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DEPARTMENT OF HOUSING
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Analysis of the
BOISE, IDAHO
HOUSING MARKET

as of March 1, 1970

A Report by the
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
WASHINGTON, D. C. 20411

October 1970

FHA Housing Market Analysis

Boise, Idaho, as of March 1, 1970

Foreword

This analysis has been prepared for the assistance and guidance of the Federal Housing Administration in its operations. The factual information, findings, and conclusions may be useful also to builders, mortgagees, and others concerned with local housing problems and trends. The analysis does not purport to make determinations with respect to the acceptability of any particular mortgage insurance proposals that may be under consideration in the subject locality.

The factual framework for this analysis was developed by the Economic and Market Analysis Division as thoroughly as possible on the basis of information available on the "as of" date from both local and national sources. Of course, estimates and judgments made on the basis of information available on the "as of" date may be modified considerably by subsequent market developments.

The prospective demand or occupancy potentials expressed in the analysis are based upon an evaluation of the factors available on the "as of" date. They cannot be construed as forecasts of building activity; rather, they express the prospective housing production which would maintain a reasonable balance in demand-supply relationships under conditions analyzed for the "as of" date.

Department of Housing and Urban Development
Federal Housing Administration
Economic and Market Analysis Division
Washington, D. C.

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FHA HOUSING MARKET ANALYSIS - BOISE, IDAHO
AS OF MARCH 1, 1970^{1/}

The Boise, Idaho, Housing Market Area (HMA) is coterminous with the Boise Standard Metropolitan Statistical Area (SMSA), which consists of Ada County. The HMA, with a nonfarm population of approximately 108,200 as of March 1, 1970, is situated in southwestern Idaho about 40 miles from the Oregon border to the west. The city of Boise is located in the northern part of the county and the urbanized area extends outside the city mostly to the west and northwest. There are only a few outlying towns, the largest of which is Meridian, about eight miles west of Boise. The nearest major cities are Salt Lake City, Utah, 367 miles southeast, and Portland, Oregon, 441 miles northwest. Completion late in 1969 of Interstate 80N through Ada County has facilitated commuting between Boise and the cities of Nampa and Caldwell to the west in adjacent Canyon County. Persons residing in or near these cities now can drive to work in any of the others in less than 30 minutes.

Boise is an important trade, service, and governmental center for southwestern Idaho and part of eastern Oregon. It is the capital of Idaho as well as the seat of Ada County. An upturn

^{1/} Data in this analysis supplement a previous FHA analysis as of June 1, 1967.

in nonagricultural employment from 1964 to 1969 has improved the local economy considerably, increasing demand for all types of housing, including trailer spaces, and causing substantial declines in both homeowner and rental vacancy ratios.

Anticipated Housing Demand

Continued, but probably more moderate, economic growth in the Boise HMA during the next two years indicates a need to provide housing for an average of 1,200 new households annually. Taking into consideration current supply-demand relationships, the anticipated loss of approximately 100 housing units a year through normal attrition and demolitions, and the planned construction of 160 new public low-rent housing units in two high-rise projects, it is calculated that there will be a demand for an average of 950 new private, nonsubsidized housing units a year in the Boise Housing Market Area during the period from March 1, 1970 to March 1, 1972. An additional 250 units a year of demand is expected to be met with mobile homes.

It is judged that the nonsubsidized conventional housing units will be most readily absorbed if annual construction includes 600 single-family houses and 350 multifamily housing units (see table I for price and rent distributions). Although a moderate decline in the rate of economic growth is anticipated in the housing market area during the next two years, it appears that construction of new nonsubsidized housing units should be at a rate a little above the past two years because of the extremely low vacancy rates at the present time, thereby bringing a more reasonable balance to the housing market.

New private residential construction started in 1969 included approximately 500 single-family homes. A higher rate of 600 units annually appears desirable over the next two years for nonsubsidized homes. Private multifamily units started in 1969 numbered about 200, including 40 units of rent-supplement housing. A higher annual volume of 350 nonsubsidized housing units seems desirable over the next two years. It should be noted, however, that these higher rates of private nonsubsidized housing, together with some subsidized housing which will be built, may be sufficient to bring the market back to a balanced condition within two years, after which construction volume may need to be adjusted in accordance with growth trends and market conditions at that time.

