

# Development Trends | 2014

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October 2014	Permits Issued			Average Permit Value					
	Monthly Report			Calendar Year (10month average)			Fiscal Year (1month average)		
	October 2013	October 2014	% Change	2013	2014	%Change	FY 2014	FY 2014	%Change
<b>Total Number</b>									
Valuation <sup>1</sup>	\$53,661,618	\$61,661,527	15%	\$174,226	\$135,359	-22%	\$174,226	\$206,918	19%
Building Permits <sup>1</sup>	308	298	-3%	N/A	N/A	N/A	N/A	N/A	N/A
<b>Total New Residential Construction (includes single family dwellings and multifamily unit construction)</b>									
Valuation	\$16,300,643	\$34,826,864	114%	\$229,587	\$147,534	-36%	\$229,587	\$123,063	-46%
Residential Units	71	283	299%	N/A	N/A	N/A	N/A	N/A	N/A
<b>Residential Single Family Dwelling units issued (includes duplexes)</b>									
Valuation	\$14,918,643	\$10,362,045	-31%	\$245,557	\$248,444	1%	\$317,418	\$296,058	-7%
Building Permits	47	35	-26%	N/A	N/A	N/A	N/A	N/A	N/A
<b>Commercial</b>									
Valuation	\$35,409,040	\$24,996,770	-29%	\$259,198	\$220,148	-15%	\$431,818	\$233,615	-46%
Building Permits	105	131	25%	N/A	N/A	N/A	N/A	N/A	N/A
<b>Trades</b>									
Valuation	\$10,067,306	\$13,603,199	35%	\$8,839	\$11,431	29%	\$8,839	\$11,431	29%
Permits	1312	1365	4%	N/A	N/A	N/A	N/A	N/A	N/A

## Positive Trends:

The upward project valuation trends seen in previous months for multifamily housing and work performed by trade contractors (plumbing, mechanical and electrical) continued in October 2014. Valuation for total new residential construction which includes single family dwellings and multifamily unit construction increased by 114% from \$16,300,643 to \$34,836,864 and trade permit valuation increased by 35% from \$10,067,306 to \$13,603,199 when comparing October 2013 with October 2014. Most of this increase is tied to the explosion in student housing occurring around the Boise State Campus. PDS issued four multifamily permits associated with the Lusk Street Apartments and West Sherwood Apartments in October 2014. Based on last winter's unusually high activity levels, PDS predicts higher than normal activity during the winter months as builders and developers work to bring multifamily dwelling units to market first. Commercial permit valuation dropped 29% from \$35,409,040 in October 2013 to \$24,996,770 in October 2013, however, \$24,996,770 represents a healthy one month valuation total.

## Notable Permits:

33 single family permits were issued during October. Of these permits, seven were issued to Tahoe Homes LLC with a total permit valuation of \$1,645,393, 6 were issued to Hayden Homes Idaho LLC with a valuation of \$1,533,512, and five were issued to CBH Homes with a total valuation of \$942,083. Multifamily permitting continued its strong upward trend with one permit being issued for \$15,421,971 for the Lusk Street Apartment project and three permits with a total value of \$8,328,848 being issued for the West Sherwood Apartment project located at 1105 S LaPointe. Four commercial permits were issued which exceeded \$1,000,000 including a shell permit for Overdale N & T Holdings located at 12336 W. Overland Road valued at \$1,065,910, a commercial permit for Advanced Hardware Supply located at 12324 W. Executive Drive with a permit value of \$1,450,000, a new commercial permit for Bown Medical Center located at 2141 E Park Center valued at \$2,807,906 and a commercial alteration permit for WINCO valued at \$1,190,000 for a project located at 110 Myrtle.

<sup>1</sup> Doesn't include trade permits

## Areas of Concern:

The number of single family dwelling and duplex units that were permitted in October 2014 compared with October 2013 demonstrated the general downward that has been exhibited all year. The number of single family dwelling units issued has declined from 26% from 47 in October 2013 to 35 in October 2014. This most likely reflects a decline in the available large tracts of land for new subdivisions within City limits, especially in areas outside of south east Boise. Many of the areas that have opened up for construction in the last several years are located in the Barber Valley/Harris Ranch area and are either built out or are beginning construction. The average permit value has declined in both commercial and total new residential construction when comparing averages for October 2013 and October 2014. Because more multifamily housing units were permitted in October 2014 compared with October 2013, it has the effect of decreasing the average permit value because multifamily units have a higher per unit cost than single family housing units.

## 5-Year Trends:

Planning Trends: 192 planning applications requiring staff, committee, commission, or council level review were processed in October 2014 making it the highest October in five years for application processing. The next highest October was in 2013 when 175 applications were processed. 96 planning applications requiring council, committee or commission approval were processed in October, tying the amount processed in October 2013. Building Trends: The total permit valuation issued in October 2014 was \$61,661,527, making it the highest October for valuation issued in the last five years. The next highest October was October 2013 with \$56,054,260 of total permit value issued. It was also the highest October in the last five years for trade permit value issued at \$13,603,199 compared with \$10,181,138 issued in October 2013. At \$10,362,045, October 2014 was the third highest October for residential single family dwelling unit permit value issued (including duplexes) in the last five years.