



COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

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2021 Development Monitoring Report

March 2022

Report No. 06-2022

2021 Development Monitoring Report For Ada and Canyon Counties

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Introduction

The *2021 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 buildings in 2021, in addition to historic data. Building 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, 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 a separate 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. The demographic area boundaries were updated for this report, replacing the previous 2008 demographic areas boundaries.

This *2021 Development Monitoring Report*, previous years' reports, and other development-related data are available on the COMPASS website at:

<http://www.compassidaho.org/prodserv/gtsm-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.

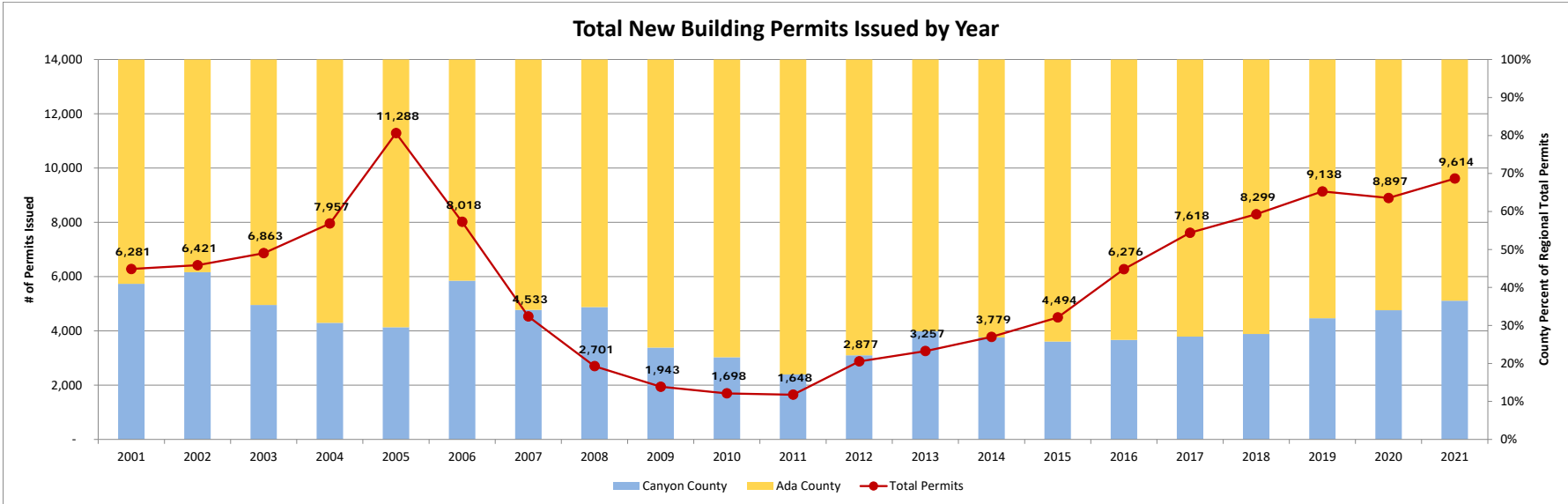


Figure 1: Total New Building Permits Issued by Year, 2001 – 2021

Table 1: Total New Building Permits Issued by Year, 2010 - 2021

Total New Building Permits Issued by Year, 2010 - 2021												
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Ada County	1,331	1,366	2,240	2,329	2,764	3,335	4,632	5,555	5,996	6,224	5,872	6,103
Canyon County	367	282	637	928	1,015	1,159	1,644	2,063	2,303	2,914	3,025	3,511
Ada County %	78%	83%	78%	72%	73%	74%	74%	73%	72%	68%	66%	63%
Canyon County %	22%	17%	22%	28%	27%	26%	26%	27%	28%	32%	34%	37%
Total Permits	1,698	1,648	2,877	3,257	3,779	4,494	6,276	7,618	8,299	9,138	8,897	9,614

