

Tax Increment Financing Redevelopment Plan Diamondhead, Mississippi 2020



Prepared By:

Urban Development Toolbox, LLC
7600 Joe Fountain Road
Ocean Springs, MS 39564
(601) 301-8500



Contents

Introduction and Purpose 3

Section 1 – Redevelopment Planning Method 4

Section 2 – Need for Redevelopment in Diamondhead Established 5

Section 3 – Specific Redevelopment Plan Findings, Goals and Objectives 26

Section 4 – Additional Redevelopment Plan Goals and Objectives 34

Section 5 – Redevelopment Planning Policies..... 35

Section 6 – Establishing the Redevelopment Area for the Entire City of Diamondhead 39

Section 7 – Redevelopment Implementation Strategies 40

Section 8 – Redevelopment Method Specifically for Tax Increment Financing..... 41

Defining and Redevelopment Project 41

Establishing a TIF Redevelopment Project Plan..... 43

Section 9 – Conformity with the City’s Development Codes Required 47

Section 10 – The Acquisition of Real Property 49

Section 11 – General Intent..... 50

Section 12 – Redevelopment Plan Amendments 51

Exhibit I 52

Tax Increment Financing Plan 52

Exhibit II 54

The Tax Increment Financing Act 54

Exhibit III..... 55

The Tax Increment Financing Process..... 55

Exhibit IV 56

Summary Reference of the Tax increment Financing - Mississippi code, 21 - 45 as amended ... 56

Exhibit V 58

Summary Reference of the Regional Economic Development Act (REDA) Mississippi code 57 - 64 as amended..... 58

Exhibit VI..... 60

Legal Description, and Boundary Map of City of Diamondhead, Mississippi..... 60

Introduction and Purpose

The following Tax Increment Financing Redevelopment Plan Diamondhead, Mississippi 2020 has been developed as an addendum to various other plans, studies, and data collections that exist and are referenced herein on behalf of the City of Diamondhead, Mississippi. Its purpose is to:

- illustrate the need for new development and redevelopment activities in Diamondhead;
- consolidate, restate, and expand the redevelopment themes of the Diamondhead various community plans, relating specifically to the *Diamondhead, Mississippi 25 Year Comprehensive Plan* adopted in September 2012, additional studies, updated goals, and objectives referenced herein;
- establish additional redevelopment strategies for the City of Diamondhead;
- provide the basis for authorizing specific Tax increment Financing mechanisms to facilitate new development projects and redevelopment projects; and,
- guide new developments and redevelopment initiatives for all areas of the City of Diamondhead, Mississippi referred herein as the (“City”).



Section 1 – Redevelopment Planning Method

This Redevelopment Plan was developed in the four steps described as follows:

1. **Review and assessment** - a review of various existing city plans, interviews, and Hancock County plans, the (“County”) including specifically the guiding over-all strategic plan referenced herein as the (“**Diamondhead Comprehensive Plan**”) referring to a 25 year plan adopted by the City in September 2012, and other plans, codes, zoning, statutes, and ordinances referenced herein as the (“**General Development Plan**”), as provided by the City of Diamondhead, the Hancock County Supervisors, as well as additional collected data, economic impact trends, US Census data, demographics, quality of life factors, and related studies that were conducted in the past few years to identify previously determined findings for the need for economic growth, new developments and redevelopment
2. **Goal identification** - a review of previously identified redevelopment goals and objectives was conducted to identify those that supported redevelopment activities
3. **Redevelopment area designation** - a determination was made of the appropriate redevelopment areas for the City of Diamondhead
4. **Implementation** - recommended implementation strategies for accomplishing specific development and redevelopment efforts for Diamondhead located in the southwest section of Hancock County, Mississippi.

The primary documents, plans, and studies reviewed in developing this Tax Increment Financing Redevelopment Plan are:

1. City of Diamondhead, Mississippi 25 Year Comprehensive Plan Adopted in September 2012
2. Unified Development Code, zoning ordinances, and survey maps: adopted by the City of Diamondhead October 15, 2012
3. United States Census Data Collection as of 2018 (with forecasted estimates for 2019)
4. ACS Data USA (reflecting census data, state sourced data, and algorithms established to estimate current values and trends)
5. Various other economic, statistical data, and resources from internet-based providers, opinions, images, and interpretations
6. Various City of Diamondhead, Hancock County resources, the State of Mississippi Vital Statistics web sites, and references of various authors, creators, and publishers

Section 2 – Need for Redevelopment in Diamondhead Established

The City of Diamondhead 25 Year Comprehensive Plan adopted in 2012 states in the following excerpts that provide for the need for new development and redevelopment using good planning techniques to manage land use:

LAND USE GOALS

Goal 1: To provide for the orderly and logical spatial arrangement of development or redevelopment in the city of Diamondhead.

Objective 1.1: Avoid the creation of incompatible land uses as Diamondhead develops or redevelops, and to remedy over time the existing incompatible land uses that have occurred.

Objective 1.2: To encourage the development or redevelopment of the existing commercial area of Diamondhead into a more coherent and organized pattern of development.

Objective 1.3: Ensure the protection and betterment of the public health, safety, and general welfare, including the provision for adequate light, air and circulation, separation and open space between land uses, prevent overcrowding, protection of the value of property and the protection of the integrity of the various neighborhoods within the City of Diamondhead.

Policy 2.1.2: The City of Diamondhead will develop a means within its regulations to provide density or intensity bonuses, or a reduction in development requirements, for developments which work toward the implementation of this goal and objective.

Goal 3: Guide and direct development to locations that allow for the most efficient utilization of existing investment in public infrastructure and public facilities.

Objective 3.1: Minimize the public investment necessary to provide municipal services to future developments within Diamondhead.

Policy 3.1.1: The City of Diamondhead will encourage development to first locate in areas that are served with adequate utilities and require no further costly utility extensions or improvements.

Policy 3.1.2: The City of Diamondhead will assess the intensity of development and encourage its location with respect to available service facilities and capabilities. Developments will be guided to areas to best accommodate the service demands including, but not limited to, water supply, wastewater demands, fire protection requirements, traffic generation, and access to transportation routes.





The Comprehensive Plan (adopted in 2012) further states:

Although Diamondhead is primarily planning for growth within its current corporate limits, the long range planning area includes a slightly larger extraterritorial area. The territory incorporated is smaller than the Diamondhead Census Designated Place (CDP). To have an understanding of census reported data, which is consistent with the boundaries of the CDP, the planning area includes the balance of the CDP which was not incorporated. Map 1.2 illustrates this geography.

Policy 2.1.2: The City of Diamondhead will develop a means within its regulations to provide density or intensity bonuses, or a reduction in development requirements, for developments which work toward the implementation of this goal and objective.

Objective 10.3: Ensure there is a logical and compatible relationship between service facilities / capabilities and land uses.

Policy 10.3.1: Diamondhead will evaluate development proposals with regard to the intensity of service demands (police, fire, water, sewer, etc.) and compare the same to the capability and impact of providing the required services.

Policy 10.3.2: Diamondhead will discourage development proposals with such an intensity of service demands (police, fire, water, sewer, etc.) that, if approved, could have a negative impact upon the level of services for existing city residents; unless, however, there is an adequate plan to provide the necessary services.

Policy 10.3.3: Diamondhead will encourage developers to aid in enhancing services and quality of life in Diamondhead by participating in and contributing to improvements to the community, financial or otherwise. Diamondhead will develop and utilize a method whereby agreements identifying specific improvements or performance are developed, followed and enforced.

The information from this plan as well as other resources referenced herein has been reexamined for implications related to the Tax Increment Financing Redevelopment Plan's the ("**TIF Redevelopment Plan**") conclusions regarding new development and redevelopment opportunities. It further establishes the need for economic development initiatives, economic inducements, and outreach efforts to encourage private sector investments to encourage private sector growth in the City.

Specifically, related statistics provide a detailed picture of the development conditions in Diamondhead and Hancock County from 2010 to 2019. Selected statistics have been updated through US Census year 2018 and estimated for some data up to 2019. The data has been reexamined for implications related to the TIF Redevelopment Plan's conclusions regarding new development and redevelopment opportunities.

Specifically, statistics related to demographics, economics, and housing have been selected for discussion to provide a data-driven basis approach to establishing the need for new development and redevelopment activity in Diamondhead.

City of Diamondhead Historical Summary:

(Copied from the City of Diamondhead web site)

Established in the 1960's by the Diamondhead Corporation as a resort community, Diamondhead was chartered as a city on February 6, 2012. Diamondhead is one of Mississippi's youngest, yet fastest-growing cities. With a population of approximately 8,500, our residents enjoy an outstanding quality of life. This master-planned community feels less like a city and more like a luxury resort, with beautifully landscaped public areas and lawns, gorgeous homes, charming shops and restaurants and a host of unmatched recreational amenities.

The incorporation process began in 2007 when a petition with signatures of more than two-thirds of the qualified electorate was collected by a group of Diamondhead residents. An official incorporation petition was filed in Hancock County Chancery Court on July 22, 2008. The court heard the case in January 2009. Shortly after the trial ended the presiding chancellor died before issuing his ruling. The Mississippi Supreme Court then appointed a special chancellor over the case. The new judge issued a ruling in January 2010 approving the incorporation. His ruling was then appealed to the Mississippi Supreme Court by three opponents to the incorporation. Their appeal was based on the claim that the chancery court lacked jurisdiction over the petition. Their reasoning being that the petition did not include two-thirds of the signatures of the qualified electors residing in the area. In addition, the opponents claimed that they were denied their right of cross-examination at the incorporation hearing, and that the second chancellor failed to order a new incorporation trial. The appeal was submitted to the Mississippi Supreme Court without oral arguments in June 2010. The Mississippi Supreme Court ruled that the opponent's arguments were without merit and unanimously affirmed the incorporation of Diamondhead in October of 2011.

Reconsideration of the decision was requested and was denied by the court on January 19, 2012. The Charter of Incorporation of The City of Diamondhead, Hancock County was certified by the Secretary of State, C. Delbert Hosemann, Jr. on the 30th day of January, 2012 and was presented to The City of Diamondhead and the Mayor and Council on February 6, 2012.

Population Trends:

The City of Diamondhead’s General Development Plan and recently collected data examines the population growth trends in the City and the County since its founding.

