



THE
HUNTSVILLE
DEVELOPMENT
REVIEW
2015



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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: *Nature’s Cove, The Avenue, Polaris, Walmart*

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

2015 Annual Edition

Volume 32, Published February
2016

*A Publication of
the City of Huntsville
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Long Range Planning Division*

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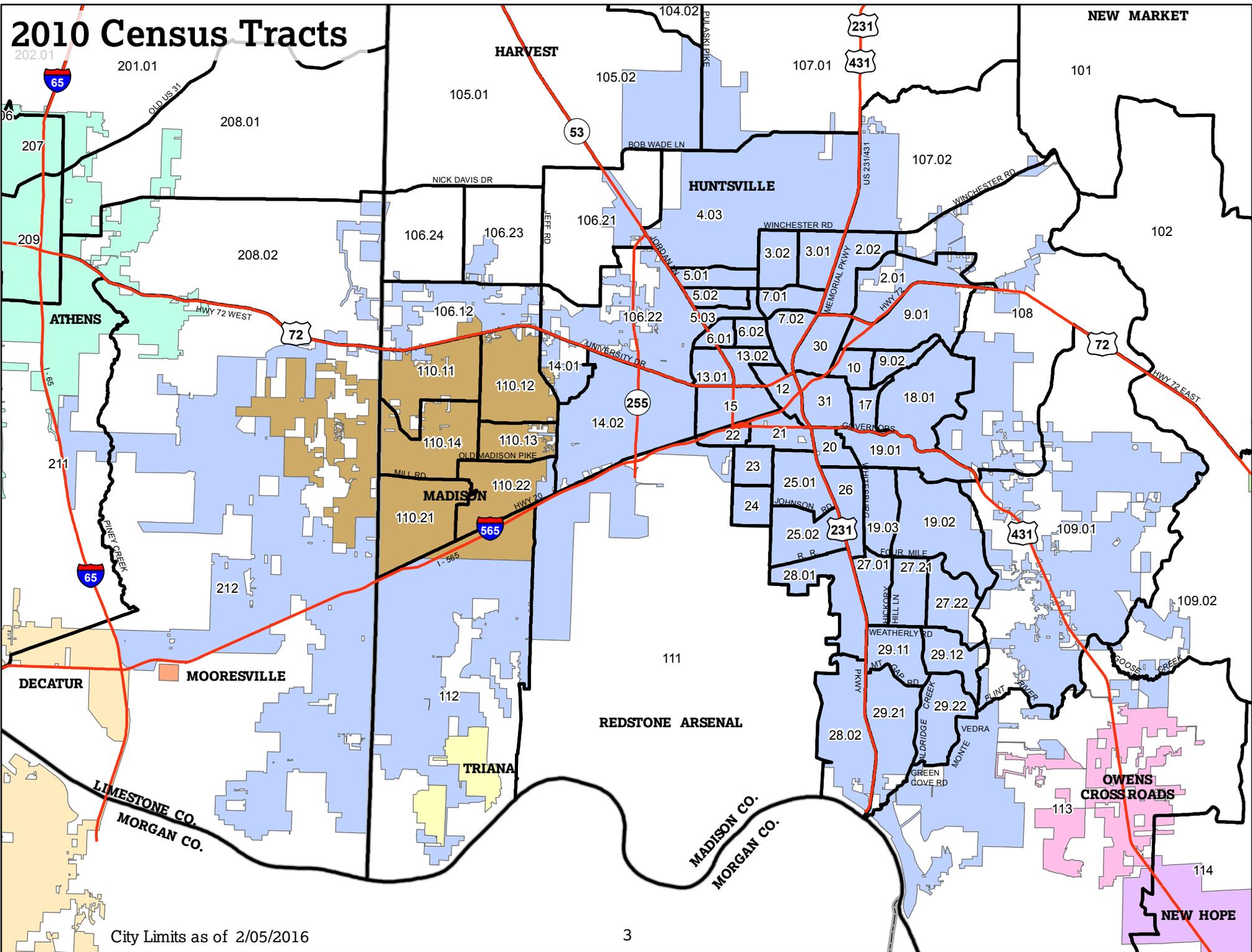
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2010 Census Tracts



City Limits as of 2/05/2016

Residential

BUILDING PERMITS

- There were 1,752 residential dwellings issued building permits in the City of Huntsville in 2015, a decrease of 4.5 percent over 2014's total of 1,834.
 - The number of multi-family units issued building permits decreased by 21.7 percent over 2014. Large apartment projects continued construction in Downtown Huntsville and Limestone County.
 - The number of single-family building permits (998) increased by 14.6 percent over 2014.
 - The census tract with the largest total number of residential building permits was 109.01 (Hampton Cove).

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

Census Tract (2010)	Areas Included	# of Units Permitted
109.01	Hampton Cove	345
112	Martin-Zierdt	291
31	Downtown	194
106.22	Providence	174
212	Greenbrier	160
TOTAL	CITYWIDE	1,752

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

Building Type	Total Units	Average Size (Sq. Ft.)	Contract Amount Total
Single Family, Detached	965	2,802	\$47,156,547
Single Family, Attached (Townhomes)	33	1,631	\$1,957,973
Multi-Family, Apartment	735	1,198	\$28,484,049
Multi-Family, Condominium	19	912	\$663,188

- The average size of a permitted single-family detached structure decreased by 19.4 percent between 2014 and 2015.
- The total contract amount of residential projects permitted in Huntsville in 2015 was \$78,261,756, down 22.6 percent from 2014 due to a decrease in apartment construction.

CERTIFICATES OF OCCUPANCY

- A total of 1,838 certificates of occupancy were issued for residential dwellings in the City of Huntsville in 2015, an increase of 36.6 percent over 2014's total of 1,346.
 - The top census tract for residential CO's, by the number of units, was 112 (Martin-Zierdt).

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

Census Tract (2010)	Areas Included	# of Units Granted
112	Martin-Zierdt	232
109.01	Hampton Cove	229
106.22	Providence	202
19.02	Jones Valley	197
14.01	Creekwood Park	189
TOTAL	CITYWIDE	1,838

Table R-4. RESIDENTIAL CERTIFICATES OF OCCUPANCY, CITYWIDE

Building Type	Total Units	Contract Amount Total
Single Family, Detached	846	\$40,577,249
Single Family, Attached (Townhomes)	28	\$849,067
Multi-Family, Apartment	909	\$58,356,480
Multi-Family, Condominium	55	\$3,909,443

- The total contract amount of single-family detached homes granted CO's increased by 11.4 percent between 2014 and 2015.
- The total contract amount of apartment units granted CO's increased by 116.3 percent between 2014 and 2015.

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. This is the first time the Development Review is reporting residential alterations in its annual report.

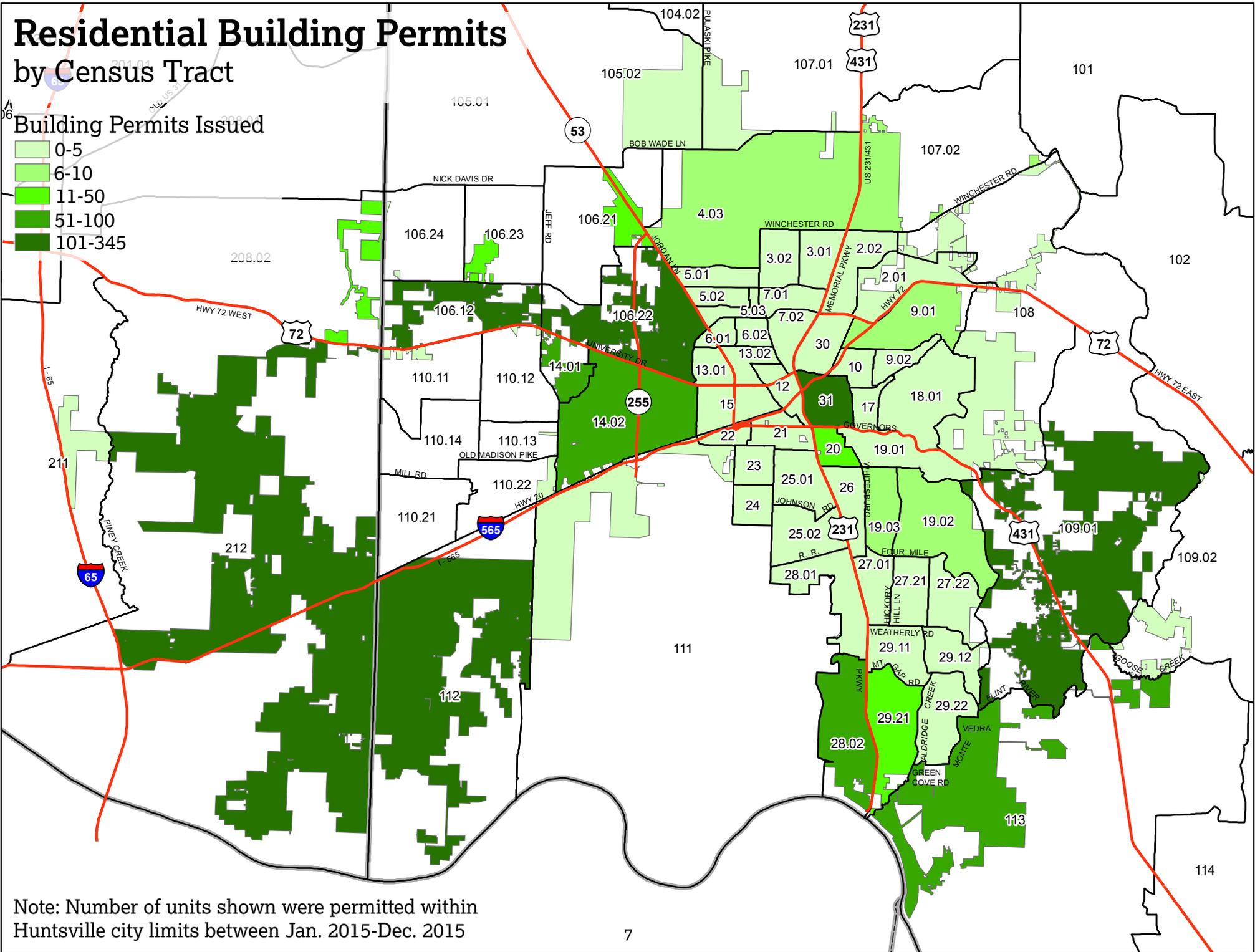
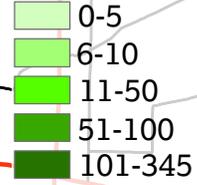
- There were 606 building permits issued for additions and alterations in 2015.
 - Census tract 26 (Piedmont/Fleming Meadows) had the most permits issued.
 - While the older neighborhoods in East Central Huntsville have historically been issued the majority of renovation permits, newer hotspots include the Hampton Cove and Chaffee areas.

