

HAMLIN TOWNSHIP ANNUAL REPORT
LAND USE PERMITS * APRIL 1, 2016 TO MARCH 31, 2017

Single Family Dwellings.....	26
Modular/Double Wide Dwellings.....	0
Garages.....	14
Pole Buildings.....	12
Decks & Porches.....	18
Additions & Remodeling.....	13
Fences.....	6
Sheds/Storage Buildings.....	9
Commercial Buildings.....	2
Boat House.....	1
Demo.....	9
Car Port.....	3
Lean - to.....	3
Renew Permits.....	2
Ag Buildings.....	1
Relocate.....	1
Misc.....	1

TOTAL PERMITS ISSUED.....98 (-15% from 2015)
PROJECTS PERMITTED.....118 (-13% from 2015)

LAND USE PERMIT COMPARISONS

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
Single Family Dwelling	17	14	11	13	26	26
Modular Housing	1	2	0	0	0	0
Garages	7	7	6	9	22	19
Remodeling & Additions	17	18	20	10	14	13

TOTAL NEW UNITS (Including Doublewides & Modulares) 2000 thru 2016....415

HAMLIN TOWNSHIP ZONING BOARD OF APPEALS/PLANNING COMMISSION

2016 Fiscal Year

Variances Granted.....14	Special Land Use Granted.....1
	Site Plan Review.....3

2017 HAMLIN TOWNSHIP MARCH BOARD OF REVIEW

Appeals in Person.....	19
Mail-in Appeals.....	20
GRAND TOTAL.....	39
2016 Total Appeals.....	39

HAMLIN TOWNSHIP VALUES

	<u>2015</u>	<u>2016</u>	<u>2017(*)</u>
Assessed	\$240,174,600	\$251,054,500	\$264,496,050 (+4%)
Taxable Value	\$206,407,711	\$208,178,375	\$213,671,223 (+2%)

(*)Tentative - Pending State Equalization

MASON COUNTY BUILDING DEPARTMENT REPORTS

Building permits issued in the 2016 calendar year:

2016 Building Permits = 91 (-25%)	Value Total: \$11,873,120 (+52%)
2015 Building Permits =122.....	Value Total: \$5,653,316
2014 Building Permits = 97	Value Total: \$4,171,957
2013 Building Permits = 82	Value Total: \$3,270,555
2012 Building Permits = 77	Value Total: \$4,049,937
2011 Building Permits = 81	Value Total: \$4,524,829

Building Permits by Number of Permits

<u>UNIT</u>	<u>PERMITS</u>	<u>ESTIMATED VALUE</u>
City of Ludington	99	\$ 6,266,052 (\$ 2,779,693 Residential)
Hamlin Township	94	\$12,147,120 (\$11,873,120 Residential)
P.M. Township	51	\$ 3,956,958 (\$2,288,300 Residential)
Amber Township	32	\$ 1,696,000 (\$791,000 Residential)
Victory Township	27	\$ 1,153,600

Building Permits by Estimated Value

<u>UNIT</u>	<u>ESTIMATED VALUE</u>	<u>PERMITS</u>
Hamlin Township	\$12,147,120	94
City of Ludington	\$6,266,052	99
P.M. Township	\$3,956,958	51
Amber Township	\$1,696,000	32
Victory Township	\$1,153,600	27

****County, City & P.M. Township operate on a January 1 to December 31 Fiscal Year**

Estimated Average Cost per Dwelling

<u>UNIT</u>	<u>NUMBER OF DWELLINGS</u>	<u>AVERAGE</u>
P.M. Township	5	\$327,340
Hamlin Township	24	\$303,214
Summit Township	5	\$254,400
Riverton Township	4	\$216,883

SUMMARY

Based on a review of documents filed by Mason County, Pere Marquette Township and the City of Ludington, Hamlin Township ranks second in the number of permits issued and first in estimated value represented by those permits in fiscal 2016. It is also obvious the growth rate by comparison is overwhelming – 48% over the next largest unit (City of Ludington).

CONCLUSION

1. The average cost of a new single family dwelling in Hamlin Township has risen from \$189,574 in 2015 to \$303,214 in 2016 – an increase of 37% per unit.
2. The rate of construction of new homes remains very high – 50 homes in the past 24 months.
3. Hamlin Township continues to provide growth in all price ranges of residential housing.
4. Hamlin Township is almost exclusively a residential township serving as a bedroom community and a desirable residential retirement area.

Respectfully submitted,