

The **Huntsville** **Development** **Review** **2020**

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CITY OF HUNTSVILLE
Long-Range Planning Division



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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).

Questions or comments about the *Review*?

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

On the Cover

Curio Hotel, Downtown Huntsville. *Photo credit: James Vandiver*

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

2020 Annual Edition

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Long-Range Planning Division*

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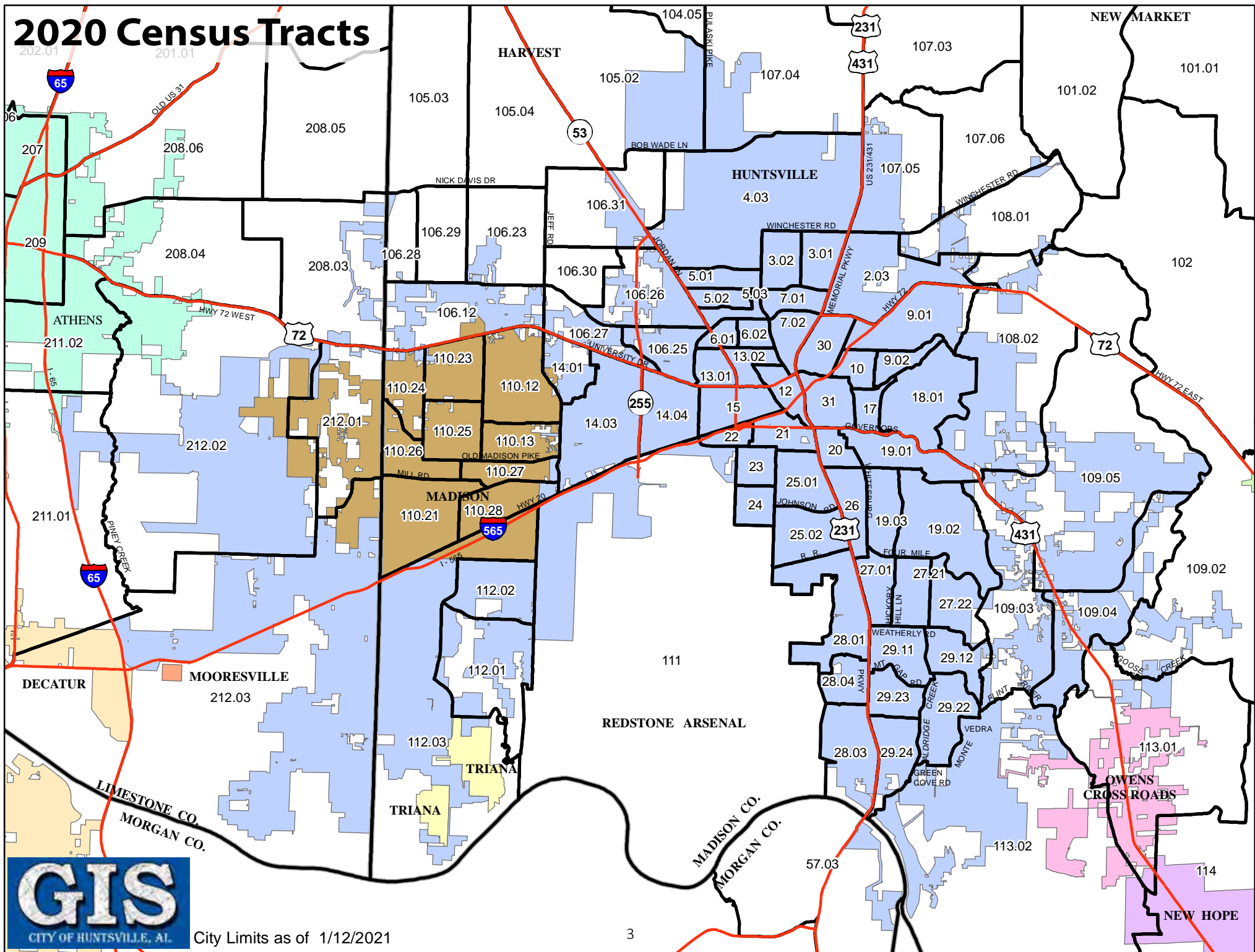
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Mike Webb

2020 Census Tracts



City Limits as of 1/12/2021

Residential



Eclipse at Big Spring | A 278-unit apartment complex near Big Spring Park in Downtown Huntsville.

BUILDING PERMITS

There were 3,778 residential dwellings issued building permits in the City of Huntsville in 2020, an increase of 57 percent over 2019's total of 2,407.

- The number of multi-family units issued building permits increased by 120 percent over 2019. The largest projects were located in West Huntsville.
- The number of single-family homes permitted (1,615) increased by 13.5 percent over 2019.
- No condominium units were permitted in the City of Huntsville in 2020.
- The census tract with the largest total number of units permitted was 106.12 (72 West).
- The total contract amount of residential projects permitted in Huntsville in 2020 was \$266,927,473, up 44.7 percent from 2019.

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

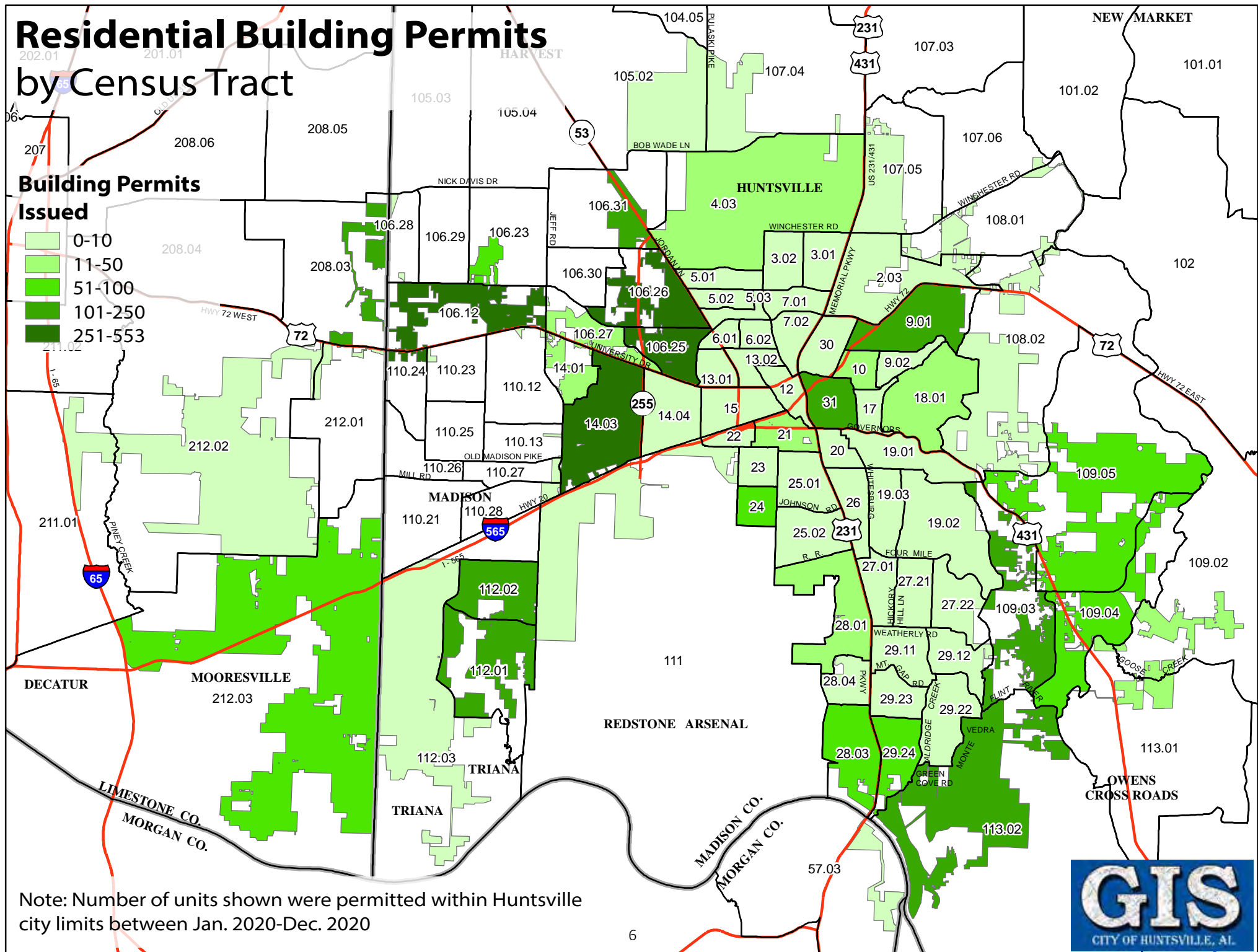
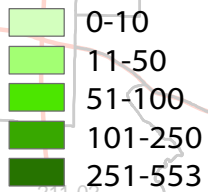
Census Tract (2020)	Areas Included	# of Units Permitted
106.12	72 West	553
106.26	Plummer	372
14.03	Research Park West	365
106.25	Oakwood University	316
110.24	NW Madison	258
TOTAL	CITYWIDE	3,778

TABLE R-2 | RESIDENTIAL BUILDING PERMITS, CITYWIDE

Building Type	Total Units	Contract Amount Total
Single Family, Detached	1,514	\$69,452,143
Single Family, Attached (Townhomes)	101	\$13,372,790
Multi-Family, Apartment	2,163	\$184,102,540
Multi-Family, Condominium	0	\$0

Residential Building Permits by Census Tract

Building Permits Issued



Note: Number of units shown were permitted within Huntsville city limits between Jan. 2020-Dec. 2020

CERTIFICATES OF OCCUPANCY

A total of 1,615 residential units were issued certificates of occupancy in 2020, a decrease of 24.7 percent over 2019's total of 2,146.

- The top census tract for residential CO's, by the number of units, was 106.12 (72 West).
- The number of single-family detached units granted CO's increased by 10 percent between 2019 and 2020.
- Apartment units granted CO's decreased by 71 percent year-over-year.
- No condominium units were granted CO's in 2020.
- The total contract amount of residential units granted CO's decreased by 21.4 percent between 2019 and 2020.

