

THE
HUNTSVILLE
DEVELOPMENT
REVIEW
2016



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About

The *Huntsville Development Review* is a compilation of construction and real estate data published annually by the City of Huntsville’s Long-Range Planning Division. Data for this report is obtained from city records and the North Alabama Multiple Listing Service (NALMLS). Special thanks also go to the City’s Inspection Department for their assistance.

Questions or comments about the Review?

Email the editor at james.vandiver@huntsvilleal.gov.

Cover Photos

Clockwise, from top left: *Botanical Garden, Preserve at Inspiration, Moderne at Providence, Academy Sports*

Disclaimer

The editor and contributing staff members of the Long-Range Planning, Planning Services and Geographic Information Systems (GIS) divisions have worked hard to ensure the accuracy of the data within this document. However, no guarantee of accuracy can be made with regard to such data. The City of Huntsville and any employee, individual, organization, or agency which has contributed toward the substance or format of this document shall not be held liable for any damage or loss resulting from the use of or reliance on any information contained within this document.

THE HUNTSVILLE DEVELOPMENT REVIEW

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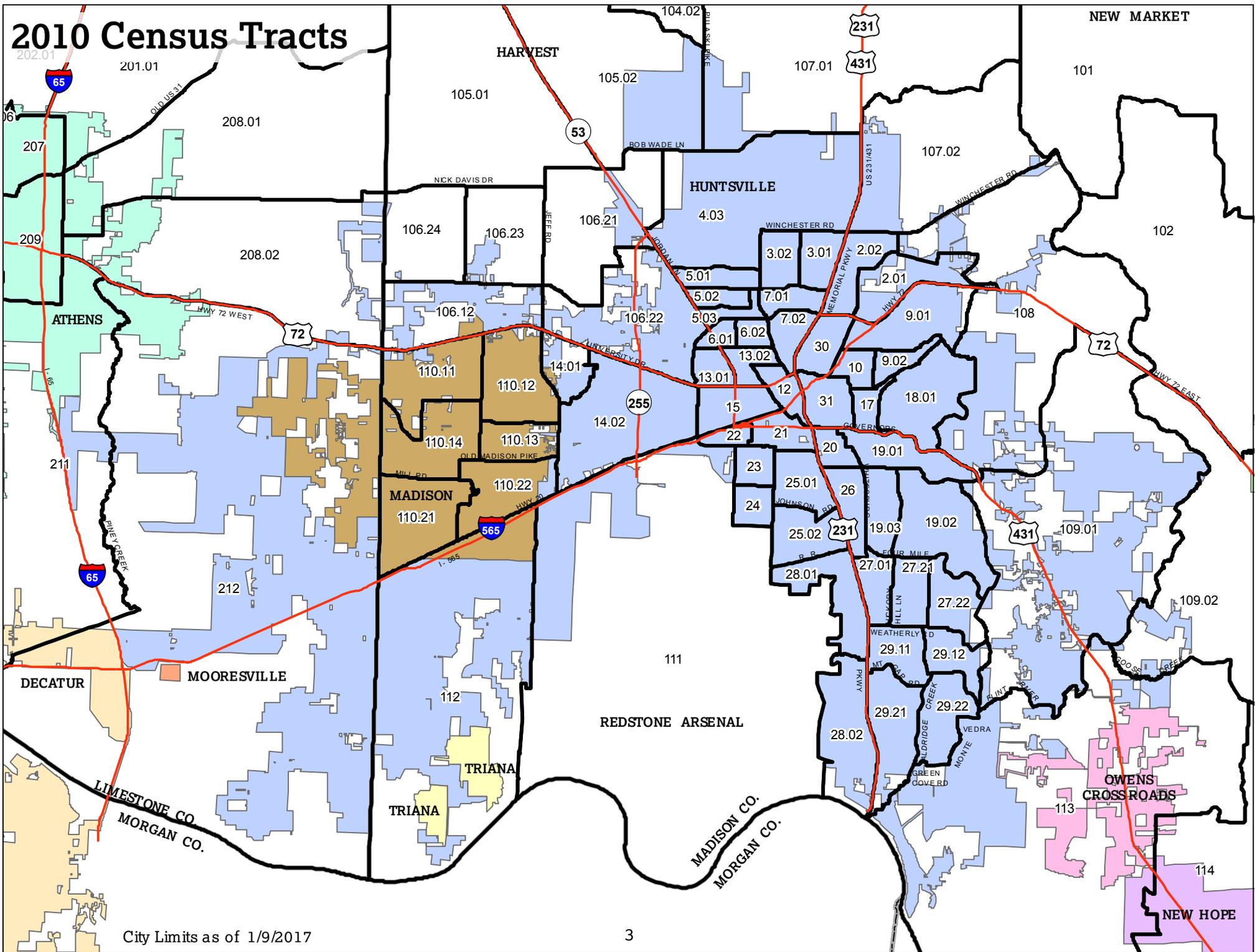
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2010 Census Tracts



City Limits as of 1/9/2017

Residential

BUILDING PERMITS

- There were 1,792 residential dwellings issued building permits in the City of Huntsville in 2016, an increase of 2.3 percent over 2015's total of 1,752.
 - The number of multi-family units issued building permits decreased by 3.7 percent over 2015. Large apartment projects were concentrated in the Providence area and Limestone County.
 - The number of single-family building permits issued (1,066) increased by 6.8 percent over 2015.
 - The census tract with the largest total number of residential building permits issued was 106.22 (Providence).

Table R-1. TOP CENSUS TRACTS- RESIDENTIAL BUILDING PERMITS (NEW CONSTRUCTION), BY NUMBER OF UNITS PERMITTED

Census Tract (2010)	Areas Included	# of Units Permitted
106.22	Providence	419
109.01	Hampton Cove	276
212	Greenbrier	229
112	Martin-Zierdt	193
106.12	72 West	172
TOTAL	CITYWIDE	1,792

Table R-2. RESIDENTIAL BUILDING PERMITS, CITYWIDE

Building Type	Total Units	Contract Amount Total
Single Family, Detached	1,053	\$49,675,676
Single Family, Attached (Townhomes)	13	\$341,952
Multi-Family, Apartment	708	\$42,012,992
Multi-Family, Condominium	18	\$965,000

- The total contract amount of residential projects permitted in Huntsville in 2016 was \$92,995,620, up 18.8 percent from 2015.

CERTIFICATES OF OCCUPANCY

- A total of 1,592 certificates of occupancy were issued for residential dwellings in the City of Huntsville in 2016, a decrease of 13.4 percent over 2015's total of 1,838.
 - The top census tract for residential CO's, by the number of units, was 109.01 (Hampton Cove).

Table R-3. TOP CENSUS TRACTS- RESIDENTIAL CERTIFICATES OF OCCUPANCY (NEW CONSTRUCTION), BY NUMBER OF UNITS

Census Tract (2010)	Areas Included	# of Units Granted
109.01	Hampton Cove	343
112	Martin-Zierdt	216
31	Downtown	198
106.22	Providence	155
106.12	72 West	124
TOTAL	CITYWIDE	1,592

Table R-4. RESIDENTIAL CERTIFICATES OF OCCUPANCY, CITYWIDE

Building Type	Total Units	Contract Amount Total
Single Family, Detached	934	\$45,438,366
Single Family, Attached (Townhomes)	8	\$406,477
Multi-Family, Apartment	634	\$24,610,537
Multi-Family, Condominium	16	\$834,790

- The total contract amount of single-family detached homes granted CO's increased by 12 percent between 2015 and 2016.

ADDITIONS AND ALTERATIONS

Residents who live in the City of Huntsville must purchase a building permit when they are adding to or making improvements to their existing single family structure.

