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COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

2006 Development Monitoring Report

Report No. 07-2007

2006 Development Monitoring Report

For Ada and Canyon Counties

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Introduction

The 2006 Development Monitoring Report for Ada and Canyon Counties provides an overview of development activity using information gathered from building permits submitted from January 1, 2006 through December 31, 2006. Community Planning Association of Southwest Idaho (COMPASS) has compiled similar reports for Ada County since 1980 and for Canyon County since 1999.

Building permits in this report are tabulated at several levels of geography:

City Limits are the official jurisdictional and taxing boundaries of the cities. City limits boundaries tend to expand year after year as city councils approve property annexations. Building permits in this report reflect the city limits boundaries at the time of reporting.

Areas of Impact are established by agreement between each city and the County. Impact areas are typically larger than the city limits boundaries and show areas of land that the city is likely to annex over the next 10 to 20 years. Every city develops a comprehensive plan that outlines how growth will occur and services will be provided within the impact area. Because the Treasure Valley has seen a high rate of growth and an ever-increasing demand for new land to develop, cities are under pressure to continually expand their areas of impact.

Demographic Areas are collections of multiple Transportation Analysis Zones (TAZ) that roughly follow city areas and sub-areas within cities. A TAZ is a special area delineated by state and/or local transportation officials for tabulating traffic-related data. City limits and area of impact boundaries are continuously expanding. Demographic area and TAZ boundaries stay the same for about ten years and therefore provide a good geography by which to analyze growth trends within a constant boundary over a range of time. In 2005 the demographic areas near Meridian, Nampa, and Caldwell were subdivided into smaller sections to allow for better analysis of specific growth areas within the city region. As an example, the Meridian demographic area was subdivided into three sections: North Meridian, Central Meridian, and South Meridian. COMPASS can still analyze the change in building permit activity within the Meridian demographic area as a whole because the overall Meridian area boundary did NOT change. Now, we can more easily see what specifically occurred in the rapidly developing North Meridian sub-area.

Building permits are also geocoded, or given a spatial reference on a map, allowing for even greater flexibility in analyzing permit activity. For example, COMPASS staff can now determine how many new residential units were permitted in a particular school district, or in a certain neighborhood.

COMPASS tracks building permit information primarily as a tool to analyze transportation needs in the Treasure Valley. This purpose affects the type of building permits included in the report as well as those that are not. For example, when looking at residential permits, only new residential structure permits are included. Home addition and remodel permits are discarded. COMPASS also keeps track of the total number of residential units. A permit for a new single family home counts as one unit. A permit for a house demolition or conversion to a commercial use (such as a law office) counts as one negative unit. Manufactured homes, including mobile homes, are recorded separately and counted as one dwelling unit. The number of units in a new apartment complex is also recorded. Sometimes a building is constructed for multiple uses and includes space for both residential and commercial purposes. Usually the total residential units in those buildings are more difficult to record because the builder may not yet know exactly how many residential units will be in the building. The finish permits for those units trickle in over a longer period of time.

COMPASS does not include value per square foot of residential construction in the report for several reasons. Residential values vary greatly between areas. Also, value and square footage information is not always reported. Because demolitions and changes of use are included in the unit count, using units to calculate average values and square footage may be misleading. Value per square foot calculations can be completed for specific geographic areas upon request.

Non-residential permits are also analyzed by their impact on the overall transportation system. All new structure permits are included. Those permits are separated from non-residential additions and changes in use. Non-residential addition permits are only recorded if there is a significant addition of square footage and if the value is over \$10,000. Store and office remodel permits are discarded, regardless of value. Change of use is a more difficult category. COMPASS includes the permit if, for example, a restaurant space changes to a tanning salon or a law firm moves into an empty tenant space. The permit is discarded if one restaurant tenant moves out and another restaurant tenant moves in, or even if one kind of professional office (real estate) replaces another (law firm). If a commercial shell building is built, permits that establish occupancy are kept.

Non-residential permits are divided into three categories: Commercial, Industrial and Public/Quasi Public. COMPASS uses the Standard Land-Use Coding Manual to assign every building permit a four-digit code. Those codes are then compiled into the three main categories. Commercial uses make up the largest percentage of non-residential permits and are defined as wholesale or retail trade and personal or professional services. Industrial uses are for the production of goods; examples could include timber, canned foods or computer parts. Hewlett Packard and Micron are the Treasure Valley's larger contributors to permits in this category. Public/Quasi Public uses include churches, schools, athletic centers, city buildings and charitable services.

When looking at value and square footage data, it is important to note that while information is included with most permits, it is not included with every permit. Also, because COMPASS discards many permits when developing this report, as explained above, the value and square footage information included in this report may differ greatly from building permit reports generated by a city, for example. The values listed in the tables are for the cost of the structure only and do not include the cost of the building lots or small building improvements made after initial construction.

The data shown in this report reflects the building permits issued by each jurisdiction during the year. It does not reflect which of those permits were actually completed within the year. There is sometimes a delay between the date the permit is issued and the date of construction. Some never get built at all.

The 2006 report includes preliminary platting and final platting data. For the purposes of this report, developments are shown as preliminary when they have received preliminary approval from a city or county jurisdiction, but have not yet received final approval or been recorded by the county. The final plat tables reflect the number of lots and acres that the counties show as having recorded within the year. The data shown in these tables reflect the best available information available from the city and county jurisdictions at the time of the report. Preliminary plat information in particular is somewhat difficult for city and county jurisdictions to track. Development boundaries and the number of lots and acres change several times throughout the approval process.

The City of Star annexed across the county line in 2006 making it the only multi-county city within the COMPASS jurisdiction. This necessitates special consideration within this report. The city did not issue any building permits within Canyon County in 2006 and will therefore not be listed in any of the permit tables or charts within this report. They did, however, issue a preliminary plat for the East Canyon Subdivision in November. This subdivision consists of approximately 22 parcels and 1,525 lots falling on 485 acres. In January of 2007, an additional subdivision was annexed and preliminarily platted. These two plats are found within the map and table on page 29. Further editions of this report will begin to report on the cities growth in both Ada and Canyon County.

Custom data analysis for more specific areas is available. Shape files and the original database are also available upon request. The 2006 Development Monitoring Report and previous year reports are available on the COMPASS website <http://www.compassidaho.org/prodserv/gtism-devmonitoring.htm>.

Overview of Ada County Permit Activity

Residential Construction

A total of 4,681 units were permitted in Ada County in 2006, a 40.2 percent decrease countywide over the same period last year and the first decrease since 2002. All cities and the unincorporated area experienced a decrease in residential permits of at least 25 percent, with the most notable decreases falling in Eagle (51.3%) and Meridian (49.1%). Meridian fell in both single family and multi-family permits with a net decrease of 1,626 permits. On average within Ada County in any given month in 2006, the entities issued 263 less permits than in the same month in 2005. The large decrease in single family units (46.3%) in the county was offset by an increase in multi-family units (26.2%) and mobile and manufactured home units (13.8%). Nearly 26 percent of the permits were issued for units outside of city limit boundaries. That is more permits than were issued in the city of Boise in 2006.

Table 1: Ada County Total New Residential Units by City Limits 2000 to 2006

Year	Boise	Eagle	Garden City	Kuna	Meridian	Star	Unincorporated	Total
2000	1,302	456	116	344	759	74	844	3,895
2001	1,823	361	103	321	921	43	950	4,522
2002	1,209	268	196	410	950	46	878	3,957
2003	1,119	421	88	232	1,766	102	1,036	4,764
2004	815	483	69	230	2,567	146	1,200	5,510
2005	1,189	530	70	563	3,314	548	1,617	7,831
2006	877	258	53	296	1,688	300	1,209	4,681

The number of new multi-family units increased over 2005. This was in direct contrast to the major decrease in single family dwelling units.

Table 2: Ada County Multi-Family Units as a Percentage of Total Units 2000 to 2006

Year	Total Residential Units	Multi-Family Dwelling Units	% Total
2000	3,895	399	10%
2001	4,522	1180	26%
2002	3,957	635	16%
2003	4,764	784	16%
2004	5,510	591	11%
2005	7,831	608	8%
2006	4,681	735	16%

Non-Residential Construction

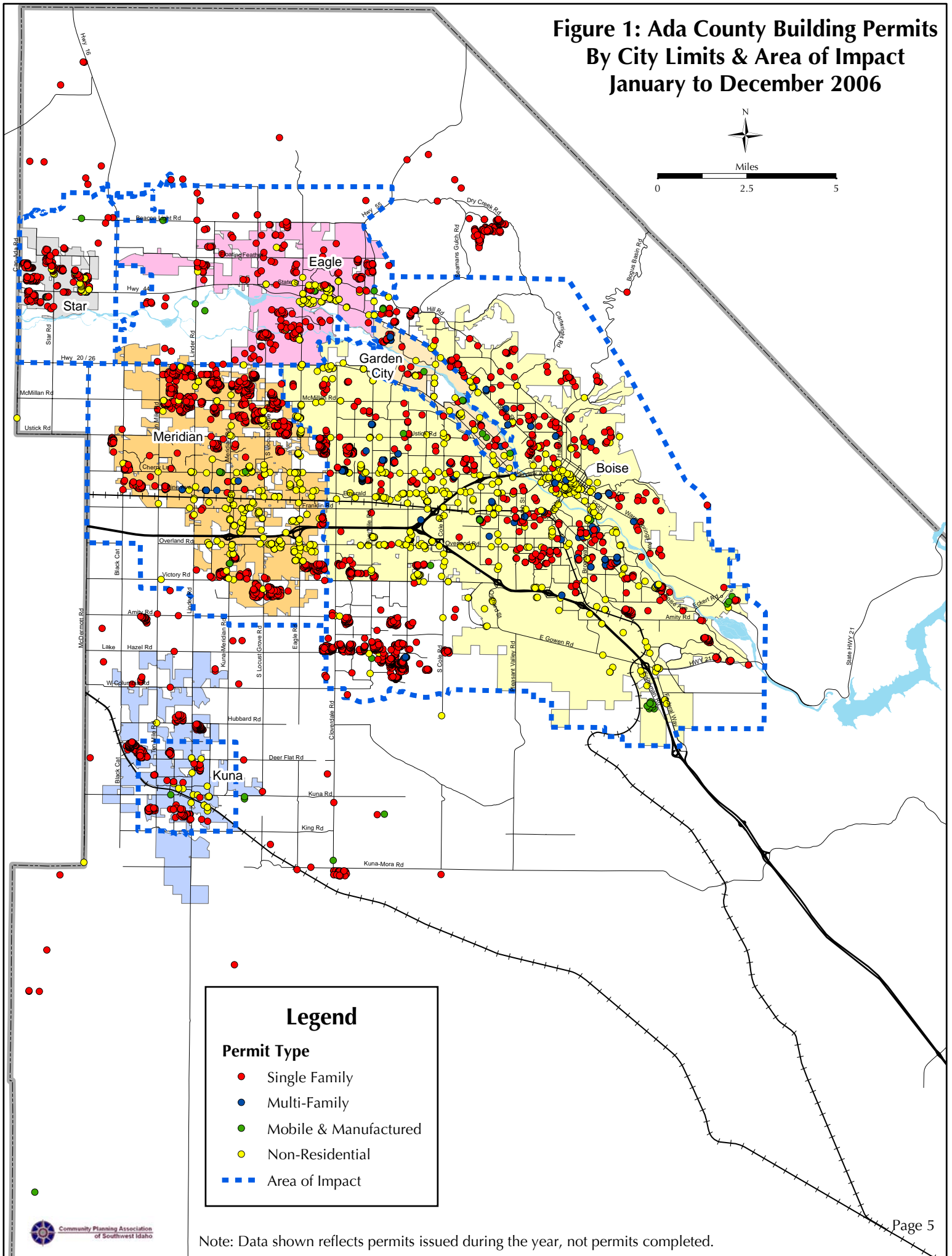
The highest value new commercial construction projects were in Meridian for 2006, including three new schools and one technology education building that fell in the top ten most expensive projects. The highest project in Meridian was the construction of Rocky Mountain High School at \$46.3 million. Eagle had one project in the top ten also being a school. The highest value projects in Boise were the new Royal Plaza mixed use building shell (\$8.26 million), the Anthem Office Building Shell (\$7.79 million), and an assisted living complex. Kuna even joined the top ten most expensive projects with the construction of Crimson Point Elementary School (\$6.5 million).

While residential permitting has decreased heavily in Ada County, non-residential construction has increased in most areas. Since the size of commercial units vary and is not always reported, the best estimate of the growth of commercial development is the number of permits issued for new construction. While it is hard to determine the impact of the developments on the local economy due to the lack of consistent statistics, it can be reasonably assumed that an increase in permitting would result in an increase in economic activity. The non-residential permitting activity for the last several years is shown below. As can be seen, the number of non-residential new construction permits, while varying within the individual cities, has increased steadily over the last five years.

