

Population

Harrison County's total population has risen steadily since 1970, increasing from 134,582 that year to 157,665 in 1980. In 1990 the total population was 165,365, according to the US Census. Of those, approximately 50,000 lived in the unincorporated areas of the county. The City of Gulfport's 1994 annexation effectively placed approximately 23,000 persons in that incorporated area.

As of 1996, the most recent year for which figures are available, the US Census estimates Harrison County's total population at 176,613, with 32,789 persons residing in the unincorporated areas. This indicates a rise in unincorporated area population of 802 persons between 1994 and 1996. During that same time period, though, some 1,306 new homes were permitted for construction in unincorporated Harrison County, which would lend some credibility to the belief that Census estimates may under-represent the population growth.

By 2010, the Mississippi Institutions of Higher Learning project that Harrison County's population will be 201,892. Gulf Regional Planning Commission projects that the total population of Harrison County will reach 211,161 by the year 2020, with 165,518 living in the currently-defined incorporated areas, and 45,643 living in the currently-defined unincorporated areas.

Population and Annual Estimates

County/City	1990	1991	1992	1993	1994	1995	1996
Harrison	165,216	164,731	167,863	170,756	175,044	175,240	176,613
Biloxi	46,319	46,112	47,694	47,585	47,672	48,749	48,414
D'Iberville	6,566	6,735	6,913	7,214	7,648	7,780	7,868
Gulfport	40,775	40,853	41,428	41,976	65,039	64,529	64,829
Long Beach	15,804	15,801	15,891	16,357	16,750	16,575	16,756
Pass Christian	5,557	5,556	5,610	5,742	5,948	5,977	5,957

The IHL further projects that the population of Harrison County will include a progressively greater percentage of non-white and elderly persons. The nonwhite population, computed to be 22.8% in the 1990 Census, will rise to 23.8% by 2000, to 24.5% by 2005, and 25.0% in 2010. Persons aged 65 and over, enumerated in the 1990 Census at 17,887 (or 10.8% of the total population), will increase to 21,222 (11.3%) by 2000, then 22,842 (11.8%) by 2005, and 25,452 (12.6%) by 2010. The "baby boomer" population, (persons born between 1946 and 1964), which comprised 31.75% of the Harrison County population in 1990, will not begin to reach the age of 65 until 2011. As that segment of the population reaches senior status, the demand for services and accommodations relevant to that segment may be anticipated to increase.

Population by Age Range, 1990

County	Total Persons	Under 5	18 and Over	18 - 20	21 - 24	25 - 44	45 - 54	55 - 59	60 - 64	65 - over	Median Age
Harrison	165,365	13,266	119,877	9,414	10,652	52,512	15,490	7,183	6,739	17,887	30.7
Biloxi	46,319	3,997	34,583	4,046	3,955	14,281	3,384	1,840	1,806	5,271	28.4
D'Iberville	6,566	513	4,645	321	408	2,118	734	322	224	518	30.4
Gulfport	40,775	3,033	30,547	1,916	2,586	12,669	3,693	1,897	1,898	5,888	33.0
Long Beach	15,804	1,141	11,189	713	768	5,210	1,722	699	642	1,435	32.3
Pass Christian	5,557	397	4,162	199	240	1,519	549	272	301	1,082	37.0

Source: US Census

The county is also a part of the Biloxi-Gulfport-Pascagoula Standard Metropolitan Statistical Area, which includes Hancock and Jackson Counties, for a combined total of 343,184, as of 1996.

Harrison County
Population
Projections

Year 2000

	All Ages	0-4	5-nine	ten-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80+
Total	187,315	13,677	13,423	14,306	14,230	15,457	15,609	13,977	15,562	14,041	11,460	9,878	7,664	6,729	6,246	5,541	4,668	4,767
Total Male	93,577	6,997	6,880	7,430	7,456	8,765	8,846	7,107	7,705	6,819	5,276	4,680	3,540	3,183	2,944	2,419	1,910	1,620
Total Female	93,738	6,679	6,543	6,876	6,774	6,692	6,763	6,870	7,857	7,222	6,184	5,198	4,124	3,563	3,303	3,122	2,758	3,146
Total White	142,755	9,260	9,239	10,315	10,250	11,032	11,424	10,684	11,214	11,028	9,023	8,013	6,308	5,666	5,335	4,767	4,065	4,132
White Male	72,079	4,741	4,737	5,341	5,467	6,386	6,602	5,545	6,139	5,483	4,262	3,883	2,984	2,721	2,586	2,122	1,667	1,413
White Female	70,676	4,519	4,502	4,974	4,783	4,646	4,822	5,139	5,075	5,545	4,761	4,130	3,324	2,945	2,749	2,645	2,398	2,719
Total Nonwhite	44,560	4,417	4,184	4,091	3,980	4,425	4,185	3,293	3,348	3,013	2,437	1,865	1,356	1,063	911	774	603	635
Nonwhite Male	21,498	2,256	2,143	2,089	1,980	2,379	2,244	1,562	1,566	1,336	1,014	797	556	462	358	297	243	207
Nonwhite Female	23,062	2,161	2,041	1,991	1,991	2,046	1,941	1,731	1,782	1,677	1,423	1,068	800	601	554	477	360	427

Year 2005

	All Ages	0-4	5-nine	ten-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80+
Total	194,319	14,007	13,637	13,407	14,938	13,131	14,505	15,214	13,519	14,803	13,448	11,050	9,520	7,270	6,207	5,526	4,641	6,468
Total Male	96,959	7,170	6,979	6,871	7,899	9,164	7,942	8,530	6,733	7,069	6,342	4,977	4,450	3,301	2,867	2,516	1,920	2,229
Total Female	97,360	6,837	6,657	6,536	7,039	6,997	6,563	6,684	6,786	7,734	7,106	6,073	5,070	3,969	3,340	3,010	2,720	4,239
Total White	146,692	9,468	9,245	9,230	10,757	11,781	10,253	11,155	10,356	11,681	10,633	8,737	7,763	6,021	5,262	4,756	4,025	5,670
White Male	74,005	4,846	4,732	4,732	5,730	6,848	5,701	6,380	5,262	5,678	5,157	4,044	3,717	2,807	2,472	2,230	1,702	1,967
White Female	72,687	4,622	4,513	4,498	5,027	4,933	4,552	4,775	5,094	6,003	5,476	4,693	4,046	3,214	2,790	2,526	2,322	3,703
Total Nonwhite	47,627	4,539	4,392	4,177	4,181	4,380	4,252	4,059	3,163	3,122	2,815	2,313	1,757	1,249	945	770	616	798
Nonwhite Male	22,954	2,324	2,247	2,139	2,169	2,316	2,241	2,150	1,471	1,391	1,185	933	733	494	395	286	218	262
Nonwhite Female	24,673	2,215	2,144	2,038	2,012	2,064	2,011	1,909	1,692	1,731	1,630	1,380	1,024	754	550	484	398	536

