



COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

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2019 Development Monitoring Report

March 2020

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2019 Development Monitoring Report For Ada and Canyon Counties

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Introduction

The *2019 Development Monitoring Report* provides an overview of development trends within Ada and Canyon Counties, Idaho. It is used for tracking growth, providing inputs to the regional travel demand forecast model, and planning for future development. 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 sources of data for this report were building permits collected from land use agencies within Ada and Canyon Counties. The figures and tables found in this report provide data on new construction in 2019. Construction permits are categorized and mapped, by type, including:

- **Single-Family Residential:** free-standing residential building, intended for one household.
- **Multi-Family Residential:** multiple separate housing units for residential inhabitants contained within one building or several buildings within one complex.
- **Manufactured/Mobile Home Residential:** homes built entirely in a factory and transported to the site and installed.
- **Non-Residential:** all other units which are not intended for long-term residential use, including agricultural buildings, manufacturing or industrial buildings, retail buildings, office buildings, and public or quasi-public buildings. This includes group quarters where people live or stay in a group living arrangement that is owned or managed by an entity or organization. Examples of group quarters include correctional facilities, nursing homes, and university student housing.

In this report, building permit data are organized according to the following geographies:

- **City Limits:** 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.
- **Areas of Impact:** specific, agreed-upon areas, outside of a city's legal boundaries, for future annexation and expansion.
- **Demographic Areas:** collections of Transportation Analysis Zones (TAZs) that roughly follow city boundaries. A TAZ is a special area delineated by state and/or local transportation officials for tabulating traffic-related data. Although city limit boundaries are continuously expanding, demographic areas and TAZ boundaries are relatively static, often changing only once a decade, and therefore provide a good geographic area by which to analyze growth trends within a constant boundary over a range of time.

This *2019 Development Monitoring Report*, previous years' reports, and other development-related data are available on the COMPASS website at:

<http://www.compassidaho.org/prodserv/gtism-devmonitoring.htm>.

Any questions or concerns regarding the report may be directed to Carl Miller at (208) 475-2239, or info@compassidaho.org. Custom data analysis for specific areas is available upon request.

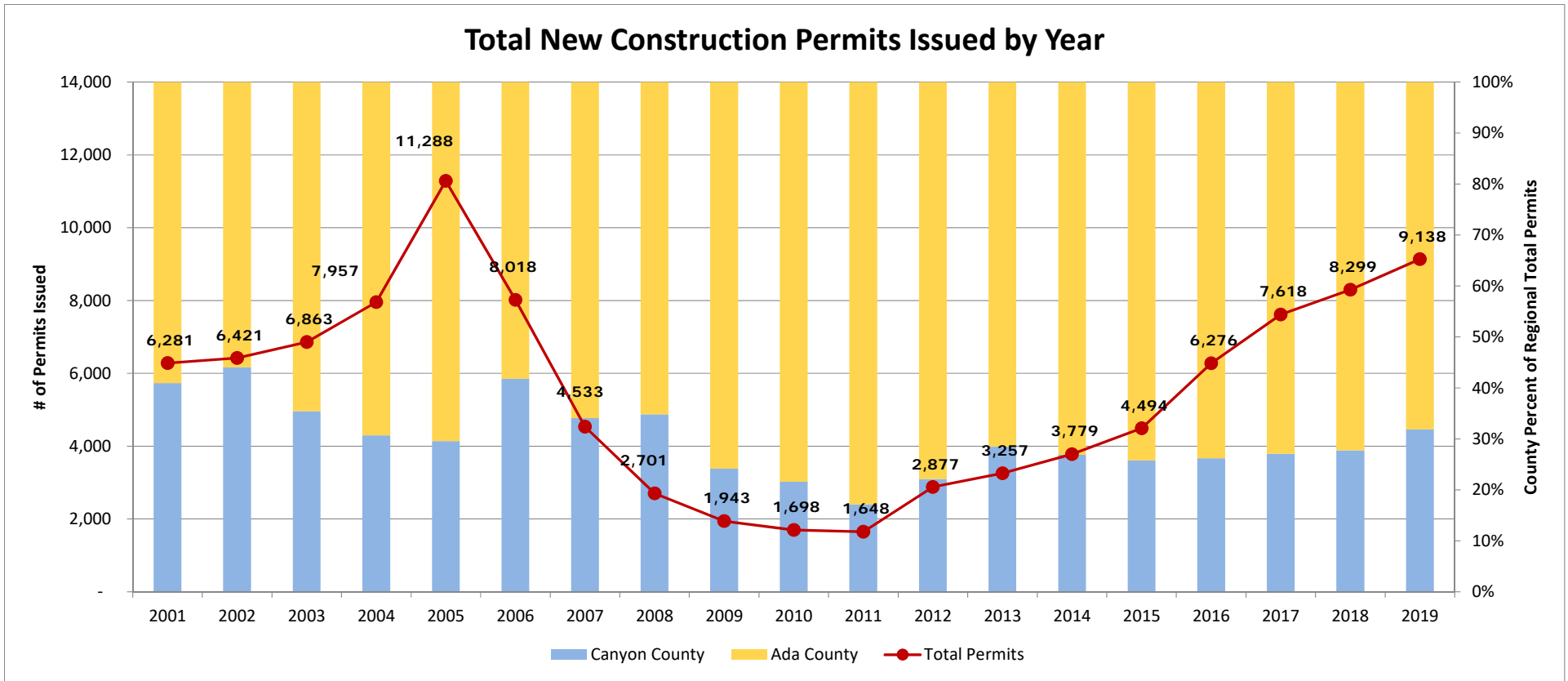


Figure 1: Total New Construction Permits, 2001 - 2019

Table 1: Total New Building Permits, 2010 - 2019

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Ada County	1,331	1,366	2,240	2,329	2,764	3,335	4,632	5,555	5,996	6,224
Canyon County	367	282	637	928	1,015	1,159	1,644	2,063	2,303	2,914
Ada County %	78%	83%	78%	72%	73%	74%	74%	73%	72%	68%
Canyon County %	22%	17%	22%	28%	27%	26%	26%	27%	28%	32%
Total Permits	1,698	1,648	2,877	3,257	3,779	4,494	6,276	7,618	8,299	9,138

Table 2: New Residential Units by City Limits, 2010 - 2019

City	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Boise	345	573	776	717	2,024	1,380	1,450	1,076	1,190	1,785
Caldwell	175	64	211	302	291	348	505	445	600	791
Eagle	105	140	225	310	572	465	493	732	681	900
Garden City	6	1	26	41	51	38	171	72	100	34
Greenleaf	1	0	0	0	0	0	0	0	2	3
Kuna	92	56	103	137	115	223	326	463	628	721
Melba	0	0	0	1	0	0	0	0	4	0
Meridian	506	521	1,041	1,295	1,372	1,471	1,662	2,277	3,125	2,931
Middleton	28	20	77	148	131	114	111	186	154	189
Nampa	134	220	417	403	386	416	887	799	996	1,738
Notus	0	0	0	0	0	0	0	0	1	0
Parma	2	3	-1	6	2	3	1	5	5	0
Star	38	49	143	231	200	208	245	333	271	314
Wilder	0	0	0	1	0	12	17	19	14	1
Unincorporated Ada	162	180	199	208	322	363	466	639	434	526
Unincorporated Canyon	49	57	74	159	191	223	249	340	338	362
Ada County Subtotal	1,254	1,521	2,513	2,939	4,656	4,148	4,813	5,592	6,429	7,211
Canyon County Subtotal	389	363	778	1,020	1,001	1,116	1,770	1,794	2,114	3,084
Total New Residential Units	1,643	1,884	3,291	3,959	5,657	5,264	6,583	7,386	8,543	10,295
Percent Multi & Manufactured	9%	26%	24%	20%	44%	23%	28%	25%	29%	32%

