3%
Health Care and Social Assistance	4.7%	10.2%	7.3%	11.8%	15.3%	14.9%
Retail Trade	7.5%	7.1%	9.7%	9.0%	12.9%	13.0%
Construction	5.3%	7.0%	9.4%	13.7%	5.0%	5.1%
Admin & Support, Waste Mgmt. & Remediation	4.2%	6.1%	4.4%	5.9%	5.4%	4.3%
Public Administration	4.5%	4.6%	3.3%	3.1%	5.5%	5.4%
Professional, Scientific & Technical Services	3.7%	4.2%	4.3%	3.8%	3.0%	3.2%
Accommodation & Food Services	3.6%	4.0%	7.8%	8.2%	10.7%	10.1%
Transportation & Warehousing	3.1%	2.2%	2.2%	1.7%	3.8%	3.7%
Finance and Insurance	1.9%	2.0%	2.3%	2.2%	2.9%	3.2%

Source: 2009 and 2014 U.S. Census on the Map data

The chart below shows the breakdown of monthly income for Jobs in Pascagoula. Nearly 60% of jobs in Pascagoula are high-wage (earning over \$3,333 per month or \$40,000 per year), more than double as compared to the surrounding county or state. Comparatively, Pascagoula has far fewer low-wage positions (earning less than \$1,250 per month), significantly fewer than Jackson County or the State overall.

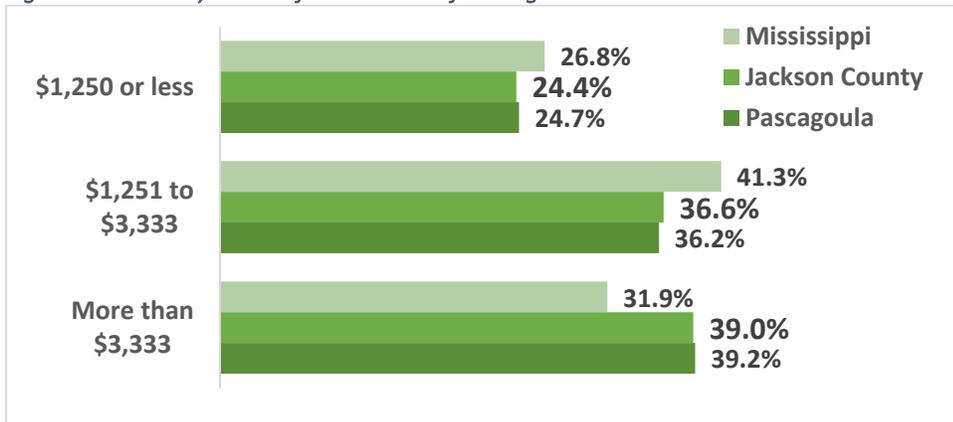
Figure 14: Monthly Income for Jobs in Pascagoula



Source: 2014 U.S. Census on the Map data

Despite the presence of higher earning jobs in the City, these jobs are not all filled by Pascagoula residents. Only 39.2% of Pascagoula residents hold high wage jobs (Figure 15), while 58.9% of jobs located within the City are high wage jobs (Figure 14). Approximately one in every four Pascagoula residents works in a low-wage position, and nearly 61% of residents earn under \$3,333 per month.

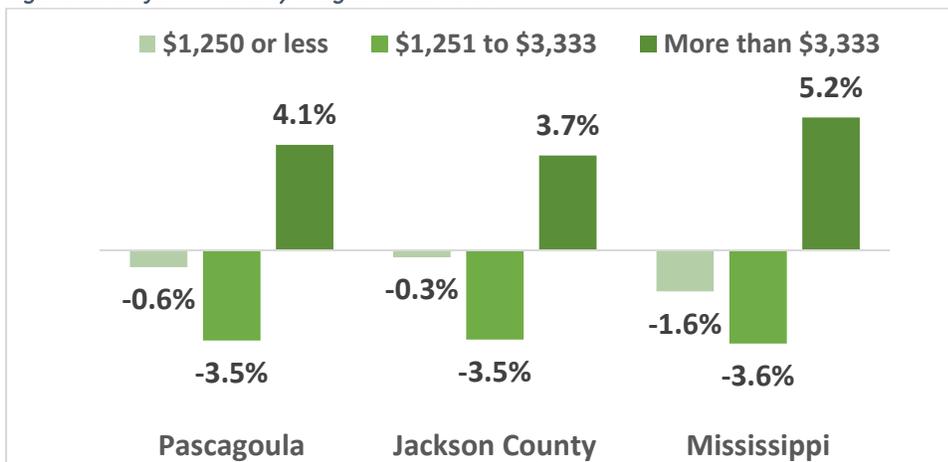
Figure 15: Monthly Income for Residents of Pascagoula



Source: 2014 U.S. Census on the Map data

Between 2009 and 2014, the percentage of low wage jobs (earning less than \$1,250 per month) declined slightly in Pascagoula by 0.6% of all positions. Meanwhile the number of high paying jobs (over \$3,333 per month) rose significantly by 4.1%. These trends were similar across Jackson County. In both Pascagoula and Jackson County, the percentage of mid-income jobs (\$1,250 - \$3,333 per month) declined by 3.5 percentage points. While these are clearly positive trends, they also suggest a loss of the type of jobs which pay sustainable incomes for working and middle-class workers without bachelors and advanced degrees, such as manufacturing. Pascagoula lost a smaller percentage of low wage and middle income jobs as compared to the State but growth in higher income jobs did not keep pace with the growth at the State level.

Figure 16: Shifts in Monthly Wages: 2009-2014

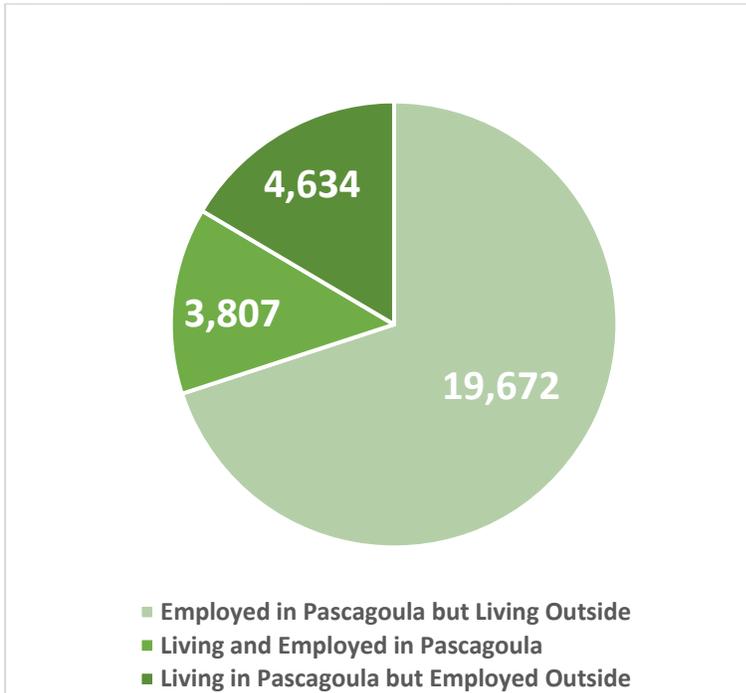


Source: 2009 and 2014 U.S. Census on the Map data

Job Inflow & Outflow

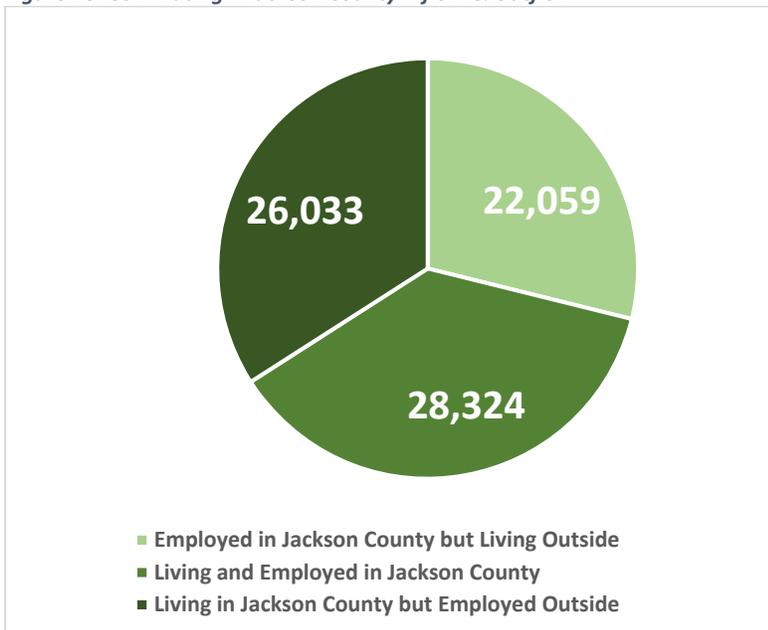
Pascagoula serves as a major employment hub for surrounding communities. According to the U.S. Census Bureau’s Longitudinal Employer-Household Dynamic data from 2014, 19,672 workers commute to work in the City as compared to under 4,000 residents of Pascagoula employed within the City limits. In spite of the large numbers of jobs in Pascagoula relative to its size, 4,634 workers commute outside the City for work. Only 3,807 people, out of the 8,441 employed Pascagoula residents, both live and work within Pascagoula.

Figure 17: Commuting: Pascagoula Inflow & Outflow



Source: U.S. Census LEHD Data, 2014

Figure 18: Commuting – Jackson County Inflow & Outflow



Source: U.S. Census LEHD Data, 2014

Residents of Pascagoula are less likely than outside commuters to hold jobs in manufacturing and more likely to work in the service industry, such as accommodation and food service. The majority of outside commuters to Pascagoula work in the manufacturing industry while a majority of employed Pascagoula residents leave the City, often earning under \$1,250 per month (Figure 20). This suggests potential for better matching of jobs and workers within Pascagoula. The following table and chart provide additional details on selected professions for Pascagoula residents.

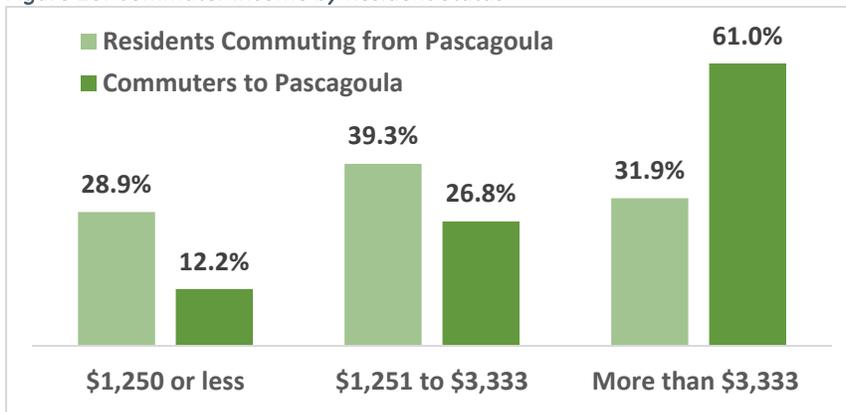
Figure 19: Where Pascagoula Residents Are Employed, 2014

Sector	Jobs Available in Pascagoula	Top Jobs for Pascagoula Residents
Manufacturing	46.7%	19.7%
Health Care & Social Assistance	10.2%	12.5%
Retail Trade	7.1%	12.1%
Accommodation & Food Services	7.0%	11.1%
Admin & Support, Waste Mgmt.	6.1%	9.8%
Construction	4.6%	9.7%
Public Administration	4.2%	4.2%
Professional, Scientific & Tech Services	4.0%	4.1%
Educational Services	2.2%	2.8%
Transportation & Warehousing	2.0%	2.7%

Source: 2014 U.S. Census on the Map data

Commuters to Pascagoula overwhelmingly fill high and mid-income positions. Over 60% of commuters fill jobs earning more than \$3,333 per month (\$40,000 per year) while only 12.2% fill low-income positions of less than \$1,250 per month (\$15,000 per year). In contrast, 28.9% of Pascagoula residents commuting leave the City for low-income jobs.

Figure 20: Commuter Income by Resident Status



Source: 2014 U.S. Census on the Map data

Housing Market

Housing Type & Tenure

Most states, including Mississippi, saw an increase in renters in the wake of the housing crisis as homeownership rates have declined. Between 2009 and 2014, the homeownership rate fell from 70.5% to 68.9% statewide and from 72.4% to 71.1% in Jackson County. However, in Pascagoula the homeownership rate actually rose slightly, from 53.7% to 54.1%. The City still has a far higher percentage of rental households than does the State or County as well as a greater number of older homes and less manufactured housing. The number of multifamily units has increased in Pascagoula since 2009, with the percentage of structures of five units or more increasing from 20.4% to 25.9%.

