

BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025
HOUSING ELEMENT
DATA, INVENTORY AND ANALYSIS
SEPTEMBER, 2008

The “American Dream” for every family is to have a comfortable home to rent or buy in a safe neighborhood that is available, within the family budget and that is reasonably close to the wage earner’s place of employment. Unfortunately, for many families throughout South Florida, it is not currently possible to fulfill that dream, because they are unable to find adequate housing that they can afford even given the historically low-mortgage interest rates.

Influenced by a number of factors including changes in demographic trends, income growth, availability of developable land and housing construction costs, the need for housing has reached what some feel is a crisis proportion. The steepest decline in home ownership nationwide has been in the 25-34 year old age cohort. The members of this group are the most likely to be first time homebuyers. The fact that home ownership is not only tenure; it is a way of life. Community stability and a sense of neighborhood are corollaries of home ownership that are important both for individuals and for Baldwin County.

Nationwide major demographic changes continue to result in more households, smaller households, an increased elderly population, and other changes to household composition. The new, dominant configurations of household growth are divided in the following way: 1) 25 percent married families, and 2) 75 percent single parent families and non-family households. The housing needs of these different groups, many of who account for a large share of low and moderate-income households, are currently not being met by the private sector. Also, the normal filtration process, in which existing housing filters down to households at a lower economic level or to the poor, has been greatly constrained by the increasing number of smaller households that have formed as well as competition from the baby-boom generation¹

Baldwin County Housing Inventory- 2000

Baldwin County had 74,285 housing units in 2000 of which 75% are occupied. Of the occupied units roughly 80% are owner occupied while 20% are renter occupied, as shown in Table 1.

Table 1. Housing Occupancy, 2000

	<u>2000</u> <u>Number</u>	<u>2000</u> <u>Percent</u>
Total Housing Units	74,285	100.0%
Occupied Housing Units	55,336	74.5%
Owner Occupied Units	44,016	79.5%
Renter Occupied Units	11,320	20.5%
Vacant Housing Units	18,949	25.5%

Source: US Census 2000 and 2005 American Community Survey Strategic Planning Group, Inc., 2007.

There were almost 19,000 vacant residential units in the County in 2000. Of the vacant units 17% were for rent and 8% for sale. Sixty-three percent (63%) were seasonal units reflecting the County’s strong visitor market.

¹ George Sternlieb and James W. Hughes, “Private Market Provision of Low Income Housing: Historical Perspective and Future Prospects,” Housing Policy Debate 2:2 (1991):123-156.

BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025
HOUSING ELEMENT
DATA, INVENTORY AND ANALYSIS
SEPTEMBER, 2008

Table 2. Vacancy Characteristics, 2000

Baldwin County 2000	Units	
Total:	18,949	100.0%
For rent	3,244	17.1%
For sale only	1,488	7.9%
Rented or sold, not occu	516	2.7%
For seasonal, recreation:	11,862	62.6%
For migrant workers	30	0.2%
Other vacant	1,809	9.5%

Source: US Census 2000 and 2005 American Community Survey; Strategic Planning Group, Inc., 2007.

According to the 2000 Census, Baldwin County had 74,285 residential units of which 61% were single family detached units. The County had 13,127 mobile homes (18%) and 7,882 apartments of 20 or more units (11%).

Table 3. Baldwin County Total Housing Units by Structure

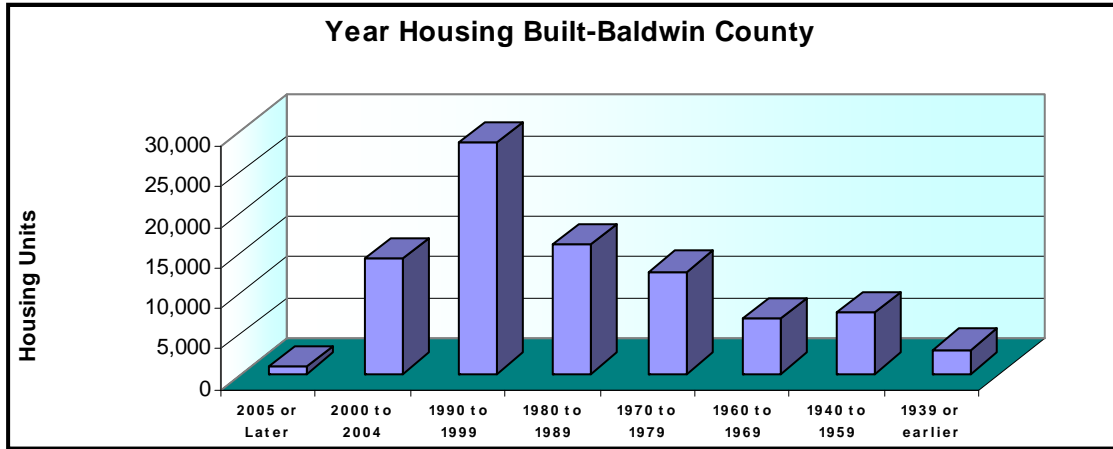
	Number	Percent
Total housing units	74,285	100
UNITS IN STRUCTURE		
1-unit, detached	44,984	60.6
1-unit, attached	1,451	2
2 units	1,006	1.4
3 or 4 units	1,834	2.5
5 to 9 units	1,998	2.7
10 to 19 units	1,315	1.8
20 or more units	7,882	10.6
Mobile home	13,127	17.7
Boat, RV, van, etc.	688	0.9

Source: U.S. Census Bureau, 2000.

The County's housing inventory is relatively new, with only 20% being built prior to 1970. The 1980s accounted for 23% of the housing stock, while the 1990s accounted for 40% as shown in Figure 1 and Table 3.

**BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025
HOUSING ELEMENT
DATA, INVENTORY AND ANALYSIS
SEPTEMBER, 2008**

Figure 1. Year Housing Built, as of 2000



Source: U.S. Census Bureau, 2000

Table 4. Baldwin County – Year Structure Built, 2000

YEAR STRUCTURE BUILT	Number	Percent
1999 to March 2000	4,271	5.7
1995 to 1998	14,397	19.4
1990 to 1994	11,152	15
1980 to 1989	17,250	23.2
1970 to 1979	12,393	16.7
1960 to 1969	5,972	8
1940 to 1959	5,963	8
1939 or earlier	2,887	3.9

Source: U.S. Census Bureau, 2000.

Baldwin County’s housing had a median of 5.3 rooms as shown in Table 5.

Table 5. Baldwin County – by Number of Rooms, 2000

ROOMS	Number	Percent
1 room	819	1.1
2 rooms	1,962	2.6
3 rooms	5,008	6.7
4 rooms	14,375	19.4
5 rooms	19,253	25.9
6 rooms	14,869	20
7 rooms	8,704	11.7
8 rooms	5,118	6.9
9 or more rooms	4,177	5.6
Median (rooms)	5.3	(X)

Source: U.S. Census Bureau, 2000.

As of the 2000 Census, 21% of the households moved in from January 1, 1999 to March 2000. Another 32% lived in the same household since 1995.

BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025
HOUSING ELEMENT
DATA, INVENTORY AND ANALYSIS
SEPTEMBER, 2008

Table 6. Baldwin County by Household Occupancy Year, 2000

YEAR HOUSEHOLDER MOVED INTO UNIT	Number	Percent
1999 to March 2000	11,805	21.3
1995 to 1998	17,672	31.9
1990 to 1994	10,146	18.3
1980 to 1989	7,373	13.3
1970 to 1979	4,548	8.2
1969 or earlier	3,792	6.9

Source: U.S. Census Bureau, 2000.

The median household size for the County was 2.5 persons per household. With 23% comprising 1 person households and 38% comprising 2 person households as shown in Table 7.

Table 7. Baldwin County Household Size, 2000

Baldwin County 2000	Number	
Total Households	55,336	100.0%
1-person household	12,914	23.3%
2-person household	20,955	37.9%
3-person household	9,287	16.8%
4-person household	7,616	13.8%
5-person household	3,148	5.7%
6-person household	971	1.8%
7+ person household	445	0.8%

Source: US Census 2000 and 2005 American Community Survey; Strategic Planning Group, Inc., 2007.

The median value of owner occupied housing was \$122,500 in 2000. Approximately 37% of the County's housing had a value of under \$100,000.

Table 8. Baldwin County by Owner Occupancy, 2000

Specified owner-occupied units	Number	Percent
VALUE	31,082	100
Less than \$50,000	1,974	6.4
\$50,000 to \$99,999	9,412	30.3
\$100,000 to \$149,999	8,615	27.7
\$150,000 to \$199,999	4,668	15
\$200,000 to \$299,999	3,573	11.5
\$300,000 to \$499,999	2,039	6.6
\$500,000 to \$999,999	613	2
\$1,000,000 or more	188	0.6
Median (dollars)	122,500	(X)

Source: U.S. Census Bureau, 2000.

One indicator of affordability is the number of households spending less than 30% of their income on housing. In 2000, 20% of homeowners paid more than 30% of their income on

**BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025
HOUSING ELEMENT
DATA, INVENTORY AND ANALYSIS
SEPTEMBER, 2008**

housing; while 14% spent more than 14%, as shown in Table 9.

