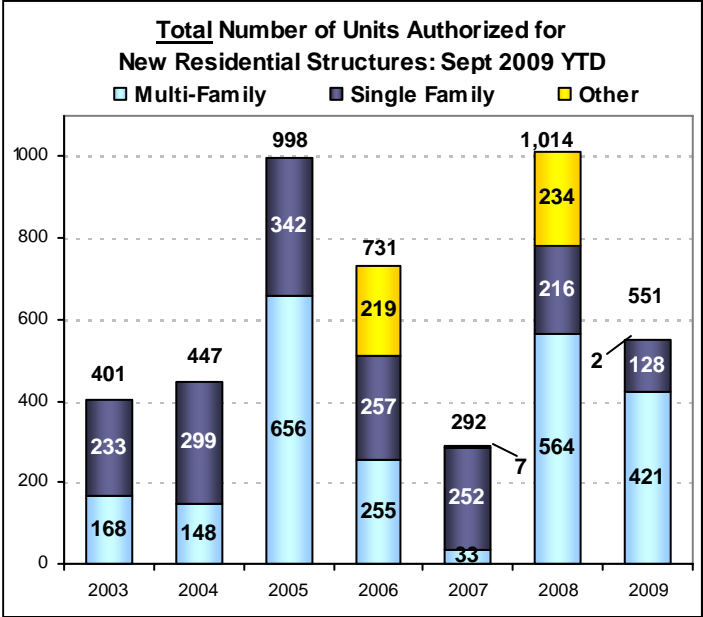


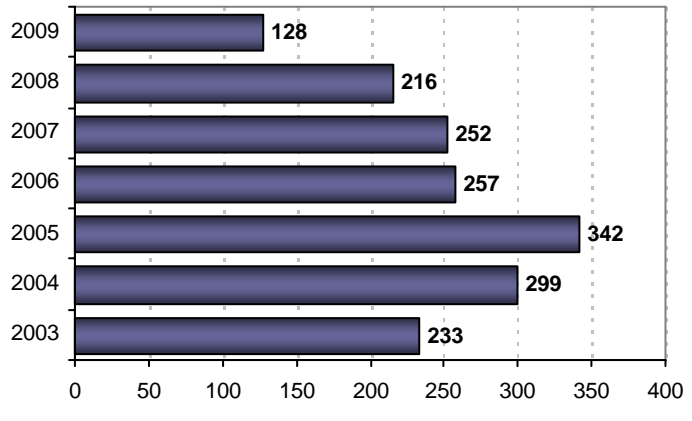
Norfolk Residential Building Permits

Total Units Authorized: Residential Structures

The residential structures authorized through September year-to-date totaled 551 units, an increase over last month's 525 units. Residential permits fall under three categories: Multi-family structures; single family dwellings; and other multi-purpose structures, typically consisting of condos and apartments in buildings that have multiple uses such as, the 201 at 21st nearing completion in Ghent. Following a resurgence in residential construction during 2008, permits have made a considerably slower start in 2009, due, in part, to the national economic recession. It's important to note that Norfolk is essentially built out. Building activity for residential structures seen in recent years is mainly redevelopment and infill development.



Number of Residential Building Permits Issued for New Single Family Dwellings September 2009 YTD



New Single-Family Dwellings

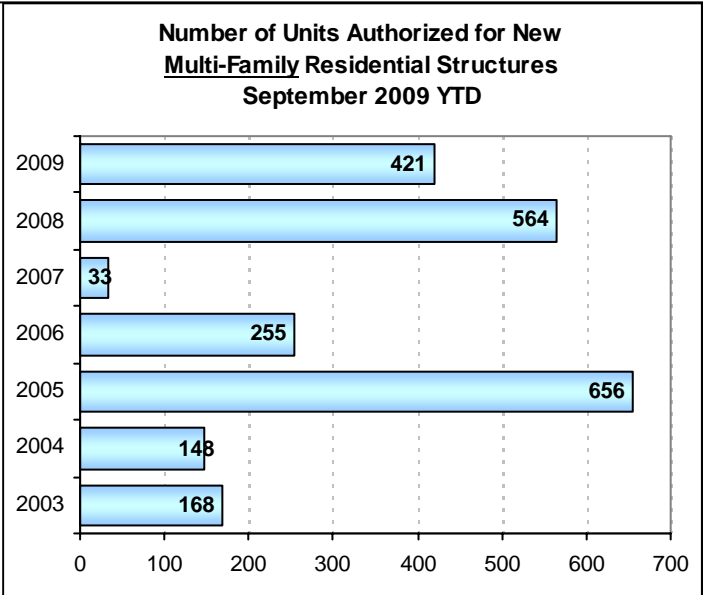
The number of residential building permits issued 2009 YTD for new single-family dwellings totaled 128. As compared to last year, the total is down 40.7 percent (88 permits). The year-to-date decline in the total permits issued reflects decreases in permits for both detached and attached single-family homes. The decrease in total permits is in line with the general decline in housing starts nationally.

For the month of September, 24 permits were issued, of which 19 were for detached homes and the remainder were for attached single family homes. As compared to the same month last year, during which units permitted totaled 29, this is a 17.2 percent decline.

New Multi-Family Structures

Year-to-date, 421 permits for multi-family structures (i.e. housing structures for two or more families) have been issued. The summer months have shown a surge in permitting preceded by no units permitted during the first four months of the calendar year. As compared to 2008 YTD, new multi-family structures permitted decreased by 143 units.

The large fluctuations in units authorized from one month to the next and from year to year is primarily due to permits issued for large apartment/condo complexes. For example, 307 units were permitted in July 2009 for the District at ODU while projects such as the Belmont at Freemason and the River House Apartments at Llewellyn Avenue accounted for more than 350 units in prior years.



Source: Department of Planning and Community Development. Compiled by the Office of Budget and Management.
 Note: All year-to-date data in this section refers to Calendar year-to-date. The number of units above does not account for demolitions that occurred over the same period.