Municipal Development

Planning and Strategic Initiatives

Building, Land Development and Bylaw Enforcement

Second Quarter Report, 2018

CITY OF CHILLIWACK

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Pictures: Chad Hampson, Kenny Gipps, Ryan Hipwell

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Economy and Housing Starts

According to RBC, Canada's economic growth is slowing from 3% in 2017 to a forecasted 2% in 2018 and 1.8% in 2019. They suggest deceleration due to the economy reaching capacity limits in 2017, given exceptionally low unemployment rates with few workers left to absorb and the cooling of a record high housing market, combined with investment risk due to US protectionism and lack of progress with a NAFTA rewrite. However, Central 1 provides an optimistic forecast for continued strong economic growth for BC over the next few years due to high business investment, government spending, consumer demand (from higher wages and job growth) and exports. Central 1 forecast GDP deceleration from 3.9% in 2017 to 2.8% this year, a dip to 2.3% in 2019 and an increase to 3% in 2020.

The housing market is a hot topic this quarter with declining sales and slowing price growth underpinning market slowdown as new construction is expected to maintain momentum. BMO reports that existing home sales in Canada have declined every month this year to their lowest level in five years in May, while Central 1 reports that Lower Mainland area home sales dropped 34% in May on a year-over-year basis. Similarly, Chilliwack and District Real Estate Board (CADREB) reports sales for May down 36% compared to May of 2017.

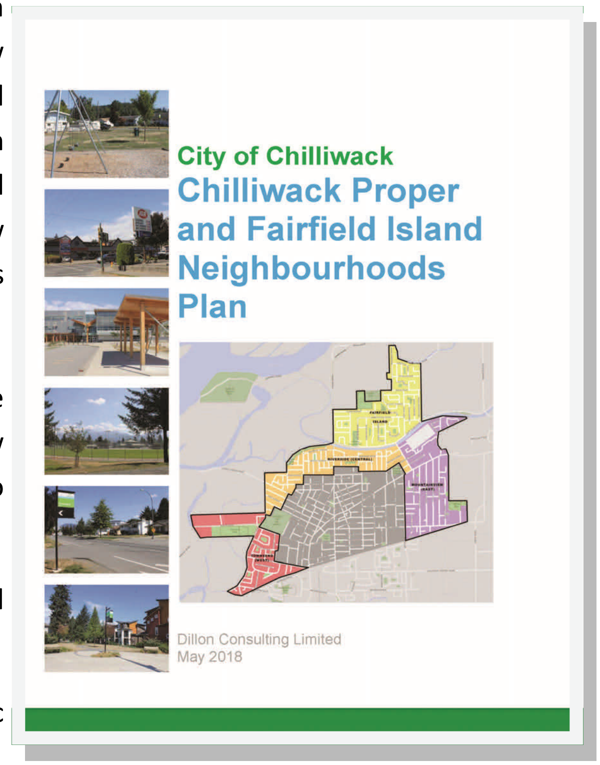
Central 1 Credit Union reports that detached home values are forecasted to drop about 2% this year and next in the Metro Vancouver area, but price growth is stronger in the Fraser Valley markets. Stressors on the housing market as reported by Central 1 include: federal B-20 stress test measures raising the qualifying bar for mortgage seekers, foreign home buyer's tax increase from 15 to 20%, speculation tax on non-BC resident owners, rising interest rates, unaffordability, and deceleration in economic growth.

On the other hand, Central 1 reports BC housing starts are expected to remain at near 2017 record high levels (43,500) over the next few years supported by higher incomes, job and population growth, still relatively low mortgage rates, high consumer confidence, investor demand, and pent-up demand for ownership and rental housing. Reports from Central 1 of continued high housing starts in BC are in line with Chilliwack, as the City is on track to meet last year's high number of housing starts (934). This brings optimism to the City's forecasted 10% increase in starts for 2019, 2020 and 2021.

A shift in demand from single detached to multi-family in BC is also in line with Chilliwack housing trends. Central 1 reports multi-family construction is up and detached has dropped in BC, while multi-family sales are forecasted to rise as a share of total sales. This trend is seen in Chilliwack where multi-family starts (235 in total; 72 townhouse units and 163 apartments units) outweigh single detached starts (155) in the first half of the year. This represents an 82% increase in multi-family units and a 45% decline in single detached compared to this time last year. Meanwhile, CADREB reports apartment sales for May were strong in Chilliwack and based on statistics from CADREB, apartment sales represent 21% of total residential sales in the first half of the year compared to 16% last year at this time.

Chilliwack Proper & Fairfield Island Neighbourhoods Plan

The Chilliwack Proper and Fairfield Island Neighbourhoods Plan is complete and now included in the Official Community Plan (OCP) following Council adoption on June 5. The Plan area is comprised of areas east, west, and north of the Downtown Plan (core) area, within the City's Urban Growth Boundary, that have been designated primarily for low density residential development (single family, duplex, and townhouse development) in the OCP, and where a population increase of 4,000 (1,600 additional residential units) is anticipated by 2040. This plan will be used to help guide decisions on new zoning and development proposals. The Plan provides policies regarding:



- the location of future townhouse development in close proximity to parks and amenities; and narrow lot and row house infill development which take into account the need to retain street parking and green front streetscapes
- building height for new development, in relation to provincial floodplain requirements
- increased neighbourhood engagement prior to public hearing for rezoning applications

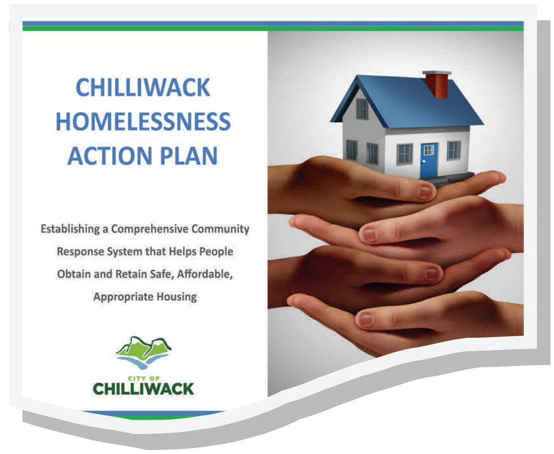
The plan is consistent with OCP goals and considers feedback from an extensive public consultation process and best practices for infill development.

Secondary Suites Study

Following a comprehensive Secondary Suites Study, Council adopted amendments to the R1-A Zone on May 15 to allow secondary suites, coach houses and garden suites for family and rental use. Adopted in conjunction with R1-A zoning amendments, Development Permit guidelines for 'form and character' apply to all new coach houses and garden suites. As a part of the current Zoning Bylaw review, Council will consider expanding rental suites in other zones where single family homes are permitted later this year.

A Secondary Suites Policy was also adopted by Council on May 15, establishing that the City will not seek out or respond to complaints about secondary suites that may have been constructed without a Building Permit prior to May 15, 2018 if secondary suites are a permitted use in the zone. Officials will continue to respond to emergencies and instances of potential hazard. Building Permits are required for all suites built after May 15, 2018 and although permitted, no secondary suite is legal unless it is built with a Building Permit.

Homelessness Action Plan Update



In the second quarter of 2018, progress has been made on the following goals from the Chilliwack Homelessness Action Plan, which include:

- Implement Housing First
- Increase supply of affordable housing
- Increase coordination amongst agencies
- Improve health & safety of the vulnerable
- Increase community awareness & build support; and,
- Support initiatives that build self-esteem & support economic self sufficiency

Beginning in April, the Salvation Army, in partnership with the Province, opened its 46 bed modular shelter which can accommodate individuals with a variety of different factors, including pets, physical disabilities, gender differences, and couples. The opening of the new facility allowed the Salvation Army to utilize the existing shelter's 11 beds to work specifically with women who require female-to-female support. The opening of the new modular shelter beds increases Salvation Army's capacity from 11 regular emergency shelter beds and 30 make-shift cots on the soup kitchen to 57 full time shelter spaces providing a safe space for users of the emergency service to be in during both day and night.

On May 15, Council unanimously approved the rezoning of the old Traders Inn site, located at 45944 Yale Road to an R9 Zone (Supportive Housing and Health Contact Centre) to allow for the development of a 46 unit modular housing development, funded by the Province and operated by RainCity Housing, to create housing for Chilliwack residents who have a history of substance use and homelessness. In addition, the rezoning allows for the Fraser Health Integrated Case Management Team (ICM) to operate onsite, providing additional levels of support for the residents of the development and outreach supports to others who may need the support of ICM and do not live onsite.