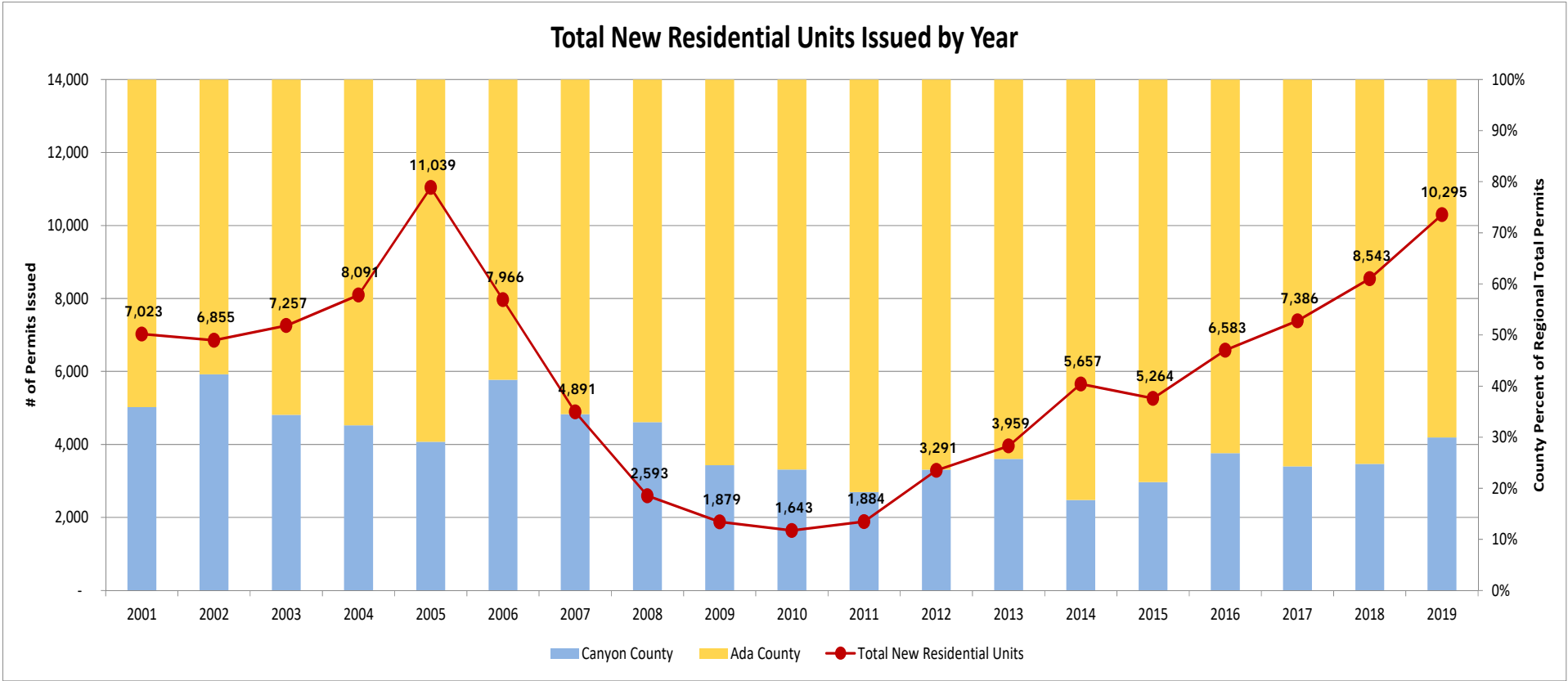


Figure 2: Total New Residential Units, 2001 - 2019

Table 3: Total New Residential Units by City Limits as a Percentage of Regional Total, 2010 - 2019

City	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Boise	21.0%	30.4%	23.6%	18.1%	35.8%	26.2%	22.0%	14.6%	13.9%	17.3%
Caldwell	10.7%	3.4%	6.4%	7.6%	5.1%	6.6%	7.7%	6.0%	7.0%	7.7%
Eagle	6.4%	7.4%	6.8%	7.8%	10.1%	8.8%	7.5%	9.9%	8.0%	8.7%
Garden City	0.4%	0.1%	0.8%	1.0%	0.9%	0.7%	2.6%	1.0%	1.2%	0.3%
Greenleaf	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%
Kuna	5.6%	3.0%	3.1%	3.5%	2.0%	4.2%	5.0%	6.3%	7.4%	7.0%
Melba	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Meridian	30.8%	27.7%	31.6%	32.7%	24.3%	27.9%	25.2%	30.8%	36.6%	28.5%
Middleton	1.7%	1.1%	2.3%	3.7%	2.3%	2.2%	1.7%	2.5%	1.8%	1.8%
Nampa	8.2%	11.7%	12.7%	10.2%	6.8%	7.9%	13.5%	10.8%	11.7%	16.9%
Notus	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Parma	0.1%	0.2%	0.0%	0.2%	0.0%	0.1%	0.0%	0.1%	0.1%	0.0%
Star	2.3%	2.6%	4.3%	5.8%	3.5%	4.0%	3.7%	4.5%	3.2%	3.1%
Wilder	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.3%	0.3%	0.2%	0.0%
Unincorporated Ada	9.9%	9.6%	6.0%	5.3%	5.7%	6.9%	7.1%	8.7%	5.1%	5.1%
Unincorporated Canyon	3.0%	3.0%	2.2%	4.0%	3.4%	4.2%	3.8%	4.6%	4.0%	3.5%
Ada County Subtotal	76.3%	80.7%	76.4%	74.2%	82.3%	78.8%	73.1%	75.7%	75.3%	70.0%
Canyon County Subtotal	23.7%	19.3%	23.6%	25.8%	17.7%	21.2%	26.9%	24.3%	24.7%	30.0%
Total New Residential Units	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, 2010 - 2019

City	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Boise	23	30	32	70	73	40	84	92	61	73
Caldwell	8	5	10	13	20	24	25	48	31	31
Eagle	3	5	8	2	6	11	21	10	4	15
Garden City	5	4	2	10	5	11	9	4	3	6
Greenleaf	1	0	0	0	0	0	0	0	1	0
Kuna	4	0	1	1	5	2	14	9	11	9
Melba	3	0	0	0	0	1	0	0	1	0
Meridian	31	24	84	42	76	59	51	61	97	63
Middleton	0	0	0	3	4	1	1	3	4	10
Nampa	14	13	12	17	37	23	50	40	53	31
Notus	0	0	0	1	0	0	0	0	0	0
Parma	2	1	4	0	0	2	0	5	0	1
Star	0	0	1	0	0	2	4	2	7	5
Wilder	0	3	0	0	0	0	1	0	0	0
Unincorporated Ada	0	3	0	2	7	63	17	7	8	4
Unincorporated Canyon	7	3	11	8	17	9	11	35	22	20
Ada County Subtotal	66	66	128	127	172	188	200	185	191	175
Canyon County Subtotal	35	25	37	42	78	60	88	131	112	93
Total New Non-Residential Permits	101	91	165	169	250	248	288	316	303	268

Table 5: New Non-Residential Permits Issued by City Limits as a Percentage of Regional Total, 2010 - 2019

