

Hugo Building Report

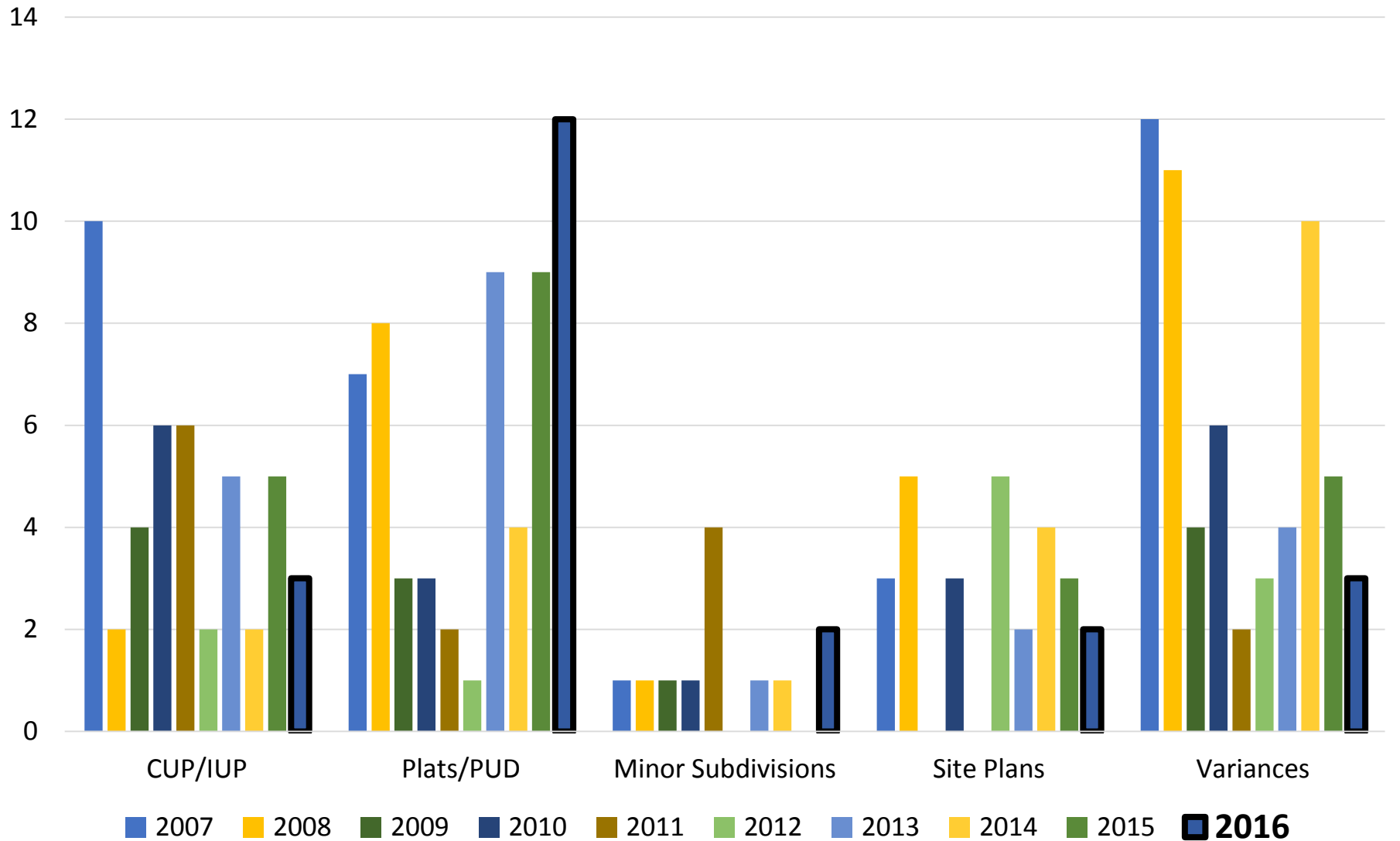
2016

2016 Annual Report

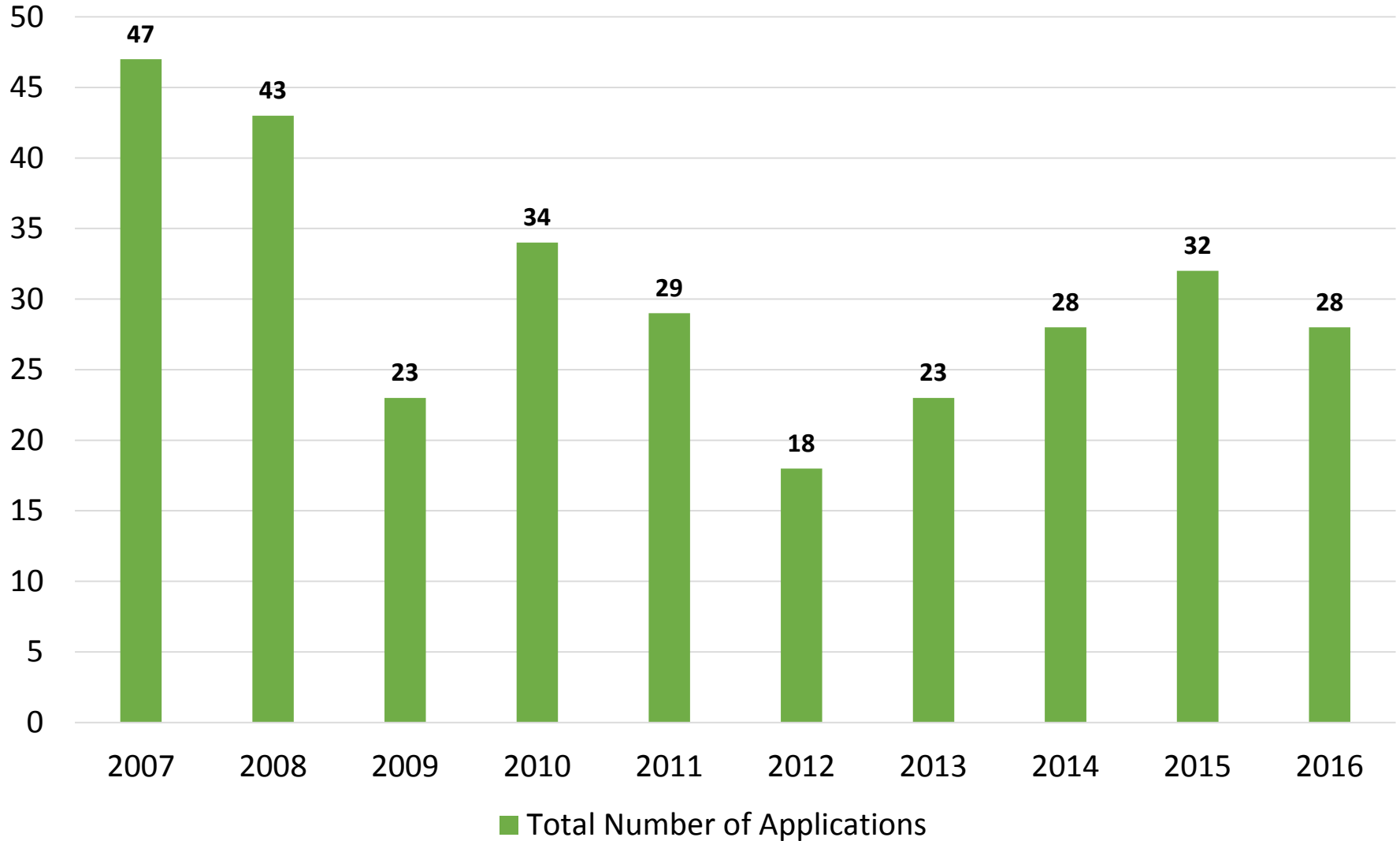
- Report is presented at the beginning of each year
 - Reviews Planning and Building Activity for 2016
- Planning Commission Purpose
 - Make Recommendations to City Council



