

The **Huntsville** **Development** **Review** **2021**

VOLUME 38

JANUARY 2022

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

Orion Amphitheater. *Photo credit: Marty Sellers, Sellersphoto.com*

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

2021 Annual Edition

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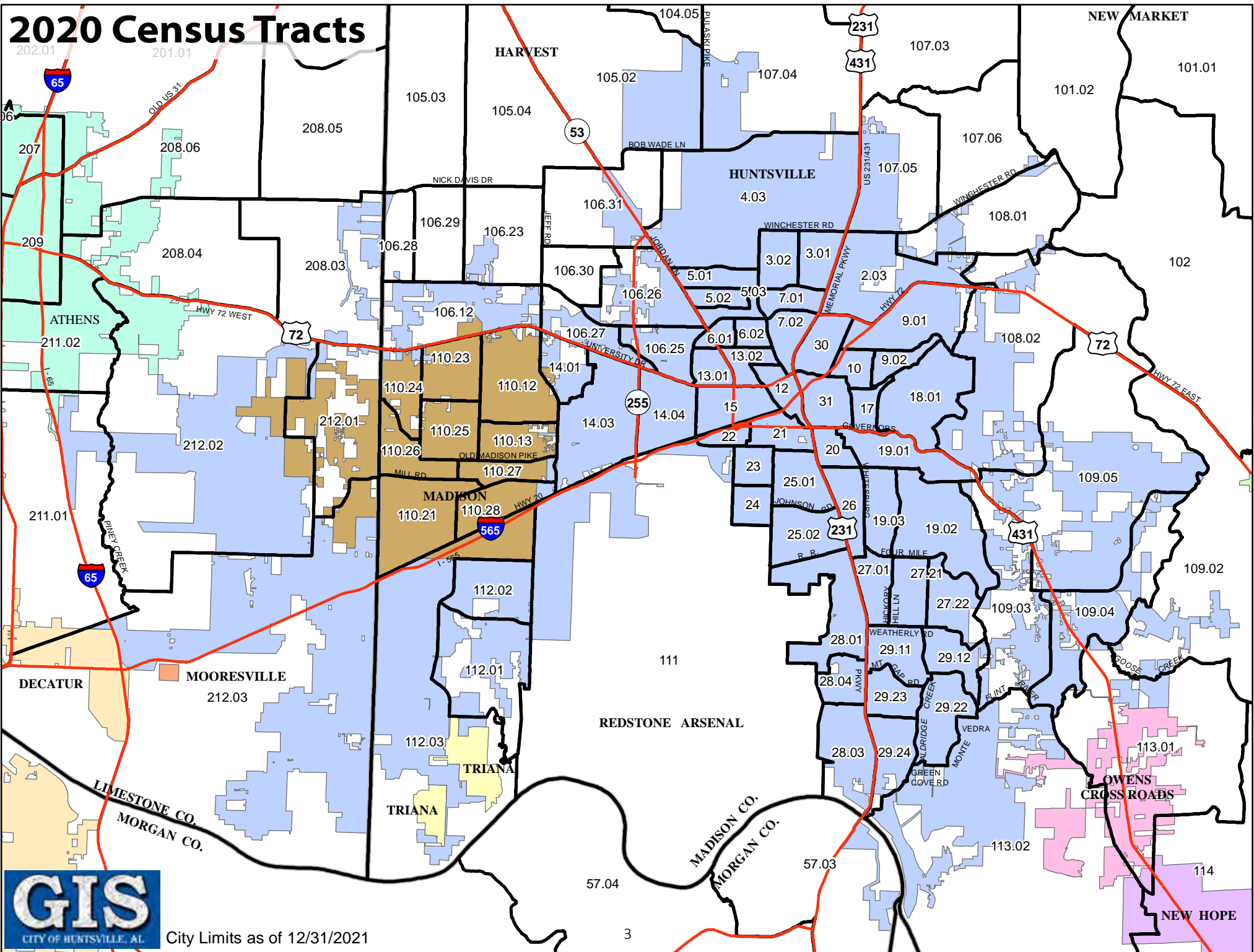
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2020 Census Tracts



City Limits as of 12/31/2021

Residential



2020 at Providence | A mixed-use building with 360 apartment units in the Providence neighborhood of West Huntsville.

BUILDING PERMITS

There were 6,345 residential dwellings issued building permits in the City of Huntsville in 2021, an increase of 62.8 percent over 2020's total of 3,898.

- The number of multi-family units issued building permits increased by 129 percent over 2020.
- The number of single-family homes permitted (1,379) decreased by 14.6 percent over 2020.
- No condominium units were permitted in the City of Huntsville in 2021.
- 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 2021 was \$627,069,079, up 126 percent from 2020.

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

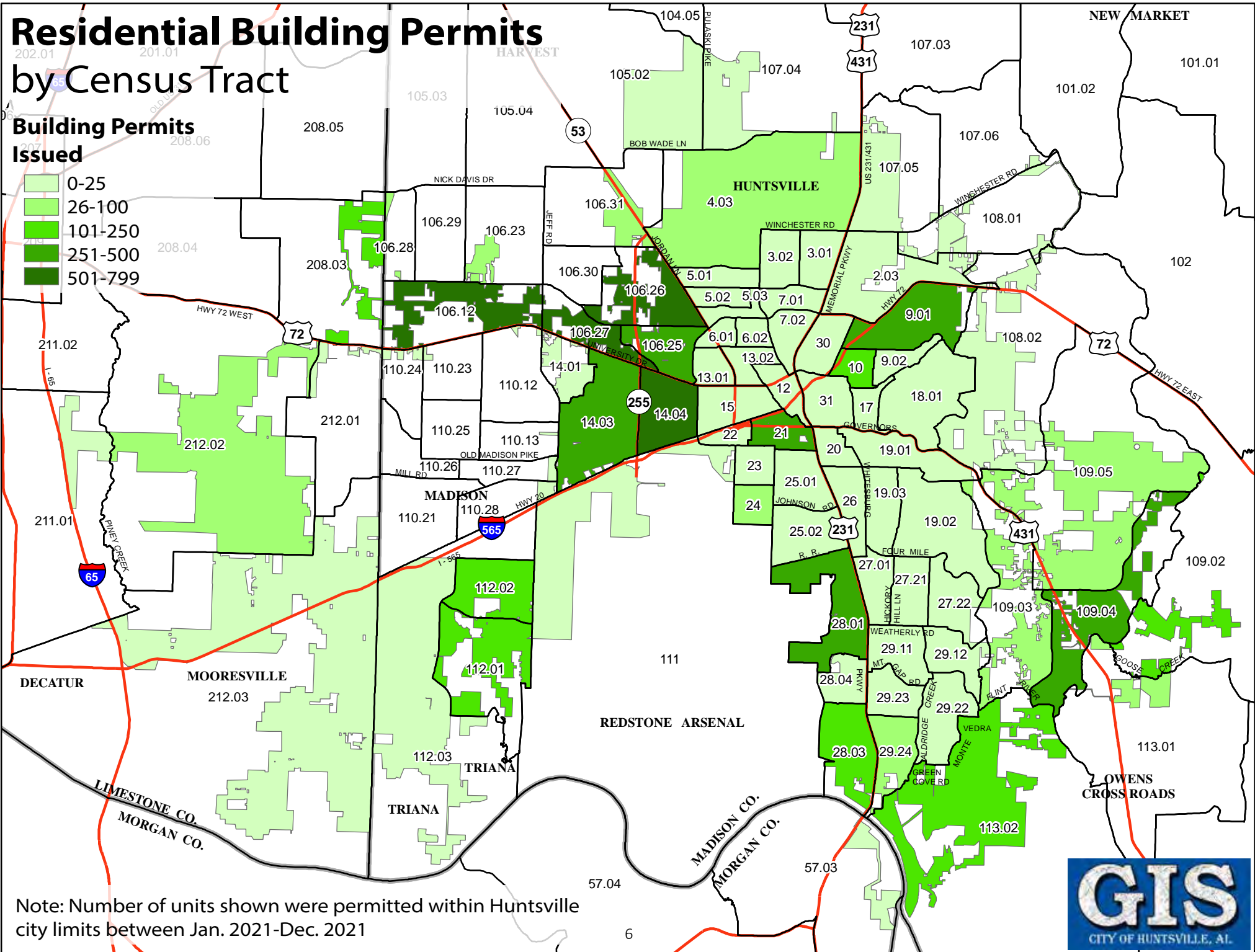
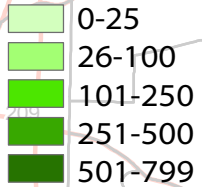
Census Tract (2020)	Areas Included	# of Units Permitted
106.12	72 West	799
106.27	Providence	608
14.04	Research Park East	546
106.26	Plummer	518
9.01	Chapman	451
TOTAL	CITYWIDE	6,345

TABLE R-2 | RESIDENTIAL BUILDING PERMITS, CITYWIDE

Building Type	Total Units	Contract Amount Total
Single Family, Detached	1,291	\$66,030,173
Single Family, Attached (Townhomes)	88	\$14,760,277
Multi-Family, Apartment	4,966	\$548,280,446
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. 2021-Dec. 2021



CERTIFICATES OF OCCUPANCY

A total of 2,853 residential units were issued certificates of occupancy in 2021, an increase of 76.7 percent over 2020's total of 1,615.

- The top census tract for residential CO's, by the number of units, was 106.25 (Oakwood University).
- The number of single-family units granted CO's decreased by 5.7 percent between 2020 and 2021.
- Apartment units granted CO's increased by 580 percent year-over-year.
- No condominium units were granted CO's in 2020.
- The total contract amount of residential units granted CO's increased by 65.3 percent between 2020 and 2021.

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

Census Tract (2020)	Areas Included	# of Units Permitted
106.25	Oakwood University	288
110.24	NW Madison	258
112.01	Lake Forest	243
109.05	Hampton Cove	207
14.03	Research Park West	176
TOTAL	CITYWIDE	2,853