City	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Boise	22.8%	33.0%	19.4%	41.4%	29.2%	16.1%	29.2%	29.1%	20.1%	27.2%
Caldwell	7.9%	5.5%	6.1%	7.7%	8.0%	9.7%	8.7%	15.2%	10.2%	11.6%
Eagle	3.0%	5.5%	4.8%	1.2%	2.4%	4.4%	7.3%	3.2%	1.3%	5.6%
Garden City	5.0%	4.4%	1.2%	5.9%	2.0%	4.4%	3.1%	1.3%	1.0%	2.2%
Greenleaf	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.3%	0.0%
Kuna	4.0%	0.0%	0.6%	0.6%	2.0%	0.8%	4.9%	2.8%	3.6%	3.4%
Melba	3.0%	0.0%	0.0%	0.0%	0.0%	0.4%	0.0%	0.0%	0.3%	0.0%
Meridian	30.7%	26.4%	50.9%	24.9%	30.4%	23.8%	17.7%	19.3%	32.0%	23.5%
Middleton	0.0%	0.0%	0.0%	1.8%	1.6%	0.4%	0.3%	0.9%	1.3%	3.7%
Nampa	13.9%	14.3%	7.3%	10.1%	14.8%	9.3%	17.4%	12.7%	17.5%	11.6%
Notus	0.0%	0.0%	0.0%	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Parma	2.0%	1.1%	2.4%	0.0%	0.0%	0.8%	0.0%	1.6%	0.0%	0.4%
Star	0.0%	0.0%	0.6%	0.0%	0.0%	0.8%	1.4%	0.6%	2.3%	1.9%
Wilder	0.0%	3.3%	0.0%	0.0%	0.0%	0.0%	0.3%	0.0%	0.0%	0.0%
Unincorporated Ada	0.0%	3.3%	0.0%	1.2%	2.8%	25.4%	5.9%	2.2%	2.6%	1.5%
Unincorporated Canyon	6.9%	3.3%	6.7%	4.7%	6.8%	3.6%	3.8%	11.1%	7.3%	7.5%
Ada County Subtotal	65.3%	72.5%	77.6%	75.1%	68.8%	75.8%	69.4%	58.5%	63.0%	65.3%
Canyon County Subtotal	34.7%	27.5%	22.4%	24.9%	31.2%	24.2%	30.6%	41.5%	37.0%	34.7%
Total New Non-Residential Permits	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

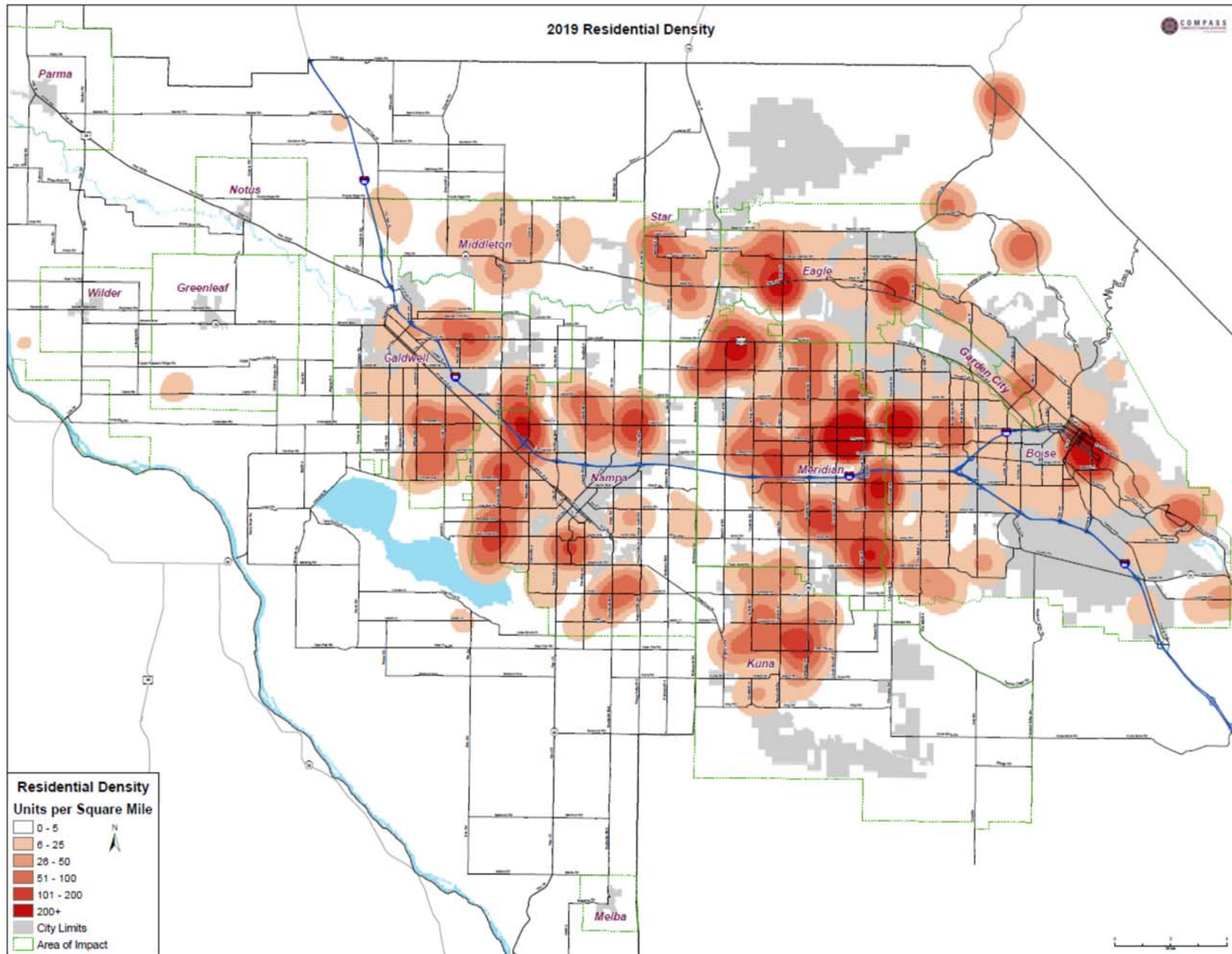


Figure 3: New Residential Units, Density per Square Mile, Ada and Canyon Counties, 2019