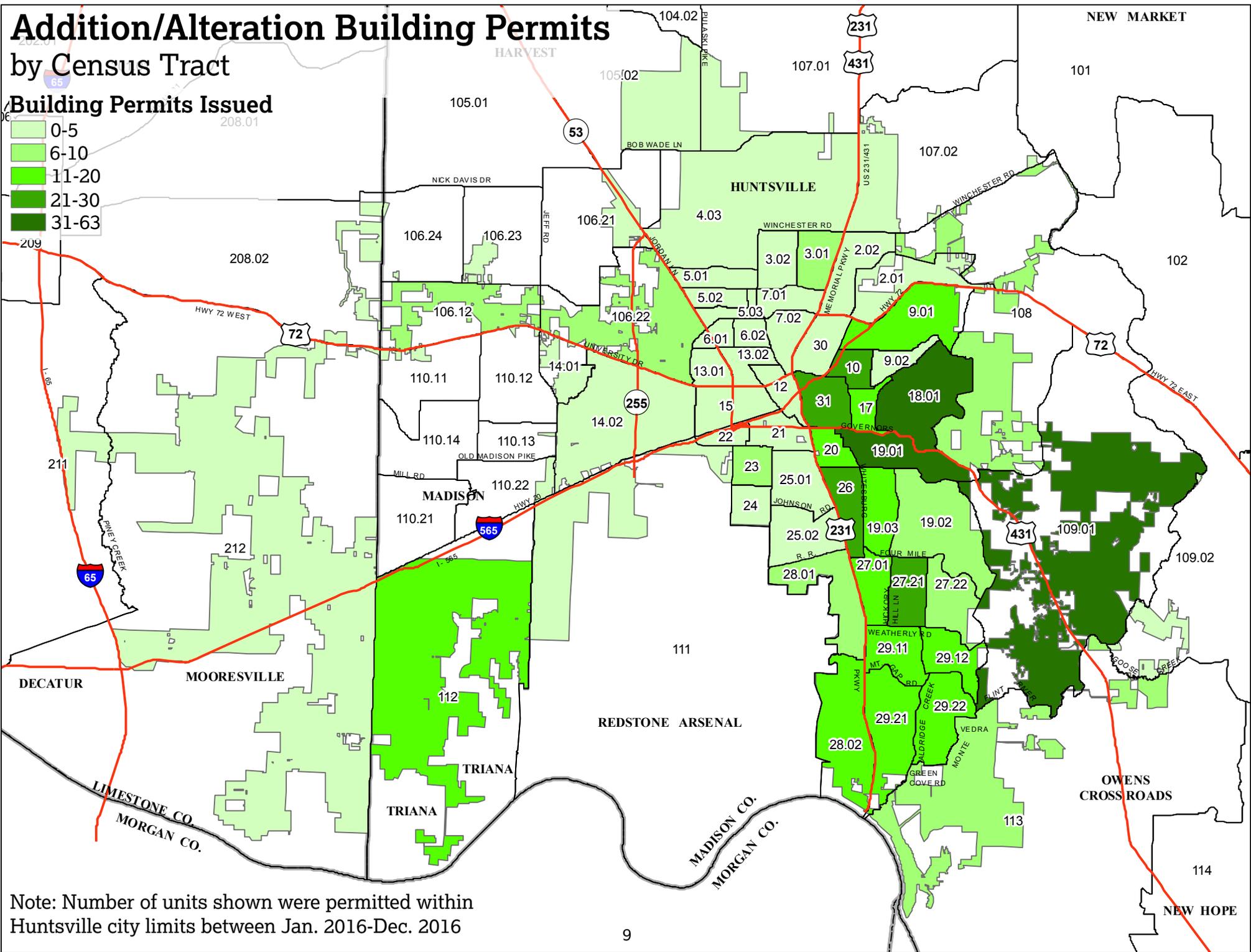
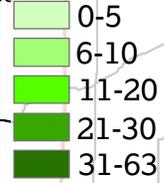
- There were 568 building permits issued for additions and alterations in 2016.
 - Census tract 18.01 (Monte Sano) had the most permits issued.
 - While the older neighborhoods in East Central Huntsville have historically been issued the majority of renovation permits, newer hotspots include the Hampton Cove and Piedmont/Fleming Meadows areas.

Table R-5. TOP CENSUS TRACTS- RESIDENTIAL BUILDING PERMITS (ADDITIONS AND ALTERATIONS)

Census Tract (2010)	Areas Included	Addition Permits	Alteration Permits	Total Permits
18.01	Monte Sano	22	41	63
19.01	Governors East	9	33	42
109.01	Hampton Cove	16	18	34
10	Five Points	7	23	30
26	Piedmont/Fleming Meadows	11	17	28
TOTAL	CITYWIDE	204	364	568

Addition/Alteration Building Permits by Census Tract

Building Permits Issued



Note: Number of units shown were permitted within Huntsville city limits between Jan. 2016-Dec. 2016

Subdivisions

HIGHLIGHTS

- Between 2015 and 2016, the total number of single family subdivision lots approved increased by 42.6 percent. The number of multi-family units approved increased by 124 percent, from 134 units to 300.
 - The largest single-family residential subdivision approved in 2015 was the 67-lot Eastgate near Redstone Arsenal in Southeast Huntsville.
 - The only multi-family project given approval was the 300-unit Moderne at Providence in Northwest Huntsville.

Only final approval for new subdivisions and boundary plat approval for apartments are included in these tables.

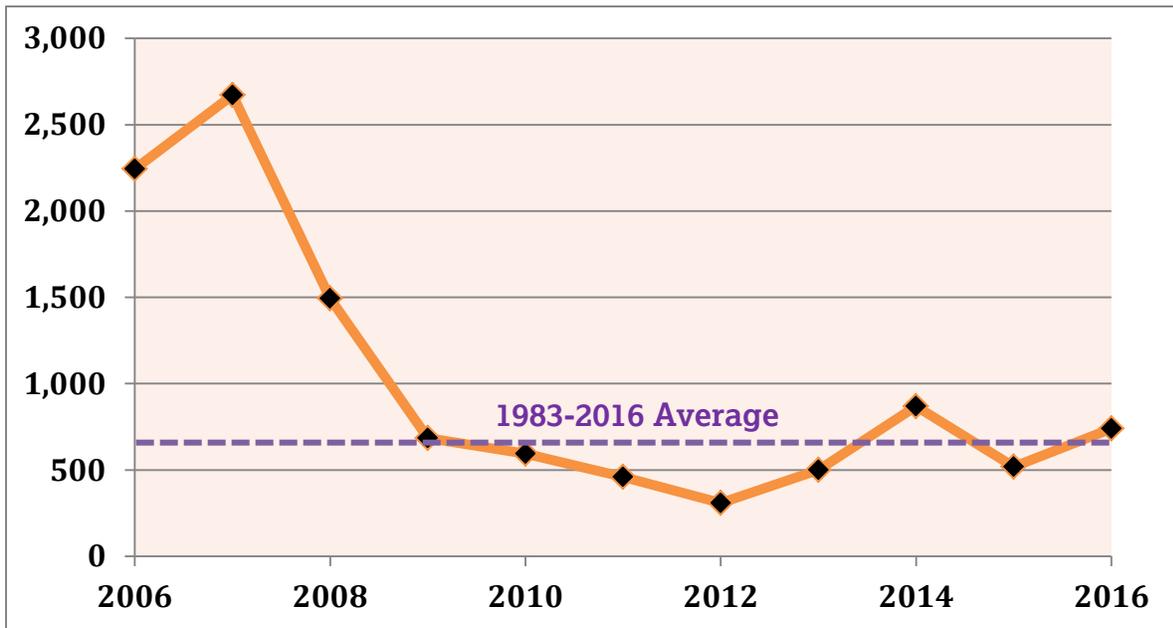
Table S-1. SUBDIVISION LOTS/UNITS APPROVED, BY PROJECT TYPE

Subdivision Type	Number of Lots/Units Approved	Largest Project, by # of Lots
<i>Commercial</i>	38	Bradford Creek
<i>Single-Family</i>	740	Eastgate
<i>Multi-Family</i>	300	Moderne at Providence
<i>Public/Other</i>	0	
TOTAL	1,078	

Table S-2. TOP CENSUS TRACTS-- NUMBER OF MAJOR SUBDIVISION LOTS/UNITS APPROVED

Census Tract (2010)	Areas Included	# of Lots/Units Permitted
106.22	Providence	302
113	Green Mountain	176
106.12	72 West	142
28.02	English Village	116
109.01	Hampton Cove	98
TOTAL	CITYWIDE	1,078

