

Attachment 4 Canyon County Implications

Scenario Implications: Total Canyon County

Growth by Scenario by County

Canyon County		2002	Adjusted Trend	Adjusted Corridors	Adjusted Blended
Population	Canyon County	152,425	235,450	262,433	268,108
	Gain		83,025	110,008	115,683
Households	Canyon County	52,144	80,829	90,671	92,745
	Gain		28,685	38,527	40,601
Employment	Canyon County	46,055	72,194	110,365	113,526
	Gain		26,139	64,310	67,471
Jobs/Housing Balance	Canyon County	0.88	0.89	1.22	1.22
	Treasure Valley	1.29	1.43	1.42	1.43

Housing Type Summary for New Households

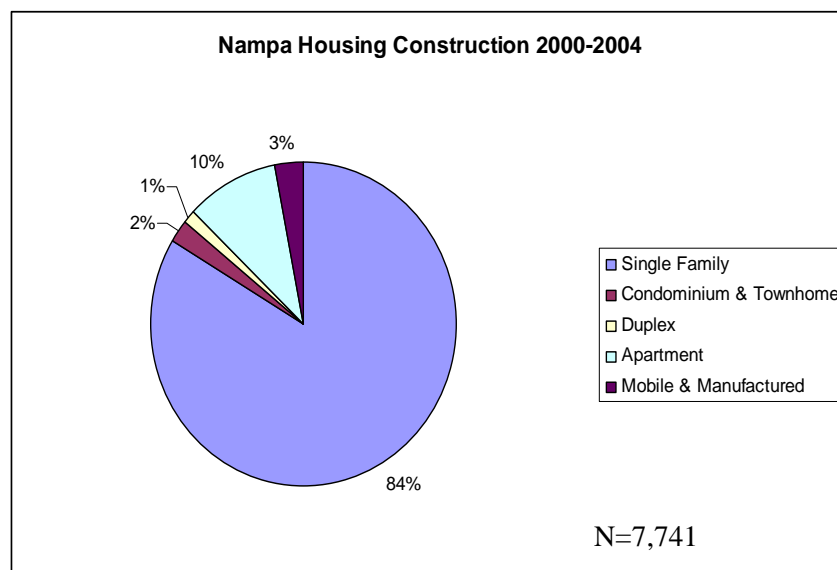
Canyon County	Adjusted Trend		Adjusted Corridors		Adjusted Blended	
New Households	28,685		38,527		40,601	
Downtown (85 to 150 net units/acre)	27	0.1%	678	1.8%	663	1.6%
Town Center, Condo, Townhome, Apartment (16 to 50 net units/acre)	4,605	16.1%	13,889	36.1%	13,880	34.2%
Single Family (1 to 8 net units/acre)	20,142	70.2%	23,541	61.1%	25,596	63.0%
Rural (0.2 net units/acre)	3,911	13.6%	419	1.1%	461	1.1%
Residential Acres Consumed	31,296		13,599		14,843	
Percent of Housing @ Transit Density in 2000 – 9%						
Number of New Units at Transit Density*	5,840	20.4%	18,069	46.9%	17,991	44.3%

*Note: this figure includes units at a net density of 8 units per acre or higher.

Location of New Housing Growth	Adjusted Trend	Adjusted Corridors	Adjusted Blended
Within existing city limits	50.8%	48.2%	52.6%
Within Areas of Impact	25.6%	50.0%	45.4%
Within both	76.4%	98.2%	98.0%
Outside	23.6%	1.8%	2.0%

Scenario Implications: Nampa

Nampa		2002	Adjusted Trend	Adjusted Corridors	Adjusted Blended
Population	Nampa	75,008	98,649	126,870	125,683
	Gain		23,641	51,862	50,675
Households	Nampa	25,923	34,077	44,197	43,823
	Gain		8,154	18,274	17,900
Employment	Nampa	26,525	36,423	72,183	73,562
	Gain		9,898	45,658	47,037
Jobs/Housing Balance	Nampa	1.02	1.07	1.63	1.68
	Canyon Total	0.88	0.89	1.22	1.22



