APRIL 30, 2015

Total Housing Needs Analysis

City of Tuscaloosa • Housing Needs Analysis • Tuscaloosa, Alabama

CULVERHOUSE

COLLEGE OF COMMERCE

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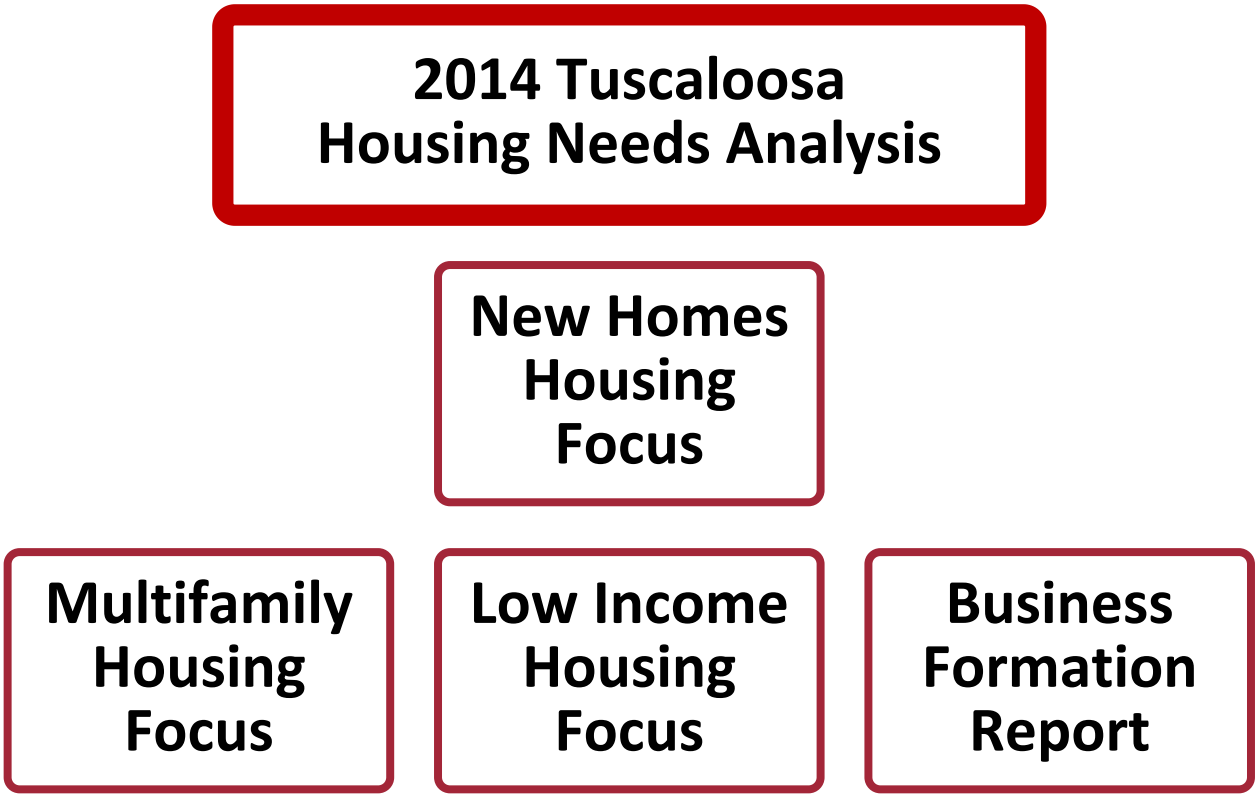
Studies Review

This 2014 HNA update is part of a total of five studies conducted by ACRE Research Team for the city of Tuscaloosa with research covering a study period through 2014.

The total five 2014 studies provided by ACRE Research Team are the following:

1. **Total Housing Needs Analysis – 2014 update to previously completed 2013 and 2012 housing needs analyses for the city of Tuscaloosa**
2. **Multifamily Housing Needs Focus – Expanded research and focused analysis for multifamily housing. Updated from previously completed 2013 Focus.**
3. **Low Income Housing Needs Focus – Expanded research and focused analysis for low-income multifamily housing. Updated from previously completed 2013 Focus.**
4. **New Homes Needs Focus – Expanded research and focused analysis for new homebuilding. Updated from previously completed 2013 Focus.**
5. **Business Formation Report – Expanded research and focused analysis for retail demand compared to past, present, and planned retail offerings. Updated from previously completed 2013 Focus.**



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Purpose

The 2014 Total Housing Needs Analysis provides an update to the previous housing studies. The analysis includes a complete current review and analysis of demographics focus, new housing focus, and existing housing focus research. This update uses previous assessor-based existing housing inventory with a partial update. It additionally provides a new analysis for overall housing guidance and forecasting for 2014 through 2020.

The following sections have been developed in this analysis to achieve the above stated purpose:

- **Summary Findings and Forecast – Presents the core conclusions and forecasts of the Total Housing Needs Analysis.**
- **Mapping Focus – Establishes the main geographic areas of the Total Housing Needs Analysis.**
- **Demographics Focus – Details current and foreseen population and household factors as the foundation for understanding of current and forecast housing needs for the city of Tuscaloosa.**
- **Housing Focus – Details current and foreseen housing inventories that can be compared to the current and forecast demographics need for homes.**

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Disclaimer

ACRE research team, which includes the Alabama Center for Real Estate, MarketGraphics® Southeast, Walker & Associates, and Zanola Company LLC (referred to as "ACRE team" herein) have prepared their work with due diligence and in good faith. A substantial effort has been made to verify the accuracy of data and the reasonableness of assumptions used. Absolute and total accuracy of data, estimations, and assumptions cannot be assured.

Findings, forecasts, recommendations, and all outcomes of this project are the ACRE team's honest view based on research, observations, and circumstances as ACRE team understand them. Nonetheless, actual results will assuredly be different than the forecasted results. ACRE team does not make any warranty or guaranty as to the accuracy of a forecast or any decisions that Client shall make based upon the results of this report. All risks remain with the Client, and Client shall hold ACRE team harmless of any and all liability arising out of said report.

ACRE team's work in preparing this study has created additional research and findings that now have become included in their databases. Such research and findings may be utilized by ACRE team without restriction for additional research and other needs.

ACRE team's work is dated. They do not take responsibility for updating it.

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Summary Findings and Forecast

Summary findings and forecast information is presented in this section. This information is expanded and detailed in the following and total contents of the Total Housing Needs Analysis.

Study Focus and Summary Conclusions

The 2014 Total Housing Needs Analysis identifies the existing and forecast need for housing in the Tuscaloosa market area. Most items found in past studies remain true for this 2014 update. The summary findings and forecast conclusions are presented below.

General

Total Housing Needs Perspective – As presented in past studies and still accurate for 2014, Tuscaloosa is a community with a broad range of housing needs – new housing, low-income, multifamily, and student housing. Tuscaloosa currently faces a possibly unique combination of housing needs, which includes continuing recovery from the 2011 storm, fast-growing and peaking student enrollment, unmet housing needs for low-income households, and continuing growth for middle- and upper-class households. Proportioning and addressing all these needs are undoubtedly challenging. It is important to retain focus on a balanced approach to housing by concurrently addressing community growth and vitality, student housing needs, storm impact recovery, low-income housing needs, and new housing needs as they emerge.

Aligning Positive Futures for Tuscaloosa and All Housing Needs – The totality of housing builds a community's identity. In order to support Tuscaloosa's growth, the demand and supply for all housing segments must be addressed. Throughout the city, but especially within the 2011 storm impact area, this includes the needs for new housing, low-income housing, multifamily housing, and student housing. Tuscaloosa's unique likely housing conditions present challenges and remarkable opportunities for Tuscaloosa's future and positive growth.

Outlook and Forecast

Total Housing Supply and Demand – As presented in past studies and still accurate for 2014, Tuscaloosa's near-term supply and demand outlook for all housing is relatively positive, yet mixed by segment. Most notably, the trend of the past years of student housing development striving to keep up with demand is reversing, and a clear oversupply of student purposed housing appears inevitable. Most other housing segments will benefit from additional development to satisfy demand. This is especially true for low-income housing and traditional multifamily housing. Both segments may have been under-recognized during the student housing boom, but are now expected to steadily gain more development interest.

Total Housing Variables – The Total Housing Needs Analysis, as well as each specific housing focus, has provided research that has resulted in current and forecast housing needs. Within Tuscaloosa's mentioned unique housing conditions is a large variety of possible outcomes. These studies have based forecasts on what is foreseen as the most probable outcomes. However, market conditions, household discretion and/or practical limitations, community responses, private sector adaptability, UA and student enrollment unknowns, and many more factors create potential great variations that cannot be foreseen at this time.

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Current and 5-Year Total Housing Needs By the Numbers – The 2014 housing-related estimates include effective population equaling 189,949 and effective households equaling 77,602 that are being served by a total inventory of 80,914 housing units. The rate of total housing vacancies appears within norms. An estimated 1,271 households, which are primarily low-income, remain displaced due to the 2011 storm impact.

An additional 2,716 net housing units are forecast to be needed from 2014-2019. It is important to note this forecast anticipates oversupply of student housing units and unmet needs in many other segments.

10-Year Student Housing Summary By the Numbers – In the 2013 study, a 10-year outlook was developed for University of Alabama enrollment and student housing only. At that time a range of 1,385 to 5,255 additional student housing beds (or the approximate equivalent of 466 to 1,769 multifamily units) was forecast to be needed from 2014-2023. 840 beds were added in 2014. This amount was within the forecast range and has been entered to the running forecast.

From 2015-2023 a range of 545 to 4415 additional student housing beds (or the approximate equivalent of 183 to 1,486 multifamily units) was forecast to be needed.

This 10-year forecast has been based on an extended approximate growth range for UA enrollment and corresponding demand. Demand is based on the estimated portion of enrolled students utilizing student purposed housing. The total student housing needs forecast is presented in terms of beds.

Most Important Tuscaloosa Outlook Comment – Many of this report's summary comments have identified local business formation and expenditures falling short of potentials and expectations based on the combined conditions of the 2011 storm impact, surging student enrollment, and all other aspects of Tuscaloosa's community growth. Our studies have noted that these conditions may be unique to Tuscaloosa. The ACRE team providing this research has been involved with other communities usually facing only one of these conditions. Perhaps outside of the prevue of this report, it is our opinion that Tuscaloosa's leadership, with diligence and determination, is leading a great community through recovery, is fostering continuing positive growth, and is establishing a bountiful outlook for Tuscaloosa residents and businesses.

Research Focus Summaries

Mapping Focus – Mapped areas of focus for all research and analysis sections within this study are established in the Mapping Focus section. Local mapping perspectives establish views of key geographic locations, transportation routes, accessibility attributes, new housing development areas, employment growth areas, and mapped demographics data. Maps included encompass the Tuscaloosa market area, storm impact area, current and planned multifamily projects, University of Alabama campus, MarketGraphics research maps, low-income tracts, and retail. More detailed mapping can be created as needed for the segment focuses.

Demographics Focus – Multiple major demographics-based components have been developed by including and expanding conventional Census data in order to assemble a more complete understanding of Tuscaloosa's housing needs. Comparing and analyzing data from these various sources leads to understanding housing needs. This process also determines the value of all considered data related to developing the total Housing Needs Analysis. Sources used to compile the demographics overview include demographics data and projections (2013 Census estimate); demographics-based housing needs (2013 Census estimate); conventional data considerations related to

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housing needs, demographics, and housing needs adjustment indicators; and effective demographics population, households, and housing needs.

Demographics data and projections are presented on multiple levels, based on traditional Census data perspectives for the Tuscaloosa market area and Tuscaloosa storm impact area. Population and households data is analyzed, as well as housing and housing needs data using PRIZM segments.

Housing Focus – Multiple major housing inventory-based components have been developed by including and expanding publicly available data from the county assessor, MarketGraphics, U.S. Census, and others in order to assemble a more complete understanding of Tuscaloosa's housing supplies. Sources used to compile the housing overview include total housing supply (2013 review), total housing supply by select segments (2013 summaries), conventional data considerations related to housing supply, housing supply adjustment factors, and total adjusted housing supplies.

Total housing inventories have been calculated based on factoring Census-reported occupied housing units, housing units occupied by non-Census residents, and equivalent group quarters housing units that are in total the basis for adjusting total assessor housing records. Additionally, the 2013 status of housing units destroyed and/or uninhabitable by the 2011 storms has been estimated.

Housing Focus Summaries

Multifamily Housing – The 2014 Multifamily Housing needs Focus identifies the existing multifamily housing and the forecast need for multifamily housing in the Tuscaloosa market area with an added focus on the student housing segment. The current distribution of multifamily housing supply reveals an undersupply of lower priced units compared to household needs. Approximately 5,100 existing units would better serve demographics demand if lower priced. This is an important starting point for multifamily outlook. The current unmet need for lower priced units is expected to continue as greatest need for multifamily housing.

Student Housing – The 2014 Multifamily Housing Needs Focus identifies existing and forecast student housing needs in the Tuscaloosa market area. It is reasonable to expect that an oversupply of student housing will occur in the next year or two. Scenarios have been developed comparing various rates of UA enrollment and student housing growth. These reflect ranges from a modest need of 645 beds to an oversupply of 13,000 beds by 2023. It is critical to note that there are many variables that may occur and change the near-term outlook – UA enrollment may exceed the near-term forecast, increasing the need for student housing. There is also a probability that some scheduled projects will be delayed or projects will shift focus away from student housing, thereby slowing the increasing supply.

Low Income Housing – The 2014 Low Income Housing Needs Focus identifies the low-income housing needs in the Tuscaloosa market area with added focus on housing in the 2011 storm impact area. With Tuscaloosa's prominence as a college community, low-income housing as a distinct segment is often overlooked in favor of student-targeted development, which offers greater returns. Based on this and past studies' focus, it is our opinion that low-income housing demand continues unmet and undersupplied, leading to the corresponding shortage of low-income housing. An estimated 1,271 low-income households remain displaced by the 2011 storms, thereby equaling a need for 1,271 low-income housing units (valued under $125,000) from 2014-2019.

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New Homes – The 2014 New Homes Housing Needs Focus identifies existing new homes and the projected need for new homes in the Tuscaloosa market area. New homebuilding is likely the most advantageous central fulfillment vehicle for delivering Tuscaloosa's best future. The MarketGraphics forecast for 2015-2019 shows an opportunity for 2,337 to 2,700 new homes. This potential new homes growth is believed to be a realistic opportunity. However, achieving this potential is foreseen to require focus and outreach to attract specific development and homebuilding segments with the greatest benefit for Tuscaloosa's overall growth.

Business Formation – The 2014 Business Formation Report identifies the changes and growth of retail-related businesses in the Tuscaloosa market area. Household and enrollment growth indicates corresponding increases in employment and expenditures. Realizing potential for business-related growth is believed dependent upon creating opportunities from recent and foreseen conditions.

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Total Housing Needs Analysis Study Focus

The total housing needs analysis study focus provides an overview of the project, resources utilized, key terms, and data considerations.

The total housing needs analysis study focus includes the following subsections:

- **Introduction**
- **Study Preview**
- **Resources**
- **Key Terms and Considerations**
- **Methodology Overview**

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Introduction

On April 27, 2011 the city of Tuscaloosa, Alabama as well as Birmingham and surrounding suburbs, was hit by an EF4 tornado that resulted in 64 deaths and over 1,500 injuries.

The tornado carved out a trail more than 5.9 miles long through the city limits of Tuscaloosa, and within six minutes had destroyed 12 percent of the city and left more than 7,000 people unemployed. More than 5,700 businesses and homes were affected by the tornado.

The city of Tuscaloosa created a Recovery Operations department dedicated to economic development in the wake of the tornado. The department has provided many invaluable resources for those affected by the Tuscaloosa tornado, including a zero percent interest commercial loan program, a homebuyer down payment assistance program, research and meetings to develop strategic action plans, and a new city-wide emergency alert system for better disaster preparedness.

Within a few short months of the tornado, the city released its Tuscaloosa Forward Strategic Community Plan to Renew and Rebuild, an investment in the idea that through smart decision-making and careful planning, Tuscaloosa can become a better and stronger city.

By October 2013, $232 million had already been invested in the Tuscaloosa recovery area. Completed projects since the launch of Tuscaloosa Forward include realigning major intersections in the city of Tuscaloosa; repairs to police and fire stations, storage, and offices; low-income housing; storm and sanitary sewer improvements; park improvements; and garbage, trash, and recycling centers.

More projects are underway, including a Salvation Army homeless shelter, Habitat for Humanity construction, more intersection improvements, low-income housing, and a new fire station.

As the city of Tuscaloosa continues to surge forward and rebuild itself to an even better state that it was before the devastation, the ACRE research team is providing research that is instrumental to achieving the goals laid out in Tuscaloosa Forward.

Previous Tuscaloosa projects completed by the ACRE team include the following:

- **Total Housing Needs Analysis (HNA) – 2012**
- **Low Income Housing – Priority Report**
- **Low Income Housing – Analysis Report**
- **Total Housing Needs Analysis – 2013**
- **Multifamily Housing Needs Focus**
- **Low Income Housing Needs Focus**
- **New Homes Needs Focus**
- **Business Formulation Report**

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Study Preview

The Total Housing Needs Analysis follows the following general order of progressive research and findings that are presented in the main table of contents items:

- **Summary Findings and Forecast**
- **Total Housing Needs Analysis Study Focus**
- **Mapping Focus**
- **Demographics Focus**
- **Housing Focus**

Resources

Research for this study was made available by the following organizations, companies, individuals, and other resources:

ACRE

City of Tuscaloosa

Internal Revenue Service

MarketGraphics Southeast

Nielsen Claritas, Inc.

Tuscaloosa City Schools

Tuscaloosa County School System

Tuscaloosa County Tax Assessor

United States Census Bureau

United Van Lines

University of Alabama

Various Media and Web Sources

Walker & Associates

Zanola Company

Key Terms and Considerations

Throughout the study, data and contents related to population and households have been derived from U.S. Census information and Nielson Claritas PRIZM segments. This is considered an approach based on conventionally available data that is driven by Census information.

It is important to note, that for the purposes of this type study, data limitations and special considerations are inherent within conventional Census and other available information. These require identifying and analyzing in order to establish adjusted population, household information, etc. to develop a more complete and current understanding of housing needs. Some of these factors can generally apply to other market areas; some are more significant to the Tuscaloosa market area and for this study.

Key terms utilized within this study are introduced and generally described below.

Estimate: The 2010 U.S. Census totals are updated as an estimate each year

ACRE Team: Project leader and consultant – includes Alabama Center for Real Estate, MarketGraphics Southeast, Walker & Associates, and Zanola Company LLC

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Census Group Quarters Population: Population numbers living in group-scale housing; includes those living in on-campus dormitories

Census Housing Units: Total homes identified in U.S. Census, regardless if occupied by members of the Census Population or by Non-Census Population residents

Census Population: Residents recorded per the 2010 U.S. Census

Demographics Served: Housing Groups anticipated to be best suited for home types

Group Quarters: Residential structures run by a larger organization that not only provides housing for its residents but some other form of service such as medical care or education. Residency is generally restricted to individuals receiving this service. This is the term the Census uses to categorize individuals living in on-campus housing, nursing homes, military barracks, correctional facilities, and homeless shelters.

Home Types Matrix: Charting of home types by demographics need and by housing inventories

Home Types, Units, Key, Code: Homes identified by common physical and value elements

Household Income Dynamics: This is a component within Census projections. A data limitation applying to most communities is a projection of income trends following a previous decade of economic highs and lows. An income data limitation more unique to Tuscaloosa is the disruption of Tuscaloosa's steady state due to the 2011 storms. This disruption is believed to be a mixed bag or regular employment losses and a finite surge in storm-related employment.

Household PRIZM Segments: PRIZM Segments expand demographics data to place U.S. households into 66 demographically, geographically, and behaviorally distinct types, or "segments." PRIZM Segments provide insights into household-level lifestyle, purchasing, and dwelling behaviors and preferences.

Households: Individuals living together as a group

Housing Groups: Groupings of PRIZM Segments based on similar housing needs

Housing Inventories: The sum of Census Housing units and Group Quarters units

Housing Needs: The sum of housing needed for Census Population and Non-Census Population residents

Housing Unit: A structure or part of a structure that is intended for use as a separate living quarters. This includes freestanding structures such as single-family homes, townhomes, mobile homes, and individual sections of larger structures such as apartments, condominiums, and attached housing, as long as those sections can function as individual living spaces. The Census does not consider individual units of Group Quarters as Housing Units.

In-Migrants: Residents moving into a county or state

Low-Income Households Displacement: Low-income households were greatly displaced by the 2011 storms. While rebuilding low-income housing is occurring, its construction timeframe is longer than individual single-family housing. The limitations of Census data do not reflect the extent of low-income households that have been able to relocate within the Tuscaloosa market area or have moved out of the area.

MarketGraphics Southeast: Project demographics source and housing research team

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Market Vacancy: An estimated number based on expected levels of vacancy in a community the size of Tuscaloosa. This includes Census Population and Non-Census Population.

Nature of Census Projections: The U.S. Census Bureau typically develops population and household projections (estimates) starting with the most recent decennial Census, and then applying what is known as the "cohort-component method." These projections take into account possible changes based on assumptions on future births, deaths, and international and domestic migration. Using the cohort-component method, updated numbers in a Census group are generated by applying specified mortality and migration assumptions to that group. For example, specified fertility assumptions are applied to the female population of childbearing age to derive new birth cohorts. According to the U.S. Census Bureau, some events such as the natural disasters that occurred in Tuscaloosa, Ala., and Joplin, Mo., in 2011 are unpredictable. Their impact on a population cannot be foreseen and are not taken into consideration when projecting population figures.

Non-Census Population: Residents needing housing but not included in the 2010 U.S. Census

Out-Migrants: Residents moving out of county or state

PRIZM Segments: Groupings of Households by common characteristics

Storm Impact Area: Geographic area of main storm impact on housing

Storm Impact Area Recovery: Within the mapped storm impact area the Census 2013 estimate and 2018 projection reflect no disruption of Households and housing due to the 2011 storms. The limitations of Census data within the storm impact area are apparent based on many vacant areas that have not rebuilt since 2011.

