

Development Trends | 2014

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June 2014	Permits Issued			Average Permit Value					
	Monthly Report			Calendar Year (6month average)			Fiscal Year (9month average)		
	June 2013	June 2014	% Change	2013	2014	%Change	FY 2013	FY 2014	%Change
Total Number									
Valuation ⁱ	\$22,478,535	\$25,637,160	14%	\$75,941.00	\$126,104.46	66%	\$129,812	\$139,614	8%
Building Permits	296	311	5%	N/A	N/A	N/A	N/A	N/A	N/A
Total New Residential Construction (includes single family dwellings and multifamily unit construction)									
Valuation	\$10,898,561	\$12,355,713	13%	\$231,884	\$159,209	-31%	\$234,687	\$167,523	-29%
Residential Units	47	109	132%	N/A	N/A	N/A	N/A	N/A	N/A
Residential Single Family Dwelling units issued (includes duplexes)									
Valuation	\$10,898,561	\$7,593,711	-30%	\$240,295	\$232,462	-3%	\$239,116	\$243,484	2%
Building Permits	47	37	-21%	N/A	N/A	N/A	N/A	N/A	N/A
Commercial									
Valuation	\$9,109,461	\$10,010,560	10%	\$262,136	\$203,600	-22%	\$286,411	\$261,494	-9%
Building Permits	113	90	-20%	N/A	N/A	N/A	N/A	N/A	N/A
Trades									
Valuation	\$6,748,106	\$11,048,283	64%	\$6,635	\$8,775	32%	\$7,662	\$7,924	3%
Permits	1182	1489	26%	N/A	N/A	N/A	N/A	N/A	N/A

Positive Trends:

May development trends continued into June with significant increases in multifamily and trade permitting. Multifamily permits increased by 132% from 47 permits issued in June 2013 to 109 in June 2014. Most of this growth can be attributed to 72 four-plex units that were permitted in June 2014. The number of trade permits issued increased 26% with mechanical permitting increasing 26% as well with the number of permits being issued going from 442 in June 2013 to 557 in June of 2014. Mechanical permit value also increased 38% from \$3,832,952 in June 2013 to \$5,300,751 in June 2014. The number of fire sprinkler and alarm permits increased 73% from 56 in June 2013 to 97 in June 2014. Erosion and sediment control permits increased 37% from 105 permits in June 2013 to 144 permits in June 2014. PDS' intense activity at the beginning of the year naturally results in high levels of trade permits being issued within 4-6 months of the building permit. Planning applications submitted to PDS slowed slightly with overall number applications declining 1.76% from 170 in June 2013 to 167 in June 2014. In contrast, a 20% planning application increase occurred during the fiscal year from with 1,330 applications being processed in FY 2013 compared with 1,550 applications in 2014. Applications requiring committee, commission or council review have also increased by 39.25% in the first 9 months of FY 2014 when compared with the same period in FY 2013.

Significant Projects Permitted

The top two home builders in June were Boise Hunter Homes permitting 5 homes for a total valuation of \$1,121,918 and Paradigm Construction Company permitting five homes with a total valuation of \$721,381. 5 commercial permits were issued with a total project valuation of \$1,000,000 or more. The new \$1,196,725 1,650 square foot, one story Dykman Electric Warehouse was permitted as well as the \$1,116,200 foundation permit for West Sherwood Apartments and the new \$1,016,641 11,680 square foot three story Boise Tech Mall. A permit for \$1,000,000 permit was issued for a demolition of the existing building and new 4,600 square foot Chick-fil-A located at 8000 W. Franklin Road.

ⁱ Doesn't include trade permits

Areas of Concern:

June represents the third straight month of decline for single family and duplex permits issued compared with the same three month period in 2013. Between April and June of 2013 PDS permitted 145 single family homes compared with the same period in 2014 where only 101 permits were issued, representing a decline of 30%. The overall price growth for new and existing single family homes slowed in the 1st quarter of 2014 in Boise (Source: Housing Trends Newsletter June 2014, National Association of Realtors). Whether there is an actual slowdown occurring will be more apparent after the numbers for the 2014 2nd quarter are finalized and analyzed. An encouraging trend that should impact the number of homes permitted in the future is the number of subdivision applications being processed. In fiscal year FY 2014 (October 2013 through June 2014) 52 applications were submitted compared with only 29 in FY 2013 for the same period.

5 Year Trends:

June 2014 was a strong month for Boise with the exception of single family dwelling and commercial building permits. 311 building permits were permitted in June 2014 compared with the next highest total in the last five years of 296 in June 2013. 109 residential units (includes multifamily) were permitted in June 2014 compared with the next highest total in five years of 50 units in June 2012. The number of trade permits issued in FY 2014 was quite strong compared with previous years. 1,489 permits were issued in June, compared with the next highest total in five years of 1200 permits in FY 2012.