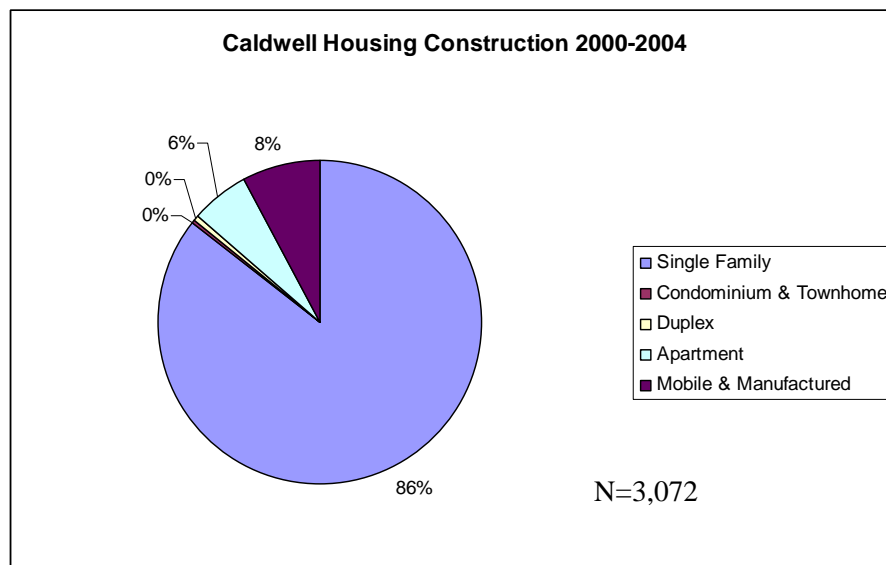
Housing Type Summary for New Households

Nampa	Adjusted Trend		Adjusted Corridors		Adjusted Blended	
New Households	8,154		18,274		17,900	
Downtown (85 to 150 net units/acre)	5	0.1%	572	3.1%	559	3.1%
Town Center, Condo, Townhome, Apartment (16 to 50 net units/acre)	1,029	12.6%	8,495	46.5%	7,848	43.8%
Single Family (1 to 8 net units/acre)	6,394	78.4%	9,180	50.2%	9,465	52.9%
Rural (0.2 net units/acre)	726	8.9%	27	0.1%	27	0.2%
Residential Acres Consumed	6,879		4,493		4,632	
Percent of Housing @ Transit Density in 2000 – 10.0%						
Number of New Units at Transit Density*	1,389	17.0%	10,814	59.2%	9,986	55.8%

*Note: this figure includes units at a net density of 8 units per acre or higher.

Scenario Implications: Caldwell

Caldwell		2002	Adjusted Trend	Adjusted Corridors	Adjusted Blended
Population	Caldwell	35,396	57,681	65,332	67,991
	Gain		22,285	29,936	32,595
Households	Caldwell	12,294	20,303	22,993	23,971
	Gain		8,009	10,699	11,677
Employment	Caldwell	13,824	26,578	26,574	26,689
	Gain		12,754	12,750	12,865
Jobs/Housing Balance	Caldwell	1.12	1.31	1.16	1.11
	Canyon Total	0.88	0.89	1.22	1.22



