

# AMARILLO



## SURVEY OF HOUSING 2009



*THE PLANNING DEPARTMENT  
THE CITY OF AMARILLO, TEXAS*

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**2009 SURVEY OF  
AMARILLO HOUSING**

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April 2009

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## General Information

### < **Local Housing Sales**

Selected information for the Local Housing Sales section was obtained from the Amarillo Association of Realtors and the Multiple Listing Service (MLS). The four MLS quadrants within the City limits are used in this analysis.

### < **Home Mortgage Disclosure Act**

This section provides information as to what purpose the Home Mortgage Disclosure Act serves. Local home mortgage data are listed by census tract.

### < **Amarillo Apartment Study**

The annual Amarillo Apartment Study surveys apartment complexes with eight or more units. Apartment owners and/or managers were contacted by telephone and asked a series of questions. Most of the larger apartment complexes responded to the survey. However, it was difficult to contact and get a response from many smaller complexes with less than 20 units. Of the 131 complexes contacted, 100 answered 100% of the questions for a total sampling of 12,637 units. This represents approximately 82% of all the apartment units in Amarillo.

The City is geographically divided into eight planning areas. Note that these are different than the MLS areas used in the Local Housing Sales section.

### < **Amarillo Rental Housing Study**

This section is a study of rental housing types other than apartments of eight or more units. It consists of units that became available for rent as listed in the classified ads of the local newspaper. An effort was made to sample all housing types across the City (single family, duplex, apartments, and mobile homes). Throughout the City, 1,641 rental-housing units were sampled.

### < **Housing for the Elderly**

In order to determine occupancy rates for elderly housing, a phone survey of area facilities was conducted.

### < **Vacant Residential Lot Study**

A study was conducted to determine the number of vacant, platted lots available for residential development in the City.

# Amarillo Housing Study

## Background

The U.S. housing market peaked in 2005 with over 1.28 million new homes sold and a homeownership rate of 68.9 percent, as reported by the U.S. Census Bureau. However, the national housing market has been in a substantial backwards slide since the highs of 2005. In 2008, the number of new homes sold in the U.S. fell to 482,000. Moreover, during the second quarter of 2008, 1.19 percent of all loans entered foreclosure, up 83 percent from the second quarter of 2007.

The housing market in Amarillo has weathered the sub-prime crisis relatively well and remains stronger than much of the nation. However, Amarillo's housing market did peak in 2006 with over 2,700 total sales. Despite the drop off since 2006, two national real estate forecasters rank Amarillo in the top five hottest U.S. housing markets. On October 27<sup>th</sup>, 2008 on NBC's "Today" show, Barbara Corcoran, a New York real estate mogul, listed Amarillo as the second best place for real estate investors to "make money". Additionally, Veros Real Estate Solutions also predicted Amarillo to be the fourth strongest housing market in the nation for the 12-month period between September 2008 and September 2009.

## Local Housing Sales

According to data obtained from MLS information provided by Amarillo Association of Realtors, Inc., Amarillo's average sales price for a single-family home has increased 46% from \$93,292 (2000) to \$136,382 (2008). This average sales price for 2008 also represents a significant increase of \$3,304 over the previous year. Despite the fall off in total sales from 2007 to 2008 shown below, total sales for 2008 (2,334) increased 12.5 percent over the total number of sales in 2000 (2,074).

**Table 1: Sale price of a Single-Family Home**

Area	2007 Sale \$	2008 Sale \$	% Change 2007-2008		2007 Number of Sales	2008 Number of Sales
			\$	Sales		
<b>Area 1 (Northwest)</b>	\$123,440	\$136,686	11%	-6%	510	482
<b>Area 2 (Southwest)</b>	\$173,244	\$169,905	-2%	-6%	1,064	1,001
<b>Area 3 (Northeast)</b>	\$63,176	\$61,530	-3%	-16%	294	248
<b>Area 4 (Southeast)</b>	\$107,030	\$111,275	4%	-9%	663	603
<b>City Average</b>	\$133,078	\$136,382	2%	--	--	--
<b>Total Sales</b>	\$336,820,650	\$318,315,822	-6%	-8%	2,531	2,334

These averages include MLS (Multiple Listing Service) sales of single-family homes, condominiums, town houses and garden/patio homes. They do not include single-family homes with rental units. Information supplied by the Amarillo Association of Realtors, Inc. For a map of the areas, see map 1 in the appendix.

## Table 2: Single-Family Sale Price Per Unit Size

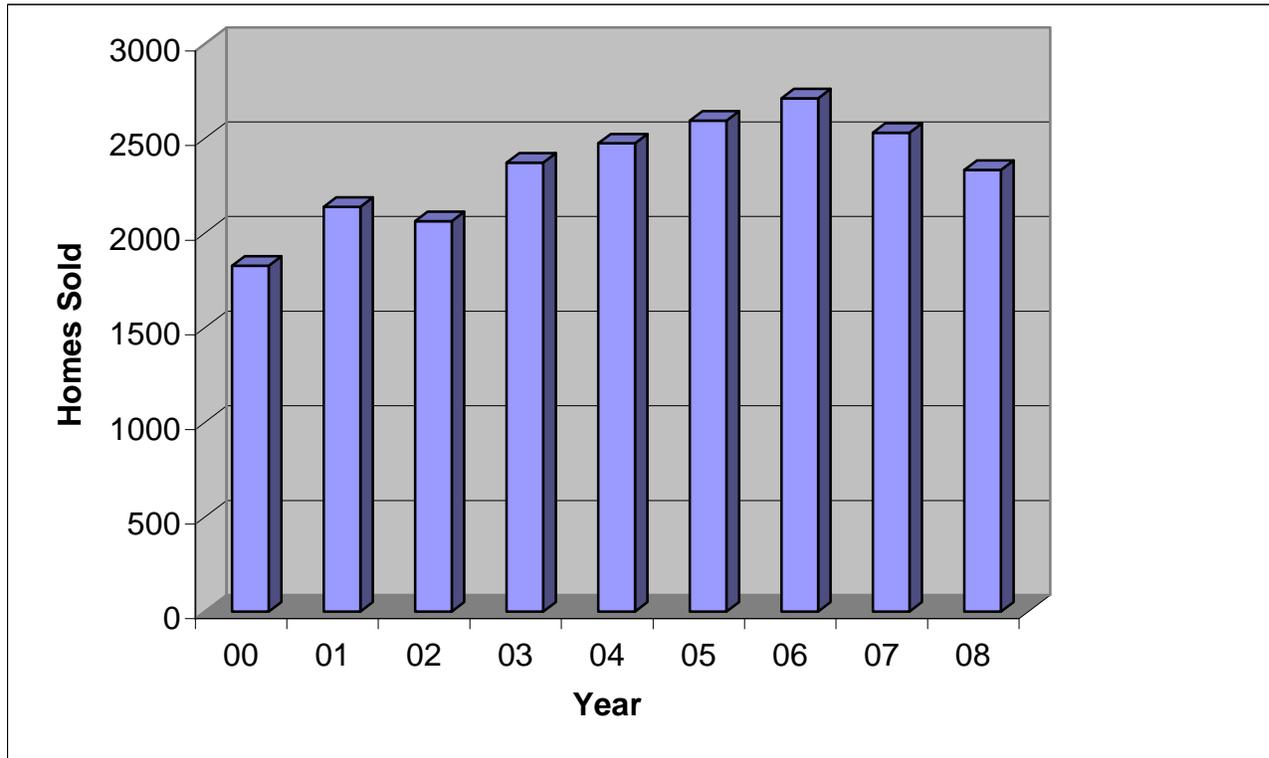
City of Amarillo

Unit Size	2007 Average Sale \$	2008 Average Sale \$	% Change 2007-2008		2007 Number of Sales	2008 Number of Sales
			\$	Sales		
2 Bedroom	\$75,456	\$78,565	4%	-8%	422	387
3 Bedroom	\$123,786	\$128,496	4%	-6%	1599	1501
4 Bedroom	\$207,809	\$212,423	2%	-12%	444	389

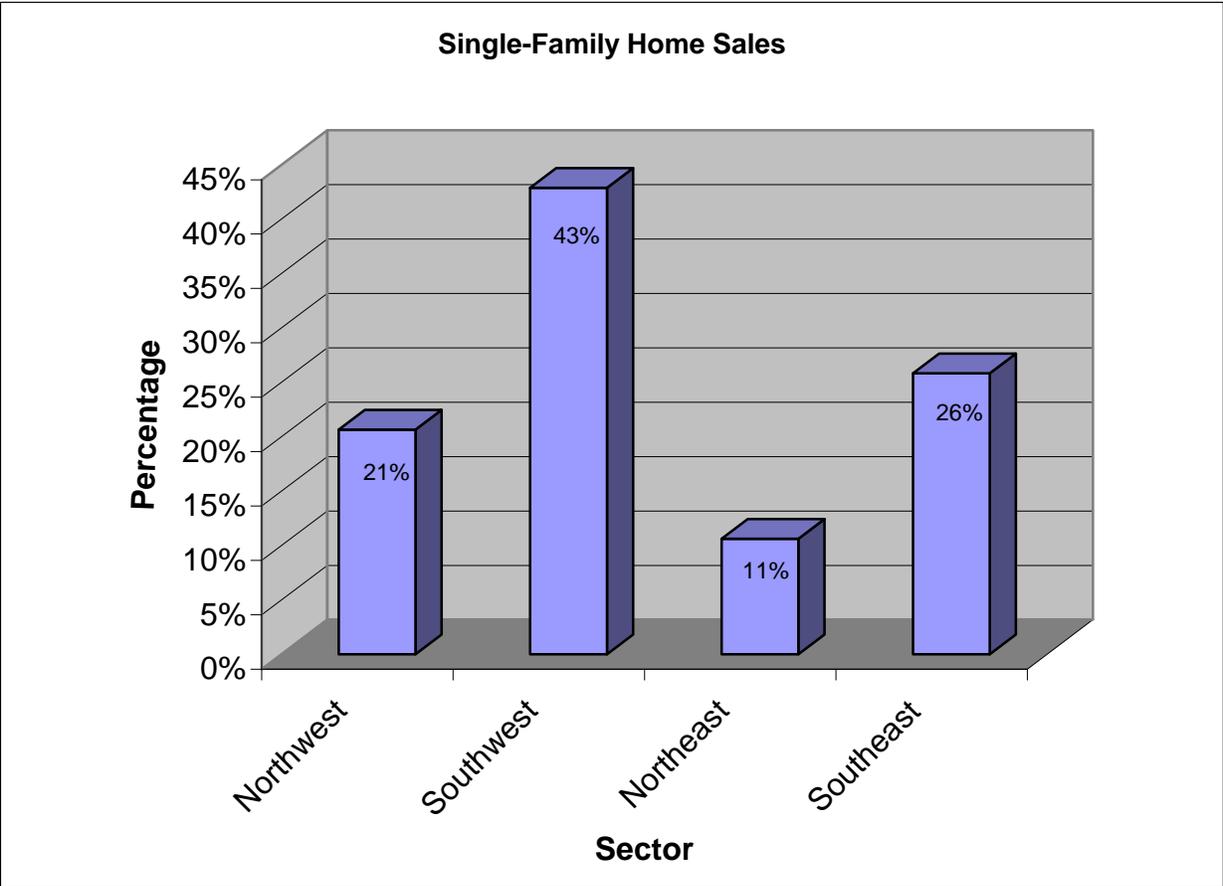
## Sales Volume

### Graph 1: Housing Sales Activity

Overall Housing Sales



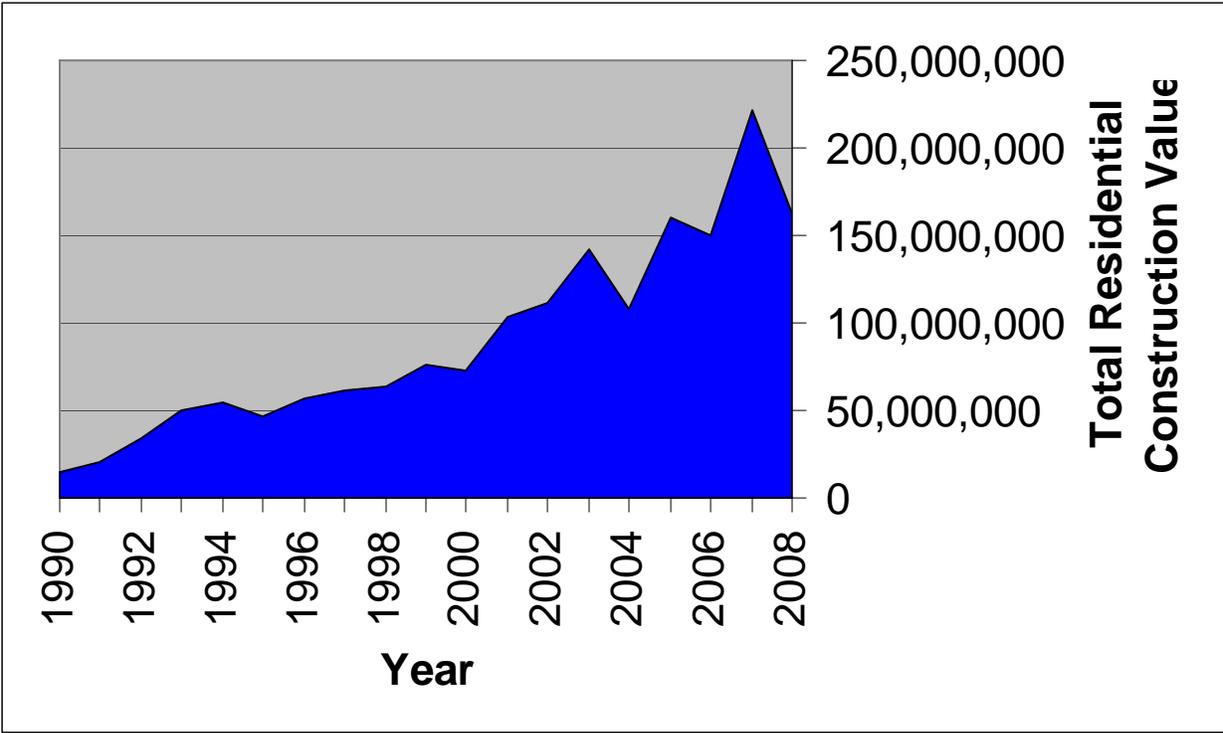
**Graph 2: Percentage of Sales By Quadrant (2008)**