Both Ruth and Naomi's Mission and Mamele'awt Qweesome & To'o Housing Society, who received funds in 2016 for the development of affordable housing in Chilliwack, have their developments well underway and will be ready for occupancy in the first months of 2019. Both organizations received provincial funding in 2016 to develop housing for those who earn less than the median income for Chilliwack, where housing is below the average rent for Chilliwack as per the yearly Rental Market Report by the Canadian Mortgage and Housing Corporation.

A number of funding opportunities have been put out by the Province, which include housing and support for a variety of demographics and projects, including: Indigenous Housing Funds, Community Housing Fund (low and moderate income families), Community Partnership Initiatives (affordable rental housing or licensed care facilities), and Women's Transition Housing Funds. City staff are working with local stakeholders to access these funds where applicable.

Homelessness Action Plan Update Con't

The Chilliwack Overdose Community Action Team (OCAT), implemented through the Province and Fraser Health Authority have successfully applied for a second grant of $100k to hire a coordinator for the Community Action Team. A coordinator will facilitate greater coordination and collaboration of health and community services where it pertains to opioid overdoses, as well as develop programming to reach the hidden population at greatest risk of overdose, and create pathways to access treatment and healthy lifestyles. In addition to health service collaboration, this grant will aim to create job skills and training for those who are working on creating a more stable lifestyle. The funds received from the grant process will be utilized to implement the priority and action items identified by the OCAT and the Province.

Chilliwack Healthier Community

April: The CHC Housing Hub Committee hosted a Tenant-Landlord Engagement Lunch on April 26 in the NLC Alumni Hall with the focus on increasing understanding of the needs of both tenants and landlords, and on providing the opportunity for dialogue. The April 24 Information and Networking Breakfast, titled "Supporting each other in Mental Wellness" show-cased the resources available to friends and families of individuals affected by mental illness in Chilliwack; the event was a collaboration between the Mental Health Awareness and the Addictions Task Teams.

May: Sq'eptset Let'se Mot Truth and Reconciliation – A Day of Action occurred on May 30, with approximately 125 people in attendance. The day started with keynote speaker Steven Point setting the tone followed by a variety of presentations and World Café style discussions around what Truth and Reconciliation can look like in different settings. Also in May, CHC established a partner fee of $250 per annum, and to date has 39 partners who have contributed, bringing the total monies received by partner contributions towards CHC in 2018 to $82,060 including the City's contribution of $65,000 for coordination. These fees go towards operational items such as event venue and catering costs, printing and educational materials costs, and administrative and technical support with the intent of sustainable operation.

June: On June 7, CHC partnered with the Chilliwack and District Seniors Resources' Society to host the BC Seniors Week Chilliwack Seniors Expo. The event had close to 500 community members attend with six different workshops held throughout the day and over 50 exhibitors. On June 12, CHC hosted a Project of Heart interactive workshop, facilitated by the BC Teachers' Federation as another mechanism to share the history of indigenous people in Canada. The workshop was well attended with 31 participants representing a variety of local stakeholders; the workshop was deeply moving and very well presented, with participants in great support of bringing more of these workshops to Chilliwack in the future.

At the June 26 CHC partner meeting, framed partnership acknowledgements and full CHC information booklets were handed out to all partner representatives. The June Information and Networking Breakfast, titled "Métis History and Culture" was extremely well-attended, with the predominant feedback from participants being that they had gained a lot of new information about the Métis.

PLANNING & STRATEGIC INITIATIVES DEVELOPMENT APPLICATION SUMMARY – 2016														
APPLICATION	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	2nd Quarter Totals	2016 Year-to-Date Totals
Rezoning	5	14	8	8	7	19							34	61
DVP	8	6	9	10	7	15							32	55
DP - Form & Character	3	8	2	5	5	8							18	31
ALR	3	5	3	2	2	3							7	18
TUP	2	4	1	2	1	2							5	12
Compliance Letters	0	4	7	2	5	3							10	21
New Business Licences	49	57	39	50	24	44							118	263

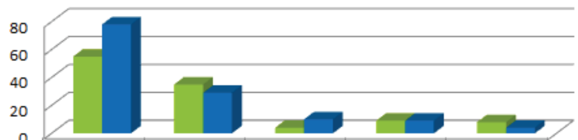
PLANNING & STRATEGIC INITIATIVES DEVELOPMENT APPLICATION SUMMARY – 2017														
APPLICATION	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	2nd Quarter Totals	2017 Year-to-Date Totals
Rezoning	10	6	18	15	13	27							55	89
DVP	10	4	8	16	8	11							35	57
DP - Form & Character	4	6	2	12	1	7							20	32
ALR	3	6	3	2	1	1							4	16
TUP	4	3	0	4	3	2							9	16
Compliance Letters	8	5	5	1	5	2							8	26
New Business Licences	50	41	60	39	47	47							133	284

PLANNING & STRATEGIC INITIATIVES DEVELOPMENT APPLICATION SUMMARY – 2018														
APPLICATION	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	2nd Quarter Totals	2018 Year-to-Date Totals
Rezoning	15	21	14	25	39	14							78	128
DVP	11	15	13	5	12	12							29	68
DP - Form & Character	12	7	10	6	10	12							28	56
ALR	1	1	1	3	2	5							10	13
TUP	1	1	2	5	0	4							9	13
Compliance Letters	6	1	0	1	1	2							4	11
New Business Licences	71	43	41	50	60	52							162	317

PHOTO: Chad Hampson

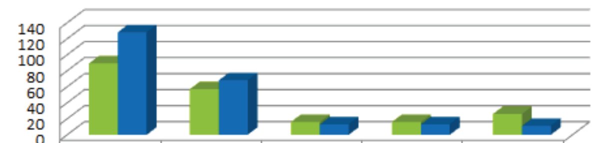
CITY OF CHILLIWACK

2nd Quarter - 2017/18 Comparison Planning



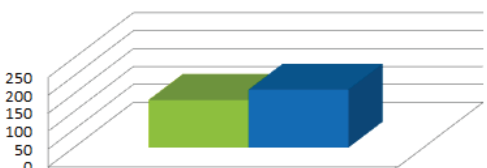
	Rezoning	DVP	ALR	TUP	Compliance Letters
2017	55	35	4	9	8
2018	78	29	10	9	4

Year-to-Date - 2017/18 Comparison Planning



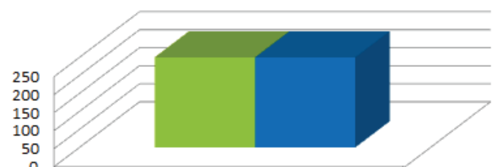
	Rezoning	DVP	ALR	TUP	Compliance Letters
2017	89	57	16	16	26
2018	128	68	13	13	11

2nd Quarter - 2017/18 Comparison New Business Licences



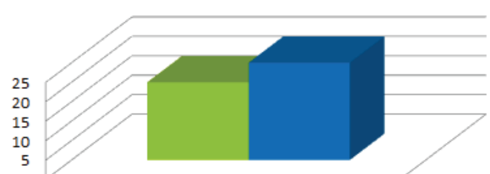
	New Business Licences
2017	133
2018	162

Year-to-Date - 2017/18 Comparison New Business Licences



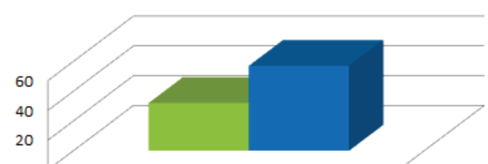
	New Business Licences
2017	284
2018	317

2nd Quarter - 2017/18 Comparison Development Permits



	DP - Form & Character
2017	20
2018	28

Year-to-Date - 2017/18 Comparison Development Permits



	DP - Form & Character
2017	32
2018	57

CITY OF CHILLIWACK

2ND QUARTER 2017

	Rezoning	Development Variance Permits	Development Permits - Form & Character	ALR	TUP	*Business Licences
Chilliwack Mountain	2	2	7		1	
Chilliwack Proper	32	17	8		1	61
Village West		1	1		2	5
East Chilliwack - Southside						
Eastern Hillsides	2	3				7
Greendale - Cattermole - Yarrow	1	2		1	1	13
Promontory	5	4				15
Rosedale - East Chilliwack Northside	1	1	1	2	1	9
Ryder Lake						
Sardis - Vedder	12	5	3	1	3	48
Non Resident Businesses						21
OCP/TEXT Amendments						
First Nation Lands						
Cultus Lake						
TOTAL APPLICATIONS	55	35	20	4	9	179

2ND QUARTER 2018

	Rezoning	Development Variance Permits	Development Permits - Form & Character	ALR	TUP	*Business Licences
Chilliwack Mountain	1		1			3
Chilliwack Proper	32	12	19			91
Village West	1	1	1		4	12
East Chilliwack - Southside						1
Eastern Hillsides	15	1				4
Greendale - Cattermole - Yarrow	3	2	2		2	7
Promontory	2				2	15
Rosedale - East Chilliwack Northside	2	4		10		6
Ryder Lake						3
Sardis - Vedder	22	9	5		1	62
Non Resident Businesses						31
OCP/TEXT Amendments						
First Nation Lands						
Cultus Lake						
TOTAL APPLICATIONS	78	29	28	10	9	235

*Note: Business Licences include new, change of address, ownership changes and non-resident.