Table R-5. TOP CENSUS TRACTS- RESIDENTIAL BUILDING PERMITS (ADDITIONS AND ALTERATIONS), BY NUMBER OF UNITS

Census Tract (2010)	Areas Included	# of Permits
26	Piedmont/Fleming Meadows	45
18.01	Monte Sano	42
109.01	Hampton Cove	41
28.01	Chaffee	41
10	Five Points	28
TOTAL	CITYWIDE	606

Residential Building Permits by Census Tract

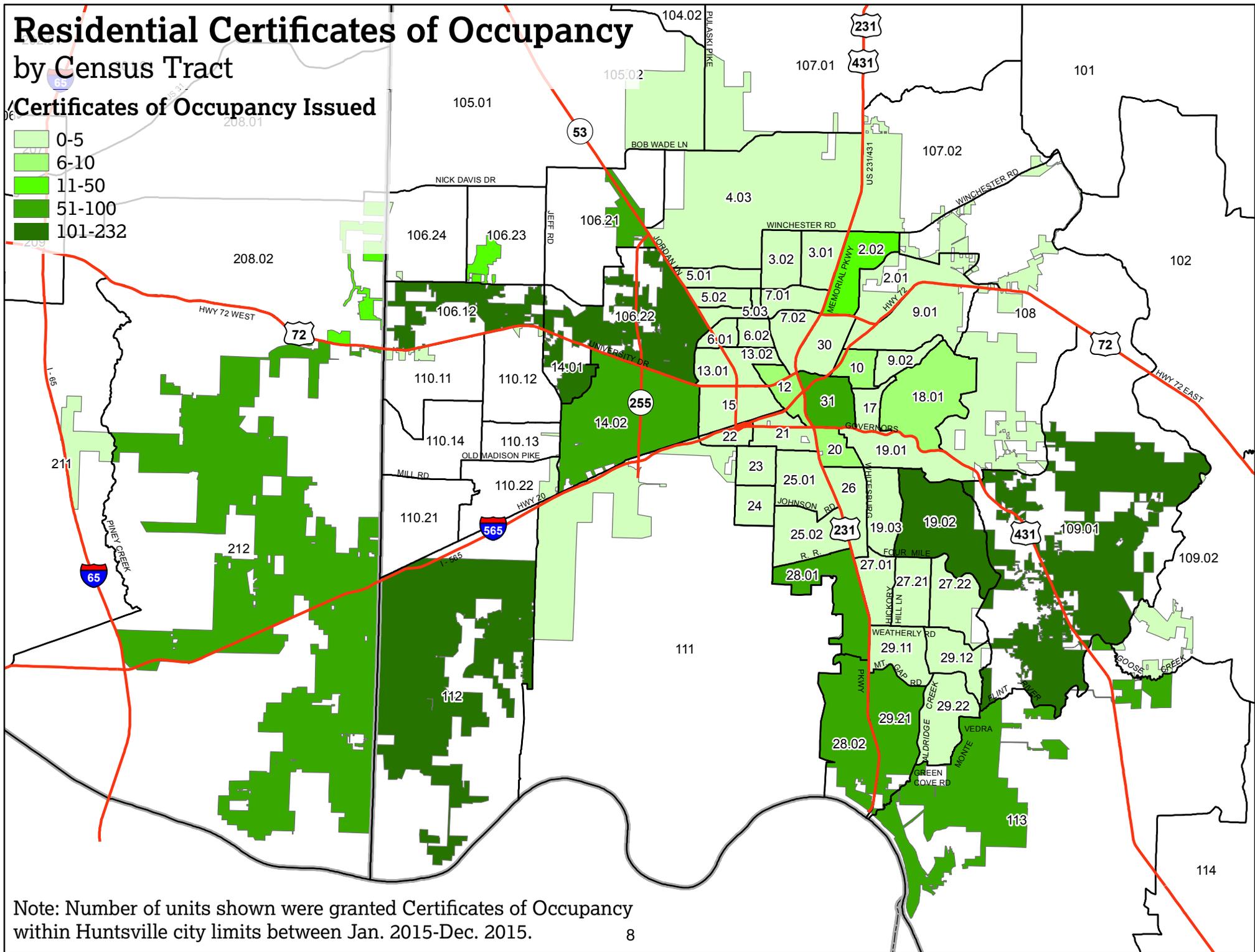
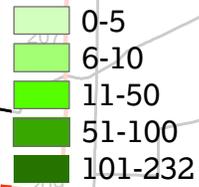
Building Permits Issued



Note: Number of units shown were permitted within Huntsville city limits between Jan. 2015-Dec. 2015

Residential Certificates of Occupancy by Census Tract

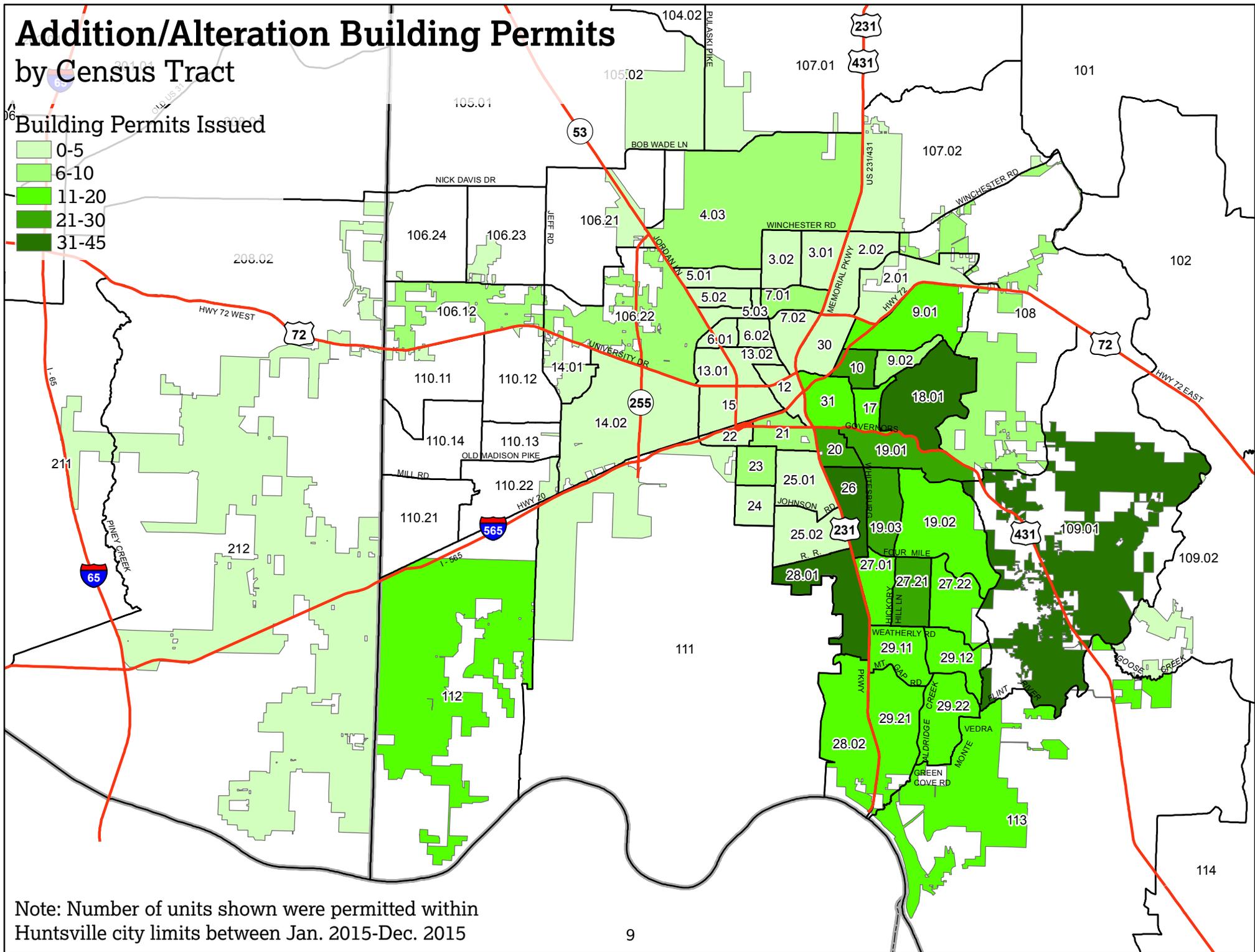
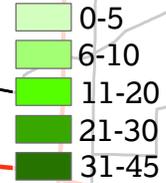
Certificates of Occupancy Issued



Note: Number of units shown were granted Certificates of Occupancy within Huntsville city limits between Jan. 2015-Dec. 2015.