# Residential Construction

Residential construction values in Amarillo have seen a rise of 574 percent since 1990. Total residential construction value in 1990\* equaled \$24 million, while 2008 residential construction value was a little over \$162 million. The large spike in value in 2007 largely coincides with the addition of several multiple-family complexes. 2007 added 846 new multi-family units, an increase of over 550 units from 2006. Additionally, 2000 thru 2006 averaged 244 new multi-family units annually. The 2007 number of 846 units represents an increase of 246 percent from the previous seven-year average. Taking into consideration the unusually high volume of multiple-family units added in 2007 and the return to 2000 to 2006 multi-family unit averages (252 units in 2008), residential construction values in 2008 saw a modest decline from 2007.

**Graph 3: Total Value of New Residential Construction**



-New Residential Construction Values do not include additions or alterations.  
-\*Values have been adjusted to 2008 dollars using the National Consumer Price Index.  
-For further information, see Appendix A.

The 2008 average construction value per square foot for a single-family house in Amarillo was \$85.35, \$84.65 in Potter County and \$85.49 in Randall County. The average square footage for a new single-family home in 2008 was 3,301 in Potter County and 2,796 in Randall County. The average construction value of a new home in 2008 increased by \$20,039 over the previous year, representing an 8.9 percent increase. Since 2000, Amarillo has seen a rise of 110 percent in construction value for a new single-family home. This rise in new home values in Amarillo bucks the national trend of plummeting home values.

**Table 3: Average Construction Value**

Single Family Home

Year	Average Value	Percent Change
2000	\$116,723	—
2001	\$137,976	18.2%
2002	\$145,593	5.5%
2003	\$153,239	5.3%
2004	\$154,472	0.8%
2005	\$176,239	14.1%
2006	\$194,003	10.1%
2007	\$224,806	15.9%
2008	\$244,845	8.9%

In 2008, there was a total of 210.43 acres platted for single-family lots in Amarillo and the surrounding 5-mile Extraterritorial Jurisdiction (ETJ). Of those 210.43 platted acres, 151.34 acres were within the city limits of Amarillo creating 424 new residential lots. Excluding right-of-way the average size of a new lot (within City limits) in 2008 is 11,084.03 square feet.

As has been the case for several years, the majority of residential lots platted are located in the southwest portion of the City (Census Tract 216.07; Hillside Terrace Estates, The Colonies, and Greenways at Hillside). For further information and a census tract map, see Appendix B.

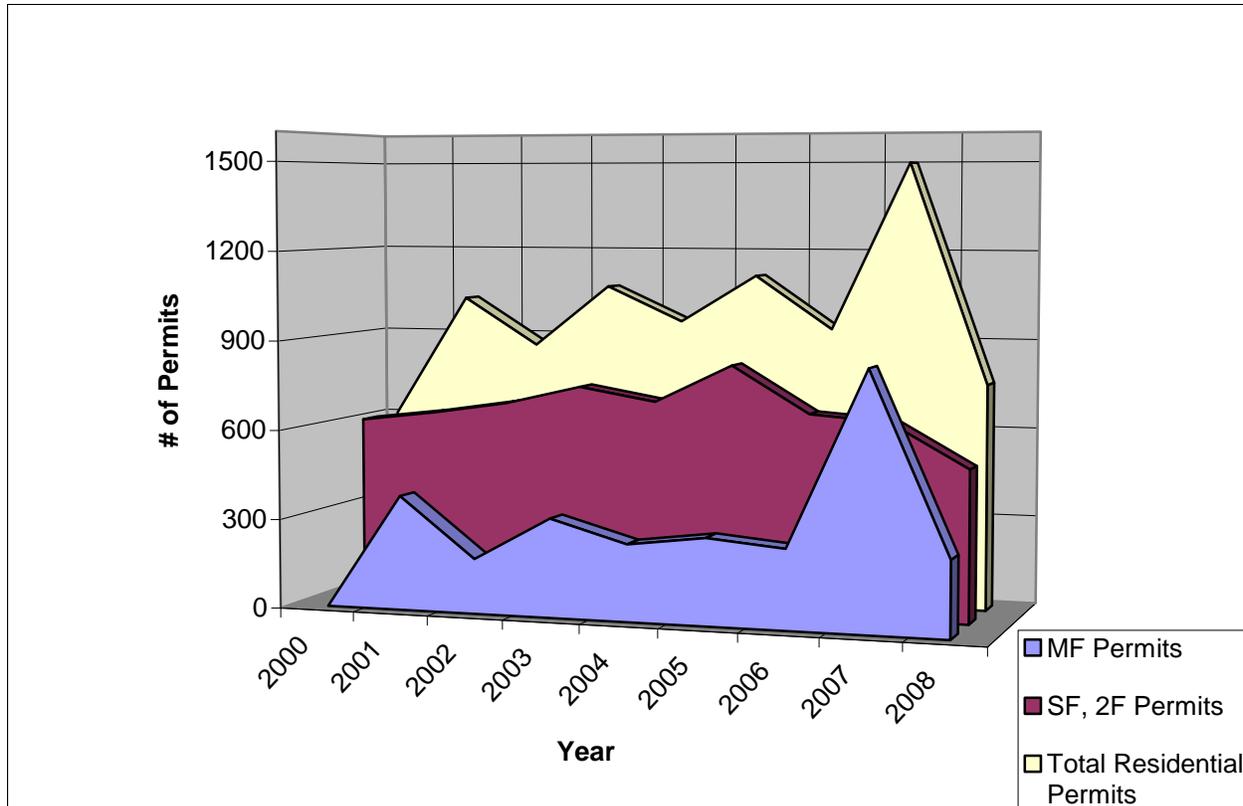
Despite the rise in residential construction values and sale price of a single-family home, residential building permits have significantly decreased from the 2007 totals. There was a total of 505 single-family residential permits issued in 2008, as opposed to 650 in 2007. This is a decrease of 145 permits or 22 percent. From 2000 to 2007, Amarillo averaged 689 single-family and two-family residential permits a year. Since the peak of 824 permits issued in 2005, Amarillo has seen a significant decline in residential building activity.

Following recent trends, residential building activity continues primarily in the South, Southwest and Northwest areas. Building permit information for the past eight years is listed in the table below. More detailed information regarding building permits can be found in Appendix B.

**Table 4: New Residential Building Permits**

	2000	2001	2002	2003	2004	2005	2006	2007	2008
<b>SF &amp; 2F Units</b>	609	640	679	741	697	824	670	650	505
<b>MF Units</b>	0	384	184	329	256	288	264	846	252
<b>Totals</b>	609	1024	863	1070	953	1112	934	1496	757

**Graph 4: Residential Building Permit Trends**



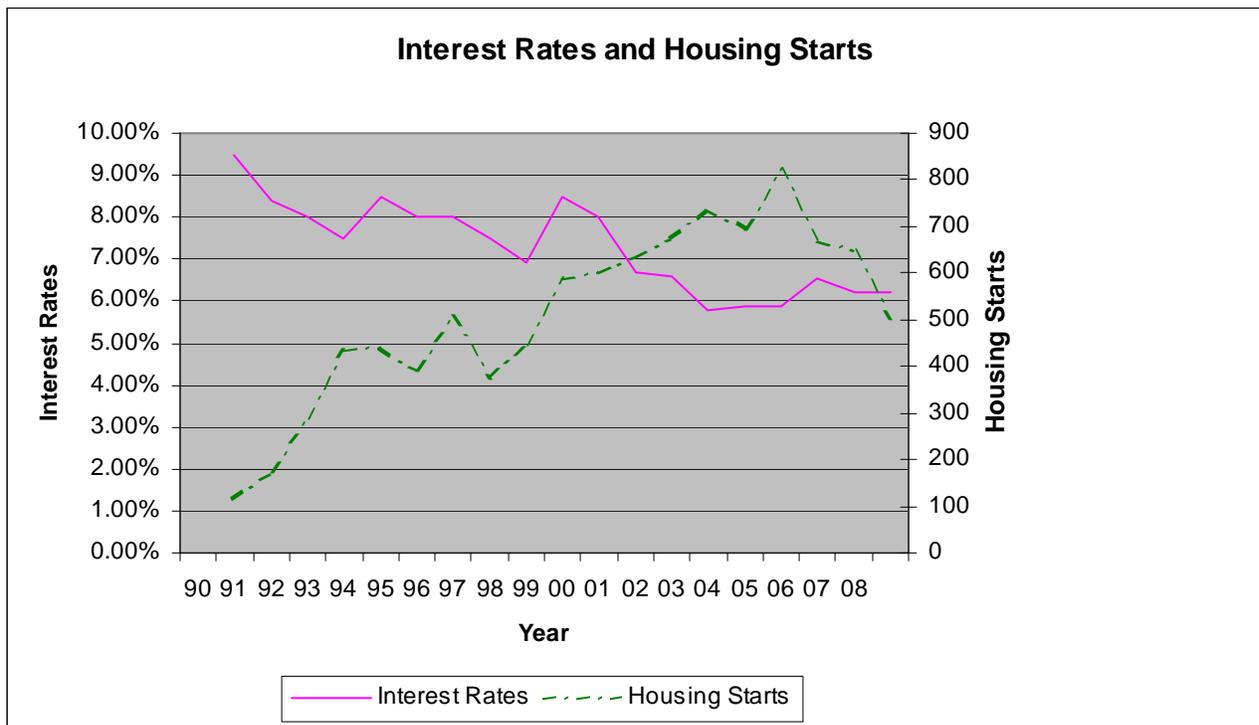
Demolitions decreased by 37 in 2008 over 2007, from 71 to 34. Potter County continues to have the majority of demolitions in large part due to the age of the structures in that portion of Amarillo. Demolition of residential units includes single-family units, duplex units, and apartment units. Only vacant structures that have deteriorated beyond the point of cost effective rehabilitation are razed. Through demolition or rehabilitation, the City of Amarillo is actively seeking to reduce the number of unsafe and substandard units and at the same time create sites for possible redevelopment.

**Table 5: Residential Demolitions and Move-Outs by County**

DEMOLITION AND MOVE- OUT DATA					
Year	County	One Family	Two Family	Multi Family	Total
2000	Potter	36	0	0	36
	Randall	2	0	0	2
2001	Potter	22	1	1	24
	Randall	0	0	0	0
2002	Potter	36	2	4	42
	Randall	1	0	0	1
2003	Potter	34	4	0	40
	Randall	1	2	0	1
2004	Potter	49	0	0	49
	Randall	3	0	0	3
2005	Potter	42	6	26	80
	Randall	1	0	8	9
2006	Potter	53	1	2	56
	Randall	3	0	0	3
2007	Potter	44	2	4	50
	Randall	9	0	12	21
2008	Potter	27	2	4	33
	Randall	1	0	0	1

Home mortgage loan interest rates generally have a direct relationship with the number of housing starts seen in a community. Typically as interest rates go down, housing starts rise and vice versa. This general relationship is displayed in Amarillo's numbers over the past eighteen years. Interest rates saw an eighteen-year low in 2003 at 5.77 percent. In the peak construction year of 2005, interest rates were at 5.9 percent with over 800 housing starts. Over the last two years, interest rates have held relatively constant with an average annual interest rate of 6.23 percent in 2007 and 6.22 percent in 2008, while housing starts have significantly declined.