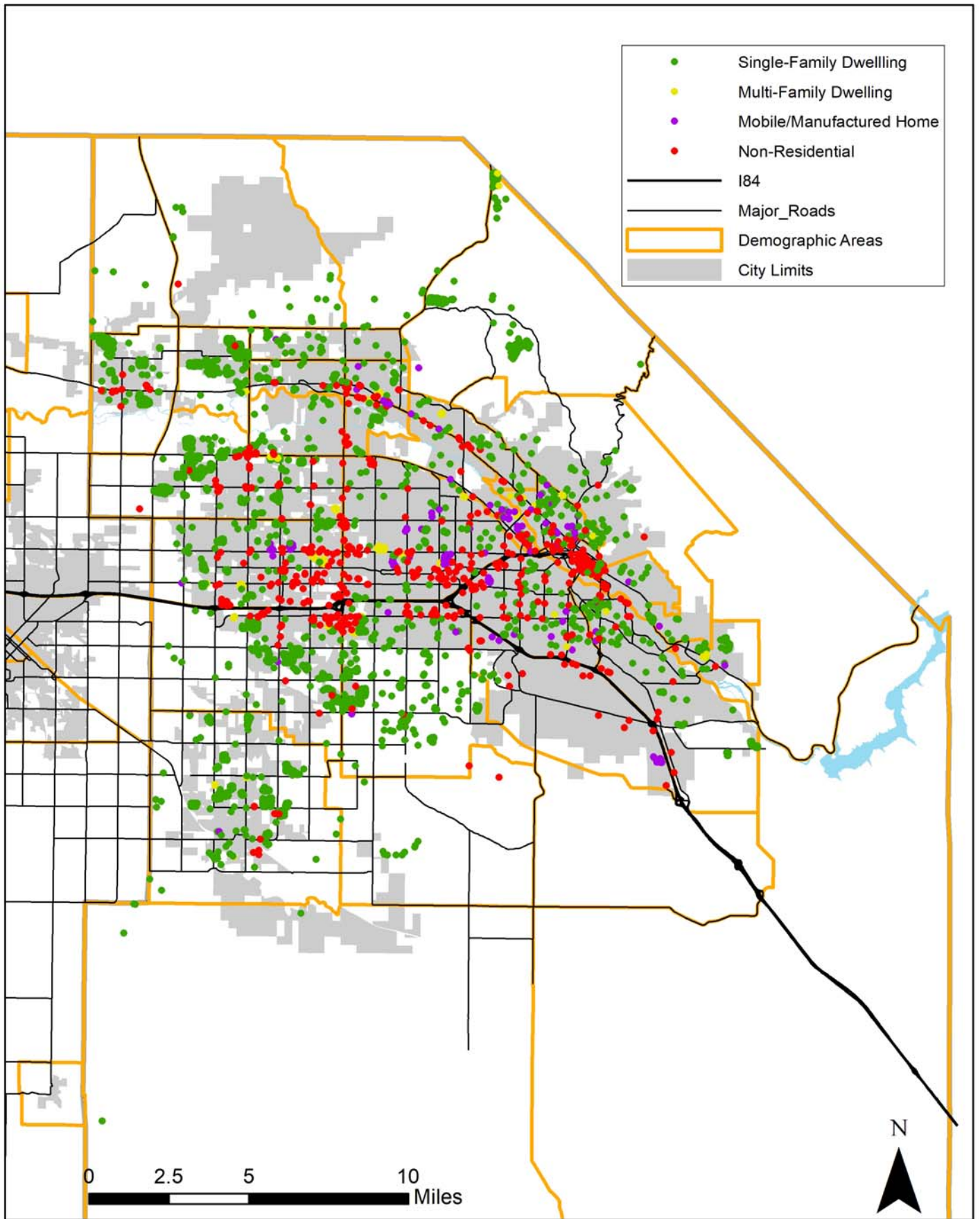


Figure 4: New Building Permits by Demographic Area, Ada County, 2019

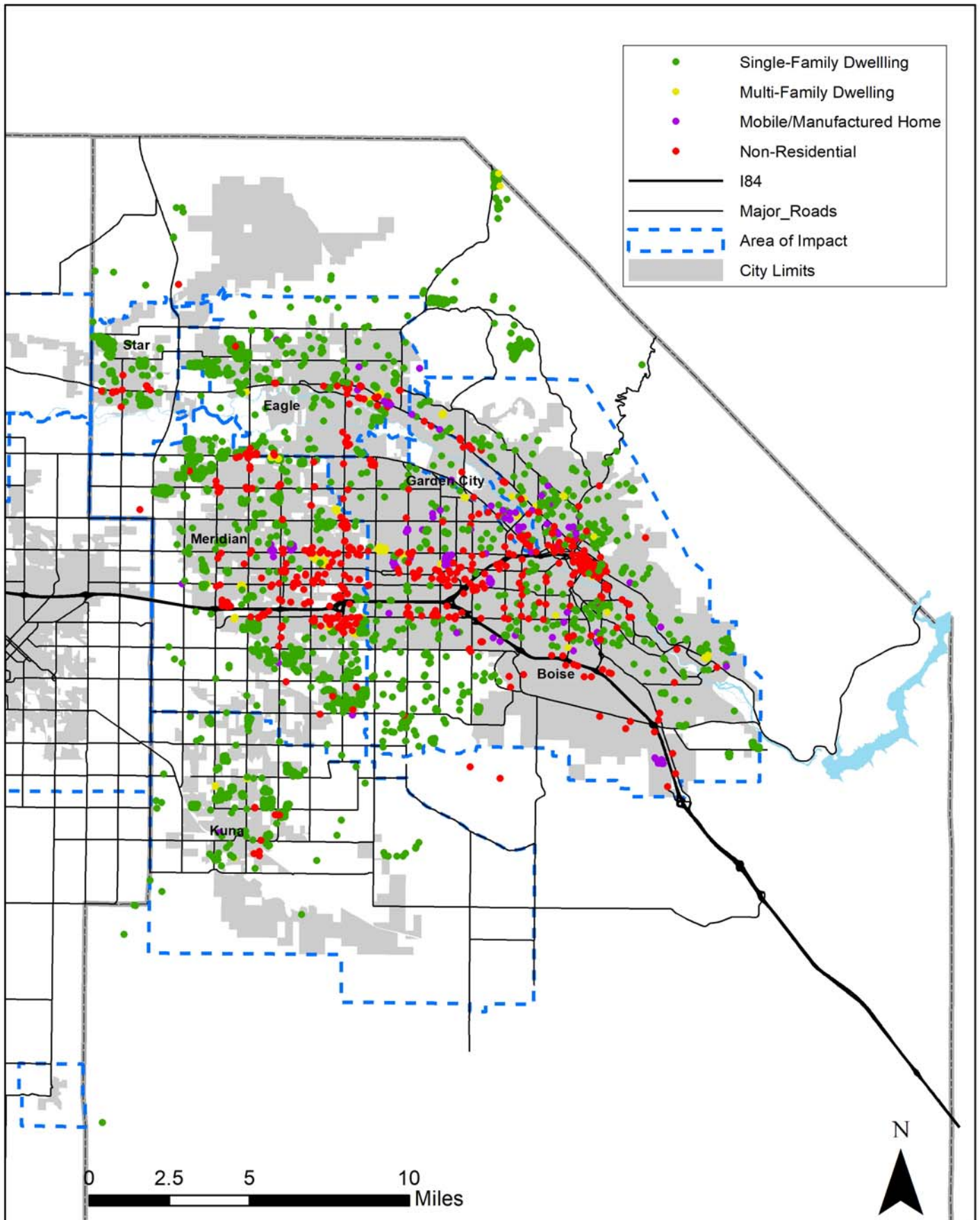


Figure 5: New Building Permits by Area of Impact, Ada County, 2019

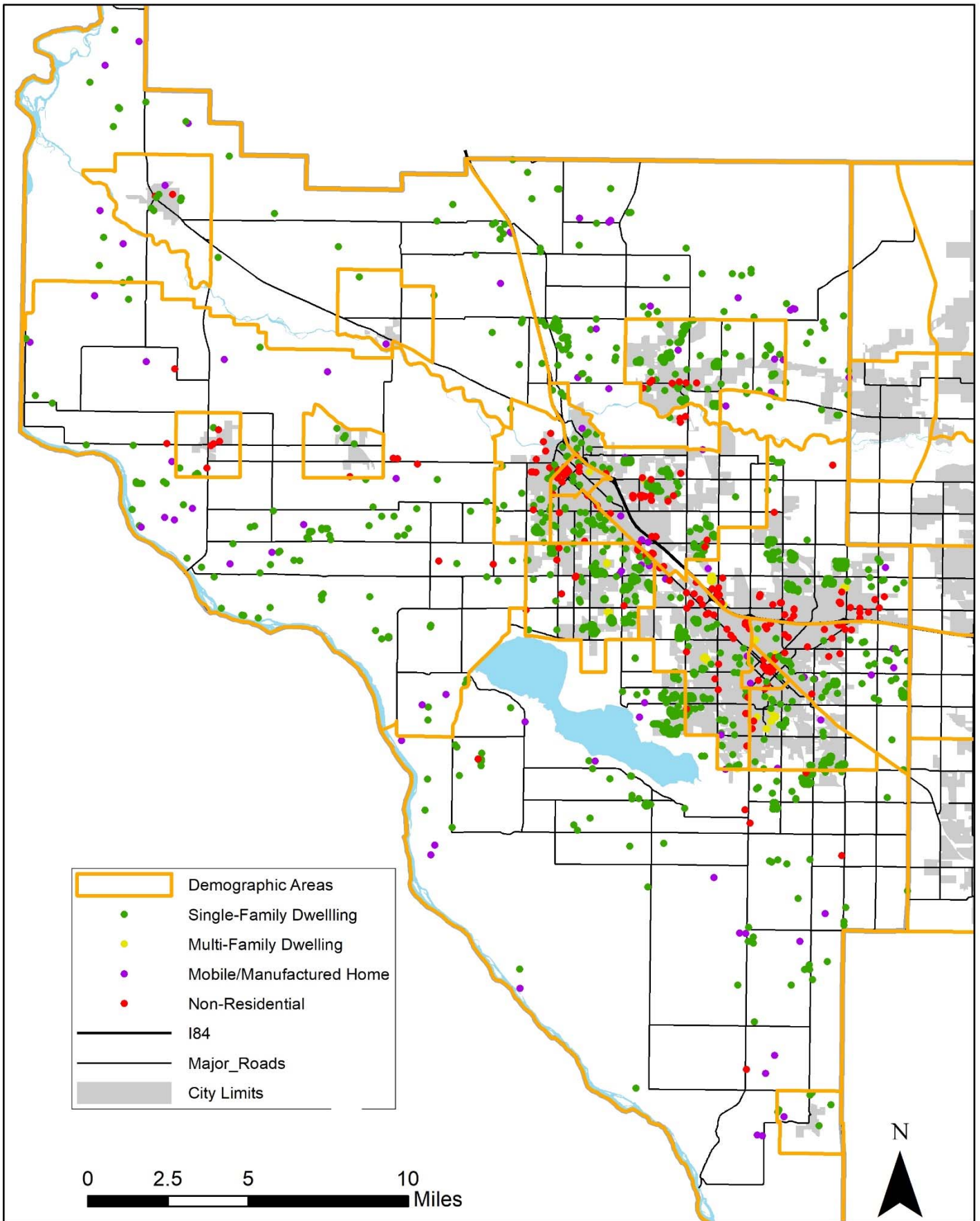


Figure 6: New Building Permits by Demographic Area, Canyon County, 2019

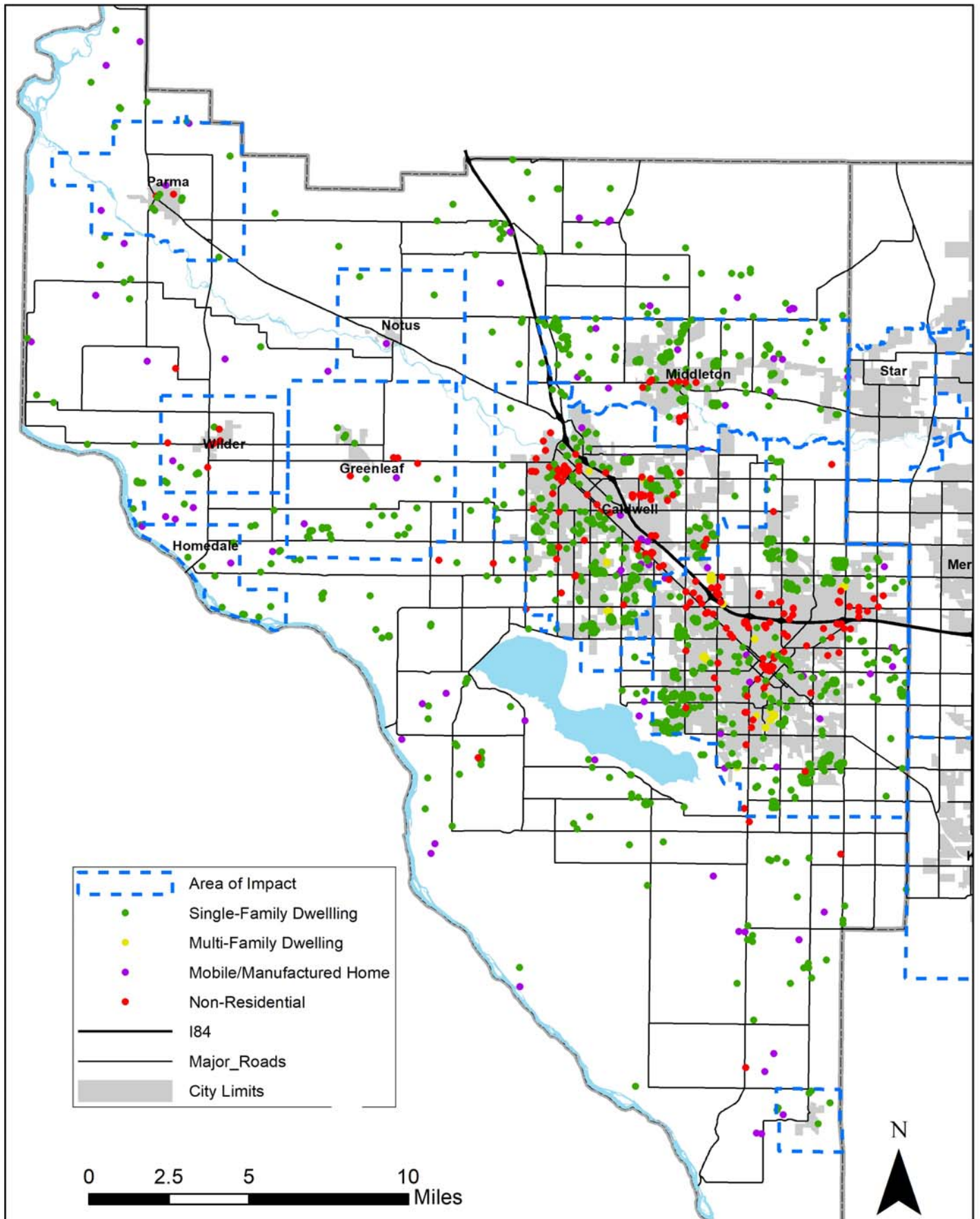


Figure 7: New Building Permits by Area of Impact, Canyon County, 2019

Table 6: New Residential Units by Type by City Limits, Ada County, 2010 - 2019¹

Single-Family Residential Units

CITY	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Boise	323	327	483	493	396	619	470	556	599	583
Eagle	103	139	224	289	395	446	489	658	656	433
Garden City	9	8	27	38	33	31	28	31	34	6
Kuna	92	56	103	136	114	221	314	357	532	659
Meridian	502	464	769	815	758	1,050	1,389	1,474	1,813	2,112
Star	38	50	143	228	199	208	209	331	271	314
Ada County Unincorporated	150	172	200	207	311	349	456	498	402	500