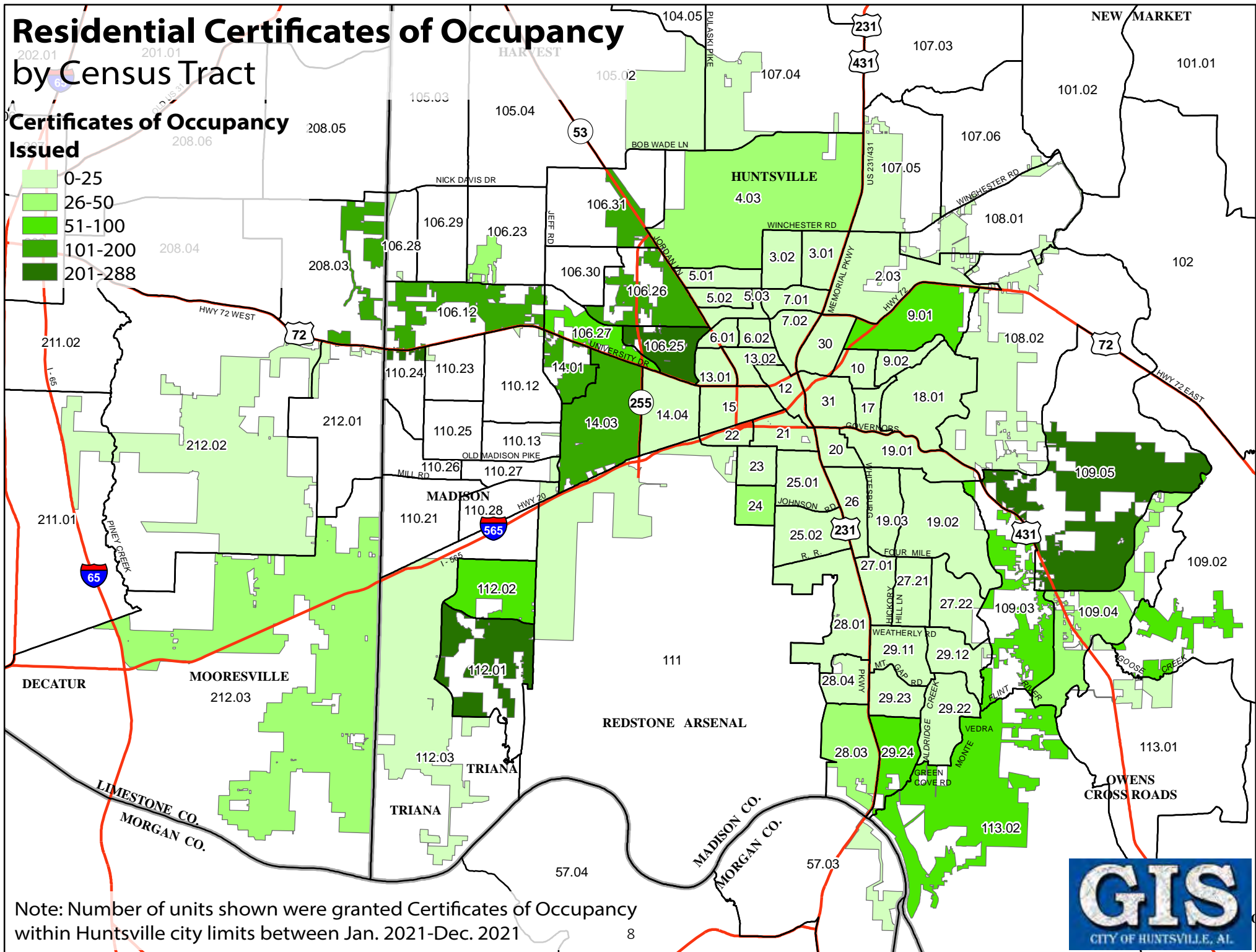
TABLE R-4 | RESIDENTIAL CERTIFICATES OF OCCUPANCY, CITYWIDE

Building Type	Total Units	Contract Amount Total
Single Family, Detached	1,223	\$56,800,979
Single Family, Attached (Townhomes)	86	\$13,277,757
Multi-Family, Apartment	1,544	\$118,495,246
Multi-Family, Condominium	0	\$0

Residential Certificates of Occupancy by Census Tract

Certificates of Occupancy Issued

- 0-25
- 26-50
- 51-100
- 101-200
- 201-288



Note: Number of units shown were granted Certificates of Occupancy within Huntsville city limits between Jan. 2021-Dec. 2021



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.

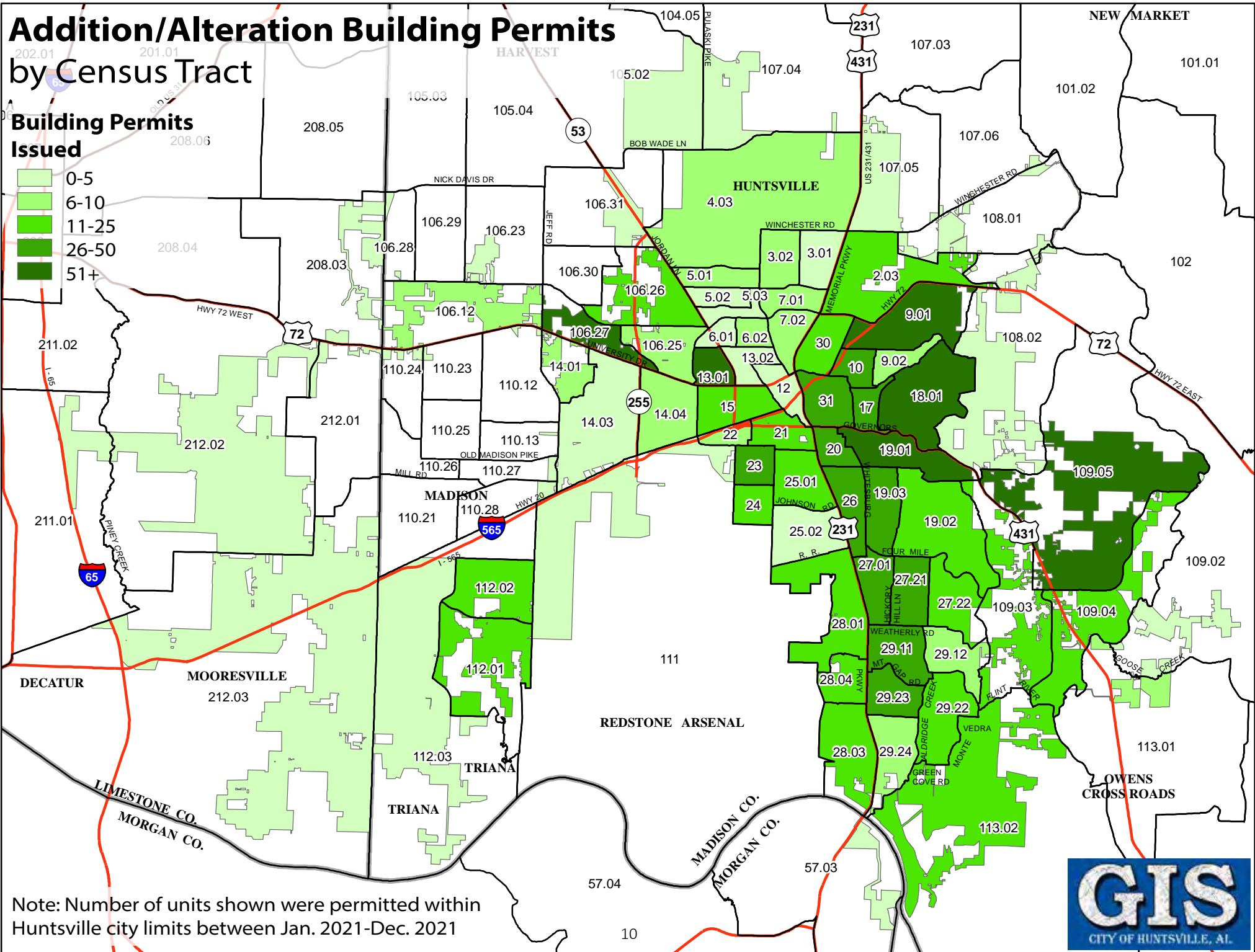
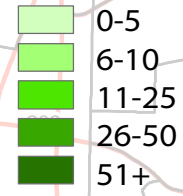
- There were 1,274 building permits issued for residential additions and alterations in 2021, an increase of 37.4 percent over 2020.
 - Census tract 13.01 (University Central) had the most permits issued.
 - Neighborhoods that saw an increase in renovation permits between 2020-2021 include Chapman; Governors East; and Merrimack.

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

Census Tract (2020)	Areas Included	Addition Permits	Alteration Permits	Total Permits
13.01	University Central	3	110	113
18.01	Monte Sano	36	38	74
19.01	Governors East	19	45	64
106.27	Providence	61	2	63
9.01	Chapman	37	19	56
TOTAL	CITYWIDE	496	778	1,274

Addition/Alteration Building Permits by Census Tract

Building Permits Issued



Note: Number of units shown were permitted within Huntsville city limits between Jan. 2021-Dec. 2021



MULTI-FAMILY DEVELOPMENT

Huntsville’s historic boom in multi-family construction continued in 2021. Below is a list of multi-family projects under construction at the end of 2021. *(See page 18 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

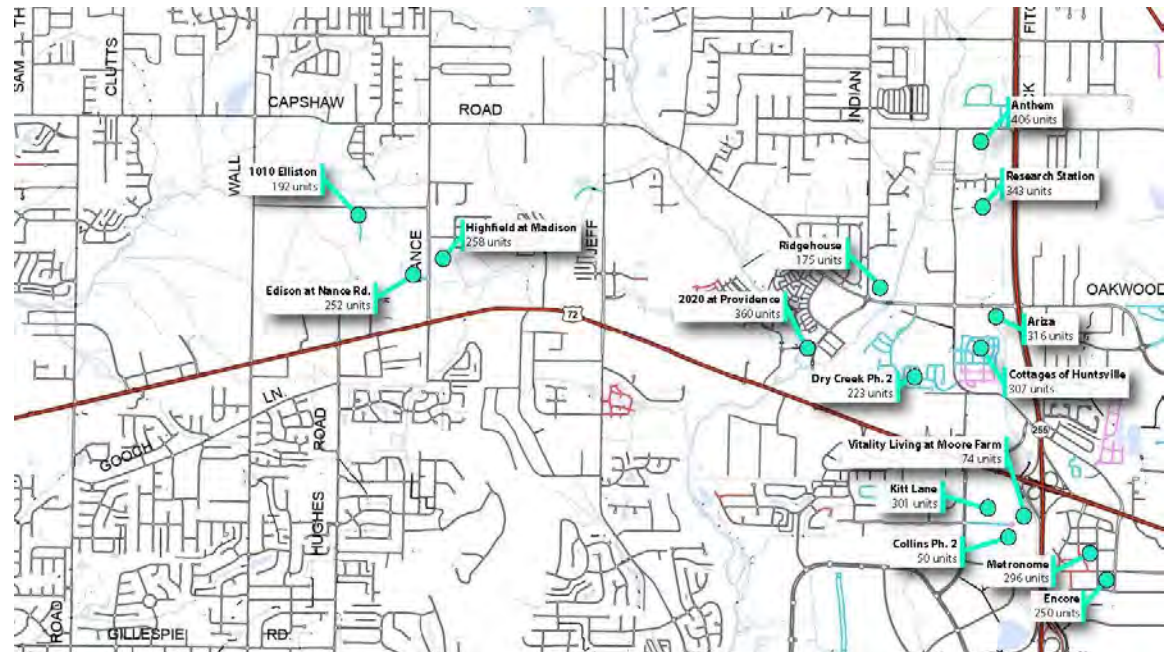
TABLE R-6 | MULTI-FAMILY DEVELOPMENTS UNDER CONSTRUCTION (AS OF 12/31/2021)

Apartment Name	Tract	Units Approved	Units Permitted	Units Built
1010 Elliston Apartments	106.12	192	192	0
2020 at Providence	106.27	360	360	0
Anthem Apartments	106.26	406	373	145
Ariza Apartments	106.25	316	316	0
Aurora Apartments	106.12	324	324	0
Chase Creek Apartments	9.01	372	216	60
Eclipse	31	278	278	0
Collins Apartments Phase 2	14.03	50	50	0
Constellation	31	218	218	0
Cottages at Oak Grove Dairy	28.03	318	106	0
Cottages of Huntsville Apartments	106.25	307	307	280
Dallas Mills Apartments	10	148	148	0
Dry Creek Apartments Phase 2	106.27	223	223	0
Edison at Nance Road Apartments	106.12	252	252	0
Encore at Mid City	14.04	250	250	0
Hays Nature Preserve Apartments	109.04	336	336	0
Highfield at Madison	106.12	258	258	0
Kitt Lane Apartments	14.03	301	301	0
Liam at Hays Farm	28.01	330	330	0

TABLE R-6 (CONTINUED)

