

# A) CURRENT DEMOGRAPHICS

**Estimates & Projections June, 2010**

## Kootenai County

For over 20 years, we have chosen to inventory dwelling units by areas that are smaller and more precise than census tracts. This data can now be updated, kept current and reported as often as we review it (approximately every 2 weeks).

### Population

Cities	1990 U.S. Census	2000 U.S. Census	2004 JPS Pop. Est	2006 JPS Pop. Est..	2008 JPS Pop Est.	2009 JPS Pop. Est.	2010 JPS Pop. Est.
Athol	356	676	716	707	741	748	<b>740</b>
Coeur d'Alene	27,065	34,514	38,250	42,613	44,984	45,161	<b>45,843</b>
Dalton Gardens	2,004	2,278	2,415	2,822	2,734	2,739	<b>2727</b>
Fernan Lake	183	186	188	200	184	184	<b>182</b>
Harrison	256	267	275	344	324	328	<b>325</b>
Hauser	407	668	668	741	717	717	<b>715</b>
Hayden	3,897	9,159	9,392	12,255	12,750	12,904	<b>13,000</b>
Hayden Lake	616	494	574	694	770	776	<b>781</b>
Huetter	81	96	96	98	99	99	<b>98</b>
Post Falls	8,015	17,247	19,012	22,926	25,137	25,286	<b>25,800</b>
Rathdrum	2,148	4,816	5,132	6,047	6,550	6,599	<b>6,749</b>
Spirit Lake	824	1,376	1,498	1,630	1,849	1,869	<b>1,906</b>
State Line	25	28	56	60	48	48	<b>48</b>
Worley	205	223	267	276	312	312	<b>315</b>
<b>Incorporated Area</b>	<b>46,082</b>	<b>72,028</b>	<b>78,539</b>	<b>91,413</b>	<b>97,199</b>	<b>97,770</b>	<b>99,229</b>
<b>Unincorporated Area</b>	<b>34,977</b>	<b>36,657</b>	<b>42,532</b>	<b>46,680</b>	<b>46,172</b>	<b>46,499</b>	<b>46,550</b>
<b>KOOTENAI COUNTY</b>	<b>81,059</b>	<b>108,685</b>	<b>121,071</b>	<b>138,093</b>	<b>143,371</b>	<b>144,269</b>	<b>145,779</b>

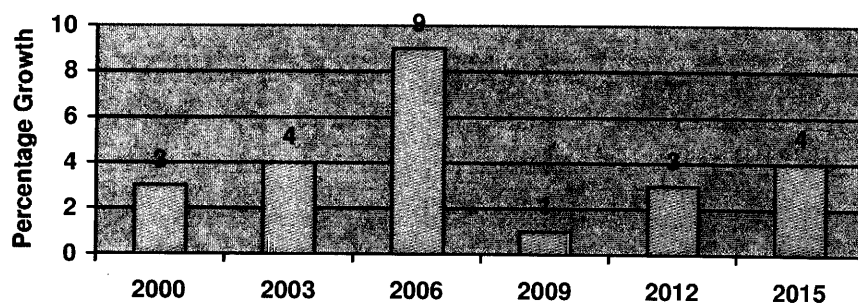
# INLAND NORTHWEST DEMOGRAPHICS

## Dwelling Units

Cities	1990 US Census D.U.	2000 US Census D.U.	2004 JPS Census D.U.	2006 JPS Census D.U.	2009 JPS Census D.U.	2010 JPS Census D.U.
Athol	140	272	295	301	305	<b>308</b>
Coeur d' Alene	10,956	14,835	16,955	17,941	18,934	<b>19,458</b>
Dalton Gardens	716	890	912	1,050	1,055	<b>1,060</b>
Fernan Lake Village	78	79	72	74	74	<b>74</b>
Harrison	132	145	160	169	175	<b>177</b>
Hauser	172	221	296	306	302	<b>302</b>
Hayden	1,556	3,445	3,831	4,910	5,175	<b>5,308</b>
Hayden Lake	237	364	360	376	420	<b>427</b>
Huetter	35	37	39	40	42	<b>42</b>
Post Falls	2,790	6,336	7,377	8,938	9,710	<b>10,800</b>
Rathdrum	766	1,612	1,777	2,196	2,403	<b>2,493</b>
Spirit Lake	373	476	626	695	761	<b>782</b>
State Line	14	29	24	24	20	<b>20</b>
Worley	96	95	104	123	125	<b>127</b>
<b>Total Incorporated</b>	<b>18,061</b>	<b>28,836</b>	<b>32,828</b>	<b>37,143</b>	<b>39,501</b>	<b>41,378</b>
<b>Total Unincorporated</b>	<b>13,903</b>	<b>16,940</b>	<b>19,404</b>	<b>21,851</b>	<b>22,581</b>	<b>22,884</b>
<b>KOOTENAI COUNTY</b>	<b>31,964</b>	<b>45,776</b>	<b>52,232</b>	<b>58,994</b>	<b>62,082</b>	<b>64,262</b>