CITY OF CHILLIWACK

2018 BUILDING PERMITS - 2ND QUARTER

	2nd Quarter 2018			2018 YEAR-TO-DATE			2nd Quarter 2017			2017 YEAR TO-DATE		
RESIDENTIAL	**PERMITS**	**UNITS**	**VALUE**	**PERMITS**	**UNITS**	**VALUE**	**PERMITS**	**UNITS**	**VALUE**	**PERMITS**	**UNITS**	**VALUE**
New single family (fee simple)	53	54	15,195,720	105	113	29,987,906	89	90	24,445,510	192	197	51,712,145
New single family (strata)	29	30	7,385,000	41	42	11,148,862	46	46	12,121,454	85	85	21,778,018
First Nations Lease	0	0	0	0	0	0	0	0	0	0	0	0
New 2 family duplex (fee simple)	1	2	500,000	1	2	500,000	2	4	727,446	7	14	2,807,446
New 2 family duplex (strata)	0	0	0	0	0	0	4	8	1,800,000	0	0	0
New townhouses	10	46	6,411,322	14	72	10,405,390	12	48	6,464,462	19	85	10,839,352
New apartments	1	67	10,000,000	3	163	29,800,000	1	44	6,000,000	1	44	6,000,000
Mobile / manufactured homes	1	1	124,975	2	5	844,975	0	0	0	0	0	0
Secondary suites, TADs, etc.	11	11	997,000	21	21	1,512,240	6	5	315,400	12	11	792,400
Miscellaneous residential	71	5	4,839,244	111	7	8,430,038	76	1	3,494,195	127	2	6,305,551
TOTAL RESIDENTIAL	**177**	**216**	**45,453,261**	**298**	**425**	**92,629,411**	**236**	**246**	**55,368,467**	**443**	**438**	**100,234,912**
COMMERCIAL	**PERMITS**	**M2**	**VALUE**	**PERMITS**	**M2**	**VALUE**	**PERMITS**	**M2**	**VALUE**	**PERMITS**	**M2**	**VALUE**
New commercial buildings	0	0	0	5	6,572	15,195,720	5	4,466	5,760,000	5	4,466	5,760,000
Misc. commercial (additions, improvements, etc.)	10	252	1,470,000	22	342	2,946,560	14	0	1,233,000	21	154	2,109,030
Commercial Signs	9	0	70,023	19	0	461,798	13	0	395,435	26	0	459,770
TOTAL COMMERCIAL	**19**	**252**	**1,540,023**	**46**	**6,914**	**18,604,078**	**32**	**4,466**	**7,388,435**	**52**	**4,620**	**8,328,800**
INDUSTRIAL	**PERMITS**	**M2**	**VALUE**	**PERMITS**	**M2**	**VALUE**	**PERMITS**	**M2**	**VALUE**	**PERMITS**	**M2**	**VALUE**
New industrial buildings	1	6,720	6,000,000	2	6,819	6,040,000	3	9,680	8,815,000	3	9,680	8,815,000
Misc. industrial (additions, improvements, etc.)	4	2,526	1,966,000	5	3,109	2,966,000	1	1,248	396,000	2	2,871	1,361,250
TOTAL INDUSTRIAL	**5**	**9,246**	**7,966,000**	**7**	**9,928**	**9,006,000**	**4**	**10,928**	**9,211,000**	**5**	**12,551**	**10,176,250**
INSTITUTIONAL	**PERMITS**	**M2**	**VALUE**	**PERMITS**	**M2**	**VALUE**	**PERMITS**	**M2**	**VALUE**	**PERMITS**	**M2**	**VALUE**
New institutional buildings	1	165	95,375	2	236	395,375	0	0	0	1	75	50,000
Misc. institutional (additions, improvements, etc.)	1	178	120,000	2	178	1,620,000	1	0	10,000	1	0	10,000
TOTAL INSTITUTIONAL	**2**	**343**	**215,375**	**4**	**414**	**2,015,375**	**1**	**0**	**10,000**	**2**	**75**	**60,000**
AGRICULTURAL	**PERMITS**	**M2**	**VALUE**	**PERMITS**	**M2**	**VALUE**	**PERMITS**	**M2**	**VALUE**	**PERMITS**	**M2**	**VALUE**
New agricultural buildings	10	15,731	4,433,474	22	29,343	7,832,794	23	17,800	4,756,240	36	25,121	6,799,160
Misc. agricultural (additions, etc.)	5	1,530	507,000	11	8,802	3,033,840	8	1,459	626,325	16	3,848	1,278,325
TOTAL AGRICULTURAL	**15**	**17,261**	**4,940,474**	**33**	**38,145**	**10,866,634**	**31**	**19,259**	**5,382,565**	**52**	**28,969**	**8,077,485**

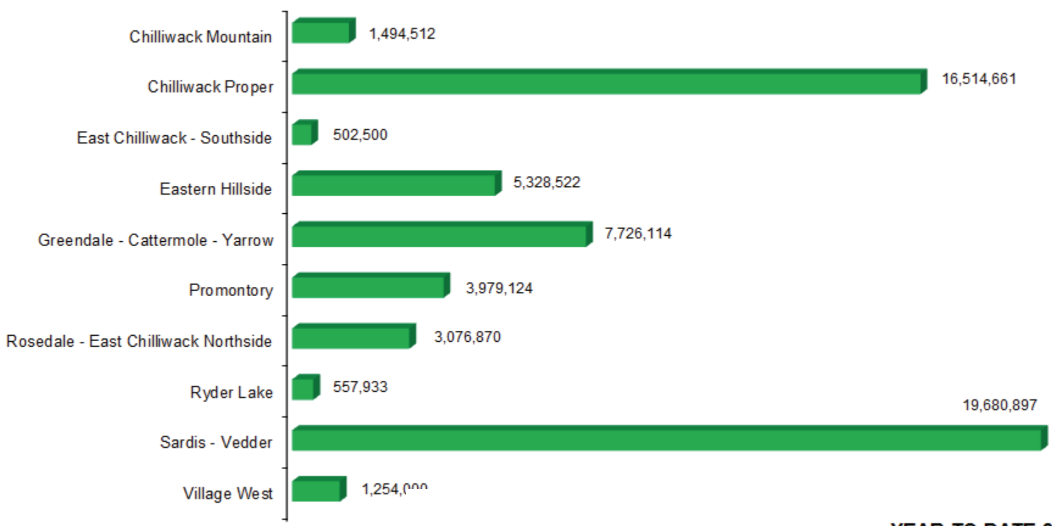
OTHER	2nd Quarter 2018	2018-Yr-To-Date	2nd Quarter 2017	2017 Yr-To-Date
Demolition	30	57	29	44
Service Permits	9	29	20	46

BUILDING INSPECTIONS	
2nd Quarter 2018	3,400
2018 YEAR-TO-DATE	6,658
2nd Quarter 2017	3,890
2017 YEAR-TO-DATE	7,011

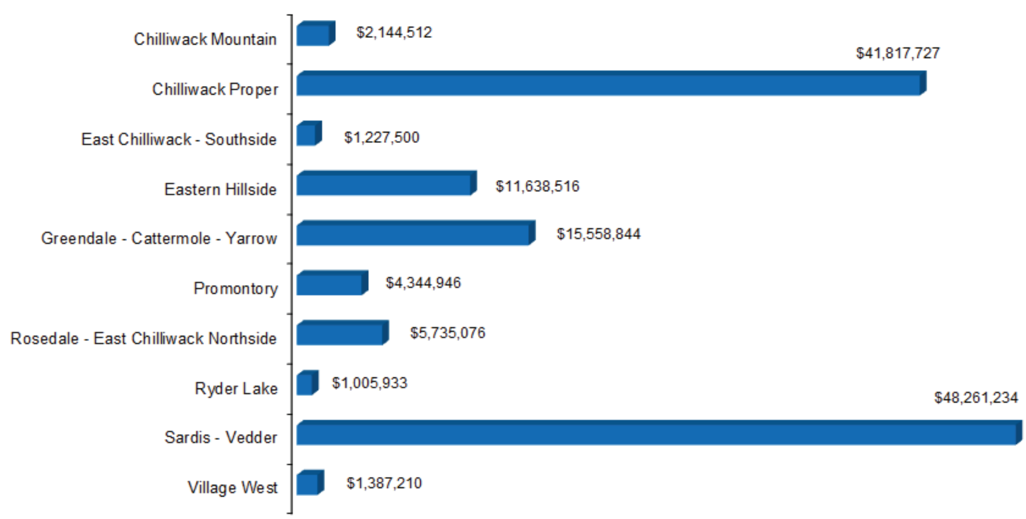
	2nd Quarter 2018			2018 YEAR-TO-DATE			2nd Quarter 2017			2017 YEAR TO-DATE		
	PERMITS	**UNITS**	**VALUE**	**PERMITS**	**UNITS**	**VALUE**	**PERMITS**	**UNITS**	**VALUE**	**PERMITS**	**UNITS**	**VALUE**
MONTH-END TOTALS	**257**	**216**	**60,115,133**	**474**	**425**	**133,121,498**	**353**	**246**	**77,360,467**	**644**	**438**	**126,877,447**