**Table 3: Ada County Non-Residential New Construction
by City Limits 2002 to 2006**

Year	Boise	Eagle	Garden City	Kuna	Meridian	Star	Unincorporated	Total
2002	69	10	8	4	20	3	1	115
2003	120	19	21	1	55	3	2	221
2004	104	28	12	13	79	7	22	265
2005	106	28	14	6	139	9	30	332
2006	132	35	26	13	113	12	15	346

**Figure 1: Ada County Building Permits
By City Limits & Area of Impact
January to December 2006**



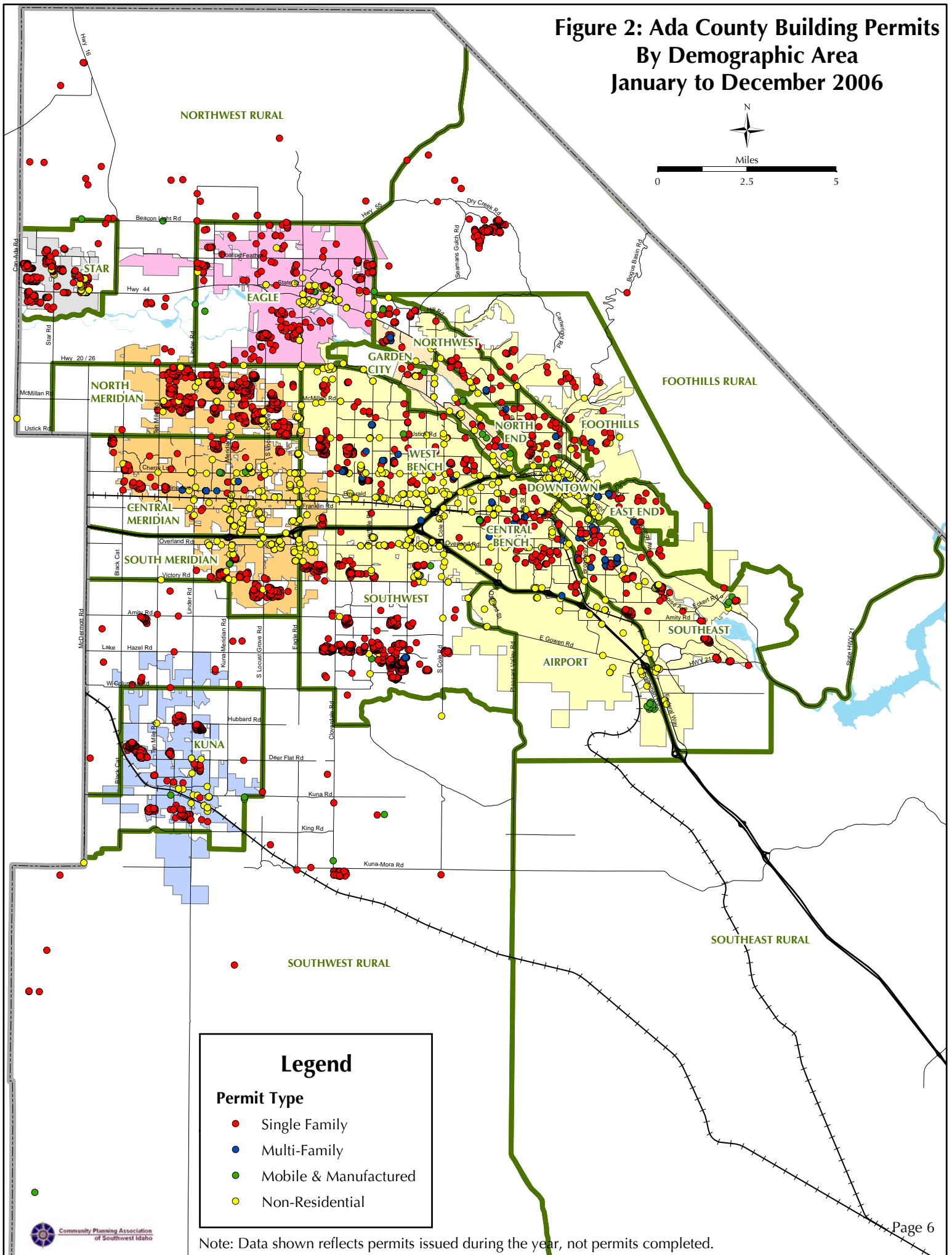
Legend

Permit Type

- Single Family
- Multi-Family
- Mobile & Manufactured
- Non-Residential
- Area of Impact

Note: Data shown reflects permits issued during the year, not permits completed.

**Figure 2: Ada County Building Permits
By Demographic Area
January to December 2006**



Legend

Permit Type

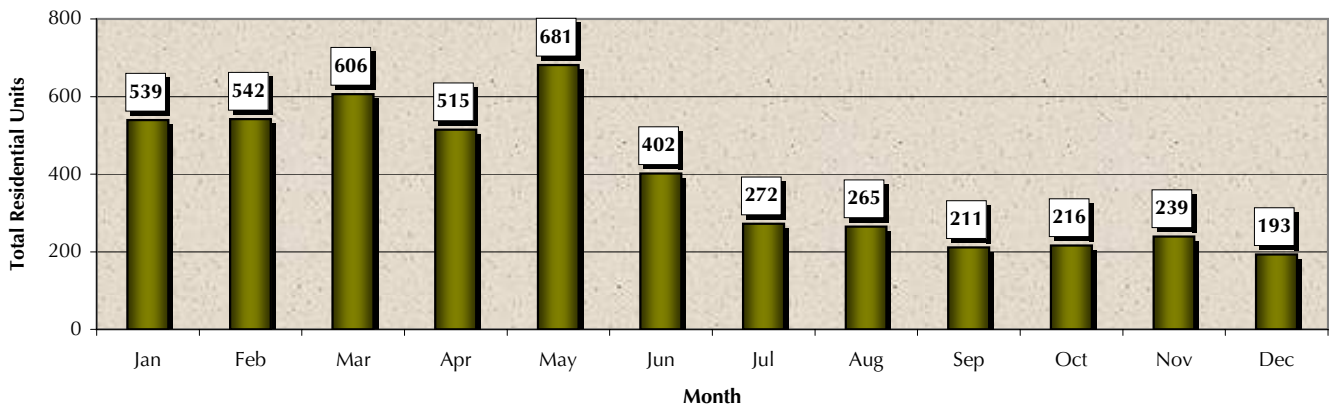
- Single Family
- Multi-Family
- Mobile & Manufactured
- Non-Residential

Note: Data shown reflects permits issued during the year, not permits completed.

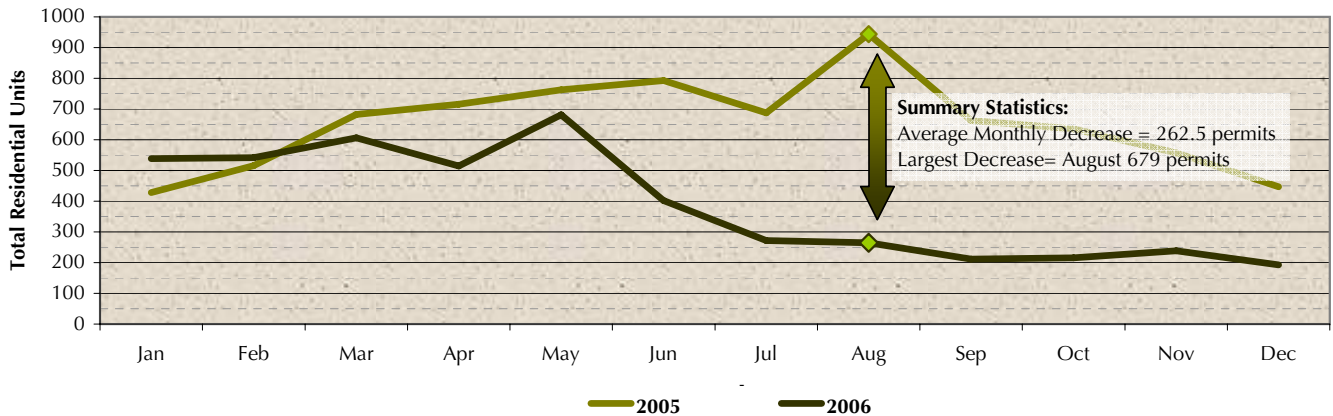
**Table 4: Ada County New Residential Construction
By City Limits
January to December 2006**

City	Single Family			Multi Family			Mobile Homes & Manufactured Homes	Total Units	Percent of Total
	Units	Value	Square Feet	Units	Value	Square Feet	Units		
Boise	415	\$140,940,852	1,411,433	452	\$38,113,381	669,602	10	877	18.7%
Eagle	228	\$89,100,355	851,854	28	\$3,352,426	36,818	2	258	5.5%
Garden City	32	\$8,021,422	6,223	15	\$4,623,118	24,543	6	53	1.1%
Kuna	295	\$61,271,959	691,802	0	\$0	0	1	296	6.3%
Meridian	1,556	\$333,959,116	3,967,697	112	\$8,607,660	47,647	20	1,688	36.1%
Star	268	\$56,468,993	677,696	32	\$609,708	6,846	0	300	6.4%
City Subtotal	2,794	\$689,762,697	7,606,705	639	\$55,306,293	785,456	39	3,472	74.2%
Unincorporated	1,054	\$260,388,986	3,662,998	128	\$11,081,456	150,912	27	1,209	25.8%
Total	3,848	\$950,151,683	11,269,703	767	\$66,387,749	936,368	66	4,681	

Figure 3: 2006 Ada County New Residential Construction by Month



**Figure 4: 2005 to 2006 Comparison:
Ada County New Residential Construction by Month**



Notes:

Data reflects city limits boundaries at the time of reporting.
 Unit data reflects both new units and subtracts units for residential demolitions and change of use to multi-family or commercial.
 Value data are not always reported; therefore totals represent only those records for which value was given.
 Square footage data are not always reported; therefore totals represent only those records for which square footage was given.
 Data shown reflects permits issued during the year, not permits completed.

**Table 5: Ada County New Residential Construction
By Area of Impact
January to December 2006**

Area of Impact	Single Family			Multi Family			Mobile Homes & Manufactured Homes	Total Units	Percent of Total
	Units	Value	Square Feet	Units	Value	Square Feet			
Boise	1253	\$315,526,464	3,974,886	580	\$49,194,837	820,514	27	1,860	39.7%
Eagle	242	\$101,570,324	988,048	28	\$3,352,426	36,818	4	274	5.9%
Garden City	32	\$8,021,422	6,223	15	\$4,623,118	24,543	6	53	1.1%
Kuna	188	\$36,903,605	432,067	0	\$0	0	1	189	4.0%
Meridian	1556	\$335,609,021	3,990,673	112	\$8,607,660	47,647	21	1,689	36.1%
Star	270	\$58,867,923	698,626	32	\$609,708	6,846	2	304	6.5%
Subtotal	3,541	\$856,498,759	10,090,523	767	\$66,387,749	936,368	61	4,369	93.3%
County	307	\$93,652,924	1,179,180	0	\$0	0	5	312	6.7%
Total	3,848	\$950,151,683	11,269,703	767	\$66,387,749	936,368	66	4,681	

**Table 6: Ada County New Residential Construction
Comparison of Cities vs. Area of Impact
January to December 2006**

City	Single Family			Multi Family			Mobile Homes & Manufactured Homes			Total Units		
	In City Limits	In Area of Impact	% Impact Area Only*	In City Limits	In Area of Impact	% in Impact Area Only*	In City Limits	In Area of Impact	% in Impact Area Only*	In City Limits	In Area of Impact	% in Impact Area Only*
Boise	415	1253	66.9%	452	580	22.1%	10	27	63.0%	877	1,860	52.8%
Eagle	228	242	5.8%	28	28	0.0%	2	4	50.0%	258	274	5.8%
Garden City	32	32	0.0%	15	15	0.0%	6	6	0.0%	53	53	0.0%
Kuna**	295	188	-56.9%	0	0	0.0%	1	1	0.0%	296	189	-56.6%
Meridian	1,556	1556	0.0%	112	112	0.0%	20	21	4.8%	1,688	1,689	0.1%
Star	268	270	0.7%	32	32	0.0%	0	2	100.0%	300	304	1.3%
City Total	2,794	3,541	21.1%	639	767	16.7%	39	61	36.1%	3,472	4,369	20.5%

Notes:

Data reflects area of impact and city limit boundaries as of February 2007.

Unit data reflects both new units and subtracted units for residential demolitions and change of use to multi-family or commercial.

Value data are not always reported by the cities; therefore totals represent only those records for which value was given.

Square footage data are not always reported; therefore totals represent only those records for which square footage was given.

Data shown reflects permits issued during the year, not permits completed.

*Indicates percent of growth outside city limits but within the city's area of impact.

**Kuna city limits extend outside their area of impact.

**Table 7: Ada County New Residential Construction
By Demographic Area
January to December 2006**

Demographic Area	Single Family			Multi Family			Mobile Homes & Manufactured Homes	Total Units	Percent of Total
	Units	Value	Square Feet	Units	Value	Square Feet	Units		
Airport	0	\$0	0	0	\$0	0	9	9	0.2%
Central Bench	19	\$11,025,282	108,122	35	\$3,630,614	50,034	7	61	1.3%
Downtown Boise	-3	\$11,000	1,288	84	\$6,024,200	110,349	0	81	1.7%
East End	12	\$5,828,202	54,957	22	\$3,211,360	35,637	0	34	0.7%
Foothills	55	\$28,021,481	215,033	-8	\$686,000	0	0	47	1.0%
North End	13	\$7,753,790	82,027	11	\$1,534,540	25,436	0	24	0.5%
Northwest	68	\$16,766,221	158,491	29	\$4,826,700	45,072	2	99	2.1%
Southeast	120	\$38,064,251	375,797	28	\$5,350,655	80,047	5	153	3.3%
Southwest	946	\$199,610,139	2,827,321	187	\$14,739,456	220,589	2	1,135	24.2%
West Bench	244	\$53,888,443	622,797	201	\$12,983,012	277,893	1	446	9.5%
Boise Area Subtotal	1,474	\$360,968,809	4,445,833	589	\$52,986,537	845,057	26	2,089	44.6%
Central Meridian	249	\$47,854,690	589,670	112	\$8,607,660	47,647	20	381	8.1%
North Meridian	819	\$181,469,351	2,135,575	0	\$0	0	0	819	17.5%
South Meridian	282	\$65,740,625	794,481	0	\$0	0	1	283	6.0%
Meridian Area Subtotal	1,350	295,064,666	3,519,726	112	\$8,607,660	47,647	21	1,483	31.7%
Eagle	230	\$90,620,631	868,679	28	\$3,352,426	36,818	3	261	5.6%
Garden City	17	\$3,123,432	6,223	6	\$831,418	0	6	29	0.6%
Kuna	296	\$61,601,642	696,829	0	\$0	0	3	299	6.4%
Star	268	\$57,071,423	684,488	32	\$609,708	6,846	0	300	6.4%
Other City Area Subtotal	811	\$212,417,128	2,256,219	66	\$4,793,552	43,664	12	889	19.0%
Foothills Rural	110	\$34,769,777	432,508	0	\$0	0	1	111	2.4%
Northwest Rural	25	\$18,602,309	214,084	0	\$0	0	3	28	0.6%
Southeast Rural	0	\$0	0	0	\$0	0	0	0	0.0%
Southwest Rural	78	\$28,328,994	401,333	0	\$0	0	3	81	1.7%
Rural Subtotal	213	\$81,701,080	1,047,925	0	\$0	0	7	220	4.7%
Total	3,848	950,151,683	11,269,703	767	66,387,749	936,368	66	4,681	

Notes:

Data reflects the 2006 Demographic Area boundaries.

