

REGIONAL TRENDS



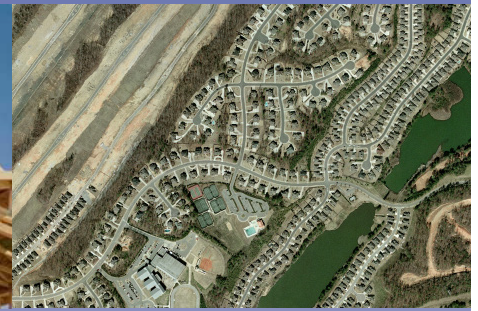
RPCGB

REGIONAL PLANNING COMMISSION
OF GREATER BIRMINGHAM

Trends of the Greater Birmingham Region

2000 - 2017

A SYNOPSIS OF RECENT TRENDS IN POPULATION, HOUSING & EMPLOYMENT
WITHIN THE GREATER BIRMINGHAM REGION



REGIONAL TRENDS

The Regional Planning Commission of Greater Birmingham (RPCGB) provides community and transportation planning services to county and local governments within a six-county region of central Alabama. These counties include Blount, Chilton, Jefferson, St. Clair, Shelby, and Walker counties as well as the 84 municipal governments within the counties.

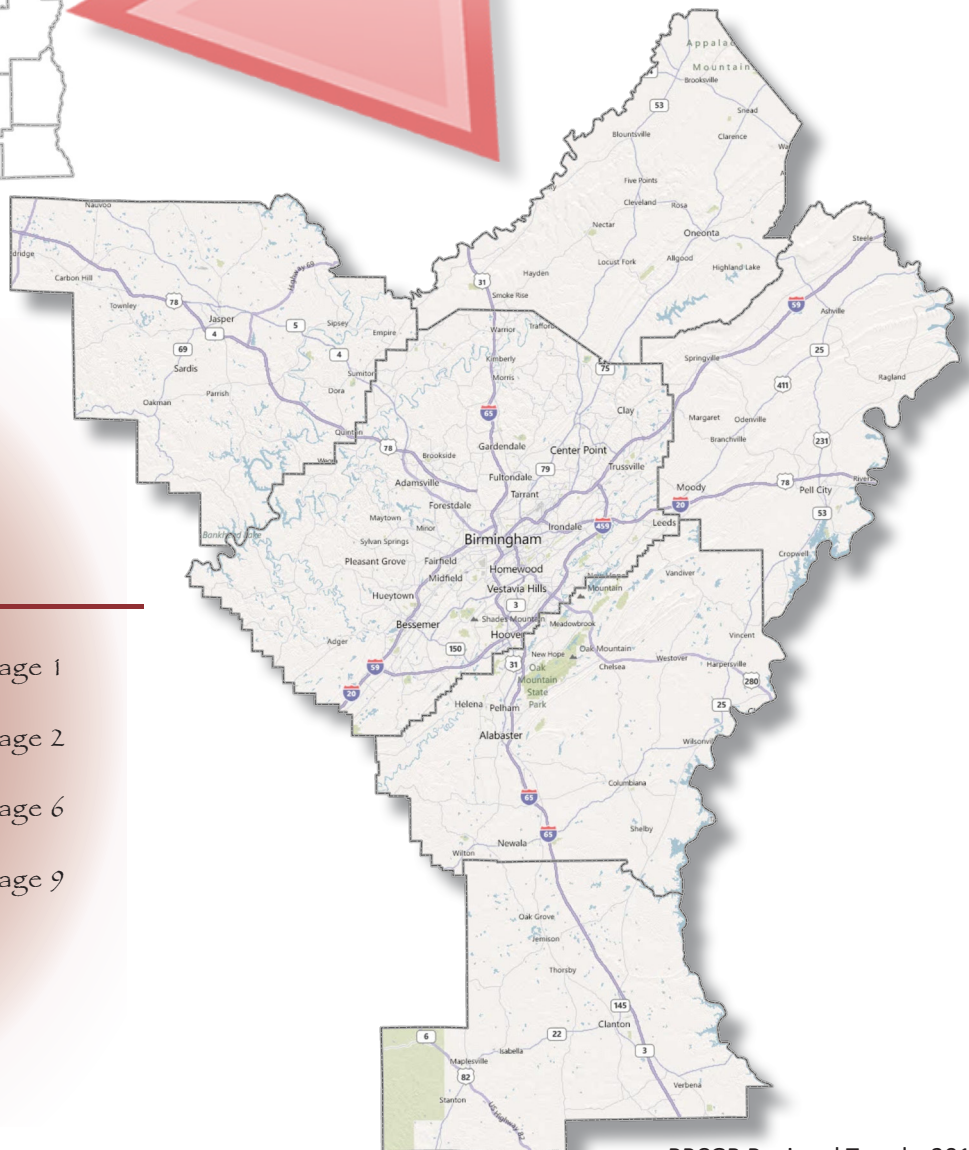
This report provides a synopsis of selected demographic and employment characteristics within the region and includes information from a variety of sources including the US Census, the Bureau of Economic Analysis, the Bureau of Labor Statistics and the RPCGB.



Total Area - 4,744 square miles
Land Area - 4,657 square miles
Water Area - 87 square miles
Persons Per Square Mile - 238
Households Per Square Mile - 106
Interstate System Miles - 288
State System Miles - 1,243

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LOCATION

The RPCGB Region is located in Central Alabama along the foothills of the Appalachian Mountain range, and it includes the City of Birmingham and surrounding areas. It is strategically located, approximately two hours from three neighboring states and is served by five interstates as well as six major railroads. Its location makes it the center of the state's economy. It is a primary center of government, commerce, higher education, and healthcare.

DISTANCE TO OTHER MAJOR CITIES

| | |
|------------------|-----------|
| Atlanta, GA | 140 miles |
| Chattanooga, TN | 135 miles |
| Jackson, MS | 212 miles |
| Jacksonville, FL | 375 miles |
| Memphis, TN | 215 miles |
| Nashville, TN | 180 miles |
| New Orleans, LA | 315 miles |

GOVERNANCE

The region consists of 6 county governments and 86 municipal governments.

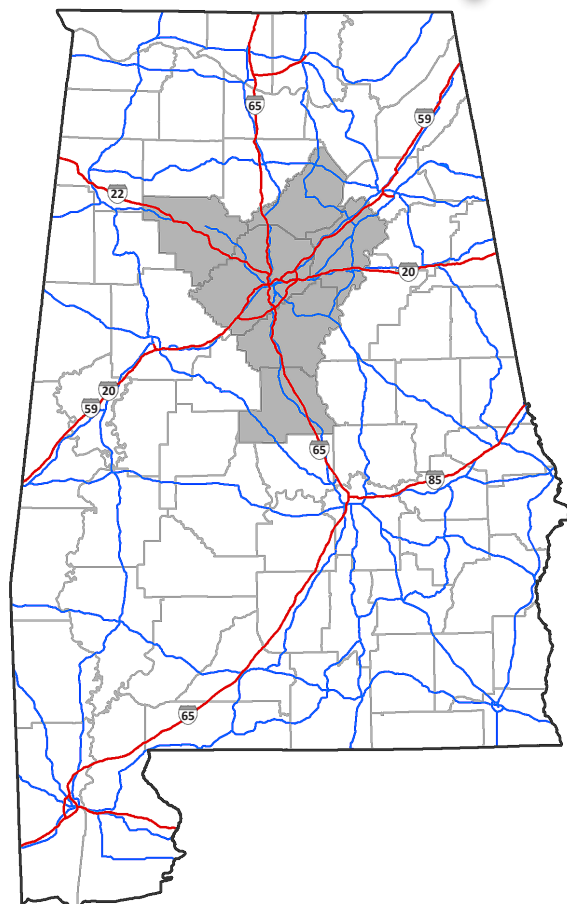
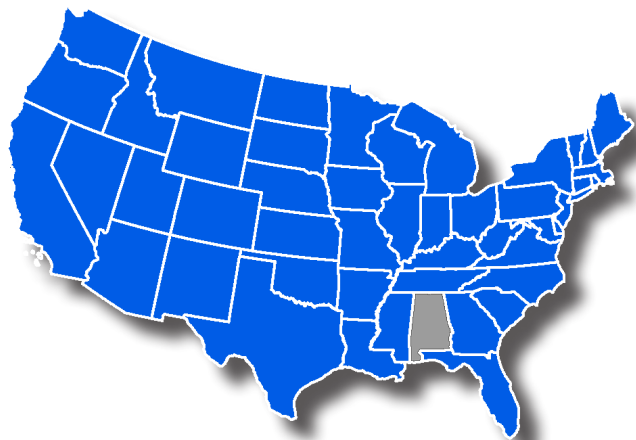
The City of Birmingham is the region's largest city with a 2017 population of 212,265 representing 19% of the region's population total.

