



COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

Working together to plan for the future

Demographics Quick Guide

July 2019

Report No. 11-2019

Demographics Quick Guide For Ada and Canyon Counties

Table of Contents

Introduction	3
Demographics Methodology	
Population Estimates Methodology.....	4
Household Estimates Methodology.....	10
Employment Estimates Methodology.....	11
Forecast Overview.....	13
Community Profiles	
City of Boise	20
City of Eagle	21
City of Garden City.....	22
City of Kuna	23
City of Meridian.....	24
City of Star	25
Ada County Unincorporated	26
Ada County Total	27
City of Caldwell.....	28
City of Greenleaf	29
City of Melba	30
City of Middleton.....	31
City of Nampa.....	32
City of Notus	33
City of Parma	34
City of Wilder.....	35
Canyon County Unincorporated	36
Canyon County Total	37

List of Tables and Figures

Table 1: Household Size by Residential Type and Location	5
Table 2. Historic Population Estimates by City Limits	7
Table 4: North American Industry Classifications System (NAICS).....	11
Table 5: <i>Communities in Motion 2040 2.0</i> Demographic Forecast.....	15
Figure 1: Regional Population Estimates by Year	6
Figure 2: Total Regional Residential Units Issued by Year.....	10

Introduction

The Demographics Quick Guide is a summary of the demographic data collected by the Community Planning Association of Southwest Idaho (COMPASS) to support the COMPASS travel demand model and local land use planning. The first part of the Demographics Quick Guide outlines the methodology COMPASS uses to annually estimate current population, households, and jobs, as well as how COMPASS forecasts future population, households, and jobs.

The second section provides individual community profiles for each city and unincorporated area, as well as for the region as a whole. This information is based on building permit data that includes development activity back to 1980 for Ada County and 1996 for Canyon County. The chart for each community is based on the type of residential units permitted by year.

Any questions or concerns regarding the report may be directed to Carl Miller at (208) 475-2239, or info@compassidaho.org.

Demographics Methodology

Population Estimates Methodology

COMPASS develops current population estimates for city and county jurisdictions in Ada and Canyon Counties each spring using a housing unit method estimation model. This method is based on the premise that changes in the number of occupied housing units reflect changes in population. It is broken into three distinct parts: housing unit estimation, household population estimation, and city assignment.

Household sizes are based on the latest Census Bureau American Community Survey data (Table 1).

Prior to 2015, COMPASS used occupancy rate data provided by the US Census Bureau to calculate the population estimate. In 2015, COMPASS changed data sources and now uses occupancy rate information from Idaho Power for the calculation, as the Idaho Power data were deemed more accurate. Idaho Power develops occupancy rates based on electrical load data and uses a sophisticated approach to measure current electrical load versus historical load for residential addresses. When the electrical load decreases significantly, it indicates vacancy is likely. The Census Bureau occupancy rate data are based on the annual American Community Survey (ACS) which replaced the decennial Census long form and surveys a fraction of the nation's population each year. Idaho Power data are preferred to the ACS data as Idaho Power data are up-to-date, evaluated twice per year (ACS data are typically delayed by several years depending on the population size), more reflective of small cities since its occupancy is based upon all residential buildings (ACS is a sample with large margins of error for small cities), and more accurate as Idaho Power evaluates the complete universe of residential addresses (ACS is a sample).

Group quarters are places where people live or stay in a group living arrangement such as assisted living, dormitories, and prisons. Group quarters populations for existing buildings are kept consistent from the decennial census. New group quarters buildings are assigned population based on number of bedrooms or some other known metric.

The calculation COMPASS uses to build population estimates is as follows:

$$\text{Population} = [(h + r) * s * o] + q$$

where

- h = decennial census households
- r = new residential units permitted
- s = household size
- o = residential occupancy rate
- q = group quarters population

Population estimates are assigned to cities based on the most current city limit boundaries (Table 2).

Table 1: Household Size by Residential Type and Location

	Single-Family Dwelling	Multi-Family Dwelling	Manufactured or Mobile Home	Accessory Dwelling Unit
Downtown Boise	2.4	1.5	1.6	1
Boise All	2.6	1.9	2.3	1
Caldwell	3.2	2.3	3.6	1
Eagle	2.8	1.7	2.1	1
Garden City	2.2	1.7	2.3	1
Greenleaf	3.6	2.0	3.0	1
Kuna	3.2	2.3	2.2	1
Melba	3.5	1.4	2.4	1
Meridian	2.9	2.2	2.1	1
Middleton	3.1	1.9	2.6	1
Nampa	3.0	2.1	2.8	1
Notus	3.1	2.5	1.9	1
Parma	2.6	2.0	3.1	1
Star	2.7	2.5	2.2	1
Wilder	3.4	1.6	4.0	1
Ada Rural	3.0	2.2	2.6	1
Canyon Rural	2.9	2.5	2.9	1
Based on Tenure By Household Size By Units In Structure (25124), 2013-2017 American Community Survey 5-Year Estimates				

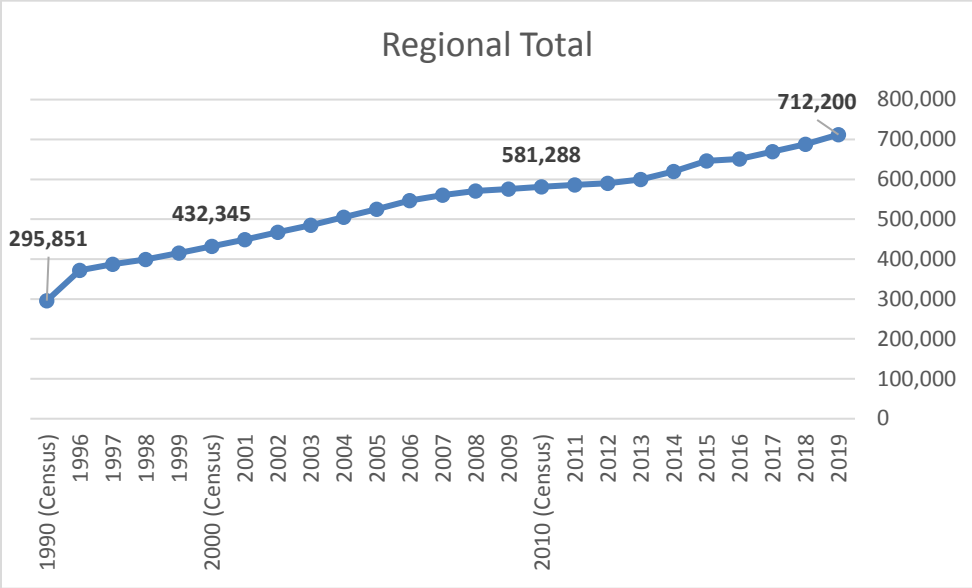


Figure 1. Regional Population Estimates by Year

Table 2. Historic Population Estimates by City Limits

Historic Population Estimates by City Limits								
Ada County								
Year	Boise	Eagle	Garden City	Kuna	Meridian	Star	Unincorporated	Total
2019	236,310	31,270	12,240	22,830	114,680	10,990	59,350	487,670
2018	232,300	29,910	11,880	20,740	106,410	10,310	59,390	470,930
2017	228,930	26,930	11,500	19,700	98,300	9,290	59,760	454,400
2016	226,900	25,510	11,420	18,430	91,420	8,150	61,020	442,850
2015	223,670	24,600	11,290	17,320	91,310	7,930	61,780	438,660
2014	217,730	23,460	11,160	16,070	85,240	7,140	61,130	421,920
2013	209,700	21,350	11,070	15,960	81,380	6,480	60,930	406,870
2012	207,730	20,550	11,020	15,650	78,290	6,030	60,400	399,670
2011	206,470	20,140	10,980	15,470	76,510	5,900	60,510	395,960
2010 (Census)	205,671	19,908	10,972	15,210	75,092	5,793	59,739	392,365
2009	205,370	19,770	10,970	13,670	73,340	5,710	59,660	388,490
2008	205,120	19,640	10,950	13,010	71,160	5,640	59,540	385,060
2007	203,730	19,450	10,910	11,970	68,790	5,290	59,360	379,500
2006	202,610	18,840	10,890	11,970	64,070	4,460	58,980	371,820
2005	201,100	17,570	10,860	10,350	54,820	2,950	58,480	356,130
2004	200,060	16,420	10,830	9,700	47,690	2,550	58,120	345,370
2003	195,930	14,140	10,790	8,650	42,480	2,240	58,770	333,000
2002	193,090	13,380	10,710	7,390	39,740	2,120	56,330	322,760
2001	188,850	12,370	10,670	6,400	37,090	2,000	53,670	311,050
2000 (Census)	185,787	11,085	10,624	5,382	34,919	1,795	51,312	300,904
1999	180,500	9,900	10,240	4,730	32,240	1,600	51,450	290,660
1998	175,720	8,770	10,020	3,930	28,850	1,290	51,960	280,530
1997	171,060	7,910	9,800	3,230	28,460	970	52,640	274,070
1996	164,550	7,440	9,450	3,120	25,300	810	53,520	264,190
1995	156,810	6,400	9,040	2,690	21,820	720	54,360	251,830
1994	150,210	5,410	8,460	2,330	18,480	710	55,100	240,690
1993	144,430	4,520	7,690	2,260	14,510	700	55,900	230,010

1992	138,300	3,780	6,990	2,170	12,050	680	56,410	220,380
1991	131,870	3,530	6,650	2,050	10,620	670	57,180	212,570
1990 (Census)	125,738	3,327	6,369	1,955	9,596	648	58,142	205,775
1989	121,850	3,180	6,060	1,910	9,120	630	57,100	199,840
1988	119,450	3,080	5,820	1,890	8,830	N/A	57,410	196,490
1987	117,230	3,020	5,620	1,880	8,670	N/A	57,120	193,540
1986	114,730	2,950	5,490	1,840	8,470	N/A	56,830	190,310
1985	111,910	2,900	5,310	1,820	8,070	N/A	56,560	186,560
1984	109,330	2,830	5,140	1,810	7,560	N/A	56,230	182,910
1983	106,640	2,780	4,920	1,800	7,090	N/A	55,840	179,080
1982	105,400	2,750	4,800	1,790	6,800	N/A	55,690	177,230
1981	104,930	2,720	4,710	1,780	6,780	N/A	55,510	176,440
1980 (Census)	102,249	2,620	4,571	1,767	6,658	N/A	55,171	173,036