Figure 2: Total New Residential Units, 2001 – 2021

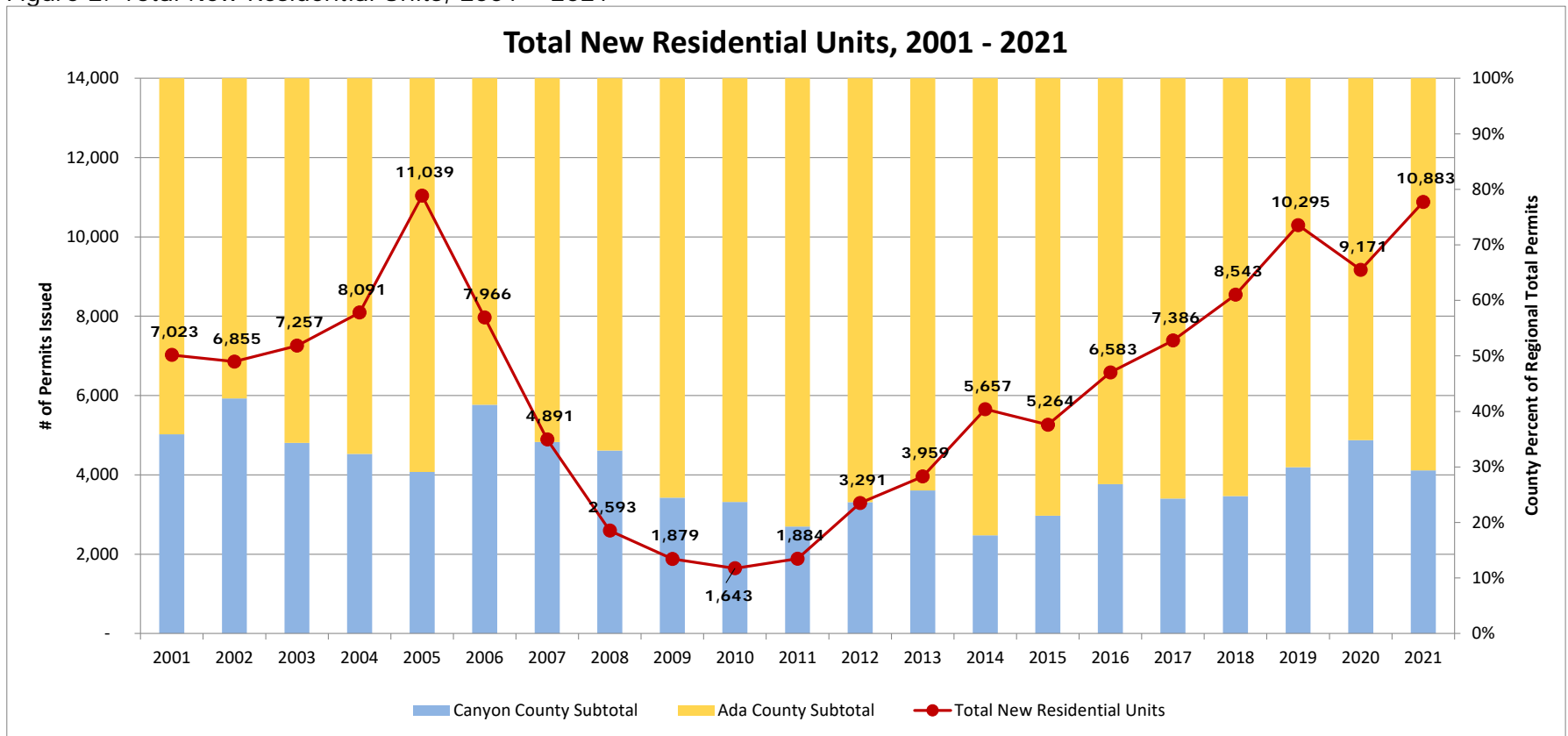


Table 2: New Residential Units by City Limits, 2010 – 2021

New Residential Units by City Limits, 2010 - 2021												
City	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Boise	345	573	776	717	2,024	1,380	1,450	1,076	1,190	1,785	1,102	1,961
Caldwell	175	64	211	302	291	348	505	445	600	791	874	854
Eagle	105	140	225	310	572	465	493	732	681	900	511	512
Garden City	6	1	26	41	51	38	171	72	100	34	19	572
Greenleaf	1	-	-	-	-	-	-	-	2	3	4	4
Kuna	92	56	103	137	115	223	326	463	628	721	836	739
Melba	-	-	-	1	-	-	-	-	4	-	1	-
Meridian	506	521	1,041	1,295	1,372	1,471	1,662	2,277	3,125	2,931	2,493	2,544
Middleton	28	20	77	148	131	114	111	186	154	189	170	355
Nampa	134	220	417	403	386	416	887	799	996	1,738	1,743	1,500
Notus	-	-	-	-	-	-	-	-	1	-	-	2
Parma	2	3	(1)	6	2	3	1	5	5	-	2	6
Star (Canyon County)	38	49	143	231	200	208	245	333	271	314	535	830
Star (Canyon County)	-	(1)	-	-	-	-	-	-	-	-	-	43
Wilder	-	-	-	1	-	12	17	19	14	1	-	9
Unincorporated Ada	162	180	199	208	322	363	466	639	434	526	481	529
Unincorporated Canyon	49	57	74	159	191	223	249	340	338	362	400	423
Ada County Subtotal	1,254	1,521	2,513	2,939	4,656	4,148	4,813	5,592	6,429	7,211	5,977	7,687
Canyon County Subtotal	389	363	778	1,020	1,001	1,116	1,770	1,794	2,114	3,084	3,194	3,196
Total New Residential Units	1,643	1,884	3,291	3,959	5,657	5,264	6,583	7,386	8,543	10,295	9,171	10,883
Percent Multi & Manufactured	9%	26%	24%	20%	44%	23%	28%	25%	29%	32%	32%	34%

Table 3: Total New Residential Units by City Limits as a Percentage of Regional Total, 2010 - 2021

New Residential Units by City Limits as a Percentage of Regional Total, 2010 - 2021												
City	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Boise	21.0%	30.4%	23.6%	18.1%	35.8%	26.2%	22.0%	14.6%	13.9%	17.3%	12.0%	18.1%
Caldwell	10.7%	3.4%	6.4%	7.6%	5.1%	6.6%	7.7%	6.0%	7.0%	7.7%	9.5%	7.9%
Eagle	6.4%	7.4%	6.8%	7.8%	10.1%	8.8%	7.5%	9.9%	8.0%	8.7%	5.6%	4.7%
Garden City	0.4%	0.1%	0.8%	1.0%	0.9%	0.7%	2.6%	1.0%	1.2%	0.3%	0.2%	5.3%
Greenleaf	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%	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%	9.1%	6.8%
Melba	0.0%	0.0%	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%	27.2%	23.5%
Middleton	1.7%	1.1%	2.3%	3.7%	2.3%	2.2%	1.7%	2.5%	1.8%	1.8%	1.9%	3.3%
Nampa	8.2%	11.7%	12.7%	10.2%	6.8%	7.9%	13.5%	10.8%	11.7%	16.9%	19.0%	13.8%
Notus	0.0%	0.0%	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%	0.0%	0.1%
Star	2.3%	2.6%	4.3%	5.8%	3.5%	4.0%	3.7%	4.5%	3.2%	3.1%	5.8%	7.7%
Wilder	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.3%	0.3%	0.2%	0.0%	0.0%	0.1%
Unincorporated Ada	9.9%	9.6%	6.0%	5.3%	5.7%	6.9%	7.1%	8.7%	5.1%	5.1%	5.2%	4.9%
Unincorporated Canyon	3.0%	3.0%	2.2%	4.0%	3.4%	4.2%	3.8%	4.6%	4.0%	3.5%	4.4%	3.9%
Ada County Subtotal	76.3%	80.7%	76.4%	74.2%	82.3%	78.8%	73.1%	75.7%	75.3%	70.0%	65.2%	70.9%
Canyon County Subtotal	23.7%	19.3%	23.6%	25.8%	17.7%	21.2%	26.9%	24.3%	24.7%	30.0%	34.8%	29.1%
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%

Table 4: New Non-Residential Permits by City Limits, 2010 – 2021

Table 4: New Non-Residential Permits by City Limits													
City	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2019	2020	2021
Boise	23	30	32	70	73	40	84	92	61	73	73	59	46
Caldwell	8	5	10	13	20	24	25	48	31	31	31	30	43
Eagle	3	5	8	2	6	11	21	10	4	15	15	9	16
Garden City	5	4	2	10	5	11	9	4	3	6	6	0	5
Greenleaf	1	0	0	0	0	0	0	0	1	0	0	1	2
Kuna	4	0	1	1	5	2	14	9	11	9	9	0	2
Melba	3	0	0	0	0	1	0	0	1	0	0	0	0
Meridian	31	24	84	42	76	59	51	61	97	63	63	55	73
Middleton	0	0	0	3	4	1	1	3	4	10	10	0	2
Nampa	14	13	12	17	37	23	50	40	53	31	31	23	22
Notus	0	0	0	1	0	0	0	0	0	0	0	0	0
Parma	2	1	4	0	0	2	0	5	0	1	1	1	1
Star	0	0	1	0	0	2	4	2	7	5	5	2	2
Wilder	0	3	0	0	0	0	1	0	0	0	0	1	0
Unincorporated Ada	0	3	0	2	7	63	17	7	8	4	4	3	5
Unincorporated Canyon	7	3	11	8	17	9	11	35	22	20	20	9	3
Ada County Subtotal	66	66	128	127	172	188	200	185	191	175	175	128	149
Canyon County Subtotal	35	25	37	42	78	60	88	131	112	93	93	65	73
Total New Non-Residential Permits	101	91	165	169	250	248	288	316	303	268	268	193	222

Table 5: New Non-Residential Permits Issued by City Limits as a Percentage of Regional Total, 2010 - 2021

Table 5: New Non-Residential Permits by City Limits as a Percentage of Regional Total													
City	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2019	2020	2021
Boise	22.8%	33.0%	19.4%	41.4%	29.2%	16.1%	29.2%	29.1%	20.1%	27.2%	27.2%	30.6%	20.7%
Caldwell	7.9%	5.5%	6.1%	7.7%	8.0%	9.7%	8.7%	15.2%	10.2%	11.6%	11.6%	15.5%	19.4%
Eagle	3.0%	5.5%	4.8%	1.2%	2.4%	4.4%	7.3%	3.2%	1.3%	5.6%	5.6%	4.7%	7.2%
Garden City	5.0%	4.4%	1.2%	5.9%	2.0%	4.4%	3.1%	1.3%	1.0%	2.2%	2.2%	0.0%	2.3%
Greenleaf	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.3%	0.0%	0.0%	0.5%	0.9%
Kuna	4.0%	0.0%	0.6%	0.6%	2.0%	0.8%	4.9%	2.8%	3.6%	3.4%	3.4%	0.0%	0.9%
Melba	3.0%	0.0%	0.0%	0.0%	0.0%	0.4%	0.0%	0.0%	0.3%	0.0%	0.0%	0.0%	0.0%
Meridian	30.7%	26.4%	50.9%	24.9%	30.4%	23.8%	17.7%	19.3%	32.0%	23.5%	23.5%	28.5%	32.9%
Middleton	0.0%	0.0%	0.0%	1.8%	1.6%	0.4%	0.3%	0.9%	1.3%	3.7%	3.7%	0.0%	0.9%
Nampa	13.9%	14.3%	7.3%	10.1%	14.8%	9.3%	17.4%	12.7%	17.5%	11.6%	11.6%	11.9%	9.9%
Notus	0.0%	0.0%	0.0%	0.6%	0.0%	0.0%	0.0%	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%	0.4%	0.5%	0.5%
Star	0.0%	0.0%	0.6%	0.0%	0.0%	0.8%	1.4%	0.6%	2.3%	1.9%	1.9%	1.0%	0.9%
Wilder	0.0%	3.3%	0.0%	0.0%	0.0%	0.0%	0.3%	0.0%	0.0%	0.0%	0.0%	0.5%	0.0%
Unincorporated Ada	0.0%	3.3%	0.0%	1.2%	2.8%	25.4%	5.9%	2.2%	2.6%	1.5%	1.5%	1.6%	2.3%
Unincorporated Canyon	6.9%	3.3%	6.7%	4.7%	6.8%	3.6%	3.8%	11.1%	7.3%	7.5%	7.5%	4.7%	1.4%
Ada County Subtotal	65.3%	72.5%	77.6%	75.1%	68.8%	75.8%	69.4%	58.5%	63.0%	65.3%	65.3%	66.3%	67.1%
Canyon County Subtotal	34.7%	27.5%	22.4%	24.9%	31.2%	24.2%	30.6%	41.5%	37.0%	34.7%	34.7%	33.7%	32.9%
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%	100.0%	100.0%	100.0%