Figure 21: Change in Housing Types and Tenure (Owner versus Renter): 2009-2014

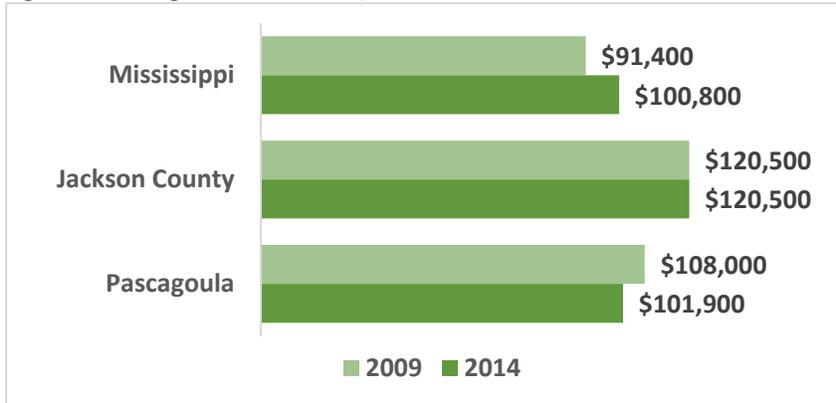
Year	Mississippi		Jackson County		Pascagoula	
	2009	2014	2009	2014	2009	2014
Owner-Occupied	70.5%	68.9%	72.4%	71.1%	53.7%	54.1%
Renter-Occupied	29.5%	31.1%	27.6%	28.9%	46.3%	45.9%
1 unit	71.0%	70.6%	75.0%	75.1%	65.5%	62.2%
2 units	2.2%	2.3%	1.3%	1.7%	4.0%	4.2%
3 or 4 units	3.2%	3.0%	2.7%	2.5%	6.9%	5.2%
5 units or More	8.2%	8.8%	8.6%	10.8%	20.4%	25.9%
Mobile Homes	15.3%	15.2%	11.9%	9.9%	3.0%	2.1%
Home built pre-1970	32.4%	28.2%	29.9%	27.4%	49.7%	47.0%

Source: 2009 & 2014 American Community Survey (ACS) 5-year Data

Home Value

Home prices have risen across Mississippi between 2009 and 2014, but prices remained stagnant in Jackson County and decreased in Pascagoula by over \$6,000. Home prices in Pascagoula plunged nearly \$15,000 since a peak in 2011. These falling prices can have both positive and negative effects, as they enable low and mid-income households to more easily afford a mortgage, but also subtract from the wealth and equity of homeowners.

Figure 22: Change in Home Values, 2009-2014

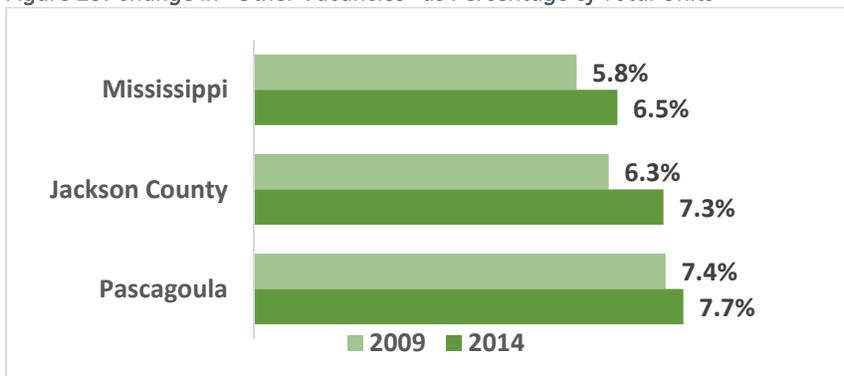


Source: 2009 & 2014 American Community Survey (ACS) 5-year Data

Vacancy Rates

Many units counted as vacant have not actually fallen out of use, but rather are merely between tenants or have already been purchased by a new owner. The category of “other vacancies” used by the Census comes closest to approximating the number of units which have been either temporarily or permanently abandoned or unutilized. In Pascagoula, 812 units, or 7.7% of all units, fall into this category. This number has risen from 7.4% in 2009 and is also higher than both the County and State averages.

Figure 23: Change in “Other Vacancies” as Percentage of Total Units



Source: 2009 & 2014 American Community Survey (ACS) 5-year Data

The following table shows changes in vacancy at the City, County and State level. Overall vacancy rates have increased for all three geographies. Pascagoula has a significantly higher rental vacancy rate than the County or State. The City's for sale only vacancy rates have declined at a higher rate than the County or State. Seasonal and recreational vacancies in Pascagoula, Jackson County, and the State as a whole increased from 2009 to 2014, indicating fewer tourists.

Figure 24: Change in Vacancy Rates, 2009-2014

	Mississippi		Jackson County		Pascagoula	
	2009	2014	2009	2014	2009	2014
Total:						
For rent	20.3%	21.4%	21.4%	25.9%	32.8%	44.9%
Rented, not occupied	3.7%	3.3%	4.4%	6.4%	6.4%	3.1%
For sale only	9.4%	8.0%	17.4%	10.6%	17.4%	6.0%
Sold, not occupied	5.0%	2.9%	5.1%	1.7%	5.3%	2.4%
For seasonal or recreational use	18.2%	20.7%	6.7%	11.6%	1.7%	4.8%
For migrant workers	0.6%	0.3%	0.7%	0.6%	1.1%	2.6%
Other vacant	42.8%	43.5%	44.2%	43.3%	35.4%	36.2%
Vacant Units as % of all Units	13.5%	15.0%	14.4%	16.9%	20.8%	21.2%

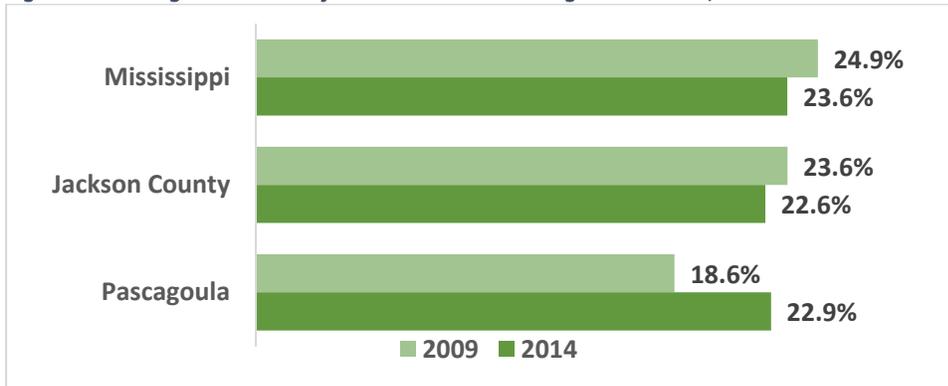
Source: 2009 & 2014 American Community Survey (ACS) 5-year Data

Housing Cost Burden

HUD considers a household to be cost-burdened if it spends more than 30% of its income on housing. Residents of Pascagoula are more likely to experience a cost burden than residents of Mississippi or Jackson County, with 22.9% of homeowners and 57.7% of renters reporting a burden in 2014.

The percentage of owners in Pascagoula experiencing a cost burden rose dramatically over the 5 years surveyed, from 18.6% in 2009 to 22.9% in 2014. This increase occurred almost exclusively among homeowners with a mortgage while the percentage of cost-burdened owners with no mortgage stayed steady.

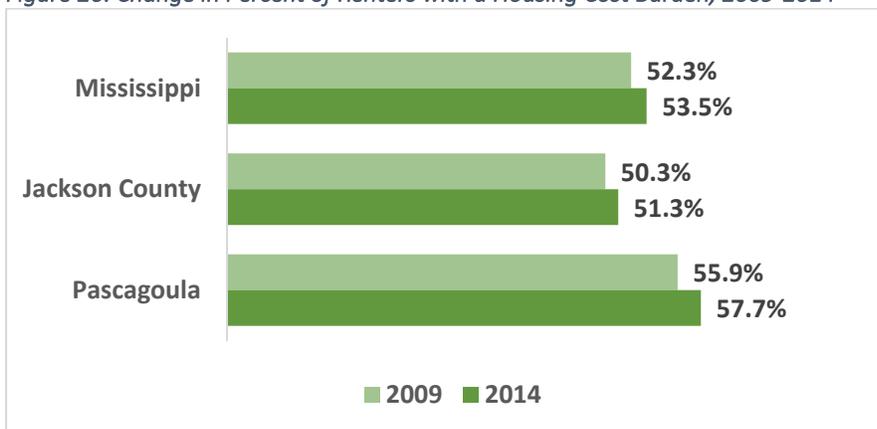
Figure 25: Change in Percent of Owners with a Housing Cost Burden, 2009-2014



Source: 2009 & 2014 American Community Survey (ACS) 5-year Data

The percentage of cost-burdened renters in Pascagoula is far higher and rose at a faster rate than the County and State. Nearly 60% of Pascagoula renters pay more than 30% of their income on rent, suggesting a shortage of affordable housing options or that renter household incomes are much lower compared to market rents.

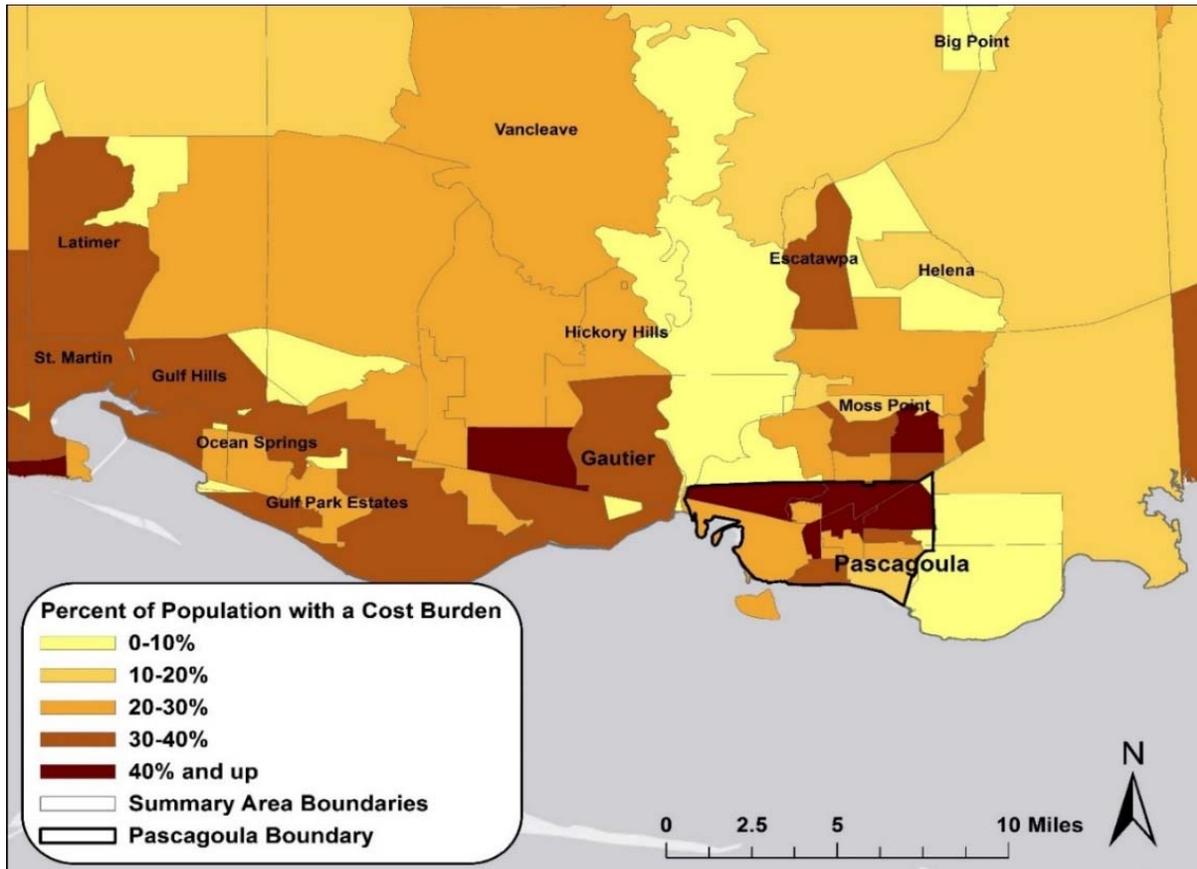
Figure 26: Change in Percent of Renters with a Housing Cost Burden, 2009-2014



Source: 2009 & 2014 American Community Survey (ACS) 5-year Data

The map below shows the percent of residents by census tract who pay more than 30% of their income toward housing costs. The northern part of Pascagoula experiences the highest level of cost burden in the City (the darker the color, the higher the cost burden).