Canyon County

Year	Caldwell	Greenleaf	Melba	Middleton	Nampa	Notus	Parma	Wilder	Unincorporated	Total
2019	58,830	870	590	9,710	102,030	570	2,150	1,760	48,020	224,530
2018	56,860	860	570	9,190	98,370	570	2,140	1,710	46,900	217,180
2017	54,120	860	570	8,110	96,820	570	2,120	1,690	50,560	215,430
2016	52,620	860	570	7,580	90,860	570	2,110	1,640	51,360	208,180
2015	51,880	860	570	7,110	89,210	570	2,140	1,640	53,800	207,790
2014	47,440	840	520	6,150	84,840	540	2,010	1,540	54,270	198,160
2013	47,580	850	520	5,860	83,840	530	1,990	1,530	50,270	192,970
2012	46,800	850	520	5,630	82,160	530	1,990	1,530	50,390	190,400
2011	46,730	850	520	5,600	81,920	530	1,990	1,530	50,160	189,850
2010 (Census)	46,237	846	513	5,524	81,557	531	1,983	1,533	50,179	188,923
2009	45,520	850	520	5,450	81,390	530	1,960	1,530	49,720	187,470
2008	44,470	860	520	5,250	80,890	530	1,950	1,530	49,550	185,550
2007	42,160	870	520	5,060	79,970	530	1,930	1,530	48,650	181,220
2006	39,180	880	530	4,660	76,630	530	1,900	1,510	49,080	174,900
2005	36,620	890	530	4,330	73,200	530	1,880	1,490	49,510	168,980
2004	33,060	880	530	3,870	67,400	510	1,850	1,470	49,940	159,510
2003	30,720	880	510	3,610	63,230	500	1,810	1,470	49,440	152,170

2002	28,860	880	500	3,240	58,950	480	1,790	1,460	48,240	144,400
2001	27,350	870	440	3,120	55,200	460	1,780	1,460	46,890	137,570
2000 (Census)	25,967	862	439	2,978	51,867	458	1,771	1,462	45,637	131,441
1999	25,060	840	420	2,630	47,750	460	1,750	1,460	44,600	124,970
1998	23,900	810	400	2,450	44,350	440	1,730	1,440	43,140	118,650
1997	22,930	790	380	2,300	41,550	430	1,600	1,400	41,760	113,130
1996	22,360	770	360	2,170	38,520	400	1,590	1,350	40,310	107,830
1995	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1994	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1993	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1992	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1991	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1990 (Census)	18,586	648	252	1,851	28,365	380	1,597	1,232	37,165	90,076

Household Estimates Methodology

COMPASS develops a housing unit estimate by adding the number of new residential permits—using data provided by local cities and counties—to the latest decennial Census housing counts.

New residential units are provided to COMPASS by local cities and counties and are compiled into an annual Development Monitoring Report (DMR). The DMR contains an overview of development activity using building permit information collected from city and county jurisdictions in the Treasure Valley. Total residential units per year are shown in Figure 1; residential units by type by year for each jurisdiction are provided beginning on Page 20.

Building permits are tabulated at several levels of geography, then geocoded, allowing for maps and detailed analyses of specific geographical areas upon request.

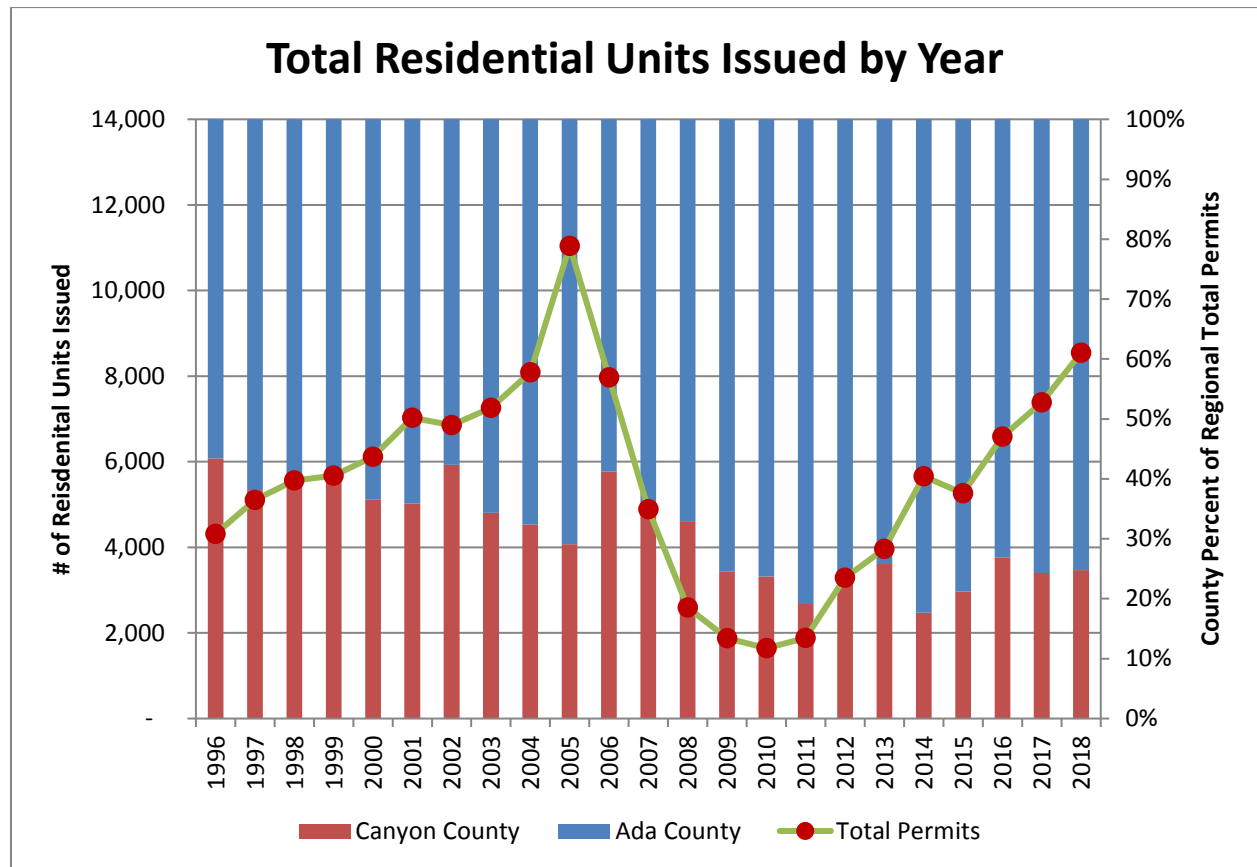


Figure 2: Total Regional Residential Units Issued by Year

Employment Estimates Methodology

The Idaho Department of Labor (IDOL) provides annual employment data to COMPASS, including:

- Business Address:
 - The address of the business enables COMPASS to geocode the point and use it for site-specific analysis.
- North American Industrial Classification System (NAICS) code:
 - NAICS provides a system for classifying businesses by type of economic activity. Each NAICS entry includes up to a six-digit code. The first two digits designate the largest business sector, the third digit designates the subsector, the fourth digit designates the industry group, the fifth digit designates the NAICS industry, and the sixth digit designates the national industry.
- Number of Employees:
 - The number of employees reporting to the business location.

Table 3: North American Industry Classifications System

Sector	Description
11	Agriculture, Forestry, Fishing and Hunting
21	Mining, Quarrying, and Oil and Gas Extraction
22	Utilities
23	Construction
31-33	Manufacturing
42	Wholesale Trade
44-45	Retail Trade
48-49	Transportation and Warehousing
51	Information
52	Finance and Insurance
53	Real Estate and Rental and Leasing
54	Professional, Scientific, and Technical Services
55	Management of Companies and Enterprises
56	Administrative and Support and Waste Management and Remediation Services
61	Educational Services
62	Health Care and Social Assistance
71	Arts, Entertainment, and Recreation
72	Accommodation and Food Services
81	Other Services (except Public Administration)
92	Public Administration

Data provided by IDOL are the best available; however, there are some limitations. COMPASS is unable to share, produce, or distribute data revealing a specific business' location or size. COMPASS aggregates employment data to the demographic area to protect this information and produces employment data at that geographic level only.

Forecast Methodology

COMPASS forecasts are developed in three main phases, with the COMPASS Demographic Advisory Workgroup guiding the development. The first phase is to establish a control forecast, the second is to allocate the growth to various subareas in the region, and the third phase is to annually reconcile the forecasts to account for new, entitled developments.

Phase I: Control Forecast

COMPASS developed the original CIM 2040 control forecast in 2011 using best practices in population forecasting. COMPASS developed independent forecasts based on the following methodologies:

Cohort component analysis: uses the components of demographic change to project population growth by evaluating population by age groups, in addition to other demographic attributes such as natality rates and mortality rates

Econometric: projections based on labor force availability, as determined by economic studies and relationships

Peer or analogous area: project based on evaluations of how metropolitan areas with similar characteristics grew over the last several decades

Top-down/ or Ratio: projections based on relationships of population growth between areas (ratio methods)

Trend: graphical or mathematical projections based on the curve of historical population growth

COMPASS subsequently developed housing and employment forecasts to accompany the population forecast. These were done by considering:

Peer or analogous areas of approximately 1 million population

Population, household, and employment ratios

Current and forecasted (2040) working age (18-65) populations (based on the cohort component analysis)

Phase II: Growth Allocation

The allocation of growth was the second phase of the forecast. COMPASS began with a base of the 2010 Census (population and households) and IDOL (employment) data. COMPASS then “grew” the region to reach the assigned population, household, and employment forecasts as described in step 1. This included 3 main steps:

Step 1. Facilitated workshops (February 29, March 1, and March 2, 2012). These three identical workshops engaged community leaders, elected

officials, and stakeholders in a day-long process where they examined regional issues and developed potential visions for growth in the Treasure Valley between 2012 and 2040.

Step 2. Public participation and comment (May 7 through June 17, 2012). The many different potential visions (growth scenarios) developed in Step 1 were synthesized into four scenarios that reflected the common themes that emerged from the workshops. These four scenarios were then presented for public comment. The results from that process were used to help develop a preferred scenario (see Step 3).

Step 3. Selection of a preferred scenario (Summer 2012). The four draft scenarios were considered in light of public and agency comments. A final scenario was developed, then adjusted to conform to local comprehensive plans. The COMPASS Board of Directors approved the scenario – the *Communities in Motion 2040* Vision – in October 2012.

Phase III: Reconciliation

The official growth forecast is reconciled annually to account for new, entitled developments. This step helps COMPASS maintain an accurate forecast, while retaining the general vision of the original growth forecast and the overall control total from Phase I.

The reconciliation process is reviewed by the Demographic Advisory Workgroup on an annually basis.