Graph S-1. SINGLE-FAMILY LOTS APPROVED BY YEAR, 2006-2016

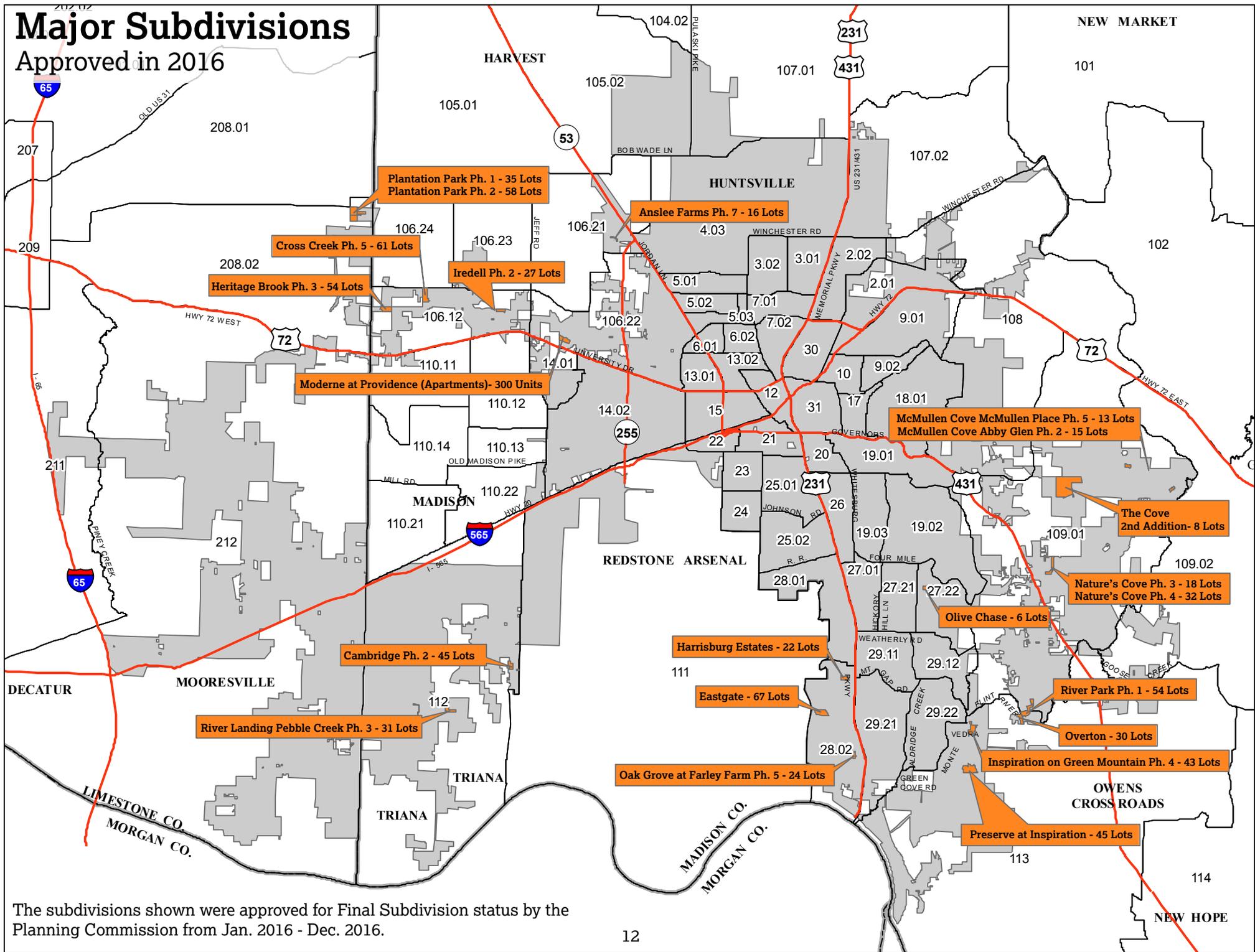


The City of Huntsville planning staff began collecting residential development data in 1983. Since that time, on average, 708 lots per year have been approved by the Planning Commission.

- Single-family lot approvals hit an all-time high of 2,671 in 2007, and a low of 146 lots in 2002.
- Single-family lot approvals were slightly above average in 2016 after a below-average year in 2015.

Major Subdivisions

Approved in 2016



The subdivisions shown were approved for Final Subdivision status by the Planning Commission from Jan. 2016 - Dec. 2016.

Real Estate

HIGHLIGHTS

- According to the North Alabama Multiple Listing Service (NALMLS), there were 3,030 single-family residential units sold within Huntsville city limits in 2016, a 5.2 percent increase from 2015's total of 2,880.
 - 483 homes were sold in Census Tract 109.01 (Hampton Cove), more than any other tract in the city.
 - 2016 marked the first time since record keeping began in 1983 where the number of homes sold in City limits topped 3,000.
- The average sale price for a single-family residence was \$211,700, a 6 percent increase from 2015's average of \$199,776.
 - The average sales price increased from 2015 to 2016 in 38 of 55 census tracts where homes were sold in the City both years, up from 31 from 2014-2015.
 - Several tracts in East Central Huntsville registered decreases, including Jones Valley and neighborhoods along Governors Drive.
 - Many North Huntsville neighborhoods, particularly near A&M, experienced significant price increases year-over-year. Also, prices in Lowe Mill jumped more than 60 percent since 2015.
 - Looking at longer-range trends, housing prices increased in 42 of 53 census tracts where homes were sold in both 2013 and 2016.
 - Four of the five tracts with the largest price increases since 2013 are located in North Huntsville, particularly around Alabama A&M University and the Wade Mountain area.
 - Four of the five tracts with the largest price decreases are located east of Memorial Parkway, including the Jones Valley and Whitesburg areas.
 - The average price per square foot for a single-family home was \$87.71, a 6 percent increase from 2015's \$82.77.
 - More than one out of every four homes sold in 2016 were in the \$150,000-\$224,999 price range.
- The average days on market for homes sold in 2016 were 89, down from 91 in 2015.
 - The census tracts with the lowest average days on market were 106.24 (Capshaw) and 22 (Westlawn) with 49 and 57 days, respectively.
 - The census tracts with the highest average days on market were 3.02 (Rolling Hills) and 5.02 (Mastin Lake), with 207 and 200 days, respectively.

Table RE-1. TOP CENSUS TRACTS- SINGLE FAMILY RESIDENTIAL UNITS SOLD

Tract	Tract Name	Number of Units
109.01	Hampton Cove	483
112	Martin-Zierdt	308
28.02	English Village/Bell Mtn.	187
106.12	72 West	171
9.01	Chapman	92
TOTAL	CITYWIDE	3,030

Table RE-2. TOP CENSUS TRACTS- AVERAGE SALES PRICE (SINGLE FAMILY HOUSING)

Tract	Tract Name	Average Price
31	Downtown	\$517,533
19.02	The Ledges	\$490,906
113	Green Mountain	\$407,049
19.03	Jones Valley	\$387,902
17	Blossomwood	\$329,090
AVERAGE	CITYWIDE	\$211,700

- The city's Downtown, East Central and far Southeast census tracts had the highest average sales prices in 2016.
- Citywide, the average sales price for new construction homes in 2016 was \$286,781; for resale homes, it was \$186,164.

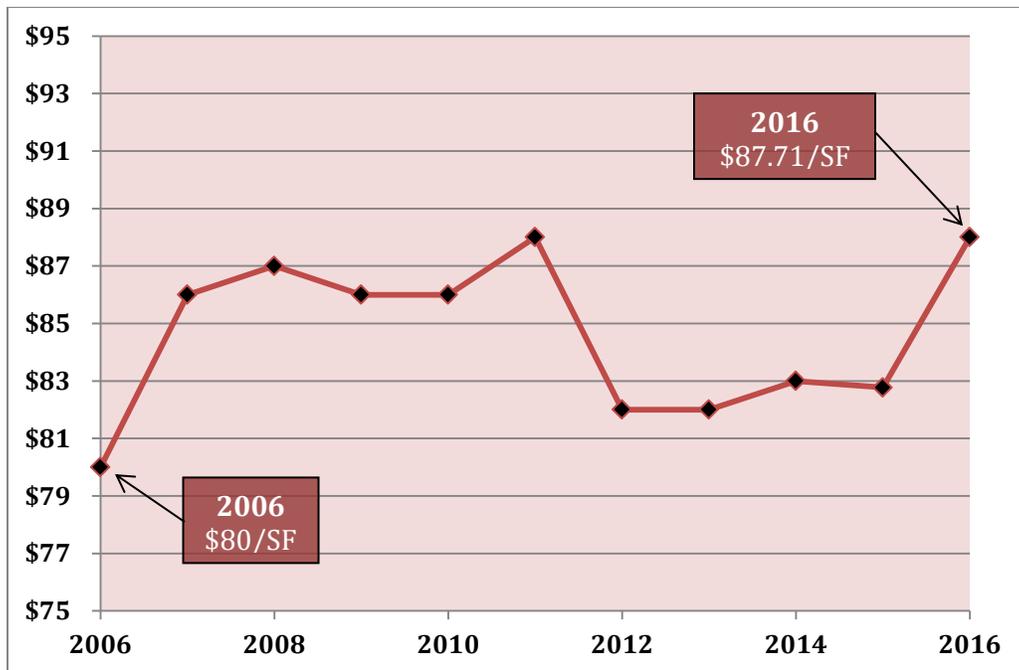
Table RE-3. TOP CENSUS TRACTS- PRICE PER SQUARE FOOT (SINGLE FAMILY HOUSING)