**Graph 5: Interest Rates and Housing Starts**



## Affordability of a Home

According to the U.S. Department of Housing and Urban Development the 2009 estimated median family income for the Amarillo Metropolitan Statistical Area (MSA) is \$55,300. A family is considered low-income if their income for a year is below 80 percent of the median family income for the surrounding area. For the City of Amarillo, a clear majority of such families cannot afford to buy their own home as demonstrated in table 7.

**Table 6: Median Family Income by Income Groups**

Family Size	Extremely Low Income: 30% of Median	Very Low Income: 50% of Median	Low Income: 80% of Median
1 Person	\$11,600	\$19,350	\$31,000
2 Person	\$13,300	\$22,100	\$35,400
3 Person	\$14,950	\$24,900	\$39,850
4 Person	\$16,600	\$27,650	\$44,250
5 Person	\$17,950	\$29,850	\$47,800
6 Person	\$19,250	\$32,050	\$51,350
7 Person	\$20,600	\$34,300	\$54,850
8 Plus	\$21,900	\$36,500	\$58,400
<b>Estimated Median Family Income for Amarillo MSA (2009) \$55,300</b>			
Median family income levels are prepared by the U.S. Department of Housing and Urban Development			

Utilizing the Housing and Urban Development, SOCDS (State of the Cities Data System) 24.8 percent of the families in Amarillo fell under the low-income category and 62.2 percent under the middle-income category in 1990. These figures changed slightly in 2000, showing the number of families as low-income at 24.5 percent and families as middle-income at 62.5 percent.

Housing affordability is the standard that a family should not expend more than 30 percent of their annual income for housing costs, including utilities. The housing affordability gap is the difference between 30 percent of a family's annual income and the combined costs of utilities, insurance, taxes, and mortgage payments or rent. Assuming the 2009 median family income and using the before-mentioned 30 percent for housing costs, the median family monthly income available for housing is \$1,383.

### **Table 7: The Affordability Gap**

Thirty Percent of Monthly Income

**Those Unable to Afford Average Priced Home (Shaded)**

<b>Family Size</b>	<b>Extremely Low Income: 30% of Median</b>	<b>Very Low Income: 50% of Median</b>	<b>Low Income: 80% of Median</b>
<b>1 Person</b>	\$290	\$484	\$775
<b>2 Person</b>	\$333	\$553	\$885
<b>3 Person</b>	\$374	\$623	\$996
<b>4 Person</b>	\$415	\$691	\$1106
<b>5 Person</b>	\$449	\$746	\$1195
<b>6 Person</b>	\$481	\$801	\$1284
<b>7 Person</b>	\$515	\$858	\$1371
<b>8 Plus</b>	\$548	\$913	\$1460
<b>Median Family Income available for housing cost based on monthly mortgage of \$1,383</b>			

In 2007, 41 percent of all homes purchased in Amarillo were financed through Federal Housing Administration (FHA) loans, Veterans Administration (VA) loans, or Farm Service Agency (FSA) or Rural Housing Services (RHS) loans, compared to 35 percent in 2006. The high percentage of loans financed through government programs demonstrates this large gap in consumer affordability and the continued trend towards homebuyer assistance.

## Home Mortgage Disclosure Act

The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975 and is implemented by the Federal Reserve Board's Regulation C. This regulation provides the public loan data that can be used to assist:

- in determining whether financial institutions are serving the housing needs of their communities;
- public officials in distributing public-sector investments so as to attract private investments to areas where needed;
- in identifying possible discriminatory lending patterns.

This regulation applies to certain financial institutions, including banks, savings associations, credit unions, and other mortgage lending institutions. There are approximately 90 lending institutions in the Amarillo Metropolitan Statistical Area (MSA).

Lenders are required to identify the race, sex, and income of loan applicants and borrowers. They are also required to identify the class of purchaser for mortgage loans sold and explain the basis for their lending decisions.

Using the loan data submitted by these financial institutions, the Federal Financial Institutions Examination Council (FFIEC) creates disclosure reports for each MSA, which are available to the public at central data depositories located in each MSA.

The table below shows this information for the Amarillo MSA for the years 2001 thru 2007.

**Table 8: Mortgage Loan Applications in Minority and Low-Income Areas**

MSA	Number of Mortgage Loan Applications							% Change in Mortgage Applications, 2006-2007
	2001	2002	2003	2004	2005	2006	2007	
<b>Amarillo</b>	3,551	3,449	3,982	4,325	4,784	4,866	3,944	-18.9%
<b>* Low-Income</b>	458	478	623	654	668	725	569	-21.5%
<b>* High-Minority</b>	119	109	306	335	313	374	293	-21.7%

\* Low Income designation are those who earn 80% or less of median family income

\*\* High minority designations are those census tracts that have more than 50% minority population

**Table 9: 2007 Mortgage Loans in Amarillo MSA by Census Tract**

Loans Made for 1-4 Family Dwellings

2009 Amarillo Median Family Income: \$55,300

Census Tract	Home Mortgage Loans			% Minority Pop	Income as % of Median Income	Census Tract	Home Mortgage Loans			% Minority Pop	Income as % of Median Income
	Made	Denied	Other				Made	Denied	Other		
101	3	3	5	17	117	201	7	3	5	7	156
102	14	7	12	6	145	202	22	3	5	13	104
103	1	1	2	39	51	203	19	8	10	14	100
104	18	25	14	13	143	204	12	3	6	8	150
106	2	1	4	80	51	205	36	15	12	27	73
107	33	10	5	43	81	206	30	5	10	32	109
110	22	11	12	70	73	208	86	25	28	19	96
111	2	4	6	87	65	209	36	16	11	21	86
115	30	19	20	21	106	210	30	5	11	17	119
116	22	7	11	20	88	211	41	4	14	15	106
117	11	5	5	25	77	212	49	24	17	12	128
118	53	24	21	15	93	213	53	15	18	13	127
119	15	21	10	29	66	215	43	8	15	9	147
120	4	1	4	41	49	216.02	25	12	18	9	154
122	7	3	5	67	59	216.03	17	6	12	11	147
126	15	7	2	60	62	216.04	17	9	24	12	196
128	19	13	8	69	51	216.05	26	9	7	11	157
130	4	5	2	95	44	216.06	29	10	24	9	170
132	14	7	7	9	128	216.07	127	23	47	12	146
133	55	17	29	12	175	217.01	177	63	69	12	110
134	21	7	4	9	112	217.02	34	23	31	10	112
139	11	6	9	69	74	218.01	46	65	27	16	89
141	12	3	3	44	75	218.02	28	9	18	18	118
143	39	12	26	8	115	219	50	26	23	7	133
144	7	3	0	52	95	220	132	30	48	22	109
145	27	25	16	61	71						
146	0	5	2	46	43						
147	23	13	26	28	69						
148	3	6	1	82	51						
149	16	12	16	74	73						
150	37	23	12	61	67						
151	13	14	13	12	96						
152	31	10	17	16	89						
153	21	15	11	44	59						

The table below demonstrates the total number of home mortgage loans approved by county. In the Amarillo MSA 45 percent of all home mortgage loan applications were approved. Less than 20 percent of applications were outright denied. The remaining number of mortgage loan applications fell into categories of: approved but not accepted, application withdrawn, or closed for incompleteness.

**Table 10: Percentage of Mortgage Loan Applications Approved**  
2007

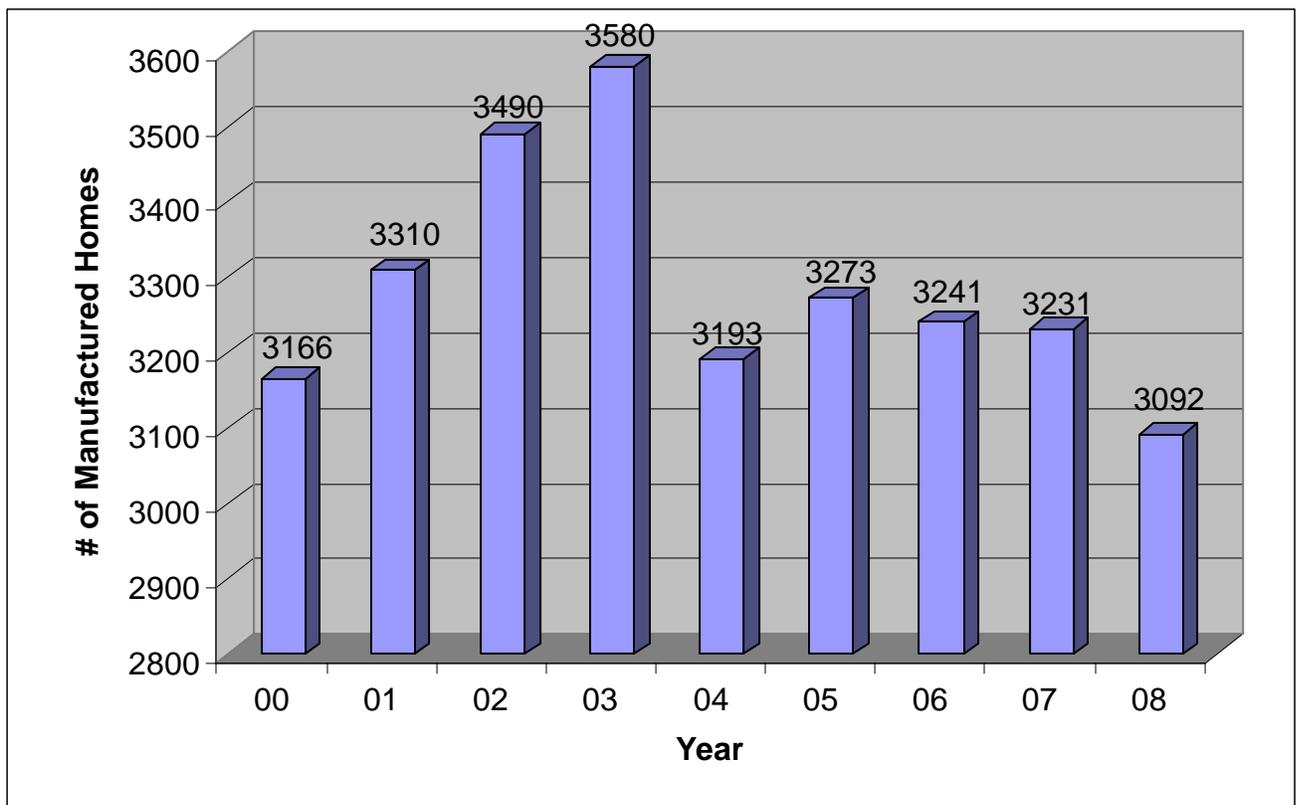
Amarillo MSA	Total Loan Applications		Total Loans Approved		Loans Denied	
	#	%	#	%	#	%
Potter County	1333	34%	605	45.4%	345	25.9%
Randall County	2611	66%	1172	44.9%	419	16.0%
<b>Total</b>	3944	100%	1777	45.1%	764	19.4%

## Manufactured Homes

The Planning Department uses numbers furnished by the Potter Randall Appraisal District (PRAD) in calculating the number of manufactured homes located in the City of Amarillo. The reason for this is that the City of Amarillo requires permits for new manufactured homes being located in Amarillo, as well as **existing** manufactured homes that are being **relocated** within Amarillo. Therefore, the number of manufactured home permits issued does not give a true account of new manufactured homes within Amarillo.

Given the above, the graph below demonstrates total number of manufactured homes within the City of Amarillo based on PRAD's count.

**Graph 6: Manufactured Homes**



# Amarillo Apartment Study

## Background

Approximately 7.7 million households move into apartments every year, according to data from the 2007 American Housing Survey (AHS). Another 7.2 million move into single-family homes, and 1.2 million into duplexes. Overall, homeowners outnumber renters in the U.S. by a wide margin (75.6 million to 35 million), according to the published figures from the 2007 American Housing Survey. However, renters tend to move much more often than homeowners; roughly 70 percent of households moving in a given year are renters. The latest AHS data, released in 2007, shows that the typical apartment resident is of the age 25 to 34, lives alone and earns about \$29,293 annually.

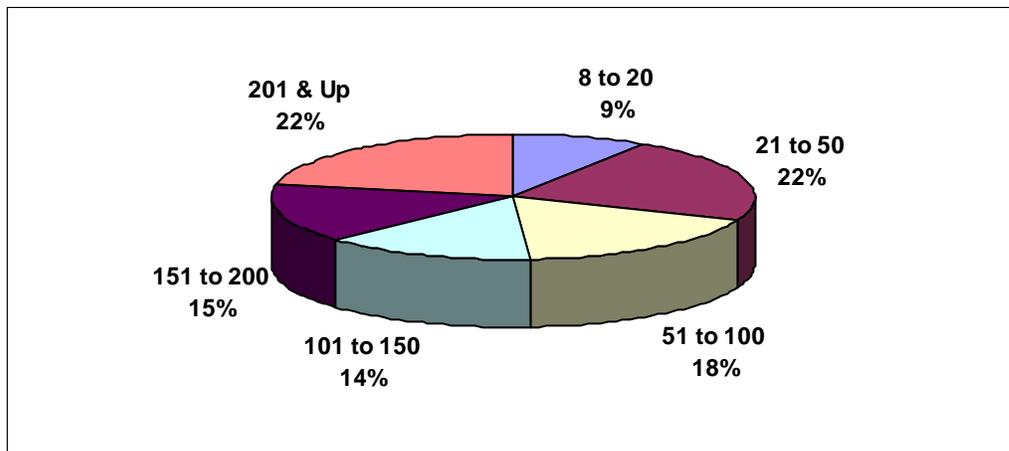
The dramatic impact the sub-prime crisis had on the housing market in 2008 has had a direct impact on the national apartment industry. Nationwide, multi-family housing had mixed results. According to the Department of Housing and Urban Development, the number of multi-family permits and starts decreased from their 2007 levels, however the number of multi-family completions saw a significant rise. According to the National Apartment Association the total number of renters in 2008 increased to an all-time high and saw the largest annual increase in renters since 1965.