Table 4: Communities in Motion 2040 2.0 Demographic Forecast*

Demographic Area	Population 2010 (Census)	Population 2019 (Estimate)	Population 2025 (R5 Forecast)	Population 2030 (R5 Forecast)	Population 2035 (R5 Forecast)	Population 2040 (R5 Forecast)
Ada County						
Boise-Airport	890	971	979	979	985	833
Boise-Central Bench	39,399	44,180	47,287	50,698	53,402	54,176
Boise-Downtown	3,843	5,069	6,949	8,379	9,868	10,567
Boise-East End	6,984	7,468	7,502	7,533	7,576	7,528
Boise-Foothills	9,669	10,957	11,116	11,119	11,124	11,275
Boise-North End	17,576	18,740	19,295	19,614	19,958	20,099
Boise-Northwest	14,259	17,009	19,148	20,369	21,636	22,763
Boise-Southeast	34,332	38,473	40,387	41,834	43,237	44,965
Boise-Southeast, Barber Valley	1,662	5,757	6,889	7,006	7,130	7,568
Boise-Southwest	40,662	50,904	56,032	58,559	62,229	64,046
Boise-West Bench	69,174	77,931	81,082	83,315	85,599	86,586
Boise Subtotal	238,450	277,459	296,666	309,405	322,744	330,406
Eagle-Central	7,066	7,714	8,282	8,680	9,092	9,800
Eagle-Floating Feather	5,906	7,043	7,572	7,799	8,036	8,159

Demographic Area	Population 2010 (Census)	Population 2019 (Estimate)	Population 2025 (R5 Forecast)	Population 2030 (R5 Forecast)	Population 2035 (R5 Forecast)	Population 2040 (R5 Forecast)
Eagle-Island	1,064	2,467	3,489	3,658	3,831	5,233
Eagle-South River	3,357	5,821	6,449	7,018	7,605	7,784
Eagle-State Corridor	3,549	4,485	5,409	5,937	6,474	7,789
Eagle Subtotal	20,942	27,530	31,201	33,092	35,038	38,765
Eagle/Star	357	3,860	8,225	11,238	14,280	18,193
Garden City	11,057	12,308	14,026	15,317	16,654	17,968
Kuna	17,850	24,600	34,269	39,304	44,328	50,109
Meridian-Center	40,984	47,396	52,602	56,494	57,462	57,950
Meridian-North	26,319	41,848	50,133	55,226	58,319	59,958
Meridian-South	14,957	24,036	29,968	36,125	39,966	49,037
Meridian Subtotal	82,260	113,280	132,703	147,845	155,747	166,945
Star	6,222	10,719	13,887	16,000	17,577	20,284
Ada-Blacks Creek Rural	3,062	3,059	3,063	3,063	3,065	3,065
Ada-East Foothills	393	423	977	1,436	1,902	3,499
Ada-Foothills Rural	3,978	6,395	9,652	11,144	12,675	14,250

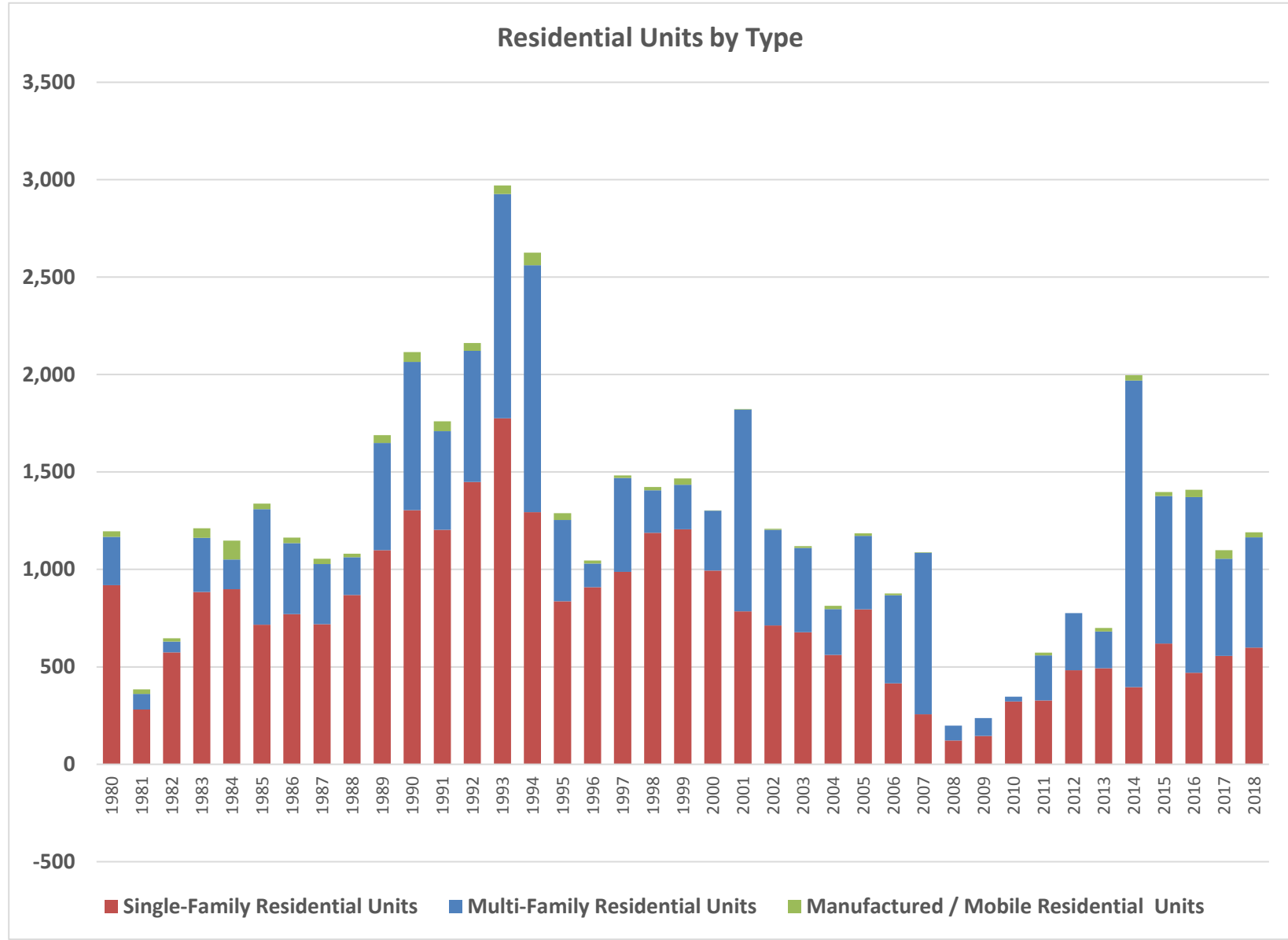
Demographic Area	Population 2010 (Census)	Population 2019 (Estimate)	Population 2025 (R5 Forecast)	Population 2030 (R5 Forecast)	Population 2035 (R5 Forecast)	Population 2040 (R5 Forecast)
Ada-Northwest Rural	1,190	1,586	2,822	3,943	5,090	5,520
Ada-Southeast Rural	177	189	254	313	376	397
Ada-Southwest Rural	946	1,087	1,111	1,131	1,168	1,165
Ada-Ten Mile Creek Rural	3,533	3,594	5,084	6,704	8,820	9,575
Ada-West Foothills	1,320	1,481	4,297	6,371	8,487	9,585
Ada Rural Subtotal	14,599	17,814	27,260	34,105	41,583	47,056
Ada Subtotal	391,737	487,570	558,237	606,306	647,951	689,726
Canyon County						
Caldwell-Central	10,464	10,974	12,161	13,238	14,358	14,692
Caldwell-Downtown	4,564	4,761	5,837	6,825	7,817	8,165
Caldwell-Northeast	16,082	21,018	27,582	30,862	33,395	40,475
Caldwell-South	14,249	19,328	26,833	33,076	39,469	42,743
Caldwell-West	6,477	6,947	7,772	8,514	9,282	9,506
Caldwell Subtotal	51,836	63,028	80,185	92,515	104,321	115,581
Greenleaf	1,119	1,184	1,575	1,924	2,283	2,411
Melba	823	923	1,213	1,476	1,748	1,837

Demographic Area	Population 2010 (Census)	Population 2019 (Estimate)	Population 2025 (R5 Forecast)	Population 2030 (R5 Forecast)	Population 2035 (R5 Forecast)	Population 2040 (R5 Forecast)
Middleton	7,227	10,660	11,805	12,374	12,940	14,089
Nampa-Downtown	5,027	5,357	6,764	7,955	9,167	9,719
Nampa-East	16,077	18,205	22,249	25,271	28,365	29,858
Nampa-North	10,084	12,879	19,491	23,736	27,269	32,253
Nampa-Southeast	23,509	26,051	27,176	27,965	28,783	29,649
Nampa-West	36,994	42,666	44,999	46,479	48,016	49,095
Nampa Subtotal	91,691	105,158	120,679	131,406	141,600	150,574
Notus	784	828	1,107	1,359	1,618	1,709
Parma	2,295	2,463	3,105	3,690	4,291	4,499
Wilder	1,715	1,941	2,554	3,106	3,671	3,857
Canyon-Northeast Rural	6,856	8,181	10,435	11,958	13,548	14,223
Canyon-Northwest Rural	5,060	5,447	5,855	6,212	6,614	6,678
Canyon-South Rural	12,104	16,202	17,565	18,163	18,823	20,635
Canyon-West Rural	7,410	8,494	8,741	8,935	9,198	9,203
Canyon Rural Subtotal	31,430	38,324	42,596	45,268	48,183	50,739