The region's urbanized area increased from 690 square miles to 1,030 square miles between 2000 and 2010, an increase of 340 square miles or 49%. The residential population increased from 696,751 in 2000 to 802,459 in 2010, an increase of 105,708 or 15%. In 2017, the urbanized area population is estimated to make up 73% of region's total population.

CLIMATE

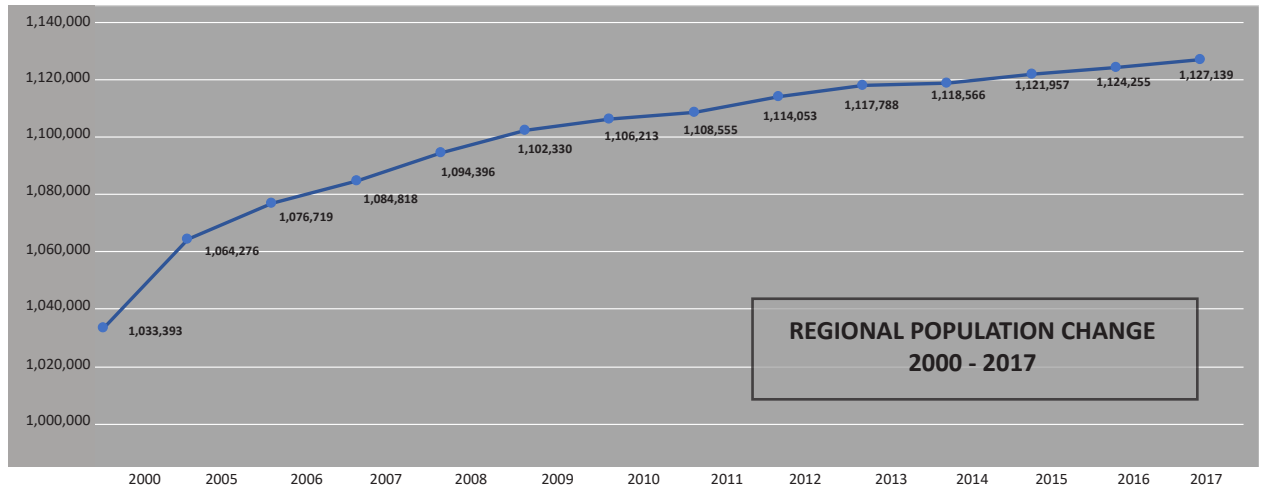
| | |
|----------------------------------|----------|
| Annual Average High Temperature | 73.8 °F |
| Annual Average Low Temperature | 52.8 °F |
| Average Temperature | 63.3 °F |
| Average Annual Precipitation | 53.7 in. |
| Days Per Year With Precipitation | 117 days |

Source: usclimatedata.com

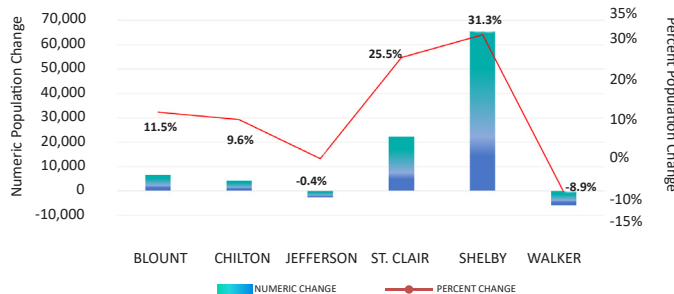


POPULATION

The RPCGB Region's population increased by 73,720 (+7.1%) residents between 2000 and 2010, pushing the population total over 1.1 million. According to recent estimates by the U.S. Census, the region has continued to grow by adding another 20,926 residents between 2010 and 2017, giving the region a 2017 population estimate of 1,127,139.

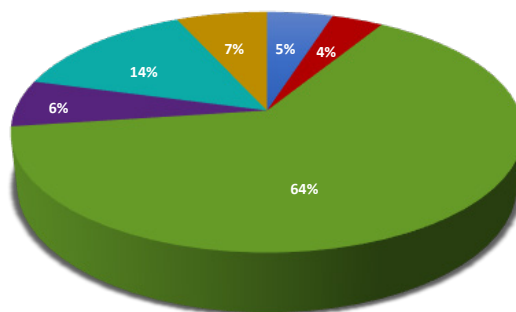


COUNTY POPULATION GROWTH TRENDS & RATES, 2000 - 2017

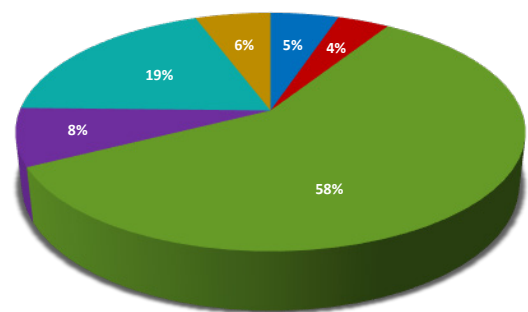


The counties within the region have experienced significant increases and shifts of the population over the last several years. While Jefferson and Walker counties experienced minor decreases in population, St. Clair and Shelby counties have experienced significant growth. Nearly 70% of the region's total growth has occurred in Shelby County. Over 97% of new residents have moved into St. Clair or Shelby counties.