Year 2010

	All Ages	0-4	5-nine	ten-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80+
Total	201,892	14,519	13,977	13,623	13,960	16,872	15,210	14,117	14,724	12,780	14,207	13,018	10,700	9,091	6,767	5,560	4,706	8,419
Total Male	100,605	7,250	7,152	6,972	7,347	9,609	8,342	7,633	8,124	6,109	6,587	6,026	4,763	4,194	3,015	2,499	2,061	2,922
Total Female	101,287	6,910	6,825	6,651	6,613	7,263	6,868	6,484	6,600	6,671	7,620	6,992	5,937	4,897	3,752	3,061	2,645	5,498
Total White	151,318	9,484	9,454	9,238	9,681	12,293	11,004	9,995	10,819	9,843	11,291	10,342	8,511	7,463	5,645	4,757	4,087	7,411
White Male	76,167	4,856	4,838	4,728	5,127	7,115	6,164	5,488	6,086	4,813	5,354	4,933	3,900	3,536	2,587	2,179	1,849	2,614
White Female	75,151	4,628	4,616	4,510	4,554	5,178	4,840	4,507	4,733	5,030	5,937	5,409	4,611	3,927	3,058	2,578	2,238	4,797
Total Nonwhite	50,574	4,675	4,523	4,385	4,279	4,579	4,206	4,122	3,905	2,937	2,916	2,676	2,189	1,628	1,122	803	619	1,008
Nonwhite Male	24,438	2,394	2,314	2,244	2,220	2,494	2,178	2,145	2,038	1,296	1,233	1,093	863	658	428	320	212	308
Nonwhite Female	26,136	2,282	2,209	2,141	2,059	2,085	2,028	1,977	1,867	1,641	1,683	1,583	1,326	970	694	483	407	701

Source: Mississippi Institutions
of Higher Learning

Five municipalities are located in the county, Biloxi, Gulfport, Long Beach, Pass Christian and D’berville with 1990 populations of 46,319, 40,775 , 15,804, 5,557 and 6,566 respectively. In 1994, the city of Gulfport annexed a large area north of its 1990 boundaries, which removed roughly 23,000 residents from the unincorporated area population, leaving approximately 32,000 persons. Several urbanized unincorporated areas are located adjacent to the city limits of Biloxi, Gulfport and Pass Christian. These areas are: Lyman, immediately north of Gulfport; Woolmarket, located north of Biloxi; and Henderson Point and DeLisle, west and north of Pass Christian. The remainder of the population resides in the rural countryside of the county.

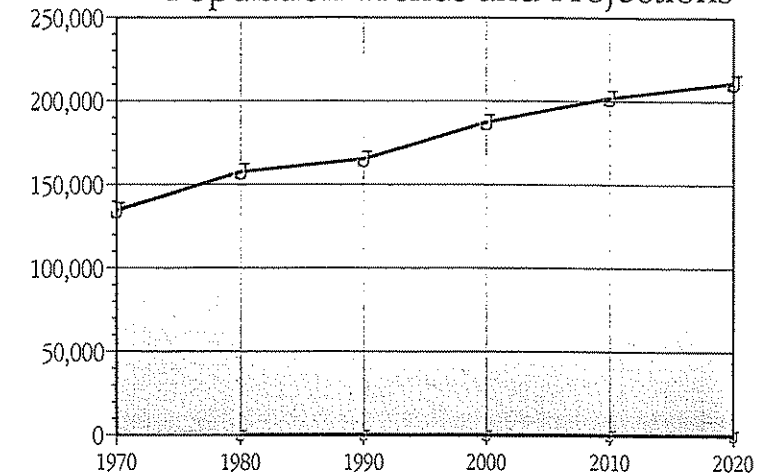
Income

Per Capita Income has risen at a higher rate in Harrison County than in the other counties on the Mississippi Coast since 1992. In 1992, per capita income rose 5.4% in Harrison County; subsequent increases of 9.0% in '93, 8.3% in '94, and 6.3% in '95 compared favorably with annual increases in Jackson County (progressively, 3.9%, 7.7%, 5.5%, and 2.8% for the respective years) and Hancock County (1.8%, 5.7%, 4.5%, and 5.3%). Harrison County now has the highest per capita income on the Mississippi Coast, overtaking historical leader Jackson County in 1994. Total Personal Income in Harrison County has increased by 45.15% between 1990 and 1995, from \$2.22 billion in 1990 to \$3.22 billion in 1995 — an increase of over \$1 billion in five years.

Trend Sources: US Census
MS Institutions of Higher Learning
Gulf Regional Planning Commission

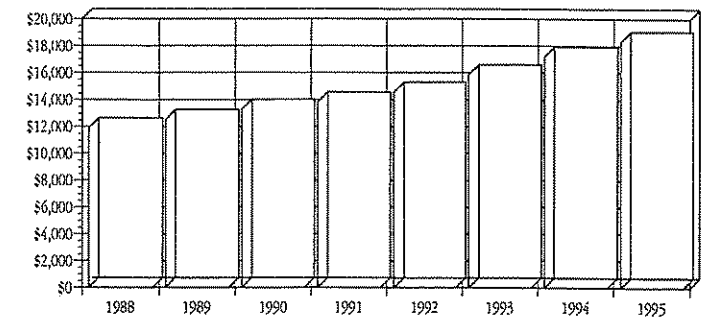
Source: Mississippi Employment Security Commission

Population Trends and Projections



	1970	1980	1990	2000	2010	2020
Population	134,582	157,665	165,216	187,315	201,892	211,161
% Growth		17.15%	4.79%	13.38%	7.83%	4.59%

Per Capita Income Growth



Year	1988	1989	1990	1991	1992	1993	1994	1995
Per Capita Income	\$11,894	\$12,500	\$13,266	\$13,812	\$14,564	\$15,869	\$17,180	\$18,320
% Increase		5.10%	6.13%	4.12%	5.44%	8.96%	8.31%	6.64%

Employment Characteristics

Service/Miscellaneous jobs have increased in Harrison County establishments at a higher rate than have other categories of jobs. This employment category includes jobs relating to the tourism, hospitality, and gaming industries. The number of Service/Miscellaneous jobs has increased by 19,780, from 11,300 in 1988 to 30,080 in 1997. During that decade, the total establishment-based employment increased by 24,430, from 59,130 to 83,560, a 41.3% increase. The only segment to show a decrease in number of jobs during the decade is manufacturing, which fell from 7,360 to 5,450.

The Civilian Labor Force in Harrison County was 80,220 as of 1997, with 3,720 unemployed (4.6%). Of the 76,500 employed, 5,740 are either self-employed or agricultural workers, leaving some 70,750 members of the labor force, and over 83,560 establishment-based jobs. This indicates that a significantly large number of persons who work in Harrison County reside outside the county.

Unemployment has decreased consistently since the mid-1980's. In 1997 it was at 4.6% after having been over twice that (9.5%) in 1987. The only year in which a noticeable increase was reported was in 1995, and that actually was attributable to a change in the way the Mississippi Employment Security Commission computed and annualized unemployment statistics; the new methodology creates a higher count than the methodology used before 1995.