Demographic Area boundaries do not mirror area of impact or city limit boundaries.

Unit data reflects both new units and subtracted units for residential demolitions and change of use to multi-family or commercial.

Value data are not always reported; therefore totals represent only those records for which value was given.

Square footage data are not always reported; therefore totals represent only those records for which square footage was given.

Data shown reflects permits issued during the year, not permits completed.

**Table 8: Ada County New Residential Construction
By City Limits
Comparison of 2005 to 2006**

City	Single Family Units			Multi Family Units			Mobile Home & Manufactured Home Units			Total Units		
	2005	2006	% Change	2005	2006	% Change	2005	2006	% Change	2005	2006	% Change
Boise	799	415	-48.1%	377	452	19.9%	13	10	-23.1%	1,189	877	-26.2%
Eagle	505	228	-54.9%	24	28	16.7%	1	2	100.0%	530	258	-51.3%
Garden City	58	32	-44.8%	12	15	25.0%	0	6	100.0%	70	53	-24.3%
Kuna	522	295	-43.5%	30	0	-100.0%	11	1	-90.9%	563	296	-47.4%
Meridian	3,161	1,556	-50.8%	148	112	-24.3%	5	20	300.0%	3,314	1,688	-49.1%
Star	547	268	-51.0%	0	32	100.0%	1	0	-100.0%	548	300	-45.3%
City Subtotal	5,592	2,794	-50.0%	591	639	8.1%	31	39	25.8%	6,214	3,472	-44.1%
Unincorporated	1,573	1,054	-33.0%	17	128	652.9%	27	27	0.0%	1,617	1,209	-25.2%
Total	7,165	3,848	-46.3%	608	767	26.2%	58	66	13.8%	7,831	4,681	-40.2%

**Table 9: Ada County New Residential Construction
By Area of Impact
Comparison of 2005 to 2006**

Area of Impact	Single Family Units			Multi Family Units			Mobile Home & Manufactured Home Units			Total Units & Percent Increase		
	2005	2006	% Change	2005	2006	% Change	2005	2006	% Change	2005	2006	% Change
Boise	1,905	1,253	-34.2%	383	580	51.4%	33	27	-18.2%	2,321	1,860	-19.9%
Eagle	519	242	-53.4%	26	28	7.7%	1	4	300.0%	546	274	-49.8%
Garden City	58	32	-44.8%	12	15	25.0%	0	6	100.0%	70	53	-24.3%
Kuna	386	188	-51.3%	30	0	-100.0%	11	1	-90.9%	427	189	-55.7%
Meridian	3,179	1,556	-51.1%	148	112	-24.3%	7	21	200.0%	3,334	1,689	-49.3%
Star	514	270	-47.5%	0	32	100.0%	1	2	100.0%	515	304	-41.0%
City Subtotal	6,561	3,541	-46.0%	599	767	28.0%	53	61	15.1%	7,213	4,369	-39.4%
Unincorporated	604	307	-49.2%	9	0	-100.0%	5	5	0.0%	618	312	-49.5%
Total	7,165	3,848	-46.3%	608	767	26.2%	58	66	13.8%	7,831	4,681	-40.2%

Notes:

Data reflects city limit and impact boundaries at the time of reporting.

Unit data reflects both new units and subtracted units for residential demolitions and change of use to multi-family or commercial.

Data shown reflects permits issued, not permits completed.

**Table 10: Ada County New Non-Residential Construction
By City Limits
January to December 2006**

City	Commercial			Industrial			Public / Quasi Public			Total Square Feet	Percent of Total
	# Permits	Value	Square Feet	# Permits	Value	Square Feet	# Permits	Value	Square Feet		
Boise	121	\$102,227,799	1,598,669	1	\$360,000	1,685	5	\$7,075,171	41,507	1,641,861	36.7%
Eagle	34	\$35,328,161	380,494	0	\$0	0	1	\$490,156	3,464	383,958	8.6%
Garden City	25	\$9,567,403	69,981	0	\$0	0	0	\$0	0	69,981	1.6%
Kuna	11	\$2,092,772	46,726	0	\$0	0	1	\$6,514,264	64,600	111,326	2.5%
Meridian	105	\$91,242,201	1,567,097	1	\$436,679	8,085	8	\$79,184,366	576,800	2,151,982	48.2%
Star	11	\$3,323,449	41,390	0	\$0	0	1	\$40,000	0	41,390	0.9%
City Subtotal	307	\$243,781,785	3,704,357	2	\$796,679	9,770	16	\$93,303,957	686,371	4,400,498	98.5%
Unincorporated	12	\$6,000,545	64,622	0	\$0	0	3	\$93,500	3,808	68,430	1.5%
Total	319	\$249,782,330	3,768,979	2	\$796,679	9,770	19	\$93,397,457	690,179	4,468,928	

**Table 11: Ada County New Non-Residential Construction
By Area of Impact
January to December 2006**

Area of Impact	Commercial			Industrial			Public / Quasi Public			Total Square Feet	Percent of Total
	# Permits	Value	Square Feet	# Permits	Value	Square Feet	# Permits	Value	Square Feet		
Boise	126	\$105,484,063	1634640	1	\$360,000	1,685	8	\$7,168,671	45315	1,681,640	37.8%
Eagle	34	\$35,328,161	380494	0	\$0	0	1	\$490,156	3464	383,958	8.6%
Garden City	29	\$9,832,403	90227	0	\$0	0	0	\$0	0	90,227	2.0%
Kuna	10	\$2,092,772	46726	1	\$436,679	8085	1	\$6,514,264	64600	119,411	2.7%
Meridian	106	\$91,494,701	1571757	0	\$0	0	8	\$79,184,366	576800	2,148,557	48.3%
Star	11	\$3,323,449	24962	0	\$0	0	1	\$40,000	0	24,962	0.6%
Subtotal	316	\$247,555,549	3,748,806	2	\$796,679	9,770	19	\$93,397,457	\$690,179	4,448,755	99.9%
County	3	\$2,226,781	3745	0	\$0	0	0	\$0	0	3,745	0.1%
Total	319	\$249,782,330	3,752,551	2	\$796,679	9,770	19	\$93,397,457	690,179	4,452,500	

Notes:

Data reflects city limits boundaries at the time of reporting.

Data reflects area of impact boundaries as of February 2007.

Value data are not always reported; therefore totals represent only those records for which value was given.

Square footage data are not always reported; therefore totals represent only those records for which square footage was given.

Data shown reflects permits issued during the year, not permits completed.

**Table 12: Ada County New Non-Residential Construction
By Demographic Area
January to December 2006**

Demographic Area	Commercial			Industrial			Public / Quasi Public			Total Square Feet	Percent of Total
	# Permits	Value	Square Feet	# Permits	Value	Square Feet	# Permits	Value	Square Feet		
Airport	15	\$11,317,574	285,751	0	\$0	0	1	\$4,640,131	17,213	302,964	6.8%
Central Bench	19	\$27,302,378	367,499	0	\$0	0	0	\$0	0	367,499	8.3%
Downtown Boise	3	\$16,751,060	216,660	0	\$0	0	0	\$0	0	216,660	4.9%
East End	1	\$270,767	3,425	0	\$0	0	0	\$0	0	3,425	0.1%
Foothills	4	\$534,500	11,192	0	\$0	0	1	\$37,000	912	12,104	0.3%
North End	1	\$225,000	1,692	0	\$0	0	0	\$0	0	1,692	0.0%
Northwest	10	\$8,638,473	77,142	0	\$0	0	1	\$0	0	77,142	1.7%
Southeast	8	\$4,027,129	45,594	1	\$360,000	1,685	0	\$0	0	47,279	1.1%
Southwest	37	\$31,061,003	388,674	0	\$0	0	4	\$2,469,540	25,218	413,892	9.3%
West Bench	29	\$25,343,923	583,632	0	\$0	0	1	\$22,000	1,972	585,604	13.2%
Boise Area Subtotal	127	\$125,471,807	1,981,261	1	\$360,000	1,685	8	\$7,168,671	45,315	2,028,261	45.6%
Central Meridian	46	\$31,767,681	459,976	0	\$0	0	3	\$10,166,366	91,518	551,494	12.4%
North Meridian	28	\$19,480,679	331,979	0	\$0	0	5	\$69,018,000	485,282	817,261	18.4%
South Meridian	26	\$21,123,973	343,528	0	\$0	0	0	\$0	0	343,528	7.7%
Meridian Area Subtotal	100	\$72,372,333	1,135,483	0	\$0	0	8	\$79,184,366	576,800	1,712,283	38.5%
Eagle	34	\$35,328,161	380,494	0	\$0	0	1	\$490,156	3,464	383,958	8.6%
Garden City	32	\$8,940,027	177,535	0	\$0	0	0	\$0	0	177,535	4.0%
Kuna	11	\$2,092,772	46,726	1	\$436,679	8,085	1	\$6,514,264	64,600	119,411	2.7%
Star	11	\$3,323,449	24,962	0	\$0	0	1	\$40,000	0	24,962	0.6%
Other City Area Subtotal	88	\$49,684,409	629,717	1	\$436,679	8085	3	\$7,044,420	68,064	705,866	15.9%
Foothills Rural	0	\$0	0	0	\$0	0	0	\$0	0	0	0.0%
Northwest Rural	1	\$226,781	2,485	0	\$0	0	0	\$0	0	2,485	0.1%
Southeast Rural	0	\$0	0	0	\$0	0	0	\$0	0	0	0.0%
Southwest Rural	1	\$2,000,000	1,260	0	\$0	0	0	\$0	0	1,260	0.0%
Rural Subtotal	2	\$2,226,781	3,745	0	\$0	0	0	\$0	0	3,745	0.1%
Total	317	\$249,755,330	3,750,206	2	\$796,679	9,770	19	\$93,397,457	690,179	4,450,155	

Notes:

Data reflects the 2006 Demographic Area boundaries.

Demographic Area boundaries do not mirror area of impact or city limit boundaries.

Value data are not always reported; therefore totals represent only those records for which value was given.

Square footage data are not always reported; therefore totals represent only those records for which square footage was given.

Data shown reflects permits issued during the year, not permits completed.

**Table 13: Ada County New Non-Residential Construction
By City Limits
Comparison of 2005 to 2006**

City	Commercial			Industrial			Public / Quasi Public			Total Units		
	2005	2006	% Change	2005	2006	% Change	2005	2006	% Change	2005	2006	% Change
Boise	95	121	27.4%	3	1	-66.7%	12	5	-58.3%	110	127	15.5%
Eagle	26	34	30.8%	0	0	0.0%	2	1	-50.0%	28	35	25.0%
Garden City	13	25	92.3%	0	0	0.0%	1	0	-100.0%	14	25	78.6%
Kuna	3	11	266.7%	0	0	0.0%	3	1	-66.7%	6	12	100.0%
Meridian	124	105	-15.3%	2	1	-50.0%	24	8	-66.7%	150	114	-24.0%
Star	9	11	22.2%	0	0	100.0%	0	1	100.0%	9	12	33.3%
City Subtotal	270	307	13.7%	5	2	-60.0%	42	16	-61.9%	317	325	2.5%
Unincorporated	21	12	-42.9%	1	0	-100.0%	8	3	-62.5%	30	15	-50.0%
Total	291	319	9.6%	6	2	-66.7%	50	19	-62.0%	347	340	-2.0%

**Table 14: Ada County New Non-Residential Construction
By Area of Impact
Comparison of 2005 to 2006**

Area of Impact	Commercial			Industrial			Public / Quasi Public			Total Units & Percent Increase		
	2005	2006	% Change	2005	2006	% Change	2005	2006	% Change	2005	2006	% Change
Boise	109	126	15.6%	4	1	-75.0%	18	8	-55.6%	131	135	3.1%
Eagle	26	34	30.8%	0	0	0.0%	2	1	-50.0%	28	35	25.0%
Garden City	13	29	123.1%	0	0	0.0%	1	0	-100.0%	14	29	107.1%
Kuna	3	10	233.3%	0	1	0.0%	3	1	-66.7%	6	12	100.0%
Meridian	126	106	-15.9%	2	0	-100.0%	24	8	-66.7%	152	114	-25.0%
Star	10	11	10.0%	0	0	100.0%	0	1	0.0%	10	12	20.0%
City Subtotal	287	316	10.1%	6	2	-66.7%	48	19	-60.4%	341	337	-1.2%
Unincorporated	4	3	-25.0%	0	0	0.0%	2	0	-100.0%	6	3	-50.0%
Total	291	319	9.6%	6	2	-66.7%	50	19	-62.0%	347	340	-2.0%

Notes:

Data reflects city limit and impact boundaries at the time of reporting.

Unit data reflects both new units and subtracted units for residential demolitions and change of use to multi-family or commercial.

Data shown reflects permits issued, not permits completed.