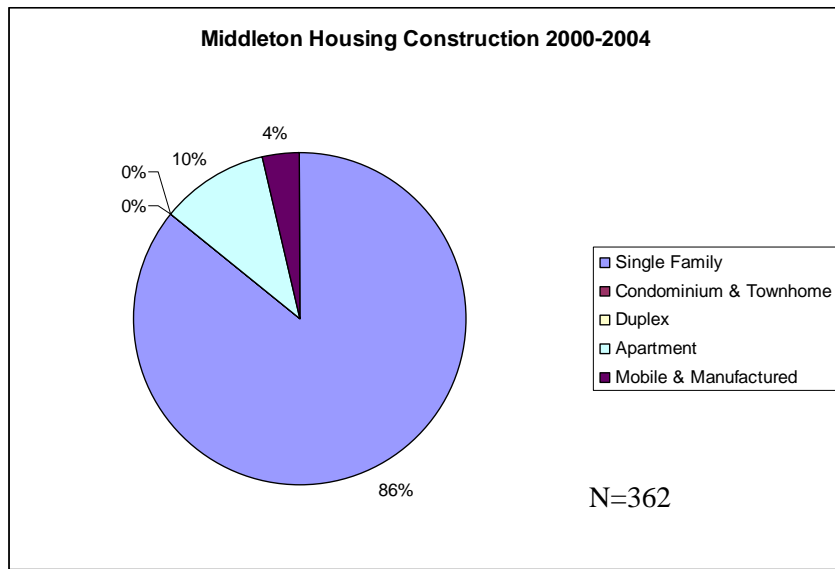
Housing Type Summary for New Households

Caldwell	Adjusted Trend		Adjusted Corridors		Adjusted Blended	
New Households	8,009		10,699		11,677	
Downtown (85 to 150 net units/acre)	15	0.2%	106	1.0%	104	0.9%
Town Center, Condo, Townhome, Apartment (16 to 50 net units/acre)	1,671	20.9%	3,421	32.0%	3,930	33.7%
Single Family (1 to 8 net units/acre)	5,192	64.8%	7,147	66.8%	7,618	65.2%
Rural (0.2 net units/acre)	1,132	14.1%	25	0.2%	25	0.2%
Residential Acres Consumed	8,820		3,840		4,002	
Percent of Housing @ Transit Density in 2000 – 8.7%						
Number of New Units at Transit Density*	1,982	24.7%	4,335	40.5%	4,979	42.6%

*Note: this figure includes units at a net density of 8 units per acre or higher.

Scenario Implications: Middleton

Middleton		2002	Adjusted Trend	Adjusted Corridors	Adjusted Blended
Population	Middleton	3,867	7,574	8,147	8,774
	Gain		3,707	4,280	4,907
Households	Middleton	1,343	2,641	2,833	3,056
	Gain		1,298	1,490	1,713
Employment	Middleton	464	1,062	649	978
	Gain		598	185	514
Jobs/Housing Balance	Middleton	0.35	0.40	0.23	0.32
	Canyon Total	0.88	0.89	1.22	1.22



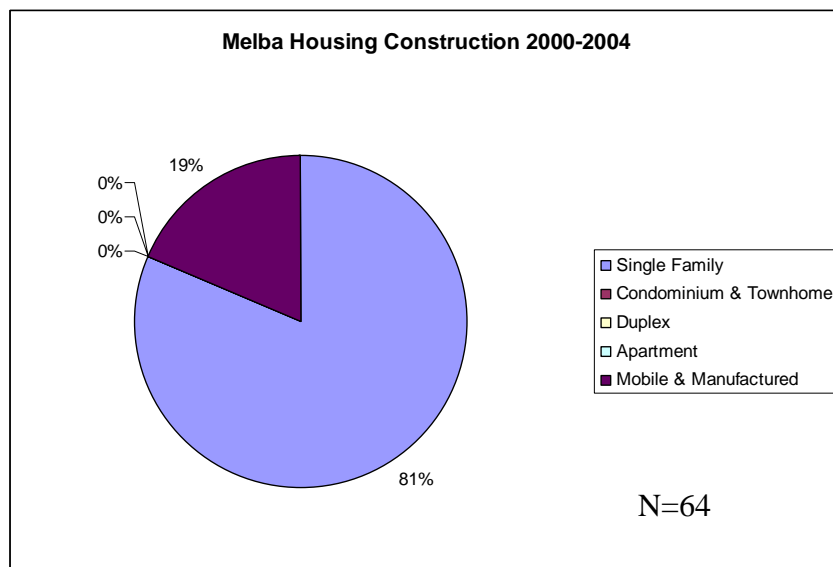
Housing Type Summary for New Households

Middleton	Adjusted Trend		Adjusted Corridors		Adjusted Blended	
New Households	1,298		1,490		1,713	
Downtown (85 to 150 net units/acre)	7	0.5%	0	0.0%	0	0.0%
Town Center, Condo, Townhome, Apartment (16 to 50 net units/acre)	239	18.4%	437	29.3%	469	27.4%
Single Family (1 to 8 net units/acre)	902	69.5%	1,045	70.1%	1,236	72.2%
Rural (0.2 net units/acre)	151	11.6%	8	0.5%	7	0.4%
Residential Acres Consumed	1,221		666		737	
Percent of Housing @ Transit Density in 2000 – 6.0%						
Number of New Units at Transit Density*	406	31.3%	584	39.2%	613	35.8%

*Note: this figure includes units at a net density of 8 units per acre or higher.