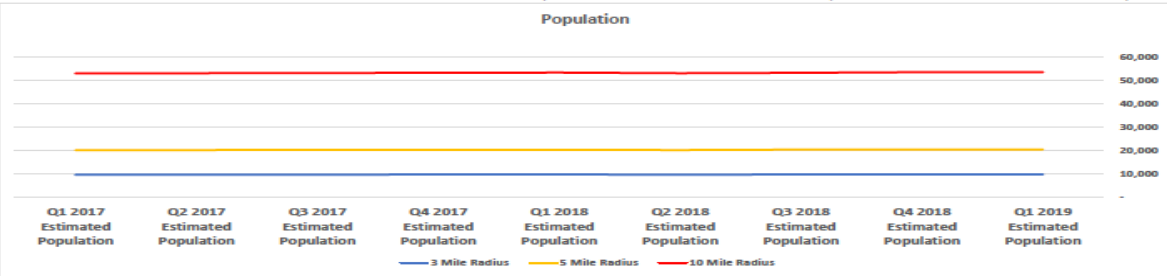
Demographic Trends

Calculated using TAS Retrieval
 Latitude: 30.379909 Longitude: -89.366950
 Jul 29, 2019



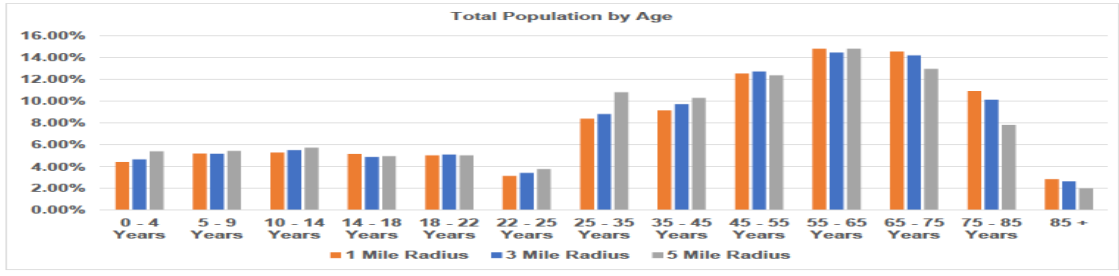
Diamondhead, MS

Population			
	3 Mile Radius	5 Mile Radius	10 Mile Radius
Q1 2019 Estimated Population	9,581	20,262	53,349
Q4 2018 Estimated Population	9,559	20,262	53,363
Q3 2018 Estimated Population	9,507	20,181	53,100
Q2 2018 Estimated Population	9,501	20,034	52,965
Q1 2018 Estimated Population	9,515	20,112	53,221
Q4 2017 Estimated Population	9,558	20,138	53,071
Q3 2017 Estimated Population	9,494	20,063	53,041
Q2 2017 Estimated Population	9,444	19,996	52,928
Q1 2017 Estimated Population	9,409	19,924	52,825



Total Population by Age

	1 Mile Radius		3 Mile Radius		5 Mile Radius	
Average Age		46.15		45.38		43.10
0 - 4 Years	154	4.41%	445	4.65%	1,092	5.39%
5 - 9 Years	180	5.18%	495	5.16%	1,097	5.41%
10 - 14 Years	143	5.27%	414	5.49%	928	5.72%
14 - 18 Years	179	5.14%	467	4.87%	1,002	4.95%
18 - 22 Years	175	5.01%	487	5.08%	1,016	5.02%
22 - 25 Years	109	3.13%	326	3.40%	761	3.75%
25 - 35 Years	292	8.38%	842	8.79%	2,188	10.80%
35 - 45 Years	318	9.13%	930	9.70%	2,083	10.28%
45 - 55 Years	435	12.50%	1,215	12.69%	2,501	12.34%
55 - 65 Years	515	14.77%	1,382	14.43%	2,993	14.77%
65 - 75 Years	506	14.52%	1,357	14.16%	2,620	12.93%
75 - 85 Years	380	10.90%	968	10.11%	1,581	7.80%
85 +	99	2.83%	252	2.63%	401	1.98%



Diamondhead, MS - Downtown - 1, 3 & 5 Mile Ra



NextSite Community Overview

1990 - 2000 - 2010 Census, Q1 2019 Estimates & Q1 2024 Projections

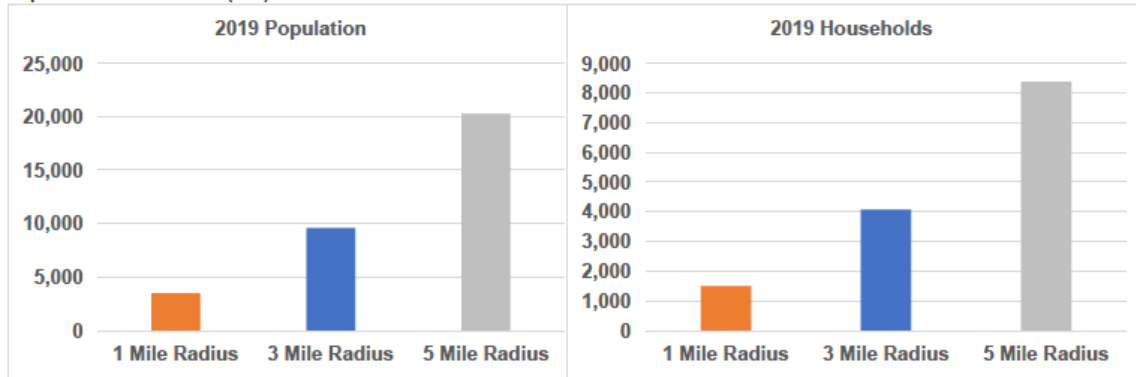
Calculated using TAS Retrieval

Latitude: 30.379910 Longitude: -89.366951

Aug 9, 2019

Population

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2019 Population	3,483	9,581	20,262
2024 Projected Population	3,642	9,996	21,385
Population Growth %:	0.89%	0.85%	1.08%
2019 Households	1,503	4,062	8,360
2024 Households	1,571	4,239	8,843
Household Growth %:	0.90%	0.86%	1.13%
Expected Value Indicator (EVI)	1.04	0.99	0.86



PEOPLE	
Population	
Population estimates, July 1, 2019, (V2019)	NA
Population estimates, July 1, 2018, (V2018)	8,044
Population estimates base, April 1, 2010, (V2019)	NA
Population estimates base, April 1, 2010, (V2018)	8,378
Population, percent change - April 1, 2010 (estimates base) to July 1, 2019, (V2019)	NA
Population, percent change - April 1, 2010 (estimates base) to July 1, 2018, (V2018)	-4.0%
Population, Census, April 1, 2010	X

Hancock County’s Population Trends:

Hancock County’s recent population increases are examined more closely in Table I, **Migration and Natural Increase** illustrated below. As reflected in this table, the County’s US Census data, and data from the Mississippi Department of Natural Vital Statistics through 2010 population estimates demonstrate that the County has grown by approximately 3,703 persons over the decade from 2010 to the estimated year of 2019. The source of this 3,703-person increase is the natural increase of the population, or the net gain of births over deaths, and the migration of new residents representing a net increase residing in Hancock County.

TABLE I MIGRATION AND NATURAL INCREASE	
2010 Population	43,929
2019 Estimated	47,632
Change in Population	3,703
Source: US Bureau of the Census, v2019. Mississippi State Department of Health, Vital Statistics, 1990-2012.	

Hancock County, Mississippi	
2019 Population Estimates	47,632
<i>Source: Vintage 2019 Population Estimates</i>	
Median Household Income	\$ 47,543
<i>Source: 2014-2018 American Community Survey 5-Year Estimates</i>	
Persons in poverty, percent	17.5 %
<i>Source: 2018 Small Area Income and Poverty Estimates (SAIPE)</i>	
Educational Attainment: Percent high school graduate or higher	86.6 %
<i>Source: 2014-2018 American Community Survey 5-Year Estimates</i>	
Persons without health insurance, under age 65 years, percent	15.6 %
<i>Source: Source: 2018 Small Area Health Insurance Estimates (SAHIE)</i>	
Median Housing Value	\$ 144,400
<i>Source: 2014-2018 American Community Survey 5-Year Estimates</i>	
Total Housing Units	24,818
<i>Source: 2014-2018 American Community Survey 5-Year Estimates</i>	
Number of Firms	3,586
<i>Source: 2012 Survey of Business Owners: Company Summary</i>	
Veterans	4,065
<i>Source: 2014-2018 American Community Survey 5-Year Estimates</i>	
Percent of households with a broadband internet subscription	75.3 %
<i>Source: 2014-2018 American Community Survey 5-Year Estimates</i>	



State of Mississippi Population Trends:

Year	Mississippi	% Change
2010	2,967,297	4.3%
2000	2,844,658	10.5%
1990	2,573,216	2.1%
1980	2,520,770	13.7%
1970	2,216,994	1.8%
1960	2,178,141	0.0%
1950	2,178,914	-0.2%
1940	2,183,796	8.7%
1930	2,009,821	12.2%
1920	1,790,613	-0.4%
1910	1,797,114	-

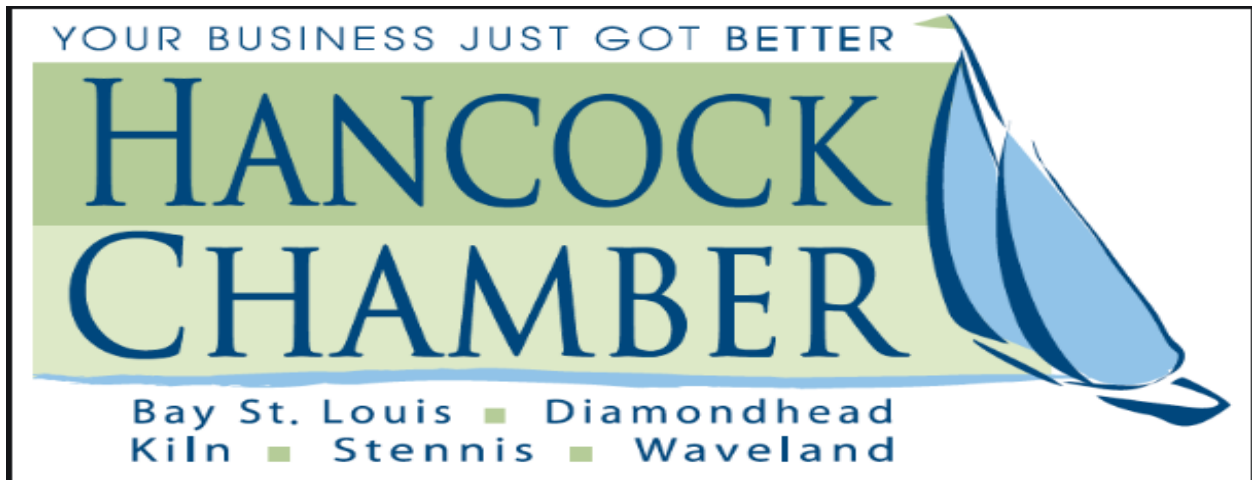
o Note: The State of Mississippi has only completed compiling statistical data collected through 2012; with a population estimate of 2,984,926 residents for 2012.