Occupancy Potential for Subsidized Housing

Federal assistance in financing costs for new housing or low- or moderate-income families may be provided through a number of different programs administered by FHA: monthly rent supplements in rental projects financed under Section 221(d)(3); partial payment

of interest on home mortgages insured under Section 235; partial interest payment on project mortgages insured under Section 236; and federal assistance to local housing authorities for low-rent public housing.

The estimated occupancy potentials for subsidized housing are designed to determine, for each program, (1) the number of families and individuals who can be served under the program and (2) the proportion of these households that can reasonably be expected to seek new subsidized housing during the forecast period. Household eligibility for the Section 235 and Section 236 programs is determined primarily by evidence that household or family income is below established limits but sufficient to pay the minimum achievable rent or monthly payment for the specified program. Insofar as the income requirement is concerned, all families and individuals with income below the income limits are assumed to be eligible for public housing and rent supplement; there may be other requirements for eligibility, particularly the requirement that current living quarters be substandard for families to be eligible for rent supplements. Some families may be alternatively eligible for assistance under more than one of these programs using federal or state support. The total occupancy potential for federally assisted housing approximates the sum of the potentials for public housing and Section 236 housing. For the Boise HMA, the total occupancy potential is estimated to be 280 units annually.

The annual occupancy potentials^{1/} for subsidized housing discussed below are based upon 1970 incomes, the occupancy of substandard housing, estimates of the elderly population, income limits in effect on March 1, 1970, and on available market experience.^{2/} (See table II).

^{1/} The occupancy potentials referred to in this analysis have been calculated to reflect the strength of the market in view of existing vacancy. The successful attainment of the calculated potentials for subsidized housing may well depend upon construction in suitable accessible locations, as well as distribution of rents and sales prices over the complete range attainable for housing under the specified programs.

^{2/} Families with income inadequate to purchase or rent nonsubsidized housing generally are eligible for one form or another of subsidized housing. However, little or no housing has been provided under some of the subsidized housing programs and absorption rates remain to be tested.

Sales Housing under Section 235. Sales housing can be provided for low- to moderate-income families under the provisions of Section 235. Based on exception income limits, approximately 100 houses a year could be absorbed in the Boise HMA during the two-year forecast period; using regular income limits, the potential would be reduced by an estimated 40 percent. One-third of the families eligible under this program are five or more person households requiring a minimum of four bedrooms. All families eligible for Section 235 housing also are eligible under Section 236.

There is considerable interest in the Boise area in building homes under this program which are selling for \$15,000 to \$15,500. To date, firm commitments have been issued for 92 homes, 66 new and 26 existing, and preliminary reservations have been issued for 191 new units. These are in excess of the two-year potential.

Rental Units under the Public Housing and Rent-Supplement Programs. These two programs serve households in essentially the same low-income group. The principal differences arise from the manner in which net income is computed for each program and other eligibility requirements. The annual occupancy potential for public housing in the Boise HMA is an estimated 55 units for families and 100 units for the elderly. Approximately 20 percent of the families and 65 percent of the elderly also are eligible for housing under Section 236 (see table II). In the case of the more restrictive rent-supplement program, the potential would be considerably less for families, but the market for accommodations for the elderly would remain unchanged.

The Boise City Housing Authority has been organized for several years and recently obtained approval for two Turnkey projects for elderly households to be built close to downtown Boise. One project totals 93 units and the other 67, for a total of 160. There is reported to be a waiting list now for more than this number of units. Completion is expected sometime in late 1971. The only specifically designed rent-supplement housing in the HMA is a 40-unit project--fully occupied--containing all two-bedroom units.