Scenario Implications: Melba

Melba		2002	Adjusted Trend	Adjusted Corridors	Adjusted Blended
Population	Melba	1,249	3,026	2,636	4,041
	Gain		1,777	1,387	2,792
Households	Melba	436	1,058	922	1,413
	Gain		622	486	977
Employment	Melba	213	299	295	295
	Gain		86	82	82
Jobs/Housing Balance	Melba	0.49	0.28	0.32	0.21
	Canyon Total	0.88	0.89	1.22	1.22



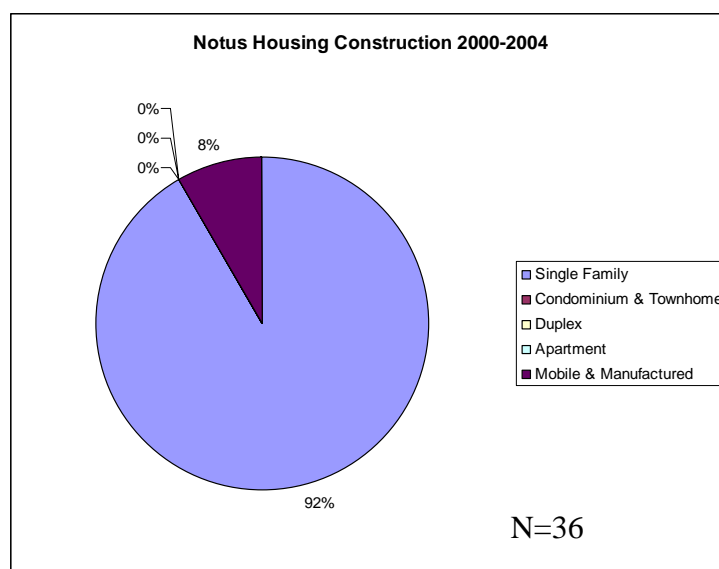
Housing Type Summary for New Households

Melba	Adjusted Trend		Adjusted Corridors		Adjusted Blended	
New Households	622		486		977	
Downtown (85 to 150 net units/acre)	0	0.0%	0	0.0%	0	0.0%
Town Center, Condo, Townhome, Apartment (16 to 50 net units/acre)	135	21.7%	80	16.6%	95	9.8%
Single Family (1 to 8 net units/acre)	398	64.0%	391	80.5%	865	88.5%
Rural (0.2 net units/acre)	89	14.4%	14	2.9%	17	1.7%
Residential Acres Consumed	699		275		576	
Percent of Housing @ Transit Density in 2000 – 0%						
Number of New Units at Transit Density*	159	25.6%	109	22.5%	135	13.9%

*Note: this figure includes units at a net density of 8 units per acre or higher.

Scenario Implications: Notus

Notus		2002	Adjusted Trend	Adjusted Corridors	Adjusted Blended
Population	Notus	589	2,032	2,785	2,783
	Gain		1,443	2,196	2,194
Households	Notus	199	687	942	941
	Gain		488	743	742
Employment	Notus	66	463	223	222
	Gain		397	157	156
Jobs/Housing Balance	Notus	0.33	0.67	0.24	0.24
	Canyon Total	0.88	0.89	1.22	1.22



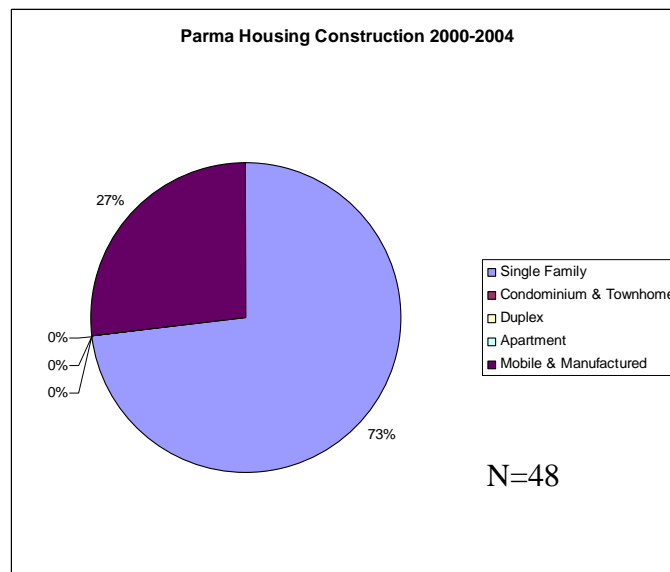
Housing Type Summary for New Households

Notus	Adjusted Trend		Adjusted Corridors		Adjusted Blended	
New Households	488		743		742	
Downtown (85 to 150 net units/acre)	0	0.0%	0	0.0%	0	0.0%
Town Center, Condo, Townhome, Apartment (16 to 50 net units/acre)	106	21.7%	172	23.2%	172	23.1%
Single Family (1 to 8 net units/acre)	312	64.0%	570	76.8%	570	76.8%
Rural (0.2 net units/acre)	70	14.4%	1	0.1%	1	0.1%
Residential Acres Consumed	549		252		252	
Percent of Housing @ Transit Density in 2000 – 0%						
Number of New Units at Transit Density*	125	25.6%	233	31.4%	233	31.4%

*Note: this figure includes units at a net density of 8 units per acre or higher.

