

PERMIT TRENDS

RLUAC Quarterly Meeting

May 21, 2015

The Question:

What has the RLUAC region looked like over the past five (5) years?

How has development changed?

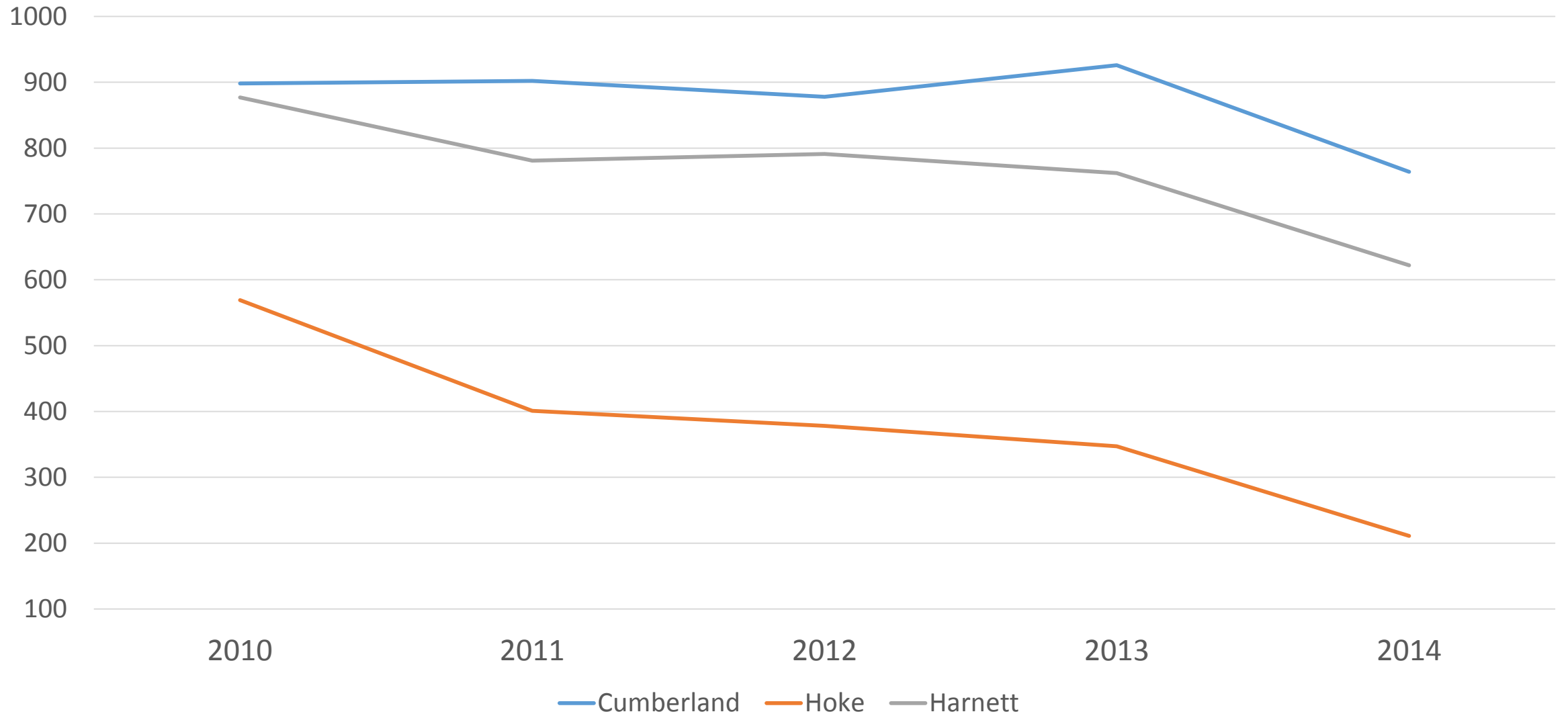
Sources:

- Fort Bragg
- US Census Bureau
- Data provided by county departments

Counties with larger permit numbers were separated in order to observe the data.