Addition/Alteration Building Permits by Census Tract

Building Permits Issued



Note: Number of units shown were permitted within Huntsville city limits between Jan. 2015-Dec. 2015

Subdivisions

HIGHLIGHTS

- Between 2014 and 2015, the total number of single family subdivision lots approved decreased by 40 percent. The number of multi-family units approved decreased by 84 percent.
 - The largest single-family residential subdivision approved in 2015 was the 108-lot Willows at Sanctuary Cove near Goldsmith-Schiffman Elementary School in East Huntsville.
 - The largest multi-family project given approval was the 90-unit Providence Place Apartments Phase 2 in Northwest Huntsville.

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

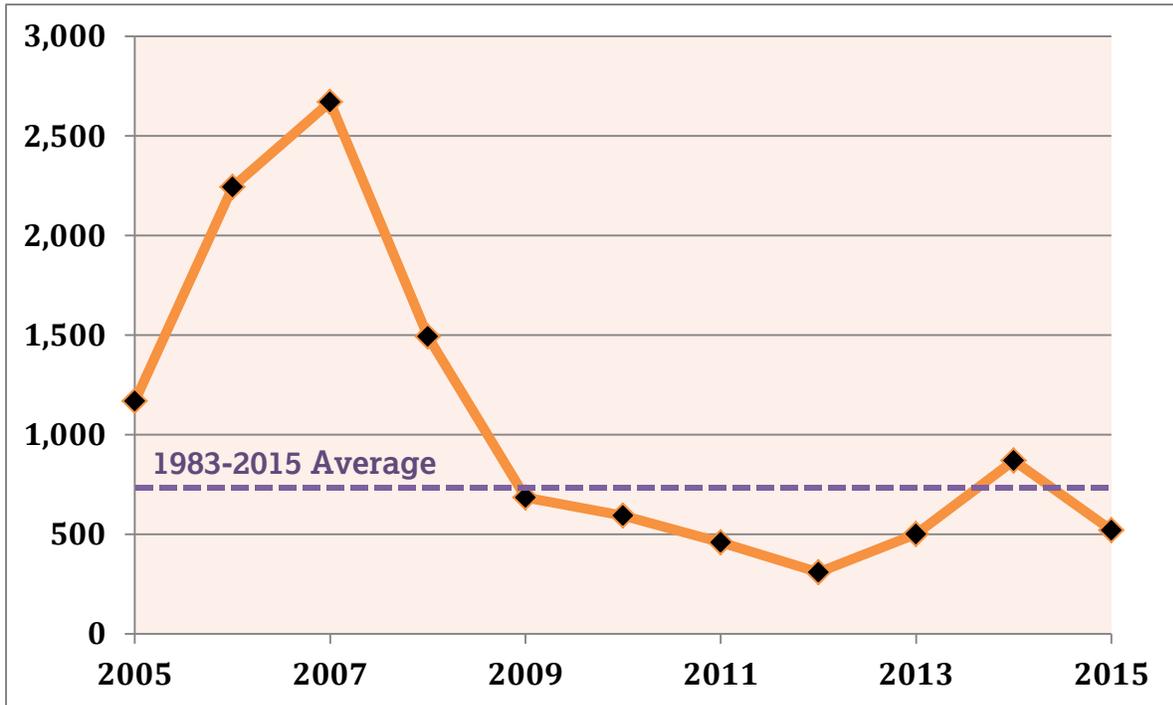
Table S-1. SUBDIVISIONS APPROVED IN 2015, BY PROJECT TYPE

Subdivision Type	Number of Lots/Units Approved	Largest Project, by # of Lots
<i>Commercial</i>	35	Providence Phase 7A
<i>Single-Family</i>	519	Willows at Sanctuary Cove
<i>Multi-Family</i>	134	Providence Place Phase 2
<i>Public/Other</i>	0	
TOTAL	688	

Table S-2. TOP CENSUS TRACTS-- SUBDIVISIONS APPROVED IN 2015, BY NUMBER OF LOTS/UNITS APPROVED OVERALL

Census Tract (2010)	Areas Included	# of Lots/Units Permitted
109.01	Hampton Cove	390
106.22	Providence	109
14.02	Research Park	44
208.02	East Limestone	44
106.12	72 West	37
TOTAL	CITYWIDE	688

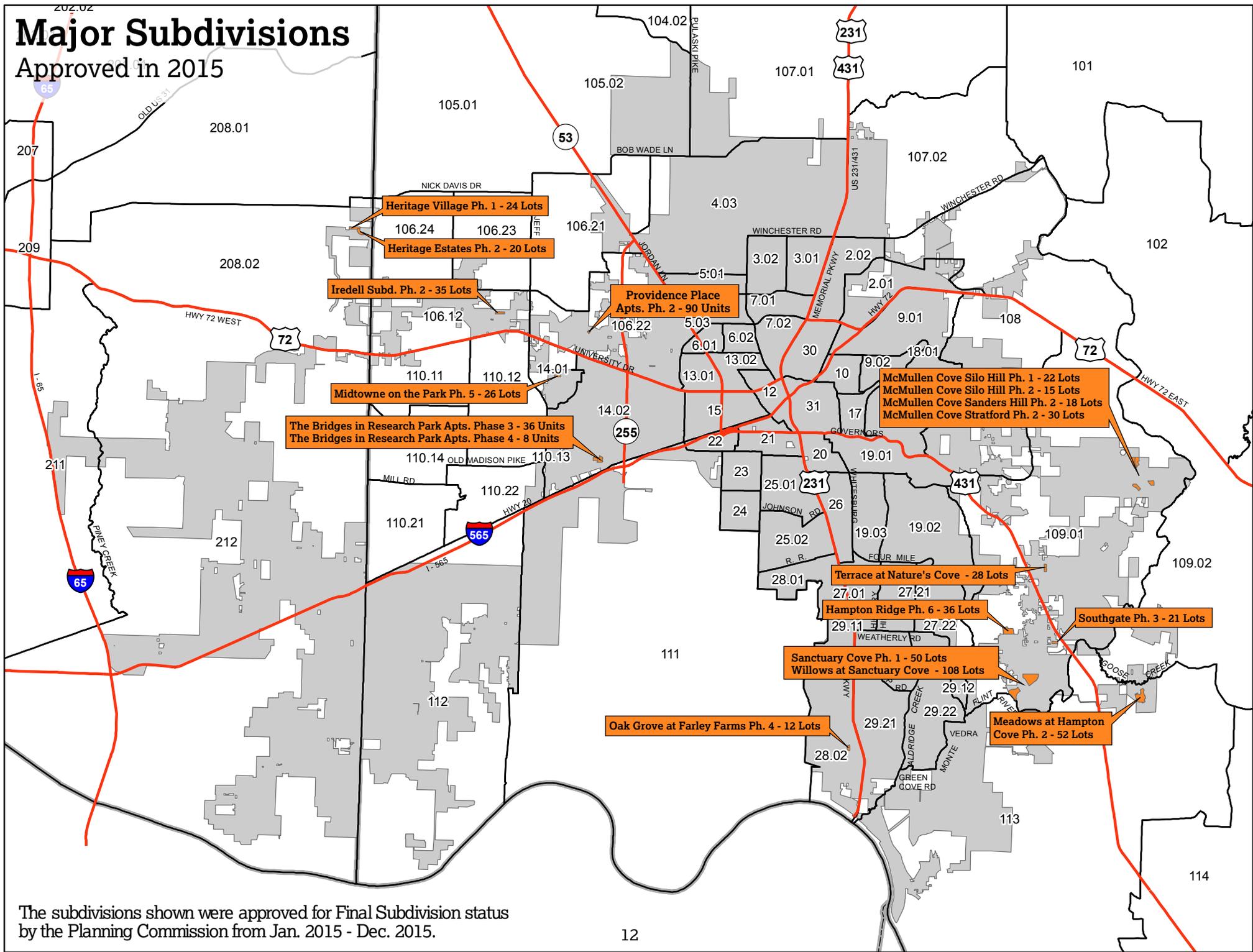
Graph S-1. SINGLE-FAMILY LOTS APPROVED BY YEAR, 2005-2015



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 dipped below average in 2015 after an above-average year in 2014. However, approvals remained well above historic lows.

Major Subdivisions Approved in 2015



The subdivisions shown were approved for Final Subdivision status by the Planning Commission from Jan. 2015 - Dec. 2015.

Real Estate

HIGHLIGHTS

- According to the North Alabama Multiple Listing Service (NALMLS), there were 2,880 single-family residential units sold within Huntsville city limits in 2015, a 20.8 percent increase from 2014's total of 2,385.
 - 421 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 \$199,776, a 1.9 percent increase from 2014's average of \$195,997.
 - The average sales price increased from 2014 to 2015 in 31 of 58 census tracts where homes were sold in the City both years, down from 32 from 2013-2014.
 - Many tracts in West Central Huntsville registered small decreases, with the McDonnell neighborhood registering the largest year-over-year decrease after a spike in prices in 2014.
 - Several North Huntsville neighborhoods, including University Central, Lincoln Village, and Mastin Lake, experienced significant price increases year-over-year.
 - Looking at longer-range trends, housing prices increased in 34 of 57 census tracts where homes were sold in both 2012 and 2015.
 - Four of the five tracts with the largest price increases since 2012 are located in North Huntsville.
 - Four of the five tracts with the largest price decreases are located in West Central Huntsville.
 - The average price per square foot for a single family home was \$82.77, a slight increase from 2014's \$82.58.
 - More than one out of every four homes sold in 2015 were in the \$150,000-\$224,999 price range.
- The average days on market for homes sold in 2015 were 91, down from 113 in 2014.
 - The census tracts with the lowest average days on market were 106.21 (53 North) and 113 (Green Mountain) with 20 and 46 days, respectively.
 - The census tracts with the highest average days on market were 12 (Terry Heights) and 2.01 (Edmonton Heights), with 262 and 230 days, respectively.