Total Effective Population: The sum of Census Population and Non-Census Population

Tuscaloosa County Tax Assessor Office Data: Housing records resource

Tuscaloosa Market Area: Geographic area of main housing and economic activity

University Students Population: The 2010 U.S. Census intended for people to be counted at their usual address. The practical application of this residency description anticipates a person to be counted by the Census based on where they live most of the time for the year. This clarifies that the U.S. Census intends to count full-time university students as residents of the college's community and not at their parents' residences. An apparent example of this limitation is for the Oxford, Miss. community with a Census population of approximately 19,000 and a university enrollment of approximately 18,000 students.

U.S. Census Nielson Claritas: Institutional demographics sources for this analysis

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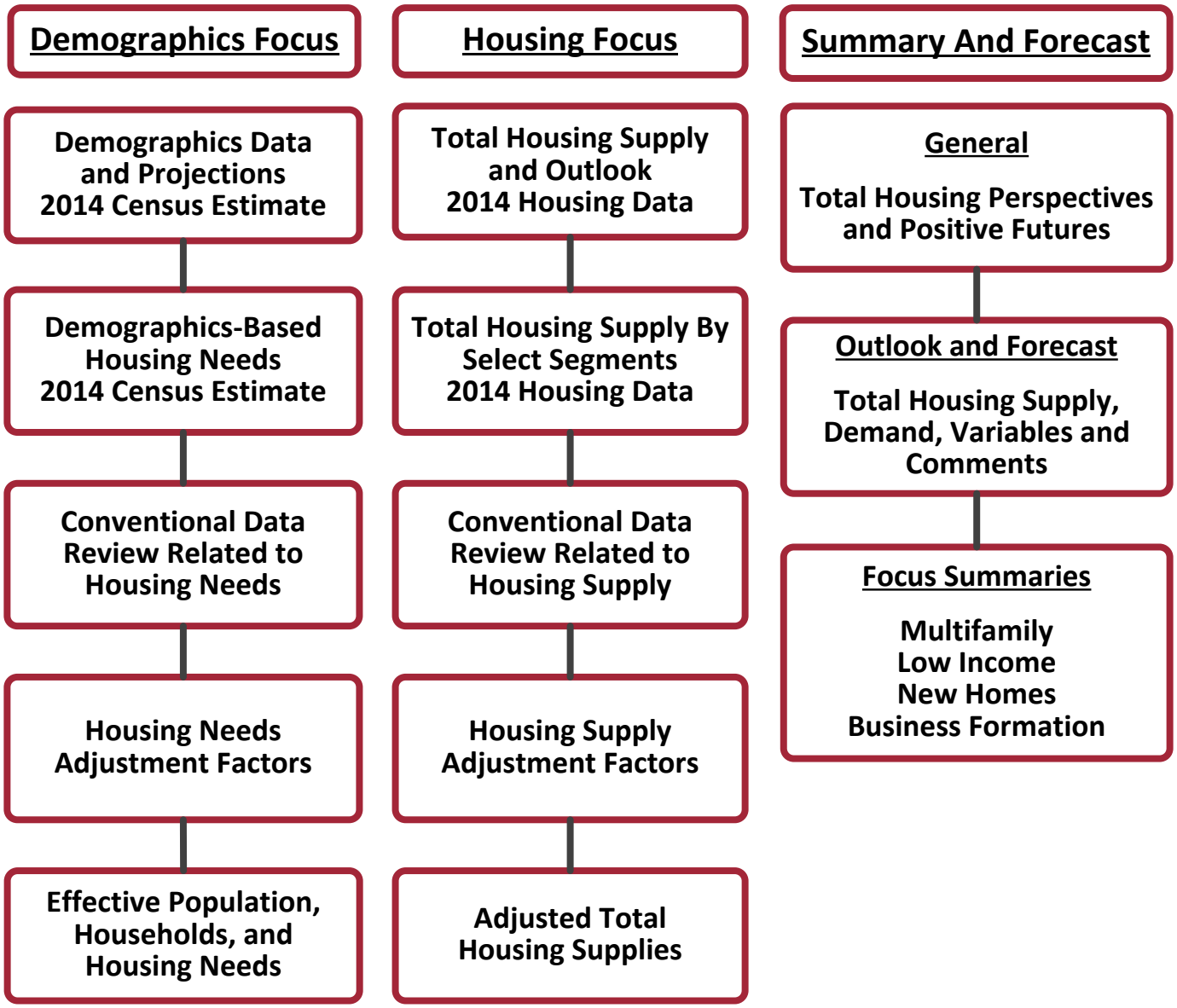
Methodology Overview

Methodology has been developed as the driving process for this study. Methodology details are presented within each main section of this study. Following is an overview of the study methodology, presenting the primary steps for all key sections.



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Mapping Focus

This section establishes regional, market area, and specific area mapping perspectives relevant for the city of Tuscaloosa. The local mapping focus establishes views of key geographic locations, transportation routes, accessibility attributes, new housing development areas, employment growth areas, and mapped demographics data.

The mapping focus includes the following subsections:

- **Tuscaloosa Market Area Map**
- **Tuscaloosa Storm Impact Area Map**
- **Multifamily Recent and Current Construction and Pipeline Projects Map**
- **"Inside the Box" and University of Alabama Campus Map**
- **MarketGraphics Birmingham and Tuscaloosa New Homes Research Maps**
- **Tuscaloosa Census-Selected Low-Income Tracts**

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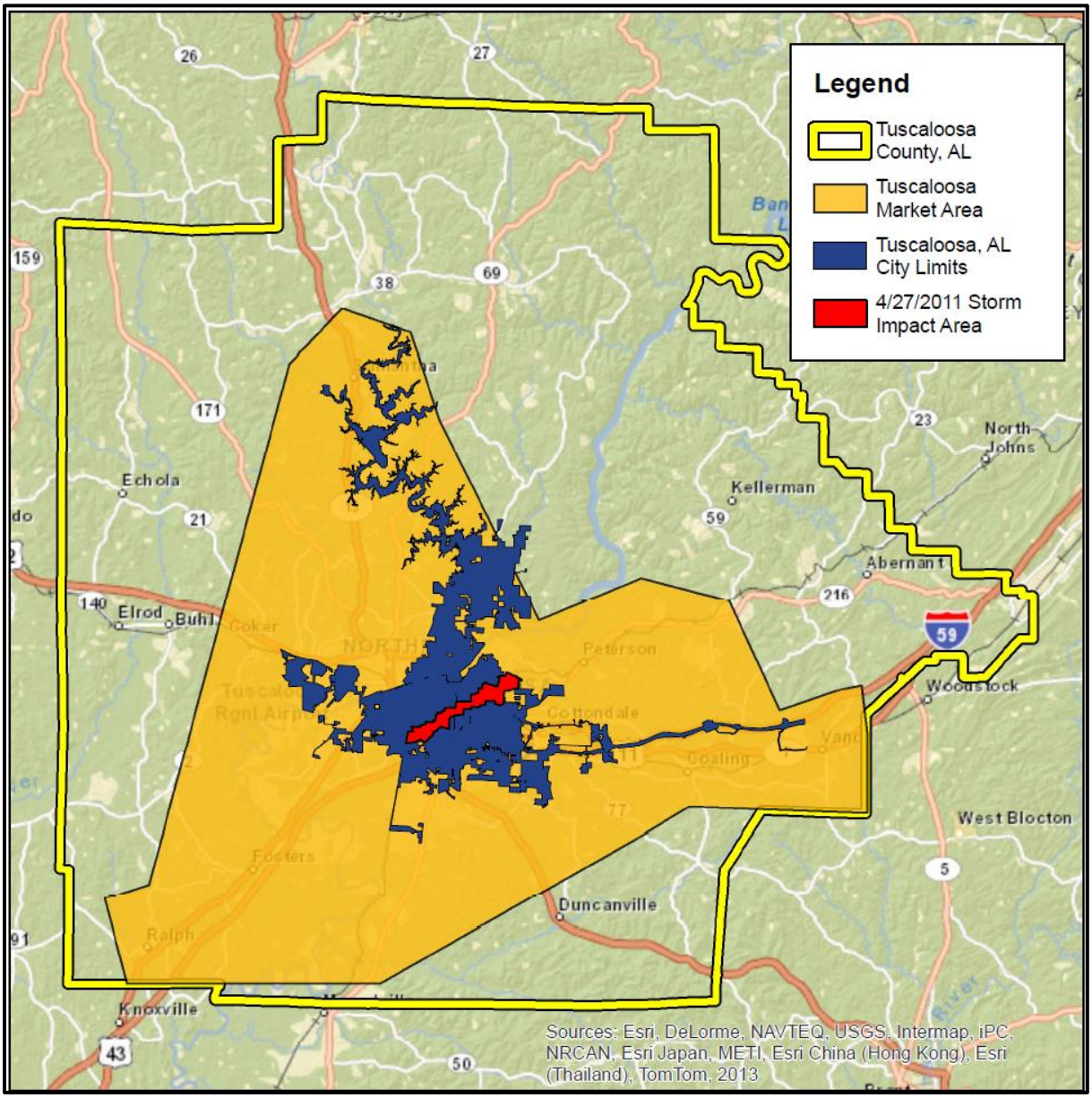
Tuscaloosa Market Area Map

The following map shows the relevant boundaries of this Total Housing Needs Analysis. The Tuscaloosa County boundaries and Tuscaloosa City Limits are shown below in yellow and blue, respectively. The city limits rest entirely inside the boundaries of the county and the county is used later in the study for determining migration numbers. The Tuscaloosa market area boundary shown in orange has been determined to be a general market area for the city of Tuscaloosa and is utilized for all demographics and housing information that is referred to as part of the Tuscaloosa Market Area. The storm impact area of the April 27, 2011 tornado has also been mapped in red and it lies entirely inside the city limits with the exception of a few portions, which are shown in the next map.



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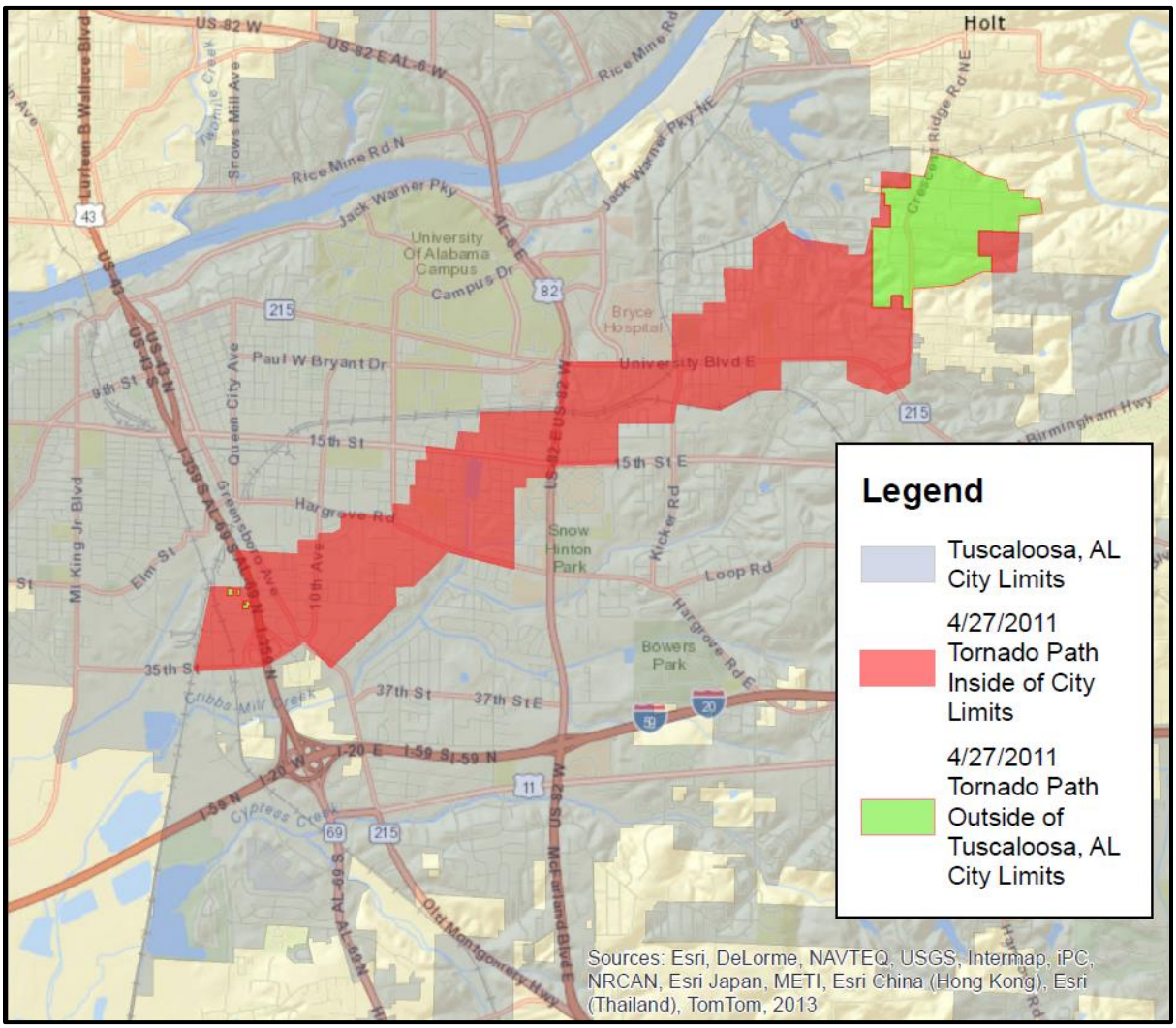
Tuscaloosa Storm Impact Area Map

The Tuscaloosa storm impact area boundary shown is the area affected by the April 27, 2011 tornado. The geographic area within this boundary is utilized for all demographics and housing information that is referred to as the Tuscaloosa Storm Impact Area. The storm impact area of the tornado has also been mapped in red and it lies entirely inside the city limits, with the exception of four portions, which are shown in green. Two of these portions are barely visible just west of Highway 69. The total area of the portions outside of the city limits of Tuscaloosa is just under 0.59 square miles compared to just under 3 square miles inside the city limits.



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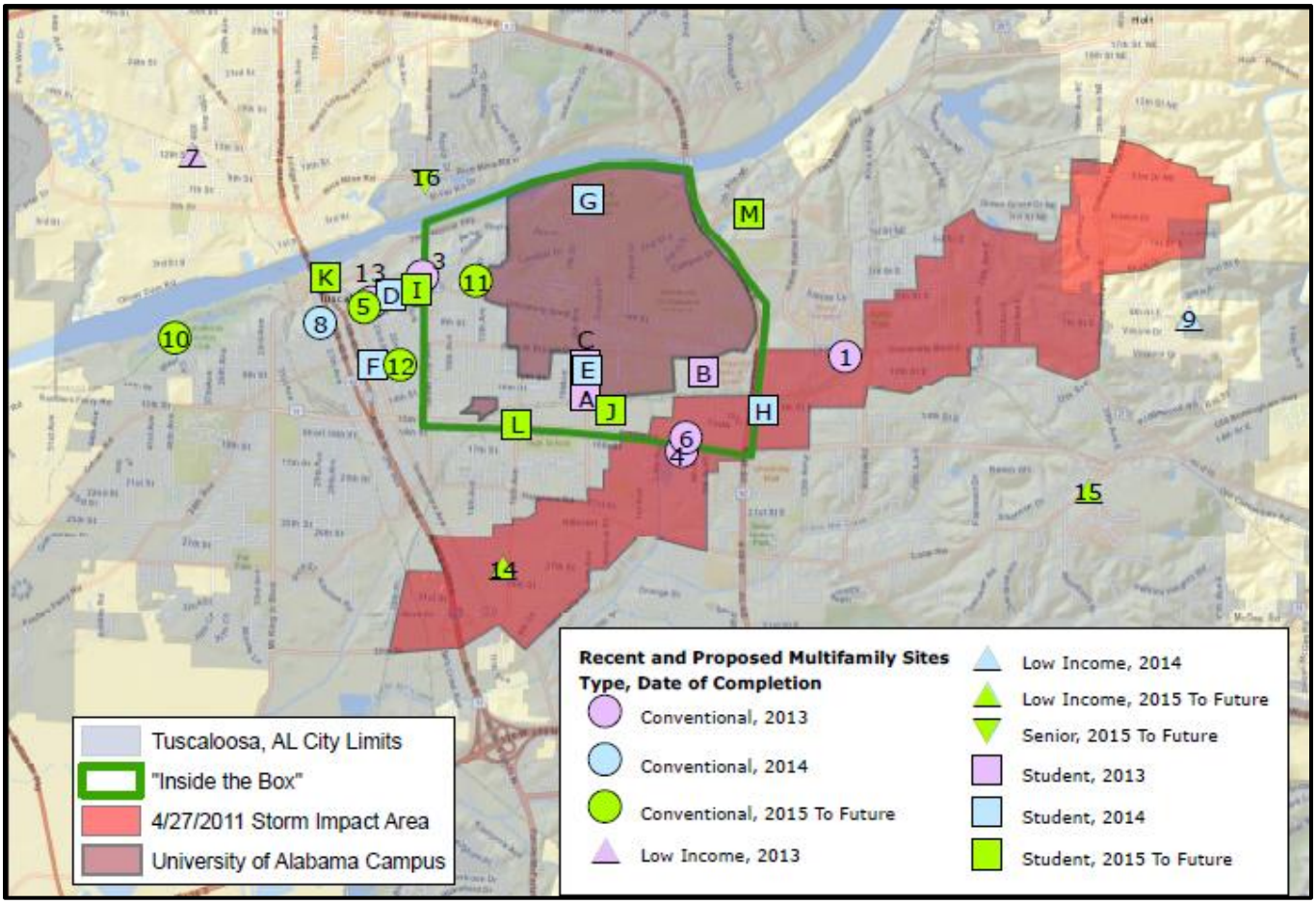
Multifamily Recent and Current Construction and Pipeline Projects Map

The following map shows the locations of multifamily projects (according to the 2014 ROCK Tuscaloosa Multi-Family Survey) that have been completed in 2013 and 2014, are currently under construction, or have been planned for 2015 and beyond. The sites are arranged by type of multifamily housing and year of completion. Student housing is identified by square symbols and letters, while non-student multifamily housing (conventional, senior, and low-income housing) are shown with other shapes and ranked with numbers. In some cases the developments are so close together that the points are not fully visible. In those cases their labels are just off to the side for clarity.

There is a chart below showing housing type, size of development, and date of completion of each development that serves as a key to the map.



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Symbol	Name	Type	Size	Year of Completion
1	Ashley Manor	Conventional	18 Units	2013
2	Broad Street Village	Conventional	62 Units	2013
3	Rosewood on Fourth	Conventional	228 Units	2013
4	The Edge at Forest Lake	Conventional	8 Units	2013
5	The Flats at 2330	Conventional	116 Units	2013
6	The Gates at Cedar Crest	Conventional	62 Units	2013
7	Stonebrook, ph 3	Low Income	24 Units	2013
8	2700 Capital Park	Conventional	166 Units	2014
9	Hurricane Creek Trace	Low Income	50 Units	2014
10	Country Club Apartments	Conventional	200 Units	2015 to Future
11	Reed Street Apartments	Conventional	16 Units	2015 to Future
12	The Balcony	Conventional	22 Units	2015 to Future
13	The Tower	Conventional	106 Units	2015 to Future
14	Rosedale Court I & II	Low Income	610 Beds	2015 to Future
15	Valor Grove	Low Income	83 Beds	2015 to Future
16	Beacon Hill	Senior	252 Beds	2015 to Future
A	13th and Hackberry Student	Student	135 Beds	2013
B	East Edge	Student	774 Beds	2013
C	Gramercy Park	Student	15 Beds	2013
D	Avenues at Tuscaloosa II	Student	568 Beds	2014
E	Central Park	Student	102 Beds	2014
F	Green Bear Lofts	Student	115 Beds	2014
G	Presidential Village II	Student	871 Beds	2014
H	The Lofts At City Center	Student	1025 Beds	2014
I	Alpha	Student	698 Beds	2015 to Future
J	Old Row Cloverdale	Student	75 Beds	2015 to Future
K	Riverfront Village	Student	317 Beds	2015 to Future
L	South 10	Student	555 Beds	2015 to Future
M	The Grove	Student	628 Beds	2015 to Future

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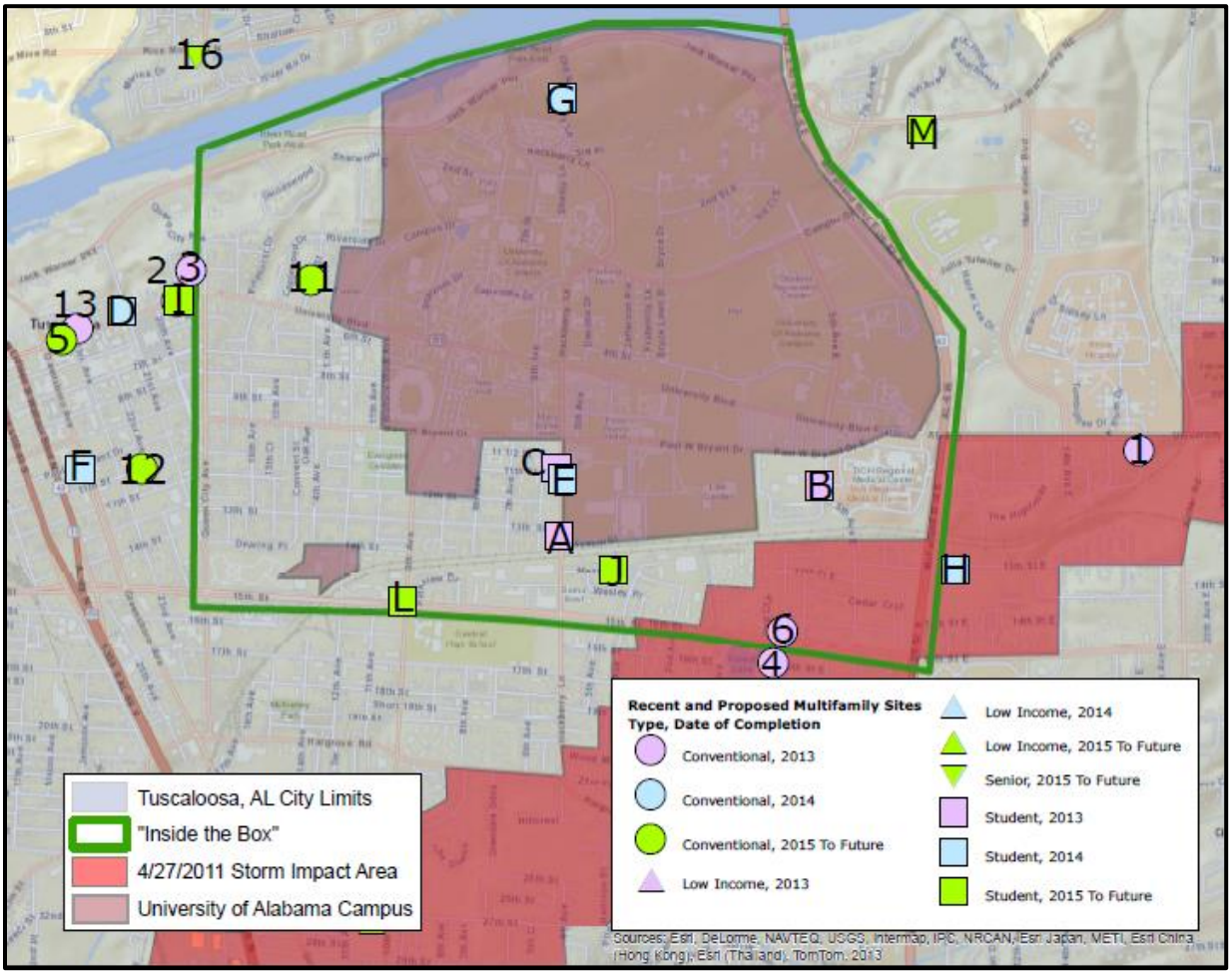
"Inside the Box" and University of Alabama Campus Map

The following map shows the boundaries of the University of Alabama campus as of its 2012 Master Plan. The university and the surrounding area is often referred to as "Inside the Box." These boundaries are university-provided. Not everything that falls within the main campus is directly owned by or related to the university. The storm impact area has also been shown to demonstrate how the two areas intersect. The term "Inside the Box" has been used to differentiate the immediate vicinity of the University of Alabama campus with the rest of the city. The 2014 ROCK Tuscaloosa Multi-Family Survey states that five recent student housing developments have been added in this district between 2013 and 2014, and two student developments have been proposed. There has also been a conventional apartment development completed "Inside the Box" in 2013, and another one proposed The map includes the multifamily developments that have been recently completed, are currently under construction or are planned for the future and a version of the ROCK survey chart consisting only of the developments "Inside the Box" serves as a key to the map.