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

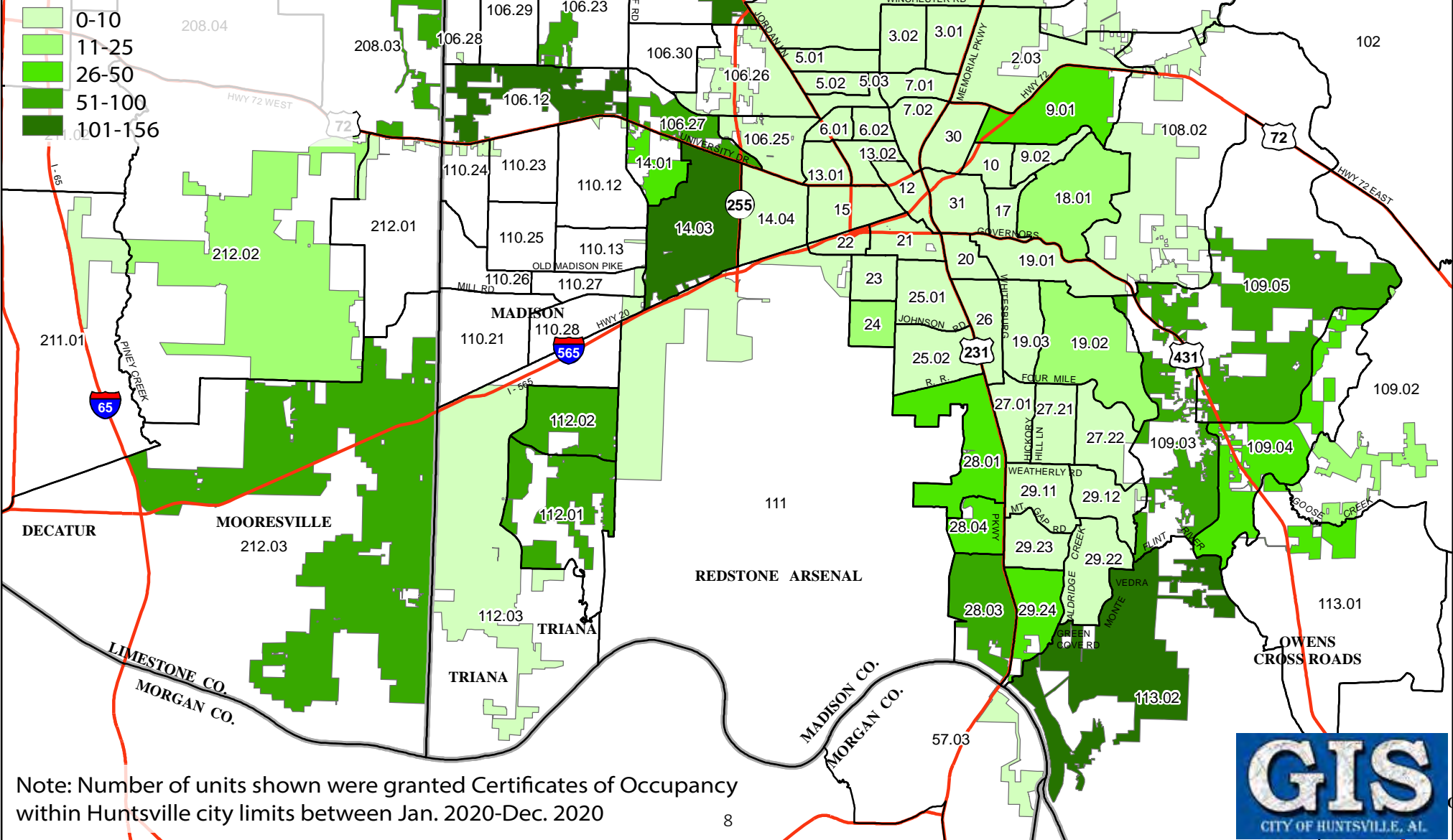
Census Tract (2020)	Areas Included	# of Units Permitted
106.12	72 West	156
113.02	Green Mountain	135
106.31	53 North	132
14.03	Research Park West	118
112.01	Lake Forest	95
TOTAL	CITYWIDE	1,615

TABLE R-4 | RESIDENTIAL CERTIFICATES OF OCCUPANCY, CITYWIDE

Building Type	Total Units	Contract Amount Total
Single Family, Detached	1,331	\$83,535,888
Single Family, Attached (Townhomes)	57	\$8,075,343
Multi-Family, Apartment	227	\$22,448,285
Multi-Family, Condominium	0	\$0

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. 2020-Dec. 2020

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.

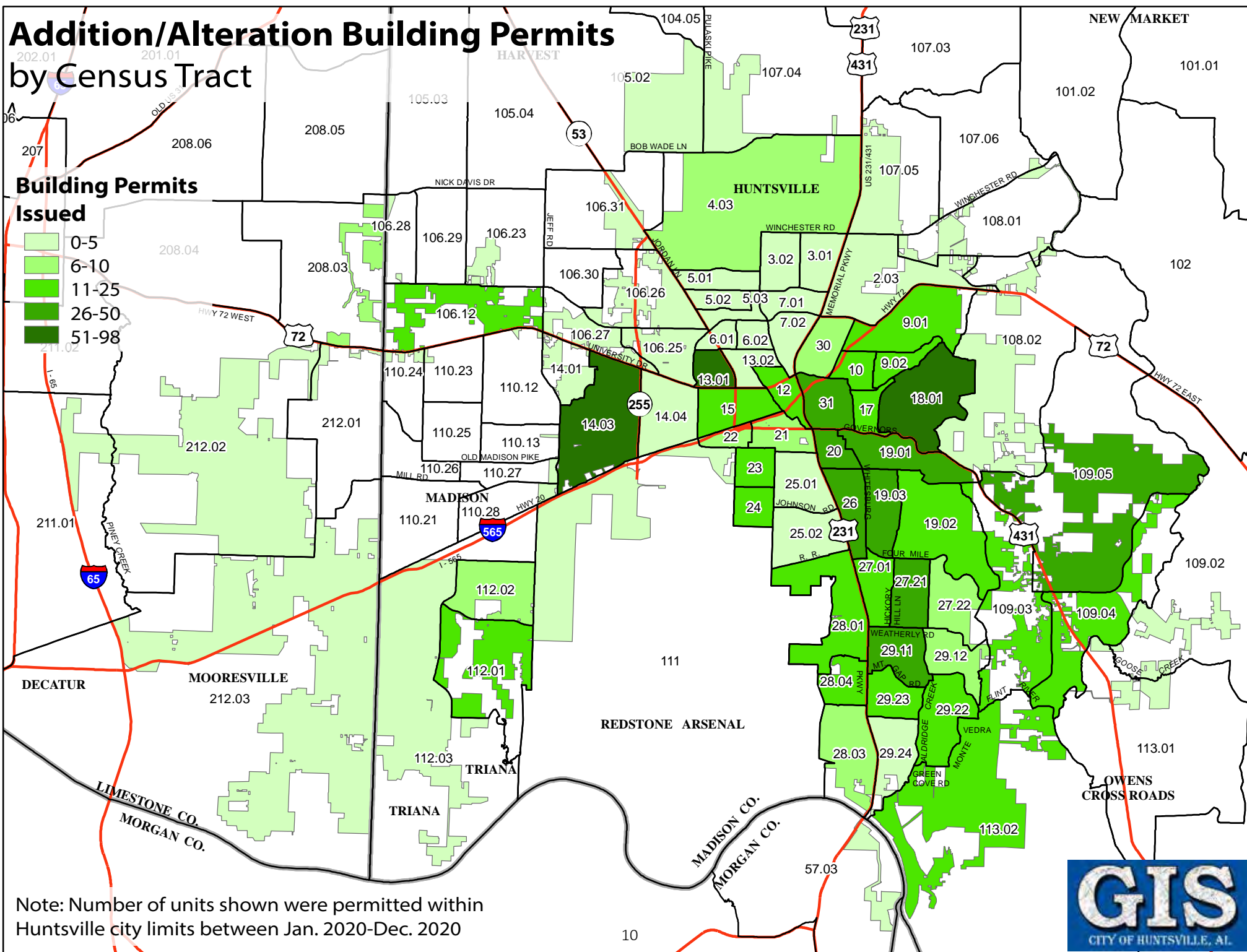
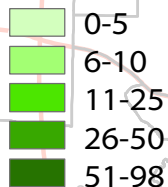
- There were 927 building permits issued for residential additions and alterations in 2020, an increase of 49.3 percent over 2019.
 - Census tract 14.03 (Research Park West) had the most permits issued.
 - Neighborhoods that saw an increase in renovation permits between 2019-2020 include Research Park; University Central; and Monte Sano.

TABLE R-5 | TOP CENSUS TRACTS- RESIDENTIAL BUILDING PERMITS (ADDITIONS AND ALTERATIONS)

Census Tract (2020)	Areas Included	Addition Permits	Alteration Permits	Total Permits
14.03	Research Park West	1	97	98
13.01	University Central	42	15	57
18.01	Monte Sano	19	32	51
26	Piedmont	15	28	43
19.01	Governors East	12	26	38
TOTAL	CITYWIDE	342	585	927

Addition/Alteration Building Permits by Census Tract

Building Permits Issued



Note: Number of units shown were permitted within
Huntsville city limits between Jan. 2020-Dec. 2020

MULTI-FAMILY DEVELOPMENT

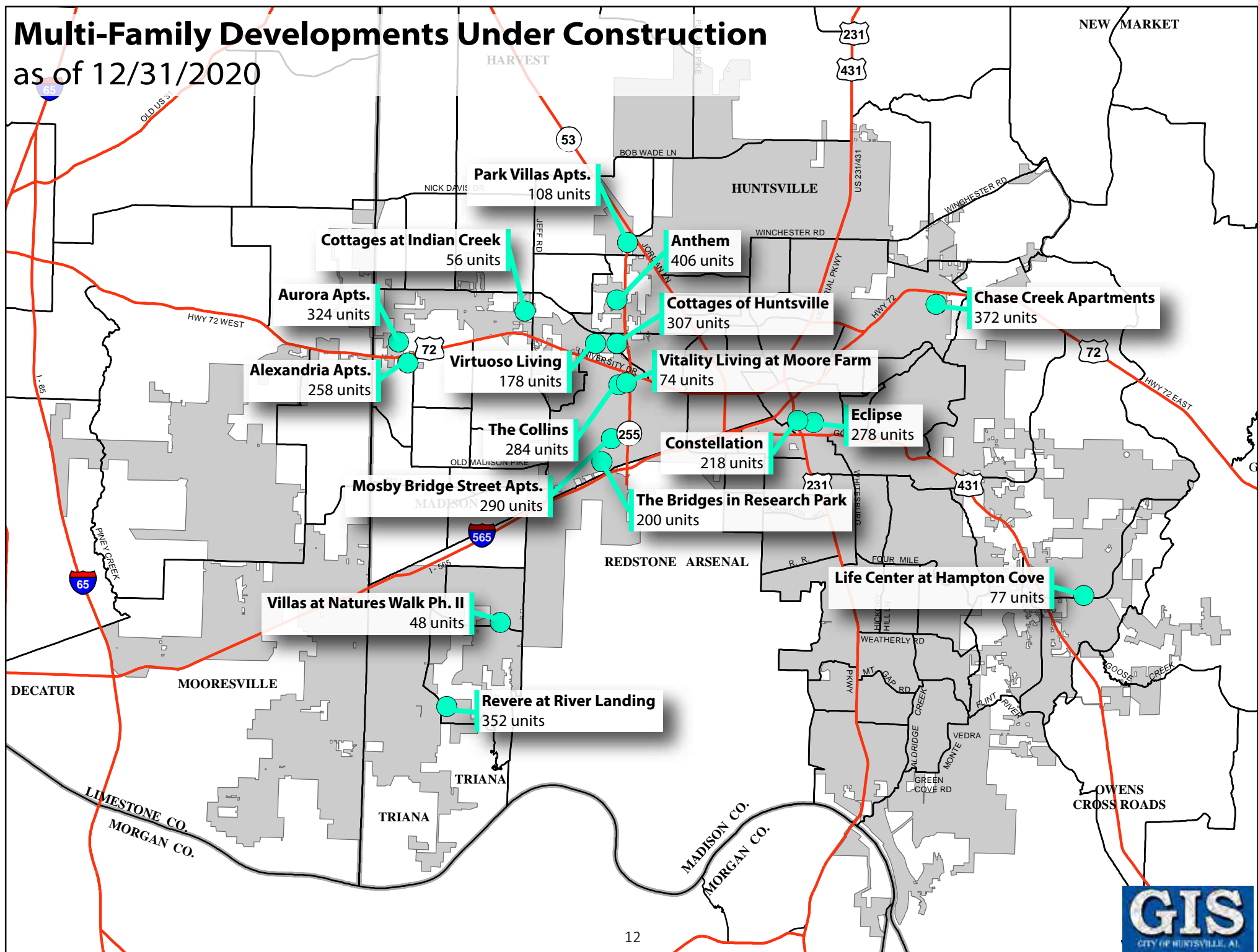
Huntsville is undergoing an historic boom in multi-family construction. In August and September of 2020 alone, more than 1,300 apartment units were permitted. Below is a list of multi-family projects under construction at the end of 2020. (See page 17 for information on approved multi-family projects that have not started construction.)