Economic Trends:

(US Census collected data, v2019)

Economy		
📌 In civilian labor force, total, percent of population age 16 years+, 2014-2018	50.3%	62.9%
📌 In civilian labor force, female, percent of population age 16 years+, 2014-2018	42.4%	58.2%
📌 Total accommodation and food services sales, 2012 (\$1,000) (c)	D	708,138,598
📌 Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	17,823	2,040,441,203
📌 Total manufacturers shipments, 2012 (\$1,000) (c)	0	5,696,729,632
📌 Total merchant wholesaler sales, 2012 (\$1,000) (c)	165	5,208,023,478
📌 Total retail sales, 2012 (\$1,000) (c)	31,702	4,219,821,871
📌 Total retail sales per capita, 2012 (c)	NA	\$13,443
Income & Poverty		
📌 Median household income (in 2018 dollars), 2014-2018	\$71,411	\$60,293
📌 Per capita income in past 12 months (in 2018 dollars), 2014-2018	\$37,996	\$32,621
📌 Persons in poverty, percent	⚠️ 7.5%	⚠️ 11.8%
Businesses		
📌 Total employer establishments, 2017	X	7,860,674
📌 Total employment, 2017	X	128,591,812
📌 Total annual payroll, 2017 (\$1,000)	X	6,725,346,754
📌 Total employment, percent change, 2016-2017	X	1.5%
📌 Total nonemployer establishments, 2017	X	25,701,671
📌 All firms, 2012	639	27,626,360
📌 Men-owned firms, 2012	316	14,844,597
📌 Women-owned firms, 2012	236	9,878,397
📌 Minority-owned firms, 2012	F	7,952,386
📌 Nonminority-owned firms, 2012	603	18,987,918
📌 Veteran-owned firms, 2012	134	2,521,682
📌 Nonveteran-owned firms, 2012	481	24,070,685
Housing		
📌 Housing units, July 1, 2018, (V2018)	X	138,537,078
📌 Owner-occupied housing unit rate, 2014-2018	84.8%	63.8%
📌 Median value of owner-occupied housing units, 2014-2018	\$172,100	\$204,900
📌 Median selected monthly owner costs -with a mortgage, 2014-2018	\$1,404	\$1,558
📌 Median selected monthly owner costs -without a mortgage, 2014-2018	\$493	\$490
📌 Median gross rent, 2014-2018	\$883	\$1,023
📌 Building permits, 2019	X	1,386,048
Families & Living Arrangements		
📌 Households, 2014-2018	3,497	119,730,128
📌 Persons per household, 2014-2018	2.33	2.63
📌 Living in same house 1 year ago, percent of persons age 1 year+, 2014-2018	88.5%	85.5%
📌 Language other than English spoken at home, percent of persons age 5 years+, 2014-2018	3.7%	21.5%

The City's Comprehensive Plan adopted in 2012 emphasizes the importance of coordination with Hancock County as well as other neighboring communities relating to growth and the development of new infrastructure to insure that future development and redevelopment of these targeted areas are constructed in a manner that will sustain long-term growth, providing for future impact demand, and quality of life.



Economic Development Goals established in the City's Comprehensive Plan

Policy 14.1.1: The City of Diamondhead will encourage the location of gaming establishments and related uses in proximity to the interchange and south of I-10.

Policy 14.1.2: Appropriate design standards will be required to protect the character of the single family neighborhoods adjacent to any proposed commercial development.

Objective 14.2: Encourage entertainment or other cultural uses that will aid in establishing a sense of continuing activity, enhance the city's tax base and enhance the market opportunities for additional development, such as retail, service, or other entertainment venues to occur.

Policy 14.2.1: The City of Diamondhead will encourage land uses south of I-10 that will contribute to pedestrian activity within the area. Such uses should be of a nature such that they draw large enough shoppers, spectators, or patrons to encourage additional and related retail, entertainment, or cultural activity.

Objective 14.3: Encourage pedestrian activity in all commercial areas of Diamondhead.

Policy 14.3.1: As development occurs, the City of Diamondhead should assure that pedestrian features, such as benches, waste receptacles, bicycle racks, etc., are located in appropriate areas for public convenience.

Policy 14.3.2: Development and redevelopment should occur with a consistent architectural style designed for safety, functionality and promotion of the aesthetic quality of the area, built to a human scale. The architectural style should reflect the theme established within Diamondhead.

Goal 15: To Generate Additional Employment Opportunities within Diamondhead.

Objective 15.1: Strengthen and increase the employment opportunities within the city.

Policy 15.1.1: Diamondhead will seek to attract diverse employment opportunities which may benefit from the city's population makeup, including public sector, research, retail, medical, service and entertainment industries and other potential employment sectors.

Policy 15.1.2: Diamondhead will continue strengthening its retail base and contemporaneously therewith seek to attract entertainment venues to add to the local economy.

Objective 15.2: Provide incentives which serve to enhance the creation of jobs and reuse of vacant buildings and properties.

Policy 15.2.1: Diamondhead will encourage the reuse, or an adaptive use, for existing vacant buildings and properties, and encourage the design and construction of new buildings in a manner to facilitate reuse.

Policy 15.2.2: Diamondhead will investigate the potential to provide financial incentives for economic development and the creation of jobs.

Education	
High school graduate or higher, percent of persons age 25 years+, 2014-2018	96.4%
Bachelor's degree or higher, percent of persons age 25 years+, 2014-2018	37.3%
Income & Poverty	
Median household income (in 2018 dollars), 2014-2018	\$71,411
Per capita income in past 12 months (in 2018 dollars), 2014-2018	\$37,996
Persons in poverty, percent	7.5%

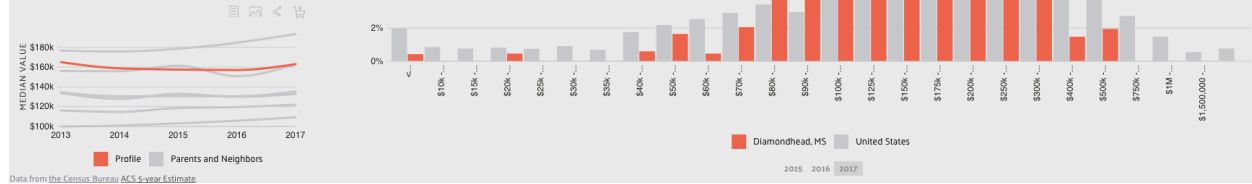
Property Value

\$163,000
2017 MEDIAN
+ \$8,608

\$157,000
2016 MEDIAN
+ \$8,106

In 2017, the median property value in Diamondhead, MS grew to \$163,000 from the previous year's value of \$157,000.

The following charts display, first, the property values in Diamondhead, MS compared to its parent and neighbor geographies and, second, owner-occupied housing units distributed between a series of property value buckets compared to the national averages for each bucket. In Diamondhead, MS the largest share of households have a property value in the \$125k - \$150k range.



Data from the Census Bureau ACS 5-year Estimate

Household Income

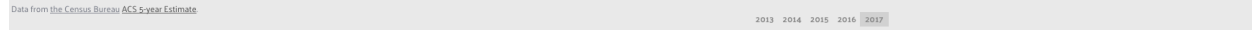
Please note that the buckets used in this visualization were not evenly distributed by ACS when publishing the data.

\$67,207
MEDIAN HOUSEHOLD INCOME
+ \$6,502

3.54k
NUMBER OF HOUSEHOLDS
+ 441

In 2017, the median household income of the 3,54k households in Diamondhead, MS declined from \$67,207 from the previous year's value of \$70,450.

The following chart displays the households in Diamondhead, MS distributed between a series of income buckets compared to the national averages for each bucket. The largest share of households have an income in the \$75k - \$100k range.



Data from the Census Bureau ACS 5-year Estimate



Employment:

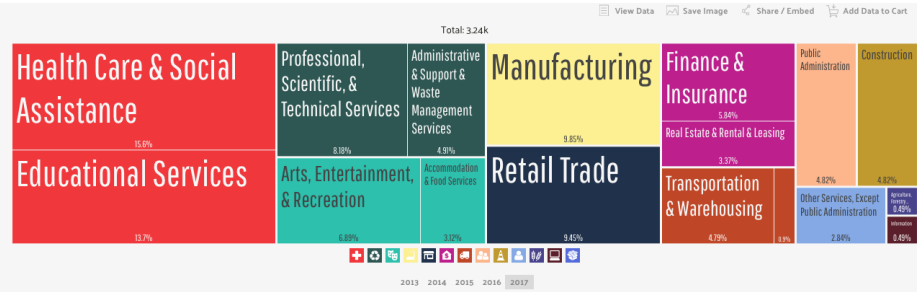
Employment by Industries

3,24k
2017 VALUE
± 459

-7.01%
1 YEAR DECLINE
± 21%

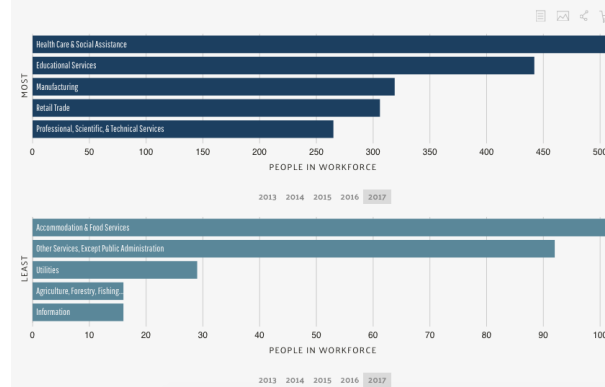
From 2016 to 2017, employment in Diamondhead, MS declined at a rate of -7.01%, from 3,48k employees to 3,24k employees. The most common employment sectors for those who live in Diamondhead, MS, are Health Care & Social Assistance (505 people), Educational Services (442 people), and Manufacturing (319 people). This chart shows the share breakdown of the primary industries for residents in Diamondhead, MS, though some of these residents may live in Diamondhead, MS and work somewhere else. Census data is tagged to a residential address, not a work address.

Data from the Census Bureau ACS 5-year Estimate



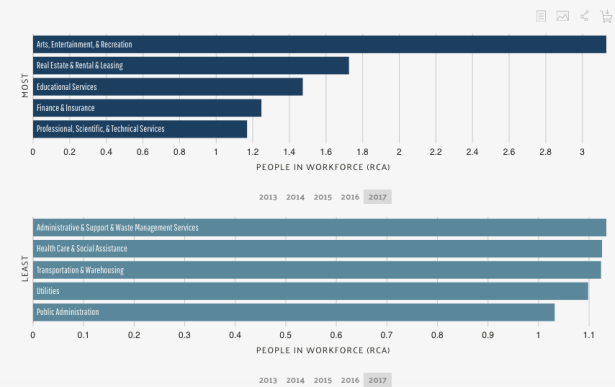
Most Common

The most common industries in Diamondhead, MS, by number of employees, are Health Care & Social Assistance (505 people), Educational Services (442 people), and Manufacturing (319 people).



Most Specialized

Compared to other places, Diamondhead, MS has an unusually high number of Arts, Entertainment, & Recreation (3.13 times higher than expected), Real Estate & Rental & Leasing (1.73 times), and Educational Services (1.47 times) industries.



Income:

Household Income

Please note that the buckets used in this visualization were not evenly distributed by ACS when publishing the data.

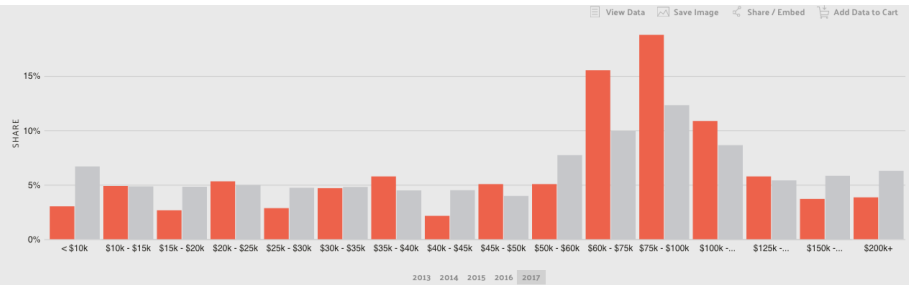
\$67,207
 MEDIAN HOUSEHOLD INCOME
+ \$6,602

3.54k
 NUMBER OF HOUSEHOLDS
+ 441

In 2017, the median household income of the 3,54k households in Diamondhead, MS declined from \$67,207 from the previous year's value of \$70,450.