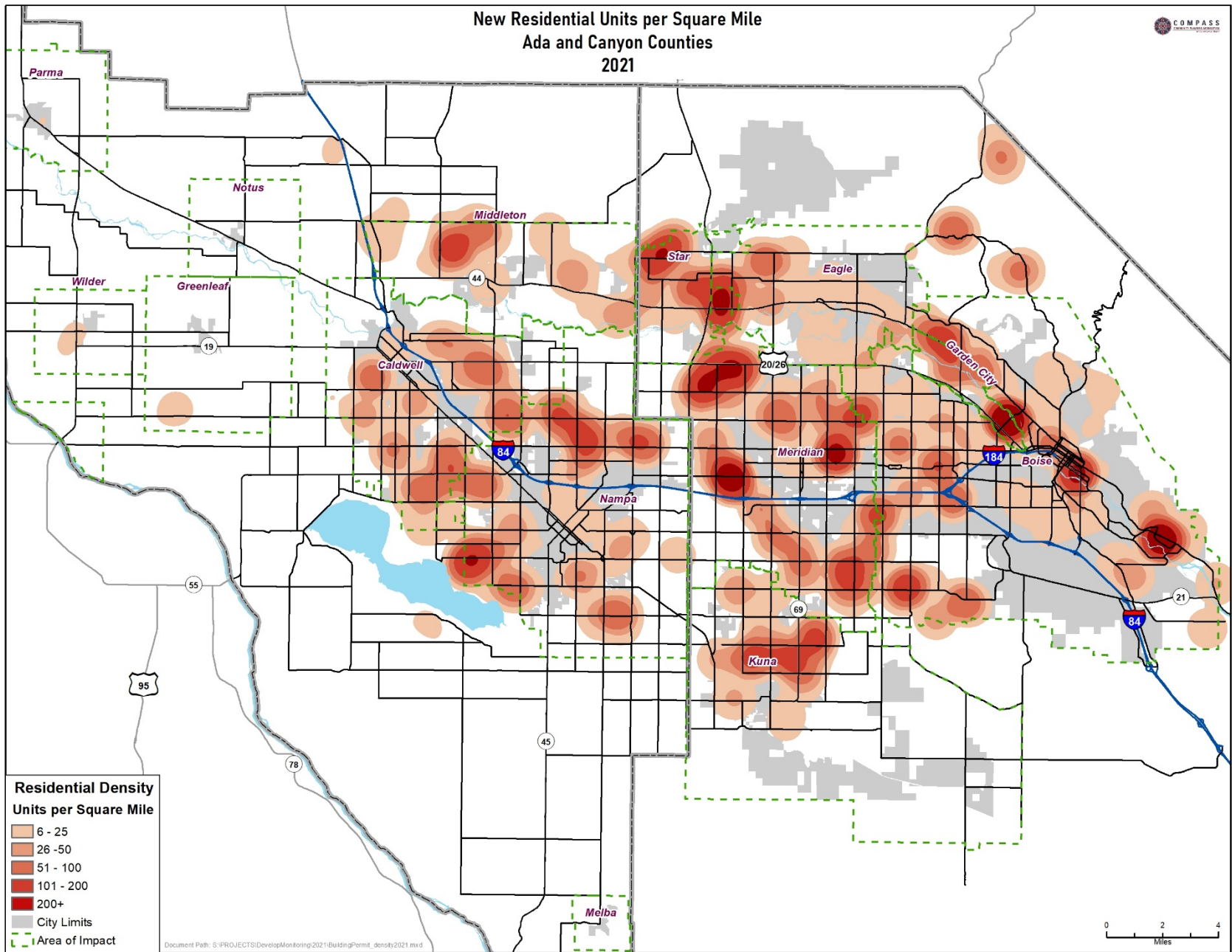


Figure 3: New Residential Units, Density per Square Mile, Ada and Canyon Counties, 2021

