

Oakland 3 lead growth

Farmington Hills, Troy and Avon Township are among the top 10 growth communities in southeastern Michigan.

That appraisal came from the tallying of building permits for the first six months of 1979 by the Southeast Michigan Council of Governments (SEMCOG).

West Bloomfield Township dropped out of the top 10 for the seven-county region but was still among the biggest growth spots in Oakland County.

For the first time in many years, Detroit was in the top 10 for number of gross building permits issued, but new construction was more than offset by the number of demolitions. Detroit recorded 379 new housing units and 2,005 demolitions for a housing loss of 1,626 units.

GENERALLY, building was off in the first half of 1979 compared to the same period of 1978, SEMCOG said.

This year, 11,428 permits were issued, 15.7 percent below the 13,560 for the first half of last year. Only Monroe and Oakland counties were issuing more permits this year than in 1978.

"This substantial downturn in southeast Michigan's new home industry was softened somewhat by a similar decline in demolitions of existing housing," SEMCOG's report said.

"Therefore, the potential increase in the housing stock (net total of authorized dwelling units gross total minus demolitions) is 8,830 for the region."

FARMINGTON HILLS led the pack with a reported net total of 799 new residential units authorized. There were 436 single-family houses, 384 multi-family units and 21 demolitions.

Canton Township in Wayne County was second with a 553 new units followed by Clinton Township in Macomb County with 547.

Then came Troy with 544 new units minus 12 demolitions for a net of 532. These included 263 single-family houses and 390 multiple units.

Avon Township was in fifth place in the region with 515 new units minus two demolitions for a net of 513. Most were single family houses — 492 compared to only 23 multiples.

Rounding out the list of top 10 in the region were Waterford Township in Oakland County, Sterling Heights in Macomb County, Detroit, Macomb Township in Macomb County and Van Buren Township in Wayne County.

OAKLAND COUNTY units issuing a net of 100 or more permits were:

Bloomfield Township, 207 — 115 houses, 94 multiples, two demolitions.

Southfield, 164 — 50 houses, 14 two-family units, 104 multiples and four demolitions.

West Bloomfield Township, 251 — 190 houses, 64 multiples and three demolitions.

Hazel Park, 218 — 10 houses, 240 multiples, 32 demolitions.

Independence Township, 106 — 103 houses, four multiples, one demolition.

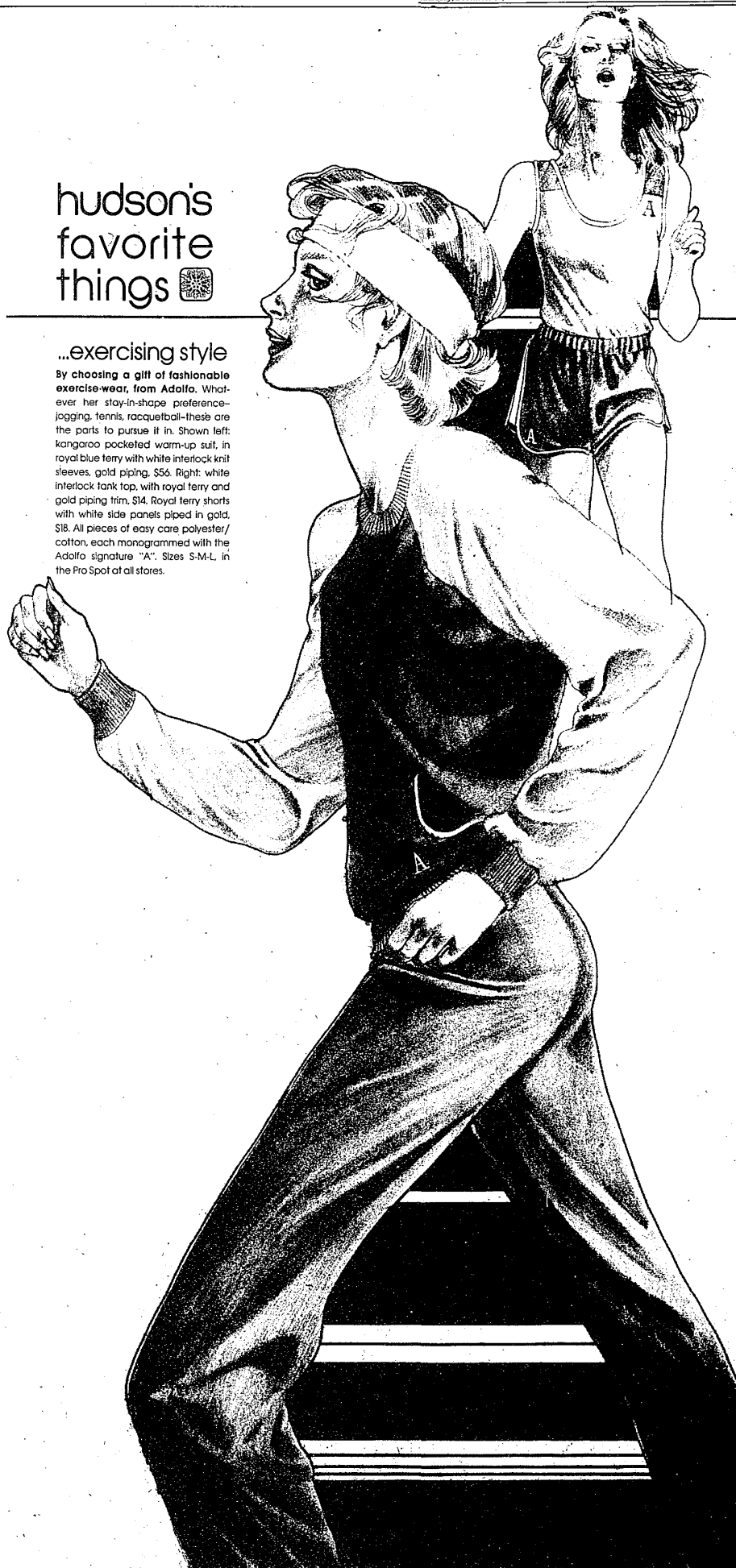
Novi, 178 — 185 houses, seven demolitions.

Waterford Township, 415 — 283 houses, 156 multiples, four demolitions.

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