



DEMOGRAPHIC TREND AND FORECAST REPORT  
FEBRUARY 2023



CLEARWATER  
— FINANCIAL —  
MSRB Registered



## EXECUTIVE SUMMARY

DATE: February 25<sup>th</sup>, 2023  
TO: Valley County Commissioners  
FROM: Cameron Arial, Clearwater Financial, President  
RE: Demographic Trend and Forecast Report

It is with pleasure that Clearwater Financial (*Clearwater, CWF*) presents you with this Demographic Trend and Forecast Report (*Report*) to assist Valley County (*County*) with its future decision-making.

Below are a few highlights from the Report:

- Valley County has grown steadily over the last 10 years by 1,884 people, an increase of 19.1% and the County's estimated 2022 population is 12,661 citizens. The County is also the 5<sup>th</sup> fastest growing county in the State of Idaho.
- The County's projected population for 2030, 2040 and 2060 is 14,565; 18,061 and 26,253 respectively. The County will double in size in the next 20 to 30 years.
- The County has approximately 20,500 parcels with dwelling units associated with them. Of these, only 17.3% (approximately 3,536) have an Idaho State homeowner's exemption associated with them.
- Based on available data, approximately 715 lots have been approved in the County. Many of these are in larger subdivisions. However, most of these are also still unrealized, with only 195 lots being platted.
- Given the County's current growth patterns and land-use entitlement process, the County is forecasted to grow primarily in the Northwest Donnelly, Donnelly proper and South Cascade regions.
- The County's unemployment rate is at an all-time low of 0.7%. The 16+ population grew approximately 20% over the last decade. The Non-Labor Force population grew approximately 62% over the same period.
- Government and public administration remain the primary job sources and saw an approximate 260% increase over the last decade. Over the same period, Agriculture & Natural Resources saw the largest decline of approximately -72.7% over the same period.

We look forward to assisting the County in using this data and helping find solutions to its current and future facility and finance needs.

Best Regards,

Cameron Arial, President

# Demographics

## Population

Valley County has seen consistent population gain in recent decades (U.S. Census Bureau, Via TidyCensus, 2022). From 2010 to 2020 the County Grew by 1,884 people, an increase of 19.1%. The estimated 2022 population of 12,661 people (Gem State Prospector, 2022) has an even higher year-over-year average (3.9%) than any decennial change since at least 1980 (2.1%). While this growth made Valley County the 5<sup>th</sup> fastest Idaho county by percent in the last decennial, it was 16<sup>th</sup> (out of 44) for total population change. Seven counties in Idaho lost population since the 2010 decennial census.

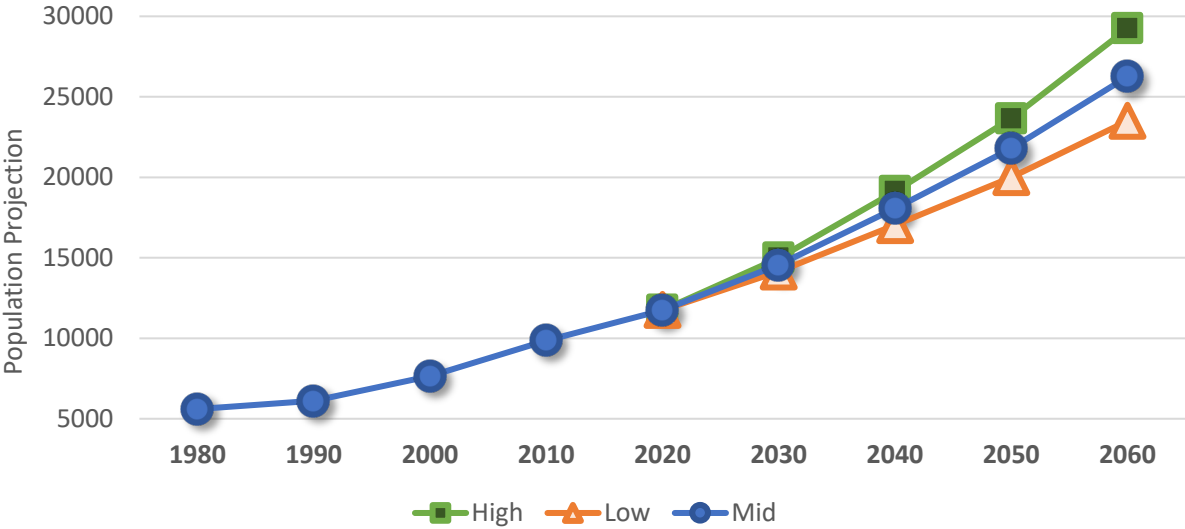
Valley County has a 50/50 split between males and females, and a median age of 50.4. The median age of males is 49.8 and females is 50.6. A significant portion of the population is over the age of 65, at 27.9%, and the largest working age group in 15-year brackets (20 to 34, 35 to 49, and 50 to 64) is 50 to 64 (U.S. Census Bureau, 2022).

Year	Population
1980	5,604
1990	6,109
2000	7,651
2010	9,862
2020	11,746

## Forecast

To forecast the population for Valley County, historical growth is used as a base and then modified to account for other considerations. The historical average growth is 20.6%, with a more recent decennial average of 19.1%. Due to increased year-over-year growth since 2020, more aggressive growth is assumed for a few years and then reduced to the historical average further out. The projected population for 2030 and 2040 is 14,565 and 18,061 respectively. The long-range forecast for 2060 is 26,253.

Table: Historical and Future Population Projection



Forecasting is heavily dependent on not just historical activity, but also external factors such as land availability, social and market forces and perhaps, most importantly, services such as sewer. Regulation and availability of waste systems may be the most influential factors. For these reasons, forecasting should be updated over time to account for infrastructure and regulatory changes.

## Housing

### Existing

Of the approximately 20,500 parcels with mobile homes or residential improvements in Valley County, only 17.3% (approximately 3,536) have an Idaho State homeowner's exemption. This is not a perfect proxy for rentals versus homeowner-occupied units, but there are discrepancies in Census data for resort communities when considering occupied housing status, vacancy, and the total actual housing supply. At an average of 3.06 persons per dwelling unit in Valley County, this results in a population of 10,714. Since this housing information includes additional construction having occurred since the decennial Census (there would have been fewer housing units) and the population count then was 11,746, there is a gap.

For comparison and according to the Census Bureau's 2021 American Community Survey (ACS), there are 12,162 housing units in Valley County (U.S. Census Bureau, 2023). Of these, only 3,690 are occupied (30.3%), and of those, only 2,992 units are owner-occupied out of the 12,162 units (24.6%). Since this is five-year data, it is averaged to increase accuracy but cannot be considered representative of what exists in 2021.