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Symbol	Name	Type	Size	Year of Completion
6	The Gates at Cedar Crest	Conventional	62 Units	2013
11	Reed Street Apartments	Conventional	16 Units	2015 to Future
A	13th and Hackberry Student	Student	135 Beds	2013
B	East Edge	Student	774 Beds	2013
C	Gramercy Park	Student	15 Beds	2013
E	Central Park	Student	102 Beds	2014
G	Presidential Village II	Student	871 Beds	2014
J	Old Row Cloverdale	Student	75 Beds	2015 to Future
L	South 10	Student	555 Beds	2015 to Future

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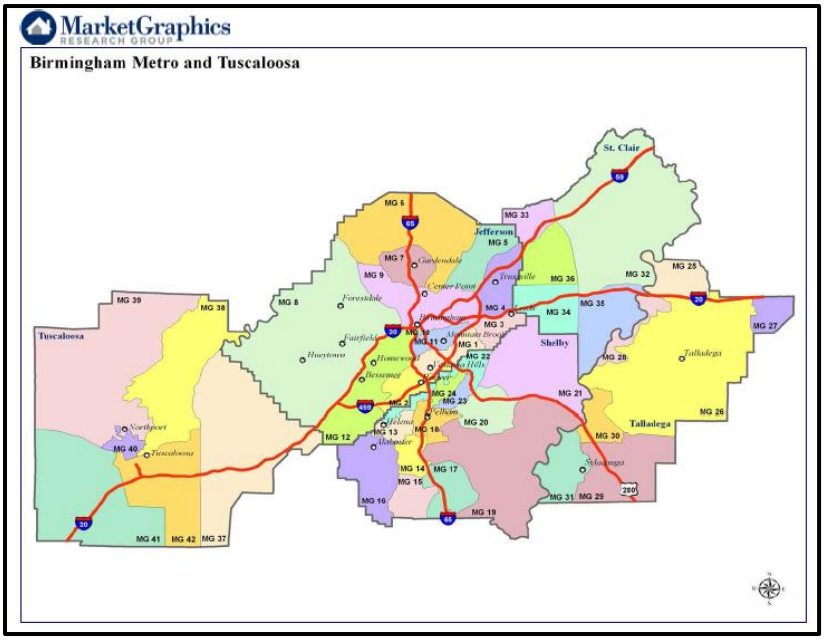
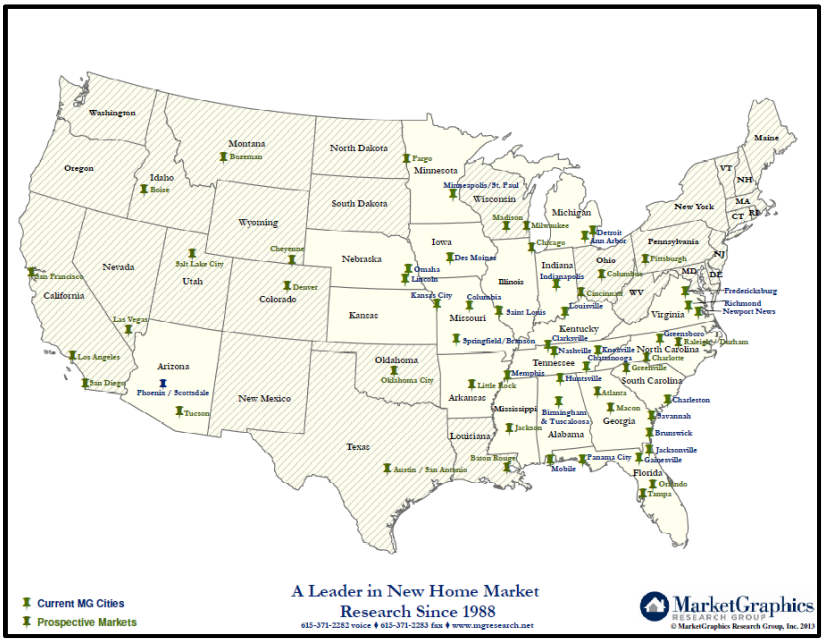
MarketGraphics Birmingham and Tuscaloosa New Homes Research Maps

The Birmingham Metro and Tuscaloosa area includes MarketGraphics ongoing research for five counties, including Jefferson, St. Clair, Shelby, Talladega, and Tuscaloosa County. MarketGraphics provides ongoing housing research in a nearly 200 counties spread over 16 states.





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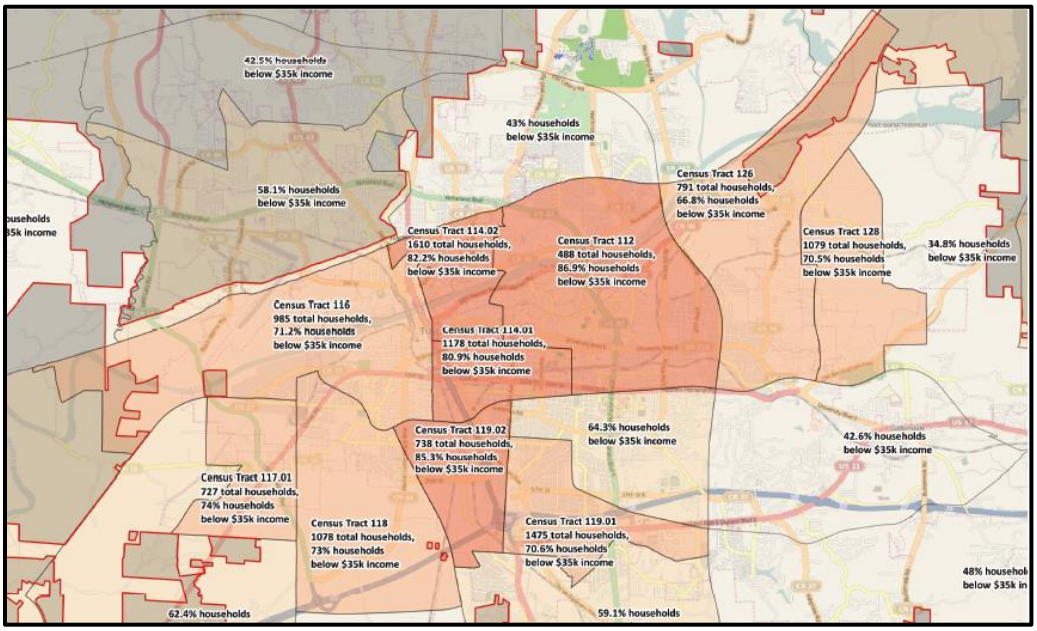
Tuscaloosa Census Selected Low-Income Tracts

This is a more detailed version of the above Census tract map that includes the total household numbers and the percentage of those households whose annual income falls below $35,000. Census tracts with 66 percent or greater low-income households are selected for closer housing review.



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Demographics Focus

This section details current and foreseen population and household factors for understanding current and forecast housing needs for the Tuscaloosa market area. The market area includes the city of Tuscaloosa as well as areas beyond the Tuscaloosa city limits. While there is great demand and need for housing within the city of Tuscaloosa, it is important to note that housing is available beyond the city limits. At this stage in the recovery process, rebuilding can be seen in two perspectives – (1) rebuilding housing for those displaced due to the storm, and (2) attracting residents who moved away from Tuscaloosa due to the storm back to the Tuscaloosa market area.

The included demographics data and subsequent PRIZM segments information have been primarily accessed from Nielson Claritas, Inc. resources. Current data is designated as "2014 estimate." The 2014 estimate is the currently available update of the full 2010 U.S. Census data.

Demographics-related data considerations and adjustments have been accessed and factored from a number of resources, including the Internal Revenue Service, city of Tuscaloosa, various media sources, United Van Lines, Tuscaloosa City Schools, Tuscaloosa County School System, and the University of Alabama (UA).

Comparing and analyzing the data from varied sources leads to understanding housing needs. This process also determines the value of considered data for developing the total Housing Needs Analysis.

The demographics focus includes the following subsections:

- **Demographics Focus Methodology**
- **Demographics Data and Projections**
- **Demographics-Based Housing Needs**
- **Demographics and Housing Needs Adjustments**

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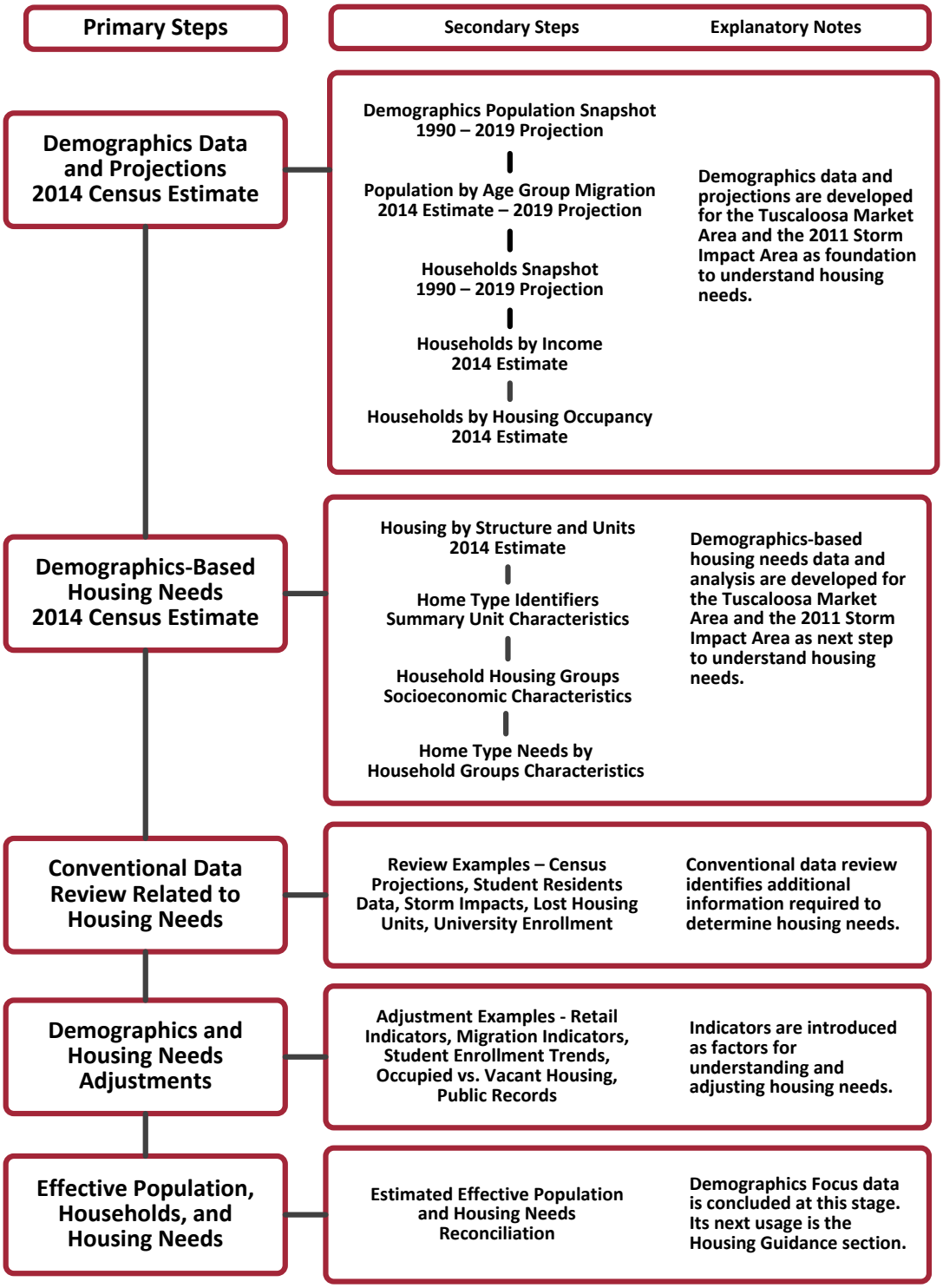
Demographics Focus Methodology

Major demographics-based components have been developed by including and expanding conventional Census data to assemble a more complete understanding of Tuscaloosa's housing needs. The following chart provides primary and secondary research steps for demographics and housing needs.



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Demographics Data and Projections

Multiple levels of demographics information are presented in this section based on traditional Census data perspectives for the Tuscaloosa market area and Tuscaloosa storm impact area. This section summarizes 2013 data and presents 2014 data estimates.

The included demographics data and projections have been primarily accessed from Nielson Claritas, Inc. resources. Current data was designated as "2014 Estimate." The 2014 Estimate included the full 2010 U.S. Census data that has been adjusted forward for 2014 and also projected to 2019. Demographics data also includes summarized population and growth trends since 2000.

It is important to note that for the unanticipated 2011 storm, related population displacement and property losses appear to not be reflected in the 2014 Estimate demographics. This is based on customary Census methodology for estimates and projections. This issue is addressed again in later subsections.

Please also note that a different demographics and mapping software version was utilized in the initial 2012 Tuscaloosa Housing Needs Analysis. A more current and accurate software version was utilized for the 2013 study and is the same for this study. As such, initial 2000 and 2010 demographics include some slight variances compared to this update.

Summaries and key points are presented prior to data, charts, and graphs for the following:

- **Demographics Data and Projections: 2013 Summary**
- **Demographics Snapshot**
- **Population by Age Group Migration**
- **Households Snapshot**
- **Households Characteristics**
- **Households by Housing Occupancy**

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Demographics Data and Projections: 2013 Summary

Multiple major demographics-based components have been developed in the 2013 Total Housing Needs Analysis by including and expanding conventional Census data in order to assemble a more complete understanding of Tuscaloosa's housing needs. Comparing and analyzing data from these various sources leads to understanding housing needs.

Data summaries from the 2013 Total Housing Needs Analysis are included below.

Demographics Snapshot

The Census data and estimates reflect a trend of consistent population growth in the Tuscaloosa market area since 1990. A similar growth trend is projected through 2018. The Tuscaloosa storm impact area population growth and loss rates have been erratic, including negative growth from 1990-2000.

Population by Age Group Migration

The Census data reflects a varied scenario for age in the Tuscaloosa market area and the Tuscaloosa storm impact area. The 65-74 age group is projected to have the most positive percentage growth in both areas. The 21-24 age group is projected to have the most negative percentage growth in the Tuscaloosa market area. The age group ranging from 15-17 is projected to have the most negative percentage growth in the Tuscaloosa storm impact area.

Households Snapshot

The Tuscaloosa market area has shown relatively consistent housing growth since 1990, which is expected to continue through 2018. The growth in the Tuscaloosa storm impact area hit a peak in 2010, with a small number of household losses estimated and projected through 2018.

Households Characteristics

Family households account for 58.64 percent in the Tuscaloosa market area and 30.81 percent in the storm impact area. Median household incomes are $42,607 in the Tuscaloosa market area and $29,135 in the storm impact area. Households with one or more persons under age 18 equal 29.11 percent in the Tuscaloosa market area and 22.66 percent in the storm impact area.

Households by Housing Occupancy

The percentage of owner-occupied housing units equal 56.51 percent in the Tuscaloosa market area and 33.41 percent in the storm impact area. The percentage of renter-occupied units equal 43.49 percent in the Tuscaloosa market area and 66.59 percent in the storm impact area. The average length of owner-occupied residency equals 17 years in the Tuscaloosa market area and 20 years in the storm impact area. The average length of renter-occupied residency is six years in both the Tuscaloosa market area and storm impact area.

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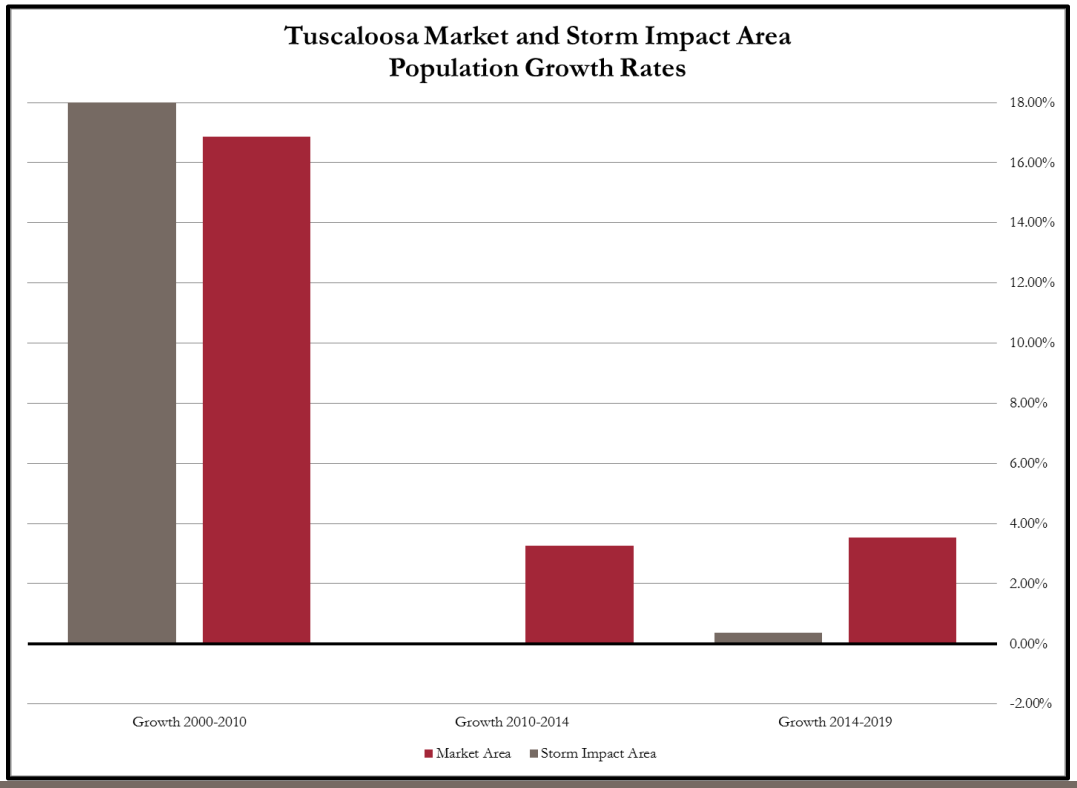
Demographics Snapshot

Summary Interpretation: The Census data and estimates reflect a trend of population growth through 2013 in the Tuscaloosa market area. The Tuscaloosa storm impact area population growth and loss rates through 2013 have been erratic.

- **The Tuscaloosa market area has shown relatively consistent population growth through 2013. A similar growth trend is projected through 2019.**
- **The Tuscaloosa storm impact area population growth and loss rates have been erratic, including 2010-2014 negative growth.**

Demographic Population Snapshot	Tuscaloosa - Market Area		Tuscaloosa - Storm Impact Area	
Population				
2019 Projection	184,266		14,828	
2014 Estimate	177,968		14,774	
2010 Census	172,368		14,778	
2000 Census	147,493		12,518	
Growth 2014-2019	3.54%		0.37%	
Growth 2010-2014	3.25%		-0.03%	
Growth 2000-2010	16.87%		18.05%	



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Population by Age Group Migration

Summary Interpretation: The Census data projects a varied scenario for age migration including both positive and negative growth by age in the Tuscaloosa market area and the Tuscaloosa storm impact area.