Scenario Implications: Parma

Parma		2002	Adjusted Trend	Adjusted Corridors	Adjusted Blended
Population	Parma	1,502	3,314	7,297	7,297
	Gain		1,812	5,795	5,795
Households	Parma	547	1,208	2,660	2,660
	Gain		661	2,113	2,113
Employment	Parma	152	393	2,507	2,432
	Gain		241	2,355	2,280
Jobs/Housing Balance	Parma	0.28	0.33	0.94	0.91
	Canyon Total	0.88	0.89	1.22	1.22



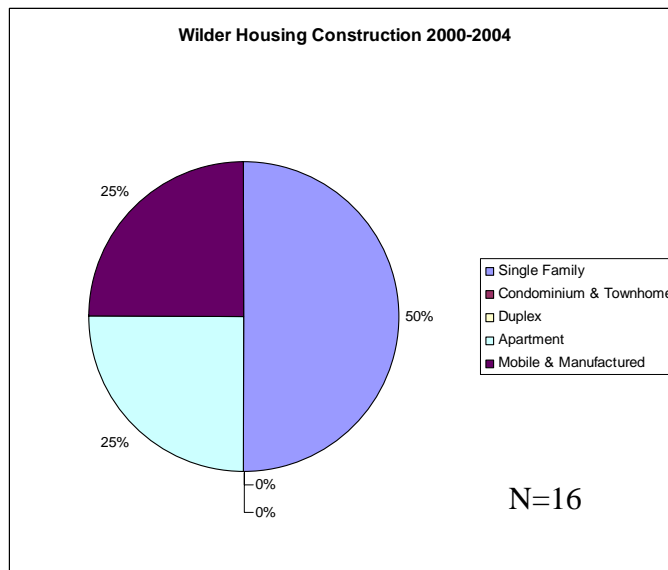
Housing Type Summary for New Households

Parma	Adjusted Trend		Adjusted Corridors		Adjusted Blended	
New Households	661		2,113		2,113	
Downtown (85 to 150 net units/acre)	0	0.0%	0	0.0%	0	0.0%
Town Center, Condo, Townhome, Apartment (16 to 50 net units/acre)	143	21.7%	384	18.2%	384	18.2%
Single Family (1 to 8 net units/acre)	423	64.0%	1,729	81.8%	1,728	81.8%
Rural (0.2 net units/acre)	95	14.4%	0	0.0%	0	0.0%
Residential Acres Consumed	743		682		682	
Percent of Housing @ Transit Density in 2000 – 3.9%						
Number of New Units at Transit Density*	169	25.6%	572	27.1%	572	27.1%

*Note: this figure includes units at a net density of 8 units per acre or higher.

Scenario Implications: Wilder

Wilder		2002	Adjusted Trend	Adjusted Corridors	Adjusted Blended
Population	Wilder	1,667	4,606	4,502	4,503
	Gain		2,939	2,835	2,836
Households	Wilder	468	1,294	1,264	1,265
	Gain		826	796	797
Employment	Wilder	146	882	690	691
	Gain		736	544	545
Jobs/Housing Balance	Wilder	0.31	0.68	0.55	0.55
	Canyon Total	0.88	0.89	1.22	1.22