There is no realistic way to know how many of the new lots platted and constructed in Valley County are owner-occupied, full-time residents of Valley County. However, assuming similar rates to existing supply, then only 17.3% (based on exemptions) to 24.6% (based on the ACS) of new lots are for owner-occupied units. It is assumed that much of the growth demand for workforce housing would occur in cities, through infill or multi-family housing, by other means such as accessory dwelling units or manufactured housing, or by commuting from outside the County.

### Projections

Without changes to the current entitlement process, housing projections in Valley County must not only meet the needs of future residents, but the continued accommodation of a significant number of second homes and vacation rentals. Based on review of the non-expired entitlements in the last 10 years, approximately 715 lots have been approved in the County. Many of these are in larger subdivisions. However, most of these are also still unrealized, with only 195 lots being platted. It is likely that other lots were developed during this time, from prior entitlements but building data was not available.

The last several years have seen substantially increased entitlement activity through conditional use permits for subdivisions than in the prior eight years. Assuming similar development trends moving forward, which may be susceptible to changes in the economy, workforce

**Table: Subdivision Activity, Residential Lots, 2013 through 2022**

Description	Platted Lots	Pending Lots	Total Lots
Average Per Year (excluding 2022 and 2021)	10	1	11
Average Per Year	20	52	72
10-Year Total	195	520	715
<b>Lots Per Year Projection</b>			<b>50</b>

Data based on averages received from Valley County, Subdivision Applications by Year of C.U.P. Only new buildable lots were considered.

housing programs, and entitlement approval policy, 50 lots (units) per year is assumed. The average in the last 10 years has been 20 lots per year with a total of 195 during the 10-year period. This higher new assumed (forecast) average is greater than both the historical and recent platted lot averages but less than what is entitled. At 50 dwelling units per year, the County can better keep up with projected population growth and equates to 500 dwellings per 10 years.

The following figures indicate additional housing need above (in addition too) the current/existing housing gap in Valley County. The buildable lot projection, stated earlier, is an assumed 50 dwelling units per year. Understanding the following descriptions is helpful in reviewing the Dwelling Unit, Mid-Range Forecast below:

- **Housing Gap, 100%:** represents allocation towards the need for the local population only. It assumes that no new units are constructed for vacation rentals, second homes, or any user except for the local population only. It is very unlikely and intended only for comparative purposes.
- **Housing Gap, Split Need:** represents need under a business-as-usual forecast where the supply is split. The split ratio is 25% with a homeowner’s exemption in the future, and 75% without. This is slightly higher than the ACS value and aggressive when compared with existing residential State homeowner’s exemptions.

As shown in the Dwelling Unit, Mid-Range Forecast below, the forecast units per year would eventually close the housing gap for the forecast population, if dedicated to full-time residents only. If the current split remains however, the housing gap for full-time occupied housing worsens.

