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**COMPASS**  
COMMUNITY PLANNING ASSOCIATION  
of Southwest Idaho

## 2009 Development Monitoring Report

Report Number 06-2010

# 2009 Development Monitoring Report For Ada and Canyon Counties

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## ***Introduction***

The 2009 Development Monitoring Report provides an overview of development trends within Ada and Canyon Counties. The Community Planning Association of Southwest Idaho (COMPASS) has compiled similar reports for Ada County since 1980 and for Canyon County since 1999. The report also compares residential development activity with forecasted household growth from the region's long-term transportation plan, *Communities in Motion*. Residential activity in the 2009 Development Monitoring Report is compared forecasts used in the long range transportation plan adopted in August 2006. The plan is updated every four years. The 25-year forecast developed for the long-range plan is divided into 5-year increments. Details of those forecasts are available on the COMPASS website at [www.compassidaho.org/prodserv/demo-forecasts.htm](http://www.compassidaho.org/prodserv/demo-forecasts.htm).

The primary source of data for the Development Monitoring Report is building permits collected from the cities and counties within the region. Another important source of data is preliminary plats, which are subdivisions that have received preliminary approval for development but have not received final approval, and therefore have not been recorded. Preliminary plats represent areas that have a strong probability of future growth.

Building permits and lots within preliminary plats are organized according to the following geographies for the purposes of this report:

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

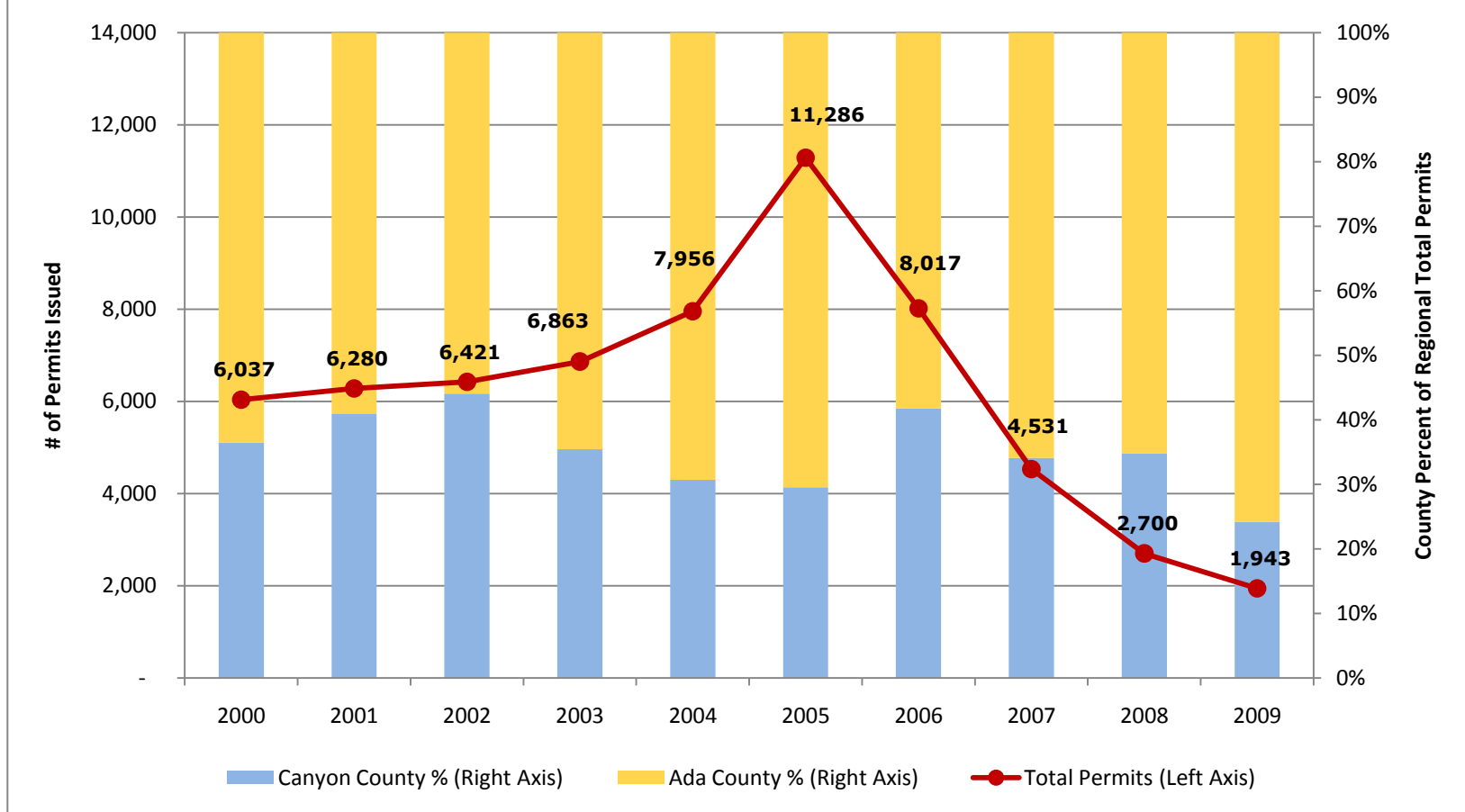
**Demographic Areas** are collections of multiple Transportation Analysis Zones (TAZ) that roughly follow city areas and sub-areas within cities. A TAZ is a special area delineated by state and/or local transportation officials for tabulating traffic-related data. City limits boundaries are continuously expanding. Demographic area and TAZ boundaries stay the same for about 10 years and therefore provide a good geography by which to analyze growth trends within a constant boundary over a range of time.

The 2009 Development Monitoring Report, previous year reports, and other development-related data are available on the COMPASS website at [www.compassidaho.org/prodserv/gt-sm-devmonitoring.htm](http://www.compassidaho.org/prodserv/gt-sm-devmonitoring.htm).

Custom data analysis for more specific areas is available upon request.

Any questions or concerns regarding the report may be directed to Nathan Dale at 855-2558, ext. 233 or email [ndale@compassidaho.org](mailto:ndale@compassidaho.org).