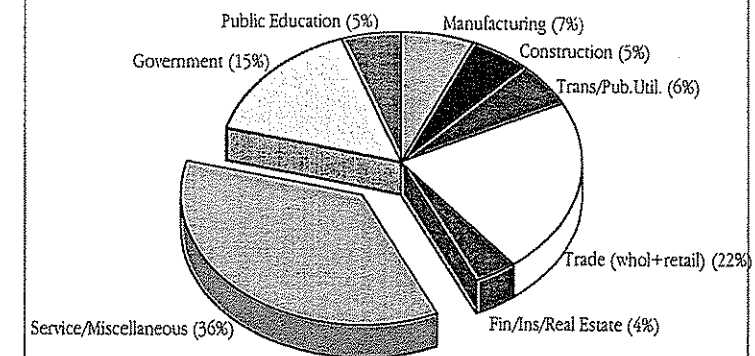
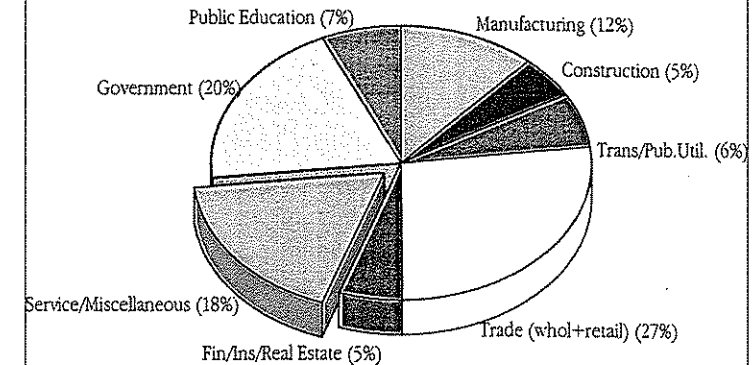
Harrison County's total retail sales in Calendar Year 1996 was nearly \$2 billion, at \$1,884,708,112, and is the second highest figure in the state (Hinds County was first, with \$3.014 billion; Lee County, at \$1.108 billion, was third). This represents 8.7% of the state's total retail sales. Harrison County's population represents 6.45% of the total state population.

During the decade, Harrison County's retail sales have grown nearly 84% – from \$1.287 billion in Fiscal Year 1990 to \$2.367 billion in Fiscal Year 1997.

Harrison County's strength as a retail trade center is reflected in its pull factor. The term "pull factor" derives from the concept of retail shoppers being "pulled away" from their home area to another area to make retail purchases. The factor is the ratio of a county's retail sales to the county's total personal income divided by the ratio of the state's retail sales to the state's total personal income. A factor of 1.00 indicates that the retail industry is serving the needs of its county's residents. If it is in excess of 1.00, then the retail industry is pulling in shoppers from outside the county and thus bringing dollars into the county. If the factor is less than 1.00, it indicates that people are leaving the county to make retail purchases. For the two years for which these factors are available (1994 and 1996), Harrison County's pull factors were 1.20 and 1.21. By

Category	1987	1997
Manufacturing	6,730	5,450
Construction	2,900	4,440
Trans/Pub Util.	3,680	4,740
Trade (whol+retail)	15,530	18,240
Fin/Ins/Real Estate	3,110	3,210
Service/Miscellaneous	10,400	30,080
Government	11,530	12,910
Public Education	3,920	4,470

Harrison County Establishments Job Type Trends, 1987 vs. 1997



Establishment and
Residence-Based
Employment
Trends, 1988-97

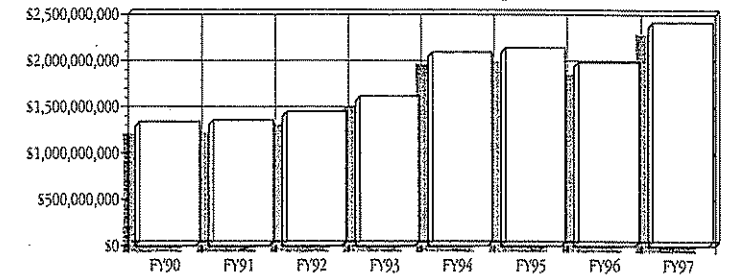
Category	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997
Residence Based											
Civilian Labor Force	72,460	71,710	71,420	72,230	72,960	75,280	80,190	83,090	81,590	80,590	80,220
Unemployed	6,850	5,720	5,460	4,840	5,170	5,610	4,090	5,230	5,230	3,960	3,720
Unemployment Rate	9.5	8.0	7.6	6.7	7.1	7.5	5.1	5.5	6.4	4.9	4.6
Employed(total)	65,610	65,990	65,960	67,390	67,790	69,670	76,100	78,560	76,360	76,630	76,500
Wage and Salaried Workers	59,080	59,390	59,370	61,020	61,380	63,260	69,360	72,180	70,340	70,730	70,750
Other Workers	6,070	6,170	3,120	5,870	5,880	5,820	6,140	5,810	5,450	5,330	5,210
Agricultural Workers	460	430	470	500	530	590	600	570	570	570	530
Establishment Based (total)	57,850	59,130	60,050	61,420	61,300	64,530	73,220	82,400	80,740	82,350	83,560
Manufacturing	6,730	7,360	7,480	7,390	7,310	6,850	6,390	5,900	5,140	4,930	5,450
Total Nonmanufacturing	51,120	51,770	52,570	54,030	53,990	57,680	66,830	76,500	75,590	77,420	78,110
Mining	60	60	50	60	20	40	30	20	20	20	20
Construction	2,900	2,620	2,540	2,480	2,340	2,590	3,620	4,100	3,890	4,060	4,440
Transp./Utilites	3,680	3,740	3,550	3,560	3,590	4,050	4,000	4,270	4,490	5,180	4,740
Whol./Retail Trade	15,530	15,820	16,340	16,530	15,780	16,310	17,450	18,340	19,850	19,620	18,240
Fin., Ins., Real Estate	3,110	3,100	3,040	3,010	2,940	2,850	2,830	2,980	3,080	2,990	3,210
Service/Misc.	10,400	11,300	11,800	12,610	13,370	15,660	22,180	29,600	27,420	28,580	30,080
Government	15,450	15,110	15,240	15,790	15,950	16,190	16,640	17,180	16,850	16,970	17,380
(Public Education, part of Gov.)	3,920	3,740	3,860	4,000	4,140	4,110	4,370	4,320	3,920	4,300	4,470

contrast, Hancock County's pull factor was 0.75 for both years, and Jackson County's pull factors were 0.78 and 0.83. Meanwhile, among the state's other two leading retail sales counties, Hinds County's pull factor has decreased from 1.28 in 1994 to 1.22 in 1996, and Lee County's pull factor has also decreased, from 1.63 in 1994 to 1.59 in 1996.

Source: Mississippi Tax Commission

The county receives no portion of the sales tax revenue stream, but incorporated areas receive 1.26% of the 7.0% sales tax levied on sales within their geographic boundaries. In calendar year 1997, the municipalities in Harrison County received a combined \$23,482,642 in these sales tax diversions. During that year, retail sales in the unincorporated area of Harrison County, had they been subject to the 1.26% diversion, would have realized \$3.6 million in revenue. Therefore, it may be financially advantageous to Harrison County to consider encouraging the concentration of future retail activity proximate to incorporated areas. Successful retail development would make such areas attractive annexation sites for cities; such annexations would result in additional sales tax diversions into the incorporated area, expanding the overall financial base for provision of services.

Retail Sales Growth Through the 1990's



Harrison County is located on the Mississippi Gulf Coast, and is a coastal urban county in which residents and tourists alike enjoy the longest man-made beach in the world, 26 miles in length, and the many recreational and cultural activities readily available in the county.

One of the County's largest industries is tourism. There are approximately 10,000 hotel and motel rooms located in the County which generated over \$83,000,000 in retail sales in 1996. An additional \$160,000,000 in sales were generated by restaurants and lounges, according to the Mississippi State Tax Commission.

Source: Mississippi Tax Commission

Tourism related retail sales and revenues are approaching a half a billion dollars in Harrison County. In 1997, tourism-related retail sales were at \$434,505,223. This virtually doubles the 1991 (last full year before the gaming industry began dockside operations) total of \$221,938,429. Tax collections have more than doubled, from \$13,338,831 in 1991 to \$30,215,187 in 1997.

