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of Southwest Idaho

2013 Development Monitoring Report

Report No. 08-2014

February 2014

2013 Development Monitoring Report For Ada and Canyon Counties

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Introduction

The *2013 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 primary source of data for this report is building permits collected from the cities and counties within Ada and Canyon Counties.

Building permit data 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 as the time of reporting.

Areas of impact stem from a state law requiring that land use plans not only plan for the area within the city's legal boundaries, but also for areas outside of the city's legal boundaries that are in the unincorporated area of the county. Officially negotiated areas of impact are necessary prerequisites for cities to annex adjacent properties.

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

The *2013 Development Monitoring Report*, previous year reports, and other development related data are available on the COMPASS website at <http://www.compassidaho.org/prodserv/gtism-devmonitoring.htm>

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

Any questions or concerns regarding the report may be directed to Carl Miller at 475-2239, Tom Laws at 475-2233, or info@compassidaho.org

Figure 1: Total New Construction Permits

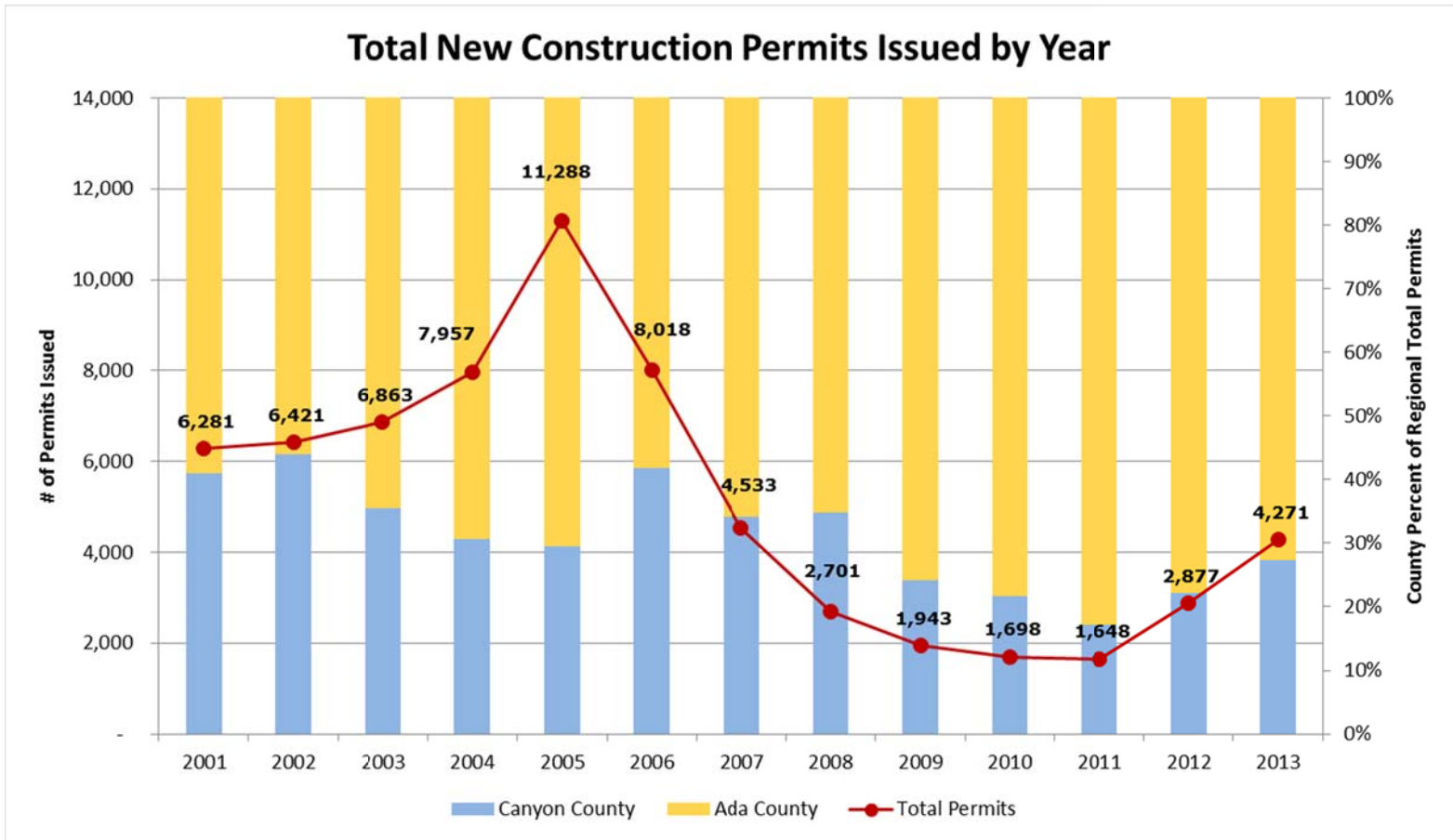


Table 1: Total New Construction Permits

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Ada County	3,709	3,593	4,432	5,515	7,953	4,668	2,987	1,760	1,473	1,331	1,366	2,240	3,106
Canyon County	2,572	2,828	2,431	2,442	3,335	3,350	1,546	941	470	367	282	637	1,165
Ada County %	59%	56%	65%	69%	70%	58%	66%	65%	76%	78%	83%	78%	73%
Canyon County %	41%	44%	35%	31%	30%	42%	34%	35%	24%	22%	17%	22%	27%
Total Permits	6,281	6,421	6,863	7,957	11,288	8,018	4,533	2,701	1,943	1,698	1,648	2,877	4,271

Table 2: New Residential Units by City Limits

City	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Boise	1,823	1,209	1,120	813	1,185	877	1,088	196	237	345	573	776	727
Caldwell	554	703	652	615	999	1,182	919	404	254	175	64	211	312
Eagle	361	267	421	483	530	258	76	83	31	105	140	225	308
Garden City	103	196	88	69	70	53	113	38	3	6	1	26	34
Greenleaf	4	-	-	6	3	-	3	-	-	1	-	-	0
Kuna	321	410	232	227	563	297	359	230	236	92	56	103	136
Melba	20	4	6	-	3	1	3	2	1	-	-	-	1
Meridian	921	950	1,765	2,552	3,314	1,689	849	782	627	506	521	1,041	1292
Middleton	42	129	99	104	137	159	79	83	28	28	20	77	148
Nampa	1,384	1,623	1,287	1,445	1,383	1,333	362	196	82	134	220	417	402
Notus	7	6	3	12	8	9	16	-	-	-	-	-	0
Parma	8	6	14	11	11	11	15	7	7	2	3	(1)	6
Star	43	46	102	143	548	300	124	26	29	38	49	143	230
Wilder	-	1	4	3	20	27	11	2	1	-	-	-	1
Ada Unincorporated	932	875	1,036	1,188	1,617	1,209	594	384	256	162	180	199	207
Canyon Unincorporated	500	430	428	420	648	561	280	160	87	49	57	74	172
Ada County Subtotal	4,504	3,953	4,764	5,475	7,827	4,683	3,204	1,739	1,419	1,254	1,521	2,513	2934
Canyon County Subtotal	2,519	2,902	2,493	2,616	3,212	3,283	1,687	854	460	389	363	778	1042
Total New Residential Units	7,023	6,855	7,257	8,091	11,039	7,966	4,891	2,593	1,879	1,643	1,884	3,291	3976
Percent Multi & Manufactured	24%	16%	17%	15%	8%	15%	32%	17%	12%	9%	26%	24%	22%