**Figure 1: Total New Construction Permits Issued by Year**



**Table 1: Total New Construction Permits Issued by Year**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Ada County	3,835	3,708	3,593	4,432	5,515	7,953	4,667	2,987	1,760	1,473
Canyon County	2,202	2,572	2,828	2,431	2,441	3,333	3,350	1,544	940	470
Ada County %	63%	59%	56%	65%	69%	70%	58%	66%	65%	76%
Canyon County %	37%	41%	44%	35%	31%	30%	42%	34%	35%	24%
Total Permits	6,037	6,280	6,421	6,863	7,956	11,286	8,017	4,531	2,700	1,943

Table 2: New Residential Units by City Limits

City	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Boise	1,302	1,823	1,209	1,120	813	1,185	877	1,088	311	382
Caldwell	508	554	703	652	615	999	1,182	1,077	404	254
Eagle	455	361	267	421	483	530	258	76	81	31
Garden City	116	103	196	88	69	70	53	113	38	3
Greenleaf	1	4	0	0	6	3	0	3	0	0
Kuna	343	321	410	232	227	563	296	359	230	236
Melba	2	20	4	6	0	3	1	3	2	1
Meridian	760	921	950	1,765	2,552	3,314	1,688	849	782	660
Middleton	49	42	129	99	104	137	159	91	83	28
Nampa	1,249	1,384	1,623	1,287	1,445	1,383	1,333	498	202	82
Notus	1	7	6	3	12	8	9	24	0	0
Parma	0	8	6	14	11	11	11	21	7	7
Star	74	43	46	102	143	548	300	124	26	29
Wilder	5	0	1	4	3	20	27	15	2	1
Ada Unincorporated	840	931	876	1,036	1,188	1,617	1,209	597	384	286
Canyon Unincorporated	417	500	428	428	419	648	561	357	160	87
Ada County Subtotal	3,890	4,503	3,954	4,764	5,475	7,827	4,681	3,206	1,852	1,627
Canyon County Subtotal	2,232	2,519	2,900	2,493	2,615	3,212	3,283	2,089	860	460
<b>Total New Residential Units</b>	<b>6,122</b>	<b>7,022</b>	<b>6,854</b>	<b>7,257</b>	<b>8,090</b>	<b>11,039</b>	<b>7,964</b>	<b>5,295</b>	<b>2,712</b>	<b>2,087</b>
<b>Percent Multi &amp; Manufactured</b>	<b>14%</b>	<b>24%</b>	<b>16%</b>	<b>17%</b>	<b>15%</b>	<b>8%</b>	<b>15%</b>	<b>31%</b>	<b>20%</b>	<b>20%</b>

Table 3: New Residential Units by City Limits as a Percentage of Regional Total

City	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Boise	21.3%	26.0%	17.6%	15.4%	10.0%	10.7%	11.0%	20.5%	11.5%	18.3%
Caldwell	8.3%	7.9%	10.3%	9.0%	7.6%	9.0%	14.8%	20.3%	14.9%	12.2%
Eagle	7.4%	5.1%	3.9%	5.8%	6.0%	4.8%	3.2%	1.4%	3.0%	1.5%
Garden City	1.9%	1.5%	2.9%	1.2%	0.9%	0.6%	0.7%	2.1%	1.4%	0.1%
Greenleaf	0.0%	0.1%	0.0%	0.0%	0.1%	0.0%	0.0%	0.1%	0.0%	0.0%
Kuna	5.6%	4.6%	6.0%	3.2%	2.8%	5.1%	3.7%	6.8%	8.5%	11.3%
Melba	0.0%	0.3%	0.1%	0.1%	0.0%	0.0%	0.0%	0.1%	0.1%	0.0%
Meridian	12.4%	13.1%	13.9%	24.3%	31.5%	30.0%	21.2%	16.0%	28.8%	31.6%
Middleton	0.8%	0.6%	1.9%	1.4%	1.3%	1.2%	2.0%	1.7%	3.1%	1.3%
Nampa	20.4%	19.7%	23.7%	17.7%	17.9%	12.5%	16.7%	9.4%	7.4%	3.9%
Notus	0.0%	0.1%	0.1%	0.0%	0.1%	0.1%	0.1%	0.5%	0.0%	0.0%
Parma	0.0%	0.1%	0.1%	0.2%	0.1%	0.1%	0.1%	0.4%	0.3%	0.3%
Star	1.2%	0.6%	0.7%	1.4%	1.8%	5.0%	3.8%	2.3%	1.0%	1.4%
Wilder	0.1%	0.0%	0.0%	0.1%	0.0%	0.2%	0.3%	0.3%	0.1%	0.0%
Ada Unincorporated	13.7%	13.3%	12.8%	14.3%	14.7%	14.6%	15.2%	11.3%	14.2%	13.7%
Canyon Unincorporated	6.8%	7.1%	6.2%	5.9%	5.2%	5.9%	7.0%	6.7%	5.9%	4.2%
Ada County Subtotal	63.5%	64.1%	57.7%	65.6%	67.7%	70.9%	58.8%	60.5%	68.3%	78.0%
Canyon County Subtotal	36.5%	35.9%	42.3%	34.4%	32.3%	29.1%	41.2%	39.5%	31.7%	22.0%
<b>Total New Residential Units</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

Table 4: New Non-Residential Square Feet (In thousands) by City Limits

City	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Boise	2,264	1,685	853	1,384	1,037	1,141	1,654	1,326	577	196
Caldwell	0	0	0	0	0	242	204	853	33	14
Eagle	112	222	109	221	191	282	384	303	159	5
Garden City	164	244	24	118	75	29	70	0	26	24
Greenleaf	0	0	91	0	0	0	0	0	0	0
Kuna	8	171	45	0	56	106	119	94	62	0
Melba	0	0	0	0	0	0	0	0	0	0
Meridian	154	624	292	938	976	1,419	2,172	1,194	849	197
Middleton	0	0	36	2	21	6	11	25	8	0
Nampa	0	12	0	0	0	1,112	1,337	1,172	614	262
Notus	0	0	5	0	0	0	0	0	0	0
Parma	0	18	2	3	1	0	11	0	0	0
Star	4	0	1	13	76	41	25	13	6	20
Wilder	0	0	0	0	0	49	1	5	0	59
Ada Unincorporated	290	9	171	2	168	252	68	334	35	19
Canyon Unincorporated	0	0	0	0	0	52	28	169	44	88
<b>Ada County Subtotal</b>	<b>2,995</b>	<b>2,954</b>	<b>1,494</b>	<b>2,677</b>	<b>2,578</b>	<b>3,271</b>	<b>4,493</b>	<b>3,263</b>	<b>1,714</b>	<b>461</b>
<b>Canyon County Subtotal</b>	<b>0</b>	<b>30</b>	<b>134</b>	<b>6</b>	<b>22</b>	<b>1,461</b>	<b>1,591</b>	<b>2,223</b>	<b>700</b>	<b>423</b>
<b>Regional Total</b>	<b>2,995</b>	<b>2,984</b>	<b>1,628</b>	<b>2,682</b>	<b>2,600</b>	<b>4,731</b>	<b>6,084</b>	<b>5,486</b>	<b>2,414</b>	<b>884</b>

