

I'm reaching out on behalf of Trifecta Development regarding a proposed addition to our property at 507 Main Street in Bay Saint Louis, which is already zoned residential-commercial. We currently have a duplex on-site and are planning to add an 8-unit building classified as condos for individual ownership, designed to meet Bay St. Louis's growing need for attainable homeownership options.

Each unit will be approximately 650 square feet, professionally designed with high-end finishes, and offered at \$265,000. These condos will include golf cart parking, open layouts, and walking distance (4,000 feet) to Beach Blvd, downtown shops, restaurants, and bars.

This project is aimed at the next generation of Bay St. Louis residents—young professionals, singles, and newly married couples who are increasingly priced out of the market.

We found from our analysis and planning study:

- The median home price in Bay St. Louis is now over \$325,000, with very few new-build options under \$275,000. And there are almost no options in this price range in walking distance to downtown.
- Over 46% of households here are 1- or 2-person, but small, affordable, for-sale homes are almost nonexistent.
- 32% of residents rent, often because they can't find reasonably priced ownership options.
- Monthly costs for these condos (around \$1,900 all-in) are comparable to rent and offer long-term stability.

While most new construction targets larger square footage and higher price points, these units are designed to fill the gap—giving young professionals, both single and dual-income households a foothold in homeownership, without sacrificing quality, style, or location.

We've completed socioeconomic and planning studies, and our architect is finalizing the plan set. In the meantime, we'd love to begin the discussion and understand next steps for review and approval. We're happy to provide our current renderings and meet with your team at your convenience.

Would any of the following times work for a meeting?

- Monday, July 28 – any time between 9 AM and 4 PM
- Monday, August 4 – any time between 9 AM and 4 PM
- Tuesday, August 5 – anytime after 11 AM

Thank you for your time and consideration. We believe this project aligns perfectly with the city's goals, and we're excited to contribute something both beautiful and needed to the neighborhood.

We look forward to working with y'all to aid in Bay St. Louis's future growth!

Best regards,

Tye

Email from Tye Densford, ~~owner~~ one of the owners of Trifecta Development. Explains reason for Project.