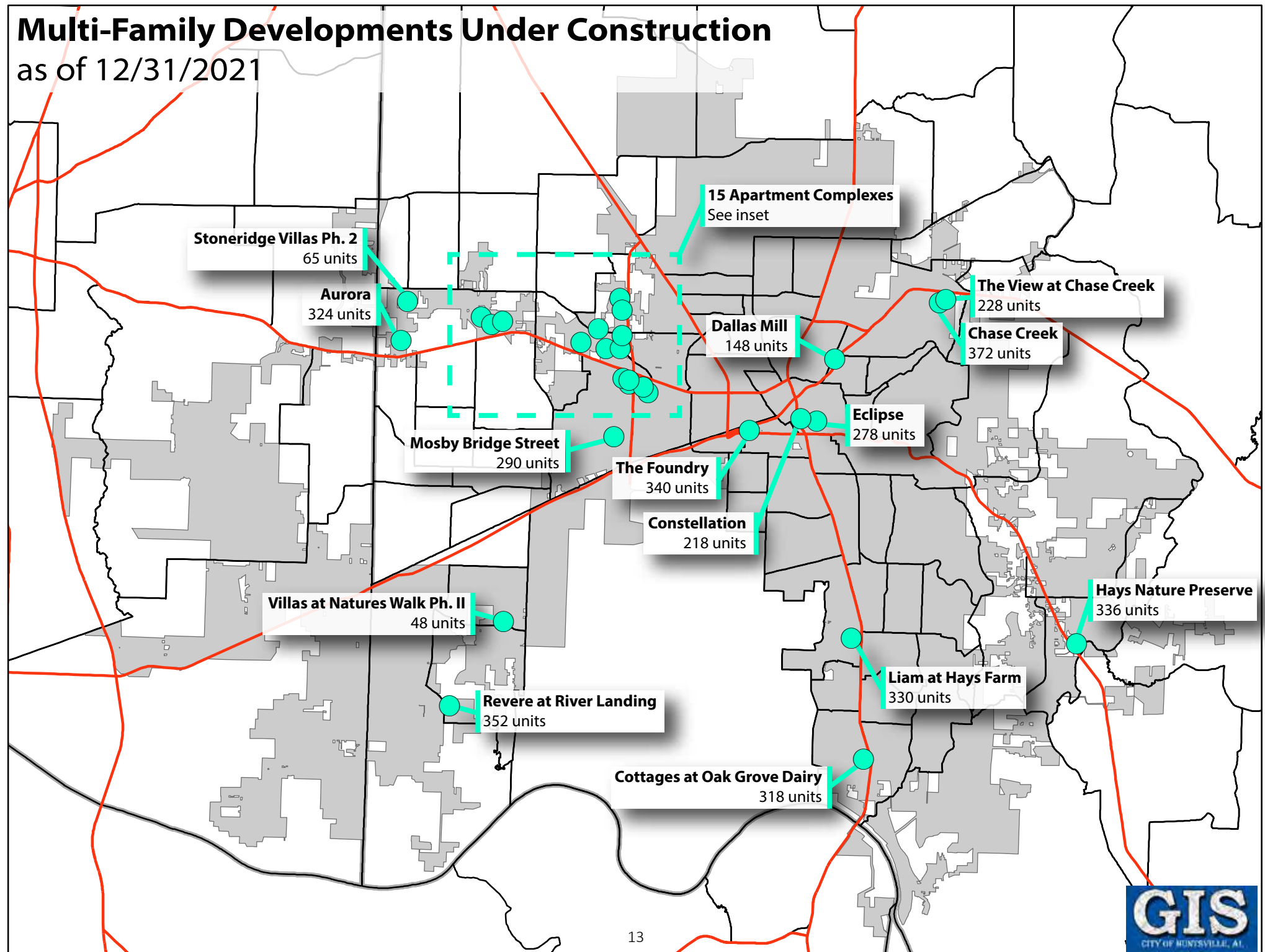
Apartment Name	Tract	Units Approved	Units Permitted	Units Built
Metronome at Mid City	14.04	296	296	0
Mosby Bridge Street Apartments	14.03	290	290	0
Research Station Apartments	106.26	343	343	0
Revere at River Landing Apartments	112.01	352	352	160
Ridgehouse Apartments	106.26	175	175	0
Stoneridge Villas Apartments Phase 2	106.12	65	65	0
The Foundry	21	340	340	0
The View at Chase Creek Apartments	9.01	228	228	0
Villas at Natures Walk Phase II	112.02	48	48	0
Vitality Living at Moore Farm	14.03	98	98	0
TOTAL		7,474	7,073	653

In one section of West Huntsville, 15 apartment complexes are under construction as of December 31, 2021. →



Multi-Family Developments Under Construction

as of 12/31/2021



Subdivisions



The Foundry | 340 apartments, office and retail space on Governors Dr. in West Huntsville.

HIGHLIGHTS

Between 2020 and 2021, the total number of single family subdivision lots approved decreased by 31.7 percent. Multi-family unit approvals decreased by 3.8 percent year-over-year.

- The largest single-family residential subdivision granted final approval in 2021 was Trailhead Huntsville Phase 5, a 65-lot development in Northeast Huntsville.
- The largest multi-family project given boundary plat approval was the 448-unit Boardwalk at Research Park apartments at the intersection of Oakwood Rd. and Research Park Blvd. in Northwest Huntsville.

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

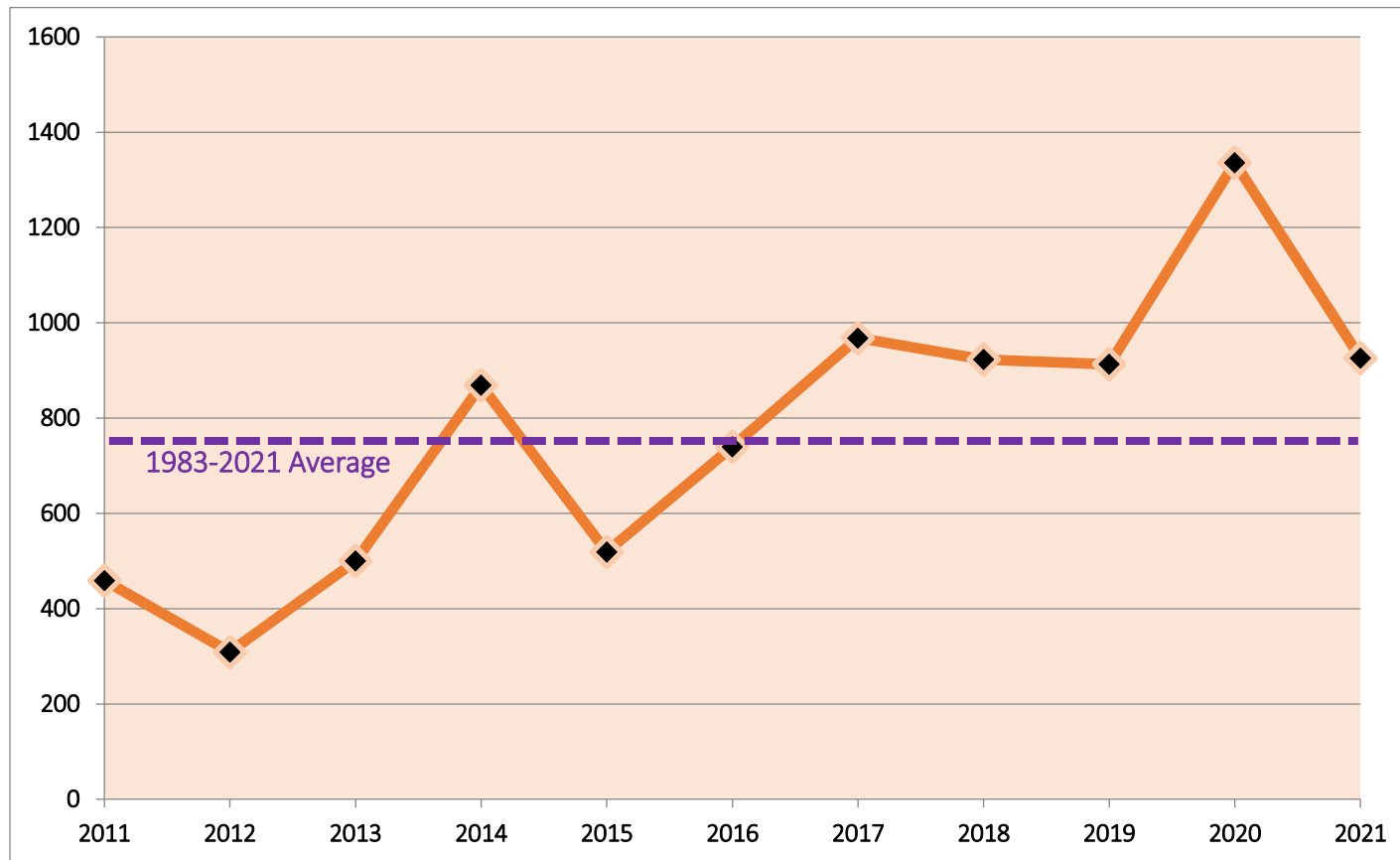
TABLE S-1 | SUBDIVISION LOTS/UNITS APPROVED, BY PROJECT TYPE

Subdivision Type	Number of Lots/Units Approved	Largest Project(s), by # of Lots/Units
<i>Commercial</i>	51	Arbour at Moores Mill
<i>Single-Family</i>	926	Trailhead Huntsville Phase 5
<i>Multi-Family</i>	2,058	Boardwalk at Research Park
<i>Public/Other</i>	0	
TOTAL	3,035	

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	627
106.27	Providence	421
109.04	Flint River	381
109.03	Big Cove	379
28.03	Bell Mountain	318

GRAPH S-1 | SINGLE-FAMILY LOTS APPROVED BY YEAR, 2011-2021

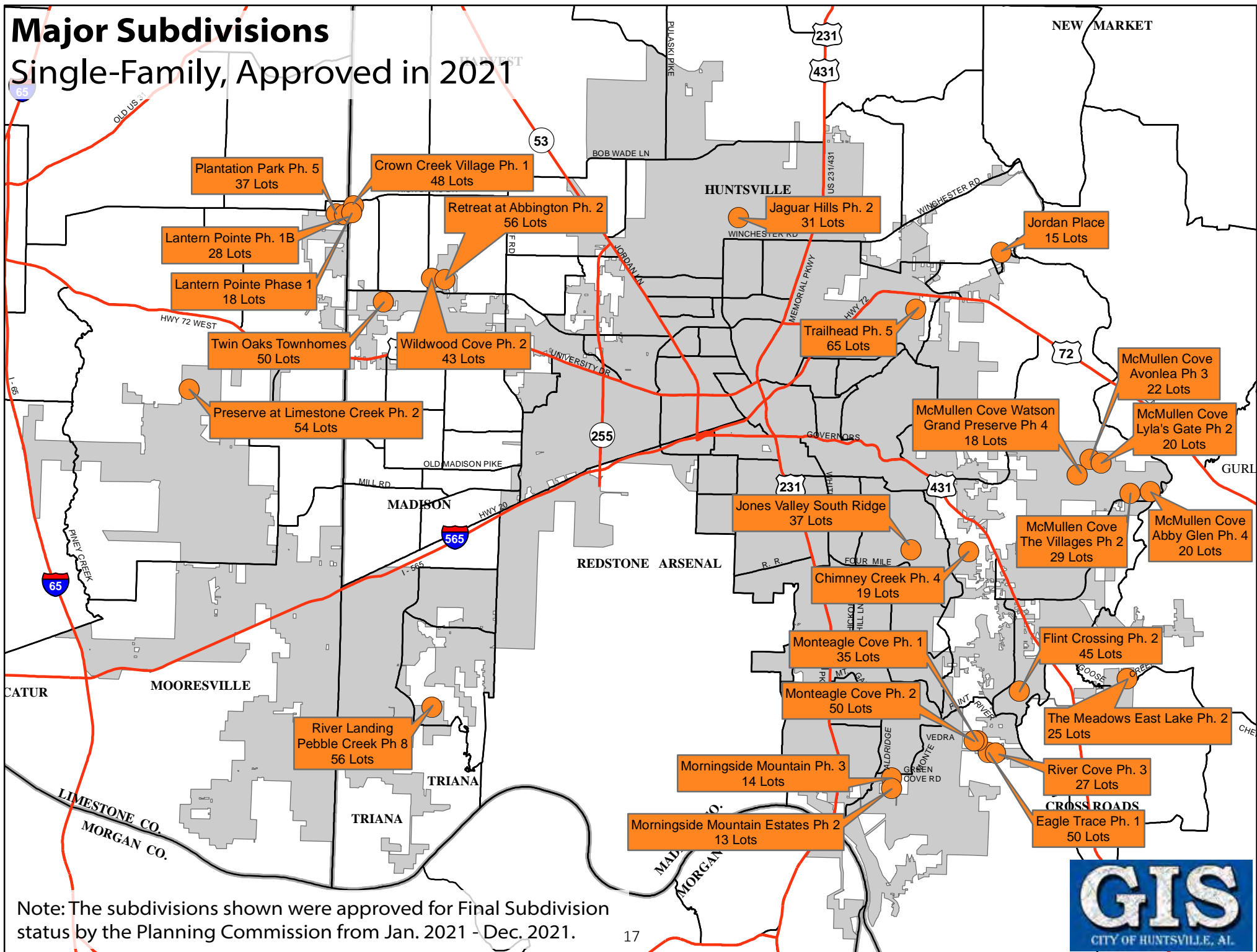


The City of Huntsville planning staff began collecting residential development data in 1983. Since that time, on average, 748 single-family residential lots per year have been approved by the Planning Commission.