CITY OF CHILLIWACK

2ND QUARTER 2018

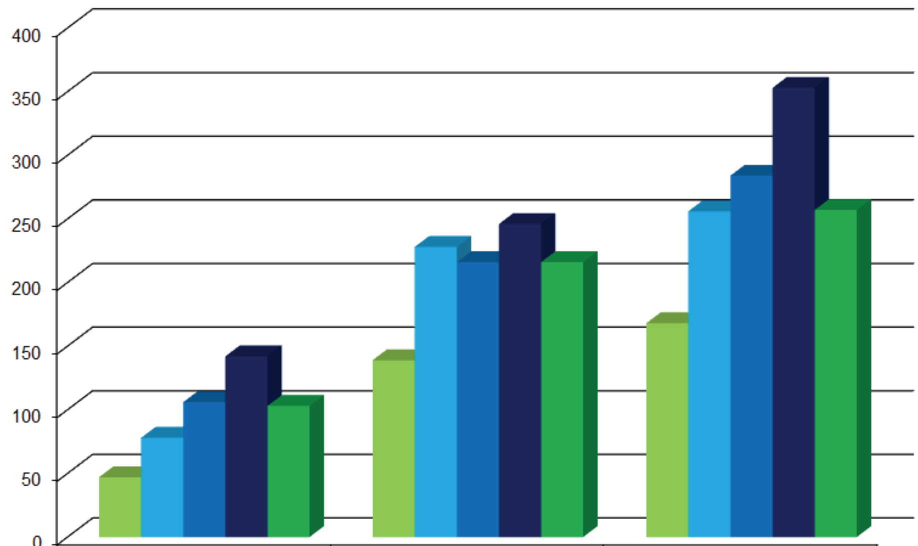


YEAR-TO-DATE 2018



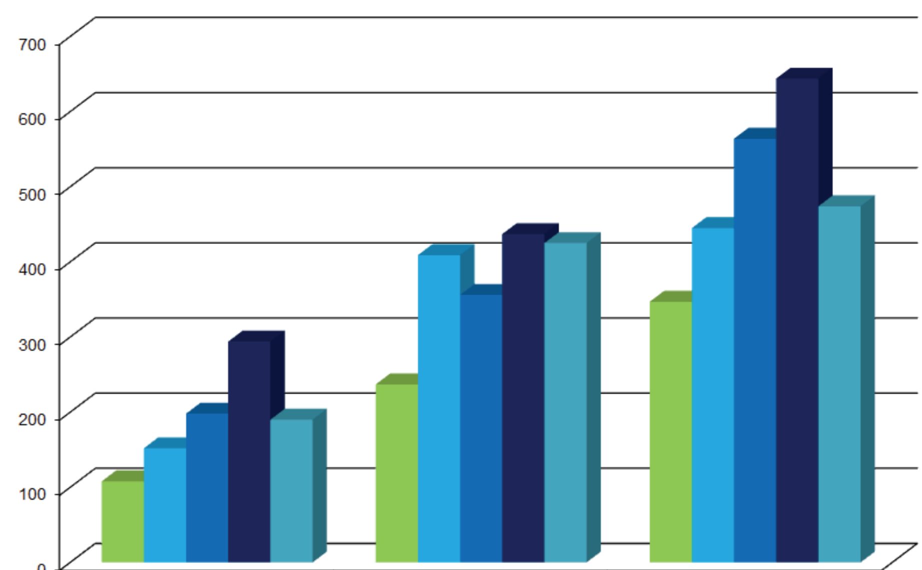
CITY OF CHILLIWACK

2nd Quarter 5-Year Comparison
Building Permits



	Building Permit units (SFD)	Total Building Permit units	Total Building Permits Issued
2014	47	139	168
2015	78	228	256
2016	106	216	284
2017	142	246	353
2018	103	216	257

Year-to-Date 5-Year Comparison
Building Permits

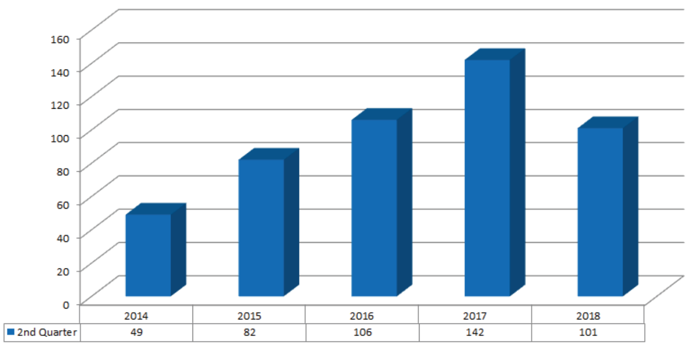


	Building Permit units (SFD)	Total Building Permit units	Total Building Permits Issued
2014	108	237	347
2015	152	409	445
2016	198	356	564
2017	294	437	644
2018	190	425	474

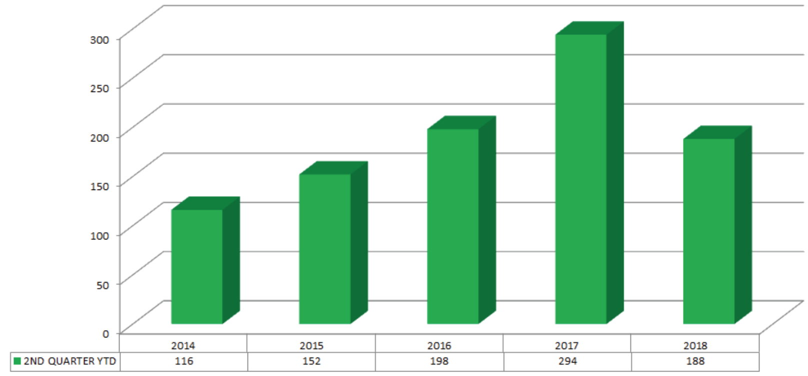
Building Permits 5-Year Comparison

Second Quarter Report

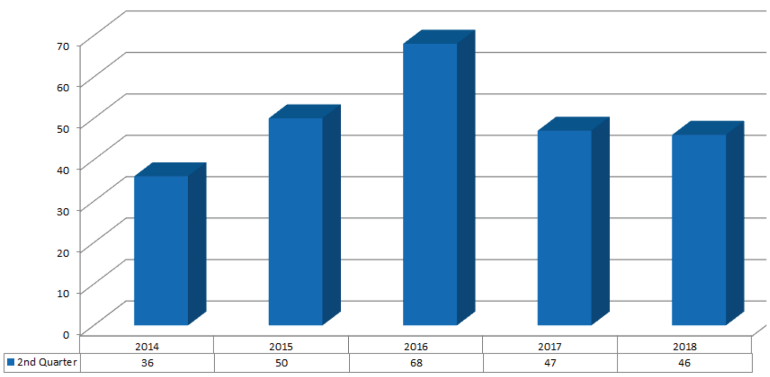
Single Family
2nd Quarter 5-year Comparison



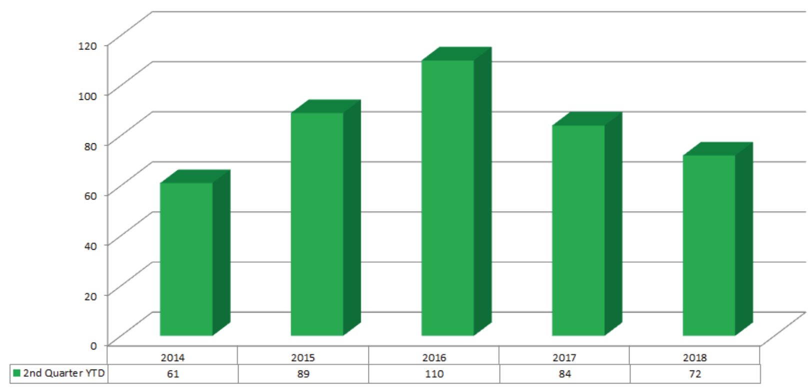
Single Family
Year-to-date 5-Year Comparison