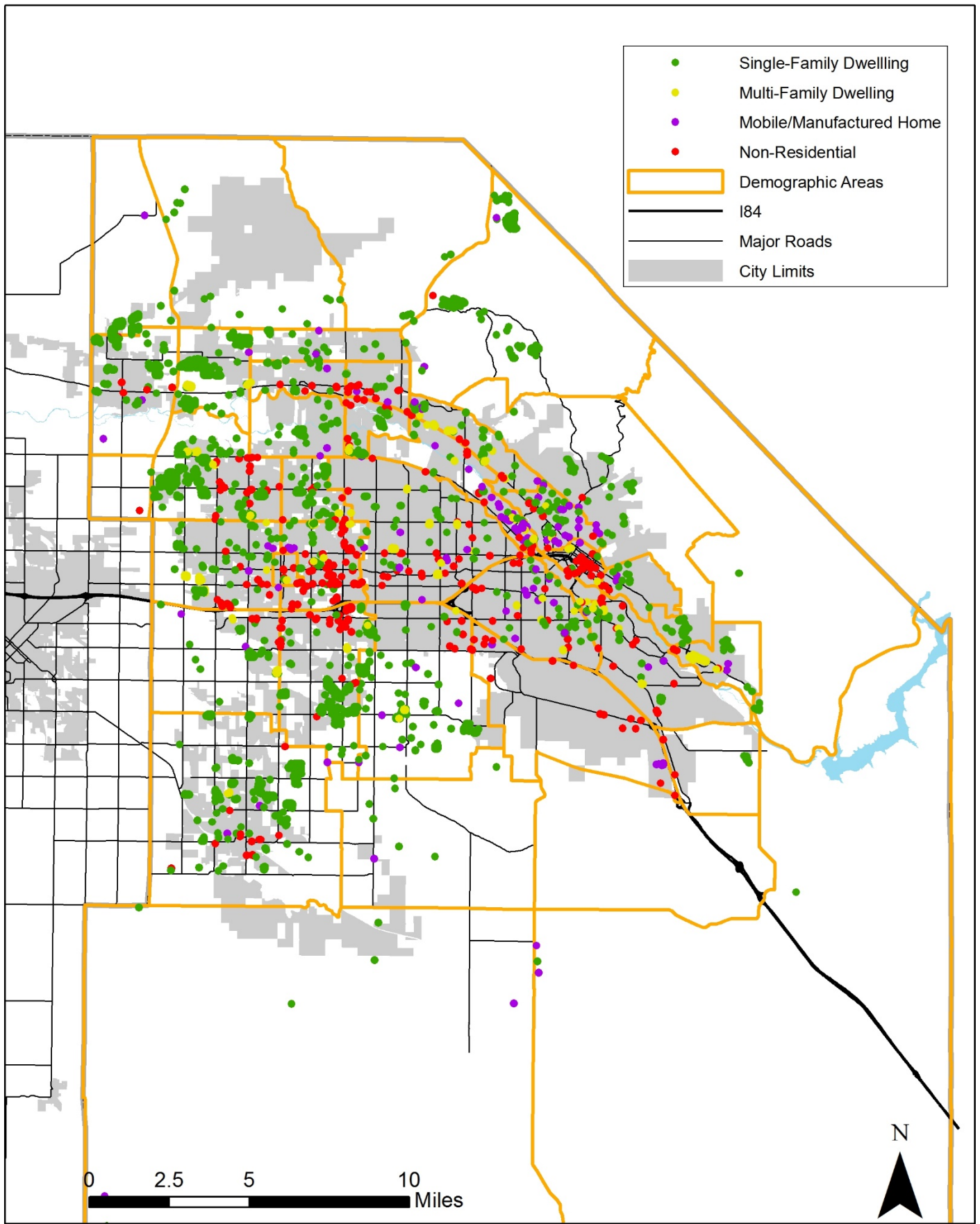


Figure 4: New Building Permits by Demographic Area, Ada County, 2021

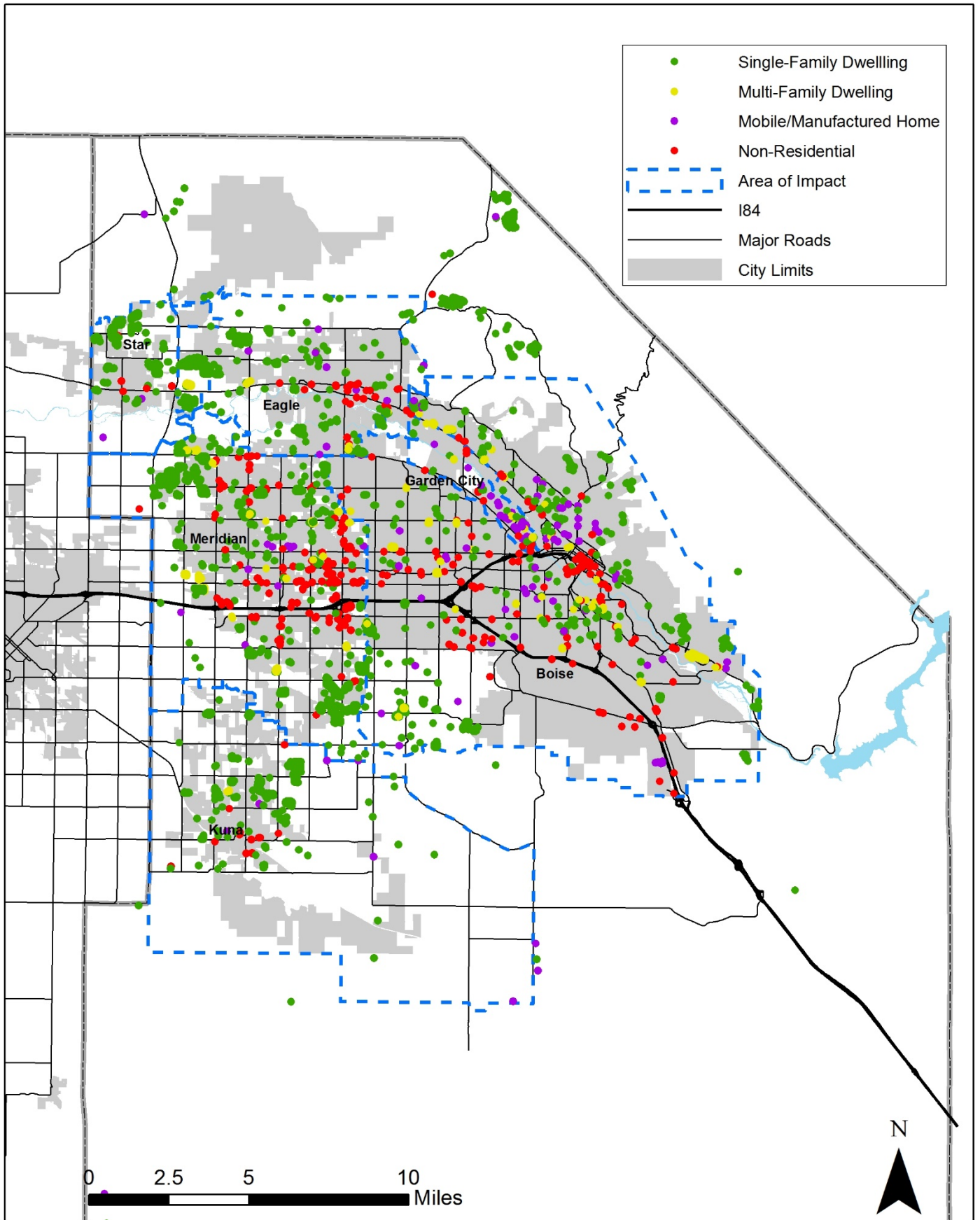


Figure 5: New Building Permits by Area of Impact, Ada County, 2021

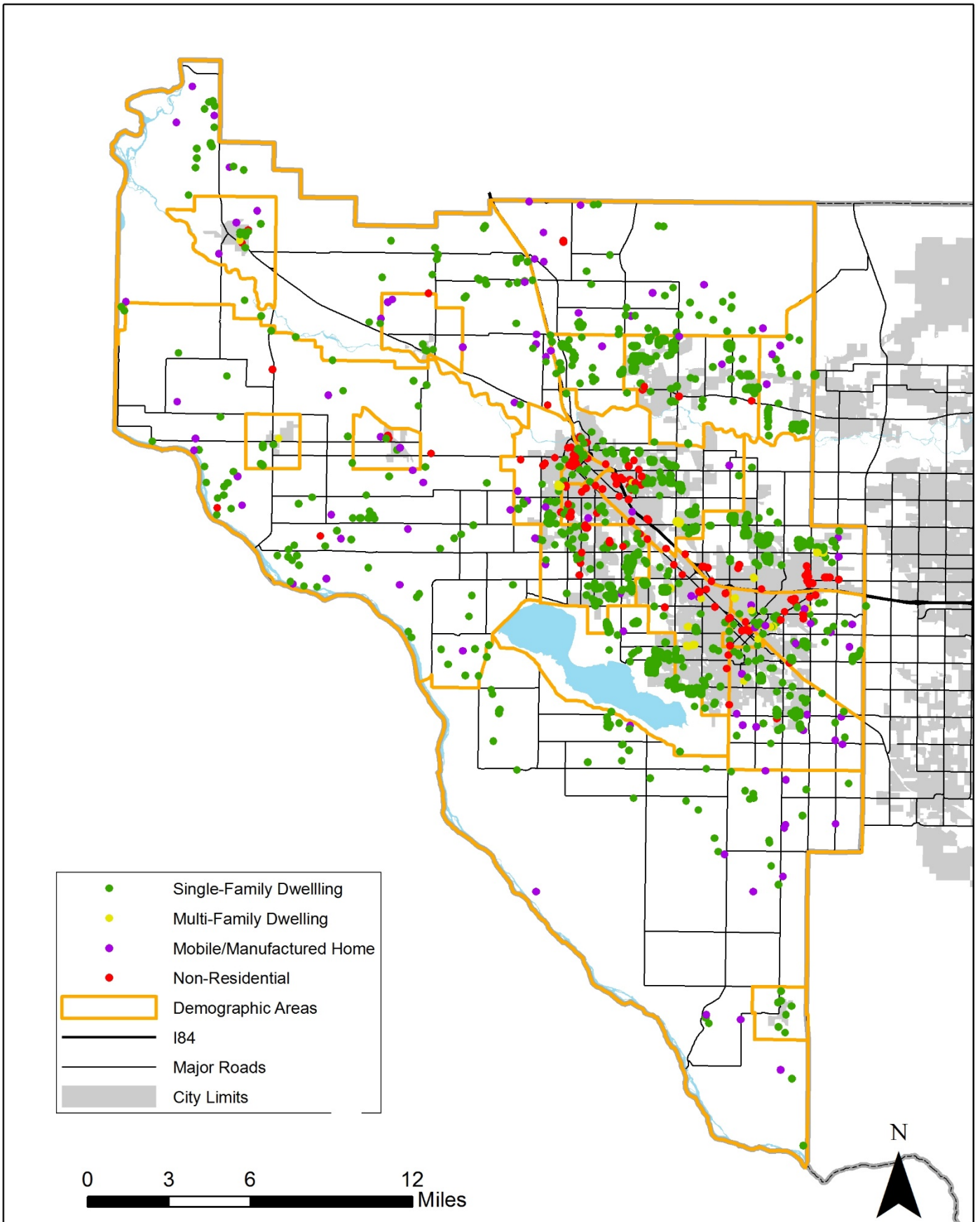


Figure 6: New Building Permits by Demographic Area, Canyon County, 2021

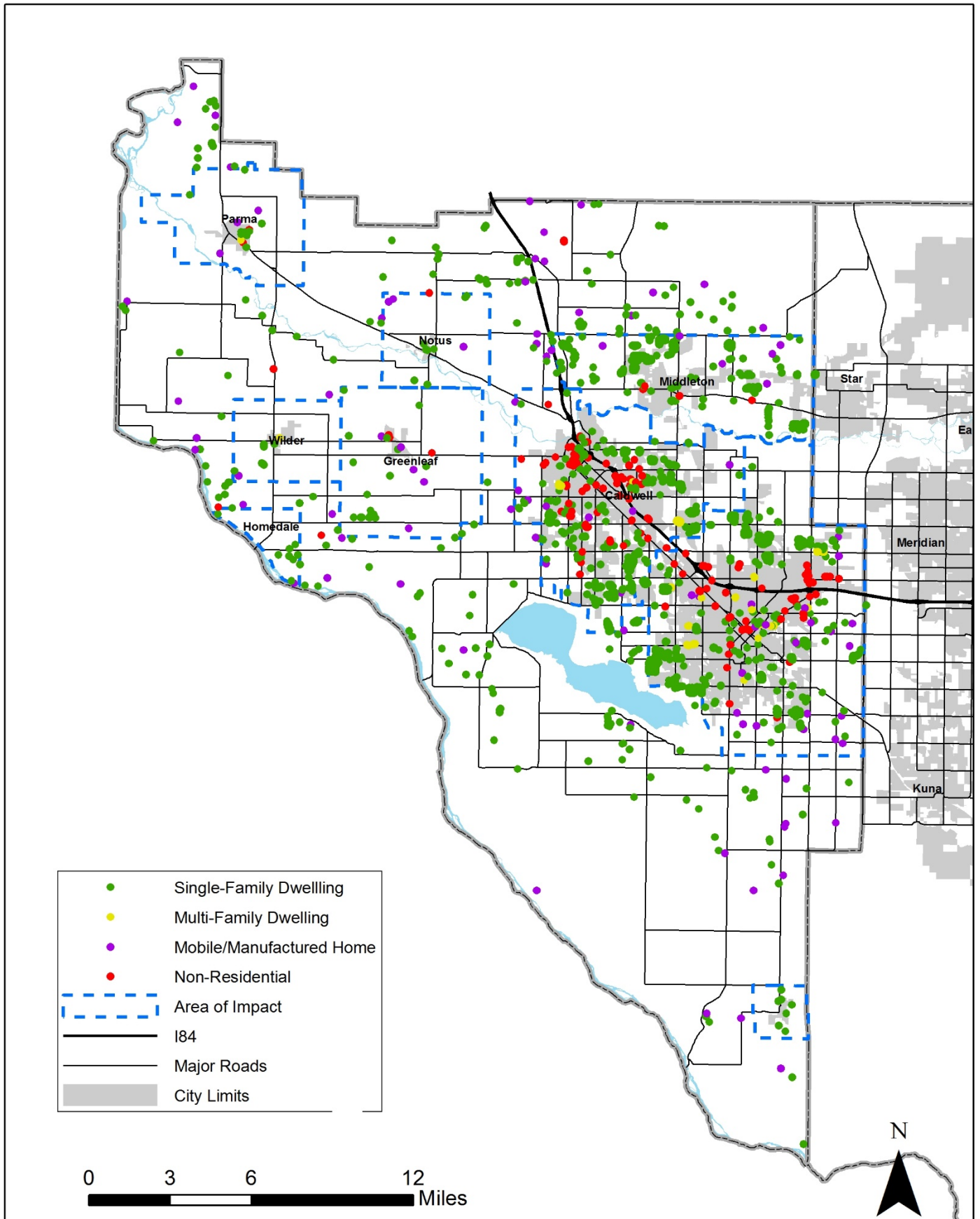


Figure 7: New Building Permits by Area of Impact, Canyon County, 2021

Table 6: New Residential Units by Type by City Limits, Ada County, 2010 - 2021¹

Single-Family Residential Units												
CITY	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Boise	333	334	501	518	415	570	480	552	599	583	458	513
Eagle	103	138	223	289	393	447	486	657	656	433	515	465
Garden City	9	8	26	37	30	29	28	31	34	6	3	2
Kuna	93	56	101	135	114	222	312	349	532	659	824	674
Meridian	501	469	746	818	755	1,044	1,389	1,473	1,813	2,112	1,854	1,530
Star	38	50	143	229	198	209	208	331	271	314	535	682
Ada County Unincorporated	135	146	182	190	290	402	452	509	402	500	463	482
Ada County Total	1,212	1,201	1,922	2,216	2,195	2,923	3,355	3,902	4,307	4,607	4,652	4,348
Multi-Family Residential Units												
CITY	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Boise	24	232	293	189	1,360	679	930	499	565	1,120	622	1,436
Eagle	0	0	1	17	96	16	4	66	32	460	0	47
Garden City	0	2	0	0	2	0	143	32	68	25	29	583
Kuna	0	0	0	0	0	0	12	104	96	56	12	64
Meridian	0	56	272	472	604	414	260	734	1,303	803	634	1,004
Star	0	0	0	2	0	0	37	0	0	0	0	148
Ada County Unincorporated	10	0	0	0	4	38	0	186	24	4	15	42
Ada County Total	34	290	566	680	2,066	1,147	1,386	1,621	2,088	2,468	1,312	3,324
Manufactured / Mobile Residential Units												
CITY	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Boise	-2	14	0	17	27	19	38	44	26	69	22	12
Eagle	2	1	0	2	82	0	3	-2	-7	-8	-4	0
Garden City	-3	-9	-1	-4	2	-5	-6	-18	-2	-5	-13	-13
Kuna	0	0	0	0	2	1	0	0	0	-1	0	1
Meridian	4	1	0	5	7	2	2	6	9	13	5	10