- **The age group ranging from 65-74 is projected to have the most positive percentage growth in both the Tuscaloosa market area and the Tuscaloosa storm impact area.**
- **The age group ranging from 21-24 is projected to have the most negative percentage growth in the Tuscaloosa market area.**
- **The age group ranging from 15-17 is projected to have the most negative percentage growth in the Tuscaloosa storm impact area.**

Population by Demographic Migration	Tuscaloosa - Market Area						Tuscaloosa - Storm Impact Area					
	2014 Estimate	%	2019 Projection	%	Change	%	2014 Estimate	%	2019 Projection	%	Change	%
Population by Age	**177,968**		**184,266**		**6,298**	**3.54%**	**14,774**		**14,828**		**54**	**0.37%**
Age 0 to 4	10,433	5.86%	10,530	5.71%	97	0.93%	756	5.12%	732	4.94%	-24	-3.17%
Age 5 to 9	10,180	5.72%	10,603	5.75%	423	4.16%	696	4.71%	737	4.97%	41	5.89%
Age 10 to 14	10,068	5.66%	10,358	5.62%	290	2.88%	631	4.27%	685	4.62%	54	8.56%
Age 15 to 17	6,906	3.88%	6,517	3.54%	-389	-5.63%	540	3.66%	386	2.60%	-154	-28.52%
Age 18 to 20	14,603	8.21%	13,575	7.37%	-1,028	-7.04%	1,178	7.97%	960	6.47%	-218	-18.51%
Age 21 to 24	20,634	11.59%	18,647	10.12%	-1,987	-9.63%	3,426	23.19%	2,930	19.76%	-496	-14.48%
Age 25 to 34	24,802	13.94%	27,181	14.75%	2,379	9.59%	2,526	17.10%	2,836	19.13%	310	12.27%
Age 35 to 44	20,281	11.40%	22,370	12.14%	2,089	10.30%	1,425	9.65%	1,808	12.19%	383	26.88%
Age 45 to 54	19,598	11.01%	19,378	10.52%	-220	-1.12%	1,246	8.43%	1,210	8.16%	-36	-2.89%
Age 55 to 64	19,523	10.97%	19,774	10.73%	251	1.29%	1,178	7.97%	1,193	8.05%	15	1.27%
Age 65 to 74	11,810	6.64%	15,329	8.32%	3,519	29.80%	575	3.89%	807	5.44%	232	40.35%
Age 75 to 84	6,487	3.64%	7,084	3.84%	597	9.20%	387	2.62%	335	2.26%	-52	-13.44%
Age 85 and over	2,645	1.49%	2,920	1.58%	275	10.40%	210	1.42%	209	1.41%	-1	-0.48%

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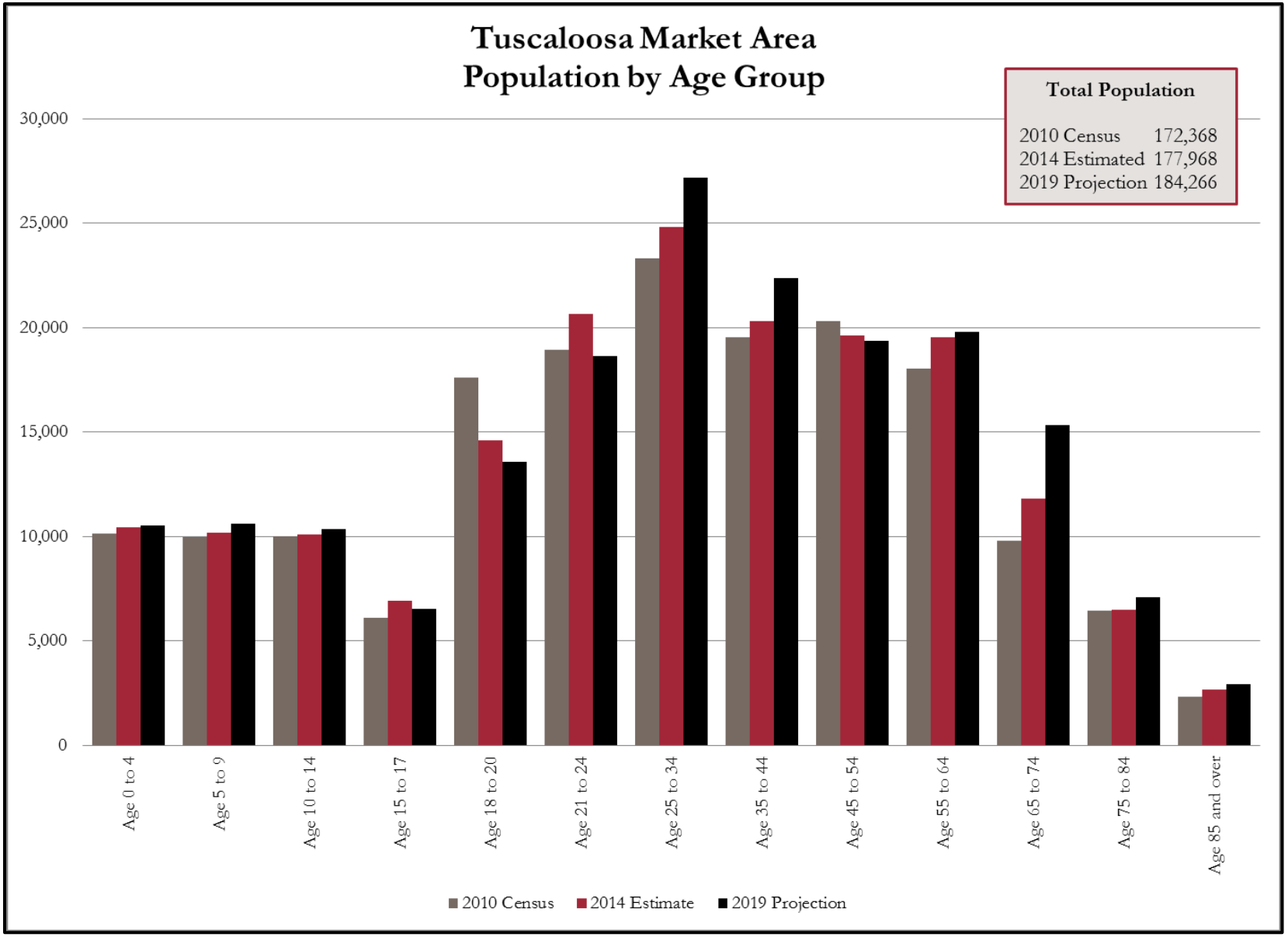

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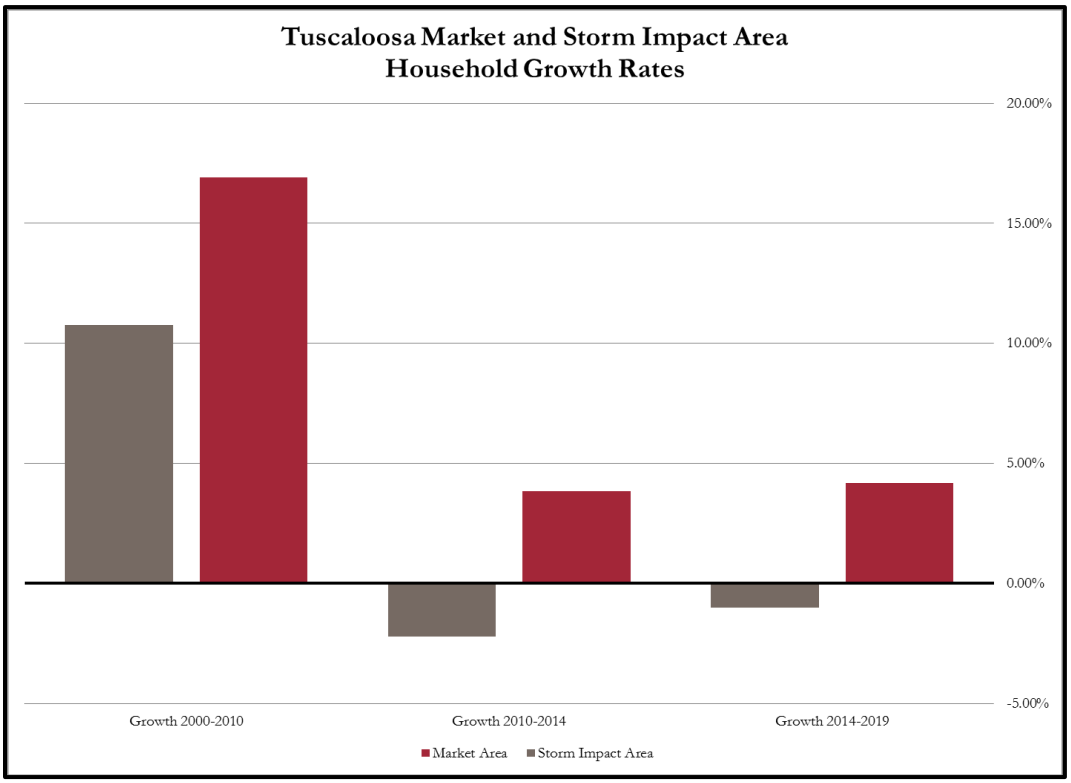
Households Snapshot

The Census data and estimates reflect a trend of household growth in the Tuscaloosa market area and anticipate slight household losses in the Tuscaloosa storm impact area.

- **The Tuscaloosa market area has shown relatively consistent household growth since 2000. A similar growth trend is projected through 2019.**
- **The Tuscaloosa storm impact area household growth appeared to peak in 2010. A small number of household losses are estimated and projected through 2019.**

Households Snapshot	Tuscaloosa - Market Area	Tuscaloosa - Storm Impact Area
Households		
2019 Projection	73,489	6,234
2014 Estimate	70,548	6,298
2010 Census	67,934	6,441
2000 Census	58,115	5,814
Growth 2014-2019	4.17%	-1.02%
Growth 2010-2014	3.85%	-2.22%
Growth 2000-2010	16.90%	10.78%



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Households Characteristics

Summary Interpretation: The Census data reflects some variances in household characteristics between the Tuscaloosa market area and storm impact area. These variances are primarily noted in household types and incomes.

- **Family households equal 58.61 percent in the Tuscaloosa market area and 40.98 percent in the Tuscaloosa storm impact area.**
- **Average household incomes equal $56,041 in the Tuscaloosa market area and $40,832 in the Tuscaloosa storm impact area.**
- **Households with one or more person under age 18 equal 29.20 percent in the Tuscaloosa market area and 20.97 percent in the Tuscaloosa storm impact area.**

Households Characteristics	Tuscaloosa - Market Area		Tuscaloosa - Storm Impact Area	
2014 Estimated Households by Household Type	**70,548**		**6,298**	
Family Households	41,349	58.61%	2,581	40.98%
Non-family Households	29,199	41.39%	3,717	59.02%
2014 Estimated Group Quarters Population	**9,987**		**109**	
2014 Households by Ethnicity: Hispanic or Latino	**1,832**	**2.60%**	**324**	**5.14%**
2014 Estimated Households by Household Income	**70,548**		**6,298**	
Less than $15,000	13,345	18.92%	1,747	27.74%
$15,000 to $24,999	9,526	13.50%	938	14.89%
$25,000 to $34,999	7,665	10.86%	743	11.80%
$35,000 to $49,999	10,168	14.41%	1,011	16.05%
$50,000 to $74,999	12,190	17.28%	1,042	16.54%
$75,000 to $99,999	7,966	11.29%	429	6.81%
$100,000 to $124,999	4,207	5.96%	184	2.92%
$125,000 to $149,999	2,006	2.84%	73	1.16%
$150,000 to $199,999	2,037	2.89%	81	1.29%
$200,000 to $249,999	585	0.83%	29	0.46%
$250,000 to $499,999	695	0.99%	19	0.30%
$500,000 or more	159	0.23%	2	0.03%
2014 Estimated Average Household Income	**$56,041**		**$40,832**	
2014 Estimated Median Household Income	**$41,991**		**$31,245**	

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Households Characteristics	Tuscaloosa - Market Area		Tuscaloosa - Storm Impact Area	
2014 Estimated Households by Household Size	**70,548**		**6,298**	
1-person household	21,709	30.77%	2,087	33.14%
2-person household	22,966	32.55%	1,972	31.31%
3-person household	11,747	16.65%	1,147	18.21%
4-person household	8,582	12.16%	614	9.75%
5-person household	3,587	5.09%	279	4.43%
6-person household	1,225	1.74%	113	1.79%
7 or more person household	733	1.04%	86	1.37%
2014 Estimated Average Household Size	2.38		2.33	
2014 Estimated Households by Presence of People	**70,548**		**6,298**	
Households with 1 or more People under Age 18	20,597	29.20%	1,321	20.97%
Households no People under Age 18	49,951	70.80%	4,977	79.03%

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Households by Housing Occupancy

Summary Interpretation: The Census data reflects disparities in housing occupancy factors between the Tuscaloosa market area and the Tuscaloosa storm impact area. These include owner/renter households and average length of residency.

- **Owner-occupied housing units equal 56.61 percent in the Tuscaloosa market area and 33.49 percent in the Tuscaloosa storm impact area.**
- **Renter-occupied housing units equal 43.39 percent in the Tuscaloosa market area and 66.51 percent in the Tuscaloosa storm impact area.**
- **The average length of owner occupied residency equals 17 years in the Tuscaloosa market area and 19 years in the Tuscaloosa storm impact area.**
- **The average length of renter occupied residency equals 6 years in the Tuscaloosa market area and 6 years in the Tuscaloosa storm impact area.**

Households by Housing Occupancy	Tuscaloosa - Market Area		Tuscaloosa - Storm Impact Area	
2014 Estimated Tenure of Occupied Housing Units	**70,548**		**6,298**	
Owner-Occupied	39,934	56.61%	2,109	33.49%
Renter-Occupied	30,613	43.39%	4,189	66.51%
2014 Occupied Housing Units, Average Length of Residence				
Owner-Occupied	17		19	
Renter-Occupied	6		6	

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Demographics-Based Housing Needs

Demographics-based housing needs have been developed as a step in understanding need in the market area, based on data collected for the Tuscaloosa market area and the 2011 Tuscaloosa storm impact area.

Summaries and key points are presented prior to data, charts, and graphs for the following:

- **Housing by Structure and Units**
- **Housing Needs by Home Types**
- **Households by Housing Groups**
- **Census Households Home Type Needs by Household Groups**
- **Non-Census Adjustments by Household Groups**
- **Estimated Effective Households by Household Group**
- **Effective Population and Household Factors**

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Housing by Structure and Units

Summary Interpretation: The Census data reflects large disparities in housing characteristics between the Tuscaloosa market area and the Tuscaloosa storm impact area. These include owner-occupied home values, housing densities, and age of housing.

- **Owner-occupied housing values average $160,092 in the Tuscaloosa market area and $131,917 in the Tuscaloosa storm impact area.**
- **The percentage of single-family detached homes equals 59.34 percent in the Tuscaloosa market area and 54.68 percent in the Tuscaloosa storm impact area.**
- **The dominant years of homes being built are 1990-1999 in the Tuscaloosa market area and 1970-1979 in the Tuscaloosa storm impact area.**

Households by Structure and Units	Tuscaloosa - Market Area		Tuscaloosa - Storm Impact Area	
2014 Estimated All Owner-Occupied Housing Units by Value	**39,934**		**2,109**	
Less than $20,000	2,053	5.14%	40	1.90%
$20,000 to $39,999	1,694	4.24%	58	2.75%
$40,000 to $59,999	1,391	3.48%	94	4.46%
$60,000 to $79,999	1,812	4.54%	157	7.44%
$80,000 to $99,999	2,982	7.47%	281	13.32%
$100,000 to $149,999	8,232	20.61%	665	31.53%
$150,000 to $199,999	8,937	22.38%	465	22.05%
$200,000 to $299,999	7,167	17.95%	246	11.66%
$300,000 to $399,999	2,581	6.46%	47	2.23%
$400,000 to $499,999	1,308	3.28%	17	0.81%
$500,000 to $749,999	1,144	2.86%	32	1.52%
$750,000 to $999,999	265	0.66%	5	0.24%
$1,000,000 or more	368	0.92%	2	0.09%
2014 Estimated Median Owner-Occupied Housing Unit Value	**$160,092**		**$131,917**	

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Households by Structure and Units	Tuscaloosa - Market Area		Tuscaloosa - Storm Impact Area	
2014 Estimated Housing Units by Units in Structure	**78,682**		**7,480**	
1 Unit Attached	1,353	1.72%	217	2.90%
1 Unit Detached	46,690	59.34%	4,090	54.68%
2 Units	1,937	2.46%	204	2.73%
3 or 4 Units	3,848	4.89%	316	4.22%
5 to 19 Units	12,728	16.18%	1,507	20.15%
20 to 49 Units	2,285	2.90%	321	4.29%
50 or More Units	2,254	2.87%	640	8.56%
Mobile Home or Trailer	7,559	9.61%	185	2.47%
Boat, RV, Van, etc.	28	0.04%	0	0.00%
Dominant structure type	1 Unit Detached		1 Unit Detached	
2014 Estimated Housing Units by Year Structure Built	**78,682**		**7,480**	
2005 or later	11,151	14.17%	1,101	14.72%
2000 to 2004	10,567	13.43%	954	12.75%
1990 to 1999	14,513	18.45%	622	8.32%
1980 to 1989	10,956	13.92%	684	9.14%
1970 to 1979	12,221	15.53%	1,208	16.15%
1960 to 1969	8,667	11.02%	944	12.62%
1950 to 1959	5,025	6.39%	906	12.11%
1940 to 1949	2,952	3.75%	696	9.30%
1939 or Earlier	2,630	3.34%	365	4.88%
2014 Estimated Median Year Structure Built**	**1987**		**1977**	
Dominant Year Structure Built	**1990 to 1999**		**1970 to 1979**	

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Housing Needs by Home Types

Summary Interpretation: A home type identifiers chart has been created based on summaries of unit characteristics. A home type identifiers chart has been created to align anticipated housing needs with general home types. These home types are based on a summarized combination of unit characteristics such as home size in terms of bedrooms, paired with home price or rent that can be generally associated with socioeconomic housing strata. This format has been applied in other sections to pair home types with housing needs.

- **Bedrooms per unit type vary from 1-3 bedrooms for lowest value home types to 3-5+ bedrooms for the greatest value home types.**
- **Home pricing per unit type varies from $30,001-$75,000 for lowest value home types to $925,001-$1,5000,000 for the greatest value home types.**
- **Home rent per unit type varies from $251-$600 for lowest value home types to $6001-$9,000 for the greatest value home types.**
- **The anticipated relationship of home sizes by bedrooms, home pricing, and home rents are combined to create 10 general home types. The home types identifiers are by letter.**
- **Home types IDs range alphabetically from A for the lowest value homes to J for the highest value homes.**

Home Type ID	Bedrooms Range		Home Price Range		Monthly Rent Range	
	Low	High	Low	High	Low	High
A	1	3	$30,001	$75,000	$251	$600
B	1	3	$75,001	$125,000	$601	$850
C	1	4	$125,001	$175,000	$851	$1,100
D	2	4	$175,001	$225,000	$1,101	$1,350
E	2	4	$225,001	$275,000	$1,351	$1,600
F	3	4	$275,001	$325,000	$1,601	$1,900
G	3	5	$325,001	$425,000	$1,901	$2,600
H	3	5	$425,001	$625,000	$2,601	$3,200
I	3	5+	$625,001	$925,000	$3,201	$6,000
J	3	5+	$925,001	$ 1,500,000	$6,001	$9,000

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Households by Housing Groups

Current demographics data for the market area was expanded into household PRIZM segments, housing groups, and home types. Brief definitions of these terms are the following:

- **PRIZM Segments – expand demographics data to place U.S. households into 66 demographically, geographically, and behaviorally distinct types, or "segments." PRIZM segments provide insights into household-level lifestyle, purchasing, and dwelling behaviors and preferences.**
- **Housing Groups – align PRIZM segments together that can be expected to have the same type of housing needs and preferences.**
- **Home Types – distinct categories of homes that combine size, pricing, number of bedrooms and bathrooms, owner or rented, single or multifamily, amenities, and neighborhood preferences.**
- **Home Types Matrix – aligns home types with housing groups to estimate housing groups and total demographics housing need.**

Summary Interpretation: A housing groups chart has been created to summarize the characteristics of each PRIZM segment. The geography, age, income level, family layout, housing type and size, price range of housing, and amenity mix have all been factored when separating them into groups.