COUNTY POPULATION SHARE, 2000

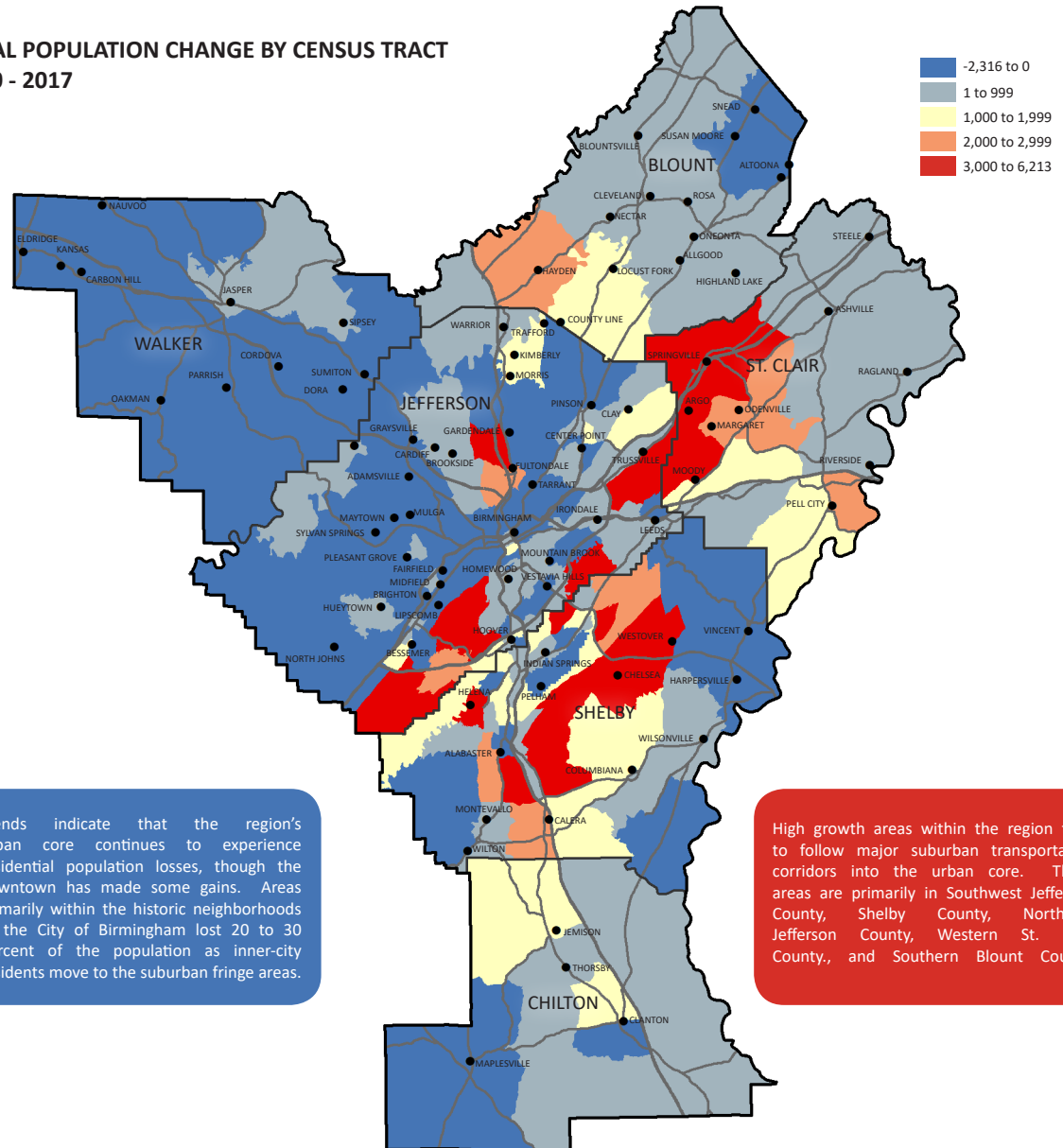


COUNTY POPULATION SHARE, 2017



● BLOUNT
 ● CHILTON
 ● JEFFERSON
 ● ST. CLAIR
 ● SHELBY
 ● WALKER

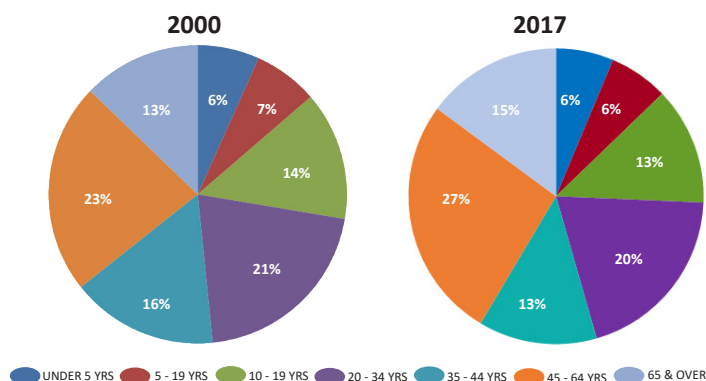
TOTAL POPULATION CHANGE BY CENSUS TRACT 2000 - 2017



Trends indicate that the region's urban core continues to experience residential population losses, though the downtown has made some gains. Areas primarily within the historic neighborhoods of the City of Birmingham lost 20 to 30 percent of the population as inner-city residents move to the suburban fringe areas.

High growth areas within the region tend to follow major suburban transportation corridors into the urban core. These areas are primarily in Southwest Jefferson County, Shelby County, Northeast Jefferson County, Western St. Clair County, and Southern Blount County.

AGE COHORTS: 6-COUNTY RPCGB REGION

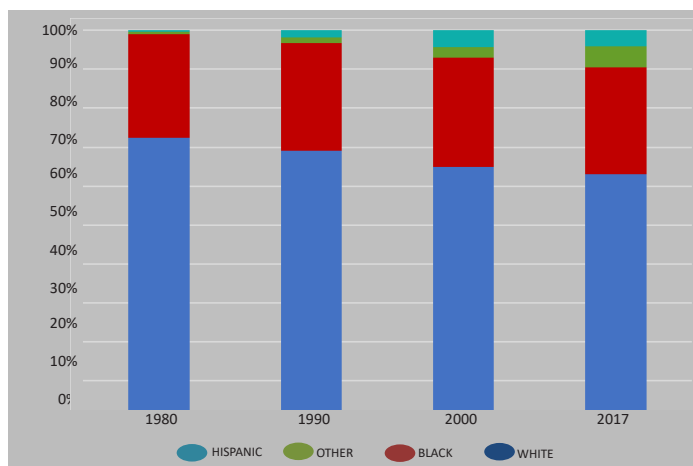


The change in the percent share of age groups between 2000 and 2017 is most notable among the working age population, with those aged 35 to 44 years decreasing from 16% to 13% over the timeframe and those aged 45 to 64 years increasing from 23% to 27%. These changes are indicative of the region's increasing senior/elderly population as the baby boomer generation continues to age.

DIVERSITY

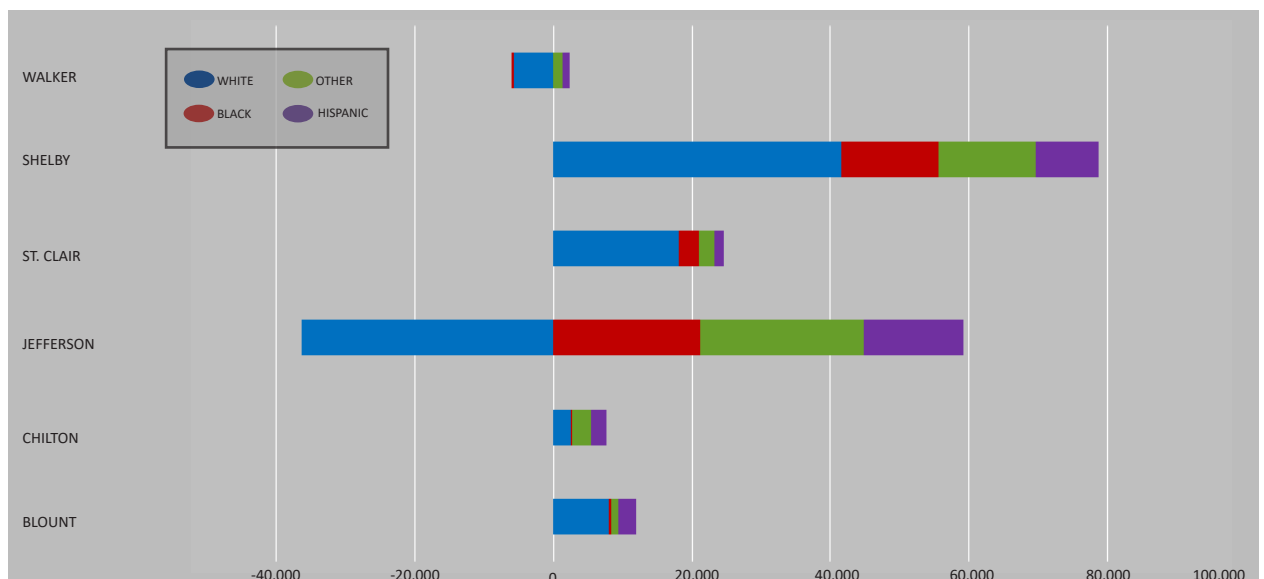
The RPCGB Region has become more diverse over the last several decades. According to US Census data, racial and ethnic minorities constituted over two-thirds of the region's population growth since 2000. In addition to domestic minority population increases, increasing trends of multiracial marriage, interracial births, and foreign immigration - particularly from Latin America and Asia - have contributed significantly to heterogeneity of the region. Between 2000 and 2017, the RPCGB Region's foreign born population more than doubled, adding 22,559 residents to the region bringing the foreign born population total to 44,694. Of these residents, an estimated 53% arrived from Latin America, 29% from Asia, and 18% from some other continent.