- Single-family lot approvals hit an all-time high of 2,671 in 2007, and a low of 146 lots in 2002.
- 926 single-family lots were approved in 2021, the fifth above-average year in a row.

Major Subdivisions

Single-Family, Approved in 2021



Note: The subdivisions shown were approved for Final Subdivision status by the Planning Commission from Jan. 2021 - Dec. 2021.



MULTI-FAMILY DEVELOPMENT

In 2021, 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 12/31/2021)

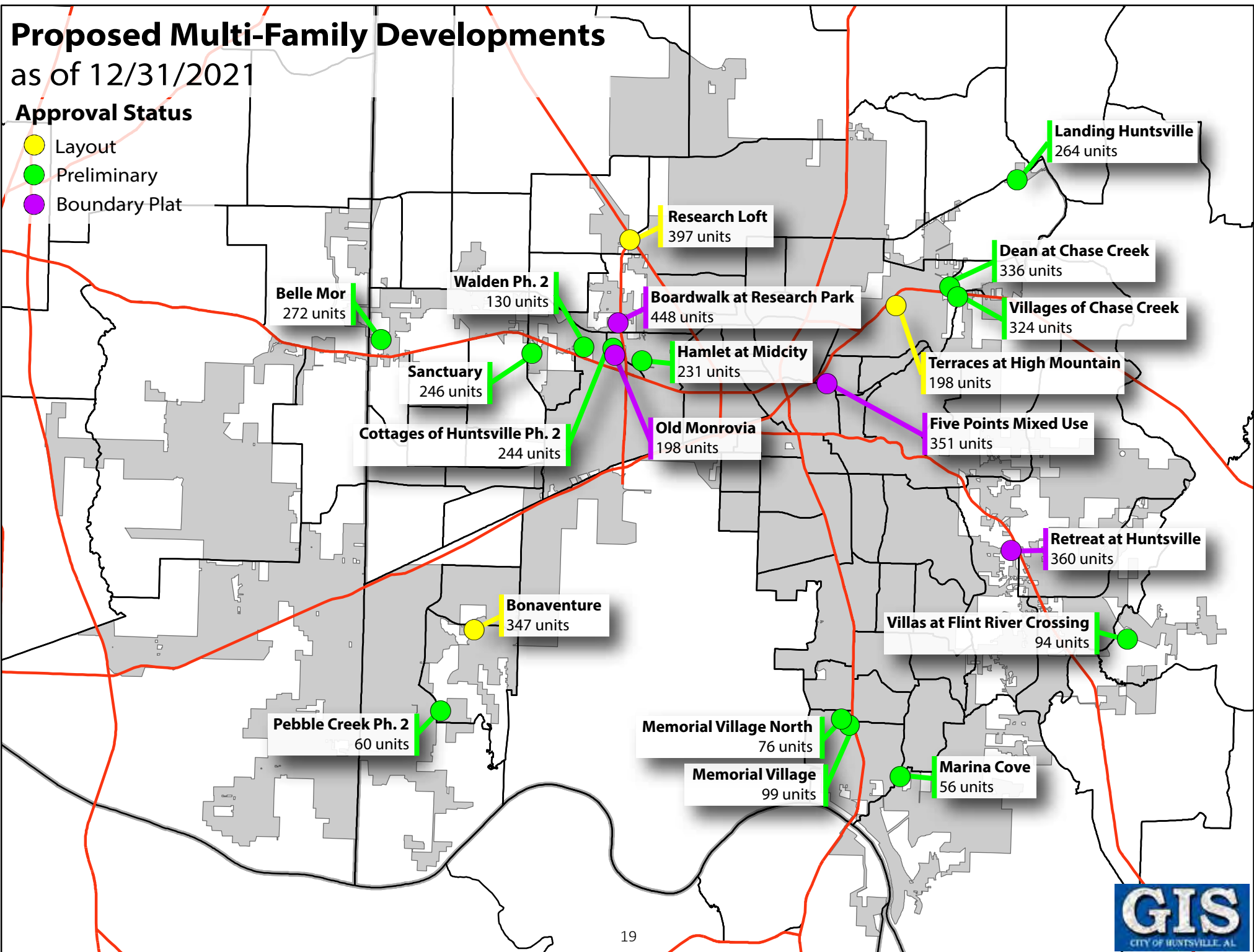
Apartment Name	Tract	Units Approved	Level of Approval
Belle Mor	106.12	272	Preliminary
Boardwalk at Research Park	106.26	448	Boundary Plat
Bonaventure	112.01	347	Layout
Cottages of Huntsville Phase 2	106.25	244	Preliminary
Dean at Chase Creek	2.03	336	Preliminary
Five Points Mixed Use	10	351	Approved
Hamlet at Mid City	106.25	231	Preliminary
Landing Huntsville	108.01	264	Preliminary
Marina Cove Apartments	113.02	56	Preliminary
Memorial Village	28.03	99	Preliminary
Memorial Village North	28.03	76	Preliminary
Old Monrovia Apartments	106.27	198	Boundary Plat
Pebble Creek Phase 2	112.01	60	Preliminary
Research Loft Apartments	106.31	397	Layout
Retreat at Huntsville Apartments	109.03	360	Boundary Plat
Sanctuary	14.01	246	Preliminary
Terraces at High Mountain	9.01	198	Layout
Villages of Chase Creek	9.01	324	Preliminary
Villas at Flint River Crossing	109.02	94	Preliminary
Walden at Providence Phase 2	106.27	130	Preliminary
TOTAL		4,731	

Proposed Multi-Family Developments

as of 12/31/2021

Approval Status

- Layout
- Preliminary
- Boundary Plat



Real Estate



The Forge at Hays Farm | A 40-lot single-family subdivision near Grissom High School in South Huntsville.

HIGHLIGHTS

According to the North Alabama Multiple Listing Service (NALMLS), there were 4,198 single-family residential units sold within Huntsville city limits in 2021, a 3.7 percent decrease from 2020's total of 4,360.

- 232 homes were sold in Census Tract 208.03 (East Limestone), more than any other tract in the city.

The average sale price for a single-family residence was \$332,306, a 14.3 percent increase from 2020's average of \$290,650.

- 2021 marked the first time (since records began in 1983) the average sales price reached \$300,000.
- Downtown, Providence and the City's East Central census tracts had the highest average sales prices in 2021.
- Citywide, the average sales price for new construction homes in 2021 was \$385,917; for resale homes, it was \$317,260.

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

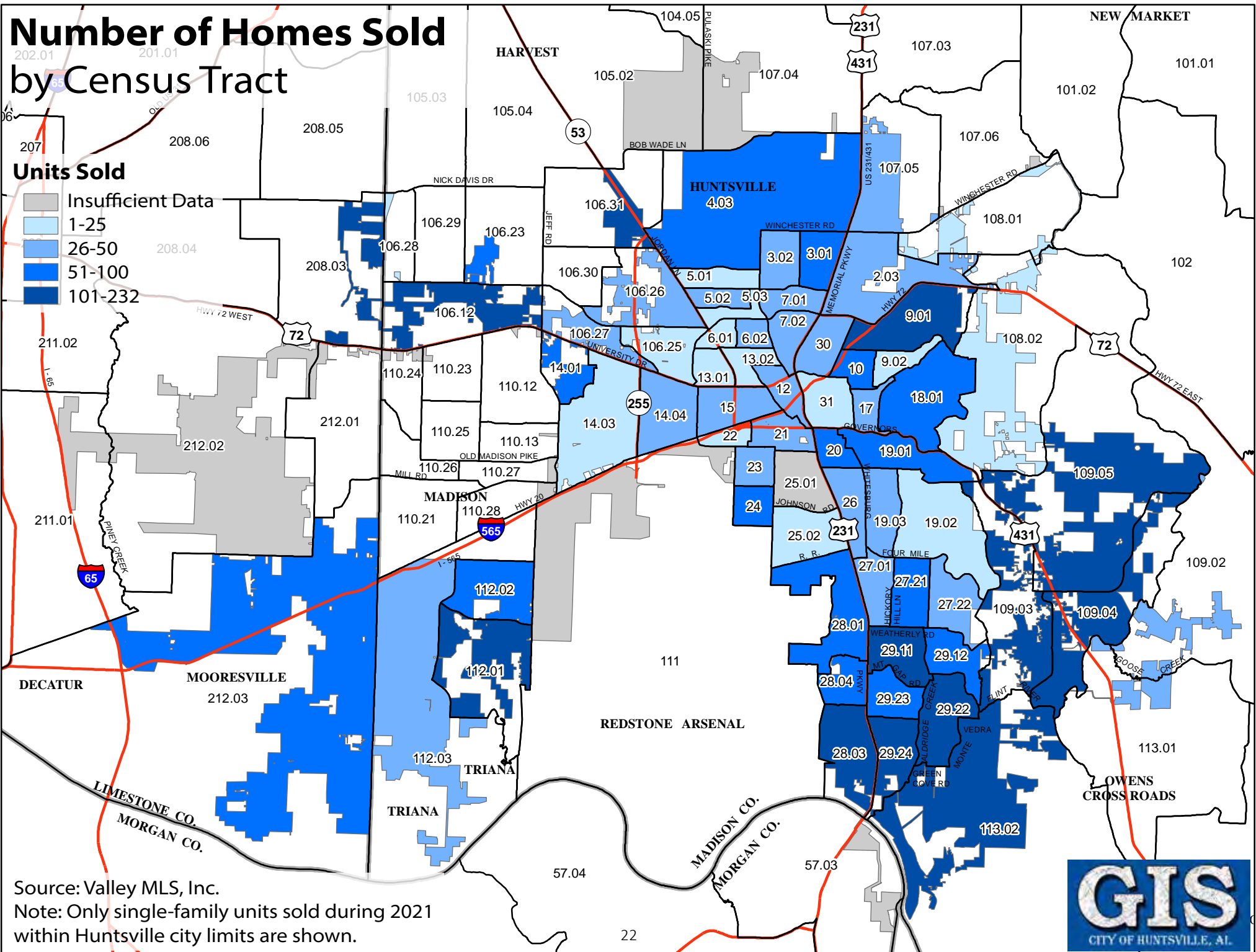
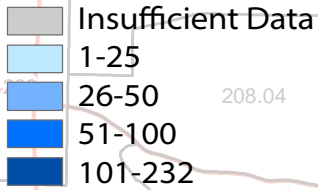
Tract	Area(s) Included	Number of Units
208.03	East Limestone	232
109.05	Hampton Cove	227
106.12	72 West	213
112.01	Lake Forest	193
109.03	Big Cove	182
TOTAL	CITYWIDE	4,198

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

Tract	Area(s) Included	Average Price
31	Downtown	\$1,047,594
106.27	Providence	\$712,432
19.02	The Ledges	\$685,452
109.05	Hampton Cove	\$595,714
19.03	Jones Valley	\$557,828
AVERAGE	CITYWIDE	\$332,306