Rental Housing under Section 236.^{1/} Moderately-priced rental units can be provided under Section 236. With exception income limits for Section 236, there is an annual occupancy potential for 100 units for families and 100 units for the elderly based

^{1/} Interest reduction payments may also be made with respect to cooperative housing projects. Occupancy requirements under Section 236, however, are identical for both tenants and cooperative owner-occupants.

on regular income limits, these potentials would be reduced by 40 percent and 20 percent, respectively. Approximately 10 percent of the families and 65 percent of the elderly households also qualify for public housing. To date, one Section 236 project with 84 units is being processed. It should be noted also that, in terms of eligibility, the Section 235 and the Section 236 potentials for families draw from essentially the same population and are, therefore, not additive.

The Sales Market

The sales market in the Boise HMA is in a much improved condition, compared to previous years, and reflects some shortage of supply in most price classes. The homeowner vacancy rate, estimated at 0.6 percent, is far below the 2.6 percent ratio estimated at the time of the previous analysis of June 1967. Considerable in-migration and employment growth has created more demand for sale housing and resulted in some increases in prices of existing homes.

It is difficult to estimate adequately the number of new single-family houses constructed yearly in the Boise HMA because the unincorporated area of Ada County still does not require building permits, although such a requirement is being considered during the current year. On the basis of building permits authorized in the cities of Boise and Meridian and growth in active residential electric meter counts in the county, house starts in 1969 numbered close to 500. This is a significant volume, which probably exceeds the 1968 figure, and was accomplished despite more restrictive mortgage financing conditions. More units are started outside the city of Boise than inside, although frequently new subdivisions will be annexed after development.

Based on the January 1970 unsold inventory conducted by the Boise FHA Insuring Office, it is estimated that nearly 20 percent of the new single-family houses completed in Ada County during 1969 in subdivisions with five or more completions were sold before construction started. Not quite seven percent of the 231 speculatively built homes covered by the survey remained unsold at the end of 1969. Five of the 15 unsold homes had been on the market more than six months, but all of these were in the highest price class of \$35,000 or more. The unsold inventory ratio has been

less than seven percent for the past three years in these annual surveys, despite an increase each year in the volume of completions. Partly because of more restricted home financing conditions, there was a slight increase in 1969 in total homes completed in the lower price ranges below \$25,000, but because a significant number of in-migrant households were in higher income brackets, the volume as well as percentage of homes built in the over \$25,000 price ranges increased considerably over 1968.

Local realtors and lenders in the Boise area report very little adequate housing available for sale except for a few homes in the higher price ranges. A higher rate of in-migration in the past few years has filled up most sale houses and also created an increased demand for mobile homes. Virtually all mobile home courts in Ada County are filled, and mobile home dealers frequently have arranged with the better mobile home courts to pay for any space vacated pending the sale of a mobile home, which can then have a site available for its use. There is currently a widespread interest in developing new mobile home courts and expanding existing ones where there is sufficient space.

The Rental Market

The rental market as of March 1, 1970 in the Boise HMA reflects a shortage condition similar to the sales market. The estimated current rental vacancy rate of 2.7 percent is substantially below the June 1967 estimated rate of 11.2 percent. This rapid decline reflects, in part, demolitions approximating 100 annually in the city of Boise through enforcement of a housing code passed in January 1967, expansion of state office buildings near the Capitol, and the significant increase in in-migration. It also is evident that some of the poorer housing that normally would be vacant or removed is now occupied because of the shortage of rental housing.

About 125 multifamily units were started in 1969 in the HMA, representing a decline of approximately 100 from the preceding year of 1968. Despite the higher volume of multifamily housing in these past two years, there is a definite shortage in all rent ranges. Market absorption data gathered periodically by the Boise FHA Insuring Office indicate that all multifamily projects built in the past few years are now completely full, with only an occasional turnover vacancy. This condition is true in all rental ranges.

New rental units built with conventional financing in the past few years have been largely at the upper end of the rent range. Typical gross rents in these units range from \$170 to \$225 for one-bedroom and \$190 to \$250 for two-bedroom size units.