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

City	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Boise	26.0%	17.6%	15.4%	10.0%	10.7%	11.0%	22.2%	7.6%	12.6%	21.0%	30.4%	23.6%	18.3%
Caldwell	7.9%	10.3%	9.0%	7.6%	9.0%	14.8%	18.8%	15.6%	13.5%	10.7%	3.4%	6.4%	7.8%
Eagle	5.1%	3.9%	5.8%	6.0%	4.8%	3.2%	1.6%	3.2%	1.6%	6.4%	7.4%	6.8%	7.7%
Garden City	1.5%	2.9%	1.2%	0.9%	0.6%	0.7%	2.3%	1.5%	0.2%	0.4%	0.1%	0.8%	0.9%
Greenleaf	0.1%	0.0%	0.0%	0.1%	0.0%	0.0%	0.1%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%
Kuna	4.6%	6.0%	3.2%	2.8%	5.1%	3.7%	7.3%	8.9%	12.6%	5.6%	3.0%	3.1%	3.4%
Melba	0.3%	0.1%	0.1%	0.0%	0.0%	0.0%	0.1%	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%
Meridian	13.1%	13.9%	24.3%	31.5%	30.0%	21.2%	17.4%	30.2%	33.4%	30.8%	27.7%	31.6%	32.5%
Middleton	0.6%	1.9%	1.4%	1.3%	1.2%	2.0%	1.6%	3.2%	1.5%	1.7%	1.1%	2.3%	3.7%
Nampa	19.7%	23.7%	17.7%	17.9%	12.5%	16.7%	7.4%	7.6%	4.4%	8.2%	11.7%	12.7%	10.1%
Notus	0.1%	0.1%	0.0%	0.1%	0.1%	0.1%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Parma	0.1%	0.1%	0.2%	0.1%	0.1%	0.1%	0.3%	0.3%	0.4%	0.1%	0.2%	0.0%	0.2%
Star	0.6%	0.7%	1.4%	1.8%	5.0%	3.8%	2.5%	1.0%	1.5%	2.3%	2.6%	4.3%	5.8%
Wilder	0.0%	0.0%	0.1%	0.0%	0.2%	0.3%	0.2%	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%
Ada Unincorporated	13.3%	12.8%	14.3%	14.7%	14.6%	15.2%	12.1%	14.8%	13.6%	9.9%	9.6%	6.0%	5.2%
Canyon Unincorporated	7.1%	6.3%	5.9%	5.2%	5.9%	7.0%	5.7%	6.2%	4.6%	3.0%	3.0%	2.2%	4.3%
Ada County Subtotal	64.1%	57.7%	65.6%	67.7%	70.9%	58.8%	65.5%	67.1%	75.5%	76.3%	80.7%	76.4%	73.8%
Canyon County Subtotal	35.9%	42.3%	34.4%	32.3%	29.1%	41.2%	34.5%	32.9%	24.5%	23.7%	19.3%	23.6%	26.2%
Total New Residential Units	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Table 4: New Non-Residential Permits Issued by City Limits

City	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Boise	132	69	120	99	106	132	102	71	38	23	30	32	70
Caldwell	26	15	24	32	32	35	51	52	15	8	5	10	13
Eagle	20	10	19	28	28	35	27	15	1	3	5	8	2
Garden City	7	8	21	12	14	26	18	8	7	5	4	2	10
Greenleaf	0	0	0	0	0	1	0	0	0	1	0	0	0
Kuna	5	4	1	13	6	13	18	11	0	4	0	1	1
Melba	0	2	0	1	0	0	0	1	0	3	0	0	0
Meridian	31	31	55	70	139	113	102	52	23	31	24	84	42
Middleton	0	3	1	5	5	6	3	2	0	0	0	0	3
Nampa	55	42	43	42	97	97	79	49	21	14	13	12	17
Notus	0	1	0	0	0	0	0	0	0	0	0	0	1
Parma	3	3	1	1	3	2	1	1	0	2	1	4	0
Star	0	1	3	7	9	12	4	1	2	0	0	1	0
Wilder	0	0	0	0	1	1	1	0	1	0	3	0	0
Ada Unincorporated	2	3	2	23	30	15	19	4	6	0	3	0	2
Canyon Unincorporated	44	37	2	28	28	13	13	8	9	7	3	11	8
Ada County Subtotal	197	126	221	252	332	346	290	162	77	66	66	128	127
Canyon County Subtotal	128	103	71	109	166	155	148	113	46	35	25	37	42
Regional Total	325	229	292	361	498	501	438	275	123	101	91	165	169

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

City	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Boise	40.6%	30.1%	41.1%	27.4%	21.3%	26.3%	23.3%	25.8%	30.9%	22.8%	33.0%	19.4%	41.2%
Caldwell	8.0%	6.6%	8.2%	8.9%	6.4%	7.0%	11.6%	18.9%	12.2%	7.9%	5.5%	6.1%	7.6%
Eagle	6.2%	4.4%	6.5%	7.8%	5.6%	7.0%	6.2%	5.5%	0.8%	3.0%	5.5%	4.8%	1.2%
Garden City	2.2%	3.5%	7.2%	3.3%	2.8%	5.2%	4.1%	2.9%	5.7%	5.0%	4.4%	1.2%	5.9%
Greenleaf	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%
Kuna	1.5%	1.7%	0.3%	3.6%	1.2%	2.6%	4.1%	4.0%	0.0%	4.0%	0.0%	0.6%	0.6%
Melba	0.0%	0.9%	0.0%	0.3%	0.0%	0.0%	0.0%	0.4%	0.0%	3.0%	0.0%	0.0%	0.0%
Meridian	9.5%	13.5%	18.8%	19.4%	27.9%	22.6%	23.3%	18.9%	18.7%	30.7%	26.4%	50.9%	24.7%
Middleton	0.0%	1.3%	0.3%	1.4%	1.0%	1.2%	0.7%	0.7%	0.0%	0.0%	0.0%	0.0%	1.8%
Nampa	16.9%	18.3%	14.7%	11.6%	19.5%	19.4%	18.0%	17.8%	17.1%	13.9%	14.3%	7.3%	10.0%
Notus	0.0%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.6%
Parma	0.9%	1.3%	0.3%	0.3%	0.6%	0.4%	0.2%	0.4%	0.0%	2.0%	1.1%	2.4%	0.0%
Star	0.0%	0.4%	1.0%	1.9%	1.8%	2.4%	0.9%	0.4%	1.6%	0.0%	0.0%	0.6%	0.0%
Wilder	0.0%	0.0%	0.0%	0.0%	0.2%	0.2%	0.2%	0.0%	0.8%	0.0%	3.3%	0.0%	0.0%
Ada Unincorporated	0.6%	1.3%	0.7%	6.4%	6.0%	3.0%	4.3%	1.5%	4.9%	0.0%	3.3%	0.0%	1.2%
Canyon Unincorporated	13.5%	16.2%	0.7%	7.8%	5.6%	2.6%	3.0%	2.9%	7.3%	6.9%	3.3%	6.7%	5.3%
Ada County Subtotal	60.6%	55.0%	75.7%	69.8%	66.7%	69.1%	66.2%	58.9%	62.6%	65.3%	72.5%	77.6%	74.7%
Canyon County Subtotal	39.4%	45.0%	24.3%	30.2%	33.3%	30.9%	33.8%	41.1%	37.4%	34.7%	27.5%	22.4%	25.3%
Regional Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note: Some non-residential permits include square footage and value; please contact COMPASS for the raw data.