Figure 27: Percentage of the Population with a Cost Burden (paying more than 30% of income on housing) by Census Tract



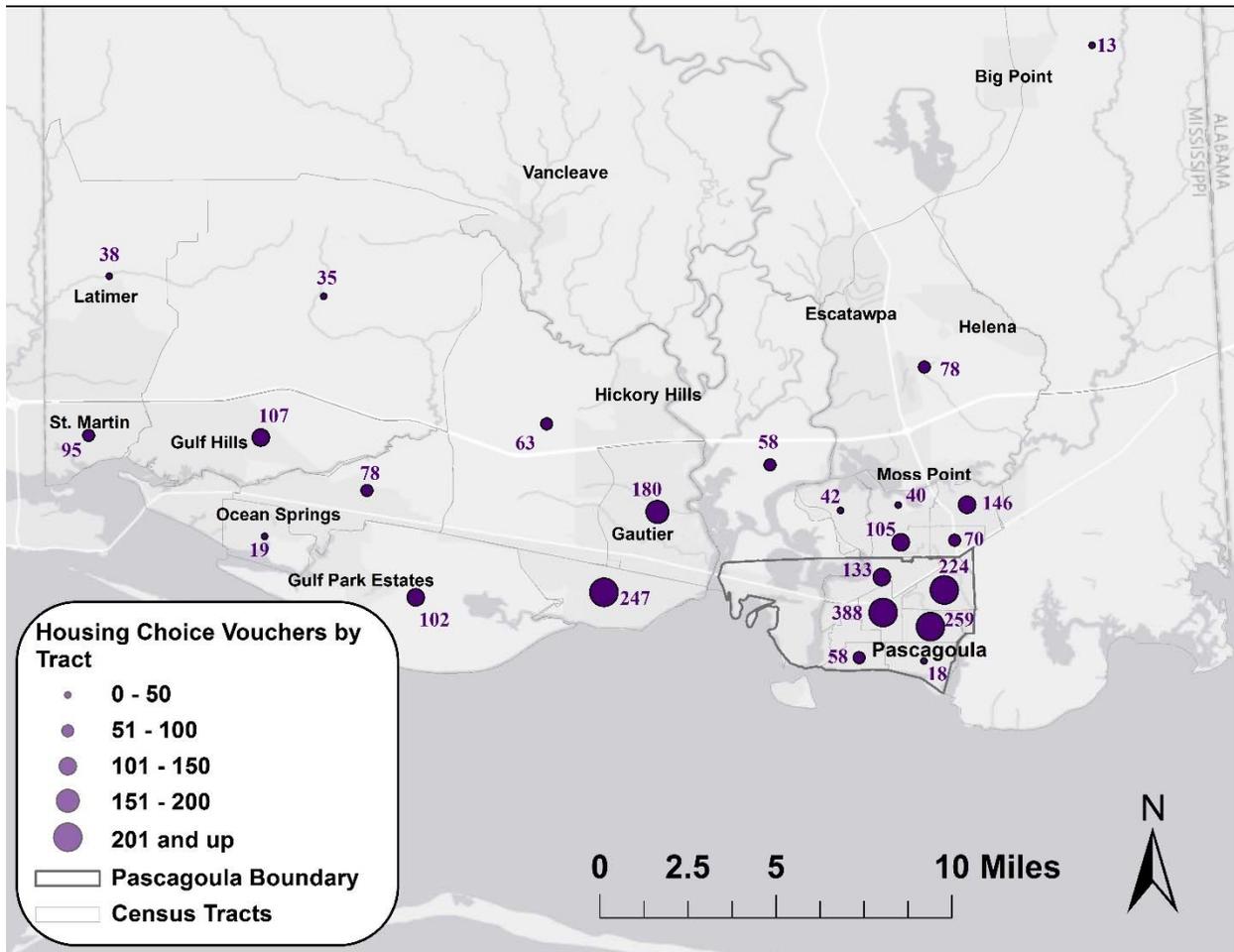
Source: Department of Housing and Urban Development

HUD Subsidized Housing

The City of Pascagoula has a mix of subsidized housing within the City, including Housing Choice Vouchers (HCV), also known as Section 8, and Low-Income Housing Tax Credit (LIHTC) properties with Project-Based Vouchers. HCV are available to families earning under 50% Area Median Income (AMI), which in 2016 is under \$24,300 for a family of four in Pascagoula.⁴ In the 2015 Qualified Allocation Plan from the Mississippi Home Corporation, LIHTC properties had to meet one of two income limits: 20% of total residential units be rent restricted for renters earning under 50% AMI; or 40% of total residential units be rent restricted for renters earning under 60% AMI. These requirements change from year to year but it is important to note that LIHTC developments feature a mix of income levels.⁵

There are approximately 1,080 HCV, in use in Pascagoula, which is roughly half of the 2,230 located across Jackson County. The map below shows the location of HCV by census tract, with fewer Vouchers found in neighborhoods along the MS Gulf Coast.

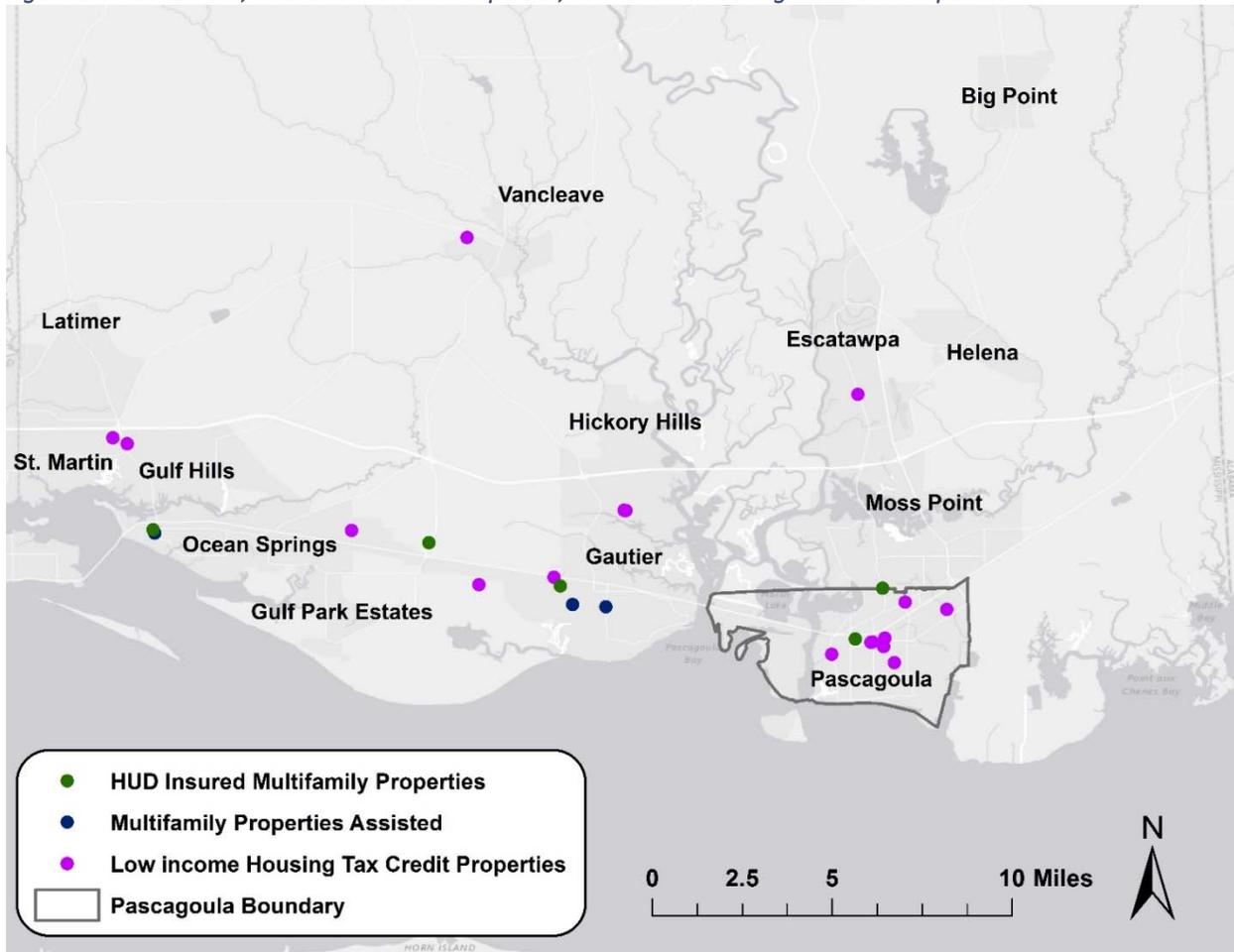
Figure 28: Housing Choice Vouchers by Tract, Jackson County



Source: Department of Housing and Urban Development

Pascagoula features eight properties funded through LIHTC, which combine for 721 units, 599 of which are dedicated to low-income households. The City has three traditional public housing units. Nearly all housing assistance takes place through the LIHTC and Section 8 Housing Voucher programs. The following map and charts show the location of HUD assisted properties and the total number of units and low-income units.

Figure 29: HUD Owned, Insured or Assisted Properties, Low-income Housing Tax Credit Properties



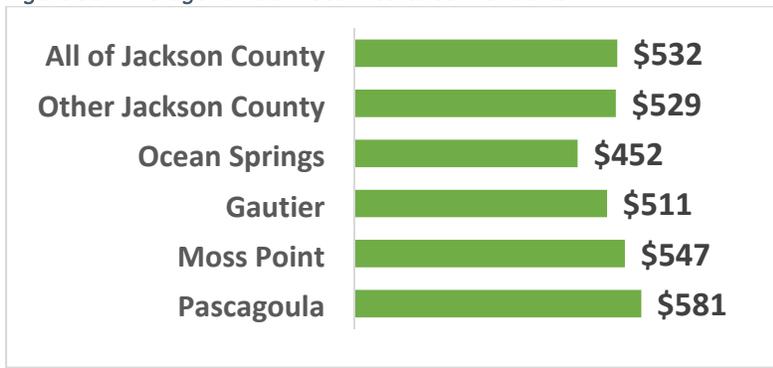
Source: Department of Housing and Urban Development

Insurance Costs

In addition to rising housing costs, residents of Pascagoula also face flood insurance rates which have risen dramatically since the devastation of Hurricane Katrina and the passage of the Biggert-Waters Act. The Biggert-Waters Act raised premiums in hopes of closing a \$24 billion deficit in the National Flood Insurance Program. Residents of Pascagoula pay an average of \$581 annually in premiums and these rates can be far higher in high-risk areas.

An analysis of homeowner’s insurance data by Alvarez and Marsal Insurance and Risk Advisory Services, LLC found that residents of Jackson County, including Pascagoula, paid the highest premiums in the entire State, with an average annual premium in excess of \$2,000. Since this number includes some “wind-only” policies, insurance plans that offer full coverage feature an even higher rate. Not only are these rates challenging for low and mid-income homeowners, but landlords pass them on to renters.

Figure 30: Average Annual Flood Insurance Premiums



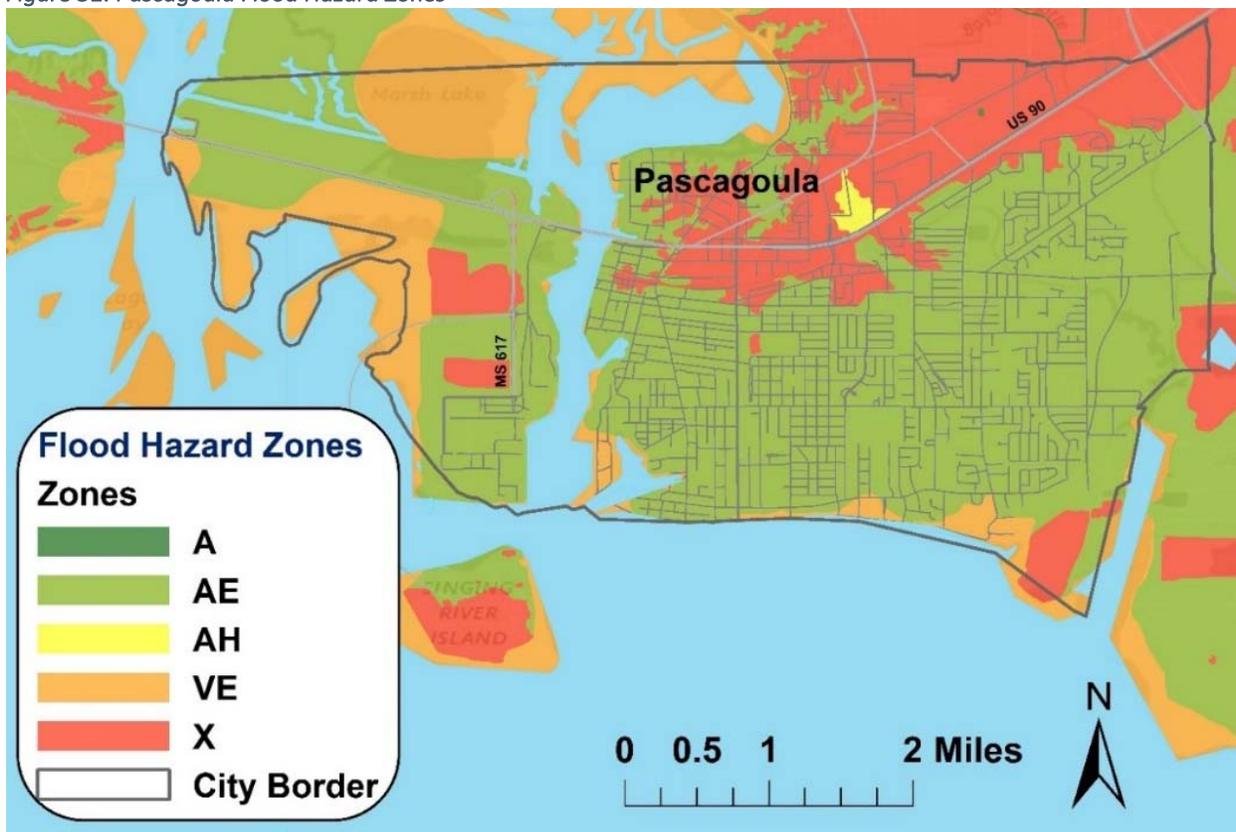
2016 FEMA Policy and Claim Statistics

FEMA Flood Zones

As a coastal City that experienced severe flooding and destruction during Hurricane Katrina, the threat of flooding and hurricanes is understood across the MS Gulf Coast. A majority of the City of Pascagoula is within an AE Flood Hazard Zone. This zone is defined as a 1% annual chance flood chance (i.e. a 100-year flood), with the need for mandatory flood insurance and floodplain management standards required.⁶ Sections of the City are located within Zone VE, which are areas with a 1% annual chance flood event with additional hazards due to storm-induced velocity wave action.