Ada County Total	1,217	1,216	1,949	2,206	2,206	2,924	3,355	3,905	4,307	4,607

Multi-Family Residential Units

CITY	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Boise	24	232	293	189	1,573	758	901	499	565	1,120
Eagle	0	0	1	17	96	16	4	66	32	460
Garden City	0	2	0	0	2	0	143	32	68	25
Kuna	0	0	0	0	0	0	0	104	96	56
Meridian	0	56	272	472	604	414	260	798	1,303	803
Star	0	0	0	2	0	0	37	0	0	0
Ada County Unincorporated	10	0	0	0	4	6	0	122	24	4
Ada County Total	34	290	566	680	2,279	1,194	1,345	1,621	2,088	2,468

Manufactured / Mobile Residential Units

CITY	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Boise	-2	14	0	17	27	20	38	44	26	69
Eagle	2	1	0	2	82	1	3	-2	-7	-8
Garden City	-3	-9	-1	-4	2	-7	-6	-18	-2	-5
Kuna	0	0	0	0	2	1	0	0	0	-1
Meridian	4	1	0	5	7	2	2	6	9	13
Star	0	0	0	0	0	0	0	1	0	0
Ada County Unincorporated	2	8	-1	0	-1	1	6	8	8	3
Ada County Total	3	15	-2	20	119	18	43	39	34	71

¹ Negative numbers represent residential unit demolitions.

