

Summary of Saginaw County Building Permit Activity for 2003

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Prepared by the:



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Introduction

This report provides a brief overview of building permit activity in Saginaw County over the past year. Where appropriate, the report also makes comparisons with building permit and construction activity that has taken place within the past few years.

The building permit information in this report comes directly from the monthly reports that are furnished to the County Planning Department by the building inspectors who work for the townships, villages, and cities throughout Saginaw County. Information on the estimated value of new residential construction in the County is based on the number of residential building permits that are issued plus the monthly residential sales reports that are provided by the Saginaw Board of Realtors.

A set of tables that show the total numbers of building permits issued by government unit for each month is included in the appendix to this report. The actual monthly reporting forms are kept on file at the County Planning Department.

Number and Type of Permits Issued

In 2003, a total of 734 building permits were issued. This includes new residential, commercial, and industrial building construction, and the demolition of existing structures. The greatest number of permits (574) was issued for single-family residential construction.

Construction of duplexes and multi-family housing was much less common, representing only 31 and 14 permits, respectively. Finally, 58 permits were issued for commercial and manufacturing buildings, and there were 57 demolitions of existing structures. *Figure 1* shows the number of each type of building permit issued in 2003.

Recent Numbers of Permits

For comparison, *Figure 2* shows the total numbers of building permits issued in recent years. The number of permits issued in 2003 (734) was the highest number issued thus far. In the last few years, the highest

numbers of permits were issued in 2002 with 708 and 1997 with 681. Prior to 1997, the number of building permits issued in Saginaw County had not broken the 600 mark since 1989.

Permits Issued by Location

In 2003, the greatest amount of permit activity again took place in the townships, where 679 out of 734 total permits were issued. Only 73 permits were issued in the cities and 26 were located in the villages. This distribution is shown in *Figure 3*.

The largest number of permits (235) was issued in Saginaw Charter Township. This is followed by Tittabawassee Township with 101, and then Thomas Township with 55, and the City of Saginaw with 47. The complete numbers for the permits issued for each community in Saginaw County are included in the appendix.

Figure 4 provides a breakdown of permits issued in the Metropolitan Area compared to the balance of the County. This information shows that 526 building permits (72% of the total) were issued in the Metro Area, while 208 permits were located in the non-metropolitan area.

For planning purposes, the Saginaw Metropolitan Area is defined as the Cities of Saginaw and Zilwaukee,

and the Townships of Bridgeport, Buena Vista, Carrollton, James, Kochville, Saginaw, Spaulding, Thomas, Tittabawassee, and Zilwaukee.

New Residential Construction Value

For 2003, the total value of new residential construction in Saginaw County was estimated to be about \$64.6 million. In the past year, the average selling price of a residence in Saginaw County was \$106,786 based on sales data furnished by the Saginaw Board of Realtors. This information is also presented in *Figure 5*.

Recent Trends in New Residential Construction Values

New residential construction values for 1997 through 2003 are summarized in *Figure 6*. The most recent high point in residential construction value took place in the last year, 2003, with over \$64 million. This is about \$4 million more than the activity that took place in 2002. The lowest year recently was 1998 with slightly less than \$31 million in new residential development.

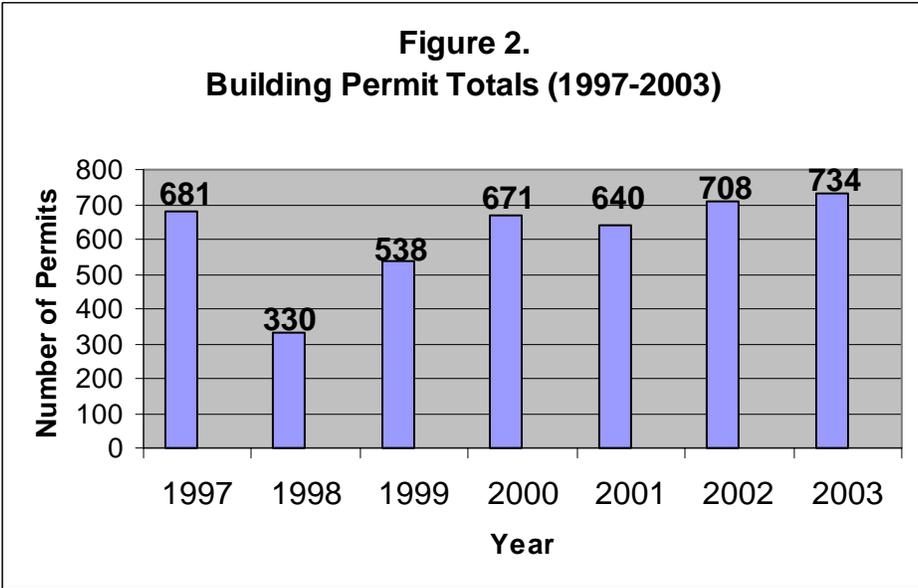
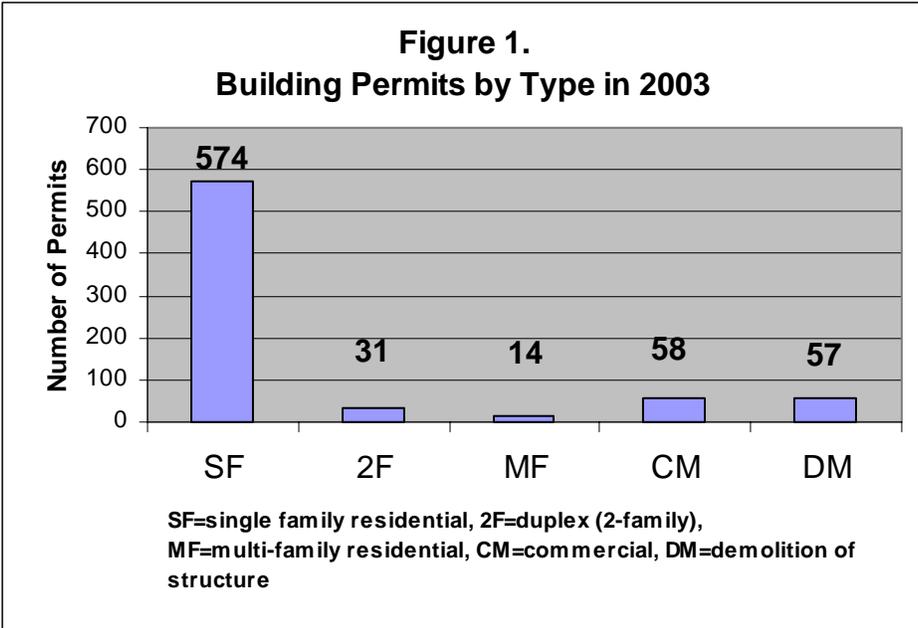