Townhouses
2nd Quarter 5-Year Comparison



Townhouses
Year-to-date 5-Year Comparison



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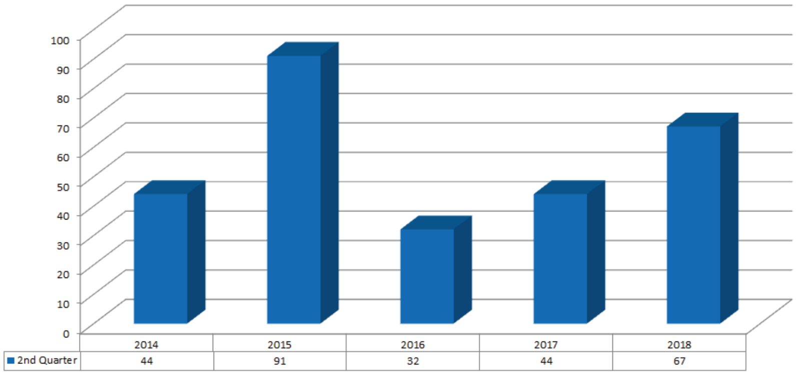
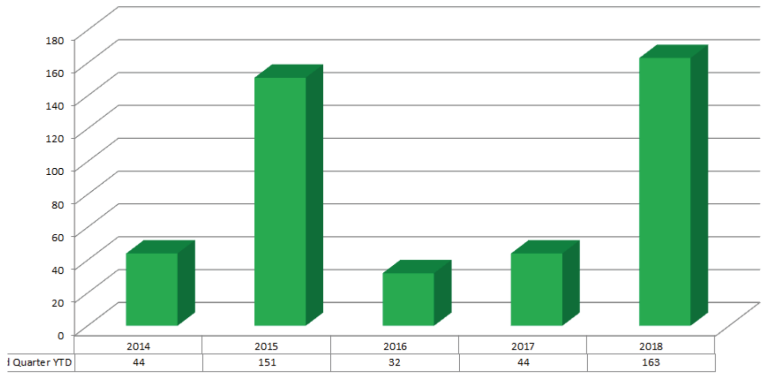
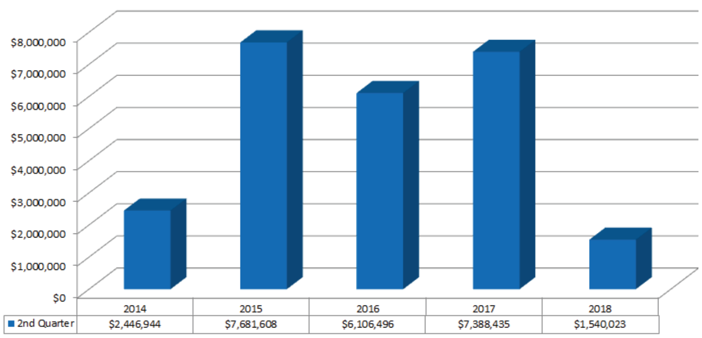
Multi-Family Apartments
2nd Quarter 5-Year Comparison



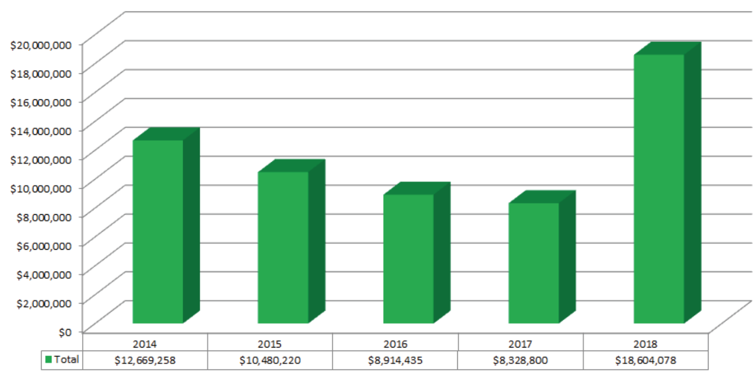
Multi-Family Apartments
Year-to-date 5-Year Comparison



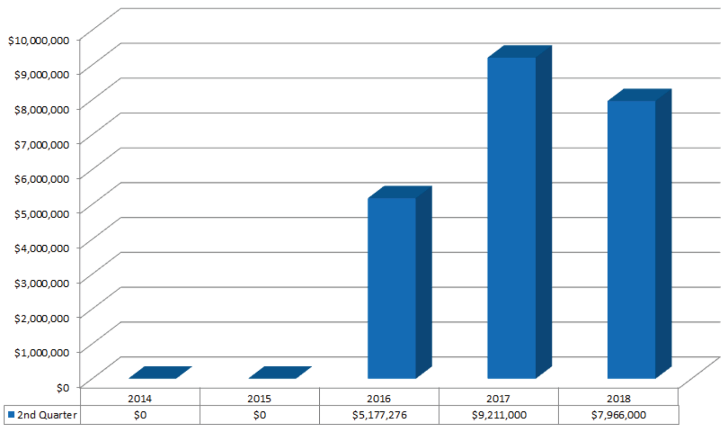
Commercial
2nd Quarter 5-Year Comparison



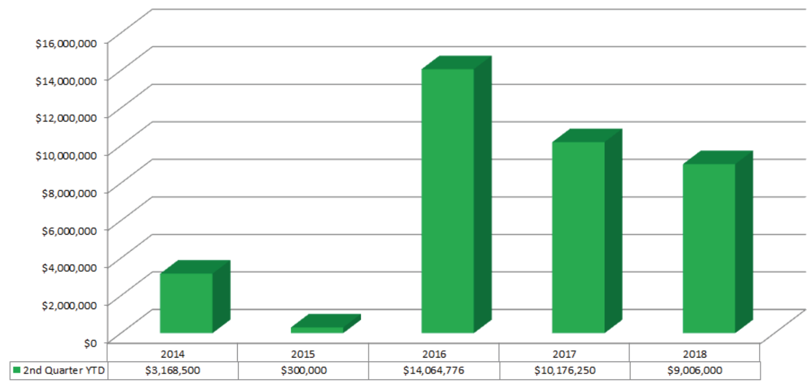
Commercial
Year-to-date 5-Year Comparison



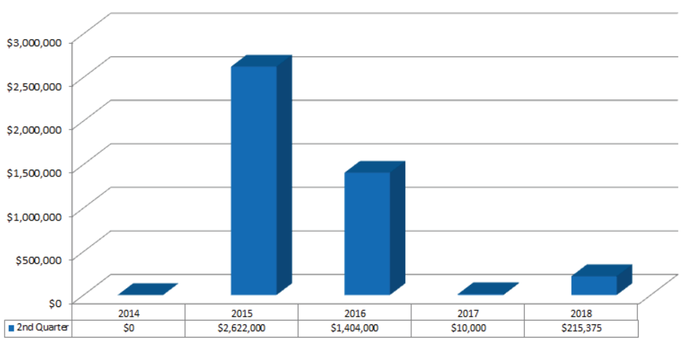
Industrial
2nd Quarter 5-Year Comparison



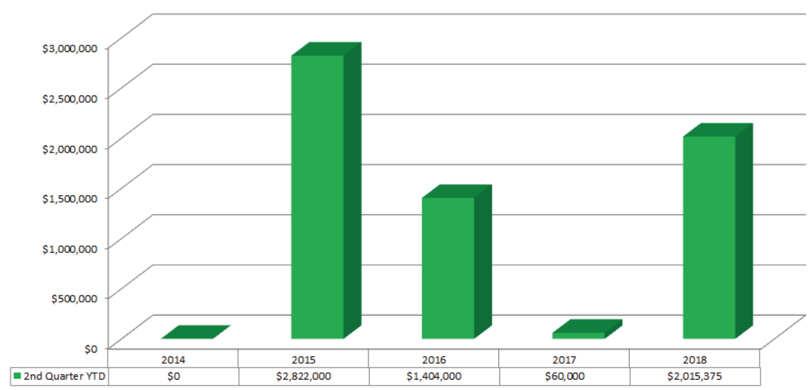
Industrial
Year-to-date 5-Year Comparison