Table RE-1. **TOP CENSUS TRACTS- SINGLE FAMILY RESIDENTIAL UNITS SOLD, 2015**

Tract	Tract Name	Number of Units
109.01	Hampton Cove	421
112	Martin-Zierdt	276
28.02	English Village/Bell Mtn.	191
106.12	72 West	172
29.21	Challenger	82
TOTAL	CITYWIDE	2,880

Table RE-2. **TOP CENSUS TRACTS- AVERAGE SALES PRICE (SINGLE FAMILY HOUSING), 2015**

Tract	Tract Name	Average Price
19.02	The Ledges	\$567,175
31	Downtown	\$553,200
113	Green Mountain	\$421,142
19.03	Jones Valley	\$414,550
19.01	Governors East	\$368,371
AVERAGE	CITYWIDE	\$199,776

- The city's Downtown, East Central and far Southeast census tracts had the highest average sales prices in 2015.
- Citywide, the average sales price for new construction homes in 2015 was \$282,944; for resale homes, it was \$173,373.

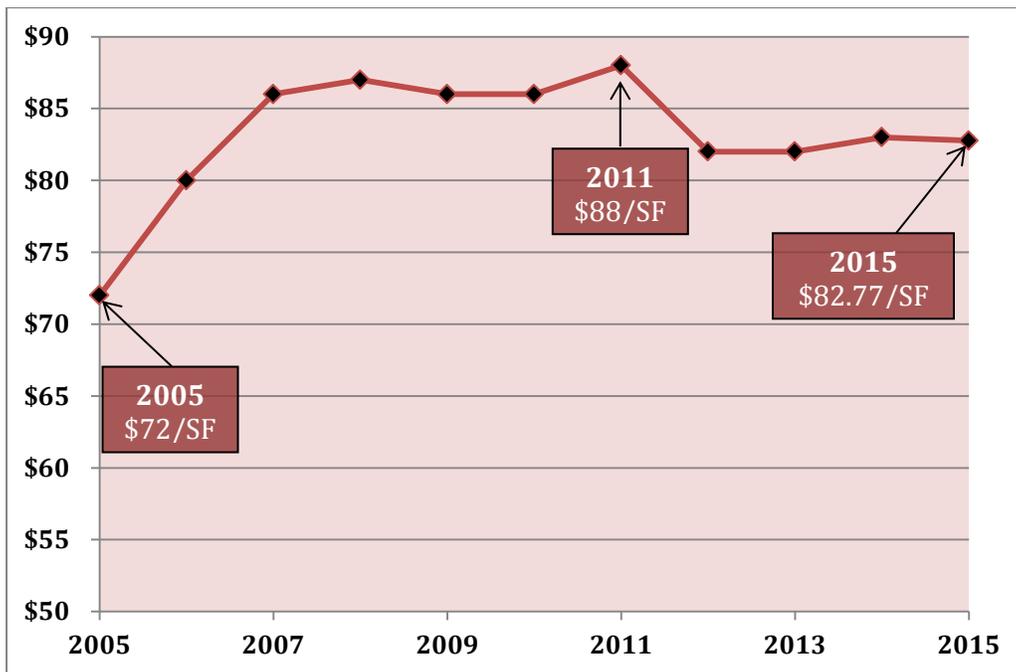
Table RE-3. **TOP CENSUS TRACTS- PRICE PER SQUARE FOOT (SINGLE FAMILY HOUSING), 2015**

Tract	Tract Name	Average Price
31	Downtown	\$178.47
19.02	The Ledges	\$146.39
17	Blossomwood	\$120.86
20	Mayfair Park	\$119.64
113	Green Mountain	\$116.21
AVERAGE	CITYWIDE	\$82.77

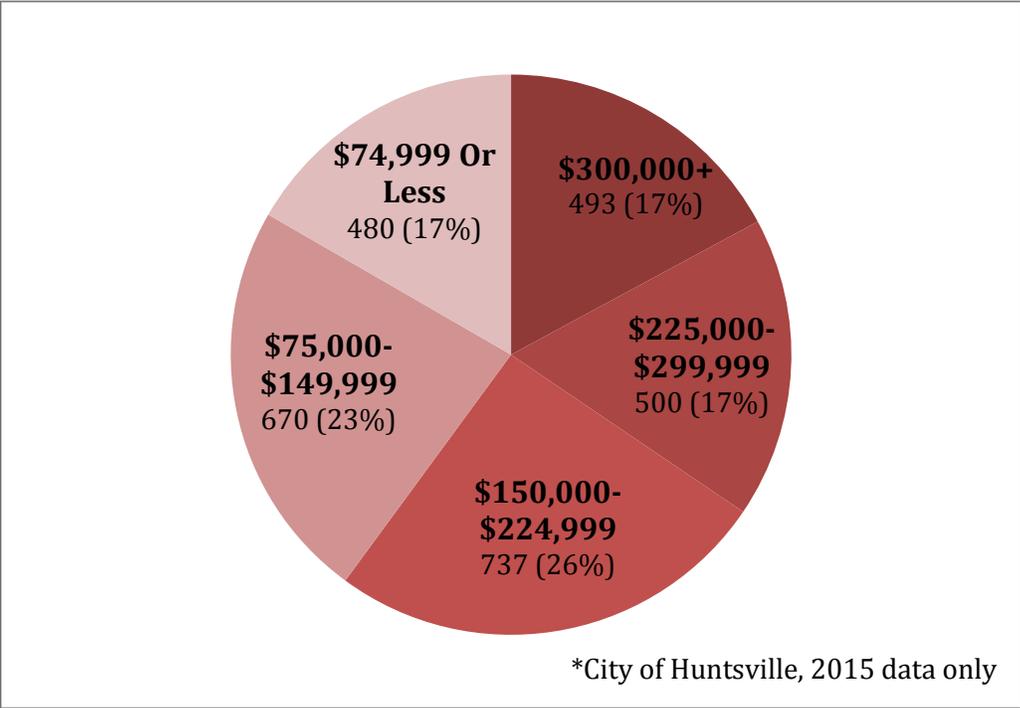
Table RE-4. TOP CENSUS TRACTS- FEWEST DAYS ON MARKET (SINGLE FAMILY HOUSING), 2015

Tract	Tract Name	Average DOM
106.21	53 North	20
113	Green Mountain	46
106.12	72 West	52
7.01	Davis Hills	56
14.01	Creekwood Park	60
AVERAGE	CITYWIDE	91

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

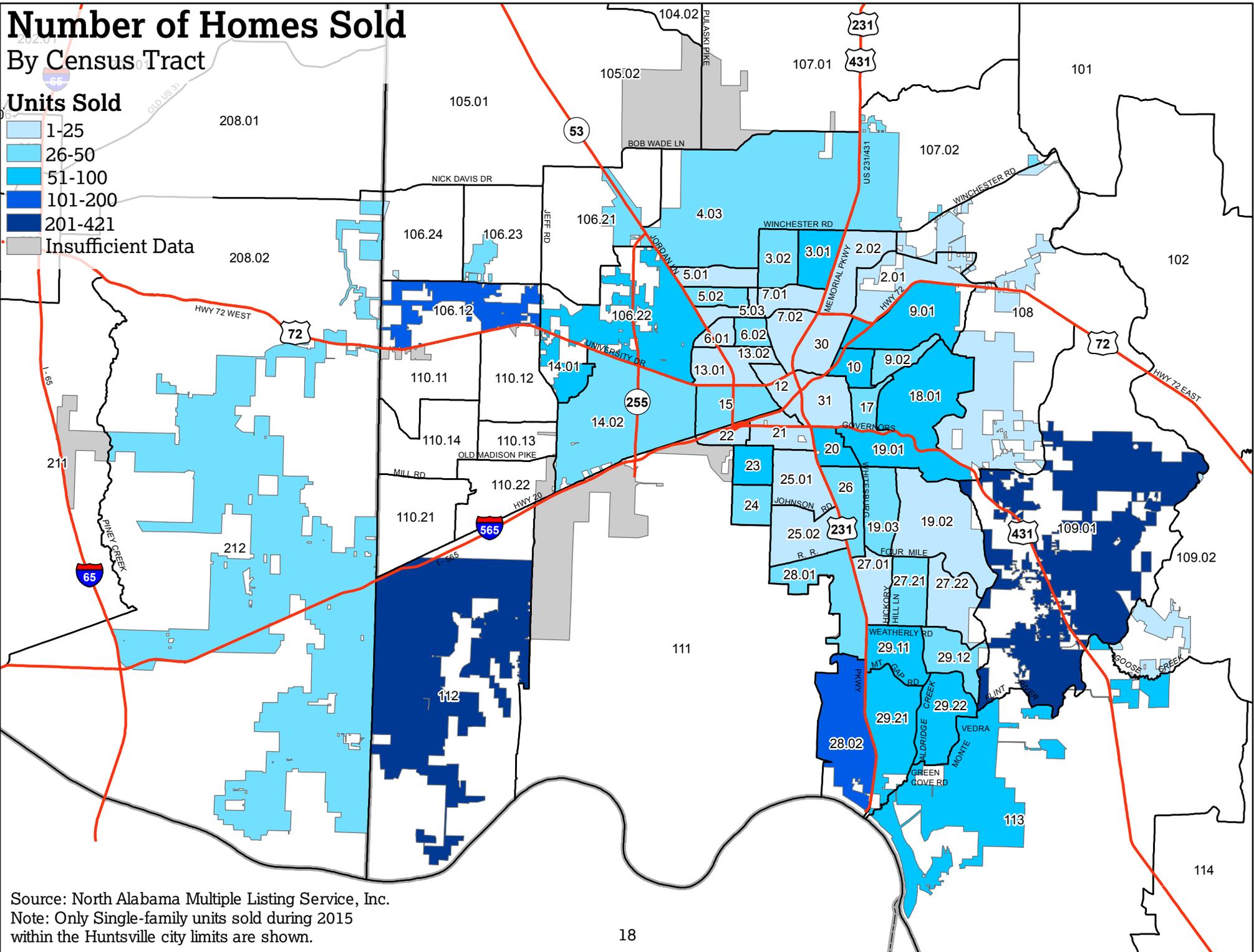
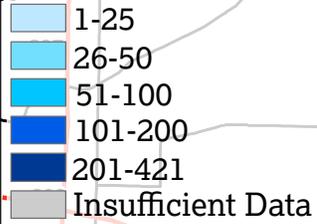