- **Units Approved:** Number of units approved by the City of Huntsville Planning Commission
- **Units Permitted:** Number of units granted building permits
- **Units Built:** Number of units granted certificates of occupancy

TABLE R-6 | MULTI-FAMILY DEVELOPMENTS UNDER CONSTRUCTION (AS OF 12/31/2020)

Apartment Name	Tract	Units Approved	Units Permitted	Units Built
Anthem Apartments	106.26	406	372	0
Aurora Apartments	106.12	324	324	0
Belvedere at Balch Apartments (aka Alexandria)	110.24	258	258	0
Chase Creek Apartments	9.01	372	90	0
City Centre at Big Spring Apartments (aka Eclipse)	31	278	278	0
Constellation	31	218	218	0
Cottages at Indian Creek	106.12	56	56	0
Cottages of Huntsville Apartments	106.25	307	307	0
Life Center at Hampton Cove	109.05	77	77	0
Moore Farm Apartments at Research Park (aka Collins Apartments)	14.03	284	284	108
Vitality Living at Moore Farm	14.03	74	74	0
Mosby Bridge Street Apartments	14.03	290	290	0
Park Villas Apartments	106.31	108	108	26
Revere at River Landing Apartments	112.01	352	208	24
The Bridges in Research Park Phase 4 Apartments	14.03	200	180	180
Villas at Natures Walk Phase II	112.02	48	48	0
Virtuoso Living (fka Dry Creek Apartments)	106.27	178	178	114
TOTAL		3,830	3,350	452

Multi-Family Developments Under Construction as of 12/31/2020



Subdivisions



Mid-City Huntsville | *Trader Joe's is under construction at the former site of Madison Square Mall on University Dr.*

HIGHLIGHTS

Between 2019 and 2020, the total number of single family subdivision lots approved increased by 46.3 percent. Multi-family unit approvals increased by 76 percent year-over-year.

- The largest single-family residential subdivision granted final approval in 2020 was Lakes at Aldridge Reserve, a 108-lot development in Southeast Huntsville.
- The largest multi-family project given boundary plat approval was the 406-unit Anthem Apartments at the intersection of Plummer Rd. and Johns Rd. in Northwest Huntsville.

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

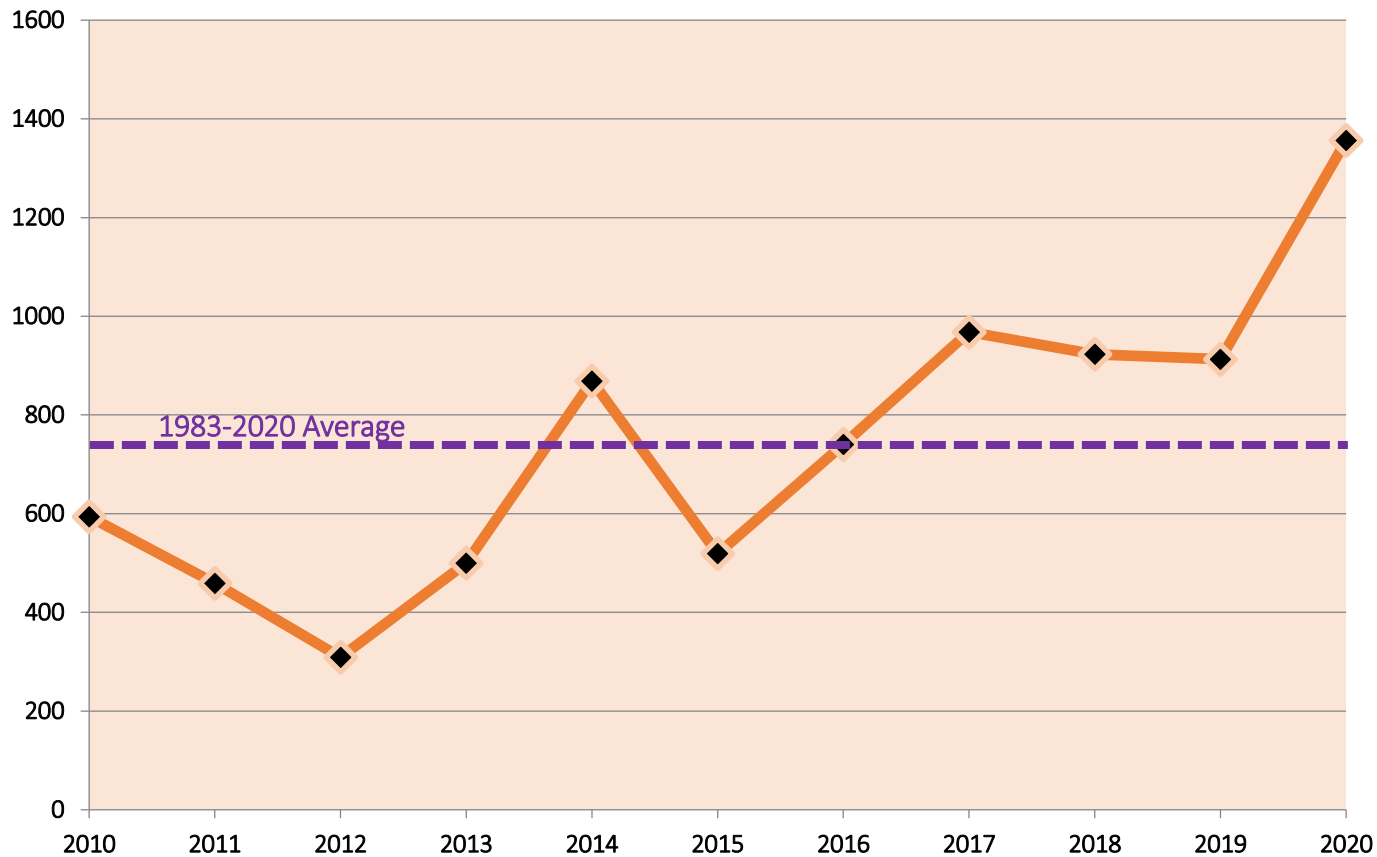
TABLE S-1 | SUBDIVISION LOTS/UNITS APPROVED, BY PROJECT TYPE

Subdivision Type	Number of Lots/Units Approved	Largest Project(s), by # of Lots/Units
<i>Commercial</i>	71	Trailhead Commercial Park Phase 4
<i>Single-Family</i>	1,336	Lakes at Aldridge Reserve
<i>Multi-Family</i>	2,140	Anthem
<i>Public/Other</i>	0	
TOTAL	3,547	

TABLE S-2 | TOP CENSUS TRACTS- NUMBER OF MAJOR SUBDIVISION LOTS/UNITS APPROVED

Census Tract (2020)	Areas Included	# of Lots/Units Approved
106.26	Plummer	749
106.12	72 West	697
21	Lowe Mill	343
106.25	Oakwood University	307
112.02	Edgewater	232

GRAPH S-1 | **SINGLE-FAMILY LOTS APPROVED BY YEAR, 2010-2020**

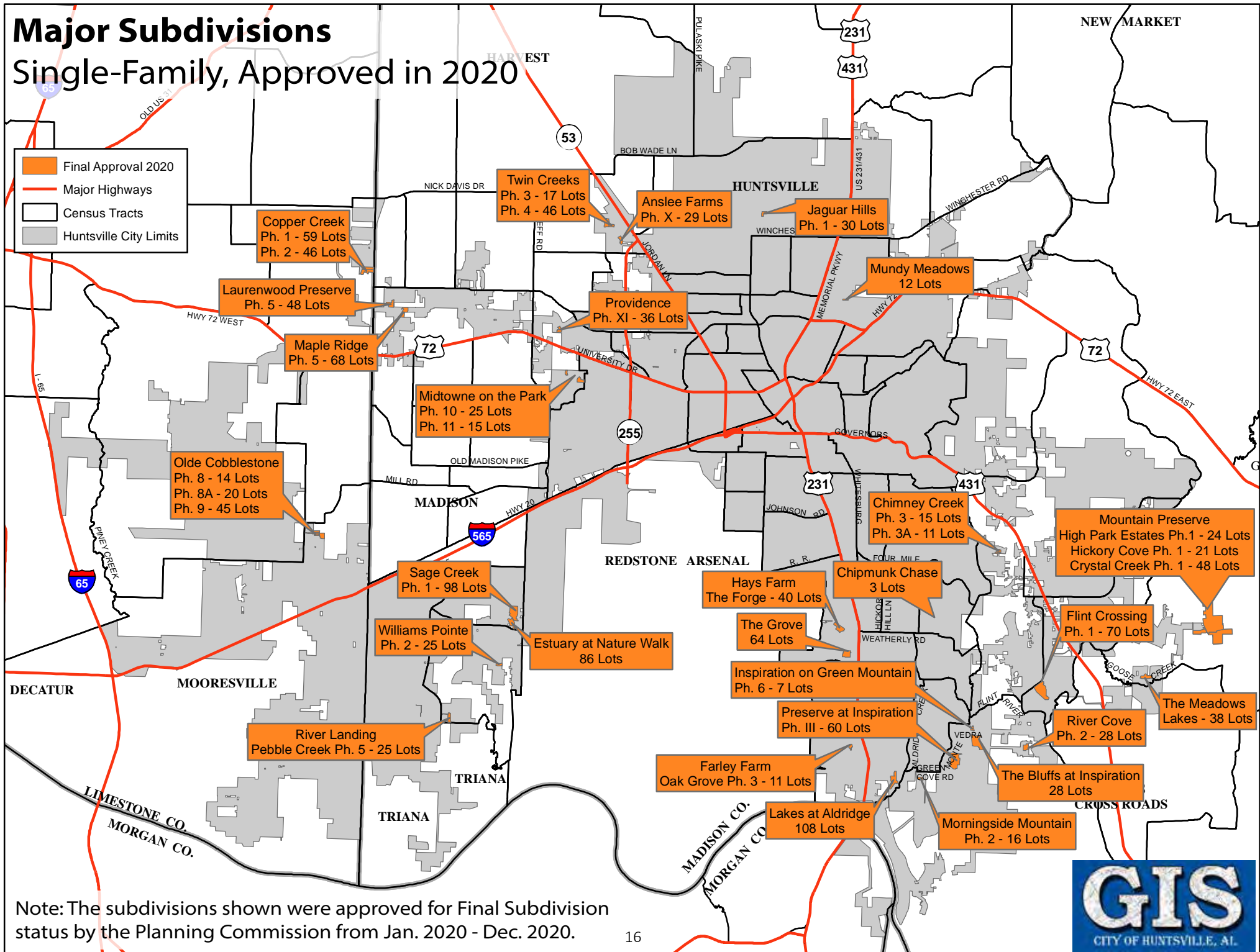


The City of Huntsville planning staff began collecting residential development data in 1983. Since that time, on average, 743 single-family residential lots per year have been approved by the Planning Commission.

- Single-family lot approvals hit an all-time high of 2,671 in 2007, and a low of 146 lots in 2002.
- More than 1,000 single-family lots were approved in 2020, the first time since 2008 that this has occurred.

Major Subdivisions

Single-Family, Approved in 2020



Note: The subdivisions shown were approved for Final Subdivision status by the Planning Commission from Jan. 2020 - Dec. 2020.