Only one area within the City is classified as an AH Zone, which are areas with a 1% annual chance of shallow flooding, characterized as areas of ponding, with average depths of one to three feet. The north east portion of the City, mostly north of US 90, is within Zone X, which are moderate flood hazard areas with a 2% annual chance of flood (i.e. a 500-year event).⁷

Figure 31: Pascagoula Flood Hazard Zones



Source: Federal Emergency Management Agency, National Flood Hazard Layer, FEMA

C. Interviews - Impediments to Housing Development

In order to understand the City of Pascagoula's residential housing market and provide insights for the PRA and City to increase residential housing construction, seven interviews were conducted with PRA selected stakeholders. Interviews included:

- Private Residential Developers (Phil Frisby, Brandon Elliot)
- Southern Mississippi Planning & Development District
- Habitat for Humanity Gulf Coast
- Gulf Coast Regional Planning Commission
- Jackson County Economic Development Foundation
- Mississippi Regional Housing Authority VIII
- Enterprise Community Partners

The interviews represent the diversity of the residential housing market, including private developers, economic development and planning agencies, nonprofit housing developers and the regional housing authority. With limited private development in Pascagoula over the past 10 years, private developer insight is critical. Just as critical is the nonprofit sector which has met the housing needs unfulfilled by the private sector. The regional entities provided insight into how Pascagoula compares to other cities in the region and Enterprise Community Partners, who assisted with storm recovery across the MS Gulf Coast, provided best practices in housing developments financed with multiple funding sources.

The following section provides a summary of stakeholder interviews. The section is divided into private developers, nonprofit developers and the Mississippi Regional Housing Authority, and regional stakeholders.

Private Developers

Of the two private developers, a mid-size developer (or custom builder) and a large-scale master-plan developer, neither have built homes within the City, but both are building in nearby communities. Each identified the lack of developable land within the City. Given the type of developments both developers do, this means a lack of available large parcels which are also available at prices that would facilitate cost-efficient residential development for prospective home-buyers.

They also identified land ownership issues and the unwillingness of landowners to sell for a reasonable price as concerns for utilizing available land within the City. Both highlighted the number of current and future jobs as a positive incentive for development, but viewed the waterways as an impediment, because it reduces the City's access to major job sites. Both expressed interest in seeing additional infrastructure to connect the City to the job locations. Respondents identified downtown and water access as key community assets, but noted that Gulfport and Biloxi have more businesses and nightlife.

Other community infrastructure improvements or amenities, such as access to Pascagoula, were cited as something that could be improved through either a more direct route from I-10 (rather than through Gautier or Moss Point) or beautifying the current route. One such beautification idea included tree planting and landscaping of Highway 63, wherein Pascagoula and Moss Point may be able to work collaboratively.

The developers noted that traditional incentives (e.g. waiving of fees and permitting costs and waiving administrative fees) would not significantly influence their decisions to develop in the City of Pascagoula.

They identified the higher cost of building in a flood zone, which could add \$30,000 to total project costs, as a major impediment. Additionally, the lack of comparable properties in the City means that the sales price of new development will not cover the cost of construction. The number of subsidized units and HCV were also identified as deterrents for private developers due to their perceived impact on sale prices.

Developer Recommendations:

- Continue to actively court developers through marketing and outreach. Pascagoula is competing with other areas in the region.
- Reduce red tape through permitting and administrative procedures. A major concern is the time to obtain permits and complete the associated processes.
- Rezoning parcels, land assembly, or other site preparation are more attractive incentives for private developers.

Nonprofit Developers and the Mississippi Regional Housing Authority

Habitat for Humanity, Enterprise Community Partners and the Mississippi Regional Housing Authority provided insights into their experience working in the Pascagoula area. Each discussed existing conditions, opportunities, and barriers for expanding affordable housing in Pascagoula. Each noted a high demand for affordable housing units and a shortage of existing affordable units. The Housing Authority approximated that 400 clients are on its waiting list in Pascagoula, which only partially shows the demand. Habitat for Humanity does not maintain a waiting list but has anecdotal evidence that interest is high in its homes. The Habitat for Humanity model depends on clients meeting income level requirements and being mortgage ready.

Habitat has built approximately 60 homes in Pascagoula in the past 10 years and is currently developing a small subdivision with thirteen lots, three of which are already built. Similar to the private developers, Habitat recognizes a lack of comparable sales in Pascagoula. This issue presents a challenge for elevating homes, as many homes need to be built between four and seventeen feet above grade, which increases overall development costs. In addition, the lack of comparable sales and valuation has resulted in up to \$40,000 losses on individual properties. Habitat expressed interest in a home elevation grant or loan program to assist with costs that are making homeownership out of reach for many residents in the area.

Habitat also expressed that it has difficulty finding clients who meet income thresholds and have sufficient funds to cover closing costs and down payments. Some potential clients who worked in Pascagoula and wanted to relocate exceeded income limits to qualify for the nonprofit developer's program.

Habitat for Humanity echoed the lack of affordable developable vacant parcels. It has not purchased property in Pascagoula since 2008.

The Mississippi Housing Authority has several vacant lots (approximately two acres) but does not have current plans for development at the site further acquisition.

Nonprofit Recommendations:

- Leverage HUD HOME dollars with non-profit developers for home repair and new construction.
- Access HOME funding set aside for Community Housing Development Organizations (CHDO) capacity building to partner with existing nonprofit developers and assist with residential infill development.

- Access State of Mississippi funds for blight elimination.
- Conduct a parcel-level survey of housing conditions to educate the insurance and appraisal companies and improve accuracy of property valuations in Pascagoula.

Regional Stakeholders

The Southern Mississippi Planning & Development District, Gulf Coast Regional Planning Commission and Jackson County Economic Development Foundation provided regional perspectives and insights into the strategic opportunities and challenges faced by the City of Pascagoula. The organizations provided input on amenities, community features, and growth patterns on a broader scale. Their perspectives provide additional insights into the competitive marketplace for attracting and retaining residents in an area where employees commute regionally. The communities along the I-10 corridor are in direct competition with each other for residents and businesses.

The entities recognized Pascagoula as a quaint, family-oriented community with excellent natural amenities but a lack of residential, commercial, and social amenities. The downtown area of Pascagoula is viewed as a draw and very appealing in terms of ambience and aesthetic; however, it is not seen as a community-serving feature after business hours. The lack of larger retailers and restaurant options was also seen as a limiting factor.

The cost of insurance is a deterrent for attracting new residents as those considering a move to MS Gulf Coast communities are more accustomed to insurance in the range of \$1400 - \$1500 per year, rather than \$6,000 per year for coastal properties. Higher insurance premiums incentivize new residents to rent rather than own, especially if they are unsure of the amount of time they might live in the region given employment associated with a larger manufacturing or oil and gas company. Interviewees noted that Ocean Springs and Biloxi appeal to millennials and non-family households who prefer a mix of housing types within walkable and bikeable areas that are proximate to commercial and cultural amenities.

Regional Stakeholder Recommendations:

- More extensive marketing of community assets to prospective residents.
- Highlight success of Pascagoula-Gautier School District.
- Develop and implement a marketing campaign for Pascagoula based on the 2015 branding exercise to differentiate itself from regional competitors, including Ocean Springs, Mobile and Gulfport.
- Encourage a mix of housing, including supporting historic neighborhoods and creating new housing products that appeal to transient corporate employees.
- Have a plan to attract industrial employees to live near their employment. Strategies could include building off of the Live Pascagoula campaign developed in 2015 and establishing an employer-assisted housing program (for more information, refer to the Implementation Recommendations).

D. Supply and Demand Analysis

Housing Supply

Low and Moderate Income Households

The City of Pascagoula has a higher percentage of low-to-moderate income (LMI) households as compared to similar cities in the region. Half of Pascagoula residents were classified as LMI in 2013, with Gulfport being the closest with 43% LMI residents.⁸

Figure 32: Area Median Income

Community	Percent of Households Under 80% AMI	No. of Households Under 80% AMI	Percent of Households Over 80% AMI	No. of Households Over 80% AMI
Pascagoula	50%	4,210	50%	4,225
Jackson County	40%	19,970	60%	30,040
Ocean Springs	31%	2,100	69%	4,630
Biloxi	41%	7,280	59%	10,460
Gulfport	43%	11,265	57%	15,115

Source: Department of Housing and Urban Development

Subsidized Housing

The following table provides a comparative view of subsidized housing in Pascagoula, Jackson County, Ocean Springs, Biloxi and Gulfport. The unit counts for LIHTC-funded public housing were analyzed at the address level. Housing Choice Voucher data is only available at the census tract level, so the values listed below are estimates based on census tracts that intersect each community.

Figure 33: Subsidized Housing by Community

Community	LIHTC Low-income Units	Public Housing Units	Housing Choice Vouchers	Total Subsidized Units	Total Housing Units	% Subsidized Units
Pascagoula	599	0	1,080	1,679	10,574	16%
Jackson County	1,428	0	2,596	4,024	60,649	7%
Gulfport	1,977	40	1,948	3,965	32,878	12%
Ocean Springs	55	0	97	152	7,880	2%
Biloxi	941	157	963	2,061	21,537	10%

Source: Department of Housing and Urban Development

Compared to other communities below, the City of Pascagoula has a higher percentage of total subsidized units. However, the income limits for each program are different and, given that the City of Pascagoula is comprised of 50% LMI households, the supply of subsidized housing is meeting a critical need for low-income Pascagoula families.

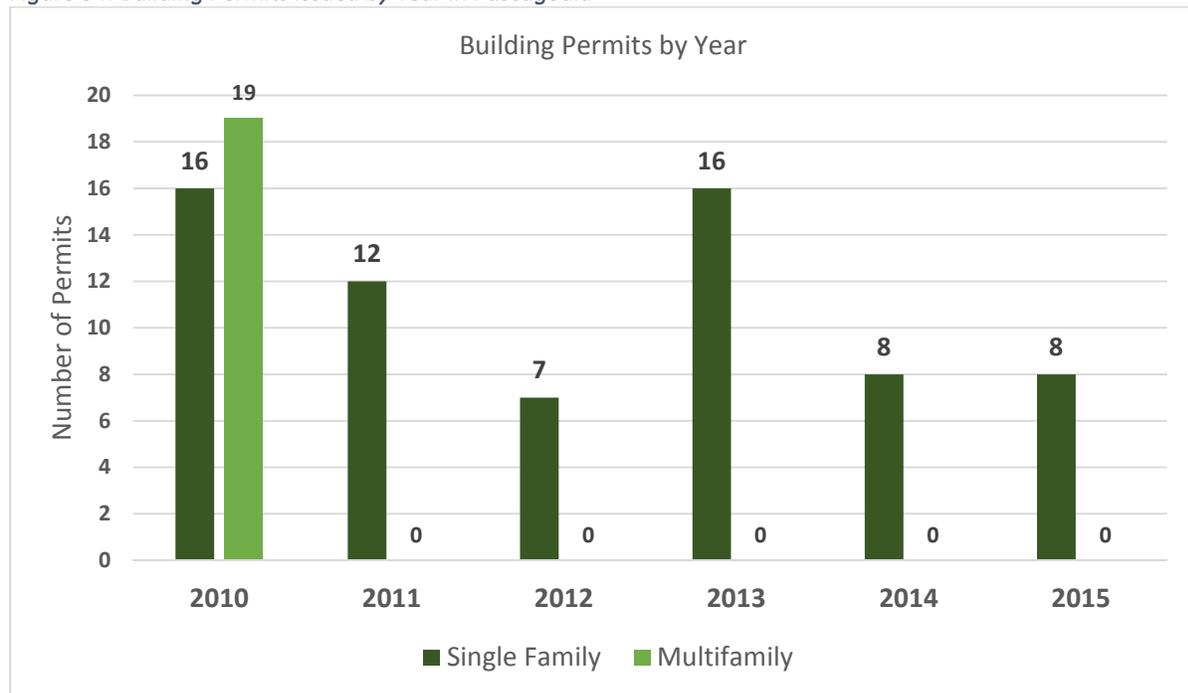
- Low-Income Housing Tax Credit Units - LIHTC units are available for low and moderate income households earning under 80% Area Median Income, which in 2016 is \$47,200 for a family of four.⁹

- Housing Choice Vouchers – By law 75% of HCVs must go to applicants who earn 30% AMI or below, and participants’ incomes may not be above 50% AMI. This means that a family of four in Pascagoula who earns under \$29,300 qualifies for a HCV.
- Public Housing Units – The Mississippi Regional Housing Authority VIII operates three properties within Pascagoula:
 - Frank E. Lewis Homes – 24 units
 - Bayou Cassotte Homes – 65 units
 - Haywood Brooks and Haywood Brooks Addition – 109 units

Building Permits

Since 2010, Pascagoula issued building permits for 67 single family homes and 19 multifamily (i.e. over two units) structures. The limited building activity is a primary reason for conducting this study and is likely due to a variety of factors, including building and insurance costs as well as increased competition for attracting residents with neighboring communities.