The following chart displays the households in Diamondhead, MS distributed between a series of income buckets compared to the national averages for each bucket. The largest share of households have an income in the \$75k - \$100k range.

Data from the [Census Bureau ACS 5-year Estimate](#)



Median Household Income

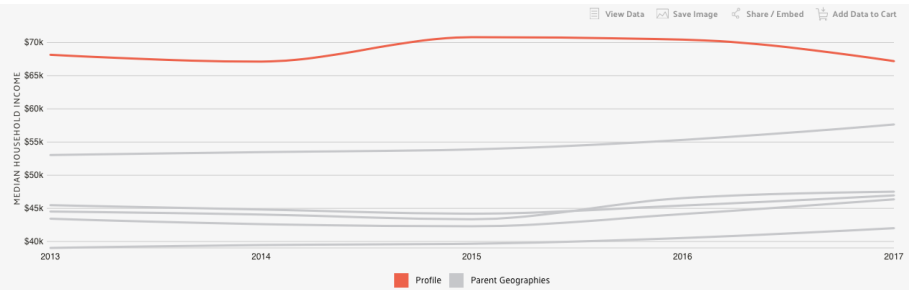
\$67,207
 2017 VALUE
+ \$6,602

-4.6%
 1 YEAR GROWTH
+ 35.1%

Households in Diamondhead, MS have a median annual income of \$67,207, which is more than the median annual income of \$61,937 across the entire United States. This is in comparison to a median income of \$70,450 in 2016, which represents a -4.6% annual growth.

The following chart shows how the median household income in Diamondhead, MS compares to that of its neighboring and parent geographies.

Data from the [Census Bureau ACS 5-year Estimate](#)



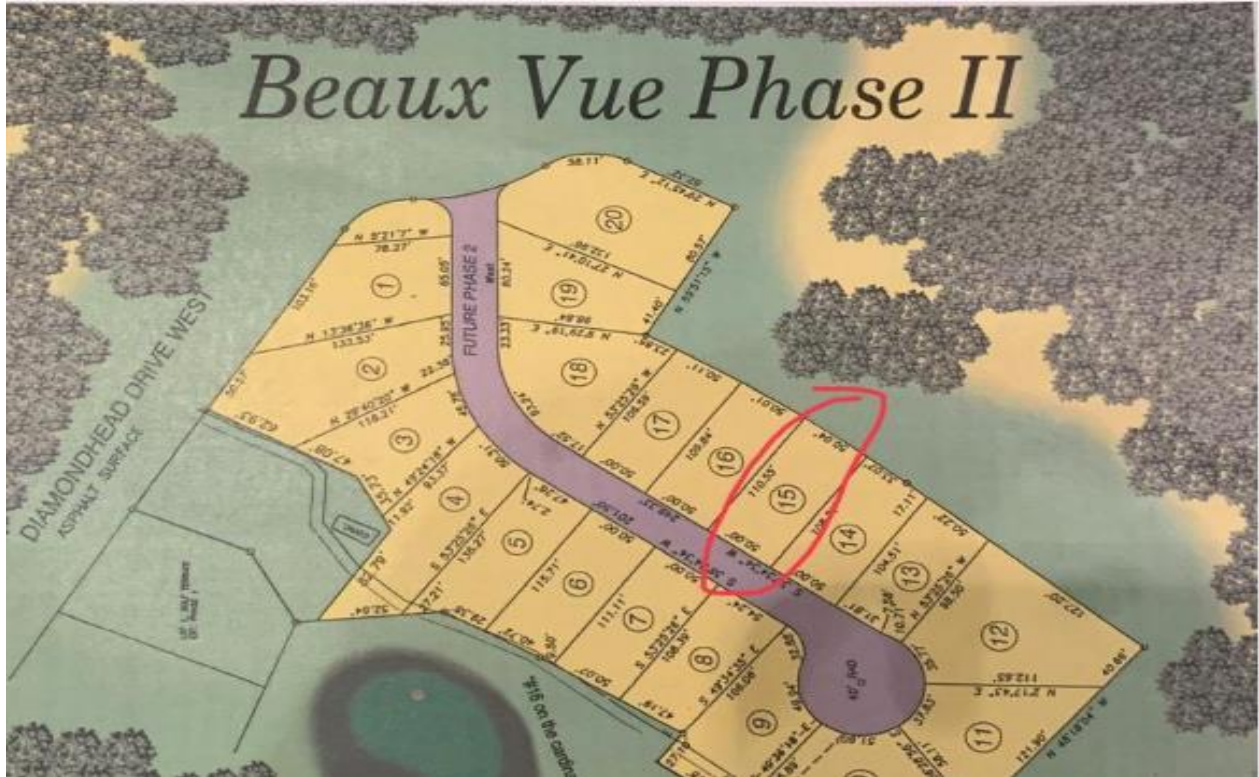
Housing:

As reflected in the City’s Comprehensive Plan, using updated information:

Families & Living Arrangements		
Households, 2014-2018	3,497	119,730,128
Persons per household, 2014-2018	2.33	2.63
Living in same house 1 year ago, percent of persons age 1 year+, 2014-2018	88.5%	85.5%
Language other than English spoken at home, percent of persons age 5 years+, 2014-2018	3.7%	21.5%

The median home value in Diamondhead in 2017 was \$67,207, representing a reduction from 2016 with median average income of \$70,450. This is well above the Hancock County median of \$47,543, and while housing in the County is less expensive than in the City, there is a relative lack of affordable housing along the Gulf Coast. According to the Association of Realtors, with over 500 homes in the Diamondhead area the median home price is \$176,080, well above the average housing price for Hancock County.

Diamondhead’s housing trends follow many of the trends that have occurred nationally. The fast pace of residential construction has fueled concerns about “sprawl.” In the midst of prosperity, the home ownership gap between whites and minorities has not narrowed. Very low-income households still lack adequate, affordable housing at a time when losses of subsidized units are rising. National figures indicate that record numbers of very low-income households are devoting more than half their incomes for housing. Renting remains the only option for many who are either unable to qualify for a mortgage loan or to cover the costs associated with buying a home. For many others, though, renting is an attractive lifestyle as well as a prudent financial choice. It is an especially appealing option for people who expect to move again within a few years because they can avoid the steep transaction costs associated with buying and selling a home. It also may be the first independent step for younger persons in making a long-term commitment to a community; as trends have shown, initially they may rent, but as they become settled, they seek to purchase property in the community where they have been living.





Home sites located within Hancock County

HOUSING GOALS

Goal 7: Improve and maintain high quality housing stock in the community.

Objective 7.1: City of Diamondhead will enact regulations to ensure proper safety, durability and maintenance of existing housing.

Objective 7.2: Ensure that new housing is built to current standards for safety, durability, and functionality.

Policy 7.2.1: The City of Diamondhead should, where reasonable, adopt and enforce the most current and up to date suite of building codes, but not without careful review of code requirements and necessary adjustments to fit the uniqueness of the community.

Policy 7.2.2: The City of Diamondhead should utilize property maintenance codes and unsafe building abatement codes, requiring that dilapidated homes and buildings be removed and damaged buildings be repaired.

Policy 7.2.3: The City of Diamondhead will maintain its publicly owned property to the same or higher standard as that required of its citizens.

Goal 8: Promote infill housing development in Diamondhead.

Objective 8.1: Attract new housing developments to locate upon underutilized properties within the city.

Policy 8.1.1: The City will seek to fill vacant lots within the city. While the city is not in the development business, city leaders can aid in the facilitation of such developments.

Objective 8.2: Provide a wide field of housing opportunities within Diamondhead in the form of housing types and housing costs.

Policy 8.2.1: Diamondhead will promote the concept of mixed use development by encouraging a vertical mix of land uses within commercial areas. The City regards as desirable the concept of allowing residential space above commercial space within commercial areas (commercial on the first floor, housing on the second floor); however, such mix should not be utilized to the extent that residential units supplant otherwise commercial development opportunities.

Policy 8.2.2: The City of Diamondhead will maintain a diverse supply of housing available to people of all income levels, but will limit the proportion of standalone multifamily rental style housing to 10% of the city's housing stock. Places considered as group quarters will not be considered as multifamily housing for the purpose of this measurement, nor will townhouses.



Figure 2.1 Townhouses

Townhouses are single family units arranged horizontally in a linear pattern. While the units are attached, each individual unit maintains a private entrance on the exposed front and rear wall of the structure.

Policy 8.2.3: The City of Diamondhead will carefully monitor the level of housing development occurring within the city by location and type.

Policy 8.2.4: Housing and other development patterns that tend to concentrate conditions which are associated with blighting will be discouraged.

Goal 9: Ensure the availability of housing opportunities within the City to meet the needs of all market sectors.

Objective 9.1: To provide housing availability for an aging population.



Section 3 – Specific Redevelopment Plan Findings, Goals and Objectives

The adopted goals and strategies below are taken from the City of Diamondhead’s General Development Plan, including statements adopted in the 2012 Comprehensive Plan as a result of various studies, interviews, and findings. They identify the need for new development and redevelopment in many instances, and these areas have been highlighted to illustrate the policy and direction of the community related to future growth and quality of life for its citizens. The Findings Goals and Objectives are abridged for clarity and those that address the need for redevelopment are emphasized.

Findings, Goals, and Objectives

Findings

In order to guide the planning process and assure its validity and productivity for the City of Diamondhead, the Mayor and City Council reviewed various background studies and their conclusions, including supporting data and analysis. From the data and analysis, and through a series of meetings and discussions with residents of the community, the Diamondhead Mayor and City Council, along with the support of the City of Diamondhead Planning Commission has made findings of fact with regard to the community’s developmental condition and set forth development-related goals and objectives.

These Findings and Goals have been developed for the specific purpose of providing direction to the final plan product. These findings and goals follow, with the **Findings** set forth first and **Goals and Objectives** following.

The City of Diamondhead Mayor and City Council finds as follows:

Findings Regarding Population

1. The Mayor and City Council finds that the community has experienced just under 1% of net migration growth over the last decade, and that small trend is expected to continue based on current estimates.
2. The Mayor and City Council finds that while there is a sound proportion of young people in the community, these people need to have access to affordable housing, lower taxes, access to expanding utility demands, transportation, and further emphasis on the quality of the schools to remain in Hancock County and its local communities.
3. The Mayor and City Council finds that the overall population of the City has increased slightly under 1% in the past 10 years, and this trend is expected to continue to increase slowly as is expected to be reflected in the next US Census currently being collected in 2020.

Findings Regarding Economic Analysis

1. Medical, education, utilities, retail trade, and manufacturing jobs, trade, and services provide the bulk of the economic activity for the residents living in the City of Diamondhead and Hancock County.
2. The Mayor and City Council finds that there are ample medical facilities and that this component of the general Mississippi economy is thriving.
3. The Mayor and City Council finds that incomes are greater than state averages but have not grown substantially over the last decade relative to the national economy.
4. The county serves as a "sub-regional" center for primary industrial related to NASA operations, commercial and residential construction, commercial fishing, and has a very narrow spectrum of types of active industry and production, with the exception of NASA and its related service providers.