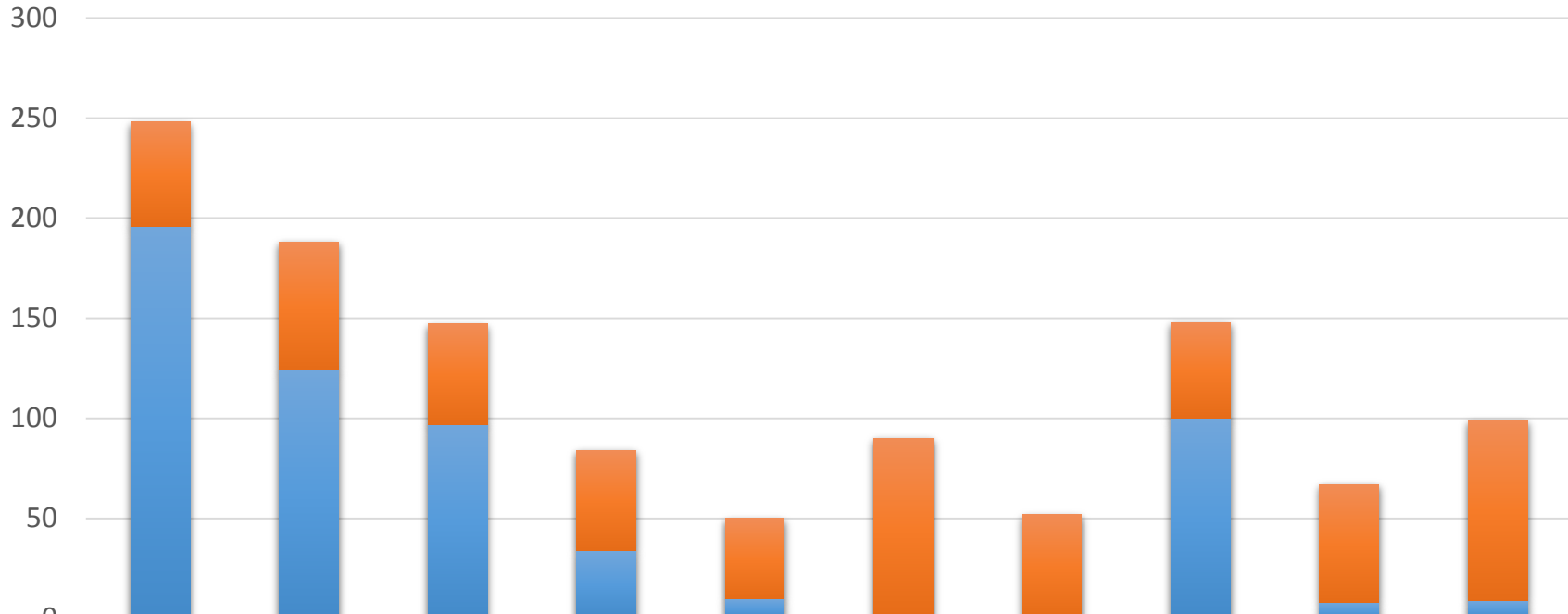
10 Year Review of Planning Applications



Total Number of Planning Applications Submitted



Breakdown of Residential Permits 2007-2016



