

Building keeps steady pace

Residential builders in southeastern Michigan are on a pace to start about as many new houses this year as last, according to a Livonia-based publication that tracks national construction trends.

Permits were pulled for slightly more than 7,300 single-family units here through the first six months of the year, a .9 percent increase from the comparable period of 1992, U.S. Housing Markets reported.

This market, which includes Wayne and Oakland counties, ranked 11th nationally for the six-month period in terms of single family residential permits issued. Southeastern Michigan was just behind Miami-Ft. Lauderdale, where post-1992 hurricane activity continues with 7,400 units permitted, and just ahead of Houston, with 6,900 units.

Existing home sales, often a prelude to buying new, are strongest in Rochester Hills and Canton

"The metro (Detroit) area's one-fam (single-family) activity has been remarkably consistent during the past nine years, especially for a market so tied to a cyclical industry like autos," U.S. Housing Markets reported.

"One-fam permits have been between 11,700 and 15,600 every year since 1985, and will fall in that range in 1993."

Last year, some 14,700 units were permitted. Demand here is weaker for new upscale houses costing \$300,000 and up, while units priced at \$175,000 and lower, especially in the \$80,000-\$135,000 range sell best, U.S. Housing Markets reported.

"The metro area has enjoyed a 1.5-percent growth in employment during the last four quarters, including a small gain in manufacturing."

"The auto industry is regaining some strength, but the effects of plant closings are far from over," the report continued. "GM is about to shut its big Willow Run plant after winning a court fight with local officials."

Existing home sales, often a prelude to buying new, are strongest in Rochester Hills in the north central part of the metro area and Canton in the west, U.S. Housing Markets reported.

Residential builders nationally are expected to pull permits for some 950,000 single-family units this year, their best showing in five years.

New home sales nationally this year are expected to approach 675,000, 10 percent higher than last year and nearly one third higher than the 1991 low point of the housing cycle, the publication indicated.

Single-Family Leaders

	6 mos. '93 permits	Change from '92
1 — Atlanta	15,204	+6.9%
2 — Washington (D.C. AREA)	13,292	+11.5%
3 — Chicago CMSA	13,197	+11.0%
4 — Dallas-Fort Worth	10,928	+7.4%
5 — Phoenix-Mesa	10,663	+18.0%
6 — New York-Newark	8,544	+6.5%
7 — Las Vegas	7,974	+48.3%
8 — Seattle CMSA	7,933	-7.2%
9 — Minneapolis-St. Paul	7,897	+2.4%
10 — Miami-Ft. Lauderdale	7,473	+33.5%
11 — Detroit CMSA	7,303	+0.6%
12 — Houston CMSA	6,937	-2.3%
13 — Denver CMSA	6,837	+23.3%
14 — Riverside-San Bern.	6,316	-16.0%
15 — Philadelphia	6,247	+7.3%

Multifamily Leaders

	6 mos. '93 permits	Change from '92
1 — Miami-Ft. Lauderdale	3,555	+35.4%
2 — Chicago CMSA	2,661	-9.6%
3 — Seattle CMSA	2,653	-16.8%
4 — New York-Newark	2,395	-21.8%
5 — Dallas-Fort Worth	2,313	+118.6%
6 — San Francisco CMSA	2,077	-1.2%
7 — Washington (D.C. AREA)	1,961	+37.2%
8 — Denver CMSA	1,753	+133.7%
9 — Austin	1,679	+463.4%
10 — Los Angeles	1,647	-23.4%
11 — Portland CMSA	1,543	-5.6%
12 — Columbus (OH)	1,394	-10.8%
13 — Las Vegas	1,380	-43.4%
14 — Milwaukee-Racine	1,348	-20.3%
15 — Tampa Bay	1,212	+85.3%

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Remodeling show opens at Expo Center

The first Fall Remodeling Show sponsored by the Builders Association of Southeastern Michigan runs today through Sunday at the Novi Expo Center, 1-96 at Novi Road.

Show hours are 2-10 p.m. Thursday and Friday, 10 a.m. to 10 p.m. Saturday, and 10 a.m. to 8 p.m. Sunday.

Admission is \$5 for adults, \$3 for adults 65 years and older and children ages 6-12. Kids under 6 are admitted free. Family tickets for two adults and accompanying children are available at Farmer Jack/A&P stores for \$5.

Some 200 exhibitors are expected to show their goods.

"The Fall Remodeling Show offers homeowners a one-stop shopping opportunity for their home and garden," said Fred Capaldi, B.A.S.M. president. "They can compare products, prices. They don't have to go to 15 different places."

The exhibits include new technologies, products and services for kitchens, baths, doors, windows, appliances, mechanical systems and decorative accessories. Yard care, furnishings and craft items also will be displayed.

Some of the exhibitors will have show specials for the homeowner.

Second City from page 1F

Openness permeates the restaurant proper as well.

"Basic building areas were left exposed," Saroki said.

No efforts were made to hide or disguise updated heating, lighting and plumbing systems.

"It has a warehouse, light, brickly look," Earl said.

"You get a nice view of the city at different levels," Saroki said. "You see different details at different levels."

That's what urban architecture is all about — openness, energy, vitality inside and out, he said.

Next year when the weather warms, drinks, dining and dancing will be

available on a rooftop terrace, Earl said.

"Atanas Ilitch, executive producer of *The Second City*, has been the driving force of energy," she said. "He wanted upbeat, fun, comfortable. I can't think of how many times he used the word comfortable."

Saroki pegged construction costs at several million dollars.

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