**Table 15: Ada County Non-Residential Additions and Change of Use
By City Limits
January to December 2006**

City	Commercial			Industrial			Public / Quasi Public			Total Square Feet	Percent of Total
	# Permits	Value	Square Feet	# Permits	Value	Square Feet	# Permits	Value	Square Feet		
Boise	335	\$53,757,139	1577095	4	\$628,360	31,352	7	\$1,914,789	76,364	1,684,811	71.2%
Eagle	70	\$9,798,483	207532	1	\$63,119	1,778	1	\$2,000	400	209,710	8.9%
Garden City	6	\$2,289,638	8600	0	\$0	0	0	\$0	0	8,600	0.4%
Kuna	9	\$1,660,202	14368	0	\$0	0	0	\$0	0	14,368	0.6%
Meridian	136	\$12,541,807	386235	0	\$0	0	1	\$1,600	1,720	387,955	16.4%
Star	9	\$1,099,362	14476	0	\$0	0	0	\$0	0	14,476	0.6%
City Subtotal	565	\$81,146,631	2,208,306	5	\$691,479	33,130	9	\$1,918,389	78,484	2,319,920	98.0%
Unincorporated	12	\$796,250	47010	0	\$0	0	0	\$0	0	47,010	2.0%
Total	577	\$81,942,881	2,255,316	5	\$691,479	33,130	9	\$1,918,389	78,484	2,366,930	

**Table 16: Ada County Non-Residential Additions and Change of Use
By Area of Impact
January to December 2006**

Area of Impact	Commercial			Industrial			Public / Quasi Public			Total Square Feet	Percent of Total
	# Permits	Value	Square Feet	# Permits	Value	Square Feet	# Permits	Value	Square Feet		
Boise	346	\$54,366,489	1,613,712	4	\$628,360	31,352	7	\$1,914,789	76,364	1,721,428	72.7%
Eagle	68	\$9,671,383	196,626	1	\$63,119	1,778	1	\$2,000	400	198,804	8.4%
Garden City	6	\$2,289,638	8,600	0	\$0	0	0	\$0	0	8,600	0.4%
Kuna	9	\$1,660,202	14,368	0	\$0	0	0	\$0	0	14,368	0.6%
Meridian	138	\$12,605,807	394,542	0	\$0	0	1	\$1,600	1,720	396,262	16.7%
Star	9	\$1,099,362	14,476	0	\$0	0	0	\$0	0	14,476	0.6%
Subtotal	576	\$81,692,881	2,242,324	5	\$691,479	33,130	9	\$1,918,389	78,484	2,353,938	99.5%
County	1	\$250,000	12,992	0	\$0	0	0	\$0	0	12,992	0.5%
Total	577	\$81,942,881	2,255,316	5	\$691,479	33,130	9	\$1,918,389	78,484	2,366,930	

Notes:

Data reflects city limits boundaries at the time of reporting.

Data reflects area of impact boundaries as of February 2007.

Value data are not always reported; therefore totals represent only those records for which value was given.

Square footage data are not always reported; therefore totals represent only those records for which square footage was given.

Data shown reflects permits issued during the year, not permits completed.

**Table 17: Ada County Non-Residential Additions and Change of Use
By Demographic Area
January to December 2006**

Demographic Area	Commercial			Industrial			Public / Quasi Public			Total Square Feet	Percent of Total
	# Permits	Value	Square Feet	# Permits	Value	Square Feet	# Permits	Value	Square Feet		
Airport	9	\$829,843	146,891	0	\$0	0	0	\$0	0	146,891	6.2%
Central Bench	43	\$3,037,997	198,990	0	\$0	0	4	\$166,000	13,817	212,807	9.0%
Downtown Boise	100	\$11,937,271	390,807	0	\$0	0	1	\$1,370,800	43,580	434,387	18.4%
East End	7	\$537,738	17,976	0	\$0	0	1	\$252,989	16,951	34,927	1.5%
Foothills	1	\$61,428	0	0	\$0	0	0	\$0	0	0	0.0%
North End	9	\$960,355	22,341	1	\$50,000	14,058	0	\$0	0	36,399	1.5%
Northwest	5	\$1,403,241	20,702	0	\$0	0	0	\$0	0	20,702	0.9%
Southeast	36	\$4,605,224	122,243	2	\$487,000	14,700	1	\$125,000	2,016	138,959	5.9%
Southwest	40	\$4,050,703	158,502	0	\$0	0	0	\$0	0	158,502	6.7%
West Bench	113	\$29,980,413	614,514	1	\$91,360	2,594	0	\$0	0	617,108	26.1%
Boise Area Subtotal	363	\$57,404,213	1,692,966	4	\$628,360	31,352	7	\$1,914,789	76,364	1,800,682	76.1%
Central Meridian	72	\$4,176,040	197,445	0	\$0	0	0	\$0	0	197,445	8.3%
North Meridian	18	\$1,592,730	46,600	0	\$0	0	1	\$1,600	1,720	48,320	2.0%
South Meridian	31	\$3,799,313	71,243	0	\$0	0	0	\$0	0	71,243	3.0%
Meridian Area Subtotal	121	\$9,568,083	315,288	0	0	0	1	\$1,600	1,720	317,008	13.4%
Eagle	68	\$9,671,383	196,626	1	\$63,119	1,778	1	\$2,000	400	198,804	8.4%
Garden City	6	\$2,289,638	8,600	0	\$0	0	0	\$0	0	8,600	0.4%
Kuna	9	\$1,660,202	14,368	0	\$0	0	0	\$0	0	14,368	0.6%
Star	9	\$1,099,362	14,476	0	\$0	0	0	\$0	0	14,476	0.6%
Other City Area Subtotal	92	\$14,720,585	234,070	1	\$63,119	1,778	1	\$2,000	400	236,248	10.0%
Foothills Rural	0	\$0	0	0	\$0	0	0	\$0	0	0	0.0%
Northwest Rural	0	\$0	0	0	\$0	0	0	\$0	0	0	0.0%
Southeast Rural	0	\$0	0	0	\$0	0	0	\$0	0	0	0.0%
Southwest Rural	1	\$250,000	12,992	0	\$0	0	0	\$0	0	12,992	0.5%
Rural Subtotal	1	\$250,000	12,992	0	\$0	0	0	\$0	0	12,992	0.5%
Total	577	\$81,942,881	2,255,316	5	\$691,479	33,130	9	\$1,918,389	78,484	2,366,930	

Notes:

Data reflects the 2007 Demographic Area boundaries.

Demographic Area boundaries do not mirror area of impact or city limit boundaries.

Value data are not always reported; therefore totals represent only those records for which value was given.

Square footage data are not always reported; therefore totals represent only those records for which square footage was given.

Data shown reflects permits issued during the year, not permits completed.

**Table 18: Ada County Non-Residential Additions or Change of Use
By City Limits
Comparison of 2005 to 2006**

City	Commercial			Industrial			Public / Quasi Public			Total Units		
	2005	2006	% Change	2005	2006	% Change	2005	2006	% Change	2005	2006	% Change
Boise	303	335	10.6%	3	4	33.3%	32	7	-78.1%	338	346	2.4%
Eagle	65	70	7.7%	0	1	100.0%	6	1	-83.3%	71	72	1.4%
Garden City	22	6	-72.7%	0	0	0.0%	1	0	-100.0%	23	6	-73.9%
Kuna	3	9	200.0%	0	0	0.0%	2	0	-100.0%	5	9	80.0%
Meridian	150	136	-9.3%	0	0	0.0%	12	1	-91.7%	162	137	-15.4%
Star	8	9	12.5%	0	0	0.0%	2	0	-100.0%	10	9	-10.0%
City Subtotal	551	565	2.5%	3	5	66.7%	55	9	-83.6%	609	579	-4.9%
Unincorporated	10	12	20.0%	0	0	0.0%	3	0	-100.0%	13	12	-7.7%
Total	561	577	2.9%	3	5	66.7%	58	9	-84.5%	622	591	-5.0%

**Table 19: Ada County Non-Residential Additions or Change of Use
By Area of Impact
Comparison of 2005 to 2006**

Area of Impact	Commercial			Industrial			Public / Quasi Public			Total Units		
	2005	2006	% Change	2005	2006	% Change	2005	2006	% Change	2005	2006	% Change
Boise	313	346	10.5%	3	4	33.3%	31	7	-77.4%	347	357	2.9%
Eagle	66	68	3.0%	0	1	100.0%	6	1	-83.3%	72	70	-2.8%
Garden City	19	6	-68.4%	0	0	0.0%	1	0	-100.0%	20	6	-70.0%
Kuna	3	9	200.0%	0	0	0.0%	2	0	-100.0%	5	9	80.0%
Meridian	150	138	-8.0%	0	0	0.0%	15	1	-93.3%	165	139	-15.8%
Star	8	9	12.5%	0	0	0.0%	2	0	-100.0%	10	9	-10.0%
City Subtotal	559	576	3.0%	3	5	66.7%	57	9	-84.2%	619	590	-4.7%
Unincorporated	2	1	-50.0%	0	0	0.0%	1	0	-100.0%	3	1	-66.7%
Total	561	577	2.9%	3	5	66.7%	58	9	-84.5%	622	591	-5.0%

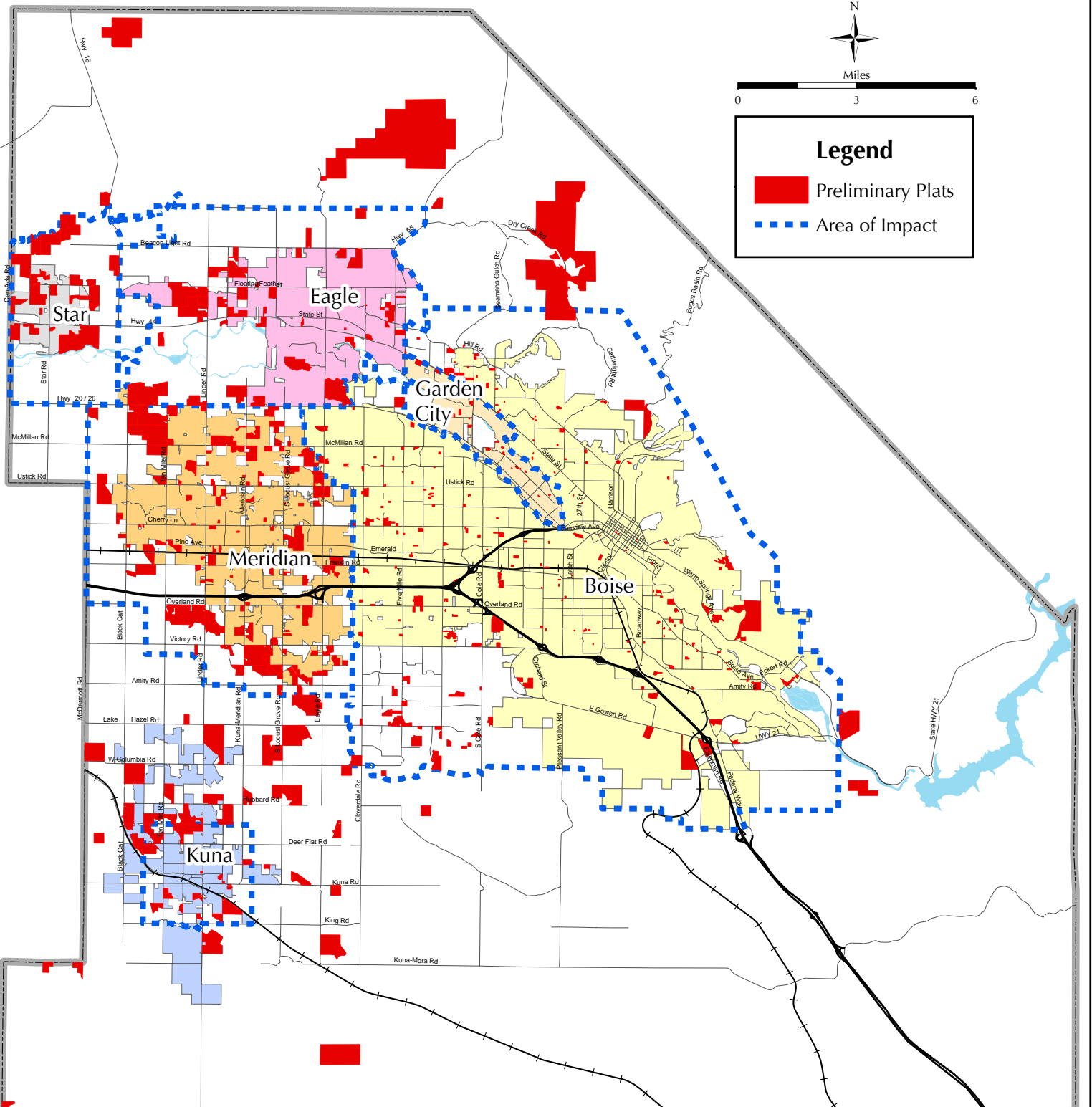
Notes:

Data reflects city limit and impact boundaries at the time of reporting.

Unit data reflects both new units and subtracted units for residential demolitions and change of use to multi-family or commercial.

Data shown reflects permits issued, not permits completed.

**Figure 5: Ada County Preliminary Plats
As of March 8, 2007
By City Limits**

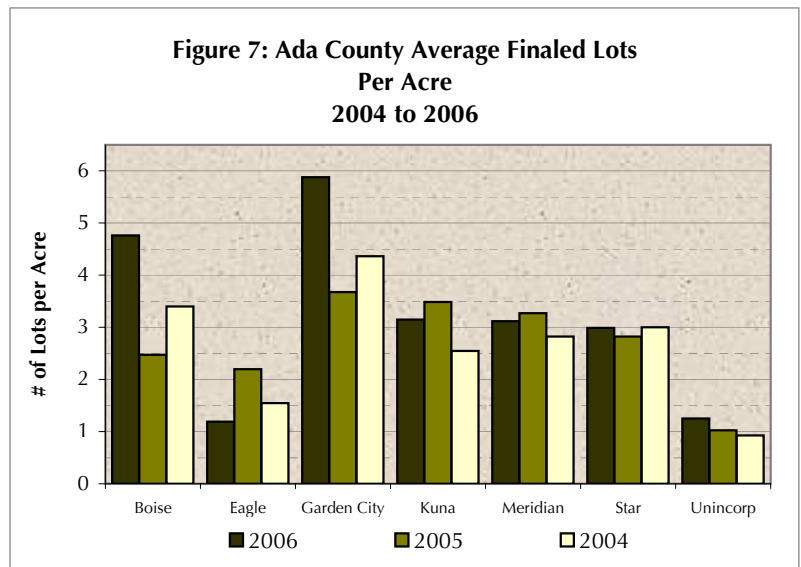
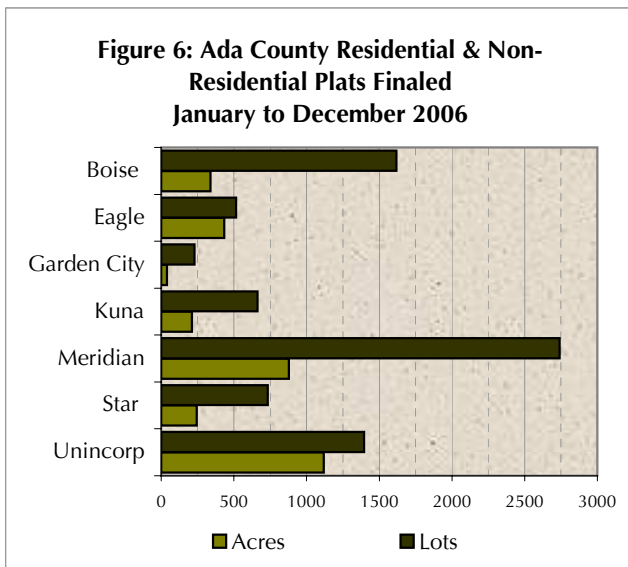


Preliminary Plats as of March 8, 2007 by City Limits				
	Acres	Total Lots	Buildable Lots	Preliminary Plats
Boise	1,385	2,904	1,941	202
Eagle	1,345	2,669	1,814	43
Garden City	42	147	138	19
Kuna	1,439	5,000	2,609	33
Meridian	4,305	11,386	9,876	138
Star	1,042	2,763	1,100	19
Unincorporated	7,632	3,820	1,722	72
Total	17,190	28,689	19,200	

* Buildable lots exclude common lots. Preliminary plats may change significantly before receiving final approval.