Legend

- Single-Family Dwelling
- Multi-Family Dwelling
- Mobile/Manufactured Home
- Non-Residential
- Demographic Areas
- Major Roads
- City Limits

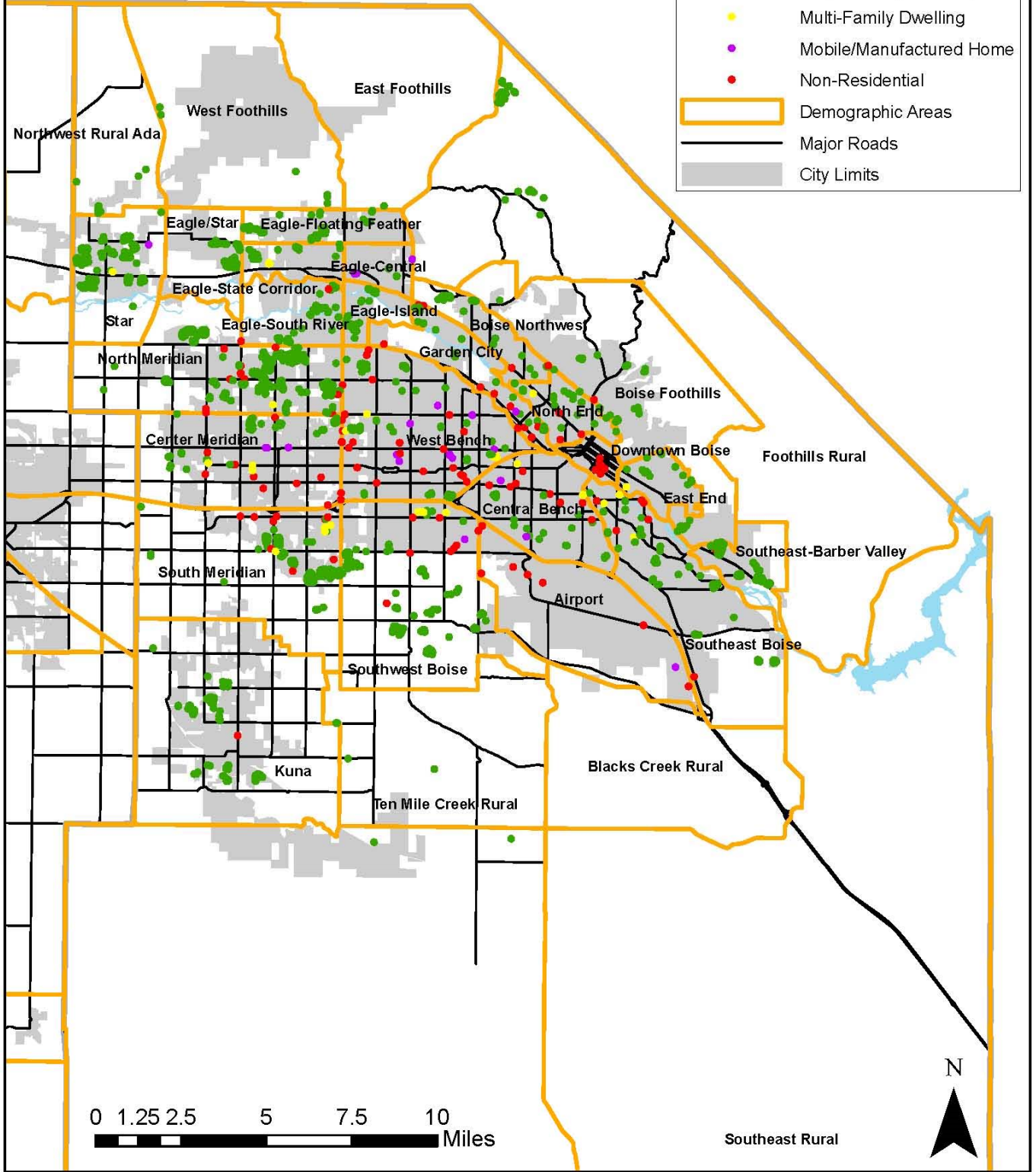


Figure 2: Map of New Building Permits in Demographic Area, Ada County

Legend

- Single-Family Dwelling
- Multi-Family Dwelling
- Mobile/Manufactured Home
- Non-Residential
- Area of Impact
- Major Roads
- City Limits