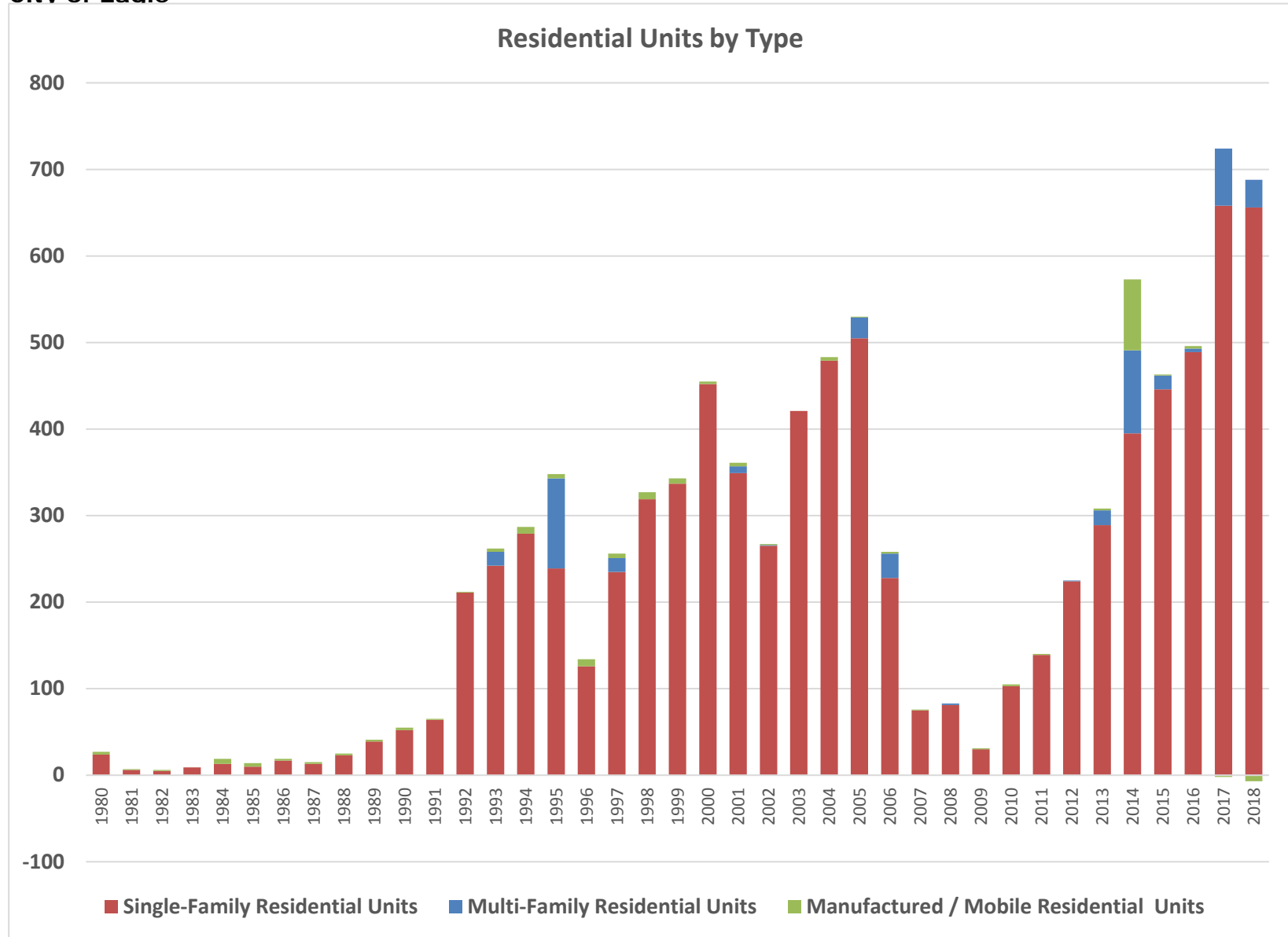
Demographic Area	Population 2010 (Census)	Population 2019 (Estimate)	Population 2025 (R5 Forecast)	Population 2030 (R5 Forecast)	Population 2035 (R5 Forecast)	Population 2040 (R5 Forecast)
Canyon Subtotal	188,920	224,509	264,819	293,118	320,655	345,296
Regional Total	580,657	712,079	823,056	899,424	968,606	1,035,022

