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Population Changes, quality of place and other ramblings of an academic.

Jaap Vos

Professor of Planning and Natural Resources

jvos@uidaho.edu



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Disclaimers

1. Professor of Planning and Natural Resources.
2. I look at population change to help planners make decisions about the future.
3. I look at bigger trends to see if our planning tools are still appropriate.
4. I am very concerned about our ability to maintain the quality and uniqueness of our communities.



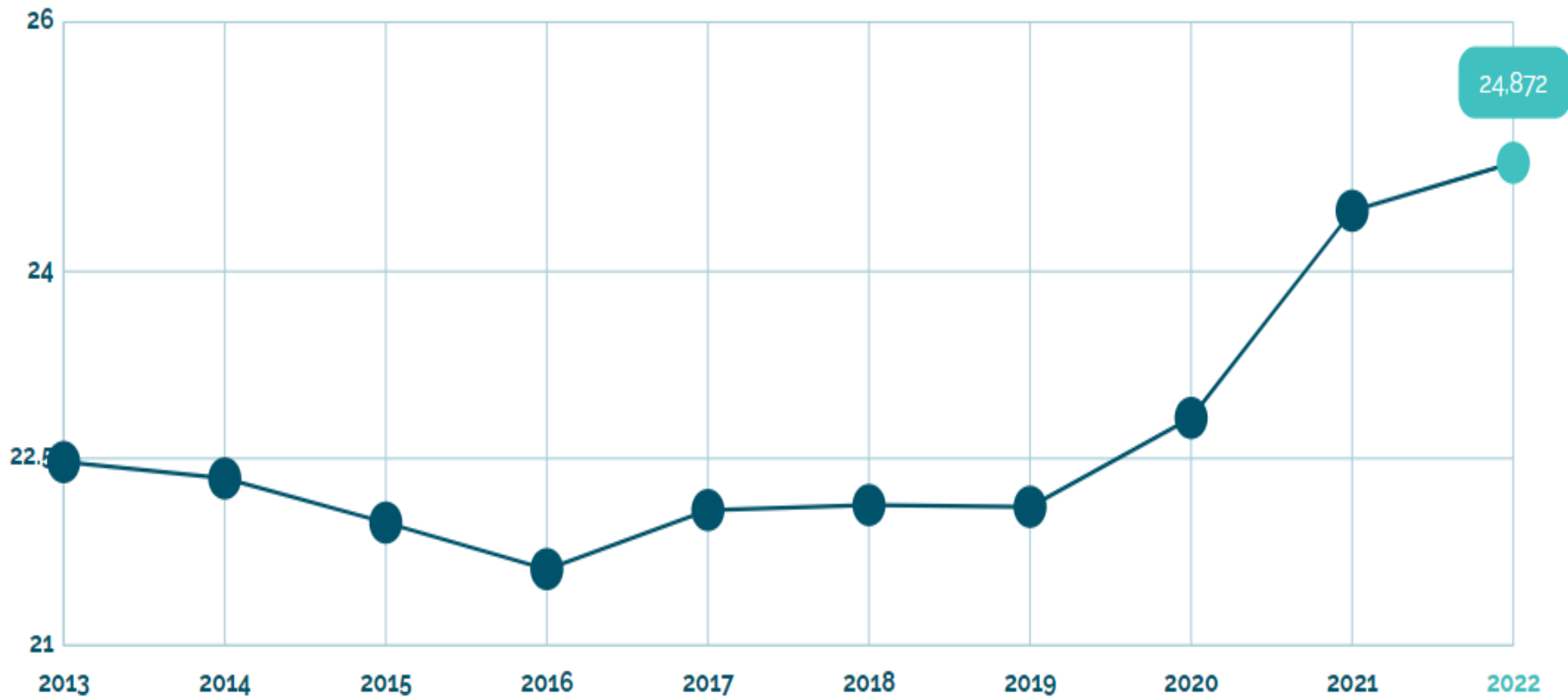
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Disclaimers

1. Blaine County dynamics are different than most of the rest of Idaho.
2. The knowledge and tools that we have as planners are based on entirely different challenges.
3. The data we have in the public sector is “flawed, incomplete and outdated.”

Population Growth (in thousands)





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Note: 2021 and 2022 data is projected

Year ▼	Population	Growth	Annual Growth Rate
2022	24,852	290	1.18%
2021	24,562	290	1.19%
2020	24,272	286	1.19%
2019	23,986	290	1.22%
2018	23,696	290	1.24%
2017	23,406	290	1.25%
2016	23,116	290	1.27%
2015	22,826	290	1.29%
2014	22,536	290	1.30%
2013	22,246	290	1.32%
2012	21,956	290	1.34%
2011	21,666	290	1.36%



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County-to-County Migration Flows: 2015-2019 ACS

County Name of Geography A	State/U.S. Island Area/Foreign Region of Geography B	County Name of Geography B	Flow from Geography B to Geography A	
			Estimate	MOE
Blaine County	Alaska	Aleutians East Borough	0	22
Blaine County	Arizona	Coconino County	19	24
Blaine County	Arizona	Maricopa County	0	22
Blaine County	Arizona	Yavapai County	0	22
Blaine County	Arizona	Yuma County	0	22
Blaine County	California	Alameda County	0	22
Blaine County	California	Los Angeles County	181	278
Blaine County	California	Orange County	0	22
Blaine County	California	Placer County	0	22
Blaine County	California	Riverside County	0	22
Blaine County	California	San Benito County	34	54
Blaine County	California	San Bernardino County	0	22
Blaine County	California	Santa Barbara County	0	22
Blaine County	California	Santa Cruz County	0	22



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The Middle of Nowhere

Somewhere



Nowhere

Location

By Land (Highways)





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Boise, 2012:

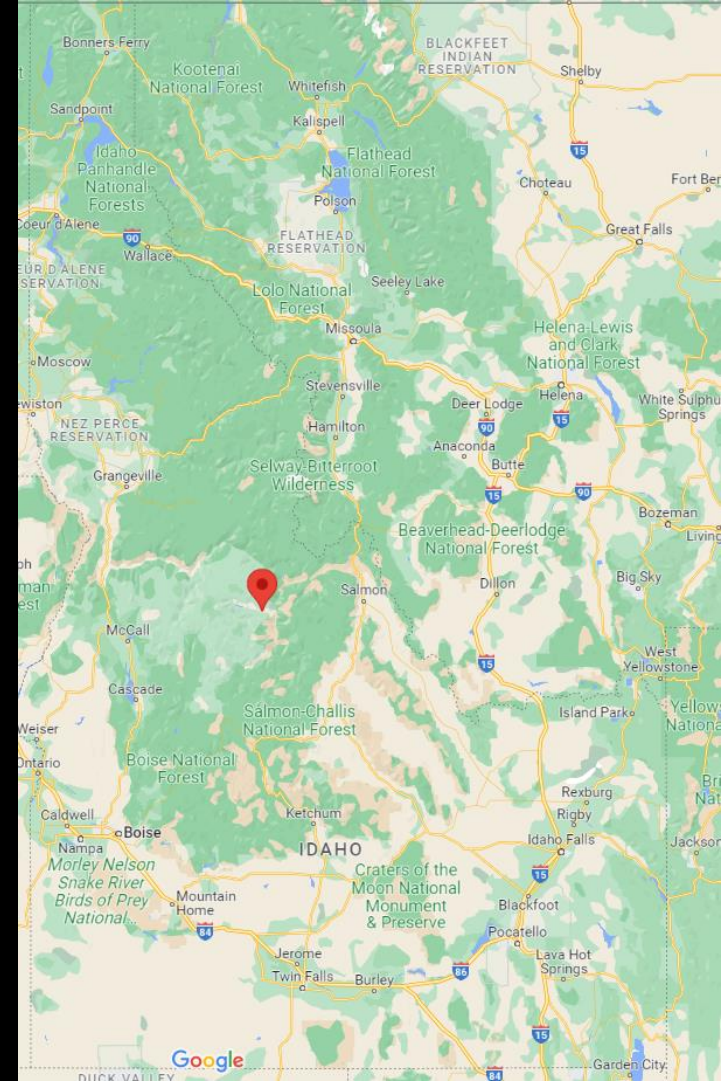
1. Housing market had bottomed out.
2. There was minimal population growth.
3. There were no jobs.
4. Salaries were low.
5. Friends thought I moved to the Midwest.
6. It was difficult to fly from Fort Lauderdale to Boise.