## Projections

JPS Population Growth Projections -- Kootenai Co



## Population Trends

### Kootenai County

Coeur d'Alene and Post Falls are showing modest increases in residential dwelling growth over the 2008 very low growth rates. Several factors may be contributing to slow growth:

- Immigration from outside of the region is at a very low rate
- Unemployment in Kootenai County is at a very high 10%
- High home foreclosures creating a longer vacancy rate
- Fear of a lingering recession with few signs of recovery

With the exception of Rathdrum, most of the outlying cities in Kootenai County are not showing significant population increases in early 2010.

### City of Post Falls

Post Falls may be the brightest spot in Kootenai County with an approximate 2% growth rate as growth in the rest of the county continues at a slow crawl. In 2005 Post Falls was growing at 8.5% with the rest of the county mostly below that rate, however the population of Post Falls grew less than 1% in 2008 and only slightly more in 2009.

This reflects the slowest growth rate in more than a decade and an indicator that the economic recession is having a deleterious effect on the county and the state.

The slow down is largely attributable to two of the major impacts of recession periods: 1) high unemployment; and 2) high home foreclosures. California and Washington are the two main traditional sources of migration to Idaho. All three states have unemployment rates higher than 10% and higher than the national average.

Since 2002 Kootenai County and the State of Idaho have historically had higher growth rates than the rest of the nation with few exceptions. Because of slower in-migration it may take longer to reverse the slow growth trend we are now experiencing.

### **DWELLING VACANCY RATES**

In January 2010 the City of Post Falls had a population of 25,803 with approximately 10,800 total dwelling units (single family and multi family). The 2009 dwelling units count will show an adjusted increase of approximately 3% from 2008.

Adjusted vacancy rates for the city prior to 2009 varied from .05 to 2.5. In January of 2010, vacancy rates varied widely from subdivision to subdivision and by different areas of the city. For example vacancy rates in subdivisions developed within the past 10 years varied from 13.4% to 23% while subdivisions developed 50 to 35 years ago had vacancy rates of between .01 and .04%.

Average persons/household in Post Falls in 2009 was approximately 2.4. Average household size is decreasing generally throughout the national population and Post Falls is no exception.

## INLAND NORTHWEST DEMOGRAPHICS

### DWELLINGS SOLD – Post Falls

The number of total Units sold in Post Falls in 2009 was approximately as follows:

Single family	587 (up 20% from 2008)
Acreage units	24 (approximately the same as 2008)
Multi family	24 (down approximately 50% from 2008)
Other (i.e. waterfront)	5
<b>Total sold in 2009</b>	<b>640</b>

### PERMITS ISSUED IN 2009 – Post Falls

Single family	245
Multifamily	50
Duplexes	8

Dwelling Units permitted (new construction) for 2009 is 303 (approximately 46% of the number of permits issued in 2005 and 62% more than all units permitted in 2008.)

From 2003 - 2005 the inventory of new dwelling units built in the City of Post Falls continued to grow faster than the new units were sold. In 2009 the number of units sold exceeds the number built. A reduction in the number of units built can be expected until a balance is reached.

Coeur d'Alene is forecast to sustain housing decreases even larger than Post Falls through years end. Markets have not been this slow since the 1960's. The fall out has resulted in an over abundance of inventory. Throughout the county, new houses will have to be absorbed before any real recovery will commence.