Tract	Tract Name	Average Price
31	Downtown	\$180.76
19.02	The Ledges	\$145.82
17	Blossomwood	\$135.64
20	Mayfair Park	\$120.83
18.01	Monte Sano	\$119.65
AVERAGE	CITYWIDE	\$87.71

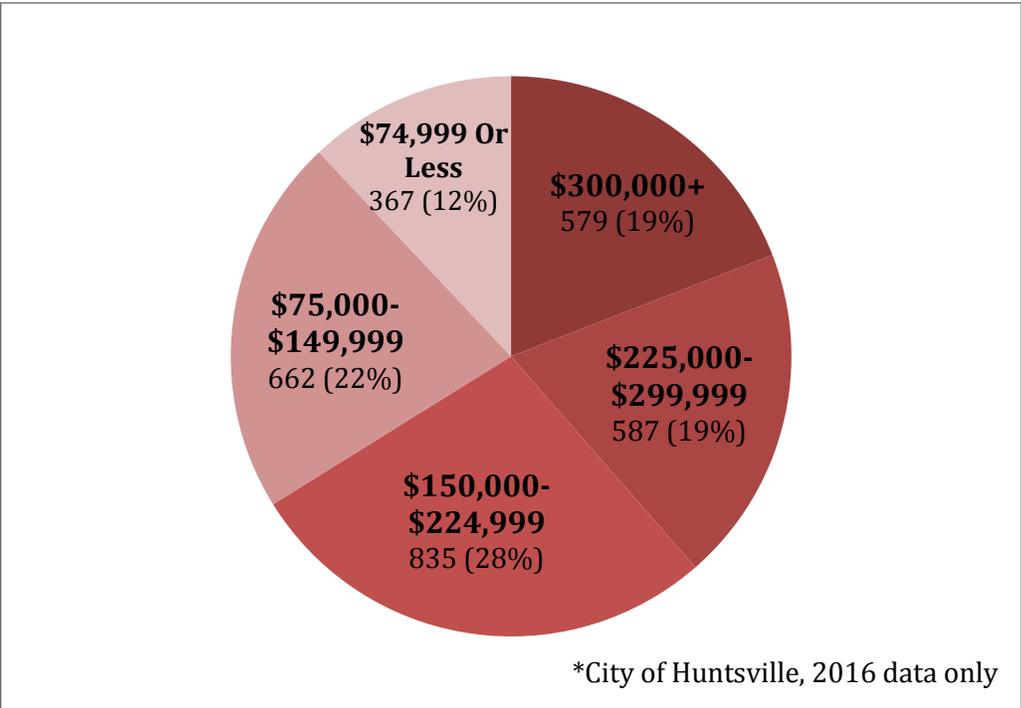
Table RE-4. TOP CENSUS TRACTS- FEWEST DAYS ON MARKET (SINGLE FAMILY HOUSING)

Tract	Tract Name	Average DOM
106.24	Capshaw	49
22	Westlawn	57
14.01	Creekwood Park	58
113	Green Mountain	60
7.01	Davis Hills	61
AVERAGE	CITYWIDE	89

Graph RE-1. AVERAGE PRICE PER SQUARE FOOT, SINGLE FAMILY HOMES IN THE CITY OF HUNTSVILLE

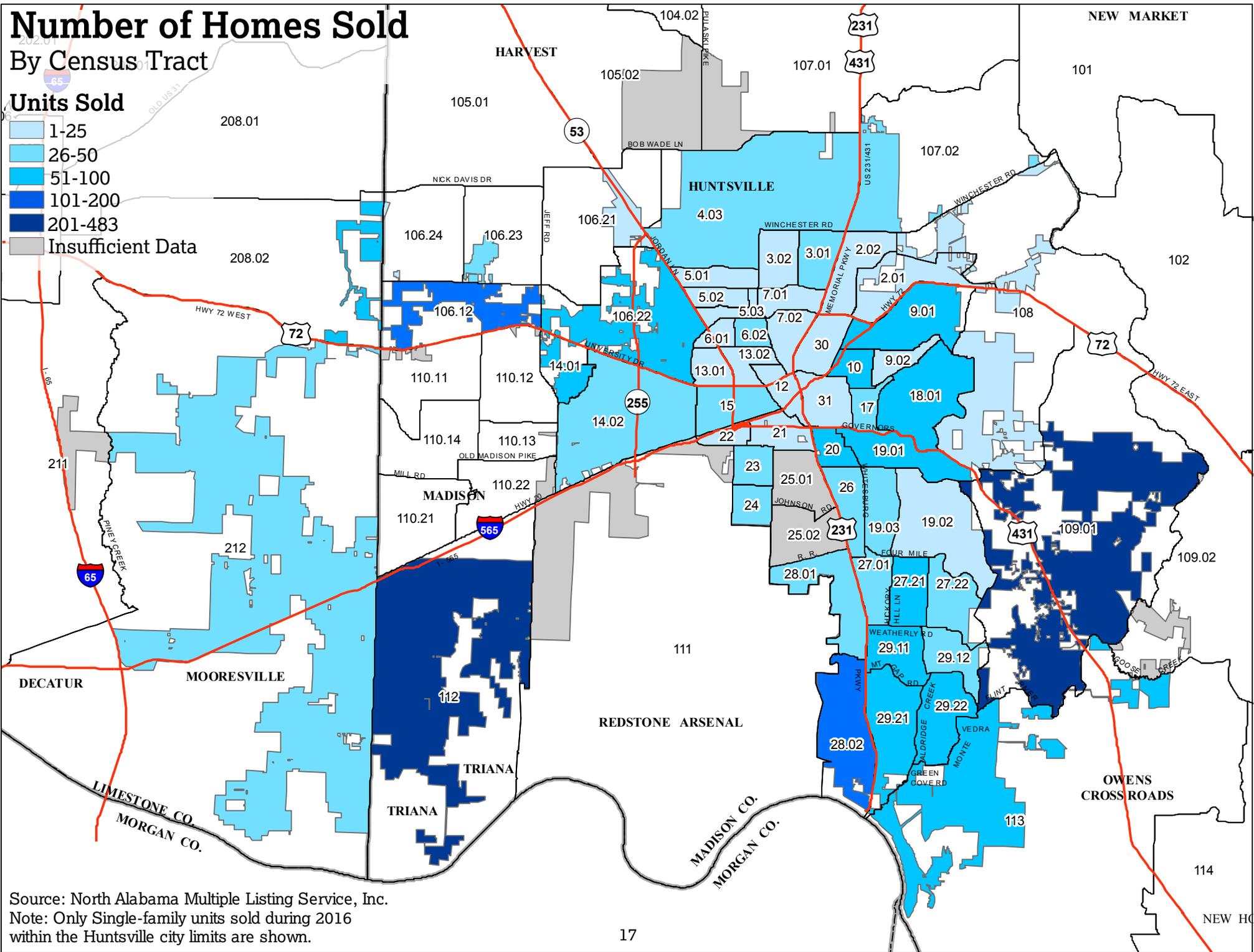
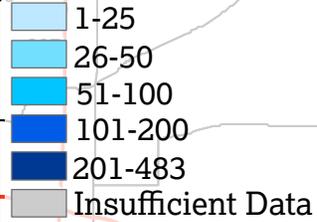