**REGIONAL POPULATION COMPOSITION
BY SELECTED RACE & ETHNICITY, 1980 - 2017**

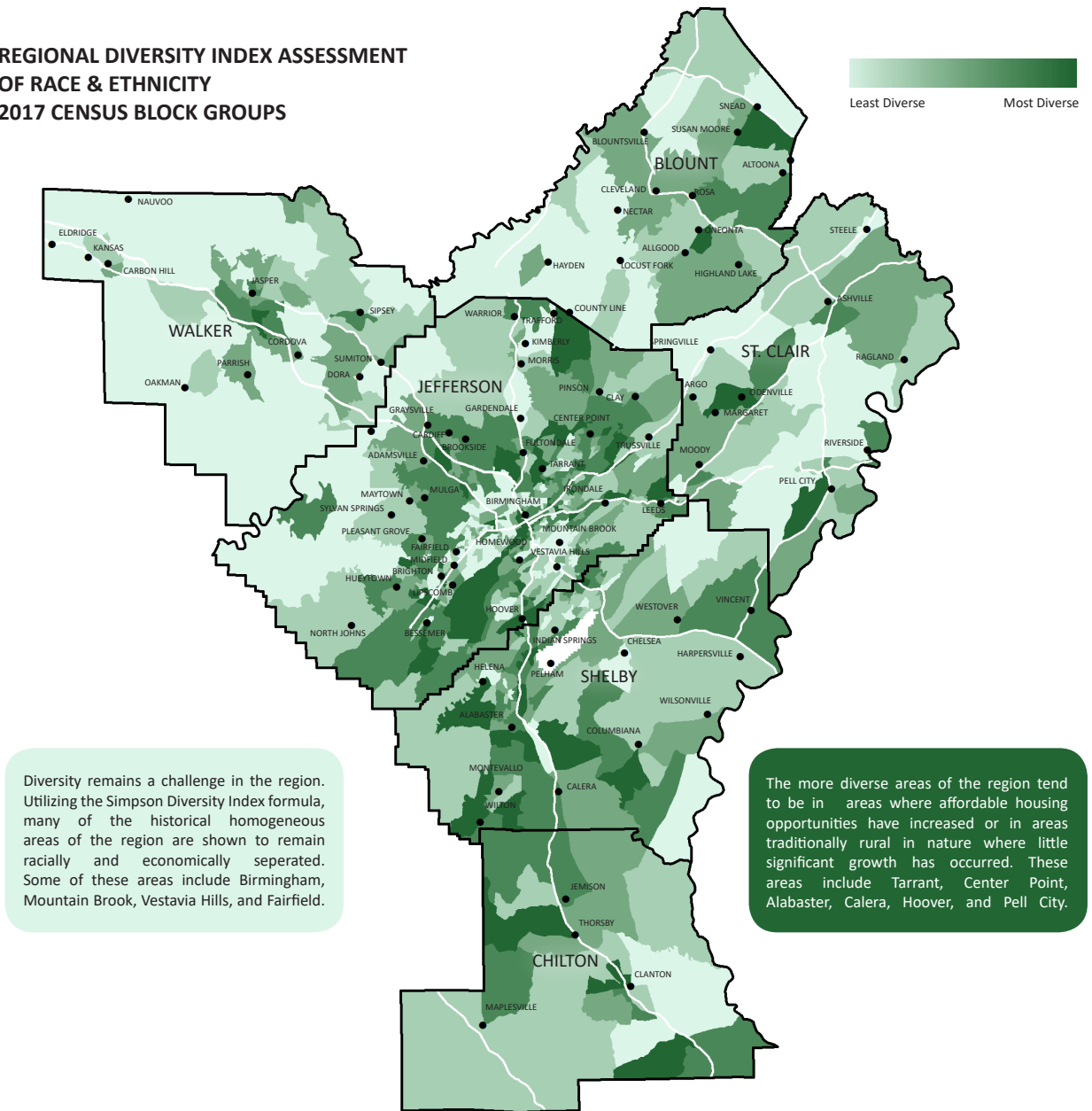


The chart below illustrates the changing demographics within the counties as well as the region. All racial categories within the region have experienced increases between 2000 and 2017. Within the counties, Jefferson's white population has decreased by about 28,000 while all other racial and ethnic categories have increased. With the exception of Walker County, white population increases outpaced the other racial/ethnic categories in all other counties, indicative of a continuing trend of white residential out-migration from Jefferson into the surrounding counties.

COUNTY POPULATION CHANGE BY SELECTED RACE & ETHNICITY, 2000 - 2017



REGIONAL DIVERSITY INDEX ASSESSMENT OF RACE & ETHNICITY 2017 CENSUS BLOCK GROUPS

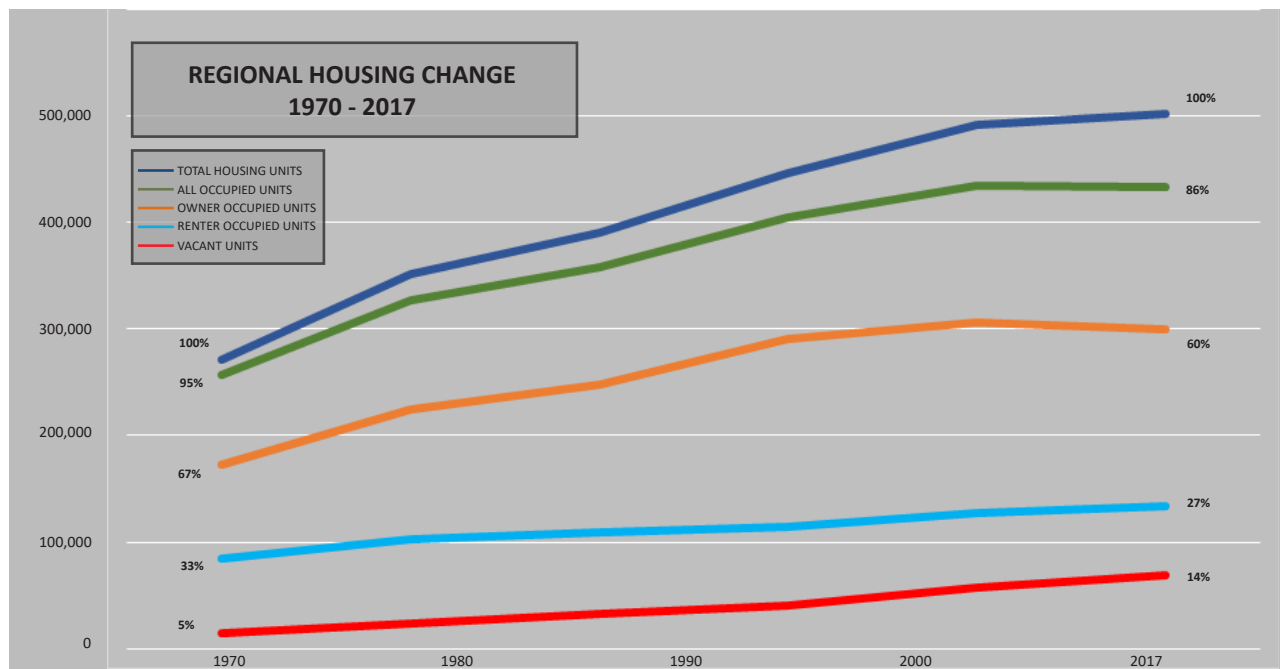


The extent to which diversity exists in a given area is related to other factors such as economic diversity, housing options, and neighborhood trends. The level of economic diversity an area may possess speaks to the type and amount of employment opportunities and associated income levels. The availability and types of housing options also influence the level of diversity. The prevalence of a uniform type, age and/or density of housing units will increase social separation through economic exclusion. Neighborhood trends affect diversity through combinations of the above factors as well as historic tendencies. Older, established neighborhoods tend to carry a tradition of belonging to one racial/ethnic group. Conversely, suburban neighborhoods typically have newer construction with no such tradition but still have less economic diversity than their established, urban counterparts.