Table 9. Baldwin County by Owner Costs as a Percentage of Household Income, 1999

SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
	Number	Percent
Less than 15 percent	13,089	42.1
15 to 19 percent	5,173	16.6
20 to 24 percent	3,887	12.5
25 to 29 percent	2,557	8.2
30 to 34 percent	1,755	5.6
35 percent or more	4,387	14.1

Source: U.S. Census Bureau, 2000.

The median rent of rental housing in Baldwin County in 2000 was \$566, with 10% of the rental housing renting for less than \$300.

Table 10. Baldwin County by Specified Renter-Occupied Units, 2000

Specified renter-occupied units	Number	Percent
GROSS RENT	11,065	100
Less than \$200	525	4.7
\$200 to \$299	541	4.9
\$300 to \$499	2,709	24.5
\$500 to \$749	3,707	33.5
\$750 to \$999	1,607	14.5
\$1,000 to \$1,499	584	5.3
\$1,500 or more	184	1.7
No cash rent	1,208	10.9
Median (dollars)	566	(X)

Source: U.S. Census Bureau, 2000.

Rental affordability is shown in table 8. Approximately 36% of the County's rental households paid more than 30% of their household income on housing; while 26% paid more than 35%.

**BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025
HOUSING ELEMENT
DATA, INVENTORY AND ANALYSIS
SEPTEMBER, 2008**

Table 11. Baldwin County by Gross Rent-Household Income, 1999

GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
	Number	Percent
Less than 15 percent	2,127	19.2
15 to 19 percent	1,411	12.8
20 to 24 percent	1,448	13.1
25 to 29 percent	968	8.7
30 to 34 percent	806	7.3
35 percent or more	2,898	26.2

Source: U.S. Census Bureau, 2000.

Most of the County's housing is standard. Substandard housing is usually measured by overcrowding (more than 1 person per room) or lack of plumbing facilities. As shown in Table 12, 1,333 units had occupancies exceeding 1 person per room; while 264 units had inadequate plumbing.

Table 12. Baldwin County by Selected Characteristics, 2000

SELECTED CHARACTERISTICS		
	Number	Percent
Lacking complete plumbing facilities	264	0.5
Lacking complete kitchen facilities	286	0.5
No telephone service	1,802	3.3
OCCUPANTS PER ROOM		
Occupied housing units	55,336	100
1.00 or less	54,003	97.6
1.01 to 1.50	911	1.6
1.51 or more	422	0.8

Source: U.S. Census Bureau, 2000.

Housing Change 2000-2005

Between the 2000 Census and the 2005 American Community Survey, Baldwin County housing increased from 74,285 units to 89,900 units, a gain of 15,615 residential units. At the same time, it gained approximately 3% more rental occupancy, and 1% more vacancy.

BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025
HOUSING ELEMENT
DATA, INVENTORY AND ANALYSIS
SEPTEMBER, 2008

Table 13. Housing Occupancy Characteristics, Baldwin County

	2000		2005	
	Number	Percent	Number	Percent
Total Housing Units	74,285	100.0%	89,900	100.0%
Occupied Housing Units	55,336	74.5%	66,080	73.5%
Owner Occupied Units	44,016	79.5%	50,877	77.0%
Renter Occupied Units	11,320	20.5%	15,203	23.0%
Vacant Housing Units	18,949	25.5%	23,820	26.5%

Source: US Census 2000 and 2005 American Community Survey; Strategic Planning Group, Inc., 2007.

Between 2000 and 2005, the largest gain in housing was single family detached housing and duplexes. The County also lost 1,763 mobile homes (which could be a sampling error).

Table 14. Units in Structure, Baldwin County

Units In Structure	2000 Census		2005 Estimate	
	Number	Percent	Number	Percent
1-unit, detached	44,984	60.6%	59,018	65.6%
1-unit, attached	1,451	2.0%	1,091	1.2%
2 units	1,006	1.4%	1,980	2.2%
3 or 4 units	1,834	2.5%	2,870	3.2%
5 to 9 units	1,998	2.7%	3,214	3.6%
10 to 19 units	1,315	1.8%	1,322	1.5%
20 or more units	7,882	10.6%	8,791	9.8%
Mobile home	13,127	17.7%	11,364	12.6%
Boat, RV, van, etc.	688	0.9%	250	0.3%
Total Housing Units	74,285	100.0%	89,900	100.0%

Source: US Census 2000 and 2005 American Community Survey; Strategic Planning Group, Inc., 2007.

Approximately 17% of the County's housing stock has been built since 2000 (through 2005), as shown in Table 15 and Figure 2.

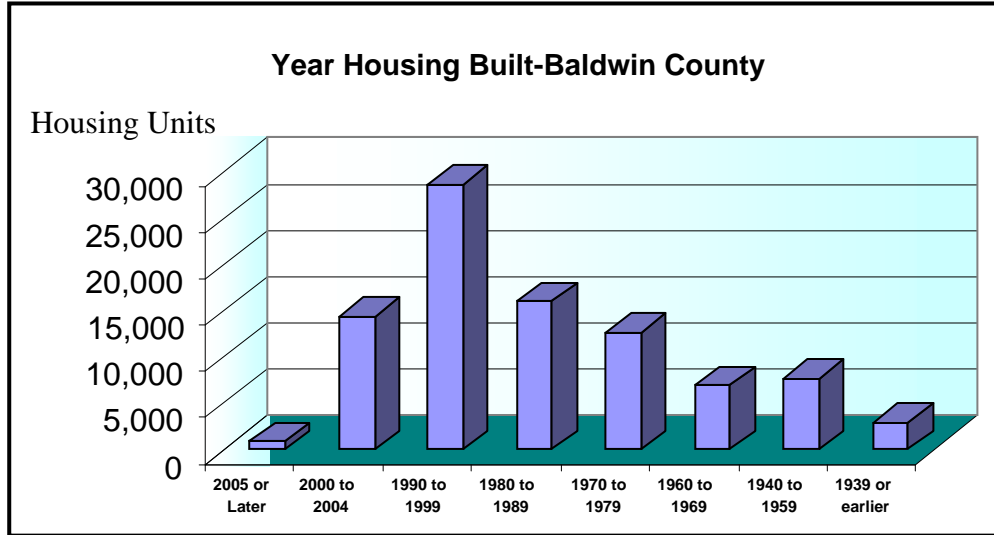
Table 15. Year Structure Built, Baldwin County

	2000		2005	
	Number	Percent	Number	Percent
2005 or Later	--	--	811	0.9%
2000 to 2004	--	--	14,323	15.9%
1990 to 1999	29,820	40.1%	28,692	31.9%
1980 to 1989	17,250	23.2%	15,972	17.8%
1970 to 1979	12,393	16.7%	12,637	14.1%
1960 to 1969	5,972	8.0%	6,917	7.7%
1940 to 1959	5,963	8.0%	7,589	8.4%
1939 or earlier	2,887	3.9%	2,959	3.3%
Total	74,285	100.0%	89,900	100.0%

Source: US Census 2000 and 2005 American Community Survey; Strategic Planning Group, Inc., 2007.

**BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025
HOUSING ELEMENT
DATA, INVENTORY AND ANALYSIS
SEPTEMBER, 2008**

Figure 2. Year Structure Built, Baldwin County



Source: US Census 2000 and 2005 American Community Survey; Strategic Planning Group, Inc., 2007.

Following national trends, the size of households has been declining in Baldwin County as shown in Table 16. As of 2005, the average size of the County's household was 2.43 persons, while family size was 2.89 persons.

Table 16. Average Household and Family Size, 2000-2005

Baldwin County	2000	2005	Change
Ave. Household Size	2.50	2.43	-0.07
Average Family Size	2.94	2.89	-0.05

Source: US Census 2000 and 2005 American Community Survey; Strategic Planning Group, Inc., 2007.

Median value of owner occupied housing increased to \$146,400 in 2005. It is interesting to note that housing valued at less than \$50,000 increased by 2,499 units, between 2000 and 2006.