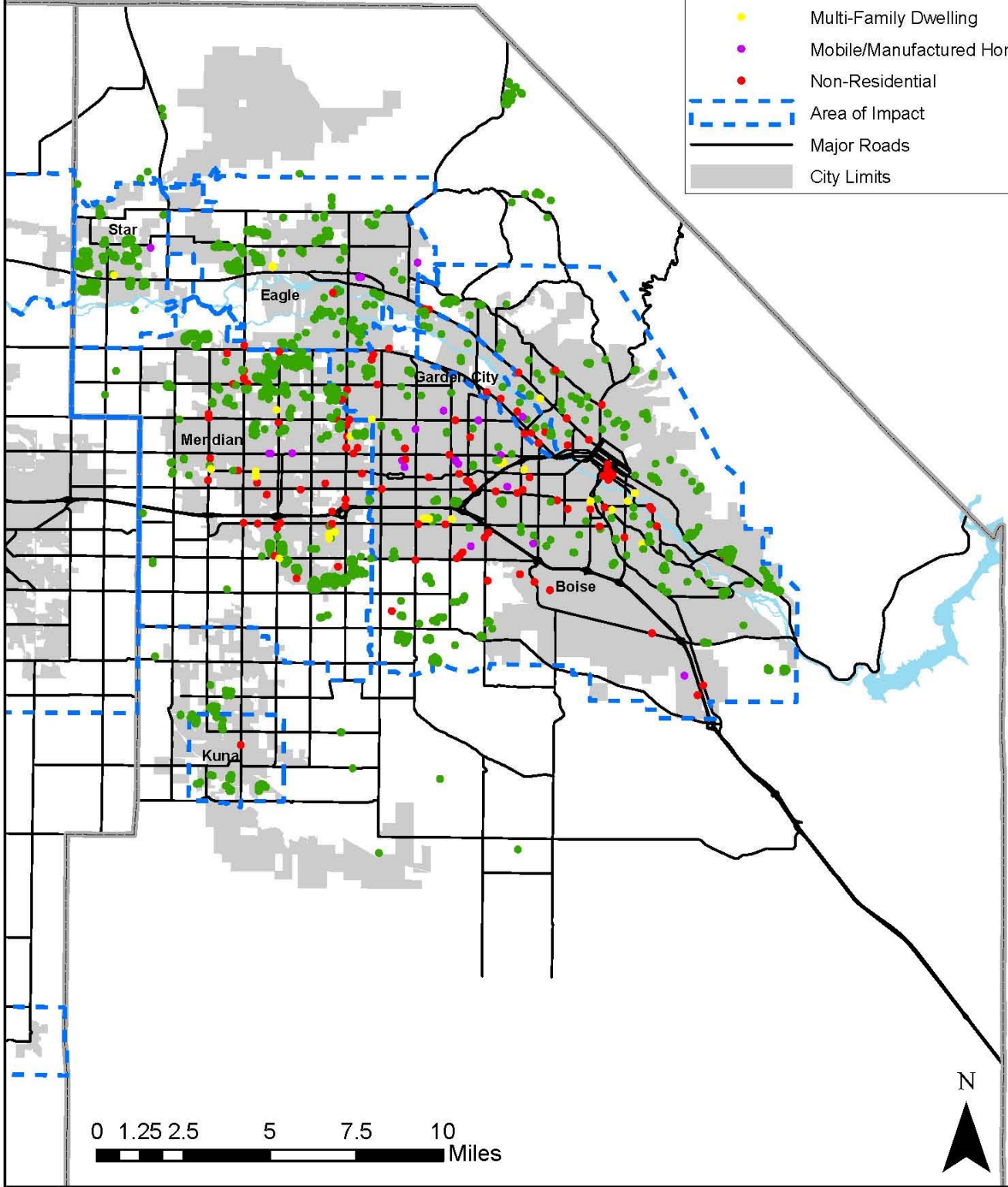


Figure 3: Map of New Building Permits in Area of Impact, Ada County

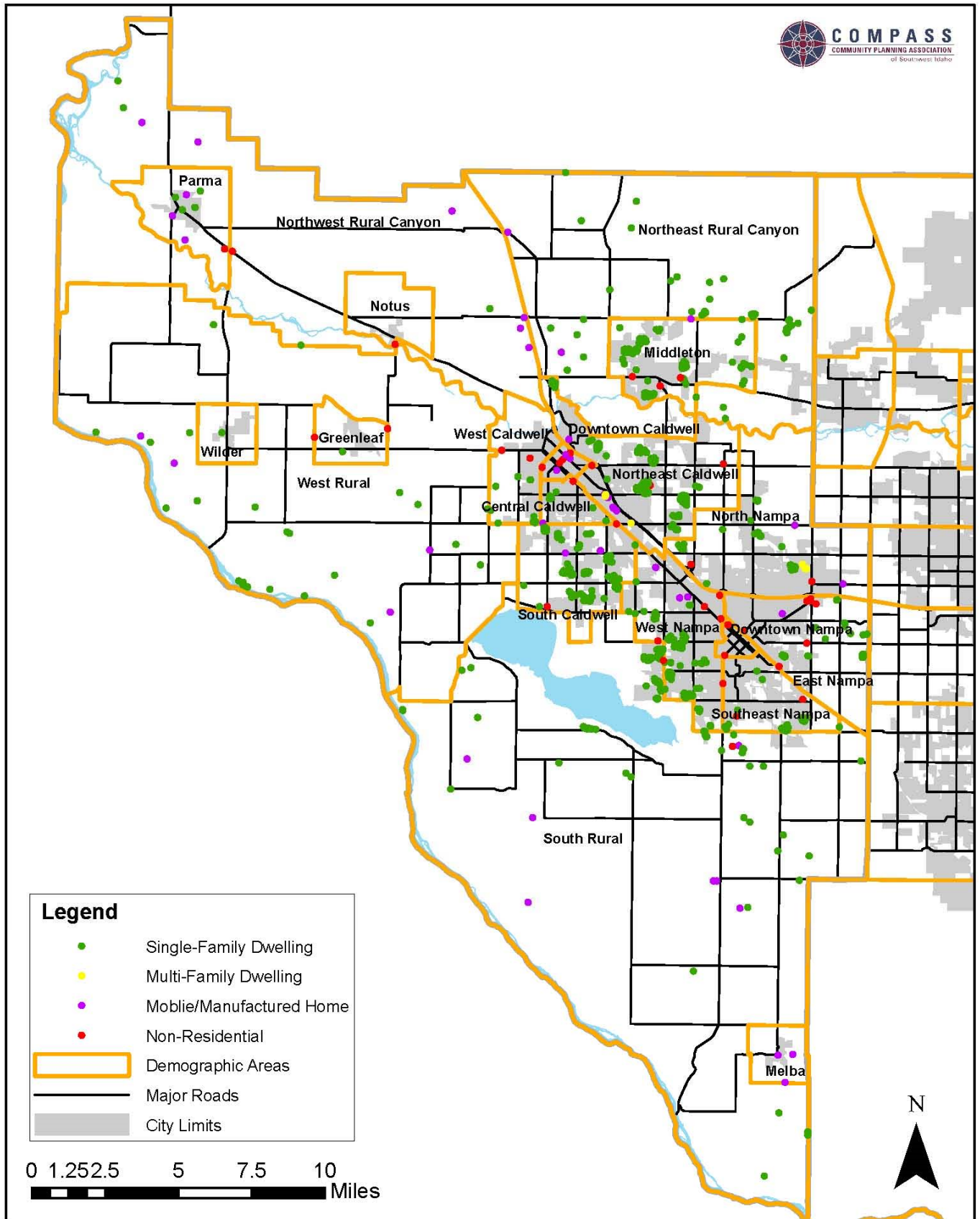


Figure 4: Map of New Building Permits in Demographic Area, Canyon County

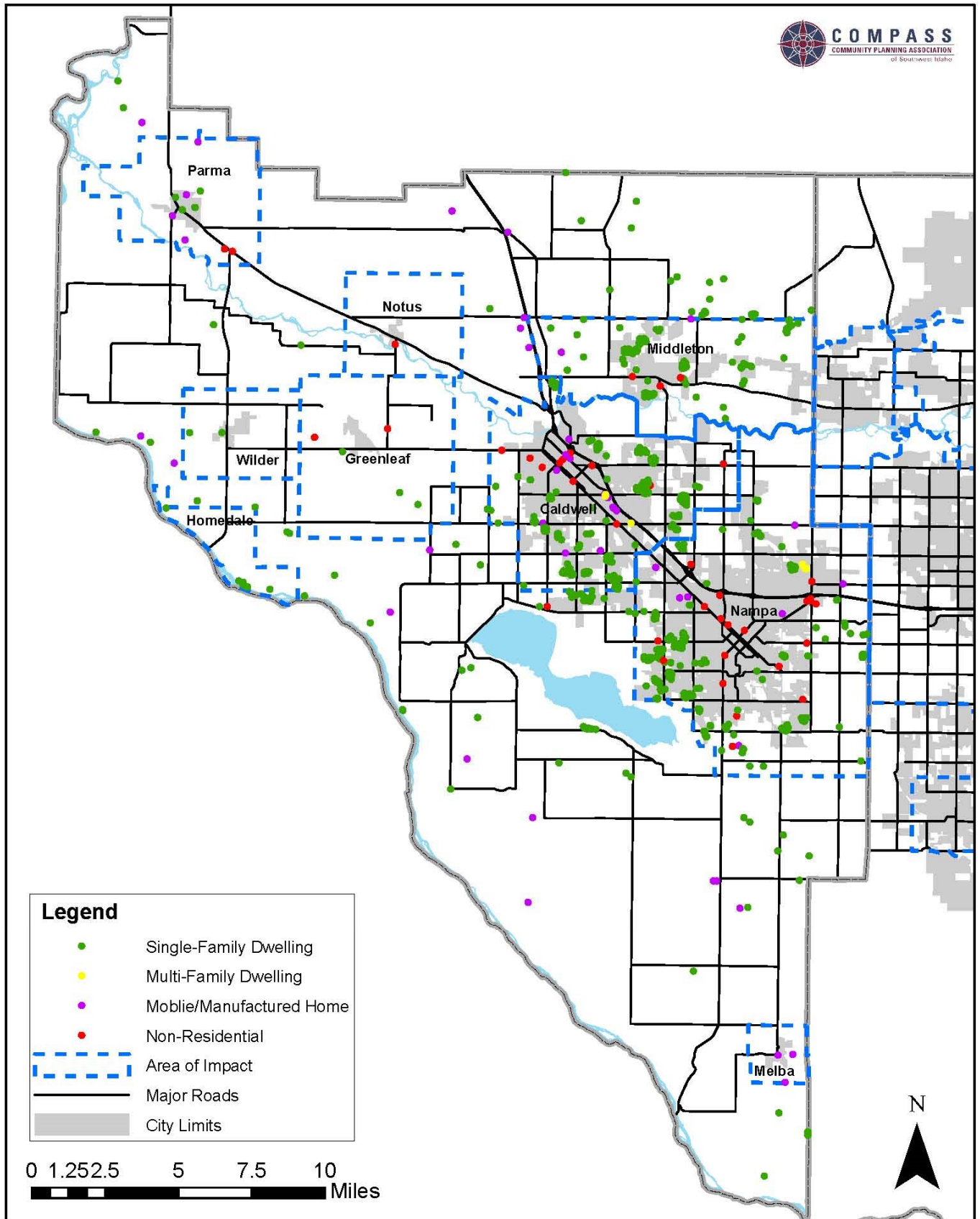


Figure 5: Map of New Building Permits in Area of Impact, Canyon County

Table 6: New Residential Units by Type by City Limits, Ada County

Single-Family Residential Units													
CITY	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Ada County	861	829	981	1162	1573	1054	544	364	207	150	172	200	207
Boise	785	712	678	562	795	415	256	122	145	323	327	483	493
Eagle	349	265	421	479	505	228	75	81	30	103	139	224	289
Garden City	87	102	65	38	58	32	63	17	4	9	8	27	38
Kuna	286	390	229	224	522	296	359	229	236	92	56	103	136
Meridian	812	919	1432	2228	3161	1557	801	571	625	502	464	769	815
Star	42	41	100	140	547	268	122	24	29	38	50	143	228
Ada County Total	3222	3258	3906	4833	7161	3850	2220	1408	1276	1217	1216	1949	2206

Multi-Family Residential Units													
CITY	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Ada County	0	2	0	0	17	128	42	20	46	10	0	0	0
Boise	1036	491	433	235	377	452	830	76	92	24	232	293	217
Eagle	8	1	0	0	24	28	0	2	0	0	0	1	17
Garden City	2	92	21	29	12	15	50	22	0	0	2	0	0
Kuna	32	20	0	2	30	0	0	0	0	0	0	0	0
Meridian	102	29	330	323	148	112	40	210	0	0	56	272	472
Star	0	0	0	2	0	32	2	2	0	0	0	0	2
Ada County Total	1180	635	784	591	608	767	964	332	138	34	290	566	708

Manufactured / Mobile Residential Units													
CITY	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Ada County	71	44	55	26	27	27	8	0	3	2	8	-1	0
Boise	2	6	9	16	13	10	2	-2	0	-2	14	0	17
Eagle	4	1	0	4	1	2	1	0	1	2	1	0	2
Garden City	14	2	2	2	0	6	0	-1	-1	-3	-9	-1	-4
Kuna	3	0	3	1	11	1	0	1	0	0	0	0	0
Meridian	7	2	3	1	5	20	8	1	2	4	1	0	5
Star	1	5	2	1	1	0	1	0	0	0	0	0	0
