

## STAFF REPORT

DATE: 6/15/22

TO: City Council and City Manager

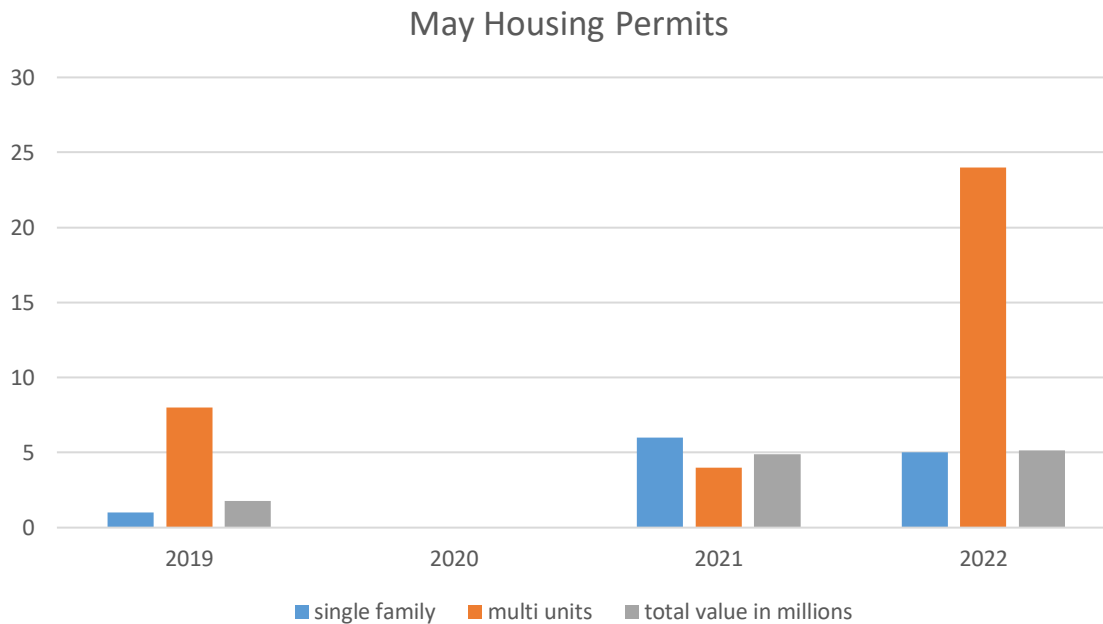
FROM: P&Z Department

RE: May Monthly report

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### Residential Construction update



May of 2020 is the only month in recent Bel Aire history that didn't have new housing of some type started.

### Commercial Construction Update

The Catholic Care center will be remodeling 3 separate areas in the building that will include a small addition with parking. The value of the project is around \$8.5 million. The project was issued permits in June.

The homestead senior landing apartments is almost ready for permits to be issued. So minor details related to the developer's agreement, phasing, drainage, and utilities are near complete.

Skyview block 49 3<sup>rd</sup> addition storage units project has submitted plans for review

### Census update

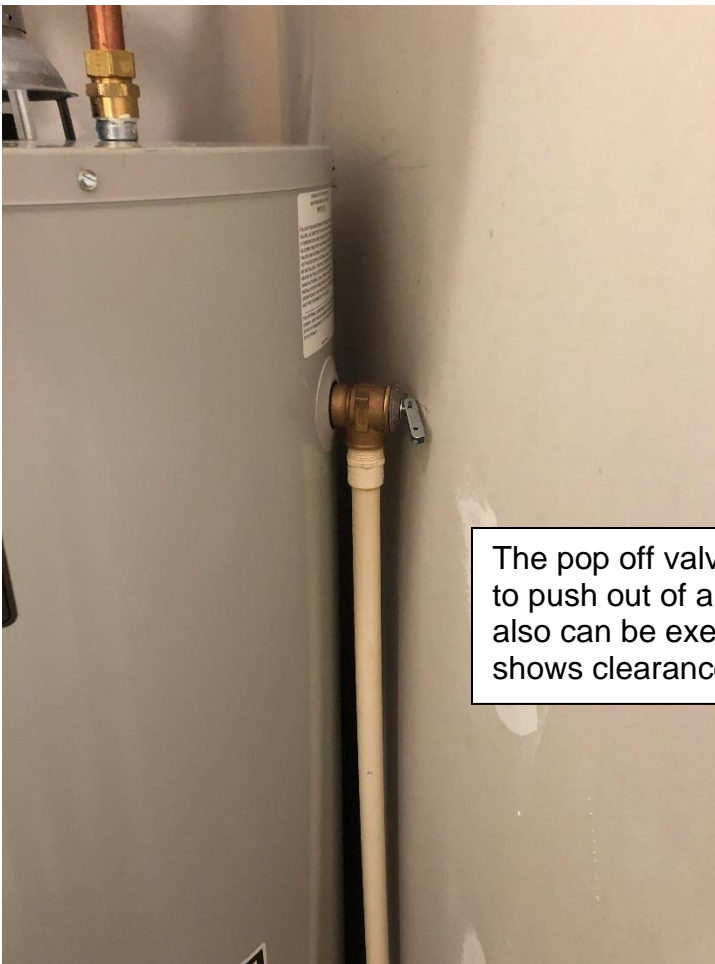
Housing vacancy rates — both for homeowner and rental housing — are at or near historic lows, according to the U.S. Census Bureau's recently released Housing Vacancy Survey (HVS).

Vacancy rates for rental housing are lower than at any point during the 35-year period from 1985 until the start of the COVID-19 pandemic in early 2020. The vacancy rate for homeowner housing is lower than at any point from 1980 until early 2020.

The Census Bureau has collected the Housing Vacancy Survey since 1956 (as a supplement to the Current Population Survey) to provide quarterly estimates of the rental vacancy rate and the homeowner vacancy rate.

Both rental and homeowner vacancy rates decreased between 2009 and 2019 as the nation recovered from the foreclosure crisis. Housing supply then tightened further during the COVID-19 pandemic.

### **Violation**



The pop off valve is designed to all steam and water to push out of a holding tank before it explodes. It also can be exercised to remove build up. The picture shows clearance wasn't provided