Star	0	0	0	0	0	0	0	1	0	0	0	0
Ada County Unincorporated	2	8	-1	0	-1	0	6	8	8	3	3	5
Ada County Total	3	15	-2	20	119	17	43	39	34	71	13	15

¹ Negative numbers represent residential unit demolitions.

Table 7: New Residential Units by Type by City Limits, Canyon County, 2010 – 2021²

Single-Family Residential Units												
CITY	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Caldwell	102	37	195	292	265	336	479	376	487	630	677	728
Greenleaf	1	0	0	0	0	0	0	0	2	2	3	4
Melba	0	0	0	0	0	0	0	1	4	0	1	0
Middleton	28	20	77	138	131	113	111	186	154	189	170	355
Nampa	103	67	201	297	287	380	419	528	710	1,062	1,176	1,334
Notus	0	0	0	0	0	0	0	2	1	0	0	2
Parma	1	1	-2	4	2	3	0	2	4	-4	0	0
Star	0	-1	0	0	0	0	0	0	0	0	0	43
Wilder	0	0	0	1	0	11	17	19	8	1	0	5
Unincorporated Canyon County	40	56	72	156	177	198	245	314	297	338	355	381
Canyon County Total	275	180	543	888	862	1,041	1,271	1,428	1,667	2,218	2,382	2,852
Multi-Family Residential Units												
CITY	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Caldwell	49	0	16	0	12	0	4	47	108	144	194	123
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	16	147	216	48	105	26	456	271	277	663	556	159
Notus	0	0	0	0	0	0	0	0	0	0	0	0
Parma	0	0	1	0	0	0	0	0	0	0	0	5
Star	0	0	0	0	0	0	0	0	0	0	0	0
Wilder	0	0	0	0	0	0	0	0	6	0	0	4
Unincorporated Canyon County	0	0	2	0	0	0	0	4	0	0	0	0
Canyon County Total	65	147	235	48	117	26	460	322	391	807	750	291
Manufactured / Mobile Residential Units												
CITY	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Caldwell	24	27	0	0	20	1	16	9	5	14	3	3
Greenleaf	0	0	0	0	0	0	0	0	0	0	1	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	15	6	0	-1	8	1	15	10	9	5	11	7
Notus	0	0	0	0	0	0	0	0	0	1	0	0
Parma	1	2	0	0	0	0	1	3	1	2	2	1
Star	0	0	0	0	0	0	0	0	0	0	0	0
Wilder	0	0	0	0	0	1	0	1	0	0	0	0
Unincorporated Canyon County	9	1	0	0	33	18	31	40	41	40	45	42
Canyon County Total	49	36	0	-1	61	21	63	63	56	62	62	53

² Negative numbers represent residential unit demolitions.