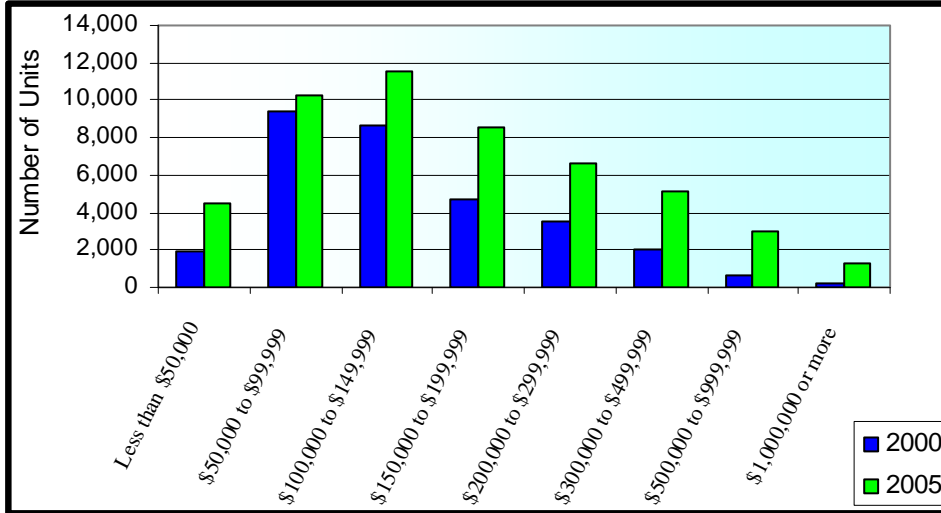
Table 17. Value of Owner Occupied Housing Units, 2000-2005

	2000	2000	2005	2005
	Number	Percent	Number	Percent
Less than \$50,000	1,974	6.4%	4,473	8.8%
\$50,000 to \$99,999	9,412	30.3%	10,286	20.2%
\$100,000 to \$149,999	8,615	27.7%	11,510	22.6%
\$150,000 to \$199,999	4,668	15.0%	8,596	16.9%
\$200,000 to \$299,999	3,573	11.5%	6,639	13.0%
\$300,000 to \$499,999	2,039	6.6%	5,179	10.2%
\$500,000 to \$999,999	613	2.0%	2,947	5.8%
\$1,000,000 or more	188	0.6%	1,247	2.5%
Total Units	31,082	100.0%	50,877	100.0%
Median (dollars)	\$122,500	--	\$146,400	--

Source: US Census 2000 and 2005 American Community Survey; Strategic Planning Group, Inc., 2007.

**BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025
HOUSING ELEMENT
DATA, INVENTORY AND ANALYSIS
SEPTEMBER, 2008**

Figure 3. Value of Owner Occupied Housing Units-Baldwin County



Source: US Census 2000 and 2005 American Community Survey; Strategic Planning Group, Inc., 2007.

Between 2000 and 2005 median rent increased from \$566 to \$662 as of 2005.

Table 18. Baldwin County Rent Levels, 2000-2005

	2000 Census		2005 Estimate	
	Units	%	Units	%
Total Rental Units	11065	100.0%	15,203	100.0%
Less than \$200	525	4.7%	336	2.2%
\$200 to \$299	541	4.9%	454	3.0%
\$300 to \$499	2,709	24.5%	748	4.9%
\$500 to \$749	3,707	33.5%	7,613	50.1%
\$750 to \$999	1,607	14.5%	2,409	15.8%
\$1,000 to \$1,499	584	5.3%	1,429	9.4%
\$1,500 or more	184	1.7%	582	3.8%
No cash rent	1,208	10.9%	1,632	10.7%
Median (dollars)	\$566	(X)	\$662	(X)

Source: US Census 2000 and 2005 American Community Survey; Strategic Planning Group, Inc., 2007.

Housing 2006

The United States Department of Commerce recently released the findings of the 2006 American Community Survey, 2006. The results of the 2006 ACS provide up to-date statistics for Baldwin County. The 2006 Census estimates that the County had a 2006 population of 169,162 residents as of July 1, 2006. At the same time the number of housing units increased to 93,400 units and increase of 3,500 units over 2005.

BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025
HOUSING ELEMENT
DATA, INVENTORY AND ANALYSIS
SEPTEMBER, 2008

Table 19. Population and Housing Changes, 1990-2006

Year	1990	2000	2005	2006	Amt. Chg	Percent
Population	98,280	140,415	162,749	169,162	70,882	72.1%
HH Pop.	97,144	138,141	160,354	166,762	69,618	71.7%
Households	37,044	55,336	66,080	68,910	31,866	86.0%
Persons/HH	2.62	2.50	2.43	2.42	-0.20	-7.7%
Housing Units	50,933	74,285	89,900	93,400	42,467	83.4%

Source: US Census 2000 and 2005 American Community Survey, 2006 Census and Strategic Planning Group, Inc., 2007

Of the County's estimated 96,349 total housing units, 73% are occupied and 27% are vacant, as of 2006.

Table 20. Housing Occupancy, 2006

	Number	Percent	Margin of Error
Total:	96,349		+/-140
Occupied	70,427	73.10%	+/-2,608
Vacant	25,922	26.90%	+/-2,686

Source: U.S. Census Bureau, 2006 American Community Survey

Owner occupied housing represents 74% of the County's occupied housing and renters occupied 26% of the occupied housing.

Table 21. Occupied Housing Tenure, 2006

	Number	Percent	Margin of Error
Total:	70,427		+/-2,608
Owner occupied	52,418	74.43%	+/-2,703
Renter occupied	18,009	25.57%	+/-2,762

Source: U.S. Census Bureau, 2006 American Community Survey

Most of the County's vacant housing is held for seasonal use as well as for rent as shown in Table 22.

Table 22. Type of Vacant Housing, 2006

	Number	Percent	Margin of Error
Total:	25,922		+/-2,686
For rent	5,434	20.96%	+/-1,440
Rented, not occupied	1,967	7.59%	+/-1,012
For sale only	977	3.77%	+/-672
Sold, not occupied	1,327	5.12%	+/-780
For seasonal, recreational, or occasional use	11,124	42.91%	+/-1,887
For migrant workers	185	0.71%	+/-300
Other vacant	4,908	18.93%	+/-1,613

Source: U.S. Census Bureau, 2006 American Community Survey

BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025
HOUSING ELEMENT
DATA, INVENTORY AND ANALYSIS
SEPTEMBER, 2008

As shown in Table 23, the age of householder differs in owner occupied housing as compared to renters. Owner occupied householders tend to be older, with only 14% householder being less than 35 years old or older. Renters tend to be younger with 46% of the renters being less than 35 years of age.

Table 23. Age Characteristics of Occupied Households, 2006

	Number	Percent	Margin of Error
Total:	70,427		+/-2,608
Owner occupied:	52,418	74.43%	+/-2,703
Householder 15 to 24 years	1,103	2.10%	+/-834
Householder 25 to 34 years	6,348	12.11%	+/-1,223
Householder 35 to 44 years	9,166	17.49%	+/-1,376
Householder 45 to 54 years	10,776	20.56%	+/-1,058
Householder 55 to 59 years	5,030	9.60%	+/-822
Householder 60 to 64 years	5,111	9.75%	+/-887
Householder 65 to 74 years	7,355	14.03%	+/-833
Householder 75 to 84 years	6,007	11.46%	+/-962
Householder 85 years and over	1,522	2.90%	+/-596
Renter occupied:	18,009	25.57%	+/-2,762
Householder 15 to 24 years	3,225	17.91%	+/-1,270
Householder 25 to 34 years	5,119	28.42%	+/-1,432
Householder 35 to 44 years	3,134	17.40%	+/-960
Householder 45 to 54 years	2,762	15.34%	+/-883
Householder 55 to 59 years	340	1.89%	+/-324
Householder 60 to 64 years	761	4.23%	+/-398
Householder 65 to 74 years	1,215	6.75%	+/-564
Householder 75 to 84 years	1,095	6.08%	+/-553
Householder 85 years and over	358	1.99%	+/-279

Source: U.S. Census Bureau, 2006 American Community Survey

The majority of the County's housing stock is single family detached housing (59%). Mobile homes account for almost 18%. Apartments of 50+ units accounted for 8% of the County's housing.

BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025
HOUSING ELEMENT
DATA, INVENTORY AND ANALYSIS
SEPTEMBER, 2008

Table 24. Structure of Housing, 2006

	Number	Percent	Margin of Error
Total:	96,349		+/-140
1, detached	57,081	59.24%	+/-2,784
1, attached	1,954	2.03%	+/-949
2	950	0.99%	+/-557
3 or 4	1,875	1.95%	+/-858
5 to 9	4,478	4.65%	+/-1,610
10 to 19	2,226	2.31%	+/-1,022
20 to 49	2,990	3.10%	+/-896
50 or more	7,403	7.68%	+/-1,544
Mobile home	17,032	17.68%	+/-2,417
Boat, RV, van, etc.	360	0.37%	+/-267

Source: U.S. Census Bureau, 2006 American Community Survey

Occupancy per room is one of the measures of substandard housing. As shown in Table 25, 651 owner occupied homes had greater than 1.01 persons per room; while rentals having 1.01 persons or greater accounted for 664 units.

Table 25. Occupancy Characteristics of Housing, 2006

	Number	Percent	Margin of Error
Total:	70,427		+/-2,608
Owner occupied:	52,418	74.43%	+/-2,703
0.50 or less occupants per room	37,910	72.32%	+/-2,200
0.51 to 1.00 occupants per room	13,857	26.44%	+/-1,933
1.01 to 1.50 occupants per room	588	1.12%	+/-477
1.51 to 2.00 occupants per room	63	0.12%	+/-104
2.01 or more occupants per room	0	0.00%	+/-265
Renter occupied:	18,009	25.57%	+/-2,762
0.50 or less occupants per room	10,143	56.32%	+/-2,118
0.51 to 1.00 occupants per room	7,202	39.99%	+/-1,545
1.01 to 1.50 occupants per room	455	2.53%	+/-463
1.51 to 2.00 occupants per room	209	1.16%	+/-218
2.01 or more occupants per room	0	0.00%	+/-265

Source: U.S. Census Bureau, 2006 American Community Survey

The County's housing stock is relatively young. Only 14% of the County's housing stock was built before 1970 and 23% has been built since 2000, as shown in Table 26.

BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025
HOUSING ELEMENT
DATA, INVENTORY AND ANALYSIS
SEPTEMBER, 2008

Table 26. Age of Housing, 2006

	Number	Percent	Margin of Error
Total:	96,349		+/-140
Built 2005 or later	2,281	2.37%	+/-805
Built 2000 to 2004	19,489	20.23%	+/-2,012
Built 1990 to 1999	30,225	31.37%	+/-2,738
Built 1980 to 1989	18,723	19.43%	+/-2,246
Built 1970 to 1979	11,969	12.42%	+/-1,923
Built 1960 to 1969	5,485	5.69%	+/-1,349
Built 1950 to 1959	4,003	4.15%	+/-991
Built 1940 to 1949	1,852	1.92%	+/-623
Built 1939 or earlier	2,322	2.41%	+/-811

Source: U.S. Census Bureau, 2006 American Community Survey

Another measure of substandard housing is lack of plumbing facilities. In 2006, it is estimated that 2% or 1,720 units lack complete plumbing facilities, as shown in Table 26.

Table 26. Total Housing that Lack Complete Plumbing Facilities, 2006

	Number	Percent	Margin of Error
Total:	96,349		+/-140
Complete plumbing facilities	94,629	98.21%	+/-891
Lacking complete plumbing facilities	1,720	1.79%	+/-903

Source: U.S. Census Bureau, 2006 American Community Survey

Of the County's occupied housing, only 124 residential units lack complete plumbing facilities as shown in Table 27.

Table 27. Occupied Housing Lacking Complete Plumbing Facilities, 2006

	Number	Percent	Margin of Error
Total:	70,427		+/-2,608
Complete plumbing facilities	70,303	99.82%	+/-2,603
Lacking complete plumbing facilities	124	0.18%	+/-153

Source: U.S. Census Bureau, 2006 American Community Survey

The County has over 12,000 (23%) owner occupied housing with a value of less than \$100,000.

**BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025
HOUSING ELEMENT
DATA, INVENTORY AND ANALYSIS
SEPTEMBER, 2008**

Table 28. Value of Owner Occupied Housing, 2006

	Number	Percent	Margin of Error
Total:	52,418		+/-2,703
Less than \$10,000	399	0.76%	+/-301
\$10,000 to \$14,999	979	1.87%	+/-602
\$15,000 to \$19,999	140	0.27%	+/-134
\$20,000 to \$24,999	563	1.07%	+/-429
\$25,000 to \$29,999	955	1.82%	+/-423
\$30,000 to \$34,999	307	0.59%	+/-245
\$35,000 to \$39,999	475	0.91%	+/-383
\$40,000 to \$49,999	507	0.97%	+/-401
\$50,000 to \$59,999	1,775	3.39%	+/-641
\$60,000 to \$69,999	550	1.05%	+/-303
\$70,000 to \$79,999	1,517	2.89%	+/-693
\$80,000 to \$89,999	1,599	3.05%	+/-688
\$90,000 to \$99,999	2,300	4.39%	+/-702
\$100,000 to \$124,999	5,754	10.98%	+/-1,445
\$125,000 to \$149,999	4,567	8.71%	+/-1,043
\$150,000 to \$174,999	5,548	10.58%	+/-1,396
\$175,000 to \$199,999	3,198	6.10%	+/-737
\$200,000 to \$249,999	7,297	13.92%	+/-1,447
\$250,000 to \$299,999	2,599	4.96%	+/-865
\$300,000 to \$399,999	4,662	8.89%	+/-811
\$400,000 to \$499,999	2,893	5.52%	+/-844
\$500,000 to \$749,999	2,267	4.32%	+/-642
\$750,000 to \$999,999	836	1.59%	+/-355
\$1,000,000 or more	731	1.39%	+/-360

Source: U.S. Census Bureau, 2006 American Community Survey

According to the 2006 ACS, Baldwin County had 4,660 rental units with rents less than \$500 per month. Table 29 shows the general distribution of rents as of 2006.

BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025
HOUSING ELEMENT
DATA, INVENTORY AND ANALYSIS
SEPTEMBER, 2008

Table 29. Rental Rates, 2006

	Number	Percent	Margin of Error
Total:	18,009		+/-2,762
With cash rent:	15,526		+/-2,602
Less than \$100	240	1.55%	+/-288
\$100 to \$149	205	1.32%	+/-192
\$150 to \$199	143	0.92%	+/-142
\$200 to \$249	280	1.80%	+/-417
\$250 to \$299	331	2.13%	+/-237
\$300 to \$349	1,180	7.60%	+/-888
\$350 to \$399	536	3.45%	+/-551
\$400 to \$449	1,186	7.64%	+/-586
\$450 to \$499	559	3.60%	+/-408
\$500 to \$549	1,095	7.05%	+/-581
\$550 to \$599	1,125	7.25%	+/-439
\$600 to \$649	1,080	6.96%	+/-998
\$650 to \$699	1,541	9.93%	+/-653
\$700 to \$749	718	4.62%	+/-491
\$750 to \$799	65	0.42%	+/-104
\$800 to \$899	1,644	10.59%	+/-879
\$900 to \$999	938	6.04%	+/-609
\$1,000 to \$1,249	1,493	9.62%	+/-931
\$1,250 to \$1,499	199	1.28%	+/-311
\$1,500 to \$1,999	508	3.27%	+/-414
\$2,000 or more	460	2.96%	+/-308
No cash rent	2,483		+/-1,011

Source: U.S. Census Bureau, 2006 American Community Survey

Building Permit Data

Local building permit data is also used to estimate changes from the decennial census and reflect current housing construction. As shown in Table 30, apartments and condominiums represent the highest number of housing permits issued in 2006. This represents developers utilizing Federal Katrina Housing grants. Single family permits were almost equal to apartments.

Table 30. Building Permits, 2006

2006 Item	Estimates with Imputation		
	Buildings	Units	Construction Cost
Single Family	2,776	2,776	478,261,795
Two Family	11	22	3,151,565
Three and Four Family	8	31	4,348,361
Five or More Family	128	2,857	635,130,916
Total	2,923	5,686	1,120,892,637

Source: US Census Bureau, 2007; Strategic Planning Group, Inc. 2007

BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025
HOUSING ELEMENT
DATA, INVENTORY AND ANALYSIS
SEPTEMBER, 2008

Over the 2001-2006 periods, single family permits doubled versus apartments/condos as shown in Table 31.

Table 31. Building Permits, 2001-2006

2001-2006 Item	Estimates with Imputation		
	Buildings	Units	Construction Cost
Single Family	17,039	17,039	2,285,833,596
Two Family	86	172	17,504,413
Three and Four Family	33	130	13,828,111
Five or More Family	243	8,030	1,469,930,873
Total	17,401	25,371	3,787,096,993

Source: US Census Bureau, 2007; Strategic Planning Group, Inc. 2007

Table 32 provides current housing statistics for Baldwin County. Sales average 215 homes while listings averaged 5,999 homes, reflecting the current weakness in the local market. At current rates it will take over two years to absorb the existing inventory of homes within the County (assuming no new construction). It should be noted that October did exhibit a small improvement in sales and reduction of inventory from a month earlier. Using annual statistics; however, the 2007 year to date sales would indicate an absorption of less than one year.

Table 32. Current Housing Statistics, October 2007

	Total Homes Sold	Total Homes Listed	Average Selling Price	Average Days on the Market
Current Month-October-07	222	5,908	274,533	190
Last Month - September-07	210	6,090	281,043	168
% Difference	5.71%	-2.99%	-2.32%	13.10%
Last Year - October 06	245	6,041	309,794	132
% Difference	-9.39%	-2.20%	-11.38%	43.94%
YTD October-07	2,633	63,240	282,416	162
YTD October-06	2,781	59,254	294,720	146
% Difference	-5.32%	6.73%	-4.17%	11.47%

Source: Alabama Center for Real Estate, 2007

HUD produces affordability indices annually. Table 33 shows the income distribution by deciles. The fifth decile shows the County's median family income at \$52,000. Most federal and state housing programs are oriented to households earning 30%, 50% or 80% of the County's median family income.

**BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025
HOUSING ELEMENT
DATA, INVENTORY AND ANALYSIS
SEPTEMBER, 2008**

Table 33. HUD Family Income Distribution, 2007

Year	2007	1999
1st	\$17,400	\$15,739
2nd	\$27,900	\$25,180
3rd	\$35,900	\$32,436
4th	\$43,800	\$39,636
5th	\$52,000	\$47,030
6th	\$61,700	\$55,794
7th	\$73,200	\$66,179
8th	\$88,700	\$80,170
9th	\$119,100	\$107,652
9.5th	\$161,100	\$145,623

Source: U.S. Department of Housing and Urban Development, 2007

Affordability is also analyzed by size of households, with larger households having higher income qualifications, as shown in Table 34.