One important factor in the demand for rental housing has been the rapid growth in the past five years of the number of students, faculty, and staff at Boise State College. Formerly a two-year junior college, it expanded to a four-year institution in 1965, with the first senior class graduating in 1967. Full-time enrollment in the fall of 1964 was less than 1,400, but by 1969 had increased to over 4,750. Projected enrollment for the fall of 1972 indicates an average annual full-time student growth of about 700. Although about 80 percent of these students are residents of Ada and adjacent counties and commute to classes each day, there are also an increasing number who live in the Boise area away from their permanent residences, with many single students grouping together to rent housing because the college's dormitories cannot house all of them. Current dormitory capacity is 565 single students and 300 more spaces are expected to be built by the fall of 1971, with a program to house eventually 1,200 single students. The college also has 87 apartments for married students.

Economic, Demographic and Housing Factors

The anticipated annual demand for 950 new nonsubsidized housing units and 250 mobile homes is based on the projected trends in employment, incomes, population and housing factors summarized below.

Employment Trends. Total nonagricultural employment increased by an average of 1,682 workers annually between 1966 and 1969, reaching 44,950 in the latest year (see table IV). In each year of this period, growth was larger than the preceding year. In the six years from 1960 to 1966, the average annual increase was 1,550 nonagricultural workers, but there was considerable yearly variation in the gains which ranged from 900 in 1963 to 2,000 in 1966. The increase in 1969 was 2,050 workers, based on preliminary figures.

The three-year growth through 1969 has been a little stronger in manufacturing than in nonmanufacturing categories. After a slight decline in manufacturing employment in 1967, nearly all

types of manufacturing employment subsequently improved. The largest group continues to be food processing (1,050 in 1969). Lumber and wood products (850) together with transportation equipment (850) also are significant, the latter comprising mostly mobile home and parts manufacturers. In addition, there has been growth in the fabricated metals and machinery category, which had an average of 650 workers in 1969.

The accompanying expansion in nonmanufacturing employment during the past three years has been highest in services (up 950), followed by retail trade (up 850). Smaller but important increases have also occurred in government (up 600), construction (up 400), and the finance group (up 300). Part of the growth in government has been at Boise State College, where the number of faculty has increased by 63 in the same three-year period and staff employees have grown by 51. Together, this group is expected to grow by about 50 yearly for the next three years.

Some of the increase in food processing employment has occurred because of the expansion of central office employees for two large firms active throughout southern Idaho. A large construction firm also has brought in more people to its main office where its new world headquarters building is under construction, and the same situation has occurred with a national products firm.

It is noteworthy that in a governmental center such as Boise, female employment has always comprised a significant portion of the total. In the April 1960 Census, Ada County had a little over 33 percent female employment, and this probably has increased somewhat in the subsequent decade because of the expansion and addition of more office, clerical, retail and service type establishments.

Prospective employment estimates for the HMA indicate not quite as much growth during the next two years to 1972 as in the past three years. Manufacturing and construction employment growth is expected to taper off somewhat after rapid increases in the last two years, but trade and services, along with government, probably will continue to expand. On the average, it is expected that total nonagricultural employment will increase annually at the rate of 1,575 in the period to March 1972.

Income. As of March 1970, the estimated annual median non-farm income of all families in the Boise HMA was \$8,770, after deduction of federal income tax. This was up about \$700 from

the median of \$8,070 in June 1967. The median after-tax nonfarm income of renter households of two or more persons in March 1970 was \$7,460 a year, up from \$6,860 nearly three years earlier. Detailed income distributions as of 1967 and 1970 are presented in table V for all families and renter households in Ada County.

Population and Household Trends. As of March 1, 1970, the nonfarm population of the Boise HMA was estimated at 108,200, reflecting an average annual gain of about 4,250 since June 1967 (see table VI).^{1/} Most of the growth has continued to be in suburban areas outside the city of Boise, averaging 3,300 yearly since mid-1967. This compares with an average gain of about 950 a year in Boise. Since April 1960, the total increase in population in the HMA reflects a net natural increase (excess of resident births over resident deaths) of a little over 11,100 and a net in-migration of nearly 10,700. The population increase and in-migration rates have increased since 1967 as the economy of Boise has improved.

Based on a continued but slightly lower rate of expansion in employment opportunities over the next two years, it is estimated that the total HMA population will increase by an average of about 3,950 persons yearly to March 1972, reaching a level then of nearly 116,000.

