

## **Nampa gets better building mix**

### ***Growth: Rise in commercial and industrial development combats trend toward becoming bedroom community***

**By Dan Black- Idaho Press-Tribune 5/26/2006**

NAMPA — New commercial and industrial operations, along with higher-end homes, are helping shore up the area's economy and tax base.

Dennis Davis, director of Nampa's Department of Building Safety, said he's seen a steady flow of building permits come through his office and those show a trend toward more economic diversity.

For many years, housing has dominated local building permit requests. Industrial, commercial and professional buildings fell behind as Nampa's residential boom took off.

That's typical for a bedroom community — but this year's figures could show the trend is changing.

Residential construction dropped to 64 percent of new building permit valuation in 2005. It was about 70 percent in 2004 and could go lower this year.

Other market forces also appear to be cooling the housing boom.

The days of low-cost development lots appear to be over. Median-home values of \$250,000 are now being built on \$85,000 lots in and around Nampa, David said. That's not the kind of development Nampa saw in the 1990s, with many starter homes.

"We seem to have gone to the next stage," he said.

Another market force has tempered housing growth.

"Every time the interest rates go up, someone gets bumped out of the market," Davis said.