COUNTY	2010	2011	2012	2013	2014
Cumberland	898	902	878	926	764
Hoke	569	401	378	347	211
Harnett	877	781	791	762	622

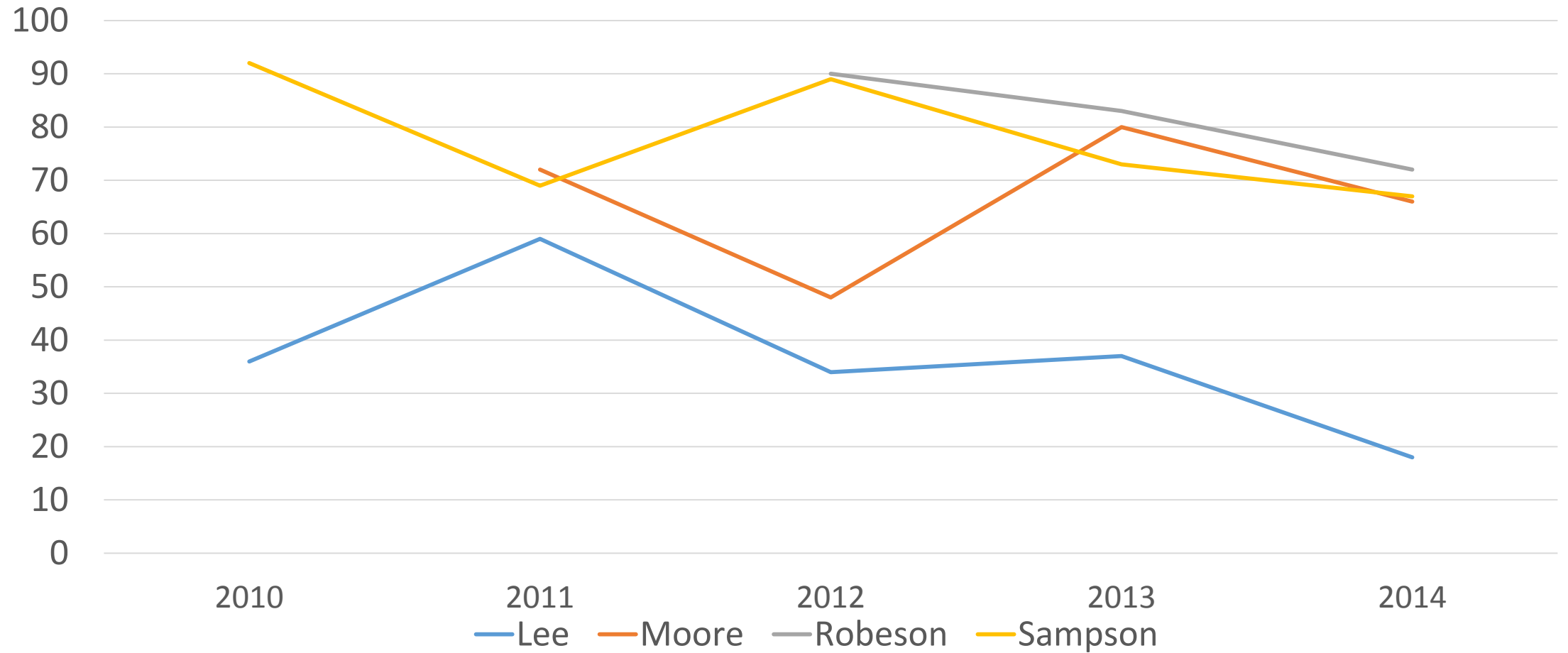
Stick Build SFD Permits



COUNTY	2010	2011	2012	2013	2014
Lee	36	59	34	37	18
Moore	X	72	48	80	66
Robeson	X	X	90	83	72
Sampson	92	69	89	73	67