MULTI-FAMILY DEVELOPMENT

In 2020, more than 2,000 multi-family units were granted boundary plat (final) approval by the City of Huntsville Planning Commission. Below is a table of multi-family projects that have been granted layout, preliminary, and/or boundary plat approval, but have not started construction. *(See page 11 for information on multi-family projects under construction.)*

- **Units Approved:** Number of units approved by the City of Huntsville Planning Commission

TABLE S-3 | PROPOSED MULTI-FAMILY DEVELOPMENTS (AS OF 12/31/2020)

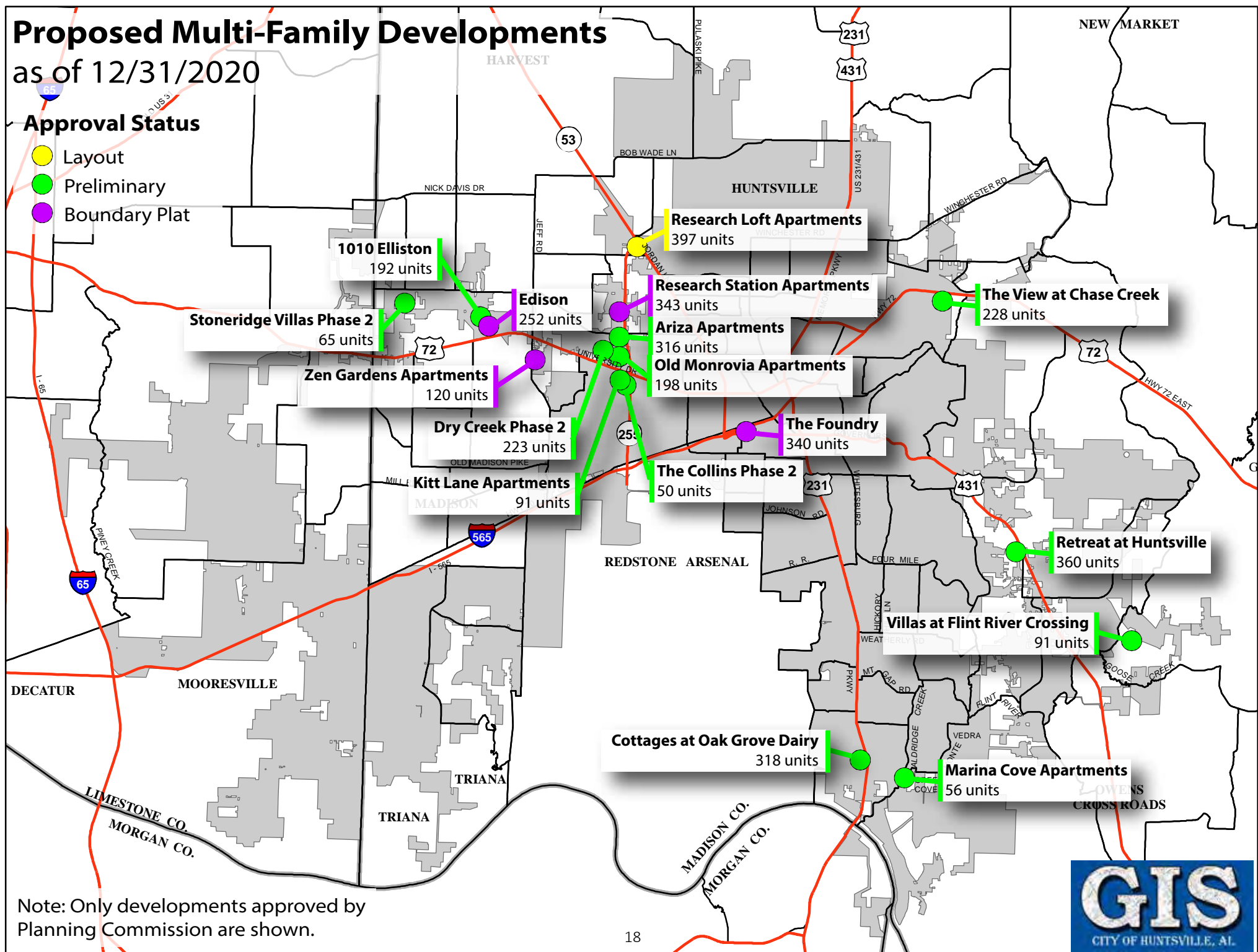
Apartment Name	Tract	Units Approved	Level of Approval
1010 Elliston Apartments	106.12	192	Preliminary
Ariza Apartments	106.25	316	Preliminary
Collins Apartments Phase 2	14.03	50	Preliminary
Cottages at Oak Grove Dairy Apartments	28.03	318	Preliminary
Dry Creek Apartments Phase 2	106.27	223	Preliminary
Edison at Nance Road Apartments	106.12	252	Boundary Plat
Kitt Lane Apartments	14.03	301	Preliminary
Marina Cove Apartments	113.02	56	Preliminary
Old Monrovia Apartments	106.27	198	Preliminary
Research Loft Apartments	106.31	397	Layout
Research Station Apartments	106.26	343	Boundary Plat
Retreat at Huntsville Apartments	109.03	360	Preliminary
Stoneridge Villas Apartments Phase 2	106.12	65	Preliminary
The Foundry	21	340	Boundary Plat
The View at Chase Creek Apartments	9.01	228	Preliminary
Villas at Flint River Crossing	109.02	91	Preliminary
Zen Gardens Apartments	14.01	120	Boundary Plat
TOTAL		3,850	

Proposed Multi-Family Developments

as of 12/31/2020

Approval Status

- Layout
- Preliminary
- Boundary Plat



Note: Only developments approved by Planning Commission are shown.

Real Estate



Jaguar Hills | A 30-lot single-family subdivision, part of the redevelopment of the former Johnson High School campus.

HIGHLIGHTS

According to the North Alabama Multiple Listing Service (NALMLS), there were 4,319 single-family residential units sold within Huntsville city limits in 2020, a 9.9 percent increase from 2019's total of 3,931.

- 277 homes were sold in Census Tract 109.05 (Hampton Cove), more than any other tract in the city.
- 2020 marked the first time (since records began in 1983) more than 4,000 homes were sold in the City within a single year.

The average sale price for a single-family residence was \$290,551, a 10.7 percent increase from 2019's average of \$262,470.

- Downtown, Providence and the City's East Central census tracts had the highest average sales prices in 2020.
- Citywide, the average sales price for new construction homes in 2020 was \$347,689; for resale homes, it was \$270,183.

TABLE RE-1 | TOP CENSUS TRACTS- SINGLE-FAMILY RESIDENTIAL UNITS SOLD

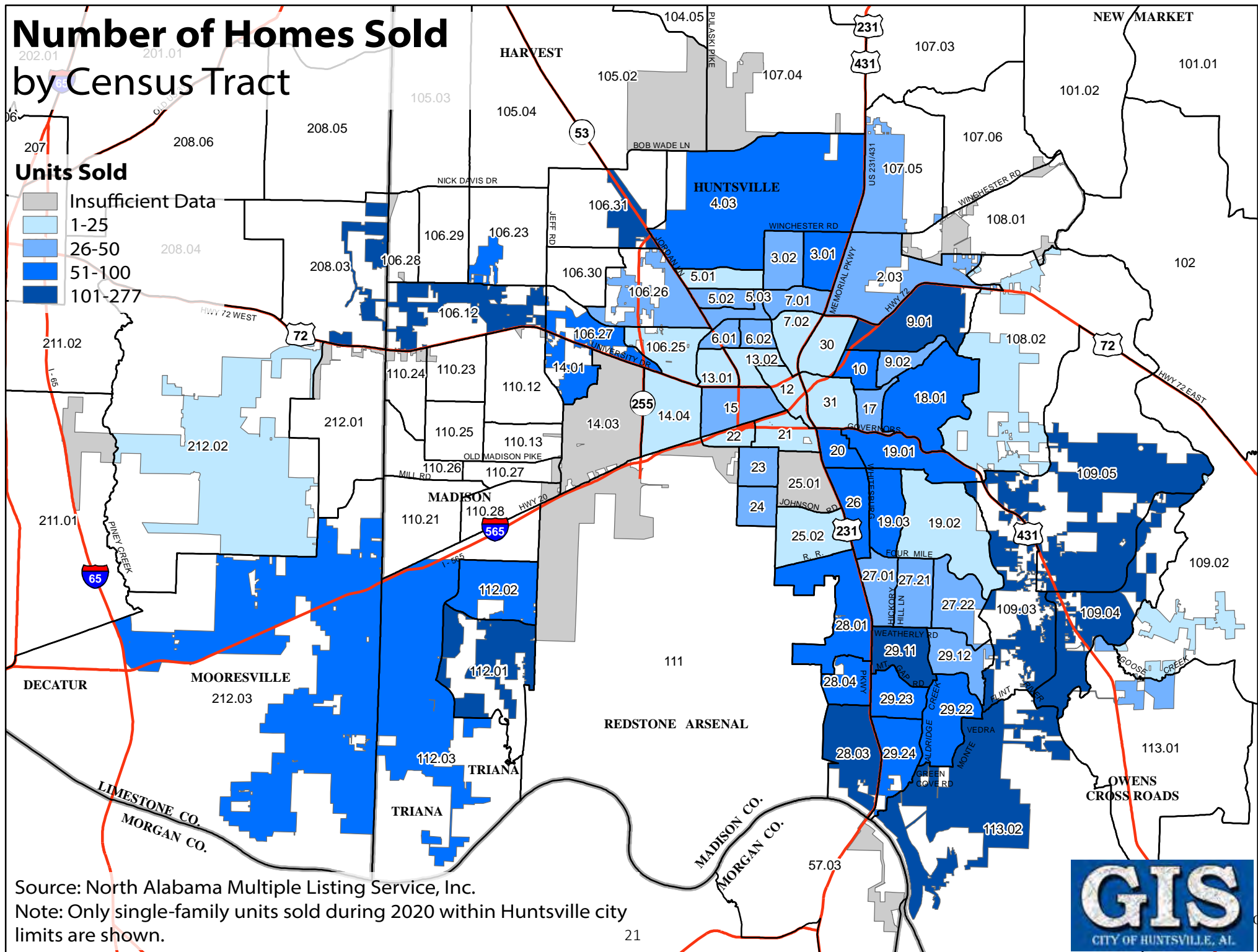
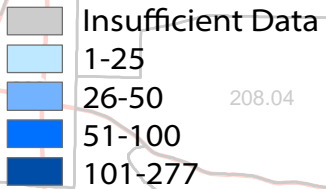
Tract	Area(s) Included	Number of Units
109.05	Hampton Cove	277
106.12	72 West	258
109.03	Big Cove	214
28.03	Bell Mountain	196
113.02	Green Mountain	185
TOTAL	CITYWIDE	4,319

TABLE RE-2 | TOP CENSUS TRACTS- AVERAGE SALES PRICE (SINGLE-FAMILY HOUSING)

Tract	Area(s) Included	Average Price
31	Downtown	\$811,811
108.02	Dug Hill	\$629,003
106.27	Providence	\$572,510
19.02	The Ledges	\$541,004
18.01	Monte Sano	\$481,750
AVERAGE	CITYWIDE	\$290,551

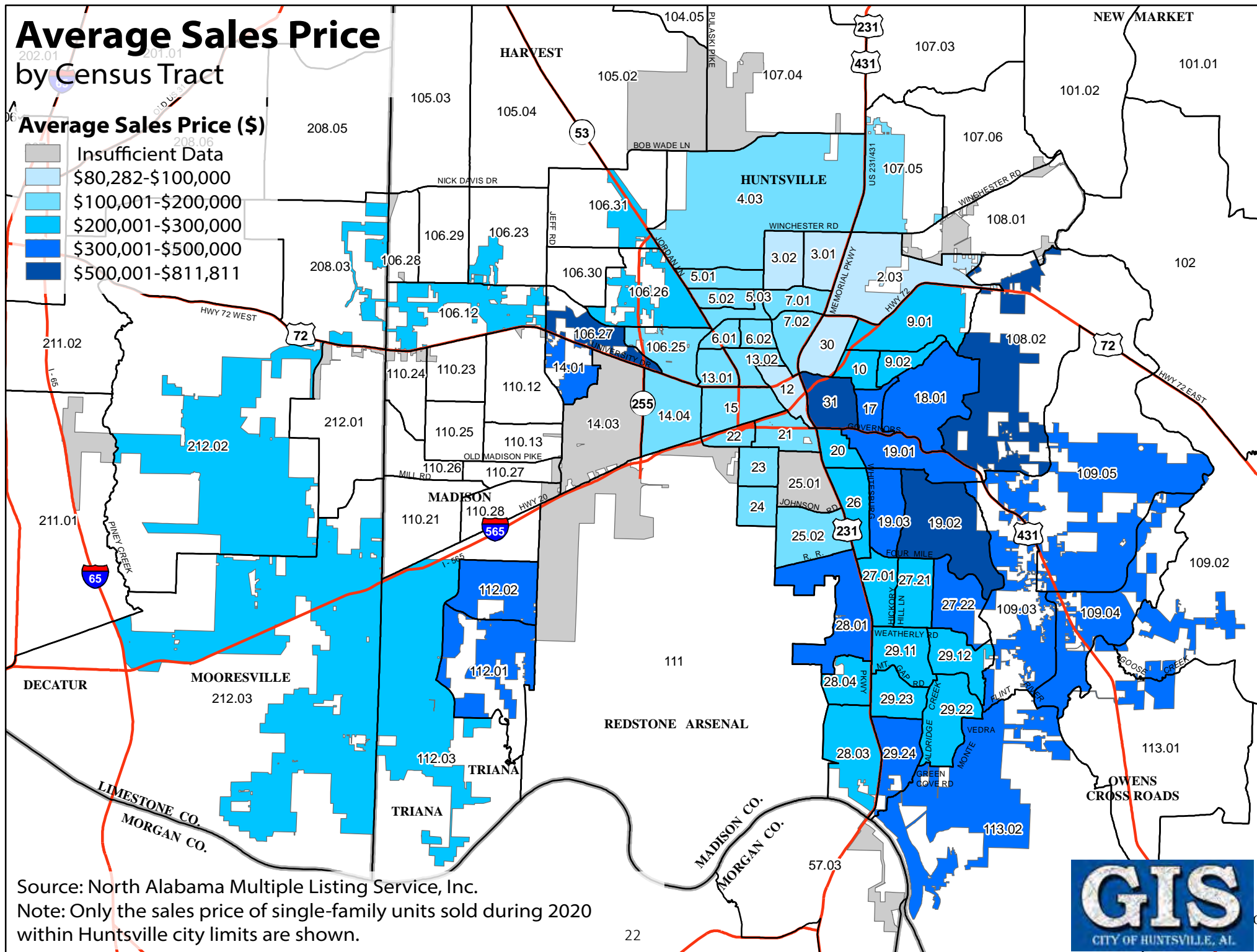
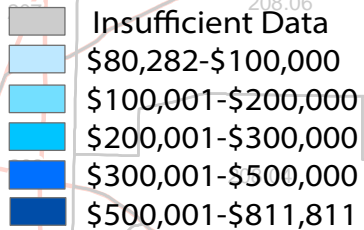
Number of Homes Sold by Census Tract