Number of Homes Sold by Census Tract

Units Sold



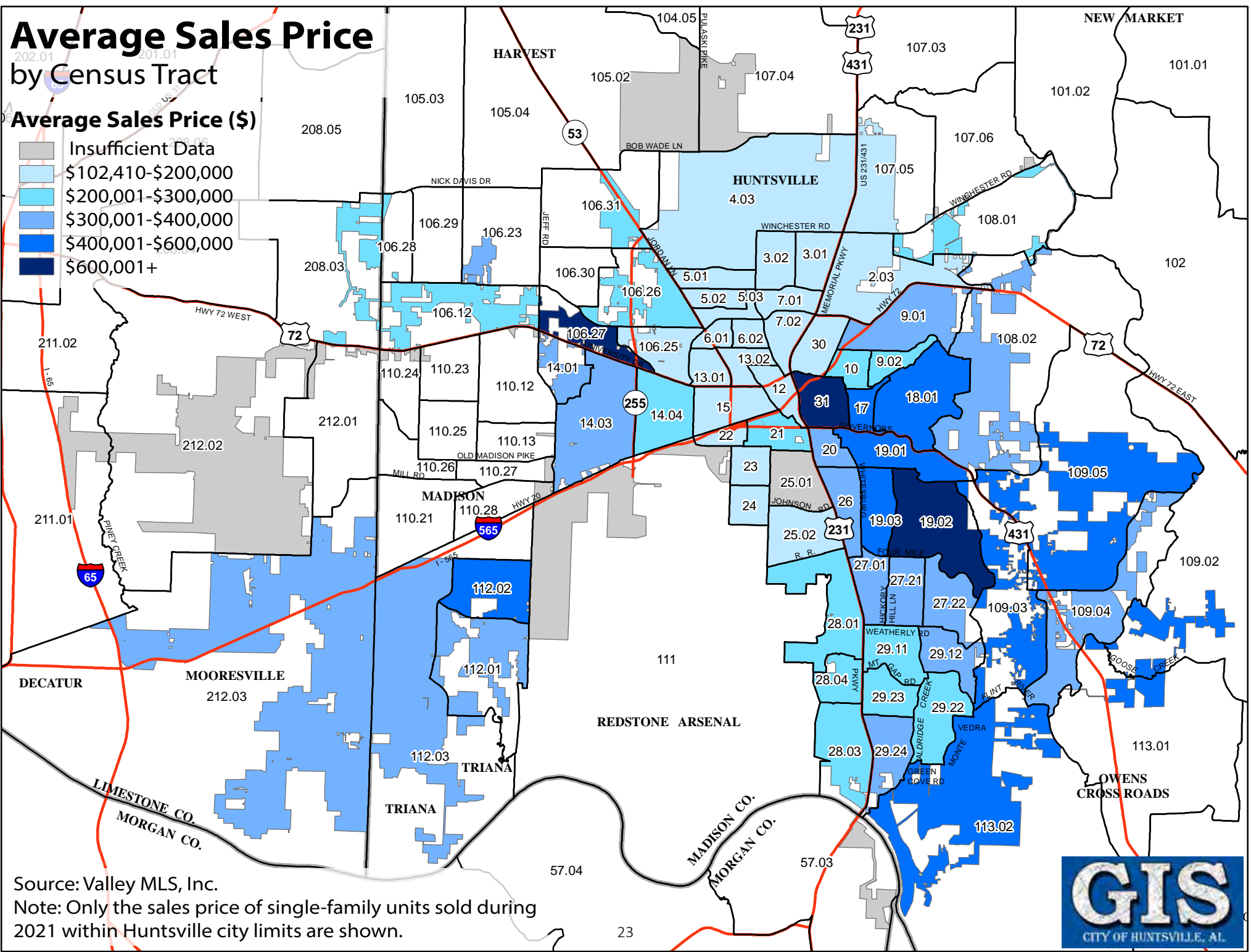
Source: Valley MLS, Inc.
 Note: Only single-family units sold during 2021
 within Huntsville city limits are shown.



Average Sales Price by Census Tract

Average Sales Price (\$)

- Insufficient Data
- \$102,410-\$200,000
- \$200,001-\$300,000
- \$300,001-\$400,000
- \$400,001-\$600,000
- \$600,001+



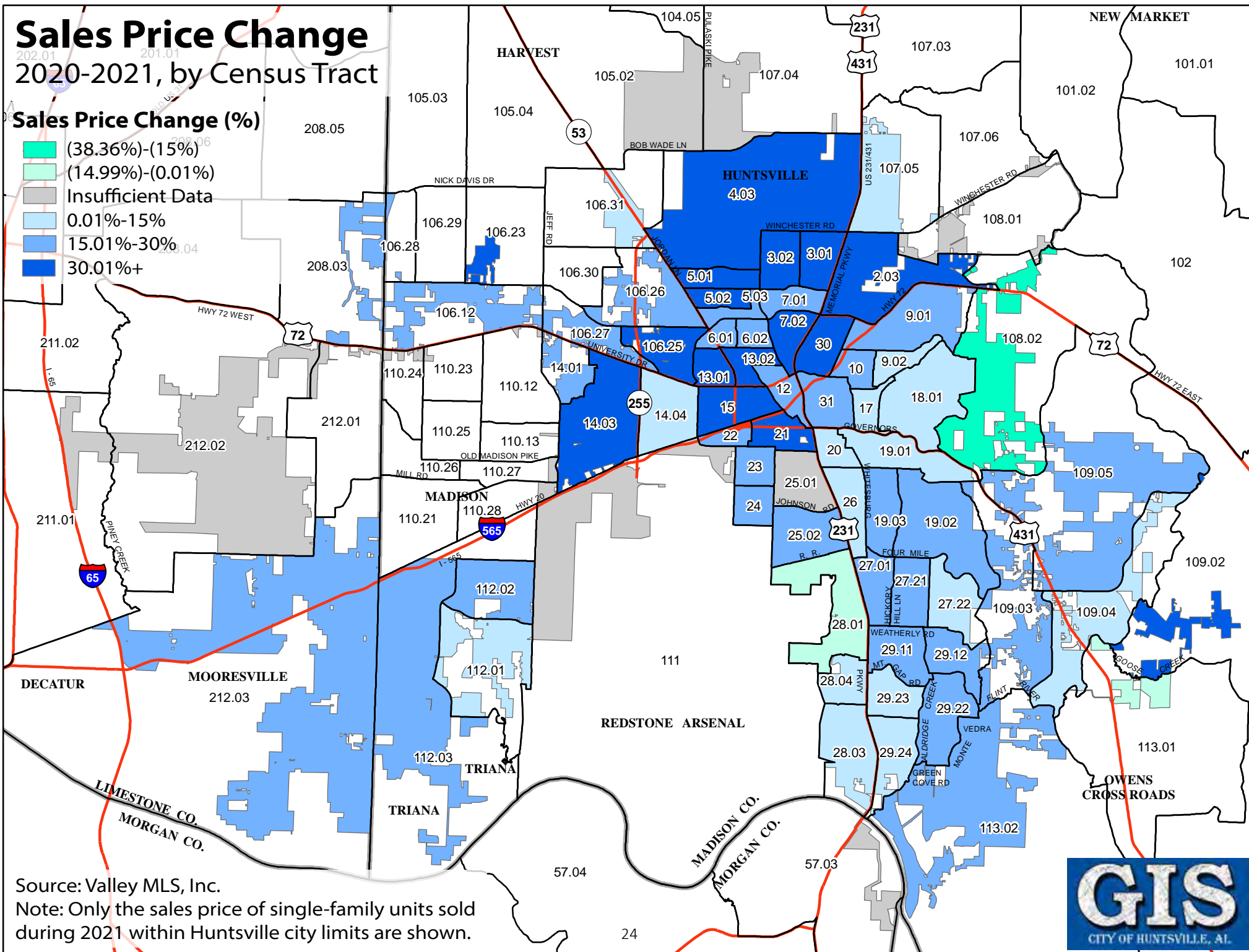
Source: Valley MLS, Inc.
 Note: Only the sales price of single-family units sold during 2021 within Huntsville city limits are shown.



Sales Price Change 2020-2021, by Census Tract

Sales Price Change (%)

- (38.36%)-(15%)
- (14.99%)-(0.01%)
- Insufficient Data
- 0.01%-15%
- 15.01%-30%
- 30.01%+



Source: Valley MLS, Inc.
Note: Only the sales price of single-family units sold during 2021 within Huntsville city limits are shown.



The average sales price increased from 2020 to 2021 in 63 of 66 census tracts where homes were sold in the City both years.

- The neighborhoods with the largest price increases year-over-year included 21 (Lowe Mill); 30 (Lincoln Mill); and 2.03 (Edmonton Heights).
- The three areas with price decreases were Dug Hill (108.02); Chaffee (28.01); and Owens Cross Roads (113.01).
- Between 2019 and 2021, prices have increased in all but one census tract.

The average price per square foot for a single-family home was \$138.38, an 18 percent increase from 2020's \$117.26.

- Neighborhoods near the city center (and Providence) had the highest prices per square foot in 2021.

The average days on market for homes sold in 2021 was 15, down from 29 in 2020.

- The census tracts with the fewest average days on market was 106.28 (Capshaw) at 2 days.
- The census tracts with the most average days on market were 19.02 (The Ledges) and 14.03 (Research Park West), with 103 and 97 days respectively.

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

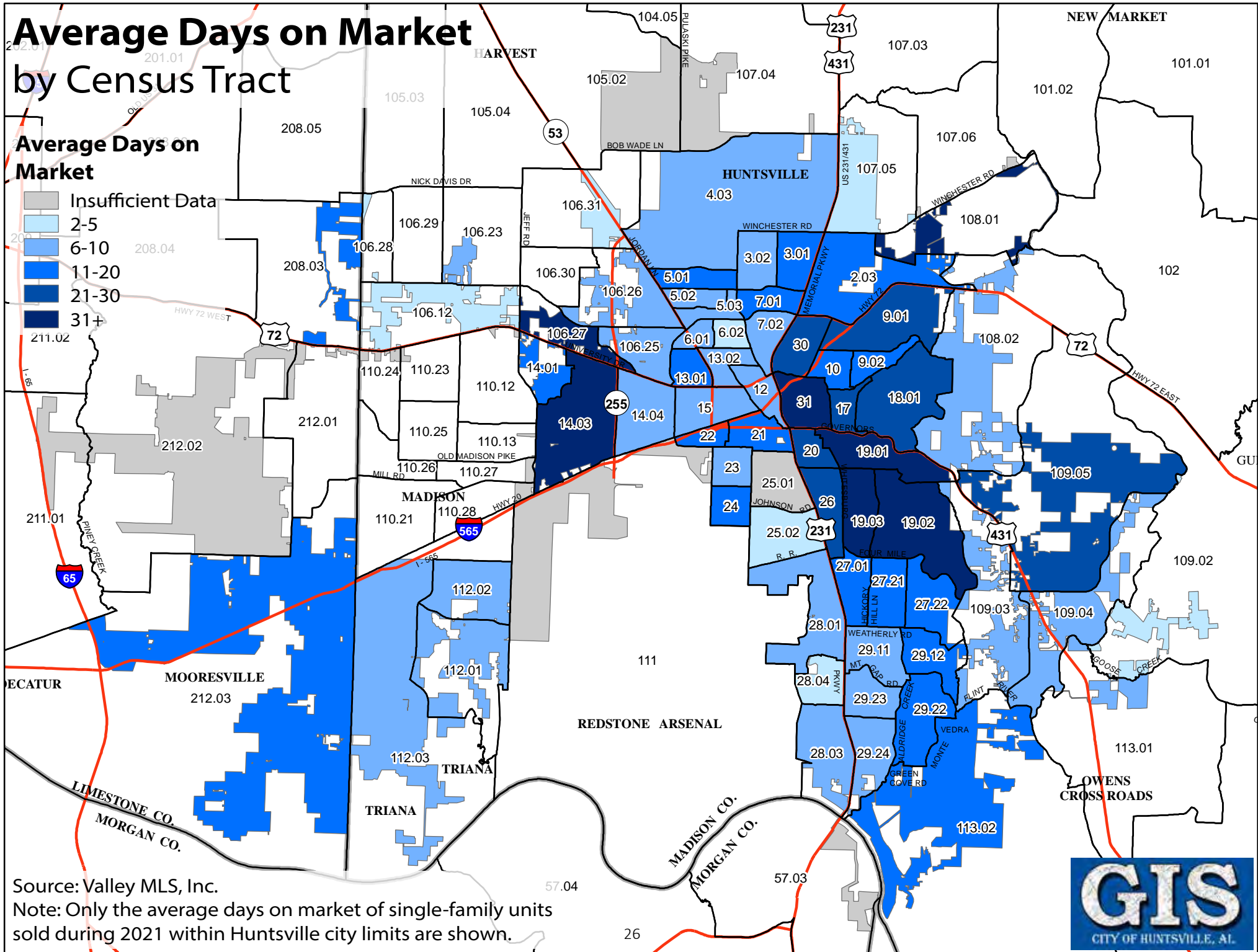
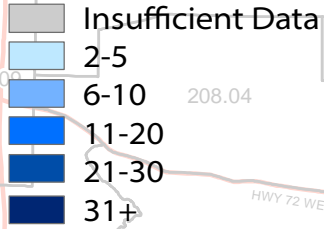
Tract	Area(s) Included	Average PSF
31	Downtown	\$288.99
106.27	Providence	\$253.06
10	Five Points	\$192.84
17	Blossomwood	\$191.35
20	Mayfair Park	\$191.11
AVERAGE	CITYWIDE	\$138.38

