

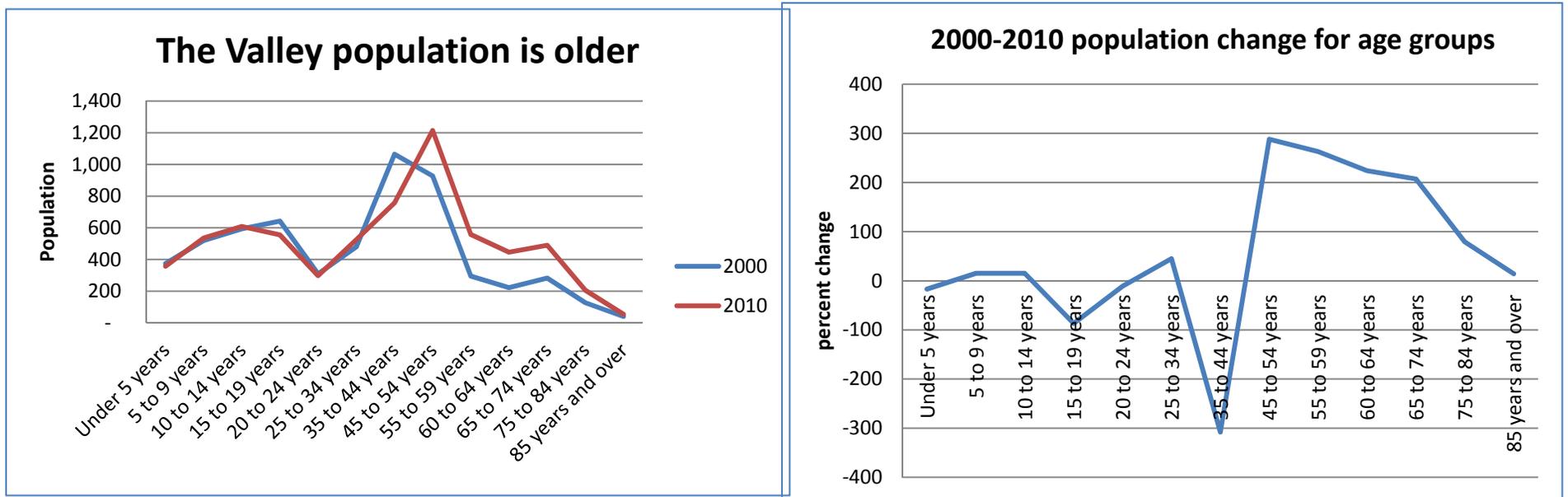
What the US census tells about a changing Ogden Valley

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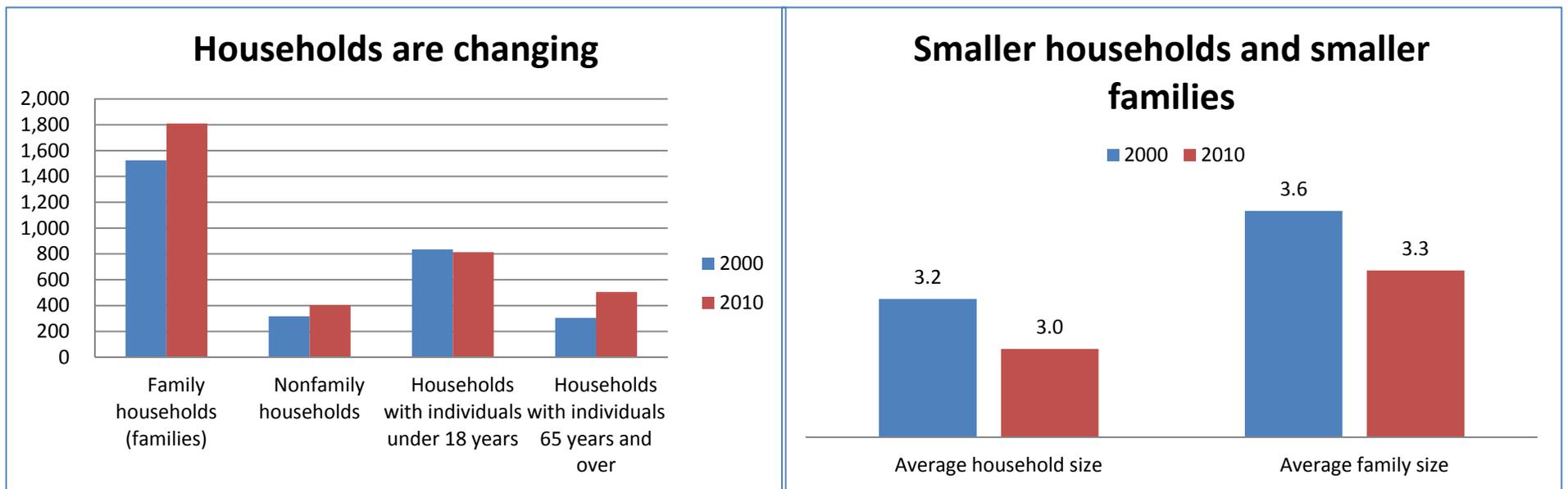
Note: the data for vacant housing units in the 2010 census reports is probably wrong. The charts have been updated to reflect best new estimates