The number of nonfarm households in the HMA as of March 1, 1970 totaled about 33,700, indicating an average annual gain of 1,325 since the middle of 1967. During the next two years, it is estimated that the number of nonfarm households will grow at the slightly lower rate of around 1,200 yearly.

Housing Inventory. On March 1, 1970, there were approximately 35,200 nonfarm housing units in the Boise HMA, reflecting a net increase of about 2,550 units over the estimated June 1967 inventory of 32,650 units. The average annual increase in these nearly three years was about 925 units. The increase in the nonfarm housing inventory resulted from the construction of about 2,260 new units, the net loss of approximately 225 units through demolition and other causes, and the net addition of 515 mobile homes. Approximately two-thirds of the new residential construction since June 1967 has been outside the cities of Boise and Meridian. Virtually all of the units in multifamily structures have been built in Boise (see table VII for the trend in construction in permit-issuing places).

^{1/} Locally reported preliminary population and household counts for the 1970 Census may not be consistent with the demographic estimates in this analysis. Final official census population and household data will be made available by the Census Bureau in the next several months.

Vacancy. Vacancies in the HMA are extremely low. Vacant units available for sale have dropped from 600 in June 1967 to 150 in March 1970, and the homeowner vacancy ratio declined during that period from 2.6 percent to 0.6 percent. Vacant units for rent declined from 1,000 in June 1967 to 250 in March 1970; the renter vacancy ratio fell from 11.2 percent to 2.7 percent (see table VIII).

Table I

Estimated Annual Demand for New Nonsubsidized Housing
Boise, Idaho, HMA
March 1, 1970 to March 1, 1972

A. Single-family Houses

<u>Price range</u>	<u>Number of units</u>	<u>Percent of total</u>
Under \$17,500	75	12
\$17,500 - 19,999	100	17
20,000 - 24,999	225	37
25,000 - 29,999	100	17
30,000 and over	<u>100</u>	<u>17</u>
Total	<u>600</u>	<u>100</u>

B. Multifamily Housing

<u>Gross monthly rent^{a/}</u>	<u>Efficiency</u>	<u>One-bedroom</u>	<u>Two bedrooms</u>	<u>Three or more bedrooms</u>
\$110-\$119	10	-	-	-
120- 129	5	-	-	-
130- 139	-	60	-	-
140- 149	-	40	-	-
150- 159	-	25	-	-
160- 169	-	10	50	-
170- 179	-	-	40	-
180- 189	-	-	30	15
190- 199	-	-	20	10
200- 209	-	-	15	5
210 and over	-	-	<u>10</u>	<u>5</u>
Total	<u>15</u>	<u>135</u>	<u>165</u>	<u>35</u>

^{a/} Gross rent is shelter rent plus the cost of utilities.

Table II

Estimated Annual Occupancy Potential for Subsidized Rental Housing
Boise, Idaho, Housing Market Area
March 1, 1970 to March 1, 1972

A. Families

	<u>236</u> <u>exclusively^{a/}</u>	<u>Eligible for</u> <u>both programs</u>	<u>Public</u> <u>housing</u>	<u>Total</u>
1 bedroom	15	-	10	25
2 bedrooms	40	5	15	60
3 bedrooms	20	5	10	35
4+ bedrooms	<u>15</u>	-	<u>10</u>	<u>25</u>
Total	<u>90</u>	<u>10^{c/}</u>	<u>45^{c/}</u>	<u>145</u>

B. Elderly

Efficiency	20	55	30	105
1 bedroom	<u>15</u>	<u>10</u>	<u>5</u>	<u>30</u>
Total	<u>35^{b/}</u>	<u>65^{d/}</u>	<u>35^{d/}</u>	<u>135</u>

a/ Estimates are based on exception income limits.

b/ Applications and commitments under Section 202 are being converted to Section 236.

c/ Approximately one-third of these families also are eligible for rent-supplements.

d/ All of the elderly couples and individuals also are eligible for rent-supplement payments.