**Table 20: Ada County Residential & Non-Residential Final Plats
by City Limits
January to December 2006**

City	Lots	Acres	Average Lots Per Acre	Percent Total Lots	Percent Total Acres
Boise	1,617	340	4.76	20.5%	10.4%
Eagle	516	434	1.19	6.5%	13.3%
Garden City	229	39	5.88	2.9%	1.2%
Kuna	663	211	3.15	8.4%	6.4%
Meridian	2,741	879	3.12	34.7%	26.9%
Star	732	245	2.99	9.3%	7.5%
City Subtotal	6,498	2,147	3.03	82.3%	65.7%
Unincorporated	1,396	1,119	1.25	17.7%	34.3%
Total	7,894	3,266	2.42		



Data Highlights:

Meridian outpaced other Ada County cities in building activity, however, this slowed from 2005. Meridian saw a reduction in platted lots finaled of approximately 1,050, falling from 3,790 to 2,741.

Incorporated cities hold 82.3% of the total platted lots for the year and 65.7% of the total platted acres, indicating that lot sizes are significantly larger outside of city limits. Boise finaled 455 more lots than last year at the same time that building permitting slowed.

While there is great variance between lot sizes in each development, the average lots per acre platted in each city indicates the trend of development within the city. Garden City averages the highest density lots per acre at 5.88 while Eagle averaged the lowest density at 1.19 lots per acre. The unincorporated county region, which historically holds the lowest average lots per acre, fell to 1.25 lots per acre. With a 26.2 percent increase in multi-family dwellings, the increase in lots per acre is not surprising, in particular when looking at the large condominium complexes which are in construction in Boise. The increase in multi-family permitting tends to increase the average lots per acre.

Notes:

Source: Ada County Assessor's Office
Data reflects city limits boundaries at the time of reporting.

**Table 21: Ada County Residential & Non-Residential Final Platting History
Number of Lots Finaled
by City Limits 2000 to 2006**

Year	Boise		Eagle		Garden City		Kuna	
	Lots	Acres	Lots	Acres	Lots	Acres	Lots	Acres
2006	1,617	340	516	434	229	39	663	211
2005	1,162	470	473	215	103	28	328	94
2004	873	257	448	290	48	11	417	164
2003	789	289	446	232	94	20	396	104
2002	601	206	609	336	133	42	502	162
2001	780	332	503	427	162	46	333	81
2000	850	252	397	208	181	69	360	82

Year	Meridian		Star		Unincorporated		Total	
	Lots	Acres	Lots	Acres	Lots	Acres	Lots	Acres
2006	2,741	879	732	245	1,396	1,119	7,894	3,266
2005	3,790	1,158	381	135	2,049	2,001	8,286	4,101
2004	3,527	1,250	508	169	1,357	1,466	7,178	3,607
2003	2,027	794	284	91	1,419	1,524	5,455	3,053
2002	1,372	539	75	27	1,007	1,236	4,299	2,549
2001	1,082	422	37	12	508	834	3,405	2,153
2000	928	300	19	5	1,356	1,558	4,091	2,474

Notes:

Source: Ada County Assessor's Office

2005 Information is based on the best available data. May not be complete.

Data reflects city limits boundaries at the time of reporting.

Overview of Canyon County Permit Activity

Residential Construction

A total of 3,283 units were permitted in Canyon County in 2006, a 2.2 percent increase over the previous year. While this change seems minimal, the results varied between the different cities. Caldwell experienced an increase in residential permitting going from 999 permits in 2005 to 1,182 permits in 2006, a difference of 18.3 percent. Nampa, on the other hand, experienced a slight slowing in permitting, dropping from 1,384 permits in 2005 to 1,332 in 2006. As can be seen in the graph on page 21, building permit activity was strong for the first eight months of 2006, averaging a 21 percent increase over 2005 numbers, but the last four months of the year saw an average of a 33 percent decrease in permitting. A summary of the number of permits issued from 2000 to 2006 by city limits is available below. As mentioned in the introduction, the City of Star will not appear in Canyon County building permit tables in this report as they did not issue any building permits during the 2006 calendar year.

**Table 22: Canyon County Total New Residential Units
by City Limits 2000 to 2006**

Year	Caldwell	Greenleaf	Melba	Middleton	Nampa	Notus	Parma	Wilder	Unincorporated	Total
2000	508	1	2	49	1,250	1	0	5	418	2234
2001	554	4	20	42	1,385	7	8	0	500	2520
2002	703	0	4	129	1,624	6	6	1	432	2905
2003	694	0	9	99	1,446	3	15	4	520	2790
2004	696	9	0	108	1,512	12	13	3	552	2905
2005	999	3	3	137	1,384	8	11	20	648	3213
2006	1182	0	1	159	1,332	9	11	27	562	3283

Permits for multi-family units in Canyon County increased over 2005 numbers; however, the numbers were still low compared to previous years.

**Table 23: Canyon County Multi-Family Units
as a Percentage of Total Units
2000 to 2006**

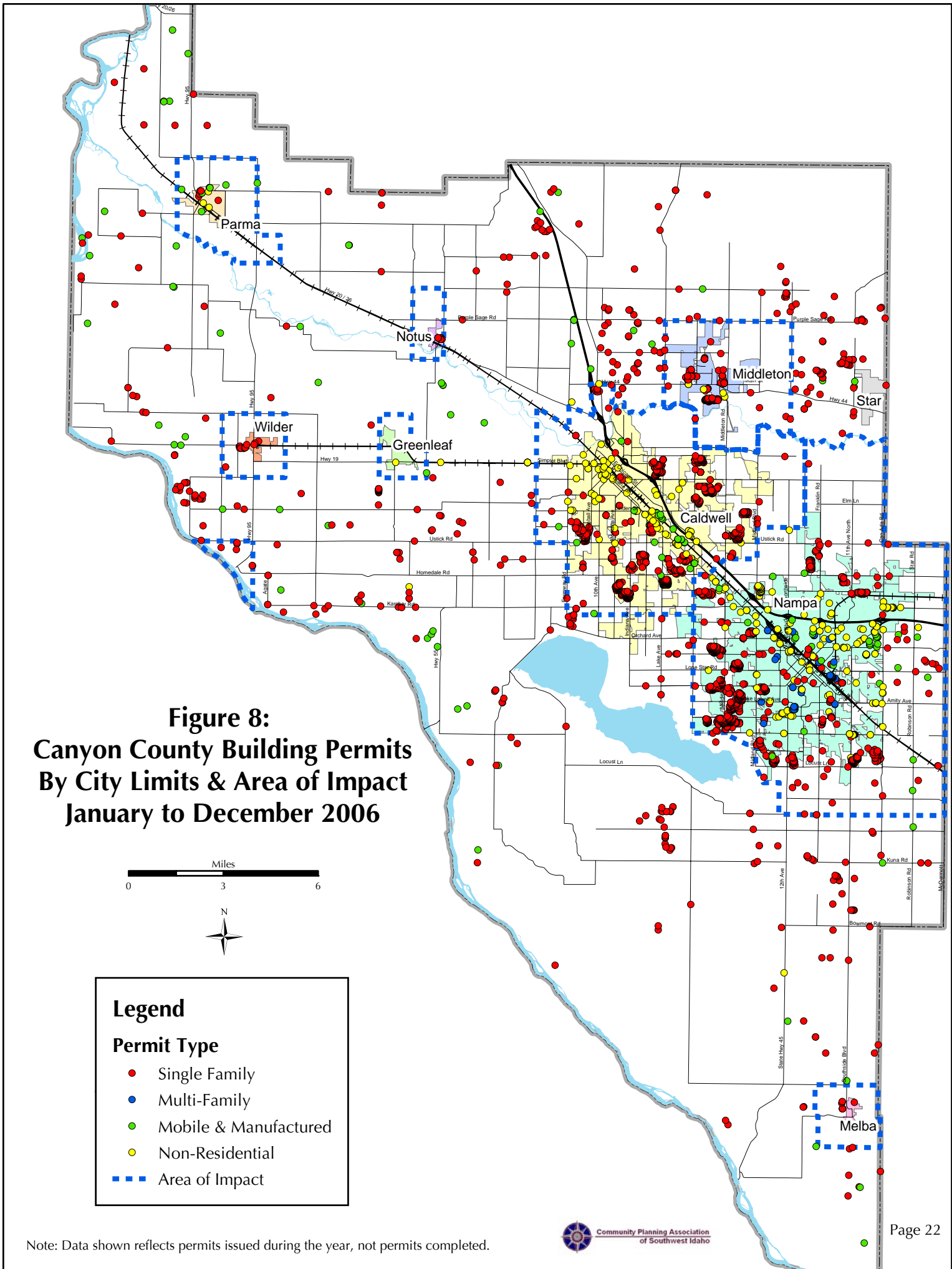
Year	Total Residential Units	Multi-Family Dwelling Units	% Total
2000	2,234	126	6%
2001	2,520	133	5%
2002	2,905	193	7%
2003	2,790	294	11%
2004	2,905	492	17%
2005	3,213	105	3%
2006	3,283	184	6%

Non-Residential Construction

The highest value new non-residential projects were in Nampa for 2005, including two new schools (\$13.2 million and \$6.5 million) and two shell buildings at the Treasure Valley Marketplace (\$8.87 million and \$7.5 million) near the Karcher I-84 Interchange. Total non-residential permits fell slightly from 2005, mostly due to a drop in permits in the unincorporated area of the County.

**Table 24: Canyon County Non-Residential New Construction
by City Limits 2002 to 2006**

Year	Caldwell	Greenleaf	Melba	Middleton	Nampa	Notus	Parma	Wilder	Unincorporated	Total
2002	19	0	2	5	42	1	3	0	43	115
2003	27	0	0	1	47	0	1	0	2	78
2004	42	0	1	5	45	0	1	0	28	122
2005	32	0	0	5	97	0	3	1	28	166
2006	35	1	0	6	97	0	2	1	13	155



**Figure 8:
Canyon County Building Permits
By City Limits & Area of Impact
January to December 2006**

Miles
0 3 6

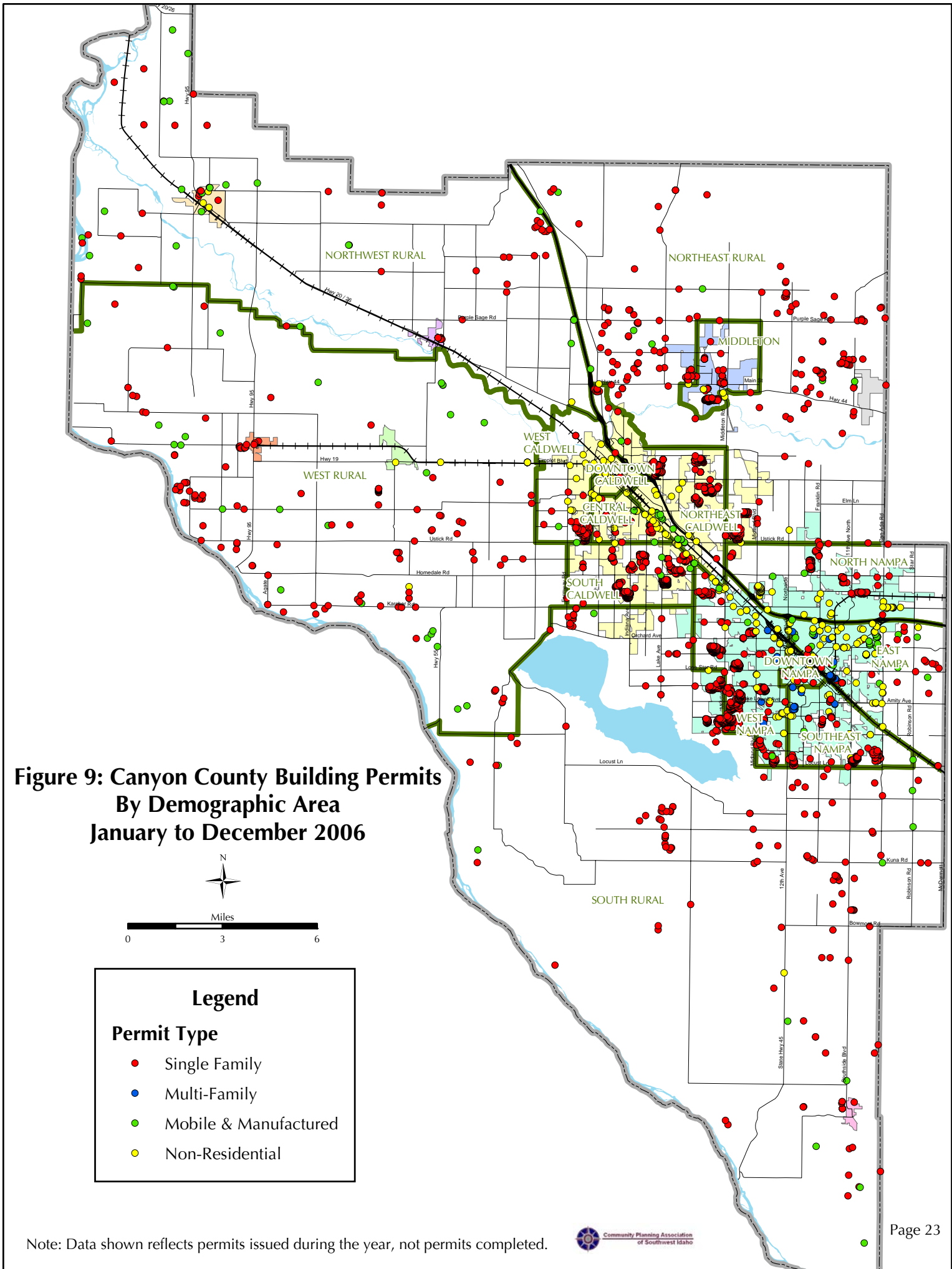
N

Legend

Permit Type

- Single Family
- Multi-Family
- Mobile & Manufactured
- Non-Residential
- Area of Impact

Note: Data shown reflects permits issued during the year, not permits completed.