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- Taylor Research Wilderness Station
- Frank Church River of no Return Wilderness Area
- SITW

















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High quality of place:

1. Small group of very similar people.
2. Similar goals.
3. Mutual dependent on each other.
4. Beautiful setting.
5. All basic needs met but not taken for granted.
6. Strong sense of “community.”
7. No outside interference.



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The Middle of Nowhere

Somewhere



Nowhere

Location

By Land (Highways)





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Boise, 2012:

1. People lived here and reinvented themselves in order to stay.
2. People were willing to accept lower salaries.
3. People were friendly, knew each other and supported each other.
4. Traffic was minimal and relaxed.
5. It took a while to uncover what Idaho had to offer.
6. Idaho very quickly became home.



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Boise, 2018:

1. Redevelopment of downtown Boise really took off.



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Idaho is changing very quickly, if you don't pay attention, all this "stuff" that you like so much will be gone before you blink your eyes.

Robert Liberty

Director of the Urban Sustainability Accelerator
at the Toulan School of Urban Studies and
Planning,

Former President Friends of Oregon



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A WORLD REPORT
USNews

NEWS



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Idaho Leads the Country in Population Growth

Idaho's population keeps growing at a faster clip than other states.

By [Associated Press](#) | Dec. 25, 2021



Save



BOISE, Idaho (AP) — [Idaho's](#) population keeps growing at a faster clip than other states.

The state has led the country in population growth for the fifth year in a row. From 2020 to 2021, Idaho's population grew 2.9%, according to U.S. Census Bureau population estimates.

Idaho welcomed 53,000 new residents, bringing its population up to about 1.9 million, the Spokesman-Review reported. The main reason was people moving from other states.

Neighboring states [Utah](#) and [Montana](#) ranked just behind Idaho, growing 1.7% each. Washington ranked 23rd, gaining about 0.3% in population.

The growth in Idaho, Utah and Montana follows trends in the West.



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Population Growth 2020 to 2021 State Ranking, Highest to Lowest				
Rank	Geography	2021 Population	Change	Population Growth
	United States	331,893,745	392,665	0.1%
1	Idaho	1,900,923	53,151	2.9%
2	Utah	3,337,975	56,291	1.7%
3	Montana	1,104,271	18,078	1.7%
4	Arizona	7,276,316	98,330	1.4%
5	South Carolina	5,190,705	59,976	1.2%
6	Delaware	1,003,384	11,498	1.2%
7	Texas	29,527,941	310,288	1.1%

US Census, 2021. New Vintage 2021
Population Estimates for the
Nation, States and Puerto Rico



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WHY IS EVERYONE MOVING TO BOISE, IDAHO? SHOULD YOU?



© 11 minute read



July 22, 2022



Post Summary: It seems like everyone is moving to Boise, Idaho. See why it's the hottest new city to live in and if it's right for you.

Does it seem like everyone is talking about Boise these days? Seriously, one quick scroll through Google, and you'll find everyone from Forbes, Livability, Lonely Planet, Jetsetter, and Thrillist touting the glories of why you should be visiting or moving to Boise. The Boise metro area is one of the fastest-growing cities in the US and is seeing a surge of younger millennials moving to the "city of trees" for its economic opportunity and higher quality of life.



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Idaho is no longer isolated and has been discovered:

- By individuals as a place to recreate,
 - By individuals as a place to retire,
- By individuals as a place to work (remotely).



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Idaho is no longer isolated
and has been discovered:

- By companies to sell their products/services.
 - By companies to locate their facilities.



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Idaho is no longer isolated
and has been discovered:

- By investors to make money.



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That has consequences that are poorly understood:

- Increased home prices
 - Pressure on wages
- A “pickier” labor market
- Local businesses face “national” competition
 - Homogenization of experience
- Increased outside “interference” in local affairs.
 - “Things move at a much faster pace”



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Blackstone Single-Family Landlord to Halt Home Purchases in 38 Cities

- Home Partners of America to press pause beginning Sept. 1
- Company cites home price growth, market demand, regulations



Housing Boom Has 'Left the Building': Brown Harris CEO

By [Patrick Clark](#) and [Dawn Lim](#)

August 25, 2022 at 2:23 PM MDT Updated on August 25, 2022 at 5:52 PM MDT

Home Partners of America, the single-family landlord owned by [Blackstone Inc.](#), will stop buying homes in 38 US cities, becoming the latest institutional investor to back away from an overheated housing market.

The company, acquired by Blackstone in June 2021 for \$6 billion, told customers that as of Sept. 1, it is pausing applications and property submissions in Boise, Idaho; Fresno, California; Memphis, Tennessee, and 25 other areas. It will go on hiatus in 10 additional cities on Oct. 1.



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Personally:

- I now know several people that deliberately moved out of Idaho.
 - Boise does not feel the same.
- My cul-de-sac is still in the perfect location but it does not have the same feel.
- It is actually difficult to get on the road at 8 am.
 - I have experienced the on-set of road rage.
- My home does not feel like my forever home anymore.
 - I could foresee moving in the near future.



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Why?

The foothills are still beautiful, the greenbelt is still amazing, my home is still perfect. It just does not feel like the same place anymore.



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Why?

- I don't know the people at the bar.
- The shoppers at Winco do not know how the check-out works.
- "On your left" replaced by e-bikes with headphones.



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Why?

Boise is losing more and more of its uniqueness, it is becoming just another place.

And it has happened really quickly!



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I will discuss a bunch of population data:

Because population change is the trigger for a variety of other changes including the quality of place.

We are now showing up on spreadsheets of people that have never set foot in Idaho.



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I will discuss a bunch of population data:

Because population change is the trigger for a variety of other changes including the quality of place.

Decade long population increase in Idaho shows "we're no longer in the middle of nowhere"

Boise State Public Radio News | By Julie Luchetta
Published August 22, 2022 at 3:52 PM MDT

▶ LISTEN • 1:18



More than a quarter of Idaho's population are new to the state, I analysis finds. idaho

August 19, 2022, 12:31 AM



More than a quarter of Idaho's growing 1.8 million population is new to the state, according to an analysis by the University of Idaho, which uses novel data.

Last year's census data confirmed that Idaho is the fastest-growing state in the country. But new research from U of I professor Jaap Vos shows that Idaho's population and demographics have also changed with a massive influx of new residents, paired with the frequent departure of existing residents.

Vos analyzed vehicle registration and license surrender data from the Idaho Department of Transportation from 2011-2021, with nearly half a million Idaho residents relocated to the state over the past decade. The total population of the state increased to 2,711,449, accounting for 295,000 residents who moved out of the state.

University of Idaho analysis finds Idaho's demographics are changing at an unprecedented rate

Noah Corin, KHQ Local News Digital Producer Aug 18, 2022 Updated Aug 23, 2022



Local Weather

Idaho's demographics changing at unprecedented rates, U of I analysis finds

U of I press release Aug 18, 2022



The U of I recently completed a study showing that a quarter of Idaho's population is new to the state. Source: Idaho University press

f t i s e s

News Post US Zero Local

Idaho's demographics are changing at an unprecedented rate, according to U of I analysis

LOCAL Hereog Local News 11 days ago



Idaho's demographics are changing at an unprecedented rate, according to U of I analysis

MOSCOW — More than a quarter of Idaho's growing population of 1.8 million moved to the state over the decade, according to a University of Idaho analysis that uses novel data.

U of I professor Jaap Vos analyzed vehicle registration and license surrender data from the Idaho Department of Transportation from 2011-2021, with nearly half a million Idaho residents relocated to the state over the past decade. The total population of the state increased to 2,711,449, accounting for 295,000 residents who moved out of the state.

Not just growth: Idaho is also losing residents and rapidly changing

Idaho Capital Sun

GOVERNMENT • POLITICS • POLICE • HEALTH • ENVIRONMENT • SPORTS • AFFORDABILITY • LIVING • COMMENTARY

It's not just growth. Idaho is also losing residents and changing fast.

University of Idaho professor hopes to create annual population reports
BY AARON DUTTON August 22, 2022 4:58 PM

Top 10 states for Idaho migration in 2021

Last year, people moved to Idaho from ...



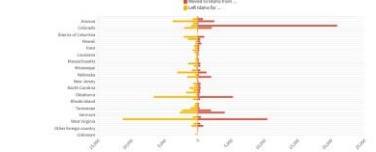
... and moved from Idaho to these states.