Retail Sales Tax Trends

Fiscal Year	FY90	FY91	FY92	FY93	FY94	FY95	FY96	FY97
No. of Taxpayers	4,530	4,558	4,622	4,649	4,783	4,685	4,842	4,905
Total Tax	\$69,119,727	\$70,722,131	\$75,592,092	\$95,415,283	\$120,438,118	\$127,076,795	\$123,220,614	\$145,821,358
Total Retail	\$1,287,582,655	\$1,307,766,248	\$1,400,067,407	\$1,565,078,865	\$2,044,200,268	\$2,091,573,728	\$1,936,630,406	\$2,367,822,614
Percent Growth		1.57%	7.06%	11.79%	30.61%	2.32%	-7.41%	22.30%

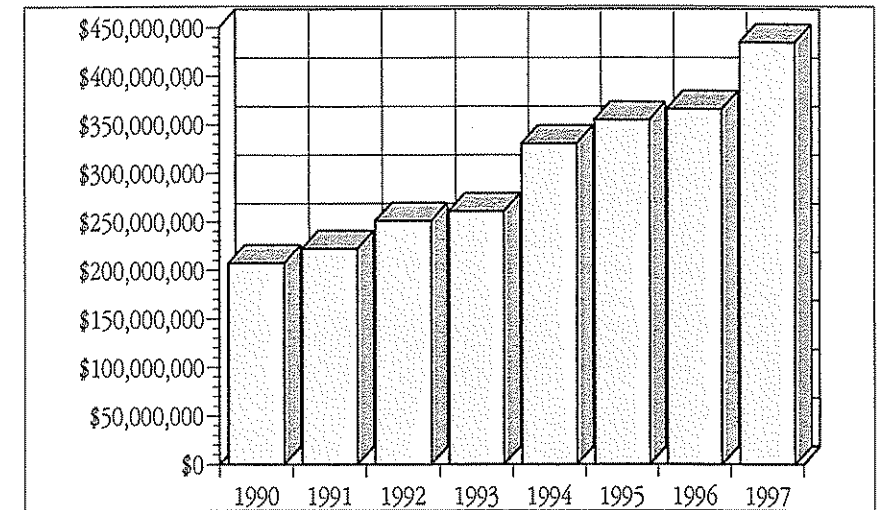
There are four designated industrial parks located in Harrison County, totaling 2,279 acres. Responsibility for all industrial parks in the county is delegated to the

Harrison County Development Commission, an agency of the Board of Supervisors. The commission actively works to attract new industry to the area and retains a full-time director and staff.

Harrison County Tourism Related Revenues	1996		1997	
	Retail Sales	Tax Collections	Retail Sales	Tax Collections
Automotive Group				
Gasoline Service Stations	\$17,171,455	\$1,202,000	\$21,378,901	\$1,496,524
Food and Beverage Group				
Specialty	\$8,342,859	\$583,998	\$9,509,047	\$665,638
Restaurants/Cafes (no alc)	\$87,532,849	\$6,127,199	\$98,600,392	\$6,902,085
Restaurants/Cafes (alcohol)	\$73,544,412	\$5,148,507	\$87,238,869	\$5,897,158
Concessions, Parlors, Quick Food	\$6,810,191	\$476,713	\$8,312,510	\$581,876
Liquor Consumed on Premises	\$40,484,895	\$2,833,942	\$52,670,096	\$3,686,910
Liquor Consumed off Premises	\$8,331,660	\$583,214	\$10,542,022	\$737,942
Beer Parlors	\$5,443,475	\$381,040	\$6,498,536	\$454,694
General Merchandise Group				
Automatic Merch (vending machines)	\$1,684,242	\$127,070	\$1,670,514	\$126,987
Miscellaneous Retail Group				
Fuel and Ice Dealers	\$814,959	\$56,913	\$745,072	\$51,618
Cigar Stores and Newstands	\$1,302,473	\$91,170	\$2,909,065	\$203,634
Gift, Novelty, and Souvenir Shops	\$20,162,555	\$1,409,541	\$26,877,714	\$1,881,441
Miscellaneous Service Group				
Marinas	\$1,779,281	\$124,547	\$2,292,057	\$160,444
Hotels and Motels	\$83,094,703	\$5,814,795	\$94,542,712	\$6,617,996
Trailer Parks	\$3,744,029	\$262,079	\$4,389,540	\$307,268
Recreation Group				
Motion Pictures	\$5,042,385	\$352,966	\$5,638,299	\$394,681
Bowling, Billiards, and Pool	\$525,465	\$36,781	\$689,877	\$48,291
Totals	\$365,811,888	\$25,612,475	\$434,505,22	\$30,215,187

Harrison County Tourism Related Revenue		
Year	Sales	Tax Collections
1990	\$206,969,848	\$12,418,159
1991	\$221,938,429	\$13,338,831
1992	\$250,391,546	\$14,584,343
1993	\$260,349,926	\$18,196,720
1994	\$330,364,642	\$22,737,268
1995	\$354,674,678	\$24,803,479
1996	\$365,811,888	\$25,612,475
1997	\$434,505,223	\$30,215,187