Table III

FHA-Insured Housing Projects Completed, Under Construction and Being Processed
By Type, Unit Size, and Estimated Gross Rent
Boise, Idaho HMA - As of March 1, 1970

Type of financing and status	Total units	Unit size and gross rental			
		<u>0-BR</u>	<u>1-BR</u>	<u>2-BR</u>	<u>3-BR</u>
<u>Federal Housing Admin.</u>					
<u>Completed</u>					
Sec. 207 (Dec. 1964)	<u>64</u>	-	<u>20</u> \$195-\$240	<u>32</u> \$245-\$290	<u>12</u> \$310-\$355
Sec. 221(d)(3) Rent Suppl.(12/69)	<u>40</u>	-	-	<u>40</u> \$120	-
<u>Being processed</u>					
Sec. 236 Basic rents	<u>84</u>	-	<u>12</u> \$88	<u>48</u> \$108	<u>24</u> \$118
<u>Housing Assistance Admin. a/</u>					
	<u>400</u>				
<u>Planned low-rent elderly (Turnkey)</u>					
Project 13-1	<u>93</u>	<u>96</u>	<u>58</u>	<u>6</u>	-
Project 13-2	<u>67</u>	<u>55</u>	<u>34</u>	<u>4</u>	-
		<u>41</u>	<u>24</u>	<u>2</u>	-
<u>Proposed low-rent elderly b/</u>					
	<u>240</u>				

a/ Rents in low-rent public housing vary according to tenant's income and family size.

b/ Unit size distribution not yet determined; no funding available yet.

Source: Boise, Idaho FHA Insuring Office and Boise City Housing Authority.

Table IV

Civilian Work Force and Employment by Industry
Boise, Idaho, HMA
1966-1969

<u>Industry</u>	<u>Annual average</u>			
	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969p</u>
Civilian work force	<u>43,400</u>	<u>44,550</u>	<u>46,200</u>	<u>48,200</u>
Unemployed	1,250	1,350	1,250	1,200
Percent of work force	2.9%	3.0%	2.7%	2.5%
Agricultural employment	2,250	2,100	2,050	2,050
Nonagricultural employment	<u>39,900</u>	<u>41,100</u>	<u>42,900</u>	<u>44,950</u>
Wage and salary workers	<u>33,800</u>	<u>34,550</u>	<u>36,300</u>	<u>37,850</u>
Manufacturing	<u>3,700</u>	<u>3,650</u>	<u>4,100</u>	<u>4,350</u>
Food processing	950	950	950	1,050
Lumber & timber products	800	600	800	850
Fab. metal & machinery	600	550	550	650
Transport. equipment	700	750	900	850
Other manufacturing	650	800	900	950
Nonmanufacturing	<u>30,100</u>	<u>30,900</u>	<u>32,200</u>	<u>33,500</u>
Construc.	1,900	1,750	2,000	2,300
Transportation	1,150	1,150	1,250	1,300
Communication & utils.	1,850	1,900	1,900	1,900
Trade	<u>9,550</u>	<u>9,850</u>	<u>10,150</u>	<u>10,500</u>
Wholesale	2,500	2,550	2,600	2,600
Retail	7,050	7,300	7,550	7,900
Finance, ins., & real est.	2,300	2,350	2,450	2,650
Services & miscell.	5,000	5,200	5,650	5,950
Government <u>a/</u>	8,350	8,700	8,800	8,950
Other nonagric. workers <u>b/</u>	6,100	6,550	6,600	7,100

a/ Includes education. b/ Includes self-employed, unpaid family workers, & domestic employees.

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Source: Idaho Department of Employment.

Table V

Estimated Percentage Distribution of All Nonfarm Families and Renter Households
By Annual Income After Deduction of Federal Income Tax
Boise, Idaho, HMA, 1967 and 1970

<u>Nonfarm income</u>	<u>1967</u>		<u>1970</u>	
	<u>All families</u>	<u>Renter households^{a/}</u>	<u>All families</u>	<u>Renter households^{a/}</u>
Under \$ 3,000	8	11	6	9
\$ 3,000 - 3,999	5	7	4	7
4,000 - 4,999	7	10	6	8
5,000 - 5,999	9	12	7	10
6,000 - 6,999	10	12	9	11
7,000 - 7,999	11	11	10	10
8,000 - 8,999	9	9	10	10
9,000 - 9,999	8	6	8	8
10,000 - 11,999	12	10	14	11
12,000 - 13,999	8	5	9	7
14,000 - 14,999	3	1	3	2
15,000 - 19,999	7	4	9	4
20,000 and over	<u>3</u>	<u>2</u>	<u>5</u>	<u>3</u>
Total	100	100	100	100
Median	\$8,070	\$6,860	\$8,770	\$7,460

^{a/} Excludes one-person households.