Figure: Dwelling Unit, Mid-Range Forecast

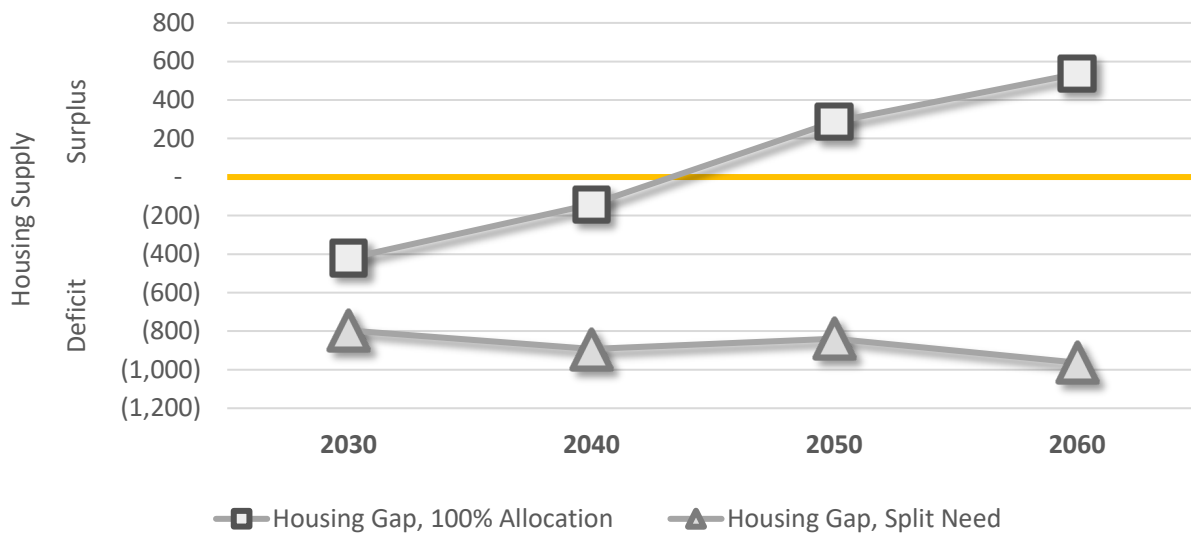


Figure: Dwelling Unit, Forecast Need

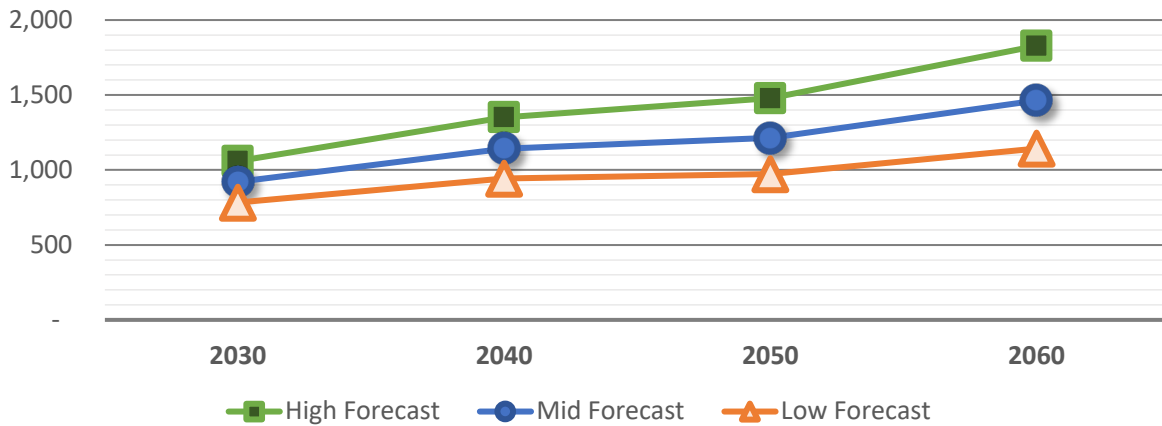
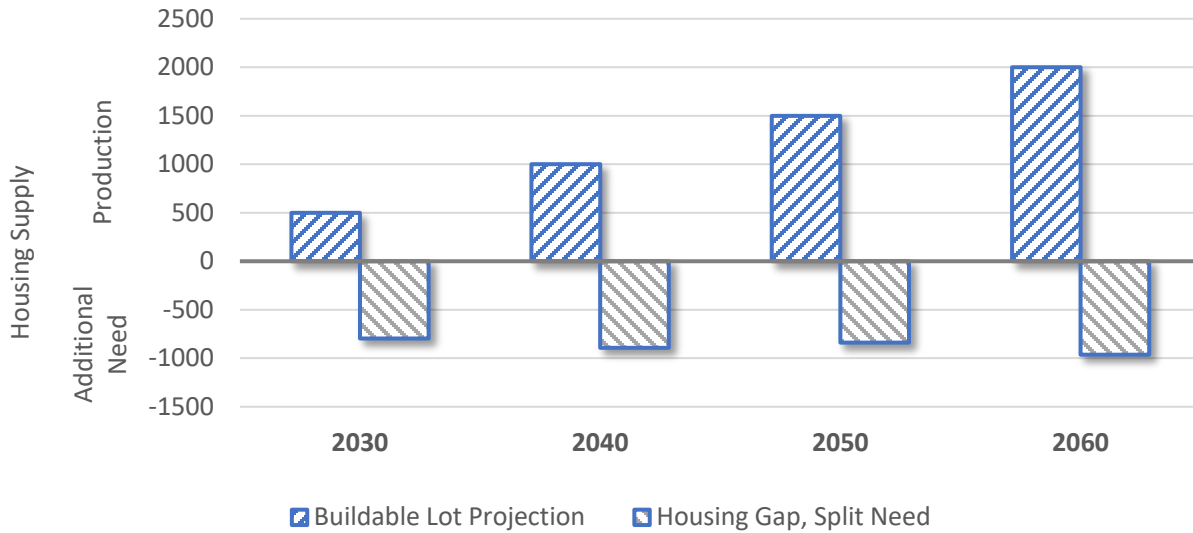


Figure: Dwelling Unit, Mid-Range Forecast



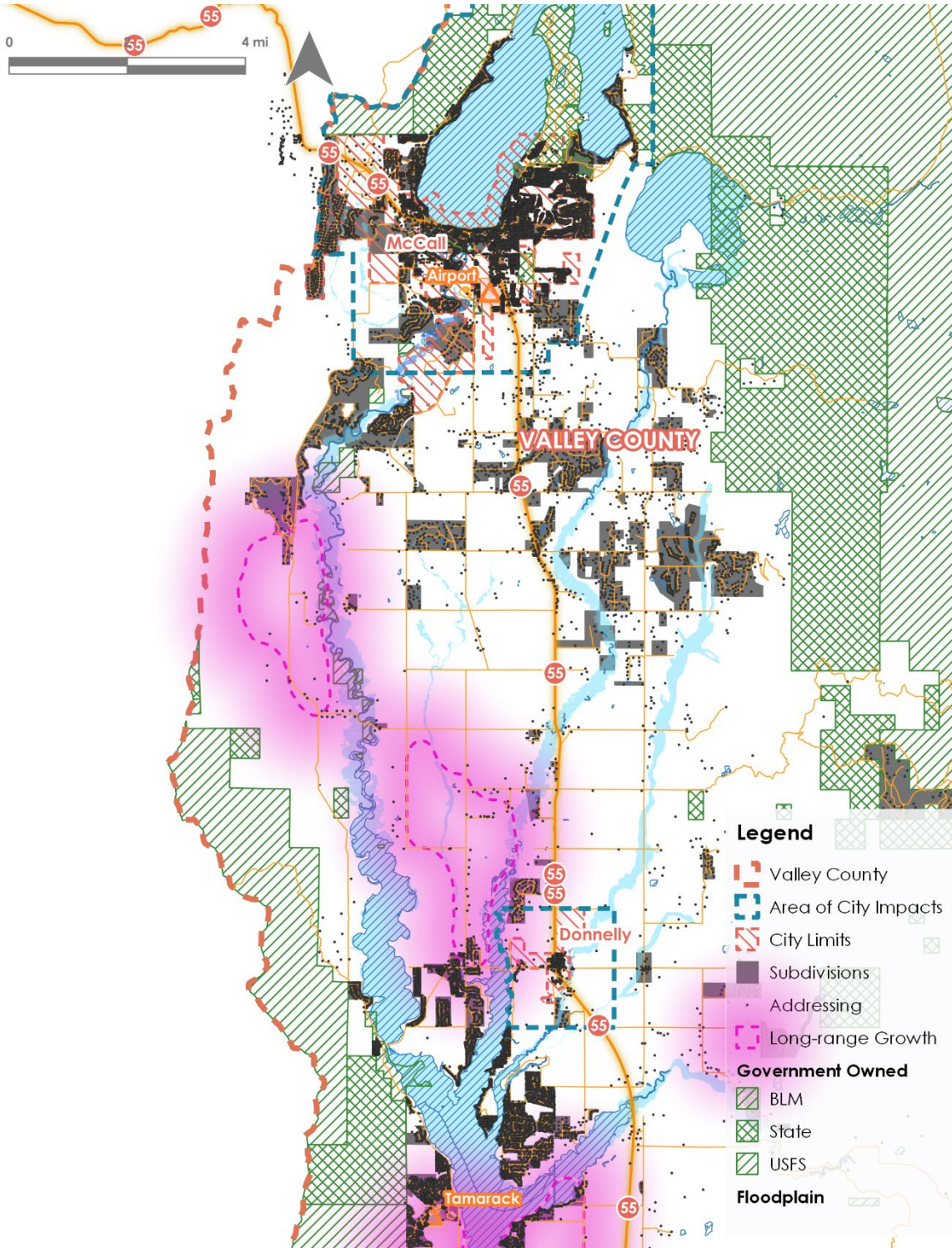
The housing gap described is Countywide development and could be addressed by housing programs, additional multi-family development, or smaller lot development in cities with infrastructure capacity. The buildable lot projection represents only those conditional use permits (CUPs) approved by the County for subdivisions, and not necessarily what cities may approve through other entitlement processes. According to County staff, some cities have resisted expanding utilities for new housing. Since community services are further from cities, and since much of the entitlements for new housing development in the County are not generally for the local workforce and residents, this represents a significant challenge to address future needs. Lastly, and to avoid mischaracterization, it should be noted that business-as-usual assumes need for a local population to support economic activity. Without second homes, vacation rentals, and other tourism, much of the demand would substantially decline.