Graph RE-2. TOTAL SINGLE-FAMILY HOME SALES BY PRICE RANGE*



Number of Homes Sold By Census Tract

Units Sold

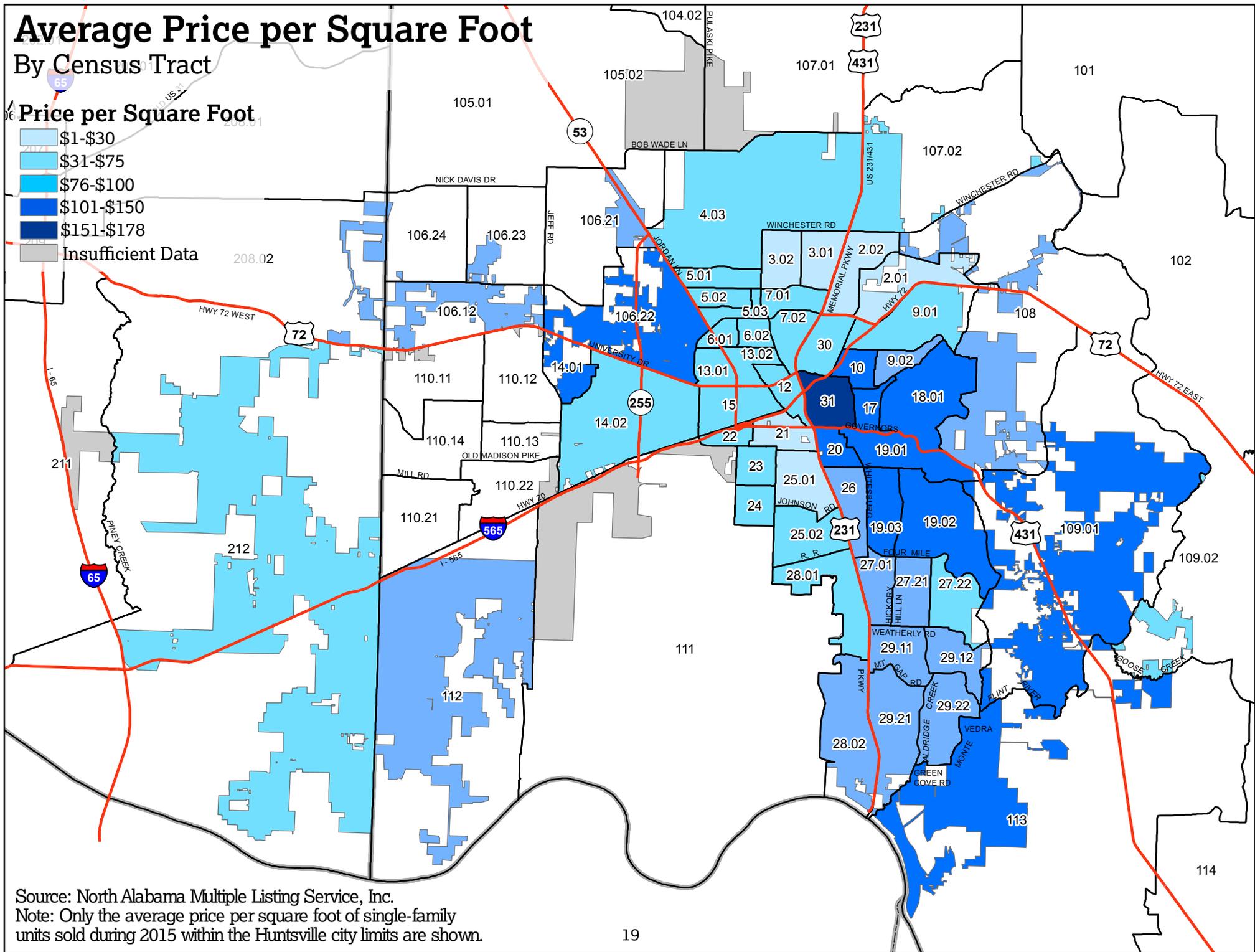


Source: North Alabama Multiple Listing Service, Inc.
 Note: Only Single-family units sold during 2015
 within the Huntsville city limits are shown.

Average Price per Square Foot

By Census Tract

Price per Square Foot

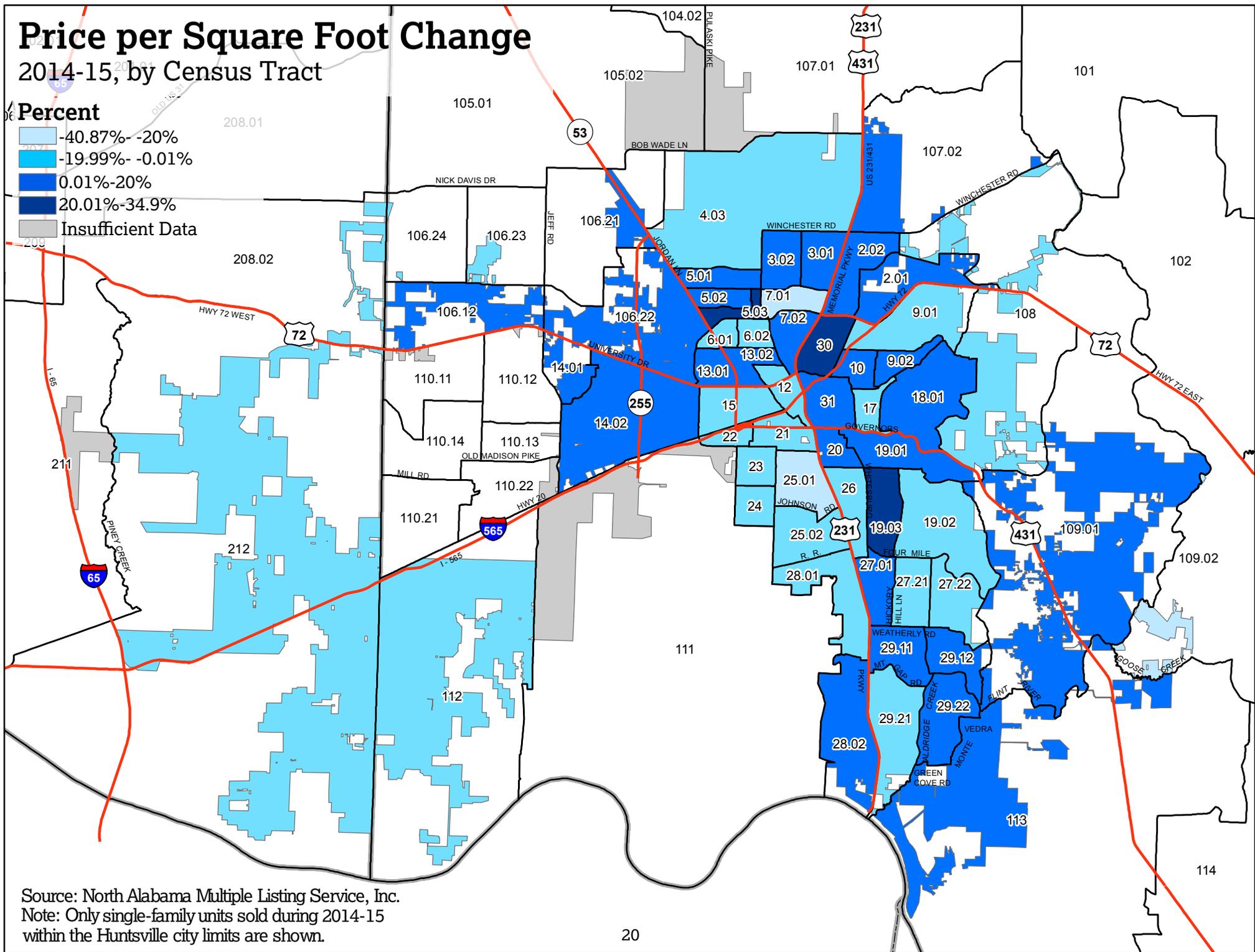


Source: North Alabama Multiple Listing Service, Inc.
 Note: Only the average price per square foot of single-family units sold during 2015 within the Huntsville city limits are shown.