HOUSING

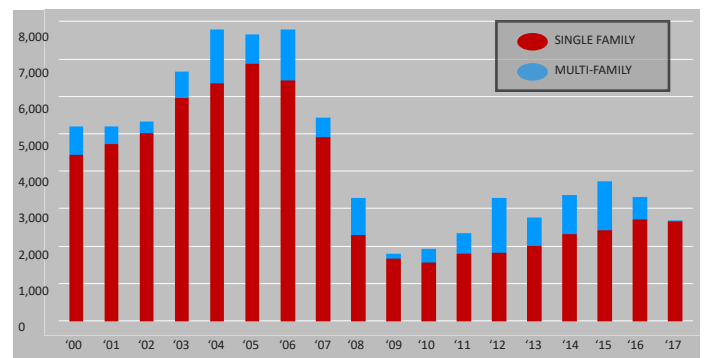
The number of housing units in the RPCGB Region increased from 445,993 in 2000 to 491,044 in 2010, an addition of 45,051 units representing a 10% increase over the decade. According to recent estimates, the region added an additional 11,300 units between 2010 and 2017 bringing the total number of housing units to 502,344.

Since 1970 the RPCGB Region added 220,467 housing units, averaging over 46,000 new units per decade or 4,907 annually. During this same period, the proportion of owner-occupied units to renter-occupied units remained relatively consistent while the proportion of vacant units more than doubled from 5% in 1970 to 14% in 2017.



Housing construction trends in the region averaged a total of 6,383 units annually between 2000 and 2007. After the market downturn in 2008, the region averaged 2,799 units annually. As illustrated in the graphic, however, the region is improving, having issued an estimated 2,679 construction permits in 2017. Jefferson County issues more permits on average than the other counties within the region with 2,594 (59%) permits annually. Shelby County averages 1,425 (32%) permits annually, followed by St. Clair with 6% and Blount, Chilton and Walker counties each with 1%.

REGIONAL HOUSING CONSTRUCTION TRENDS, 2000 - 2017



The number of multi-family units constructed each year tend to vary in reaction to regional market housing demands. Between 2000 and 2017 these permits averaged 18% of all permits issued, but in 2017 was 0.5 percent.

The concentrations of occupied households, like population, have shifted from the urban core and have spread into the suburban fringes. While the overall total number of housing units and occupied households have increased, the densities have decreased as housing demands move further out from the urban core where land is available and more affordable. Other factors contribute to the suburbanization trend such as the age of existing housing stock, the perceptions of area public school systems, and increases in income.

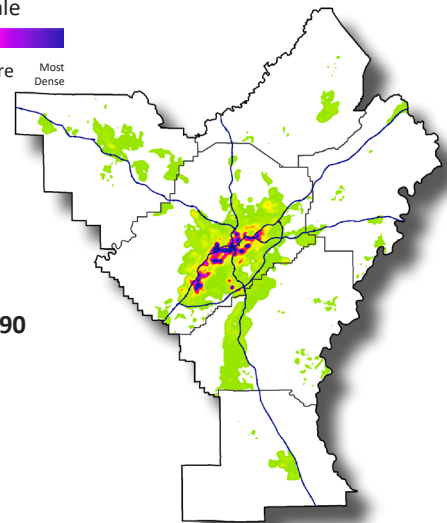
Much of the housing in Birmingham's urban core and surrounding neighborhoods was constructed immediately after World War II when economic prosperity and employment opportunities fueled a post-war housing boom. These aging homes, often vacant and in various states of disrepair, compel residents to seek housing in newer, more stable areas. Concurrently, increases in household income and the desire of families to provide safe homes and enriching educational opportunities to their children have provided a means and purpose that has perpetuated the suburbanization trend.

By 2017, significant increases in the concentrations of housing units are evident in Shelby County. Notable increases have also occurred in western St. Clair County and southern Blount County. While the urban core has experienced residential decentralization, it still remains the economic center of the region, providing a substantial number of jobs to suburban residents who commute daily into the urban core. This trend is expected to continue even as suburban development and land conversion opportunities begin to decrease, and as transportation costs continue to increase.

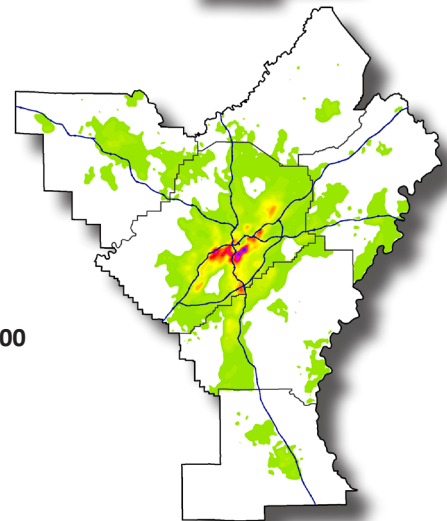
CONCENTRATIONS OF HOUSING UNITS 1990 - 2017