Figure 34: Building Permits Issued by Year in Pascagoula



Source: U.S. Census, Building Permits Survey, <https://www.census.gov/construction/bps/>

2015 Apartment Survey

The Gulf Regional Planning Commission conducts an annual MS Gulf Coast Apartment Survey that includes the City of Pascagoula. According to the 2015 survey, Pascagoula had 3,651 apartments in complexes of eight or more units. In 2015, surveyed apartments had a vacancy rate of 10.4%, significantly higher than the regional average (Figure 35).

The average age of apartments in Pascagoula is 39 years old. In the 1970s, the City saw a surge in apartment development - a total of 67% of the properties surveyed (2,441) were built during this time period. Since

Hurricane Katrina, only 321 (8.79% of the total) units have been built, all of which were funded with LIHTC (the most recently constructed unit came into service in 2011).

At the time of the survey, some of the units were being renovated or being used for special purposes, such as military housing. These units are in the counts below but were not counted in the vacancy calculations.¹⁰

The following information is broken down by unit type:

Figure 35: 2015 Regional Apartment Survey

2015 Apartment Survey: Pascagoula	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Units	111	1,084	1,957	481	16	2
Average Rent	\$499.27	\$537.75	\$613.63	\$667.87	\$850	-
Average Square Feet	414.36	654.18	891.66	1,065.57	1,344	-
Affordable Units	-	315	490	216	-	-
Affordable Elderly Units	11	116	86	-	-	-
Affordable Income Based Units	N/A	46	76	60	14	2
Vacancy Rate	8.30%	8.20%	11.30%	11.40%	-	-

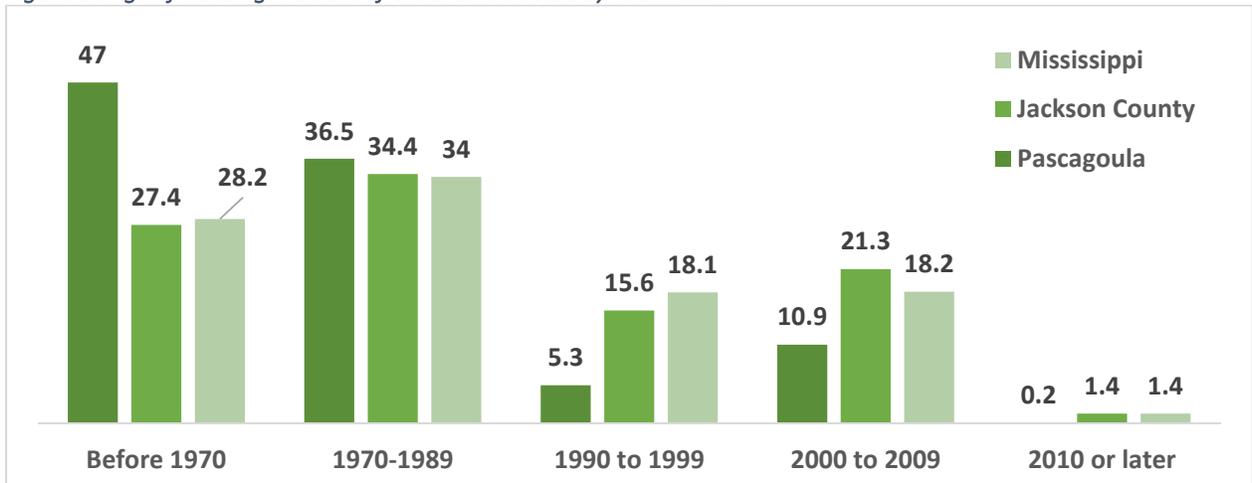
Source: Mississippi Gulf Coast Apartment Survey, June 2015

Housing Conditions

Pascagoula's manufacturing and industrial base spurred the diverse housing types seen in the City today.¹¹ There is no comprehensive data source for housing conditions in the City of Pascagoula so this section relies on the ACS data, HUD's Comprehensive Housing Affordability Strategy and a 2010 HUD property survey.

With respect to the age of the housing stock, 47% of the units in the City were built before 1970, nearly 20% higher than the average home age in Jackson County or the State of Mississippi overall; and 36.5% of homes in Pascagoula were built from 1970 to 1989, a similar rate to the County and State. Pascagoula has a lower percentage of homes built from 1990 to present than the County or State, showing limited construction during this time period. An aging housing stock can be an asset and a liability. Restoration of historic homes and historic districts are desirable for many homebuyers, creating a distinction between newer areas. However, older homes have higher maintenance costs and higher risks for lead paint and other health hazards. The chart below shows the percentage of homes built by year in the City, County and State.

Figure 36 Age of Housing: Percent of Units Constructed by Years Built



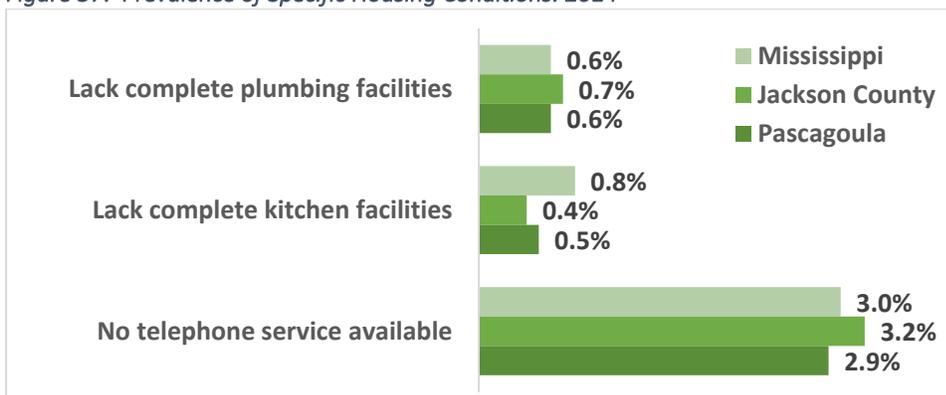
2014 American Community Survey (ACS) 5-year Data

The ACS annually measures incidences of 3 housing conditions:

- No telephone service.
- A lack of complete kitchen.
- A lack of complete plumbing.

The prevalence of these conditions is generally low and has been falling for decades. However, it can vary significantly from neighborhood to neighborhood, with low-income and rural communities often seeing higher rates of occurrence.

Figure 37: Prevalence of Specific Housing Conditions: 2014



2014 American Community Survey (ACS) 5-year Data

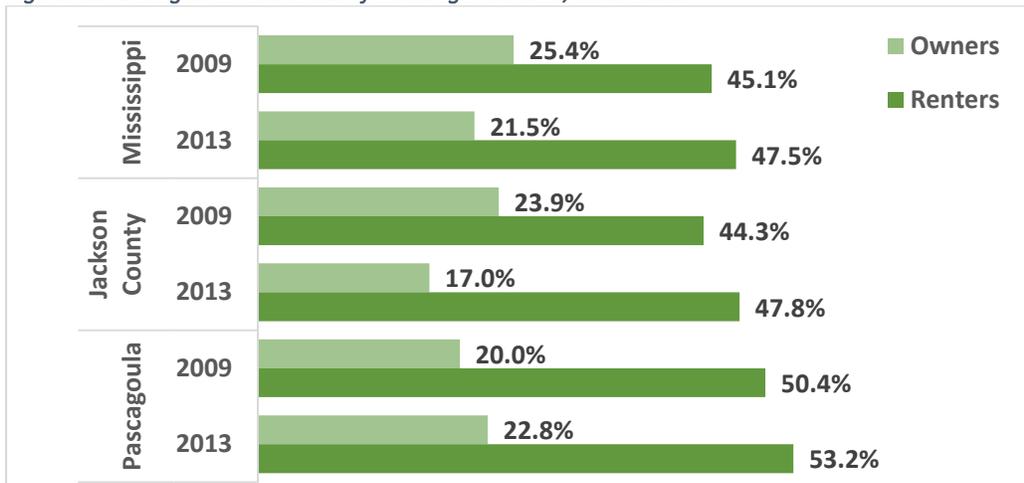
Housing Problems

HUD’s Comprehensive Housing and Affordability Strategy data looks at four common housing problems to gain a sense of housing quality in an area:

- Housing unit lacks complete kitchen facilities.
- Housing unit lacks complete plumbing.
- Household is overcrowded.
- Household is cost-burdened.

With respect to tenant-occupied units, 53% of Pascagoula’s renters experience one or more housing problem; and 23% of homeowners report one or more of these issues. While reported housing problems for renters have increased across the nation since the Great Recession, Pascagoula differs from the rest of the State and County in that owners have also seen a rise in their rate of housing problems, rising nearly 3% in four years. Pascagoula’s renters are more likely to have one or more housing problem compared to Jackson County or the State of Mississippi.

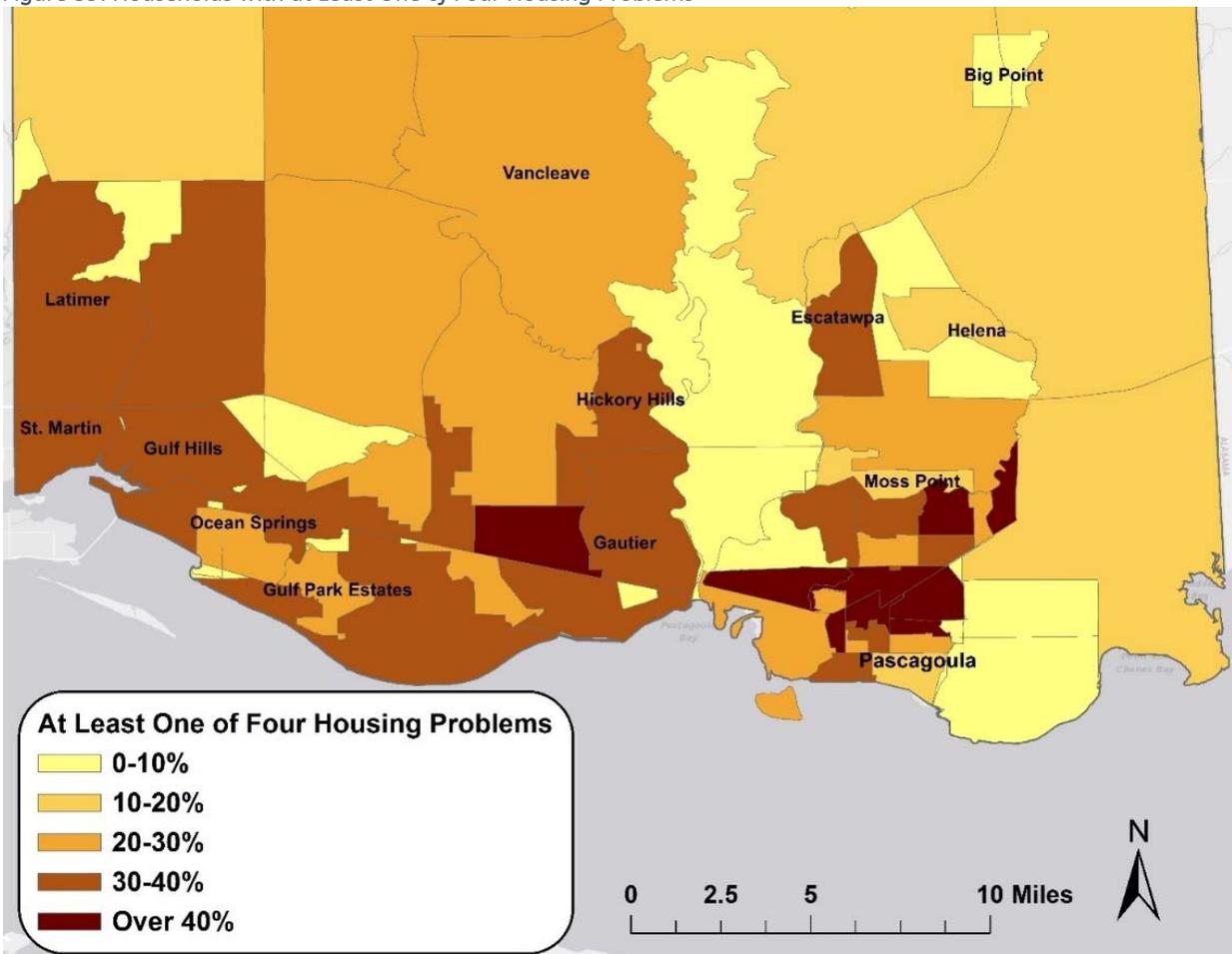
Figure 38: Changes in Incidences of Housing Problems, 2009-2013



Source: 2009-13 Comprehensive Housing Affordability Strategy (CHAS) data

The map below shows the percentage of households experiencing one or more housing problem by census tract. The northern section of Pascagoula stands out as the highest percentage of reported housing problems, with similarly high reports in Moss Point and Gautier.

Figure 39: Households with at Least One of Four Housing Problems



Source: HUD Egis Data

Department of Housing and Urban Development Windshield Survey

In 2010, HUD conducted windshield observations of communities along the MS Gulf Coast to assess housing recovery post-Katrina. It surveyed 3,511 homes in Mississippi, Louisiana and Texas in areas significantly impacted by the hurricane.

The survey results show that few homes in Pascagoula were in need of major or even minor repairs in the areas studied. However, the report also noted that homes mostly damaged by the hurricane were most likely to be in good condition (due to new construction), leaving open the possibility that homes in less-affected areas may potentially feature more housing problems. The survey had a small sample size and was limited to certain areas in the City.