When the Idaho Migration Center (IMC) in California, by state major flows to former Idaho residents of their states to move to Washington (The public based on state Transportation Department and Vehicle Data, shows Idaho's top 10 states for migration in 2021. The largest number of people moved from Idaho to California in 2021. Source: Idaho Migration Center.)

He kept hearing and reading the same claim: Californians were moving to Idaho. Some claimed the reason was changing the state and bringing cash to buy homes for astronomical prices. But University of Idaho professor Jaap Vos was not so sure. So, he looked for the data. He settled on a mix of data from the Idaho Transportation Department and the U.S. Census Bureau — painting a picture of migration into and out of Idaho.

What he found was not just a rapidly and steadily growing population — and, yes, many newcomers from California — but a huge amount of demographic change in recent years.

The changing faces of Idaho
Over a 10-year period from 2011 to 2021, more than 84,000 people moved to Idaho in 2021, and more than 57,000 moved away. Here's where the new Idahoans came from, and where the old Idahoans went last year.





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So do we know who is moving here and why?

- Do they have a job?
- Do they bring their kids?
- Do they bring their 401K?
- Do they bring cash for their home?
- Do they care about our local stores and businesses?



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According to the US Census:

Idaho was the second fastest growing state in the US between 2010 and 2020 at 17.3 %



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According to the US Census:

In that period, Idaho's population
grew with 271,449 residents.



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Did you know that in that
same period:

295,333 Idahoans left Idaho.



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That means that:

We grew by 271,449 residents but
the number of people that moved
to Idaho was **454,427** people.



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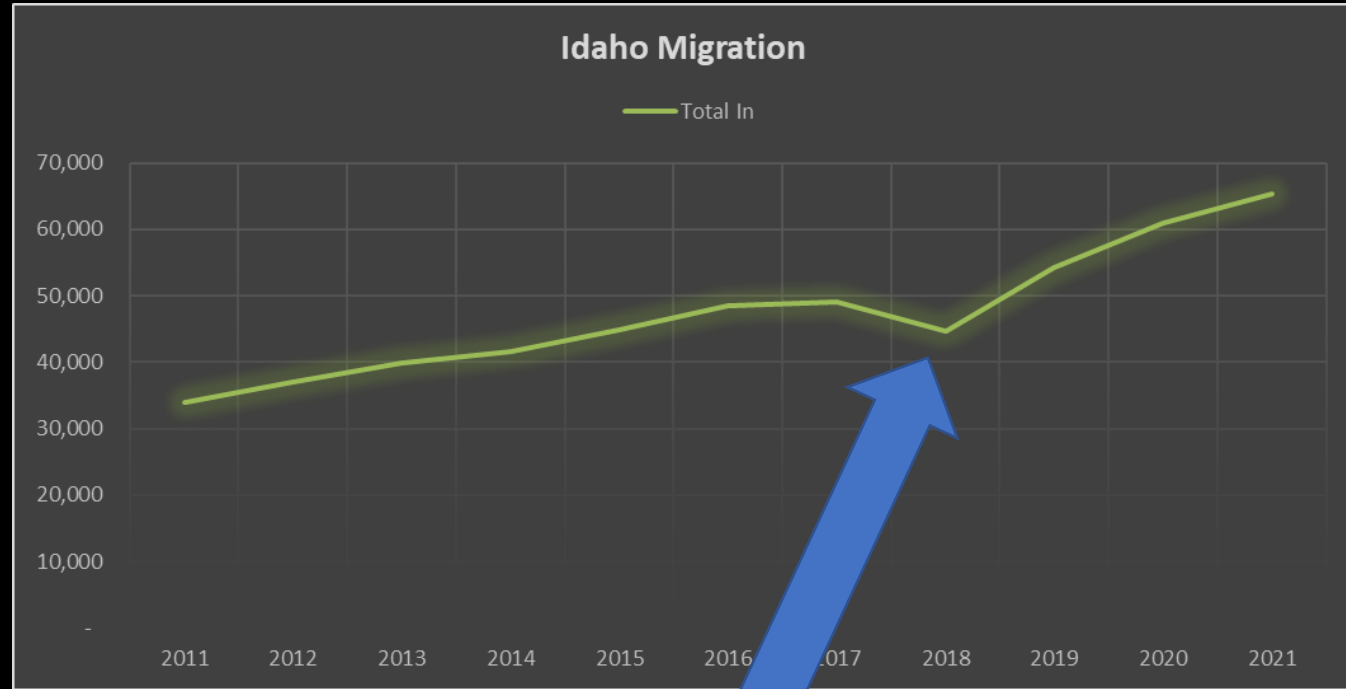
DMV license surrender and vehicle registration data

Collected every month, could provide
almost real time data about population
changes at the county level.



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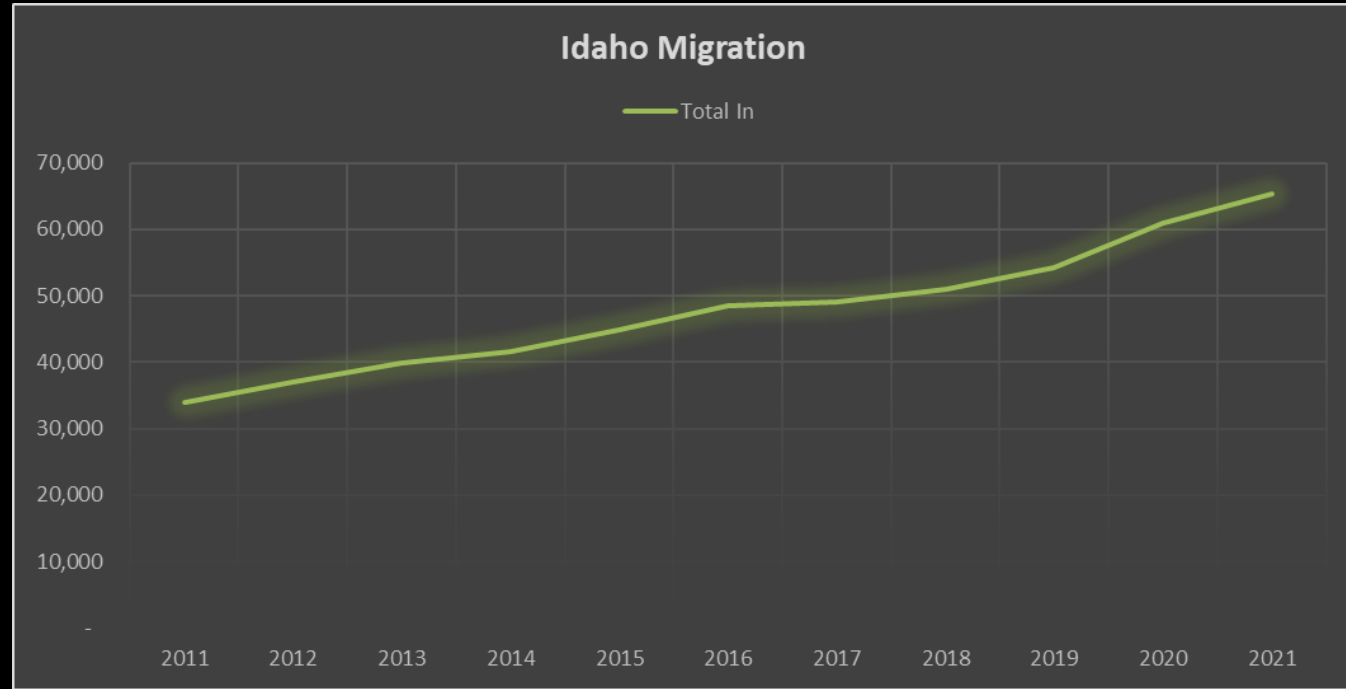


ITD says their data is correct but most of January 2018 and all of February 2018 nobody surrendered a drivers license in Idaho.



