



THE
HUNTSVILLE
DEVELOPMENT
REVIEW
2019

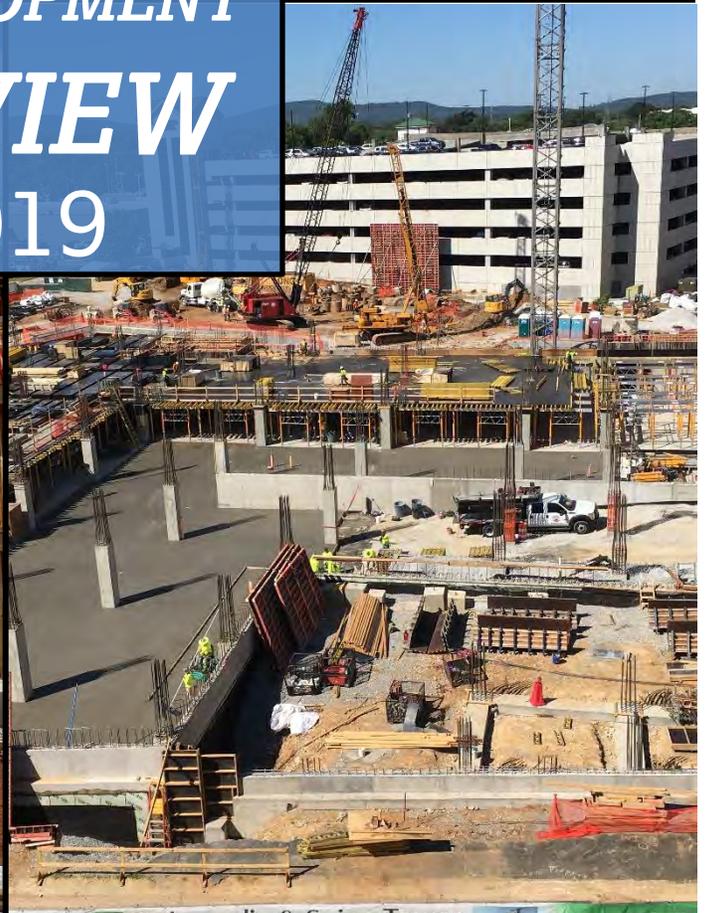


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About

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: Blue Origin, Trailhead, Moore Farm Apartments, Huntsville Hospital

Disclaimer

The editor and contributing staff members of the Long-Range Planning, Planning Services, Community Development 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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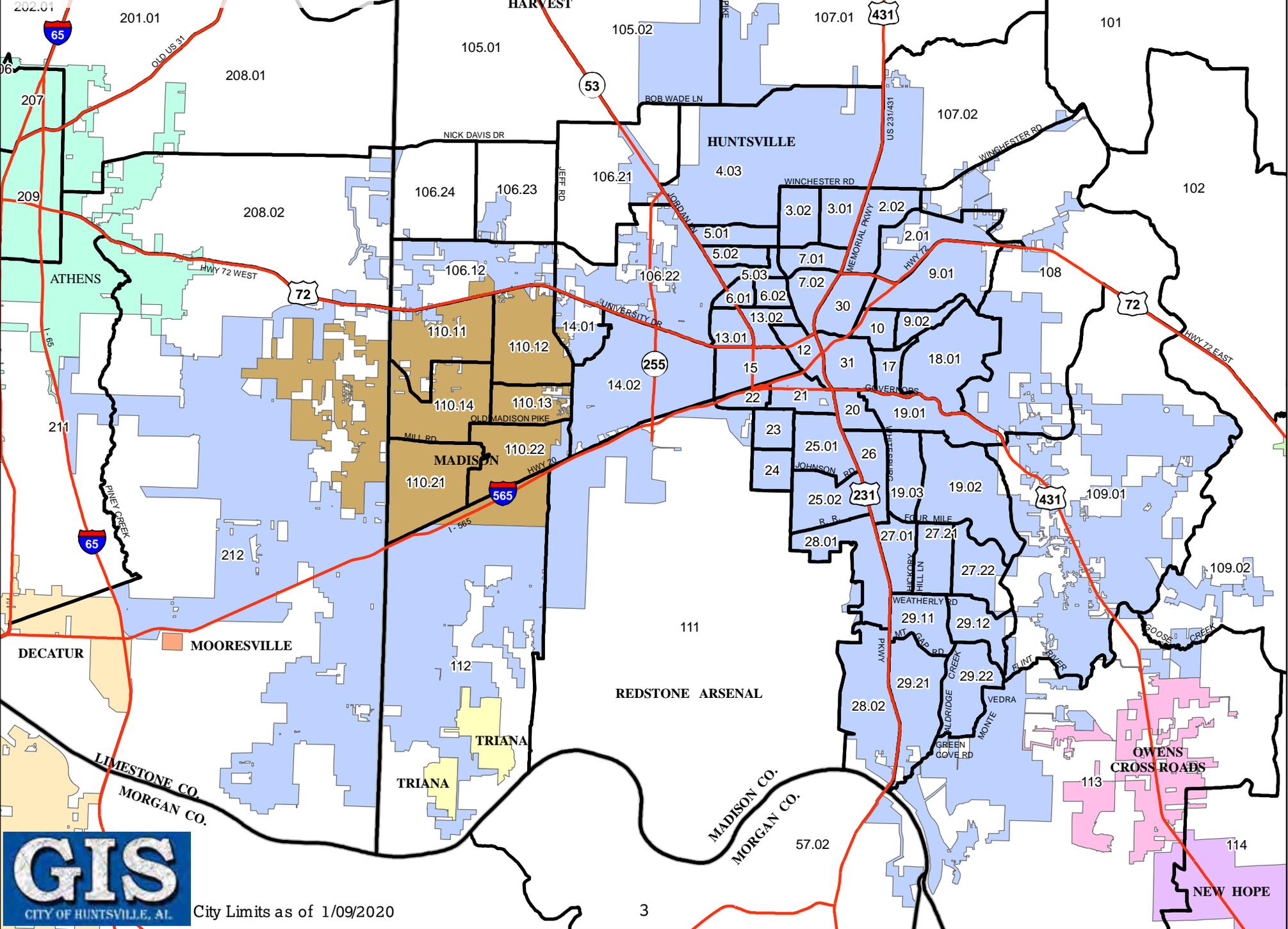
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2010 Census Tracts



City Limits as of 1/09/2020

Residential

BUILDING PERMITS

- There were 2,407 residential dwellings issued building permits in the City of Huntsville in 2019, an increase of 35.2 percent over 2018's total of 1,780.
 - The number of multi-family units issued building permits increased by 73.9 percent over 2018. The largest projects permitted were located in Research Park and Downtown.
 - The number of single-family building permits issued (1,423) increased by 17.2 percent over 2018.
 - The census tract with the largest total number of units permitted was 112 (Martin-Zierdt).

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

Census Tract (2010)	Areas Included	# of Units Permitted
112	Martin-Zierdt	327
14.02	Research Park	284
31	Downtown	278
113	Green Mountain	255
109.01	Hampton Cove	224
TOTAL	CITYWIDE	2,407

Table R-2. **RESIDENTIAL BUILDING PERMITS, CITYWIDE**

Building Type	Total Units	Contract Amount Total
Single Family, Detached	1,347	\$61,742,560
Single Family, Attached (Townhomes)	76	\$10,931,587
Multi-Family, Apartment	866	\$103,549,048
Multi-Family, Condominium	118	\$8,260,000

- The total contract amount of residential projects permitted in Huntsville in 2019 was \$184,483,195, up 65.8 percent from 2018.

CERTIFICATES OF OCCUPANCY

- A total of 2,146 certificates of occupancy were issued for residential dwellings in the City of Huntsville in 2019, an increase of 24.3 percent over 2018's total of 1,726.
 - 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	410
14.02	Research Park	277
113	Green Mountain	213
19.02	Jones Valley	183
112	Martin-Zierdt	175
TOTAL	CITYWIDE	2,146

Table R-4. **RESIDENTIAL CERTIFICATES OF OCCUPANCY, CITYWIDE**

Building Type	Total Units	Contract Amount Total
Single Family, Detached	1,209	\$55,664,199
Single Family, Attached (Townhomes)	98	\$13,632,472
Multi-Family, Apartment	786	\$71,957,472
Multi-Family, Condominium	53	\$3,930,580

- The total contract amount of residential units granted CO's increased by 143 percent between 2018 and 2019.

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.