Ada County Total	102	60	74	51	58	66	20	-1	5	3	15	-2	20

Table 7: New Residential Units by Type by City Limits, Canyon County

Single-Family Residential Units													
CITY	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Caldwell	499	587	593	583	939	1152	582	392	238	102	37	195	290
Canyon County	374	345	360	348	575	481	213	109	51	40	56	72	146
Greenleaf	3	0	0	6	1	0	3	0	0	1	0	0	0
Melba	18	3	6	0	2	1	3	2	0	0	0	0	0
Middleton	40	129	99	69	130	159	45	83	28	28	20	77	148
Nampa	1202	1425	1051	1038	1283	1107	236	160	60	103	67	201	297
Notus	7	6	3	12	8	9	13	0	0	0	0	0	0
Parma	6	4	7	11	9	7	8	4	4	1	1	-2	4
Star	0	0	0	0	0	0	-1	0	0	0	-1	0	0
Wilder	0	1	2	2	19	27	11	2	1	0	0	0	1
Canyon County Total	2149	2500	2121	2069	2966	2943	1113	752	382	275	180	543	886

Multi-Family Residential Units													
CITY	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Caldwell	2	78	33	10	23	0	304	10	2	49	0	16	0
Canyon County	0	0	0	0	0	0	0	0	0	0	0	2	0
Greenleaf	0	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	0
Middleton	0	0	0	34	2	0	34	0	0	0	0	0	0
Nampa	131	140	221	378	80	216	101	26	2	16	147	216	100
Notus	0	0	0	0	0	0	0	0	0	0	0	0	0
Parma	0	0	0	0	0	0	2	0	0	0	0	1	0
Star	0	0	0	0	0	0	0	0	0	0	0	0	0
Wilder	0	0	0	0	0	0	0	0	0	0	0	0	0
Canyon County Total	133	218	254	422	105	216	441	36	4	65	147	235	100

Manufactured / Mobile Residential Units													
CITY	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Caldwell	53	38	26	22	37	30	33	2	14	24	27	0	22
Canyon County	126	85	68	72	73	80	67	51	36	9	1	0	26
Greenleaf	1	0	0	0	2	0	0	0	0	0	0	0	0
Melba	2	1	0	0	1	0	0	0	1	0	0	0	1
Middleton	2	0	0	1	5	0	0	0	0	0	0	0	0
Nampa	51	58	15	29	20	10	25	10	20	15	6	0	5
Notus	0	0	0	0	0	0	3	0	0	0	0	0	0
Parma	2	2	7	0	2	4	5	3	3	1	2	0	2
Star	0	0	0	0	0	0	0	0	0	0	0	0	0
Wilder	0	0	2	1	1	0	0	0	0	0	0	0	0
Canyon County Total	237	184	118	125	141	124	133	66	74	49	36	0	56