Graph RE-2. TOTAL SINGLE-FAMILY HOME SALES BY PRICE RANGE*



Number of Homes Sold By Census Tract

Units Sold

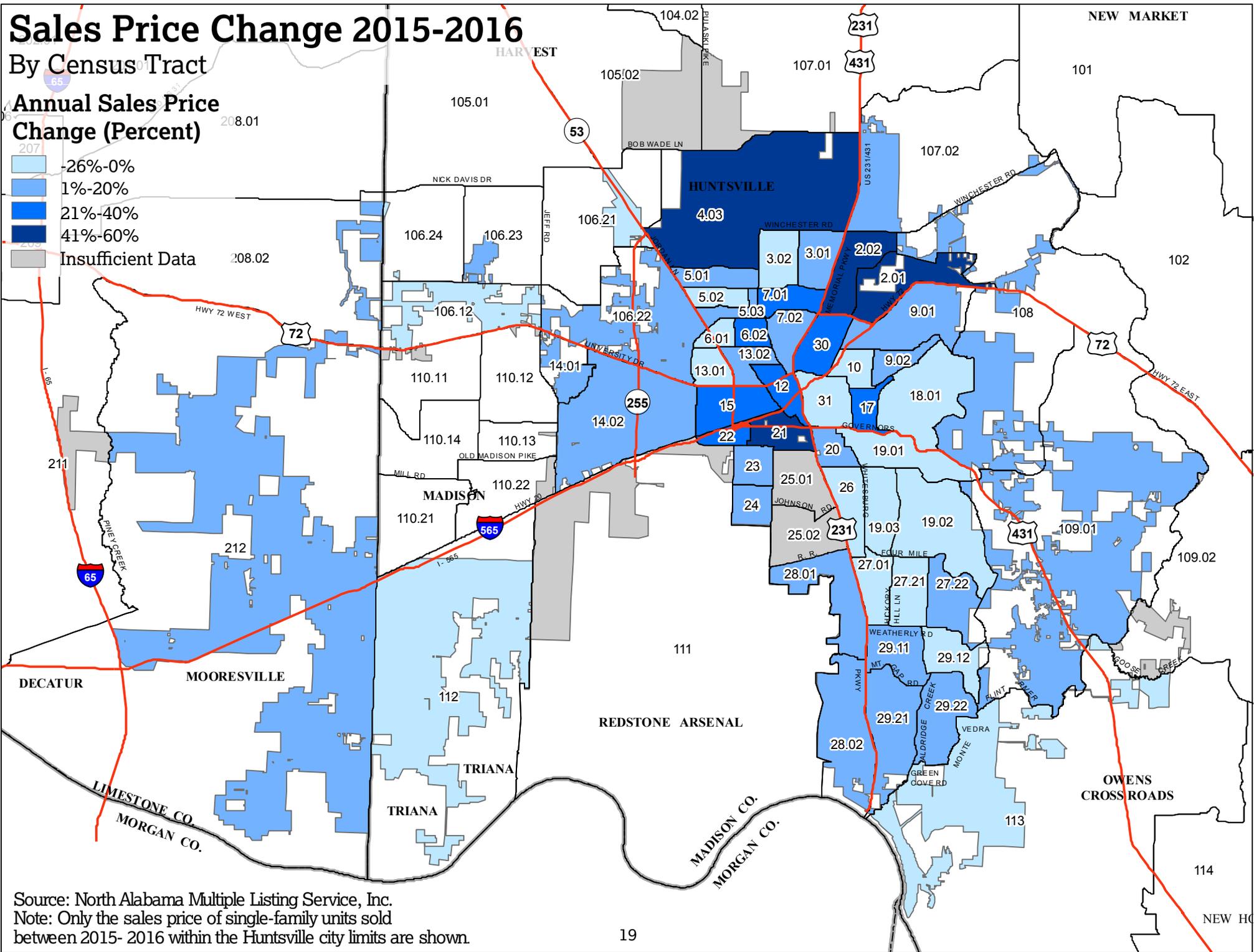
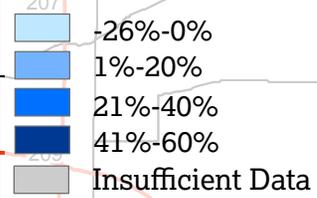


Source: North Alabama Multiple Listing Service, Inc.
 Note: Only Single-family units sold during 2016
 within the Huntsville city limits are shown.

Sales Price Change 2015-2016

By Census Tract

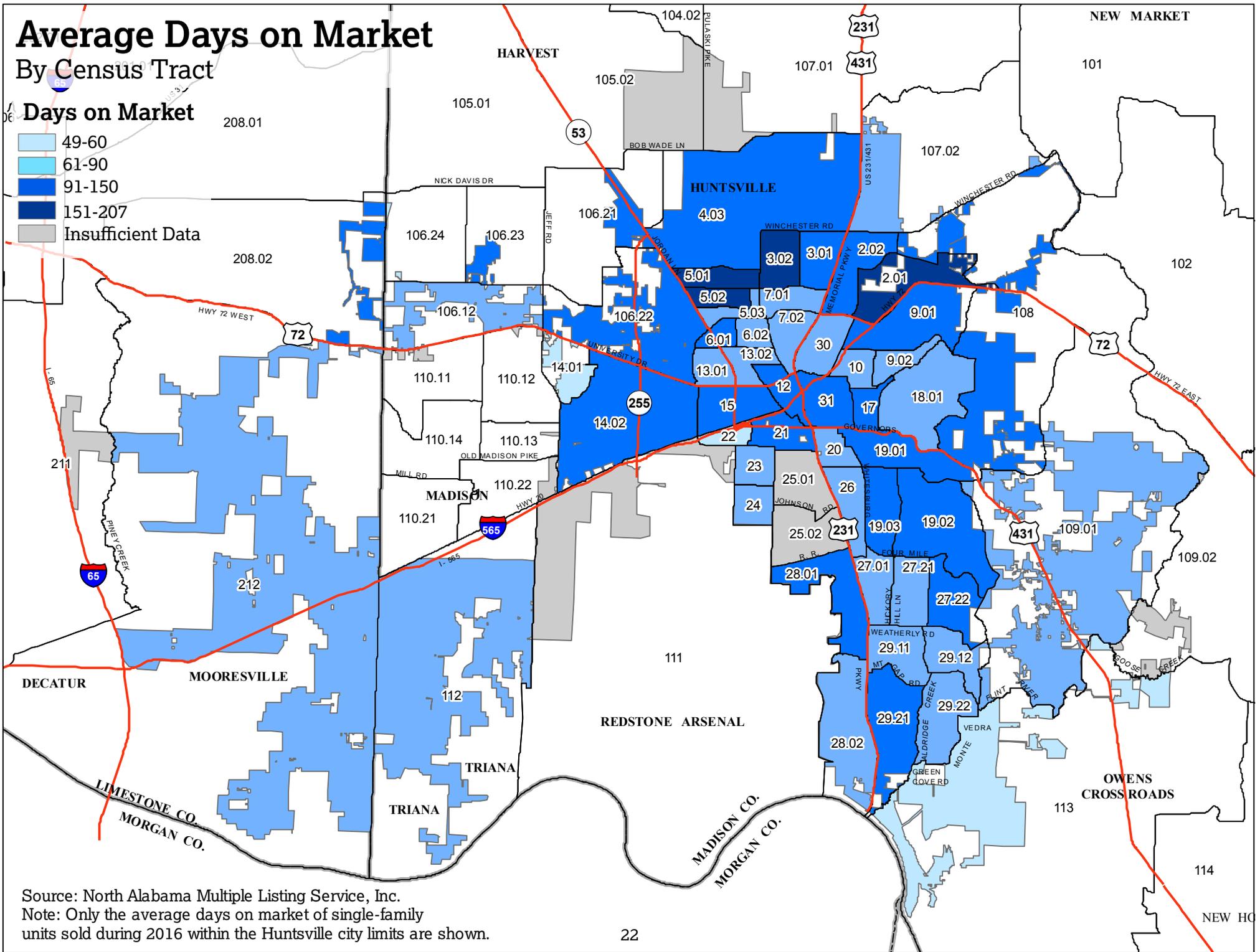
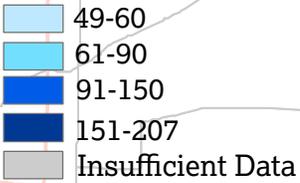
Annual Sales Price Change (Percent)



Source: North Alabama Multiple Listing Service, Inc.
 Note: Only the sales price of single-family units sold between 2015- 2016 within the Huntsville city limits are shown.

Average Days on Market By Census Tract

Days on Market



Source: North Alabama Multiple Listing Service, Inc.
 Note: Only the average days on market of single-family units sold during 2016 within the Huntsville city limits are shown.

Commercial and Other Developments

HIGHLIGHTS

- A total of 408 non-residential building permits (Commercial, Office, Industrial, etc.) were issued in 2016, a decrease of 8.5 percent from 2015's total of 446.
 - The top census tract for non-residential building permits was 14.02, home to Research Park. 63 permits were issued in that area.
 - Large commercial or mixed-use projects that began or continued in 2016 included Clinton Row downtown, renovations to the Westin hotel at Bridge Street, and the ongoing construction at Campus No. 805.