Tourism-Related Revenue Trend

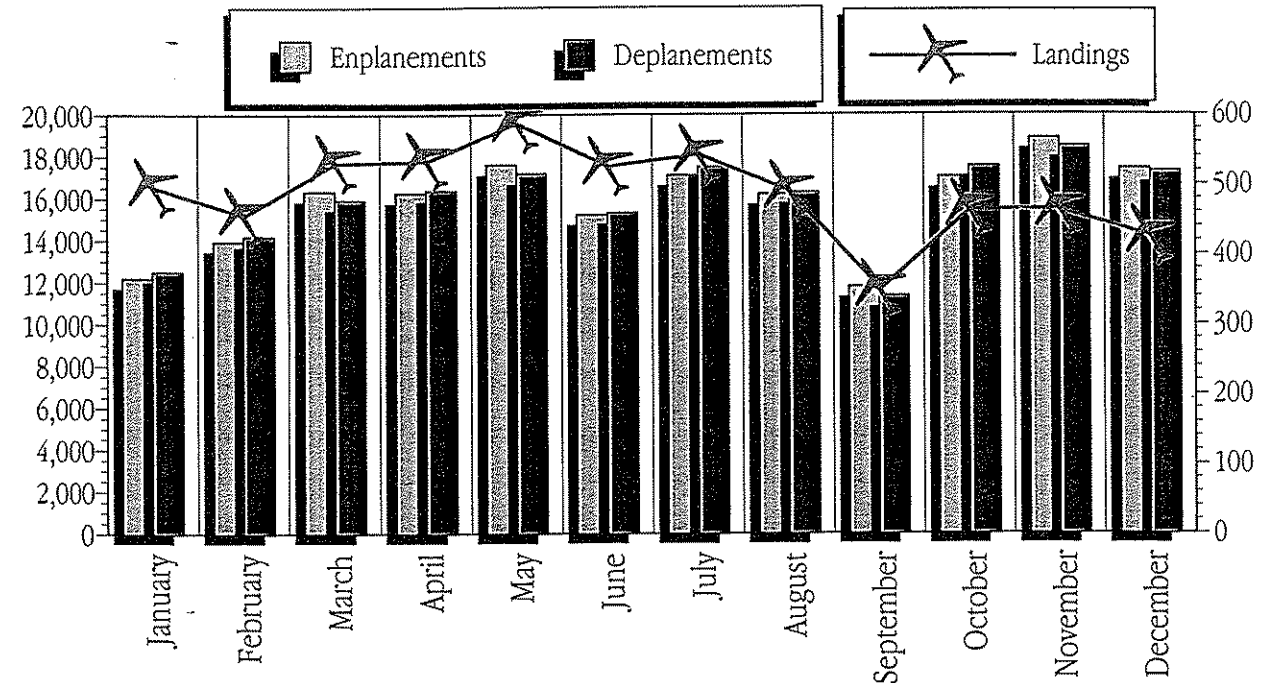


Three of the parks, Biloxi, Bayou Bernard, and Pass Christian are waterfront parks designed specifically for water dependent industry. These parks are oriented toward heavy industry. The Long Beach park is designed for light industry. The vacancy rate in the three waterfront parks is 37.9 percent of lot area, with a vacancy rate in the Long Beach park of 79.8 percent. All of the industrial parks are fully developed with water and sewer and paved access. The waterfront parks all have rail access and a rail lead track is planned for the Long Beach park in the immediate future. The Long Beach park has a fire station on its site.

According to the Mississippi Research and Development Center, Harrison County has a total of 133 industrial plants, with 28 employing more than 100 persons.

The County is also home to the Gulfport-Biloxi Regional Airport. Attracting jet service to the airport has been problematic historically, due to marginal and/or unsustained demand and competition from surrounding airports in Mobile, New Orleans, and Pensacola. The growth of the tourism industry in the regional has increased the interest of major carriers in the Airport, and it appears that sustained demand for jet service sufficient for profitable operation by the carriers is present. Activity at the airport is at its highest levels in its history, and may be anticipated to continue to increase (Note that in the chart at the right, September and October's figures were deflated by Hurricane Georges, which struck the region late in September.)

Gulfport-Biloxi Regional Airport Activity, 1998



Enplanements	12,188	13,953	16,330	16,256	17,610	15,224	17,097	16,200	11,770	17,000	18,844	17,402
Deplanements	12,495	14,175	15,923	16,372	17,183	15,291	17,499	16,278	11,322	17,490	18,453	17,286
Landings	497	456	531	534	588	526	543	491	349	464	464	425

Due to the fact that the county is a major tourist and recreational area, convention trade has increased steadily during the past ten years. Conventions being held at the Mississippi Coast Coliseum and Convention Center in Biloxi and the County's major hotels and motels account for the infusion of substantial amounts of new money into the economy.

The Mississippi Coast Coliseum and Convention Center is designed to accommodate sporting events, entertainment, conventions and other associated attractions. This facility was completed in 1977 at a total cost of approximately \$26 million

and has 95,000 square feet of usable floor space with 350 exhibit booths and meeting spaces for approximately 8,000 persons. The Coliseum is directly adjacent to the Convention Center and holds up to 12,000 persons.

Harrison County is the site of two major federal military installations: Keesler Air Force Base and the Gulfport Naval Construction Battalion. In 1997, there were 20,300 federal employees, military and civilian, at these two installations. The impact of these two installations upon the economy is significant. Keesler has a total annual payroll of over \$444,305,000, while the NCBC has a total payroll of over \$95,000,000.

Keesler Air Force Base, by virtue of being the world's largest electronic training installation, trains military personnel from other nations as well as U. S. Air Force personnel. Because of its importance to the national defense, the base is not likely to be closed in the foreseeable future. Additionally, the Gulfport Naval Construction Battalion is one of only two such installations located within the United States and the only one east of the Rocky Mountains. Its continued operation, like Keesler's, is essential to the national defense. Due to their stability, both installations are anticipated to provide continued economic activity for the county. Veteran and retiree services available at these bases, as well as the two Veterans' Administration facilities in Harrison County, have made the Mississippi Gulf Coast (and particularly Harrison County) an attractive retirement area for military retirees.

The deep water State Port at Gulfport is another major factor in the local economy. During fiscal year 1997, the port handled 1,200,535 tons of cargo and 898 ships called at the port to discharge or load cargo. According to the American Association of Port Authorities, on a national average, each ship calling at a port brings approximately \$25,000 to the local economy. Based on this calculation, ships coming into the Port of Gulfport brought \$22,450,000 to the county. Additionally, it is expected that the recently completed and opened Tombigbee Waterway will significantly increase shipments to and from the port. This, combined with the recent designation of the port as a Foreign Trade Zone, is expected to have a positive economic impact on the county.

The fishing industry, primarily shrimping and oystering, historically has been a significant element of the County's economic life. However, it has diminished during the 1990's, as demand for waterfront property for higher-profit-margin commercial operations has reduced the amount of geographic area available for commercial fishing operations and processing.

In 1988 Harrison County allowed a form of gaming that permitted gaming activities to be conducted on vessels destined for international waters. In 1992 Harrison County voters approved "dockside" gaming, which allowed the vessel to offer gaming while still in port. This "dockside gaming" provision would lead properties to evolve to their most common pres-

ent form: ships were replaced by casinos set on barges with no practical mobility at all. The casinos would eventually build hotels and are now required to invest in the area's infrastructure. Since 1992, casino tax revenue for the County and its participating municipalities has been approximately \$100,000,000.

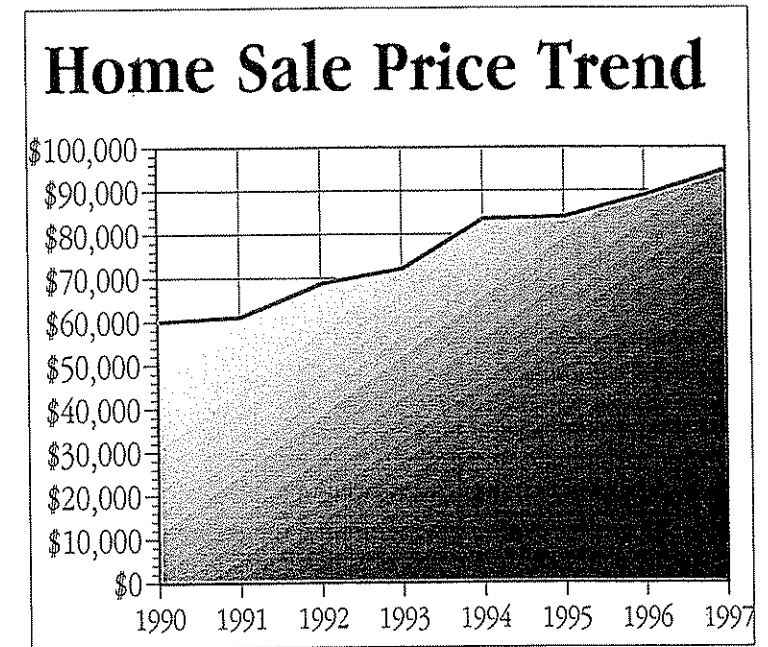
Since its inception in 1992, the gaming industry on the Gulf Coast has grown to 12 properties representing over 580,000 sq. ft. of gaming space employing over 14,000 personnel. Coast Gaming revenues totaled \$757,568,501 in 1997. This in turn represented \$22,254,587 in tax revenue for Harrison County

The value of homes in Harrison County has increased significantly since 1990. The US Census of 1990 identified the median home value to be \$55,100. During that year, the average home sale price was \$60,119, according to the Gulf Coast Board of Realtors. While in 1991 a 1.9% rise in sales prices occurred (\$61,150), in 1992 it increased by 12.6% (to \$68,483), then by 4.9% in 1993 (to \$72,248), followed by an increase in 1994 of 15.7% (to \$83,621). In 1995, the market took a "rest", increasing by a relatively small 1/2 of a percentage point (to \$84,082). In 1996, home sale prices increased by 6%, to \$89,128, and then another 6.5% in 1997 (to \$94,925). The overall increase in home sale prices between 1990 and 1997 is 57.9%.