Table 8: New Residential Units by Type by Area of Impact, Ada County

Single-Family Residential Units													
Area of Impact	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Boise	1346	1230	1272	1451	1961	1254	673	444	304	444	441	641	632
Eagle	386	294	483	522	525	239	79	83	32	106	138	228	290
Garden City	87	102	65	38	58	31	63	17	4	9	8	27	38
Kuna	289	300	227	197	377	189	141	37	120	43	25	81	90
Meridian	946	1071	1591	2268	3207	1590	826	576	630	507	469	777	827
Star	45	47	105	150	578	270	123	24	29	38	53	144	230
Star - Eagle	0	0	0	0	0	0	0	0	0	0	0	0	0
Unincorporated	123	214	163	207	455	277	315	227	157	70	82	51	99
Ada County Total	3222	3258	3906	4833	7161	3850	2220	1408	1276	1217	1216	1949	2206
Multi-Family Residential Units													
Area of Impact	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Boise	1036	493	433	235	383	580	866	96	138	34	232	293	217
Eagle	8	1	0	0	26	28	0	2	0	0	0	1	17
Garden City	2	92	21	29	12	15	50	22	0	0	2	0	0
Kuna	32	20	0	2	30	0	0	0	0	0	0	0	0
Meridian	102	29	330	323	149	112	40	210	0	0	56	272	472
Star	0	0	0	2	0	32	2	2	0	0	0	0	2
Star - Eagle	0	0	0	0	0	0	0	0	0	0	0	0	0
Unincorporated	0	0	0	0	8	0	6	0	0	0	0	0	0
Ada County Total	1180	635	784	591	608	767	964	332	138	34	290	566	708
Manufactured / Mobile Residential Units													
Area of Impact	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Boise	46	33	32	24	33	27	6	-3	1	-1	18	-1	16
Eagle	6	3	4	11	1	5	1	0	2	2	1	0	3
Garden City	14	2	2	2	0	6	0	0	-1	-3	-9	-1	-4
Kuna	5	2	3	1	11	1	0	1	1	0	0	0	0
Meridian	17	9	20	5	8	21	9	1	2	4	4	0	5
Star	1	5	3	1	1	1	1	0	1	0	0	0	1
Star - Eagle	0	0	0	0	0	0	0	0	0	0	0	0	0
Unincorporated	13	6	10	7	4	5	3	0	-1	1	1	0	-1
Ada County Total	102	60	74	51	58	66	20	-1	5	3	15	-2	20

Table 9: New Residential Units by Type by Area of Impact, Canyon County

Single-Family Residential Units													
Area of Impact	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Caldwell	522	611	626	613	971	1197	551	386	235	100	35	185	277
Greenleaf	3	0	1	6	3	0	3	6	0	3	1	1	4
Homedale	0	3	1	1	1	6	0	3	2	0	0	0	6
Melba	20	5	6	2	12	11	3	3	0	3	0	1	0
Middleton	96	184	159	116	241	246	70	97	36	35	28	87	165
Nampa	1323	1531	1146	1137	1387	1154	278	196	71	109	89	217	326
Notus	7	6	3	12	8	9	13	1	2	1	0	0	0
Parma	11	4	7	11	10	8	8	5	5	1	2	0	5
Star	0	0	0	0	0	0	0	0	0	0	0	0	0
Wilder	0	1	3	2	21	28	11	1	2	0	1	1	2
Unincorporated	167	155	169	169	312	284	176	54	29	23	24	49	101
Canyon County Total	2149	2500	2121	2069	2966	2943	1113	752	382	275	180	541	886

Multi-Family Residential Units													
Area of Impact	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Caldwell	2	78	33	10	23	0	304	10	2	49	0	16	0
Greenleaf	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
Melba	0	0	0	0	0	0	0	0	0	0	0	0	0
Middleton	0	0	0	34	2	0	34	0	0	0	0	0	0
Nampa	131	140	221	378	80	216	101	26	2	16	147	217	100
Notus	0	0	0	0	0	0	0	0	0	0	0	0	0
Parma	0	0	0	0	0	0	2	0	0	0	0	1	0
Star	0	0	0	0	0	0	0	0	0	0	0	0	0
Wilder	0	0	0	0	0	0	0	0	0	0	0	0	0
Unincorporated	0	0	0	0	0	0	0	0	0	0	0	1	0
Canyon County Total	133	218	254	422	105	216	441	36	4	65	147	235	100

Manufactured / Mobile Residential Units													
Area of Impact	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Caldwell	68	41	27	25	38	35	35	9	15	24	27	0	26
Greenleaf	1	0	1	0	2	0	0	0	4	0	0	0	0
Homedale	1	2	0	0	1	0	0	1	1	0	0	0	0
Melba	2	1	0	0	1	0	0	0	1	1	0	0	2
Middleton	8	12	9	8	8	7	5	5	0	0	0	0	2
Nampa	69	67	27	37	33	20	33	20	28	16	6	0	6
Notus	0	0	0	0	0	0	3	0	0	0	0	0	0
Parma	2	3	8	1	2	5	5	4	3	1	2	0	4
Star	0	0	0	0	0	0	0	0	0	0	0	0	0
Wilder	1	1	2	1	1	0	0	2	1	0	0	0	0
Unincorporated	85	57	44	53	55	57	52	25	21	7	1	0	16
Canyon County Total	237	184	118	125	141	124	133	66	74	49	36	0	56

Table 10: New Single-Family Residential Units by Type by Demographic Area, Ada County

Single-Family Residential Units													
Demographic Area	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Airport	3	2	16	0	9	-1	-2	-4	-2	0	0	0	0
Central Bench	39	32	65	33	55	19	40	16	15	18	6	9	28
Downtown Boise	1	-1	-12	-16	-4	-3	-9	-1	0	-3	-4	-3	-3
East End	13	33	35	22	15	12	7	8	3	2	2	3	8
Boise Foothills	42	48	61	87	59	55	32	13	6	13	25	27	32
North End	24	20	33	20	33	13	7	9	6	15	6	6	21
Boise Northwest	107	56	112	59	61	53	59	23	21	46	33	52	38
Southeast Boise	159	161	138	167	214	116	88	17	23	214	64	112	117
Southeast-Barber Valley	122	128	45	4	2	4	-1	5	5	55	100	151	167
Southwest Boise	476	557	554	944	1294	947	414	337	176	166	149	198	162
West Bench	344	299	259	217	343	244	132	62	78	138	88	134	111
Boise Area Subtotal	1330	1335	1306	1537	2081	1459	767	485	331	495	469	689	681
Center Meridian	614	566	519	406	490	250	126	69	118	38	50	89	91
North Meridian	156	243	833	1452	2003	822	431	313	386	328	292	456	483
South Meridian	196	158	206	327	591	311	175	152	99	90	99	184	204
Meridian Area Subtotal	966	967	1558	2185	3084	1383	732	534	603	456	441	729	778
Eagle/Star	4	2	3	-1	7	6	-1	29	0	3	25	54	87
Eagle-Central	105	57	71	63	158	49	8	17	1	4	0	6	3
Eagle-Floating Feather	113	109	139	119	71	33	19	7	5	17	30	47	63
Eagle-Island	15	15	27	32	54	7	12	3	12	36	39	45	67
Eagle-South Island	73	68	120	164	123	93	27	12	8	30	29	42	34
Eagle-State Corridor	49	26	88	133	107	48	12	14	4	16	16	33	32
Eagle Area Subtotal	359	277	448	510	520	236	77	82	30	106	139	227	286
Garden City	87	102	65	38	58	32	62	17	4	9	8	27	38
Kuna	319	414	264	251	564	309	376	228	241	93	58	104	137
Star	43	44	105	143	564	268	118	26	29	38	52	144	221
Other City Subtotal	449	560	434	432	1186	609	556	271	274	140	118	275	396
Blacks Creek Rural	0	0	2	0	0	1	0	0	0	0	0	0	0
East Foothills	2	2	5	3	3	2	0	0	1	0	0	1	1
Foothills Rural	63	70	90	115	209	110	56	28	27	16	45	26	40
Northwest Rural Ada	28	25	22	37	44	10	10	2	5	2	1	0	12
Southeast Rural	1	3	2	0	1	0	0	0	0	0	0	0	0
Southwest Rural	4	5	7	2	19	33	13	4	3	1	1	1	2
West Foothills	4	6	23	10	11	4	5	1	1	1	2	0	6
Ten Mile Creek Rural	16	8	9	2	3	3	4	1	1	0	0	1	4
Rural Area Subtotal	118	119	160	169	290	163	88	36	38	20	49	29	65
Total	3222	3258	3906	4833	7161	3850	2220	1408	1276	1217	1216	1949	2206