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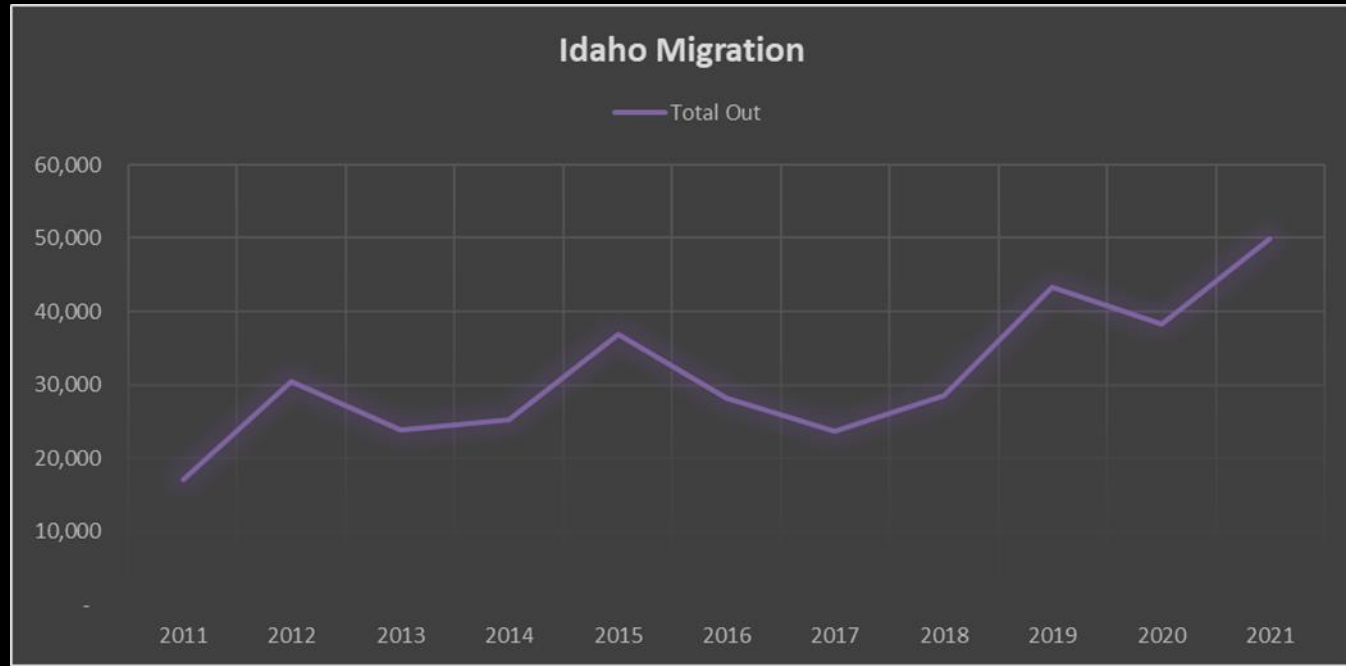


We have 180 people move to Idaho every day



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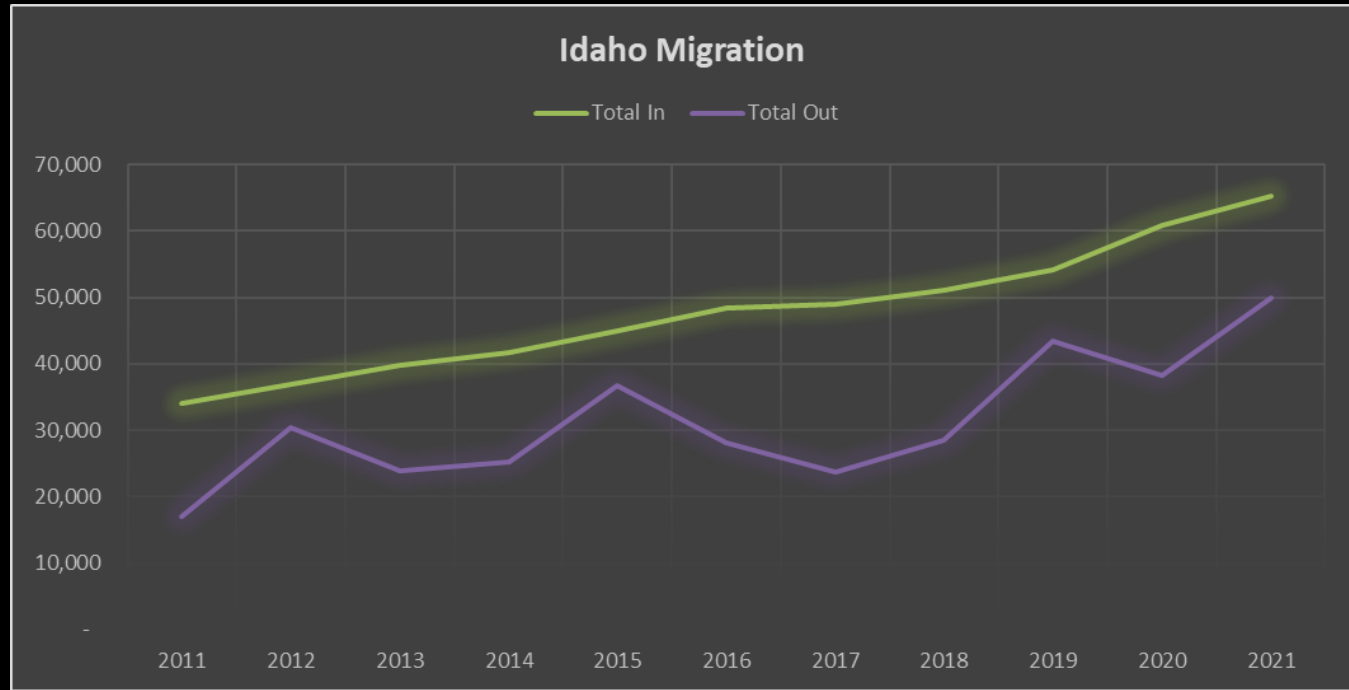


Every day 137 people move out



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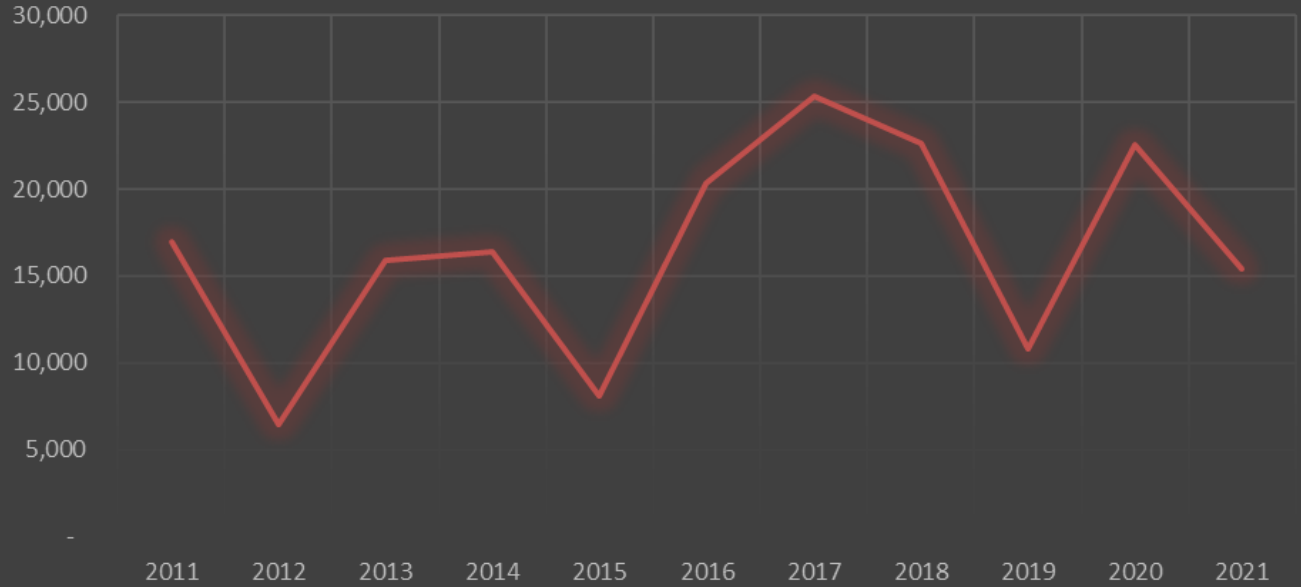