Table 7: New Residential Units by Type by City Limits, Canyon County, 2010 – 2019²

Single-Family Residential Units										
CITY	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Caldwell	102	37	195	290	268	336	479	376	487	630
Greenleaf	1	0	0	0	0	0	0	0	2	2
Melba	0	0	0	0	0	0	0	1	4	0
Middleton	28	20	77	148	131	113	111	186	154	189
Nampa	103	67	201	297	293	380	419	528	710	1,062
Notus	0	0	0	0	0	0	0	2	1	0
Parma	1	1	-2	4	2	3	0	2	4	-4
Star	0	-1	0	-2	0	0	0	0	0	0
Wilder	0	0	0	1	0	11	17	19	8	1
Unincorporated Canyon County	40	56	72	146	179	198	245	314	297	338
Canyon County Total	275	180	543	884	873	1,041	1,271	1,428	1,667	2,218

Multi-Family Residential Units										
CITY	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Caldwell	49	0	16	0	12	0	4	47	108	144
Greenleaf	0	0	0	0	0	0	0	0	0	0
Melba	0	0	0	0	0	0	0	0	0	0
Middleton	0	0	0	0	0	0	0	0	0	0
Nampa	16	147	216	100	73	26	456	263	277	663
Notus	0	0	0	0	0	0	0	0	0	0
Parma	0	0	1	0	0	0	0	0	0	0
Star	0	0	0	0	0	0	0	0	0	0
Wilder	0	0	0	0	0	0	0	0	6	0
Unincorporated Canyon County	0	0	2	0	0	0	0	0	0	0
Canyon County Total	65	147	235	100	85	26	460	310	391	807

Manufactured / Mobile Residential Units										
CITY	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Caldwell	24	27	0	22	20	1	16	9	5	14
Greenleaf	0	0	0	0	0	0	0	0	0	0
Melba	0	0	0	1	0	0	0	0	0	0
Middleton	0	0	0	0	0	0	0	0	0	0
Nampa	15	6	0	5	8	1	15	10	9	5
Notus	0	0	0	0	0	0	0	0	0	1
Parma	1	2	0	2	0	0	1	3	1	2
Star	0	0	0	0	0	0	0	0	0	0
Wilder	0	0	0	0	0	1	0	1	0	0
Unincorporated Canyon County	9	1	0	26	33	18	31	40	41	40
Canyon County Total	49	36	0	56	61	21	63	63	56	62

² Negative numbers represent residential unit demolitions.

Table 8: New Residential Units by Type by Area of Impact, Ada County, 2010 - 2019³

Single-Family Residential Units

Area of Impact	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Boise	444	441	641	632	616	842	470	865	774	743
Eagle	106	138	228	290	398	460	489	663	666	431
Garden City	9	8	27	38	33	29	28	31	34	6
Kuna	43	25	81	90	92	137	314	387	547	673
Meridian	507	469	777	827	768	1,051	1,389	1,494	1,845	2,116
Star	38	53	144	230	200	209	209	336	272	315
Outside Area of Impact	70	82	51	99	99	196	456	129	169	323
Ada County Total	1,217	1,216	1,949	2,206	2,206	2,924	3,355	3,905	4,307	4,607

Multi-Family Residential Units

Area of Impact	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Boise	34	232	293	217	1,577	764	901	594	587	1,122
Eagle	0	0	1	17	96	16	4	68	32	460
Garden City	0	2	0	0	2	0	143	32	68	25
Kuna	0	0	0	0	0	0	12	104	96	56
Meridian	0	56	272	472	604	414	260	823	1,305	803
Star	0	0	0	2	0	0	37	0	0	0
Outside Area of Impact	0	0	0	0	0	0	0	0	0	2
Ada County Total	34	290	566	708	2,279	1,194	1,357	1,621	2,088	2,468

Manufactured / Mobile Residential Units

Area of Impact	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Boise	-1	18	-1	16	26	20	38	44	28	69
Eagle	2	1	0	3	82	1	3	1	-6	-8
Garden City	-3	-9	-1	-4	2	-7	-6	-18	-2	-5
Kuna	0	0	0	0	2	1	0	4	3	0
Meridian	4	4	0	5	7	2	2	7	9	14
Star	0	0	0	1	0	0	0	1	0	0
Outside Area of Impact	1	1	0	-1	0	1	6	0	2	1
Ada County Total	3	15	-2	20	119	18	43	39	34	71

³ Negative numbers represent residential unit demolitions.

Table 9: New Residential Units by Type by Area of Impact, Canyon County, 2010 - 2019

Single-Family Residential Units										
Area of Impact	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Caldwell	100	35	185	277	224	347	479	396	499	643
Greenleaf	3	1	1	4	5	7	0	14	20	23
Homedale	0	0	0	6	5	4	0	15	16	0
Melba	3	0	1	0	0	0	0	7	5	6
Middleton	35	28	87	165	165	138	111	246	206	262
Nampa	109	89	217	326	327	382	419	584	781	1,126
Notus	1	0	0	0	1	2	0	6	1	2
Parma	1	2	0	5	4	4	0	4	5	0
Star	0	0	0	0	0	0	0	0	0	0
Wilder	0	1	1	2	1	11	17	28	13	7
Outside Area of Impact	23	24	49	101	141	146	245	128	121	149
Canyon County Total	275	180	541	886	873	1,041	1,271	1,428	1,667	2,218

Multi-Family Residential Units										
Area of Impact	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Caldwell	49	0	16	0	12	0	4	47	108	144
Greenleaf	0	0	0	0	0	0	0	0	0	0
Homedale	0	0	0	0	0	0	0	0	0	0
Melba	0	0	0	0	0	0	0	0	0	0
Middleton	0	0	0	0	0	0	0	0	0	0
Nampa	16	147	217	100	73	26	456	263	277	663
Notus	0	0	0	0	0	0	0	0	0	0
Parma	0	0	1	0	0	0	0	0	0	0
Star	0	0	0	0	0	0	0	0	0	0
Wilder	0	0	0	0	0	0	0	0	6	0
Outside Area of Impact	0	0	1	0	0	0	0	0	0	0
Canyon County Total	65	147	235	100	85	26	460	310	391	807

Manufactured / Mobile Residential Units										
Area of Impact	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Caldwell	24	27	0	26	22	3	16	12	9	16
Greenleaf	0	0	0	0	3	0	0	5	3	1
Homedale	0	0	0	0	1	1	0	0	2	0
Melba	1	0	0	2	0	1	0	1	0	0
Middleton	0	0	0	2	5	4	0	3	4	1
Nampa	16	6	0	6	14	2	15	16	14	10
Notus	0	0	0	0	0	0	0	1	0	1
Parma	1	2	0	4	0	0	1	3	1	3
Star	0	0	0	0	0	0	0	0	0	0
Wilder	0	0	0	0	1	1	0	1	1	1
Outside Area of Impact	7	1	0	16	15	9	31	21	22	29
Canyon County Total	49	36	0	56	61	21	63	63	56	62