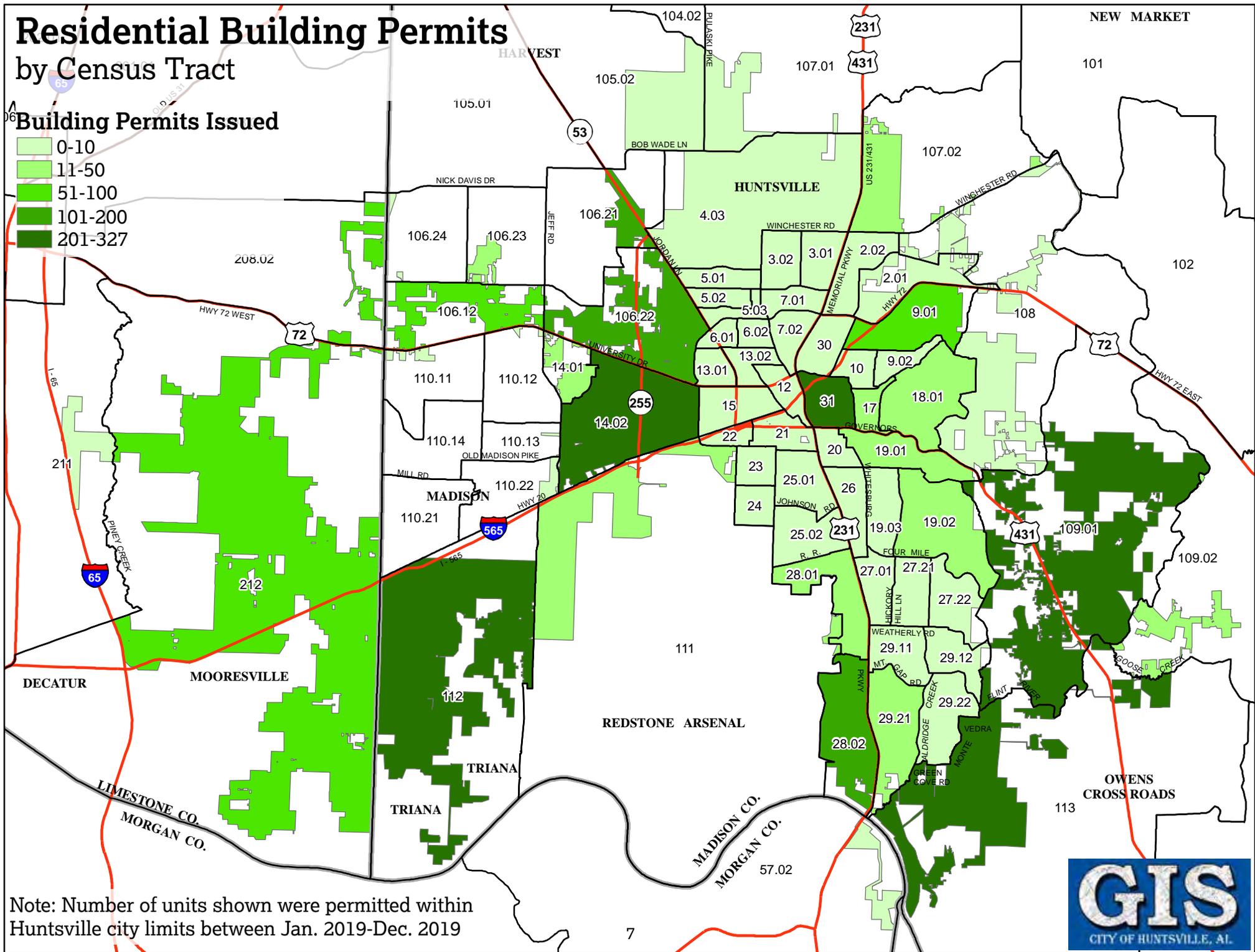
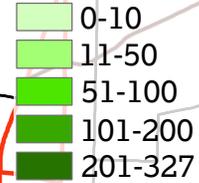
- There were 621 building permits issued for additions and alterations in 2019, a decrease of 28 percent over 2018.
 - Census tract 109.01 (Hampton Cove) had the most permits issued.
 - Neighborhoods that saw an increase in renovation permits between 2018-2019 include Five Points; Bailey Cove; and Martin-Zierdt.

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

Census Tract (2010)	Areas Included	Addition Permits	Alteration Permits	Total Permits
109.01	Hampton Cove	26	25	51
10	Five Points	14	24	38
18.01	Monte Sano	15	23	38
19.01	Governors East	11	27	38
26	Piedmont	7	21	28
27.21	Bailey Cove	7	21	28
31	Downtown	8	20	28
112	Martin-Zierdt	11	15	26
17	Blossomwood	12	13	25
TOTAL	CITYWIDE	229	373	621

Residential Building Permits by Census Tract

Building Permits Issued

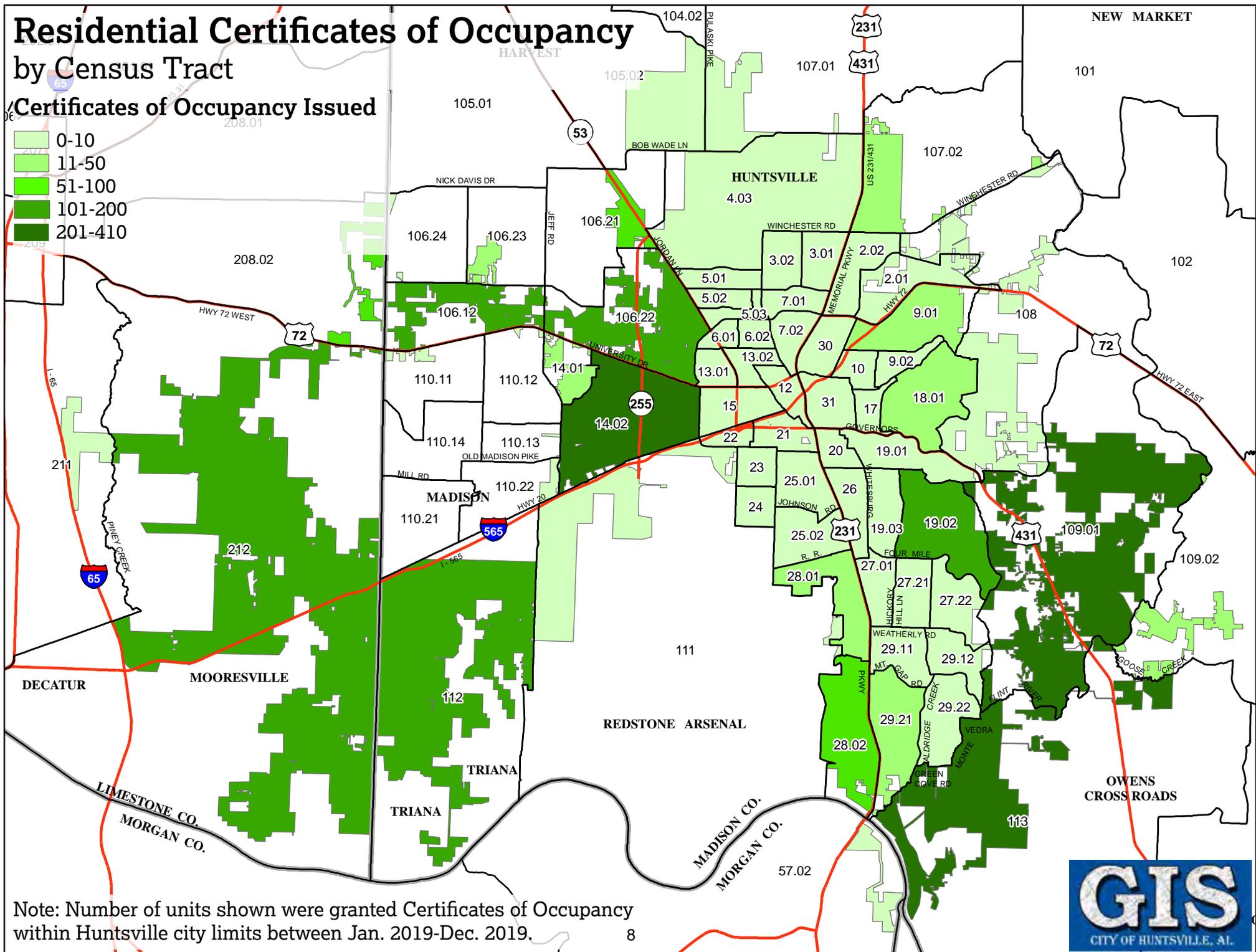
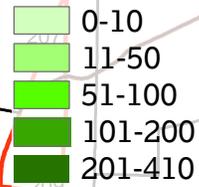


Note: Number of units shown were permitted within Huntsville city limits between Jan. 2019-Dec. 2019



Residential Certificates of Occupancy by Census Tract

Certificates of Occupancy Issued



Note: Number of units shown were granted Certificates of Occupancy within Huntsville city limits between Jan. 2019-Dec. 2019.



Subdivisions

HIGHLIGHTS

- Between 2018 and 2019, the total number of single family subdivision lots approved decreased by 2 percent. Multi-family unit approvals more than doubled year-over year.
 - The largest single-family residential subdivision approved in 2019 was Merrimack, a 101-lot development in Southwest Huntsville.
 - The largest multi-family project given approval was the 372-unit Chase Creek Apartments near Chase Industrial Park.

Only final approval for new subdivisions and multi-family projects are included in these tables.