*Based on the 5th reconciliation (R5) of the original CIM 2040 growth forecast

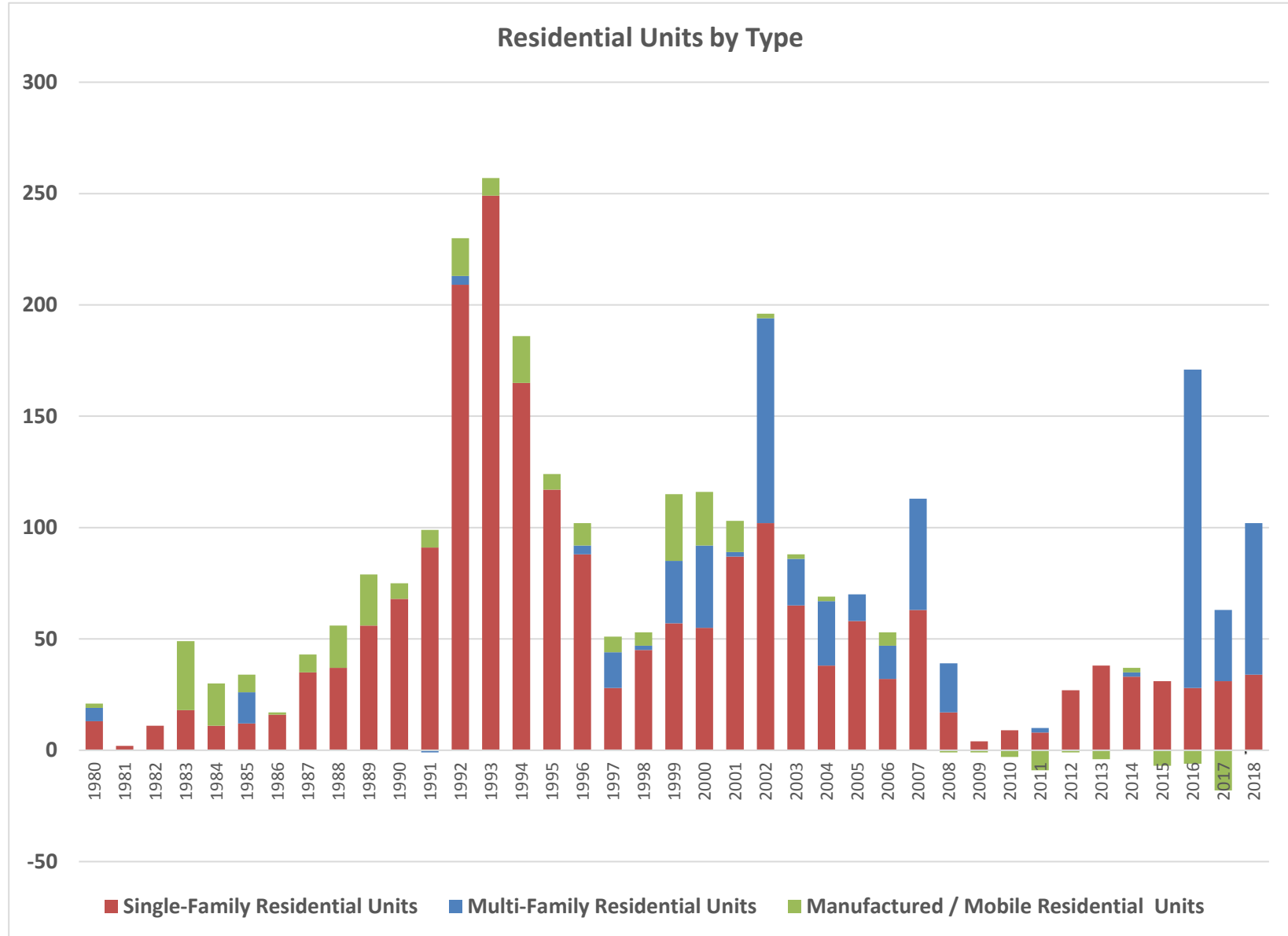
City of Boise



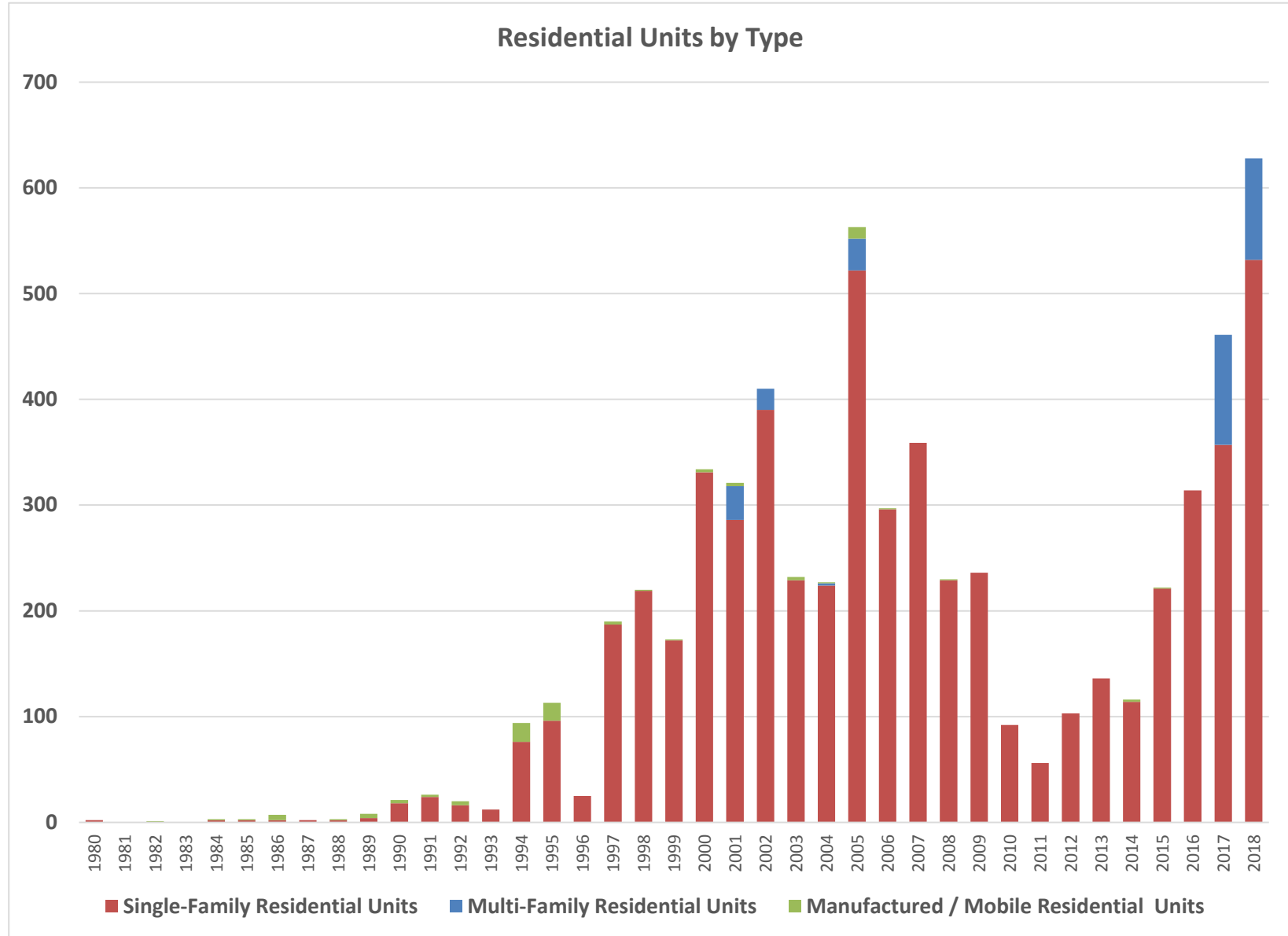
City of Eagle



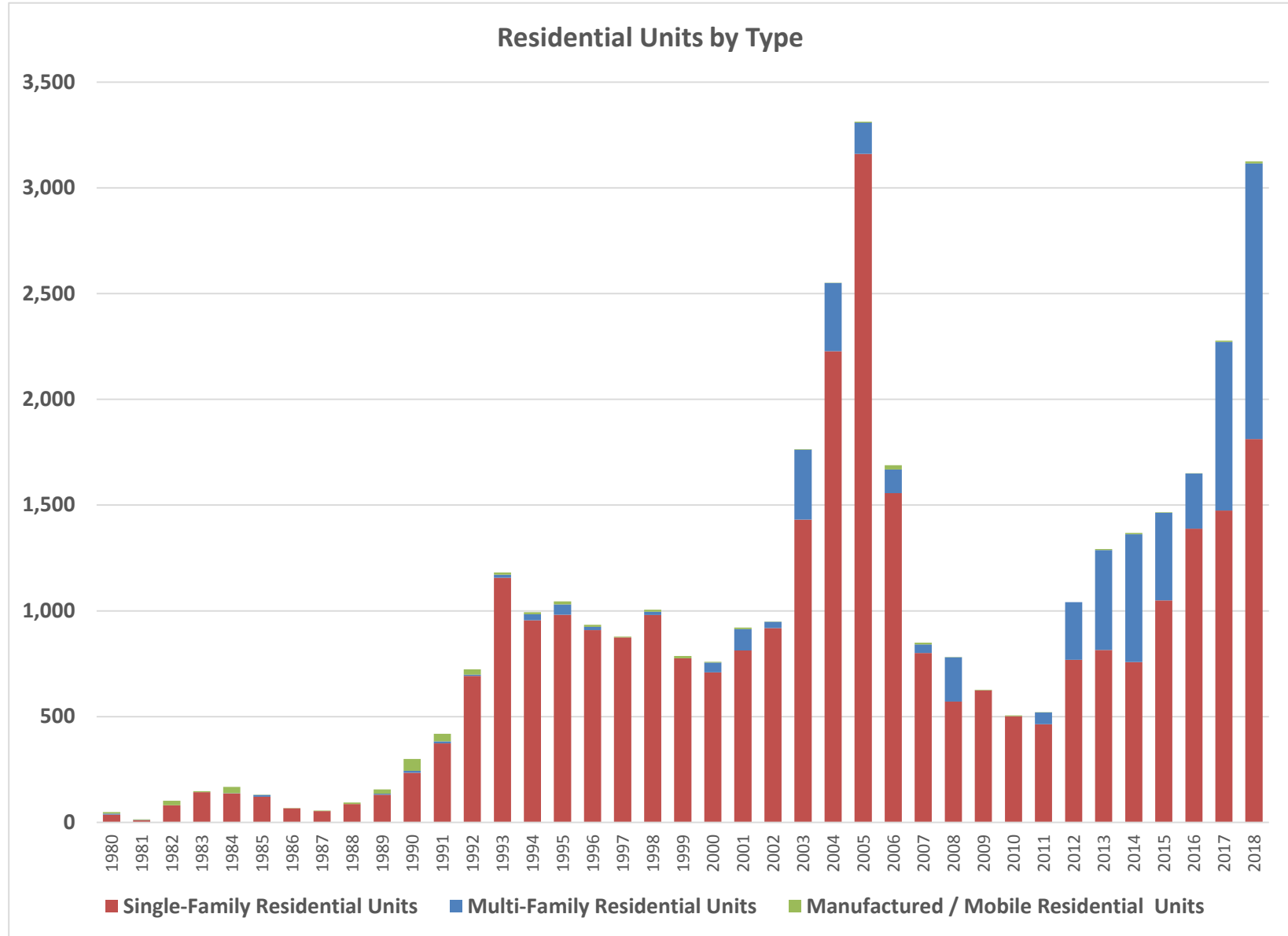