Units Sold



Average Sales Price by Census Tract

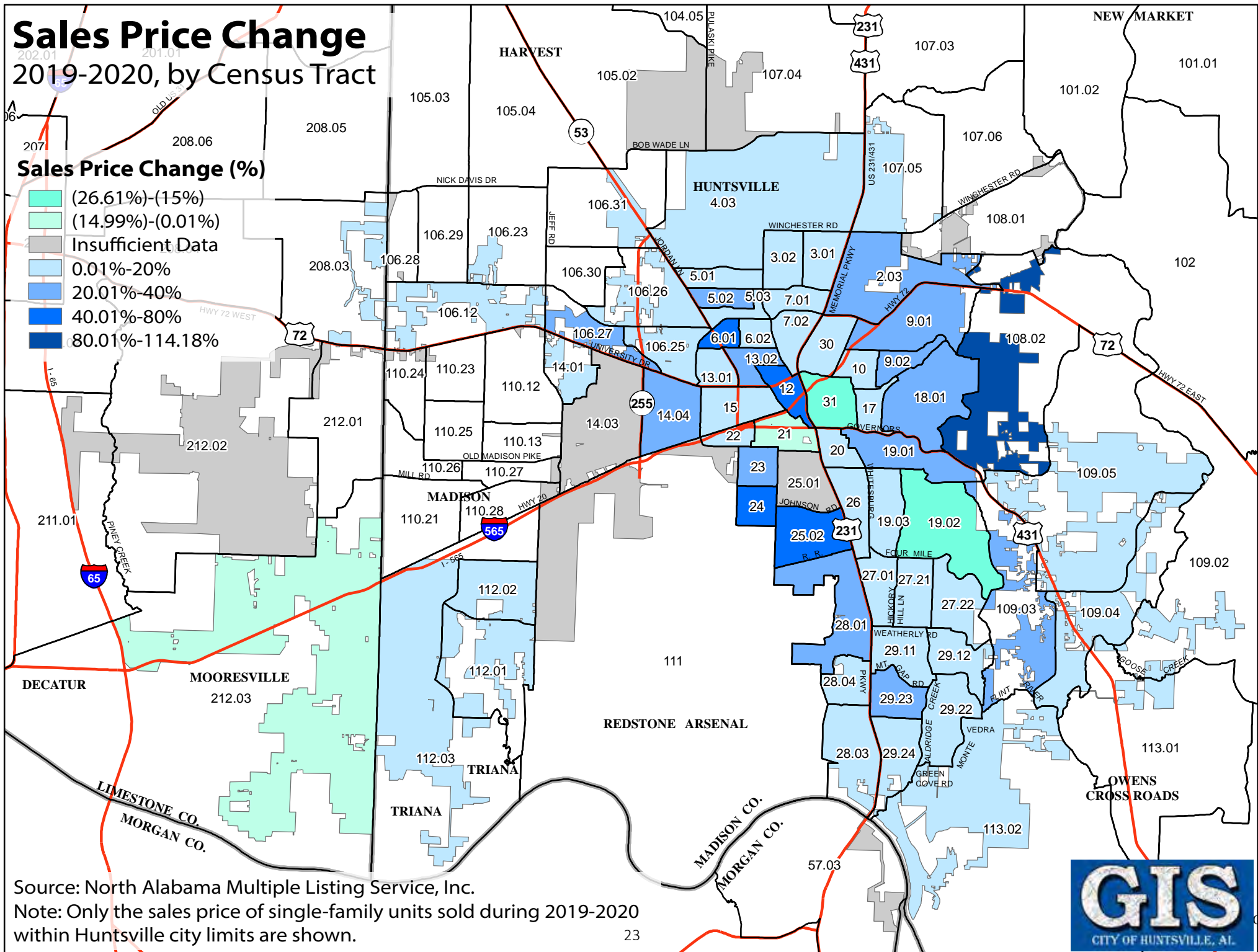
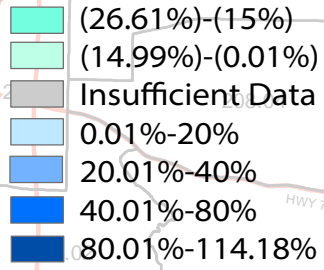
Average Sales Price (\$)



Source: North Alabama Multiple Listing Service, Inc.
 Note: Only the sales price of single-family units sold during 2020 within Huntsville city limits are shown.

Sales Price Change 2019-2020, by Census Tract

Sales Price Change (%)



Source: North Alabama Multiple Listing Service, Inc.

Note: Only the sales price of single-family units sold during 2019-2020 within Huntsville city limits are shown.

The average sales price increased from 2019 to 2020 in 60 of 64 census tracts where homes were sold in the City both years.

- The neighborhoods with the largest price increases year-over-year included 108.02 (Dug Hill); 24 (McDonnell); and 12 (Terry Heights).
- The four areas with price decreases were The Ledges (19.02); Downtown (31); Mooresville (212.03); and Lowe Mill (21).

The average price per square foot for a single-family home was \$117.22, an 11.3 percent increase from 2019's \$105.28.

- Neighborhoods near the city center (and Providence) had the highest prices per square foot in 2020.

The average days on market for homes sold in 2020 were 29, down from 46 in 2019.

- The census tracts with the fewest average days on market were 106.25 (Oakwood University) and 22 (Westlawn) with 5 and 8 days respectively.
- The census tracts with the most average days on market were 212.02 (Greenbrier) and 19.02 (The Ledges), with 120 and 97 days respectively.

TABLE RE-3 | TOP CENSUS TRACTS- PRICE PER SQUARE FOOT (SINGLE-FAMILY HOUSING)

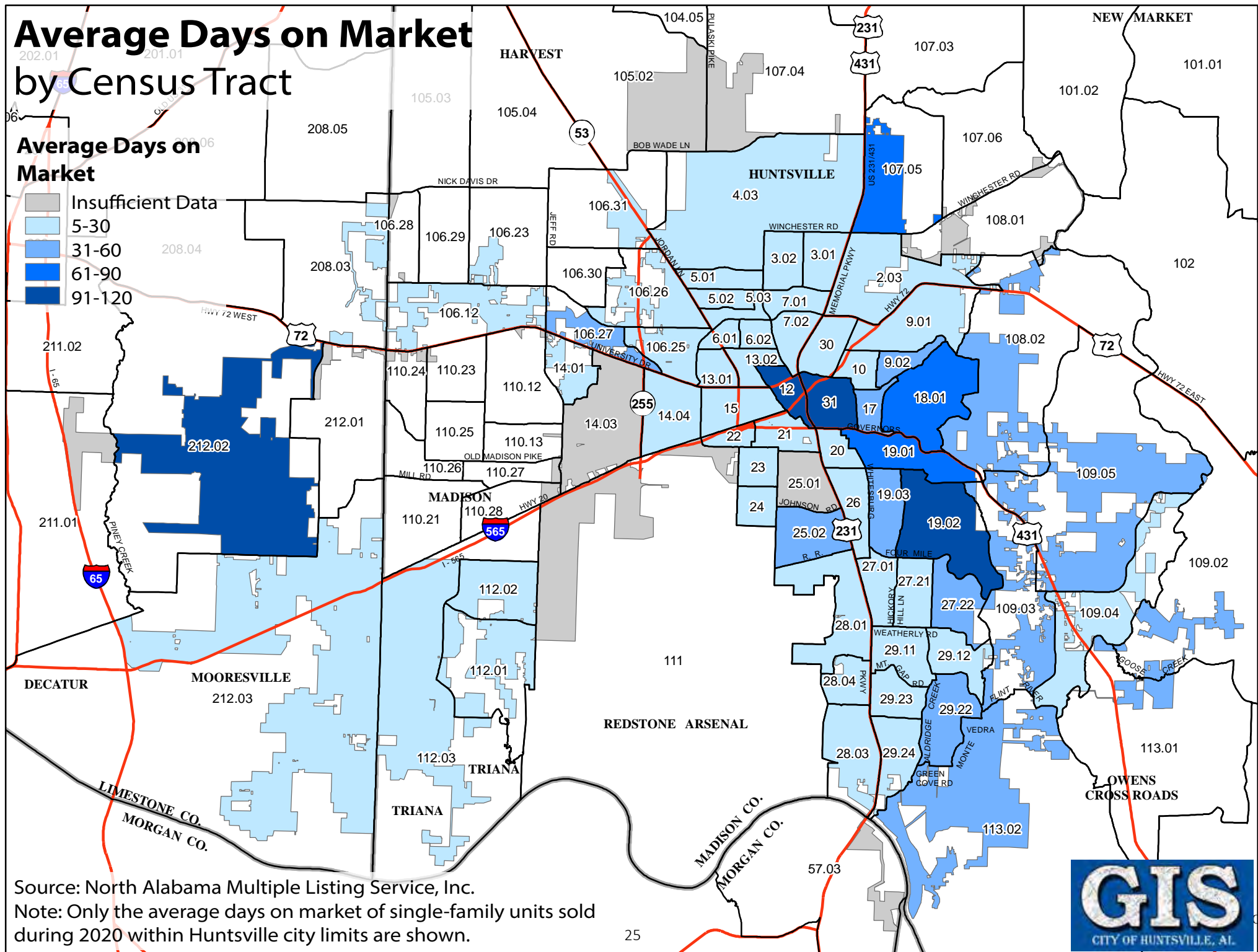
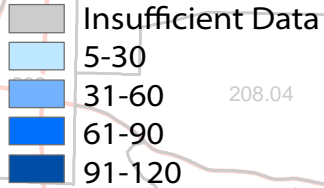
Tract	Area(s) Included	Average PSF
31	Downtown	\$229.99
106.27	Providence	\$215.26
17	Blossomwood	\$171.26
10	Five Points	\$166.87
20	Mayfair Park	\$164.79
AVERAGE	CITYWIDE	\$117.22

TABLE RE-4 | TOP CENSUS TRACTS- FEWEST DAYS ON MARKET (SINGLE-FAMILY HOUSING)

Tract	Area(s) Included	Average DOM
106.25	Oakwood University	5
22	Westlawn	8
5.02, 23, 112.03	Mastin Lake, Merrimack, Triana	10
6.02, 21	Oakmont Park, Lowe Mill	12
5.03, 106.26	Scenic View, Plummer	13
AVERAGE	CITYWIDE	29