Table 34. Affordable Housing Limits by HUD standards, 2007

	30%	Very Low Income	Low- Income
1 Person	\$12,200	\$20,350	\$32,550
2 Person	\$13,950	\$23,250	\$37,200
3 Person	\$15,700	\$26,150	\$41,850
4 Person	\$17,450	\$29,050	\$46,500
5 Person	\$18,850	\$31,350	\$50,200
6 Person	\$20,250	\$33,700	\$53,950
7 Person	\$21,650	\$36,000	\$57,650
8 Person	\$23,050	\$38,350	\$61,400

Source: U.S. Department of Housing and Urban Development, 2007

Prior to the recent housing market bust and sub-prime mortgage crises, the majority of state and federal housing assistance was oriented to ownership housing. However, due largely to the sub-prime mortgage collapse, there is now a renewed interest in rental housing construction. The corollary to this is that not everyone is prepared for home ownership.

Based on Federal HUD data, the fair market rent for a two bedroom apartment within Baldwin County is \$636 per month.

BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025
HOUSING ELEMENT
DATA, INVENTORY AND ANALYSIS
SEPTEMBER, 2008

Table 35. Fair Market Rents, FY 2008

Final FY 2008 FMRs by Unit	
Bedrooms	
	Final FY 2008
	FMR
Efficiency	\$480
One Bedroom	\$577
Two Bedroom	\$686
Three Bedroom	\$910
Four Bedroom	\$1,041

Source: U.S. Department of Housing and Urban Development, 2007

This section addresses the issue of affordability of housing within Baldwin County.

Affordability

Affordable Housing has been a major national issue since the passage of the national Housing Act of 1949. Most of the national and state interest in affordable housing has been in what FHUD refers to as those households earning 80% or less than the local average median income (AMI). Since the housing boom which started in 2002-3, the cost of housing escalated to the point that those families earning 80% to 120% of the AMI could not afford housing. At the point when teachers, police and firemen, and other municipal and county staff could not afford housing nor could new job holders, workforce housing became a national issue.

The National Low Income Housing Coalition published articles on housing affordability nationally at the county level. The following data from NLIHC's *Out of Reach, 2006*, presents affordability statistics for Baldwin County. Table 36 shows the 2006 median income for Alabama and Baldwin County. Note that Baldwin County's 2006 median income is substantially higher than HUD's 2007 estimates (Table 33). This is due to a change in methodology. This change has come under criticism and most studies are continuing to use 2006 as a base point.

The significance of Table 36 with respect to affordability is the 30% of AMI figure. This is the figure that HUD and most other governmental agencies use to determine affordability, i.e. no household should spend more than 30% of its income on housing.

Table 36. Median Income, 2006

2006 Area Median Income¹	Alabama	Baldwin County
Annual	\$51,784	\$58,100
Monthly	\$4,315	\$4,842
30% of AMI ²	\$15,535	\$17,430

Source: NLIHC *Our of Reach, 2007*

Table 37 shows the affordable housing cost for households earning 30% to 100% of the County's AMI. Families earning 80% of the median family income should not spend more than \$1,162 on

BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025
HOUSING ELEMENT
DATA, INVENTORY AND ANALYSIS
SEPTEMBER, 2008

housing while those earning the median income should not expend more than \$1,453 for housing.

Table 37. Affordable Monthly Housing Cost, 2006

Maximum Affordable³ Monthly Housing Cost by % of Family AMI		
	Alabama	Baldwin County
30%	\$388	\$436
50%	\$647	\$726
80%	\$1,036	\$1,162
100%	\$1,295	\$1,453

Source: NLIHC Our of Reach, 2007

Based on Federal HUD data, the average or fair market rent for a two bedroom rental in Baldwin County is \$644 which is affordable to households with incomes of 50% of more of the County median family income.

Table 38. Fair Market Rents, 2007

2007 Fair Market Rent (FMR)⁴		
	Alabama	Baldwin County
Zero-Bedroom	\$423	\$450
One-Bedroom	\$472	\$542
Two-Bedroom	\$549	\$644
Three-Bedroom	\$715	\$854
Four-Bedroom	\$804	\$978

Source: NLIHC Our of Reach, 2007

It takes a household with an income of \$25,760 to afford a two bedroom house or \$39,120 for a four bedroom house, as shown in Table 39.

Table 39. Household Income to Support Baldwin County's FMR

Annual Income Needed to Afford FMR		
	Alabama	Baldwin County
Zero-Bedroom	\$16,919	\$18,000
One-Bedroom	\$18,893	\$21,680
Two-Bedroom	\$21,946	\$25,760
Three-Bedroom	\$28,614	\$34,160
Four-Bedroom	\$32,177	\$39,120

Source: NLIHC Our of Reach, 2007

Rental households usually have less income than owner occupied households. One reason is that homeowners tend to have more than one wage earner and they tend to be older and thus having higher earning potential. For renters, the estimated median income is \$32,713 versus the countywide median of \$58,100. The median affordable rent is \$818 which accounts for 59% of the renter; but conversely 41% of the renters are unable to afford the FMR.

**BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025
HOUSING ELEMENT
DATA, INVENTORY AND ANALYSIS
SEPTEMBER, 2008**

Table 40. Renter Affordability, 2006

2006 Renter Household Income	Alabama	Baldwin County
Estimated Median ⁵	\$24,640	\$32,713
Percent Needed to Afford ² BR FMR	89%	79%
Rent Affordable at Median	\$616	\$818
% Renters Unable to Afford ² BR FMR ⁶	45%	41%

Source: NLIHC Our of Reach, 2007

Another measure of affordability is what is referred to as the Housing Wage. In 2007, the housing wage for a two-bedroom home was \$12.38 or \$25,750. This housing wage does not necessarily translate to job wage as most households have more than one wage earner.

Table 41. Housing Wager, 2007

Housing Wage	Alabama	Baldwin County
Zero-Bedroom	\$8.13	\$8.65
One-Bedroom	\$9.08	\$10.42
Two-Bedroom	\$10.55	\$12.38
Three-Bedroom	\$13.76	\$16.42
Four-Bedroom	\$15.47	\$18.81

Source: NLIHC Our of Reach, 2007

Based on FHUD's 2007 Median Income of only \$52,000, a median household can not afford the median price of a home for sale in the County. In order to purchase a \$219,400 home would require a household income of \$54,551 which represents an affordability index of 95.3 a drop since Second Quarter 2007, as shown in Table 42.

Table 42. Alabama Housing Affordability Index, 2007

Alabama Housing Affordability Index - 3rd Q 2007 & 2nd Q 2007	
Metro Area	
Median Income	\$52,000
Median Sales Price	\$219,400
L/V 80%	\$175,520
Monthly Payment 6.73%	\$1,136
Annual Payment	\$13,638
Required Income	\$54,551
AHA Index 3Q 2007	95.3
AHA Index 2Q 2007	98.8
% Difference	-3.54%

Source: The Alabama Center for Real Estate, 2007

BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025
HOUSING ELEMENT
DATA, INVENTORY AND ANALYSIS
SEPTEMBER, 2008

Housing Projections

Based on the TischlerBise *Impact Fee Study*, and the population figures already presented, SPG prepared a housing forecast through 2025 as shown in Table 43. SPG projected that the unincorporated parts of the County should contain 73,146 permanent housing units of which 58,471 are single family detached. It assumes that an additional 25,936 single family units will be built over this time period, without factoring in rising housing or transportation costs. Should these cost continue to rise as has been the case over the last 24 months, then one should expect fewer single family detached housing and more attached housing including Townhomes, condos, and mixed use developments.