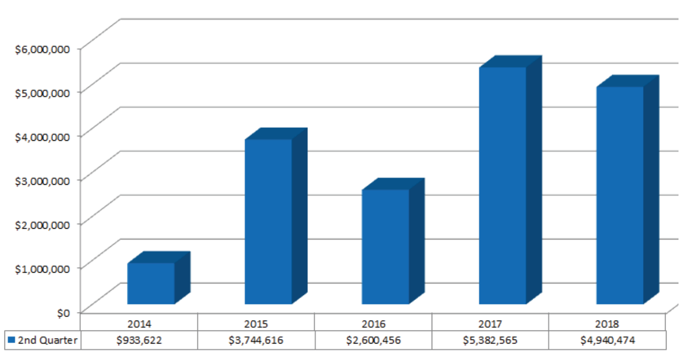
Institutional
2nd Quarter 5-Year Comparison



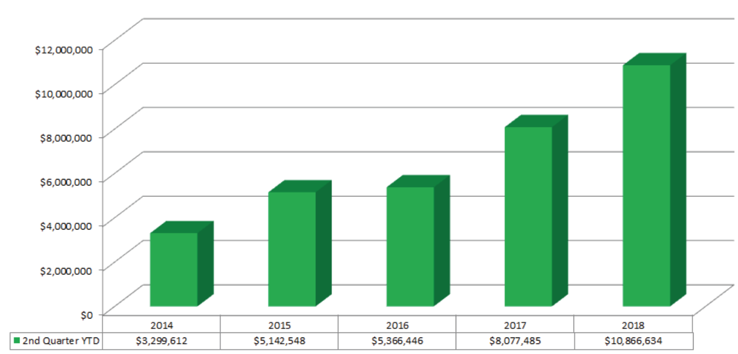
Institutional
Year-to-date 5-Year Comparison



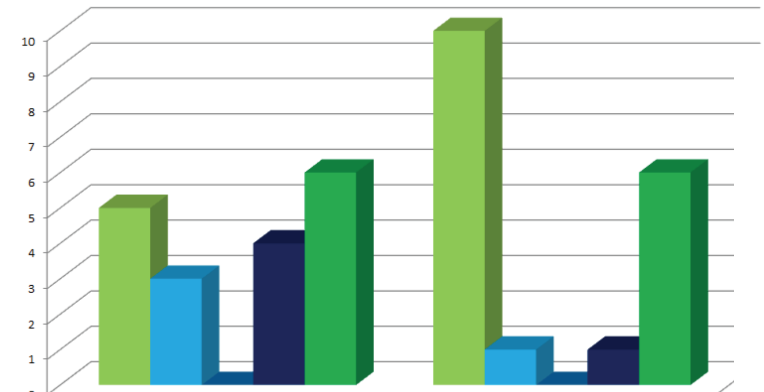
Agricultural
2nd Quarter 5-Year Comparison



Agricultural
Year-to-date 5-Year Comparison

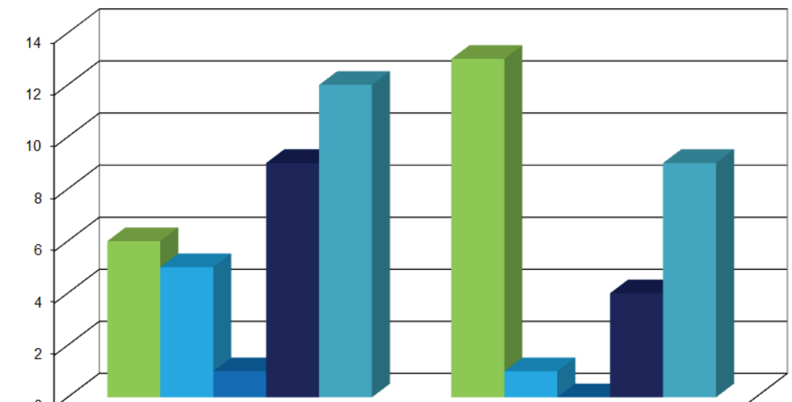


2nd Quarter 5-Year Comparison Development Permits



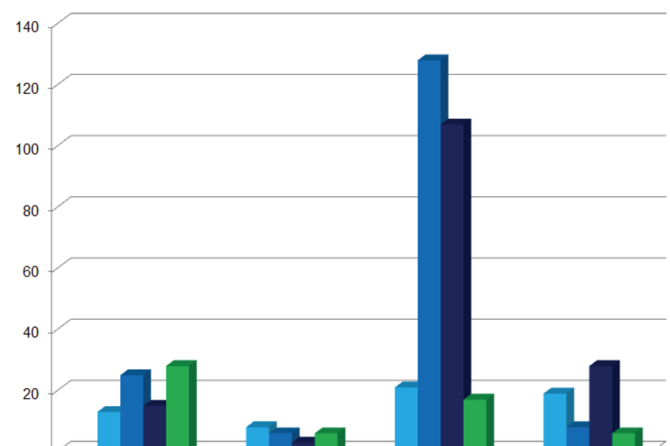
	DP - Geotechnical	DP - Riparian
2014	5	10
2015	3	1
2016	0	0
2017	4	1
2018	6	6

Year-to-Date 5-Year Comparison Development Permits



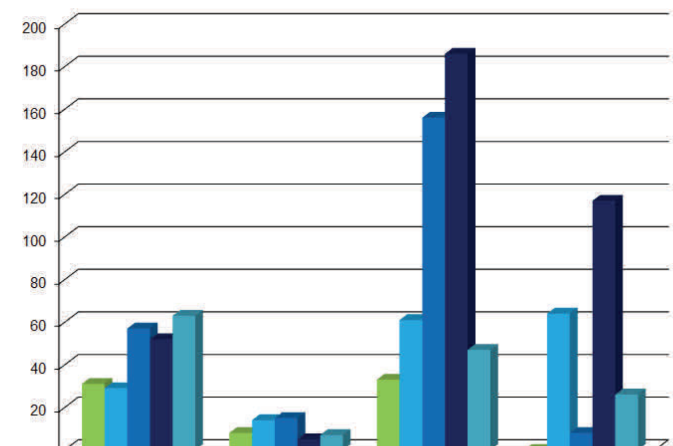
	DP - Geotechnical	DP - Riparian
2014	6	13
2015	5	1
2016	1	0
2017	9	4
2018	12	9

2nd Quarter 5-Year Comparison Subdivision



	Subdivision Applications	Boundary Adjustment	Lots Created (fee simple)	Lots created (bareland strata)
2014				
2015	13	8	21	19
2016	25	6	128	8
2017	15	3	107	28
2018	28	6	17	6

Year-to-Date 5-Year Comparison Subdivision

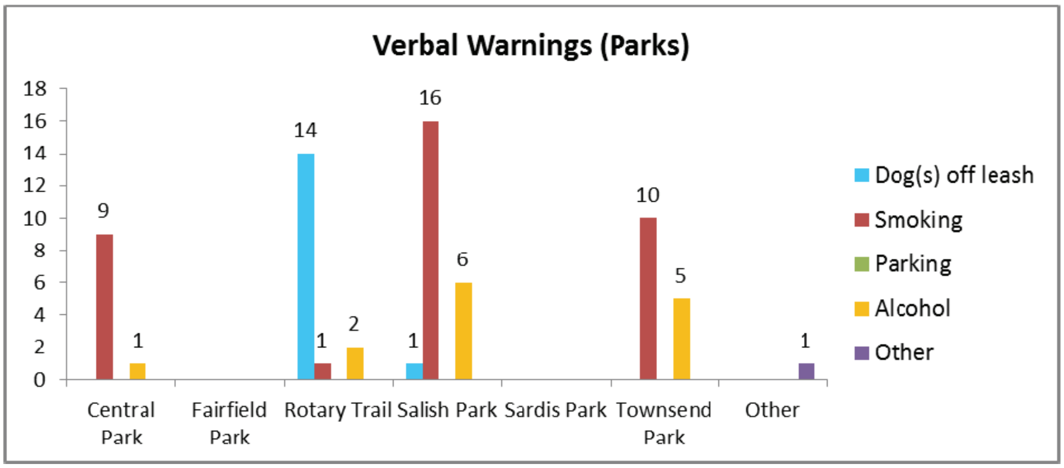


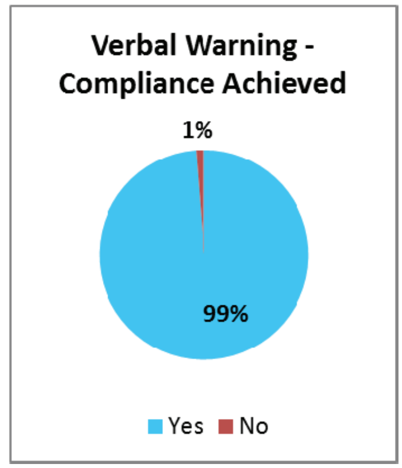
	Subdivision Applications	Boundary Adjustment	Lots Created (fee simple)	Lots created (bareland strata)
2014	31	8	33	0
2015	29	14	61	64
2016	57	15	156	8
2017	52	5	186	117
2018	63	7	47	26