Table C-1. NON-RESIDENTIAL BUILDING PERMITS, BY PROJECT TYPE (CITYWIDE)

Project Type <i>Examples</i>	Number of Permits
Commercial <i>Retail, Restaurants, Hotels</i>	177
Office <i>Commercial Office Buildings</i>	118
Industrial <i>Manufacturing, warehouses</i>	39
Other <i>Churches, Schools, Hospitals, Recreation, Public Facilities</i>	74
TOTAL	408

Table C-2. TOP CENSUS TRACTS- NON-RESIDENTIAL BUILDING PERMITS, BY NUMBER OF PERMITS ISSUED

Census Tract (2010)	Tract Name	No. of Permits Issued	Notable Project(s)
14.02	Research Park	63	Bridge Street, Westin/Element Hotel
31	Downtown	40	Clinton Row, Bryant Bank
106.22	Providence	33	Edgar's Bakery, Buffalo Wild Wings
112	Martin-Zierdt	25	Boeing, Airport renovations
21	Lowe Mill	21	Campus No. 805
TOTAL	CITYWIDE	408	

Table C-3. NON-RESIDENTIAL CERTIFICATES OF OCCUPANCY, BY PROJECT TYPE (CITYWIDE)

Project Type <i>Examples</i>	Number of CO's
Commercial <i>Retail, Restaurants, Hotels</i>	153
Office <i>Commercial Office Buildings</i>	81
Industrial <i>Manufacturing, warehouses</i>	22
Other <i>Churches, Schools, Hospitals, Recreation, Public Facilities</i>	55
TOTAL	311

Annexations, Zonings and Rezonings

ANNEXATIONS

- There were 14 annexations approved by the Huntsville City Council in 2016.
- A total of 173.1 acres were added to the City of Huntsville in 2016.
- Census Tracts 109.01 (Hampton Cove) had the most annexations (eight), but 113 (Green Mountain/Owens Cross Roads) had the largest amount of land annexed (75.8 acres).

Table AZ-1. ANNEXATIONS APPROVED IN 2016, BY EFFECTIVE DATE

Ordinance	Name	Persons	Houses	Census Tract	Acres	Effective Date
16-203	Garvin	0	0	106.22	2.1	4/1/2016
16-202	Smith	5	1	109.01	4.2	4/1/2016
16-265	Lopez	8	1	106.23	0.5	5/6/2016
16-413	Matthews	0	0	113	29.2	7/1/2016
16-532	McMullen Cove	0	0	109.01	26.3	8/19/2016
16-533	Mungo	0	0	208.02	20.4	8/28/2016
16-577	Dozier	4	1	109.01	0.4	9/2/2016
16-578	Sanders	1	1	109.01	1.5	9/2/2016
16-579	Sanders 2	0	1	109.01	0.6	9/2/2016
16-620	Knotty Walls	0	0	113	45.4	9/16/2016
16-800	Little Cove	0	0	109.01	1.2	11/4/2016
16-856	Boman	5	1	113	1.2	11/25/2016
16-930	Futch	2	1	109.01	1.2	12/23/2016
16-931	Drake 3	0	0	109.01	38.9	12/23/2016
	TOTAL	25	7		173.1	

ZONING AND REZONING APPROVALS

- There were 11 zonings and 10 rezonings approved by the Huntsville City Council in 2016.
- The largest single zoning in 2016 was for 45.4 acres near Owens Cross Roads. The previously un-zoned land was designated Residential R2.
- The largest single rezoning in 2016 was for 47.5 acres on Jeff Road that was previously zoned as Residential R-2. The land was rezoned Residential R-2A to accommodate future residential development.

Table AZ-2. ZONING APPROVALS IN 2016, BY EFFECTIVE DATE

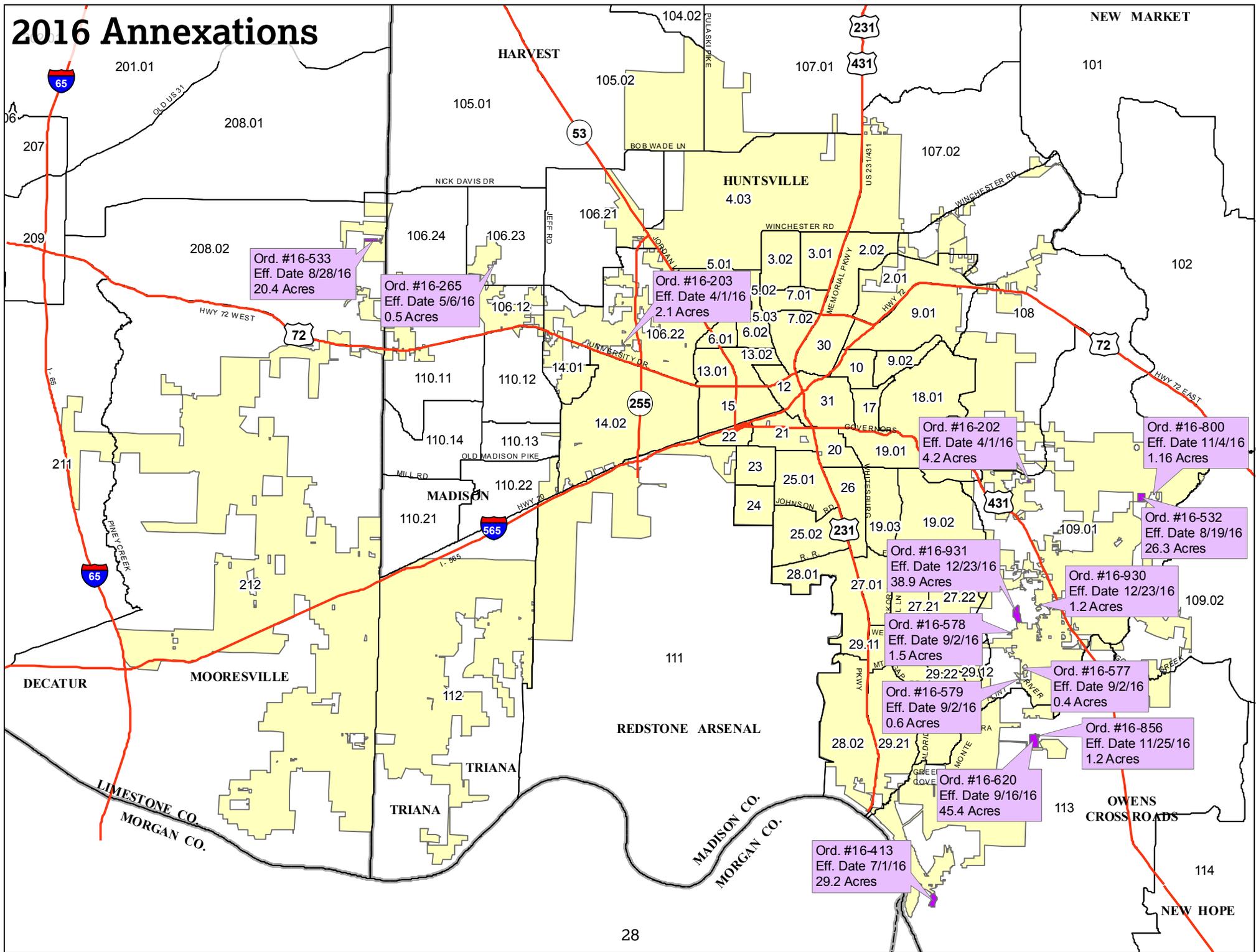
Ordinance	New Zone	Map Sheet	Census Tract	Acres	Effective Date
16-11	R1A	08-15	113	14.4	3/4/2016
16-312	R2A	12-09	106.22	2.1	7/1/2016
16-314	R1	11-14	109.01	4.2	7/1/2016
16-403	R1A	13-07	106.23	0.5	8/5/2016
16-567	R2A	05-13	113	29.2	10/2/2016
16-783	R1A	10-15	109.01	26.3	11/25/2016
16-785	R2	14-05	208.02	20.4	11/25/2016
16-787	R1A	08-14	109.01	0.4	11/25/2016
16-789	R1A	09-13	109.01	1.5	11/25/2016
16-791	R2	08-14	109.01	0.6	11/25/2016
16-853	R2	07-14	113	45.4	12/23/2016

Table AZ-3. REZONING APPROVALS IN 2016, BY EFFECTIVE DATE

Ordinance	Old Zone	New Zone	Map Sheet	Census Tract	Acres	Effective Date
16-195	C4	R2	08-11	28.02	24.0	5/6/2016
16-197	R1	PDH	12-13	18.01	7.0	5/6/2016
16-255	R2A	C1	12-11	12	0.8	6/3/2016
16-316	C4	R2,R2B	08-11	28.02	6.9	7/1/2016
16-405	HI	R2	11-11	21	3.9	8/5/2016
16-409	R2	R2A	13-07	106.12	47.5	8/5/2016
16-489	RP	RPC	11-09	14.02	12.5	9/2/2016
16-565	C1	R2	10-05	212	11.5	10/2/2016
16-571	R1A	R2B	08-15	113	7.0	10/2/2016
16-785	R1A	R2A	13-10	3.02	10.0	11/25/2016

Official printed zoning maps are available at the Planning Office (City Hall, 2nd Floor) for \$15 each. An “unofficial” zoning map is also available for viewing at maps.huntsvilleal.gov.