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

Tract	Area(s) Included	Average DOM
106.28	Capshaw	2
25.02	Golf Rd./Chelsea	3
28.04, 106.12, 107.05, 109.02	English Village, 72 West, Countess, Cherrytree/Berkley	4
6.02, 106.31	Oakmont Park, 53 North	5
6.01, 7.02, 14.04, 23, 29.24, 106.26	Highlands, Montview, Research Park East, Merrimack, Challenger, Plummer	6
AVERAGE	CITYWIDE	15

Average Days on Market by Census Tract

Average Days on Market

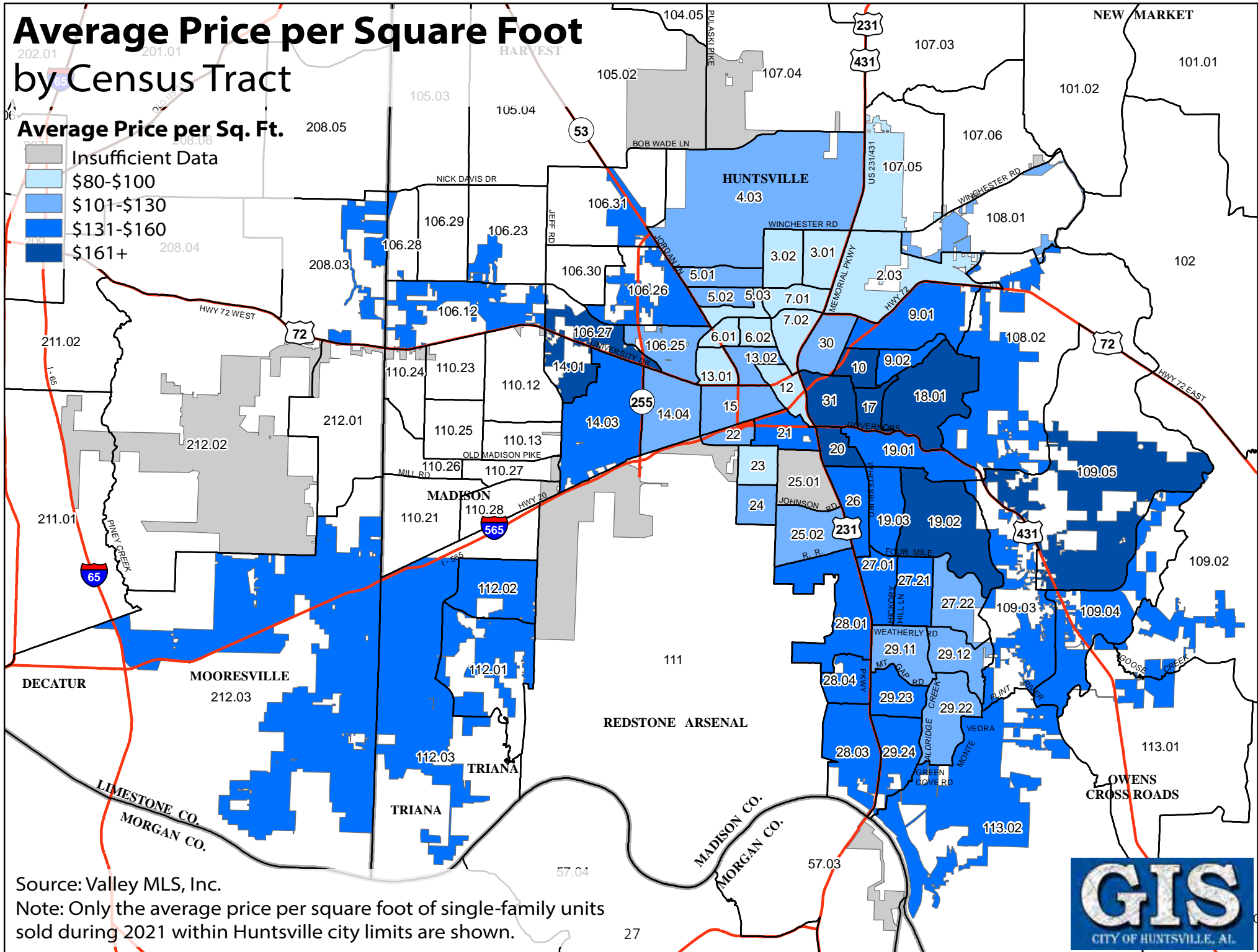
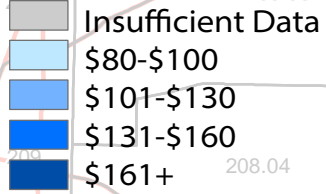


Source: Valley MLS, Inc.
 Note: Only the average days on market of single-family units sold during 2021 within Huntsville city limits are shown.



Average Price per Square Foot by Census Tract

Average Price per Sq. Ft.



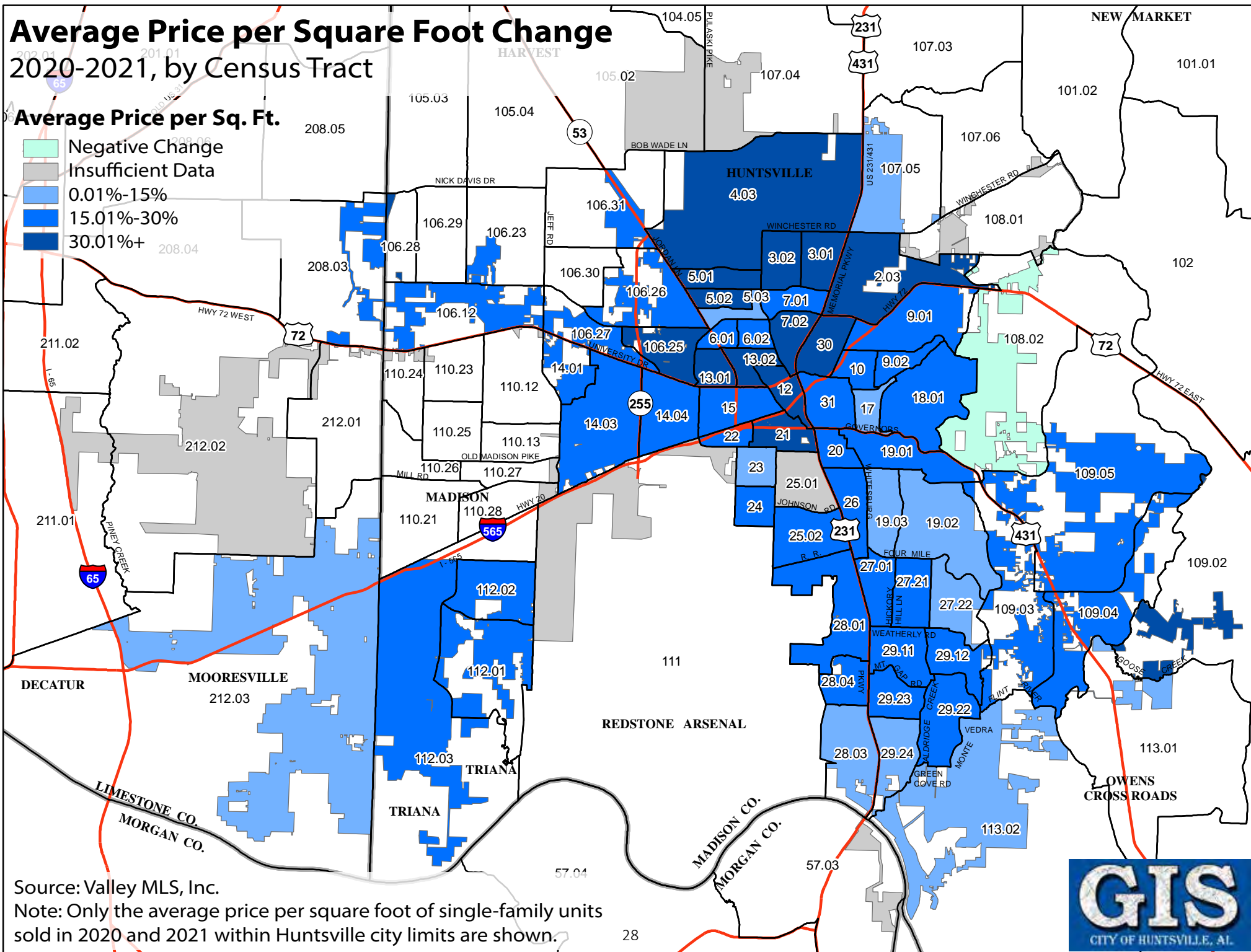
Source: Valley MLS, Inc.
 Note: Only the average price per square foot of single-family units sold during 2021 within Huntsville city limits are shown.



Average Price per Square Foot Change 2020-2021, by Census Tract

Average Price per Sq. Ft.

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

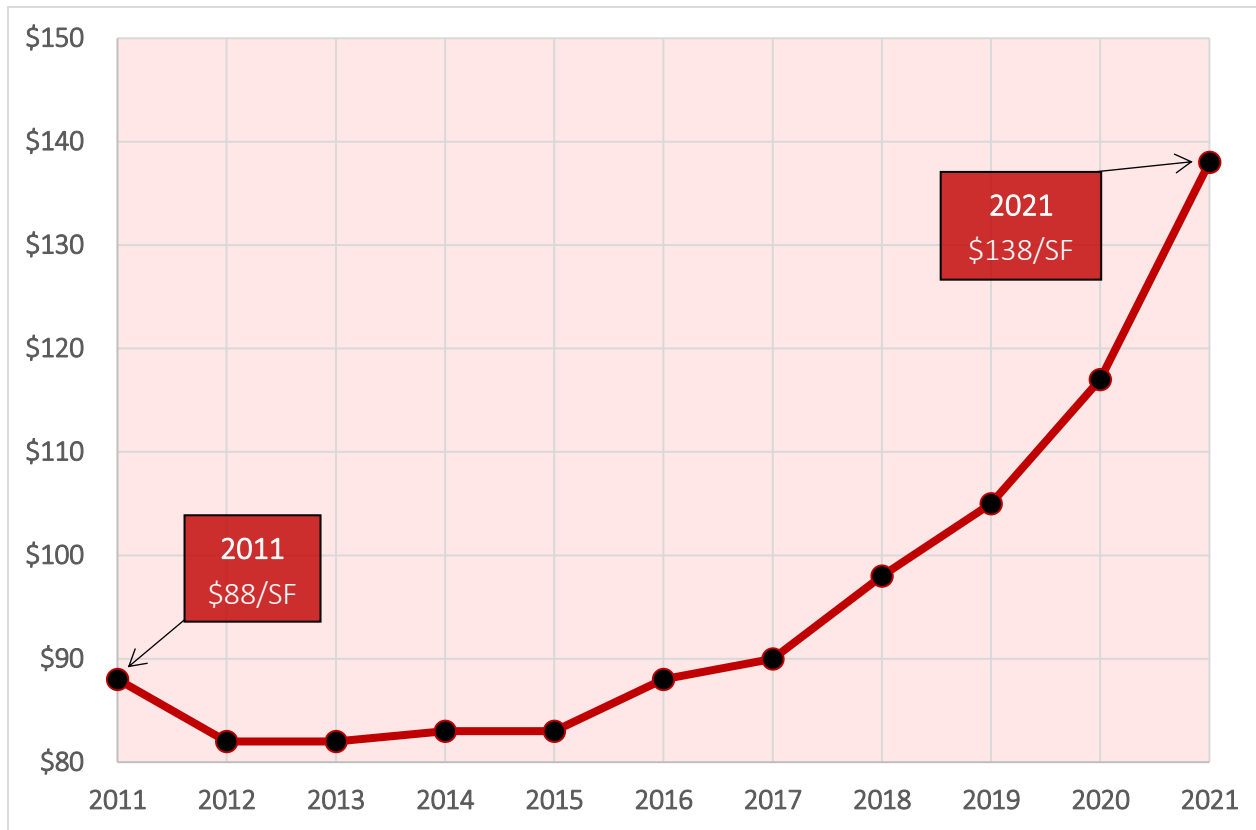


Source: Valley MLS, Inc.