Amarillo has experienced a consistent trend of new multi-family construction since 2001. Over the last eight years, Amarillo has averaged 350 new multiple-family units per year. 2007 saw the largest increase of multi-family units since 1983 with over 840 new units added. The current occupancy rate for apartments in the City of Amarillo is 85.3%. Given this pedestrian occupancy rate and the fact that Amarillo has added over 2800 apartment units since 2001 the market may begin to have difficulty absorbing similar numbers of new multi-family units and retaining current occupancy rates.

## Number of Apartment Units

Within the City of Amarillo, there are now an estimated 15,455 multiple family housing units. This includes apartment complexes of all sizes, plus triplexes, and fourplexes. Table 10 on the following page shows apartment units as a percentage of total housing units from 2000 to present and Graph 6 shows the majority of apartment complexes are fewer than 150 units.

### ***Graph 7: Apartment Complexes by Number of Units***



**Table 11: Annual Housing Unit Totals**

Year	Number of Apartment Units	% Change over Previous Year	% of Total Housing Units	Total Housing Units
2000	12,780	-	17.7%	72,332
2001	13,164	3.0%	17.9%	73,661
2002	13,344	1.4%	17.9%	74,616
2003	13,673	2.5%	18.1%	75,728
2004	13,673	0.0%	17.9%	76,487
2005	13,897	1.6%	18.0%	77,053
2006	14,377	3.5%	18.4%	78,214
2007	14,967	4.1%	18.9%	79,378
2008	15,455	3.3%	19.3%	80,247

2000 Census Data was used for 2000 estimates. All other estimates are as of Dec. 31 of each year. To compensate for the time differences between the issuance of the building permit and the completion of construction, building permits issued after Sept. 1 were assumed not to be completed before Jan 1. As a result these permits were included in the housing unit count for the next year.

Map 2 in the appendix shows the location and size of area apartments. It also shows the eight planning areas of the City that were analyzed in this report.

### Geographic Distribution

As demonstrated by the below table, the majority of apartment complexes in Amarillo are located within the western portions of the City. Of the 131 complexes within the City, there are only 38 apartments providing 2,366 units not located in either the North West or South West Planning area. The South West Planning Area contains some of the larger complexes in the City and has almost 60 percent of the total units. The North West Planning Area houses approximately 23.5 percent of all units.

**Table 12: Geographic Distribution**

Planning Area	# Complexes (8 or More Units)	Total # All Units	Percent of Total Units
East	5	289	2.1%
North	3	352	2.5%
North Central	9	886	6.3%
North West	26	3,307	23.5%
South	2	75	.5%
South East	3	410	2.9%
South West	67	8,361	59.6%
South Central	16	354	2.5%
City-Wide Total	131	14,034	100.0%

## Unit Types

Approximately half the units in Amarillo are one-bedroom units with efficiency units being the fewest at 3.2 percent of the total units.

**Table 13: Unit Type by Planning Area**

Planning Area	Efficiency	One Bedroom	Two Bedroom	Three + Bedroom
East	5.3%	0.3%	1.6%	16.8%
North	0.0%	1.3%	2.8%	14.2%
North Central	0.0%	6.5%	7.6%	3.9%
North West	22.1%	24.0%	21.2%	20.1%
South	3.8%	0.2%	0.9%	0.0%
South East	0.0%	1.2%	4.3%	12.8%
South West	65.4%	65.5%	60.5%	27.9%
South Central	3.5%	1.0%	1.0%	4.3%
<b>City-Wide Total</b>	<b>3.2%</b>	<b>50.2%</b>	<b>39.3%</b>	<b>7.3%</b>

Based on survey results from a sample of 100 out of 131 apartment complexes.

**Table 14: Furnished Units by Planning Area**

Planning Area	Furnished Units	Total # All Units	Furnished % of Total Units
East	0	271	0.0%
North	0	352	0.0%
North Central	0	826	0.0%
North West	9	2,853	0.3%
South	15	75	20.0%
South East	0	410	0.0%
South West	60	7,682	0.8%
South Central	0	168	0.0%
<b>City-Wide Total</b>	<b>84</b>	<b>12,637</b>	<b>0.7%</b>

Based on survey sample.

Generally, the smaller efficiency units make up the bulk of the furnished units. However, this year's survey shows two trends with regard to furnished units. First, one-bedroom units have become more available as a furnished unit than efficiencies. Second, furnished units in general are becoming uncommon. In 2007, there were 201 furnished units available. According to those who responded to this year's survey, there are only 84 furnished units in Amarillo.

**Table 15: Furnished Units by Number of Bedrooms**

Unit Type	Furnished Units	Total # Unit Type	Furnished % of Total Unit Type
Efficiency	19	399	4.8%
One Bedroom	50	6,346	0.8%
Two Bedroom	15	4,968	0.3%
Three Bedroom	0	924	0.0%
<b>City-Wide Total</b>	<b>84</b>	<b>12,637</b>	<b>1%</b>

Based on survey sample.

### Occupancy

During the early 1980's, occupancy rates for apartments plunged from 95% in 1983 to 76% in 1985. It has taken many years, but apartment occupancy rates have gradually rebounded. 1997 was the first year that occupancy rates fell since 1985, but rates increased in 1998 and remained relatively stable at around 92% to 93% until recently. The occupancy rates for other housing types (such as, single-family houses, duplexes, and manufactured homes) have remained stable.

Results from the apartment survey reveal a city-wide average of 1.90 persons per occupied unit. At an occupancy rate of 85.3% for 15,455 existing apartment units, the estimated number of occupied units in the City is 13,183. Applying the average persons per unit of 1.90, an estimated 25,048 residents live in apartments.

**Table 16: Occupancy Rates**

Planning Area	2009 Total Sample	2009 Sample Occupied	% Occupancy
East	271	229	84.5%
North	352	324	92.0%
North Central	826	741	89.7%
North West	2,853	2,571	90.1%
South	75	71	94.7%
South East	410	287	70.0%
South West	7,682	6,404	83.4%
South Central	168	157	93.5%
<b>City-Wide Total</b>	<b>12,637</b>	<b>10,784</b>	<b>85.3%</b>

**Graph 8: Occupancy Trends**



## Rental Rates

Since an apartment study was not conducted in 2007, there is no data for comparison purposes. However, rental rates for 2008 shows a significant increase over the 2006 levels.

**Table 17: Trends in Average Rents**

Year	Efficiency	\$ Change	1 Bedroom	\$ Change	2 Bedroom	\$ Change	3 Bedroom	\$ Change
1991	242	2	291	12	399	28	455	23
1992	266	24	299	8	392	(7)	474	19
1993	264	(2)	325	26	428	36	485	11
1994	246	(18)	345	20	447	19	527	42
1995	278	32	341	(4)	437	(10)	585	58
1996	284	6	341	0	442	5	609	24
1997	316	32	354	13	478	36	546	(63)
1998	311	(5)	374	20	503	25	584	38
1999	355	44	403	29	504	1	602	18
2000	307	(48)	400	(3)	525	21	672	70
2001	350	43	422	22	553	28	656	(16)
2004	330	(20)	450	28	583	30	682	26
2005	375	45	481	31	614	31	676	(6)
2006	425	50	481	0	586	(28)	726	50
2007	-	-	-	-	-	-	-	-
2008	421	(4)	519	38	652	66	761	35

Based on survey sample.

The 2008 average monthly rent for an apartment in Amarillo is \$586.

**Table 18: Average Rents by Planning Area & City**

Planning Area	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Avg Rent
East	\$350.00	\$400.00	\$498.08	\$825.00	\$667.44
North	-	\$466.80	\$552.66	\$722.57	\$596.14
North Central	-	\$463.31	\$536.66	\$675.00	\$506.19
North West	\$406.59	\$542.64	\$677.17	\$688.34	\$597.69
South	\$560.00	\$625.00	\$550.00	-	\$567.00
South East	-	\$607.63	\$695.89	\$786.20	\$705.52
South West	\$425.82	\$516.58	\$665.83	\$795.41	\$581.24
South Central	\$384.29	\$468.88	\$603.92	\$767.00	\$573.00
City-Wide Average	\$421.18	\$519.30	\$652.20	\$761.40	\$586.15

Based on survey sample.

**Table 19: Average Rents Per Square Foot**

Planning Area	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Avg Rent per Sq Ft
East	\$1.17	\$1.08	\$0.55	\$0.63	\$0.64
North	-	\$0.64	\$0.59	\$0.60	\$0.61
North Central	-	\$0.78	\$0.71	\$0.67	\$0.74
North West	\$0.88	\$0.82	\$0.72	\$0.63	\$0.76
South	\$1.40	\$1.30	\$0.73	-	\$0.91
South East	-	\$0.84	\$0.74	\$0.66	\$0.73
South West	\$0.93	\$0.76	\$0.69	\$0.66	\$0.72
South Central	\$0.96	\$0.79	\$0.77	\$0.73	\$0.77
<b>City-Wide Average</b>	\$0.94	\$0.78	\$0.69	\$0.65	\$0.73

Based on survey sample.

Overall the average rent per square foot has been gradually increasing over the course of the last several years. The city-wide average rent per square foot in 2000 was .58. Today's .73 rent per square foot represents an increase of 26 percent over the last nine years.

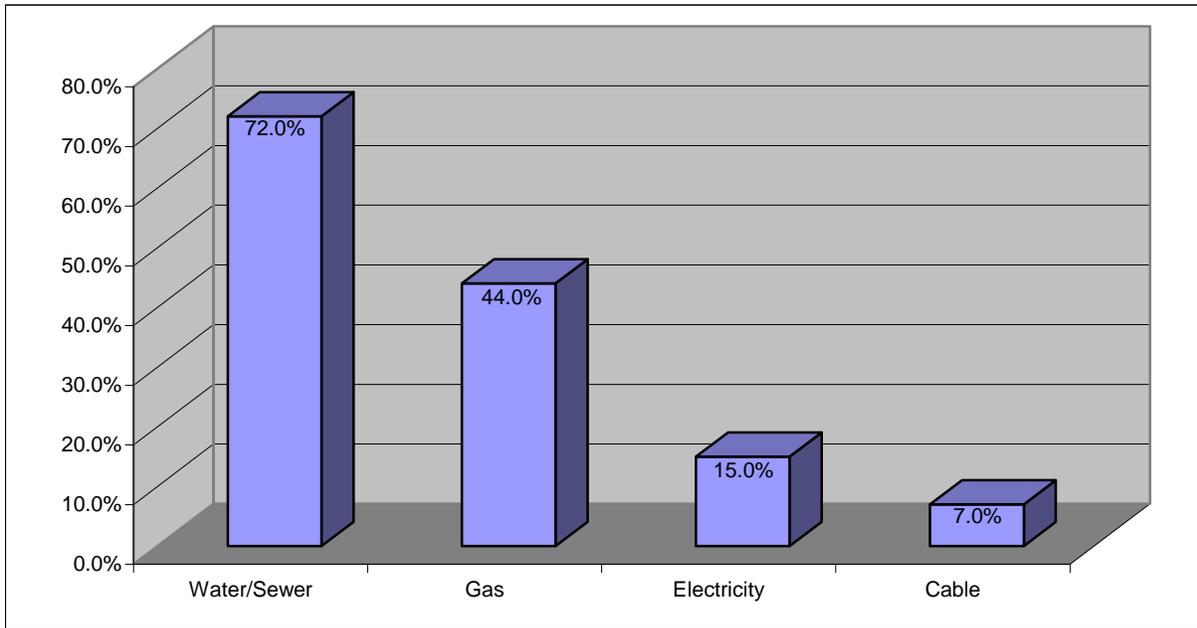
### New Multi-Family Construction

As previously mentioned, permits for new multi-family construction have continued at a rate of about 350 new units per year since 2001. In 2006, multi-family permits were issued for two new apartment complexes, Cathy's Pointe Apartments and Town Parc at Amarillo. 2007 saw the addition of three new multi-family complexes including: The Colonies at Hillside Apartments, Silver Oak Apartments and Arden Ridge Apartments. The total number of units added among these three complexes (846) in 2007, represent the largest yearly increase in multi-family units in Amarillo since 1983. 2008 also added 252 more multi-family units with the addition of Jason Avenue Apartments, which will provide apartment units and assisted living units.