The following Growth Maps depict potential areas of concentrated housing between now and 2060. These maps only show the assumed housing approved by Valley County, and not the approvals within municipal boundaries.



# Exhibits

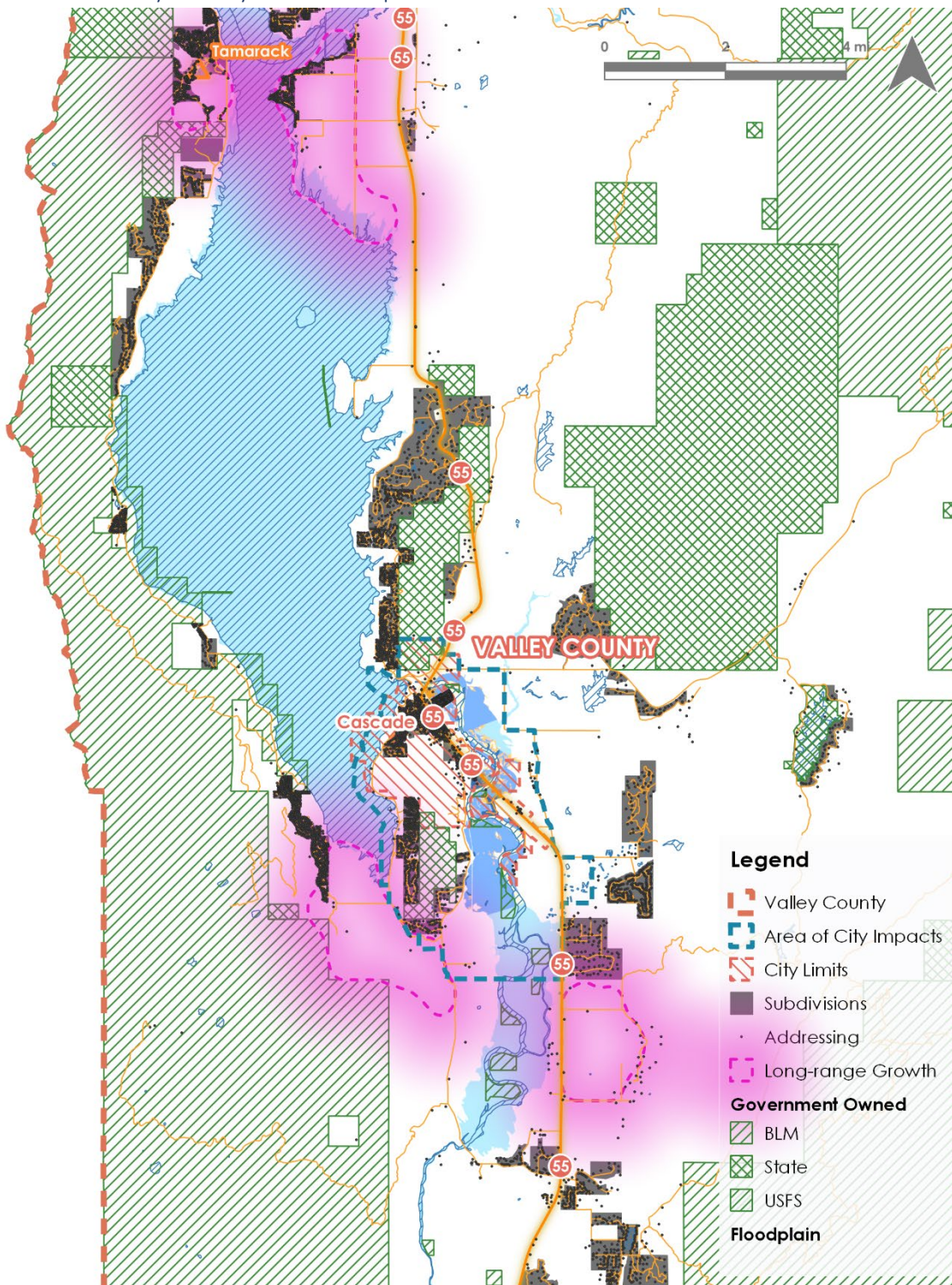
## Exhibit: North Valley County Growth Map



*Note: This map series depicts potential areas for new subdivision lots approved by Valley County, and not by municipal jurisdictions.*



