Building

from page 1G

this year, a 30-percent increase from 1991.

"Canton has the growth capacity if you compare it to other communities," he said. "It's at the stage Livonia has gone through, other communities have gone through."

Building permits issued in Troy are running at a clip 50 percent greater than last year, said Gary Shripka, chief building inspector for that municipality.

"Last year, in general, there was a lot of uncertainty. Used housing is moving better this year," he said. "A lot of areas in the city are mid-priced now, $150,000-and-up market. Last year, everything was in the large (expensive) market."

"We're up from last year, not a great amount, but we're up," said Al Gilhuly, plan examiner for the city of Westland. "Builders keep telling us the economy is bad.

"Apparently, we're putting up houses in a price range people can afford; $100,000," Gilhuly added. "I have a feeling interest rates have something to do with it. Money is a little looser, too. They (builders) don't seem seem to have trouble getting money. Commercially they do, not residentially."

Bernard Glieberman, president of the Builders Association of Southeastern Michigan, also is upbeat.

"People in this area obviously are optimisite about the economy," he said. "We probably offer the greatest value for each housing dollar to be found in the nation and, despite a slight rise, our interest rates are the lowest they've been in nearly 20 years."

Building leaders

Pulte Homes of Michigan, Royal Oak, was identified as a major builder in both Rochester Hills and Canton.

"We had a very good year last year. We didn't experience a slowdown," said Deen Hyde, director of marketing for Pulte. "This year, we're doing about the same.

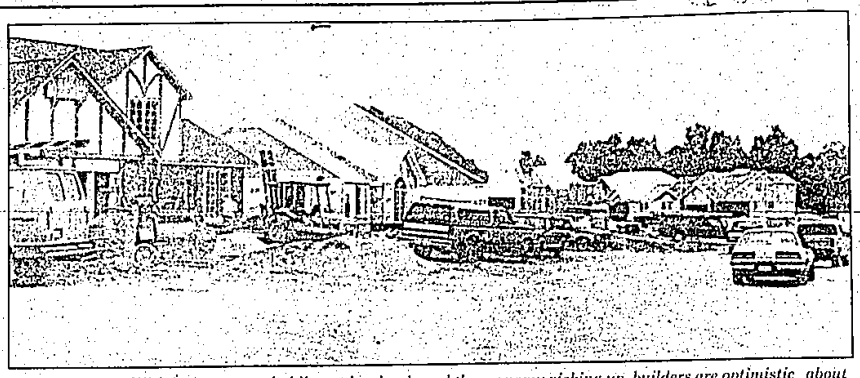
"I think a lot of it is our ability to make large land purchases and do our own development without being dependent on outside financing," Hyde said.

More residential units last year were permitted in Troy, 641, than any other Oakland County community, SEMCOG reported;

Holtzman and Silverman of Farmington Hills pulled permits for a major apartment complex on John R north of Maple.

Other major players identified by Shripka were Gulf Construction of Troy, Fairway Estates, Rochester Road south of Square Lake Road, and Woodland IV, Northfield Parkway and Wattles; S.R. Jacobson, Crescent Ridge subdivisions III and II at Square Lake and Crooks; and Divine Homes of Mt. Clemens, Somerset North, Big Beaver at Coolidge, and Crescent Ridge.

Canton issue more residential building permits, 436, than any other community in Wayne County, SEMCOG reported.



Housing recovery: *With interest rates holding at low levels and the economy picking up, builders are optimistic about prospects for 1992 after a good first quarter.*

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