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Idaho Migration

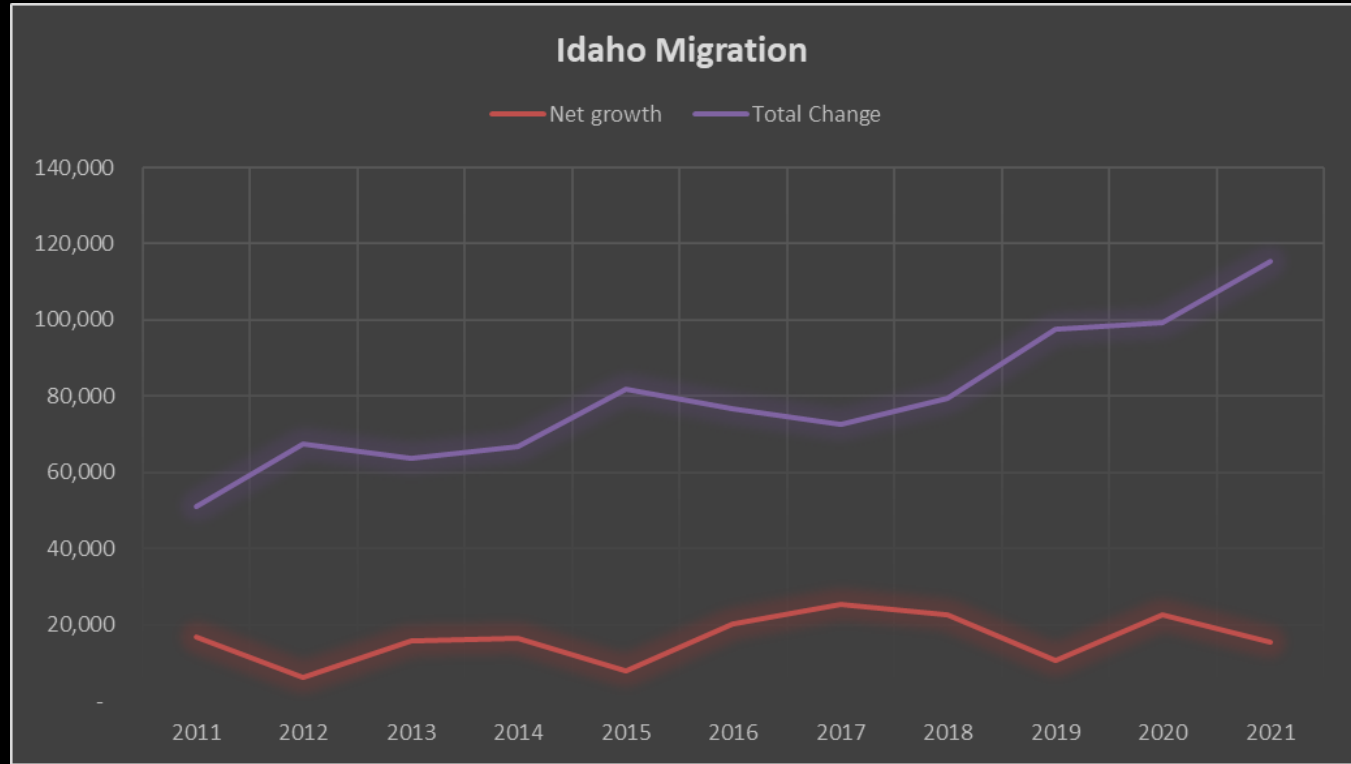
— Net growth





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Idaho is no longer isolated and
has been discovered, which
means that we are no longer
the middle of nowhere, we are
in the middle of the action.

“You are no longer an island”



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We are showing up on spreadsheets of
people that have never set foot in
Idaho.

That is not necessarily bad, it just
means that you better make sure that
you are prepared to deal with different
players.



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VP Of Operations in Boise, ID at Lennar Homes

Date Posted: 3/21/2021

Job Description

Overview

POSITION SUMMARY:

Work directly with the Division President in establishing a new Lennar Homebuilding Division in Boise, Idaho. The focus of the role will be overseeing the purchasing and contracting for vertical construction, developing relationships with construction trade partners, and assisting the Division President in all aspects of starting up a public homebuilding division in Boise. The role will ultimately include the supervision of construction, customer care and purchasing operations as defined by the division.

Grand opening October 23rd - join the interest list today!

Summit and Discovery at Prevail in Meridian will open their professionally decorated model homes for touring on Saturday, October 23rd from 10 a.m. to 4 p.m. with a fun event with a live DJ, coffee truck, treats from Crumbl Cookies, balloon animals and free pumpkins (while supplies last).

Join interest list





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BOISE & GARDEN CITY

Boise area starts to draw more national home builders. This giant plans 8 subdivisions

BY SALLY KRUTZIG

OCTOBER 11, 2021 4:00 AM



Idaho and Boise led the nation for the second year in a row for home price appreciation, according to the Federal Housing Finance Agency, for the year ending Sept. 30, 2020. Statewide, prices rose 14.4%. In Boise, they jumped 16.4%. BY PROVIDED BY THE FEDERAL HOUSING FINANCE AGENCY



Only have a minute? Listen instead

-03:47

Powered by [Trinity Audio](#)

Despite Boise's supply shortage and skyrocketing prices, homes in Ada County have always been built primarily by local builders. That could soon change.

Boise has seen a significant increase in out-of-state developers of commercial properties and multifamily housing. As one of the largest home builders yet enters the market, home construction could be the next local market to see a wave of national interest.

Until now, Toll Brothers, the country's fifth-largest home building company by revenue, has been the most notable national builder in the Boise area.

Meta/Facebook announces new data center in Kuna, Idaho

Company formerly known as Facebook expands again

February 17, 2022 By: Dan Swinhoe [Be the first to comment](#)



Meta, the company formerly known as Facebook, has announced plans for a new data center in Kuna, Idaho.

The 960,000 sq ft facility will be the social media firm's 15th data center in the US and 1 The company said it was investing \$800 million in the project.

Micron Is Building a \$15 Billion Memory Fab in Boise, Idaho

The new fab for 'leading-edge memory' manufacturing is expected to create 17,000 new jobs.