Table 10: New Single-Family Residential Units by Type by Demographic Area, Ada County, 2010 - 2019⁴

Demographic Area	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Airport	0	0	0	0	-2	-2	-2	0	-1	-1
Central Bench	18	6	9	28	12	31	15	11	53	52
Downtown Boise	-3	-4	-3	-3	-5	-6	0	-1	0	-9
East End	2	2	3	8	2	13	4	13	5	4
Boise Foothills	13	25	27	32	54	41	33	41	71	86
North End	15	6	6	21	23	13	4	30	32	36
Boise Northwest	46	33	52	38	50	61	98	75	96	23
Southeast Boise	45	64	112	117	101	87	47	73	83	100
Southeast-Barber Valley	55	100	151	167	89	188	116	115	183	110
Southwest Boise	166	149	198	162	254	327	485	543	560	674
West Bench	138	88	134	111	82	131	101	122	70	146
Boise Area Subtotal	495	469	689	681	660	884	901	1,022	1,152	1,221
Center Meridian	38	50	89	91	66	95	179	148	284	334
North Meridian	328	292	456	483	446	550	717	739	755	842
South Meridian	90	99	184	204	200	336	377	379	421	461
Meridian Area Subtotal	456	441	729	778	712	981	1,273	1,266	1,460	1,637
Eagle/Star	3	25	54	87	126	131	192	298	356	262
Eagle-Central	4	0	6	3	3	2	18	46	106	34
Eagle-Floating Feather	17	30	47	63	53	58	50	64	9	16
Eagle-Island	36	39	45	67	53	53	37	25	57	39
Eagle-South River	30	29	42	34	140	184	173	180	77	19
Eagle-State Corridor	16	16	33	32	22	24	19	46	51	62
Eagle Area Subtotal	106	139	227	286	397	452	489	659	656	432
Garden City	9	8	27	38	33	29	28	31	34	6
Kuna	93	58	104	137	116	230	315	373	538	669
Star	38	52	144	221	178	187	191	294	267	315
Other City Subtotal	140	118	275	396	327	446	534	698	839	990
Blacks Creek Rural	0	0	0	0	0	0	0	0	0	0
East Foothills	0	0	1	1	0	4	1	1	2	3
Foothills Rural	16	45	26	40	71	113	118	192	167	300
Northwest Rural	2	1	0	12	24	29	22	44	5	3
Southeast Rural	0	0	0	0	0	0	1	-1	1	0
Southwest Rural	1	1	1	2	6	6	7	13	5	2
West Foothills	1	2	0	6	3	5	8	10	16	14
Ten Mile Creek Rural	0	0	1	4	0	3	1	1	4	5
Rural Area Subtotal	20	49	29	65	104	160	158	260	200	327
Total	1,217	1,216	1,949	2,206	2,200	2,923	3,355	3,905	4,307	4,607

⁴ Negative numbers represent residential unit demolitions.

Table 11: New Multi-Family Residential Units by Type by Demographic Area, Ada County, 2010 - 2019

Demographic Area	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Airport	0	0	0	0	0	0	0	0	0	0
Central Bench	5	0	26	26	544	0	6	2	264	4
Downtown Boise	0	56	0	28	2	54	232	130	226	315
East End	0	0	0	8	0	28	0	21	0	237
Boise Foothills	0	0	0	0	0	0	12	2	0	8
North End	0	0	-2	2	0	0	2	0	0	32
Boise Northwest	1	0	0	0	2	126	239	52	2	42
Southeast Boise	0	0	3	13	302	299	221	98	2	2
Southeast-Barber Valley	0	0	0	0	333	0	74	29	49	27
Southwest Boise	10	0	202	84	122	6	4	202	88	178
West Bench	18	176	192	160	352	251	111	219	280	453
Boise Area Subtotal	34	232	421	321	1,657	764	901	755	911	1,298
Center Meridian	0	8	144	34	168	132	138	318	488	492
North Meridian	0	0	0	36	96	92	122	280	157	86
South Meridian	0	48	0	298	260	190	0	64	336	49
Meridian Area Subtotal	0	56	144	368	524	414	260	662	981	627
Eagle/Star	0	0	0	0	0	0	0	0	0	307
Eagle-Central	0	0	1	0	0	0	4	48	0	133
Eagle-Floating Feather	0	0	0	0	0	0	0	0	0	0
Eagle-Island	0	0	0	0	0	0	0	18	32	20
Eagle-South River	0	0	0	0	0	0	0	0	0	0
Eagle-State Corridor	0	0	0	17	96	16	0	0	0	0
Eagle Area Subtotal	0	0	1	17	96	16	4	66	32	460
Garden City	0	2	0	0	2	0	143	32	68	25
Kuna	0	0	0	0	0	0	12	104	96	56
Star	0	0	0	2	0	0	37	0	0	0
Other City Subtotal	0	2	0	2	2	0	192	136	164	81
Blacks Creek Rural	0	0	0	0	0	0	0	0	0	0
East Foothills	0	0	0	0	0	0	0	2	0	0
Foothills Rural	0	0	0	0	0	0	0	0	0	2
Northwest Rural	0	0	0	0	0	0	0	0	0	0
Southeast Rural	0	0	0	0	0	0	0	0	0	0
Southwest Rural	0	0	0	0	0	0	0	0	0	0
West Foothills	0	0	0	0	0	0	0	0	0	0
Ten Mile Creek Rural	0	0	0	0	0	0	0	0	0	0
Rural Area Subtotal	0	0	0	0	0	0	0	2	0	2
Total	34	290	566	708	2,279	1,194	1,357	1,621	2,088	2,468

Table 12: New Manufactured/Mobile Home Residential Units by Type by Demographic Area, Ada County, 2010 - 2019⁵

Demographic Area	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Airport	0	3	0	0	2	3	5	9	6	10
Central Bench	0	5	0	2	4	0	2	8	9	22
Downtown Boise	0	0	0	0	0	0	0	0	-3	0
East End	0	0	0	0	0	0	0	0	0	0
Boise Foothills	0	0	0	0	0	0	0	0	-1	0
North End	0	0	0	0	6	0	1	4	-4	1
Boise Northwest	0	0	0	0	0	2	1	-1	-1	-1
Southeast Boise	0	0	-1	0	0	0	0	1	0	1
Southeast-Barber Valley	0	1	0	0	1	0	0	1	1	0
Southwest Boise	0	0	0	0	0	0	0	2	0	0
West Bench	-1	8	0	14	13	15	29	20	21	37
Boise Area Subtotal	-1	17	-1	16	26	20	38	44	28	70
Center Meridian	2	2	0	5	6	2	3	6	6	12
North Meridian	2	0	0	0	0	0	0	0	0	0
South Meridian	0	2	0	0	1	0	0	1	3	1
Meridian Area Subtotal	4	4	0	5	7	2	3	7	9	13
Eagle/Star	0	0	0	0	0	0	0	0	1	0
Eagle-Central	2	2	0	3	2	1	3	-1	-6	-8
Eagle-Floating Feather	0	0	0	0	0	0	1	0	-1	0
Eagle-Island	0	0	0	0	80	0	0	0	0	0
Eagle-South River	0	0	0	0	0	0	0	1	0	0
Eagle-State Corridor	0	0	0	0	0	0	0	0	0	0
Eagle Area Subtotal	2	2	0	3	82	1	4	0	-6	-8
Garden City	-3	-9	-1	-4	2	-7	-6	-18	-2	-5
Kuna	0	1	0	0	3	2	2	2	3	0
Star	0	0	0	1	0	0	0	1	0	0
Other City Subtotal	-3	-8	-1	-3	5	-5	-4	-15	1	-5
Blacks Creek Rural	0	0	0	0	0	0	0	0	0	0
East Foothills	0	0	0	-1	0	0	0	0	0	0
Foothills Rural	0	0	0	0	0	0	0	0	0	0
Northwest Rural	0	0	0	0	-1	0	0	0	0	0
Southeast Rural	0	0	0	0	0	0	0	0	1	0
Southwest Rural	0	0	0	0	0	0	1	0	1	1
West Foothills	0	0	0	0	0	0	1	1	0	0
Ten Mile Creek Rural	1	0	0	0	0	0	0	2	0	0
Rural Area Subtotal	1	0	0	-1	-1	0	2	3	2	1
Total	3	15	-2	20	119	18	43	39	34	71

⁵ Negative numbers represent residential unit demolitions.