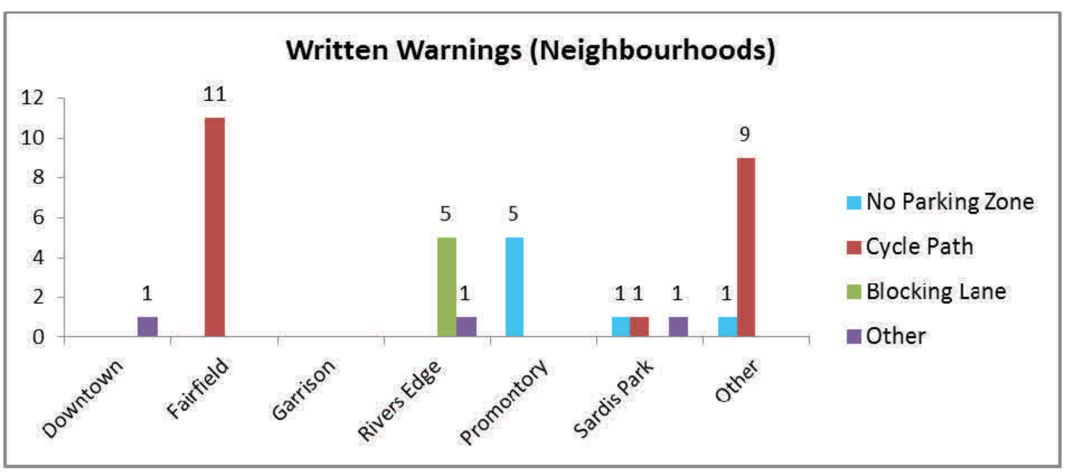
CITY OF CHILLIWACK

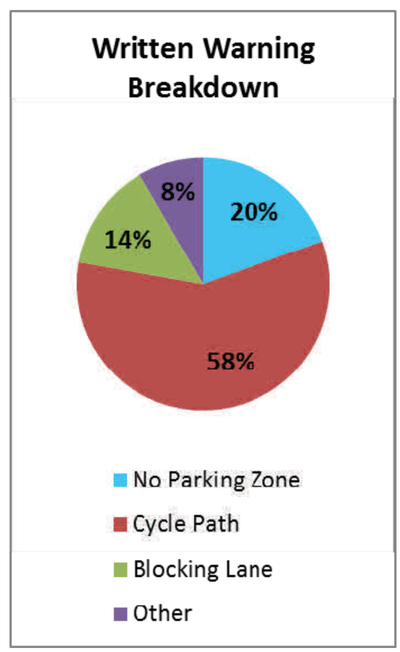
Bike Patrol Update

In May 2018 the Bylaw Enforcement Department re-introduced the seasonal bike patrol unit and welcomed two new Bylaw Enforcement Officers to our department. The officers patrol our city's neighbourhoods, parks, and trails on foot and bicycle to ensure compliance with bylaws and to assist members of the public with bylaw related issues and concerns. The main goal of the bike patrol unit is to educate the public and gain voluntary compliance with municipal bylaws relating to parking, and the use of parks and trails, including the regulations relating to camping in City parks, facilities and other public land. The officers typically address several hundred bylaw infractions per month, and are very successful at gaining voluntary compliance.