Table 43. Housing Projections, 2007-2025

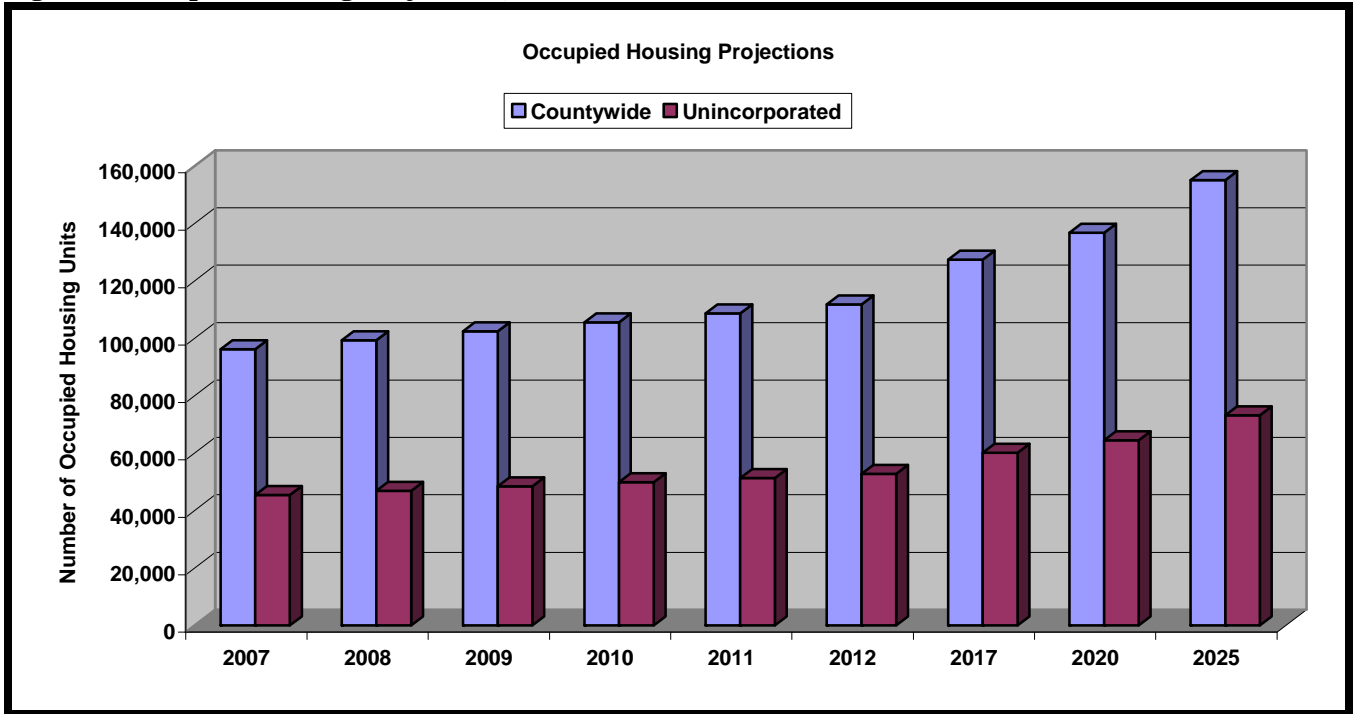
Projection Year	Base Year	1	2	3	4	5	10	13	18
Year	2007	2008	2009	2010	2011	2012	2017	2020	2025
<i>Countywide</i>									
Single Family Detached	75,212	77,655	80,098	82,541	84,984	87,427	99,643	106,972	121,349
All Other Housing Units	20,934	21,614	22,294	22,974	23,654	24,334	27,733	29,773	33,774
Total	96,146	99,269	102,392	105,515	108,638	111,761	127,376	136,745	155,123
<i>Unincorporated</i>									
Single Family Detached	42,535	43,909	45,282	46,656	48,030	49,403	56,272	60,393	68,471
All Other Housing Units	2,905	2,998	3,092	3,186	3,280	3,374	3,843	4,124	4,675
Total	45,440	46,907	48,374	49,842	51,310	52,777	60,115	64,517	73,146

Source: TishlerBise 2007; Strategic Planning Group, Inc. 2007

Figure 4 shows graphically the projected growth in housing within the County. It shows countywide totals and unincorporated totals. The unincorporated totals are based on 2006 municipal boundaries and do not take into account extra jurisdictional municipal lands.

BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025
HOUSING ELEMENT
DATA, INVENTORY AND ANALYSIS
SEPTEMBER, 2008

Figure 4. Occupied Housing Projections, 2007-2025



Source: Strategic Planning Group, Inc., 2007

Table 44. Population and Housing Projections for Study Area 1.

Study Area 1					
	2006	68%	2020	Unincorp.	Change
Population	28,717	19,465	34,805	23,592	4,127
Housing	10,676	7,236	13,613	9,227	1,991

Source: Strategic Planning Group, Inc., 2007

Table 45. Population and Housing Projections for Study Area 2.

Study Area 2					
	2006	30%	2020	Unincorp.	Change
Population	37,631	11,176	77,116	22,903	11,727
Housing	15,736	4,673	32,204	9,564	4,891

Source: Strategic Planning Group, Inc., 2007

Table 46. Population and Housing Projections for Study Area 3.

Study Area 3					
	2006	77%	2020	Unincorp.	Change
Population	27,303	21,101	37,420	28,920	7,819
Housing	10,132	7,830	14,457	11,173	3,343

Source: Strategic Planning Group, Inc., 2007

**BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025
HOUSING ELEMENT
DATA, INVENTORY AND ANALYSIS
SEPTEMBER, 2008**

Table 47. Population and Housing Projections for Study Area 4.

Study Area 4					
	2006	85%	2020	Unincorp.	Change
Population	52,724	44,614	78,386	66,328	21,715
Housing	23,093	19,541	36,041	30,497	10,956

Source: Strategic Planning Group, Inc., 2007

BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025
HOUSING ELEMENT
DATA, INVENTORY AND ANALYSIS
MARCH, 2008

APPENDIX

Table A1. Population and Housing Projections by Tract TAC and Study Area, 1990-2025.

Census Tract	TAZ	Study Area	1990		2000		2006		2010		2020		2025		1990
			Population	Households	Population	Households	Population	Households	Population	Households	Population	Households	Population	Households	Population
101	1	1	3,641	1,343	4,161	1,600	4,607	1,809	4,988	2,759	6,120	3,305	6,958	3,763	966
102	2	1	2,000	734	2,634	980	3,004	1,137	3,169	1,753	4,189	2,167	4,762	2,466	1,004
103	3	1	5,385	1,728	6,511	2,286	7,240	2,621	7,271	4,022	9,622	4,895	10,939	5,573	1,855
104	4	1	3,161	1,023	4,442	1,578	4,952	1,783	4,889	2,704	6,657	3,187	7,568	3,629	1,791
105	5	1	4,047	1,519	4,566	1,739	4,909	1,906	5,188	2,870	6,043	3,315	6,870	3,774	862
106	6	1	3,391	1,091	3,724	1,294	4,005	1,420	3,861	2,135	5,049	2,458	5,740	2,798	614
107.01	7	2	3,785	1,526	6,510	2,433	8,085	3,040	8,758	4,844	12,772	6,495	14,520	7,394	4,300
107.03	8	2	2,499	869	5,305	1,843	6,640	2,331	6,744	3,730	10,601	5,052	12,052	5,751	4,141
107.04	9	2	3,394	1,320	4,832	1,834	5,625	2,142	5,994	3,315	7,771	4,132	8,835	4,703	2,231
107.05	10	2	4,217	1,897	6,003	2,634	6,949	3,093	8,672	4,796	9,913	6,011	11,269	6,843	2,732
108	11	2	5,240	1,753	6,254	2,298	7,012	2,643	7,339	4,059	9,474	4,961	10,771	5,647	1,772
109.01	12	3	5,994	2,158	9,646	3,377	11,475	4,140	11,737	6,492	16,976	8,370	19,299	9,528	5,481
109.02	13	3	5,922	2,196	9,208	3,451	10,973	4,171	11,843	6,551	16,353	8,475	18,591	9,648	5,051
110	14	3	2,245	787	4,095	1,513	4,855	1,821	5,163	2,856	7,183	3,681	8,166	4,191	2,610
111	15	2	4,231	1,540	7,524	2,941	9,355	3,737	10,827	5,989	14,790	8,141	16,814	9,268	5,124
112.01	16	2	3,425	1,407	4,186	1,876	4,492	2,069	5,639	3,119	5,633	3,610	6,404	4,110	1,067
112.02	17	2	5,813	2,354	5,405	2,351	5,633	2,499	6,696	3,703	6,669	4,073	7,582	4,637	-180
113	18	2	2,862	1,096	3,665	1,458	4,190	1,695	4,735	2,619	5,866	3,247	6,668	3,696	1,328
114.01	19	4	4,566	1,638	6,911	2,675	8,432	3,317	9,518	5,264	13,006	6,990	14,785	7,957	3,866
114.03	20	4	2,580	1,079	4,260	1,853	5,706	2,539	7,572	4,188	9,914	6,075	11,270	6,916	3,126
114.04	21	4	6,024	2,710	9,947	4,651	13,486	6,450	19,170	10,603	23,386	15,263	26,586	17,375	7,462
115	22	4	7,517	2,726	10,153	4,159	12,271	5,151	14,777	8,173	18,668	10,850	21,223	12,352	4,754
116	23	4	6,341	2,632	10,473	4,512	12,829	5,636	16,216	8,969	19,890	11,993	22,612	13,653	6,488
			98,280	37,126	140,415	55,336	166,725	67,150	190,765	105,515	246,546	136,745	280,284	155,671	68,445

Source: Strategic Planning Group, Inc., 2007

BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025
HOUSING ELEMENT
DATA, INVENTORY AND ANALYSIS
MARCH, 2008

DP-1: Profile of General Demographic Characteristics: 2000
 Data Set: Census 2000 Summary File 2 (SF 2) 100-Percent Data
 Geographic Area: Baldwin County, Alabama
 Universe: Total population