2000-2010 shows a clear trend to older residents



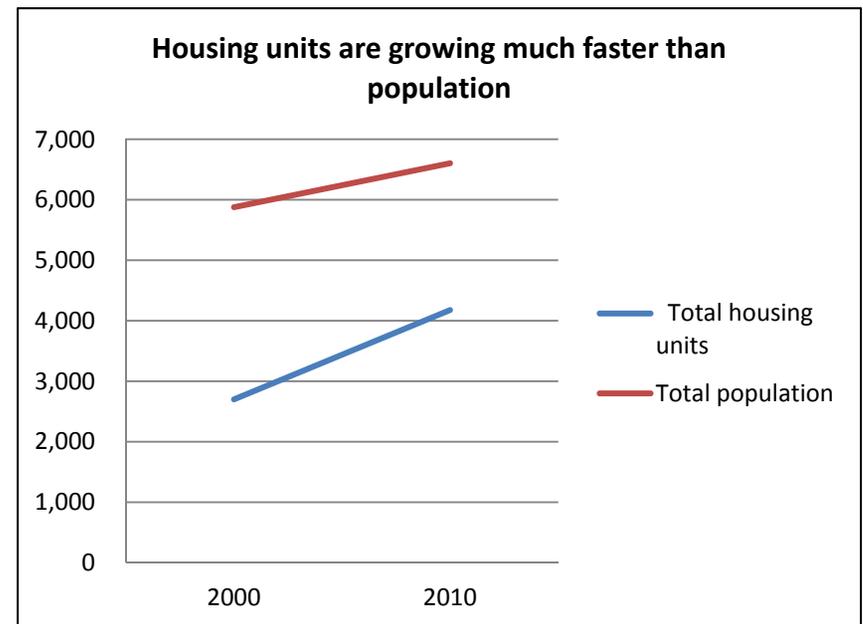
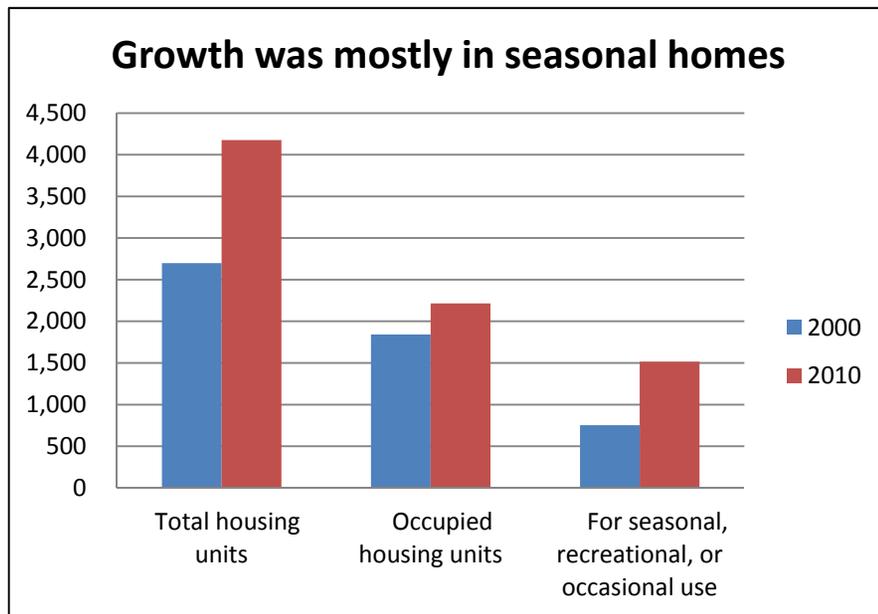
We lost 3% (74 people) of the under age 20 population, lost 29% (308 people) of the 35-44 year olds and gained a whopping 81% (787 people) in the over 55 crowd. Averaged over the decade, this means each year we lost around 30 residents under age 44 and gained around 80 per over age 55.

Smaller families and households and fewer kids



Family households are up 19% (285 households), but family households with children under 18 decreased 6% (44 households). Households with children under 18 decreased 3% (21 individuals) and households with someone 65 and older increased 66% (200 individuals). Both average household size and average family size decreased 7%.