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Housing Group	PRIZM Segment	Rural/ Suburban	Urban	Young	Middle Age	65+	Income 1	Income 2	Income 3	Income 4	Family	Single/Couple	Own	Rent	MF	SF	Sq. Ft Range	Price Range	Home and Community Amenities	1 Story	1.5 Story	2 Story
Budgeting Small Households	47 City Startups		x	x						x		x		x	x	x	<1000	Monthly Rent <$800/mo	Pool, Wi-Fi, Covered Parking, Laundry, Gym	x		
	44 New Beginnings		x	x						x		x										
	53 Mobility Blues		x	x						x		x										
	48 Young & Rustic	x		x						x		x										
	52 Suburban Pioneers		x	x						x		x										
Suburban Dream	23 Greenbelt Sports	x			x			x			x		x			x	1700 - 2500	Home Price $150-350,000	Finished, livable lower level, 3 car garage, home office, outdoor living, multi-generational	x	x	x
	32 New Homesteaders	x			x			x			x											
	33 Big Sky Families	x			x			x			x											
	20 Fast-Track Families	x			x			x			x											
	18 Kids & Cul-de-Sacs	x		x	x			x			x											
	19 Home Sweet Home	x			x			x			x											
	17 Beltway Boomers	x			x			x			x											
Comfortable Couples	30 Suburban Sprawl	x			x			x				x	x		x	x	1000-1750	Home Price $125 - 225,000	Entertainment amenities, 2 car garage, walk/run, pet amenities	x	x	x
	41 Sunset City Blues		x		x				x			x										
	37 Mayberry-ville	x			x			x				x										
	28 Traditional Times	x			x			x				x										
	27 Middleburg Managers	x			x			x				x										
	25 Country Casuals	x			x			x				x										
Limited Income Families	56 Crossroads Villagers	x			x					x	x		x	x	x	x	<1000	Home Price <$100,000/ Monthly Rent <$700/mo	Clean, safe and comfortable affordable housing	x		
	50 Kid Country, USA	x		x	x					x	x											
	63 Family Thrifts		x	x						x	x											
	51 Shotguns & Pickups	x		x						x	x											
	64 Bedrock America	x		x						x	x											
Limited Income Seniors	62 Hometown Retired	x				x				x		x	x	x	x	x	<1200	Home Price <$100,000/ Monthly Rent <$700/mo	Assisted Living, Independent Living, age in place, affordable housing, security, warranty, storage, activities	x		
	57 Old Milltowns	x				x				x		x										
	60 Park Bench Seniors		x			x				x		x										
	58 Back Country Folks	x				x				x		x										
	55 Golden Ponds	x				x				x		x										

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Housing Group	PRIZM Segment	Rural/ Suburban	Urban	Young	Middle Age	65+	Income 1	Income 2	Income 3	Income 4	Family	Single/Couple	Own	Rent	MF	SF	Sq. Ft Range	Price Range	Home and Community Amenities	1 Story	1.5 Story	2 Story
Urban Professionals	08 Executive Suites		x	x	x		x					x	x	x	x		1000 - 2500	Home Price $150 - 400,000	Gym, pet amenities, security, wi-fi, walk-ability, dining options, convertible space, garage parking			
	35 Boomtown Singles		x	x					x			x										
	24 Up-and-Comers		x	x				x				x										
	22 Young Influentials		x	x				x				x										
	12 Brite Lites, Li'l City		x		x		x					x										
Budgeting Families	42 Red, White & Blues	x			x				x		x		x			x	1500-2000	Home Price $150 - 225,000	outdoor space, eat-in kitchen, multiple bedrooms, storage, income adjustable finish levels	x	x	x
	45 Blue Highways	x			x				x		x											
	43 Heartlanders	x			x				x		x											
	36 Blue-Chip Blues	x		x					x		x											
	34 White Picket Fences	x		x					x		x											
Budgeting Seniors	38 Simple Pleasures	x				x			x			x	x	x	x	x	<1500	Home Price $125 - $200,000	Independent Living, Assisted Living, age in place, security, lock and leave, storage, rv parking, maintenance package	x		
	49 American Classics	x				x			x			x										
	46 Old Glories		x			x			x			x										
	39 Domestic Duos	x				x			x			x										
Top Tier Families	11 God's Country	x			x		x				x	x	x			x	>2000	Home Price >$300,000	Outdoor Living, large lots, high end finish levels, options for everything	x	x	x
	05 Country Squires	x			x		x				x	x										
	10 Second City Elite	x			x		x				x											
	03 Movers & Shakers	x			x		x				x											
	13 Upward Bound	x		x	x		x				x											
	06 Winner's Circle	x		x	x		x				x											
	02 Blue Blood Estates	x			x		x				x											
Top Tier Retired	21 Gray Power	x				x		x				x	x		x	n	1500-2500	Home Price >$200,000	Maintenance packages, lock and leave, storage, rv parking, age in place, main floor living	x	x	
	09 Big Fish, Small Pond	x				x	x					x										
	15 Pools & Patios	x			x		x					x										
	14 New Empty Nests	x			x		x					x										
	01 Upper Crust	x				x	x					x										

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Census Households Home Type Needs by Household Groups

Summary Interpretation: Census-based household groups and housing needs have been identified for the Tuscaloosa market area. The distribution of housing needs generally ranges from the greatest amount of home needs at the lower socioeconomic ranges and the smallest amount of home needs at the higher socioeconomic ranges.

- **The largest percentage housing group, based on number of households, is Budgeting Small Households with 26.45 percent of the area's market.**
- **The smallest percentage housing group, based on number of households, is Top Tier Retired with only 3.31 percent of the area's market.**
- **Variances from 2013 to 2014 reports have been compared and are within an expected range of change.**

2014 Census Based Housing Groups Distribution	# of House-holds	% of House-holds	Home Type Housing Needs																			
			A		B		C		D		E		F		G		H		I		J	
			# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes
Budgeting Small Households	18,651	26.45%	9,326	50.0%	9,326	50.0%																
Suburban Dream	9,153	12.97%							5,492	60.0%	2,746	30.0%	915	10.0%								
Comfortable Couples	10,487	14.87%					4,405	42.0%	4,457	42.5%	1,625	15.5%										
Limited Income Families	7,629	10.81%	3,815	50.0%	3,815	50.0%																
Limited Income Seniors	4,320	6.12%	3,046	70.5%	1,274	29.5%																
New-Gen Professionals	6,592	9.35%	3,362	51.0%	2,175	33.0%	1,055	16.0%														
Budgeting Families	5,360	7.60%					3,216	60.0%	2,144	40.0%												
Budgeting Seniors	3,040	4.31%	1,611	53.0%	851	28.0%	578	19.0%														
Top Tier Families	2,982	4.21%													1,998	67.0%	805	27.0%	149	5.0%	30	1.0%
Top Tier Retired	2,335	3.31%											747	32.0%	864	37.0%	420	18.0%	304	13.0%		
Total Estimated Census Population Housing Needs	**70,549**	**100%**	**21,159**	**29.99%**	**17,441**	**24.72%**	**9,253**	**13.12%**	**12,093**	**17.14%**	**4,371**	**6.20%**	**1,663**	**2.36%**	**2,862**	**4.06%**	**1,225**	**1.74%**	**453**	**0.64%**	**30**	**0.04%**

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Non-Census Adjustments by Household Groups

Summary Interpretation: Non-Census household groups and housing needs have been identified for the Tuscaloosa market area.

- **The largest percentage housing group, based on number of households not included in Census data, is Budgeting Small Households with 45.01 percent.**
- **The smallest percentage housing group, based on number of households not included in Census data, is Top Tier Families with only 1.06 percent.**
- **There were four groups from the non-Census adjustments that are not present in the Tuscaloosa market area; those groups are Comfortable Couples, Limited Income Seniors, Budgeting Seniors, and Top Tier Retired.**

2014 Estimated Non Census Adjustments To Housing Groups Distribution	# of House-holds	% of House-holds	Home Type Housing Needs																			
			A		B		C		D		E		F		G		H		I		J	
			# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes
Budgeting Small Households	3,291	45.01%	807	24.5%	2,484	75.5%																
Suburban Dream	261	3.57%							182	69.5%	79	30.1%	1	0.4%								
Comfortable Couples	-	0.00%																				
Limited Income Families	555	7.59%	202	36.4%	353	63.6%																
Limited Income Seniors	-	0.00%																				
New-Gen Professionals	1,332	18.21%	151	11.4%	454	34.1%	726	54.5%														
Budgeting Families	1,796	24.56%					1,090	60.7%	706	39.3%												
Budgeting Seniors	-	0.00%																				
Top Tier Families	78	1.06%													37	48.1%	27	35.1%	8	10.4%	5	6.5%
Top Tier Retired	-	0.00%																				
Total Estimated Non-Census Population Housing Needs	**7,313**	**100%**	**1,160**	**15.87%**	**3,291**	**45.01%**	**1,816**	**24.83%**	**888**	**12.14%**	**79**	**1.08%**	**1**	**0.01%**	**37**	**0.51%**	**27**	**0.37%**	**8**	**0.11%**	**5**	**0.07%**

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Estimated Effective Households by Household Group

Summary Interpretation: Estimated Effective Households and Total Housing Needs are the total of Census and non-Census households and needs. This establishes the total estimated housing needs for the Tuscaloosa market area. The total housing needs brings together Census-derived housing needs with non-Census factored student and other housing needs.

- **The largest percentage housing group, based on number of effective households, remains budgeting Small Households with 28.18 percent of the market area.**
- **The smallest percentage housing group, based on number of effective households, is Top Tier Retired with 3.00 percent.**

2014 Estimated Effective Households Housing Groups Distribution	# of House-holds	% of House-holds	Home Type Housing Needs																			
			A		B		C		D		E		F		G		H		I		J	
			# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes
Budgeting Small Households	21,942	28.18%	10,133	46.2%	11,809	53.8%																
Suburban Dream	9,414	12.09%							5,673	60.3%	2,825	30.0%	916	9.7%								
Comfortable Couples	10,487	13.47%					4,405	42.0%	4,457	42.5%	1,625	15.5%										
Limited Income Families	8,184	10.51%	4,016	49.1%	4,168	50.9%																
Limited Income Seniors	4,320	5.55%	3,046	70.5%	1,274	29.5%																
New-Gen Professionals	7,924	10.18%	3,513	44.3%	2,629	33.2%	1,781	22.5%														
Budgeting Families	7,156	9.19%					4,306	60.2%	2,850	39.8%												
Budgeting Seniors	3,040	3.90%	1,611	53.0%	851	28.0%	578	19.0%														
Top Tier Families	3,060	3.93%													2,035	66.5%	832	27.2%	157	5.1%	35	1.1%
Top Tier Retired	2,335	3.00%											747	32.0%	864	37.0%	420	18.0%	304	13.0%		
2014 Total Estimated Effective Population Housing Needs	**77,862**	**100%**	**22,319**	**28.66%**	**20,732**	**26.63%**	**11,069**	**14.22%**	**12,981**	**16.67%**	**4,450**	**5.72%**	**1,664**	**2.14%**	**2,899**	**3.72%**	**1,253**	**1.61%**	**461**	**0.59%**	**35**	**0.04%**

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Effective Population and Household Factors

Summary Interpretation: Effective population, households, and housing needs have been calculated based on factoring Census-reported population and households with additional information that can be estimated from within Census information and from other resources. Additionally, the 2014 status of population and households displaced by 2011 storms has been estimated.

Effective Population Calculations	2014
2014 Census Population	177,968
Estimated Non Census Residents in Census Housing	14,737
Group Quarters Population (Included in 2014 Census Population)	-
Estimated On-Campus Population (Included as portion of 2014 Census Group Quarters Population)	-
Estimated 2014 Census Displaced Storm Impact Population	(3,206)
Total Effective Population	**189,499**

Effective Households Calculations	2014
2014 Census Households	70,548
Estimated Non Census Households Living In Census Housing	4,962
Estimated Group Quarters Equivalent Households (Not Included in 2014 Census Households)	3,363
Estimated On-Campus Equivalent Households (Included in Group Quarters Equivalent Households)	-
Estimated 2014 Census Displaced Storm Impact Households	(1,271)
Total Effective Households	**77,602**

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Demographics and Housing Needs Adjustments

Demographics and housing needs adjustments have been developed to address needed available data modifications. Adjustment factors have been used to provide estimated effective population, households, and housing needs.

The demographics and housing needs adjustments section includes the following subsections:

- **Estimated Storm Impact Housing Units Gain/Loss**
- **Estimated Storm Impact Population and Households Gain/Loss**
- **Migration Indicators**
- **Expenditures Indicators**
- **University Enrollment Indicators**

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Estimated Storm Impact Housing Units Gain/Loss: 2011–2014

- **Approximately 2,869 total housing units were lost due to the 2011 storms. The area of these losses is referred to as the Tuscaloosa storm impact area.**
- **An estimated total of 1,271 housing units have not been replaced that were loss in 2011.**

Effective Households Calculations	2014
2014 Census Households	70,548
Estimated Non Census Households Living In Census Housing	4,962
Estimated Group Quarters Equivalent Households (Not Included in 2014 Census Households)	3,363
Estimated On-Campus Equivalent Households (Included in Group Quarters Equivalent Households)	-
Estimated 2014 Census Displaced Storm Impact Households	(1,271)
Total Effective Households	**77,602**

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Estimated Storm Impact Population and Households Gain/Loss: 2011–2014

- **Based on publicly available information and media sources, there are still thousands of people (some claim upwards of 10,000) and/or households that are currently displaced.**
- **Based on publicly available information and media sources, there were approximately 53 deaths in the Tuscaloosa storm impact area, related to the storm.**

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Migration Indicators

- **IRS Income Trends – Tuscaloosa County: June 2011**

Size of Adjusted Gross Income	ZIP Code	Adjusted Gross Income (AGI)	Salaries and Wages in AGI	Business or Profession Net Income (less loss)	Taxable Income
Total	35401	**$295,848**	**$210,596**	**$10,235**	**$156,240**
$1 under $25,000		$81,363	$67,903	$5,299	$14,030
$25,000 under $50,000		$73,100	$63,905	$51	$37,509
$50,000 under $75,000		$33,604	$24,884	$341	$22,215
$75,000 under $100,000		$24,470	$15,463	$318	$17,824
$100,000 under $200,000		$38,146	$22,015	$1,559	$29,399
$200,000 or more		$45,165	$16,426	$2,667	$35,263
Total	35404	**$293,153**	**$214,873**	**$6,778**	**$174,253**
$1 under $25,000		$54,168	$45,414	$3,007	$9,665
$25,000 under $50,000		$70,387	$61,406	$87	$36,250
$50,000 under $75,000		$46,404	$35,724	$450	$30,617
$75,000 under $100,000		$32,679	$24,901	$292	$23,464
$100,000 under $200,000		$42,347	$29,825	$1,339	$33,263
$200,000 or more		$47,168	$17,603	$1,603	$40,994
Total	35405	**$806,402**	**$622,009**	**$15,515**	**$502,482**
$1 under $25,000		$98,062	$80,833	$5,112	$17,640
$25,000 under $50,000		$161,358	$136,930	$1,176	$82,894
$50,000 under $75,000		$123,627	$98,620	$1,810	$79,588
$75,000 under $100,000		$124,201	$99,313	$1,122	$86,115
$100,000 under $200,000		$212,296	$168,347	$2,717	$160,705
$200,000 or more		$86,858	$37,966	$3,578	$75,540
Total	35406	**$811,674**	**$428,513**	**$29,994**	**$632,805**
$1 under $25,000		$19,990	$15,289	$1,074	$4,849
$25,000 under $50,000		$37,004	$26,844	$609	$19,269
$50,000 under $75,000		$43,460	$27,248	$771	$27,559
$75,000 under $100,000		$54,259	$36,045	$1,475	$37,728
$100,000 under $200,000		$178,052	$120,838	$5,817	$134,022
$200,000 or more		$478,909	$202,249	$20,248	$409,378

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Size of Adjusted Gross Income	ZIP Code	Adjusted Gross Income (AGI)	Salaries and Wages in AGI	Business or Profession Net Income (less loss)	Taxable Income
Total	**35444**	**$73,363**	**$59,238**	**$1,371**	**$46,129**
$1 under $25,000		$7,099	$5,298	$461	$1,134
$25,000 under $50,000		$14,254	$12,546	$161	$6,998
$50,000 under $75,000		$14,537	$13,025	$289	$9,399
$75,000 under $100,000		$16,368	$15,139	$460	$11,754
$100,000 under $200,000		$21,105	$13,230	*	$16,844
$200,000 or more		*	*	*	*
Total	**35446**	**$34,651**	**$26,992**	**$655**	**$20,946**
$1 under $25,000		$4,108	$3,217	$439	$681
$25,000 under $50,000		$7,968	$6,763	$96	$3,951
$50,000 under $75,000		$6,889	$5,586	*	$4,386
$75,000 under $100,000		$5,680	$4,618	$120	$4,097
$100,000 under $200,000		$10,006	$6,808	*	$7,831
$200,000 or more		*	*	*	*
Total	**35452**	**$74,225**	**$57,687**	**$802**	**$45,573**
$1 under $25,000		$7,393	$5,113	$365	$1,312
$25,000 under $50,000		$13,941	$10,898	$213	$6,614
$50,000 under $75,000		$16,505	$13,285	$96	$10,236
$75,000 under $100,000		$15,134	$12,272	$29	$10,503
$100,000 under $200,000		$21,252	$16,119	$99	$16,908
$200,000 or more		*	*	*	*
Total	**35453**	**$205,824**	**$166,545**	**$4,206**	**$122,770**
$1 under $25,000		$26,334	$20,375	$1,933	$4,786
$25,000 under $50,000		$45,349	$38,572	$473	$22,042
$50,000 under $75,000		$39,828	$33,437	$228	$25,753
$75,000 under $100,000		$37,145	$31,761	$442	$26,165
$100,000 under $200,000		$45,461	$37,498	$1,130	$35,087
$200,000 or more		$11,707	$4,902	*	$8,937
Total	**35456**	**$71,328**	**$56,882**	**$1,010**	**$41,840**
$1 under $25,000		$10,028	$7,964	$606	$1,771
$25,000 under $50,000		$15,251	$12,812	-$65	$7,304
$50,000 under $75,000		$14,068	$11,487	$291	$8,862
$75,000 under $100,000		$12,280	$10,108	$178	$8,691
$100,000 under $200,000		$19,701	$14,511	*	$15,212
$200,000 or more		*	*	*	*

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Size of Adjusted Gross Income	ZIP Code	Adjusted Gross Income (AGI)	Salaries and Wages in AGI	Business or Profession Net Income (less loss)	Taxable Income
Total	**35463**	**$33,270**	**$26,953**	**$442**	**$19,613**
$1 under $25,000		$4,710	$3,696	$179	$754
$25,000 under $50,000		$6,927	$5,816	$299	$3,330
$50,000 under $75,000		$6,397	$5,444	*	$4,019
$75,000 under $100,000		$6,452	$5,075	-$36	$4,537
$100,000 under $200,000		$8,784	$6,922	*	$6,973
$200,000 or more		*	*	*	*
Total	**35473**	**$362,604**	**$259,409**	**$9,411**	**$239,708**
$1 under $25,000		$31,713	$23,997	$1,827	$6,707
$25,000 under $50,000		$61,248	$49,045	$1,130	$32,226
$50,000 under $75,000		$63,755	$48,738	$961	$41,461
$75,000 under $100,000		$63,323	$49,773	$656	$44,991
$100,000 under $200,000		$98,276	$71,571	$2,385	$75,705
$200,000 or more		$44,289	$16,285	$2,452	$38,618
Total	**35475**	**$466,047**	**$329,297**	**$11,568**	**$327,616**
$1 under $25,000		$21,890	$16,130	$1,630	$4,373
$25,000 under $50,000		$49,332	$38,354	$1,192	$24,728
$50,000 under $75,000		$62,667	$49,537	$1,033	$39,423
$75,000 under $100,000		$77,069	$63,512	$1,238	$53,310
$100,000 under $200,000		$146,436	$122,327	$3,037	$110,438
$200,000 or more		$108,653	$39,437	$3,438	$95,344
Total	**35476**	**$136,988**	**$105,920**	**$3,250**	**$74,978**
$1 under $25,000		$29,986	$25,026	$1,692	$4,337
$25,000 under $50,000		$36,875	$31,881	$394	$18,138
$50,000 under $75,000		$24,479	$19,276	$421	$16,177
$75,000 under $100,000		$13,439	$11,016	$129	$9,749
$100,000 under $200,000		$15,953	$12,039	$614	$12,375
$200,000 or more		$16,256	$6,682	*	$14,202
Total	**35480**	**$30,922**	**$24,886**	**$347**	**$18,831**
$1 under $25,000		$3,026	$2,172	$263	$433
$25,000 under $50,000		$6,027	$5,117	$135	$2,780
$50,000 under $75,000		$5,081	$4,383	*	$3,162
$75,000 under $100,000		$6,255	$5,385	-$51	$4,296
$100,000 under $200,000		$10,533	$7,829	*	$8,160
$200,000 or more		*	*	*	*

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Size of Adjusted Gross Income	ZIP Code	Adjusted Gross Income (AGI)	Salaries and Wages in AGI	Business or Profession Net Income (less loss)	Taxable Income
Total	**35490**	**$81,115**	**$70,847**	**$1,203**	**$50,049**
$1 under $25,000		$8,095	$6,265	$613	$1,286
$25,000 under $50,000		$14,842	$12,853	$206	$7,003
$50,000 under $75,000		$15,328	$13,491	$73	$9,819
$75,000 under $100,000		$17,812	$16,776	$311	$12,678
$100,000 under $200,000		$25,038	$21,462	*	$19,263
$200,000 or more		*	*	*	*
Combined Total	**All ZIP Codes**	**$3,777,414**	**$2,660,647**	**$96,787**	**$2,473,833**
$1 under $25,000		$407,965	$328,692	$24,500	$73,758
$25,000 under $50,000		$613,863	$513,742	$6,157	$311,036
$50,000 under $75,000		$516,629	$404,165	$6,764	$332,676
$75,000 under $100,000		$506,566	$401,157	$6,683	$355,902
$100,000 under $200,000		$893,386	$671,341	$18,697	$682,185
$200,000 or more		$839,005	$341,550	$33,986	$718,276

* indicates that the value in the cell has been suppressed to avoid disclosure

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- **IRS Migration – Tuscaloosa County: 2010**

Annual migration data is compiled by the IRS each year. This information is based on addresses received from annual tax returns. According to the IRS, this data captures about 70 percent of all United States residents, excluding low-income residents who are not required to file a return. This data is from the 2010-2011 tax year, and is the most current available through the IRS.

Total migration numbers for the year reveal 6,919 into the county and 6,392 out of the county. These numbers indicate slow growth.

Of the 6,763 out-migrants that left Tuscaloosa County in 2011, less than one percent left the United States and approximately 43 percent left the state. More than 14 percent of those that left Tuscaloosa County moved to neighboring Jefferson County.

Tuscaloosa County - Top Destinations for Out Migrants from 2010 to 2011- By County				
Rank	**State**	**County**	**Total**	**% of Total**
1	AL	Jefferson County	907	14.19%
2	AL	Shelby County	227	3.55%
3	AL	Hale County	268	4.19%
4	AL	Bibb County	244	3.82%
5	AL	Madison County	140	2.19%
6	AL	Pickens County	206	3.22%
7	AL	Mobile County	127	1.99%
8	AL	Montgomery County	119	1.86%
9	AL	Fayette County	127	1.99%
10	AL	Baldwin County	112	1.75%
		Totals	**2,477**	**26.82%**

Tuscaloosa County - Top Destinations for Out Migrants from 2010 to 2011- By State			
Rank	**State**	**Total**	**% of Total**
1	Alabama	3,650	57.10%
2	Georgia	180	2.82%
3	Tennessee	136	2.13%
4	Texas	108	1.69%
5	Florida	88	1.38%
6	Mississippi	59	0.92%
7	Illinois	27	0.42%
8	California	24	0.38%
9	Louisiana	14	0.22%
10	-	-	-
	Totals	**4,286**	**67.41%**

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Out-of-state and in-state migration to Tuscaloosa County is fairly mixed, with over 61 percent coming from within Alabama and 38 percent coming from other states. Of the 7,402 migrants to Tuscaloosa County, only slightly less than one percent were from outside of the United States. As with out-migrants, Jefferson County accounts for the majority of in-migrants at 13 percent.