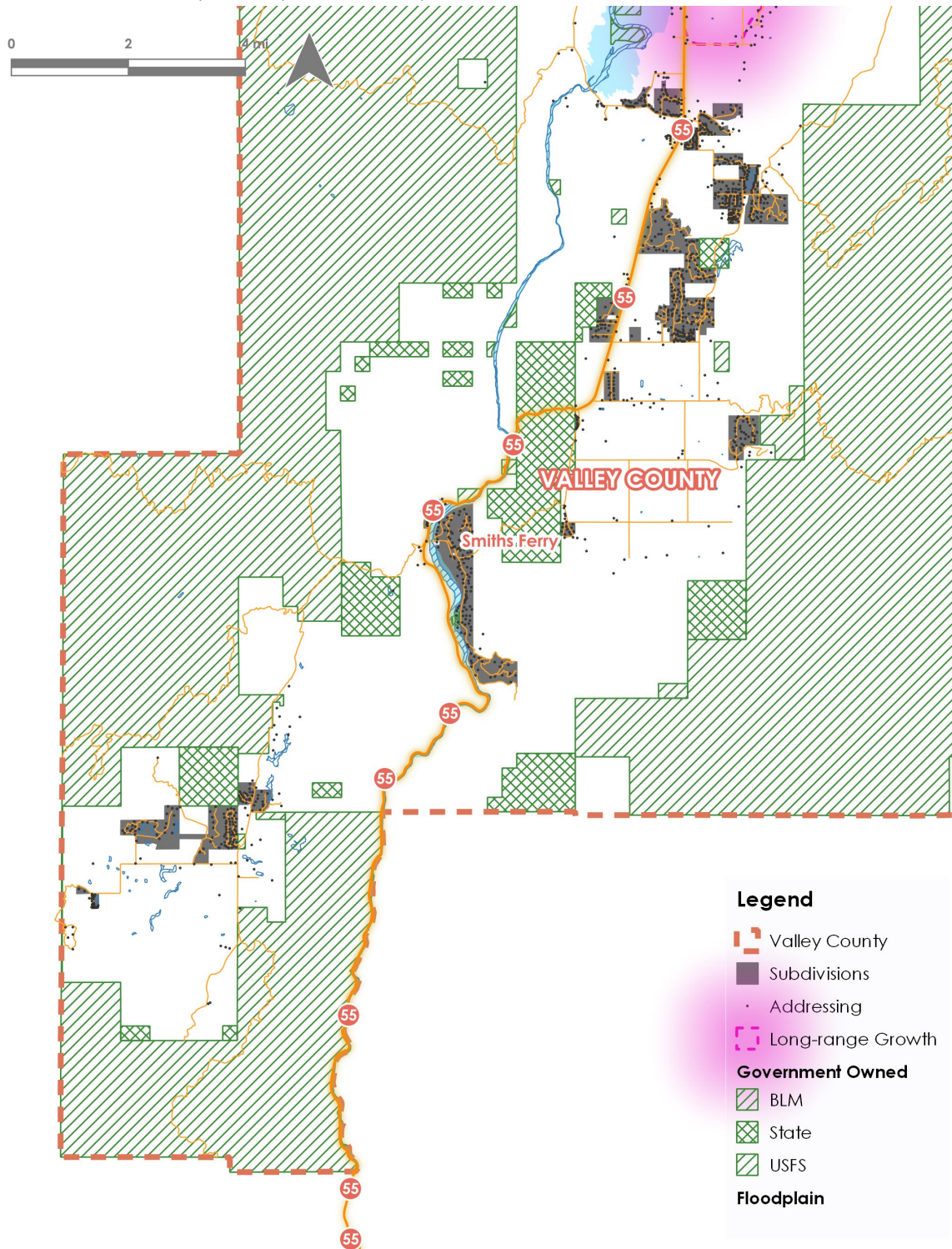
Exhibit: Mid Valley County Growth Map



Note: This map series depicts potential areas for new subdivision lots approved by Valley County, and not by municipal jurisdictions.



Exhibit: South Valley County Growth Map



Note: This map series depicts potential areas for new subdivision lots approved by Valley County, and not by municipal jurisdictions.

## Workforce and Economic Activity

The Census Bureau’s ACS data provides some indicators that help to indicate economic activity by exploring changes to the workforce. Over the last 10 years, and unlike the population, the overall workforce across Valley County has decreased by 4.6% (DP03: Selected Industry Characteristics, 2023). This is despite the civilian population over the age of 16 increasing by 19.7%. More notable is the population aged 16 and older, and not in the labor force, which has increased by 62.2%. As previously indicated, reasons for the reduced workforce may include the increasing age of the population and particularly those over 64, as well as the reduced supply of housing for the workforce. The unemployment rate in the 2021 ACS Five-Year data was only 0.7% (which is notable for a five-year collection period).

Table: Valley County Workforce

Workforce	2011	2016	2021	Change 2016 to 2021	Change 2011 to 2016	Average 5-Year Change	Change 2011 to 2021	2011 to 2021 % Change
Population 16+	8,149	8,230	9,757	1,527	81	804	1,608	19.7%
Not in labor force	2,973	3,580	4,821	1,241	607	924	1,848	62.2%
Civilian labor force	5,176	4,650	4,936	286	-526	-120	-240	-4.6%
Unemployment Rate	6.8%	4.9%	0.7%	-4.2%	-1.9%	-3.1%	-6.1%	-89.7%

The following are standard industry groups for the employed workforce over the same periods as the Valley County Workforce table. ACS data is a valuable lens to view this type of data as it captures all types of employment, and not just covered employment (those without employment insurance and generally including part-time and seasonal workers) which is a shortcoming of other datasets. This workforce data represents those who live in Valley County. Employment has seen only minimal growth over the last 10 years, at 1.5%, and there have been significant declines in several industries including agriculture, manufacturing, information, and professional services. Services, retail, and public administration have all increased consistently.

Figure: Percent Change to Labor Industry, 2011 to 2021

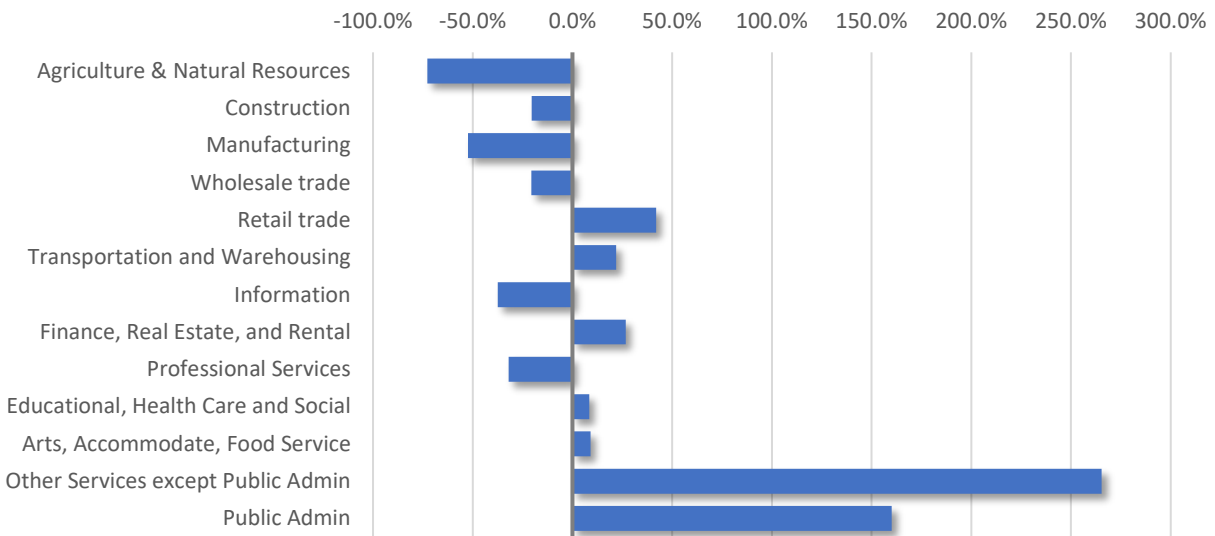


Table: Valley County Employment Industries

Industry Sector	2011 #	2016 #	2021 #	Average 5-Year Change	Change 2011 to 2021	2011 to 2021 % Change
Civilian employed population 16+	4,825	4,420	4,899	37	74	1.5%
Agriculture & Natural Resources	480	136	131	-175	-349	-72.7%
Construction	772	419	614	-79	-158	-20.5%
Manufacturing	321	125	153	-84	-168	-52.3%
Wholesale trade	92	13	73	-10	-19	-20.7%
Retail trade	506	469	718	106	212	41.9%
Transportation and Warehousing	183	450	223	20	40	21.9%
Information	144	102	90	-27	-54	-37.5%
Finance, Real Estate, and Rental	240	301	304	32	64	26.7%
Professional Services	409	422	278	-66	-131	-32.0%
Educational, Health Care and Social	814	609	883	35	69	8.5%
Arts, Accommodate, Food Service	608	965	663	28	55	9.0%
Other Services except Public Admin	98	155	358	130	260	265.3%
Public Admin	158	254	411	127	253	160.1%