Findings Regarding Land Use

1. The Mayor and City Council finds that manufactured housing is scattered outside of the City throughout the county and is not adequately regulated for location and aesthetic impact.
2. The Mayor and City Council finds that the commercial retail areas contribute to part of the major economic hub for Diamondhead and that the area is active, with many festivals, promotions, and entertainment and that some efforts have been made to improve the viability and attractiveness of this area.
3. The Mayor and City Council finds that there is vacant land in all areas of the community, but planned expansion would offer a greater variety of growth opportunities.
4. The Mayor and City Council finds that current land use development tools are in need of further refinement to accommodate developer's ability to develop mix-use developments, manage future growth relative to current building practices, primarily in terms of general planning, buffering, zoning, land-use, landscaping, expansion of City utilities, and a variety of other supporting development categories.
5. The Mayor and City Council finds that the City and County is well served by its parks, recreation, and proposed greenway systems that will enhance the recreational land uses.

Findings Regarding Transportation

1. The Mayor and City Council finds that the local transportation network is currently at capacity in many areas, particularly at the main entrance off of the I-10 exit and on other corridors struggling to meet current demands, and will likely NOT meet future demands based on current growth trends without additional resources.
2. The Mayor and City Council finds that I-10 has impacted, and will continue to impact development patterns, with migration of development moving towards this corridor to meet market and traffic patterns.
3. The Mayor and City Council finds that transportation options are primarily limited to automobile and golfing related vehicles in the City of Diamondhead.
4. The Mayor and City Council finds that pedestrian facilities are lacking and should be provided through any new developments particularly in the community commercial centers.
5. The Mayor and City Council finds a strong compelling need to have the entrances from I-10, into the economic centers in the community to be improved, including: defined street patterns, improved zoning standards, setback requirements, signage, lighting, and landscaping.

Findings Regarding Housing

1. The Mayor and City Council finds that there are **minor** variations of substandard housing, mainly due to aging inventory (some homes are approaching 50 years since construction) in Diamondhead.
2. The Mayor and City Council finds that there is a significant level of vacant commercial and, or residential lots, aging inventory that is lacking needed maintenance, and significant dilapidated housing in surrounding areas of Hancock County.
3. The Mayor and City Council finds that manufactured housing is prevalent in the County and constitutes a substantial portion of the aging housing inventory represented by collected market data.

Findings Regarding Capital Facilities

1. The Mayor and City Council finds that sewer and water services, provided by the Diamondhead Water and Sewer District (DWSD) need to be expanded to accommodate planned growth areas including beyond the current corporate limits of the various areas targeted for development for future growth opportunities.
2. The Mayor and City Council finds that the existing electrical and communication utility facilities that currently provide services are generally adequate to support desired growth.

Findings Regarding Community Appearance and Design

1. The Mayor and City Council finds that the underlying form of the community is attractive by reason of mature landscapes, its relationship to the Mississippi Sound, the golf courses and recreational facilities and notable buildings, and that these areas are worthy of protection.
2. The Mayor and City Council finds that the commercial and residential areas are in sound condition but special development efforts such as restrictive zoning ordinances, protection of the rights of way, treatment of alley areas, placing utilities underground, parking and traffic control, and enhancing its attractiveness are still needed.
3. The Mayor and City Council finds that sign control, lighting and landscaping would enhance the appearance of the various commercial corridors particularly at the entrance to the community and the commercial corridors that feed from the entrance, which all act as main transportation corridors for the community.

Goals and Objectives

The Mayor and City Council, after examining the background analysis, making findings (as reflected above) of fact regarding current developments in the City of Diamondhead, and being duly charged by the State of Mississippi; and through the action of its resident electorate as the governing body of the City of Diamondhead, set forth the following planning goals and principles.

The goals and principles are employed in developing the specific provisions of the City of Diamondhead's General Development Plan, as well as the City's Comprehensive Plan. These goals and principles should be used in the day-to-day development decisions of the community. These goals also reflect those of various Hancock County Strategic Plans, and as coordinated by the Mississippi Development Authority in its examination of the City's assets and through the various grants offered and administered by the State of Mississippi.

Goals Related to General Features

1. The natural beauty and sensitive environmental features of the City of Diamondhead and its community will be protected.

Goals Related to Population

1. The City of Diamondhead will pursue policies that are designed to produce and encourage moderate population increases by:
 - a. Providing employment opportunities for working age people and recreational, cultural, and medical amenities for retirees
 - b. Encouraging the appropriate **annexation of land** necessary to accommodate growth and protect lands adjacent to the community's borders from inappropriate development to deter undesired urban sprawl, and developments that may adversely affect the general economic goals of the local community's Comprehensive Plan adopted in 2012, or as amended, and for quality of life.

Goals Related to Economy and Economic Development

1. The City will facilitate the development of vibrant and thriving economically diversified developments by making the community a destination of choice for visitors, retirees, and families.
2. The Mayor and City Council will continue to work to make the City of Diamondhead a destination for tourists by promoting its location near the Mississippi coastal area, and through its geographic advantages, low cost of living, and natural recreational facilities and opportunities.
 - a. Develop signage, and attractive well engineered' rights of way to direct traffic off of Interstate 10, into the community and commercial centers and continue to promote development of other commercial areas, based on market demand.
 - b. Identify existing architecturally significant buildings and sites in the community and seek to preserve a small resort community atmosphere.
3. To make the City of Diamondhead a quality desired location for young people to live who are working in local industries and those residents that commute into other nearby trade areas for work.

4. Provide adequate amounts of industrial development land.
 - a. Promote the expansion of existing local manufacturing industries.
 - b. Promote the development of retail and other economic activities of the commercial areas to support desired quality of life, businesses, residential developments, and quality of life activities.
 - c. Support, promote, and improve facilities for the local school district to attract young families to migrate into the local community.
 - d. Encourage the development of affordable, quality housing that fosters long-term growth.

Goals Related to Land Use

The City will

1. promote the construction of a variety of home sizes and types that are affordable in the local economy;
2. provide for all legitimate uses of land through good established planning practices;
3. implement ordinance measures that will preserve residential areas through the appropriate treatment of manufactured housing and multiple family housing;
4. implement measures that will ensure the appropriate location for industrial uses;
5. encourage commercial developments and preservation of architecturally significant structures;
6. promote the development and maintenance of parks and public spaces;
7. provide for the growth and promote expansion of existing industry; and,
8. establish clear and compelling gateways to encourage additional growth into the current retail trade areas.

Goals Related to Transportation

The City will

1. seek to provide a well-maintained and efficient transportation system characterized by ease of access and circulation along with safe engineered designs;
2. assure appropriate maintenance of local transportation routes;
3. ensure new development is appropriately related to transportation networks;
4. ensure adequate carrying capacities of existing and proposed transportation facilities; and,
5. promote the widening of the entrance corridor from the Interstate 10 exits ramps, landscaping, lighting, and modern traffic signalization, and improved frontage roads entering the community corridors.

Goals Related to Housing

The City will

1. promote the construction of a variety of home sizes and types that are affordable in the local economy;
2. review the need for assisted living areas throughout the community;
3. pursue the development of assisted living areas if needed and desired;
4. ensure that a suitable housing stock exists for all income groups; and,
5. continue to update the City's construction codes, encourage the community to adopt current international building and maintenance codes, standards, zoning ordinances, continue supporting community planning efforts, and sound land-use practices.

Goals Related to Community Appearance and Design

The City will

1. promote the development of visually pleasing commercial areas through the adoption of signage controls, lighting, landscaping, additional zoning ordinances, land-use planning and establish well defined historic districts with supporting ordinances to ensure that these properties are protected for future generations;
2. create simple design guidelines such as limited exposed metal surfaces, limited manufactured housing uses, as well as requiring masonry facades, setbacks and landscaping; and,
3. provide and enforce landscape ordinances with buffering provisions for new development.

Goals Related to Capital Facilities

The City will

1. continue to provide adequate police and fire protection, (Fire protection service is provided by the Diamondhead Fire District) for growing population needs; and,
2. provide or make available utilities, and public services to a growing community to support long-term planning needs.



Section 4 – Additional Redevelopment Plan Goals and Objectives

The following goals and objectives of the Redevelopment Plan have been developed by the City of Diamondhead’s Mayor and City Council to expand upon the General Development Plan goals related to new developments, and redevelopment projects to emphasize, with high priority economic development activity in the City of Diamondhead.

- The City of Diamondhead will work to create and partner with economic development projects that create good jobs and strengthen the tax base of the community.
- The City will coordinate efforts with other economic development entities and with the local community to assist in financing of public infrastructure improvements that will result in private capital investment for economic development projects by developing vacant land.
- The City will encourage development and redevelopment projects that will strengthen and increase retail sales activity within the local community.
- The City will encourage development and redevelopment projects that will increase jobs in the City of Diamondhead.
- The City of Diamondhead will ensure that projects undertaken within the community are undertaken in accordance with codes, ordinances, and development plans that are in effect, or that may be adopted in the future.

Section 5 – Redevelopment Planning Policies

The adopted goals and strategies below are taken from the City of Diamondhead’s Comprehensive Plan adopted in 2012, and are further supported by the General Development Plan as described herein. They identify redevelopment in many instances and these areas have been highlighted to illustrate the policy direction of the local community related to new developments and redevelopment. The Findings Goals and Objectives are abridged for clarity and those that address the need for redevelopment are highlighted, made bold and enlarged.

The City of Diamondhead General Development Plan

Transitional residential areas are typically characterized by older 1960’s -1970’s era housing stock, deferred maintenance, conversions from single-family uses to more intensive uses, and the introduction of incompatible uses. Public and private efforts should focus on upgrading the condition of those residential areas that are in transition, particularly in the outlying areas of the community. Specific efforts including area residents in these planning efforts should be made.

- (1) Transitional residential areas will be protected from disruptive uses such as encroaching industrial and commercial uses.
- (2) Improvement of property through reconstruction and/ or an extensive maintenance program by individual owners is encouraged. When necessary, the City shall utilize strict Codes enforcement to protect and revitalize transitional residential areas.
- (3) Vacant land adjoining transitional areas or occupied land to be redeveloped should be utilized for residential, public, or semi-public development unless specific revitalization plans adopted by the local community dictate otherwise. Revitalization plans may consist of a neighborhood plan, historic overlay districts, or an economic redevelopment plan that clearly defines its intent.



Central Business District (“CBD”)

Diamondhead possesses something that many other competing suburban growth-oriented cities lack, namely a resort driven history that has had very effective restrictive covenants through a very active governing body made up by the residents. The community has recently (January 2012) incorporated into a city with new goals and objectives focused on growth, quality of life, and expansion.

The general objectives of the policies included for this CBD category is to manage these important areas so that future redevelopment and growth can be permitted, and the transition from residential to non-residential uses (or vice versa) can be accommodated with the least amount of conflict between obsolete and expanding uses. The following policies are recommended for the CBD land use category.