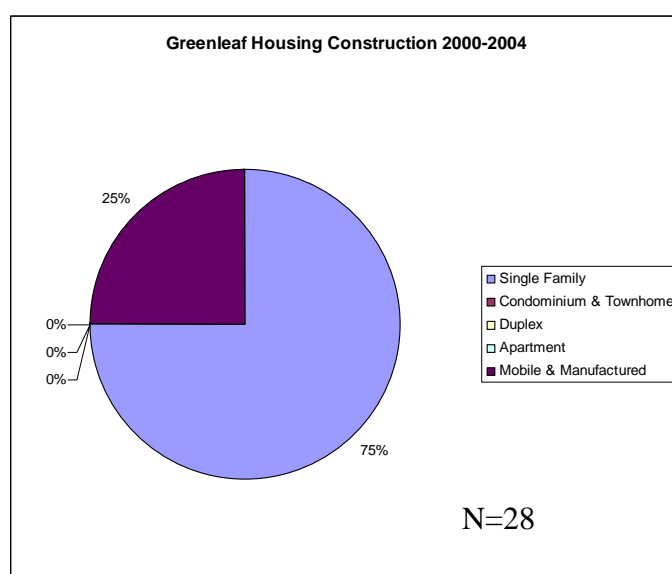
Housing Type Summary for New Households

Wilder	Adjusted Trend		Adjusted Corridors		Adjusted Blended	
New Households	826		796		797	
Downtown (85 to 150 net units/acre)	0	0.0%	0	0.0%	0	0.0%
Town Center, Condo, Townhome, Apartment (16 to 50 net units/acre)	179	21.7%	290	36.4%	290	36.4%
Single Family (1 to 8 net units/acre)	528	64.0%	501	62.9%	501	62.9%
Rural (0.2 net units/acre)	119	14.4%	6	0.7%	6	0.7%
Residential Acres Consumed	928		234		234	
Percent of Housing @ Transit Density in 2000 – 2.8%						
Number of New Units at Transit Density*	211	25.6%	374	46.9%	374	46.9%

*Note: this figure includes units at a net density of 8 units per acre or higher.

Scenario Implications: Greenleaf

Greenleaf		2002	Adjusted Trend	Adjusted Corridors	Adjusted Blended
Population	Greenleaf	1,170	2,758	2,761	2,761
	Gain		1,588	1,591	1,591
Households	Greenleaf	364	858	859	859
	Gain		494	495	495
Employment	Greenleaf	78	115	191	189
	Gain		37	113	111
Jobs/Housing Balance	Greenleaf	0.21	0.13	0.22	0.22
	Canyon Total	0.88	0.89	1.22	1.22



Housing Type Summary for New Households

Greenleaf	Adjusted Trend		Adjusted Corridors		Adjusted Blended	
New Households	494		495		495	
Downtown (85 to 150 net units/acre)	0	0.0%	0	0.0%	0	0.0%
Town Center, Condo, Townhome, Apartment (16 to 50 net units/acre)	107	21.7%	149	30.1%	149	30.1%
Single Family (1 to 8 net units/acre)	316	64.0%	339	68.4%	339	68.4%
Rural (0.2 net units/acre)	71	14.4%	7	1.5%	7	1.5%
Residential Acres Consumed	556		195		195	
Percent of Housing @ Transit Density in 2000 – 0%						
Number of New Units at Transit Density*	126	25.6%	193	38.9%	193	39.0%

*Note: this figure includes units at a net density of 8 units per acre or higher.

Scenario Implications: Rural Canyon County

Growth by Scenario by Demographic Area

Rural Canyon		2002	Adjusted Trend	Adjusted Corridors	Adjusted Blended
Population	Rural	31,977	55,809	42,102	44,274
	Gain		23,832	10,125	12,297
	Canyon Total	152,425	235,450	262,433	268,108
Households	Rural	10,570	18,703	14,002	14,758
	Gain		8,133	3,432	4,188
	Canyon Total	52,144	80,829	90,671	92,745
Employment	Rural	4,587	5,978	7,053	8,469
	Gain		1,391	2,466	3,882
	Canyon Total	46,055	72,194	110,365	113,526
Jobs/Housing Balance	Rural	0.43	0.32	0.50	0.57
	Canyon Total	0.88	0.89	1.22	1.22

Housing Type Summary for New Households

Rural Canyon	Adjusted Trend		Adjusted Corridors		Adjusted Blended	
New Households	8,133		3,432		4,188	
Downtown (85 to 150 net units/acre)	0	0.0%	0	0.0%	0	0.0%
Town Center, Condo, Townhome, Apartment (16 to 50 net units/acre)	996	12.2%	462	13.5%	543	13.0%
Single Family (1 to 8 net units/acre)	5,677	69.8%	2,639	76.9%	3,275	78.2%
Rural (0.2 net units/acre)	1,459	17.9%	331	9.7%	370	8.8%
Residential Acres Consumed	10,901		2,962		3,534	
Percent of Housing @ Transit Density in 2000 – 3%						
Number of New Units at Transit Density*	1,273	15.7%	856	24.9%	906	21.6%

*Note: this figure includes units at a net density of 8 units per acre or higher.

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