Price per Square Foot Change 2014-15, by Census Tract

Percent

- 40.87% - -20%
- 19.99% - -0.01%
- 0.01% - 20%
- 20.01% - 34.9%
- Insufficient Data



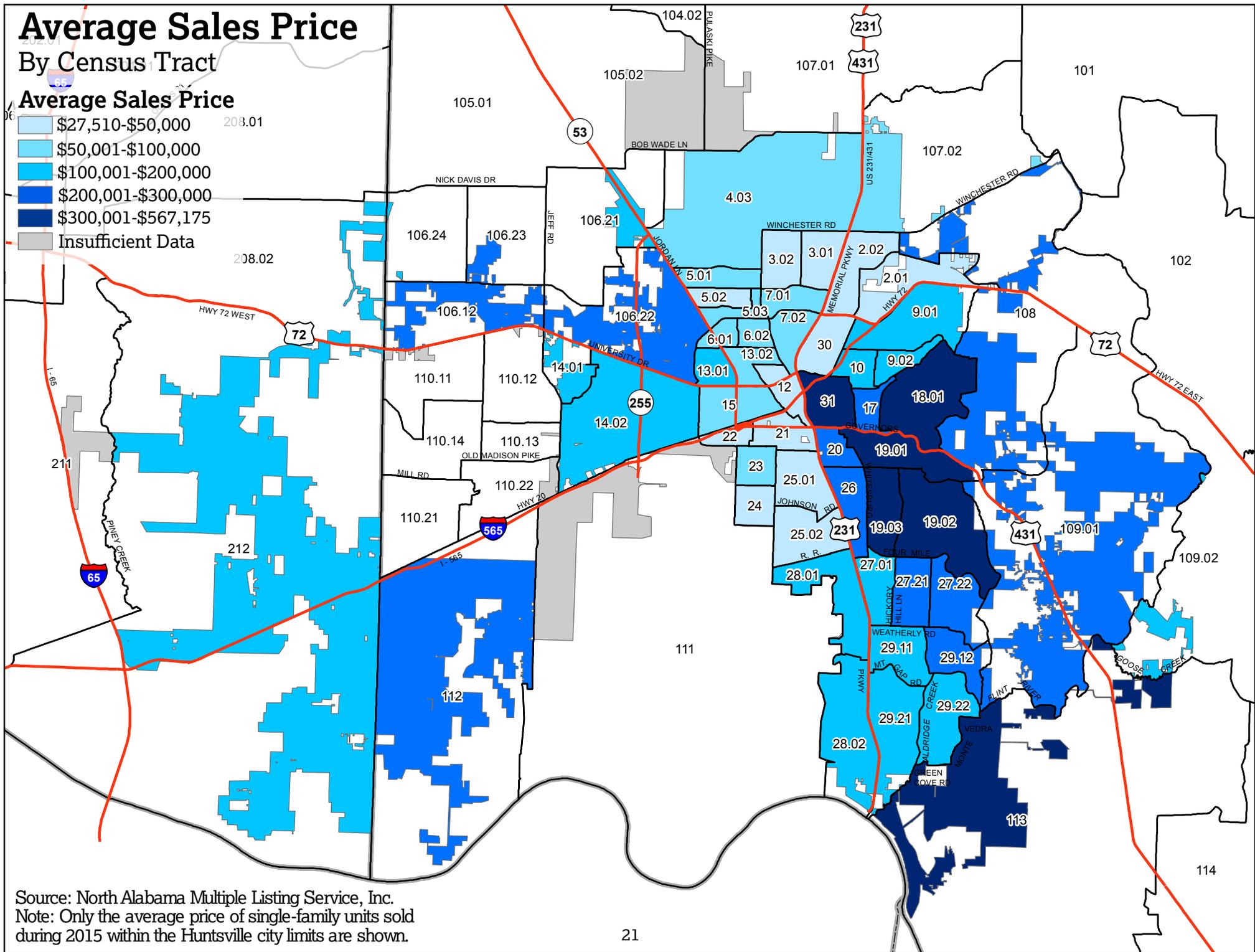
Source: North Alabama Multiple Listing Service, Inc.
 Note: Only single-family units sold during 2014-15
 within the Huntsville city limits are shown.

Average Sales Price

By Census Tract

Average Sales Price

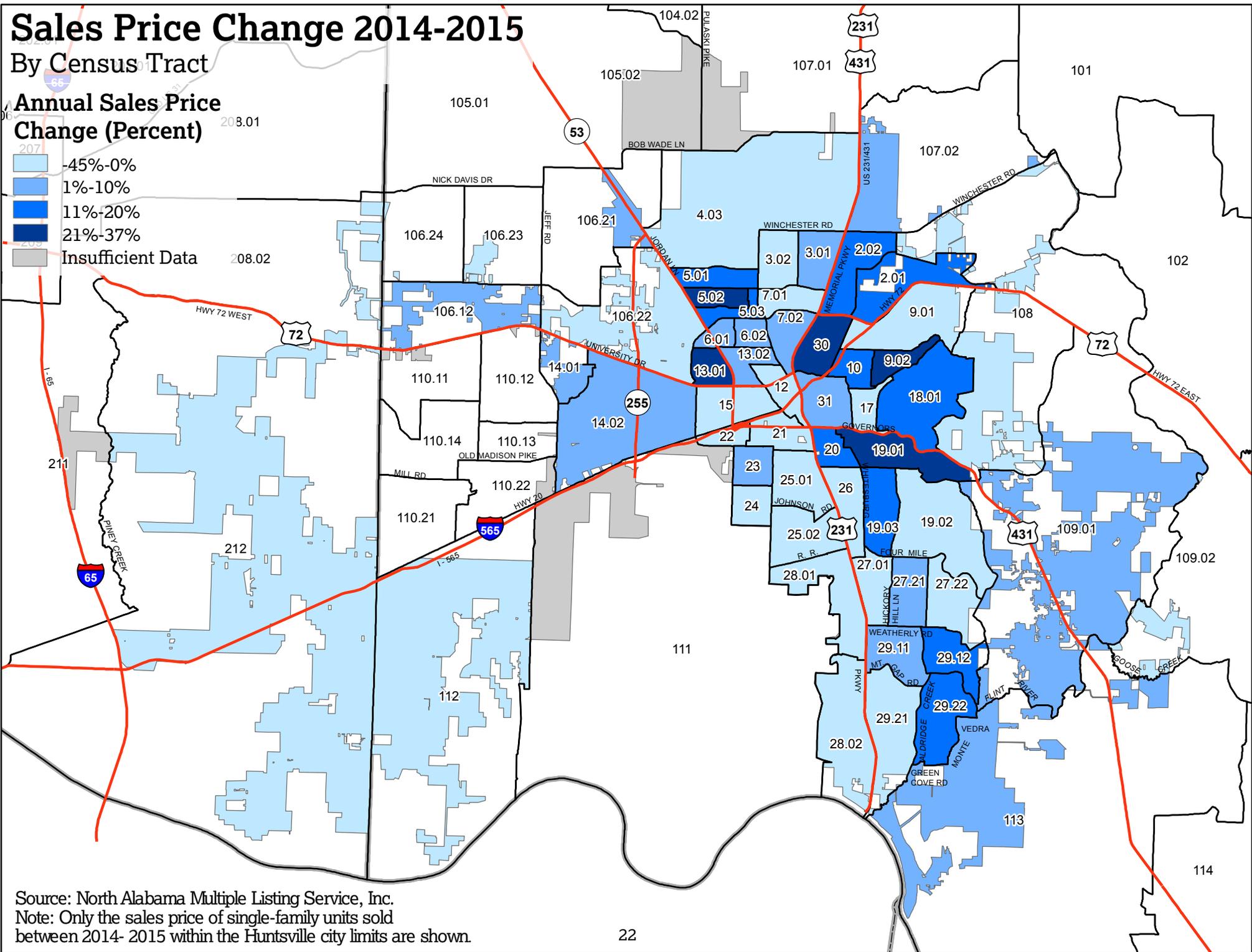
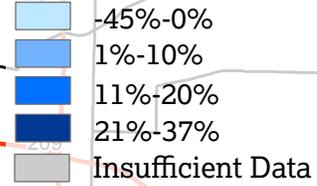
- \$27,510-\$50,000
- \$50,001-\$100,000
- \$100,001-\$200,000
- \$200,001-\$300,000
- \$300,001-\$567,175
- Insufficient Data



Sales Price Change 2014-2015

By Census Tract

Annual Sales Price Change (Percent)



Commercial and Other Developments

HIGHLIGHTS

- A total of 446 non-residential building permits (Commercial, Office, Industrial, etc.) were issued in 2015, virtually unchanged from 2014's total of 447.
 - The top census tract for non-residential building permits was 14.02, home to Research Park. 73 permits were issued in that area, including the expansion of Bridge Street and renovations for Lockheed Martin.
 - Large commercial or mixed-use projects that began or continued in 2015 included The Avenue downtown, the expansion of the Village of Providence town center in Northwest Huntsville, and the repurposing of the former Stone Middle School into 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>	205
Office <i>Commercial Office Buildings</i>	107
Industrial <i>Manufacturing, warehouses</i>	30
Other <i>Churches, Schools, Hospitals, Recreation, Public Facilities</i>	104
TOTAL	446

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	73	Bridge Street, Lockheed Martin
31	Downtown	41	The Avenue, UG White
106.22	Providence	27	Hampton Inn, Graybar
26	Piedmont/Fleming Meadows	25	Crestwood expansion
21	Lowe Mill	22	Campus No. 805
TOTAL	CITYWIDE	446	

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>	165
Office <i>Commercial Office Buildings</i>	78
Industrial <i>Manufacturing, warehouses</i>	16
Other <i>Churches, Schools, Hospitals, Recreation, Public Facilities</i>	73
TOTAL	332

Annexations, Zonings and Rezonings

ANNEXATIONS

- There were 11 annexations approved by the Huntsville City Council in 2015.
- A total of 212.4 acres were added to the City of Huntsville in 2015.
- Census Tracts 109.01 (Hampton Cove) and 113 (Green Mountain/Owens Cross Roads) had two annexations each, but Tract 212 (Greenbrier) had the largest amount of land annexed (156.3 acres).