Table 13: New Single-Family Residential Units by Type by Demographic Area, Canyon County, 2010 - 2019⁶

Demographic Area	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Downtown Nampa	-1	0	0	1	0	-2	1	1	-1	0
East Nampa	5	11	8	24	18	12	14	23	24	65
North Nampa	40	24	57	53	53	63	66	100	187	365
Southeast Nampa	6	8	17	34	39	37	76	112	118	104
West Nampa	45	29	95	143	128	147	153	155	191	276
Nampa Area Subtotal	95	72	177	255	238	257	310	391	519	810
Central Caldwell	2	1	6	4	3	3	6	2	5	17
Downtown Caldwell	-1	0	-1	-4	-2	-3	1	-8	-5	0
Northeast Caldwell	61	19	104	157	112	190	191	195	174	290
South Caldwell	42	17	88	143	157	199	290	191	328	315
West Caldwell	-1	2	1	8	8	8	17	18	2	22
Caldwell Area Subtotal	103	39	198	308	278	397	505	398	504	644
Greenleaf	1	0	0	2	0	0	1	2	2	3
Melba	3	0	1	0	0	0	1	7	5	6
Middleton	30	26	79	148	149	121	121	194	169	213
Notus	1	0	0	0	1	0	2	5	1	1
Parma	1	2	-1	5	2	4	0	4	5	-3
Wilder	0	1	2	1	1	11	19	23	13	5
Other City Subtotal	36	29	81	156	153	136	144	235	195	225
Northeast Rural Canyon	8	5	17	44	47	60	67	84	53	70
Northwest Rural Canyon	1	1	3	3	8	8	0	17	21	27
South Rural	23	25	56	99	121	151	189	250	301	373
West Rural	9	9	11	21	18	32	56	53	74	69
Rural Area Subtotal	41	40	87	167	194	251	312	404	449	539
Total	275	180	543	886	863	1,041	1,271	1,428	1,667	2,218

⁶ Negative numbers represent residential unit demolitions.

Table 14: New Multi-Family Residential Units by Type by Demographic Area, Canyon County, 2010 - 2019⁷

Demographic Area	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Downtown Nampa	2	0	0	0	2	2	4	-2	54	0
East Nampa	3	3	39	0	58	0	290	5	18	18
North Nampa	8	68	57	100	16	0	96	0	72	434
Southeast Nampa	0	0	0	0	-6	24	0	124	72	149
West Nampa	3	76	120	0	3	0	66	136	61	62
Nampa Area Subtotal	16	147	216	100	73	26	456	263	277	663
Central Caldwell	0	0	8	0	8	0	2	-1	0	0
Downtown Caldwell	48	0	3	0	0	0	2	0	0	30
Northeast Caldwell	1	0	5	0	0	0	0	40	72	50
South Caldwell	0	0	0	0	4	0	0	8	32	64
West Caldwell	0	0	0	0	0	0	0	0	4	0
Caldwell Area Subtotal	49	0	16	0	12	0	4	47	108	144
Greenleaf	0	0	0	0	0	0	0	0	0	0
Melba	0	0	0	0	0	0	0	0	0	0
Middleton	0	0	0	0	0	0	0	0	0	0
Notus	0	0	0	0	0	0	0	0	0	0
Parma	0	0	1	0	0	0	0	0	0	0
Wilder	0	0	0	0	0	0	0	0	6	0
Other City Subtotal	0	0	1	0	0	0	0	0	6	0
Northeast Rural Canyon	0	0	0	0	0	0	0	0	0	0
Northwest Rural Canyon	0	0	1	0	0	0	0	0	0	0
South Rural	0	0	1	0	0	0	0	0	0	0
West Rural	0	0	0	0	0	0	0	0	0	0
Rural Area Subtotal	0	0	2	0	0	0	0	0	0	0
Total	65	147	235	100	85	26	460	310	391	807

⁷ Negative numbers represent residential unit demolitions.

Table 15: New Manufactured/ Mobile Home Residential Units by Type by Demographic Area, Canyon County, 2010 - 2019⁸

Manufactured / Mobile Residential Units										
Demographic Area	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Downtown Nampa	0	0	0	0	1	0	0	0	0	1
East Nampa	12	5	0	1	1	1	10	8	4	3
North Nampa	0	0	0	2	4	0	1	1	0	0
Southeast Nampa	0	0	0	0	0	0	0	1	2	1
West Nampa	4	1	0	2	8	0	8	5	6	4
Nampa Area Subtotal	16	6	0	5	14	1	19	15	12	9
Central Caldwell	1	2	0	1	0	0	3	1	1	2
Downtown Caldwell	1	1	0	4	2	0	0	0	0	0
Northeast Caldwell	22	24	0	18	14	1	9	5	2	7
South Caldwell	0	0	0	3	6	2	0	2	4	4
West Caldwell	0	0	0	0	-1	0	4	4	2	3
Caldwell Area Subtotal	24	27	0	26	21	3	16	12	9	16
Greenleaf	0	0	0	0	1	0	1	2	1	0
Melba	1	0	0	2	0	1	0	1	0	0
Middleton	0	0	0	1	0	1	2	2	1	3
Notus	0	0	0	0	0	0	0	0	0	1
Parma	1	2	0	3	0	0	1	3	1	2
Wilder	0	0	0	0	0	1	0	1	1	0
Other City Subtotal	2	2	0	6	1	3	4	9	4	6
Northeast Rural Canyon	1	0	0	2	7	2	10	6	4	6
Northwest Rural Canyon	3	1	0	6	7	2	0	6	4	3
South Rural	1	0	0	7	4	7	9	10	9	16
West Rural	2	0	0	4	7	3	5	5	14	6
Rural Area Subtotal	7	1	0	19	25	14	24	27	31	31
Total	49	36	0	56	61	21	63	63	56	62

⁸ Negative numbers represent residential unit demolitions.

Table 16: Residential Additions by City Limits, Ada County, 2017- 2019⁹

CITY	2017	2018	2019
Boise	60	162	89
Eagle	32	21	25
Garden City	6	4	9
Kuna	4	13	5
Meridian	44	34	45
Star	6	16	5
Unincorporated Ada County	29	33	61
Ada County Total	152	250	178

Table 17: Residential Additions by City Limits, Canyon County, 2017- 2019⁹

CITY	2017	2018	2019
Caldwell	63	33	61
Greenleaf	0	1	0
Melba	0	1	0
Middleton	5	3	2
Nampa	18	22	32
Notus	0	0	0
Parma	1	1	0
Star	0	0	0
Wilder	0	0	0
Unincorporated Canyon County	50	60	60
Canyon County Total	137	121	155

⁹ Additions refer to additional square footage to an existing single-family dwelling.