**Figure 9: Canyon County Building Permits
By Demographic Area
January to December 2006**

N

Miles

0 3 6

Legend

Permit Type

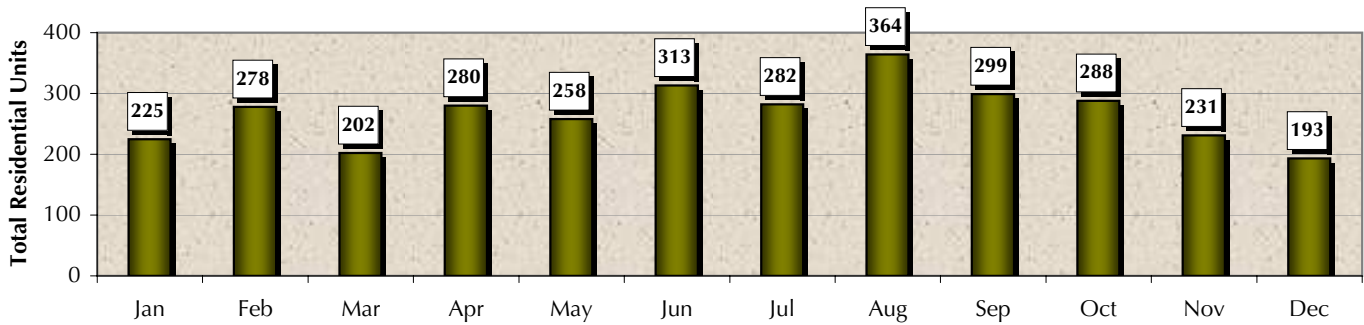
- Single Family
- Multi-Family
- Mobile & Manufactured
- Non-Residential

Note: Data shown reflects permits issued during the year, not permits completed.

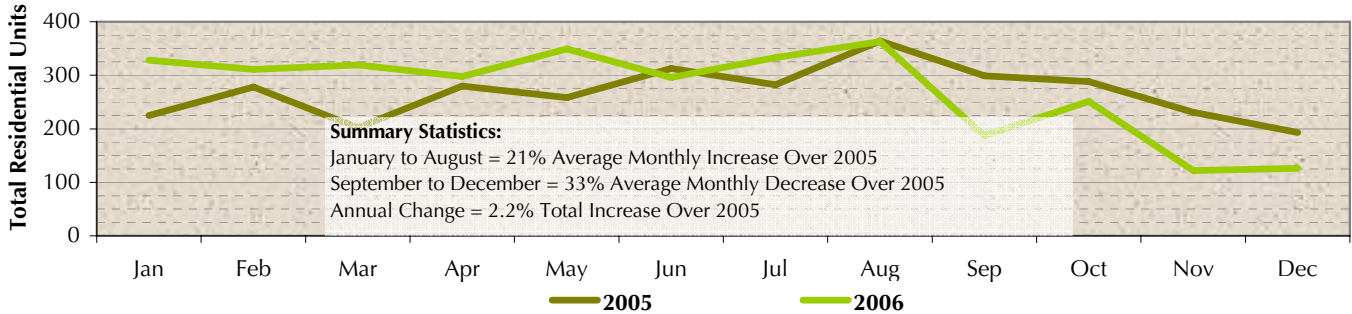
**Table 25: Canyon County New Residential Construction
By City Limits
January to December 2006**

City	Single Family			Multi Family			Mobile Homes & Manufactured Homes	Total Units	Percent of Total
	Units	Value	Square Feet	Units	Value	Square Feet	Units		
Caldwell	1152	\$154,808,662	2,227,239	0	\$0	0	30	1,182	36.0%
Greenleaf	0	\$0	0	0	\$0	0	0	0	0.0%
Melba	1	\$186,000	2,699	0	\$0	0	0	1	0.0%
Middleton	159	\$31,377,133	362,192	0	\$0	0	0	159	4.8%
Nampa	1106	\$179,572,666	2,456,278	216	\$12,926,950	209,125	10	1,332	40.6%
Notus	9	\$1,797,200	16,549	0	\$0	0	0	9	0.3%
Parma	7	\$1,409,897	14,523	0	\$0	0	4	11	0.3%
Wilder	27	\$3,313,689	32,228	0	\$0	0	0	27	0.8%
City Subtotal	2,461	\$372,465,247	5,111,708	216	\$12,926,950	209,125	44	2,721	82.9%
Unincorporated	482	\$110,546,645	1,858,727	0	\$0	0	80	562	17.1%
Total	2,943	\$483,011,892	6,970,435	216	\$12,926,950	209,125	124	3,283	

Figure 10: 2006 Canyon County New Residential Construction by Month



**Figure 11: 2005 to 2006 Comparison:
Canyon County New Residential Construction by Month**



Notes:

Data reflects city limits boundaries at the time of reporting.
 Unit data reflects both new units and subtracted units for residential demolitions and change of use to multi-family or commercial.
 Value data are not always reported; therefore totals represent only those records for which value was given.
 Square footage data are not always reported; therefore totals represent only those records for which square footage was given.
 Data shown reflects permits issued during the year, not permits completed.

**Table 26: Canyon County New Residential Construction
By Area of Impact
January to December 2006**

Area of Impact	Single Family			Multi Family			Mobile Homes & Manufactured Homes	Total Units	Percent of Total
	Units	Value	Square Feet	Units	Value	Square Feet	Units		
Caldwell	1184	\$161,147,866	2,341,578	0	\$0	0	35	1219	37.1%
Greenleaf	0	\$0	0	0	\$0	0	0	0	0.0%
Homedale	6	\$1,063,702	19,812	0	\$0	0	0	6	0.2%
Melba	10	\$1,791,020	32,722	0	\$0	0	0	10	0.3%
Middleton	169	\$33,859,778	403,158	0	\$0	0	0	169	5.1%
Nampa	1148	\$187,542,103	2,600,258	216	\$12,926,950	209,125	20	1,384	42.2%
Notus	9	\$1,797,200	16,549	0	\$0	0	0	9	0.3%
Parma	7	\$1,409,897	14,523	0	\$0	0	6	13	0.4%
Wilder	29	\$3,737,703	38,827	0	\$0	0	0	29	0.9%
Subtotal	2,562	\$392,349,269	5,467,427	216	\$12,926,950	209,125	61	2,839	86.5%
County	381	\$90,662,623	1,503,008	0	\$0	0	63	444	13.5%
Total	2,943	\$483,011,892	6,970,435	216	\$12,926,950	209,125	124	3,283	

**Table 27: Canyon County New Residential Construction
Comparison of Cities vs. Areas of Impact
January to December 2006**

City	Single Family			Multi Family			Mobile Homes & Manufactured Homes			Total Units		
	In City Limits	In Area of Impact	% in Impact Area Only*	In City Limits	In Area of Impact	% in Impact Area Only*	In City Limits	In Area of Impact	% in Impact Area Only*	In City Limits	In Area of Impact	% in Impact Area Only*
Caldwell	1152	1184	2.7%	0	0	0.0%	30	35	14.3%	1,182	1,219	3.0%
Greenleaf	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%
Homedale	0	6	100.0%	0	0	0.0%	0	0	0.0%	0	6	100.0%
Melba	1	10	90.0%	0	0	0.0%	0	0	0.0%	1	10	90.0%
Middleton	159	169	5.9%	0	0	0.0%	0	0	0.0%	159	169	5.9%
Nampa	1106	1148	3.7%	216	216	0.0%	10	20	50.0%	1,332	1,384	3.8%
Notus	9	9	0.0%	0	0	0.0%	0	0	0.0%	9	9	0.0%
Parma	7	7	0.0%	0	0	0.0%	4	6	33.3%	11	13	15.4%
Wilder	27	29	6.9%	0	0	0.0%	0	0	0.0%	27	29	6.9%
City Total	2,418	2,517	3.9%	216	216	0.0%	40	55	27.3%	2,674	2,788	4.1%

Notes:

Data reflects area of impact boundaries as of February 2007.

Unit data reflects both new units and subtracted units for residential demolitions and change of use to multi-family or commercial.

Value data are not always reported by the cities; therefore totals represent only those records for which value was given.

Square footage data are not always reported; therefore totals represent only those records for which square footage was given.

Data shown reflects permits issued during the year, not permits completed.

*Indicates percent of growth outside city limits but within the city's area of impact.

**Table 28: Canyon County New Residential Construction
By Demographic Area
January to December 2006**

Demographic Area	Single Family			Multi Family			Mobile Homes & Manufactured Homes	Total Units	Percent of Total
	Units	Value	Square Feet	Units	Value	Square Feet	Units		
Central Caldwell	23	\$3,375,696	51,244	0	\$0	0	4	27	0.8%
Downtown Caldwell	1	\$244,888	4,145	0	\$0	0	0	1	0.0%
Northeast Caldwell	328	\$47,137,247	686,478	0	\$0	0	20	348	10.6%
South Caldwell	517	\$70,212,229	1,022,726	0	\$0	0	1	518	15.8%
West Caldwell	115	\$15,543,530	218,668	0	\$0	0	2	117	3.6%
Caldwell Area Subtotal	984	\$136,513,590	1,983,261	0	\$0	0	27	1,011	30.8%
Downtown Nampa	-2	\$202,702	3,644	0	\$0	0	0	-2	-0.1%
East Nampa	20	\$3,714,063	61,760	125	\$5,995,571	109,846	13	158	4.8%
North Nampa	118	\$16,325,376	233,551	0	\$0	0	2	120	3.7%
Southeast Nampa	199	\$30,397,890	424,033	42	\$2,665,263	45,522	1	242	7.4%
West Nampa	685	\$111,025,838	1,530,179	49	\$4,266,116	53,757	9	743	22.6%
Nampa Area Subtotal	1,020	\$161,665,869	2,253,167	216	\$12,926,950	209,125	25	1,261	38.4%
Middleton	127	\$26,283,845	304,166	0	\$0	0	0	127	3.9%
Northeast Rural	353	\$63,976,678	979,929	0	\$0	0	9	362	11.0%
Northwest Rural	53	\$10,311,666	156,612	0	\$0	0	23	76	2.3%
South Rural	265	\$57,608,313	870,607	0	\$0	0	13	278	8.5%
West Rural	141	\$26,651,931	422,693	0	\$0	0	27	168	5.1%
Rural Area Subtotal	812	\$158,548,588	2,429,841	0	\$0	0	72	884	26.9%
Total	2943	\$483,011,892	6,970,435	216	\$12,926,950	209,125	124	3,283	

Notes:

Data reflects the 2006 Demographic Area boundaries.

Demographic Area boundaries do not mirror area of impact or city limit boundaries.

Unit data reflect both new units and subtracted units for residential demolitions and change of use to multi-family or commercial.

Value data are not always reported; therefore totals represent only those records for which value was given.

Square footage data are not always reported; therefore totals represent only those records for which square footage was given.

Data shown reflects permits issued during the year, not permits completed.

**Table 29: Canyon County New Residential Construction
By City Limits
Comparison of 2005 to 2006**

City	Single Family Units			Multi Family Units			Mobile Home & Manufactured Home Units			Total Units		
	2005	2006	% Change	2005	2006	% Change	2005	2006	% Change	2005	2006	% Change
Caldwell	939	1152	22.7%	23	0	-100.0%	37	30	-18.9%	999	1182	18.3%
Greenleaf	1	0	-100.0%	0	0	0.0%	2	0	-100.0%	3	0	-100.0%
Melba	2	1	-50.0%	0	0	0.0%	1	0	-100.0%	3	1	-66.7%
Middleton	130	159	22.3%	2	0	-100.0%	5	0	-100.0%	137	159	16.1%
Nampa	1283	1106	-13.8%	80	216	170.0%	21	10	-52.4%	1384	1332	-3.8%
Notus	8	9	12.5%	0	0	0.0%	0	0	0.0%	8	9	12.5%
Parma	9	7	-22.2%	0	0	0.0%	2	4	100.0%	11	11	0.0%
Wilder	19	27	42.1%	0	0	0.0%	1	0	-100.0%	20	27	35.0%
City Subtotal	2,391	2,461	2.9%	105	216	105.7%	69	44	-36.2%	2,565	2,721	6.1%
Unincorporated	575	482	-16.2%	0	0	0.0%	73	80	9.6%	648	562	-13.3%
Total	2,966	2,943	-0.8%	105	216	105.7%	142	124	-12.7%	3,213	3,283	2.2%

**Table 30: Canyon County New Residential Units
By Area of Impact
Comparison of 2005 to 2006**

Area of Impact	Single Family Units			Multi Family Units			Mobile Home & Manufactured Home Units			Total Units		
	2005	2006	% Change	2005	2006	% Change	2005	2006	% Change	2005	2006	% Change
Caldwell	919	1,184	28.8%	23	0	-100.0%	38	35	-7.9%	980	1219	24.4%
Greenleaf	1	0	-100.0%	0	0	0.0%	2	0	-100.0%	3	0	-100.0%
Homedale	1	6	500.0%	0	0	0.0%	1	0	-100.0%	2	6	200.0%
Melba	0	10	100.0%	0	0	0.0%	0	0	0.0%	0	10	100.0%
Middleton	204	169	-17.2%	2	0	-100.0%	5	0	-100.0%	211	169	-19.9%
Nampa	1,381	1,148	-16.9%	80	216	170.0%	34	20	-41.2%	1495	1384	-7.4%
Notus	8	9	12.5%	0	0	0.0%	0	0	0.0%	8	9	12.5%
Parma	10	7	-30.0%	0	0	0.0%	2	6	200.0%	12	13	8.3%
Wilder	21	29	38.1%	0	0	0.0%	2	0	-100.0%	23	29	26.1%
City Subtotal	2,545	2,562	0.7%	105	216	105.7%	84	61	-27.4%	2,734	2,839	3.8%
Unincorporated	421	381	-9.5%	0	0	0.0%	58	63	8.6%	479	444	-7.3%
Total	2,966	2,943	-0.8%	105	216	105.7%	142	124	-12.7%	3,213	3,283	2.2%

Notes:

Data reflects area of impact and city limit boundaries at the time of reporting.