Table 8: New Residential Units by Type by Area of Impact, Ada County, 2010 - 2021³

Single-Family Residential Units												
Area of Impact	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Boise	443	433	640	644	616	842	470	864	774	743	606	742
Eagle	106	138	226	290	398	460	489	663	666	431	520	439
Garden City	9	8	26	37	30	29	28	31	34	6	0	2
Kuna	43	25	79	89	92	137	314	385	547	673	772	679
Meridian	503	468	756	826	767	1,051	1,389	1,494	1,845	2,116	1,905	1,528
Star	38	53	144	231	200	209	209	336	272	315	502	686
Outside Area of Impact	70	76	51	99	92	195	456	129	169	323	347	272
Ada County Total	1,212	1,201	1,922	2,216	2,195	2,923	3,355	3,902	4,307	4,607	4,652	4,348
Multi-Family Residential Units												
Area of Impact	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Boise	34	232	293	217	1,364	717	930	594	587	1,122	627	1,478
Eagle	0	0	1	17	96	16	4	68	32	460	0	47
Garden City	0	2	0	0	2	0	143	32	68	25	0	583
Kuna	0	0	0	0	0	0	12	104	96	56	12	64
Meridian	0	56	272	472	604	414	260	823	1,305	803	634	1,004
Star	0	0	0	2	0	0	37	0	0	0	0	148
Outside Area of Impact	0	0	0	0	0	0	0	0	0	2	39	0
Ada County Total	34	290	566	708	2,066	1,147	1,386	1,621	2,088	2,468	1,312	3,324
Manufactured / Mobile Residential Units												
Area of Impact	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Boise	-1	18	-1	16	26	19	38	44	28	69	24	14
Eagle	2	1	0	3	82	0	3	1	-6	-8	-3	-1
Garden City	-3	-9	-1	-4	2	-5	-6	-18	-2	-5	0	-12
Kuna	0	0	0	0	2	1	0	4	3	0	2	1
Meridian	4	4	0	5	7	2	2	7	9	14	4	12
Star	0	0	0	1	0	0	0	1	0	0	0	0
Outside Area of Impact	1	1	0	-1	0	0	6	0	2	1	-14	1
Ada County Total	3	15	-2	20	119	17	43	39	34	71	13	15

³ Negative numbers represent residential unit demolitions.

Table 9: New Residential Units by Type by Area of Impact, Canyon County, 2010 – 2021

Single-Family Residential Units												
Area of Impact	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Caldwell	100	35	185	279	222	347	479	686	686	686	686	761
Greenleaf	3	1	1	4	5	7	0	33	33	33	33	26
Homedale	0	0	0	6	5	4	0	0	0	0	0	0
Melba	3	0	1	0	0	0	0	8	8	8	8	4
Middleton	35	28	87	166	165	138	111	259	259	259	259	514
Nampa	109	89	217	325	324	382	419	1,223	1,223	1,223	1,223	1,360
Notus	1	0	0	0	1	2	0	0	0	0	0	3
Parma	1	2	0	5	4	4	0	6	6	6	6	1
Star	0	0	0	0	0	0	0	0	0	0	0	0
Wilder	0	1	1	1	1	11	17	2	2	2	2	10
Outside Area of Impact	23	24	49	102	135	146	245	165	165	165	165	173
Canyon County Total	275	180	541	888	862	1,041	1,271	1,428	1,667	2,218	2,382	2,852
Multi-Family Residential Units												
Area of Impact	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Caldwell	49	0	16	0	12	0	4	47	108	144	194	123
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	16	147	217	48	105	26	456	275	277	663	556	159
Notus	0	0	0	0	0	0	0	0	0	0	0	0
Parma	0	0	1	0	0	0	0	0	0	0	0	5
Star	0	0	0	0	0	0	0	0	0	0	0	0
Wilder	0	0	0	0	0	0	0	0	6	0	0	4
Outside Area of Impact	0	0	1	0	0	0	0	0	0	0	0	0
Canyon County Total	65	147	235	48	117	26	460	322	391	807	750	291
Manufactured / Mobile Residential Units												
Area of Impact	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Caldwell	24	27	0	0	22	3	16	12	9	16	2	6
Greenleaf	0	0	0	0	3	0	0	5	3	1	2	1
Homedale	0	0	0	0	1	1	0	0	2	0	0	0
Melba	1	0	0	0	0	1	0	1	0	0	2	0
Middleton	0	0	0	0	5	4	0	3	4	1	3	3
Nampa	16	6	0	-1	14	2	15	16	14	10	24	11
Notus	0	0	0	0	0	0	0	1	0	1	0	3
Parma	1	2	0	0	0	0	1	3	1	3	3	2
Star	0	0	0	0	0	0	0	0	0	0	0	0
Wilder	0	0	0	0	1	1	0	1	1	1	0	0
Outside Area of Impact	7	1	0	0	15	9	31	21	22	29	26	27
Canyon County Total	49	36	0	-1	61	21	63	63	56	62	62	53

Table 10: New Single-Family Residential Units by Demographic Area, Ada County, 2010 - 2021⁴

Single-Family Residential Units												
Demographic Area	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Airport	0	0	0	0	-2	-2	-2	0	-1	-1	-1	-1
Central Bench	18	6	9	31	12	31	15	11	53	52	28	19
Downtown Boise	-3	-4	-3	-3	-5	-6	0	-1	0	-9	-1	-3
East Columbia	4	0	10	30	51	43	37	50	54	60	37	23
East End	2	2	3	11	2	13	4	13	5	4	6	0
Foothills	13	25	27	32	54	41	33	41	71	86	55	98
North End	15	6	6	25	23	13	4	30	32	36	32	8
Northwest	46	34	52	38	50	61	98	75	96	23	7	55
South Downtown	0	0	-1	1	0	0	0	0	0	0	0	-1
Southeast	41	64	103	87	50	44	18	23	29	40	91	69
Southeast--Barber Valley	55	100	151	168	89	188	121	153	188	110	56	20
Southwest	132	119	166	130	197	297	359	344	269	316	223	427
West Bench	120	80	113	91	76	91	97	122	70	106	56	33
Boise Area Subtotal	443	432	636	641	597	814	784	861	866	823	589	747
Downtown	0	-4	1	0	1	6	4	-1	-9	14	5	0
East	24	34	55	75	40	88	83	57	80	147	144	101
North	140	134	243	310	280	362	506	602	695	794	795	619
Northeast	184	153	199	162	164	187	207	133	59	48	34	83
Northwest	0	0	0	1	1	0	0	0	1	0	0	0
Southeast	118	115	182	211	223	285	378	442	540	701	630	431
Southwest	6	5	27	28	33	81	117	135	172	118	161	97
West	31	33	53	42	32	42	100	96	213	213	128	134
Meridian Area Subtotal	503	470	760	829	774	1,051	1,395	1,464	1,751	2,035	1,897	1,465
Central	4	-1	6	3	3	2	18	46	106	34	59	15
Floating Feather	17	30	47	63	53	58	50	64	9	16	25	28
Eagle Island	36	39	45	67	53	53	37	25	57	39	87	66
Eagle/Star	3	25	54	87	126	131	192	298	356	262	284	418
South River	30	29	41	34	140	184	173	180	77	19	26	32
State Corridor	16	16	33	32	22	24	19	46	51	62	50	25
Eagle Area Subtotal	106	138	226	286	397	452	489	659	656	432	531	584
Garden City	9	8	26	37	30	29	28	31	34	6	3	2
Kuna	93	58	102	136	116	230	315	371	538	669	770	678
Star	38	52	144	222	178	187	191	294	267	315	372	331
Other City Subtotal	140	118	272	395	324	446	534	696	839	990	1,145	1,011
Blacks Creek Rural	0	0	0	0	0	0	0	0	0	0	0	0
Dry Creek Rural	16	39	25	40	58	84	82	109	156	300	327	256
East Foothills	0	0	0	1	0	4	1	1	2	3	2	6
Foothills Rural	0	0	1	0	13	29	31	45	6	0	14	29
Northwest Rural	2	1	0	12	23	29	22	44	5	3	129	229
Southeast Rural	0	0	0	0	0	0	1	-1	1	0	1	2
Southwest Rural	1	1	1	2	6	6	7	13	5	2	4	2
Ten Mile Creek Rural	0	0	1	4	0	3	1	1	4	5	1	2
West Foothills	1	2	0	6	3	5	8	10	16	14	12	15
Rural Area Subtotal	20	43	28	65	103	160	153	222	195	327	490	541
Total	1,212	1,201	1,922	2,216	2,195	2,923	3,355	3,902	4,307	4,607	4,652	4,348

