

Building Permit Decline Continues

4/12/81
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Although total valuation increased for first quarter building permits as compared to last year — \$33 million to \$25.6 million — the number of housing units continued to fall off and the trend to more apartments and condominiums continued.

During January, February and March of this year, local governments issued permits for 355 units of which 134 were for single family homes and 221 for multiple units.

In the first quarter of 1980, permits were issued for 373 units with 192 of them for singles and 181 for multiples.

Total units are down 18 and multiples climbed by 40 units.

In the last two years, through a combination of rationing of permits in the unincorporated area run by county government and the city of Santa Cruz, the shortage of water in Scotts Valley, the lack of vacant lots in Capitola and the high finance rates, yearly permits have fallen from around 2,500 units to around 1,500 units.

This year's first quarter is in line with what would be about 1,400 to 1,500 units for 1981.

The money crunch was shown clearly in Watsonville, where only one single family home permit was issued the first three months of this year. Watsonville has neither permit rationing, nor shortages of water or sewer capacity. Last year's first quarter had six singles listed and that was a decrease from prior years.

Valuation was up by \$7.4 million (\$33 million to \$25.6 million) primarily due to a strong showing in commercial permits (\$8.2 million to \$3.4 million).

According to reports compiled by The Sentinel, the following permits and valuations were issued. Last year's first quarter is shown in parentheses.

Countywide, the four cities and county government which controls the unincorporated area issued \$33 million in total valuation (\$25.6 million) including a total of 335 housing units at \$21.7 million (373 at \$18.4 million), of which 134 were singles at \$10.8 million (192 at \$12.1 million) and 221 multiples at \$10.9 million (181 at \$6.5 million). Commercial was \$8.2 million (\$3.4 million).

For the unincorporated area: \$22.6 million total valuation (\$18 million), 312 units at \$19.4 million (309 at \$15.1 million) of which 121 were singles at \$9.9 million (158 at \$9.4 million) and 191 were multiples at \$9.6 million (151 at \$5.7 million). Commercial was \$732,811 to last year's \$278,900.

Santa Cruz had \$7 million in total valuation (\$4.1 million), with 24 housing units at \$1 million (31 at \$2.5 million) with 9 singles at \$515,300 (28 at \$2.3 million) and 15 multiples at \$521,000 (3 at \$133,416). Commercial was \$5.6 million (\$1.1 million).

Watsonville had total valuation of \$1.5 million (\$1.7 million) with one single at \$49,500 (6 at \$502,000). Commercial was the same as last year at \$1.3 million.

Capitola had \$1.3 million in total valuation (929,807) with 15 multiple housing units at \$790,260 (26 at \$727,567 of which 3 were singles at \$133,949 and 23 were multiples at \$593,618). Commercial was \$407,299 (\$55,000).

Scotts Valley had \$585,837 total valuation (\$934,193) with three single units at \$394,967 (1 single at \$125,665). No multiples and commercial was \$163,143 (\$731,780).

According to the breakdown of locations of permits in the unincorporated area, with multiple units shown in parentheses: Live Oak, 4 singles (77); Soquel, 14 (49), Aptos, 35 (6); Rio Del Mar, none (32); La Selva, 3 (24); summit area, 7; Corralitos, 1.

Bonny Doon, 10; Watsonville outside area, 10; Scotts Valley outside area, 5; Seascapes, 2 (3); Davenport, 2; Branciforte, 1; Felton, 7; Ben Lomond, 4; Boulder Creek, 12; Zayante, 1, and Brookdale, 1.

There were nine permits taken out to demolish older homes.