Tuscaloosa County - Top Sources of In Migrants from 2010 to 2011- By County				
Rank	**State**	**County**	**Total**	**% of Total**
1	AL	Jefferson County	835	12.07%
2	AL	Hale County	425	6.14%
3	AL	Pickens County	306	4.42%
4	AL	Shelby County	191	2.76%
5	AL	Bibb County	228	3.30%
6	AL	Montgomery County	130	1.88%
7	AL	Mobile County	114	1.65%
8	AL	Greene County	146	2.11%
9	AL	Baldwin County	120	1.73%
10	AL	Fayette County	134	1.94%
		Totals	**2,629**	**20.32%**

Tuscaloosa County - Top Sources of In Migrants from 2010 to 2011- By State			
Rank	**State**	**Total**	**% of Total**
1	Alabama	4,242	61.31%
2	Georgia	134	1.04%
3	Mississippi	112	0.87%
4	Florida	102	0.79%
5	Texas	58	0.45%
6	Tennessee	57	0.44%
7	Michigan	29	0.22%
8	Illinois	26	0.20%
9	California	13	0.10%
10	-	-	-
	Totals	**4,773**	**36.89%**

- **Based on information from professional moving companies and migration away from Tuscaloosa, generally this type of data did not show any large variances or migrations to or away from the Tuscaloosa market area.**
- **Public assistance – according to the Tuscaloosa Housing Authority in 2013, 1,149 vouchers have been issued to individuals and families. There are more than 900 families on the Section 8 waiting list and the waiting list is currently closed. Currently there are over 1,500 families on the Section 8 and public housing waiting lists.**

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- **Public Schools Enrollment**

For the 2014 update, four schools have been added to the data – Tuscaloosa Magnet Schools Elementary and Middle, Tuscaloosa Middle School, and Oak Hill School – this data was not included in the previous study.

	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014
City Enrollment	10,392	10,174	10,304	10,349	9,852	10,142	10,233
City Change		-2%	1%	0%	-5%	3%	1%
County Enrollment	Not Provided	17,765	17,915	18,084	16,549	17,613	17,614
County Change			1%	1%	-8%	6%	0%

Expenditures Indicators

- **Household Living Expenses**

	2014 Demand (Consumer Expenditures)	2014 Supply (Retail Sales)	Opportunity Gap/Surplus
Food and Beverage Stores-445	$416,741,572	$191,960,652	$224,780,920
Grocery Stores-4451	$264,602,842	$181,620,555	$82,982,287
Supermarkets, Grocery (Ex Conv) Stores-44511	$246,653,775	$179,164,805	$67,488,970
Convenience Stores-44512	$17,949,067	$2,455,750	$15,493,317
Specialty Food Stores-4452	$31,987,577	$2,650,003	$29,337,574
Beer, Wine and Liquor Stores-4453	$120,151,153	$7,690,094	$112,461,059
Health and Personal Care Stores-446	$180,179,131	$213,002,420	-$32,823,289

- **Household Transportation Expenses**

	2014 Demand (Consumer Expenditures)	2014 Supply (Retail Sales)	Opportunity Gap/Surplus
Gasoline Stations-447	$338,770,017	$487,960,461	-$149,190,444
Gasoline Stations With Conv Stores-44711	$247,202,116	$350,716,392	-$103,514,276
Other Gasoline Stations-44719	$91,567,901	$137,244,069	-$45,676,168
Automotive Parts/Accsrs, Tire Stores-4413	$45,312,169	$81,376,580	-$36,064,411

- **Household Healthcare (Retail) Expenses**

	2014 Demand (Consumer Expenditures)	2014 Supply (Retail Sales)	Opportunity Gap/Surplus
Pharmacies and Drug Stores-44611	$144,370,719	$185,568,796	-$41,198,077
Optical Goods Stores-44613	$6,770,805	$6,375,562	$395,243
Other Health and Personal Care Stores-44619	$16,250,057	$12,149,684	$4,100,373

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University Enrollment Indicators

- **UA Student Population Historical Enrollment**

Census methodology for counting students changed between the Census performed in 2000 and the more recent Census performed in 2010. For the U.S. Census, college students are counted at their college address if they live there and sleep there the majority of the time. This leads to some confusion for college students whose permanent address was their parents' home, but the majority of the year they were living at their college home, which could have been on campus or off campus. To limit the confusion and avoid counting college students twice, the 2010 Census added a question regarding whether each person listed as living in a household sometimes lives or stays somewhere else. For those who answer "yes," the options include "in college housing." The effectiveness of new Census methodology appears unknown.

Census year	National Estimated Population by Age Groups 18-24 years	National Estimated Population by Age Groups 18-24 years	Tuscaloosa County Estimated Population by Age Groups 18-24	Tuscaloosa Estimated Population by Age Groups 18-24	UA Student Fall Enrollment - Census Year
2000	27,143,454	9.60%	27,279	16.54%	18,859
2010	30,672,088	9.90%	38,256	18.44%	28,172
2013 Estimate	31,347,312	9.95%	37,195	18.58%	30,232
2014 Estimate	31,198,327	9.84%	35,237	19.80%	36,155

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Housing Focus

This section details current and foreseen housing factors for understanding current and forecast housing needs for the Tuscaloosa market area. The market area includes the city of Tuscaloosa as well as areas beyond the Tuscaloosa city limits. While there is great demand and need for housing within the city of Tuscaloosa, it is important to note that housing is available beyond the city limits. It is also important to note that new homebuilding is serving households displaced due to the storm, as well as households that are new to Tuscaloosa.

Housing-related data is prepared to compare with demographics-based need for homes. Data has been accessed from the Tuscaloosa county assessor's office, MarketGraphics New Homes Research, Nielson Claritas Inc., ACRE, and other resources. Current data is based on the most recent updates from each resource.

Housing-related data considerations and adjustments have been accessed and factored from a number of resources, including the ROCK report, city of Tuscaloosa, various media sources, U.S. Census, and the University of Alabama.

Comparing and analyzing the data from varied leads to the understanding of housing needs. This process determines the value of all considered data related to developing the total Housing Needs Analysis.

The housing focus includes the following subsections:

- **Housing Focus Methodology**
- **Total Housing Supply and Outlook: 2014 Review**
- **Housing Supply Adjustments**
- **Total Housing Supply by Select Segments (2014 Summary)**

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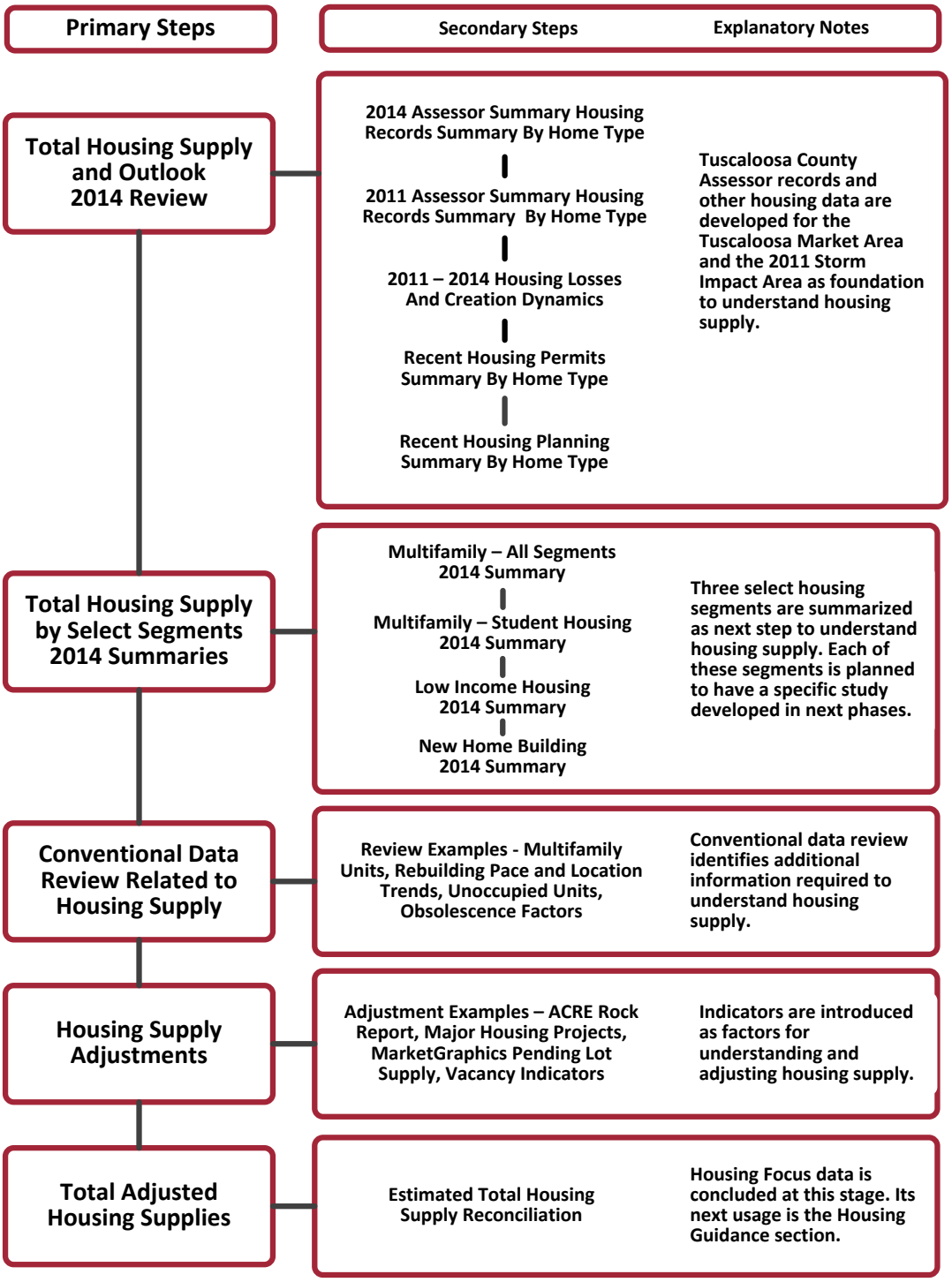
Housing Focus Methodology

Multiple major housing inventory based components have been developed by including and expanding publicly available data from the county assessor, MarketGraphics, U.S. Census, and others in order to assemble a more complete understanding of Tuscaloosa's housing supplies. The following flow chart provides an overview of primary and secondary research steps for housing supplies.



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Total Housing Supply and Outlook

Tuscaloosa assessor records and other housing data have been developed and compared for the Tuscaloosa market area and for the 2011 Tuscaloosa storm impact area. This data establishes the foundation to understand housing supply.

The total housing supply and outlook includes the following subsections:

- **2014 Assessor Housing Records Summary by Home Type**
- **2013 Assessor Housing Records Summary by Home Type**
- **2011 Assessor Housing Records Summary by Home Type**
- **2011-2014 Housing Supply Changing Dynamics**
- **Recent Housing Construction and Planning**
- **Recent Housing Planning Summary by Home Type**
- **Home Types Adjusted Inventories**
- **Total Home Types Inventories and 2019 Forecast**
- **Forecast Housing Needs and Home Types Supplies**

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2014 Assessor Housing Records Summary by Home Type

Summary Interpretation: The 2014 Housing Needs Analysis included establishing a current database of housing supplies based on 2014 Tuscaloosa County assessor records. This established presently recorded housing inventories in both the Tuscaloosa market area and in the Tuscaloosa storm impact area. A total of 67,407 home units are, as of the date of this report, in the market area; this includes 3,860 home units in the Tuscaloosa storm impact area.

- **2014 county assessor records indicate a presence of 67,407 total home units in the market area. Single Family is the dominant category, totaling 41,265 units and representing 61 percent of the units in the area.**
- **2014 county assessor records indicate a presence of 3,680 total home units in the Tuscaloosa storm impact area. Single Family is the dominant category, totaling 2,202 units and representing 57 percent of the units in the area.**
- **2014 HNA records indicate a presence of 66,175 total home units in the Market Area. Type A is the dominant category, totaling 25,873 units and representing 39 percent of the units in the area.**
- **2014 HNA records indicate a presence of 3,647 total home units in the Tuscaloosa storm impact area. Type A is the dominant category, totaling 1,170 units and representing 32 percent of the units in the area.**

2014 Assessor Data by Assessor Category

Assessor Category	Tuscaloosa Market Area	Tuscaloosa Storm Impact Area
Single Family	41,265	2,202
Mobile Home	1,492	8
Duplex	525	24
Apartments	17,097	1,285
Triplex	20	0
Garden Apartments	70	3
Garden Homes	4,054	50
Townhouse	167	0
Condominiums	2,526	288
Dormitories	153	0
Retirement Apt	7	0
Nursing Home	9	0
Misc. Residential	-	0
Modular	22	0
Total	67,407	3,860

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2014 Assessor Data by HNA Categories

HNA Category	Tuscaloosa Market Area	Tuscaloosa Storm Impact Area
Type A	25,873	1,170
Type B	13,785	1,660
Type C	12,714	618
Type D	5,771	146
Type E	3,096	17
Type F	1,679	8
Type G	1,649	13
Type H	1,071	11
Type I	346	3
Type J	192	1
Total	66,175	3,647

2013-2014 Housing Tracker

	2013 to 2014 Change Assessor Category	2013 to 2014 Change HNA Category
Tuscaloosa Market Area	314	(905)
Tuscaloosa Storm Impact Area	551	338

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2013 Assessor Housing Records Summary by Home Type

Summary Interpretation: The previously completed 2013 Housing Needs Analysis included a database of housing supplies based on 2013 Tuscaloosa county assessor records.

2013 Assessor Data by Assessor Category

Assessor Category	Tuscaloosa Market Area	Tuscaloosa Storm Impact Area
Single Family	40,992	2,138
Mobile Home	1,455	7
Duplex	491	17
Apartments	15,691	806
Triplex	14	0
Garden Apartments	68	3
Garden Homes	3,885	50
Townhouse	164	0
Condominiums	2,477	288
Dormitories	1,784	0
Retirement Apt	12	0
Nursing Home	10	0
Misc. Residential	31	0
Modular	19	0
Total	67,093	3,309

2013 Assessor Data by HNA Categories

HNA Category	Tuscaloosa Market Area	Tuscaloosa Storm Impact Area
Type A	26,964	1,162
Type B	13,029	1,183
Type C	13,441	602
Type D	5,833	215
Type E	3,070	59
Type F	1,653	13
Type G	1,562	31
Type H	1,045	36
Type I	335	6
Type J	148	2
Total	67,080	3,309

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2011 Assessor Housing Records Summary by Home Type

Summary Interpretation: The previously completed 2012 Housing Needs Analysis included a database of housing supplies based on 2011 Tuscaloosa county assessor records.

2011 Assessor Data by Assessor Category

Assessor Category	Tuscaloosa Market Area	Tuscaloosa Storm Impact Area
Single Family	41,158	4,571
Mobile Home	1,357	13
Duplex	998	93
Apartments	15,667	1,403
Triplex	33	0
Garden Apartments	98	5
Garden Homes	3,880	72
Townhouse	176	0
Condominiums	2,454	321
Dormitories	1,791	0
Retirement Apt	254	0
Nursing Home	743	1
Misc. Residential	29	0
Modular	11	0
Total	68,649	6,479

2011 Assessor Data by HNA Category

HNA Category	Tuscaloosa Market Area	Tuscaloosa Storm Impact Area
Type A	28,704	2,365
Type B	13,280	1,574
Type C	12,928	412
Type D	6,072	240
Type E	3,051	95
Type F	1,589	23
Type G	1,446	26
Type H	1,068	38
Type I	324	9
Type J	187	3
Total	68,649	4,785

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2011-2014 Housing Supply Changing Dynamics

Summary Interpretation: The 2011 county assessor-recorded housing supplies, prior to the storms, has been compared to the current 2014 records for housing supplies. This establishes the changes in housing supply dynamics in both the Tuscaloosa market area and in the Tuscaloosa storm impact area. A total of 1,242 less home units are present in 2014 compared to the pre-2011 storm records in the market area. A total of 2,619 less home units are present in 2014 compared to the pre-2011 storm records in the Tuscaloosa storm impact area.

- **2011 records included 68,649 (as described in table "2011 Assessor Data by Category" above) total home units in the market area; 2014 records included 67,407 home units. This represents a change of 1,242 fewer units counted in 2014 compared with 2011.**
- **2011 records included 6,479 total home units in the Tuscaloosa storm impact area; 2014 records included 3,860 home units. This represents a change of 2,619 units from 2011 to 2014.**

2011 to 2014 Housing Supply Changes for Both Areas by Assessor Category

Assessor Category	Tuscaloosa Market Area	Tuscaloosa Storm Impact Area
Single Family	107	(2,369)
Mobile Home	135	(5)
Duplex	(473)	(69)
Apartments	1,430	(118)
Triplex	(13)	0
Garden Apartments	(28)	(2)
Garden Homes	174	(22)
Townhouse	(9)	0
Condominiums	72	(33)
Dormitories	(1,638)	0
Retirement Apt	(247)	0
Nursing Home	(734)	(1)
Misc. Residential	(29)	0
Modular	11	0
Total	(1,242)	(2,619)

2011 to 2014 Housing Supply Changes for Both Areas by HNA Category

HNA Category	Tuscaloosa Market Area	Tuscaloosa Storm Impact Area
Type A	(2,831)	(1,195)
Type B	505	86
Type C	(214)	206
Type D	(301)	(94)
Type E	45	(78)
Type F	90	(15)

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Type G	203	(13)
Type H	3	(27)
Type I	22	(6)
Type J	5	(2)
Total	(2,474)	(1,138)

2011 to 2013 Housing Supply Changes for Both Areas by Assessor Category

Assessor Category	Tuscaloosa Market Area	Tuscaloosa Storm Impact Area
Single Family	(166)	(2,433)
Mobile Home	98	(6)
Duplex	(507)	(76)
Apartments	24	(597)
Triplex	(19)	0
Garden Apartments	(30)	(2)
Garden Homes	5	(22)
Townhouse	(12)	0
Condominiums	23	(33)
Dormitories	(7)	0
Retirement Apt	(242)	0
Nursing Home	(733)	(1)
Misc. Residential	2	0
Modular	8	0
Total	(1,556)	(3,170)

2011 to 2013 Housing Supply Changes for Both Areas by HNA Category

HNA Category	Tuscaloosa Market Area	Tuscaloosa Storm Impact Area
Type A	(1,740)	(1,203)
Type B	(251)	(391)
Type C	513	190
Type D	(239)	(25)
Type E	19	(36)
Type F	64	(10)
Type G	116	5
Type H	(23)	(2)
Type I	11	(3)
Type J	(39)	(1)
Total	(1,569)	(1,476)

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Recent Housing Construction and Planning

Summary Interpretation: Recent housing permitted, under construction, or still in the planning phase, has been reviewed based on Tuscaloosa County's assessor records. This data was most recently updated as of December 2014.-This established a preview of pending housing inventories that may not be presently included in housing supplies. Large-scale and permitted housing developments have been specifically checked to add as pending housing supplies if not already recorded. Smaller-scale and permitted new housing has been reviewed, and a portion has estimated to be added as pending housing supplies. A total of 25 permits have been issued for four separate large-scale housing development units have been added as pending housing supply. We were not able to find information beyond the filer name for one of these student developments so the total beds and units are unknown but are at least 320 units and 963 beds. An estimated total 511 of small-scale housing development units have been permitted in that time frame and a sample from the last three months of 2014 has been added as pending housing supply to match the time frame of the MarketGraphics data.

- **Large-scale permitted housing has been defined as multifamily developments with 50 or more units. A total of 25 permits have been issued for three separate large-scale housing development units have been added as pending housing supply from September 2013 to December 2014.**
- **Small-scale permitted housing has been defined as any housing developments with fewer than 50 units. An estimated total of 511 small-scale development units have been permitted from September 2013 to December 2014.**

Single-Family Housing Units Permitted and Under Construction

	Tuscaloosa County
Estimated Inventory	268
Permits Oct-Dec 2014	86
Housing Unit Total	**350**
Undeveloped Lots	1,500
Developed Lots	2,979
Lots Total	**4,479**

MarketGraphics Audit Data – Tuscaloosa County

Year	Audit	Occupied	% Change in Occupied	Finished Not Occupied	% Change in Finished Not Occupied	Under Construction	% Change in Under Construction	Developed Lots	% Change in Developed Lots	Not Developed Lots	% Change in Not Developed Lots	Total Lots
2011	1	3,143	11.9%	126	-44.0%	72	-16.3%	3,157	-2.3%	1,570	0.8%	8,068
	2	3,207	19.0%	124	-21.0%	82	-8.9%	3,146	-3.0%	1,551	1.6%	8,110
	3	3,295	7.6%	103	-31.8%	96	39.1%	3,083	-3.4%	1,551	-2.8%	8,128
2012	1	3,403	8.3%	104	-17.5%	104	44.4%	3,112	-1.4%	1,473	-6.2%	8,196
	2	3,504	9.3%	117	-5.6%	112	36.6%	3,033	-3.6%	1,467	-5.4%	8,234
	3	3,642	10.5%	106	2.9%	119	24.0%	2,966	-3.8%	1,467	-5.4%	8,300
2013	1	3,730	9.6%	116	11.5%	131	26.0%	2,878	-7.5%	1,452	-1.4%	8,307
	2	3,849	9.8%	122	4.3%	139	24.1%	2,805	-7.5%	1,409	-4.0%	8,324
	3	3,972	9.1%	132	24.5%	131	10.1%	2,772	-6.5%	1,412	-3.7%	8,419
2014	1	4,091	9.7%	147	26.7%	145	10.7%	2,663	-7.5%	1,751	20.6%	8,797
	2	4,192	8.9%	134	9.8%	160	15.1%	2,568	-8.4%	1,785	26.7%	8,839
	3	4,350	9.5%	128	-3.0%	141	7.6%	2,521	-9.1%	1,714	21.4%	8,854

MarketGraphics Research Group has recently updated methodology details, which are reflected in the included audit data. Some audit data may vary from past reports.

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Large-Scale Housing Units Permitted Late 2013-2014 – Under Construction or Completed

Project Name	Status	Street	Type	Units	Beds	Developer	Start Date	1st Deliveries
UNDER CONSTRUCTION								
Market-rate apartments								
Avenue at Tuscaloosa, II	Underway	AL Highway 69	Student	120	408	Park 7 Group	2013	2014
South 10	Underway	1418 10th Avenue	Student	200	555	South City Partners	2014	Fall 2015
Unknown Vizor Project	Permitted	Unknown	Student	-	-	Vizor	Fall 2014	Fall 2015
			Subtotal	**+320**	**+963**			

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Recent Housing Planning Summary by Home type

Summary Interpretation: Recent housing planning records have been reviewed based on city of Tuscaloosa, city of Northport, and MarketGraphics® data. This established a preview of planned pre-permitted and pre-developed pending housing developments. Multifamily and single-family housing developments have been specifically identified as pending housing supplies.