Source: The Sun-Herald

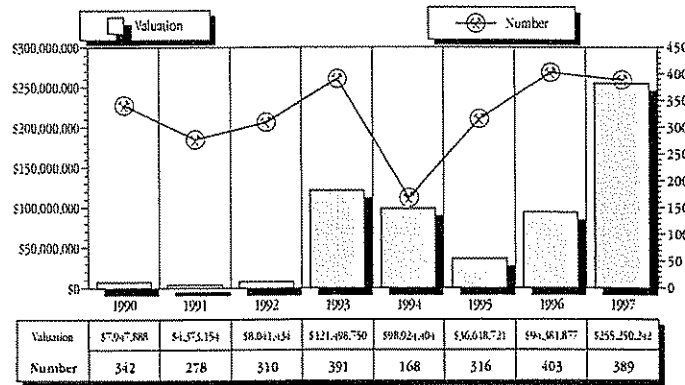
Apartments are not common in the unincorporated area of Harrison County, though they are significant to the cities. According to a 1997 study conducted by W.S. Loper and Associates, there are 9,374 apartments in Harrison County. All but 182 of them are located within city limits. Of the 182 in unincorporated Harrison County, 156 are rent-subsidized units.

Building permit data indicates the economic expansion that has occurred. While commercial building permit valuations will fluctuate extensively from year to year, with unusually high single-year valuation totals indicating a major new commercial investment (i.e., construction of a chemical plant or hotel), residential building permits are indicative of the longer-term growth implied by commercial growth. The valuation levels of both residential and commercial building permits in the cities and the unincorporated areas of Harrison County have been consistently much higher since the gaming industry began operations.

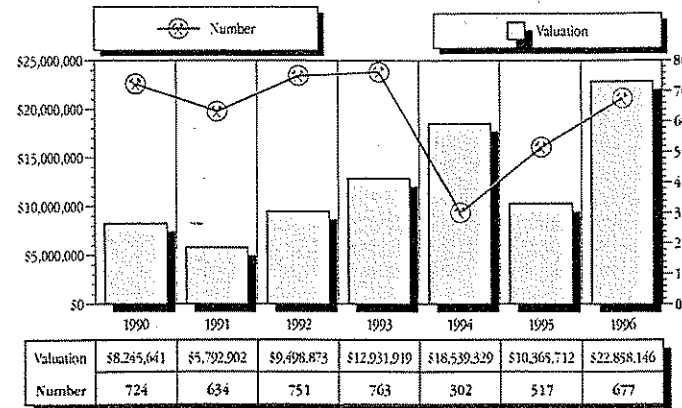


Building Permit Trend

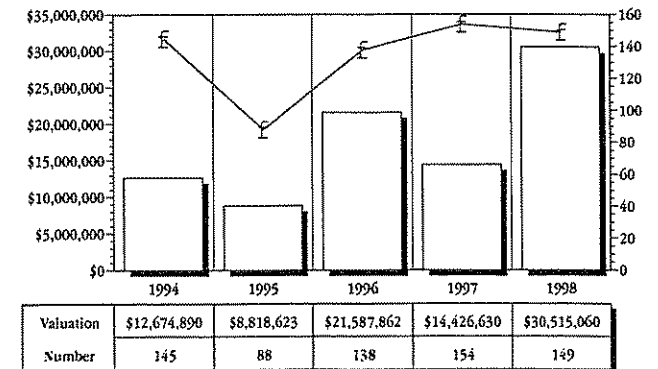
Sources: the planning and building permit departments of Harrison County and its cities



Commercial Biloxi

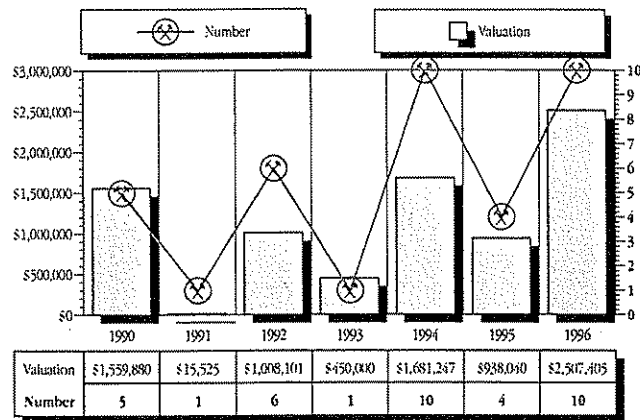


Residential

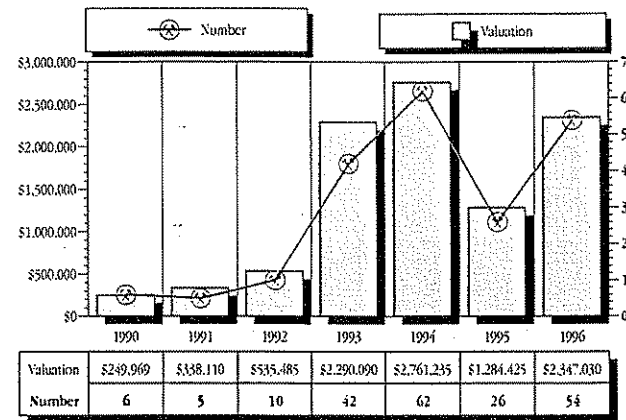


New Housing Starts

(New construction, permanent single-family residential)



Commercial D'Iberville

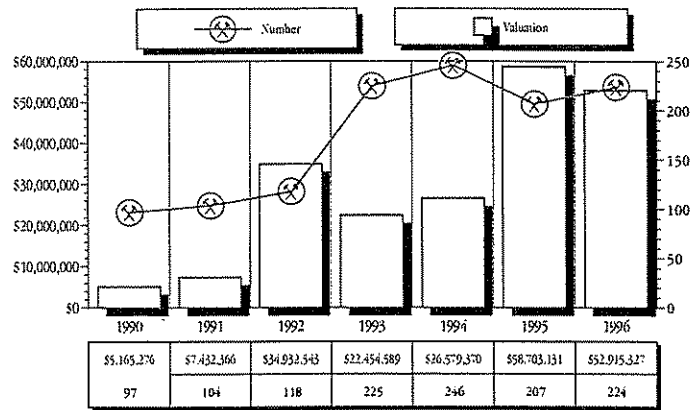


Residential

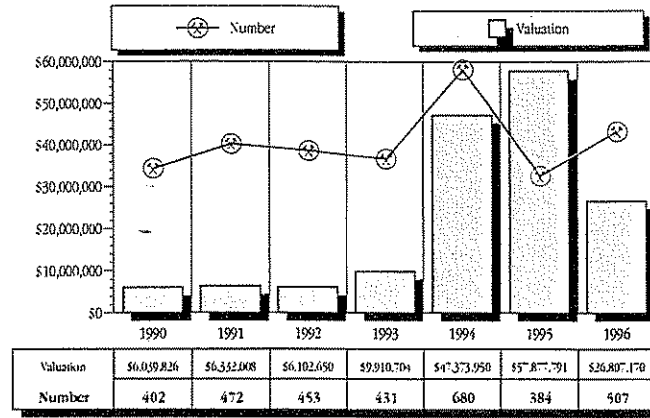
(Combined with Harrison County Unincorporated Area)