Average Days on Market by Census Tract

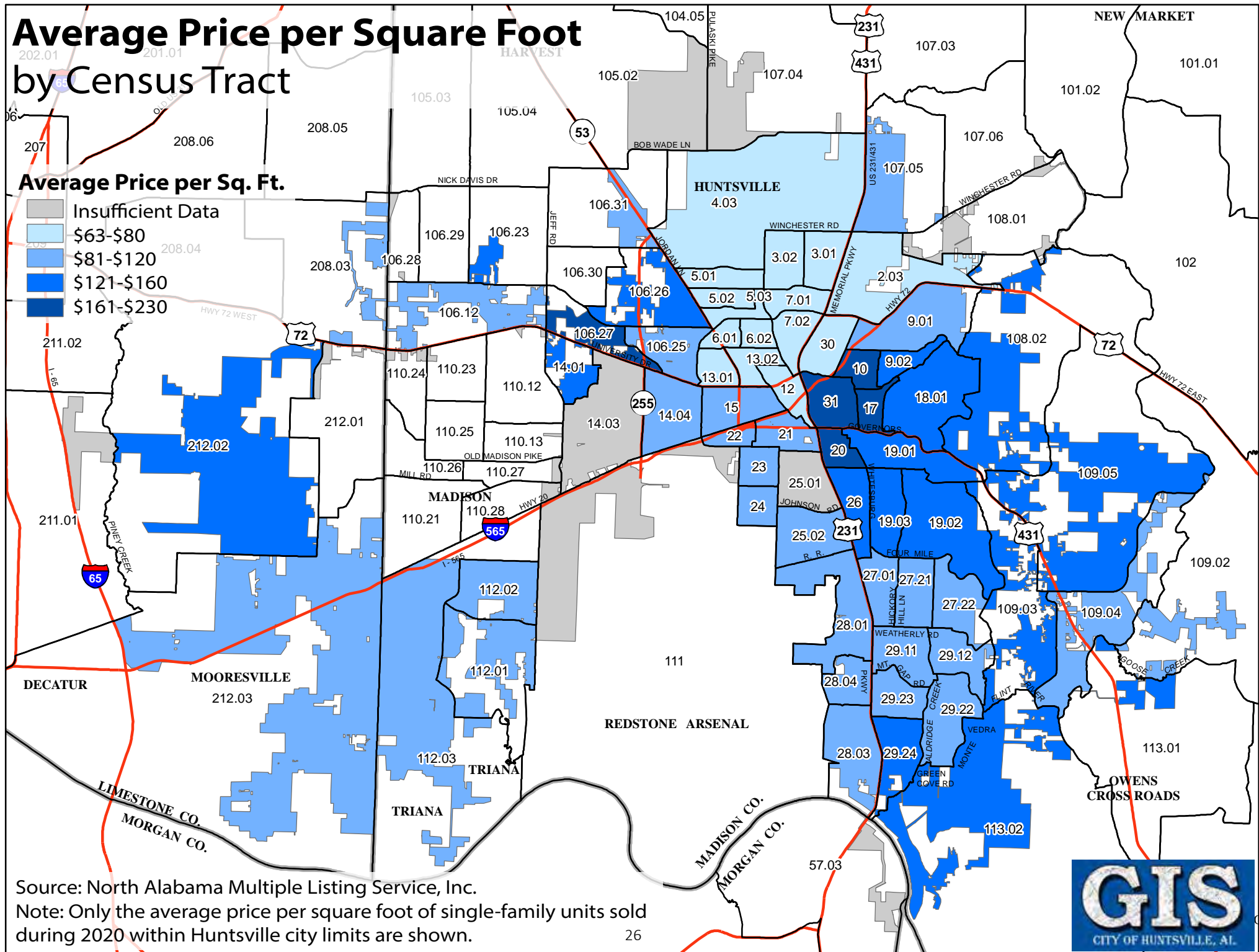
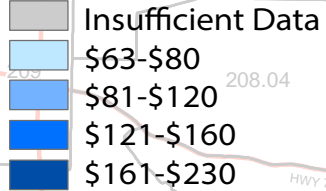
Average Days on Market



Source: North Alabama Multiple Listing Service, Inc.
 Note: Only the average days on market of single-family units sold during 2020 within Huntsville city limits are shown.

Average Price per Square Foot by Census Tract

Average Price per Sq. Ft.



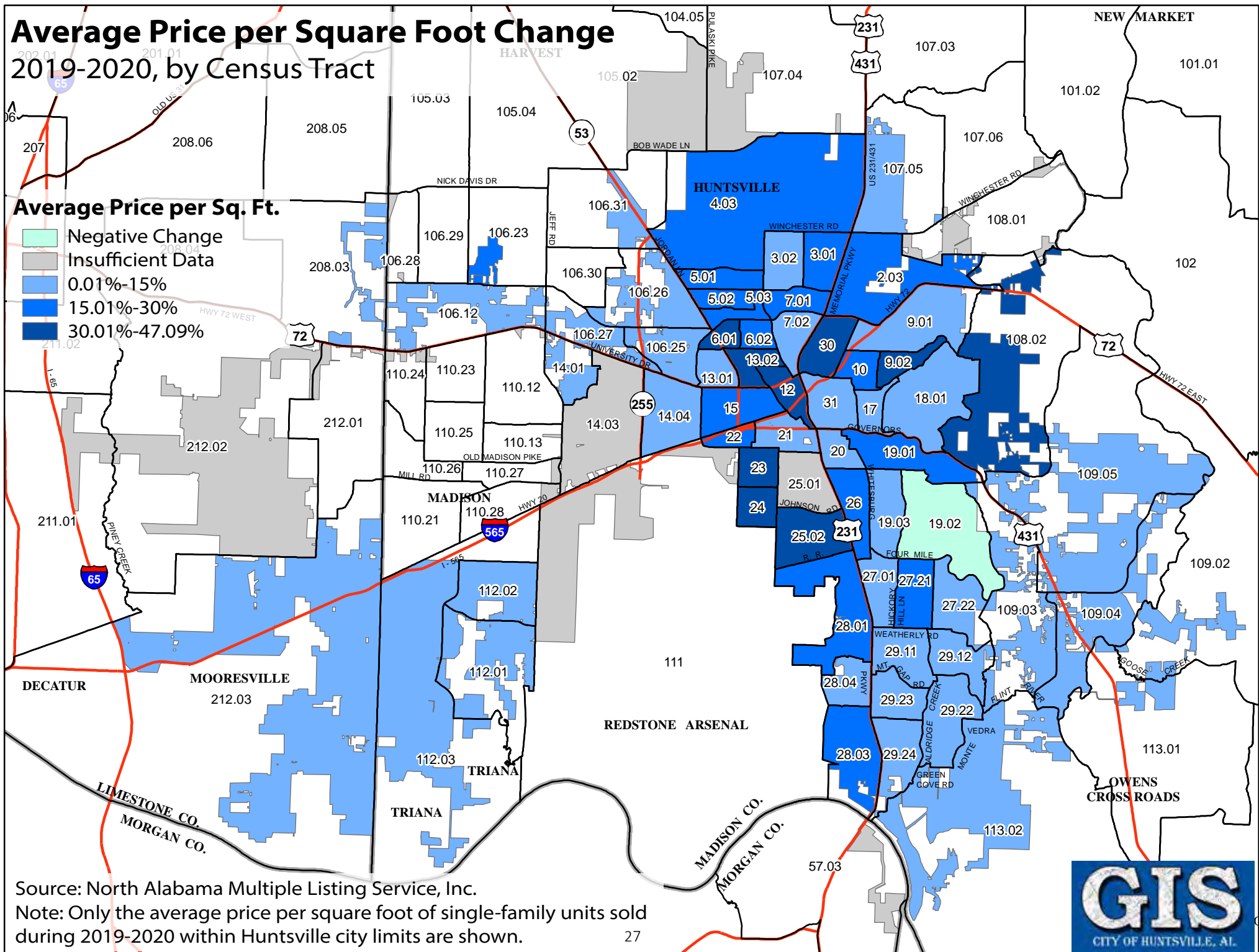
Source: North Alabama Multiple Listing Service, Inc.

Note: Only the average price per square foot of single-family units sold during 2020 within Huntsville city limits are shown.

Average Price per Square Foot Change 2019-2020, by Census Tract

Average Price per Sq. Ft.

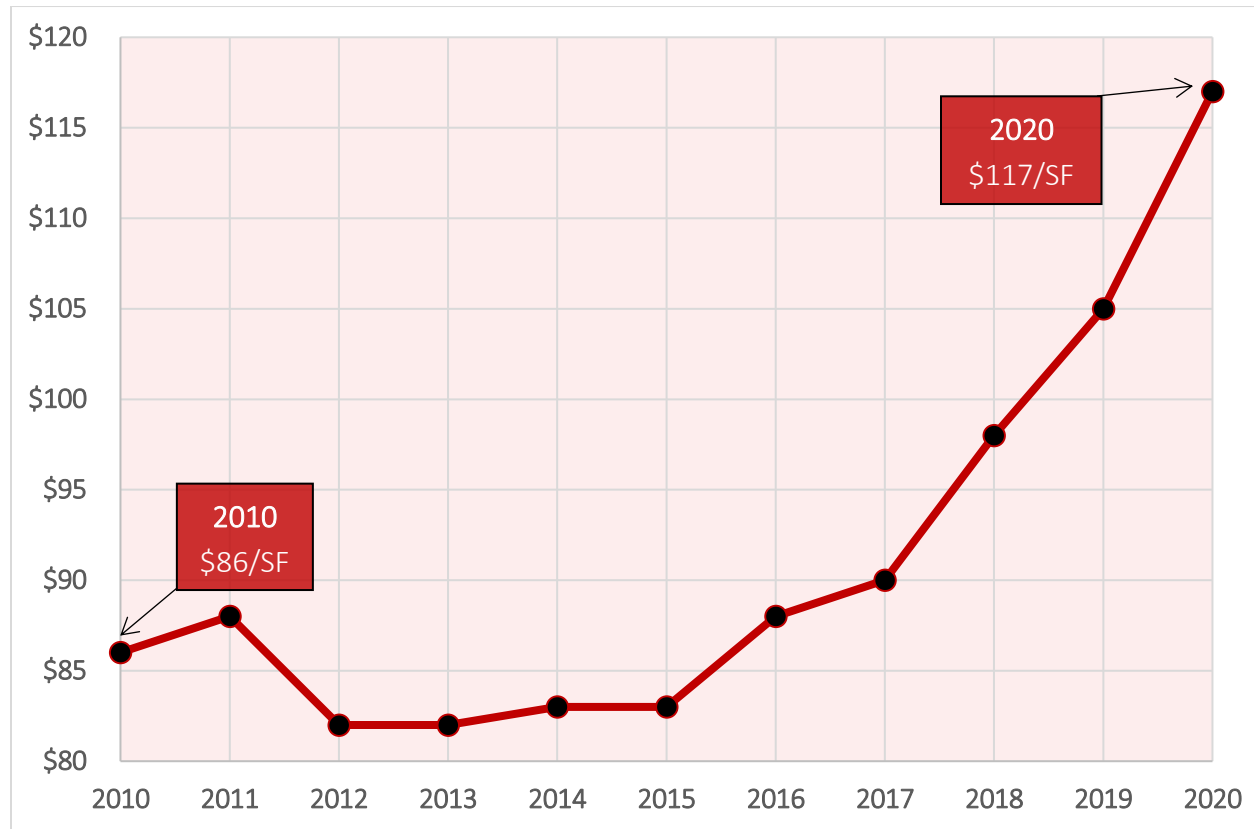
- Negative Change
- Insufficient Data
- 0.01%-15%
- 15.01%-30%
- 30.01%-47.09%



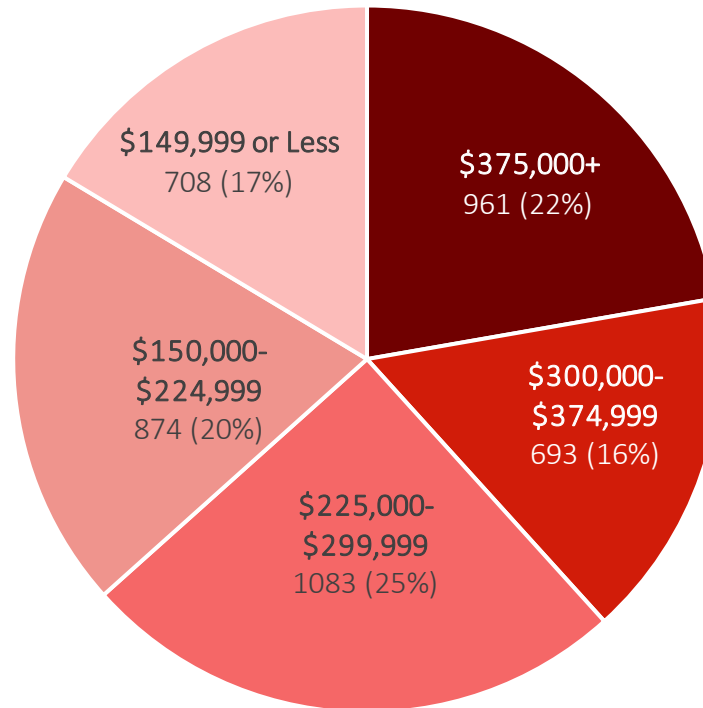
Source: North Alabama Multiple Listing Service, Inc.