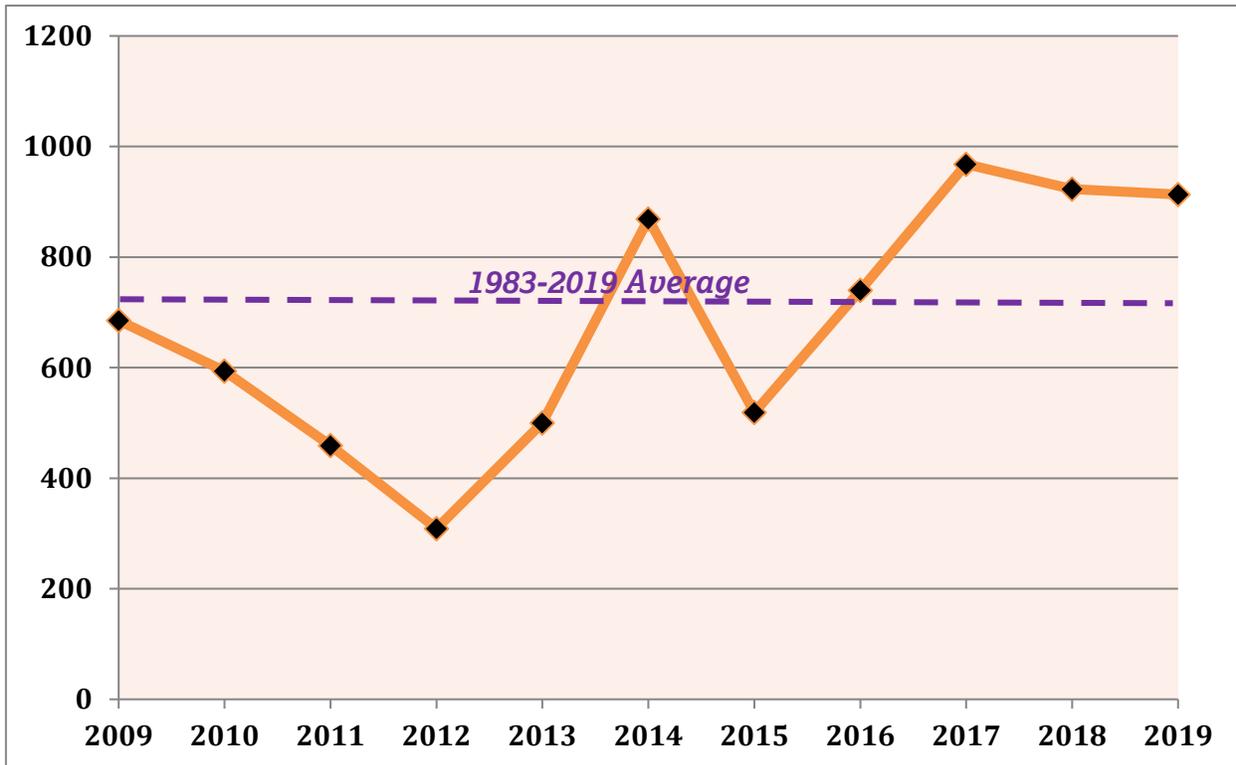
Table S-1. ***SUBDIVISION LOTS/UNITS APPROVED, BY PROJECT TYPE***

Subdivision Type	Number of Lots/Units Approved	Largest Project(s), by # of Lots/Units
<i>Commercial</i>	80	MidCity Phases 7 and 9
<i>Single-Family</i>	913	Merrimack
<i>Multi-Family</i>	1,216	Chase Creek Apartments
<i>Public/Other</i>	0	
TOTAL	2,209	

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

Census Tract (2010)	Areas Included	# of Lots/Units Approved
106.22	Providence	539
9.01	Chapman	374
110.11	NW Madison	258
208.02	East Limestone	159
106.21	53 North	147
TOTAL	CITYWIDE	2,209

Graph S-1. *SINGLE-FAMILY LOTS APPROVED BY YEAR, 2009-2019*

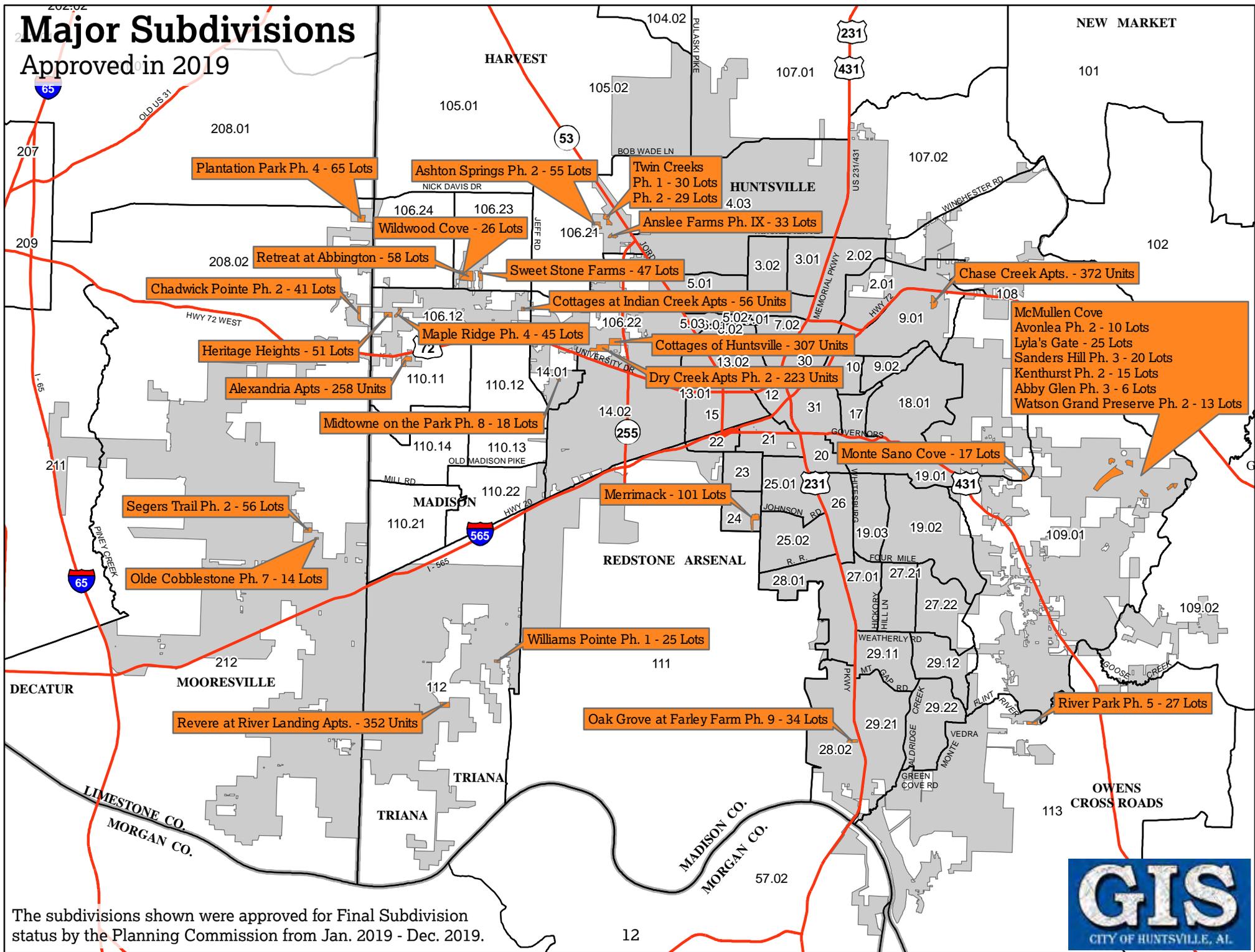


The City of Huntsville planning staff began collecting residential development data in 1983. Since that time, on average, 727 single-family residential lots per year have been approved by the Planning Commission.

- 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 in 2019 remained above-average for the fourth year in a row.

Major Subdivisions

Approved in 2019



The subdivisions shown were approved for Final Subdivision status by the Planning Commission from Jan. 2019 - Dec. 2019.



HIGHLIGHTS

- According to the North Alabama Multiple Listing Service (NALMLS), there were 3,886 single-family residential units sold within Huntsville city limits in 2019, a 9.6 percent increase from 2018's total of 3,546.
 - 611 homes were sold in Census Tract 109.01 (Hampton Cove), more than any other tract in the city.
- The average sale price for a single-family residence was \$261,986, a 7.6 percent increase from 2018's average of \$243,435.
 - The average sales price increased from 2018 to 2019 in 50 of 56 census tracts where homes were sold in the City both years.
 - The Governors East area (Tract 19.01) had the largest decrease in average sales price.
 - The Westlawn area (Tract 22) had the largest increase year-over-year, at 54.9 percent. Other areas registering large increases included Downtown, Edmonton Heights, and Chapman.
 - Looking at longer-range trends, housing prices increased in 54 of 57 census tracts where homes were sold in both 2015 and 2019.
 - Five tracts saw median price increases of more than 100 percent between 2015-2019, all in West or North Huntsville: Lowe Mill (21); Westlawn (22); Edmonton Heights (2.01); Rolling Hills (3.02); and Wade Mountain (4.03).
 - The three areas with price decreases were Green Mountain (113); Jones Valley (19.03); and 72 East/Dug Hill (108).
 - The average price per square foot for a single-family home was \$105.21, a 7.8 percent increase from 2018's \$97.57.
 - 2019 marked the first time the average price per square foot in the City of Huntsville was over \$100.
- The average days on market for homes sold in 2019 were 46, down from 61 in 2018.
 - The census tracts with the lowest average days on market were 22 (Westlawn) and 5.01 (Stoner Park) with 8 and 10 days, respectively.
 - The census tracts with the highest average days on market were 19.02 (The Ledges) and 31 (Downtown), with 132 and 126 days, respectively.

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

Tract	Area(s) Included	Number of Units
109.01	Hampton Cove	611
112	Martin-Zierdt	291
28.02	English Village/Bell Mtn.	275
113	Green Mountain	263
106.12	72 West	182
TOTAL	CITYWIDE	3,886

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

Tract	Area(s) Included	Average Price
31	Downtown	\$1,002,911
19.02	The Ledges	\$737,150
17	Blossomwood	\$419,737
111	Jacksons Bend	\$402,393
19.03	Jones Valley	\$400,046
AVERAGE	CITYWIDE	\$261,986

- 2019 marked the first time a Census tract had an average sales price of more than \$1 million.
- The city’s Downtown, East Central and far Southeast census tracts had the highest average sales prices in 2019.
- Citywide, the average sales price for new construction homes in 2019 was \$335,245; for resale homes, it was \$237,381.