New Housing Starts

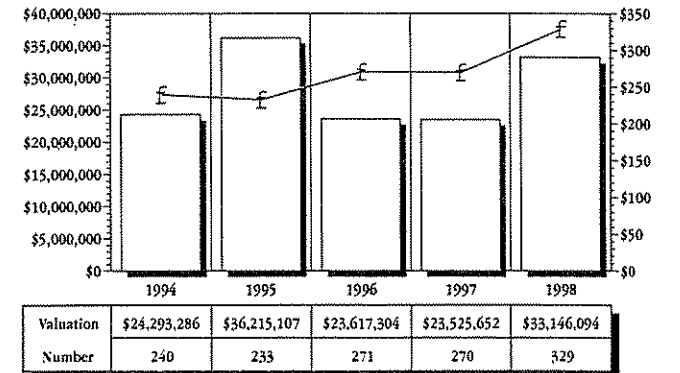
(New construction, permanent single-family residential)



Commercial Gulfport

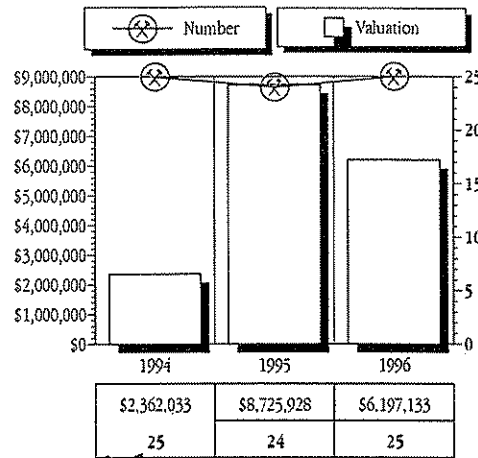


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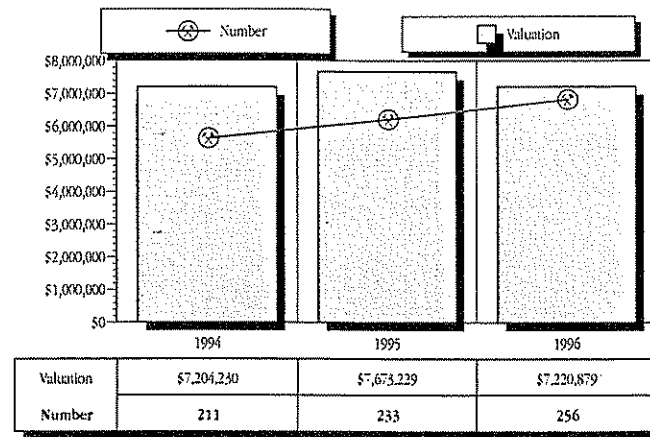


New Housing Starts

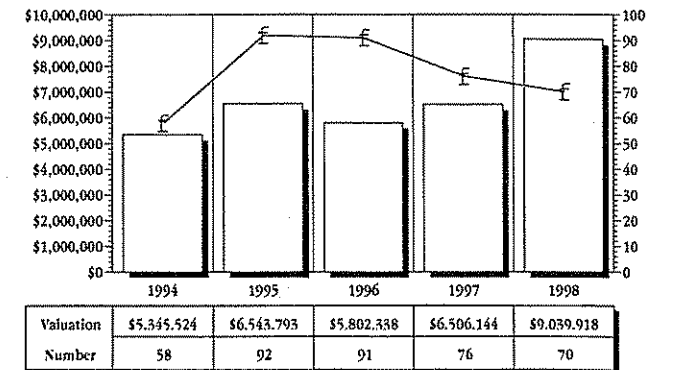
(New construction, permanent single-family residential)



Commercial Long Beach

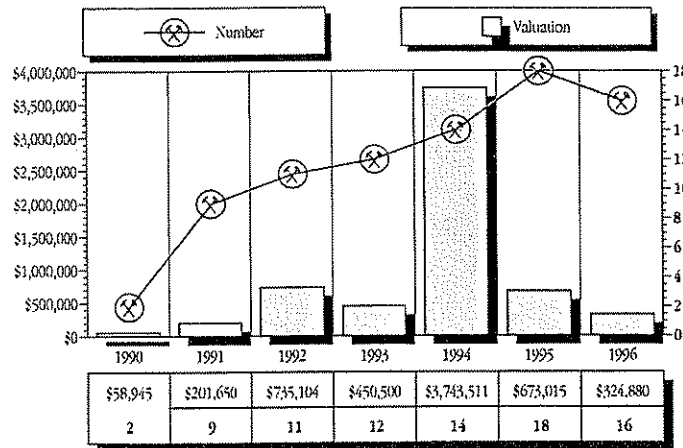


Residential

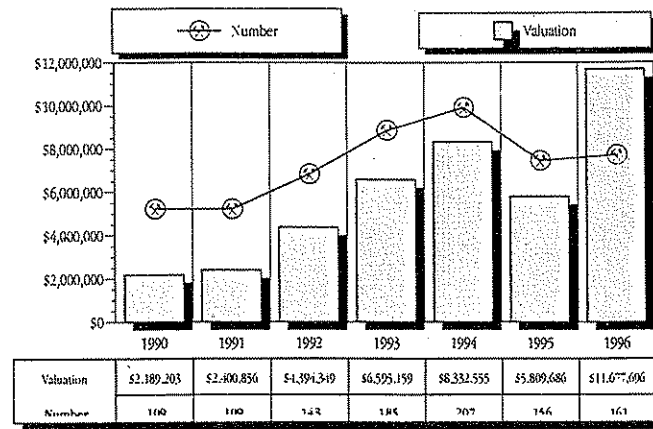


New Housing Starts

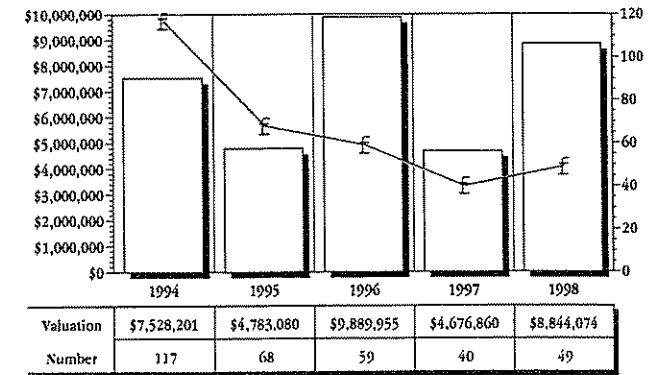
(New construction, permanent single-family residential)