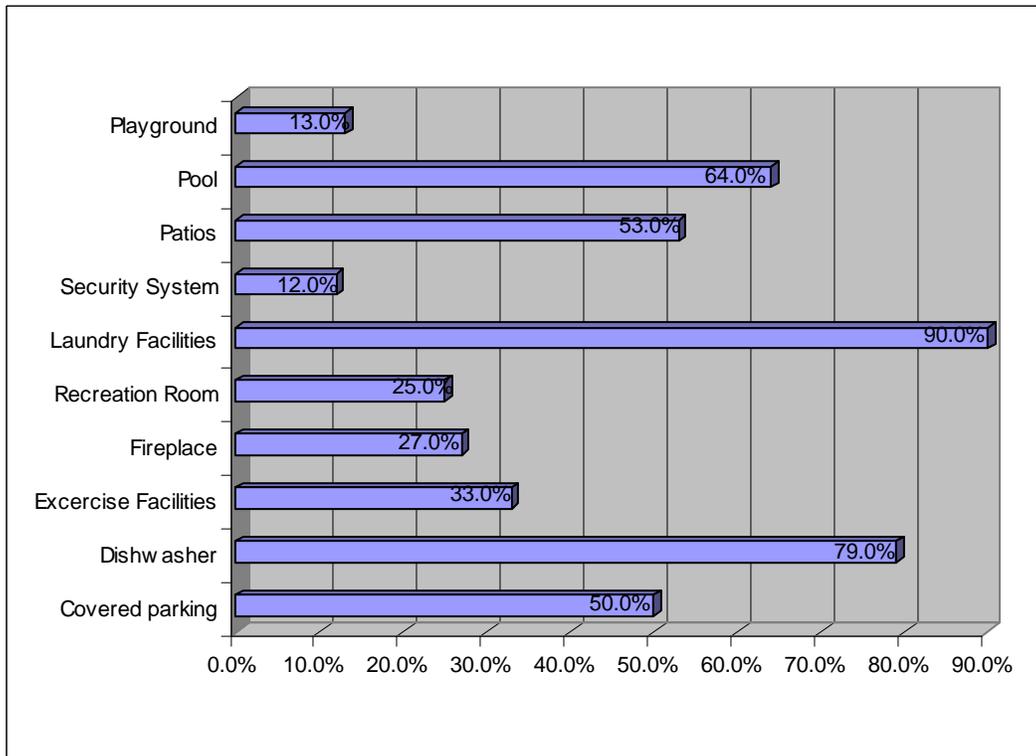
Despite the steady rise in rent per square foot, the large influx of new multi-family complexes (2803 units since 2001) have led to a steadily declining occupancy rate. The occupancy rate in 2000 was 92.5%, over the last nine years the occupancy has dropped to 85.3% according to this year's survey. The overbuild of apartments in the 1980's was the result of an addition of over 4,100 multi-family units from 1980 to 1983. The surge of activity in the early eighties dropped the occupancy rate to 76% in 1985. While current conditions are starkly different from those in the 1980's, a clear relationship can be drawn from the market's ability to continue absorbing new apartments and occupancy rates.

## Additional Apartment Information

**Graph 9: Percentage of Apartments With Utilities Included in the Rent**



**Graph 10: Apartment Complex Amenities**



## Amarillo Rental Housing Study

The rental housing study includes information on rental rates for single-family residences, duplexes, apartments, and manufactured homes throughout the City. Between January 1, 2008 to January 1, 2009, 1,641 housing units were sampled as they became available for rent.

**Table 20: 2008 Average Monthly Rental Rates**

	Single Family				Duplex			Apartments			Manufactured Home	
	Bedrooms				Bedrooms			Bedrooms			Bedrooms	
Planning area	1	2	3	4	1	2	3	1	2	3	2	3
<b>East</b>	\$427	\$546	\$660	\$736	\$365	\$406	_	_	_	_	_	\$600
<b>North</b>	_	\$480	\$651	\$759	\$350	\$460	_	\$452	\$530	\$649	\$549	\$583
<b>North Central</b>	\$407	\$462	\$649	\$781	\$405	\$603	\$584	\$426	\$493	\$669	\$433	\$740
<b>North West</b>	\$392	\$514	\$715	\$817	\$408	\$517	\$659	\$446	\$552	\$685	\$350	_
<b>South</b>	\$400	\$491	\$734	\$807	468	\$458	_	_	\$520	_	_	672
<b>South Central</b>	\$423	\$525	\$642	\$802	\$404	\$497	\$665	\$450	\$516	\$635	_	\$681
<b>South East</b>	\$365	\$515	\$675	\$754	450	\$428	_	_	\$587	\$677	\$465	\$660
<b>South West</b>	\$503	\$575	\$856	\$719	\$400	\$557	\$750	\$434	\$552	\$700	_	\$687
<b>City Average</b>	\$412	\$499	\$687	\$774	\$406	\$495	\$636	\$439	\$547	\$667	\$499	\$665
Total units sampled=1,641, _ data unavailable												

# Housing for the Elderly

## Background

The continuum of care that is currently available to the elderly population ranges from acute care in the hospital to congregate care retirement centers, or what is known as independent living for seniors. A form of care described as assisted living continues to play an important role in the development of elderly housing and fits into the “retirement centers” end of the continuum. Assisted living is defined as a special combination of housing personalized supportive services, and health care designed to respond to the individual needs of those who require assistance with the activities of daily living but do not need skilled medical care provided in a nursing home. Assisted living development trends have increased dramatically throughout the state of Texas and the nation. For the purposes of this study, housing for the elderly has been separated into two categories: retirement centers, which include both independent living and assisted living, and convalescent homes.

For the analysis of this market segment, the study area was expanded beyond the corporate limits of Amarillo. The Amarillo Metropolitan Statistical Area (MSA), (excluding Carson and Armstrong) was utilized to determine the number of elderly residents (age 65 and over is the U.S. Census Bureau’s definition of “elderly”). From the 2000 Census, a total of 25,716 residents or 12 percent of the MSA population fall into the age category of 65 and over. Within this age group, 13,302 live in Potter County and 12,414 reside in Randall County. Between 1990 and 2000, the MSA population grew by 16 percent while the elderly segment grew by 18 percent. The 2009 estimated population of Amarillo MSA is 245,837. The population in Potter County is 120,645 and that of Randall County is 125,192.

## Retirement Centers

As a rule, 10 percent of those 65 years of age and older are the target consumers for some type of retirement facility. Of this population, only 40 percent will be the market for retirement centers. Within the Amarillo MSA, an estimated 2,572 (based on 2000 Census data) residents are potential consumers for this type of housing. Using the 40 percent guideline, the minimum number of people who would like to be served by a retirement facility is 1,029. Based on the Planning Department’s survey, as of 2009, the actual number served is 1,589. There are twenty-five known retirement centers in the Amarillo MSA with a total of 1,622 units. As of February 2009, the current occupancy rate is 92.4%. The continued high occupancy rate is due to a rising elderly population resulting in filling up of existing facilities. Also, contributing to the high occupancy rate is the fact that seniors find retirement centers an attractive alternative to general apartments. However, cost associated with living in a retirement center can be substantially higher than general apartment rents.

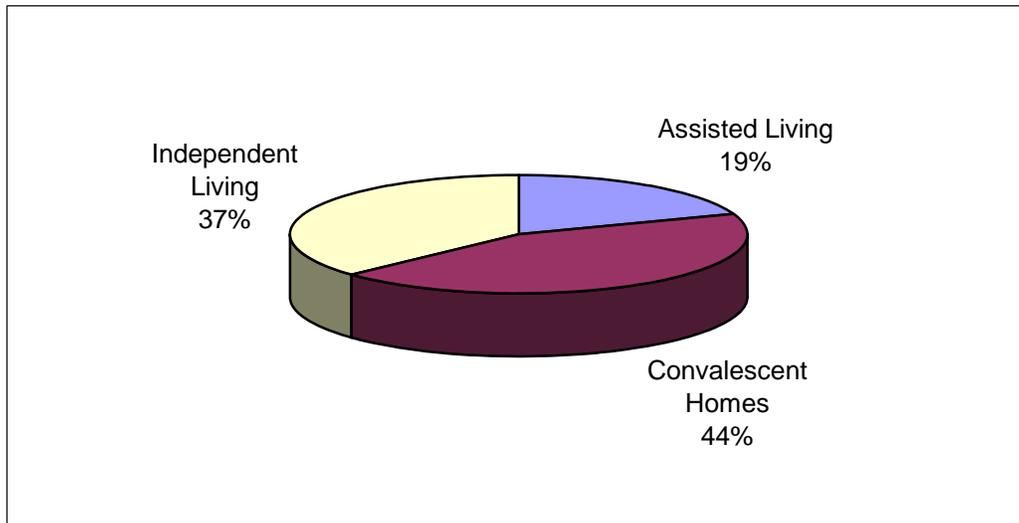
Of the twenty-five retirement centers, four provide rents that are federally subsidized. These four centers contain 463, or 29 percent, of the total available retirement units. At the time of this survey, 97 percent of the subsidized housing units were occupied. The occupancy of the retirement centers has been more or less the same over the last several years. A very high occupancy rate is typical for subsidized units.

## Convalescent Homes

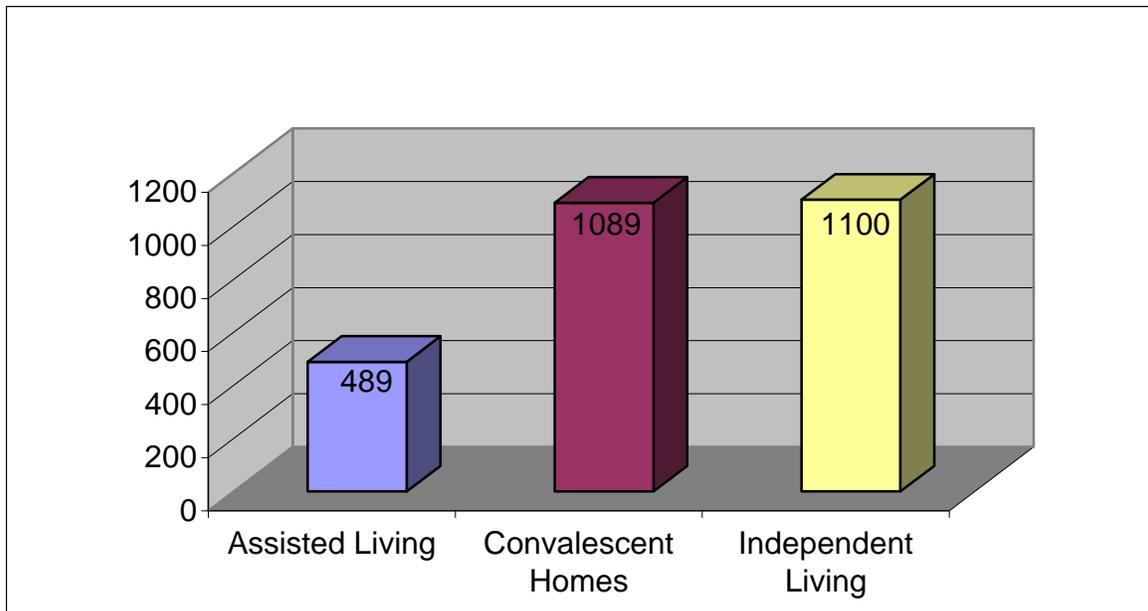
Another type of housing for the elderly is convalescent homes, more commonly referred to as nursing homes. Planning staff contacted twelve nursing facilities in Amarillo and Canyon. The facilities contacted were licensed for a total of 1,262 beds, of those 1,089 were occupied. This represents an occupancy rate of 86%.

See Map 3 in the appendix for the general location of retirement centers and licensed nursing homes in Amarillo.

**Graph 11: Percentage of Available Elderly Housing Types in Amarillo**



**Graph 12: Population per Elderly Housing Type**



# Vacant Residential Lot Study

In January 1990, the City Planning Department used land use maps prepared in 1989 to count the number of vacant, platted lots available for residential development by census tract. That survey identified 6,661 vacant, residential lots. This count is updated annually (See Appendix D).

The original 1990 study excluded commercial/industrially-zoned properties and the central business district (Census Tract 113). Due to census tract reconfiguration in 2000, the updated study does exclude commercial/industrially zoned properties but will now include the area that was Census Tract 113. The assumptions that were used for this methodology are:

- All residential demolitions/move outs left a vacant lot.
- All residential building permits for a new home occupied a previously vacant lot.
- Lots platted between 1990 and 2009 are new lots, not just replatted lots.

It would be too labor-intensive and time-consuming to redrive the City to update the land use maps for an updated count of vacant residential lots. Therefore, an alternate method was devised using Building Safety permits and Planning Department platting records. The 1990 original study was used as a base for the update.