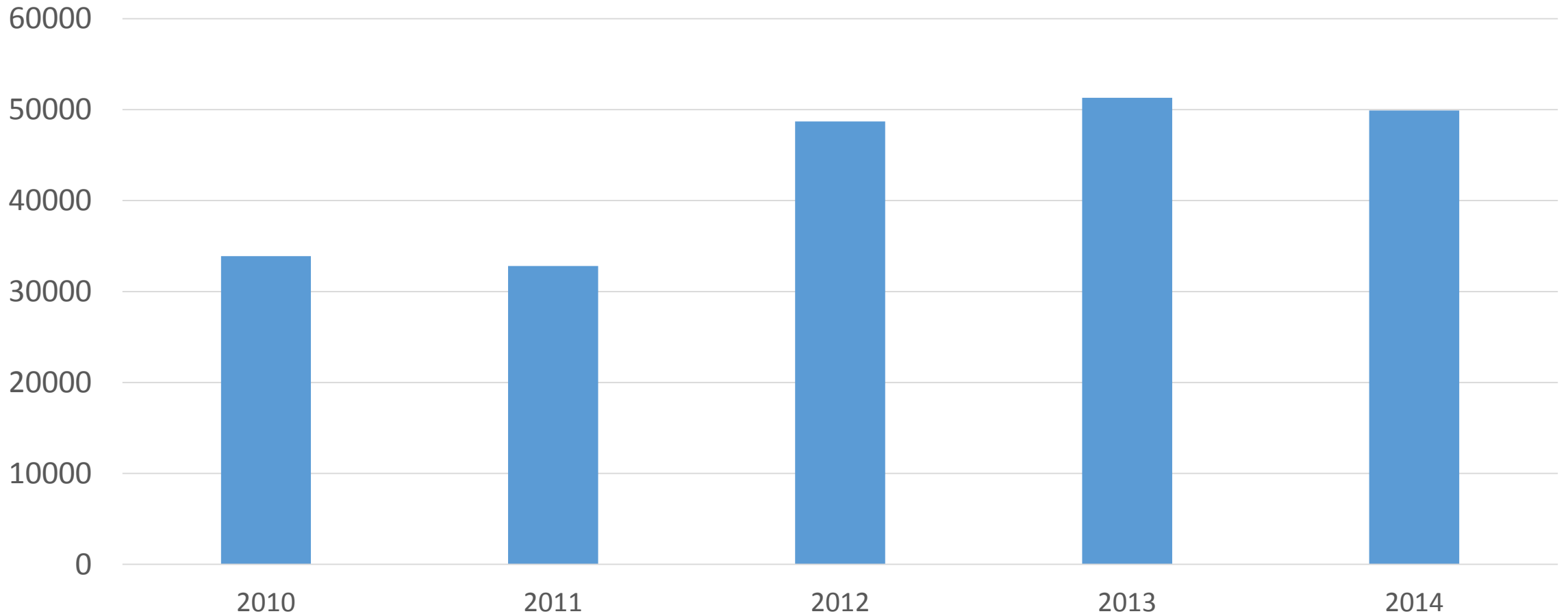
X indicates No Data available

Stick Built SFD Permits



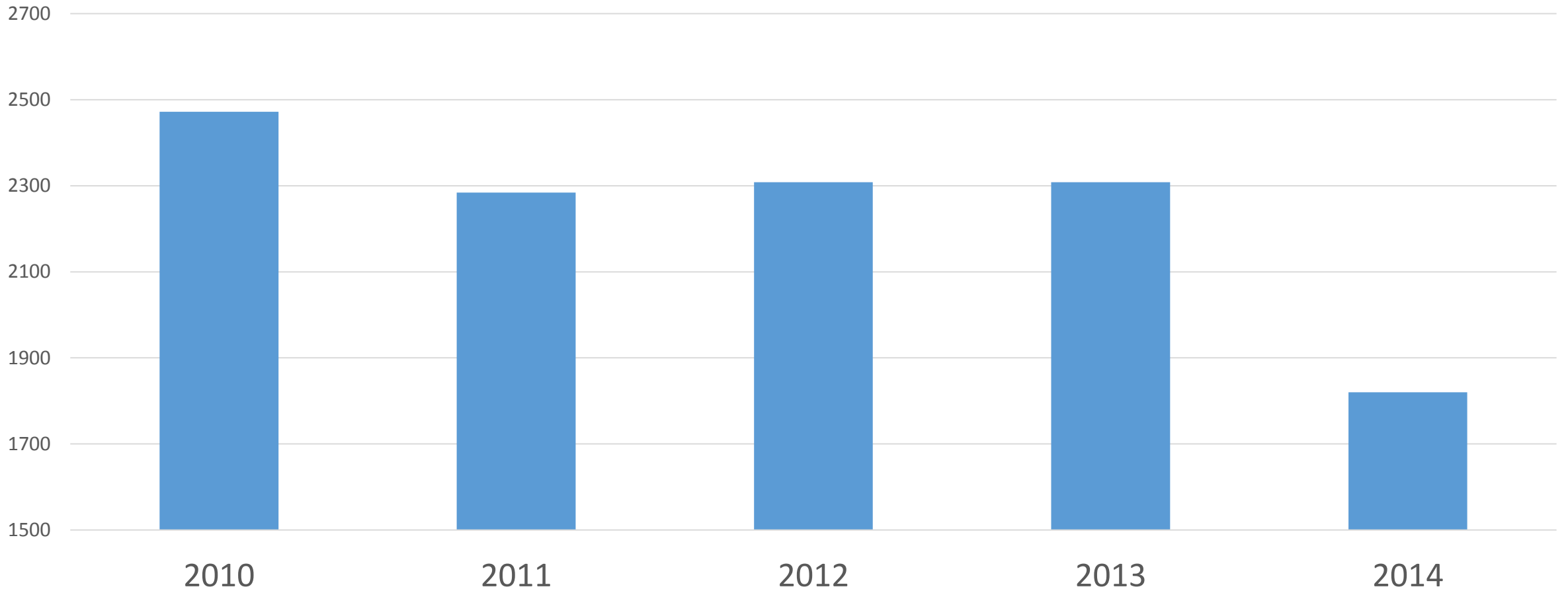
2010	2011	2012	2013	2014
33889	32804	48692	51290	49911