Subject	Number	Percent	Subject	Number	Percent
Total population.....	140,415	100	HOUSEHOLDS BY TYPE		
SEX AND AGE			Households.....	55,336	100
Male.....	68,848	49	Family households (families).....	40,260	72.8
Female.....	71,567	51	With own children under 18 years.....	17,411	31.5
Under 5 years.....	8,621	6.1	Married-couple family.....	32,839	59.3
5 to 9 years.....	9,486	6.8	With own children under 18 years.....	13,266	24
10 to 14 years.....	10,144	7.2	Female householder, no husband present.....	5,670	10.2
15 to 19 years.....	9,463	6.7	With own children under 18 years.....	3,252	5.9
20 to 24 years.....	7,092	5.1	Nonfamily households.....	15,076	27.2
25 to 34 years.....	17,020	12.1	Householder living alone.....	12,914	23.3
35 to 44 years.....	21,908	15.6	Householder 65 years and over.....	5,251	9.5
45 to 54 years.....	19,609	14	Households with individuals under 18 years.....	19,076	34.5
55 to 59 years.....	8,276	5.9	Households with individuals 65 years and over.....	15,108	27.3
60 to 64 years.....	7,093	5.1	Average household size.....	2.5	(X)
65 to 74 years.....	12,355	8.8	Average family size.....	2.94	(X)
75 to 84 years.....	7,184	5.1	HOUSING TENURE		
85 years and over.....	2,164	1.5	Occupied housing units.....	55,336	100
Median age (years).....	39	(X)	Owner-occupied housing units.....	44,016	79.5
18 years and over.....	106,095	75.6	Renter-occupied housing units.....	11,320	20.5
Male.....	51,170	36.4	Average household size of owner-occupied unit....	2.55	(X)
Female.....	54,925	39.1	Average household size of renter-occupied unit....	2.29	(X)
21 years and over.....	101,183	72.1			
62 years and over.....	25,887	18.4			
65 years and over.....	21,703	15.5			
Male.....	9,810	7			
Female.....	11,893	8.5			
RELATIONSHIP					
Population.....	140,415	100			
In households.....	138,141	98.4			
Householder.....	55,336	39.4			
Spouse.....	32,839	23.4			
Child.....	39,571	28.2			
Own child under 18 years.....	31,130	22.2			
Other relatives.....	5,870	4.2			
Under 18 years.....	2,621	1.9			
Nonrelatives.....	4,525	3.2			
Unmarried partner.....	2,036	1.4			
In group quarters.....	2,274	1.6			
Institutionalized population.....	1,654	1.2			
Noninstitutionalized population.....	620	0.4			

(X) Not applicable

NOTE: For information on confidentiality protection, nonsampling error,

BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025
HOUSING ELEMENT
DATA, INVENTORY AND ANALYSIS
MARCH, 2008

Table DP-2: Profile of Selected Social Characteristics: 2000
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
 Geographic Area: Baldwin County, Alabama

Subject	Number	Percent	Subject	Number	Percent
SCHOOL ENROLLMENT			NATIVITY AND PLACE OF BIRTH		
Population 3 years and over enrolled in school.....	32,637	100	Total population.....	140,415	100
Nursery school, preschool.....	2,124	6.5	Native.....	137,458	97.9
Kindergarten.....	1,932	5.9	Born in United States.....	136,346	97.1
Elementary school (grades 1-8).....	16,275	49.9	State of residence.....	81,709	58.2
High school (grades 9-12).....	7,598	23.3	Different state.....	54,637	38.9
College or graduate school.....	4,708	14.4	Born outside United States.....	1,112	0.8
EDUCATIONAL ATTAINMENT			Foreign born.....	2,957	2.1
Population 25 years and over.....	96,010	100	Entered 1990 to March 2000.....	1,559	1.1
Less than 9th grade.....	4,197	4.4	Naturalized citizen.....	1,143	0.8
9th to 12th grade, no diploma.....	13,061	13.6	Not a citizen.....	1,814	1.3
High school graduate (includes equivalency).....	28,428	29.6	REGION OF BIRTH OF FOREIGN BORN		
Some college, no degree.....	22,456	23.4	Total (excluding born at sea).....	2,957	100
Associate degree.....	5,722	6	Europe.....	1,049	35.5
Bachelor's degree.....	14,225	14.8	Asia.....	456	15.4
Graduate or professional degree.....	7,921	8.3	Africa.....	40	1.4
Percent high school graduate or higher.....	82	(X)	Oceania.....	45	1.5
Percent bachelor's degree or higher.....	23.1	(X)	Latin America.....	1,011	34.2
MARITAL STATUS			Northern America.....	356	12
Population 15 years and over.....	112,144	100	LANGUAGE SPOKEN AT HOME		
Never married.....	20,626	18.4	Population 5 years and over.....	131,862	100
Now married, except separated.....	69,752	62.2	English only.....	126,636	96
Separated.....	1,653	1.5	Language other than English.....	5,226	4
Widowed.....	7,741	6.9	Speak English less than 'very well'.....	1,724	1.3
Female.....	6,312	5.6	Spanish.....	2,989	2.3
Divorced.....	12,372	11	Speak English less than "very well".....	1,114	0.8
Female.....	6,705	6	Other Indo-European languages.....	1,816	1.4
GRANDPARENTS AS CAREGIVERS			Speak English less than "very well".....	392	0.3
Grandparent living in household with one or more own			Asian and Pacific Island languages.....	339	0.3
grandchildren under 18 years.....	2,360	100	Speak English less than "very well".....	186	0.1
Grandparent responsible for grandchildren.....	1,291	54.7	ANCESTRY (single or multiple)		
VETERAN STATUS			Total population.....	140,415	100
Civilian population 18 years and over.....	105,898	100	<i>Total ancestries reported.....</i>	<i>124,847</i>	<i>88.9</i>
Civilian veterans.....	18,823	17.8	Arab.....	156	0.1
DISABILITY STATUS OF THE CIVILIAN			Czech1.....	1,236	0.9
Population 5 to 20 years.....	30,495	100	Danish.....	476	0.3
With a disability.....	2,512	8.2	Dutch.....	2,031	1.4
Population 21 to 64 years.....			English.....	16,433	11.7
With a disability.....	17,372	22.1	French (except Basque)1.....	4,332	3.1
Percent employed.....	58.8	(X)	French Canadian1.....	687	0.5
No disability.....	61,124	77.9	German.....	15,713	11.2
Percent employed.....	75.5	(X)	Greek.....	410	0.3
Population 65 years and over.....			Hungarian.....	238	0.2
With a disability.....	8,809	41.9	Irish1.....	14,863	10.6
RESIDENCE IN 1995			Italian.....	3,789	2.7
Population 5 years and over.....	131,862	100	Lithuanian.....	121	0.1
Same house in 1995.....	70,099	53.2	Norwegian.....	1,085	0.8
Different house in the U.S. in 1995.....	60,109	45.6	Polish.....	1,569	1.1
Same county.....	28,868	21.9	Portuguese.....	125	0.1
Different county.....	31,241	23.7	Russian.....	320	0.2
Same state.....	12,467	9.5	Scotch-Irish.....	4,984	3.5
Different state.....	18,774	14.2	Scottish.....	3,192	2.3
Elsewhere in 1995.....	1,654	1.3	Slovak.....	90	0.1
			Subsaharan African.....	846	0.6
			Swedish.....	1,480	1.1
			Swiss.....	227	0.2
			Ukrainian.....	100	0.1
			United States or American.....	21,464	15.3
			Welsh.....	723	0.5
			West Indian (excluding Hispanic groups).....	32	0
			Other ancestries.....	28,125	20

BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025
HOUSING ELEMENT
DATA, INVENTORY AND ANALYSIS
MARCH, 2008

Table DP-3: Profile of Selected Economic Characteristics: 2000
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
 Geographic Area: Baldwin County, Alabama