Figure 3.
Total Building Permits Issued by Location
in 2003

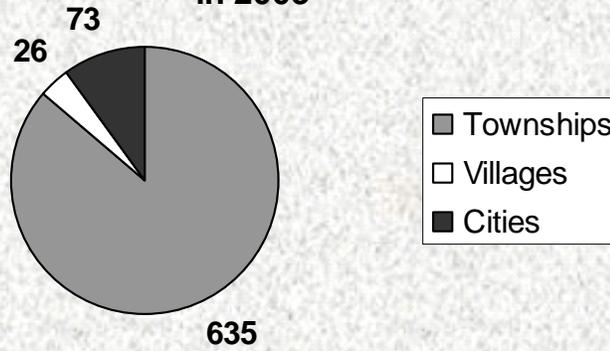


Figure 4.
Total Permits: Metro and Non-Metro

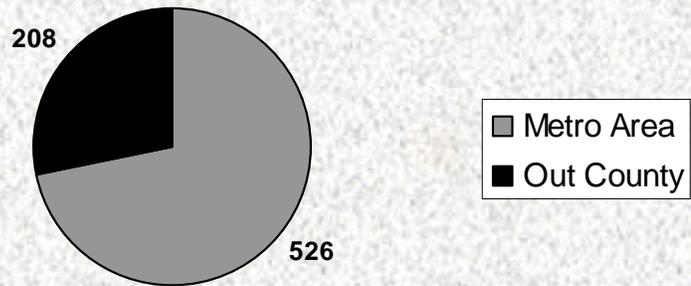


Figure 5.
Residential Construction Value in Millions-
2003

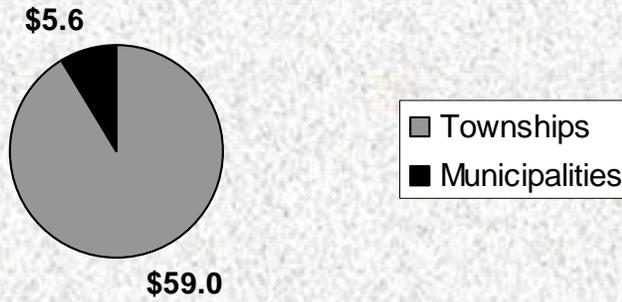
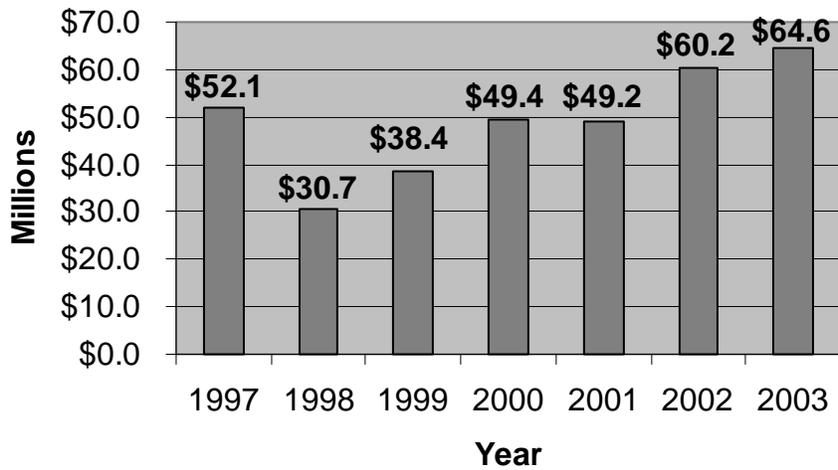


Figure 6.
Recent New Residential Construction Values-
2003



Appendix

***2003 Monthly Building Permits by
Local Government Units***