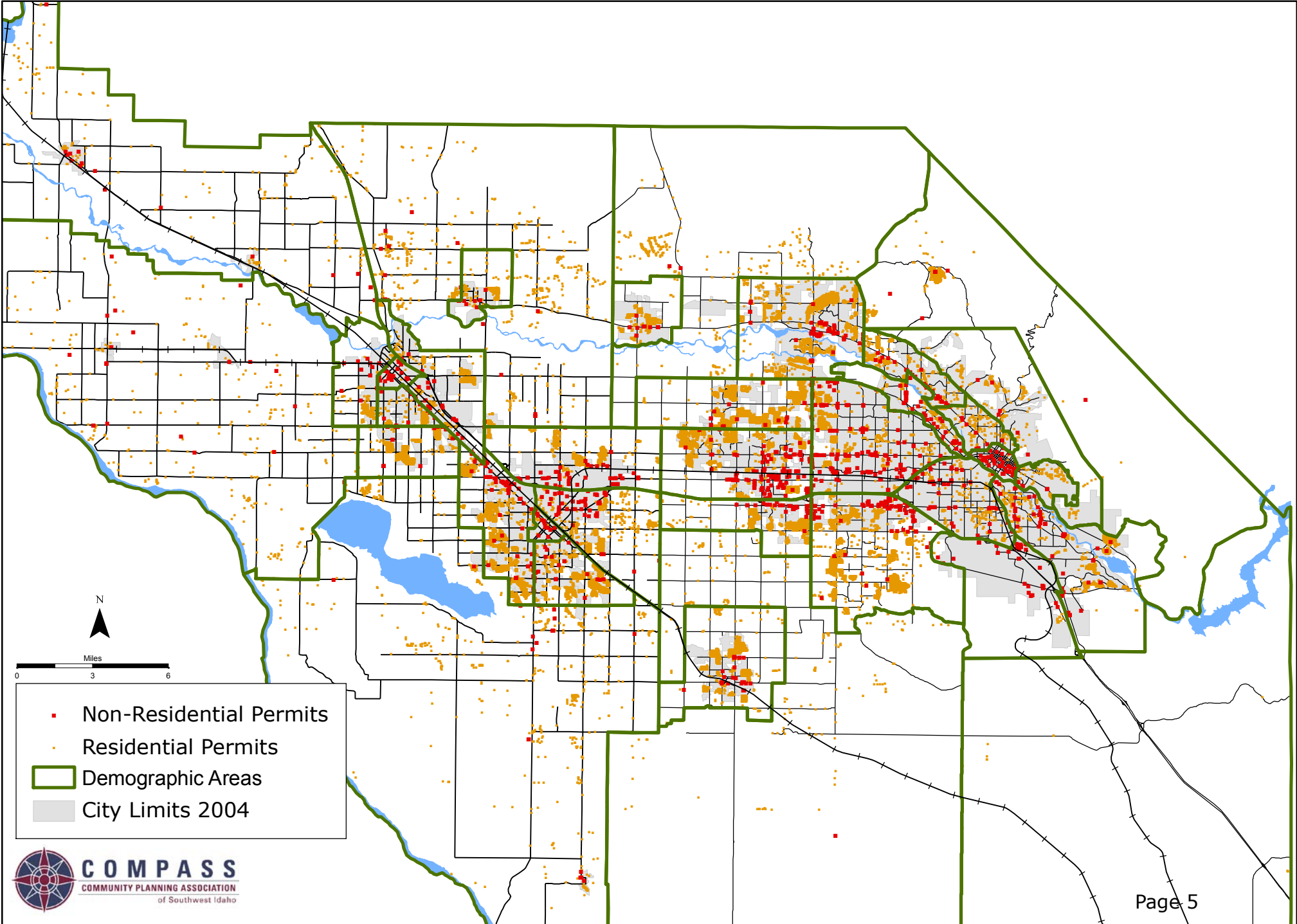
Table 5: New Non-Residential Square Feet by City Limits as a Percentage of Regional Total

City	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Boise	75.6%	56.5%	52.4%	51.6%	39.9%	24.1%	27.2%	24.2%	23.9%	22.2%
Caldwell	0.0%	0.0%	0.0%	0.0%	0.0%	5.1%	3.4%	15.5%	1.4%	1.6%
Eagle	3.7%	7.5%	6.7%	8.2%	7.3%	6.0%	6.3%	5.5%	6.6%	0.6%
Garden City	5.5%	8.2%	1.5%	4.4%	2.9%	0.6%	1.2%	0.0%	1.1%	2.7%
Greenleaf	0.0%	0.0%	5.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Kuna	0.3%	5.7%	2.8%	0.0%	2.2%	2.2%	2.0%	1.7%	2.6%	0.0%
Melba	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Meridian	5.2%	20.9%	17.9%	35.0%	37.5%	30.0%	35.7%	21.8%	35.2%	22.3%
Middleton	0.0%	0.0%	2.2%	0.1%	0.8%	0.1%	0.2%	0.5%	0.3%	0.0%
Nampa	0.0%	0.4%	0.0%	0.0%	0.0%	23.5%	22.0%	21.4%	25.4%	29.6%
Notus	0.0%	0.0%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Parma	0.0%	0.6%	0.1%	0.1%	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%
Star	0.1%	0.0%	0.1%	0.5%	2.9%	0.9%	0.4%	0.2%	0.2%	2.2%
Wilder	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.1%	0.0%	6.7%
Ada Unincorporated	9.7%	0.3%	10.5%	0.1%	6.4%	5.3%	1.1%	6.1%	1.5%	2.1%
Canyon Unincorporated	0.0%	0.0%	0.0%	0.0%	0.0%	1.1%	0.5%	3.1%	1.8%	10.0%
<b>Ada County Subtotal</b>	<b>100.0%</b>	<b>99.0%</b>	<b>91.8%</b>	<b>99.8%</b>	<b>99.2%</b>	<b>69.1%</b>	<b>73.8%</b>	<b>59.5%</b>	<b>71.0%</b>	<b>52.2%</b>
<b>Canyon County Subtotal</b>	<b>0.0%</b>	<b>1.0%</b>	<b>8.2%</b>	<b>0.2%</b>	<b>0.8%</b>	<b>30.9%</b>	<b>26.2%</b>	<b>40.5%</b>	<b>29.0%</b>	<b>47.8%</b>
<b>Regional Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