The following calculations were made by census tract:

BASE        2007 Record of vacant lots

***From Planning Department Records***

ADD        New platted residential lots Jan. 2008 - Dec. 2008

***From Code Enforcement Department Records***

ADD        Residences demolished or moved out of City Jan. 2008 - Dec. 2008

MINUS     Residential building permits (new construction of home) Jan. 2008 - Dec. 2008

The result of the above calculations is the Planning Department's best estimate (**8,508**) of the number of vacant, platted lots available for residential development as of January 2009 (Map 7). Maps have been prepared to illustrate the location by census tract of the number of residential building permits issued, and residential lots platted since 1990 (See Maps 5 & 6 in the appendix).

# Summary and Outlook

## Summary

The Amarillo housing market peaked in 2006 with over 2,700 homes sold. In 2008, a little over 2,300 homes sold. Despite this drop off in the total number of sales, the average sale price of a home continues to increase. From the peak year of 2006 to today, the average sales price of a home in Amarillo increased 3.4%, to \$136,382. However, 2008 did experience a decline in total single-family residential building permits issued (505) from 2007's total (650). This decline makes three consecutive years that single-family residential permits have decreased over the previous year's total. The majority of residential construction activity continues to occur mostly in the South West areas of the City.

There were a total of 424 new residential lots platted in the City in 2008. The total estimated number of vacant platted lots available for residential development (as of January 2009) is 8,508.

2008 saw a continued trend of new multi-family building permits issued. The permits issued in 2008 were for the construction of Jason Avenue Apartments, a 160 unit apartment complex that includes a sister complex of 92 assisted living units. Amarillo now has an estimated 15,455 multiple dwelling units, which comprise approximately 19 percent of the City's housing supply. According to this year's apartment survey, the occupancy rate for multiple dwelling complexes with eight or more units is 85.3%. The average rental rate for an apartment in the City is \$586.15. The city-wide average rent per square foot continues to gradually increase and is up to 73 cents.

Due to a sustained high demand and the increasing percentage of aging population, construction of assisted living facilities and retirement centers continue. The current occupancy rate for retirement centers is 92.4%. The convalescent home occupancy rate has remained stable at 86%. Because of the rising price of these unit types, many elderly people cannot afford this housing option, however there is a continued demand for affordable housing options among the elderly.

## Outlook

The national housing market has experienced a considerable slowdown from the record highs of 2005, due in large part to the sub-prime lending crisis. National home sales and values have continually decreased since the record highs of 2005. Locally, home sales and construction has experienced similarities to this national trend. However, while Amarillo has experienced a slowdown in the housing market, it has not been as steep or as severe as the national decline. In spite of the housing slump and contrary to national data, Amarillo home values continue to increase.

Amarillo's low unemployment and low mortgage rates have had a major influence on the area's housing market. When mortgage rates are low and individuals feel secure in their employment and income levels, buying a house becomes a very attractive purchasing opportunity. While Amarillo still creates these favorable conditions, much of the nation does not. According to the March 2009 Edition of Forbes Magazine, Amarillo ranks fourth in the nation and first in the state for "Best Cities for New Jobs this Spring". Despite mortgage rates increasing slightly over the last few years, economists still predict that rates will remain relatively low. Continued job growth and low unemployment rates in the Amarillo area, coupled with low mortgage rates have helped Amarillo's housing market counter national trends.

Amarillo's apartment market has experienced a surge in activity over the last several years. New multi-family construction has grown at a rate of 350 new units per year since 2001. The City has added over 2800 new multi-family units over that time period. The 2008 city-wide occupancy rate for apartments is approximately 85%. This is a significant drop from just 2005 when the occupancy rate was 92%. Despite the continued rise in average rent per square foot, 350 new multi-family units per year has proven to be difficult to absorb. Continued development at these rates will be difficult to sustain in the future.

A dramatic trend affecting housing markets in the late 1990's and into the 21<sup>st</sup> Century continues to be the emergence of assisted living facilities and senior retirement centers. These senior residential developments offer personalized assistance, supportive services, and in some cases health care, in a professionally managed group living environment. Many facilities offer specific residents individualized assistance that is designed to meet their needs.

In recent years, construction of several assisted living centers in Amarillo has affected apartment occupancy rates. Assisted living facilities occupancy rates seem to have stabilized and remain high at 92.4%. As long as occupancy remains high, the possibility of new facilities being built exists. Although assisted living facilities are mainly for aging residents, the result will be fewer renters in apartments city-wide. Thus, apartment occupancy rates and market absorption rates could face difficult challenges in the coming years.

# A P P E N D I X

**APPENDIX A**  
**BUILDING PERMITS AND VALUATION**  
**(1990-2008)**

Building Value updated to 2008 using Consumer Price Index

Jan. thru Dec. 2008 CPI Avg. is: 215.3

YEAR	TOTAL VALUE*		Number	NEW RESIDENTIAL	
	For Year	Adjusted Value		Actual Value	Adjusted Value
----	-----	-----	-----	-----	-----
2008	377,083,300	377,083,300	797	162,098,800	162,098,800
2007	407,757,200	423,413,242	1,560	222,155,500	230,685,272
2006	370,553,100	395,740,050	987	150,223,800	160,434,696
2005	454,835,600	501,420,733	1,197	160,720,100	177,181,360
2004	358,002,800	408,041,699	1,042	107,667,100	122,715,985
2003	267,037,900	312,467,723	1,183	141,972,300	166,125,338
2002	260,738,300	312,049,684	986	111,013,700	132,860,382
2001	204,133,100	248,167,526	1,130	102,995,700	125,213,344
2000	237,279,400	296,844,664	739	73,288,400	91,686,301
1999	226,779,100	293,074,553	891	76,499,000	98,862,330
1998	191,476,300	252,916,698	580	63,634,400	84,053,234
1997	148,125,000	198,702,535	911	61,391,000	82,353,062
1996	154,840,073	212,611,813	683	56,337,724	77,357,659
1995	135,914,708	192,139,490	576	46,919,444	66,328,937
1994	145,241,522	211,004,962	602	54,232,793	78,788,684
1993	127,153,520	189,588,188	572	49,717,751	74,130,062
1992	75,992,268	116,616,987	389	34,568,560	53,048,572
1991	60,258,728	95,256,130	264	20,602,438	32,568,038
1990	65,790,823	108,627,006	257	14,558,060	24,036,764

\*Total Value for all residential, commercial and industrial permits

Report Updated February 2009

**APPENDIX B**

**SINGLE FAMILY/ DUPLEX UNITS AUTHORIZED BY CENSUS TRACT**

**Single Family/ Duplex Units Authorized by Building Permits**

Census Tract	2003	2004	2005	2006	2007	2008	Total	Census Tract	2003	2004	2005	2006	2007	2008	Total
101	4	1	6	0	0	0	11	201	4	0	0	0	0	0	4
102	0	0	0	0	0	0	0	202	0	0	0	0	0	0	0
103	0	0	0	3	1	0	4	203	0	0	0	0	0	0	0
104	4	1	0	1	0	1	7	204	0	1	0	1	1	0	3
106	0	1	0	1	0	1	3	205	0	0	0	0	0	0	0
107	0	0	4	1	0	0	5	206	1	0	1	0	4	1	7
110	0	0	0	2	2	1	5	208	33	55	66	34	15	14	217
111	2	2	4	2	2	3	15	209	1	1	0	1	1	0	4
115	0	0	0	0	0	0	0	210	2	0	5	4	2	2	15
116	1	0	0	1	0	0	2	211	1	0	1	0	1	0	3
117	0	1	0	0	1	0	2	212	0	0	0	0	0	0	0
118	1	2	0	0	0	0	3	213	0	0	0	4	0	0	4
119	0	0	0	0	0	0	0	215	5	5	6	12	52	28	108
120	0	1	0	1	0	0	2	216.02	1	0	0	0	0	0	1
122	2	3	2	0	0	0	7	216.03	0	0	1	0	0	0	1
126	2	2	0	0	1	0	5	216.04	2	1	1	2	0	3	9
128	8	5	1	0	3	0	17	216.05	17	8	5	1	3	3	37
130	1	0	3	1	0	1	6	216.06	20	6	1	12	0	0	39
132	3	1	0	1	0	1	6	216.07	173	156	248	249	276	241	1343
133	111	83	74	40	62	43	413	217.01	1	0	0	0	0	0	1
134	0	0	0	0	0	0	0	220	295	323	377	250	191	142	1578
139	18	4	0	0	1	0	23								
141	1	0	0	0	0	0	1								
144	0	1	4	6	5	4	20								
145	18	28	8	11	3	1	69								
146	0	0	0	0	1	0	1								
147	1	1	0	0	0	1	3								
148	4	4	3	4	6	5	26								
149	2	1	3	1	9	1	17								
150	14	8	2	5	2	5	36								
151	0	1	0	18	7	2	28								
152	4	2	1	3	1	1	12								
153	0	0	2	1	2	0	5								
<b>POTTER COUNTY TOTALS</b>	<b>201</b>	<b>153</b>	<b>117</b>	<b>103</b>	<b>109</b>	<b>71</b>	<b>754</b>	<b>RANDALL COUNTY TOTALS</b>	<b>556</b>	<b>556</b>	<b>712</b>	<b>570</b>	<b>546</b>	<b>434</b>	<b>3374</b>
	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>Total</b>								
<b>TOTAL</b>	<b>757</b>	<b>709</b>	<b>829</b>	<b>673</b>	<b>655</b>	<b>505</b>	<b>4128</b>								

**APPENDIX C**  
**APARTMENT COMPLEXES CONSTRUCTED SINCE 1980\***

<b>SL #</b>	<b>YEAR</b>	<b>APARTMENT NAME</b>	<b>ADDRESS</b>	<b>NUMBER OF UNITS</b>
1	1980	Foxfire, Phase II	4101 West 45th	168
2	1980	Lakeview South	900 Charlotte	134
3	1980	Windtree, Phase II	3630 Brennan	128
4	1981	Villas	2601 N. Grand	136
5	1981	Princess I	4515 Virginia	90
6	1981	Indian Trail, Ph. I	4120 Prairie	96
7			2800 Linda	10
8	1982	Winlin Village	5700 Wabash	50
9		Spring Terrace	2600 Spring	50
10	1982	Doubletree	1550 Bell	166
11	1982	Indian Trail, Ph. II	4120 Prairie	22
12	1982	Peppertree Terrace	2601 Linda	48
13		Park Lane	4301 West 49th	110
14	1982	Meadows	4600 Virginia	184
15	1982	Willow Glen, Ph. I	7001 Wolflin	180
16		Dove Park	7501 Seville	160
17	1983	The Park	1101 S. Jackson	40
18	1983	Oakwood	4320 Canyon Drive	84
19		Merriwood Village	3224 Janet	56
20	1983	Cardinal	4009 Bushland	22
21	1983	Country Club Villas	4401 S. Coulter	282
22	1983	Green Jade	2003 Hardy	12
23		Amarillo Corporate Lodging	3509 SW 28th	30
24	1983	Quail Creek	6600 Plum Creek	152
25		Peppertree Terrace,	2601 Linda Cir.	48
26	1983	Phase II		
27	1983	Princess II	4530 Maverick	108

28	1983	Treepoint	4711 Virginia	248
29	1983	Paramount Terrace	4210 Paramount	181
30	1983	Willow Glen, Ph. II	7101 Wolflin	180
31		Newport	6100 SW 45th	216
32	1983	Chasewood	3420 Coulter	224
33		Red Oak Ranches	5601 Bell	224
34		Huntington Pointe	6801 Wolflin	216
35	1984	The Fairway	609 S. Western	23
36	1984	Sungate (Remodel)	2727 Virginia Cir.	24
37	1984	Park Place Apts.	6201 West 54th	144
38	1985	Amarillo Corporate Apartments	2101 S. Jackson	22
39	1997	Stonegate	Bell and Hyde	208
40	1999	Green Tree Village	24th and Eastern	165
41	2001	Salvation Army		
42	2001	The Renaissance	Ama. Blvd W & Coulter	224
43		Plemmons Ct	400 SW 15th	114
44		Bivins Retirement	1001 Wallace	46
45	2002	Residences at Plumcreek	5900 Plumcreek Dr	184
46	2003	Glenwood	2000 SE 28th	120
47		Park Central Asst. Living	401 SW 12th	65
48		North Grand Villas	2801 N Grande	144
49	2004	Winchester Park	9th St	256
50	2005	The Remington	8801 Tartar Dr	256
51	2006	Town Parc at Amarillo	6501 Woodward	144
52	2006	Cathy Pointe Apts.	2701 N. Grand	120
53	2007	Colonies at Hillside	7550 Hillside	428
54	2007	Silver Oak Apartments	1710 S.E. 34th	240
55	2007	Arden Ridge Apartments	6302 Blake St.	178
56	2008	Jason Ave. Apartments	527 Jason Ave.	160
57	2008	Marasopa Assisted Living	509 Jason Ave.	92

\* Includes only apartments having 8 or more units.