Appropriate Uses: The principal uses intended for the CBD area include retail and commercial businesses along the major roadways including personal, professional services, retail, food services and government offices in the commercial trade area and at its fringes and low and medium density residential uses (single-family detached, attached, and townhouses/condominiums) just off the main roadway corridors.

The commercial area of Diamondhead serves as an important asset that the community must preserve and enhance. This Plan supports the development and redevelopment of the area in a historically appropriate way.

General Development Policies for Industrial and Employment Areas

The City of Diamondhead 's prospects for industrial economic development in the next 20 years will, in many cases, evolve from the existing strengths of the local community. New non-agricultural employment for the county is projected to increase over the planning period, and two land use categories should be created to accommodate new industrial development. The Industrial Category is a broad land use category envisioned for areas where the primary types of existing or planned development are industrial in character, such as manufacturing, bulk storage (indoors and outdoors), and heavy distribution activities like truck terminals. Overall floor area ratio recommended in this land use classification is 1.00 (one square foot of building floor area to every one square foot of site area).

Industrial activities generally place a heavy demand on local resources, have the greatest impact on the surrounding environment, and characteristically have less flexibility in locational choice than do other types of economic activities. Therefore, land use policies that promote the efficient utilization of industrial land resources are essential if optimum industrial development is to be realized. The following policies are recommended for this land use category.

(1) **Appropriate Uses:** The Industrial land use classification applies to areas that are used for primarily fabricating, processing, storage, warehousing, wholesaling, and transportation services.

(2) **Density Range:** Generally, unused, or underutilized land is common in most industrial areas, and this land is suitable for expansion of existing facilities. The maximum density recommended for these areas is a floor area-ratio of 2.0 (2 square feet of building floor-

area for every one square foot of site area) on individual sites, and in the designated land use areas as a whole.

(3) Pattern of Industrial Development: As illustrated on the Detailed Land Use Map, continued centralization of industrial activities is encouraged. The orderly expansion of essential services to areas of planned industrial development is important both to ensure growth and minimize pressure for land use change in areas not recommended for industrial use.

(4) Development Flexibility: Except at locations where adopted design plans recommend a specific mix and/or pattern of industrial land use. The pattern of industrial development should be sufficiently flexible to accommodate variable market demand. This approach reflects the past pattern of development where, for example, industrial areas planned as manufacturing centers developed with wholesaling and warehousing activities in addition to manufacturing.

Buffer zones should be established between production activities and less-offensive surrounding land uses.

(5) Industrial Expansion and Redevelopment: Existing manufacturing, storage, and wholesaling activities, including many of the earliest industrial areas in Hancock County, frequently pose complex land use problems. While deterioration, obsolescence, poor location, and inadequate expansion space are problems plaguing some of the businesses in these areas, these marginal economic activities do provide employment opportunities for many persons lacking the necessary training or other types of employment. The following policies are recommended as guidelines for the difficult decisions, which must be made regarding marginal industrial activities.



Obsolete and marginal industrial activities should be removed from areas where they are incompatible with surrounding uses, are a nuisance, and are a blighting influence on desirable non-industrial development. The redevelopment of blighted manufacturing and storage areas adjoining residential conservation areas should include residential and other uses that are compatible with the existing neighborhoods. The redevelopment should be based on a detailed, design analysis and a publicly adopted plan.

As seen in the foregoing redevelopment policies currently adopted, or by current practices in Diamondhead that apply to residential, commercial, and industrial lands within the community's urban areas. Essentially, the policies acknowledge that redevelopment activity is appropriate in the entire City of Diamondhead.

Section 6 – Establishing the Redevelopment Area for the Entire City of Diamondhead

In light of the previously stated findings and goals, the redevelopment areas for City of Diamondhead is established as follows:

- A. **Redevelopment Area Boundary Description:** The redevelopment area designated by this Plan will consist of all real and personal property located within the official boundaries of City of Diamondhead as recorded by the Mississippi Secretary of State and reflected in the State Charter; as of the date of adoption of this plan.

- B. **Redevelopment Area Boundary Map:** A boundary map of the redevelopment area encompassing all real property located within the boundaries of the City of Diamondhead is shown below and attached as **Exhibit VI** is the legal metes and bounds of the entire City as recorded in the Mississippi Secretary of State’s office as reflected in the State Charter, and a boundary map reflecting the same area to be included.

Section 7 – Redevelopment Implementation Strategies

After consideration and consultation with economic development professionals, the following redevelopment strategies have been identified as potentially appropriate means of achieving redevelopment in the City of Diamondhead:

1. enhanced Code Enforcement of the entire City and particularly in the commercial areas where population densities are higher;
2. promote the use of Urban Renewal, and tax abatement under the statutes of the State of Mississippi;
3. promote the use of Tax Increment Financing under the statutes of the State of Mississippi;
4. pursue and encourage developers using housing programs as offered by the Mississippi Home Corporation and the State of Mississippi; and,
5. other economic and tax incentives offered by the Mississippi Development Authority or other entities of State of Mississippi.

The Mayor and City Council has already begun implementation of Strategies 1, 2, and 3. The City and also the Hancock County Supervisors offer certain tax incentives for new development in the form of property tax abatements.

Strategy 1, enhanced code enforcement, as referenced above, should be implemented in a more aggressive manner. Aggressive code enforcement under the state statute of 21-19-11, as amended, will encourage redevelopment and improvements in housing inventory, quality of life, and market values.

Strategy 2 Urban Renewal, as referenced above, requires further study.

Strategy 3, Tax Increment Financing, as referenced above is proposed for authorization under this redevelopment plan, ***“The Tax Increment Financing Redevelopment Plan Diamondhead, Mississippi 2020.”*** Specific implementation considerations for Tax Increment Financing are set out in Section 8 below.

Strategy 4, other economic and tax incentives, as referenced above, has not been implemented through funds for low-income housing credits, first time buyers program funds, and Section 8 housing, but much more can be done for housing development to support desired population growth.

Strategy 5, has been pursued with mixed results during the past few years since incorporating the City. Further efforts should be made to pursue economic advantages, grants, and incentives through the Mississippi Development Authority as funded and made available.

Section 8 – Redevelopment Method Specifically for Tax Increment Financing

Mississippi’s Tax Increment Financing Act enables local municipalities and counties upon adoption of this Redevelopment Plan and authorizes the City of Diamondhead’s Mayor and City Council specifically, the use of Tax Increment Financing as an economic development inducement in new development, and redevelopment projects. The projects may involve reconstruction, renovation, or new construction for residential, commercial, or other uses that the Mayor and City Council, the Governmental Body of the City determined to be in the best public interest of the community. Tax Increment Financing under Mississippi Law may be applied to a “Redevelopment Project.”

Defining and Redevelopment Project

Section 21-45-3 of the Mississippi Code Annotated defines a “redevelopment project” and project areas as follows:

Redevelopment Project (See Exhibit I, Mississippi Code Annotated at 21-45-3 (b), (i), (ii), and (iii))

- (a) A “redevelopment project” may include any work or undertaking by a municipality:
- (i) to acquire project areas or portions thereof, including lands, structures, or improvements the acquisition of which is necessary or incidental to the proper clearance, development or redevelopment of such blighted areas or to the prevention of the spread or recurrence of slum conditions or conditions of blight;
 - (ii) to clear any such areas by demolition or removal of existing buildings, structures, streets, utilities, or other improvements thereon and to install, construct or reconstruct streets, utilities, bulkheads, boat docks, and site improvements essential to the preparation of sites for uses in accordance with the redevelopment plan and public improvements to encourage private redevelopment in accordance with the redevelopment plan; or,
 - (iii) to sell or lease property acquired by a municipality as part of a redevelopment project for not less than its fair value for uses in accordance with such redevelopment plan to retain property or public improvements for public use in accordance with the redevelopment plan.

“Redevelopment project” may also include the preparation of a redevelopment plan, the planning, survey, and other work incident to a redevelopment project and the preparation of all plans and arrangements for carrying out a redevelopment project, relocation of businesses and families required under applicable law, and upon a determination, by resolution of the governing body of the municipality in which such land is located, that the acquisition and development of additional real property not within a project area is essential to the proper clearance or redevelopment of a blighted area or a necessary part of the general slum clearance program of the municipality, the acquisition, planning, preparation for development or disposal of such land shall constitute a redevelopment project.

The Tax Increment Financing Act allows the use of Tax Increment financing for an individual project that lies within a “Redevelopment Project Area”. For the purposes of the Redevelopment Plan, project areas are defined as follows (see attached Exhibit I, Mississippi Code Annotated 21-45-3 (a), (i), (ii), (iii), and (iv)):

- (a) “Project area” includes:
 - (i) areas in which there is a significant amount of buildings or improvements, which by reason of dilapidation, deterioration, age, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding or the existence of conditions that endanger life or property by fire and other causes, or any combination of such factors, are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and are detrimental to the public health, safety, morals, or welfare;
 - (ii) areas which are of important value for purposes of historical preservation, as designated by the Department of Archives and History;
 - (iii) areas which by reason of a significant amount of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site improvements, diversity of ownership, tax delinquency, defective or unusual conditions of title, improper subdivision or obsolete platting or the existence of conditions, which endanger life or property by fire or other causes, or any combination of such factors, substantially impair or arrest the sound growth of the community, retard the provision of housing accommodations or constitute an economic or social liability and are a menace to the public health, safety, morals, or welfare in their present condition and use; or,
 - (iv) areas in which the construction, renovation, repair, or rehabilitation of property for residential, commercial, or other uses are in the public interest.

Establishing a TIF Redevelopment Project Plan

This Redevelopment Plan shall be implemented primarily by the City, exercising the Redevelopment Project powers conferred upon the City of Diamondhead; by the Tax Increment Financing Act.

The techniques to be used to meet the goals and objectives of the Redevelopment Plan include rehabilitation and renovation, expansion of existing buildings, acquisition of real property, demolition and removal of buildings, construction of improvements, new development and redevelopment, consolidation of title, elimination of environmental deficiencies and blighting influences, construction of off-street public and private parking facilities, and encouragement of rehabilitation, renovation, new development and redevelopment by private enterprise. For projects located within the legal boundary limits of the City of Diamondhead Mississippi (the “City”), the codes, standards, and ordinances of the City shall apply.

A brief summary description of each component or technique of the Plan follows:

1. **Rehabilitation and Renovation**

This Redevelopment Plan provides for the utilization of the Tax Increment Financing powers of the City to rehabilitate and renovate structures, which are:

- a. Substandard structures on which rehabilitation or renovation is practical in the judgment of the owners thereof.
- b. Structures in which, in the judgment of the owner thereof, rehabilitation will result in a higher and better use for the property on which such structure is located.

A substandard structure is a structure that does not conform to the building and related codes of the City as are enforced and are in effect from time to time, whichever may apply.

2. **Acquisition of Real Property**

Real property shall be acquired as provided in Article IX of the Redevelopment Plan.

3. **Demolition and Removal of Structures**

This Redevelopment Plan shall be implemented in some instances through the demolition and removal of structures. The Plan provides for the demolition and removal of the following structures, if necessary and appropriate:

- a. substandard structures, which in the judgment of the owner thereof, rehabilitation is not practical;
- b. structures, which in the judgment of the owner thereof, are economically obsolete;

- c. structures, which in the judgment of the owner thereof, prevent maximum utilization of the property on which such structures are located;
- d. structures that have been acquired by the City and that the Governing Body of the City determines to be economically obsolete; and,
- e. structures that have been acquired by the City and that the Governing Body determines prevent the maximum utilization of the property on which such structures are located.