To understand how the workforce may vary from the jobs available in Valley County (for example, some residents commute outside the County or work remotely), a combined dataset from the Census LEHD program may be useful to contrast (OnTheMap, 2023). This data is commonly accessible from Census Bureau’s On The Map program, but also through other API in more robust formats. This dataset combines information from the Census Bureau such as ACS, and other sources such as the Bureau of Labor and Statistics. This data is typically behind a few years due to the processing effort required to produce it, and has higher margins of error. Finally, some of the information fed into the dataset has

limitations, such as only including covered employment. Still, for those jobs and residents that this information does cover, it can be very helpful when considering other companion data.

Table: Worker vs. Resident Characteristics

Industry	Worker #	Worker %	Resident #	Resident %	Difference
Total All Jobs	3,927	100.0%	3,872	100.0%	55
Agriculture & Natural Resources	93	2.4%	103	2.7%	-10
Construction	387	9.9%	332	8.6%	55
Manufacturing	44	1.1%	146	3.8%	-102
Wholesale Trade	33	0.8%	88	2.3%	-55
Retail Trade	498	12.7%	541	14.0%	-43
Transportation and Warehousing	85	2.2%	112	2.9%	-27
Information	34	0.9%	38	1.0%	-4
Finance, Real Estate, and Rental	195	5.0%	180	4.6%	15
Professional Services	191	4.9%	287	7.4%	-96
Educational, Health Care and Social	536	13.6%	594	15.3%	-58
Arts, Accommodate, Food Service	1,167	29.7%	904	23.3%	263
Other Services except Public Admin	113	2.9%	108	2.8%	5
Public Admin	551	14.0%	439	11.3%	112

There are several areas of notable discrepancy between what workforce is available and what jobs are available in Valley County. This can be characterized as Labor Export, those residents who work outside the area (or work remotely), and Labor Import, those jobs that are not filled by Valley County residents but by employees who commute into the County. The industries with the biggest export are Manufacturing, and Professional Services. The industries with the biggest import are Arts, Accommodation, and Food Service, and Public Administration.

Figure: Labor Export and Import



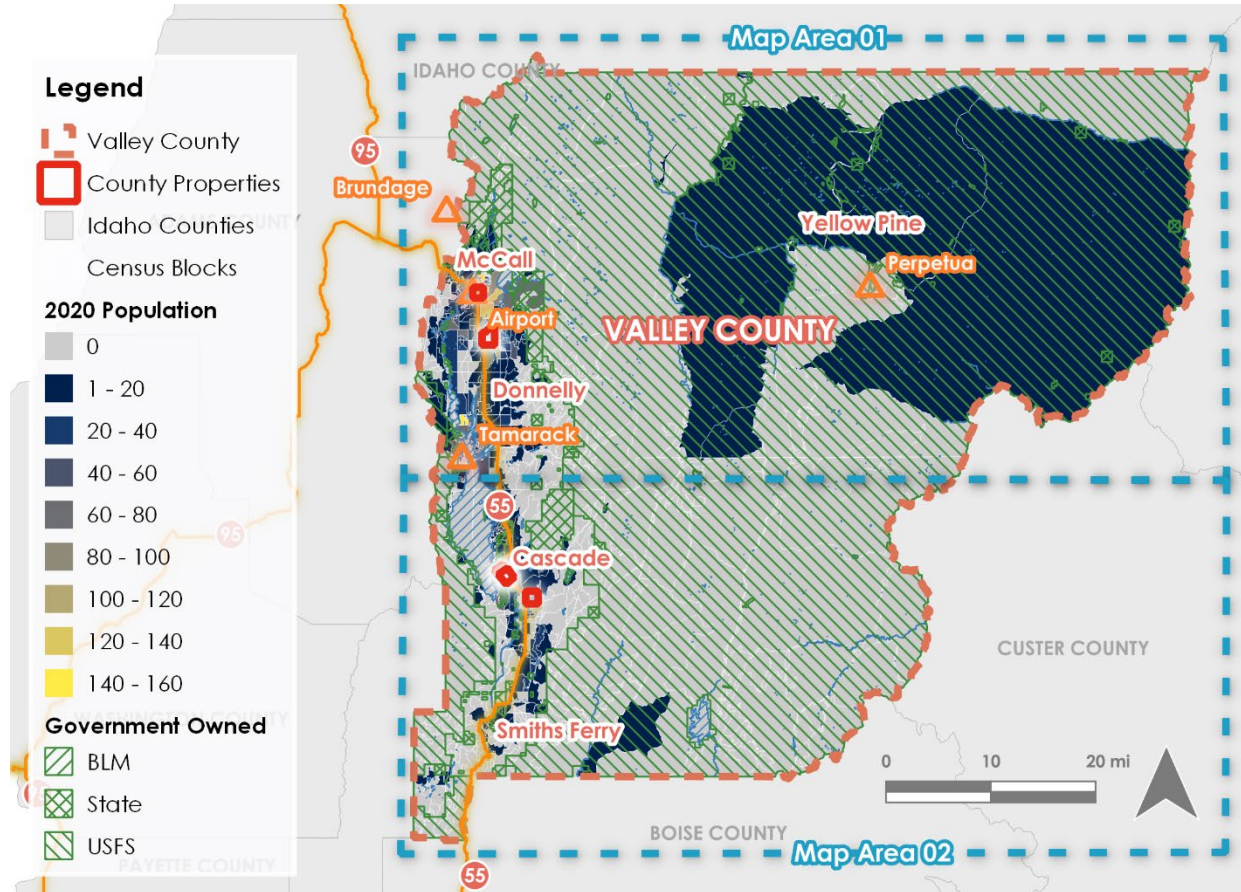
Without a big shift in industry growth and job availability, the previous information shows a trend generally expected in growing resort areas. More affluent and tourism-related services are increasingly in demand, and in combination with the housing market, are provided by a labor force different from the changing demographic of the residents that live in Valley County. More restaurants and retail space will be needed, and more space for services ranging from hair stylists, doctors' offices, and government services.