Density Scale
Least Dense Units Per Acre Most Dense

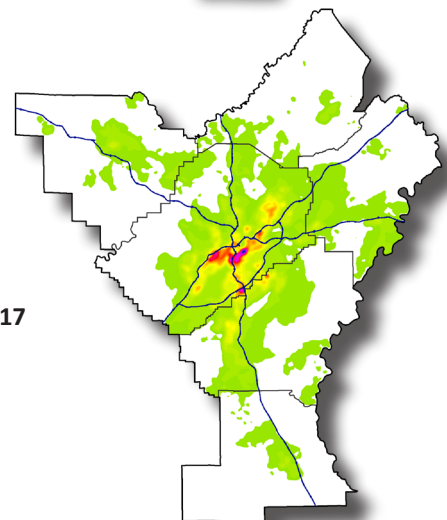
YEAR 1990



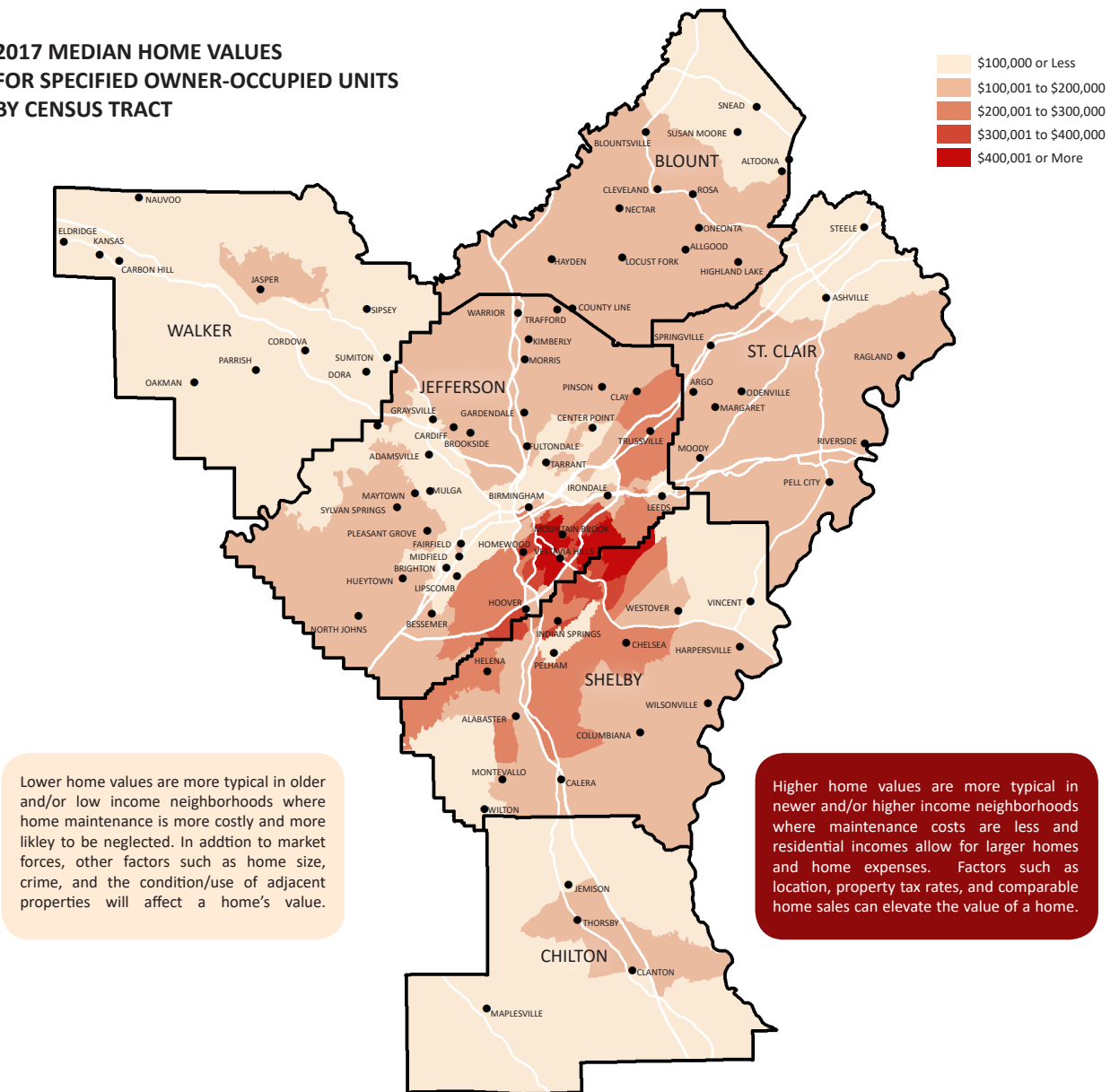
YEAR 2000



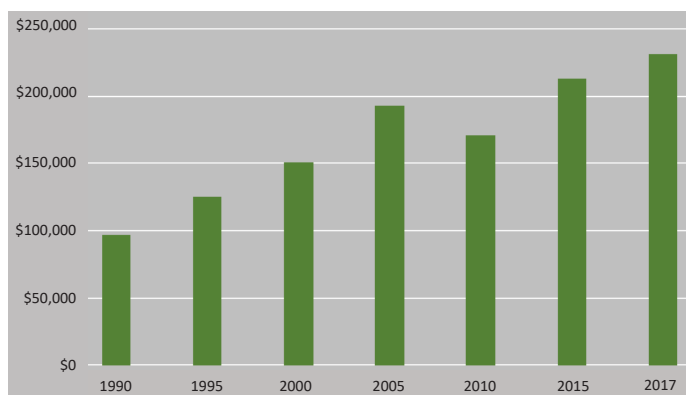
YEAR 2017



2017 MEDIAN HOME VALUES FOR SPECIFIED OWNER-OCCUPIED UNITS BY CENSUS TRACT



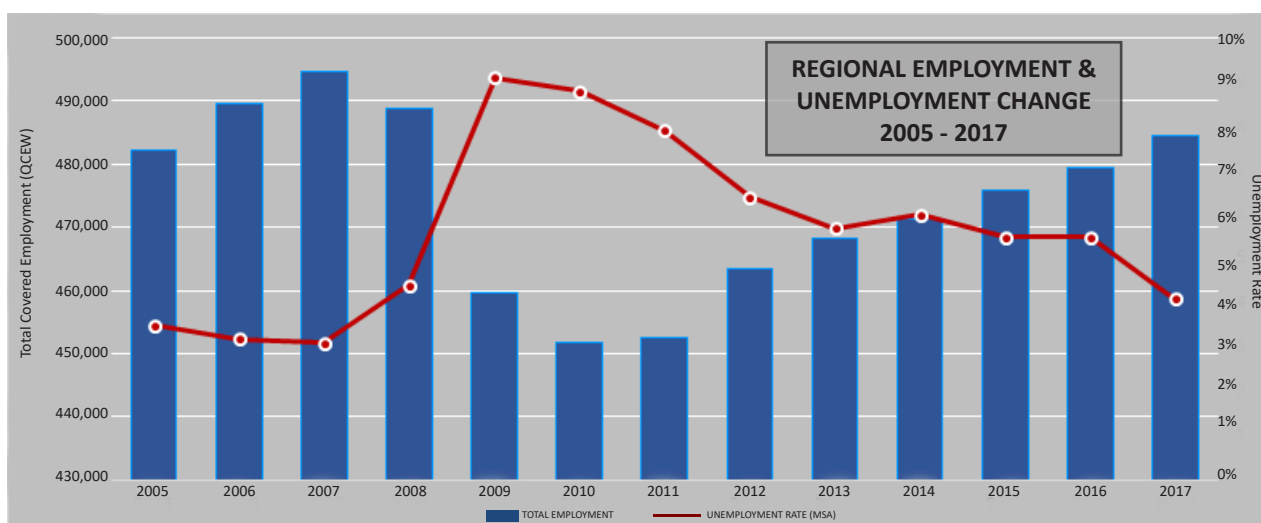
REGIONAL AVERAGE HOME SELLING PRICE, 1990 - 2017



The selling prices of homes have steadily increased over the last several decades. The largest increase having occurred between 2000 and 2005 with a 28% increase. By 2010, however, average home selling prices in the region dropped by nearly 12% due to the economic recession. Between 2010 and 2017 the market has seen encouraging recovery momentum with selling prices increasing by 35%.

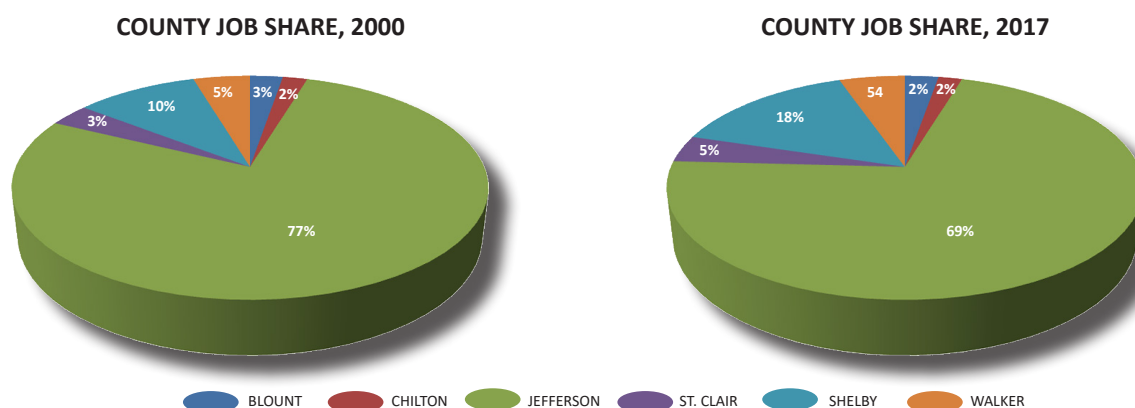
EMPLOYMENT

According to data from the Bureau of Economic Analysis and the Bureau of Labor Statistics, the RPCGB Region added 2,213 (+0.5%) jobs between 2005 and 2017, bringing the region's employment total to an estimated 484,461. Between 2005 and 2007, the region added over 12,474 jobs, a 3% increase. The economic recession that began in 2008 decreased employment to 451,893 by 2010, a decrease of 30,355 (-6%). By 2017 the region added an estimated 32,568 jobs back into the market. While still below pre-recession levels, the region's outlook is positive.