By [Matthew Humphries](#) September 1, 2022



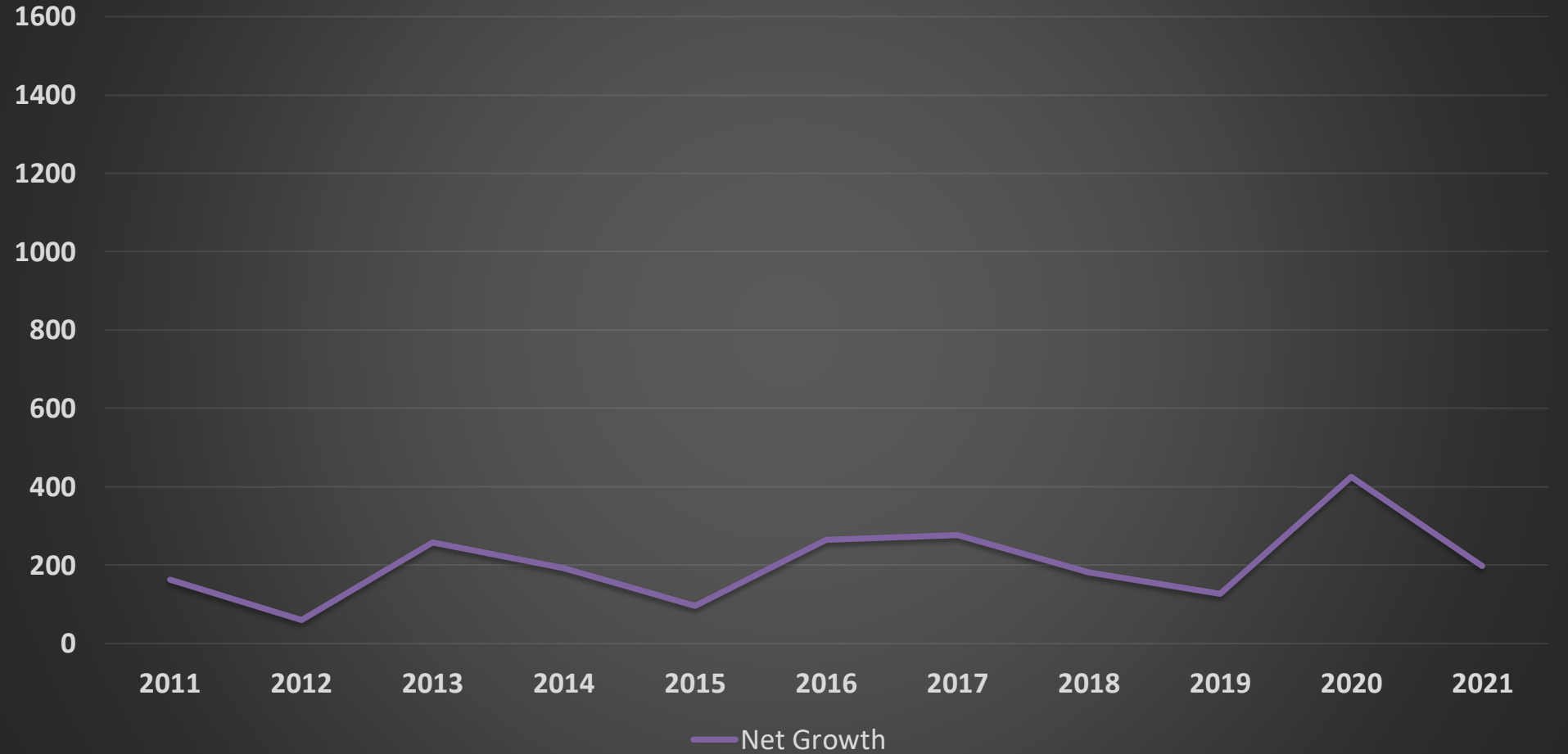


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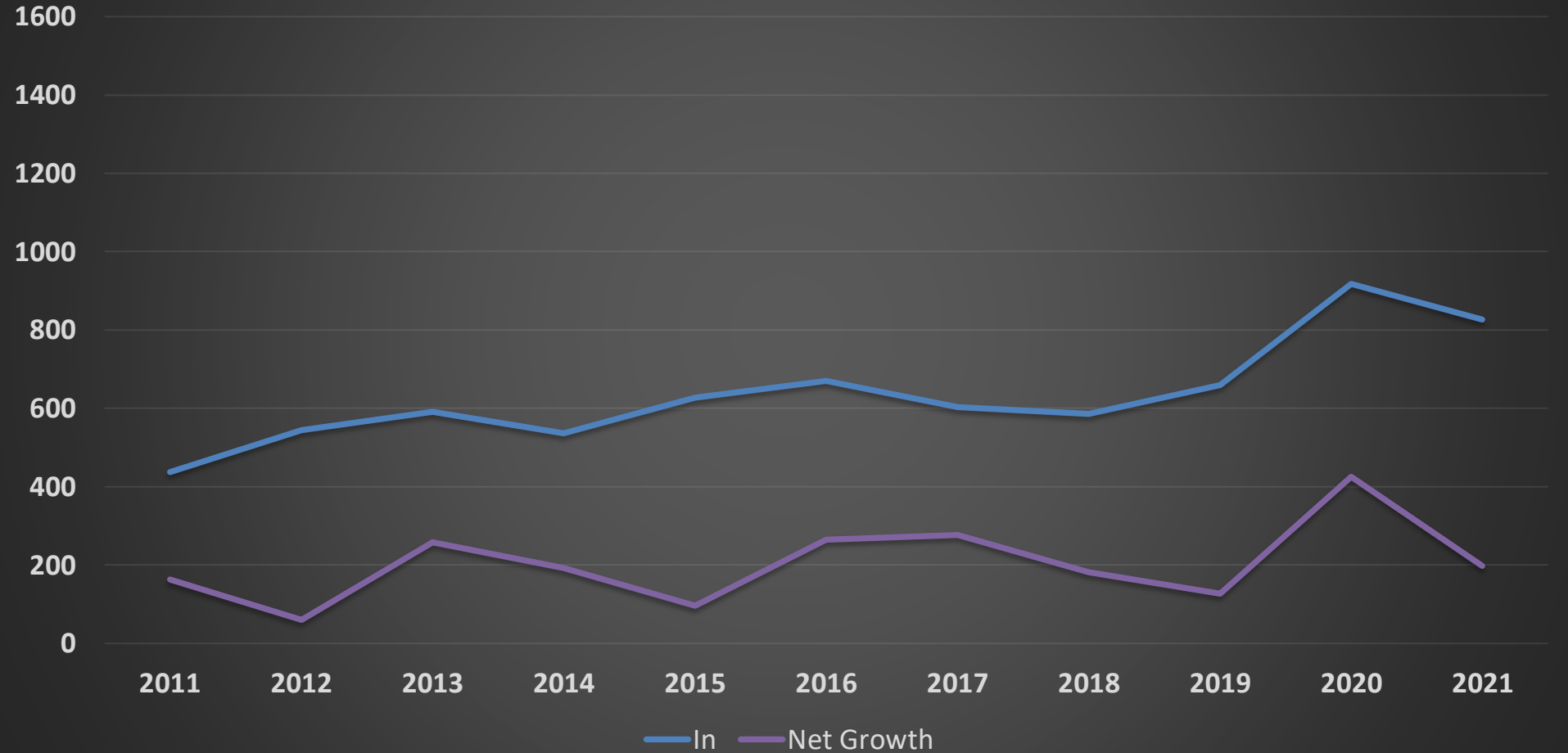
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So what is going on in
Blaine County?