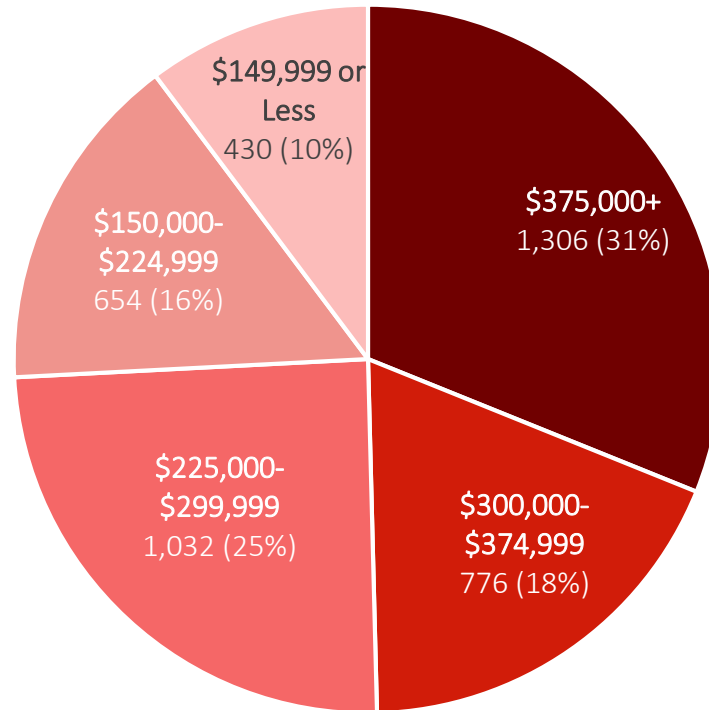
Note: Only the average price per square foot of single-family units sold in 2020 and 2021 within Huntsville city limits are shown.



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, 2021 data only

Commercial and Other Developments



Bank Independent | A five-story office building under construction at the corner of Holmes Ave. and Greene St. in Downtown Huntsville.

HIGHLIGHTS

A total of 708 non-residential building permits (Commercial, Office, Industrial, etc.) were issued in 2021, an increase of 13.3 percent from 2020’s total of 625.

- The top census tract for non-residential building permits was 14.03 (Research Park West). 65 permits were issued in that area.
- Large projects that began or continued in 2021 included industrial projects in Greenbrier (Mazda-Toyota, Amazon, Buffalo Rock); the Alabama School of Cyber Technology and Engineering (ASCTE) in Cummings Research Park; and several office buildings as part of the Redstone Gateway development near the Arsenal.

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>	183
Office <i>Commercial Office Buildings</i>	140
Industrial <i>Manufacturing, warehouses</i>	119
Other <i>Churches, Schools, Hospitals, Recreation, Public Facilities</i>	266
TOTAL	708

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)
14.03	Research Park West	65	Hudson-Alpha, Cheesecake Factory
31	Downtown	47	Bank Independent, VBC
21	Lowe Mill	46	The Foundry, North Alabama Urology
106.26	Plummer	41	RPB Distribution Center
14.04	Research Park East	34	Orion Amphitheater, ASCTE
TOTAL	CITYWIDE	708	

Annexations, Zonings and Rezoning



Alabama A&M University | A 132,000 sq. ft. event center and arena under construction on Memorial Parkway in North Huntsville.

ANNEXATIONS

There were 35 annexations approved by the Huntsville City Council that became effective in 2021.

- A total of 914.5 acres were added to the City of Huntsville in 2021.
- Census Tract 109.03 (Big Cove) had the most annexations (5), but 113.02 (Green Mountain) had the largest amount of land annexed (305.7 acres).

TABLE AZ-1 | ANNEXATIONS APPROVED IN 2021, BY EFFECTIVE DATE

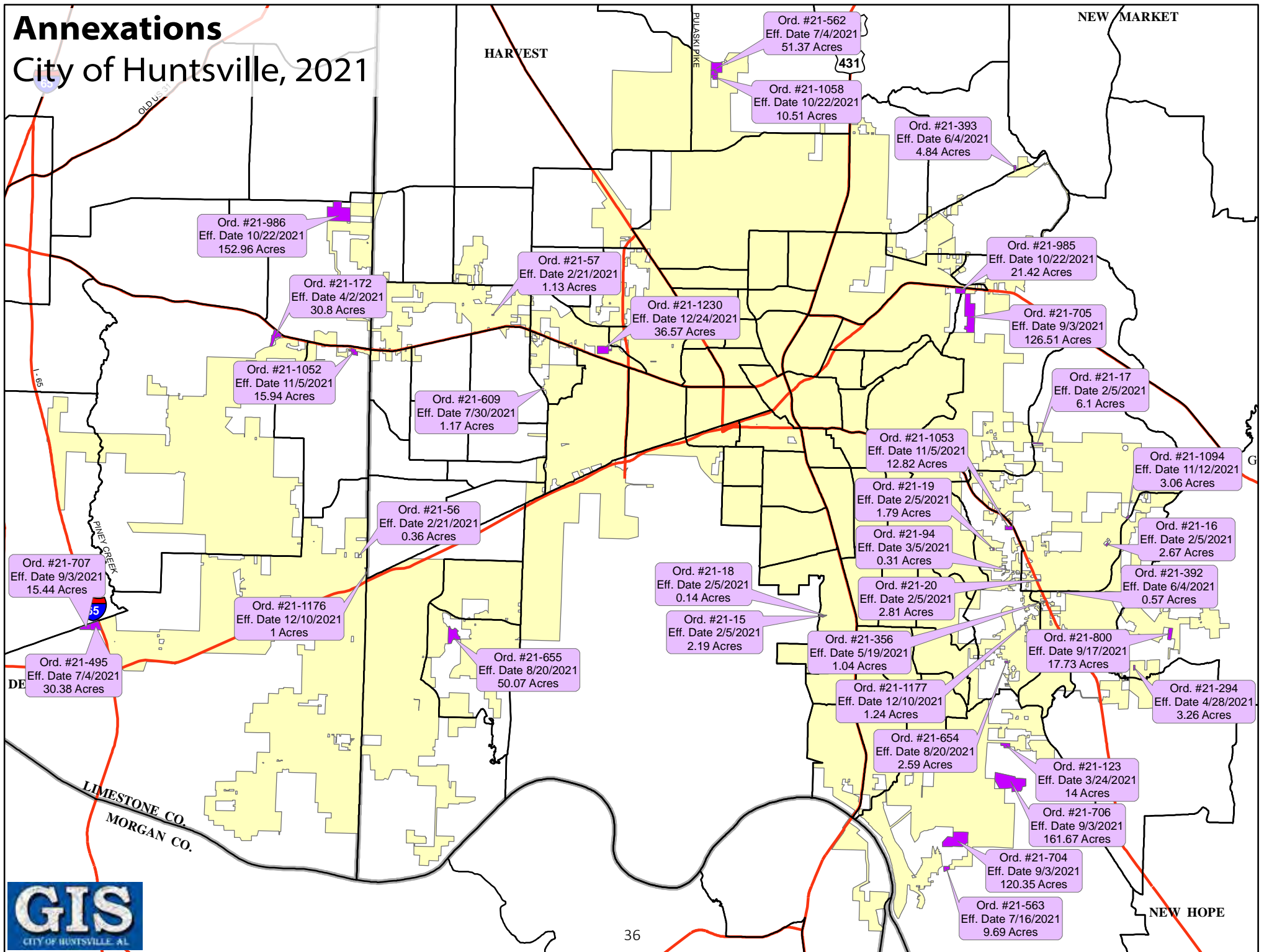
Ordinance	Name	Persons	Houses	Census Tract	Acres	Effective Date
21-15	Clubfield	0	0	28.01	2.19	2/5/2021
21-16	Little Cove 2	0	0	109.05	2.67	2/5/2021
21-18	Morris	1	1	28.01	0.14	2/5/2021
21-17	Dug Hill	0	1	109.05	6.1	2/5/2021
21-19	Beregovsky	8	1	109.03	1.79	2/5/2021
21-20	Hwy 431 Retail	0	0	109.05	2.81	2/5/2021
21-56	Old Hwy 20	0	0	212.03	0.36	2/21/2021
21-57	Nance	0	0	106.12	1.13	2/21/2021
21-94	Smith	0	0	109.03	0.31	3/5/2021
21-123	Watts	0	0	113.02	14.0	3/24/2021
21-172	Hwy 72 West	0	0	212.02	30.8	4/2/2021
21-294	Berkley	0	0	109.02	3.26	4/28/2021
21-356	Dunford	0	0	109.04	1.04	5/19/2021
21-393	Winchester Tuskegee	0	0	107.06	4.84	6/4/2021
21-392	Old Hwy 431 Church	0	0	109.04	0.57	6/4/2021
21-495	Bibb Garrett	0	0	212.03	30.38	7/4/2021
21-563	Cap Adkins	5	1	113.02	9.69	7/16/2021
21-562	Liberty Hill	0	0	107.04	51.37	7/4/2021
21-609	Slaughter Rd.	0	0	14.01	1.17	7/30/2021
21-655	Finney Farms	0	0	112.01	50.07	8/20/2021
21-654	Green Valley	7	2	109.03	2.59	8/20/2021
21-704	Gowan-Burkett	0	0	113.02	120.35	9/3/2021
21-705	Old Gurley	0	0	108.02	126.51	9/3/2021
21-706	Hillis	0	0	113.02	161.67	9/3/2021
21-707	James Garrett	0	0	212.03	15.44	9/3/2021
21-800	Wilson Cove	0	0	109.02	17.73	9/17/2021

**TABLE AZ-1 | ANNEXATIONS APPROVED IN 2021, BY EFFECTIVE DATE
(CONTINUED)**

Ordinance	Name	Persons	Houses	Census Tract	Acres	Effective Date
21-986	Newby Vann	0	0	208.03	152.96	10/14/2021
21-985	Hwy 72 East	0	0	9.01	21.42	10/14/2021
21-1052	Welch	0	0	212.01	15.94	11/5/2021
21-1053	Moon	0	0	109.03	12.82	11/5/2021
21-1058	Ziak-McGill	0	0	107.04	10.51	10/22/2021
21-1176	County Line Rd.	0	0	212.03	1.0	12/10/2021
21-1230	Tate	0	1	106.27	36.57	12/24/2021
21-1054	Roberson	2	1	109.05	3.06	11/12/2021
21-1177	Buford	1	1	109.03	1.24	12/10/2021
TOTAL		24	9		914.5	

Annexations

City of Huntsville, 2021



ZONING APPROVALS

There were 32 zonings approved by Huntsville City Council that became effective in 2021.

- The largest single zoning in 2021 was for 161.7 acres just east of Green Mountain. The previously un-zoned land was designated Residential R1B.