However, projects like Perpetua have the potential to significantly impact not just jobs in the County but create a trickle-down that creates need for new workforce housing and new services to support the workforce; and may have a variety of impacts from leisure activities to maintenance of roads and other public infrastructure. Big projects, generally, may act as market disruptors and compete for land and the land development workforce. In either case, new residents either visiting, temporary, or permanent, will continue to increase demand for commercial space. The permanence and ability for new employers to be able to sustain full-time, non-seasonal jobs, will likely depend on the type of housing provided in the future.



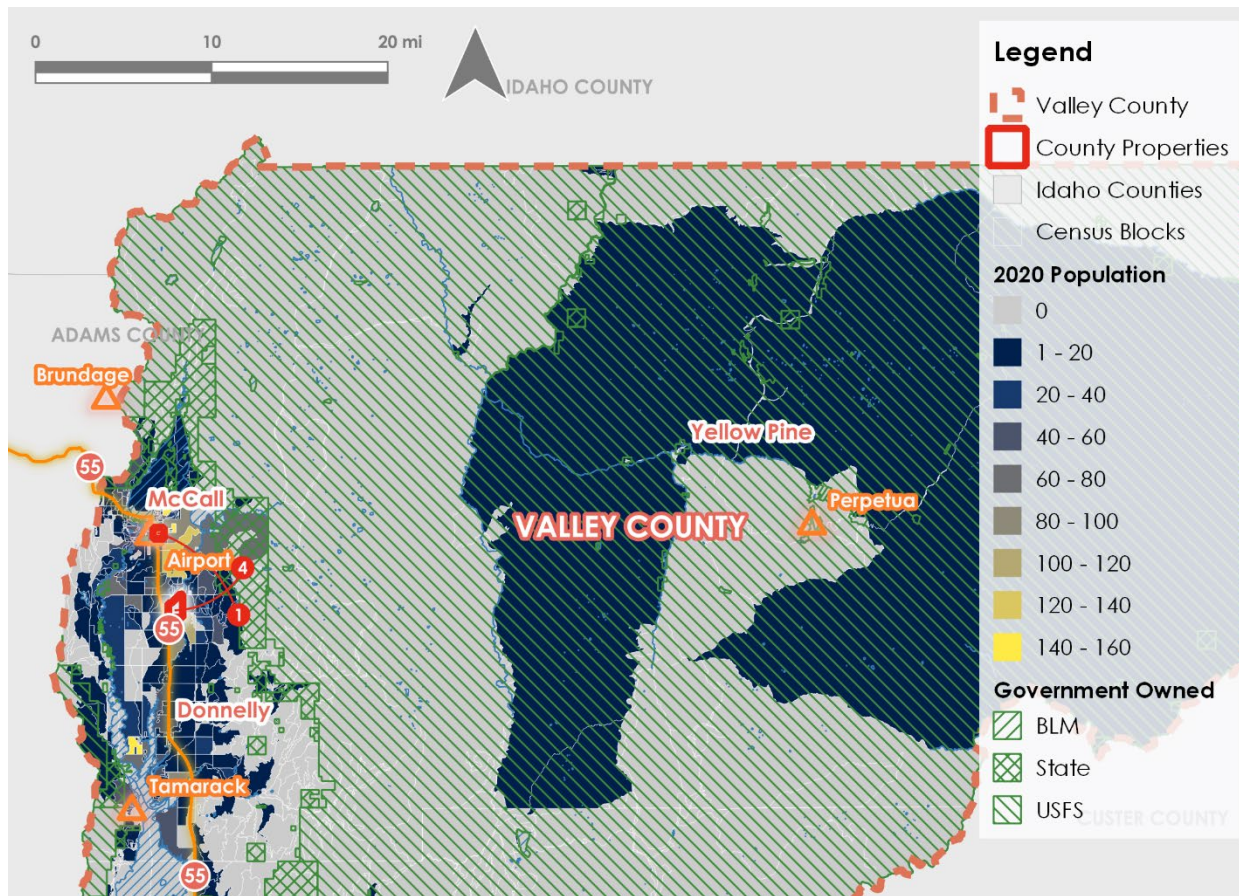
# Facility Maps

Exhibit: Overall Facility Map with Decennial Population



Note: See Map Area 01 and Map Area 02 for enlarged view and lists of facilities at each location.

Exhibit: Map Area 01



**#1: 550 Deinhard Ln**

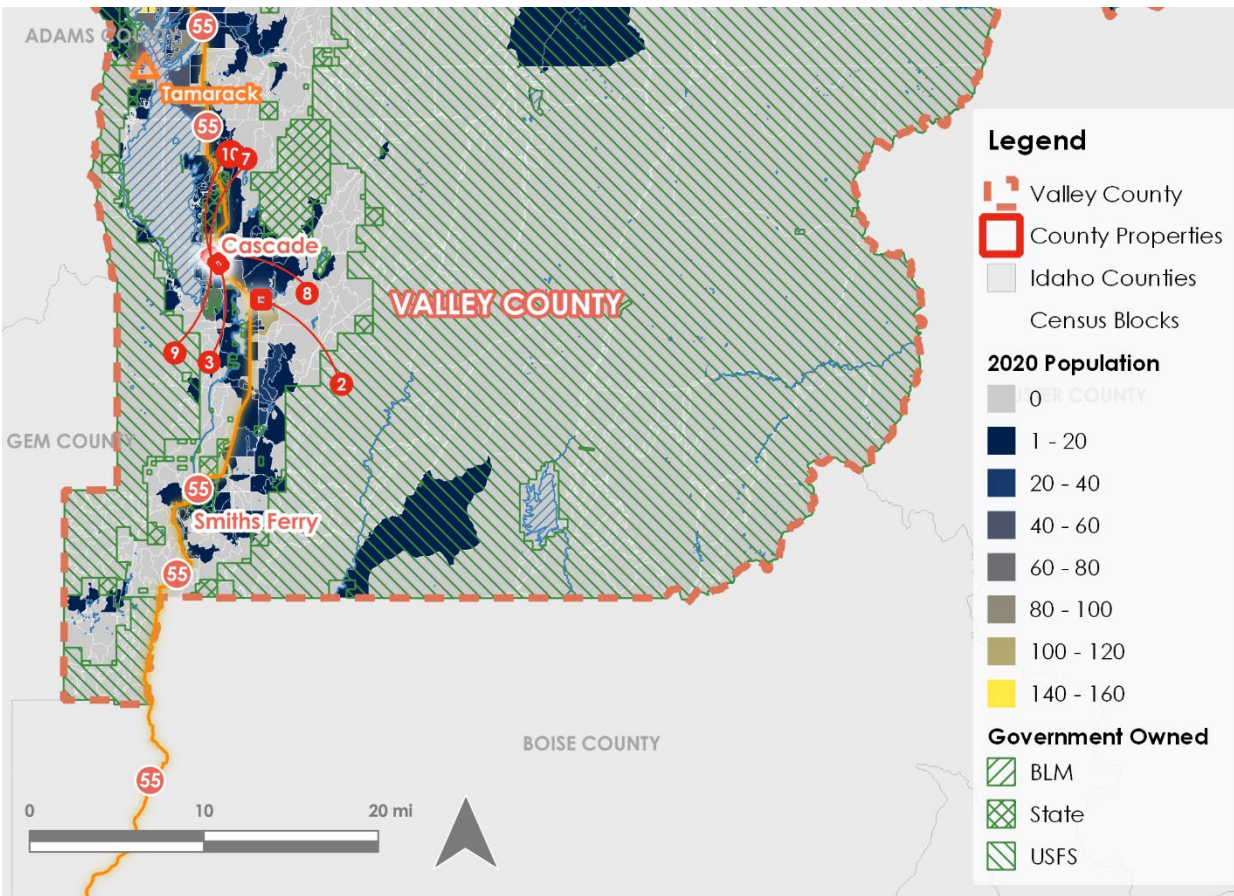
- ▣ McCall Annex Probation
- ▣ McCall Police Community Service Coordinator