- **Along with the planned and pre-permitted new homes Tuscaloosa County contains a total of 1,500 undeveloped lots and 2,979 developed lots that have been platted or announced as planned for single family housing as of early 2015. Undeveloped lots are those which need further grading, infrastructure and other work before new structures can be built on the land. Developed lots can be built on immediately. These lot totals have been included in new homes undeveloped and develop lot inventories.**
- **Planned and pre-permitted multifamily projects from 2011-April 2015 include a total of 21 developments totaling somewhere in excess of 2,500 units. Of these 15 with 2,000 estimated units were approved by the Tuscaloosa Planning Committee and went on to further steps toward completion. These have been added as pending multifamily housing units.**

Multifamily Planned and Pre-Permitted Units

Last Planning Minutes	Project Name	Project Type	Unit Count	Status
5/16/2011	Province Subdivision	Low Income Housing	774 bedrooms	Approved
6/20/2011		Student Housing	30-40 units; 130-135 bedrooms	Approved
8/15/2011	Broad Street Village	Mixed Use	80 bedrooms	Approved
10/17/2011	Village at Cedar Crest	Rental	No number. Mix of flats and townhomes.	Approved
11/21/2011	Chambliss	Student Housing		Withdrawn
12/19/2011		Student Housing/Retail	270 units	Not Approved (4-4 vote)
3/19/2012		Student Housing		Not Approved
10/15/2012		Rental	No details.	Approved
1/23/2013		Apartments	180 units (phase one)	Approved
3/18/2013		Mixed Use	201 units (5 for sale, rest rental)	Approved
4/15/2013		Mixed Use (retail and bedrooms)	221 bedrooms (studio, one- and two-bedroom lofts)	Approved
4/15/2013			30 units	Approved
5/20/2013	Aspen Heights	Student Housing		Not Approved
7/15/2013	The Grove at Tuscaloosa	Student Housing/Retail	628 beds	Approved
8/19/2013		Condos	38 units	Approved
9/16/2013	The Balcony	Rental	16 two-bedrooms; 8 three-bedroom	Zoning Approved/ Building Not Approved
2/17/2014	2140 4th St Project	Rental	58 units	Approved
9/15/2014	1050 McFarland Blvd	Condos	176 Beds	Zoning Not Approved
12/15/2014	Kress Condominiums	Condos	7 units	Approved
2/16/2015	Riverfront Village Addition	Rental	No units mentioned	Preliminary Plat
4/20/2015	Caplewood Terrace	Rental	50 units, 150 bedrooms	Approved

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Home Types Adjusted Inventories

Summary Interpretation: The total home types adjusted inventories equal the total of interpreted assessors records plus adjustments to those records. This establishes the total home type inventories for the Tuscaloosa market area. The total inventories equal 80,914 units of which 77,602 are occupied.

- **The adjusted data shows an additional 14,738 housing units in the Tuscaloosa market area.**
- **The largest percent of home types without the adjusted data was Home Type A, the largest percent of home types after the adjust data was included was Home Type C.**

2014 Tuscaloosa Market Area Home Types Adjusted Inventories	# of Housing Units	% of Housing Units	Home Type Housing Inventories																			
			A		B		C		D		E		F		G		H		I		J	
			# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes
2014 Assessor's Housing Records (Non-Adjusted)	66,176	100.00%	25,873	39.10%	13,785	20.83%	12,714	19.21%	5,771	8.72%	3,096	4.68%	1,679	2.54%	1,649	2.49%	1,071	1.62%	346	0.52%	192	0.29%
2014 Additional Housing Units Adjustments	14,738	100.00%	(7,575)	51.40%	2,710	18.39%	6,500	44.10%	10,000	67.85%	3,297	22.37%	(26)	-0.18%	(87)	-0.59%	(26)	-0.18%	(11)	-0.07%	(44)	-0.30%
2014 Adjusted All Housing Inventories	80,914	100.00%	18,298	22.61%	16,495	20.39%	19,214	23.75%	15,771	19.49%	6,393	7.90%	1,653	2.04%	1,562	1.93%	1,045	1.29%	335	0.41%	148	0.18%
2014 Occupied Housing Inventories	**77,602**	**100.00%**	**17,549**	**22.61%**	**15,820**	**20.39%**	**18,427**	**23.75%**	**15,125**	**19.49%**	**6,131**	**7.90%**	**1,585**	**2.04%**	**1,498**	**1.93%**	**1,002**	**1.29%**	**321**	**0.41%**	**142**	**0.18%**

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Forecast Housing Needs and Home Types Supplies

Summary Interpretation: The total home types adjusted inventories have been forecast from 2014 to 2019.

2014 - 2019 Tuscaloosa Market Area Forecast Housing Needs and Home Types Supplies	# of Homes	% of Homes	Home Type Housing Inventories																			
			A		B		C		D		E		F		G		H		I		J	
			# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes	# of Homes	% of Homes
2014 Total Estimated Effective Population Housing Needs	77,602	100.00%	22,319	28.76%	20,472	26.38%	11,069	14.26%	12,981	16.73%	4,450	5.73%	1,664	2.14%	2,899	3.74%	1,253	1.61%	461	0.59%	35	0.04%
2019 Forecast Effective Population Housing Needs	80,318	100.01%	23,100	28.76%	21,189	26.38%	11,456	14.26%	13,435	16.73%	4,606	5.73%	1,722	2.14%	3,001	3.74%	1,297	1.61%	477	0.59%	40	0.05%
2014 - 2019 Forecast Added Housing Needs	2,716		781		717		387		454		156		58		101		44		16		5	

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Total Home Types Inventories and 2019 Forecast

Summary Interpretation: Total housing inventories have been calculated based on factoring Census-reported occupied housing units, housing units occupied by non-Census residents, and equivalent group quarters housing units that are in total the basis for adjusting total assessor housing records. Additionally, the 2014 status of housing units destroyed and/or uninhabitable by 2011 storms has been estimated. An additional 2,716 net housing units are forecast to be needed from 2014-2019. It is important to note this forecast anticipates oversupply of student housing units and unmet needs in most other segments.

Adjusted Housing Units Inventories Calculations	2014
2014 Total Census Housing Units	**78,682**
Census Housing Units With No Census Households (Included in 2014 Census Housing)	-
Estimated Group Quarters Equivalent Housing Units (Not Included in 2014 Census Housing)	**3,503**
Estimated On-Campus Equivalent Housing Units (Included In Group Quarters Equivalent Housing Units)	-
Estimated 2014 Non-Rebuilt Housing Units	**(1,271)**
Total Adjusted All Housing Units Inventories	80,914
Estimated Total Vacant and Obsolete Units	**3,172**
Total Adjusted Occupied Housing Units Inventories	**77,602**

2014-2019 Housing Units Forecast	2014
2014 Total Estimated Effective Population Housing Needs	**77,602**
2019 Forecast Effective Population Housing Needs	**80,318**
2014 - 2019 Forecast Added Housing Needs	**2,716**

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Housing Supply Adjustments

Housing supply adjustment indicators have been developed to address conventional data considerations. The adjustment indicators have been factored into establishing the total home types adjusted inventories.

It is important to note that during the course of developing this and other studies that are part of this study, many resources have been reviewed. The included indicators are examples of those resources and have not necessarily been adjusted and resolved to be in sync with the data and analysis herein. These indicators have been considered as contributing to the data and analysis herein.

The housing supply adjustment indicators section includes the following subsections:

- **ACRE Rock Report**
- **Major Housing Projects**
- **MarketGraphics Pending Home Sites Supply**
- **Vacancy Indicators**

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ACRE Rock Report

- **The ACRE Rock Report reveals a fast growing pace of new multifamily housing units, which are primarily purposed for student housing.**
- **A total of 3,788 beds (1,408 units) in nine projects are actively under construction for delivery before fall 2015. Of these, 2,216 beds are in six conventional projects and 83 beds are in two "affordable" properties.**
- **A total of 4,421 beds (1,511 units) in 19 projects have been identified as being in active due diligence with potential for delivery in late 2014 and 2015.**

NEW SUPPLY DELIVERIES - BED COUNT
Tuscaloosa, Alabama
as of September 2014

	Traditional	Student	Affordable	University Housing	Condos	Total
2010	0	1,476	260	0	0	1,736
2011	0	1,375	42	0	0	1,417
2012	0	820	108	971	0	1,899
2013	250	1,193	180	0	0	1,623
2014	209	1,534	454	871	0	3,068
2015-P	185	2,216	83	0	0	2,484
					Average	**2,038**

Source: Rock Apartment Advisors

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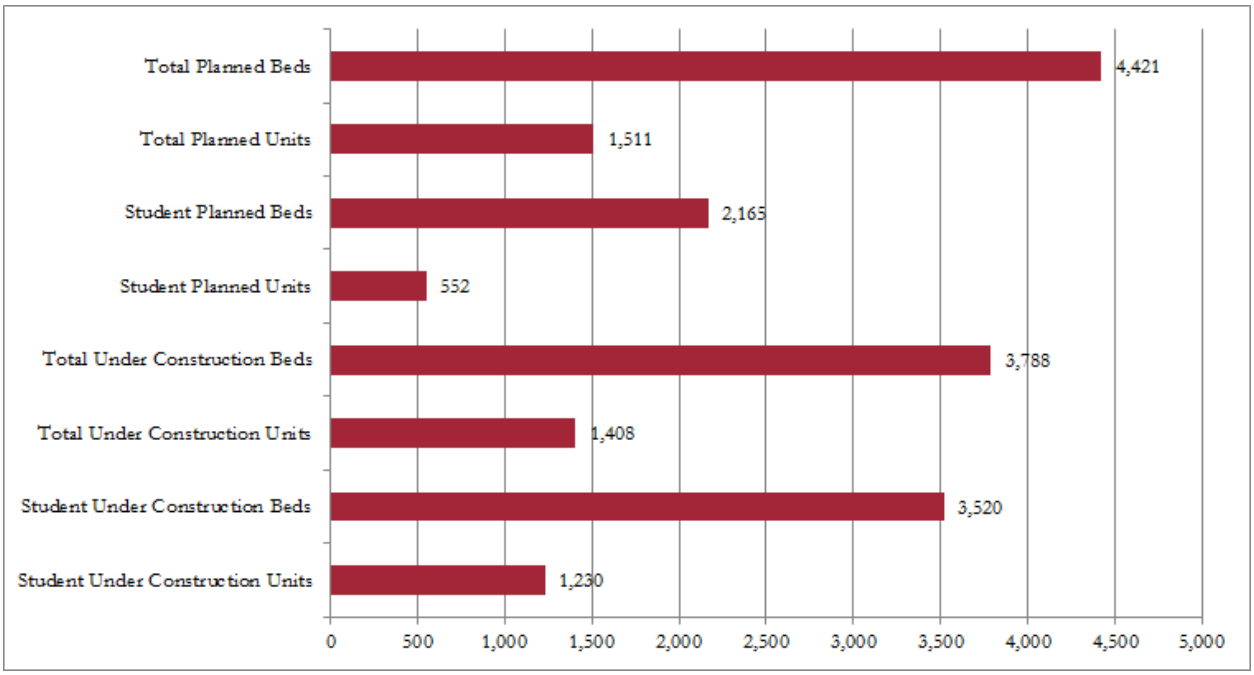
Major Housing Projects

- **Major housing projects that are recently completed, under construction, or planned equal and estimated total units. New and pipeline multifamily projects are presented as units and equivalent "student beds." Please note this chart's use is as an indicator at this stage; it reflects a unit and student bed equivalency, but it has not been adjusted to reflect units that may not be utilized by students.**



MarketGraphics Pending Home Sites Supply

- **MarketGraphics-reported pending new home sites equal an estimated 4,235 developed and undeveloped lots that will be available for new homebuilding.**

	Tuscaloosa County
Undeveloped Lots	1,714
Developed Lots	2,521
Lots Total	**4,235**

Vacancy Indicators

- **A total market area 3.70 percent vacancy rate has been estimated.**

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Total Housing Focuses Summary

The four select segments are summarized as next steps to understand housing supply. Each of these segments is scheduled to have a specific study developed.

The total housing focuses summary includes the following subsections:

- **Multifamily Housing Needs Focus – Summary**
- **Low Income Housing Needs Focus – Summary**
- **New Homes Housing Needs Focus – Summary**
- **Business Formation Report – Summary**

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Multifamily Housing Needs Focus - Summary

Summary findings and forecast information is presented in this section. This information is expanded and detailed in the following and total contents of the Multifamily Housing Needs Focus.

Study Focus and Summary Conclusions

The 2014 Multifamily Housing Needs Focus identifies existing multifamily housing and forecasts need for multifamily housing in the Tuscaloosa market area. Several multifamily segments are included with added focus on the student housing. The summary forecast conclusions are presented below.

General

Critical and Total Multifamily Perspective – This study has focused on many multifamily segments and housing types. A primary conclusion is that it is critical to approach Tuscaloosa's multifamily housing as a broad range of housing types serving a significant portion of permanent and non-permanent residents. This is necessary to prevent a single segment, such as student housing, from overshadowing the needs of all other multifamily segments. Although a conclusion of this study presents an oversupply of student housing, addressing undersupplied multifamily segments is considered equal or greater importance.

Aligning Positive Futures for Tuscaloosa and Multifamily – The development of multifamily housing has been a major contribution to Tuscaloosa's economic and household growth. It is believed that new directions for multifamily housing will be important for Tuscaloosa's future and positive growth.

Outlook and Forecast

Outlook Starting Point – The current distribution of multifamily housing supply reveals an undersupply of lower priced units compared to household needs. Approximately 5,100 existing units would better serve demographics demand if lower priced. This is an important starting point for multifamily outlook. The current unmet need for lower priced units is expected to continue as greatest need for multifamily housing.

Student Housing Supply and Demand Turning Point – An oversupply of student housing is expected in the near future. This oversupply is based on this and past studies' forecast UA enrollment demand compared with the new student housing development pipeline. Scenarios have been developed comparing various rates of UA enrollment and student housing growth. This study's broadest scenarios range from a modest need of 645 beds to an oversupply of 13,000 beds by 2023.

Student Housing Near-Term Variables – It is critical to note that many variables may occur and change the near-term outlook. Regarding demand, there is a probability that UA enrollment may exceed the near-term forecast, thereby increasing the need for student housing. Regarding supply, there is a probability that some scheduled projects will be delayed or that existing communities will attempt to shift focus away from student housing, thereby slowing increasing supply.

5-Year Total Multifamily Summary by the Numbers – A need for an additional 1,450 total multifamily units is forecast from 2014-2019 in the Tuscaloosa market area.

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10-Year Student Housing Summary By the Numbers – This study's concluded scenario forecasts a need of 775 to 4,135 additional student housing beds through 2023 based on student and corresponding demand. Demand is based on the estimated portion of enrolled students utilizing student purposed housing. The total student housing needs forecast is presented in terms of beds. Demand for student housing is estimated to equal 64.5 percent of enrollment. This concluding forecast presents the gross total for needed student housing beds through an extended timeframe. As a forecast, no adjustments have been made to factor in student housing that is not currently existing occupied, under construction, being planned, becoming obsolete, or being removed from housing supplies.

Multifamily Considerations

Foreseen Student Housing Demand Compared to Supply – Surging growth in student enrollment has driving comparable new housing supply development during recent years. However, the projected pace of student housing growth now exceeds the forecast moderating UA enrollment growth**.** Similar conditions of slowing demand and continuing supply growth have foretold many past oversupplied housing crises and are believed applicable to all housing segments including student housing.

Non Student Multifamily Demand Compared to Supply – Growing student demand has generally created profitability, financing availability, perceived lower risks, quicker lease-ups, and irresistible pro-formas for student housing compared to other multifamily development segments. A hyper-focus on student housing development continues in Tuscaloosa, similar and common to many other communities where a university is a prominent economic driver. Many university-based markets are finding that student housing has overshadowed multifamily housing needs for permanent residents. This likely negatively impacts housing availability for the traditional work force, move-in households, and aging households.

An improving inventory of permanent resident multifamily housing is believed vital for employment growth and greater community desirability. An imbalanced focus of student housing compared to permanent resident multifamily may be most prominent in Tuscaloosa, where new student housing units often tower above un-rebuilt residential neighborhoods that were destroyed by the 2011 storms.

Multifamily Communities Compared to Market Scale – One fundamental approach to discern potential positives and risks for new multifamily communities is to consider the size or scale of the planned development. Depending on the size of a local community, a maximum residential development size tends to make sense to scale as part of the community. The maximum desirable multifamily development for Tuscaloosa appears to be in the range of 120 to 150 units, if purposed to serve Tuscaloosa's permanent residents (if describing a maximum size in student housing terms, approximately 400 beds). It is foreseen that new multifamily communities exceeding this scale will be beyond what residents expect in Tuscaloosa. Workable exceptions can be when strong pent-up demand exists from a narrow range of segments that will quickly occupy a new community. However, there is foreseen great risk if their core demand falls off for oversized communities to restore occupancy and to attract a broader range of segments.

Potential Occupancy Degradations and Financial Adaptations – It is important to note that if student housing supplies begin exceeding demand, difficult market realities will emerge. Tuscaloosa occupancy rates reflect comparatively strong multifamily performance. However, currently high occupancy rates, especially for new investment driven developments, can likely only tolerate minimal occupancy degradation to perform financially. In

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the event that occupancy rates fall among student housing, initial responses will likely include market-wide concessions and discounts resulting in better rates for renters and low or no profits for developers. If occupancy rates fall sharply and long term, harsh financial adaptations are likely, including distressed development workouts, repositioning attempts, stalled construction, and general student housing supply uncertainty.

University of Alabama Master Planning – It is important to note that UA planning anticipates additional student housing. Based on the university's advantages of location, branding, and ability to require on campus residency, added-on campus housing can establish its own competitive advantages. It is reasonable to expect that new UA on-campus housing will attain the market position of greatest and fastest occupancy, displacing occupancy from competing off-campus student housing. Additionally, new UA on-campus housing can be expected to target and capture larger and growing shares of students in their sophomore, junior, and senior years, which have been accustomed to being primarily served by private and off-campus student housing supplies.

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Low Income Housing Needs Focus – Summary

Summary findings and forecast information is presented in this section. This information is expanded and detailed in the following and total contents of the Low Income Housing Needs Focus.

Study Focus and Summary Conclusions

The 2014 Low Income Housing Needs Focus identifies low-income housing needs in the Tuscaloosa market area with added focus on housing conditions in the 2011 storm impact area. Summary findings and forecast are presented below.

General Context of Low Income Housing Needs

Tuscaloosa's Low Income Housing Overview – A significant number of Tuscaloosa households require homes that can be identified as low-income housing. This number appears to have increased between 2013 and 2014. Tuscaloosa's strong growth in university residents adds greater challenges for addressing low-income housing needs compared to many other communities.

A number of underlying factors can position low-income needs secondary to university-related development opportunities. Historically, financial returns have been superior for student-purposed housing compared to low-income housing. Additionally, the University of Alabama's (UA's) proximity to many low-income neighborhoods heightens interest for student targeted development sites within same low-income geographic areas. As a result, development for students has been occurring at a greater pace than low-income housing; student development has often utilized sites that otherwise would be well-suited for low-income housing.

It is important to note that the recent and forecast student housing development may create future challenges for low-income housing needs. Aging multifamily developments often become part of low-income housing supply. It is questionable if many newer student housing developments, by nature of their design and unit configurations, will become suitable for low-income housing needs.

The 2011 Storm Forever Effects – This low-income housing focus is an update of two previous studies that also emphasized the significant losses and continuing recovery challenges in the 2011 storm impact area. As stated in the past, it continues to be our observation that the neighborhood areas directly impacted will be forever changed. While much rebuilding continues and is planned, it is not practically possible that all displaced low-income households will choose and/or will be able to return to their previous neighborhoods.

While redevelopment is foreseen to continue within the storm impact area, it is our recommendation to broaden the focus of low-income housing needs throughout the total Tuscaloosa market as a more realistic strategy to accommodate housing needs of displaced households.

Unlinked from Census Until 2020 – The timing of the 2011 storm shortly following the 2010 Census effectively unlinked the reality of Tuscaloosa's low-income households from Census reliability until the completion of the 2020 Census. While there are annual Census updates and projections, it is our understanding that modifications between decennial updates are based on the last full Census data, without adjustments due to disruptions such as Tuscaloosa's 2011 storm. This is apparent in the Census data utilized for this and past updates which reflect a steady state in the storm impact area for 2010, 2013, 2014, 2018, and 2019.

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Outlook and Forecast

Low Income Housing Needs Identified, Approximately Quantified – Based on this and past studies' focus, it is our opinion that low-income housing demand continues unmet and undersupplied. The 2014 quantification of unmet low-income housing demand is a best-efforts estimate. Accuracy is limited due to Census estimates methodology and household movement following the 2011 storms. This study has focused on gathering and analyzing data from multiple viewpoints to estimate the additional need for low-income housing. An estimated 1,271 low-income households remain displaced by the 2011 storms, thereby equaling a need for 1,271 low-income housing units.

Near Term Forecast – The nature of estimating present low-income housing needs creates the same challenges for forecasting. Our forecast for low-income housing needs is based on a substantial return of displaced low-income households and a moderate increasing of existing households to need low-income housing. The total housing needs analysis forecasts a 2014-2019 shortage of 3,303 housing units valued under $125,000, the majority of which are needed for low-income housing.

Key Research Components

Mapping Focus – The mapped views of Tuscaloosa's areas with the greatest low-income households reveal that the 2011 storms greatly impacted long-standing neighborhoods with concentrations of low-income housing.

Demographics Focus – This study has determined that current and projected Census data is unlinked from population and household realities in the storm impact area. However, the 2010 Census data has provided a deep understanding of previously existing storm impact area housing needs that were fulfilled by low-income housing. All key housing need data factors have been found to heavily weigh toward the extreme need for low-income housing for most 2010 households living in the storm impact area. This need is even more apparent when compared to the total market area housing needs. Dominant demographics factors in the storm impact area include lower incomes, aging and smaller households, low ownership rates, and low-priced home affordability rates. It is impractical to rebuild many homes lost in the 2011 storms at their previous values. It is expected that many displaced homeowners have necessarily become renters and will face challenges to become home owners again. Much nearby low-income housing remaining inhabitable following the 2011 storms will likely be challenged to hold values because of neighborhood disruption as well as disparities between new rebuilt housing and remaining older housing.

