

Avon tops 'flicker' of housing recovery

The decline has ended for residential construction in southeastern Michigan, but only a "flicker of recovery" has arrived. Local governments in the seven-county region issued 3,805 residential permits in the first six months of 1983 - a hefty 23 percent increase over 1982.

But that was still a fraction of the peak of 13,560 permits issued in the first half of 1979, according to a compilation by the Southeast Michigan Council of Governments.

SEVEN OF THE top 10 communities in issuing new residential units were in Oakland County.

Avon Township led the entire region, issuing 227 new permits.

In fourth place was Pontiac, 202; fifth, Farmington Hills, 192; sixth, Novi, 189; seventh, Sterling Heights, 174; eighth, Troy, 161; and 10th, Waterford Township, 110.

Last year at this time, Avon was in third place with 60 units, and Troy was eighth with 23. West Bloomfield Township and Bloomfield Township were among the top 10 last year but fell off the list this year.

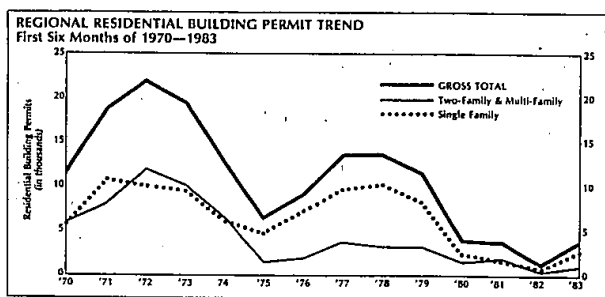
Detroit issued permits for 11 new housing units but lost 2,547 units through demolitions, a net decrease in its housing stock of 2,536.

This was Pontiac's first appearance in the top 10 communities in many years.

"THE INCREASE in residential building permit issuance during the first six months of 1983 reflects the first flicker of recovery in the economy of southeast Michigan," said the SEMCOG report.

"Continued decreases in mortgage interest rates and further recalls of unemployed workers should result in further relief for the region's housing industry," the semi-annual report added.

Other Oakland County local units and their net numbers of new residential units (new units minus demolitions) are: Beverly Hills, one; Bingham Farms, 17; Birmingham, four; Bloomfield Hills, nine; Bloomfield Township, 68; Farmington, four; Franklin Village, zero; Lathrup Village, zero; Oakland Township, 15; Orchard Lake, four; Rochester, three; Southfield, 30; and West Bloomfield Township, 100.



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