Table AZ-1. ANNEXATIONS APPROVED IN 2015, BY EFFECTIVE DATE

Ordinance	Name	Persons	Houses	Census Tract	Acres	Effective Date
14-969	Quandt	3	1	112	2.1	1/8/15
15-160	Graybar	0	0	106.22	8.4	3/26/15
15-320	Meadows	0	0	113	2.7	5/28/15
15-413	Timms	4	1	106.24	0.4	6/25/15
15-450	Ishee	0	0	14.01	1.4	7/9/15
15-451	Governors	0	0	14.02	8.5	7/9/15
15-452	Sterling	2	1	109.01	1.4	7/9/15
15-529	Procter	0	0	212	156.3	7/23/15
15-641	King Drake	0	0	109.01	3.4	9/10/15
15-693	Atnip 2	0	0	107.02	13.4	9/24/15
15-837	Meadows 2	0	0	113	14.4	11/19/15
	TOTAL	9	3		212.4	

ZONING AND REZONING APPROVALS

- There were 11 zonings and 10 rezonings approved by the Huntsville City Council in 2015.
- The largest single zoning in 2015 was for 156.3 acres in Limestone County. The previously un-zoned land was designated Commercial Industrial Park (CIP).
- The largest single rezoning in 2015 was for 235.9 acres on Green Mountain that was previously zoned as Residential R-1. The land was rezoned Residential R-1A to accommodate future residential development.

Table AZ-2. ZONING APPROVALS IN 2015, BY EFFECTIVE DATE

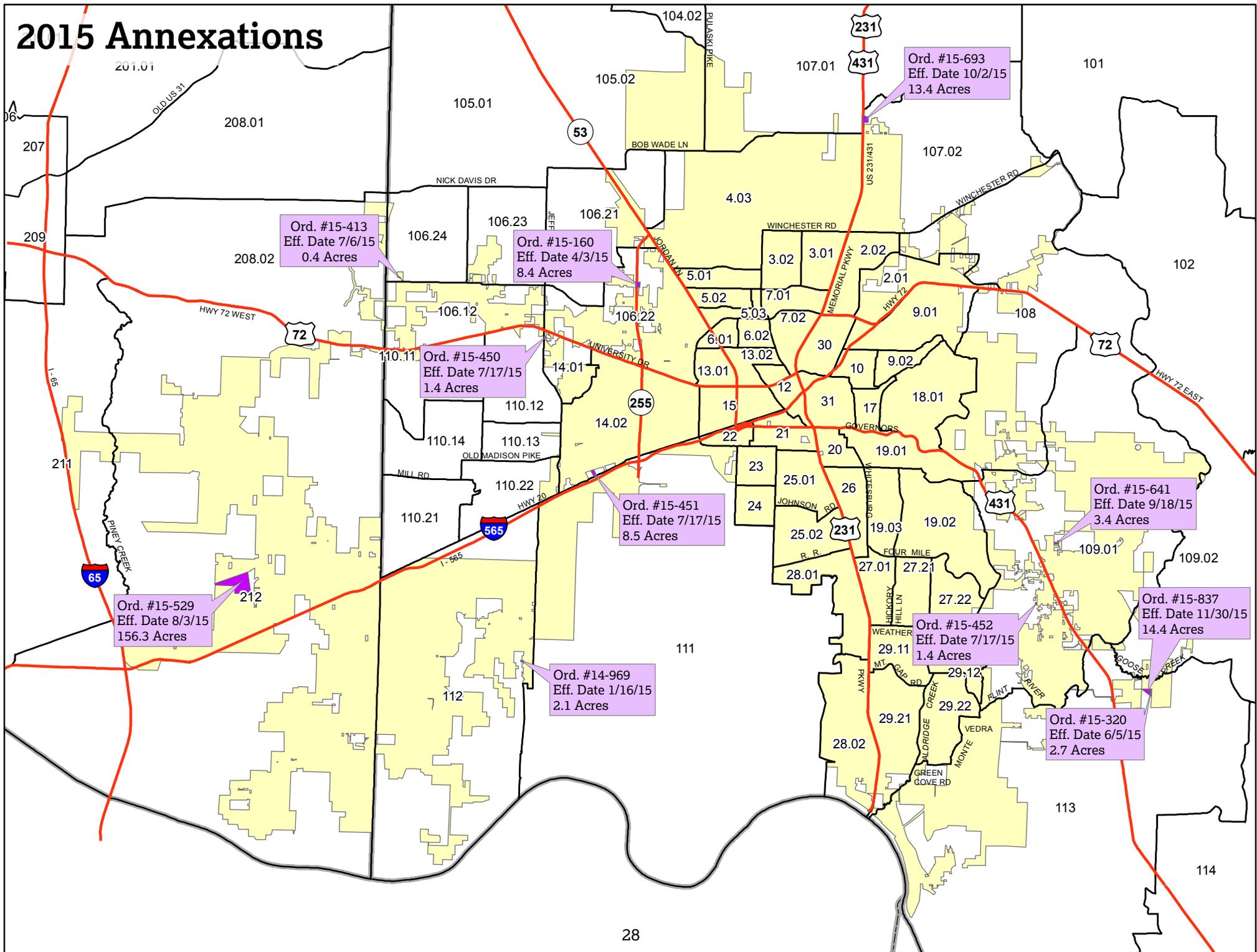
Ordinance	New Zone	Map Sheet	Census Tract	Acres	Effective Date
14-928	R2A	08-07	112	3.2	1/30/2015
15-138	R1B	08-07	112	2.1	5/1/2015
15-313	CIP	13-09	106.22	8.4	7/3/2015
15-477	R1A	08-15	113	2.7	9/4/2015
15-583	R2	13-06	106.24	0.4	10/2/2015
15-669	C4	12-08	14.01	1.4	10/30/2015
15-671	CIP	11-08	14.02	8.5	10/30/2015
15-673	R1A	09-14	109.01	1.4	10/30/2015
15-675	CIP	09-04	212	156.3	10/30/2015
15-826	R1A	10-14	109.01	3.4	12/25/2015
15-828	C4	15-12	107.02	13.4	12/25/2015

Table AZ-3. REZONING APPROVALS IN 2015, BY EFFECTIVE DATE

Ordinance	Old Zone	New Zone	Map Sheet	Census Tract	Acres	Effective Date
15-65	R1	R1A	07-13, 08-13	113	235.9	4/3/2015
15-67	R1, R1A	R2	11-15	109.01	143.4	4/3/2015
15-136	C1	C4	14-13	108	20.3	5/1/2015
15-408	R1A	R1	08-13	113	3.2	8/2/2015
15-516	R1B, R2B, C1	C2	11-15	22	19.3	9/18/2015
15-579	C1A	R2A	08-13	113	0.3	10/2/2015
15-581	LI	R2	08-12	28.02	5.5	10/2/2015
15-667	R2B	C1	13-09	106.22	1.6	11/13/2015
15-754	C4	CIP	08-04	212	101.5	11/27/2015
15-824	R1A	R1B	09-14	109.01	60.9	12/25/2015

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.

2015 Annexations



Population and Housing Estimates

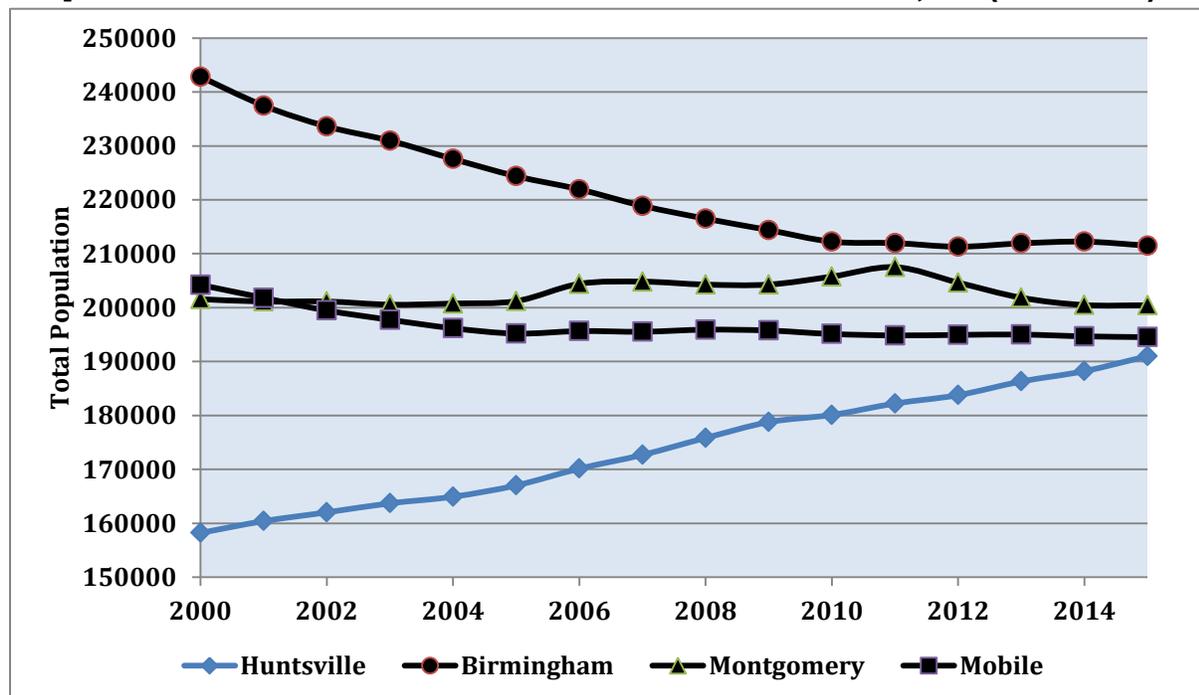
POPULATION

- The US Census Bureau takes a census of the United States every ten years.
 - The last census was taken on April 1, 2010.
- The City of Huntsville Planning staff calculates intercensal estimates of the City’s population every July.
 - On July 1, 2015 the population of the City of Huntsville was 191,008, an increase of 6.1 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, 2000-2015**

	Population	Housing Units
Census 2000	158,635	73,903
Census 2010	180,105	84,949
City Estimate July 2014	188,142	90,320
City Estimate July 2015	191,008	91,694