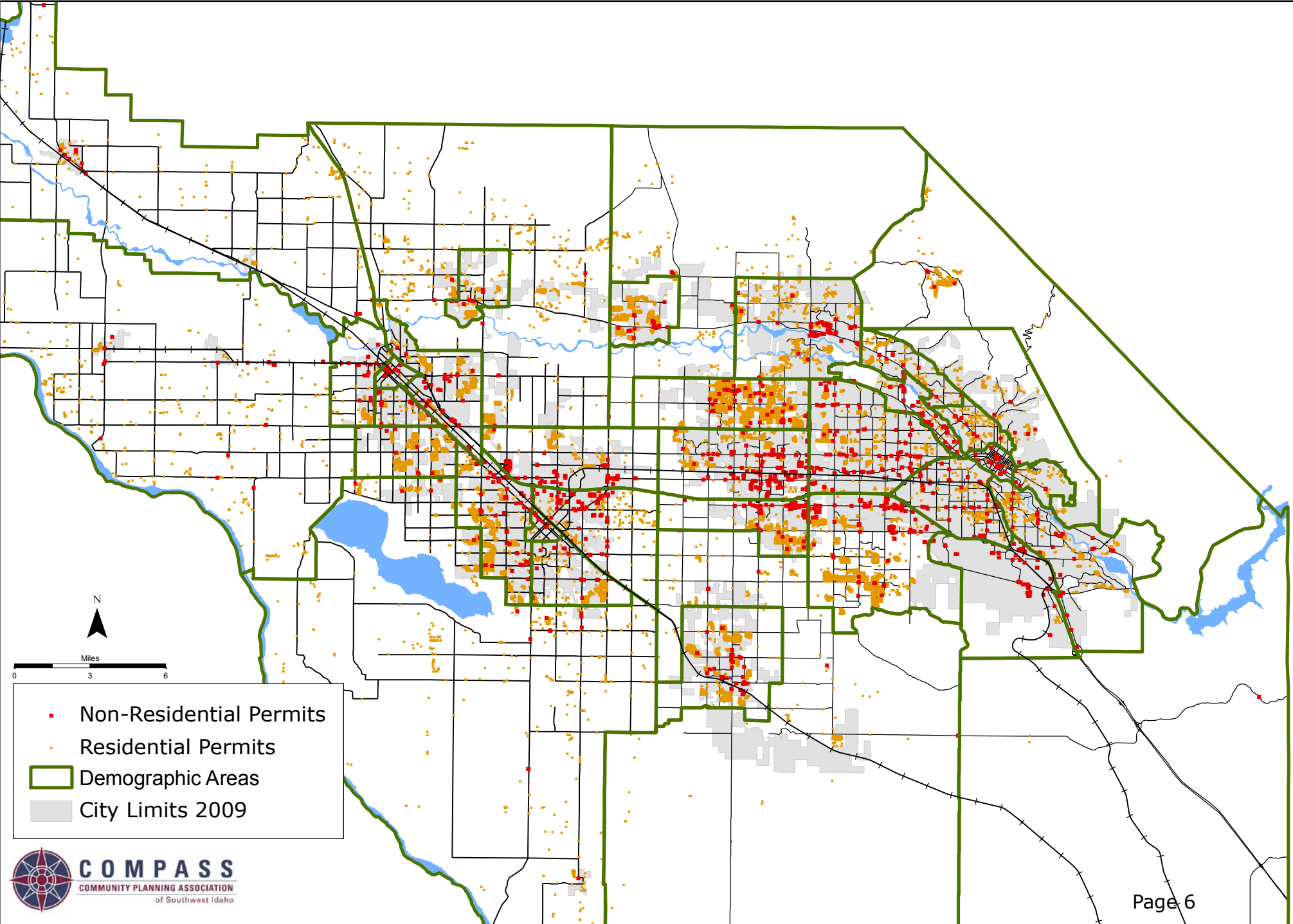
**Notes**

Not all permits for non-residential new construction contain square footage data

**Figure 2: Total New Construction Permits Issued  
From 2000 to 2004**

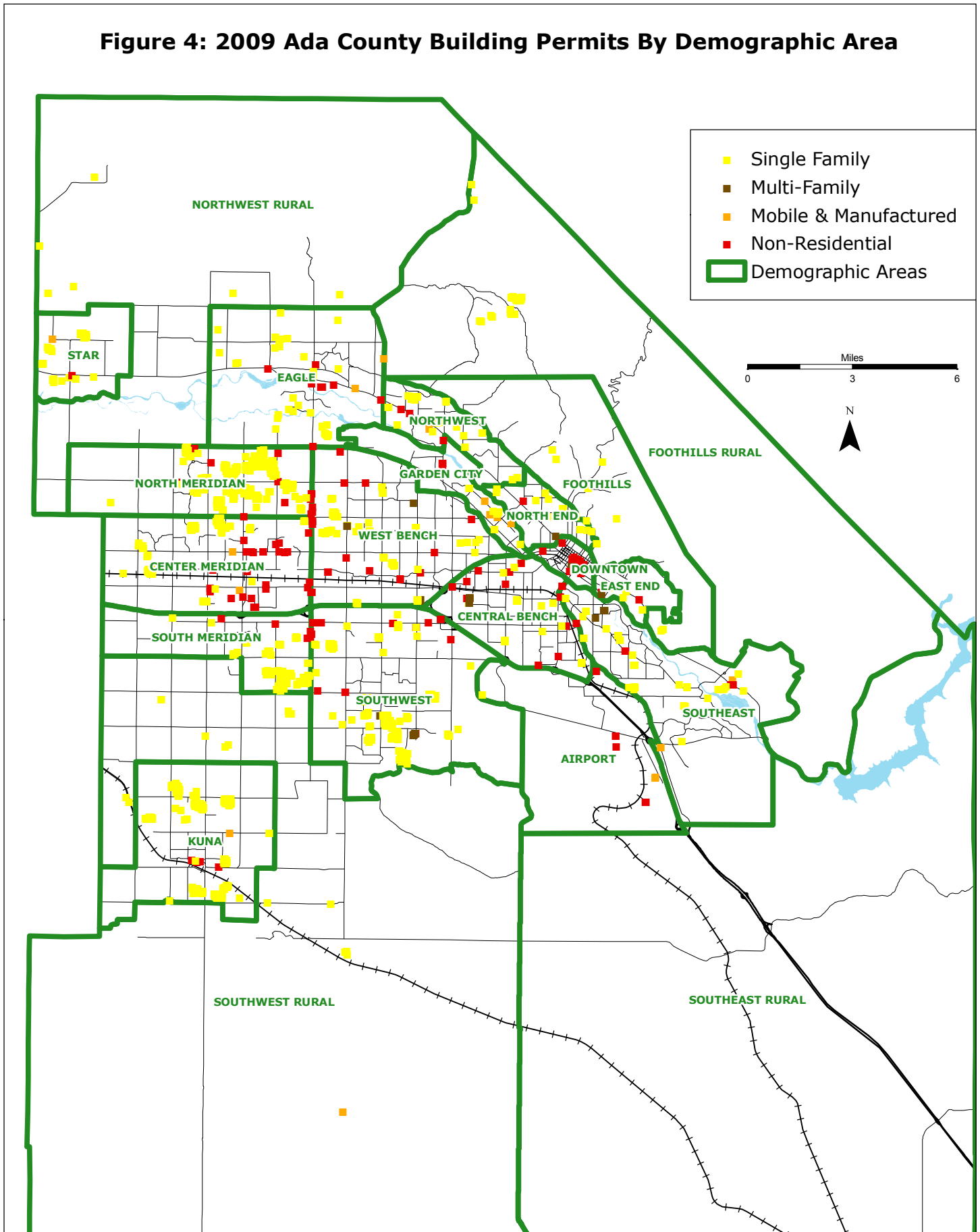


**Figure 3: Total New Construction Permits Issued  
From 2005 to 2009**