Commercial Pass Christian

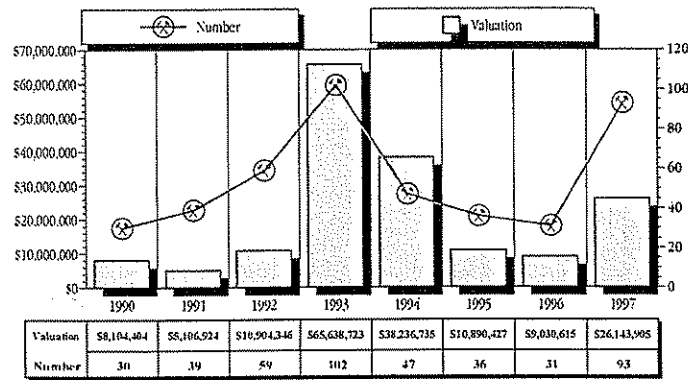


Residential

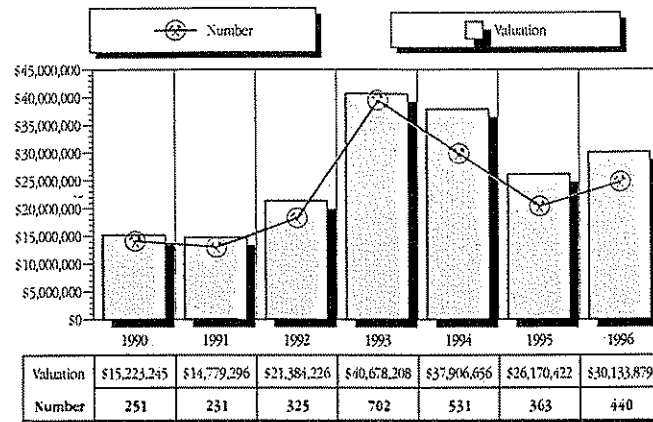


New Housing Starts

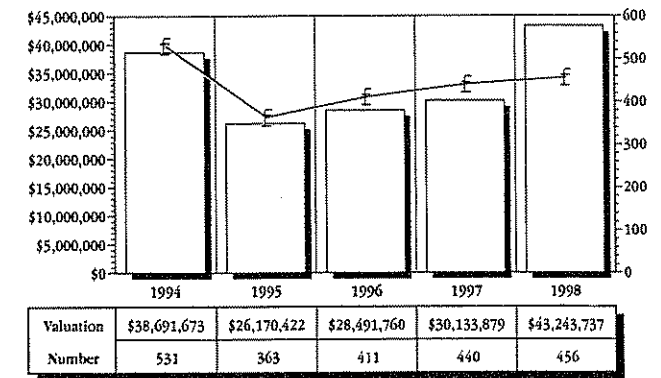
(New construction, permanent single-family residential)



Commercial Unincorporated



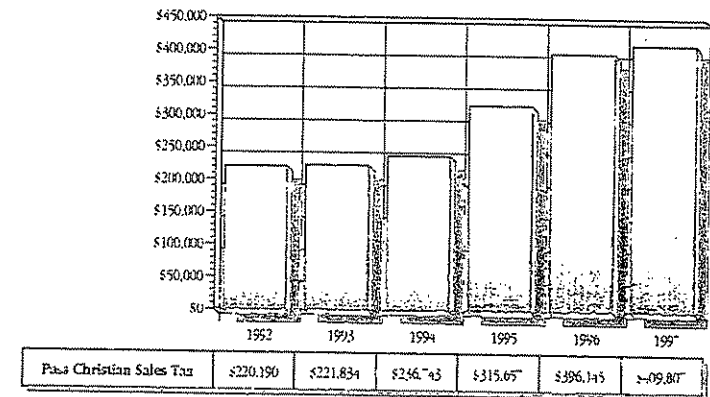
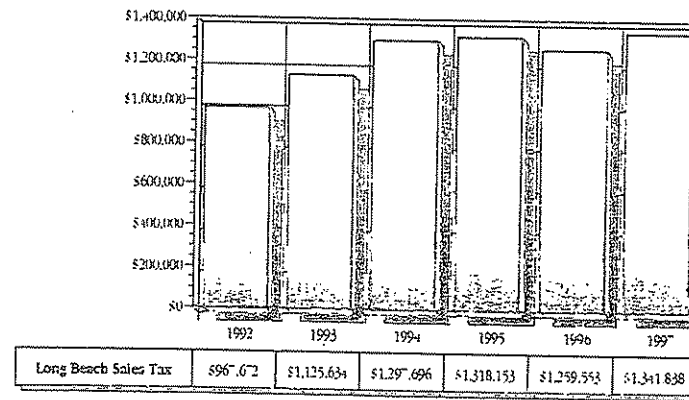
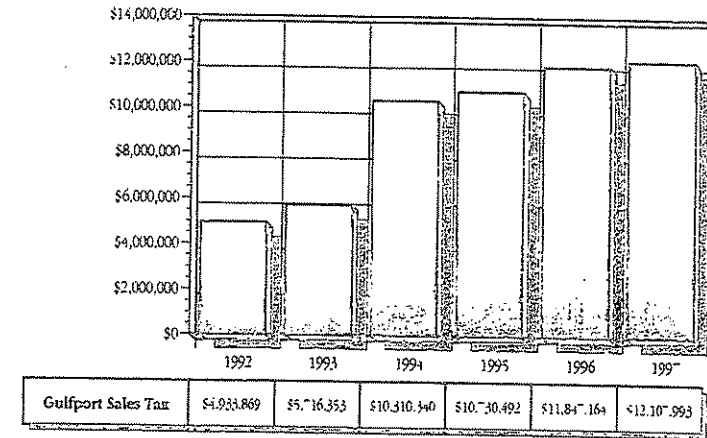
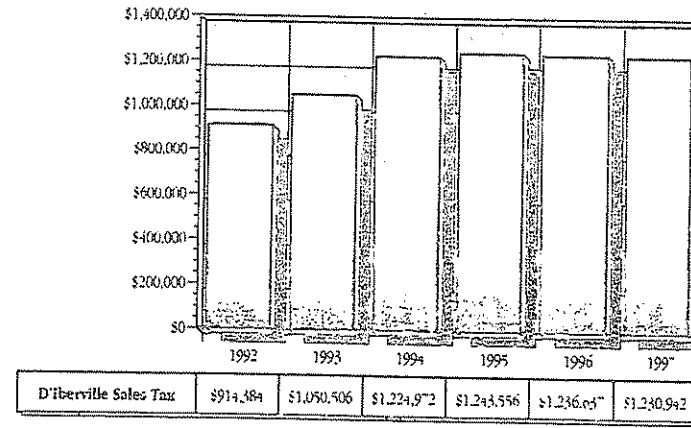
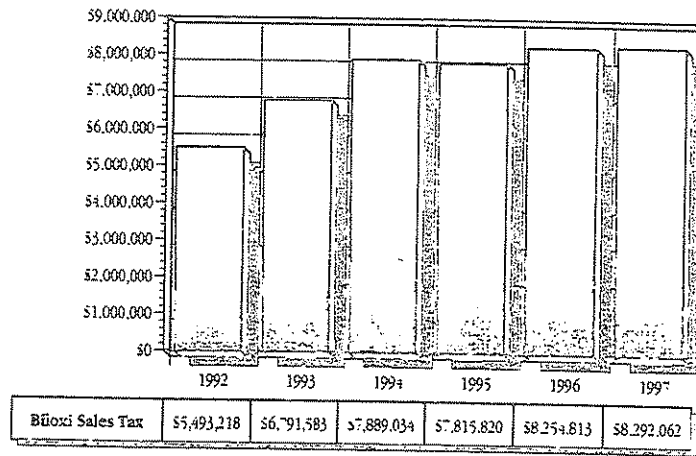
Residential



New Housing Starts

(New construction, permanent single-family residential)

Sales Tax Diversions to Municipalities



Source: Mississippi Tax Commission