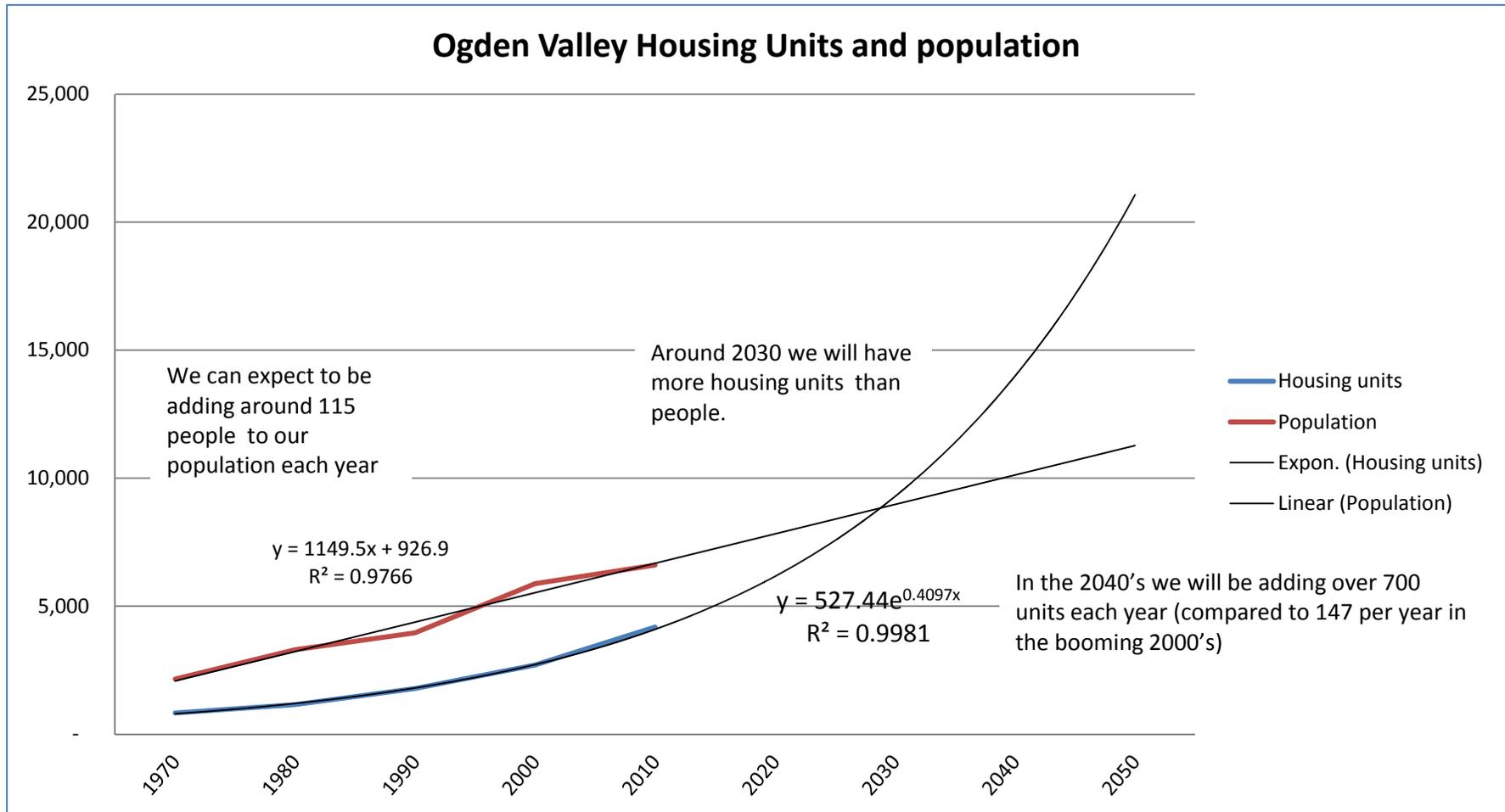
A big increase in seasonal homes



From 2000 to 2010, the number of housing units increased by 55% (1,477 units), averaging an additional 150 units per year. In the same decade, population only increased 12% (727 people). Occupied homes increased 20% (372 units) while vacant home increased 101% (869 units); thus, we added two vacant homes for every occupied one. By 2010, 41% of housing units are vacant (1,726 units) and most are recreational or seasonal homes (1,514 units).

In 2000, we had 2.18 population per housing unit, which dropped to 1.58 per unit by 2010, a decline of 27%. Long term trends indicate housing units are growing exponentially whereas population is growing linearly.

Housing units are increasing exponentially whereas population is increasing linearly



Exponential growth is rarely sustainable, but is clearly the pattern since 1940. The recent historic pattern projects around 2,000 units will be added in the decade 2010-2020, 3,000 the next decade (the 30's), and 4,800 in the 40's. By mid century history project we will have around 21,000 dwelling units in the Valley, about five times what we had in 2012.

Each year during the 2010-2020 decade, we will be adding around 100 people and 200 units. In the next decade (the 20's), we will still be adding around 100 people per year, but now 300 units, then in the 30's 100 people and 500 units, and in the 40's another 100 people and 700+ housing units.

Data for 1970-1990 were extracted from the 2014 density study (in July 2014). Data for 2000 and 2010 are from the DP-1 Profile of general characteristics, summary file 1, 100% data. Extracted July 2014. The 2010 housing units number is a best guess to correct an error in the 2010 total housing unit census data.