# Housing permits show good times

More single-family, detached residential units — houses and condominiums — were permitted in southeastern Michigan last year than any year since 1979.

Permits were issued for 13,704 units in seven-county area including Oakland and Wayne, according to the Southeast Michigan Countil of Governments, a regional information-gabering, advisory group.

Just over 13,400 units were permitted during 1993, nearly 19,720 in 1978, SEMCOG reported.

ing 1993, nearly 19,780 in 1978, SEMCOG reported.
"Strong employment levels, population growth, attractive mortgage rates and improved consumer confidence in a growing economy were major contributes to this residential development," said Jim Rogers, SEMCOG's data center manager.

Last year in Oakland County, 5,853 single-family residential units were permitted, compared to 4,775 in 1993, an increase of 17 nearest.

compared to 4,775 in 1993, an increase of 17 percent.

Last year in Wayne County, 2,237 single-family residential building permits were issued, compared to 1,947 in 1993, an increase of 20 percent.

Building departments from the various communities provided the information.

"The numbers are an indicator of the economy," and jeffery Jones, project manager for EMCOG. "The more residential building going on indicates an economy doing good.

"It aboves where people are moving... where population is going," he added. Public agencies can use the numbers to estimate what kind of services they may have to provide in the future and at what costs, Jones said.



CITY OF BLOOMFIELD HILLS

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Jeffery Jones project manager for SEMCOG

Following is a comparative listing of 1994 and 1993 single family permits issued by Oakland municipalities with last year's fig-ure listed first.

ure listed first.

Birmingham, 20 - 23.

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Bloomfield Hills, 18 - 12.

Bloomfield Hills, 253 - 249.

Oakland Twp., 293 - 124.

Rochester, 90 - 43.

Rochester Hills, 398 - 271.

Southfield, 40 - 39.

Troy, 393 - 512. West Bloomfield, 391 - 359.

## West Bloomiteta, 031 - 001
In Wayne County:
C Canton, 773 - 538.
Garden City, 36 - 38.
Livonia, 195 - 211.
Plymouth Twp., 207 - 119.





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U.S. Housing Markets, a tracking service based in Livoula, reported that sings family permits in the Detroit-Ann Arbor market through the first quarter of this year dipped just 2 percent from the January-March peri-od of 1994.

Nationally, single family permits during the first quarter dropped about 13 percent.
"Detroit metro area's employers added about 115,000 names to payrolls in the past four quarters for a 5 percent growth rate—an almost unbeard of achievement in the Rust Beit," said Robert R. Denton, executive vice president of the mortgage company that own U.S. Housing Markets.

"But poor auto sales numbers this year auggest a pronounced slowdown in coming months," Denton added.

Some 3,340 residential permits were lasued during the first quarter in a 10-county area surveyed by U.S. Housing Markets compared to 3,399 last year.

"it definitely has been one of the better areas in the country," said Brian Brage, editor of U.S. Houling Marketa. "The economy has been strong, job formation good. People have psychocks coming in, and they're confident to buy bouses."







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to service our clients better and more efficiently by offering loca presence and expertise across the country and around the world," said Staven R. Chahen, executive vice president and director of bro-kerage services.

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