**#4: 107 W Spring St**

- ▣ Sand Storage - Lake Fork (Road Dept)
- ▣ Lake Fork Shop
- ▣ Truck Barn Lakefork
- ▣ Grader Barn Lakefork
- ▣ Recycle Facility
- ▣ Compactor Building
- ▣ Boat Storage (Road Dept)
- ▣ Sign Shop - Lake Fork (Road Dept)
- ▣ Bobcat Building (Road Dept)



Exhibit: Map Area 02



**#2: 55 Gold Dust Rd**

- Sand Storage - Gold Dust (Road Dept)
- Van Storage (Road Dept)
- Equip/Storage Bldg - Gold Dust (Road Dept)
- Weed Equipment Storage

**#3: 520 S Front St**

- Ticket Booth (Fairgrounds)
- Road Department Offices
- Snack Bar (Fairgrounds)
- Restrooms (Fairgrounds)
- Sign Shed (Road Dept)
- Equipment & Truck Storage (Road Dept)
- Weed Spray Building (Road Dept)
- Warehouse #4 (Road Dept)
- Warehouse #3 (Road Dept)
- Warehouse #2 (Road Dept)
- Oil House (Road Dept)
- Cascade Shop #2 (Road Dept) Weld Shop
- Cascade Shop #1 (Road Dept)
- Warehouse #1 (Road Dept)

**#5: 415 N School St**

- Senior Citizen Center

**#6: 219 N Main St**

- Courthouse - Cascade (County Offices)

**#7: 205 N Idaho St**

- Employee Housing

**#8: 107 W Spring St**

- University of Idaho Extension

**#9: 108 W Spring St**

- Emergency Operations Center (EOC)

**#10: 107 W Spring St**

- Justice Facility

## References

- Gem State Prospector. (2022, December <http://www.gemstateprospector.com/demographics.html>). *Valley County Demographic Profile*. Retrieved from Idaho Department of Commerce: Gem State Prospector
- U.S. Census Bureau. (2022, December). *Explore Census Data*. Retrieved from United States Census Bureau: <https://data.census.gov/>
- U.S. Census Bureau. (2023, February). *DP03: Selected Industry Characteristics*. Retrieved from Explore Census Data: <https://data.census.gov/>
- U.S. Census Bureau. (2023, January). *DP04: Selected Housing Characteristics*. Retrieved from Explore Census Data: <https://data.census.gov>
- U.S. Census Bureau. (2023, February). *OnTheMap*. Retrieved from Center for Economic Studies, LEHD: <https://lehd.ces.census.gov/>
- U.S. Census Bureau, Via TidyCensus. (2022, December). *Available API's*. Retrieved from Data & Maps: <https://www.census.gov/data/developers/data-sets.html>

## Attachments:

### Attachment 01: Demographic Snapshot

Indicator Description	Value
<b>County Area (Square Miles)</b>	<b>3,733</b>
<b>Estimate Population, 2022</b>	<b>12,661</b>
<b>Total Population, 2000</b>	<b>7,651</b>
<b>Total Population, 2010</b>	<b>9,862</b>
<b>Total Population, 2020</b>	<b>11,746</b>
10-Year Population Change, Total	1,884
10-Year Population Change, Percent	19.1%
20-Year Population Change, Total	4,095
20-Year Population Change, Percent	53.5%
<b>Population Density/SQM</b>	<b>3.1</b>
<b>Gender</b>	
Male	50.0%
Female	50.0%
<b>Age Groups</b>	
Under 5 years	4.5%
5 to 9 years	3.3%
10 to 14 years	6.3%
15 to 19 years	4.2%
20 to 24 years	3.5%
25 to 29 years	4.8%
30 to 34 years	5.1%
35 to 39 years	3.8%
40 to 44 years	7.7%
45 to 49 years	6.1%
50 to 54 years	5.3%
55 to 59 years	8.1%
60 to 64 years	9.5%
65 to 69 years	10.5%
70 to 74 years	6.5%
75 to 79 years	3.9%
80 to 84 years	2.1%
85 years and over	4.9%
<b>Age Groups Grouped</b>	
Under 10	7.8%
10 to 19	10.5%
20 to 34	13.4%
35 to 49	17.6%

50 to 64	22.9%
65 and Older	27.9%
<b>Median Age</b>	<b>50.4</b>
Male	49.8
Female	50.6
<b>Labor Force</b>	<b>5,414</b>
<b>Unemployment Rate</b>	<b>5.2%</b>
<b>Median Household Income</b>	<b>\$65,316</b>
<\$10 K	2.94%
\$10-\$20K	7.30%
\$20-\$30K	11.72%
\$30-\$40K	8.98%
\$40-\$50K	5.98%
\$50-\$60K	8.21%
\$60-\$75K	12.17%
\$75-\$100K	14.01%
> \$100	28.14%
<b>Notes:</b>	
* Values included in total Taxable Property Value	
<b>References:</b>	
2022 Population Estimate: Idaho Department of Commerce, Gem State Prospector, Retrieved on December 5, 2022.	
2010 and 2020 Population data: DEC Redistricting data, US Census Bureau, Retrieved on December 5, 2022.	
Age and Sex data: ACS 5-Year Estimates, Retrieved on December 5, 2022.	
Labor Force and Income data: Idaho Department of Commerce, Gem State Prospector, Retrieved on December 5, 2022.	