**7,412**

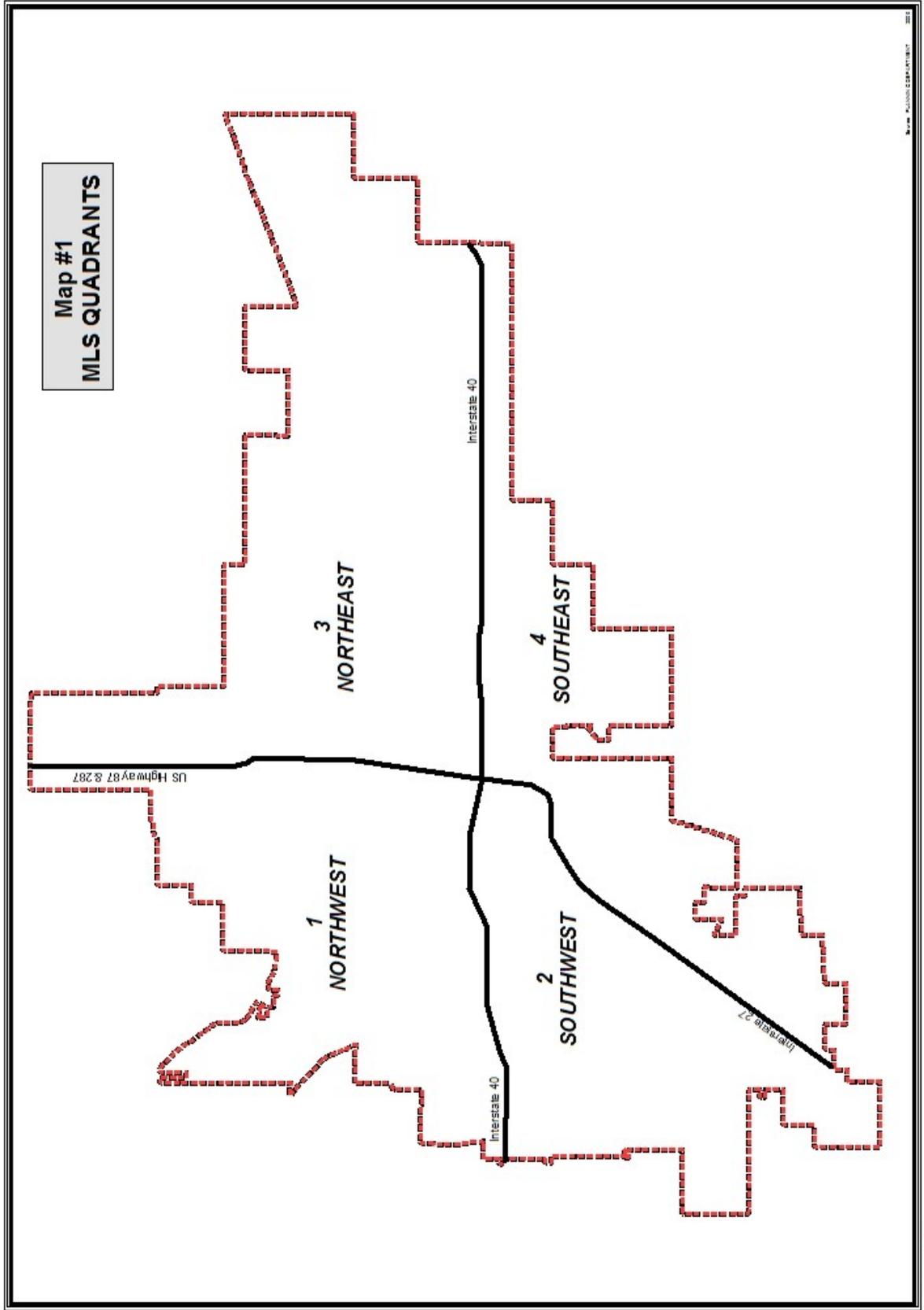
**APPENDIX D  
VACANT RESIDENTIAL LOT STUDY BY CENSUS TRACT**

<b>Census Tract</b>	<b>2007 Vacant Residential Lots</b>	<b>ADD New Platted Lots In 2008</b>	<b>ADD Res. Demos &amp; Moving 2008</b>	<b>MINUS Res. Bldg. Permits 2008</b>	<b>RESULT 2008 Vacant Residential Lots</b>
101	7	0	0	0	7
102	0	0	0	0	0
103	47	0	0	0	47
104	48	0	1	1	48
106	243	0	0	1	242
107	26	20	0	0	46
110	181	0	1	1	181
111	245	0	0	3	242
115	52	0	0	0	52
116	27	0	0	0	27
117	61	0	0	0	61
118	10	0	0	0	10
119	48	0	1	0	49
120	497	0	7	0	504
122	90	0	0	0	90
126	45	0	0	0	45
128	261	0	0	0	261
130	833	0	0	1	832
132	29	0	0	1	28
133	706	19	1	43	683
134	71	0	0	0	71
139	166	0	0	0	166
141	154	0	0	0	154
144	105	0	2	4	103
145	284	0	1	1	284
146	122	0	0	0	122
147	213	0	5	1	217
148	847	2	8	5	852
149	163	7	0	1	169

Census Tract	2007 Vacant Residential Lots	ADD New Platted Lots Since 2008	ADD Res. Demos & Moving 2008	MINUS Res. Bldg. Permits 2008	RESULT 2008 Vacant Residential Lots
150	160	0	1	5	156
151	226	0	0	2	224
152	185	7	2	1	193
153	87	0	0	0	87
201	5	0	0	0	5
202	0	14	0	0	14
203	2	0	0	0	2
204	4	0	1	0	5
205	23	0	0	0	23
206	-3	0	0	1	-4
208	16	0	0	14	2
209	12	0	0	0	12
210	78	0	0	2	76
211	14	0	0	0	14
212	4	0	0	0	4
213	13	0	0	0	13
215	69	70	0	28	111
216.02	10	0	0	0	10
216.03	0	0	0	0	0
216.04	28	0	0	3	25
216.05	1	1	0	3	-1
216.06	-11	0	0	0	-11
216.07	472	269	0	241	500
217.01	283	13	0	0	296
220	1,299	2	0	142	1,159
<b>TOTAL</b>	<b>8,558</b>	<b>424</b>	<b>31</b>	<b>505</b>	<b>8,508</b>

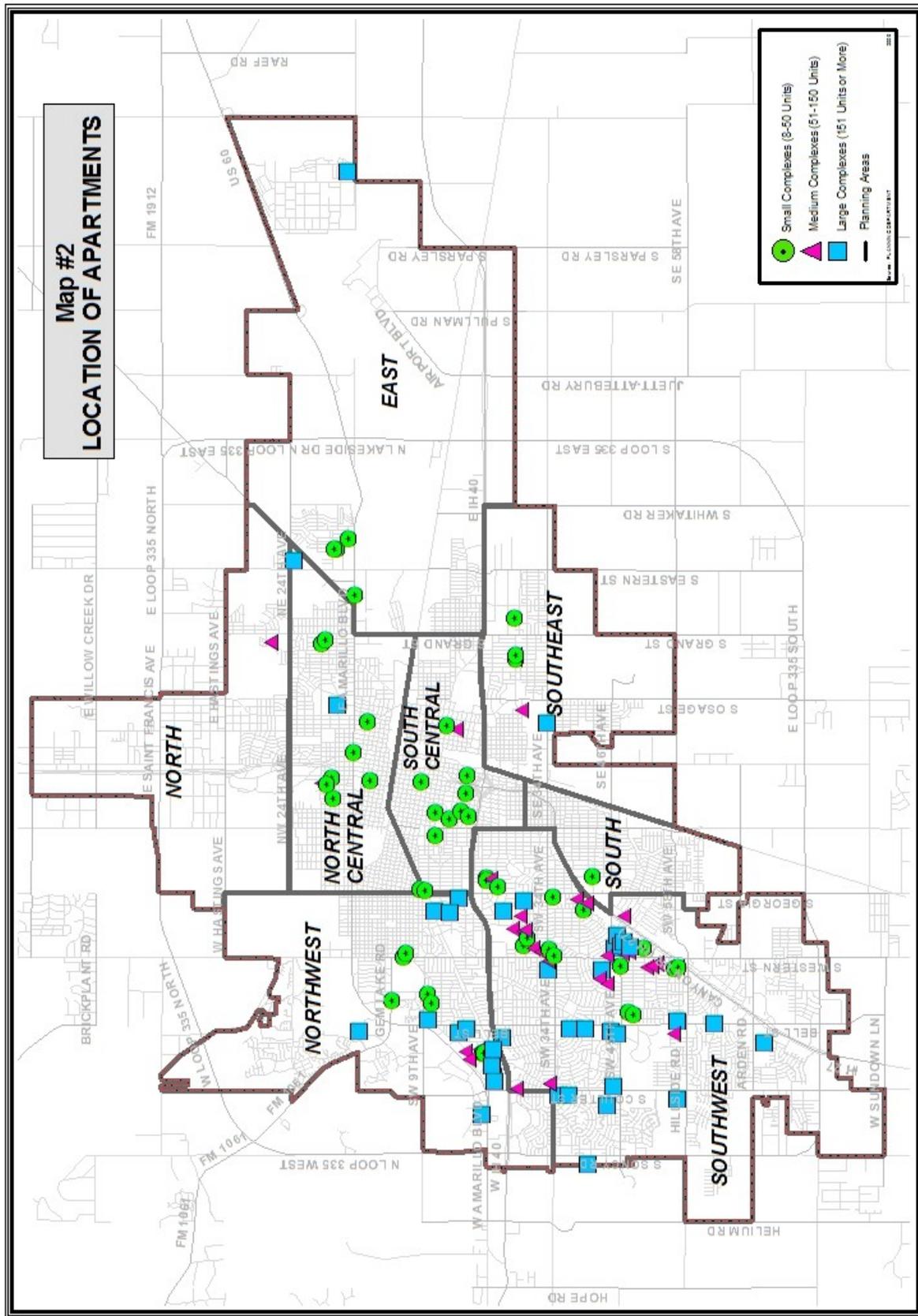
**NOTES:** Excludes Industrial- zoned property.  
Building permits and demolition permits are through Dec 2008  
Newly platted residential lots are through Dec 31, 2008