City of Garden City



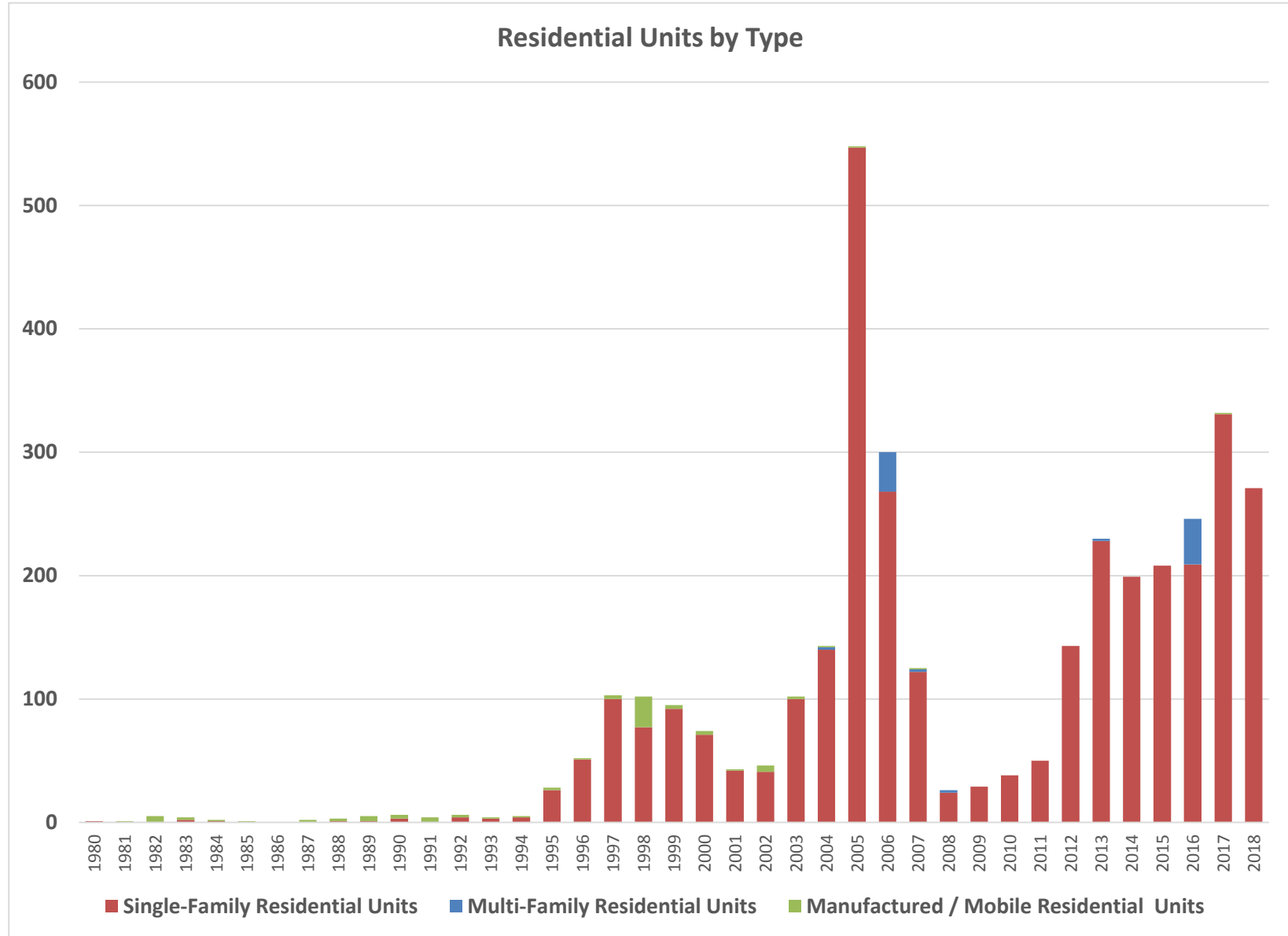
City of Kuna



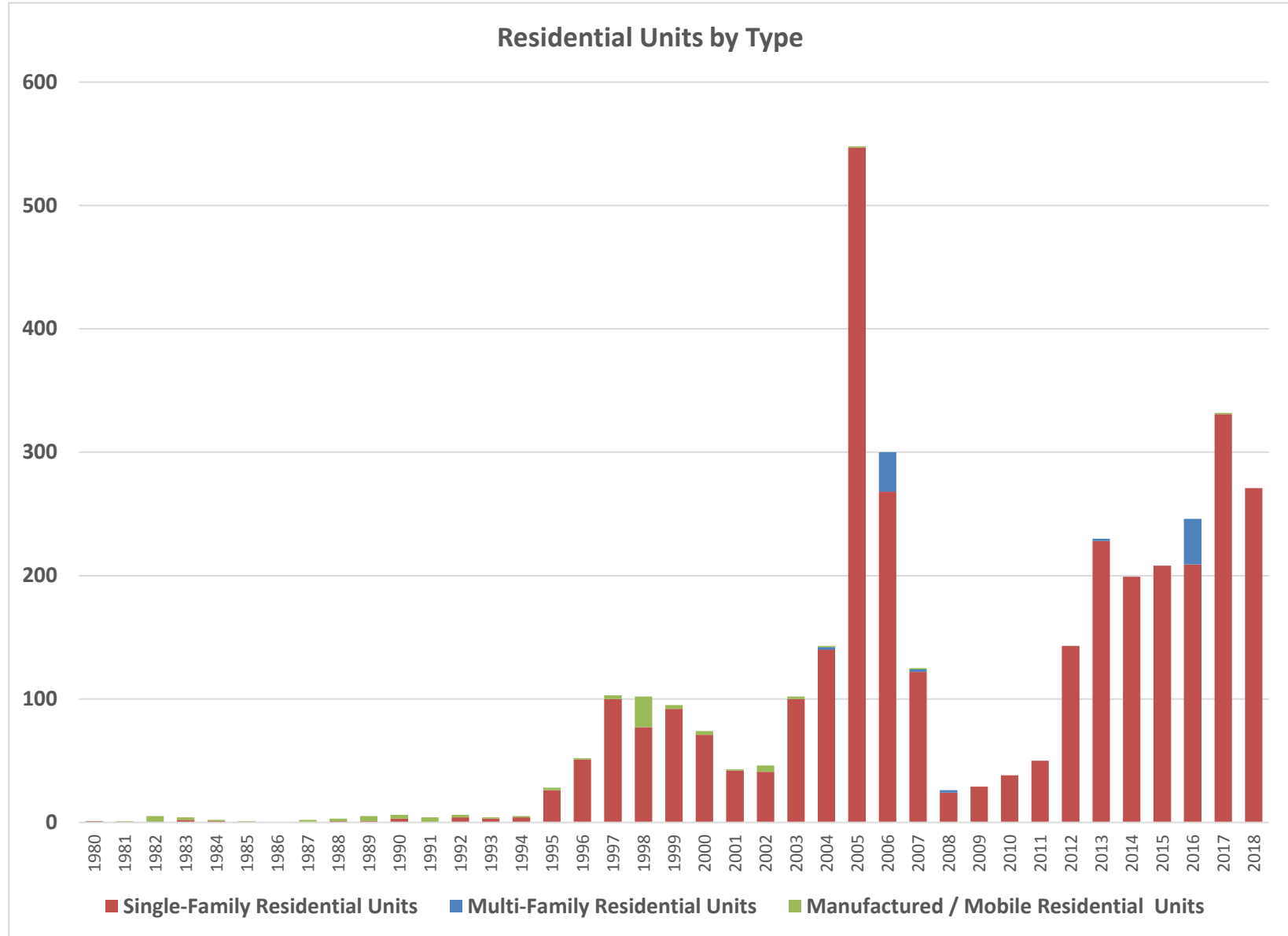
City of Meridian



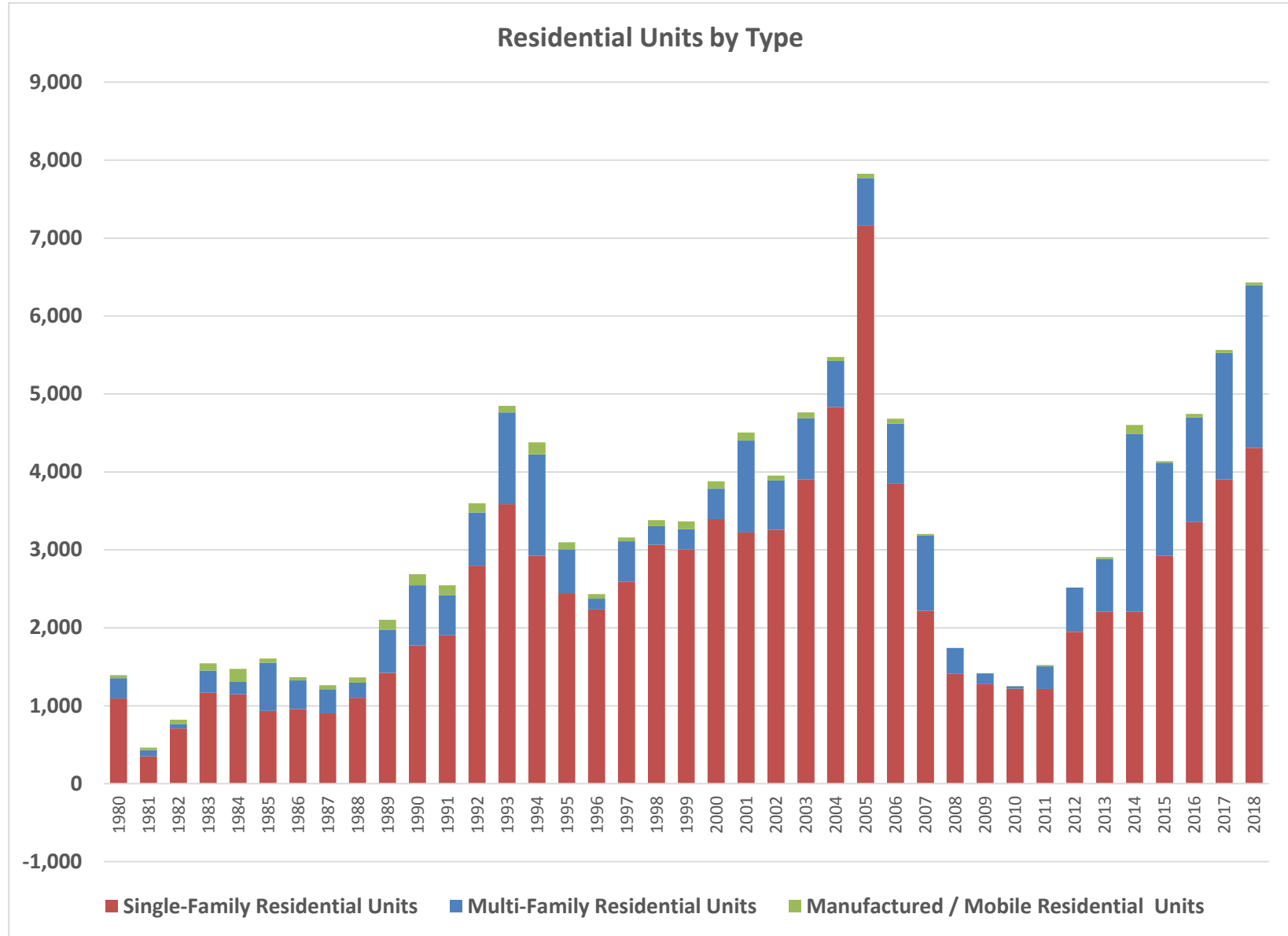
City of Star



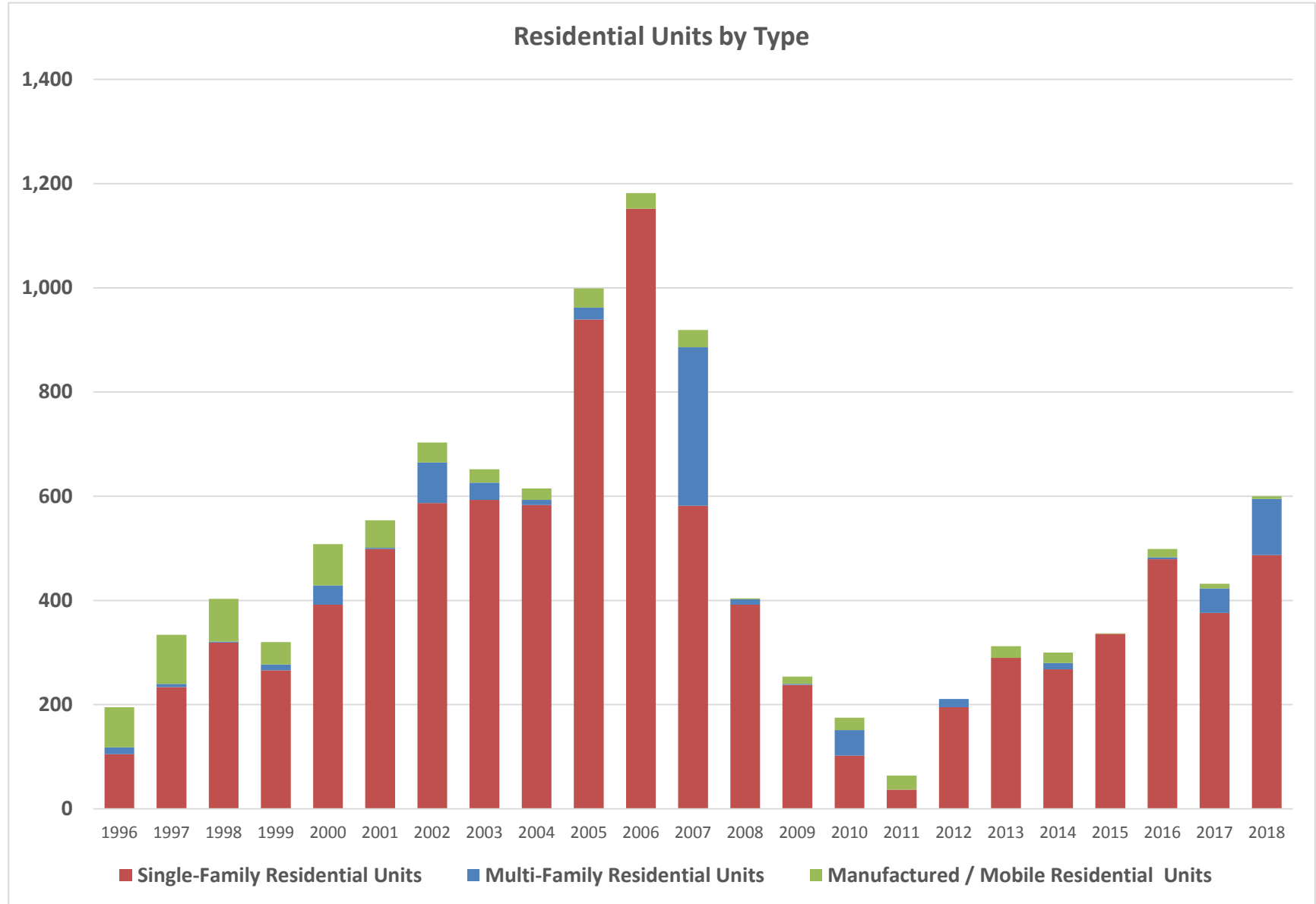