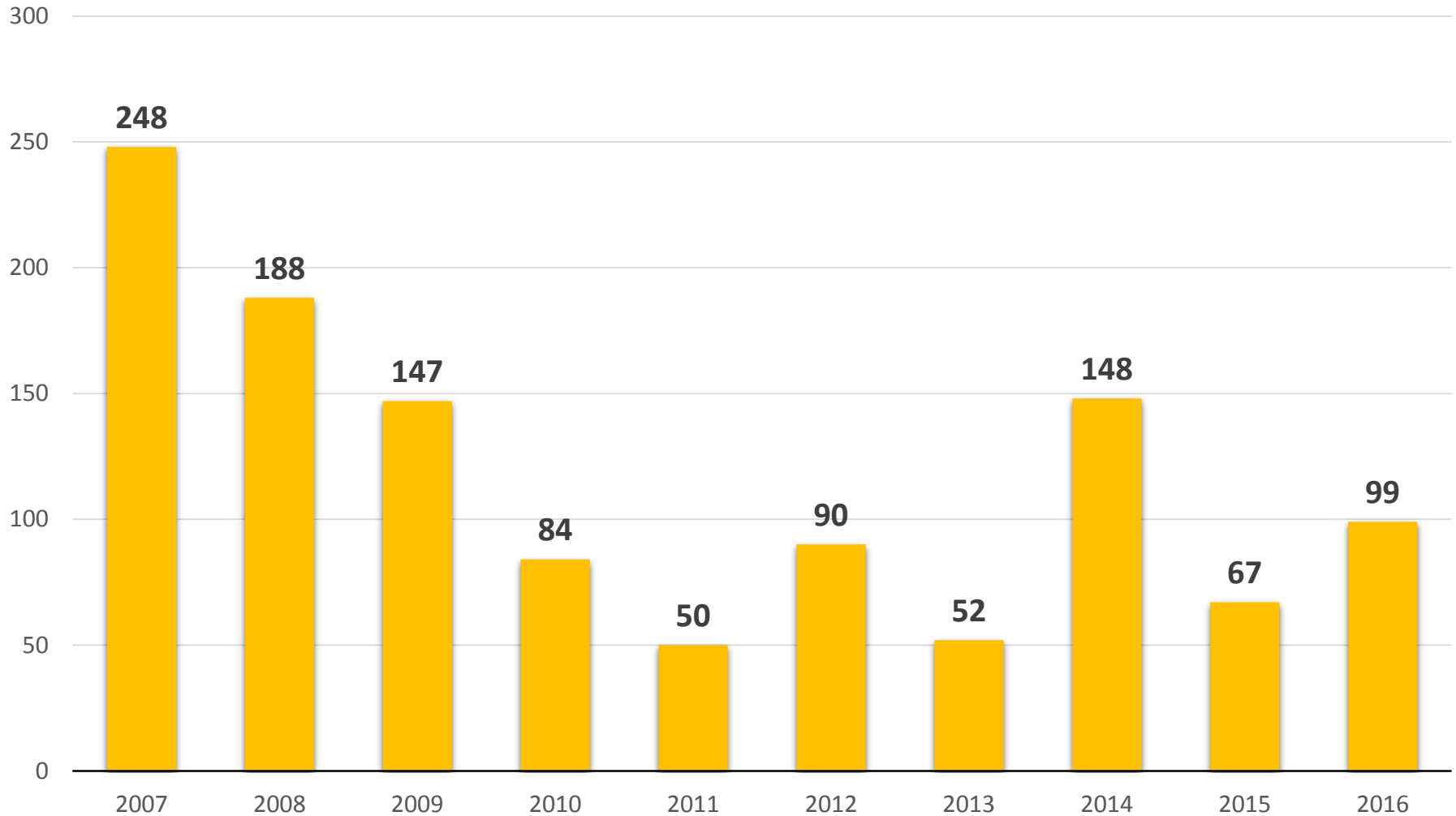
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
SF Units	52	64	50	50	40	90	52	48	59	90