# M A P S

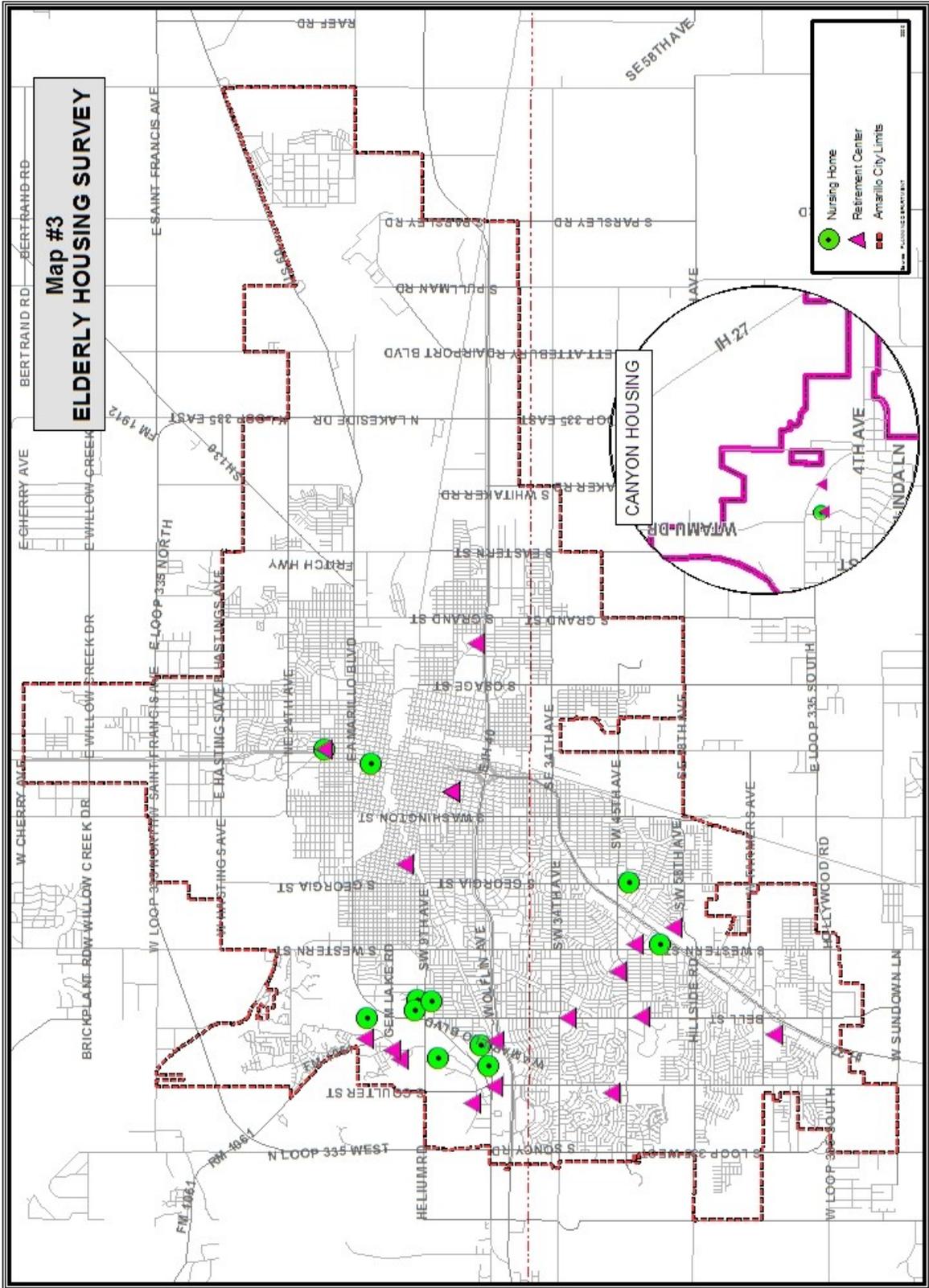


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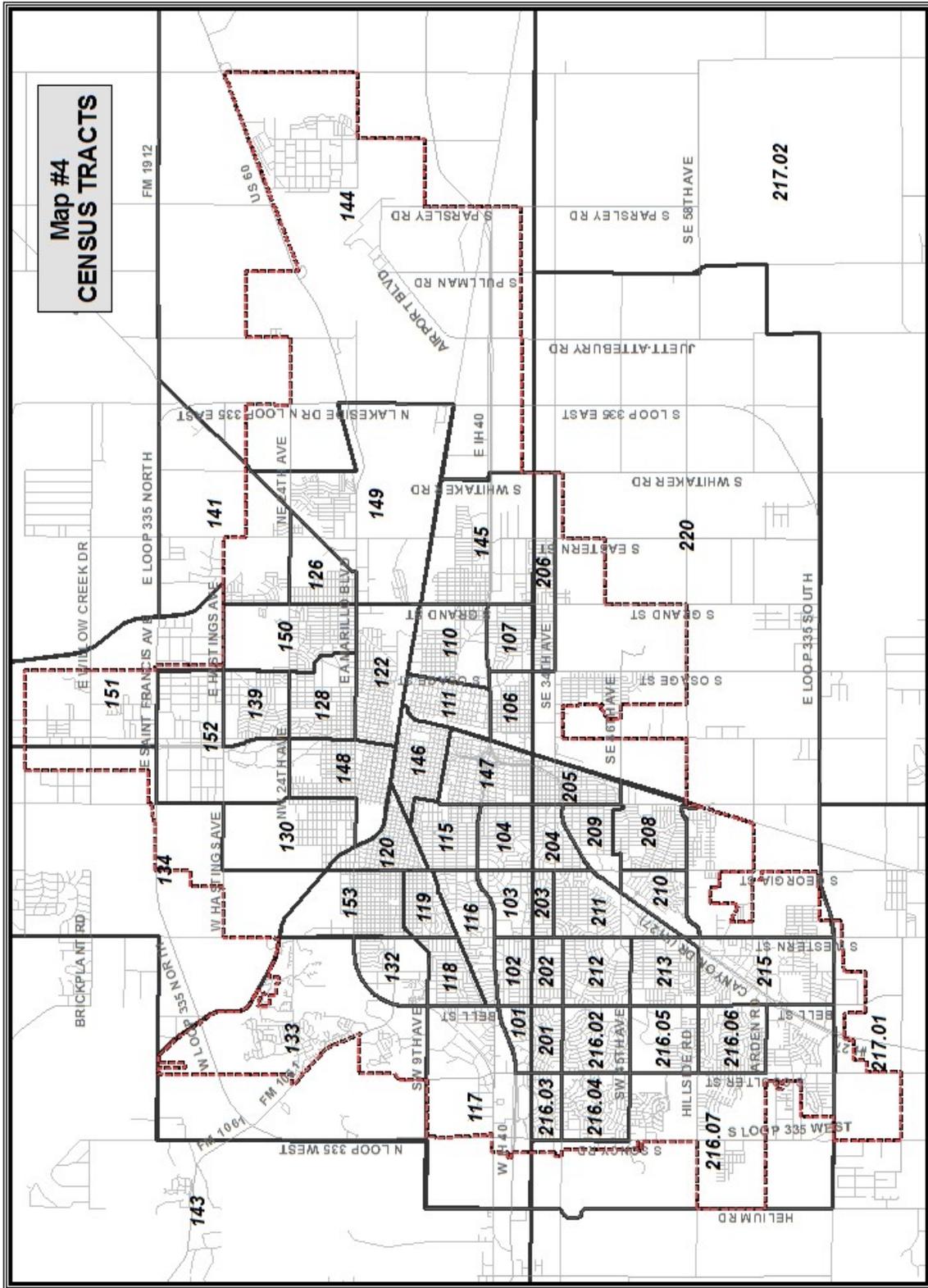




CITY OF AMARILLO, TEXAS

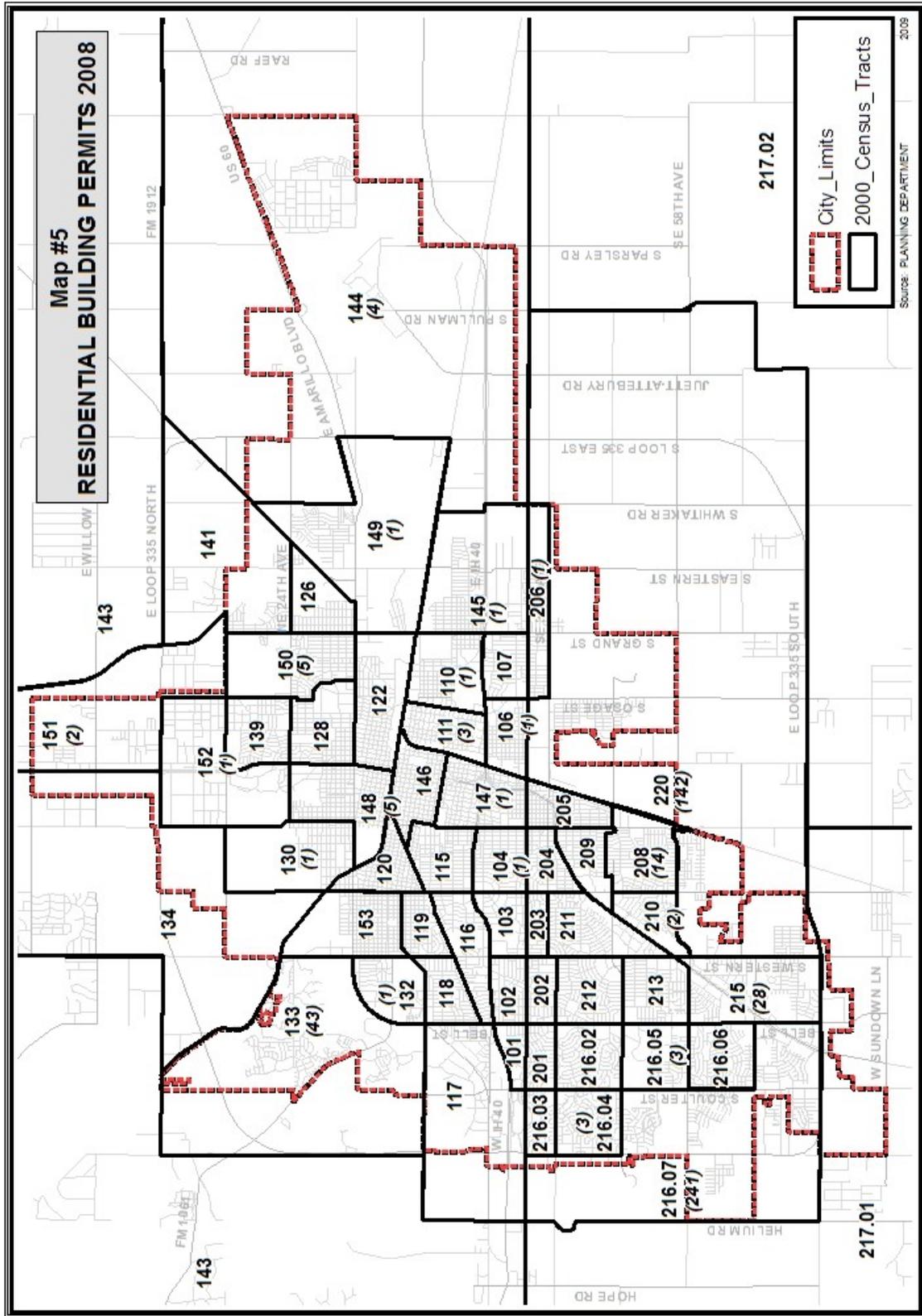


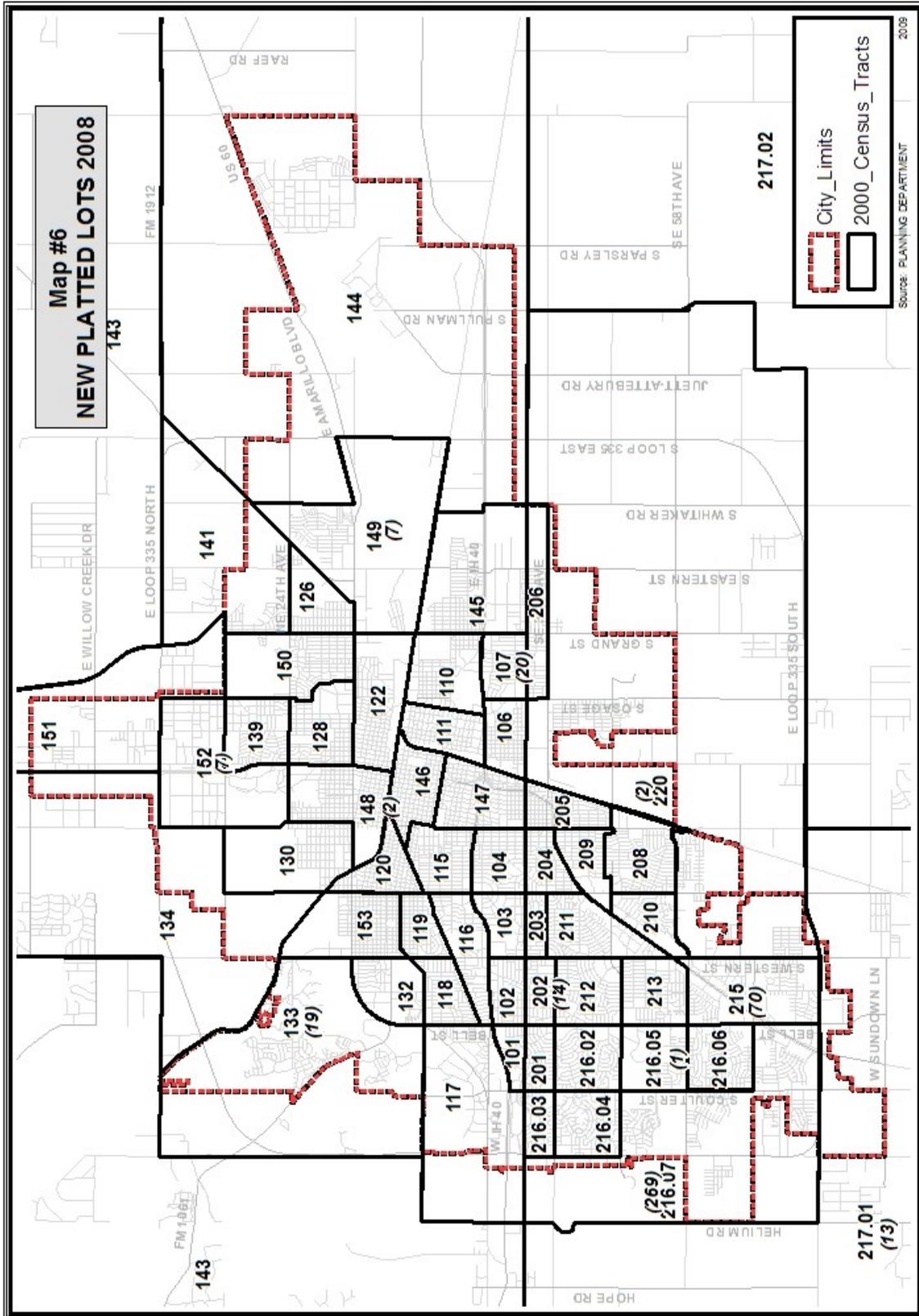
**CITY OF AMARILLO, TEXAS**



**CITY OF AMARILLO, TEXAS**

AMARILLO, TEXAS  
 2009 HOUSING SURVEY  
 MAP #4: CENSUS TRACTS





CITY OF AMARILLO, TEXAS



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