New Privately Owned Housing Units Authorized by Building Permits in Permit Issuing Places in the state of NC



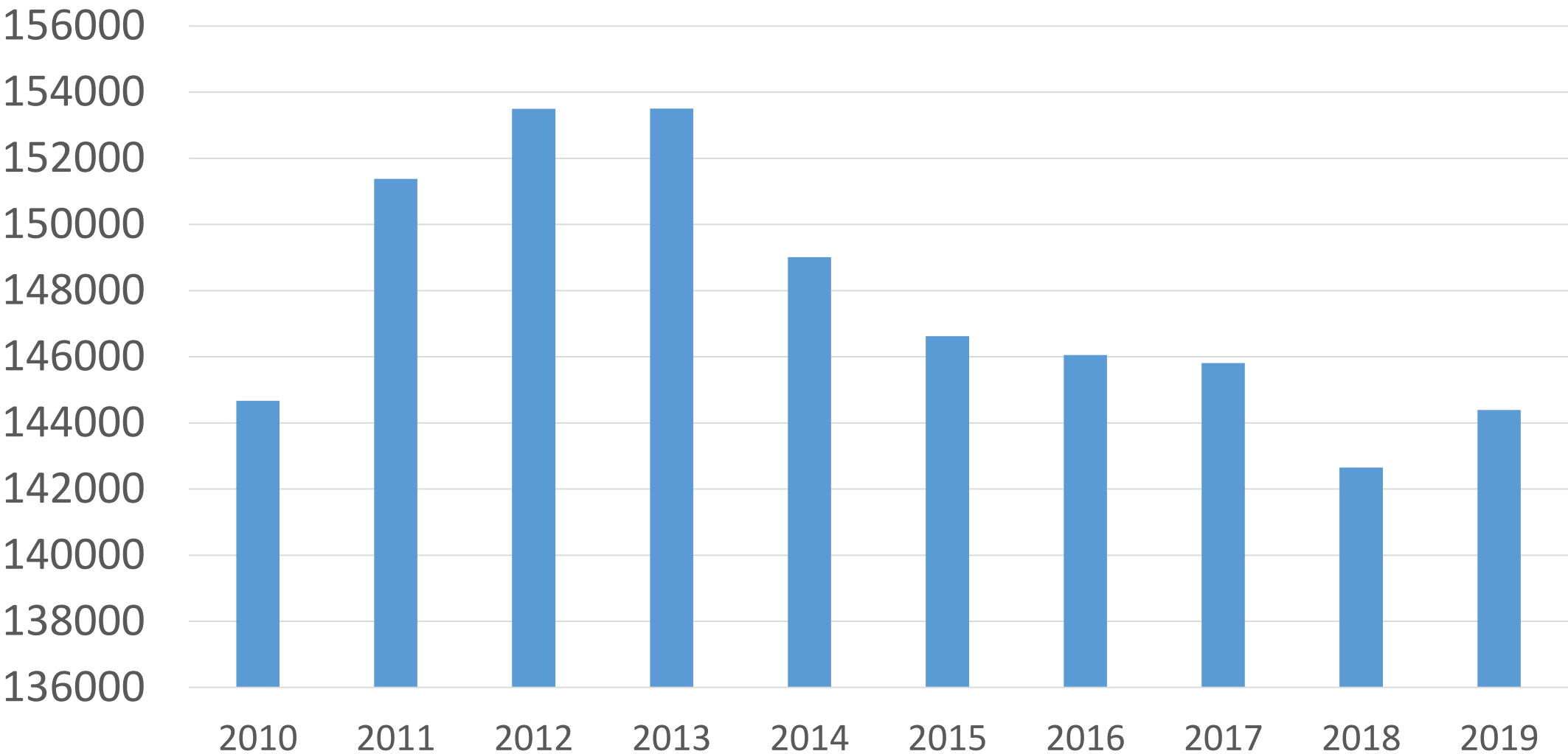
	2010	2011	2012	2013	2014
Total	2472	2284	2308	2308	1820