Note: Only the average price per square foot of single-family units sold during 2019-2020 within Huntsville city limits are shown.

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*



*City of Huntsville, 2020 data only

Commercial and Other Developments



Mazda-Toyota Manufacturing | *The massive auto manufacturing plant in Greenbrier will begin production in 2021. Photo credit: Marty Sellers, SellersPhoto.com*

HIGHLIGHTS

A total of 625 non-residential building permits (Commercial, Office, Industrial, etc.) were issued in 2020, an increase of 5.9 percent from 2019's total of 590.

- The top census tract for non-residential building permits was 14.04 (Research Park East). 53 permits were issued in that area.
- Large projects that began or continued in 2020 included Mazda-Toyota manufacturing plant and associated suppliers in Greenbrier; the Huntsville Hospital Orthopedic and Spine Tower in Downtown; and an Encompass Health rehabilitation hospital in Northeast 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>	155
Office <i>Commercial Office Buildings</i>	169
Industrial <i>Manufacturing, warehouses</i>	120
Other <i>Churches, Schools, Hospitals, Recreation, Public Facilities</i>	181
TOTAL	625

TABLE C-2 | TOP CENSUS TRACTS- NON-RESIDENTIAL BUILDING PERMITS, BY NUMBER OF PERMITS ISSUED

Census Tract (2020)	Tract Name	No. of Permits Issued	Notable Project(s)
14.04	Research Park East	53	MidCity, Dynetics
14.03	Research Park West	49	Kennametal, Bridge Street
31	Downtown	47	Huntsville Hospital, Constellation
212.02	Greenbrier	42	Mazda-Toyota
21	Lowe Mill	31	Stovehouse
TOTAL	CITYWIDE	625	

Annexations, Zonings and Rezoning



The Market at Hays Farm | A redevelopment of the Haysland Square shopping center, with Publix and Staples as anchor stores.

ANNEXATIONS

There were 24 annexations approved by the Huntsville City Council that became effective in 2020.

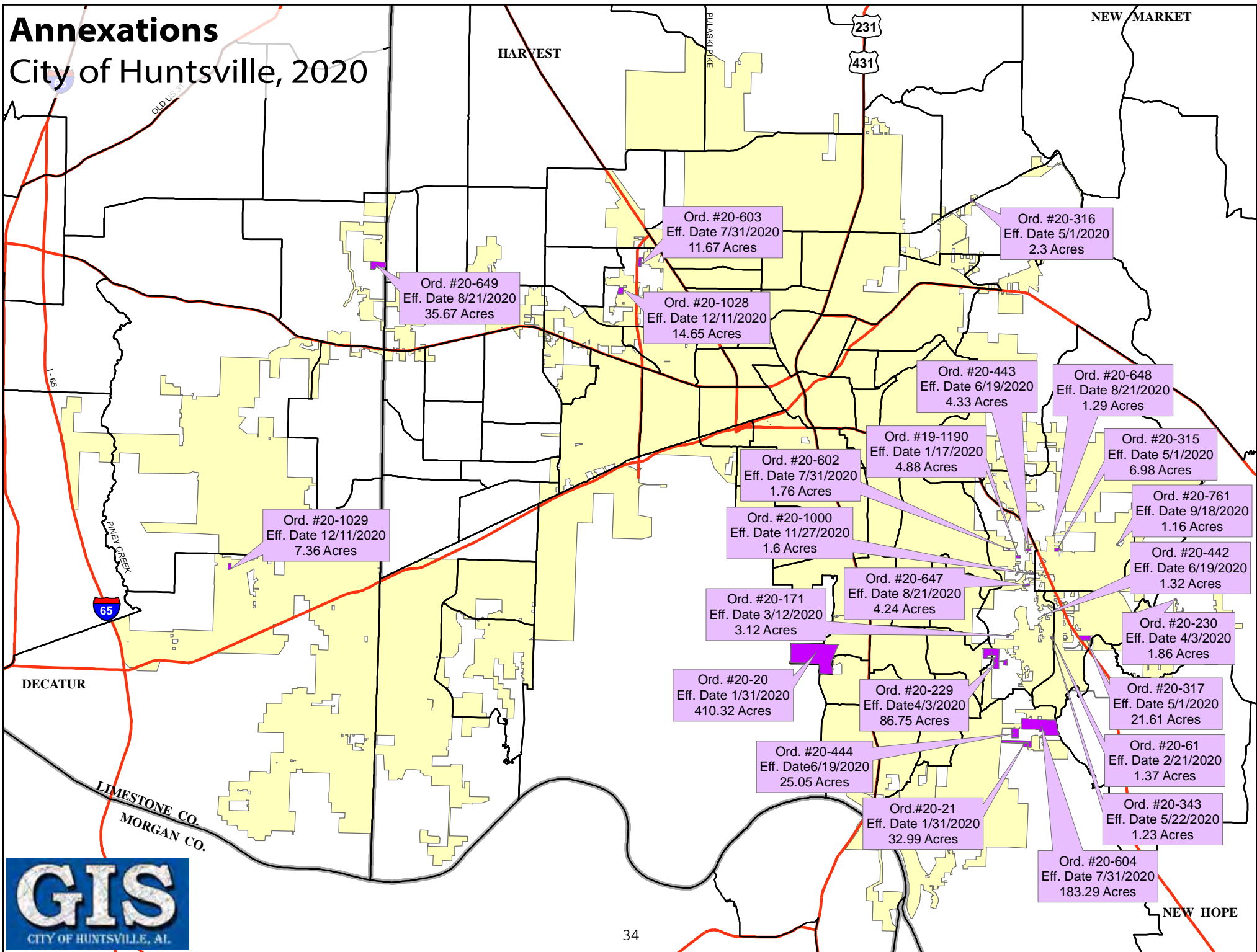
- A total of 867.1 acres were added to the City of Huntsville in 2020.
- Census Tract 109.03 (Big Cove) had the most annexations (nine), but 28.01 (Chaffee) had the largest amount of land annexed (410.3 acres).

TABLE AZ-1 | **ANNEXATIONS APPROVED IN 2020, BY EFFECTIVE DATE**

Ordinance	Name	Persons	Houses	Census Tract	Acres	Effective Date
19-1190	Old Big Cove 2	0	0	109.03	4.9	1/17/2020
20-20	Thiokol	0	0	28.01	410.3	1/31/2020
20-21	Cherokee	0	0	113.02	33	1/31/2020
20-61	Taylor	6	1	109.03	1.4	2/21/2020
20-171	Anderson	4	1	109.03	3.1	3/12/2020
20-229	Newcomb	5	1	109.03	86.8	4/3/2020
20-230	Esslinger	4	1	109.02	1.9	4/3/2020
20-315	King Drake	3	1	109.05	7	5/1/2020
20-316	Winchester	0	1	107.06	2.3	5/1/2020
20-317	Humphrey	0	0	109.04	21.6	5/1/2020
20-343	Olmstead	5	1	109.03	1.2	5/22/2020
20-442	Mohawk	4	1	109.03	1.3	6/19/2020
20-444	Worley	0	0	113.02	25.1	6/19/2020
20-443	Miller	0	0	109.02	4.3	6/19/2020
20-602	Paul	3	1	109.03	1.8	7/31/2020
20-603	Research Park Blvd.	0	0	106.26	11.7	7/31/2020
20-604	Maples	0	0	113.02	183.3	7/31/2020
20-647	Worthington	2	1	109.03	4.2	8/21/2020
20-648	Martin	0	0	109.05	1.3	8/21/2020
20-649	Old Railroad Bed 2	0	0	208.03	35.7	8/21/2020
20-761	Phillips	0	0	109.05	1.2	9/18/2020
20-1000	Deaton	0	0	109.03	1.6	11/27/2020
20-1028	Johns Landing	0	0	106.26	14.7	12/11/2020
20-1029	Smokey Way	0	0	212.03	7.4	12/11/2020
TOTAL		36	10		867.1	

Annexations

City of Huntsville, 2020



ZONING APPROVALS

There were 25 zonings approved by Huntsville City Council that became effective in 2020.

- The largest single zoning in 2020 was for 410.33 acres near Grissom High School. The previously un-zoned land was designated Residential R1A, R2, and R2B.

TABLE AZ-2 | ZONINGS APPROVED IN 2020, BY EFFECTIVE DATE

Ordinance	New Zone	Map Sheet	Census Tract	Acres	Effective Date
19-1128	PI	16-10	107.04	199.2	1/31/2020
20-07	R1	10-15	109.05	1.1	3/6/2020
20-98	R1B	08-14	113.02	1.5	4/3/2020
20-100	C4	12-08	14.01	2.8	4/3/2020
20-215	R1A	10-14	109.03	4.9	5/1/2020
20-217	R1A, R2, R2B	08-11	28.01	410.3	5/1/2020
20-219	R1B	07-13, 07-14	113.02	33	5/1/2020
20-307	R1B	09-14	109.03	1.4	6/5/2020
20-379	R1A	09-13	109.03	1.9	7/3/2020
20-381	R1	08-13	109.03	86.8	7/3/2020
20-383	R1A	09-16	109.02	1.9	7/3/2020
20-477	R1	10-14	109.05	7	7/31/2020
20-479	C4	14-13	107.06	2.3	7/31/2020
20-481	C4	09-14	109.04	21.6	7/31/2020
20-578	R1B	09-14	109.03	1.2	9/4/2020
20-580	R1A	09-14	109.03	1.3	9/4/2020
20-582	C4	10-14	109.03	4.3	9/4/2020
20-586	R1B	07-14	113.02	25.1	9/4/2020
20-793	R1	10-13	109.03	1.8	11/4/2020
20-795	C4	13-09	106.26	11.7	11/4/2020
20-799	R2	07-14, 08-14	113.02	183.3	11/4/2020
20-801	R1A	09-14	109.03	4.2	11/4/2020
20-797	R1A	10-14	109.05	1.3	11/4/2020
20-803	R2	13-05	208.03	35.7	11/4/2020
20-893	R1	10-15	109.05	1.2	11/27/2020

REZONING APPROVALS

There were 21 rezonings approved by the Huntsville City Council that became effective in 2020.

- The largest single rezoning in 2020 was for 93 acres south of US 72 West in Limestone County that was previously zoned as Highway Commercial C4. The land was rezoned as Residential R2.
- *Note: Ordinance 20-15 is not included on the list. It was repealed and replaced by Ordinance 20-225.*

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.

TABLE AZ-3 | REZONINGS APPROVED IN 2020, BY EFFECTIVE DATE

Ordinance	Old Zone	New Zone	Map Sheet	Census Tract	Acres	Effective Date
20-03	R1A	R2	13-05	208.03	57.6	3/6/2020
20-05	R1A, R2A	R2B	12-10	15	26.4	3/6/2020
19-1130	R1A	R2A	08-12	28.01	14	3/6/2020
20-09	PI	CIP	13-09	4.03	41.2	3/6/2020
20-11	R1B	C1	14-06	106.28	0.6	3/6/2020
20-13	R2	M	11-11	31	1.6	3/6/2020
20-225	R1A	C1	09-12	28.01	0.7	5/1/2020
20-221	R1A	C4	09-14	109.05	1	5/1/2020
18-1072	R1B	R2	14-06	106.28	42.6	5/22/2020
20-385	R2A	R2B	13-09	106.26	13.8	7/3/2020
20-387	IP	PI	07-06	212.03	20.6	7/3/2020
20-475	C4	R2	12-04, 12-05	212.02	93	7/31/2020
20-483	M	C3	11-11	31	13.5	7/31/2020
20-576	R1B, LI	C4	14-11	3.01	6.4	9/4/2020
20-588	C4	PDH	14-06	106.28	30.8	9/4/2020
20-584	R1A	C4	10-14	109.03	0.4	9/4/2020
20-805	C5	C1	09-14	109.04	4.8	11/4/2020
18-150	R1	R1A	07-13	113.02	77	11/11/2020
20-895	R2	C1	12-11	10	3.4	11/27/2020
20-995	C1	C4	13-10	5.03	5.5	12/25/2020
20-997	R2B, C1, R1A	R1A, C1	09-11, 09-12	28.01	2.6	12/25/2020

Population and Housing Estimates



Chase Creek Apartments | A multi-family development under construction near Moores Mill Rd. in Northeast Huntsville.