⁴ Negative numbers represent residential unit demolitions.

Table 11: New Multi-Family Residential Units by Demographic Area, Ada County, 2010 - 2021⁵

Multi-Family Residential Units												
Demographic Area	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Airport	0	0	0	0	0	0	0	0	0	0	0	0
Central Bench	5	0	26	26	2	0	6	2	264	4	53	30
Downtown Boise	0	56	0	-8	2	54	239	130	226	315	277	309
East Columbia	0	0	0	0	0	0	1	0	0	0	0	0
East End	0	0	0	68	0	28	0	21	0	237	0	0
Foothills	0	0	0	0	0	0	12	2	0	8	0	0
North End	0	0	-2	2	0	0	2	0	0	32	35	5
Northwest	1	0	0	0	182	126	261	52	2	42	14	250
South Downtown	0	0	0	0	543	0	0	0	0	0	0	-25
Southeast	0	0	3	13	0	299	220	98	2	2	6	28
Southeast--Barber Valley	0	0	0	0	285	0	74	29	49	27	69	404
Southwest	10	0	154	84	114	6	4	202	28	2	101	132
West Bench	18	6	64	56	236	204	111	115	18	453	72	263
Boise Area Subtotal	34	62	245	241	1,364	717	930	651	589	1,122	627	1,396
Downtown	0	0	0	0	0	0	0	28	0	102	4	2
East	0	0	128	104	248	4	0	134	374	240	46	280
North	0	0	0	36	88	92	0	280	0	15	14	158
Northeast	0	170	0	0	8	0	122	0	157	71	32	115
Northwest	0	0	0	0	0	0	0	0	0	0	0	0
Southeast	0	48	0	298	260	0	0	0	60	177	14	46
Southwest	0	0	0	0	0	190	0	64	336	48	72	76
West	0	8	144	36	0	128	138	260	376	150	452	409
Meridian Area Subtotal	0	226	272	474	604	414	260	766	1,303	803	634	1,086
Central	0	0	1	0	0	0	4	48	0	133	0	-1
Floating Feather	0	0	0	0	0	0	0	0	0	0	0	0
Eagle Island	0	0	0	0	0	0	0	18	32	20	0	12
Eagle/Star	0	0	0	0	0	0	0	0	0	307	0	182
South River	0	0	0	0	0	0	0	0	0	0	0	0
State Corridor	0	0	0	17	96	16	0	0	0	0	0	2
Eagle Area Subtotal	0	0	1	17	96	16	4	66	32	460	0	195
Garden City	0	2	0	0	2	0	143	32	68	25	29	583
Kuna	0	0	0	0	0	0	12	104	96	56	12	64
Star	0	0	0	2	0	0	37	0	0	0	0	0
Other City Subtotal	0	2	0	2	2	0	192	136	164	81	41	647
Blacks Creek Rural	0	0	0	0	0	0	0	0	0	0	0	0
Dry Creek Rural	0	0	0	0	0	0	0	0	0	2	10	0
East Foothills Rural	0	0	0	0	0	0	0	2	0	0	0	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	0	0	0	0	0	0	0	0	0	0	0	0
Ten Mile Creek Rural	0	0	0	0	0	0	0	0	0	0	0	0
West Foothills	0	0	0	0	0	0	0	0	0	0	0	0
Rural Area Subtotal	0	0	0	0	0	0	0	2	0	2	10	0
Total	34	290	518	734	2,066	1,147	1,386	1,621	2,088	2,468	1,312	3,324

⁵ Negative numbers represent residential unit demolitions.

Table 12: New Manufactured/Mobile Home Residential Units by Demographic Area, Ada County, 2010 - 2021⁶

Manufactured / Mobile Residential Units												
Demographic Area	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Airport	0	2	0	0	2	3	5	9	6	10	4	4
Central Bench	0	5	0	2	4	0	2	8	9	22	10	-1
Downtown Boise	0	0	0	36	0	0	0	0	-3	0	0	0
East Columbia	0	0	-1	0	0	0	0	0	0	0	0	0
East End	0	0	0	0	0	0	0	0	0	0	0	0
Foothills	0	0	0	0	0	0	0	0	-1	0	0	0
North End	0	0	0	0	6	0	1	4	-4	1	-2	0
Northwest	0	1	0	0	0	2	1	-1	-1	-1	1	6
South Downtown	0	0	0	0	0	0	0	0	0	0	0	0
Southeast	0	0	0	0	0	0	0	1	0	1	0	0
Southeast--Barber Valley	0	0	0	0	1	0	0	1	1	0	1	0
Southwest	0	0	0	0	0	0	0	2	0	-1	2	3
West Bench	-1	8	0	14	13	14	29	20	21	37	8	3
Boise Area Subtotal	-1	16	-1	52	26	19	38	44	28	69	24	15
Downtown	0	0	0	0	0	0	0	0	1	1	0	0
East	0	0	0	2	1	0	1	5	5	6	2	5
North	3	0	0	0	0	0	0	0	0	0	0	0
Northeast	0	0	0	0	0	0	0	0	0	0	0	0
Northwest	-1	0	0	0	0	0	0	0	0	0	0	0
Southeast	0	0	0	0	0	0	0	0	1	1	0	0
Southwest	0	2	0	0	1	0	0	1	2	1	0	1
West	2	2	0	3	5	2	2	1	0	5	2	5
Meridian Area Subtotal	4	4	0	5	7	2	3	7	9	14	4	11
Central	2	1	0	3	2	0	3	-1	-6	-8	-4	0
Floating Feather	0	0	0	0	0	0	1	0	-1	0	0	0
Eagle Island	0	0	0	0	80	0	0	0	0	0	0	-1
Eagle/Star	0	0	0	0	0	0	0	0	1	0	0	0
South River	0	0	0	0	0	0	0	1	0	0	1	0
State Corridor	0	0	0	0	0	0	0	0	0	0	0	0
Eagle Area Subtotal	2	1	0	3	82	0	4	0	-6	-8	-3	-1
Garden City	-3	-9	-1	-4	2	-5	-6	-18	-2	-5	-13	-12
Kuna	0	1	0	0	3	1	2	2	3	0	0	1
Star	0	0	0	1	0	0	0	1	0	0	0	0
Other City Subtotal	-3	-8	-1	-3	5	-4	-4	-15	1	-5	-13	-11
Blacks Creek Rural	0	0	0	0	0	0	0	0	0	0	0	0
Dry Creek Rural	0	0	0	0	0	0	0	0	0	0	0	0
East Foothills Rural	0	0	-1	0	0	0	0	0	0	0	0	0
Foothills Rural	0	0	0	0	0	0	0	0	0	0	0	0
Northwest Rural	0	0	0	-1	-1	0	0	0	0	0	0	-2
Southeast Rural	0	0	0	0	0	0	0	0	1	0	-1	2
Southwest Rural	0	0	0	0	0	0	1	0	1	1	0	2
Ten Mile Creek Rural	1	0	0	0	0	0	0	2	0	0	2	-1
West Foothills	0	0	0	0	0	0	1	1	0	0	0	0
Rural Area Subtotal	1	0	-1	-1	-1	0	2	3	2	1	1	1
Total	3	13	-3	56	119	17	43	39	34	71	13	15

⁶ Negative numbers represent residential unit demolitions.