Total Permits by Year

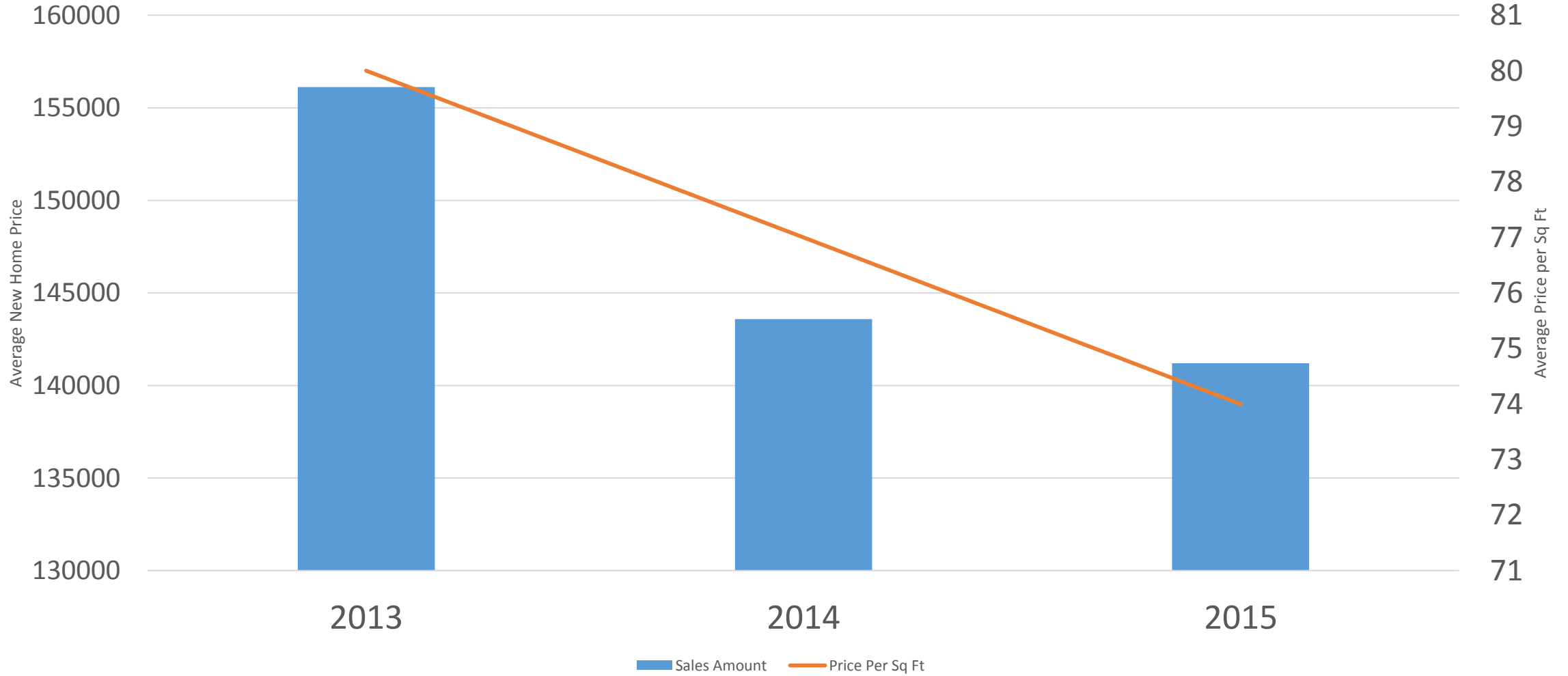


Fort Bragg Population

Past and Projected



New Home Price & Price / Sq Ft



Source: Metrostudy

Impacts to development

- There are numerous factors which impact development: land, labor, materials costs, risk, fees.
- Labor costs have risen from \$22.51 per hour in April 2012 to \$25.13 in December 2014
- Residential materials has risen 45% over the past decade.
- With anticipated reductions in the population at Fort Bragg surrounding counties should begin considering additional options for growth as well as potential alternative revenue streams.

- Source: Associated General Contractors of America