**Figure 4: 2009 Ada County Building Permits By Demographic Area**



**Figure 5: Ada County Preliminary Plat Boundaries and Potential Lots  
As of December 2009**

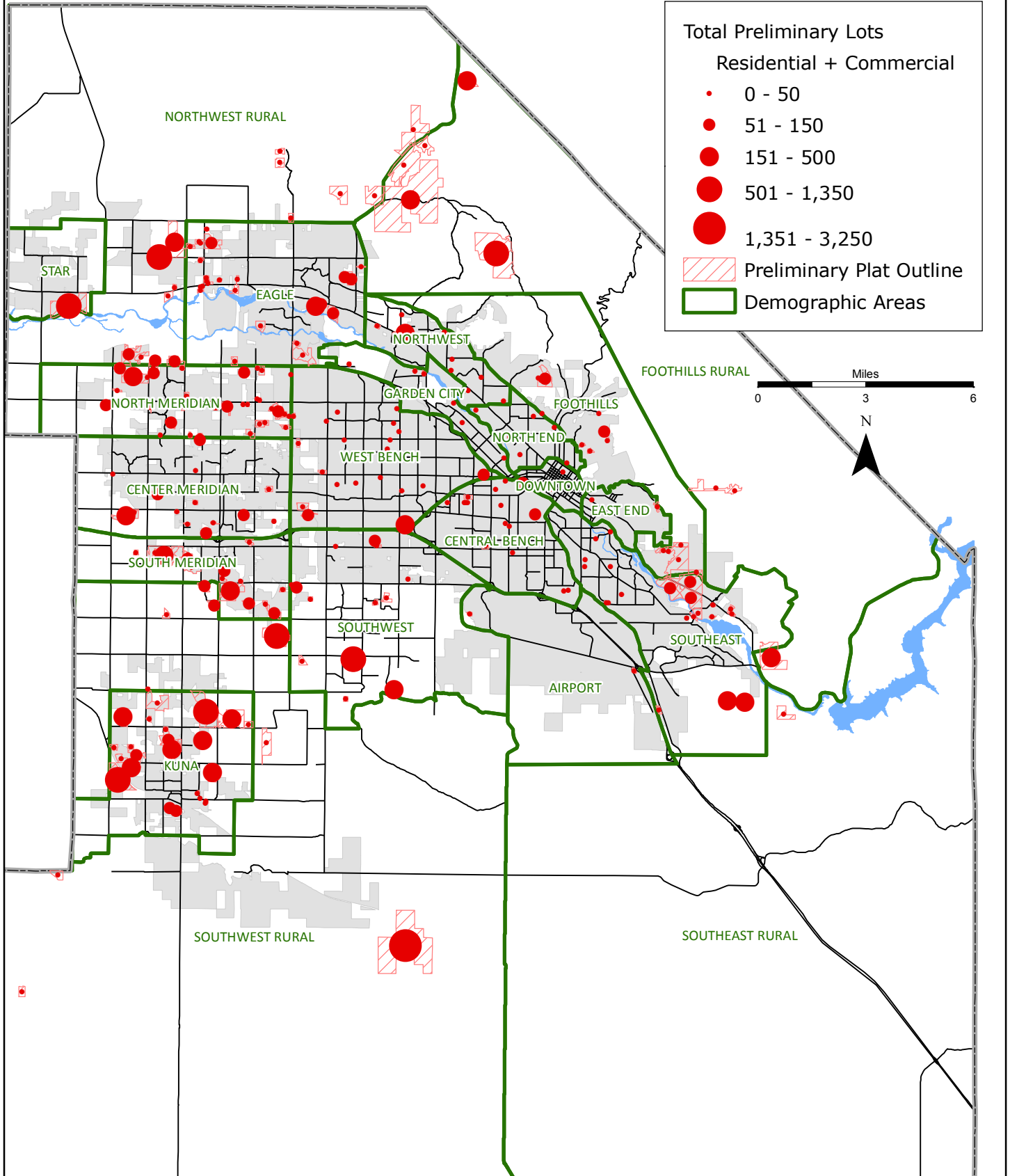


Table 6: Ada County Residential Units Permitted Between 2005 and 2009 Versus Short-Term Forecasted Household Growth

