

Residential New Construction Permits Issued by Year and Dwelling Unit Type (2007-2019 with 2020-2021 projections)

In 2019, permits issued for new single-family detached homes were the highest (199) since the recession and tied with the number of permits for new single-family detached in 2007. New single-family home construction activity has been relatively stable for the last 8 years based on the number of lots available and limited speculative building. 2013 remains the most active post-recession year for construction, primarily due to the number of apartment units built. In 2020 and 2021, single family permit trends are expected to be consistent with the average from the last 8 years (172) and permits are expected to be pulled for senior housing and attached dwelling (townhouses and/or stand-alone apartment) projects that have already obtained previous approvals. If such permits are pulled in 2020, it could be the largest year for new residential growth in the past 20 years.

In the permitting process, dwellings are currently categorized as either "single-family" or "multi-family" units. For this table, staff has reviewed permitting records for the years shown and classified each dwelling unit using the categories included below.

Dwelling Unit Type	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Est.	2021 Est.	Total
Residential Detached	199	78	45	49	103	170	148	142	158	174	195	191	199	172	172	2,195
Res. Attached-Vertical	24	-	-	-	-	185	72	-	4	6	-	-	-	42	63	396
Res. Attached-Horizontal	-	-	-	-	-	-	362	-	125	207	-	-	-	258	-	952
Res. Group Quarters	-	-	39	-	-	-	67	-	-	-	99	-	185	502	-	892
TOTAL	223	78	84	49	103	355	649	142	287	387	294	191	384	974	235	4,435

Dwelling Unit Types

Residential Detached = A residential structure designed to house a single-family unit (e.g. single-family detached house)

Attached, Vertical = Residential dwellings attached by common wall only (e.g. duplex, triplex, quadplex, attached townhouse)

Attached, Horizontal = Residential dwellings typically "stacked" above other dwellings or non-residential uses and attached by common wall (e.g. live-above units, conventional multistory apartment units)

Group Quarters = Per US Census, a place where people live or stay, in a group living arrangement, that is owned or managed by an entity or organization providing housing and/or services for the residents (e.g. assisted living facility, nursing home, dormitory)