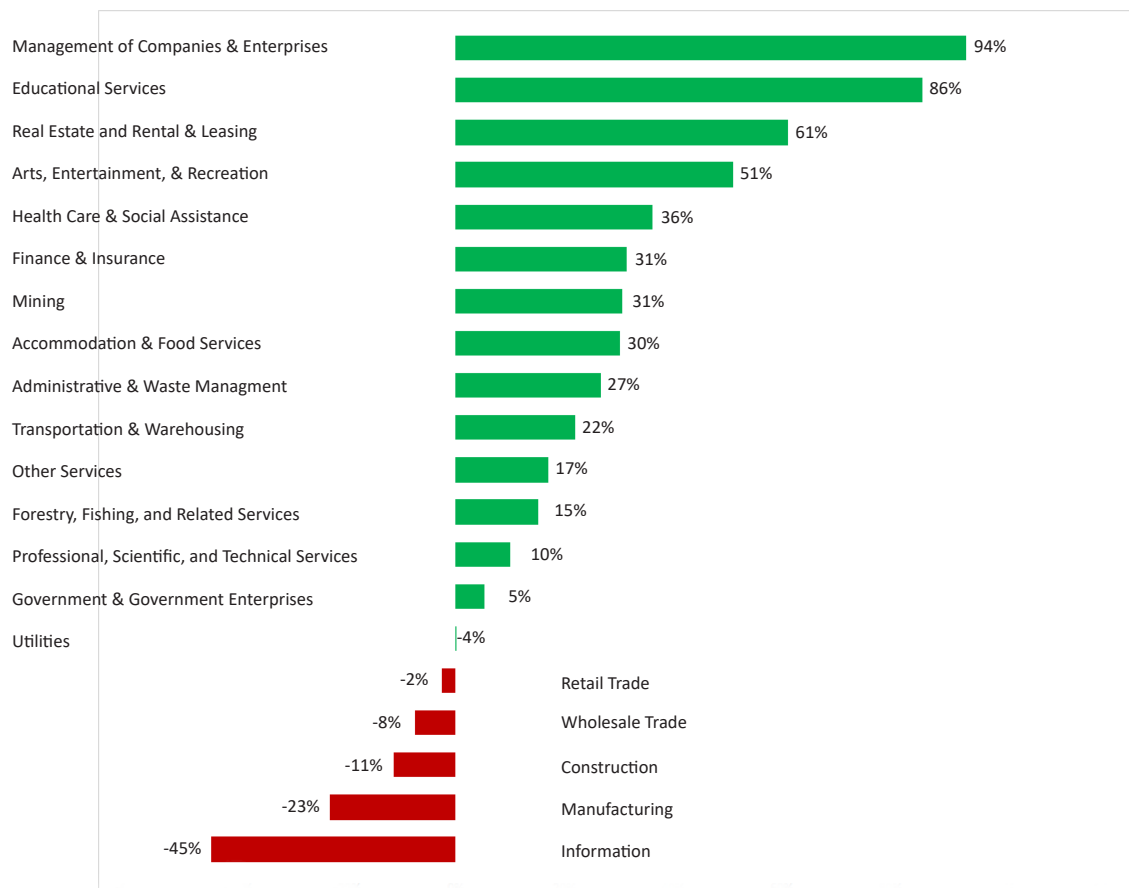


The region's unemployment rate remained under 5% from 2005 to 2008 but jumped to 9% by 2009 when the recession's effects were felt. After 2009, the region's unemployment rate has declined, implying that the region's labor force is slowly getting back to work. The region's unemployment rate has decreased to 4.1% in 2017, providing further evidence that the region's labor force is recovering from the economic recession.

As the job market improves, it also continues to shift along with the trends in population and housing. Over the last decade, the counties within the region have begun to experience changes in their respective shares of the region's employment. As the suburbanization trend continues, jobs are moving from the urban areas of Jefferson County into the more suburban areas of Shelby and St. Clair counties. Much of these job shifts are in the form of retail and professional services.



EMPLOYMENT CHANGE BY INDUSTRY 2001 - 2017



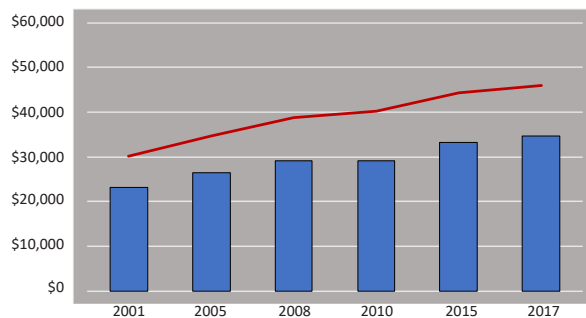
The regional economy has become much more diversified in recent decades. Once dominated by the manufacturing industry, the economy has become a financial and educational center. While the effects of the economic recession are still being felt, the region appears to be recovering well in many industries. Data published by the U.S. Bureau of Economic Analysis indicates that Educational Services and Management industries have made the largest gains between 2001 and 2017, nearly doubling the number of employment within those sectors. The Health Care industry has had the largest employment gain, adding 18,259 jobs (+36%) within that timeframe. The Finance industry, having struggled since the recession, added nearly 12,000 jobs between 2001 and 2017.

Conversely, the Manufacturing industry has continued to decline, losing nearly 12,000 jobs between 2001 and 2017. Losses within Retail and Wholesale Trade, Construction, and Information are largely due to the effects of the 2008 recession and changing consumer market trends. With the recent expansions of the auto industry and the development of an intermodal rail facility, these industry sectors are expected to see future gains. Additionally, as the market continues to improve, activity within the Construction and Retail Trade industries will improve as well.

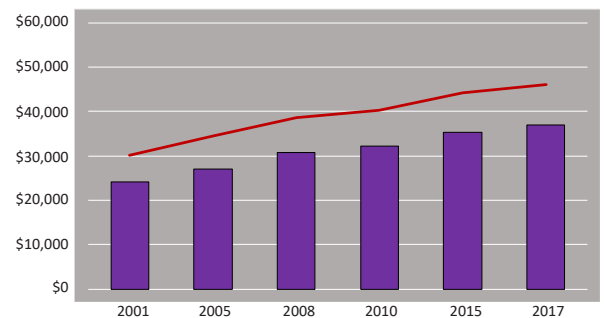
AVERAGE ANNUAL PAY

The region's average annual pay has steadily increased between 2001 and 2017, rising 55% over that time. Within that same time frame, the average annual pay in the State of Alabama rose by 53%, increasing from \$30,102 in 2001 to \$45,997 in 2017. Within the counties of the region, Chilton and Shelby counties have outpaced the state, increasing by 63% and 61% respectively. Both Jefferson and Shelby counties pay more annually than the State average. While the other counties have all experienced increases in average annual pay, the wages and salaries in these counties remain lower than that of the state. Blount has had the slowest increase with 50%, and St. Clair, Jefferson, and Walker counties each with 53%.