	Residential Units Permitted	Residential Units Permitted	Residential Units Permitted	Residential Units Permitted	Residential Units Permitted	Residential Units Permitted	Total Residential Units Permitted	Forecasted Household Growth	Forecasted Household Growth
Demographic Area	2000 to 2004	In 2005	In 2006	In 2007	In 2008	In 2009	2005 to 2009	By 2010	By 2015
AIRPORT	26	4	9	0	(1)	1	13	(5)	(5)
CENTRAL BENCH	741	85	61	263	57	106	572	312	648
DOWNTOWN	433	(3)	81	145	5	83	311	517	1,545
EAST END	175	18	34	34	8	12	106	25	169
FOOTHILLS	368	100	47	33	13	6	199	302	389
NORTH END	225	44	24	12	12	7	99	165	240
NORTHWEST	891	184	99	88	45	24	440	434	973
SOUTHEAST	1,593	260	153	173	28	72	686	348	1,330
SOUTHWEST	3,145	1,359	1,135	452	354	221	3,521	2,068	3,120
WEST BENCH	2,267	550	446	467	189	116	1,768	953	1,898
<b>Boise Area Subtotal</b>	<b>9,864</b>	<b>2,601</b>	<b>2,089</b>	<b>1,667</b>	<b>710</b>	<b>648</b>	<b>7,715</b>	<b>5,121</b>	<b>10,307</b>
CENTER MERIDIAN	3,188	565	382	142	110	123	1,322	1,160	3,663
NORTH MERIDIAN	2,962	2,009	818	433	480	386	4,126	3,733	8,052
SOUTH MERIDIAN	1,312	572	283	178	147	124	1,304	769	1,702
<b>Meridian Area Subtotal</b>	<b>7,462</b>	<b>3,146</b>	<b>1,483</b>	<b>753</b>	<b>737</b>	<b>633</b>	<b>6,752</b>	<b>5,662</b>	<b>13,416</b>
EAGLE	2,073	539	261	78	53	32	963	1,077	2,349
GARDEN CITY	224	33	29	88	23	0	173	164	465
KUNA	1,629	572	297	364	228	235	1,696	1,747	3,398
STAR	421	562	300	121	28	30	1,041	673	1,702
<b>Other City Subtotal</b>	<b>4,347</b>	<b>1,706</b>	<b>887</b>	<b>651</b>	<b>332</b>	<b>297</b>	<b>3,873</b>	<b>3,661</b>	<b>7,914</b>
FOOTHILLS RURAL	397	215	111	62	28	27	443	162	229
NORTHWEST RURAL	274	75	28	17	35	7	162	471	1,642
SOUTHEAST RURAL	21	2	1	2	0	0	5	13	19
SOUTHWEST RURAL	221	82	82	55	10	15	244	356	803
<b>Rural Area Subtotal</b>	<b>913</b>	<b>374</b>	<b>222</b>	<b>136</b>	<b>73</b>	<b>49</b>	<b>854</b>	<b>1,003</b>	<b>2,693</b>
<b>Total</b>	<b>22,586</b>	<b>7,827</b>	<b>4,681</b>	<b>3,207</b>	<b>1,852</b>	<b>1,627</b>	<b>19,194</b>	<b>15,446</b>	<b>34,331</b>

**Notes**

- \*Forecasted household growth is based on forecasts developed in 2006 for the 2030 Long Range Transportation Plan, *Communities in Motion*. The base year estimate for the forecasts was 2005 using data up till December 2004.
- \*Highlighted cells indicate demographic areas that have experienced growth, based on permitted residential units, that have exceeded forecasted household growth by the forecast horizon year indicated in the column heading.
- \*Residential units include single-family, multi-family, and manufactured units permitted during the time period specified. Residential demolitions or units that change to non-residential purposes are subtracted from total new units resulting in a net increase (decrease) in residential units. Data shown reflects permits issued, not permits completed.

Table 7: Ada County Likely Household Growth Versus Long-Term Forecasted Household Growth

	New Residential Permits	Preliminary Plat Residential Lots	Total Likely Household Growth (Permits + Preliminary Plat Lots)	Forecasted Household Growth	Forecasted Household Growth	Forecasted Household Growth
Demographic Area	2005 to 2009	As of 2009	2005 +	By 2020	By 2025	By 2030
AIRPORT	13	15	28	(5)	(5)	(197)
CENTRAL BENCH	572	285	857	648	869	1,662
DOWNTOWN	311	10	321	1,545	3,681	5,276
EAST END	106	2	108	169	297	411
FOOTHILLS	199	312	511	389	419	441
NORTH END	99	29	128	240	330	480
NORTHWEST	440	255	695	973	1,355	1,585
SOUTHEAST	686	720	1,406	1,330	3,443	4,630
SOUTHWEST	3,521	1,215	4,736	3,120	3,554	4,187
WEST BENCH	1,768	459	2,227	1,898	3,066	5,602
<b>Boise Area Subtotal</b>	<b>7,715</b>	<b>3,302</b>	<b>11,017</b>	<b>10,307</b>	<b>17,009</b>	<b>24,077</b>
CENTER MERIDIAN	1,322	801	2,123	3,663	5,963	8,768
NORTH MERIDIAN	4,126	1,428	5,554	8,052	8,966	9,417
SOUTH MERIDIAN	1,304	1,059	2,363	1,702	2,293	3,245
<b>Meridian Area Subtotal</b>	<b>6,752</b>	<b>3,288</b>	<b>10,040</b>	<b>13,416</b>	<b>17,222</b>	<b>21,431</b>
EAGLE	963	891	1,854	2,349	3,179	3,751
GARDEN CITY	173	72	245	465	1,019	1,761
KUNA	1,696	4,094	5,790	3,398	3,932	4,292
STAR	1,041	587	1,628	1,702	2,230	2,616
<b>Other City Subtotal</b>	<b>3,873</b>	<b>5,644</b>	<b>9,517</b>	<b>7,914</b>	<b>10,360</b>	<b>12,421</b>
FOOTHILLS RURAL	443	1,649	2,092	229	241	247
NORTHWEST RURAL	162	1,657	1,819	1,642	2,101	2,301
SOUTHEAST RURAL	5	15	20	19	32	32
SOUTHWEST RURAL	244	4,089	4,333	803	1,229	1,390
<b>Rural Area Subtotal</b>	<b>854</b>	<b>7,410</b>	<b>8,264</b>	<b>2,693</b>	<b>3,603</b>	<b>3,970</b>
<b>Total</b>	<b>19,194</b>	<b>19,644</b>	<b>38,838</b>	<b>34,331</b>	<b>48,193</b>	<b>61,898</b>

**Notes**

\*Forecasted household growth is based on forecasts developed in 2006 for the 2030 Long Range Transportation Plan, Communities in Motion. The base year estimate for the forecasts was 2005 using data up till December 2004.

\*Likely household growth is based on permitted residential units & residential lots in preliminary plats.

\*Highlighted cells indicate demographic areas that are likely to exceed forecasted household growth by the forecast horizon year indicated in the column heading.

\*Residential units include single-family, multi-family, and manufactured units permitted during the time period specified. Residential demolitions or units that change to non-residential purposes are subtracted from total new units resulting in a net increase (decrease) in residential units. Data shown reflects permits issued, not permits completed.

