

Caldwell growth continues to thrive

Development: City has issued more building permits than last year; officials say higher-end homes make up some of the increase

By Mike Butts
Idaho Press-Tribune, December 20, 2006

CALDWELL — Construction in some parts of the Treasure Valley may have slowed down, but new houses keep going up by the hundreds in Caldwell.

Building permits for new single family homes are up 25 percent over last year and preliminary approval of residential lots has about doubled compared to 2005. Valuation of new homes has risen by almost 50 percent.

The city has also had more “step up” and higher-end homes built or planned this year, officials said, giving Caldwell a better mix of housing types.

“If building is slowing down, it hasn’t done it here,” Mayor Garret Nancolas said.

Through November 2005, Caldwell had issued 899 building permits for single-family homes. In the same period this year, the city issued 1,121 permits.

Residential lots approved for development have skyrocketed to 4,392 this year compared to about 2,200 last year, Caldwell Community Development Director Brian Billingsley said.

Caldwell officials said it’s good for the city to add nicer homes because that creates more variety and gives people more housing options, Nancolas and Billingsley said.

“It will help balance out the housing inventory in Caldwell (which) hasn’t been a trend in the past,” Nancolas said. Other types of residences being built in Caldwell include patio homes, townhouses and assisted-living centers.

The valuation of new homes in Caldwell last year, through November, was \$101 million. For the same period this year, it’s sharply higher at \$149 million.

Value of total building permits through November 2006 is \$186 million. By comparison, in 1998 the city’s total valuation of all property was about \$600 million, Nancolas said.

“In one year we issued nearly 30 percent of the total valuation of the city in 1998,” Nancolas said. “That’s a pretty staggering number.”

The city has annexed about 1,300 acres this year for development. That number could reach 2,000 next year based on talks between city officials and developers, Nancolas said.

“We have not seen any signs of slowing down,” the mayor said, “at least in the foreseeable future.”