Figure 40: Windshield Observations of Housing Conditions

	Excellent or Good	Fair	Poor	Destroyed	Construction	No Structure
Jackson County	77.6	6.2	0.3	0	0.6	15.4
Pascagoula	90.6	0	0	0	0	9.4

HUD Windshield Survey Results: Housing Recovery in the Gulf Coast Phase 1, 2010

III. Implementation Recommendations

The PRA's goals for the Housing Assessment are to attract residential developers, retain workers, understand the barriers to housing development, and understand the overall housing needs in the City of Pascagoula. The City faces challenges in attracting residential developers because of uncertainty about insurance, building costs and negative perceptions of the City. The following recommendations provide a path for the PRA to work in partnership with the City and local stakeholders to build upon assets and leverage resources to catalyze residential development. With extensive infrastructure investment since Hurricane Katrina and catalytic projects such as Anchor Square and the pending Pascagoula Riverfront Development, the PRA should leverage investments being made in the downtown area and create a coordinated strategy for supporting and strengthening neighborhoods across the City.

1. Understand vacancy and housing conditions Citywide.

To create a data-driven plan for residential development in Pascagoula, it is important to know the number and condition of households, both occupied and vacant, and number of vacant lots. With this information, the City will be able to have a full picture of the housing market within its municipal limits. The Gulf Regional Planning Commission's (GRPC) Annual Apartment Survey provides a model for tracking key indicators such as number of affordable rental units and vacancy rate of rentals across the MS Gulf Coast. Given the challenges the City of Pascagoula faces with high asking price for vacant land and the high cost of building in flood zones, it is critical to first understand where vacant lots are located in order to formulate a comprehensive vacant land strategy. For housing conditions, a supplement to the GRPC's Annual survey would provide broader information on non-rental households and could include information about conditions, providing justification for targeted home repair within the City.

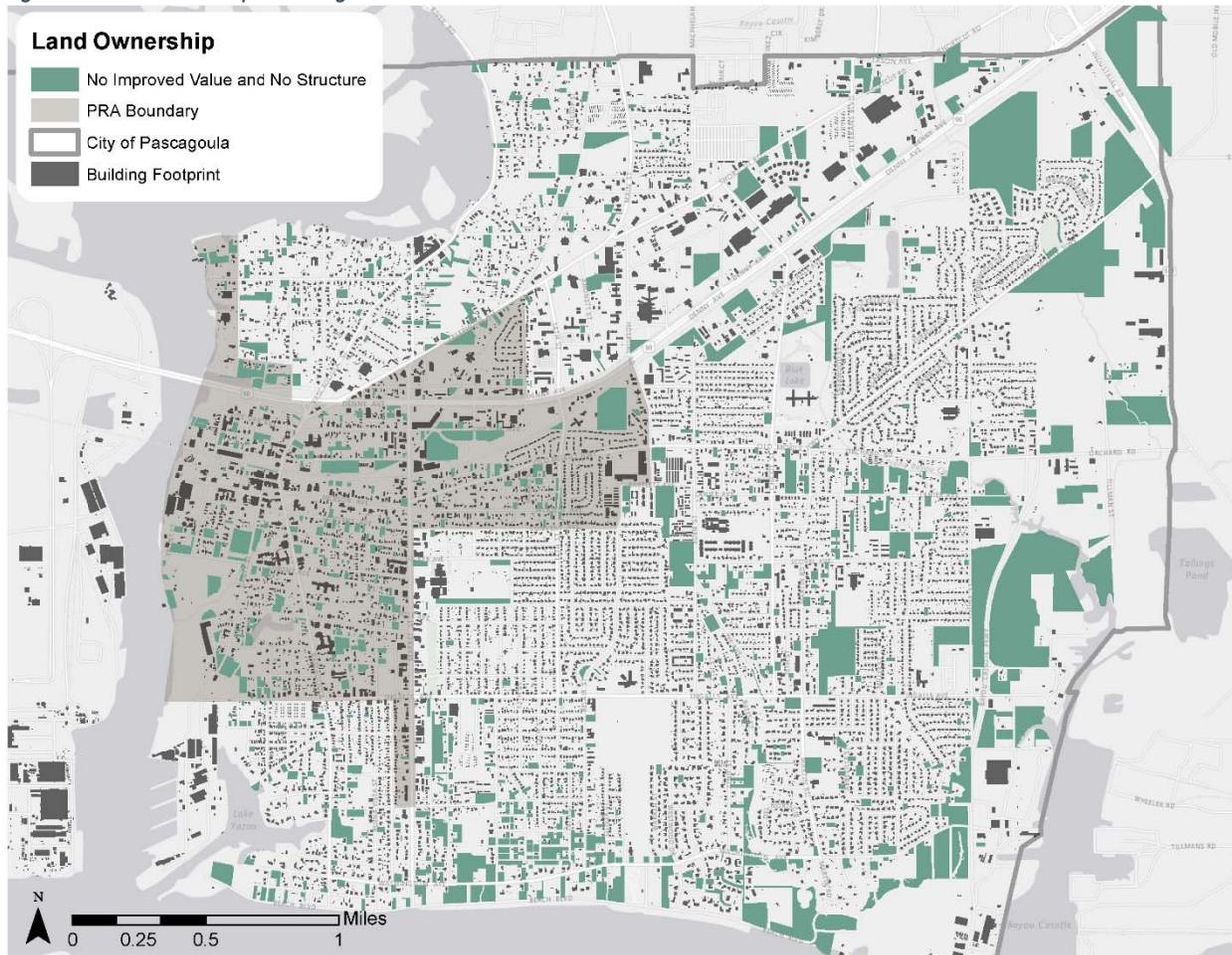
Key elements to implementing a City-wide parcel survey are as follows:

- Create a survey that captures all information the PRA is interested in collecting;
- Recruit and train volunteers or staff to conduct the survey;
- Divide the City into sections (such as the Urban Renewal Agency boundary) to demonstrate progress;
- Assemble data into a database and link to parcel information; and
- Produce a final report to outline findings.

Methods of data collection depend on available budget, from creating a fillable Google Form to using ESRI's Collector Application, which will enable streamlined surveying of Pascagoula's 9,000 parcels.

The map below uses Jackson County's parcel-level data, examining land ownership that does not have any improved value and does not have a structure. The building data layer is from 2009 and the analysis of County data is only an approximation but it shows the approximated level of vacant lots within the City limits.

Figure 41: Land Ownership in Pascagoula



Source: Jackson County, City of Pascagoula, ESRI

2. Utilize government owned property for residential development.

The 2016 plan *Grounds for Residential Development* is a model document for marketing vacant or underutilized land within the City of Pascagoula. The document identifies zoning, land area and other critical data utilized for developers. Using this model, the PRA should investigate all PRA, City, County, State and Housing Authority owned land to build off of the *Grounds for Residential Development* report and directly market government owned properties for infill residential construction. Once the land is identified, the PRA can use a similar process as the Pascagoula Riverfront Development to develop a request for proposals with parameters for development.

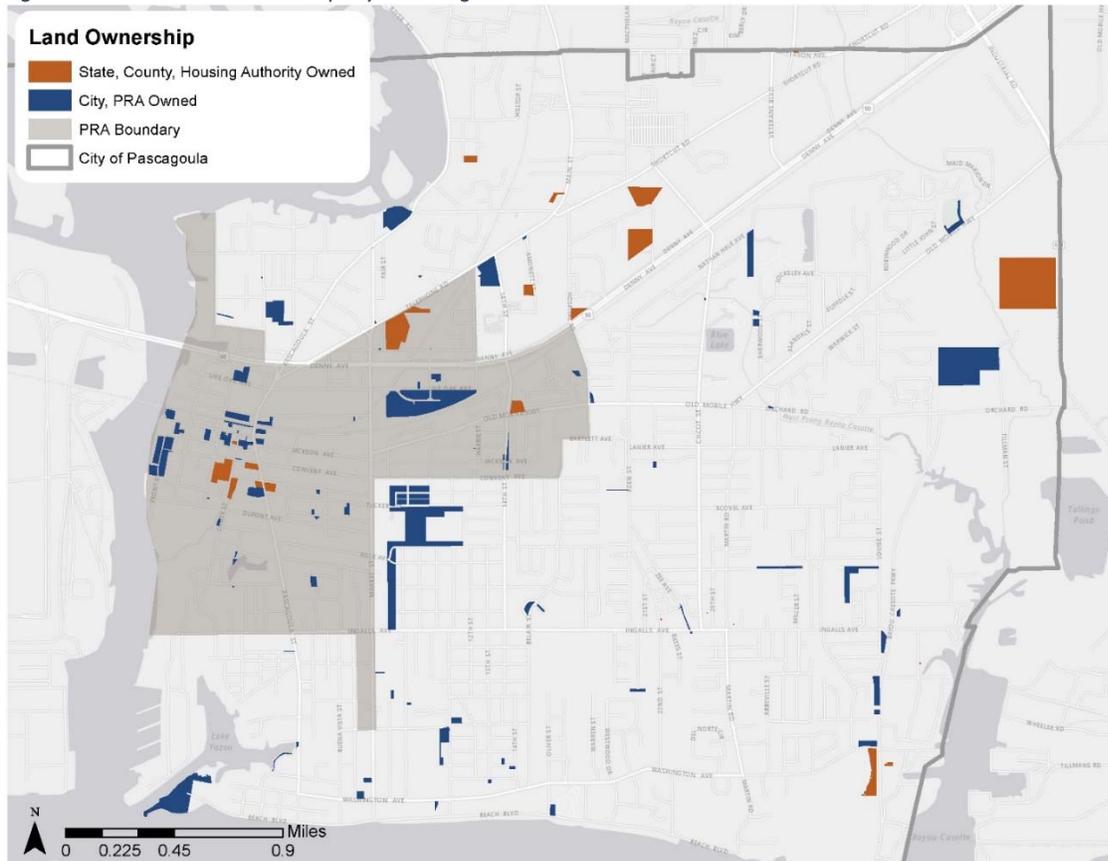
A long-term implementation strategy creates a way for the PRA to clear title of vacant properties within its service area or Citywide. The PRA currently does not have the legal authority to clear title under State law. Mississippi statute defines a property as abandoned if it remains unclaimed by the owner for at least five years or the owner fails to pay property taxes. This time period explains many vacant residential parcels in Pascagoula, where owners are likely paying property taxes but are unable to sell the property.

Once a property is claimed by the State, it can be resold at auction. Recent legislation allows municipalities to either grant or lease these properties to non-profits for development. If a parcel does not have clear title, the Chancery Court has jurisdiction over land disputes and ownership and may clear title to a nonprofit

or government entity if the property meets conditions agreed upon by the Court. The City of Jackson, MS is currently operating a program to provide low cost and no cost properties to nonprofits.¹²

The following map uses Jackson County parcel records to identify government owned parcels. Similar to the previous recommendation, additional research is necessary to verify ownership and if the land is well-suited for residential development.

Figure 42: Government Owned Property in Pascagoula



Source: Jackson County, City of Pascagoula, ESRI

3. Educate insurance companies, appraisers, and realtors on comparable properties to more accurately value home sales in Pascagoula.

A lack of comparable units in and around the City of Pascagoula make it difficult to estimate the value of area homes and continues to cause uncertainty for residential construction. Typically, appraisers examine the location, size, condition of home, and aesthetics, look at recent sale prices for comparable houses proximate to the subject property, and provide an estimate of value. The lack of recent sales puts homes sold within the City at a disadvantage and increases the likelihood of an inaccurate appraisal.

Appraisers could use alternative valuation methods; however, the PRA and City should take the lead on convening appraisers, realtors, local lenders, and financial institutions to discuss the current problem and explore solutions to create a more accurate appraisal system that accounts for energy-efficient and storm-resistant features and identifies comparable properties within the area to determine accurate values.¹³

There are a number of ways to educate appraisers, including:

- Increase interaction between stakeholders and increase knowledge about energy efficient and resilient building trends.
- Provide a list of comparable home sales in the region.
- Provide training to appraisers to understand current trends in the housing market.
- Partner with the National Association of Realtors on the Green MLS Toolkit.
- Include local lenders and financial institutions to ensure a thorough understanding of the housing market and improvements.

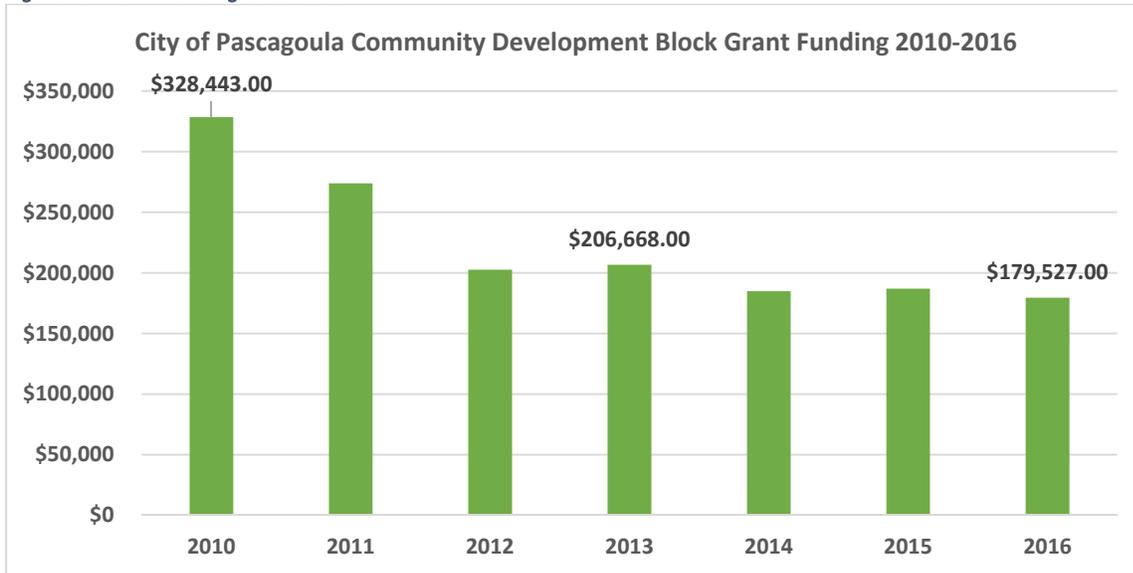
4. Explore and access funding opportunities at the State and Federal Level.