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**Figure 6: 2009 Canyon County Building Permits By Demographic Areas**

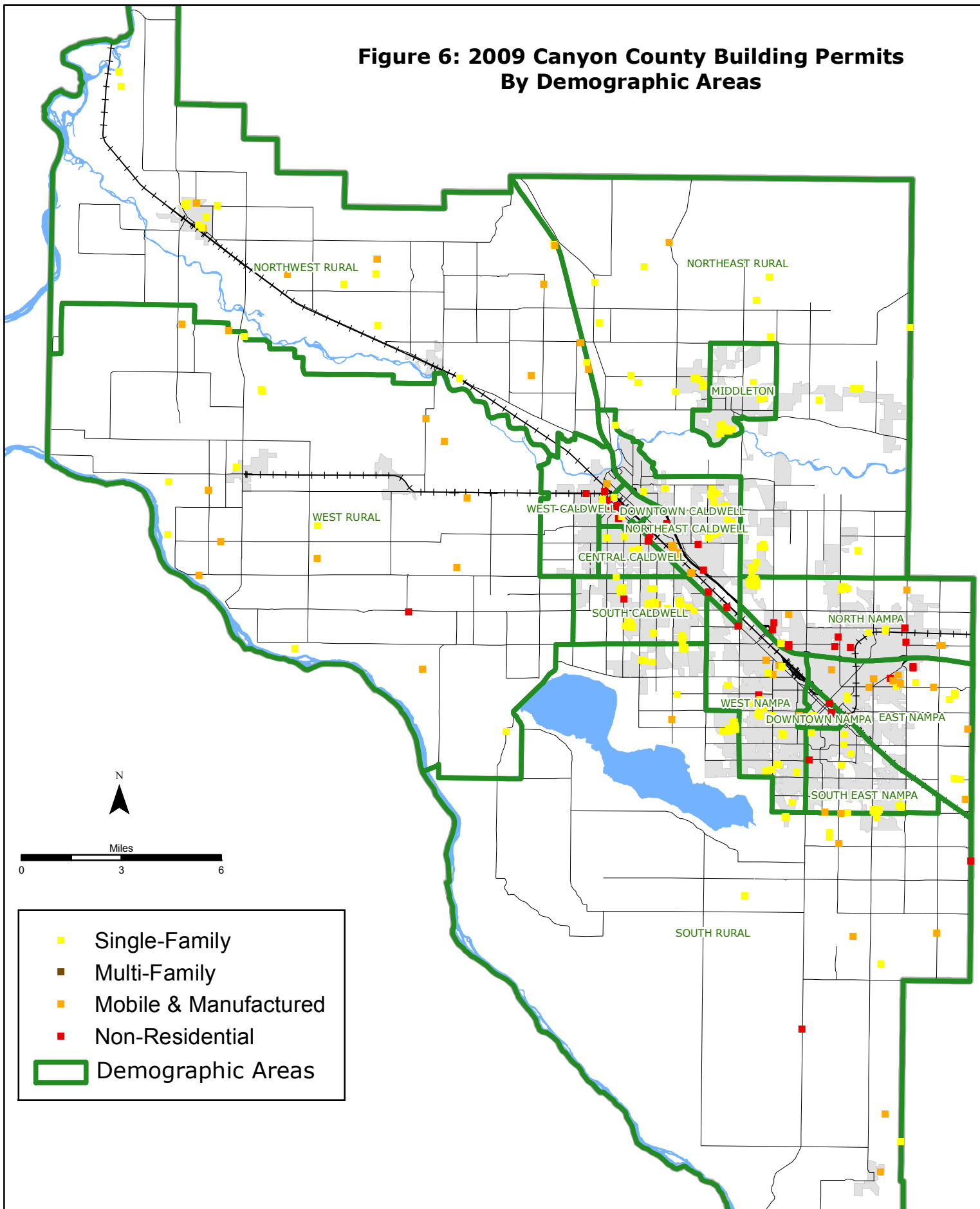


Figure 7: 2009 Canyon County Preliminary Plat Boundaries and Potential Lots

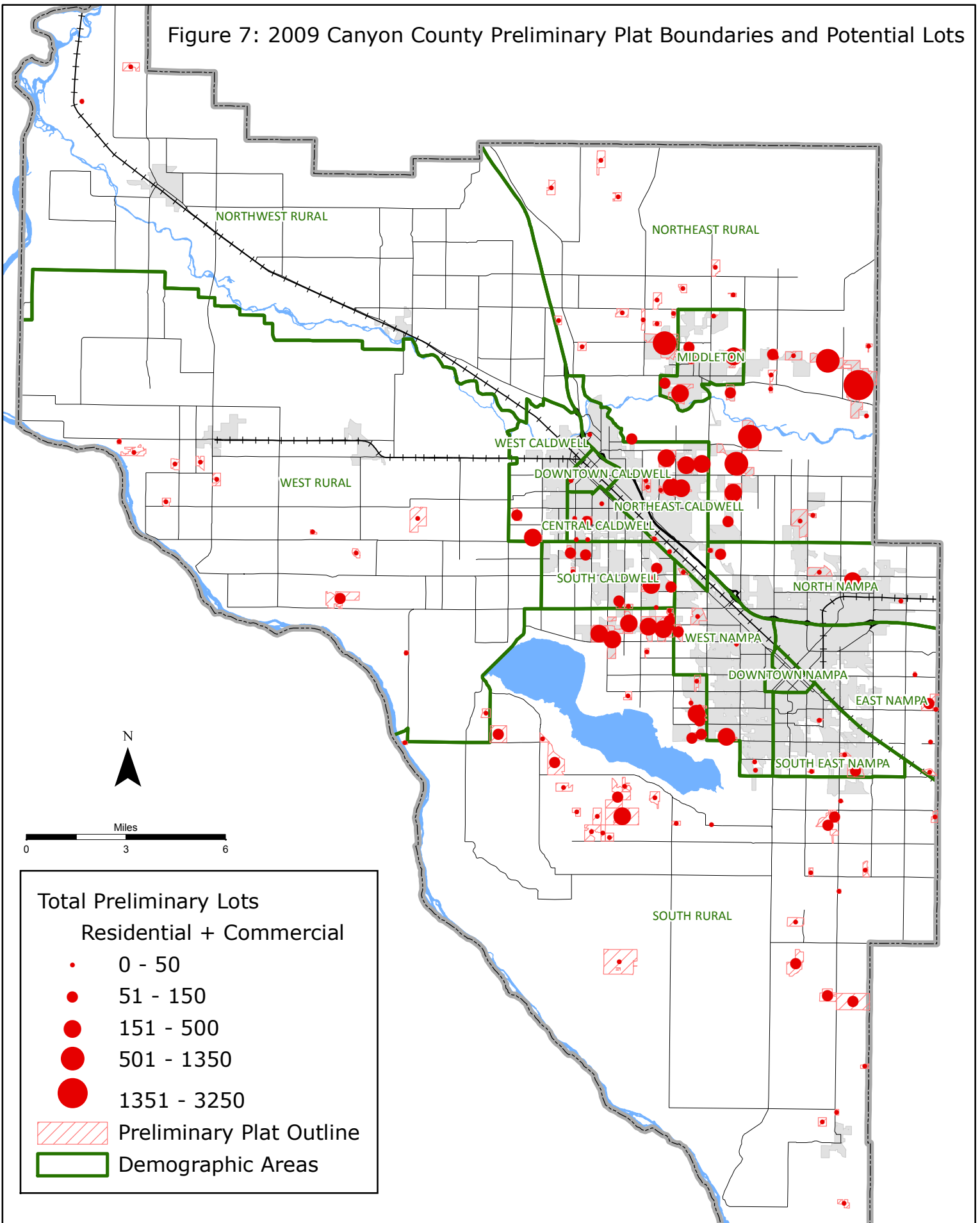


Table 8: Canyon County Residential Units Permitted Between 2005 and 2009 Versus Short-Term Forecasted Household Growth