4. **Construction of Improvements**

This Redevelopment Plan provides for the construction of new improvements for uses on vacant or cleared land within the redevelopment area (any lands lying within the boundaries of the City). Such construction shall be in accord with the City of Diamondhead Comprehensive Plan adopted in 2012 or as amended, Official Zoning Ordinance, Subdivision Regulations, building and related codes, and other applicable codes and ordinances of the City, whichever may apply.

5. **Development and Redevelopment**

Under the provisions of this Redevelopment Plan, vacant or cleared land held by the City may be disposed of by private parties for new development or redevelopment. Such disposition of land by the City shall be in accordance with the Redevelopment Plan and applicable law.

This Redevelopment Plan encourages the new development or redevelopment of vacant or cleared land, which is acquired by private enterprises.

6. **Consolidation of Title**

This Redevelopment Plan provides for the elimination of diverse patterns of ownership, which prevent or restrict development of large tracts of land.

In the event that the City determines that optimum utilization of a particular tract of land cannot be attained because of diversity of ownership, and that action by the City is likely to enhance the possibility of development of such tracts, the City's Mayor and City Council may take such actions as it determines to be necessary to consolidate title to such tracts of land.

7. **Elimination of Environmental Deficiencies and Blighting Influences**

This Redevelopment Plan provides for the City to undertake to determine any and all factors, which prevent or restrict new development or redevelopment within the redevelopment area. The Governing Body of the City shall take such action, as it deems necessary to reduce or eliminate such factors or the effects thereof.

Environmental deficiencies and blighting influence's the City may deem necessary to reduce or eliminate include, but are not necessarily limited to, physical conditions, ownership patterns, non-conforming land uses, improper development, etc.

8. **Construction of Off-Street Parking Facilities**

This Redevelopment Plan provides for the construction of public and private off-street parking facilities to serve the demand within the redevelopment area (all lands lying within the boundaries of City of Diamondhead).

Off-street public and private parking facilities shall be constructed in accord with the City of Diamondhead General Plan, the Official Zoning Ordinances, and other applicable codes and ordinances of the City, whichever may apply.

9. **Encouragement of Rehabilitation, Renovation, New Development and Redevelopment by Private Enterprise**

This Redevelopment Plan provides that the City shall, to the greatest extent feasible, afford maximum opportunity to encourage the rehabilitation, renovation, new development and redevelopment of the redevelopment area (all lands lying within the boundaries of City of Diamondhead) by private enterprise.

In order to utilize appropriate private and/or public resources to eliminate and prevent the development, or spread of slums and urban blight, to encourage needed urban rehabilitation and renovation, to provide for the redevelopment of slum and blighted areas, to provide for and encourage the new development or redevelopment of vacant or cleared lands, the City shall encourage rehabilitation, renovation, clearance, new development or redevelopment within the redevelopment area by:

- a. Carrying out a program of voluntary repair, renovation, and rehabilitation of buildings or other improvements in accordance with this Redevelopment Plan, including making loans to defray all or part of the costs (including costs of acquiring real estate) of repairing and rehabilitating buildings or other improvements in accordance with this Redevelopment Plan.

- b. Making loans to defray all or part of the costs of acquiring real property, demolishing and removing buildings and improvements and constructing improvements (including buildings) in the redevelopment area in accordance with this Redevelopment Plan.

Such loans shall be made only from the proceeds of revenue bonds, notes, or similar debt instruments of the City secured solely by the City's rights in connection with such loans; shall be made upon such terms and conditions as the City of Diamondhead's Mayor and City Council shall determine, and shall be subject to such additional requirements as the City shall impose.

Section 9 – Conformity with the City’s Development Codes Required

1. **Land Uses/Zoning Ordinance**

To the extent that it is practical, and authorized, this Redevelopment Plan will encourage development and redevelopment of projects that are compatible with adjoining, and nearby land uses and conform to City zoning controls.

For projects located within the boundaries of the City, and within its zoning jurisdiction; land- use in the redevelopment area shall be regulated by the Official Zoning Ordinance of the City.

The Official Zoning Map delineating defined zoning areas is on file in the office of the City of Diamondhead’s City Clerk.

2. **Maximum Densities/Zoning Ordinance**

For Tax Increment Financing projects located within the corporate limits of the City, the Zoning Ordinances of the local community as applicable shall regulate maximum development densities in the redevelopment area.

For these projects lying in portions of the City, outside the corporate limits of any municipality, this Redevelopment Plan calls for adherence to the goals and objectives of this Redevelopment Plan.

3. **Land Development/Subdivision Regulations**

This Redevelopment Plan shall require that any development assisted with Tax Increment Financing be developed in conformity with regulations and standards of the community, or municipality governing the subdivision of land, namely the Subdivision Regulations of the municipality. Redevelopment projects lying outside the corporate limits of the municipalities shall adhere to the City Subdivision Regulations.

4. **Building Requirements/Building and Related Codes**

This Redevelopment Plan requires that any new construction and any rehabilitation shall meet the requirements of the building and related codes of this City and any applicable requirements of the community as applicable, as may be in effect from time to time, whichever is appropriate.

5. **Circulation and Traffic Control**

For the purposes of Tax Increment Financing projects located in the incorporated areas of the City, this Redevelopment Plan shall be implemented in conformity with the standards and policies governing transportation routes in the City. The Subdivision Regulations, street design, and construction standards of the City of Diamondhead govern street widths, ingress, and egress patterns, designated turning lanes, turn restrictions, and vehicle limitations established by weight. These regulations, along with realignment, widening, and overlaying of existing streets, will achieve improved traffic circulation and flow for the municipality as applicable, or county and pass-through traffic. Traffic control and circulation in the redevelopment area will utilize electronic signalization and will provide optimum access to existing and proposed off-street parking. This Redevelopment Plan will be implemented so as to efficiently integrate traffic circulation flow into the general circulation patterns of the community.

6. **Off Street Parking and Loading**

For the purposes of Tax Increment Financing projects in the City of Diamondhead, this Redevelopment Plan conforms to the City's Official Zoning Ordinance, other codes, and State and Federal ordinances wherein off-street parking, loading and unloading space requirements shall be regulated and controlled.

7. **Minimum Requirements**

For the purposes of this Redevelopment Plan, regulations referred to shall be interpreted and applied as minimum requirements. Whenever the requirements of these regulations are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, deed restrictions or covenants, the most restrictive or that imposing the higher standards shall govern.

8. **Waiver**

Any requirement, or condition contained in this Redevelopment Plan may, upon request; and for good cause shown, be waived or modified by the City to the extent permissible under law.

Section 10 – The Acquisition of Real Property

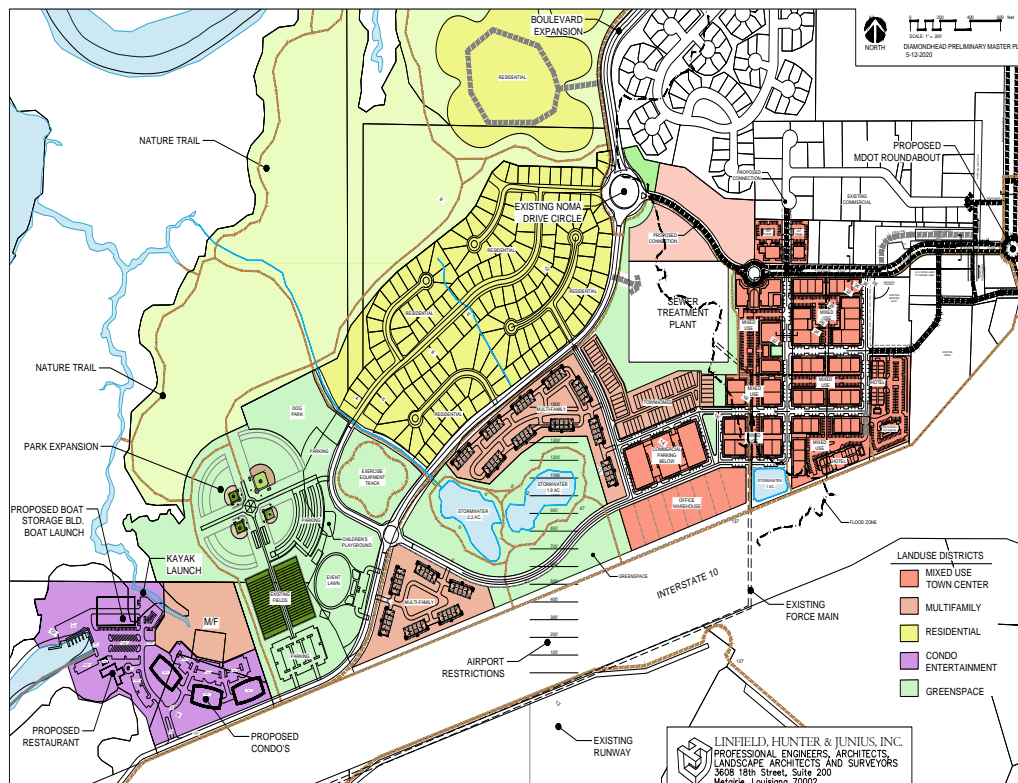
1. Procedures

This Redevelopment Plan requires that all property acquisitions by the City of Diamondhead Mississippi shall be made in accordance with Title 21, Chapter 45, of the Mississippi Code of 1972. Discrimination of any kind shall be prohibited. Race, color, creed, national origin, age, and sex shall in no way affect any aspect of the land acquisition process.

2. Property to Be Acquired

Under the provisions of this Redevelopment Plan, the City of Diamondhead’s Mayor and City Council may, at its discretion, acquire real property (as defined in the act) for needed public facilities within the redevelopment area.

Where necessary to eliminate unhealthy, unsanitary, or unsafe conditions, lessen density, eliminate obsolete, or other uses detrimental to the public welfare, or otherwise to remove or prevent the spread of blight or deterioration; the City may, from time to time in its discretion, acquire mortgages made to finance costs of (1) acquiring real property, (2) demolishing and removing buildings and improvements, and (3) constructing improvements in the redevelopment area in accordance with this Redevelopment Plan.



Section 11 – General Intent

As related to land uses, improved mobility, public transportation, public utilities, recreational and community facilities, and other public improvements; the objectives and purposes of the Tax Increment Financing Redevelopment Plan is interrelated with the overall planning policies of the City of Diamondhead.

The Redevelopment Plan seeks to encourage redevelopment for capital investment that will increase the tax-base, increase retail sales tax rebates, and increase job opportunities in the community.

The Redevelopment Plan seeks to encourage revitalization of the redevelopment area by inducing new developments, and redevelopment. Public facilities and services will be improved and properly maintained as a result of implementation of this Redevelopment Plan.

Section 12 – Redevelopment Plan Amendments

This Redevelopment Plan may be modified by the Governing Body of the City of Diamondhead in accordance with the provisions of Title 21, Chapter 45, Mississippi; Code of 1972, as amended.