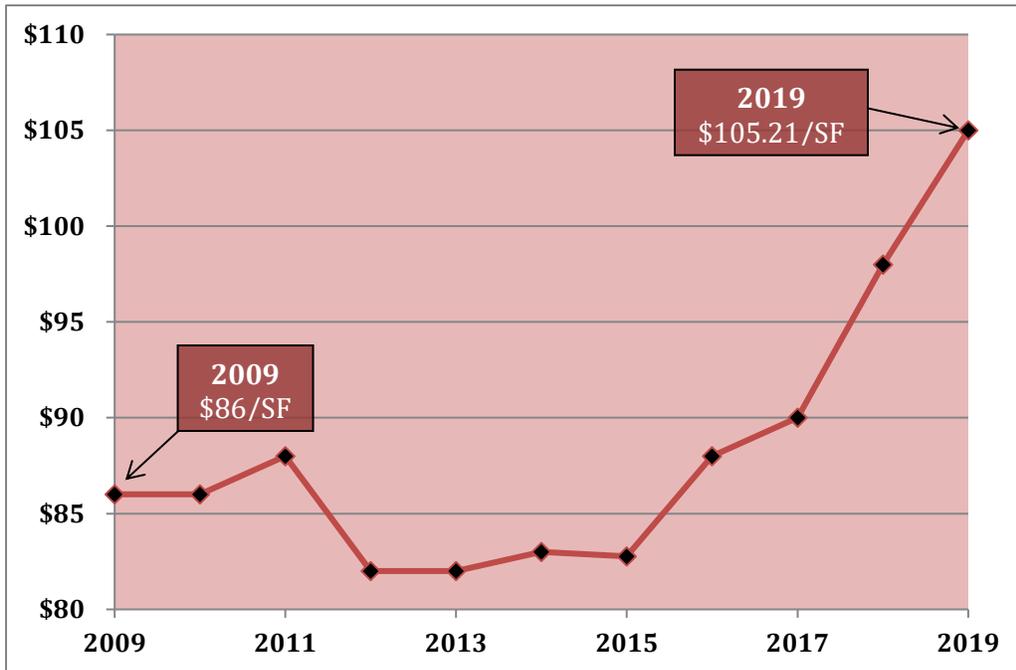
Table RE-3. **TOP CENSUS TRACTS- PRICE PER SQUARE FOOT (SINGLE FAMILY HOUSING)**

Tract	Area(s) Included	Average Price
31	Downtown	\$219.58
19.02	The Ledges	\$165.71
17	Blossomwood	\$161.20
106.22	Providence	\$153.85
20	Mayfair Park	\$149.21
AVERAGE	CITYWIDE	\$105.21

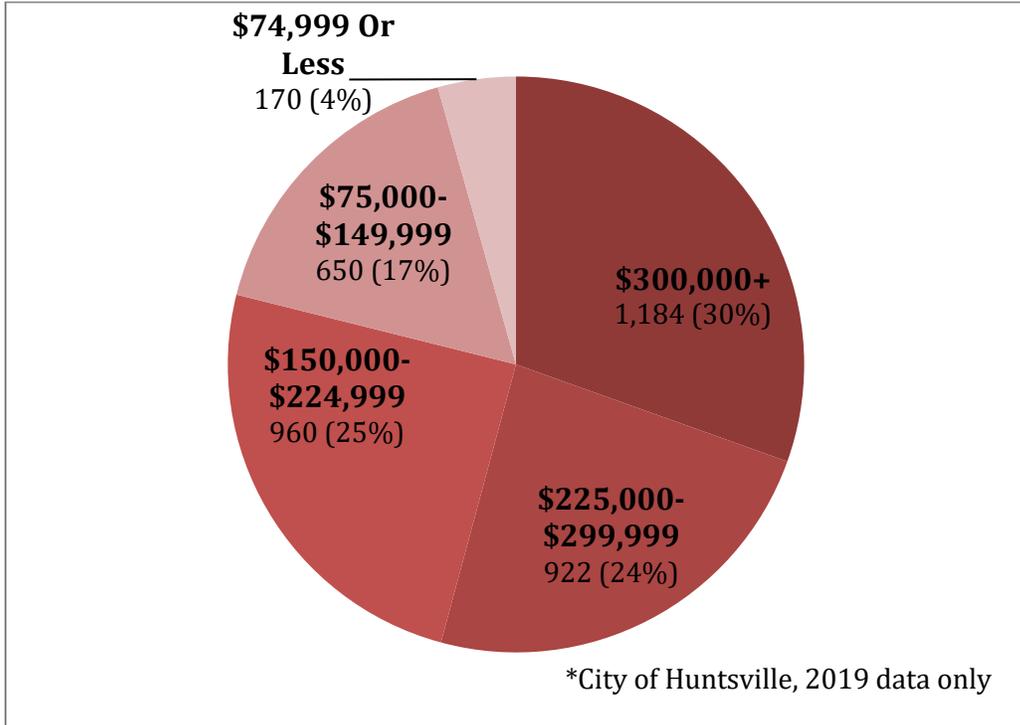
Table RE-4. **TOP CENSUS TRACTS- FEWEST DAYS ON MARKET (SINGLE FAMILY HOUSING)**

Tract	Area(s) Included	Average DOM
22	Westlawn	8
5.01	Stoner Park	10
6.01	Highlands	15
2.01	Edmonton Heights	17
7.02, 25.02	Montview, Chelsea	20
AVERAGE	CITYWIDE	46

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



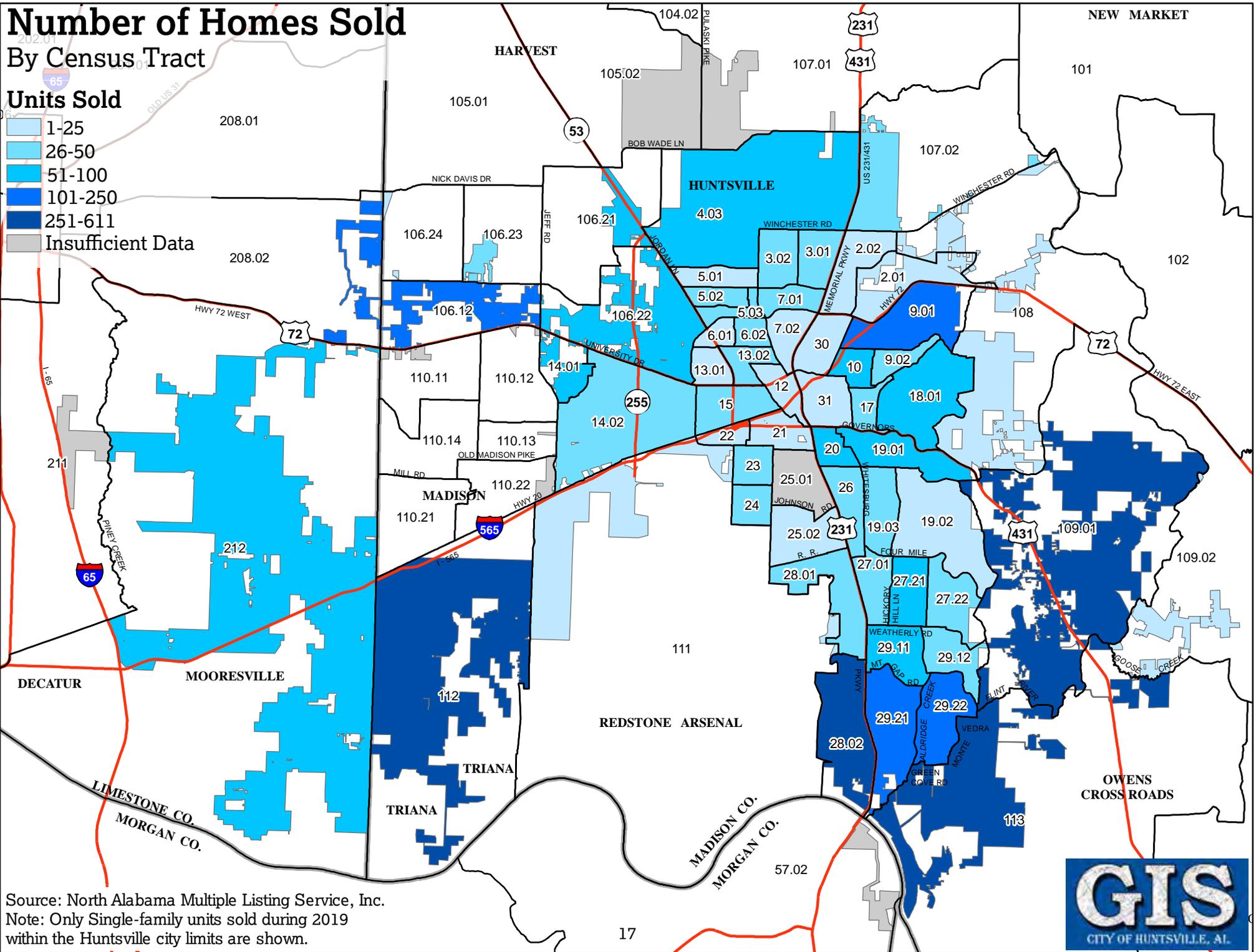
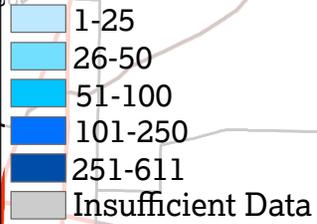
Graph RE-2. **TOTAL SINGLE-FAMILY HOME SALES BY PRICE RANGE***