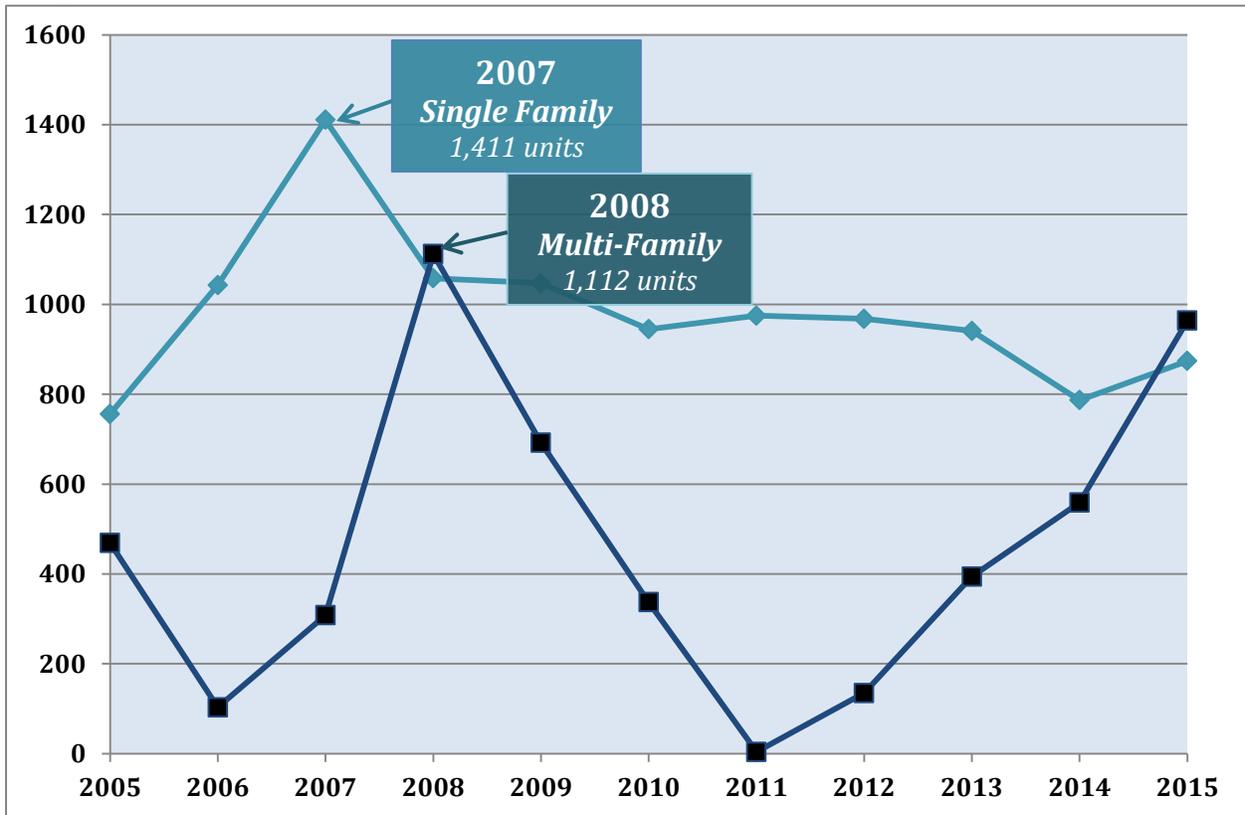
Graph PH-1. **POPULATION OF ALABAMA CITIES OVER 100,000 (2000-2015)**



HOUSING

- In comparing the December 2015 estimate with the 2010 Census, the City of Huntsville's housing stock increased by 8.8 percent, or around 1.6 percent annually.
- Huntsville added 1,768 housing units between 2014 and 2015, an increase of 1.9 percent.
- There were 92,664 housing units in the City of Huntsville as of December 31, 2015.

Graph PH-2. HOUSING UNITS ADDED BY YEAR, 2005-2015



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

Table PH-2. CHANGE IN HOUSING UNITS BY CENSUS TRACT, 2014-2015

Legend

(+): Combined/Added Census Tract since 2000

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

Census Tract	<i>Housing Unit Change, 2014-2015</i>			
	Added Single Family	Demolished /Moved	Added Multifamily	Total Change
2.01 (/)	1	0	0	1
2.02	0	0	40	40
3.01	0	0	0	0
3.02	0	0	0	0
4.03 (+)(/)	1	0	0	1
5.01	0	-1	0	-1
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	0	0	0
7.02	4	0	0	4
9.01 (/)	3	0	0	3
9.02	1	0	0	1
10	8	-3	0	5
12	6	-1	0	5
13.01 (+)	1	0	0	1
13.02 (+)	0	-1	0	-1
14.01 (+)	25	0	164	189
14.02 (+)	2	0	76	78
15	0	-1	0	-1
17	4	-3	0	1
18.01	6	-5	0	1
19.01	2	-4	0	-2
19.02	5	-2	192	195
19.03	1	-3	0	-2
20	8	-14	0	-6
21	2	-4	0	-2
22	0	0	0	0
23	0	0	0	0
24	0	0	0	0
25.01	0	0	0	0

25.02	0	0	0	0
26	2	-2	0	0
27.01	1	-1	0	0
27.21	0	-1	0	-1
27.22	1	0	0	1
28.01	0	0	56	56
28.02	61	-1	0	60
29.11	0	-1	0	-1
29.12	1	0	0	1
29.21	10	0	45	55
29.22	0	-1	0	-1
30 (+)	0	-10	0	-10
31 (+)	1	0	61	62
105.02 (/)	0	0	0	0
106.12 (/)	108	0	0	108
106.21 (/)	33	0	40	73
106.22 (/)	34	-10	168	192
106.23 (/)(+)	13	0	0	13
106.24 (/)(+)	4	0	0	4
107.01 (/)	0	0	0	0
107.02 (/)	0	0	0	0
108 (/)	2	0	0	2
109.01 (/)	219	0	10	229
109.02 (/)	0	0	0	0
110.11 (/)	0	0	0	0
110.12 (/)	0	0	0	0
110.22 (/)	0	-1	0	-1
111 (/)	0	0	0	0
112 (/)	192	0	40	232
113 (/)	75	0	0	75
208.02 (/)	29	0	0	29
212 (/)	8	0	72	80
Citywide	874	-70	964	1,768

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

Table PH-3. TOTAL HOUSING UNITS BY CENSUS TRACT, 2010-2015

Census Tract	Total Housing Units (4/2010)	Housing Unit Change, 2010-2015				Total Housing Units (2015)
		Added Single Family	Demolished /Moved	Added Multifamily	Total Change, 2010-2015	
2.01 (/)	409	3	-1	0	2	411
2.02	1,069	2	-2	40	40	1,109
3.01	1,651	1	-1	0	0	1,651
3.02	1,538	0	1	0	1	1,539
4.03 (+)(/)	1,891	10	-3	0	7	1,897
5.01	751	26	0	0	26	777
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	0	-2	0	-2	1,383
7.02	1,451	14	-1	0	13	1,464
9.01 (/)	1,974	36	0	0	36	2,010
9.02	1,218	5	-3	1	3	1,221
10	1,884	52	-34	0	18	1,897
12	1,392	24	-14	0	10	1,396
13.01 (+)	2,276	1	-1	0	0	2,275
13.02 (+)	1,023	0	-1	0	-1	1,021
14.01 (+)	755	120	-1	165	284	1,039
14.02 (+)	2,823	6	-1	120	125	2,958
15	1,896	0	-10	0	-10	1,891
17	899	27	-23	0	4	904
18.01	1,620	19	-18	0	1	1,620
19.01	1,533	12	-9	0	3	1,536
19.02	665	15	-3	240	252	917
19.03	966	20	-3	10	27	981
20	1,206	27	-35	0	-8	1,195
21	1,851	3	-22	0	-19	1,833
22	979	1	-3	0	-2	979
23	2,452	0	-3	0	-3	2,448
24	2,492	0	-2	0	-2	2,490
25.01	1,859	0	-3	0	-3	1,856
25.02	1,775	1	-3	0	-2	1,775
26	2,210	2	-7	0	-5	2,209

27.01	1,395	2	-2	0	0	1,394
27.21	1,928	9	-6	15	18	1,957
27.22	1,361	5	-2	0	3	1,364
28.01	2,331	0	-2	56	54	2,388
28.02	2,532	514	-7	0	507	3,039
29.11	1,872	4	-1	0	3	1,874
29.12	1,055	2	-1	0	1	1,057
29.21	2,930	53	1	66	120	3,041
29.22	1,760	7	-3	0	4	1,762
30 (+)	1,452	0	-67	6	-61	1,387
31 (+)	1,220	4	-11	246	239	1,509
105.02 (/)	88	3	-1	0	2	91
106.12 (/)	1,423	480	-3	0	477	1,899
106.21 (/)	10	169	0	40	209	219
106.22 (/)	4,479	211	-16	1000	1,195	5,710
106.23 (/)(+)	278	153	-3	0	150	431
106.24 (/)(+)	32	61	-26	75	110	93
107.01 (/)	14	1	0	0	1	15
107.02 (/)	310	79	-2	1	78	389
108 (/)	317	9	0	0	9	326
109.01 (/)	4,214	1191	-2	50	1,239	5,421
109.02 (/)	22	3	0	0	3	25
110.11 (/)	4	0	4	0	4	10
110.12 (/)	2	0	0	0	0	2
110.22 (/)	565	0	-1	0	-1	564
111 (/)	3	2	0	0	2	5
112 (/)	3,262	1284	-3	110	1,391	4,651
113 (/)	390	336	0	0	336	726
208.02 (/)	284	369	2	0	371	653
212 (/)	385	111	0	144	255	640
Citywide	85,152	5,490	-363	2,385	7,512	92,664

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	Crestwood	112	Martin-Zierdt
23	Merrimack	113	Green Mountain
24	McDonnell	208.02	East Limestone
25.01	Brahan Spring	212	Greenbrier