Exhibit I

Tax Increment Financing Plan

A. The Tax Increment Financing Plan is a financial tool for the implementation of the Redevelopment Plan objectives and purposes. The Tax Increment Financing Plan for a redevelopment project requires the following:

I. **Redevelopment Project Description**

- a. Location, legal description, environmental characteristics and zoning
- b. Building type and proposed use(s)

II. **Developer(s) Information**

- a. Name(s), and/or entity name
- b. Address: Local and out-of-state
- c. Tax identification number
- d. Local contractors or agents

III. **Economic Development Impact Description**

- a. Job creation – permanent and temporary
- b. Financial benefit to the community

IV. **A Statement of the Objectives for the Tax Increment Financing Plan**

- a. *Construction of Improvements:*
New improvements shall be constructed for uses in accordance with the Redevelopment Plan on vacant or cleared property within the redevelopment area. Such construction shall be in accordance with the requirements of the City's building and related codes as in force and effect from time to time.
- b. *Redevelopment:*
Property held by the City of Diamondhead may be disposed of in favor of private parties for development or redevelopment in accordance with the provisions of this Redevelopment Plan and applicable law.
- c. *Consolidation of Title:*
In order to eliminate diverse patterns of ownership that prevent or restrict development of large tracts of land, in the event that the City determines that optimum utilization of a particular tract of land cannot be attained because of diversity of ownership and that action by the City is likely to enhance the possibility of development of such tract, the Governing Body of the City, shall take such actions as it determines to be desirable to consolidate title to such tract of land.

V. A statement indicating the need and proposed use of the Tax Increment Financing Plan in relationship to the Redevelopment Plan.

- VI. A statement containing the cost estimates of the redevelopment project and the projected sources of revenue to be used to meet the costs including estimates of tax increments and the total amount of indebtedness to be incurred.
- VII. A list of all real property to be included in the Tax Increment Financing Plan.
- VIII. The duration of the Tax Increment Financing Plan's existence.
- IX. A statement of estimated impact of the Tax Increment Financing Plan upon the revenues of all taxing jurisdictions in which a redevelopment project is located.
- X. The Governing Body shall by resolution, from time to time, determine (i) the division of ad valorem tax receipts, if any, that may be used to pay for the cost of all or any part of a redevelopment project, (ii) the duration of time in which such taxes may be used for such purposes, (iii) if the City's Mayor and City Council shall issue bonds for such redevelopment project, and (iv) such other restrictions, rules and regulations as in the sole discretion of the Governing Body of the City shall be necessary in order to promote and protect the public interest.

Exhibit II

The Tax Increment Financing Act

- Tax Increment Financing is a legal, constitutionally accepted financing mechanism to accomplish **DEVELOPMENT** and **REDEVELOPMENT** of municipalities and counties throughout the State of Mississippi. The Tax Increment Financing Act was adopted by the Mississippi Legislature in 1986 and can be found at Sections 21-45-1 et seq., in the Mississippi Code of 1972, as amended. (Attached as Exhibit I)
- Over thirty (30) states have adopted Tax Increment Financing Laws ("TIF"), the first of which was adopted in 1969.
- **TIF** is a tool that can be used to induce or encourage major economic development in Mississippi cities and counties. A municipality and county can undertake joint TIF projects, under the Regional Economic Development Act (REDA) as amended. Attached as **Exhibit V** herein.
- Cities and counties everywhere have used the Economic Development Administration, Community Development Block Grants, Special Assessments, and Industrial Revenue Bond programs to encourage economic development. **TIF** is one more method that should be used.
- The City of Diamondhead will use **TIF** to expand and complement aggressive economic development policies. The program is a local program that can be accessed, and used through the City's own initiative. Federal and state governmental approvals are not required.
- Tax Increment Bonds, notes, or other similar debt obligations are issued by the City to construct improvements that will induce development activity, and the City pledges all or part of the increase in ad valorem taxes generated on assessment of the real and/or personal property constituting the project to retire the bonds. The municipality may elect to pledge increases in retail sales tax rebates generated by the project and received from the State to service TIF bonds.
- In most cases, Tax Increment Financing is used to construct public infrastructure improvements (i.e., roads, utilities, drainage, parking, etc.) even though it can be used for other purposes.
- Bonds are issued by the City to construct the improvements, and increased ad valorem taxes generated on assessment of the real and/or personal property constituting the project can be used to retire the bonds. The municipalities may elect to pledge sales tax rebate increases generated by the project and received by the State to service the TIF debt.
- School taxes **will not** be used to retire the bonds. The schools can use those funds in their normal operations.
- There is **NO** financial obligation on the part of the county or the municipality if Tax Increment Financing Revenue Bonds, notes or other similar debt instruments are issued, other than the pledge of the increase in ad valorem tax revenues on real and personal property and/or sales tax rebates received from the State if applicable. The law emphatically states that the TIF bonds are secured solely by increases in ad valorem tax revenues, and/or rebated sales taxes received from the State, and are **NOT** general obligations secured by the full faith, credit, and taxing power of the City, or the County.

Exhibit III

The Tax Increment Financing Process

Tax Increment Financing Redevelopment Plan

- Preparation of a Tax Increment Financing Redevelopment Plan designating all, or part of the City "a redevelopment project area"
- Adoption of a Resolution by the City of Diamondhead's Mayor and City Council (the "Governing Body") determining the necessity for Tax Increment Financing and setting a public hearing in connection with the Redevelopment Plan
- Publication of a Notice of Public Hearing
- Conduct a Public Hearing at which time the Redevelopment Plan and related matters are presented to the public, and citizens are given an opportunity to comment
- Passage of a Resolution adopting and authorizing the Tax Increment Financing Redevelopment Plan

Tax Increment Financing Plan

- Preparation of a Tax Increment Financing Plan for a specific economic development project.
- Adopting a resolution acknowledging the availability of the Plan, identifying the specific project, the proposed use of the funds from Tax Increment Financing, and other matters. The Resolution sets a Public Hearing
- The City's Mayor and City Council conducts a Public Hearing at which time the Tax Increment Financing Plan is presented to the public and citizens are given an opportunity to comment
- The Governing Body of the City of Diamondhead vote in favor of the passage of a resolution to adopt and authorize the Tax Increment Financing Plan
- Bond Counsel (Attorney) proceeds with the bond issue process

Exhibit IV

**Summary Reference of the Tax increment Financing - Mississippi code,
21 - 45 as amended**

Chapter 45 - Tax Increment Financing

§ 21-45-21. Assessment of value of real property described in tax increment financing plan; retention and distribution of captured assessed value; approval of redevelopment plan; certification of amount of sales tax collected

Universal Citation: [MS Code § 21-45-21 \(2016\)](#)

(1) After adoption of a redevelopment plan containing a tax increment financing plan the clerk shall certify the assessed value of the real property, including personal property located thereon, described in the tax increment financing plan. Property taxable at the time of the certification shall be included in the assessed value at its most recently determined valuation.

Property exempt from taxation at the time of the request shall be included at zero unless it was taxable when the tax increment financing plan was approved, in which case its most recently determined assessed valuation before it became exempt shall be included. These assessed values shall be, and will be referred to as, the "original assessed value."

(2) Each year thereafter, the clerk and the State Tax Commission, if applicable, shall certify the amount by which the assessed value of real property, including personal property located thereon, described in the tax increment financing plan has increased or decreased from the original assessed value. These assessed values shall be, and will be referred to as, the "current assessed value."

(3) Any amount by which the current assessed value of the real property, including personal property located thereon, described in the redevelopment plan exceeds the original assessed value shall be referred to as the "captured assessed value." The clerk shall certify the amount of the captured assessed value to the municipality each year for the duration of the tax increment financing plan. A municipality may choose to retain all or a portion of the captured assessed value for purposes of tax increment financing if the plan provides that all or a portion of the captured assessed value is necessary to finance the redevelopment project, including the cost of establishing necessary reserves to insure payment of revenue bonds.

If the tax increment financing plan provides that only a portion of the captured assessed value is necessary to finance the redevelopment program, only that portion shall be set aside and the remainder shall be apportioned to the various municipal tax levy funds and the various county tax levy funds.

The amount of captured assessed value that a municipality intends to use for purposes of tax increment financing must be clearly stated in the tax increment financing plan.

(4) After adoption of a redevelopment plan containing a tax increment financing plan which includes a portion of the municipality sales tax diversion, the State Tax Commission shall certify the amount of sales tax collected by the state within the boundaries of the redevelopment area and diverted to the municipality in the twelve-month period ending on the last day of the month before the effective date of approval of the plan. Any increase in the amount collected within the boundaries shall be set aside by the municipality in the fund created by the tax increment financing plan.

Each redevelopment plan shall be approved in the same manner and at the same times provided in Section 43-35-13 for the approval of urban renewal plans. Any tax increment financing plan shall become effective on the same date as the redevelopment plan is approved.

Exhibit V

Summary Reference of the Regional Economic Development Act (REDA) Mississippi code 57 - 64 as amended

2013 Mississippi Code

Title 57 - PLANNING, RESEARCH AND DEVELOPMENT

Chapter 64 - REGIONAL ECONOMIC DEVELOPMENT

§ 57-64-29 - Authority of member of regional economic development alliance to negotiate purchase option for real property; preliminary engineering, environmental and related studies; costs

Universal Citation: [MS Code § 57-64-29 \(2013\)](#)

A county that is a member of a regional economic development alliance created under the Regional Economic Development Act is authorized to negotiate a purchase option for real property to be used for the purposes of the alliance. A county may pay all costs incurred for the acquisition of such an option regardless of whether the county exercises the option at a later date. As a part of any such option, a county may negotiate the right to enter upon the real property before the purchase for the purpose of conducting any preliminary engineering, environmental and related surveys or studies necessary to effectuate the option. A county may pay all costs incurred for such surveys or studies regardless of whether the county exercises the option at a later date.

REGIONAL ECONOMIC DEVELOPMENT ACT

MISSISSIPPI CODE OF 1972

As Amended

Index for Chapter 064 of Title 57

- [57-64-1.](#) Short title.
 - [57-64-3.](#) Declaration of public policy.
 - [57-64-5.](#) Purpose.
 - [57-64-7.](#) Definitions.
 - [57-64-9.](#) Certificate of public convenience and necessity.
 - [57-64-11.](#) Issuance of bonds.
 - [57-64-13.](#) Joint exercise of power and authority by local governments.
 - [57-64-15.](#) Powers with regard to issuance of bonds.
 - [57-64-17.](#) Promulgation of rules and regulations.
 - [57-64-19.](#) Intergovernmental cooperation and coordination
 - [57-64-21.](#) Agreements under this chapter to include certain provisions.
 - [57-64-23.](#) Agreements under this chapter to be approved by certain officers; agree
 - [57-64-25.](#) Applicability of existing laws.
 - [57-64-27.](#) Powers and authorities granted by this chapter additional and supplement
proceed with a project utilizing methods not included in this chapter.
 - [57-64-29.](#) Authority of member of regional economic development alliance to neg
 - [57-64-31.](#) Eminent domain.
 - [57-64-33.](#) Repealed.
-

Exhibit VI

**Legal Description, and Boundary Map of City of Diamondhead,
Mississippi**