	Residential Units Permitted	Residential Units Permitted	Residential Units Permitted	Residential Units Permitted	Residential Units Permitted	Residential Units Permitted	Total Residential Units Permitted	Forecasted Household Growth	Forecasted Household Growth
Demographic Area	2000 to 2004	In 2005	In 2006	In 2007	In 2008	In 2009	2005 to 2009	By 2010	By 2015
DOWNTOWN NAMPA	12	4	(2)	0	1	1	4	165	355
EAST NAMPA	1,062	106	159	61	26	16	368	501	1,342
NORTH NAMPA	1,166	301	120	35	52	77	585	1,833	3,597
SOUTH EAST NAMPA	1,985	291	243	53	55	19	661	427	561
WEST NAMPA	3,227	829	743	336	81	28	2,017	1,703	2,456
<b>Nampa Area Subtotal</b>	<b>7,452</b>	<b>1,531</b>	<b>1,263</b>	<b>485</b>	<b>215</b>	<b>141</b>	<b>3,635</b>	<b>4,629</b>	<b>8,310</b>
CENTRAL CALDWELL	413	89	27	75	0	3	194	233	545
DOWNTOWN CALDWELL	(4)	2	1	2	(2)	(2)	1	7	90
NORTHEAST CALDWELL	725	270	365	449	140	65	1,289	1,933	2,673
SOUTH CALDWELL	1,432	338	518	378	211	89	1,534	1,099	2,071
WEST CALDWELL	340	80	113	39	5	3	240	245	740
<b>Caldwell Area Subtotal</b>	<b>2,906</b>	<b>779</b>	<b>1,024</b>	<b>943</b>	<b>354</b>	<b>158</b>	<b>3,258</b>	<b>3,517</b>	<b>6,119</b>
MIDDLETON	344	97	126	87	78	19	407	682	1,220
<b>Other City Subtotal</b>	<b>344</b>	<b>97</b>	<b>126</b>	<b>87</b>	<b>78</b>	<b>19</b>	<b>407</b>	<b>682</b>	<b>1,220</b>
NORTHEAST RURAL	785	384	361	160	71	38	1,014	489	839
NORTHWEST RURAL	276	65	77	86	22	27	277	446	1,312
SOUTH RURAL	641	208	279	219	92	56	854	1,042	1,370
WEST RURAL	355	148	153	108	28	21	458	501	972
<b>Rural Area Subtotal</b>	<b>2,057</b>	<b>805</b>	<b>870</b>	<b>573</b>	<b>213</b>	<b>142</b>	<b>2,603</b>	<b>2,478</b>	<b>4,493</b>
<b>Total</b>	<b>12,759</b>	<b>3,212</b>	<b>3,283</b>	<b>2,088</b>	<b>860</b>	<b>460</b>	<b>9,903</b>	<b>11,306</b>	<b>20,142</b>

**Notes**

- \*Forecasted household growth is based on forecasts developed in 2006 for the 2030 Long Range Transportation Plan, Communities in Motion. The base year estimate for the forecasts was 2005 using data up till December 2004.
- \*Highlighted cells indicate demographic areas that have experienced growth, based on permitted residential units, that have exceeded forecasted household growth by the forecast horizon year indicated in the column heading
- \*Residential units include single-family, multi-family, and manufactured units permitted during the time period specified. Residential demolitions or units that change to non-residential purposes are subtracted from total new units resulting in a net increase (decrease) in residential units. Data shown reflects permits issued, not permits completed.

Table 9: Canyon County Likely Household Growth Versus Long-Term Forecasted Household Growth

	New Residential Permits	Preliminary Plat Residential Lots	Total Likely Household Growth (Permits + Preliminary Plat Lots)	Forecasted Household Growth	Forecasted Household Growth	Forecasted Household Growth
Demographic Area	2005 to 2009	As of 2009	2005 +	By 2020	By 2025	By 2030
DOWNTOWN NAMPA	4	0	4	614	839	1,353
EAST NAMPA	368	195	563	2,214	2,740	3,251
NORTH NAMPA	585	577	1,162	4,316	4,691	5,014
SOUTH EAST NAMPA	661	208	869	607	649	766
WEST NAMPA	2,017	765	2,782	3,283	3,736	4,019
<b>Nampa Area Subtotal</b>	<b>3,635</b>	<b>1,745</b>	<b>5,380</b>	<b>11,034</b>	<b>12,654</b>	<b>14,403</b>
CENTRAL CALDWELL	194	148	342	829	1,153	1,381
DOWNTOWN CALDWELL	1	36	37	345	602	793
NORTHEAST CALDWELL	1,289	1,390	2,679	3,060	3,390	3,784
SOUTH CALDWELL	1,534	843	2,377	2,610	2,860	3,249
WEST CALDWELL	240	342	582	952	1,188	1,265
<b>Caldwell Area Subtotal</b>	<b>3,258</b>	<b>2,759</b>	<b>6,017</b>	<b>7,796</b>	<b>9,193</b>	<b>10,472</b>
MIDDLETON	407	61	468	1,416	1,501	1,551
<b>Other City Subtotal</b>	<b>407</b>	<b>61</b>	<b>468</b>	<b>1,416</b>	<b>1,501</b>	<b>1,551</b>
NORTHEAST RURAL	1,014	4,416	5,430	955	1,079	1,200
NORTHWEST RURAL	277	12	289	1,923	2,598	3,159
SOUTH RURAL	854	3,941	4,795	1,723	2,068	2,344
WEST RURAL	458	326	784	1,378	1,679	2,008
<b>Rural Area Subtotal</b>	<b>2,603</b>	<b>8,695</b>	<b>11,298</b>	<b>5,979</b>	<b>7,424</b>	<b>8,711</b>
<b>Total</b>	<b>9,903</b>	<b>13,260</b>	<b>23,163</b>	<b>26,224</b>	<b>30,772</b>	<b>35,136</b>

**Notes**

\*Forecasted household growth is based on forecasts developed in 2006 for the 2030 Long Range Transportation Plan, Communities in Motion. The base year estimate for the forecasts was 2005 using data up till December 2004.

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