2016 Annexations



Population and Housing Estimates

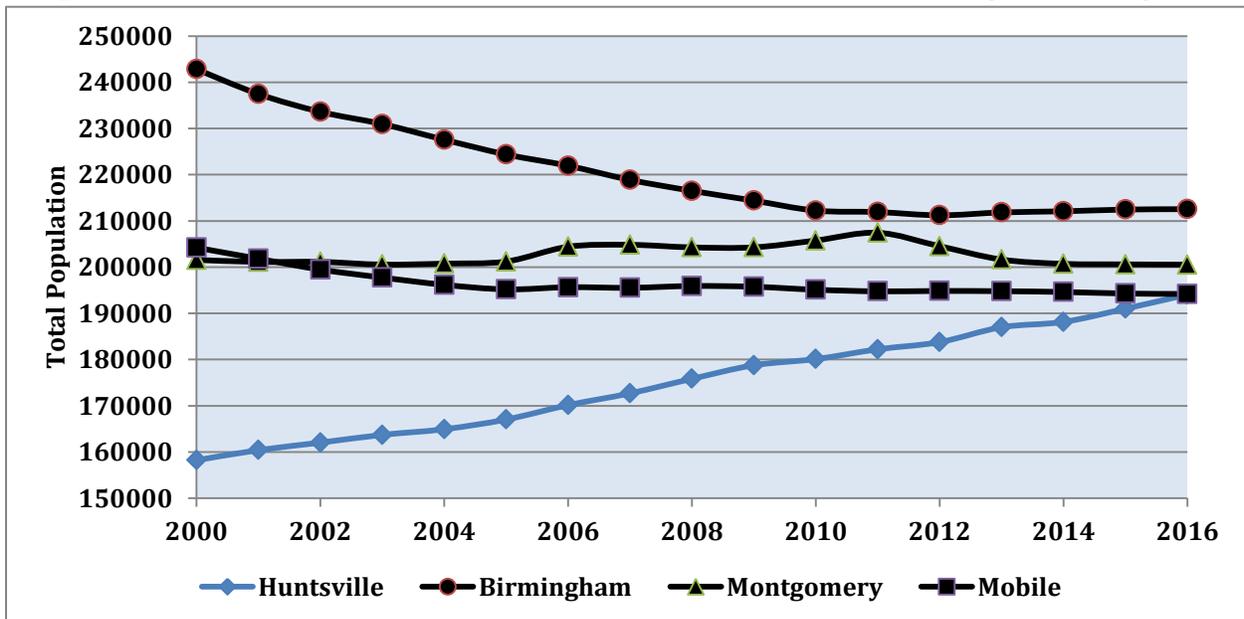
POPULATION

- The US Census Bureau takes a census of the United States every ten years.
 - The last census was performed on April 1, 2010.
- The City of Huntsville Planning staff calculates intercensal estimates of the City's population every July.
 - On July 1, 2016, the population of the City of Huntsville was 194,057, an increase of 7.7 percent since 2010.
 - Huntsville continues to be the fastest-growing major city in Alabama, with an average annual growth rate of 1.3 percent over the past decade.

Table PH-1. **POPULATION AND HOUSING, 2000-2016**

	Population	Housing Units
Census 2000	158,635	73,903
Census 2010	180,105	84,949
City Estimate July 2015	191,008	91,694
City Estimate July 2016	194,057	93,243

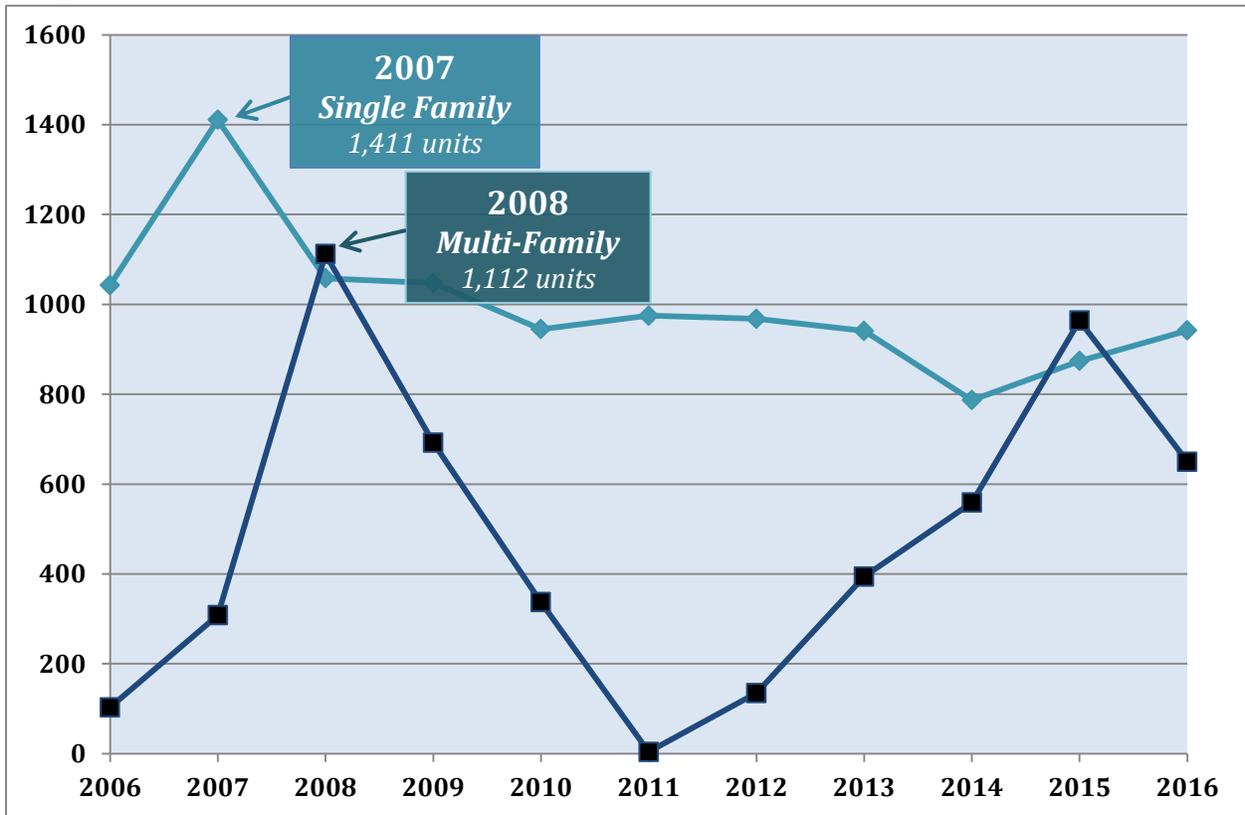
Graph PH-1. **POPULATION OF ALABAMA CITIES OVER 100,000 (2000-2016)**



HOUSING

- In comparing the December 2016 estimate with the 2010 Census, the City of Huntsville’s housing stock increased by 10.6 percent, or around 1.8 percent annually.
- Huntsville added 1,521 housing units between 2015 and 2016, an increase of 1.6 percent.
- There were 94,164 housing units in the City of Huntsville as of December 31, 2016.

Graph PH-2. **HOUSING UNITS ADDED BY YEAR, 2006-2016**



Note: Graph does not include annexed, demolished or moved housing units.

Table PH-2. CHANGE IN HOUSING UNITS BY CENSUS TRACT, 2015-2016

Legend

(+): Combined/Added Census Tract since 2000

(/): Partial Census Tract: Only areas within Huntsville city limits are included

Census Tract	<i>Housing Unit Change, 2015-2016</i>			
	Added Single Family	Demolished /Moved	Added Multifamily	Total Change
2.01 (/)	0	0	0	0
2.02	0	0	0	0
3.01	0	-1	0	-1
3.02	0	0	0	0
4.03 (+)(/)	5	-2	0	3
5.01	0	0	0	0
5.02	0	0	0	0
5.03	0	0	0	0
6.01	0	0	0	0
6.02	0	0	0	0
7.01	0	-2	0	-2
7.02	3	0	0	3
9.01 (/)	9	-1	0	8
9.02	0	-1	0	-1
10	5	-6	0	-1
12	4	-2	0	2
13.01 (+)	0	0	0	0
13.02 (+)	0	-1	0	-1
14.01 (+)	35	0	67	102
14.02 (+)	0	0	37	37
15	1	0	0	1
17	9	-9	0	0
18.01	5	-4	0	1
19.01	9	-3	0	6
19.02	12	-1	0	11
19.03	5	-1	0	4
20	18	-13	0	5
21	2	-12	0	-10
22	0	0	0	0
23	0	-2	0	-2
24	0	0	0	0
25.01	0	0	0	0

25.02	0	0	0	0
26	1	0	0	1
27.01	0	-1	0	-1
27.21	0	0	0	0
27.22	3	0	0	3
28.01	0	0	0	0
28.02	72	0	0	72
29.11	0	-1	0	-1
29.12	3	0	0	3
29.21	10	0	0	10
29.22	2	0	0	2
30 (+)	0	-3	0	-3
31 (+)	1	0	197	198
105.02 (/)	0	-1	0	-1
106.12 (/)	124	0	0	124
106.21 (/)	19	0	0	19
106.22 (/)	17	0	138	155
106.23 (/)(+)	3	-2	0	1
106.24 (/)(+)	17	0	0	17
107.01 (/)	0	0	0	0
107.02 (/)	10	0	0	10
108 (/)	0	0	0	0
109.01 (/)	268	0	75	343
109.02 (/)	1	0	0	1
110.11 (/)	0	0	0	0
110.12 (/)	0	0	0	0
110.22 (/)	0	0	0	0
111 (/)	0	0	0	0
112 (/)	152	-1	64	215
113 (/)	69	-1	0	68
208.02 (/)	30	0	0	30
212 (/)	18	0	72	90
Citywide	942	-71	650	1,521

Only inhabited census tracts within city limits are included in this table.