Multi-Family	196	124	97	34	10	0	0	100	8	9

■ Multi-Family ■ SF Units

Single Family Homes - 3,885 (66.9%)

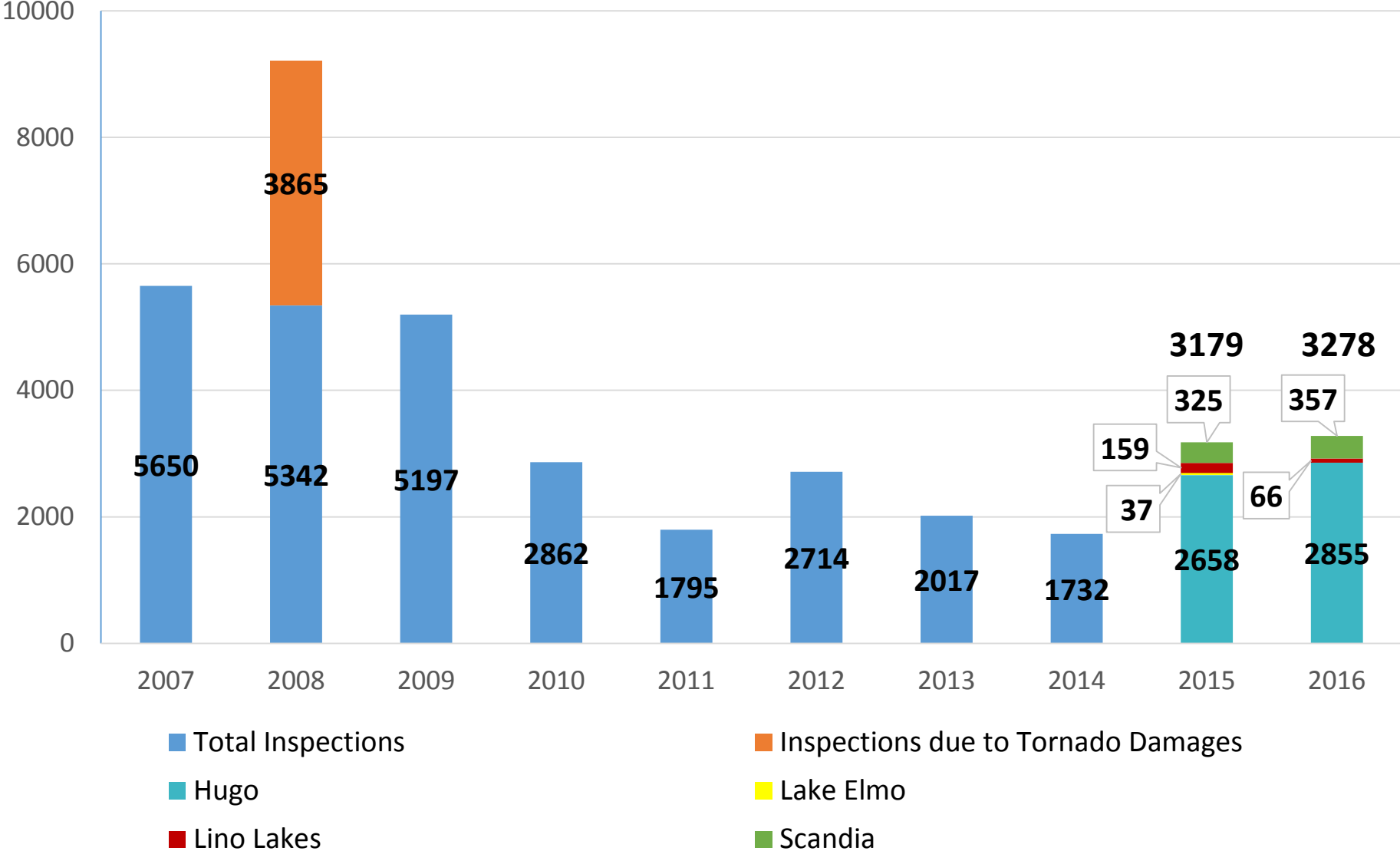
Multi-Family Homes - 1,924 (33.1%)