Table 11: New Multi-Family Residential Units by Type by Demographic Area, Ada County

Multi-Family Residential Units													
Demographic Area	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Airport	0	0	0	12	0	0	0	-1	0	0	0	0	0
Central Bench	174	128	99	69	28	35	216	42	6	5	0	26	26
Downtown Boise	130	149	181	1	1	84	154	6	23	0	56	0	28
East End	4	1	40	0	3	22	28	0	9	0	0	0	8
Boise Foothills	0	-1	0	1	40	-8	0	0	0	0	0	0	0
North End	29	26	16	12	11	11	10	3	1	0	0	-2	2
Boise Northwest	2	15	55	11	84	20	2	7	0	1	0	0	0
Southeast Boise	207	18	14	47	43	28	82	6	15	0	0	3	13
Southeast-Barber Valley	0	0	0	0	0	0	0	0	0	0	0	0	0
Southwest Boise	0	0	2	0	38	187	36	20	46	10	0	202	84
West Bench	490	159	36	86	201	201	338	13	38	18	176	192	160
Boise Area Subtotal	1036	495	443	239	449	580	866	96	138	34	232	421	321
Center Meridian	102	27	320	123	70	112	8	40	0	0	8	144	34
North Meridian	0	0	0	4	12	0	4	170	0	0	0	0	36
South Meridian	0	0	0	192	1	0	28	0	0	0	48	0	298
Meridian Area Subtotal	102	27	320	319	83	112	40	210	0	0	56	144	368
Eagle/Star	0	0	0	0	0	0	0	0	0	0	0	0	0
Eagle-Central	8	0	1	0	24	28	0	2	0	0	0	1	0
Eagle-Floating Feather	0	0	0	0	0	0	0	0	0	0	0	0	0
Eagle-Island	0	0	0	0	0	0	0	0	0	0	0	0	0
Eagle-South Island	0	0	-1	0	1	0	0	0	0	0	0	0	0
Eagle-State Corridor	0	1	0	0	0	0	0	0	0	0	0	0	17
Eagle Area Subtotal	8	1	0	0	25	28	0	2	0	0	0	1	17
Garden City	2	92	21	29	12	15	50	22	0	0	2	0	0
Kuna	32	20	0	2	30	0	0	0	0	0	0	0	0
Star	0	0	0	2	0	32	2	2	0	0	0	0	2
Other City Subtotal	34	112	21	33	42	47	52	24	0	0	2	0	2
Blacks Creek Rural	0	0	0	0	0	0	0	0	0	0	0	0	0
East Foothills	0	0	0	0	0	0	0	0	0	0	0	0	0
Foothills Rural	0	0	0	0	5	0	6	0	0	0	0	0	0
Northwest Rural Ada	0	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	0
Southwest Rural	0	0	0	0	3	0	0	0	0	0	0	0	0
West Foothills	0	0	0	0	1	0	0	0	0	0	0	0	0
Ten Mile Creek Rural	0	0	0	0	0	0	0	0	0	0	0	0	0
Rural Area Subtotal	0	0	0	0	9	0	6	0	0	0	0	0	0
Total	1180	635	784	591	608	767	964	332	138	34	290	566	708

Table 12: New Manufactured/Mobile Home Residential Units by Type by Demographic Area, Ada County

Manufactured / Mobile Residential Units													
Demographic Area	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Airport	7	3	1	3	0	9	0	0	2	0	3	0	0
Central Bench	0	2	5	7	2	7	7	-1	0	0	5	0	2
Downtown Boise	0	0	0	0	0	0	0	0	0	0	0	0	0
East End	0	0	0	0	0	0	0	0	0	0	0	0	0
Boise Foothills	0	1	0	0	1	0	0	0	0	0	0	0	0
North End	0	0	0	1	0	0	-4	0	0	0	0	0	0
Boise Northwest	3	4	3	2	0	2	1	-1	0	0	0	0	0
Southeast Boise	26	7	1	3	1	2	0	0	-2	0	0	-1	0
Southeast-Barber Valley	4	8	1	1	0	3	4	0	1	0	1	0	0
Southwest Boise	5	4	31	3	22	2	2	0	0	0	0	0	0
West Bench	1	5	3	4	8	1	-3	-1	0	-1	8	0	14
Boise Area Subtotal	46	34	45	24	34	26	7	-3	1	-1	17	-1	16
Center Meridian	7	2	2	2	5	20	8	1	2	2	2	0	5
North Meridian	2	4	2	2	0	0	0	0	0	2	0	0	0
South Meridian	8	2	1	1	2	1	0	0	0	0	2	0	0
Meridian Area Subtotal	17	8	5	5	7	21	8	1	2	4	4	0	5
Eagle/Star	2	0	0	0	0	1	0	0	0	0	0	0	0
Eagle-Central	4	2	3	5	1	2	1	0	2	2	2	0	3
Eagle-Floating Feather	0	0	-2	0	0	0	0	0	0	0	0	0	0
Eagle-Island	0	0	0	0	0	0	0	0	0	0	0	0	0
Eagle-South Island	0	0	1	3	0	1	0	0	0	0	0	0	0
Eagle-State Corridor	0	0	0	0	0	0	0	0	0	0	0	0	0
Eagle Area Subtotal	6	2	2	8	1	4	1	0	2	2	2	0	3
Garden City	14	2	2	2	0	6	0	0	-1	-3	-9	-1	-4
Kuna	9	2	5	3	11	3	0	1	1	0	1	0	0
Star	1	5	2	1	1	0	1	0	1	0	0	0	1
Other City Subtotal	24	9	9	6	12	9	1	1	1	-3	-8	-1	-3
Blacks Creek Rural	0	0	0	0	0	0	0	0	0	0	0	0	0
East Foothills	0	1	1	1	0	0	0	0	0	0	0	0	-1
Foothills Rural	0	0	5	0	1	1	0	0	0	0	0	0	0
Northwest Rural Ada	0	1	1	0	0	1	1	0	0	0	0	0	0
Southeast Rural	6	1	1	2	0	0	2	0	0	0	0	0	0
Southwest Rural	2	3	2	0	3	1	0	0	-1	0	0	0	0
West Foothills	0	0	0	3	0	1	0	0	0	0	0	0	0
Ten Mile Creek Rural	1	1	3	2	0	2	0	0	0	1	0	0	0
Rural Area Subtotal	9	7	13	8	4	6	3	0	-1	1	0	0	-1
Total	102	60	74	51	58	66	20	-1	5	3	15	-2	20