With limited private sector intervention in the Pascagoula's housing market, the PRA, along with the City must explore opportunities to leverage existing funding sources, secure competitive funding, and create new local funding sources to attract private investment. While Federal funds are limited and needed to address critical projects, combining existing funding with established efforts for targeted investment in the housing market could create a tipping point for private investment. Partnerships are imperative for stretching limited funding. The PRA can facilitate partnerships with nonprofits who provide housing services through memoranda of understanding or combined applications to competitive funding sources.

4.1 Leverage CDBG Funding for Housing

The City of Pascagoula is a direct grantee of Community Development Block Grant (CDBG) funds from the HUD. The City has historically used CDBG funds for infrastructure improvements and, despite there being limited funding available, the City may use a portion of CDBG funds to support down payment assistance, home repair, or as gap financing for housing construction (or continue to utilize funding to support infrastructure projects that enable properties to be ready for private development). Examining funding levels from 2010 to present, CDBG funds for the City peaked in 2010, declining \$148,916 by 2016 and leaving the City with fewer resources to make infrastructure improvements. However, as a direct grantee, the City is able to spend CDBG funds to achieve its overall goals, including housing, as long as it meets all CDBG requirements.¹⁴

Figure 43: CDBG Funding 2012-2016



Source: Department of Housing and Urban Development

4.2 Access HOME funding at the State Level

The PRA and City of Pascagoula can continue to pursue HOME Investment Partnership Program (HOME) funds at the State level to support residential development within City limits. While the City is not a direct grantee, it may apply to competitive funding available through the Mississippi Housing Development Corporation (MHDC) or explore becoming a Participating Jurisdiction to access HOME funds directly.

The HOME Program is a formula grant program to states and localities to fund a range of affordable housing activities. Within Mississippi, there are only two HOME entitlement cities, the cities of Jackson and Hattiesburg, plus all of Harrison County. The Mississippi Home Corporation (MHC) administers the HOME funds for the rest of the State. HOME funds are eligible to be used as gap financing for LIHTC developments. MHC also funds CHDOs with a HOME set-aside for homebuyer assistance, homeowner rehabilitation, and disabled housing incentives. PRA and the City of Pascagoula can partner with an existing CHDO or assist with certifying and training a local nonprofit to become a CHDO.¹⁵

4.3 Access Federal Home Loan Bank of Dallas Programs

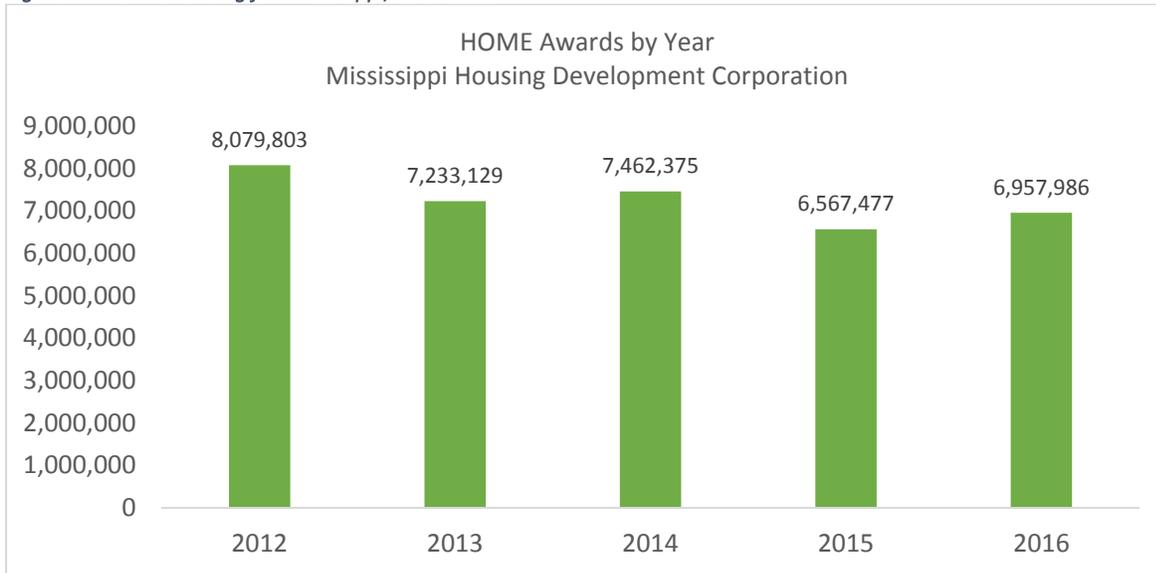
The Federal Home Loan Bank of Dallas funds community investment across its five-state district, which includes Mississippi. Full details are available on their website:

<https://www.fhln.com/community/Pages/Community-Investment.aspx>.

Programs include:

- Affordable Housing Program – Competitive grants for housing development (80% AMI and below).
- Homebuyer Equity Leverage Partnership – Down payment and closing cost assistance for first time homebuyers.

Figure 44: HOME Funding for Mississippi, 2012-2016



Source: Department of Housing and Urban Development

Case Study: City of Gulfport CDBG-HOME Program

Funding Allocation

The City of Gulfport anticipated receiving \$520,651 in CDBG funding and \$436,915 in HOME funding for fiscal year 2015. CDBG funds were allocated as follows: a minimum of 65% to eligible housing and non-housing projects, up to 15% to public service projects/programs and 20% to administrative costs. Gulfport HOME funds are allocated as follows: 90% to eligible projects and 10% to administrative costs.

Summary of Resources and Distribution Funds

HOME	FY 2015	CDBG	FY 2015
City of Gulfport	\$ 248,910	Public Service Projects	\$ 56,486
Harrison County	\$ 100,077	Capital Improvements	\$ 153,157
CHDO Set Aside	\$ 61,586	Housing	\$ 178,295
Total Funding	\$ 410,573	Administration	\$ 109,728
		Total Funding	\$ 497,667

Outcomes

Homeowner Housing Repairs/Rehabilitation/Reconstruction (CDBG and HOME funds) - Twelve LMI homeowners were assisted with emergency and minor housing repairs utilizing CDBG funds totaling \$178,295.44. Eleven LMI homeowners received substantial housing rehabilitation utilizing \$553,318.62 in HOME funds. A total of \$731,614.06 in CDBG and HOME funds were expended.

HOME funds - Homebuyer Assistance - The City of Gulfport completed down payment assistance to 23 LMI homebuyers and households with up to \$30,000 assistance to purchase affordable housing within the City limits of Gulfport. Homebuyers signed both written agreements and a 10-year recapture affordability

period was enforced through a deed of trust and promissory note. The City expended and was reimbursed by HUD \$623,420.96 during the fiscal year.

CHDO set-aside - In 2014, the Gulf Coast Housing Initiative acquisitioned two single-family housing units to rehabilitate and re-sell to eligible LMI homebuyers in the City of Gulfport. Both homes were still in rehabilitation stage at the end of the fiscal year and were completed and sold to LMI homebuyers in 2015. A total of \$169,551.10 was expended and reimbursed in 2015.

Public Services - Funding was provided to seven agencies (Catholic Social Services, Child Abuse Prevention Center, De L’Epee Deaf Center, Gulf Coast Community Ministry, Gulf Coast Women’s Center for Non-Violence, South MS AIDS Task Force, and St. Vincent DePaul Pharmacy) that provide basic needs and services, such as health, financial, mental, food, and special needs, to reach the greatest number.

Public Facilities and Capital Improvements - Various parks and public facilities were identified in the 2015 Action Plan; however, no specific project was identified or funded. A Total of \$153,157.00 was expended in Capital Improvements and Public Facilities Projects in 2015 for Gulf Avenue and Colony Park Drainage Improvement Project to alleviate flooding and the 28th Street Basketball Court Replacement (2014) – replacement of basketball court, goals and lighting.

Analysis of Impediments - The City of Gulfport completed the update of its 2012-2016 Five Year Analysis of Impediments to Fair Housing, and the analysis identified the following impediments as well as goals and strategies to address each impediment, which included: (1) Fair Housing Education and Outreach, (2) Areas of LMI concentration, (3) Lack of Affordable Homebuyer Units, (4) Lack of Affordable Rental Units, (5) Accessibility, (6) Property Insurance, (7) Housing Problems, (8) Zoning Ordinance, and (9) Transportation.

5. Create a centralized web portal for housing opportunities in Pascagoula.

Building off of the plans and studies conducted for the City and PRA, the PRA should develop a single web site that provides information about existing housing resources within the City of Pascagoula. This website would create a single portal for residential developers to see what land is available, find information on residents looking to buy or renovate their homes, and connect with area employees to highlight available housing incentives and assets about the City.

Figure 45: Sample Housing Portal for Employer Assisted Housing



Source: <http://renewhavenct.com/>

6. Create local funding to support local housing development, home repair, and insurance costs.

With limited residential development in Pascagoula, the PRA should examine methods of creating additional funding sources to support grants or loans to incentivize residential development. With limited CDBG dollars and local funding, the following sections provide insights into two methods of creating local funding sources for residential development. The advantage of creating a local funding source is that the program may be designed to fit local needs, such as down payment assistance, address insurance costs, or home repairs. The challenge, though, is that that doing so requires a significant commitment by stakeholders to make the case that there is a need for additional revenue, which may mean a ballot initiative, vote by City Council or support from other elected officials.

6.1 Housing Trust Fund

Housing Trust Funds (HTF) are established by state or local governments to receive ongoing funding to support affordable housing development. Forty-six states have HTFs and there are 700 total HTFs across the country that collect a total of \$750 million per year. Seventy-three cities across the US have HTFs and, on average, for every \$1 invested in a city HTF, \$6.50 is leveraged. Examples of funding sources for HTFs include sale of government owned land, building permit fees, impact fee on commercial construction, real estate transfer fees, and code enforcement fees. While identifying an ongoing revenue source is critical for sustaining an HTF over time, one-time donations or funds can be established to demonstrate the value of a trust fund, which, if successful, can make the case for a dedicated funding source.

Figure 46: Polk County, IA Housing Trust Fund Website



Source: <http://www.pchtf.org/>

Resources:

- Center for Community Change’s Housing Trust Fund Project – Provides resources on how to create a Housing Trust Fund: <http://housingtrustfundproject.org/htf-elements/>
- Housing Mississippi – statewide coalition working to create additional revenue for housing development: <http://www.housingmississippi.org/>

6.2 Employer Assisted Housing

To establish an employer-assisted housing program, the PRA can convene area employers to review best practices in employer-assisted housing and determine potential barriers to retaining workers. By convening area employers, the PRA can assess the interest in incentivizing workers to live and work in the area. The PRA should partner with area employers to create a matching program where the PRA can leverage funds from local employers to create a housing incentive program for area workers.

The program should include incentives for existing residents as well as attracting new residents by offering a forgivable home repair loan and a rental subsidy over the course of the year, including down payment assistance towards purchasing a home or paying part of a security deposit and first month’s rent on an apartment. Offering employer assisted housing would make City of Pascagoula’s employers more competitive, attract more workers, and decrease employee turnover.

Resources:

- National Association of Realtors – Employer Assisted Housing Imitative Guide for State and Local Realtor Associations - <http://www.realtoractioncenter.com/for-associations/housing-opportunity/workforce-housing/eah-guide.html>
- Case Studies on successful programs, including Mississippi State bill on Employer Assisted Housing: <http://www.realtoractioncenter.com/for-associations/housing-opportunity/workforce-housing/eah-toolkit/General-GovtPrograms-StandAlone.pdf>

Appendix A: Acronyms

AMI	Area Median Income
CBD	Central Business District
CHDO	Community Housing Development Organization
HCV	Housing Choice Voucher
HOME	HOME Investment Partnership Program
HTF	Housing Trust Funds
HUD	U.S. Department of Housing and Urban Development
LITC	Low-Income Tax Credits
LMI	Low to Moderate-Income
MHC	Mississippi Home Corporation
PRA	Pascagoula Redevelopment Authority
TIF	Tax Incremental Financing

Appendix B: Development Incentives

Low-Income Housing Tax Credits

- Federal tax credits that are administered through the Mississippi Home Corporation.
- Award amount is paid for 10 years.
- 9% credits
 - Awarded through competitive allocation.
 - Awardee receives 9% of qualified renovation or new construction costs.
- 4% credits
 - These funds are paid for outside of the Federal allocation through tax-exempt bonds.
- Awardee must keep the rent of designated low-income units at HUD designated affordable levels for a minimum of 15 years.
- Enterprise Community Partners has found that LIHTC projects have an average vacancy rate of 4.2% as compared to 10.6% vacancy rate of the market as a whole.