Number of Homes Sold

By Census Tract

Units Sold

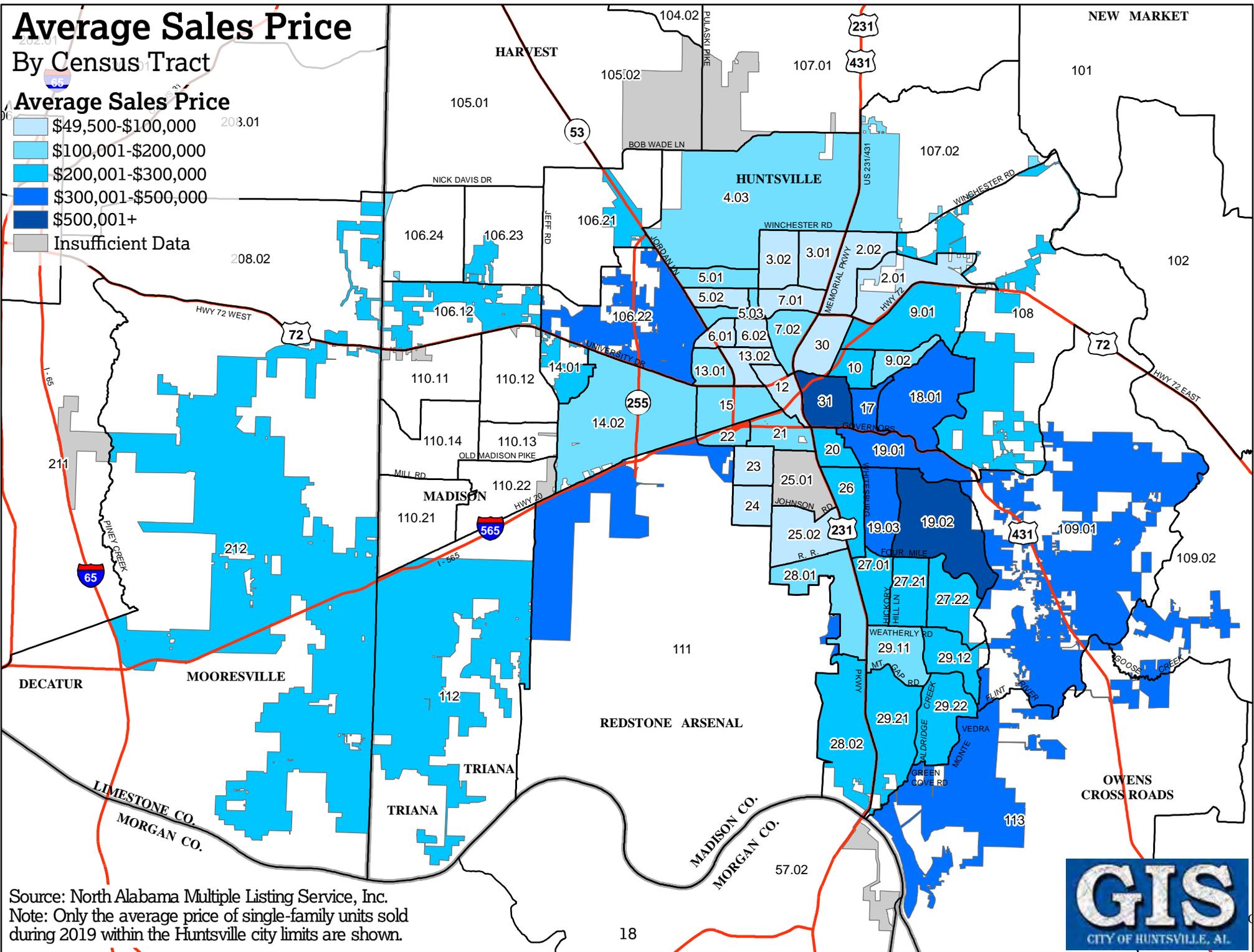
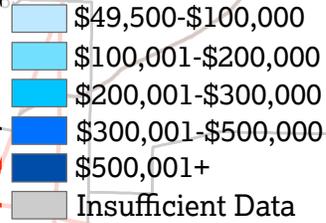


Source: North Alabama Multiple Listing Service, Inc.
 Note: Only Single-family units sold during 2019 within the Huntsville city limits are shown.



Average Sales Price By Census Tract

Average Sales Price



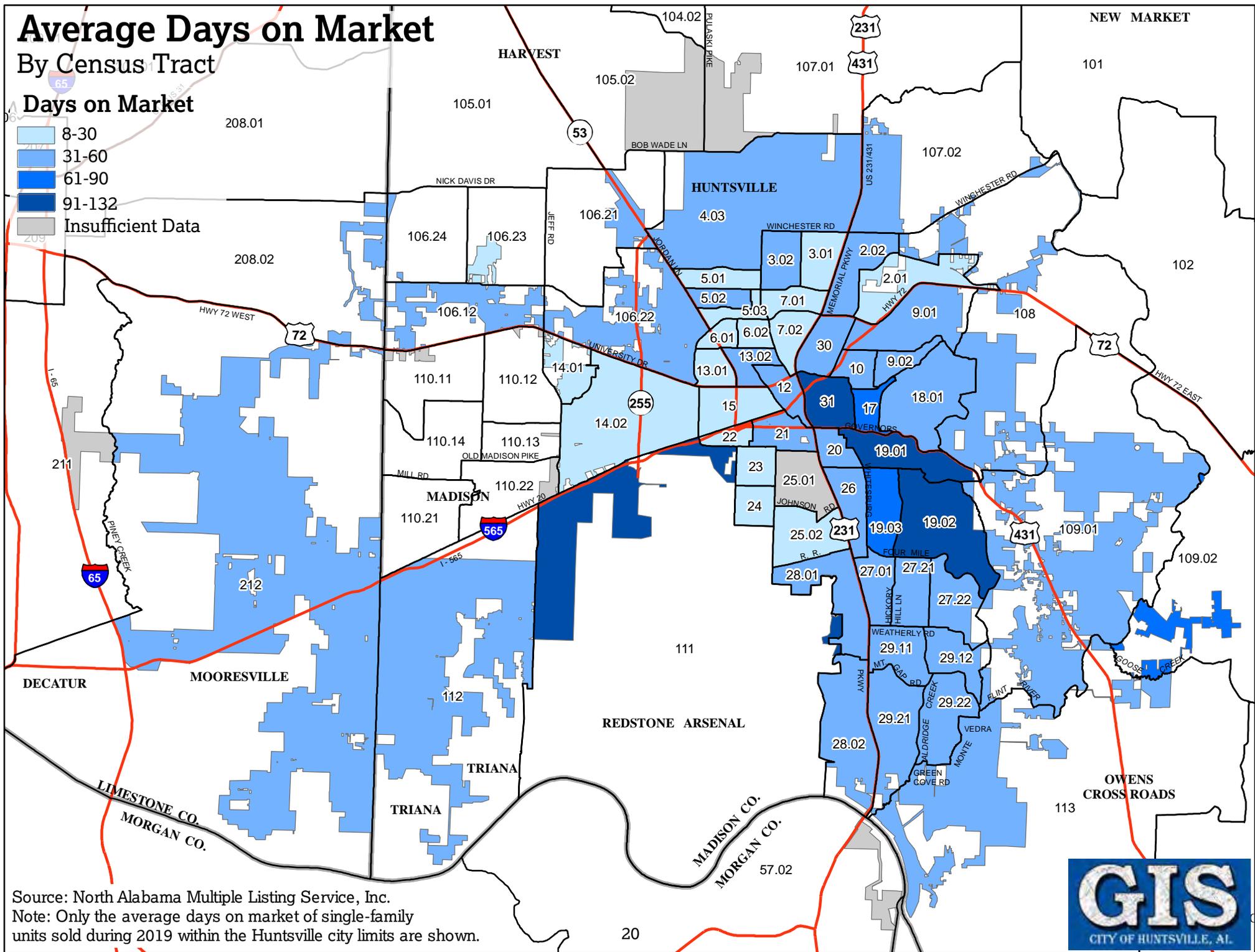
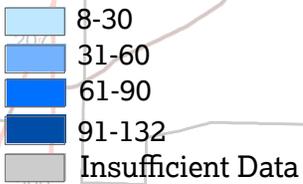
Source: North Alabama Multiple Listing Service, Inc.
 Note: Only the average price of single-family units sold during 2019 within the Huntsville city limits are shown.