Unit data reflects both new units and subtracted units for residential demolitions and change of use to multi-family or commercial.

Data shown reflects permits issued, not permits completed.

**Table 31: Canyon County New Non-Residential Construction
By City Limits
January to December 2006**

City	Commercial			Industrial			Public / Quasi Public			Total Value	Percent of Total
	# Permits	Value	Square Feet	# Permits	Value	Square Feet	# Permits	Value	Square Feet		
Caldwell	34	\$13,016,684	203,580	0	\$0	0	1	\$300,000	280	\$13,316,684	13.4%
Greenleaf	1	\$73,440	4,320	0	\$0	0	0	\$0	0	\$73,440	0.1%
Melba	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0.0%
Middleton	4	\$1,370,483	7,368	0	\$0	0	2	\$2,000	3,696	\$1,372,483	1.4%
Nampa	85	\$63,125,260	1,092,050	3	\$756,992	25,148	8	\$19,716,733	218,454	\$83,598,985	84.3%
Notus	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0.0%
Parma	2	\$125,263	10,620	0	\$0	0	0	\$0	0	\$125,263	0.1%
Wilder	1	\$21,000	840	0	\$0	0	0	\$0	0	\$21,000	0.0%
City Subtotal	127	\$77,732,130	1,318,778	3	\$756,992	25,148	11	\$20,018,733	222,430	\$98,507,855	99.4%
Unincorporated	4	\$523,237	13,124	1	\$15,000	2,805	1	\$100,000	7,200	\$638,237	0.6%
Total	131	\$78,255,367	1,331,902	4	\$771,992	27,953	12	\$20,118,733	229,630	\$99,146,092	

**Table 32: Canyon County New Non-Residential Construction
By Area of Impact
January to December 2006**

Area of Impact	Commercial			Industrial			Public / Quasi Public			Total Value	Percent of Total
	# Permits	Value	Square Feet	# Permits	Value	Square Feet	# Permits	Value	Square Feet		
Caldwell	35	\$13,037,684	204,420	0	\$0	0	1	\$300,000	280	\$13,337,684	13.5%
Greenleaf	1	\$73,440	4,320	0	\$0	0	0	\$0	0	\$73,440	0.1%
Homedale	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0.0%
Melba	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0.0%
Middleton	4	\$1,370,483	7,368	0	\$0	0	2	\$2,000	3,696	\$1,372,483	1.4%
Nampa	87	\$63,427,260	1,098,500	3	\$756,992	25,148	8	\$19,716,733	218,454	\$83,900,985	84.6%
Notus	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0.0%
Parma	2	\$125,263	10,620	0	\$0	0	0	\$0	0	\$125,263	0.1%
Wilder	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0.0%
Subtotal	129	\$78,034,130	1,325,228	3	\$756,992	25,148	11	\$20,018,733	222,430	\$98,809,855	99.7%
County	2	\$221,237	6,674	1	\$15,000	2,805	1	\$100,000	7,200	\$336,237	0.3%
Total	131	\$78,255,367	1,331,902	4	\$771,992	27,953	12	\$20,118,733	229,630	\$99,146,092	

Notes:

Data reflects city limit and area of impact boundaries at the time of reporting.

Value data are not always reported; therefore totals represent only those records for which value was given.

Square footage data are not always reported; therefore totals represent only those records for which square footage was given.

Data shown reflects permits issued during the year, not permits completed.

**Table 33: Canyon County New Non-Residential Construction
By Demographic Area
January to December 2006**

Demographic Area	Commercial			Industrial			Public / Quasi Public			Total Value	Percent of Total
	# Permits	Value	Square Feet	# Permits	Value	Square Feet	# Permits	Value	Square Feet		
Central Caldwell	8	\$1,507,002	22,394	0	\$0	0	0	\$0	0	\$1,507,002	1.5%
Downtown Caldwell	2	\$450,042	1,300	0	\$0	0	0	\$0	0	\$450,042	0.5%
Northeast Caldwell	14	\$8,086,042	114,498	0	\$0	0	0	\$0	0	\$8,086,042	8.2%
South Caldwell	5	\$1,504,500	39,107	0	\$0	0	0	\$0	0	\$1,504,500	1.5%
West Caldwell	4	\$1,485,098	26,883	0	\$0	0	1	\$300,000	280	\$1,785,098	1.8%
Caldwell Area Subtotal	33	\$13,032,684	204,182	0	\$0	0	1	\$300,000	280	\$13,332,684	13.4%
Downtown Nampa	1	\$20,000	1,220	1	\$13,200	6,000	0	\$0	0	\$33,200	0.0%
East Nampa	40	\$18,124,219	372,452	2	\$743,792	19,148	2	\$6,500,500	70,718	\$25,368,511	25.6%
North Nampa	18	\$33,408,196	561,022	0	\$0	0	0	\$0	0	\$33,408,196	33.7%
Southeast Nampa	6	\$4,095,926	45,614	0	\$0	0	2	\$8,000	4,032	\$4,103,926	4.1%
West Nampa	23	\$7,778,919	118,192	0	\$0	0	3	\$8,233	4,704	\$7,787,152	7.9%
Nampa Area Subtotal	88	\$63,427,260	1,098,500	3	\$756,992	25,148	7	\$6,516,733	79,454	\$70,700,985	71.3%
Middleton	2	\$957,483	0	0	\$0	0	2	\$2,000	3,696	\$959,483	1.0%
Northeast Rural	3	\$418,000	7,606	0	\$0	0	0	\$0	0	\$418,000	0.4%
Northwest Rural	3	\$286,263	15,620	0	\$0	0	0	\$0	0	\$286,263	0.3%
South Rural	0	\$0	0	0	\$0	0	2	\$13,300,000	146,200	\$13,300,000	13.4%
West Rural	2	\$133,677	5,994	1	\$15,000	2,805	0	\$0	0	\$148,677	0.1%
Rural Area Subtotal	8	\$837,940	29,220	\$1	\$15,000	2,805	2	\$13,300,000	146,200	\$14,152,940	14.3%
Total	131	\$78,255,367	1,331,902	4	\$771,992	27,953	12	\$20,118,733	229,630	\$99,146,092	

Notes:

Data reflects the 2005 Demographic Area boundaries.

Demographic Area boundaries do not mirror area of impact or city limit boundaries.

Value data are not always reported; therefore totals represent only those records for which value was given.

Square footage data are not always reported; therefore totals represent only those records for which square footage was given.

Data shown reflects permits issued during the year, not permits completed.

**Table 34: Canyon County New Non-Residential Construction
By City Limits
Comparison of 2005 to 2006**

City	Commercial			Industrial			Public / Quasi Public			Total Units		
	2005	2006	% Change	2005	2006	% Change	2005	2006	% Change	2005	2006	% Change
Caldwell	27	34	25.9%	1	0	-100.0%	8	1	-87.5%	36	35	-2.8%
Greenleaf	0	1	100.0%	0	0	0.0%	0	0	0.0%	0	1	100.0%
Melba	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%
Middleton	5	4	-20.0%	0	0	0.0%	0	2	100.0%	5	6	20.0%
Nampa	85	85	0.0%	2	3	50.0%	10	8	-20.0%	97	96	-1.0%
Notus	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%
Parma	2	2	0.0%	0	0	0.0%	1	0	-100.0%	3	2	-33.3%
Wilder	0	1	100.0%	0	0	0.0%	1	0	-100.0%	1	1	0.0%
City Subtotal	119	127	6.7%	3	3	0.0%	20	11	-45.0%	142	141	-0.7%
Unincorporated	22	4	-81.8%	1	1	0.0%	6	1	-83.3%	29	6	-79.3%
Total	141	131	-7.1%	4	4	0.0%	26	12	-53.8%	171	147	-14.0%

**Table 35: Canyon County New Non-Residential Construction
By Area of Impact
Comparison of 2005 to 2006**

Area of Impact	Commercial			Industrial			Public / Quasi Public			Total Units		
	2005	2006	% Change	2005	2006	% Change	2005	2006	% Change	2005	2006	% Change
Caldwell	30	35	16.7%	1	0	-100.0%	9	1	-88.9%	40	36	-10.0%
Greenleaf	0	1	100.0%	0	0	0.0%	0	0	0.0%	0	1	100.0%
Homedale	0	0	0.0%	0	0	0.0%	1	0	-100.0%	1	0	-100.0%
Melba	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%
Middleton	6	4	-33.3%	0	0	0.0%	0	2	100.0%	6	6	0.0%
Nampa	91	87	-4.4%	3	3	0.0%	13	8	-38.5%	107	98	-8.4%
Notus	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%
Parma	2	2	0.0%	0	0	0.0%	1	0	-100.0%	3	2	-33.3%
Wilder	2	0	-100.0%	0	0	0.0%	1	0	-100.0%	3	0	-100.0%
City Subtotal	131	129	-1.5%	4	3	-25.0%	25	11	-56.0%	160	143	-10.6%
Unincorporated	10	2	-80.0%	0	1	100.0%	1	1	0.0%	11	4	-63.6%
Total	141	131	-7.1%	4	4	0.0%	26	12	-53.8%	171	147	-14.0%

Notes:

Data reflects area of impact and city limit boundaries at the time of reporting.

Unit data reflects both new units and subtracted units for residential demolitions and change of use to multi-family or commercial.

Data shown reflects permits issued, not permits completed.

**Table 36: Canyon County Non-Residential Additions and Change of Use
By City Limits
January to December 2006**

City	Commercial			Industrial			Public / Quasi Public			Total Value	Percent of Total
	# Permits	Value	Square Feet	# Permits	Value	Square Feet	# Permits	Value	Square Feet		
Caldwell	49	\$4,021,309	179,235	1	\$42,000	19,200	1	\$42	870	\$199,305	10.5%
Greenleaf	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0.0%
Melba	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0.0%
Middleton	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0.0%
Nampa	84	\$14,516,969	1,626,959	3	\$486,870	59,558	5	\$1,216,932	16,338	\$1,702,855	89.4%
Notus	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0.0%
Parma	1	\$1,342,393	0	0	\$0	0	0	\$0	0	\$0	0.0%
Wilder	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0.0%
City Subtotal	134	\$19,880,671	1,806,194	4	\$528,870	78,758	6	\$1,216,974	17,208	\$1,902,160	99.9%
Unincorporated	1	\$65,000	854	0	\$0	0	1	\$22,500	1,890	\$2,744	0.1%
Total	135	\$19,945,671	1,807,048	4	\$528,870	78,758	7	\$1,239,474	19,098	\$1,904,904	

**Table 37: Canyon County Non-Residential Additions and Change of Use
By Area of Impact
January to December 2006**

Area of Impact	Commercial			Industrial			Public / Quasi Public			Total Value	Percent of Total
	# Permits	Value	Square Feet	# Permits	Value	Square Feet	# Permits	Value	Square Feet		
Caldwell	49	\$4,021,309	179,235	1	\$42,000	19,200	1	\$42	870	\$199,305	10.5%
Greenleaf	0	\$0	0	0	\$0	0	0	0	0	\$0	0.0%
Homedale	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0.0%
Melba	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0.0%
Middleton	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0.0%
Nampa	84	\$14,516,969	1,626,959	3	\$486,870	59,558	5	\$1,216,932	16,338	\$1,702,855	89.4%
Notus	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0.0%
Parma	1	\$1,342,393	0	0	\$0	0	0	\$0	0	\$0	0.0%
Wilder	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0.0%
Subtotal	134	\$19,880,671	1,806,194	4	\$528,870	78,758	6	\$1,216,974	17,208	\$1,902,160	99.9%
County	1	\$65,000	854	0	\$0	0	1	\$22,500	1,890	\$2,744	0.1%
Total	135	\$19,945,671	1,807,048	4	\$528,870	78,758	7	\$1,239,474	19,098	\$1,904,904	

Notes:

Data reflects city limit and area of impact boundaries at the time of reporting.

Value data are not always reported; therefore totals represent only those records for which value was given.

Square footage data are not always reported; therefore totals represent only those records for which square footage was given.

Data shown reflects permits issued during the year, not permits completed.