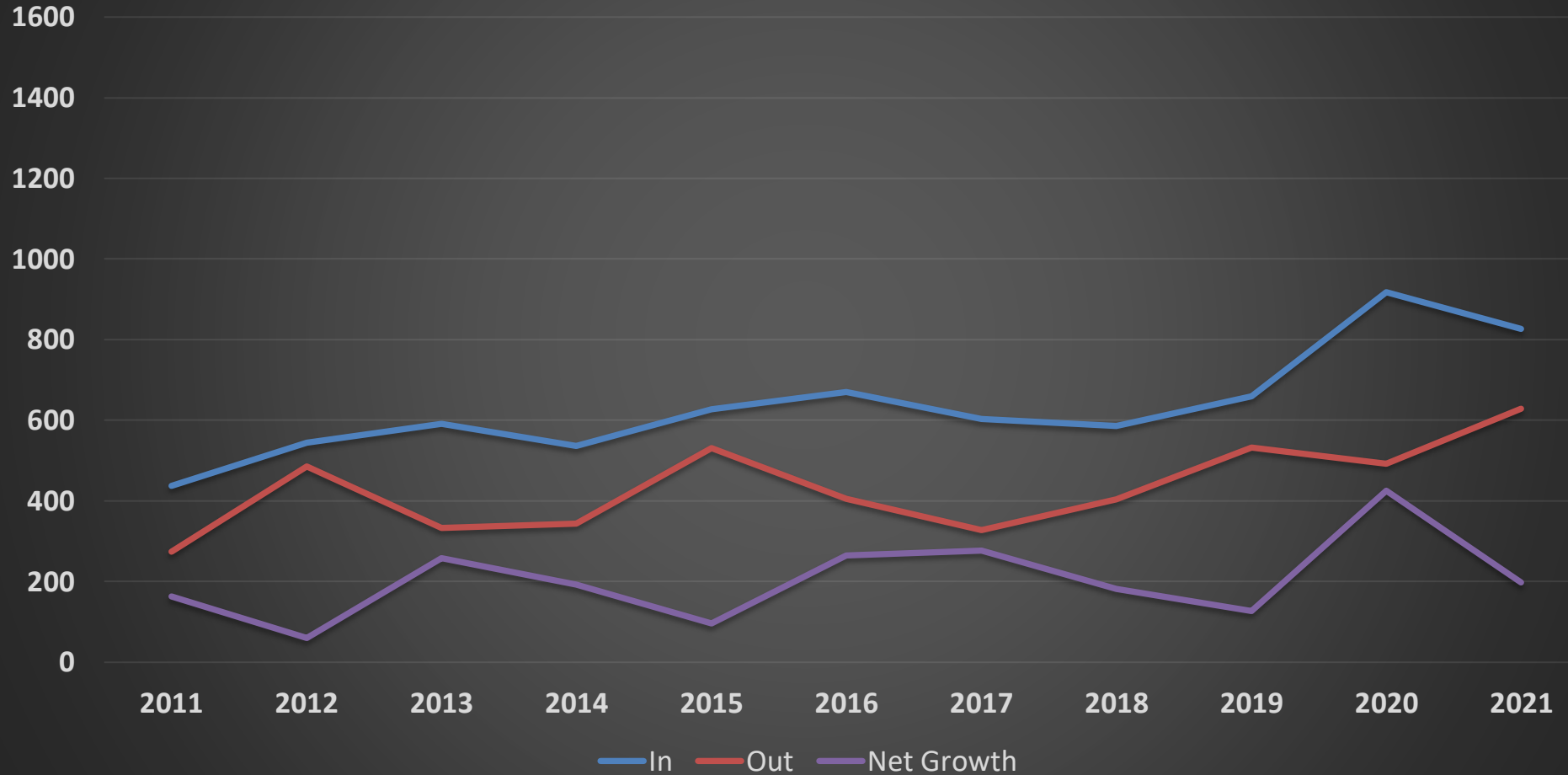
Blaine County Out of State Migration



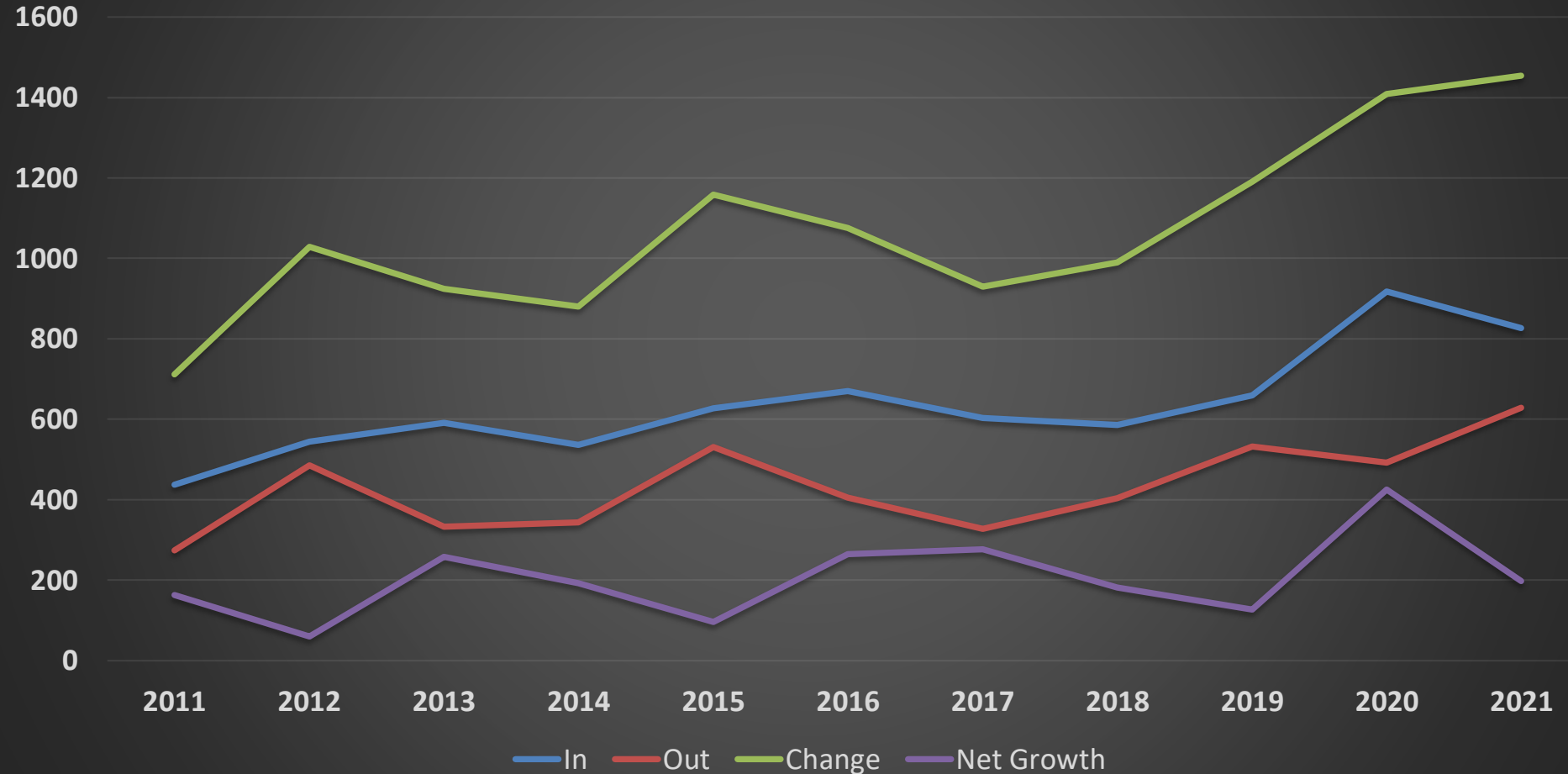
Blaine County Out of State Migration



Blaine County Out of State Migration



Blaine County Out of State Migration





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People moving to Blaine County according to the 2015-2019 ACS

California	Los Angeles County	181	278
Idaho	Camas County	154	144
Washington	King County	108	104
Utah	Utah County	86	134
Europe	-	75	63
Idaho	Ada County	73	101
Oregon	Deschutes County	65	108
Virginia	Prince William County	45	77
New York	Kings County	41	68
California	San Benito County	34	54
Montana	Gallatin County	34	61
Connecticut	Litchfield County	30	45
Idaho	Custer County	30	48
Maine	Lincoln County	29	49
Colorado	Mesa County	28	47
Utah	Salt Lake County	25	32