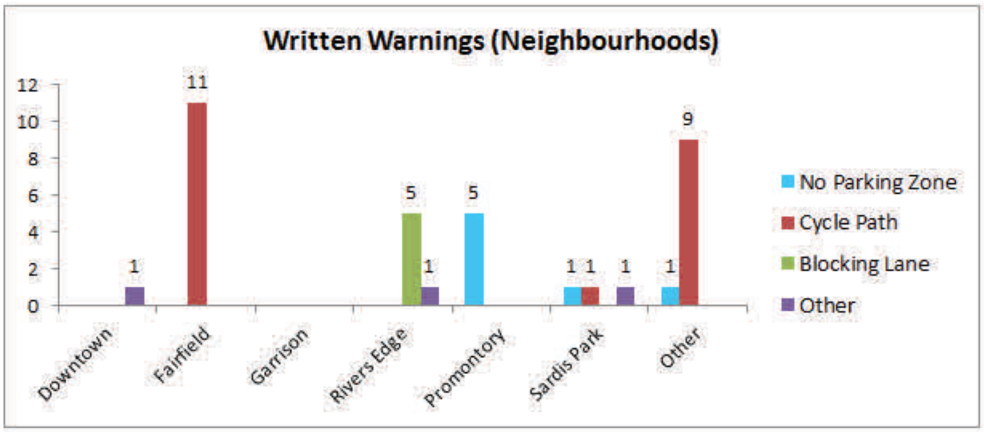


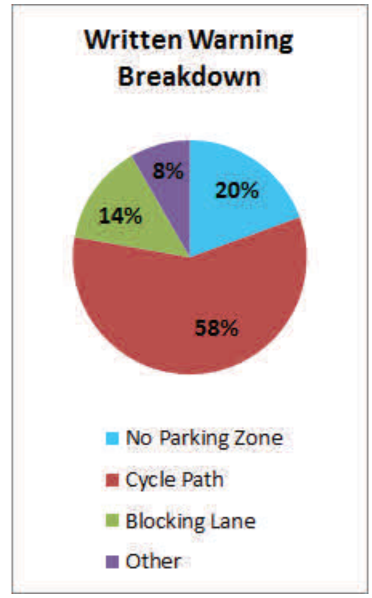


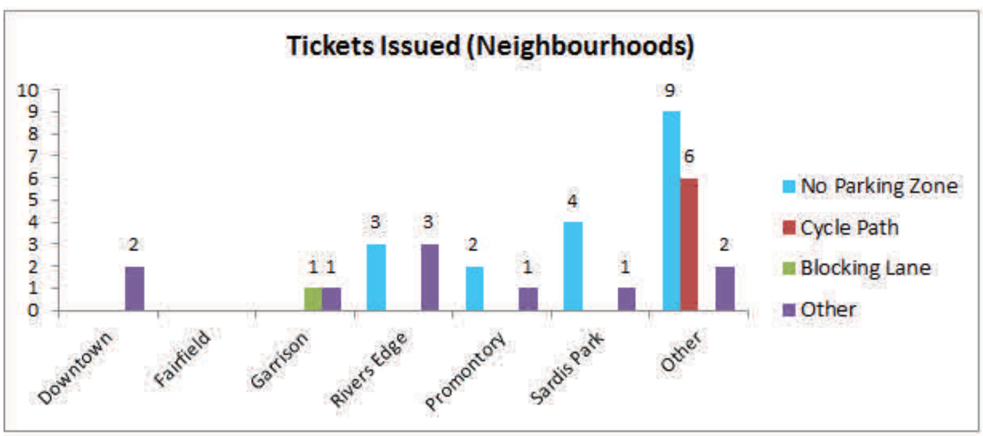


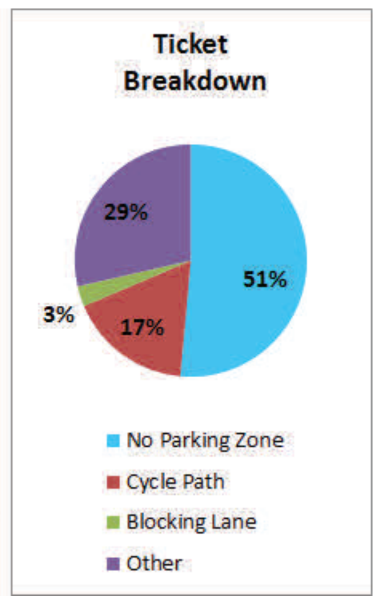


Bike Patrol Update Con't

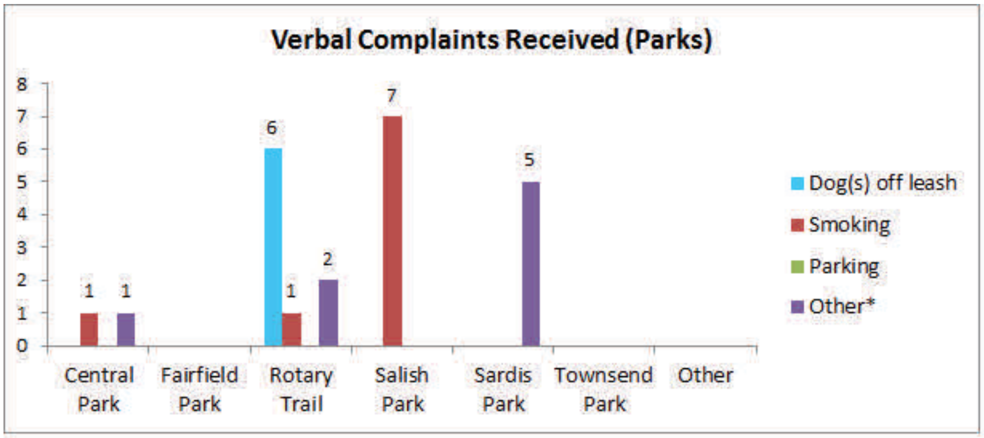


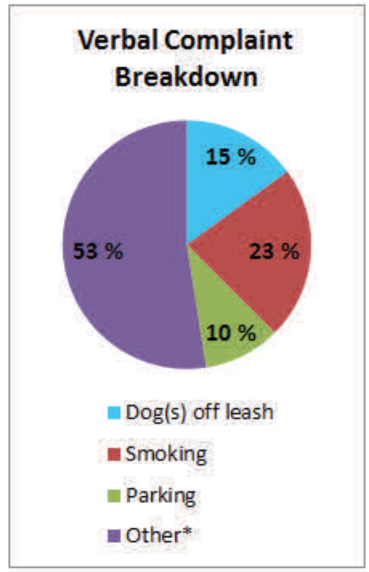


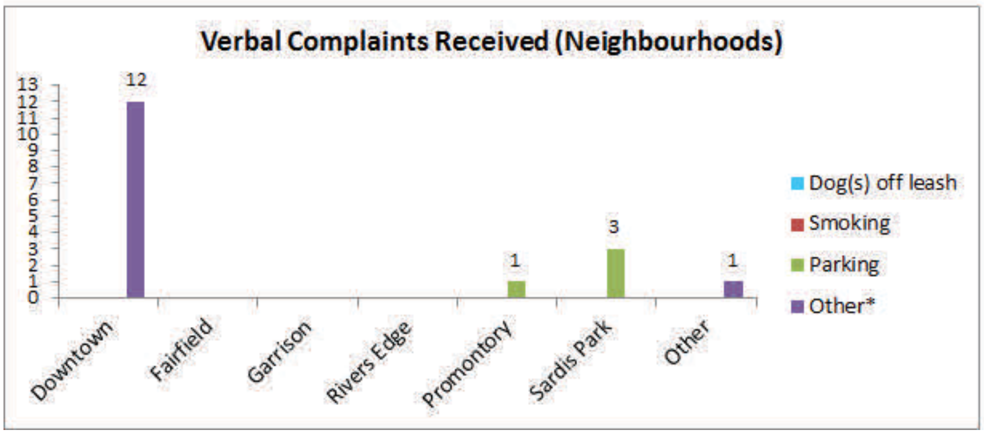


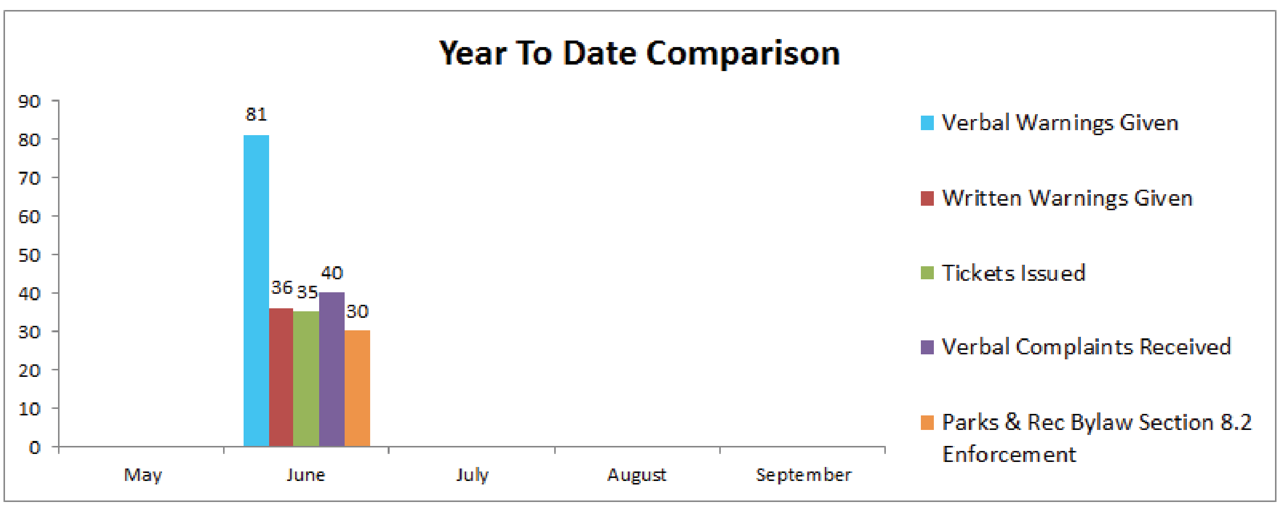


Bike Patrol Update Con't

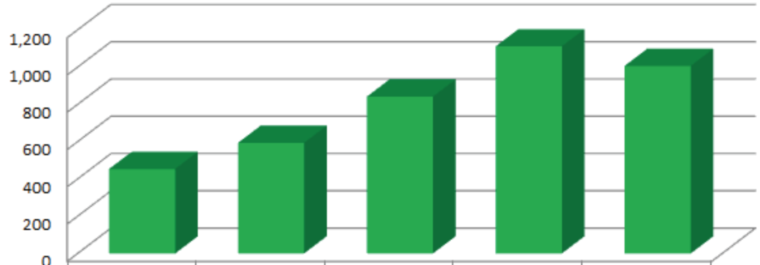






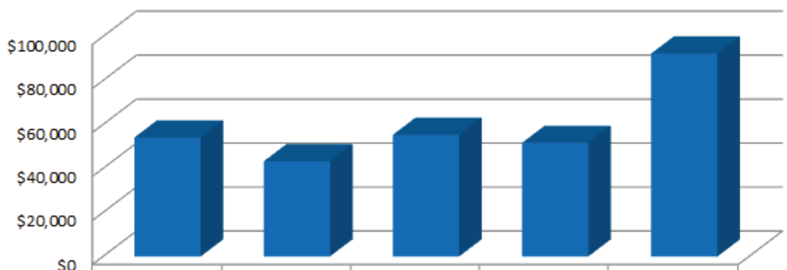


Bylaw Enforcement
Year-to-Date - 5-Year Comparison Complaints



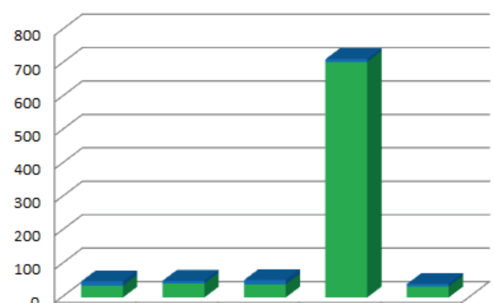
	2014	2015	2016	2017	2018
Bylaw Complaints	453	593	841	1,111	1,006

Bylaw Enforcement
Year-to-Date - 5-Year Comparison Revenues



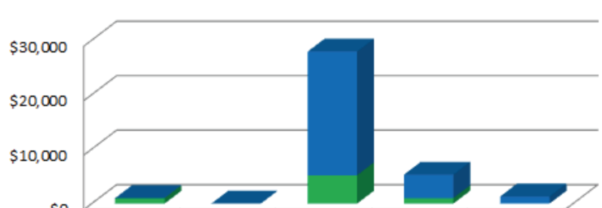
	2014	2015	2016	2017	2018
Bylaw Revenues (Fines etc)	$54,093	$43,208	$55,282	$51,638	$92,246

Health & Safety Enforcement Inspections
Year-to-Date - 5-Year Comparison



	2014	2015	2016	2017	2018
# of Marijuana Grow-op/Controlled Substance Inspections	13	8	13	8	7
# of Health & Safety Inspections	35	42	39	705	33

Health & Safety Revenues
Year-to-Date - 5-Year Comparison Revenues



	2014	2015	2016	2017	2018
Revenue - Grow-ops/Controlled Subst. Permits	$0	$0	$22,700	$4,300	$1,300
Revenue from BNEBs	$1,000	$0	$5,200	$1,000	$0