Ada County Unincorporated



Ada County Total



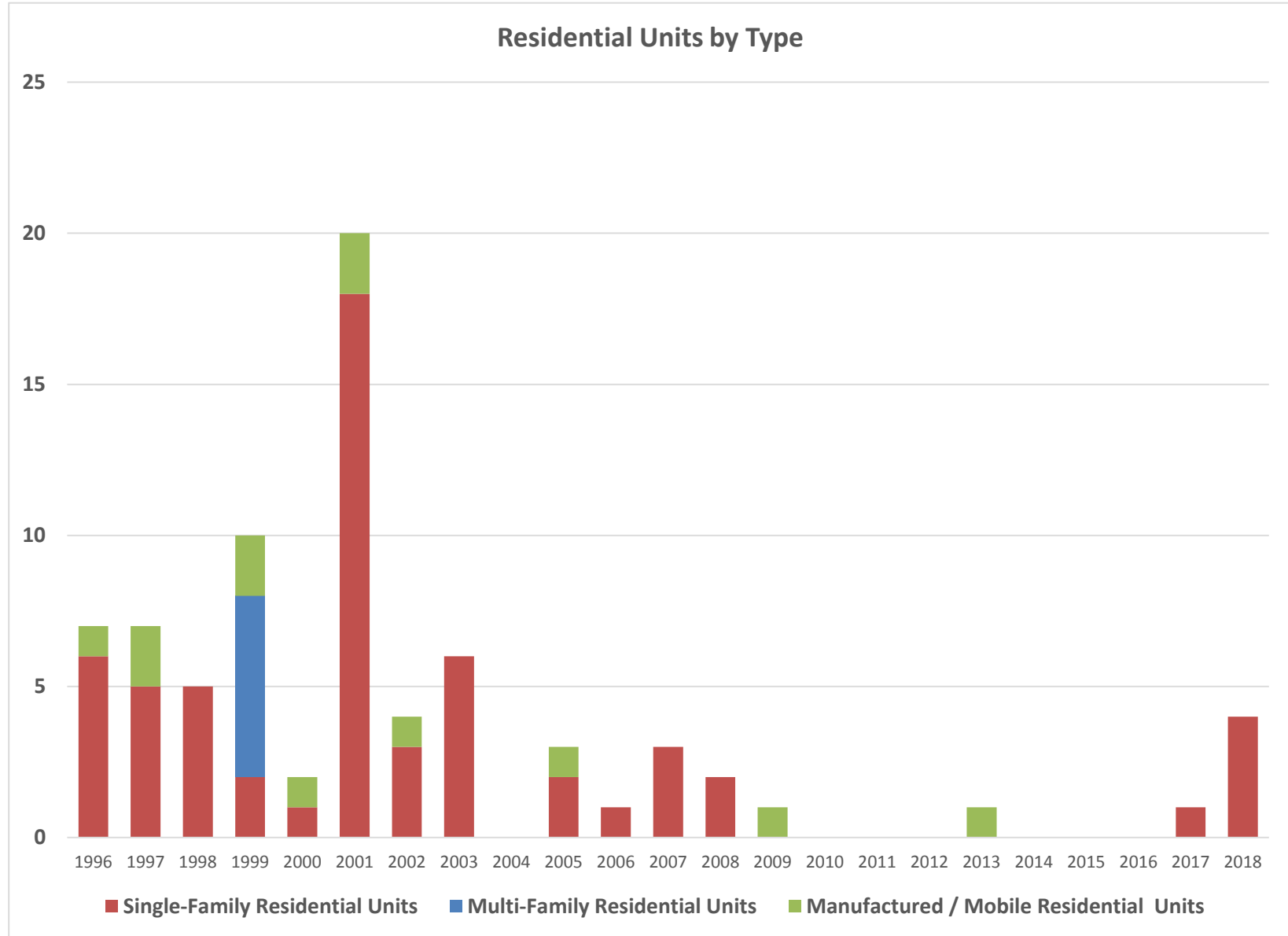
City of Caldwell



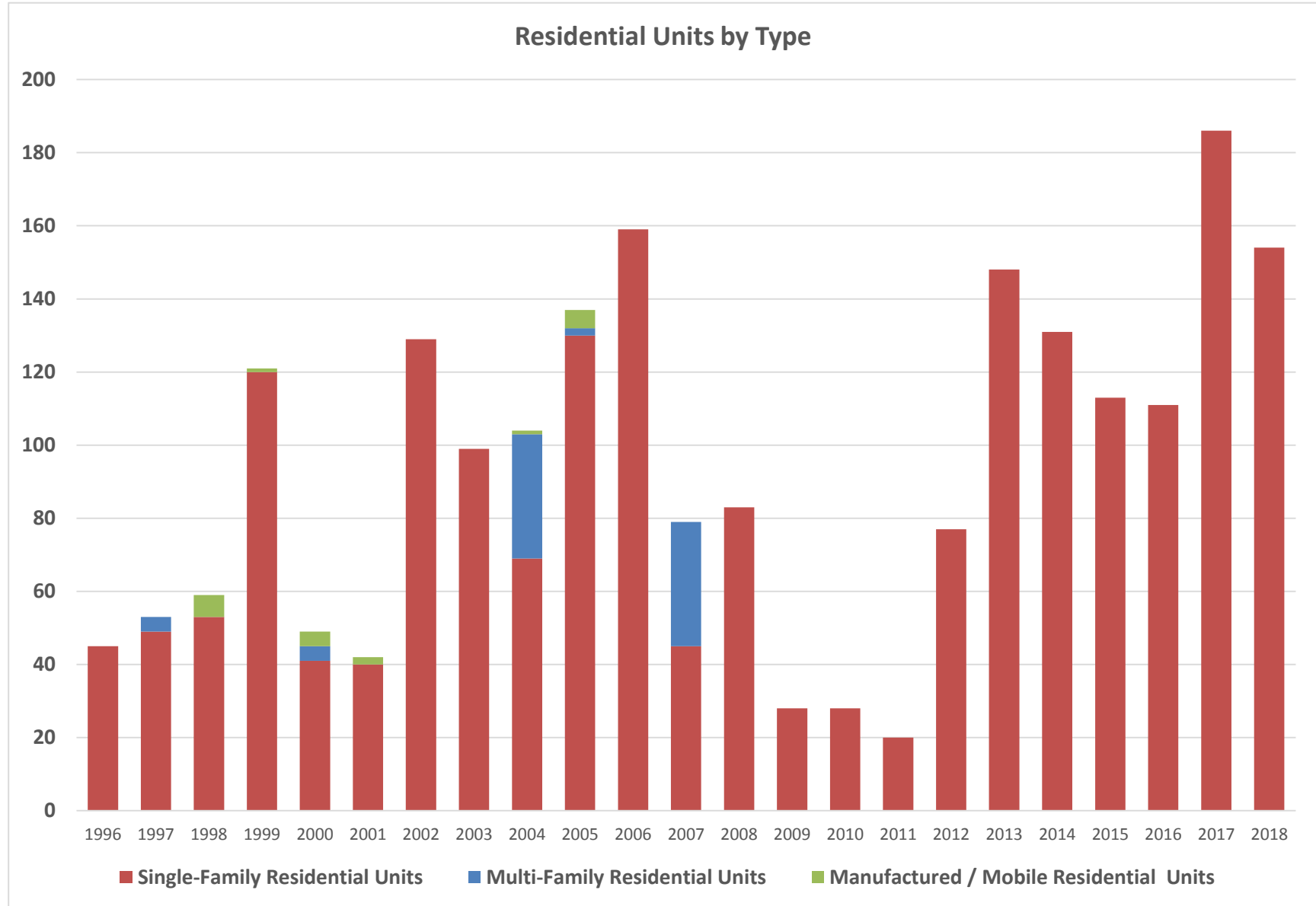
City of Greenleaf



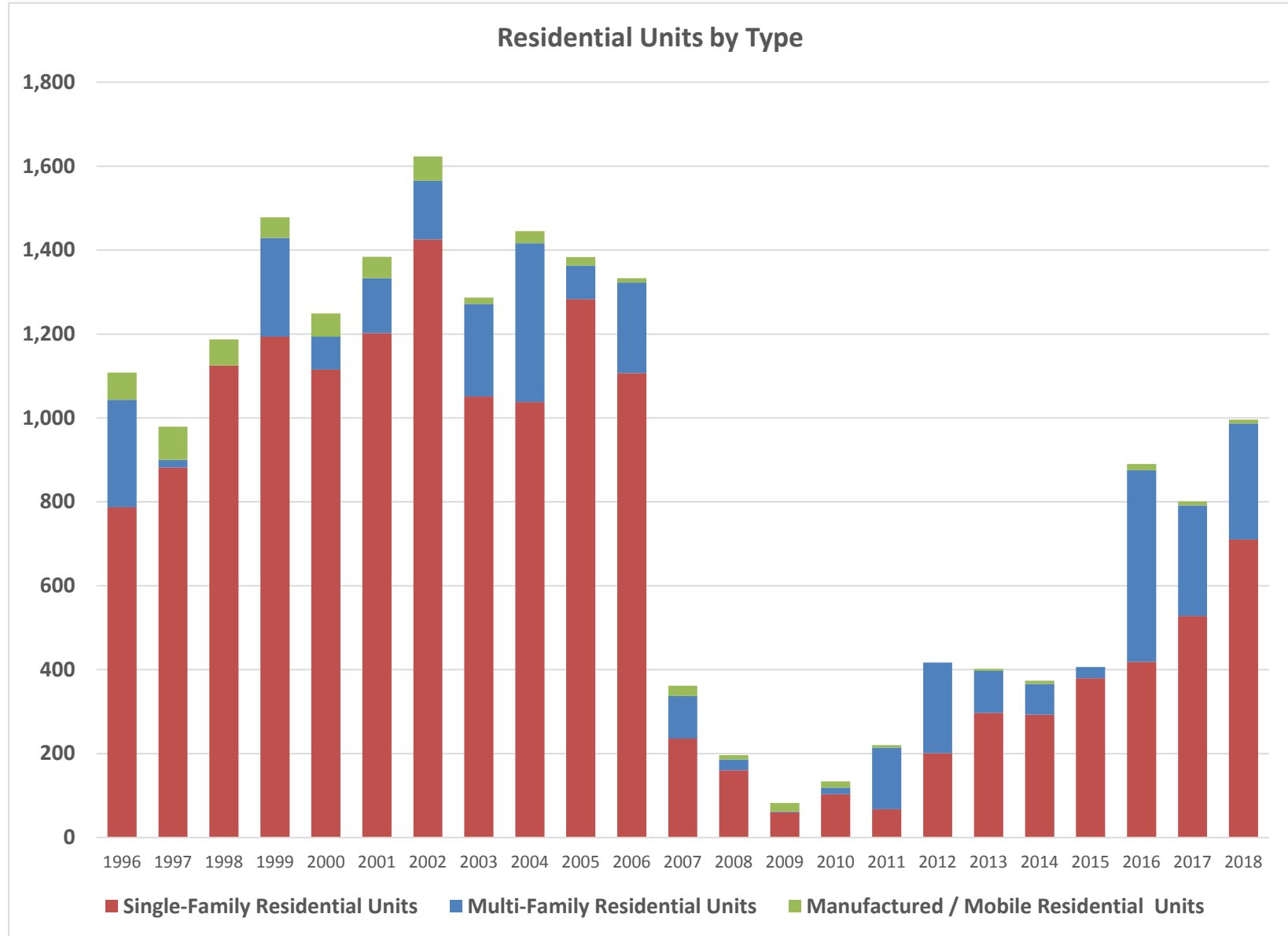
City of Melba



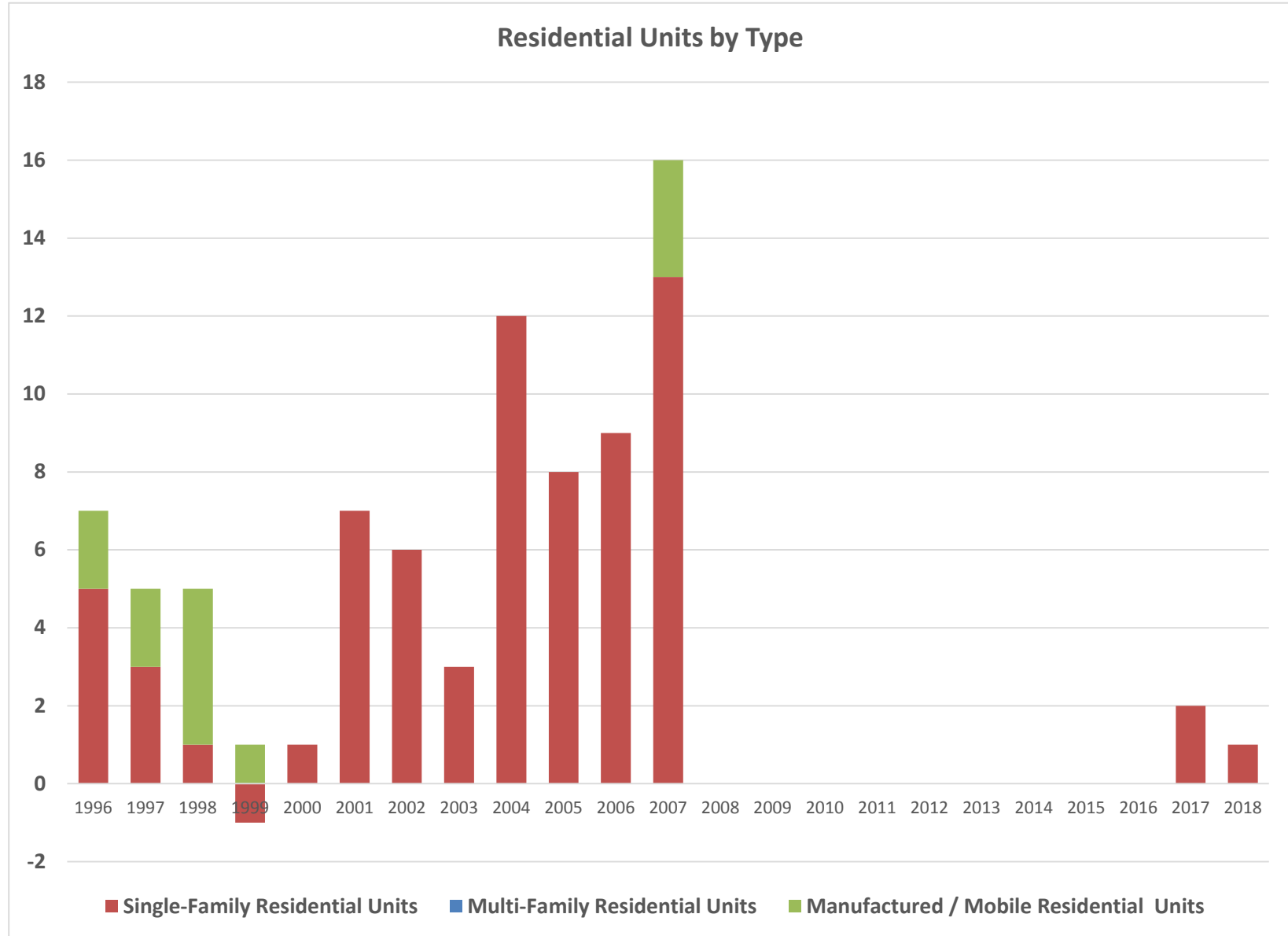