TABLE AZ-2 | ZONINGS APPROVED IN 2021, BY EFFECTIVE DATE

Ordinance	New Zone	Map Sheet	Census Tract	Acres	Effective Date
21-4	R1A	09-14	109.03	1.6	3/5/2021
21-6	R2B	13-08	106.26	14.65	3/5/2021
21-8	CIP	09-04	212.03	7.36	3/5/2021
21-330	R1A	09-11	28.01	2.19	6/4/2021
21-334	R1	10-15	109.05	2.67	6/4/2021
21-338	R1A	09-11	28.01	0.14	6/4/2021
21-332	R1	11-14	109.05	6.1	6/4/2021
21-340	R1	10-13	109.03	1.79	6/4/2021
21-342	C4	09-14	109.05	2.81	6/4/2021
21-336	C4	10-05	212.03	0.36	6/4/2021
21-344	C4	13-07	106.12	1.13	6/4/2021
21-284	R1A	10-14	109.03	0.31	6/4/2021
21-286	R1B	07-14	113.02	14	6/4/2021
21-389	C4	12-04	212.02	30.8	7/4/2021
21-387	R2	08-15	109.02	3.26	7/4/2021
21-488	C4	09-14	109.04	1.04	7/30/2021
21-753	C4	15-14	107.06	4.84	10/1/2021
21-755	R1A	09-14	109.04	0.57	10/1/2021
21-687	CIP	09-02	212.03	30.38	10/1/2021
21-689	PI	16-10	107.04	51.37	10/1/2021
21-691	R1	06-13	113.02	9.69	10/1/2021
21-808	R2B	12-08	14.01	1.17	11/5/2021
21-810	PI	08-07,09-07	112.01	50.07	11/5/2021
21-812	R1A	08-14	109.03	2.59	11/5/2021
21-992	R2	06-13	113.02	120.35	11/26/2021

**TABLE AZ-2 | ZONINGS APPROVED IN 2021, BY EFFECTIVE DATE
(CONTINUED)**

Ordinance	New Zone	Map Sheet	Census Tract	Acres	Effective Date
21-994	R2B	13-13	108.02	126.51	11/26/2021
21-996	R1B	07-14	113.02	161.67	11/26/2021
21-998	CIP	09-02	212.03	15.44	11/26/2021
21-1000	R2	09-16	109.02	17.73	11/26/2021
21-1100	R1B, R2	14-05	208.03	152.96	12/24/2021
21-1102	C4	13-13	9.01	21.42	12/24/2021
21-1112	PI	16-10	107.04	10.51	12/24/2021

REZONING APPROVALS

There were 19 rezonings approved by the Huntsville City Council that became effective in 2021.

- The largest single rezoning in 2021 was for 258.1 acres along South Memorial Parkway that was previously zoned as Light Industrial LI and Residential R2A. The land was rezoned as Highway Commercial C4, Residential R2B and R1A.

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 2021, BY EFFECTIVE DATE

Ordinance	Old Zone	New Zone	Map Sheet	Census Tract	Acres	Effective Date
20-1052	LI, R2A	C4, R2B, R1A	09-11	28.01	258.08	2/5/2021
20-1054	C4	PDH	12-12, 12-13	9.01	18.71	2/5/2021
21-82	CIP	C4	10-05	212.03	22.02	4/2/2021
21-84	R1B	R2B	12-08	106.25	34.92	4/2/2021
21-86	R1A	C4	12-12	9.01	2.02	4/2/2021
21-346	R1A	R2	11-16	109.05	19.93	9/24/2021
21-806	PI	R2, R2B	09-07	112.02	45.56	11/5/2021
21-486	C4, CIP	PDH	12-08	14.01	24.13	7/30/2021
21-385	CIP, C4	C4, CIP	09-05	212.03	16.71	7/4/2021
21-490	C5, HI	C4	11-11	25.01	42.38	7/30/2021
21-683	RO2	C6	11-11	21	2.5	10/1/2021
21-685	R1A	R2A	14-11	4.03	47.19	12/03/2021
21-814	R1A	R2	09-15, 09-16	109.02	42.5	11/5/2021
21-816	R1A	R1B	14-05	208.03	95.3	11/5/2021
21-818	R2A	R2B	13-08	106.26	15.07	11/5/2021
21-820	LI	C4	11-10	21	4.15	11/5/2021
21-1004	M	C3	11-11	31	7.31	11/26/2021
21-1104	CIP	C4	09-05	212.03	23.94	12/24/2021
21-1106	CIP	R2A	13-09	106.26	40.21	12/24/2021

Population and Housing Estimates



Greenbrier | *A distribution center under construction in Limestone County.*

POPULATION

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

- On July 1, 2021, the population of the City of Huntsville was estimated at 220,632, an increase of 1.9 percent since 2020.
- Huntsville continues to be the fastest-growing major city in Alabama, with an average annual growth rate of 2 percent over the past decade.

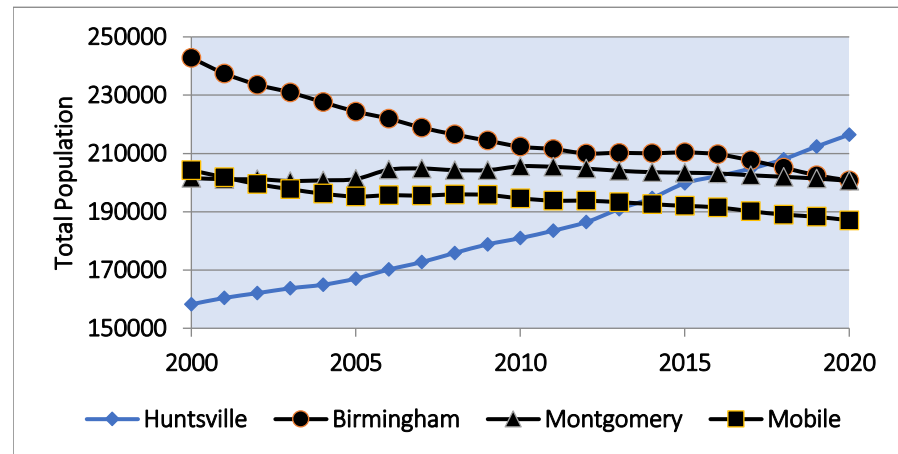
The US Census Bureau takes a census of the United States every ten years.

- The last census was performed on April 1, 2020.
- The first data from the 2020 Census were released in August 2021, and more data will be published in 2022.
- According to the 2020 Census, the City of Huntsville is now the largest city in Alabama.

TABLE PH-1 | POPULATION AND HOUSING, 2010-2021

	Population	Housing Units
Census 2010	180,105	84,949
Census 2020	215,006	100,391
City Estimate July 2020	216,441	100,756
City Estimate July 2021	220,632	103,150

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

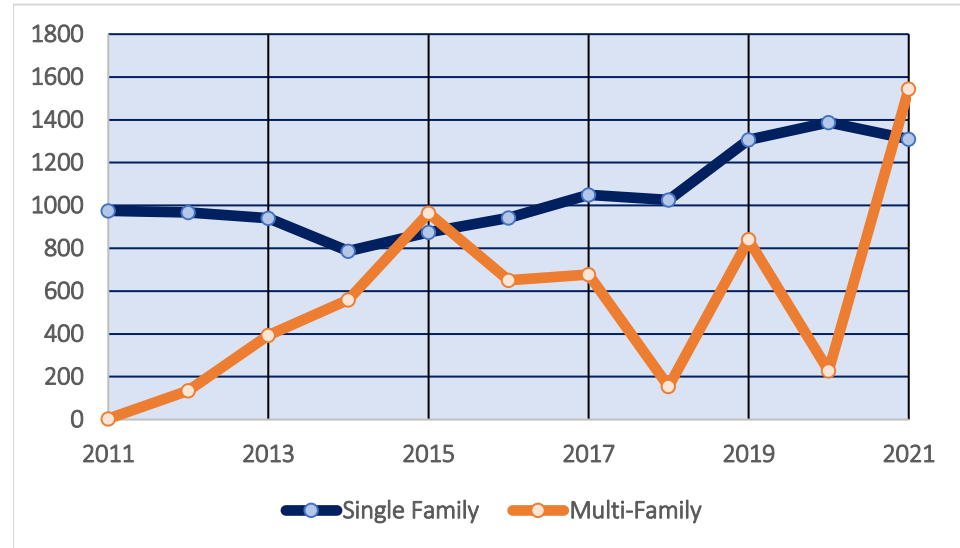


HOUSING

In comparing the December 2021 estimate with the 2020 Census, the City of Huntsville's housing stock increased by 4.2 percent, or around 2.4 percent annually.

- Huntsville added 2,772 housing units between 2020 and 2021, an increase of 2.7 percent.
- There were 104,584 housing units in the City of Huntsville as of December 31, 2021.

GRAPH PH-2 | HOUSING UNITS ADDED BY YEAR, 2011-2021



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

TABLE PH-2 | TOTAL HOUSING UNITS BY CENSUS TRACT, 12/31/2021

Legend

(+): Combined/Added Census Tract since 2010

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

Census Tract	Housing Unit Change, 1/2021-12/2021				Total Housing Units (12/2021)
	Added Single Family	Demolished/ Moved	Added Multi-Family	Total Change	
2.03 (+) (/)	4	-1	0	3	1,496
3.01	0	-2	0	-2	1,638
3.02	0	0	0	0	1,534
4.03 (/)	39	0	0	39	1,944
5.01	0	0	0	0	779
5.02	0	0	0	0	1,011
5.03	0	0	0	0	758
6.01	0	-1	0	-1	667
6.02	0	0	0	0	910
7.01	1	0	0	1	1,410
7.02	1	0	0	1	1,513
9.01 (/)	23	-2	60	81	2,174
9.02	1	0	0	1	1,230
10	3	-5	0	-2	1,920
12	0	-1	0	-1	1,237
13.01	0	0	0	0	2,252
13.02	0	-1	0	-1	1,015
14.01 (/)	46	0	120	166	1,306
14.03 (+) (/)	0	0	176	176	1,985

Census Tract	Housing Unit Change, 1/2021-12/2021				Total Housing Units (12/2021)
	Added Single Family	Demolished/ Moved	Added Multi-Family	Total Change	
14.04 (+)	0	0	0	0	1,728
15	0	-1	0	-1	1,991
17	8	-5	0	3	904
18.01	12	-8	0	4	1,670
19.01	5	-1	0	4	1,552
19.02	6	-2	0	4	1,261
19.03	3	-2	0	1	1,161
20	3	-5	0	-2	1,191
21	12	-21	0	-9	1,770
22	0	0	0	0	1,029
23	1	0	0	1	2,512
24	50	0	0	50	2,564
25.01	0	0	0	0	1,797
25.02	0	0	0	0	1,777
26	1	-1	0	0	2,118
27.01	3	-2	0	1	1,405
27.21	0	-2	0	-2	1,956
27.22	0	-1	0	-1	1,386
28.01	13	0	0	13	2,973
28.03 (+) (/)	38	0	0	38	2,248
28.04 (+)	1	-2	0	-1	1,321
29.11	1	0	0	1	1,901
29.12	2	0	0	2	1,019
29.22	1	0	0	1	1,790

Census Tract	Housing Unit Change, 1/2021-12/2021				Total Housing Units (12/2021)
	Added Single Family	Demolished/ Moved	Added Multi-Family	Total Change	
29.23 (+)	0	0	0	0	1,596
29.24 (+)	99	0	0	99	1,527
30	1	-9	0	-8	1,496
31	1	-3	0	-2	1,714
105.02 (/)	0	0	0	0	107
106.12 (/)	98	0	56	154	2,718
106.23 (/)	29	0	0	29	651
106.25 (+) (/)	0	0	288	288	2,584
106.26 (+) (/)	0	0	145	145	1,666
106.27 (+) (/)	20	0	63	83	3,000
106.28 (+) (/)	6	0	0	6	71
106.31 (+) (/)	82	-1	78	159	665
107.04 (+) (/)	0	0	0	0	18
107.05 (+) (/)	0	0	0	0	559
107.06 (+) (/)	0	0	0	0	0
108.01 (+) (/)	6	0	0	6	37
108.02 (+) (/)	0	0	0	0	284
109.02 (/)	67	0	0	67	126
109.03 (+) (/)	81	-1	0	80	2,386
109.04 (+) (/)	45	0	0	45	1,687
109.05 (+) (/)	43	0	164	207	3,140
110.12 (/)	0	0	0	0	0
110.24 (+) (/)	0	0	258	258	259
110.27 (+) (/)	0	0	0	0	578

Census Tract	Housing Unit Change, 1/2021-12/2021				Total Housing Units (12/2021)
	Added Single Family	Demolished/ Moved	Added Multi-Family	Total Change	
110.28 (+) (/)	0	0	0	0	2
111 (/)	0	0	0	0	8
112.01 (+) (/)	107	0	136	243	2,706
112.02 (+)	76	0	0	76	2,720
112.03 (+) (/)	0	0	0	0	515
113.01 (+) (/)	24	0	0	24	202
113.02 (+) (/)	64	-1	0	63	1,376
208.03 (+) (/)	144	0	0	144	1,104
212.01 (+) (/)	0	0	0	0	2
212.02 (+) (/)	1	0	0	1	56
212.03 (+) (/)	37	0	0	37	1,220
57.03 (+) (/)	0	0	0	0	1
Citywide	1309	-81	1544	2772	104,584

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.

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.

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.

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