Housing Focus – This study has determined that the present supply of low-income single-family and multifamily housing is less than the supply that was present prior to the 2011 storms. Multiple levels of searching from the standpoint of low-income households were followed to understand the availability of low-income housing. The results indicate that low-income households will likely find a ready availability of student purposed housing and a scarcity of housing for permanent low-income households. Newly created low-income housing continues to be rapidly absorbed to high occupancy levels, reinforcing the demographics findings that low-income housing supply is not keeping up with demand.

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New Homes Housing Needs Focus – Summary

Summary findings and forecast information is presented in this section. This information is expanded and detailed in the following and total contents of the New Homes Housing Needs Focus.

Study Focus and Summary Conclusions

The 2014 New Homes Housing Needs Focus identifies the new homes needed in the Tuscaloosa market area. The summary findings and forecast are presented below.

General Context of New Homes Housing Needs

Tuscaloosa's New Homes Housing Overview – The group of total Housing Needs Analysis studies has provided specific focuses on multifamily and student housing, low-income housing, and new homes. Due to the 2011 storm impacts and strong enrollment growth at the University of Alabama (UA), the issues related to student housing and low-income housing have deservedly received prominent scrutiny. Within that context, the current development and building of new for-sale homes may have become considered adequate and not requiring the same defined attention as student and low-income housing. Also noteworthy is that the rebuilding of low-income housing and the surge of student housing has occurred during a slow period of recovery for new homebuilding.

As time passes since the 2011 storms and as the overall homes market continues to improve, new homebuilding in the Tuscaloosa market area is rebounding. The 2014 New Homes Focus study finds that homebuilding is again a positive growth segment within Tuscaloosa's total housing market.

New Homes – Self-Supported Market-Driven Segment – A significant distinction exists comparing new homebuilding to student and low-income housing. New homes have traditionally been a market-driven housing segment responding to and creating long-term household strength and community growth. This is often different for low-income housing with dependencies on public subsidies against market rates. This is also usually different for student housing relying on investment opportunities for non-permanent resident housing needs growth.

Tuscaloosa New Home Communities – A New Future – A key finding of the new homes focus research is that new homebuilding is likely the most advantageous opportunity to define Tuscaloosa as a growing community with balanced advantages of quality of life, employment, education, health, and optimism for the future. These findings result in a recommendation for greater focus on the creation of new home communities as the central fulfillment vehicle for delivering Tuscaloosa's future. Based on Tuscaloosa's attributes, plus a growing attraction to college community lifestyles, it is believed that there is unfulfilled potential to attract new residents and to secure lifelong residents by attracting specific desirable new homes segments to develop and build in Tuscaloosa.

Outlook and Forecast

New Homes Housing Needs Viewpoints – Based on this study's focus, the total housing needs analysis, and the above mentioned overview items, it is our opinion that new homes demand can be viewed from two standpoints. One viewpoint is the outcome of the total housing needs analysis, which forecasts housing based on present trends. The other viewpoint can be found in the MarketGraphics new homes research which is based on activating greater potential growth opportunities.

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Near Term Forecast Viewpoints –The MarketGraphics forecast for 2015-2019 shows an opportunity for 2,337 to 2,700 new homes. While such new homes growth is believed realistic, achieving this potential is foreseen to require focus to attract specific homebuilding segments with greatest benefit for Tuscaloosa's overall growth.

Long Term Forecast Viewpoints – There are several indicators that Tuscaloosa's new homes market share will increase within the total Birmingham Metro and Tuscaloosa market area. If so, Tuscaloosa will become increasingly recognized as a fast growth area, regionally and beyond. It is believed that this market share for homebuilding will position Tuscaloosa as an attraction for greater total economic growth.

Key Research Components

Mapping Focus – MarketGraphics research has identified Tuscaloosa as one of five core homebuilding counties within the Birmingham Metro and Tuscaloosa market areas. This is an important mapping distinction for Tuscaloosa to be recognized as contributing to and associated with a larger metropolitan area.

Demographics Focus – This study has determined that Tuscaloosa's lower share of home ownership is primarily due to the University's large presence of non-permanent residents. However, there is identified great demographics-based opportunity for increasing the share of owner-occupied housing. This is based on the potential of retaining and attracting more long-term households in the Tuscaloosa area and the ongoing positive growth in new homebuilding. There are additional opportunities based on returning many storm impact area households to home ownership, providing replacement housing for aging structures, and addressing emerging home ownership needs at price points and home sizes that may have been overlooked.

Housing Focus – This study, utilizing MarketGraphics research, has determined several positive factors regarding Tuscaloosa's new homes supply. The past three years have established momentum for improving conditions related to increasing new home permits, reductions in oversupplied homes and developed lots, increasing annual closings, and trends toward a balanced supply and demand. The MarketGraphics 2014-2019 forecast anticipates annually increasing new homes growth.

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Business Formation Report – Summary

Summary findings and forecast information is presented in this section. This information is expanded and detailed in the following and total contents of the Business Formation Report.

Study Focus and Summary Conclusions

The 2014 Business Formation Report identifies the changes and growth of retail-related businesses in the Tuscaloosa market area. The summary findings and forecast are presented below.

General Context of Business Formation Report

Tuscaloosa's Business Formation Overview – The group of Housing Needs Analysis studies has provided specific focuses on multifamily and student housing, low-income housing, and new home building. The studies include an analysis of the 2011 storm impacts, recovery accomplishments, and future outlook. Beyond storm impacts, analyzing Tuscaloosa's specific market conditions, such as the University of Alabama's (UA) enrollment growth, is also included.

The issues related to business formation and retail sales are connected to every segment of housing needs and supplies, whether directly storm-impacted or not. During the past several years, Tuscaloosa businesses have experienced a disruption of all norms. For some businesses, the 2011 storms were devastating. For some businesses, the 2011 storms prompted positive surges. Additionally, and while not as immediately disruptive, UA's surging enrollment has resulted in varying beneficial to detrimental business impacts.

It is important to note that even before the 2011 storms, Tuscaloosa's businesses were encountering a new age of changes, challenges, and opportunities.

These studies have determined that much traditional housing-related data is now unlinked from Tuscaloosa's reality. The same has been found true for data to evaluate business formations. Traditionally accustomed research and methodologies do not accurately reflect Tuscaloosa's business conditions. This report has analyzed traditional research resources and provided adjustments for better understanding and forecasting.

Business Formation Storm Impact Disruptions – During the course of reviewing the community environment following the 2011 storms, direct business effects within the storm impact area were generally apparent. However, many less immediate business changes followed the 2011 storms. Amidst the fervor of recovery and rebuilding, it is our belief that a significant number of households sought emotional and practical relief by driving to neighboring communities for shopping. It is expected that over time, Tuscaloosa businesses can increasingly exploit opportunities to capture more local household spending.

Analysis and Additional Data – This report's review of traditional research revealed great variances in data, samplings, and report timing. As such, it is important to understand the limitations of accustomed research for Tuscaloosa's businesses for evaluating true market opportunities.

By combining the included business formation research with research developed throughout all studies, it is the ACRE team's summary opinion that 2011 storm impacts, university growth, and other events of the past few years have greatly increased Tuscaloosa's projected employment and expenditures. However, it is also our belief that less employment and expenditures originated locally than became potentially available for Tuscaloosa's businesses.

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Outlook and Forecast

Current and 5-Year Total Housing Needs By the Numbers – The 2014 housing-related estimates include effective population equaling 189,499 and effective households equaling 77,602 that are being served by a total of 80,914 housing unit inventories. The rate of total housing vacancies appears within norms. An estimated 1,271 households, which are primarily low-income, remain displaced due to the 2011 storm impact.

An additional 2,716 net housing units are forecast to be needed from 2014-2019. It is important to note this forecast anticipates oversupply of student housing units and unmet needs in many other segments.

10-Year Student Housing Summary By the Numbers – In the 2013 study, a 10-year outlook was developed for University of Alabama enrollment and student housing only. At that time a range of 1,385 to 5,255 additional student housing beds (or the approximate equivalent of 466 to 1,769 multifamily units) was forecast to be needed from 2014-2023. 840 beds were added in 2014. This amount was within the forecast range and has been entered to the running forecast.

From 2015-2013 a range of 545 to 4415 additional student housing beds (or the approximate equivalent of 183 to 1,486 multifamily units) was forecast to be needed.

This 10-year forecast has been based on an extended approximate growth range for UA enrollment and corresponding demand. Demand is based on the estimated portion of enrolled students utilizing student purposed housing. The total student housing needs forecast is presented in terms of beds.

Business Formation Outlook and Forecast – Household and enrollment growth indicates corresponding increases in employment and expenditures. Realizing potential for business-related growth is believed dependent upon creating opportunities from recent and foreseen conditions. Some examples are summarized below.

- **Tuscaloosa Shopping Out-of-town** – The shifting of expenditures following the 2011 storms to neighboring shopping areas continues to be a competitive threat to Tuscaloosa's businesses. The reported narrowing of retail gap surplus does not make sense with such a large student population. However, it provides insight of economic risks related to non-local business expenditures.
- **Unmet Demand Here vs. Copying Normal Expansion** – It is important to encourage retailers to explore needed and unmet demands. Similar to the cautions of oversupplying popular student housing, it is critical to not have surges of business growth that oversupply the same customers and lead to business failures.
- **Locals and Different Encouraged Here** – Facilitating and nurturing local, intriguing, and quirky new businesses are believed to be an important component of completing a total business and employment ecosystem, and certainly fitting for a university community. True emphasis and promotion for different businesses are believed influential for sustaining overall employment and expenditures growth.
- **Moderating Student Growth Rates, Spending Rates TBD?** – The student enrollment forecast anticipates moderating growth rates, fewer local students, and less spending per local student. This potentially results in flat student expenditures going forward. It is important to dissuade added student-only purposed retail offerings.

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- **Low Income Household Neighborhoods** – Restoring employment and retail supply fitting for low-income households is believed to be a significant below-the-radar opportunity. Counter to cautioning more student purposed retail, encouraging businesses and services necessary for low-income neighborhoods is believed to be critical for rebuilding Tuscaloosa's total economic potential.
- **Major Investments Here, Expenditures Where?** – Regardless of some development segments becoming overbuilt, other growth segments are emerging. It is foreseen that the development of small-to-large projects in Tuscaloosa will continue at a steady pace for the foreseeable future. However, much investment within Tuscaloosa is facilitating significant employment and expenditures elsewhere. As such, Tuscaloosa is missing full economic benefits from local investment. Obvious examples are large construction projects with most supplies and labor originating outside of Tuscaloosa. Delivering more employment and materials locally from Tuscaloosa can offer a market windfall, but the solution needs to be market-driven. This upside for Tuscaloosa is believed to be so great that it is recommended to first review resources used for a select number of major projects. This review can be used to quantify opportunities to grow and attract Tuscaloosa-based providers.

Most Important Tuscaloosa Outlook Comment – Many of this report's summary comments have identified local business formation and expenditures falling short of potentials and expectations based on all combined conditions. Our studies note that these conditions may be unique to Tuscaloosa. The ACRE team providing this research has been involved with other communities usually facing only one of these conditions. Perhaps outside of the prevue of this report, it is our opinion that Tuscaloosa's leadership, with diligence and determination, is leading a great community through recovery, is fostering continuing positive growth, and is establishing a bountiful outlook for Tuscaloosa residents and businesses.

Key Research Components

Mapping Focus – The mapping review of the total Tuscaloosa market area, including focuses on the storm impact area and areas of new student housing, reveals a market area that experienced terrible losses and that now has terrific rebuilding and reinvesting. Mapping examples of rebuilding, when reviewed from a reinvestment and expenditures viewpoint, reveal development that should create increased local employment and revenues. From a mapping perspective, the scale of storm rebuilding plus new student housing creates insights into growth and recovery-related employment and expenditures exceeding what would have occurred otherwise.

Demographics Focus – This study has determined that traditional Census-based population and household details are unlinked from Tuscaloosa's present and near future realities. Therefore, it is believed that the combination of a high student-related non-Census population and storm-displaced households buying demand are misstated in the included reports in this study. For this study, the Census data limitations have been adjusted quantitatively, while the population and household attributes have been utilized without adjustment. Highlights of population and household qualitative attributes include having two of three population growth segments represented by increasing buying demand, a majority of households above $40,000 annual income representing strong buying power, an above-average share of larger households representing greater spending demand, and a higher share of rental households redirecting types of spending.

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Very special (and possibly unique combination of) factors exist related to Tuscaloosa's demographics in terms of business formation and expenditures. These include the 2011 storm impact, an effective additional student-based population exceeding Census reporting, and very dynamic future growth factors based on forecast slowing enrollment growth and rebuilding challenges for low-income households. While these create opportunities for increasing employment and expenditures demand, there are great challenges to fit supplies with demand and to capture demand locally.

Supply Focus – Employment and retail-related supply information has been drawn from resources that are typically utilized by those analyzing a community's economic vitality and available opportunities. Extensive review has been undertaken to understand the methodology within these resources to determine their accuracy for representing Tuscaloosa's employment and retail supply.

Employment-related business formation factors have been developed based on the Nielsen Business-Facts Workplace Population Summary Report. It is important to recognize that this resource provides an industry-standard insight into individual market employment and employees. However, it is more important to qualify that this reporting does not likely correctly represent the true employer and employee counts for the Tuscaloosa market areas. The timing and types samples utilized for these reports are not likely to have captured impacts of the 2011 storms. Additionally, the methodology may be better suited for more expansive market areas than the Tuscaloosa market area.

Retail-related business formation factors have been developed based on the Consumer Expenditure Survey - Bureau of Labor Statistics and Census of Retail Trade – U.S. Census Department. It is important to recognize that this resource provides an industry-standard insight into individual market retail expenditures demand, supply, and gap analyses. However, it is more important to qualify that this reporting is not likely to correctly represent the true retail supply and demand factors for the Tuscaloosa market areas from two different perspectives. The first perspective is that additional demand created by the non-Census (primarily student-based) population creates an appearance of a continually oversupplied market area. The second perspective is that the survey methodologies follow specific consumer household behaviors and project categorized sales over extend timeframes, which have neither captured impacts of the 2011 storms nor factored the non-projected growth rate of student expenditures.

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ACRE Research Team Information

ACRE

The core purpose of the Alabama Center for Real Estate (ACRE) is to advance the real estate industry in Alabama by providing relevant resources in the areas of research, education and outreach. The Center, founded in 1996 by the Alabama Association of Realtors, the Alabama Real Estate Commission, and the University of Alabama's Culverhouse College of Commerce, also acts as an industry liaison for the benefit of business school students pursuing a career in real estate. The relationship between the Center and our industry stakeholders is one of the Center's greatest strengths. Alabama companies and individuals who partner with the Center bring a wealth of knowledge and real world experiences, becoming an extension of the Center, a network through which our resources to the statewide real estate community are enhanced and enriched. For more information, visit www.ACRE.cbs.ua.edu

Grayson Glaze is ACRE's executive director. Mr. Glaze holds a bachelor's degree in finance with a concentration in real estate from the University of Alabama and a juris doctorate from the Birmingham School of Law. In 2008, he earned the Certified Property Manager professional designation from the Institute of Real Management and the Certified Commercial Investment Member (CCIM) professional designation from the CCIM Institute. He currently serves as the president of the Alabama chapter of the Institute of Real Estate Management.

Walker & Associates

Jason C. Walker, PE, PLS is president of Walker Associates, Inc. located in Tuscaloosa, Ala. Mr. Walker is a past president of the Alabama section of the American Society of Civil Engineers and is very active in his west Alabama community. Walker Associates is a consulting firm practicing in the areas of civil engineering, GIS, planning, and land surveying. The staff of Walker & Associates has extensive experience in the planning and development of single and multifamily family residential neighborhoods as well as the infrastructure that is required to support it. With this experience and institutional knowledge, the firm is serving as the lead consultant for the city of Tuscaloosa in project management for the disaster recovery efforts.

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MarketGraphics Southeast

Rob Hale is the team lead for MarketGraphics Southeast. After working as a civil engineer for the U.S. Department of Agriculture for 12 years and building approximately 700 new homes throughout Alabama for 27 years, Rob Hale joined MarketGraphics in 2006.

Jason Hale started working with Rob and the MarketGraphics family in 2008. In addition to Rob's wealth of experience, Jason's education in finance, his juris doctorate degree from Cumberland School of Law, and his five years as a litigation attorney, form a powerful combination of skills for MarketGraphics Southeast clients.

Zanola Company

Zanola Company is a nationally trusted partner in real estate research and consulting, including MarketGraphics Research Group new homes research, opportunity discoveries, feasibility studies, marketing programs, and innovative sales management. Civic leaders, developers, builders, financial institutions, planners, investment groups, governments, and executives rely on Zanola Company for the real-world market research, analysis, forecasting, and guidance they need to be successful. Zanola works with clients to identify and capitalize on their strengths and opportunities in the current market, projecting best practices based on future trends, customizing and implementing the most effective plans for achieving success.

Joe Zanola is a research professional, consultant, writer, and speaker. Joe's exciting career includes building, distribution, and manufacturing. Today, clients hire Zanola Company for leadership in market intelligence, housing, economic development, and demographics.

Rachel Ballard is Zanola Company's research manager. For the entirety of her career, Rachel has worked within the home building/construction industries, spanning the diverse fields of home remodeling, road construction, and cement manufacturing/supplying. She has been with Zanola Company since 2007.

Angelo Zanola is Zanola Company's lead researcher. In addition to extensive research for Zanola Company's custom studies, Angelo visits thousands of subdivisions counting home sales, starts and other data, which forms the basis for the MarketGraphics system and Zanola's unique perspective on the housing market. He has been with Zanola Company since 2004.

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Appendix

Key Data, Estimates, and Factors	Totals	Factors
2014 US Census Input		
2014 Census Population	177,968	
2014 Census Households	70,548	
Average Census Household Size		2.52
2014 Total Census Housing Units	78,682	
Census Housing Units With No Census Households (Included in 2014 Census Housing)	8,134	
Estimated Total Market Vacancy Percentage		4.00%
Estimated Total Vacant and Obsolete Census Housing Units	3,172	
Estimated Non Census Occupied Housing Units	4,962	
Estimated Non Census Households Living In Census Housing	4,962	
Estimated Household Size for Non Census Households		2.97
Estimated Non Census Residents in Census Housing	14,737	
Group Quarters Population (Included in 2014 Census Population)	9,987	
Estimated Equivalent Household Size for Group Quarters Population		2.97
Estimated Group Quarters Equivalent Households (Not Included in 2014 Census Households)	3,363	
Estimated Group Quarters Vacancy Percentage		4.00%
Estimated Group Quarters Equivalent Housing Units (Not Included in 2014 Census Housing)	3,503	
2011 Tuscaloosa Forward Storm Impact Input		
Housing Units Damaged	1,612	
Housing Units Destroyed	1,257	
2011 Uninhabitable Units (Total Damaged and Destroyed)	2,869	
Estimated 2014 Housing Units Rebuilt %		55.7%
Estimated 2014 Rebuilt Housing Units	1,598	
Estimated 2014 Non-Rebuilt Housing Units	1,271	
Estimated 2014 Census Displaced Storm Impact Households	1,271	
Estimated Household Size for Storm Impact Households		2.52
Estimated 2014 Census Displaced Storm Impact Population	3,206	
2014 ROCK Report Input		
UA Total Student Enrollment	36,155	
UA Tuscaloosa Campus Student Enrollment	32,871	
On Campus Housing Supply - Greek Beds	1,622	
Estimated Equivalent Household Size for Greek Residents		2.97
Estimated Greek Residents Equivalent Housing Units	546	
On Campus Housing Supply - Non-Greek Beds	8,400	
Estimated Equivalent Household Size for on-Greek Residents		2.97
Estimated Non-Greek Residents Equivalent Housing Units	2,828	
On Campus Housing Supply - Total Beds	10,022	
Estimated On-Campus Equivalent Housing Units (Included In Group Quarters Equivalent Housing Units)	3,374	
Estimated On Campus Vacancy Percentage		0.75%
Estimated Total On Campus Population	9,947	
Estimated Total On Campus Equivalent Households	3,349	
Estimated On Campus Non Census Residents Percentage		96.0%
Estimated On-Campus Population (Included as portion of 2014 Census Group Quarters Population)	9,549	
Estimated On-Campus Equivalent Households (Included in Group Quarters Equivalent Households)	3,215	

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Effective Population Calculations	2014
2014 Census Population	177,968
Estimated Non Census Residents in Census Housing	14,737
Group Quarters Population (Included in 2014 Census Population)	-
Estimated On-Campus Population (Included as portion of 2014 Census Group Quarters Population)	-
Estimated 2014 Census Displaced Storm Impact Population	(3,206)
Total Effective Population	**189,499**

Effective Households Calculations	2014
2014 Census Households	70,548
Estimated Non Census Households Living In Census Housing	4,962
Estimated Group Quarters Equivalent Households (Not Included in 2014 Census Households)	3,363
Estimated On-Campus Equivalent Households (Included in Group Quarters Equivalent Households)	-
Estimated 2014 Census Displaced Storm Impact Households	(1,271)
Total Effective Households	**77,602**

Adjusted Housing Units Inventories Calculations	2014
2014 Total Census Housing Units	**78,682**
Census Housing Units With No Census Households (Included in 2014 Census Housing)	-
Estimated Group Quarters Equivalent Housing Units (Not Included in 2014 Census Housing)	**3,503**
Estimated On-Campus Equivalent Housing Units (Included In Group Quarters Equivalent Housing Units)	-
Estimated 2014 Non-Rebuilt Housing Units	**(1,271)**
Total Adjusted All Housing Units Inventories	80,914
Estimated Total Vacant and Obsolete Units	**3,172**
Total Adjusted Occupied Housing Units Inventories	**77,602**

2014-2019 Housing Units Forecast	2014
2014 Total Estimated Effective Population Housing Needs	**77,602**
2019 Forecast Effective Population Housing Needs	**80,318**
2014 - 2019 Forecast Added Housing Needs	**2,716**

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