Total Residential Building Permits



The 2015 Population Estimate for Hugo was 14,352

Building Department Inspections 2007 - 2016



Lots Available

Platted Residential
Units Available:

133 Single Family

132 Multi-Family (24 Buildings)

265 Total Units



Vacant Platted Residential Lots

Vacant Lots

Housing_Type

 Built in 2016

 Built in 2015

 Single Family

 Multi Family



Map Created by the City of Hugo - Community
Development Department - Dated: November 2016

Approved Projects / Projects in Motion

RESIDENTIAL

- Adelaide Landing
- Clearwater Cove 2nd Add.
- Clearwater Cove 3rd Add.
- Generation Acres
- Prairie Village 4th Add.
- Victor Gardens North Village 7th Add.
- Waters Edge 5th Add.
- Waters Edge 6th Add.

NON-RESIDENTIAL

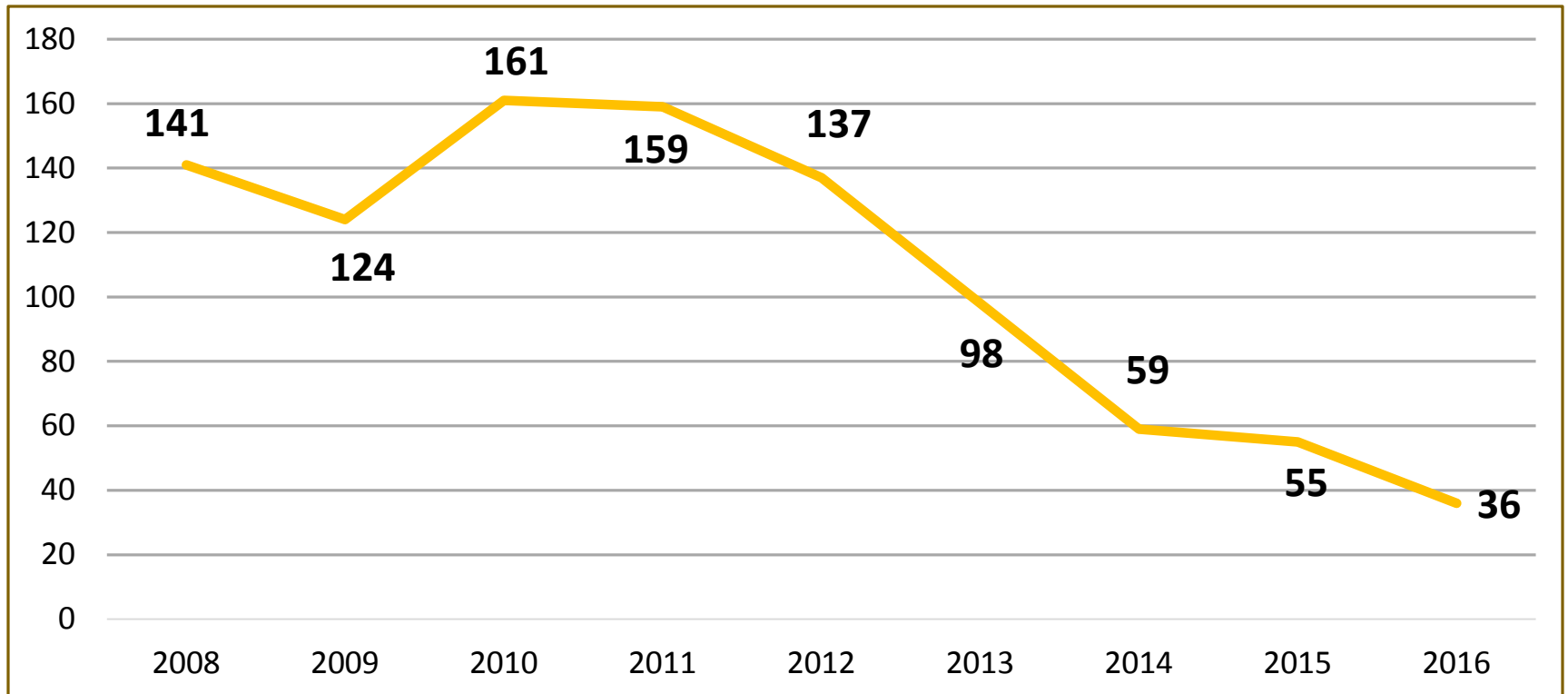
- Bald Eagle Industrial Park 6th Add.
- Growing Generations Daycare
- Park Dental
- Sprouts Pediatric Dentistry

Non-Residential Building Space 2016

PROJECTS	SQUARE FOOTAGE	VALUATION
Growing Generations Daycare	9,300 sq. ft.	\$1,780,000
Mercantile State Farm Ins. (Build-Out)	935 sq. ft.	\$9,000
Park Dental (Phase 1 – Shell Only)	5,050 sq. ft.	\$897,300
Park Dental (Phase 2 – Dental Clinic)	5,000 sq. ft.	\$827,300
Sprouts Pediatric Dentistry	4,520 sq. ft.	\$436,000
TOTAL	24,805 sq. ft.	\$3,949,600

2008 – 2016 Foreclosures

- ❑ City's total foreclosures have fluctuated slightly over the years, but have continued to decline since 2010
- ❑ Hugo's foreclosure rate has been declining due not only to a decrease in foreclosures but also an increase in total homes.
- ❑ Staff inspects City's foreclosures so that they are properly maintained and cared for so as to not effect surrounding properties.



Beautification Subcommittee

- ❑ Formed in 2016
- ❑ Discussions surrounding City identity and beautification

COMPLETED PROJECTS

- Modernization of the City logo
- New banners on CSAH 8
- Entry monuments
 - Evaluation of locations
 - Design and cost discussions
 - Timing of installation
- Discussion on downtown gateway elements
- Discussion on T.H. 61 and CSAH 4 roundabout

PROJECTS IN MOTION

- North entry monument design and installation
- Landscape replacement plan
- Park standard policy
- Establishing character along T.H. 61 corridor
- T.H. 61 and CSAH 4 roundabout beautification

Conclusion

❑ Residential Construction Remains Stable

- ❑ Single family residential construction continued and so did multi-family construction with the Habitat project and a proposed future multi-family project in Waters Edge.

❑ Successful New Residential Projects

- ❑ Indicative of recovering market
- ❑ Building activity will continue to increase with new phases of developments and entirely new developments like the proposed 314 unit development, Adelaide Landing.
- ❑ The first stormwater re-use systems within a residential development was installed and run successfully the last part of the summer in Clearwater Cove.

❑ Foreclosures continue to decrease.

❑ Staff continues to receive calls and meet with developers that are interested in Hugo.