**Table 38: Canyon County Non-Residential Additions and Change of Use
By Demographic Area
January to December 2006**

Demographic Area	Commercial			Industrial			Public / Quasi Public			Total Value	Percent of Total
	# Permits	Value	Square Feet	# Permits	Value	Square Feet	# Permits	Value	Square Feet		
Central Caldwell	11	\$493,804	70,363	0	\$0	0	0	\$0	0	\$493,804	2.3%
Downtown Caldwell	19	\$303,210	42,056	0	\$0	0	1	\$42	870	\$303,252	1.4%
Northeast Caldwell	7	\$119,000	14,000	1	\$42,000	19,200	0	\$0	0	\$161,000	0.7%
South Caldwell	3	\$120,000	672	0	\$0	0	0	\$0	0	\$120,000	0.6%
West Caldwell	9	\$2,985,295	52,144	0	\$0	0	0	\$0	0	\$2,985,295	13.7%
Caldwell Area Subtotal	49	\$4,021,309	179,235	1	\$42,000	19,200	1	\$42	870	\$4,063,351	18.7%
Downtown Nampa	11	\$285,500	17,479	0	\$0	0	0	\$0	0	\$285,500	1.3%
East Nampa	22	\$1,951,442	176,323	3	\$486,870	59,558	1	\$1,200,000	13,650	\$3,638,312	16.8%
North Nampa	24	\$7,496,731	1,056,612	0	\$0	0	0	\$0	0	\$7,496,731	34.5%
Southeast Nampa	9	\$2,379,000	250,610	0	\$0	0	1	\$4,233	672	\$2,383,233	11.0%
West Nampa	18	\$2,404,296	125,935	0	\$0	0	3	\$12,699	2,016	\$2,416,995	11.1%
Nampa Area Subtotal	84	\$14,516,969	1,626,959	3	\$486,870	59,558	5	\$1,216,932	16,338	\$16,220,771	74.7%
Middleton	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0.0%
Northeast Rural	1	\$65,000	854	0	\$0	0	1	\$22,500	1,890	\$87,500	0.4%
Northwest Rural	1	\$1,342,393	0	0	\$0	0	0	\$0	0	\$1,342,393	6.2%
South Rural	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0.0%
West Rural	0	\$0	0	0	\$0	0	0	\$0	0	\$0	0.0%
Rural Area Subtotal	2	\$1,407,393	854	0	\$0	0	1	\$22,500	1,890	\$1,429,893	6.6%
Total	135	\$19,945,671	1,807,048	4	\$528,870	78,758	7	\$1,239,474	19,098	\$21,714,015	

Notes:

Data reflects the 2006 Demographic Area boundaries.

Demographic Area boundaries do not mirror area of impact or city limit boundaries.

Value data are not always reported; therefore totals represent only those records for which value was given.

Square footage data are not always reported; therefore totals represent only those records for which square footage was given.

Data shown reflects permits issued during the year, not permits completed.

**Table 39: Canyon County Non-Residential Additions and Change of Use
By City Limits
Comparison of 2005 to 2006**

City	Commercial			Industrial			Public / Quasi Public			Total Units		
	2005	2006	% Change	2005	2006	% Change	2005	2006	% Change	2005	2006	% Change
Caldwell	31	49	58.1%	0	1	100.0%	2	1	-50.0%	33	51	54.5%
Greenleaf	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%
Melba	0	0	0.0%	0	0	0.0%	3	0	-100.0%	3	0	-100.0%
Middleton	6	0	-100.0%	0	0	0.0%	2	0	-100.0%	8	0	-100.0%
Nampa	44	84	90.9%	7	3	-57.1%	8	5	-37.5%	59	92	55.9%
Notus	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%
Parma	0	1	100.0%	0	0	0.0%	0	0	0.0%	0	1	100.0%
Wilder	2	0	-100.0%	0	0	0.0%	0	0	0.0%	2	0	-100.0%
City Subtotal	83	134	61.4%	7	4	-42.9%	15	6	-60.0%	105	144	37.1%
Unincorporated	4	1	-75.0%	7	0	-100.0%	0	1	100.0%	11	2	-81.8%
Total	87	135	55.2%	14	4	-71.4%	15	7	-53.3%	116	146	25.9%

**Table 40: Canyon County Non-Residential Additions and Change of Use
By Area of Impact
Comparison of 2005 to 2006**

Area of Impact	Commercial			Industrial			Public / Quasi Public			Total Units		
	2005	2006	% Change	2005	2006	% Change	2005	2006	% Change	2005	2006	% Change
Caldwell	31	49	58.1%	0	1	100.0%	2	1	-50.0%	33	51	54.5%
Greenleaf	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%
Homedale	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%
Melba	0	0	0.0%	0	0	0.0%	3	0	-100.0%	3	0	-100.0%
Middleton	6	0	-100.0%	0	0	0.0%	2	0	-100.0%	8	0	-100.0%
Nampa	47	84	78.7%	14	3	-78.6%	8	5	-37.5%	69	92	33.3%
Notus	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%
Parma	0	1	100.0%	0	0	0.0%	0	0	0.0%	0	1	100.0%
Wilder	2	0	-100.0%	0	0	0.0%	0	0	0.0%	2	0	-100.0%
City Subtotal	86	134	55.8%	14	4	-71.4%	15	6	-60.0%	115	144	25.2%
Unincorporated	1	1	0.0%	0	0	0.0%	0	1	100.0%	1	2	100.0%
Total	87	135	55.2%	14	4	-71.4%	15	7	-53.3%	116	146	25.9%

Notes:

Data reflects area of impact and city limit boundaries at the time of reporting.

Unit data reflects both new units and subtracted units for residential demolitions and change of use to multi-family or commercial.

Data shown reflects permits issued, not permits completed.

Figure 12: Canyon County Preliminary Plats As of March 28, 2007 By City Limits & Area of Impact



Legend

- Preliminary Plats
- Area of Impact

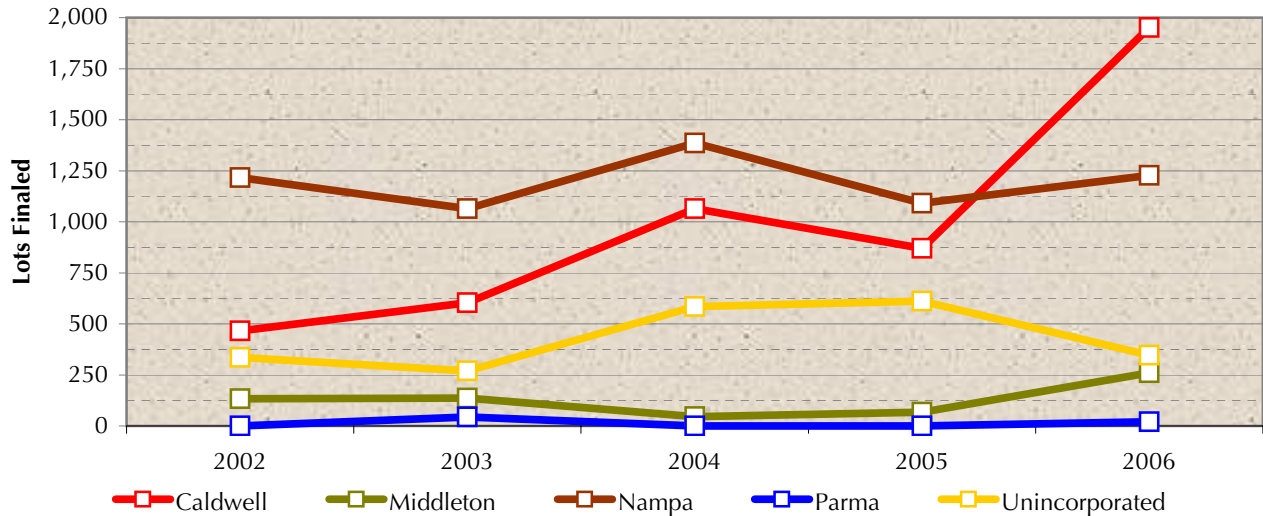
Preliminary Plats by City Limits As of March 28, 2006			
	Acres	Lots	Preliminary Plats
Caldwell	3,398	10,733	53
Middleton	882	2,089	17
Nampa	1,268	3,570	29
Star	673	2,026	2
Unincorporated	954	712	25
Total	7,175	19,130	126

* Preliminary plats may change significantly before receiving final approval.

**Table 41: Canyon County Residential and Non-Residential Final Platting History
Number of Lots Finaled
by City Limits 2002 to 2006**

Year	Caldwell	Middleton	Nampa	Parma	Unincorporated	Total
2002	466	134	1,217	0	336	2,153
2003	603	137	1,065	44	269	2,118
2004	1,064	45	1,385	0	584	3,078
2005	870	68	1,091	0	612	2,641
2006	1,952	260	1,227	21	346	3,806

**Figure 13: Canyon County Residential & Non-Residential Final Plats
January to December 2006**



Data Highlights:

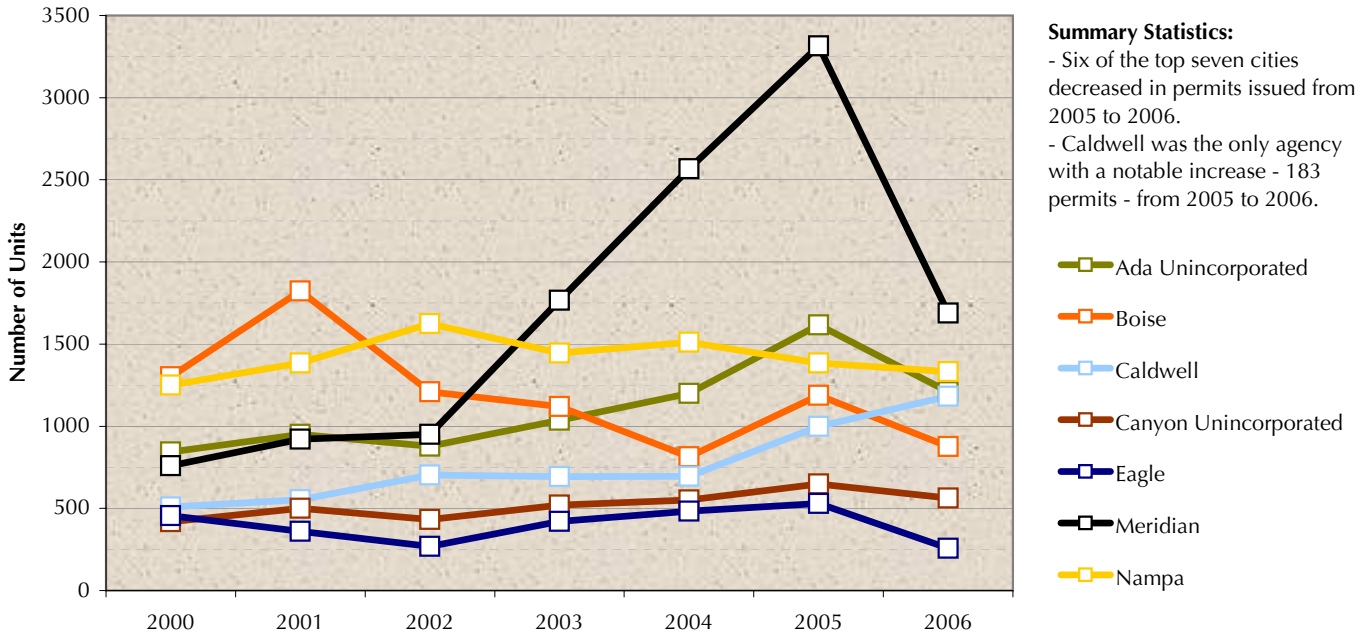
Without the availability of the acreage of the plats which were finalized in 2006, certain statistics are not available for this Canyon County data. However, by reviewing the above data, it is clear that the final platting activity within the county is following the trend of the building permit activity; it is increasing. Caldwell experienced the highest growth in plats finalized, surpassing for the first time the City of Nampa, obtaining the highest number of plats finalized in the last five years.

Notes:

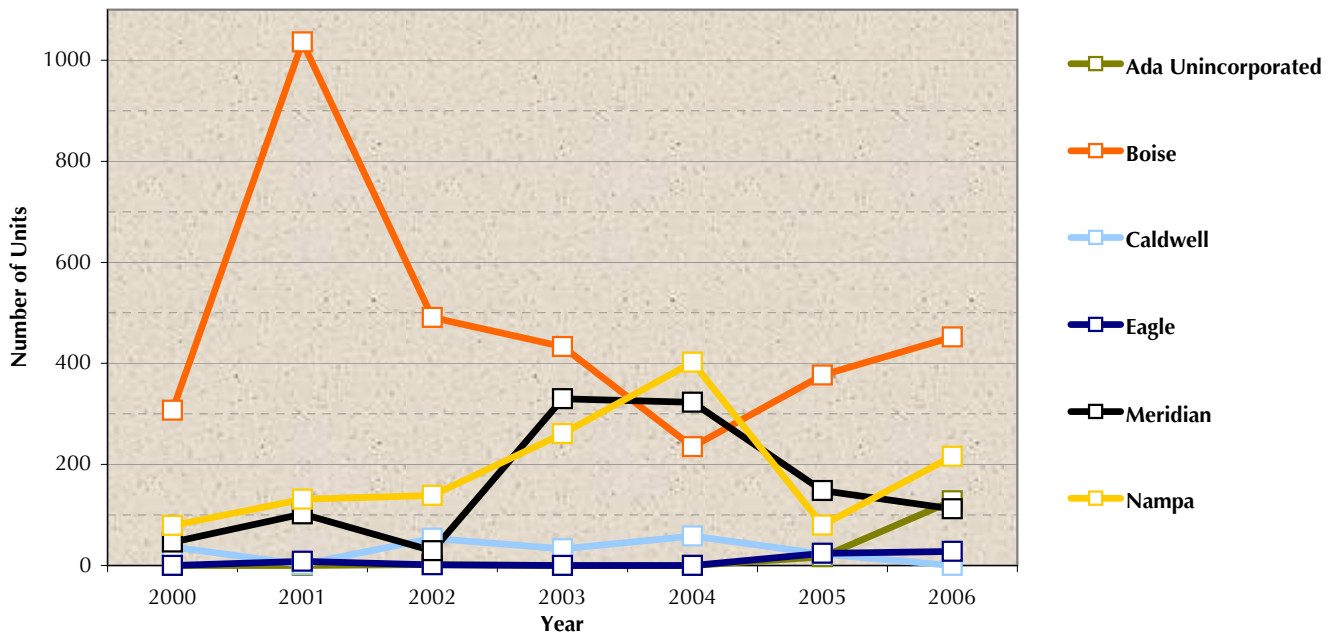
Source: Canyon County Assessor's Office

2005 information is based on the best available data. County staff is not certain that all recorded plats are included in these numbers.

**Figure 14: Total New Residential Units by City Limits
Top Seven Permit Issuing Agencies
2000 to 2006 Building Permits**



**Figure 15: Multi-Family New Residential Units by City Limits
Top Six Permit Issuing Agencies
2000 to 2006 Building Permits**



Notes:

Data reflects city limits at the time of reporting.
 Unit data reflects both new units and subtracted units for residential demolitions and change of use to multi-family or commercial.
 Data shown reflects permits issued during the year, not permits completed.

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