Source: Estimated by Housing Market Analyst.

Table VI

Nonfarm Population and Household Trends
Ada County, Idaho
1960, 1967, and 1970

<u>Area</u>	<u>April</u> <u>1960</u>	<u>June</u> <u>1967^r</u>	<u>March</u> <u>1970</u>	<u>Average annual change</u>			
				<u>1960-1967</u>		<u>1967-1970</u>	
				<u>Number^{a/}</u>	<u>Pct.</u>	<u>Number^{a/}</u>	<u>Pct.</u>
<u>Nonfarm population</u>							
Boise	34,481	72,400	75,000	5,290	15.3	950	1.3
Rest of county	51,915	24,100	33,200	-3,880	-7.5	3,300	13.7
Total	86,396	96,500	108,200	1,410	1.6	4,250	4.4
<u>Nonfarm households</u>							
Boise	12,282	26,300	27,100	1,950	15.9	290	1.1
Rest of county	14,328	3,750	6,600	-1,475	-10.3	1,035	27.0
Total	26,610	30,050	33,700	475	1.8	1,325	4.4

^{a/} Rounded.

^r Revised. There was a substantial annexation of territory and population to the city of Boise between April 1960 and June 1967.

Source: 1960 Census of Population; 1967 and 1970 estimated by Housing Market Analysts.

Table VII

Residential Units Authorized by Building Permits^{a/}
Boise, Idaho, HMA
1960-1969

<u>Year</u>	<u>Boise</u>	<u>Garden City</u>	<u>Kuna</u>	<u>Meridian</u>	<u>Total units</u>	<u>Single- family</u>	<u>Multi- family</u>
1960	92	NA	NA	8	100	41	59
1961	132	4	NA	16	152	85	67
1962	219	8	3	8	238	115	123
1963	467	7	3	17	494	213	281
1964	207	-	1	7	215	137	78
1965	178	2	1	13	194	152	42
1966	144	1	1	17	163	121	42
1967	113	8	-	9	130	89	41
1968	320	-	3	23	346	129	217
1969	294	-	2	15	311	198	113

NA - Not available.

^{a/} Does not include construction outside permit-issuing places; approximately two-thirds of all residential construction in the HMA is outside permit-issuing places.

Source: U. S. Bureau of the Census and local permit issuing offices.

Table VIII

Nonfarm Housing Inventory, Tenure and Vacancy Trends
Boise, Idaho, HMA
April 1960-March 1970

<u>Inventory and tenure</u>	<u>April</u> <u>1960</u>	<u>June</u> <u>1967^r</u>	<u>March</u> <u>1970</u>
Total housing units	<u>28,799</u>	<u>32,650</u>	<u>35,200</u>
Occupied housing units	<u>26,610</u>	<u>30,050</u>	<u>33,700</u>
Owner-occupied	19,189	22,100	24,600
Percent	72.1	73.5	73.0
Renter-occupied	7,421	7,950	9,100
Percent	27.9	26.5	27.0
Vacant housing units	<u>2,189</u>	<u>2,600</u>	<u>1,500</u>
Available	<u>1,381</u>	<u>1,600</u>	<u>400</u>
For sale	474	600	150
Homeowner vacancy rate	2.4	2.6	0.6
For rent	907	1,000	250
Renter vacancy rate	10.9	11.2	2.7
Other vacant <u>a/</u>	808	1,000	1,100

a/ Includes seasonal units, vacant dilapidated units, units rented or sold and awaiting occupancy, and units held off the market for other reasons.

r Revised.

Source: 1960 Census of Housing; 1967 and 1970 estimated by Housing Market Analysts.