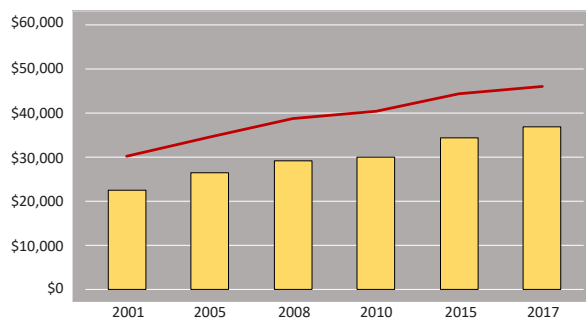
**BLOUNT COUNTY AVERAGE ANNUAL PAY,
2001 - 2017**



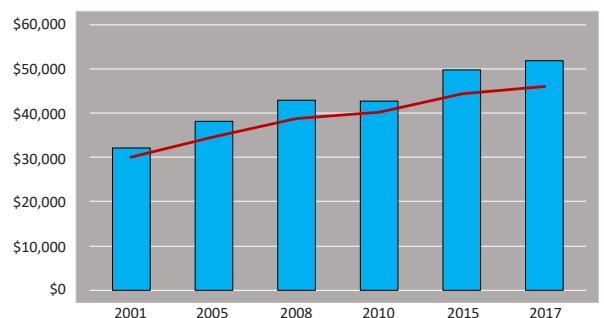
**ST. CLAIR COUNTY AVERAGE ANNUAL PAY,
2001 - 2017**



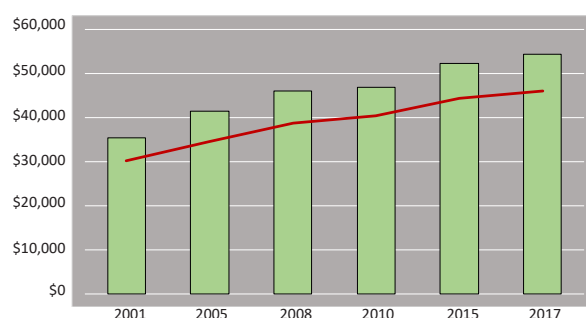
**CHILTON COUNTY AVERAGE ANNUAL PAY,
2001 - 2017**



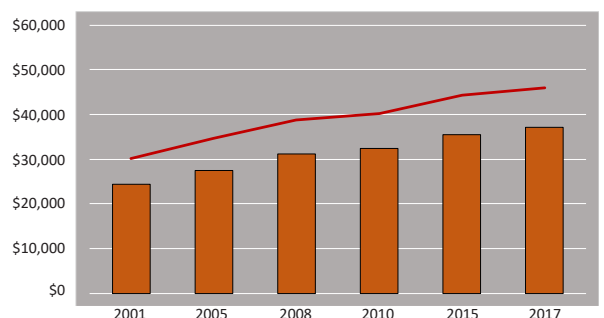
**SHELBY COUNTY AVERAGE ANNUAL PAY,
2001 - 2017**



**JEFFERSON COUNTY AVERAGE ANNUAL PAY,
2001 - 2017**

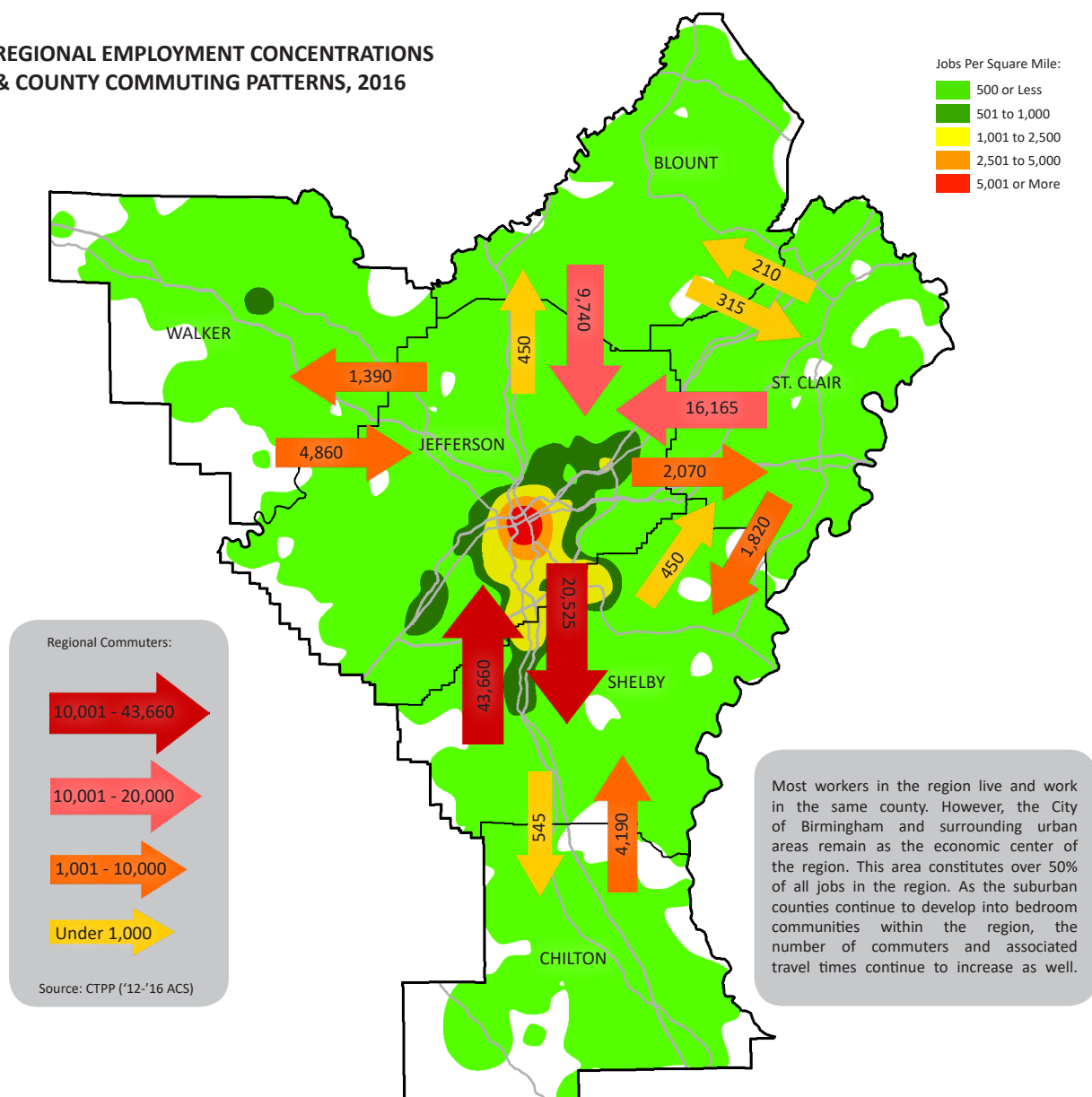


**WALKER COUNTY AVERAGE ANNUAL PAY,
2001 - 2017**



● BLOUNT
 ● CHILTON
 ● JEFFERSON
 ● ST. CLAIR
 ● SHELBY
 ● WALKER
 — STATE OF ALABAMA

REGIONAL EMPLOYMENT CONCENTRATIONS & COUNTY COMMUTING PATTERNS, 2016



REGIONAL COUNTY COMMUTING PATTERNS 2012 - 2016 ANNUAL AVERAGE

| | | ORIGIN COUNTIES | | | | | | |
|----------------------|----------------|-----------------|---------|-----------|-----------|--------|--------|---------|
| | | BLOUNT | CHILTON | JEFFERSON | ST. CLAIR | SHELBY | WALKER | TOTAL |
| DESTINATION COUNTIES | BLOUNT | 7,205 | 0 | 450 | 210 | 10 | 80 | 7,955 |
| | CHILTON | 0 | 8,335 | 220 | 15 | 545 | 0 | 9,115 |
| | JEFFERSON | 9,740 | 1,860 | 257,415 | 16,165 | 43,660 | 4,860 | 333,700 |
| | ST. CLAIR | 315 | 0 | 2,070 | 14,080 | 450 | 40 | 16,955 |
| | SHELBY | 405 | 4,190 | 20,525 | 1,820 | 50,890 | 245 | 78,075 |
| | WALKER | 205 | 0 | 1,390 | 40 | 140 | 15,780 | 17,555 |
| | REGIONAL TOTAL | 17,870 | 16,923 | 290,353 | 27,060 | 99,763 | 22,977 | 488,262 |