Subject	Number	Percent	Subject	Number	Percent
EMPLOYMENT STATUS			INCOME IN 1999		
Population 16 years and over.....	110,255	100	Households.....	55,356	100
In labor force.....	65,960	59.8	Less than \$10,000.....	4,874	8.8
Civilian labor force.....	65,751	59.6	\$10,000 to \$14,999.....	3,834	6.9
Employed.....	62,938	57.1	\$15,000 to \$24,999.....	7,326	13.2
Unemployed.....	2,813	2.6	\$25,000 to \$34,999.....	7,588	13.7
Percent of civilian labor force.....	4.3	(X)	\$35,000 to \$49,999.....	10,355	18.7
Armed Forces.....	209	0.2	\$50,000 to \$74,999.....	10,908	19.7
Not in labor force.....	44,295	40.2	\$75,000 to \$99,999.....	5,216	9.4
			\$100,000 to \$149,999.....	3,194	5.8
Females 16 years and over.....	57,207	100	\$150,000 to \$199,999.....	1,034	1.9
In labor force.....	30,334	53	\$200,000 or more.....	1,027	1.9
Civilian labor force.....	30,314	53	Median household income (dollars).....	40,250	(X)
Employed.....	28,896	50.5	With earnings.....	42,201	76.2
			Mean earnings (dollars).....	50,903	(X)
Own children under 6 years.....	9,927	100	With Social Security income.....	17,310	31.3
All parents in family in labor force.....	5,769	58.1	Mean Social Security income (dollars).....	11,526	(X)
			With Supplemental Security Income.....	2,457	4.4
COMMUTING TO WORK			Mean Supplemental Security Income (dollars).....	6,409	(X)
Workers 16 years and over.....	62,219	100	With public assistance income.....	781	1.4
Car, truck, or van -- drove alone.....	51,544	82.8	Mean public assistance income (dollars).....	2,462	(X)
Car, truck, or van -- carpooled.....	6,921	11.1	With retirement income.....	12,342	22.3
Public transportation (including taxicab).....	172	0.3	Mean retirement income (dollars).....	18,867	(X)
Walked.....	777	1.2			
Other means.....	624	1	Families		
Worked at home.....	2,181	3.5	Less than \$10,000.....	1,955	4.8
Mean travel time to work (minutes).....	25.9	(X)	\$10,000 to \$14,999.....	1,780	4.4
			\$15,000 to \$24,999.....	4,268	10.5
Employed civilian population 16 years and over.....	62,938	100	\$25,000 to \$34,999.....	5,467	13.5
OCCUPATION			\$35,000 to \$49,999.....	8,174	20.2
Management, professional, and related occupations.....	18,562	29.5	\$50,000 to \$74,999.....	9,420	23.2
Service occupations.....	9,152	14.5	\$75,000 to \$99,999.....	4,676	11.5
Sales and office occupations.....	17,304	27.5	\$100,000 to \$149,999.....	2,899	7.2
Farming, fishing, and forestry occupations.....	622	1	\$150,000 to \$199,999.....	951	2.3
Construction, extraction, and maintenance occupations.....	8,701	13.8	\$200,000 or more.....	941	2.3
Production, transportation, and material moving occupations.....	8,597	13.7	Median family income (dollars).....	47,028	(X)
INDUSTRY			Per capita income (dollars).....	20,826	(X)
Agriculture, forestry, fishing and hunting, and	1,166	1.9	Median earnings (dollars):		
Construction.....	6,742	10.7	Male full-time, year-round workers.....	34,507	(X)
Manufacturing.....	7,895	12.5	Female full-time, year-round workers.....	23,069	(X)
Wholesale trade.....	2,407	3.8	POVERTY STATUS IN 1999 (below poverty		
Retail trade.....	8,939	14.2	Families.....	3,082	(X)
Transportation and warehousing, and utilities.....	3,276	5.2	Percent below poverty level.....	(X)	7.6
Information.....	1,472	2.3	With related children under 18 years.....	2,193	(X)
Finance, insurance, real estate, and rental and leasing.....	3,838	6.1	Percent below poverty level.....	(X)	11.5
Professional, scientific, management, administrative, and	4,679	7.4	With related children under 5 years.....	1,006	(X)
Educational, health and social services.....	10,802	17.2	Percent below poverty level.....	(X)	14.4
Arts, entertainment, recreation, accommodation and food services	5,723	9.1	Families with female householder, no husband		
Other services (except public administration).....	3,374	5.4	Percent below poverty level.....	1,362	(X)
Public administration.....	2,625	4.2	Percent below poverty level.....	(X)	25
			With related children under 18 years.....	1,204	(X)
CLASS OF WORKER			Percent below poverty level.....	(X)	32.9
Private wage and salary workers.....	48,763	77.5	With related children under 5 years.....	475	(X)
Government workers.....	8,684	13.8	Percent below poverty level.....	(X)	43.3
Self-employed workers in own not incorporated business...	5,327	8.5	Individuals.....		
Unpaid family workers.....	164	0.3	Percent below poverty level.....	14,018	(X)
			Percent below poverty level.....	(X)	10.1
			18 years and over.....	9,472	(X)
			Percent below poverty level.....	(X)	9.1
			65 years and over.....	1,870	(X)
			Percent below poverty level.....	(X)	8.9
			Related children under 18 years.....	4,403	(X)
			Percent below poverty level.....	(X)	13.1
			Related children 5 to 17 years.....	3,036	(X)
			Percent below poverty level.....	(X)	12
			Unrelated individuals 15 years and over.....	4,203	(X)
			Percent below poverty level.....	(X)	22.1

Housing Element

BALDWIN COUNTY COMPREHENSIVE PLAN 2008 - 2025
HOUSING ELEMENT
DATA, INVENTORY AND ANALYSIS
MARCH, 2008

Table DP-4: Profile of Selected Housing Characteristics: 2000
 Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
 Geographic Area: Baldwin County, Alabama

Subject	Number	Percent	Subject	Number	Percent
Total housing units.....	74,285	100	OCCUPANTS PER ROOM		
UNITS IN STRUCTURE			Occupied housing units.....	55,336	100
1-unit, detached.....	44,984	60.6	1.00 or less.....	54,003	97.6
1-unit, attached.....	1,451	2	1.01 to 1.50.....	911	1.6
2 units.....	1,006	1.4	1.51 or more.....	422	0.8
3 or 4 units.....	1,834	2.5			
5 to 9 units.....	1,998	2.7	Specified owner-occupied units.....	31,082	100
10 to 19 units.....	1,315	1.8	VALUE		
20 or more units.....	7,882	10.6	Less than \$50,000.....	1,974	6.4
Mobile home.....	13,127	17.7	\$50,000 to \$99,999.....	9,412	30.3
Boat, RV, van, etc.....	688	0.9	\$100,000 to \$149,999.....	8,615	27.7
			\$150,000 to \$199,999.....	4,668	15
YEAR STRUCTURE BUILT			\$200,000 to \$299,999.....	3,573	11.5
1999 to March 2000.....	4,271	5.7	\$300,000 to \$499,999.....	2,039	6.6
1995 to 1998.....	14,397	19.4	\$500,000 to \$999,999.....	613	2
1990 to 1994.....	11,152	15	\$1,000,000 or more.....	188	0.6
1980 to 1989.....	17,250	23.2	Median (dollars).....	122,500	(X)
1970 to 1979.....	12,393	16.7			
1960 to 1969.....	5,972	8	MORTGAGE STATUS AND SELECTED		
1940 to 1959.....	5,963	8	With a mortgage.....	20,282	65.3
1939 or earlier.....	2,887	3.9	Less than \$300.....	269	0.9
			\$300 to \$499.....	1,481	4.8
ROOMS			\$500 to \$699.....	3,304	10.6
1 room.....	819	1.1	\$700 to \$999.....	6,222	20
2 rooms.....	1,962	2.6	\$1,000 to \$1,499.....	5,845	18.8
3 rooms.....	5,008	6.7	\$1,500 to \$1,999.....	1,906	6.1
4 rooms.....	14,375	19.4	\$2,000 or more.....	1,255	4
5 rooms.....	19,253	25.9	Median (dollars).....	936	(X)
6 rooms.....	14,869	20	Not mortgaged.....	10,800	34.7
7 rooms.....	8,704	11.7	Median (dollars).....	243	(X)
8 rooms.....	5,118	6.9			
9 or more rooms.....	4,177	5.6	SELECTED MONTHLY OWNER COSTS AS		
Median (rooms).....	5.3	(X)	Less than 15 percent.....	13,089	42.1
Occupied Housing Units.....	55,336	100	15 to 19 percent.....	5,173	16.6
YEAR HOUSEHOLDER MOVED INTO UNIT			20 to 24 percent.....	3,887	12.5
1999 to March 2000.....	11,805	21.3	25 to 29 percent.....	2,557	8.2
1995 to 1998.....	17,672	31.9	30 to 34 percent.....	1,755	5.6
1990 to 1994.....	10,146	18.3	35 percent or more.....	4,387	14.1
1980 to 1989.....	7,373	13.3	Not computed.....	234	0.8
1970 to 1979.....	4,548	8.2			
1969 or earlier.....	3,792	6.9	Specified renter-occupied units.....	11,065	100
			GROSS RENT		
VEHICLES AVAILABLE			Less than \$200.....	525	4.7
None.....	2,340	4.2	\$200 to \$299.....	541	4.9
1.....	17,460	31.6	\$300 to \$499.....	2,709	24.5
2.....	24,977	45.1	\$500 to \$749.....	3,707	33.5
3 or more.....	10,559	19.1	\$750 to \$999.....	1,607	14.5
			\$1,000 to \$1,499.....	584	5.3
HOUSE HEATING FUEL			\$1,500 or more.....	184	1.7
Utility gas.....	8,927	16.1	No cash rent.....	1,208	10.9
Bottled, tank, or LP gas.....	4,569	8.3	Median (dollars).....	566	(X)
Electricity.....	40,881	73.9			
Fuel oil, kerosene, etc.....	98	0.2	GROSS RENT AS A PERCENTAGE OF		
Coal or coke.....	0	0	Less than 15 percent.....	2,127	19.2
Wood.....	658	1.2	15 to 19 percent.....	1,411	12.8
Solar energy.....	22	0	20 to 24 percent.....	1,448	13.1
Other fuel.....	40	0.1	25 to 29 percent.....	968	8.7
No fuel used.....	141	0.3	30 to 34 percent.....	806	7.3
			35 percent or more.....	2,898	26.2
SELECTED CHARACTERISTICS			Not computed.....	1,407	12.7
Lacking complete plumbing facilities.....	264	0.5			
Lacking complete kitchen facilities.....	286	0.5			
No telephone service.....	1,802	3.3			

(X) Not applicable.
 NOTE: Data based on a sample except in P3, P4, H3, and H4. For information