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Housing permits indicate an improving market

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An uptick in new housing starts has Canton officials optimistic that a once-sour market has indeed begun to witness a turnaround.

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Community Planner Jeff Goulet said Canton issued 31 new housing permits during the first quarter of this year, compared to about 70 for all of 2011.

"We're expecting to hit 100 permits this year," Goulet said Thursday.

The encouraging signs come as developers are tapping into the market as new home buyers look for specific housing that meets their needs.

The latest plan involves 52 single-family, age-restricted, detached condominiums planned by Southfield-based Boji Development, Inc., on Canton's west side. Known as Crystal Village, the homes are intended for people age 55 and over, and they are pegged for an area southeast of Geddes and Denton roads.

The project marks a change from a prior developer's plans to build another round of higher-density, attached condos on the site, where construction of the Ravensfield development came to a halt after 15 buildings containing 75 condos had been completed.

Boji Development has indicated the single-family condos are



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intended to fill a void for seniors seeking age-restricted homes in Canton. The new units are expected to sell for \$169,000 to \$195,000.

“They want to start building this year,” Municipal Services Director Tim Faas said Tuesday.

His remarks came after the Canton Township Board of Trustees voted Tuesday evening to amend the original Ravensfield plans and approve a preliminary site plan for Crystal Village.

The 52 detached condos are planned to replace what would have been 65 attached units, Faas said. The development also is to include amenities such as a clubhouse.

Officials such as township Supervisor Phil LaJoy have said Canton remains a desirable community for new residents due to its comparatively low rate crime and its reputation for top-tier services such as parks and recreation facilities. Canton's population grew 18.1 percent during the last decade to 90,173 people.

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