Average Days on Market

By Census Tract

Days on Market

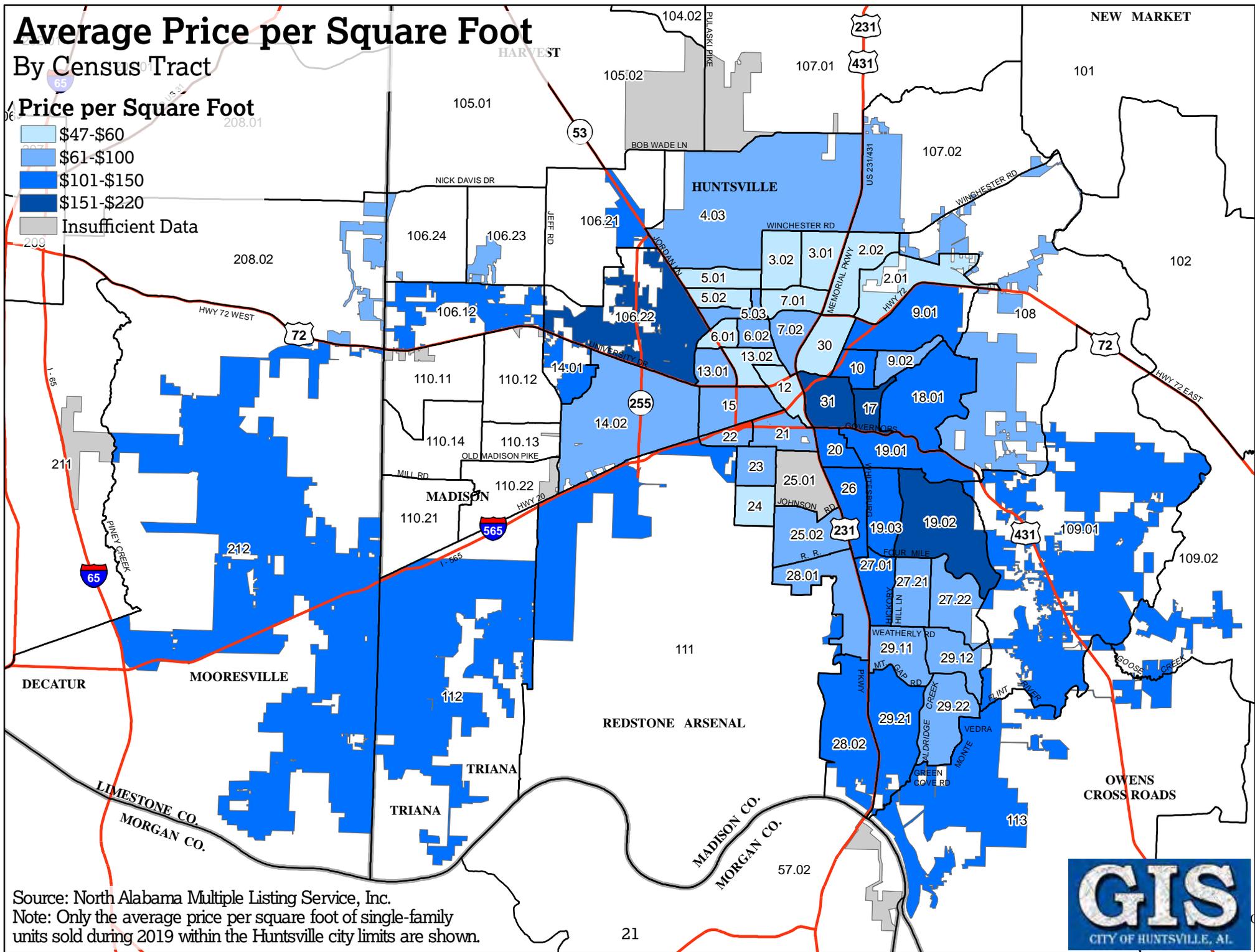
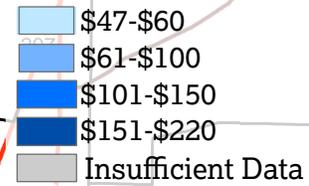


Source: North Alabama Multiple Listing Service, Inc.
Note: Only the average days on market of single-family units sold during 2019 within the Huntsville city limits are shown.



Average Price per Square Foot By Census Tract

Price per Square Foot



Source: North Alabama Multiple Listing Service, Inc.
 Note: Only the average price per square foot of single-family units sold during 2019 within the Huntsville city limits are shown.

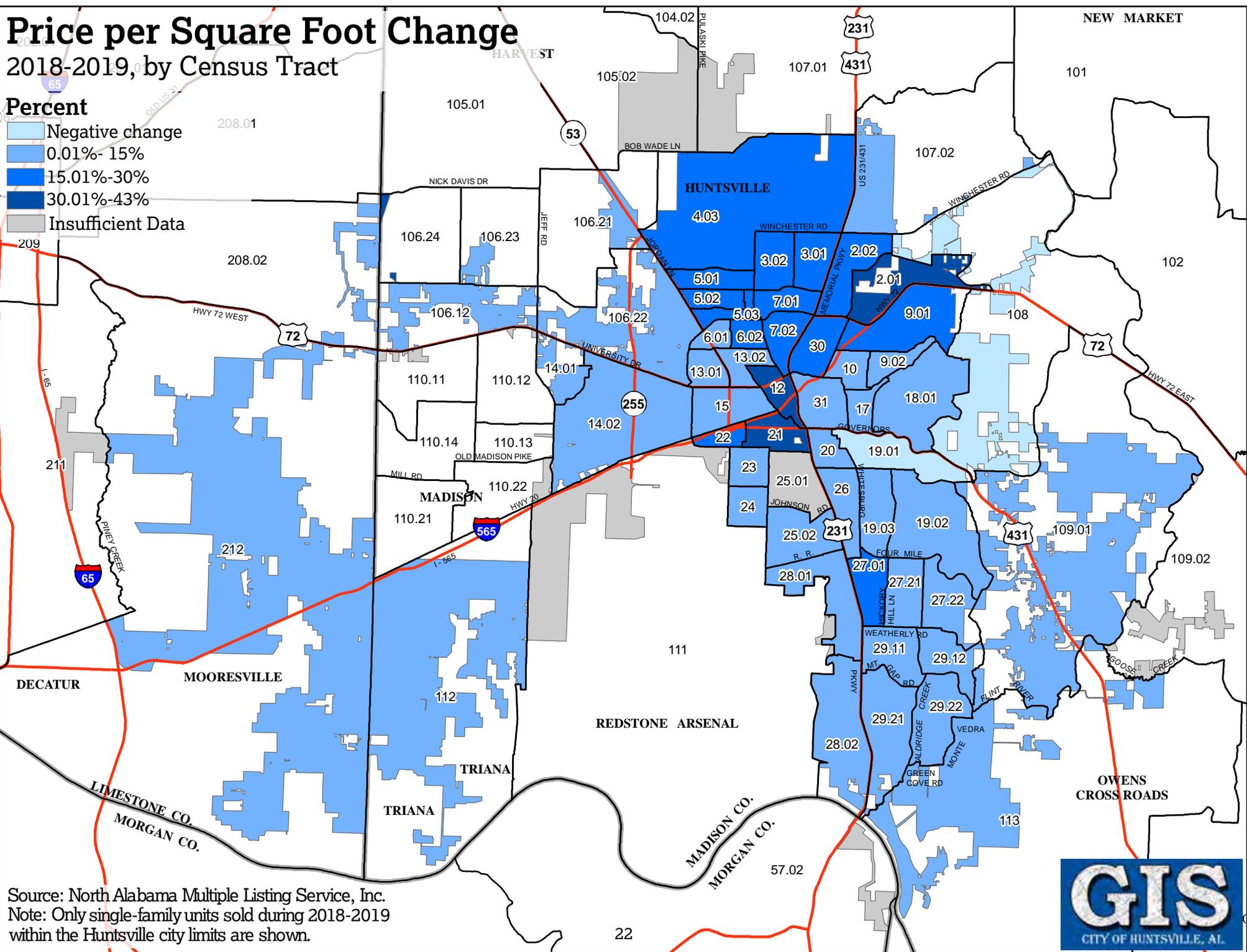


Price per Square Foot Change

2018-2019, by Census Tract

Percent

- Negative change
- 0.01%- 15%
- 15.01%-30%
- 30.01%-43%
- Insufficient Data



Source: North Alabama Multiple Listing Service, Inc.
 Note: Only single-family units sold during 2018-2019 within the Huntsville city limits are shown.



Commercial and Other Developments

HIGHLIGHTS

- A total of 590 non-residential building permits (Commercial, Office, Industrial, etc.) were issued in 2019, an increase of 2.1 percent from 2018’s total of 578.
 - The top census tract for non-residential building permits was 14.02, home to Research Park. 77 permits were issued in that area.
 - Large projects that began or continued in 2019 included Mazda-Toyota manufacturing plant and associated suppliers in Greenbrier; the Huntsville Hospital Orthopedic and Spine Tower in Downtown; and the Facebook data center in North Huntsville.

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>	174
Office <i>Commercial Office Buildings</i>	164
Industrial <i>Manufacturing, warehouses</i>	73
Other <i>Churches, Schools, Hospitals, Recreation, Public Facilities</i>	179
TOTAL	590

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	77	BAE Systems, MidCity
31	Downtown	53	Huntsville Hospital, Hampton Inn and Suites, Curio by Hilton
106.22	Providence	44	Oakwood University
21	Lowe Mill	31	Stovehouse
212	Greenbrier	31	Mazda-Toyota, Southpoint Industrial Park
112	Martin-Zierdt	28	Kohler, Airport, Boeing
TOTAL	CITYWIDE	578	

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>	169
Office <i>Commercial Office Buildings</i>	130
Industrial <i>Manufacturing, warehouses</i>	28
Other <i>Churches, Schools, Hospitals, Recreation, Public Facilities</i>	83
TOTAL	410

Annexations, Zonings and Rezonings

ANNEXATIONS

- There were 13 annexations approved by the Huntsville City Council in 2019.
- A total of 415.47 acres were added to the City of Huntsville in 2019.
- Census Tract 109.01 (Hampton Cove) had the most annexations (four), but 107.01 (Meridianville) had the largest amount of land annexed (199.22 acres).

Table AZ-1. **ANNEXATIONS APPROVED IN 2019, BY EFFECTIVE DATE**

Ordinance	Name	Persons	Houses	Census Tract	Acres	Effective Date
18-1133	Cherry Tree Farms 2	0	0	109.02	1.7	1/18/2019
19-234	Sutton	0	0	109.01	0.5	4/19/2019
19-322	Haysland	0	0	111	120.5	5/17/2019
19-324	Woodham	3	1	109.01	1.0	5/17/2019
19-323	Summit	0	0	106.22	1.2	5/17/2019
19-365	L and A	9	2	109.01	3.1	5/31/2019
19-679	Meadows	0	0	109.02	16.9	8/30/2019
19-723	Balch	0	0	106.12	23.5	9/20/2019
19-787	Plummer	0	0	106.22	42.5	10/4/2019
19-1050	Brooks	0	0	107.01	199.22	11/15/2019
19-1047	Little Cove	4	1	109.01	1.12	11/29/2019
19-1140	Old Big Cove	0	0	113	1.45	12/27/2019
19-1141	Springhill	0	0	14.01	2.78	12/27/2019
TOTAL		16	4		415.47	

ZONING AND REZONING APPROVALS

- There were 12 zonings and 14 rezonings approved by the Huntsville City Council in 2019.
- The largest single zoning in 2019 was for 120.5 acres near Grissom High School. The previously un-zoned land was designated Residential R-2.
- The largest single rezoning in 2019 was for 134.52 acres along University Dr. and Memorial Pky. that was previously zoned as Light Industry; Residential R-1B; and Neighborhood Commercial C-1. The land was rezoned as Highway Commercial C-4.