Table PH-3. TOTAL HOUSING UNITS BY CENSUS TRACT, 2010-2016

Census Tract	Total Housing Units (4/2010)	Housing Unit Change, 2010-2016				Total Housing Units (2016)
		Added Single Family	Demolished /Moved	Added Multifamily	Total Change, 2010-2016	
2.01 (/)	409	4	-1	0	3	411
2.02	1,069	2	-2	40	40	1,109
3.01	1,651	0	-2	0	-2	1,650
3.02	1,538	2	-1	0	1	1,537
4.03 (+)(/)	1,891	16	-4	0	12	1,903
5.01	751	19	-1	0	18	771
5.02	1,007	1	-1	0	0	1,007
5.03	756	0	0	0	0	756
6.01	670	0	-2	0	-2	668
6.02	909	0	0	0	0	909
7.01	1,384	3	-3	0	0	1,381
7.02	1,451	26	0	0	26	1,471
9.01 (/)	1,974	42	-2	1	41	2,022
9.02	1,218	15	-4	1	12	1,220
10	1,884	57	-46	0	11	1,902
12	1,392	25	-25	0	0	1,397
13.01 (+)	2,276	1	0	0	1	2,277
13.02 (+)	1,023	19	-4	0	15	1,019
14.01 (+)	755	141	0	233	374	1,146
14.02 (+)	2,823	5	-1	167	171	2,995
15	1,896	5	-7	0	-2	1,891
17	899	32	-30	0	2	899
18.01	1,620	26	-19	0	7	1,630
19.01	1,533	20	-11	0	9	1,544
19.02	665	29	-5	248	272	934
19.03	966	22	-8	0	14	978
20	1,206	41	-48	0	-7	1,204
21	1,851	5	-31	0	-26	1,826
22	979	1	0	0	1	980
23	2,452	0	-7	0	-7	2,445
24	2,492	1	-2	0	-1	2,490
25.01	1,859	0	-7	0	-7	1,853
25.02	1,775	1	-1	0	0	1,774
26	2,210	4	-5	0	-1	2,209

27.01	1,395	3	-4	0	-1	1,394
27.21	1,928	10	-11	29	28	1,955
27.22	1,361	7	-2	0	5	1,368
28.01	2,331	78	0	110	188	2,441
28.02	2,532	503	-7	0	496	3,103
29.11	1,872	6	-3	0	3	1,878
29.12	1,055	13	0	0	13	1,059
29.21	2,930	53	1	57	111	3,048
29.22	1,760	8	-3	0	5	1,767
30 (+)	1,452	0	-72	5	-67	1,385
31 (+)	1,220	4	-147	518	375	1,595
105.02 (/)	88	97	-1	0	96	89
106.12 (/)	1,423	557	-4	0	553	2,031
106.21 (/)	10	174	0	40	214	243
106.22 (/)	4,479	224	-16	1328	1536	6,000
106.23 (/)(+)	278	165	-2	0	163	477
106.24 (/)(+)	32	23	0	0	23	55
107.01 (/)	14	9	0	0	9	15
107.02 (/)	310	74	-1	0	73	390
108 (/)	317	190	0	0	190	326
109.01 (/)	4,214	1225	-1	91	1315	5,711
109.02 (/)	22	1	0	0	1	23
110.11 (/)	4	0	-1	0	-1	3
110.12 (/)	2	0	0	0	0	2
110.22 (/)	565	0	-1	0	-1	564
111 (/)	3	267	0	0	267	3
112 (/)	3,262	1201	-7	172	1366	4,831
113 (/)	390	418	-1	0	417	807
208.02 (/)	284	345	0	0	345	674
212 (/)	385	118	0	216	334	719
Citywide	85,152	6,338	-563	3,256	9,031	94,164

The 2010 base count of housing units are from the US Census Bureau, and indicate the total number of units as of April 1, 2010.

Only inhabited census tracts within city limits are included in this table.

Definitions

GLOSSARY OF TERMS

Added Housing- includes units for which certificates of occupancy have been issued and housing units annexed into the city. It does not include changes in the number of mobile homes.

Building Permit- permits that are issued by the City of Huntsville Building Inspection Department and required for any building construction valued greater than \$250 within Huntsville city limits, except for painting, wallpapering, flooring or fencing.

Census Tracts- Small, contiguous statistical divisions of a county, designed to be relatively homogeneous units with respect to population characteristics, economic status, and living conditions at the time of establishment with an average population of 4,000 inhabitants.

Certificate of Occupancy (CO) - Issued by the City of Huntsville Building Inspection Department when construction is completed and in conformity with City building codes and ordinances. A CO must be issued before a building can be occupied.

Minor Subdivisions (Residential)- a division of a tract of land into no more than three lots or an unlimited number of lots if each lot is 10 acres or more in size, where each lot fronts an existing paved road and does not require the construction of any new infrastructure except sidewalks or water main extensions.

Rezoning- A reclassification of previously annexed and zoned land to accommodate new uses not compatible under the current designation. Approval by the Huntsville City Council is required for all rezoning requests within the city of Huntsville.

Subdivision- A tract of land surveyed and divided into lots. Approval by the City of Huntsville Planning Commission is required for all subdivisions within Huntsville.

Zoning- A classification of previously un-zoned land for its current and/or desired use. Zoning requests are usually made for newly annexed land. Approval by the Huntsville City Council is required for all zoning requests within the city of Huntsville.

TRACT NAMES

Throughout this report, Tract Names are used to relate census tracts with familiar city neighborhoods and landmarks. Below is a table of census tracts and their tract names. **Note:** The name used may describe only part of the census tract area. Readers should consult the census tract map on page three for exact boundaries.

Census Tract	Tract Name	Census Tract	Tract Name
2.01	Edmonton Heights	25.02	Golf Rd./Chelsea
2.02	Colonial Hills/A&M	26	Piedmont/Fleming Meadows
3.01	Lakewood	27.01	Whitesburg
3.02	Rolling Hills	27.21	Bailey Cove
4.03	Wade Mountain	27.22	Willowbrook
5.01	Stoner Park	28.01	Chaffee
5.02	Mastin Lake	28.02	English Village/Bell Mountain
5.03	Scenic View	29.11	Weatherly Heights
6.01	Highlands	29.12	Box Canyon
6.02	Oakmont Park	29.21	Challenger
7.01	Davis Hills	29.22	Camelot/McGucken Park
7.02	Montview	30	Lincoln Village
9.01	Chapman	31	Downtown
9.02	Oak Park	105.02	Carters Gin
10	Five Points	106.12	72 West
12	Terry Heights	106.21	53 North
13.01	University Central	106.22	Providence
13.02	Oakwood West	106.23	Monrovia
14.01	Creekwood Park	106.24	Capshaw
14.02	Research Park	107.01	Meridianville
15	University Park	107.02	Moore's Mill
17	Blossomwood	108	72 East/Dug Hill
18.01	Monte Sano	109.01	Hampton Cove
19.01	Governors East	109.02	Gurley
19.02	The Ledges	110.11	NW Madison
19.03	Jones Valley	110.12	NE Madison
20	Mayfair Park	110.22	SE Madison
21	Lowe Mill	111	Redstone Arsenal
22	Westlawn	112	Martin-Zierdt
23	Merrimack	113	Green Mountain
24	McDonnell	208.02	East Limestone
25.01	Brahan Spring	212	Greenbrier