Table 13: New Single-Family Residential Units by Type by Demographic Area, Canyon County

Single-Family Residential Units													
Demographic Area	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Downtown Nampa	1	5	-3	-2	1	-2	-2	-1	0	-1	0	0	1
East Nampa	157	422	104	48	82	21	8	10	3	5	11	8	24
North Nampa	207	155	202	255	204	105	19	17	11	40	24	57	53
Southeast Nampa	408	277	217	216	277	200	30	52	18	6	8	17	34
West Nampa	513	641	603	587	758	685	155	76	20	45	29	95	143
Nampa Area Subtotal	1286	1500	1123	1104	1322	1009	210	154	52	95	72	177	255
Central Caldwell	27	114	65	83	75	23	21	0	1	2	1	6	4
Downtown Caldwell	1	-3	-4	-2	-1	1	0	-2	-2	-1	0	-1	-4
Northeast Caldwell	76	181	290	272	480	541	202	172	128	61	19	104	157
South Caldwell	332	260	251	247	368	529	347	225	113	42	17	88	143
West Caldwell	93	78	42	27	75	111	28	5	1	-1	2	1	8
Caldwell Area Subtotal	529	630	644	627	997	1205	598	400	241	103	39	198	308
Greenleaf	4	1	2	6	3	1	6	0	0	1	0	0	2
Melba	20	5	6	2	12	11	3	3	0	3	0	1	0
Middleton	59	155	124	96	179	183	55	86	30	30	26	79	148
Notus	7	7	4	12	8	10	13	1	2	1	0	0	0
Parma	12	4	7	11	10	8	7	4	5	1	2	-1	5
Wilder	0	1	3	2	21	28	11	1	1	0	1	2	1
Other City Subtotal	102	173	146	129	233	241	95	95	38	36	29	81	156
Northeast Rural Canyon	62	56	66	45	136	112	46	18	13	8	5	17	44
Northwest Rural Canyon	15	9	30	18	34	35	17	6	6	1	1	3	3
South Rural	116	83	76	92	150	244	103	59	24	23	25	56	99
West Rural	39	49	36	54	94	97	44	20	8	9	9	11	21
Rural Area Subtotal	232	197	208	209	414	488	210	103	51	41	40	87	167
Total	2149	2500	2121	2069	2966	2943	1113	752	382	275	180	543	886

Table 14: New Multi-Family Residential Units by Type by Demographic Area, Canyon County

Multi-Family Residential Units													
Demographic Area	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Downtown Nampa	2	0	4	4	0	0	0	0	0	2	0	0	0
East Nampa	0	48	30	20	9	125	17	1	2	3	3	39	0
North Nampa	60	16	54	0	0	0	0	24	0	8	68	57	100
Southeast Nampa	44	58	94	250	13	42	8	1	0	0	0	0	0
West Nampa	25	18	39	104	58	49	76	0	0	3	76	120	0
Nampa Area Subtotal	131	140	221	378	80	216	101	26	2	16	147	216	100
Central Caldwell	2	26	11	2	11	0	55	0	2	0	0	8	0
Downtown Caldwell	0	0	0	2	0	0	0	0	0	48	0	3	0
Northeast Caldwell	0	0	19	0	10	0	235	8	0	1	0	5	0
South Caldwell	0	48	0	0	0	0	14	2	0	0	0	0	0
West Caldwell	0	4	3	6	2	0	0	0	0	0	0	0	0
Caldwell Area Subtotal	2	78	33	10	23	0	304	10	2	49	0	16	0
Greenleaf	0	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	0
Middleton	0	0	0	34	2	0	34	0	0	0	0	0	0
Notus	0	0	0	0	0	0	0	0	0	0	0	0	0
Parma	0	0	0	0	0	0	2	0	0	0	0	1	0
Wilder	0	0	0	0	0	0	0	0	0	0	0	0	0
Other City Subtotal	0	0	0	34	2	0	36	0	0	0	0	1	0
Northeast Rural Canyon	0	0	0	0	0	0	0	0	0	0	0	0	0
Northwest Rural Canyon	0	0	0	0	0	0	0	0	0	0	0	1	0
South Rural	0	0	0	0	0	0	0	0	0	0	0	1	0
West Rural	0	0	0	0	0	0	0	0	0	0	0	0	0
Rural Area Subtotal	0	0	0	0	0	0	0	0	0	0	0	2	0
Total	133	218	254	422	105	216	441	36	4	65	147	235	100

Table 15: New Manufactured/Mobile Home Residential Units by Type by Demographic Area, Canyon County

Manufactured / Mobile Residential Units													
Demographic Area	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Downtown Nampa	1	1	-1	0	3	0	1	0	1	0	0	0	0
East Nampa	40	25	5	21	15	13	21	13	11	12	5	0	1
North Nampa	3	17	4	3	2	2	1	2	4	0	0	0	2
Southeast Nampa	4	4	4	3	1	1	3	2	1	0	0	0	0
West Nampa	20	20	15	11	13	9	4	3	8	4	1	0	2
Nampa Area Subtotal	68	67	27	38	34	25	30	20	25	16	6	0	5
Central Caldwell	3	1	9	2	3	4	-1	0	0	1	2	0	1
Downtown Caldwell	2	0	0	0	3	0	0	0	0	1	1	0	4
Northeast Caldwell	51	27	12	20	25	20	31	6	12	22	24	0	18
South Caldwell	6	6	4	1	0	2	1	3	1	0	0	0	3
West Caldwell	3	7	1	1	3	2	3	0	2	0	0	0	0
Caldwell Area Subtotal	65	41	26	24	34	28	34	9	15	24	27	0	26
Greenleaf	4	0	1	1	3	0	0	0	0	0	0	0	0
Melba	2	1	0	0	1	0	0	0	1	1	0	0	2
Middleton	5	3	4	4	6	1	2	2	0	0	0	0	1
Notus	0	1	0	1	0	0	3	0	0	0	0	0	0
Parma	2	3	8	2	2	5	6	4	3	1	2	0	3
Wilder	1	1	2	1	1	0	0	0	0	0	0	0	0
Other City Subtotal	14	9	15	9	13	6	11	6	4	2	2	0	6
Northeast Rural Canyon	18	14	14	11	8	8	9	6	1	1	0	0	2
Northwest Rural Canyon	29	11	12	16	11	19	15	7	11	3	1	0	6
South Rural	21	17	11	10	15	12	20	13	7	1	0	0	7
West Rural	22	25	13	17	26	26	14	5	11	2	0	0	4
Rural Area Subtotal	90	67	50	54	60	65	58	31	30	7	1	0	19
Total	237	184	118	125	141	124	133	66	74	49	36	0	56