Table AZ-2. ZONING APPROVALS IN 2019, BY EFFECTIVE DATE

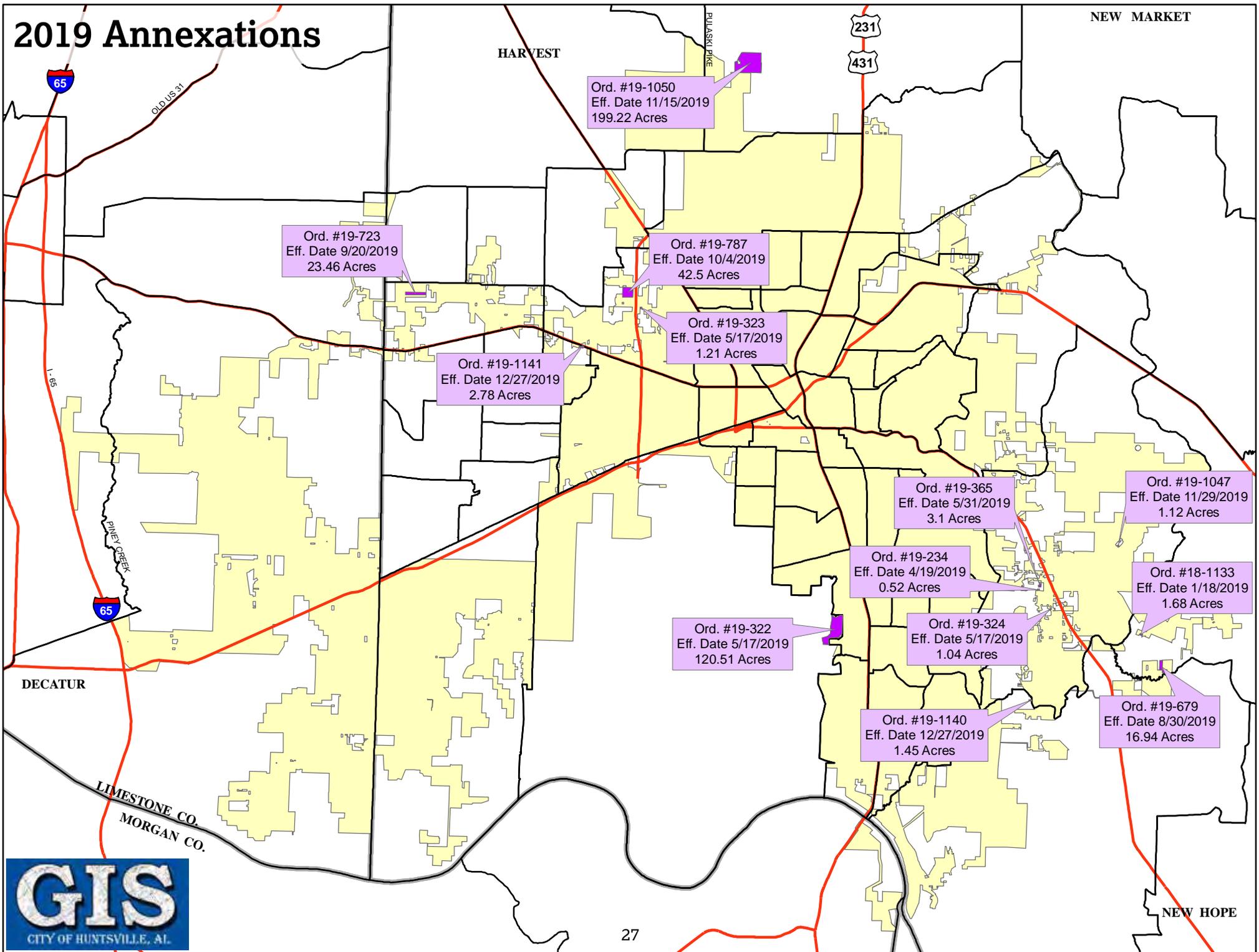
Ordinance	New Zone	Map Sheet	Census Tract	Acres	Effective Date
19-08	C4	12-09	106.22	3.0	3/8/2019
19-10	R2B	12-08	14.01	6.2	3/8/2019
19-62	R2B	09-05	109.02	1.7	4/5/2019
19-64	C4	14-13	107.02	7.2	4/5/2019
19-66	R1A	09-14	109.01	1.1	4/5/2019
19-357	C4	09-14	109.01	0.5	7/5/2019
19-471	C4	13-09	106.22	1.2	8/2/2019
19-469	R1A	09-14	109.01	1.0	8/2/2019
19-463	R2	09-11	111	120.5	8/2/2019
19-572	R1A	09-14	109.01	3.1	8/30/2019
19-932	R2	08-15	109.02	16.9	11/29/2019
19-1038	R2B	13-08, 13-09	106.22	42.5	12/27/2019

Table AZ-3. REZONING APPROVALS IN 2019, BY EFFECTIVE DATE

Ordinance	Old Zone	New Zone	Map Sheet	Census Tract	Acres	Effective Date
19-06	R1B	R2	07-11	28.02	21.4	3/8/2019
19-183	LI	R1B	13-11	2.02	2.7	5/3/2019
19-185	RP	RP2	11-09, 12-09	14.02	4.9	5/3/2019
19-275	RP	C4	12-10, 12-09	14.02	55.5	5/31/2019
19-277	RP	C4	12-09	14.02	19.5	5/31/2019
19-359	R2A	C4	09-14	109.01	0.5	7/5/2019
19-461	R1A, R2A, R2B, C4	C1, C4, R2B	09-11, 09-12	28.01	36.1	8/2/2019
19-570	C1	R2	10-10	24	4.1	8/30/2019
19-673	R2A, R2B	C1, C4	13-07	106.12	11.5	10/4/2019
19-671	LI, R1B, C1	C4	12-11	7.02, 30	134.52	10/4/2019
19-669	RPW	RPC	11-09, 11-08	14.02	13.8	10/4/2019
19-667	R2B	C1	12-09	106.22	56.7	10/4/2019
19-930	C4, R1	R2	08-15	113	25.1	11/29/2019
19-1036	R1A, R1B	R2B	14-10	4.03	49.2	12/27/2019

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.

2019 Annexations



Population and Housing Estimates

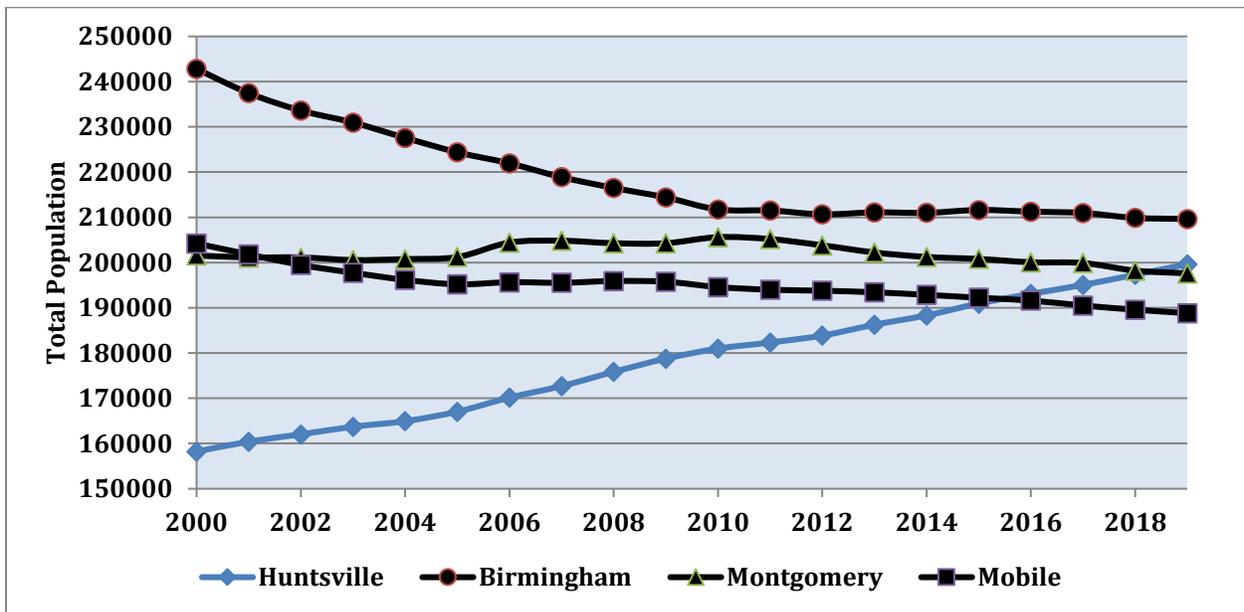
POPULATION

- 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, 2019, the population of the City of Huntsville was estimated at 199,637, an increase of 10.8 percent since 2010.
 - Huntsville continues to be the fastest-growing major city in Alabama, with an average annual growth rate of 1.2 percent over the past decade.