POPULATION

The City of Huntsville Planning staff calculates intercensal estimates of the City's population every July.

- On July 1, 2020, the population of the City of Huntsville was estimated at 202,453, an increase of 12.4 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.

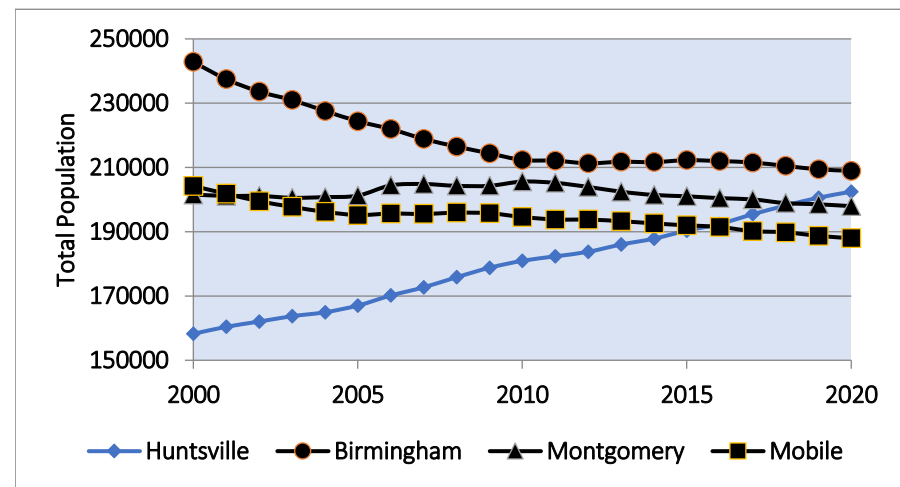
The US Census Bureau takes a census of the United States every ten years.

- The last census was performed on April 1, 2020.
- Data from the 2020 Census will be released incrementally starting in 2021.
- The 2021 Huntsville Development Review, scheduled for release in January 2022, will be the first edition to use 2020 Census data.
- Planning staff began using the 2020 Census tracts for data collection on April 1st, 2020.

TABLE PH-1 | POPULATION AND HOUSING, 2000-2020

	Population	Housing Units
Census 2000	158,635	73,903
Census 2010	180,105	84,949
Census/COH Estimates July 2019	200,574	97,856
City Estimate July 2020	202,453	99,854

GRAPH PH-1 | POPULATION OF ALABAMA CITIES OVER 150,000 (2000-2020)

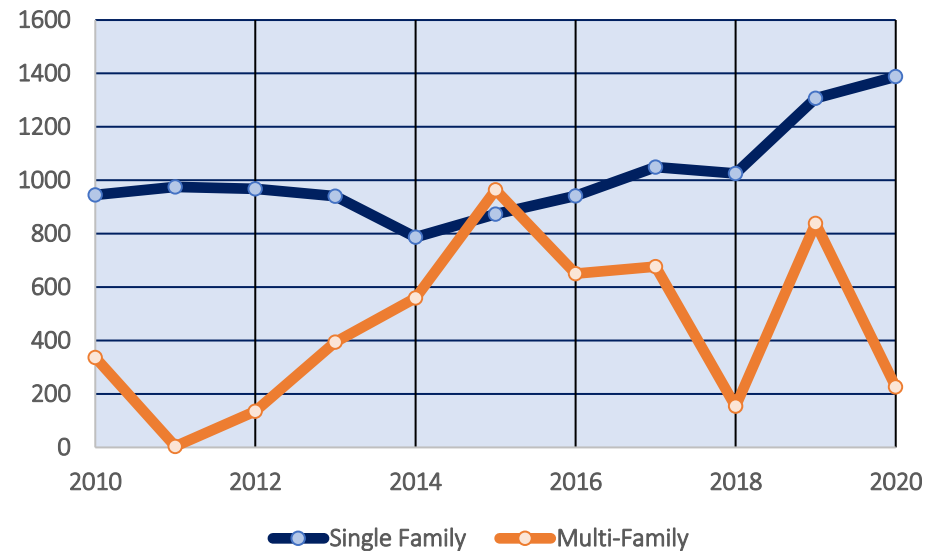


HOUSING

In comparing the December 2020 estimate with the 2010 Census, the City of Huntsville's housing stock increased by 17.9 percent, or around 1.7 percent annually.

- Huntsville added 1,506 housing units between 2019 and 2020, an increase of 1.5 percent.
- The City of Huntsville surpassed 100,000 housing units in 2020.
- There were 100,454 housing units in the City of Huntsville as of December 31, 2020.
- After 2020 Census data are released, the housing unit estimates will be recalculated.

GRAPH PH-2 | HOUSING UNITS ADDED BY YEAR, 2010-2020



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

TABLE PH-2 | **TOTAL HOUSING UNITS BY CENSUS TRACT, 12/31/2020**

Legend

(+): Combined/Added Census Tract since 2010

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

Census Tract	Housing Unit Change, 1/2020-12/2020				Total Housing Units (12/2020)
	Added Single Family	Demolished/ Moved	Added Multi-Family	Total Change	
2.03 (+) (/)	6	-6	0	0	1,515
3.01	0	-3	0	-3	1,646
3.02	0	0	0	0	1,537
4.03 (/)	2	0	0	2	1,919
5.01	0	0	0	0	771
5.02	0	0	0	0	1,005
5.03	0	0	0	0	756
6.01	0	0	0	0	667
6.02	1	0	0	1	910
7.01	1	0	0	1	1,383
7.02	0	-2	0	-2	1,526
9.01 (/)	31	-2	0	29	2,081
9.02	3	-1	0	2	1,228
10	8	-7	0	1	1,908
12	3	-2	0	1	1,398
13.01	0	0	0	0	2,271
13.02	0	-1	0	-1	1,017
14.01 (/)	34	0	0	34	1,265
14.03 (+) (/)	0	0	118	118	1,758

Census Tract	Housing Unit Change, 1/2020-12/2020				Total Housing Units (12/2020)
	Added Single Family	Demolished/ Moved	Added Multi-Family	Total Change	
14.04 (+)	0	0	0	0	1,722
15	0	0	0	0	1,888
17	4	-7	0	-3	906
18.01	12	-5	0	7	1,645
19.01	10	-2	0	8	1,542
19.02	12	-1	0	11	1,138
19.03	4	-1	0	3	981
20	4	-5	0	-1	1,208
21	8	-48	0	-40	1,761
22	0	0	0	0	979
23	0	0	0	0	2,441
24	21	-1	3	23	2,512
25.01	0	0	0	0	1,853
25.02	0	-3	0	-3	1,766
26	0	0	0	0	2,208
27.01	1	-2	0	-1	1,396
27.21	3	0	0	3	1,960
27.22	1	0	0	1	1,380
28.01	28	0	0	28	2,495
28.03 (+) (/)	81	0	0	81	2,140
28.04 (+)	28	0	0	28	1,319
29.11	3	0	0	3	1,882
29.12	1	0	0	1	1,064
29.22	4	-1	0	3	1,793

Census Tract	Housing Unit Change, 1/2020-12/2020				Total Housing Units (12/2020)
	Added Single Family	Demolished/ Moved	Added Multi-Family	Total Change	
29.23 (+)	1	0	0	1	1,628
29.24 (+)	43	0	0	43	1,510
30	0	-2	0	-2	1,383
31	0	-2	0	-2	1,592
105.02 (/)	0	0	0	0	90
106.12 (/)	156	0	0	156	2,555
106.23 (/)	69	0	0	69	609
106.25 (+) (/)	1	1	0	2	2,245
106.26 (+) (/)	0	-3	0	-3	1,460
106.27 (+) (/)	37	0	55	92	2,979
106.28 (+) (/)	0	0	0	0	64
106.31 (+) (/)	105	0	27	132	507
107.04 (+) (/)	0	0	0	0	15
107.05 (+) (/)	10	0	0	10	425
107.06 (+) (/)	0	0	0	0	0
108.01 (+) (/)	0	0	0	0	42
108.02 (+) (/)	2	0	0	2	286
109.02 (/)	14	0	0	14	53
109.03 (+) (/)	65	0	0	65	2,318
109.04 (+) (/)	38	-1	0	37	1,530
109.05 (+) (/)	90	0	0	90	2,938
110.12 (/)	0	0	0	0	2
110.24 (+) (/)	0	0	0	0	3
110.27 (+) (/)	0	0	0	0	564

Census Tract	Housing Unit Change, 1/2020-12/2020				Total Housing Units (12/2020)
	Added Single Family	Demolished/ Moved	Added Multi-Family	Total Change	
110.28 (+) (/)	0	0	0	0	0
111 (/)	0	0	0	0	3
112.01 (+) (/)	71	0	24	95	2,556
112.02 (+)	57	-1	0	56	2,509
112.03 (+) (/)	0	-1	0	-1	486
113.01 (+) (/)	44	0	0	44	178
113.02 (+) (/)	135	0	0	135	1,279
208.03 (+) (/)	65	0	0	65	899
212.02 (+) (/)	13	0	0	13	36
212.03 (+) (/)	58	0	0	58	1,170
57.03 (+) (/)	0	0	0	0	0
Citywide	1388	-109	227	1506	100,454

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. The next page contains a table of Census tracts and their unofficial 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	Census Tract	Tract Name
2.03	Edmonton Hts./A&M	20	Mayfair Park	106.27	Providence
3.01	Lakewood	21	Lowe Mill	106.28	Capshaw
3.02	Rolling Hills	22	Westlawn	106.31	53 North
4.03	Wade Mountain	23	Merrimack	107.04	Meridianville
5.01	Stoner Park	24	McDonnell	107.05	Countess
5.02	Mastin Lake	25.01	Brahan Spring	107.06	Moore's Mill
5.03	Scenic View	25.02	Golf Rd./Chelsea	108.01	Chase
6.01	Highlands	26	Piedmont/Fleming Meadows	108.02	Dug Hill
6.02	Oakmont Park	27.01	Whitesburg	109.02	Cherrytree/Berkley
7.01	Davis Hills	27.21	Bailey Cove	109.03	Big Cove
7.02	Montview	27.22	Willowbrook	109.04	Flint River
9.01	Chapman	28.01	Chaffee	109.05	Hampton Cove
9.02	Oak Park	28.03	Bell Mountain	110.12	NE Madison
10	Five Points	28.04	English Village	110.24	NW Madison
12	Terry Heights	29.11	Weatherly Heights	110.27	E Madison
13.01	University Central	29.12	Box Canyon	110.28	Shelton
13.02	Oakwood West	29.22	Camelot/McGucken Park	111	Redstone Arsenal
14.01	Creekwood Park	29.23	Mathis Mountain	112.01	Lake Forest
14.03	Research Park West	29.24	Challenger	112.02	Edgewater
14.04	Research Park East	30	Lincoln Village	112.03	Triana
15	University Park	31	Downtown	113.01	Owens Cross Roads
17	Blossomwood	105.02	Carters Gin	113.02	Green Mountain
18.01	Monte Sano	106.12	72 West	208.03	East Limestone
19.01	Governors East	106.23	Monrovia	212.02	Greenbrier
19.02	The Ledges	106.25	Oakwood University	212.03	Moore'sville
19.03	Jones Valley	106.26	Plummer	57.03	Laceys Spring