Table 13: New Single-Family Residential Units by Demographic Area, Canyon County, 2010 - 2021⁷

Single-Family Residential Units												
Demographic Area	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Central	2	1	6	4	2	3	6	2	5	17	3	44
Downtown	-1	0	-1	-3	-2	-3	1	-8	-5	0	-3	3
Northeast	59	19	101	156	112	190	191	195	174	290	313	335
South	41	15	87	144	155	199	290	191	328	315	354	325
West	-1	2	1	9	8	8	17	18	2	22	18	40
Caldwell Area Subtotal	100	37	194	310	275	397	505	398	504	644	685	747
Downtown	-1	0	0	1	0	-2	1	1	-1	0	0	0
East	5	11	8	24	18	12	14	23	24	65	45	70
North	40	24	57	53	51	63	66	100	187	365	521	503
South	6	14	22	42	69	92	115	172	191	192	123	193
West	45	29	94	142	127	147	153	155	191	276	161	211
Nampa Area Subtotal	95	78	181	262	265	312	349	451	592	898	850	977
Greenleaf	1	0	0	2	0	0	1	2	2	3	3	4
Melba	3	0	1	0	0	0	1	7	5	6	8	4
Middleton	30	26	78	151	149	121	123	198	169	215	204	395
Notus	1	0	0	0	1	0	2	5	1	1	0	1
Parma	1	2	-1	5	2	4	0	4	5	-3	4	1
Wilder	0	1	0	1	1	11	19	23	13	5	2	9
Other City Subtotal	36	29	78	159	153	136	146	239	195	227	221	414
Lake Lowell Rural	17	12	35	63	68	76	114	143	194	235	379	414
Northeast Rural	5	4	11	31	39	44	36	46	49	58	69	148
Northwest Rural	1	1	3	4	8	8	8	17	21	27	26	52
South Rural	6	7	15	28	26	20	36	47	33	50	63	41
West Rural	9	9	12	20	18	32	56	53	73	69	79	59
West Star	3	1	6	11	10	16	21	34	6	10	10	0
Rural Area Subtotal	41	34	82	157	169	196	271	340	376	449	626	714
Total	272	178	535	888	862	1,041	1,271	1,428	1,667	2,218	2,382	2,852

⁷ Negative numbers represent residential unit demolitions.

Table 14: New Multi-Family Residential Units by Demographic Area, Canyon County, 2010 - 2021⁸

Multi-Family Residential Units												
Demographic Area	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Central	0	0	8	0	8	0	2	-1	0	0	20	0
Downtown	48	0	3	0	0	0	2	0	0	30	54	0
Northeast	1	0	5	0	0	0	0	40	72	50	96	37
South	0	0	0	0	4	0	0	8	32	64	24	0
West	0	0	0	0	0	0	0	0	4	0	0	86
Caldwell Area Subtotal	49	0	16	0	12	0	4	47	108	144	194	123
Downtown	2	0	0	0	2	2	0	-2	54	0	4	2
East	3	3	39	0	58	0	290	5	18	18	45	28
North	8	68	57	48	48	0	100	0	72	434	193	72
South	0	0	1	0	-6	24	0	124	72	149	154	4
West	3	76	120	0	3	0	66	148	61	62	160	53
Nampa Area Subtotal	16	147	217	48	105	26	456	275	277	663	556	159
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
Notus	0	0	0	0	0	0	0	0	0	0	0	0
Parma	0	0	1	0	0	0	0	0	0	0	0	5
Wilder	0	0	0	0	0	0	0	0	6	0	0	4
Other City Subtotal	0	0	1	0	0	0	0	0	6	0	0	9
Lake Lowell Rural	0	0	0	0	0	0	0	0	0	0	0	0
Northeast Rural	0	0	0	0	0	0	0	0	0	0	0	0
Northwest Rural	0	0	1	0	0	0	0	0	0	0	0	0
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
West Star	0	0	0	0	0	0	0	0	0	0	0	0
Rural Area Subtotal	0	0	1	0	0	0	0	0	0	0	0	0
Total	65	147	235	48	117	26	460	322	391	807	750	291

⁸ Negative numbers represent residential unit demolitions.

Table 15: New Manufactured/Mobile Home Residential Units by Demographic Area, Canyon County, 2010 - 2021⁹

Manufactured / Mobile Residential Units												
Demographic Area	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Central	1	2	0	0	0	0	3	1	1	2	0	1
Downtown	1	1	0	0	2	0	0	0	0	0	0	0
Northeast	22	24	0	0	15	1	10	5	2	7	3	3
South	0	0	0	0	6	2	0	2	4	4	2	1
West	0	0	0	0	-1	0	4	4	2	3	0	1
Caldwell Area Subtotal	24	27	0	0	22	3	17	12	9	16	5	6
Downtown	0	0	0	0	1	0	0	0	0	1	0	0
East	12	5	0	0	1	1	10	8	4	3	7	3
North	0	0	0	0	4	0	1	1	0	0	3	1
South	0	0	0	0	0	1	0	2	4	1	1	5
West	4	1	0	-1	8	0	8	5	6	4	10	2
Nampa Area Subtotal	16	6	0	-1	14	2	19	16	14	9	21	11
Greenleaf	0	0	0	0	1	0	1	2	1	0	1	0
Melba	1	0	0	0	0	1	0	1	0	0	2	0
Middleton	0	0	0	0	1	1	2	3	1	4	0	2
Notus	0	0	0	0	0	0	0	0	0	1	0	2
Parma	1	2	0	0	0	0	1	3	1	2	2	2
Wilder	0	0	0	0	0	1	0	1	1	0	0	0
Other City Subtotal	2	2	0	0	2	3	4	10	4	7	5	6
Lake Lowell Rural	0	0	0	0	0	1	0	0	0	3	0	1
Northeast Rural	1	0	0	0	4	2	4	5	3	6	3	8
Northwest Rural	3	1	0	0	7	2	4	6	4	3	9	5
South Rural	1	0	0	0	4	5	9	9	7	13	7	5
West Rural	2	0	0	0	7	3	5	5	14	6	11	11
West Star	0	0	0	0	1	0	1	0	1	-1	1	0
Rural Area Subtotal	7	1	0	0	23	13	23	25	29	30	31	30
Total	49	36	0	-1	61	21	63	63	56	62	62	53

⁹ Negative numbers represent residential unit demolitions.

Table 16: Residential Additions by City Limits, Ada County, 2017 - 2021¹⁰

Number of Residential Additions					
CITY	2017	2018	2019	2020	2021
Boise	61	162	89	8	N/A
Eagle	32	21	25	30	18
Garden City	6	4	9	1	3
Kuna	4	13	5	6	15
Meridian	45	34	45	47	65
Star	6	6	5	7	6
Unincorporated Ada County	27	33	63	35	38
Ada County Total	154	240	178	99	107

Table 17: Residential Additions by City Limits, Canyon County, 2017 - 2021⁹

Number of Residential Additions					
CITY	2017	2018	2019	2020	2021
Caldwell	63	33	61	8	45
Canyon County	49	60	60	56	42
Greenleaf	0	1	0	2	0
Melba	0	1	0	0	0
Middleton	5	3	1	10	0
Nampa	19	22	32	32	29
Notus	0	0	0	0	3
Parma	1	1	0	0	10
Star	0	0	0	0	0
Wilder	0	2	0	0	0
Canyon County Total	137	123	154	108	129

¹⁰ Additions refer to additional livable square footage to an existing single-family dwelling.