Table PH-1. **POPULATION AND HOUSING, 2000-2019**

	Population	Housing Units
Census 2000	158,635	73,903
Census 2010	180,105	84,949
City Estimate July 2018	197,318	96,307
City Estimate July 2019	199,637	97,856

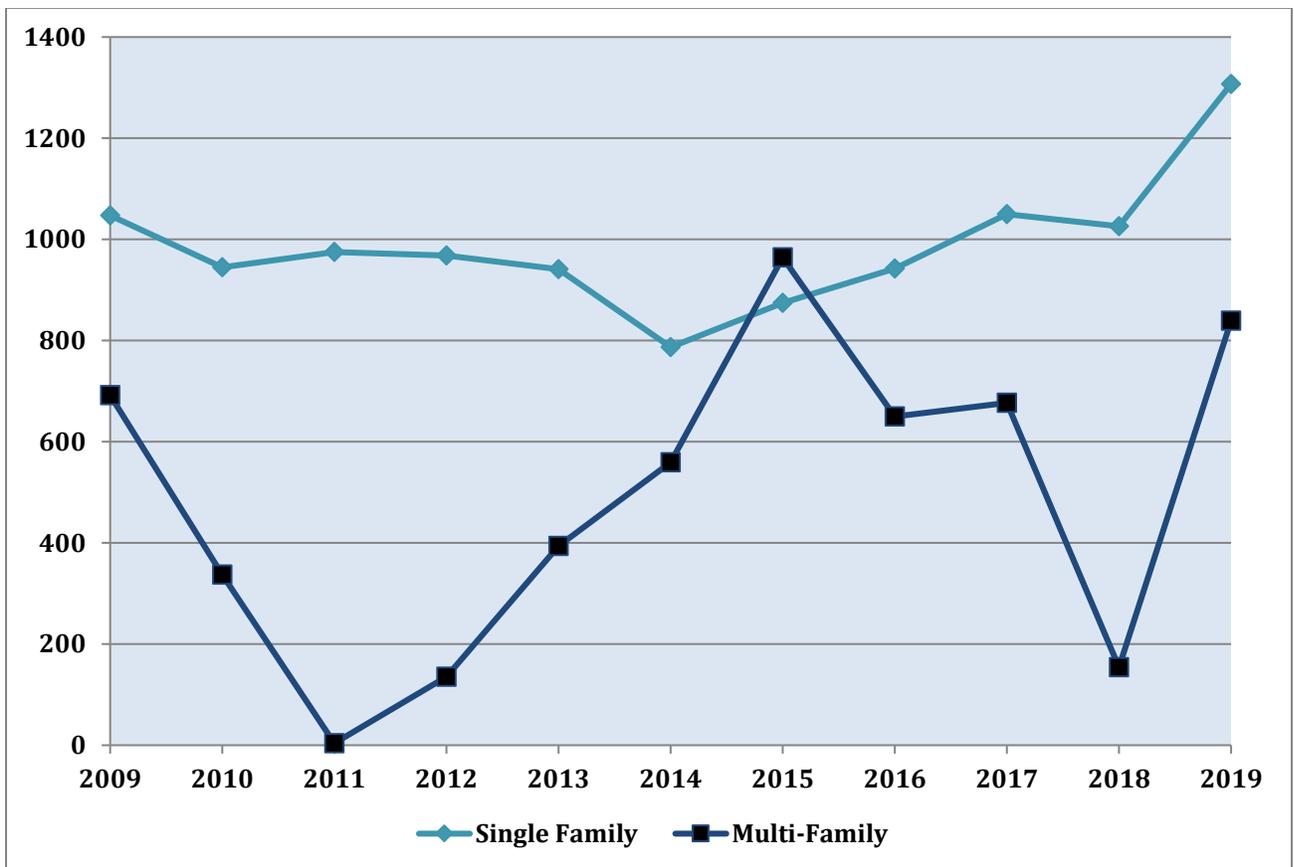
Graph PH-1. **POPULATION OF ALABAMA CITIES OVER 150,000 (2000-2019)**



HOUSING

- In comparing the December 2019 estimate with the 2010 Census, the City of Huntsville's housing stock increased by 16.5 percent, or around 1.7 percent annually.
- Huntsville added 2,041 housing units between 2018 and 2019, an increase of 2.1 percent.
- There were 98,948 housing units in the City of Huntsville as of December 31, 2019.

Graph PH-2. *HOUSING UNITS ADDED BY YEAR, 2009-2019*



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

Table PH-2. **CHANGE IN HOUSING UNITS BY CENSUS TRACT, 2018-2019**

Legend

(+): Combined/Added Census Tract since 2000

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

Census Tract	<i>Housing Unit Change, 2018-2019</i>			
	Added Single Family	Demolished /Moved	Added Multi-Family	Total Change
2.01 (/)	1	-1	0	0
2.02	0	-3	0	-3
3.01	0	0	0	0
3.02	1	0	0	1
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	1	-1	0	0
7.02	0	0	0	0
9.01 (/)	23	-1	0	22
9.02	2	-1	0	1
10	10	-8	0	2
12	0	0	0	0
13.01 (+)	0	-6	0	-6
13.02 (+)	0	-1	0	-1
14.01 (+)	25	0	0	25
14.02 (+)	1	0	276	277
15	0	-3	0	-3
17	7	-4	0	3
18.01	14	-12	0	2
19.01	4	-8	0	-4
19.02	10	0	173	183
19.03	4	-4	0	0
20	7	-3	0	4
21	4	-24	0	-20
22	0	-1	0	-1
23	0	-4	0	-4
24	0	-1	0	-1
25.01	0	0	0	0

25.02	0	-4	0	-4
26	0	-3	0	-3
27.01	3	-2	0	1
27.21	3	-1	0	2
27.22	4	0	0	4
28.01	14	0	0	14
28.02	82	-1	0	81
29.11	3	0	0	3
29.12	1	0	0	1
29.21	29	-1	0	28
29.22	5	0	0	5
30 (+)	6	-3	2	5
31 (+)	0	-1	0	-1
105.02 (/)	1	0	0	1
106.12 (/)	71	0	80	151
106.21 (/)	69	0	0	69
106.22 (/)	66	-1	39	104
106.23 (/)(+)	27	0	0	27
106.24 (/)(+)	2	0	0	2
107.01 (/)	0	0	0	0
107.02 (/)	14	0	0	14
108 (/)	0	0	0	0
109.01 (/)	237	0	173	410
109.02 (/)	16	0	0	16
110.11 (/)	0	0	0	0
110.12 (/)	0	0	0	0
110.22 (/)	0	0	0	0
111 (/)	8	0	0	8
112 (/)	175	0	0	175
113 (/)	213	0	0	213
208.02 (/)	71	0	0	71
212 (/)	68	0	96	164
Citywide	1,307	-105	839	2,041

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

Table PH-3. **TOTAL HOUSING UNITS BY CENSUS TRACT, 2010-2019**

Census Tract	Total Housing Units (4/2010)	Housing Unit Change, 2010-2019				Total Housing Units (2019)
		Added Single Family	Demolished /Moved	Added Multi-Family	Total Change, 2010-2018	
2.01 (/)	409	4	-4	0	0	409
2.02	1,069	3	-5	40	38	1,107
3.01	1,651	1	-3	0	-2	1,649
3.02	1,538	1	-2	0	-1	1,537
4.03 (+)(/)	1,891	34	-8	0	26	1,917
5.01	751	21	-1	0	20	771
5.02	1,007	1	-3	0	-2	1,005
5.03	756	0	0	0	0	756
6.01	670	0	-3	0	-3	667
6.02	909	0	0	0	0	909
7.01	1,384	2	-4	0	-2	1,382
7.02	1,451	20	-3	60	77	1,528
9.01 (/)	1,974	82	-5	1	78	2,052
9.02	1,218	13	-6	1	8	1,226
10	1,884	96	-73	0	23	1,907
12	1,392	35	-30	0	5	1,397
13.01 (+)	2,276	1	-6	0	-5	2,271
13.02 (+)	1,023	0	-5	0	-5	1,018
14.01 (+)	755	243	0	233	476	1,231
14.02 (+)	2,823	7	-18	550	539	3,362
15	1,896	2	-10	0	-8	1,888
17	899	58	-48	0	10	909
18.01	1,620	62	-44	0	18	1,638
19.01	1,533	31	-30	0	1	1,534
19.02	665	48	-8	421	461	1,126
19.03	966	27	-15	0	12	978
20	1,206	71	-68	0	3	1,209
21	1,851	19	-73	4	-50	1,801
22	979	2	-2	0	0	979
23	2,452	0	-11	0	-11	2,441
24	2,492	0	-3	0	-3	2,489
25.01	1,859	1	-7	0	-6	1,853
25.02	1,775	0	-6	0	-6	1,769

26	2,210	7	-9	0	-2	2,208
27.01	1,395	11	-9	0	2	1,397
27.21	1,928	13	-13	29	29	1,957
27.22	1,361	20	-2	0	18	1,379
28.01	2,331	18	-1	110	127	2,458
28.02	2,532	827	-9	0	818	3,350
29.11	1,872	12	-5	0	7	1,879
29.12	1,055	8	0	0	8	1,063
29.21	2,930	103	0	61	164	3,094
29.22	1,760	33	-3	0	30	1,790
30 (+)	1,452	6	-80	7	-67	1,385
31 (+)	1,220	4	-148	518	374	1,594
105.02 (/)	88	3	-1	0	2	90
106.12 (/)	1,423	900	-4	80	976	2,399
106.21 (/)	10	325	0	40	365	375
106.22 (/)	4,479	358	-27	1783	2,114	6,593
106.23 (/)(+)	278	264	-2	0	262	540
106.24 (/)(+)	32	32	0	0	32	64
107.01 (/)	14	1	0	0	1	15
107.02 (/)	310	106	-1	0	105	415
108 (/)	317	9	0	0	9	326
109.01 (/)	4,214	2118	-1	264	2,381	6,595
109.02 (/)	22	17	0	0	17	39
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	8	0	0	8	11
112 (/)	3,262	1951	-8	196	2,139	5,401
113 (/)	390	889	-1	0	888	1,278
208.02 (/)	284	550	0	0	550	834
212 (/)	385	223	-1	528	750	1,135
Citywide	85,152	9,701	-831	4,926	13,796	98,948

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
		57.02	Laceys Spring