CDBG: Community Development Block Grant Program

- CDBG provides grants to states and localities to provide decent housing and a suitable living environment and to expand economic opportunities, principally for LMI persons.
- Federal funds that are administered through the Community Services Division of the Mississippi State Government.

ESG: Emergency Solutions Grants Program

- ESG provides grants to States and localities for street outreach, emergency sheltering, homelessness prevention, rapid re-housing assistance, and Homeless Management Information System (HMIS).
- Federal funds that are administered through the MHC.

HOME Investment Partnerships Program

- HOME provides grants to States and localities for building, buying, and rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people.
- Federal Funds that are administered by the MHC.

MS Affordable Housing Development Fund (MAHDF)

- Funds administered by the MHC.
- \$500,000 maximum.
- Uses:
 - Construction loans for new owner-occupied or rental housing.
 - Pre-development, site control, site development.
 - Rehabilitation loans for owner-occupied and rental properties.

House Bill 530 Construction Loan Fund

- Administered by the MHC.
- A construction loan for developers to finance new owner-occupied affordable single-family housing units.
- Loan Size:
 - Max \$750,000
 - No more than 6 units

US Department of Agriculture

A factor that presents capital opportunities for residential development is the population size of Pascagoula. While some may not consider Pascagoula a rural community, because its population is less than 50,000, it still is eligible for a number of rural development programs administered by the US Department of Agriculture (USDA). These programs are open to many different entity types, including individuals. While most of these programs are loans or guarantees, they may provide favorable terms that can lead to project viability or create opportunities for individuals who may not have qualified for financing from other sources.

New Market Tax Credits

- Community Development Financial Institutions Funds that are awarded as tax credits and administered by Community Development Entities.
- 39% of Qualified Equity Investments.
- Tax Credits are only available for projects in qualified and severely distressed census tracts.
 - Qualified:
 - Census Tract: 28059042100
 - Census Tract: 28059042500
 - Severely Distressed:
 - Census Tract: 28059042200

Historic Tax Credits

The City of Pascagoula has four historic districts and one proposed historic district. 2010 Census data also shows that the City has 549 housing units that were built before 1939, which presents some opportunities to utilize Historic Tax Credits.

- Multi-Family Housing Direct Loans
- Multi-Family Housing Loan Guarantees
- Rural Housing Site Loans
- Single Family Housing Direct Home Loans
- Single Family Housing Repair Loans & Grants

Tax Incentives

Local municipalities seldom have excess capital to aid with development. However, instead of giving money they can provide tax incentives. Below are some tax incentives that are common practice in municipalities across the US and some that are currently in place in Pascagoula.

- 20% Federal
 - Must be used for Income-producing property.
 - The property must be listed on the Nation Register of Historic Places or be in a Historic District.
 - Front Street Historic District
 - International Shipbuilding Company Employee Housing Historic District
 - Krebsville Historic District
 - Orange Avenue Historic District
 - Proposed Buena Vista Historic District
 - Amount of Tax Credits Calculated by Qualified Rehabilitation Expense multiplied by 20%.
- 10% Federal
 - Must be used for Income-producing property.
 - Structure must have been built before 1936.
 - Amount of Tax Credits Calculated by Qualified Rehabilitation Expense multiplied by 10%.
- 25% State
 - Tax credits may be for residential or business purposes.
 - Building must be listed individually in the National Register of Historic Places or qualify for the 20% Federal credits.
 - Amount of tax credits calculated by qualified rehabilitation expense multiplied by 25%.

Tax Incremental Financing

- Localities create a Tax Incremental Financing (TIF) district in which a portion of tax revenue is pledged to the development to help offset some development cost.
- Sometimes bonds are issues to monetize a portion of expected increase in taxes and fees upfront.
- Common TIFs:
 - Sales Tax
 - Either a portion of the sales tax is foregone by the governing body and given to the developer or an added sales tax is implemented and given to the developer.
 - Property Tax/Fee

- A portion of the increased property tax is given to the developer or an extra fee is added to property sold within the district and given to the developer.

Residential Development Incentive Program

The Residential Development Incentive Program offered by the City of Pascagoula consists of a waiver of fees up to \$5,000 for the construction of a new, single-family dwelling of over \$150,000 in value. The fees being waived as a part of this program include permit, inspection, and utility connection fees.

Commercial Central Business District Tax Exemption

The City of Pascagoula offers a tax abatement up to 80% on ad valorem taxation on the increase in assessed value on new structures or improvements to renovations of existing structures located in the designated Central Business District (CBD) for up to seven years (excluding school taxes).

Residential CBD Tax Exemption

Approved in August 2016, the Pascagoula CBD Residential Tax Exemption Policy offers property owners exemption from the increase of ad valorem taxes (excluding school taxes). This exemption can be as high as 100% of any increase to the property tax bill caused by new construction or renovation and may last for up to 10 years. It can also be transferred to a new buyer. The project must meet the following standards:

- 1) Be within the borders of the CBD, which includes the Community Commercial, Downtown, Neighborhood Commercial, Regional Commercial Zones, and part of the Waterfront Mixed Use Zone;
- 2) Include at least a \$150,000 investment on new construction or \$75,000 on renovation; and
- 3) Include landscaping and building plans in the application in order to assist the City in its review of the potential positive impact of the project.

In the granting of an exemption and the length and extent of the exemption, the City Council will consider: 1) the value of the investment in terms of project costs and increased property value, 2) the community need for investment, and 3) the aesthetics and landscaping.

	Program	Funding Form	Administrators	Who Can Apply	%	Funding Period	Application	Max Available	Description
Low-Income Serving Developments	Low Income Housing Tax Credits	Tax Credits	Mississippi Home Corporation	For-Profit or Non-Profit Developers	9% 4%	10 Years	1 Quarter Year Round	\$ 750,000	Renovation or construction of low-income housing
	MS Affordable Housing Development Fund (MAHDF)	Loan		Nonprofit Corporations, Partnerships, For-Profit Corporations, Public Housing Authorities, Planning and Development Districts, and Limited Equity Cooperatives. Individuals are not eligible.	80-95%	Once	Year Round	\$ 500,000	Construction loans for new owner-occupied or rental housing. Pre-development, site control, site development. Rehabilitation loans for owner-occupied and rental properties.
	House Bill 530 Construction Loan Fund			Nonprofit Corporations, Partnerships, For-Profit Corporations, Public Housing Authorities, Planning and Development Districts, and Limited Equity Cooperatives. Individuals are not eligible.	80-90%	Once	Year Round	\$188,000 per project; \$750,000 per borrower	Construction of new single-family residential housing units to be owner-occupied.
	Emergency Solutions Grant Program			Grant	Municipalities and counties, as well as non-profit organizations that operate homeless shelters		Once	Year Round	N/A
	HOME Investment Partnerships Program					Once	Year Round	N/A	The HOME Program provides decent, safe, sanitary and affordable housing for low- and very-low-income families.
	Community Development Block Grant	Grant	Community Services Division	Given to state and/or local governments who can employ funds to housing developers using different methodologies.		Once	Year Round	N/A	CDBG provides grants to states and localities to provide decent housing and a suitable living environment, and to expand economic opportunities, principally for low- and moderate-income persons.

	Program	Funding Form	Administrators	Who Can Apply	%	Funding Period	Application	Max Available	Description
	New Market Tax Credits	Tax Credits	Community Development Entity	Nonprofit Corporations, Partnerships, For-Profit Corporations	39%	Over 7 years (39% Total)	Varies	\$ 10,000,000	Tax Credits are only available for projects in Qualified and Severely Distressed Census Tracts.
Rural Development	Multi-Family Housing Direct Loans	Loan	USDA	<ul style="list-style-type: none"> •Individuals, trusts, associations, partnerships, limited partnerships, nonprofit organizations, for-profit corporations and consumer cooperatives. •Most state and local governmental entities. •Federally-recognized Tribes 		Once	Year Round	N/A	Construction, improvement and purchase of multi-family rental housing for low-income families, the elderly and disabled individuals is the primary objective for this program.
	Rural Housing Site Loans	Loan	USDA	<ul style="list-style-type: none"> •Section 523 loans: Private or public non-profit organizations that will provide sites solely for self-help housing •Section 524 loans: Private or public non-profit organizations. The building site may be sold to low- or moderate-income families utilizing USDA's Housing and Community Facilities Program's (HCFP) loan programs, or any other mortgage financing program which serves low- and moderate-income families •Non-profits that have the legal authority to operate a revolving loan fund •Non-profits that have the financial, technical and managerial capacity to comply with relevant federal and state laws and regulations •Federally-recognized Tribes 		Once	Year Round	N/A	Site loans are made to provide financing for the purchase and development of housing sites for low- and moderate-income families.

	Program	Funding Form	Administrators	Who Can Apply	%	Funding Period	Application	Max Available	Description
	Single Family Housing Direct Home Loans		USDA	Individuals		Once	Year Round	N/A	Loan funds may be used to help low-income individuals or households purchase homes in rural areas. Funds can be used to build, repair, renovate or relocate a home, or to purchase and prepare sites, including providing water and sewage facilities.
	Single Family Housing Repair Loans & Grants	Loans & Grants	USDA	<ul style="list-style-type: none"> •Public bodies •Community-based non-profit corporations •Federally-recognized Tribes 		Once	Year Round	N/A	Funds can be used to purchase, construct, and / or improve essential community facilities, purchase equipment and pay related project expenses.
	Multi-Family Housing Loan Guarantees	Guarantee		<ul style="list-style-type: none"> •Most state and local governmental entities •Nonprofit organizations •For-profit organizations, including LLC's •Federally-recognized Tribes 	up to 90%	Once	Deadline 12/31/17	N/A	<p>Construction, improvement and purchase of multi-family rental housing for low to moderate income families and individuals is the primary objective for this program. Funding may also be available for:</p> <ul style="list-style-type: none"> •Buying and improving land •Providing necessary infrastructure <p>•For a complete list see Code of Federal Regulations, 7CFR Part 3565.205</p>

	Program	Funding Form	Administrators	Who Can Apply	%	Funding Period	Application	Max Available	Description
Historic Rehabilitation	Historic Tax Credits	Federal Tax Credits	Mississippi Department of Archives and History	For-Profit or Non-Profit Developers	20%	Over 5 Years	Year Round	N/A	Must be used for Income-producing property. The property must be listed on the Nation Register of Historic Places or be in a Historic District.
		State Tax Credits			10%				Must be used for Income-producing property. Structure must have been built before 1936.
					25%				Tax Credits may be for residential or business purposes. Building must be listed individually in the National Register of Historic Places or qualify for the 20% Federal credits.
Local	Tax Incremental Financing	Foregone collections	City or County	For-Profit or Non-Profit Developers		Varies	Year Round	N/A	A portion of tax revenue is pledged to the development to help offset some development cost.
	Residential Development Incentive Program			Businesses or Individuals		Once		\$5,000	The construction of a new, single-family dwelling of over \$150,000 in value.
	Tax Abatement				7 Years	80% of ad valorem taxation		New structures or improvements to renovations of existing structures located in the designated Central Business District.	

¹ U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Inflow/Outflow Job Counts (All Jobs), Employed in the City of Pascagoula, 2014.

² 2010 Mississippi Code, Title 43 – Public Welfare, Chapter 35 – Urban Renewal and Redevelopment, 43-35-15 – Powers, <http://law.justia.com/codes/mississippi/2010/title-43/35/43-35-15/>

³ U.S. Census Bureau, <http://www.census.gov/topics/population/race.html>.

⁴ FY 2016 Income Limits Summary, <https://www.huduser.gov/portal/datasets/il/il2016/2016summary.odn>

⁵ 2015 State of Mississippi Qualified Allocation Plan for Low Income Housing Tax Credits , https://www.novoco.com/sites/default/files/atoms/files/mississippi_2015_qap_final_071615.pdf

⁶ Federal Emergency Management Agency, <https://www.fema.gov/zone-ae-and-a1-30>

⁷ Federal Emergency Management Agency, <https://www.fema.gov/flood-zones>

⁸ Department of Housing and Community Development, Comprehensive Housing Affordability Strategy, 2009-2013 estimates.

⁹ Department of Housing and Urban Development Income Limits FY 2016 for the Pascagoula, MS HUD Metro FMR Area, <https://www.huduser.gov/portal/datasets/il/il2016/2016summary.odn>

¹⁰ Units not included in the vacancy calculation: Studio – 24 units, 1 BR – 903 units, 2 BR – 1,967 units, 3 BR – 324 units.

¹¹ 2010 Pascagoula Comprehensive Plan, pg. 75

¹² Jackson County, Mississippi Real Estate Taxes, <http://www.co.jackson.ms.us/officials/tax-collector/real-eState.php>
<http://www.jacksonms.gov/index.aspx?nid=738>

¹³ Bhargava, Abhay & Victoria Doyle. “The Role of Appraisals in Energy Efficiency Financing”, *Building Industry Research Alliance*, May 2012. Accessed at <http://www.nrel.gov/docs/fy12osti/54329.pdf>

¹⁴ Department of Housing and Urban Development Exchange, 2015.