City of Middleton



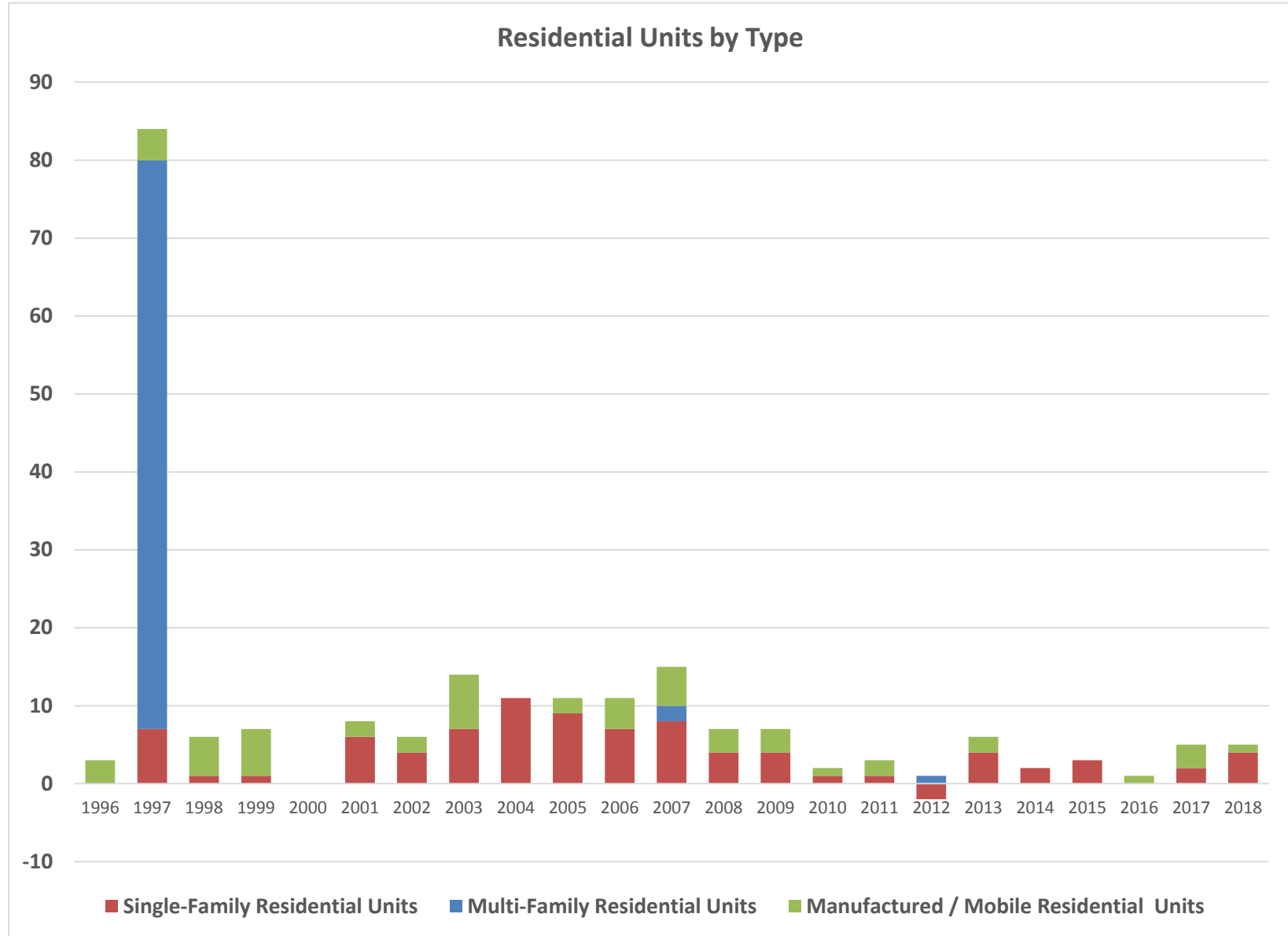
City of Nampa



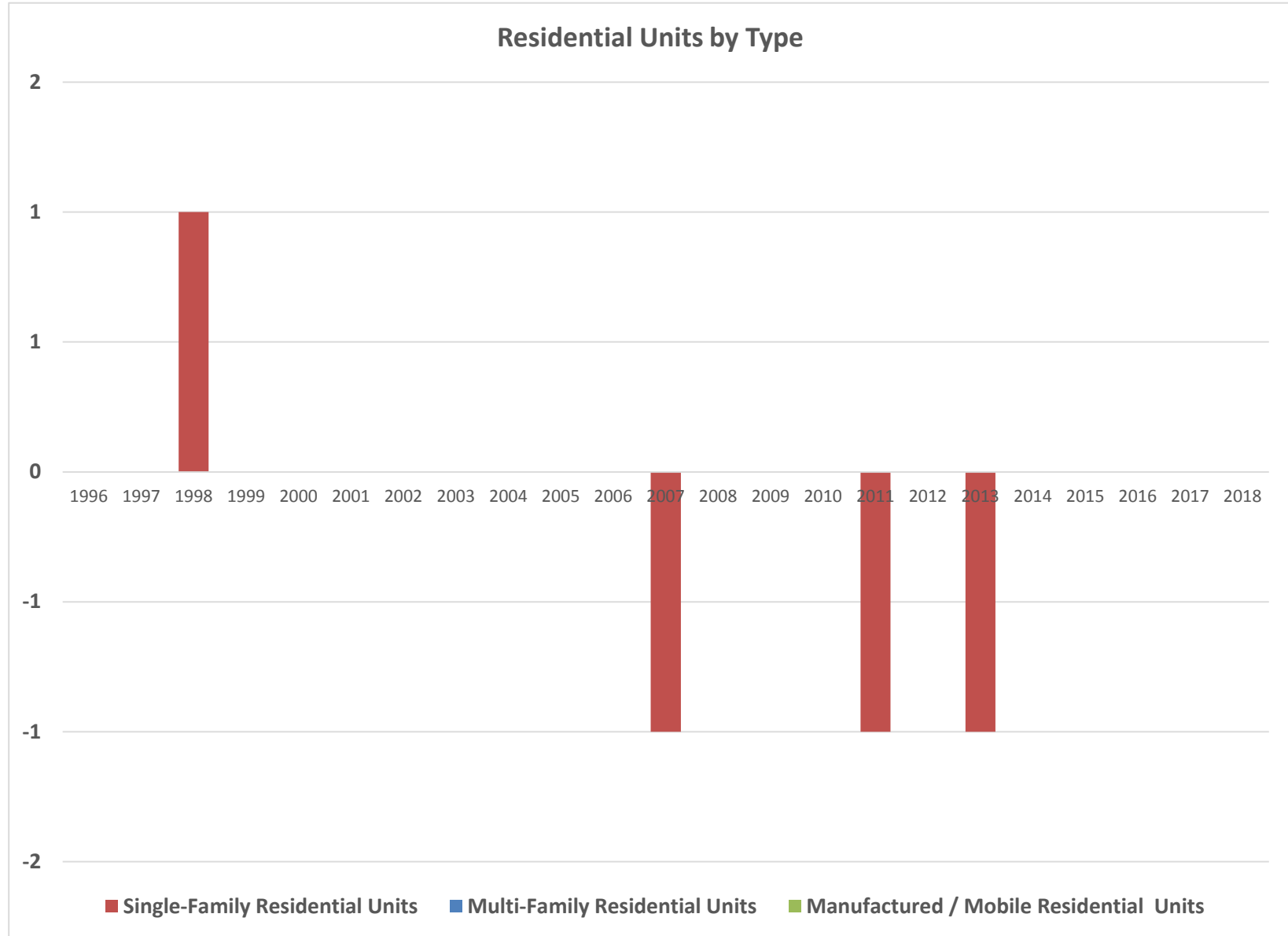
City of Notus



City of Parma



City of Wilder



Canyon County Unincorporated



Canyon County Total