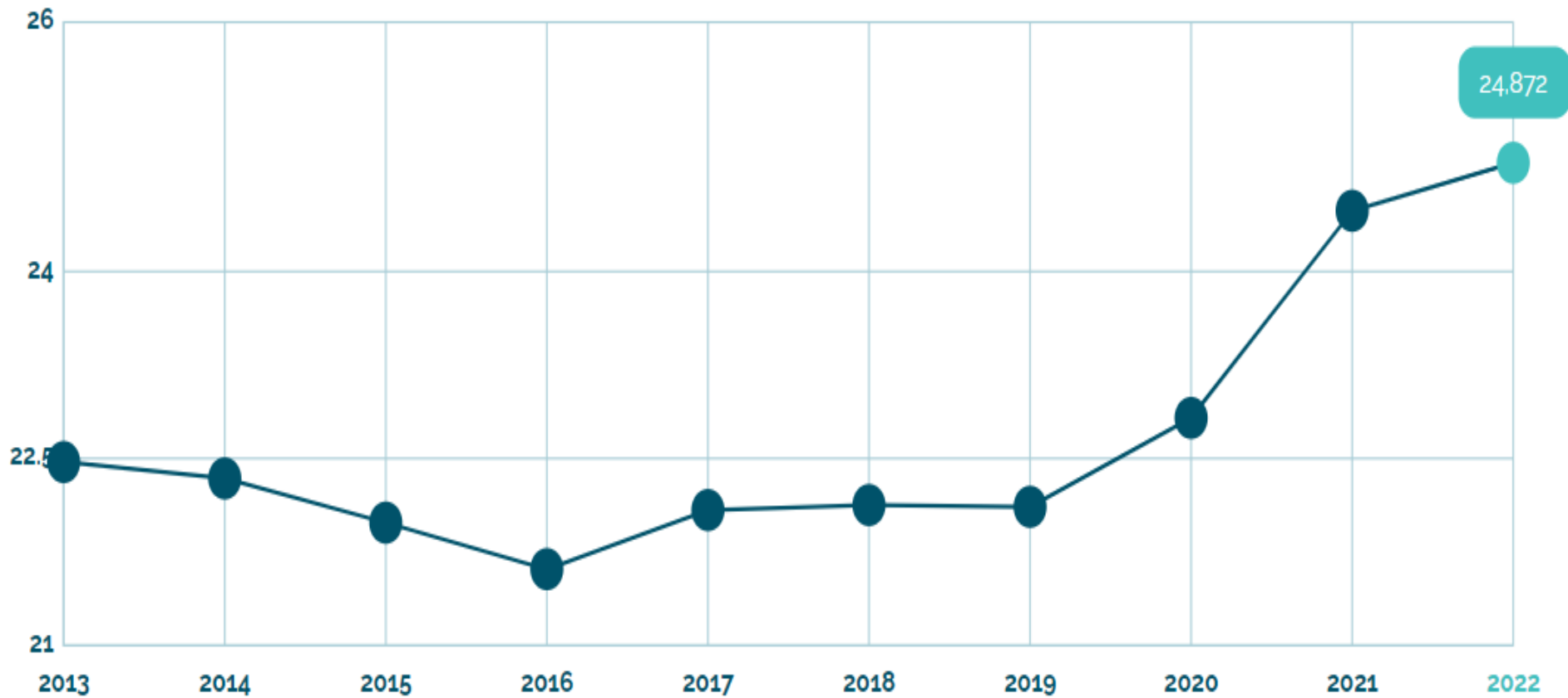


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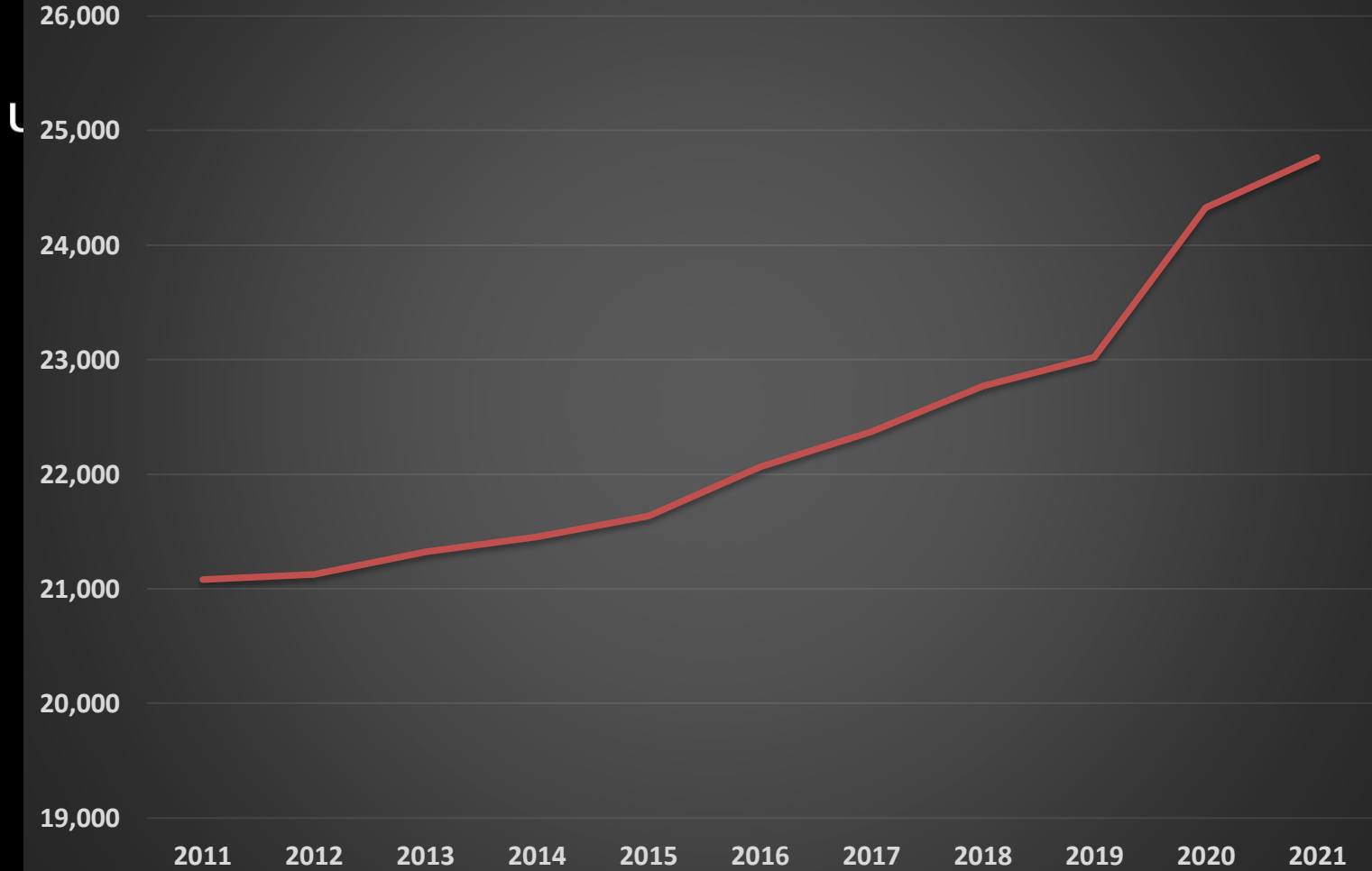
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So what does all this mean
for the population in
Blaine County?

Population Growth (in thousands)



Blaine County Population





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Wait what?

The numbers do not add up, the population in Blaine County has grown much faster than the DMV and ACS County data.

Not sure why, probably has to do your seasonal residents.



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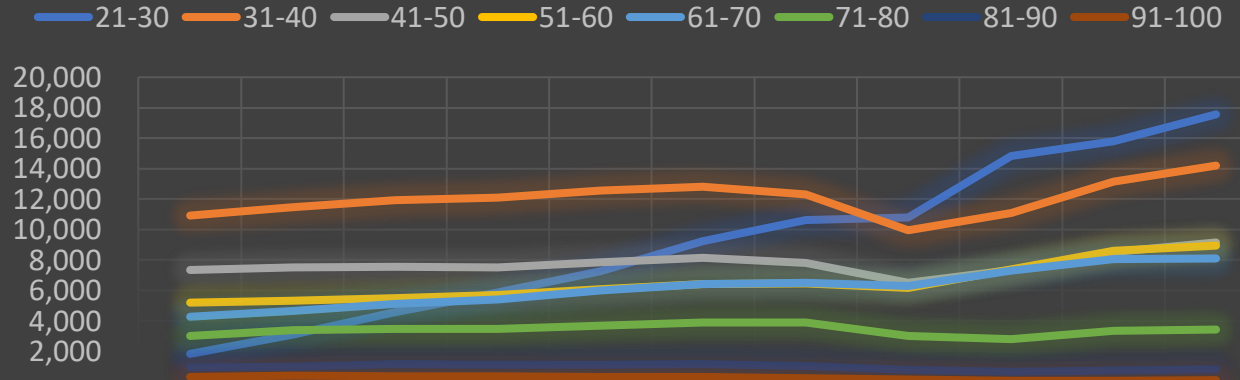
How old are the people that move to Idaho?

Just to debunk some myths and
to show you that Blaine County
seems to be different from most
of Idaho.



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Migration by Age Group



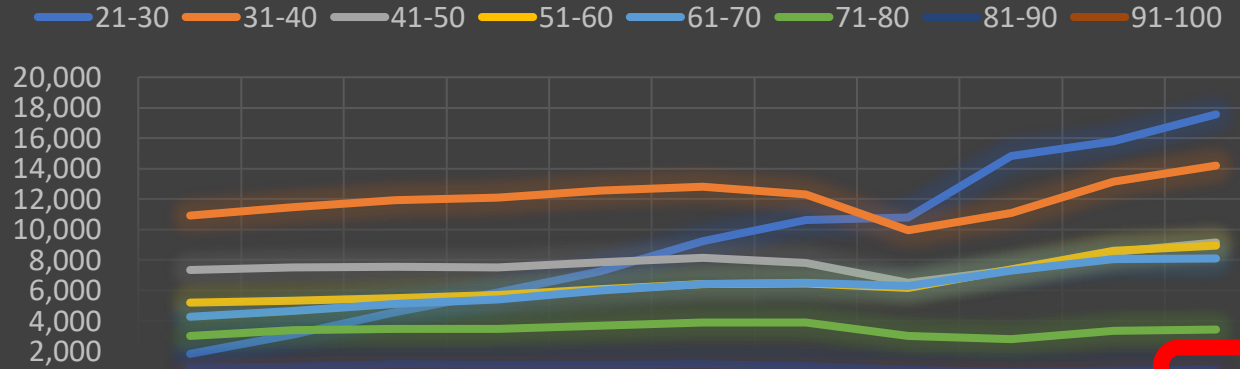
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
21-30	1,843	3,092	4,571	5,879	7,279	9,243	10,628	10,780	14,831	15,809	17,566
31-40	10,932	11,477	11,948	12,109	12,555	12,805	12,290	9,940	11,080	13,128	14,188
41-50	7,332	7,534	7,566	7,513	7,840	8,162	7,816	6,498	7,362	8,538	9,150
51-60	5,198	5,311	5,487	5,712	6,067	6,433	6,470	6,175	7,382	8,608	8,954
61-70	4,265	4,667	5,123	5,425	5,990	6,419	6,515	6,276	7,294	8,042	8,122
71-80	3,018	3,384	3,484	3,479	3,697	3,889	3,909	3,018	2,823	3,342	3,448
81-90	975	1,019	1,177	1,119	1,123	1,168	1,044	781	653	746	814
91-100	341	396	384	365	340	321	256	152	79	80	100

Source: Idaho DMV driver license surrenders



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Migration by Age Group



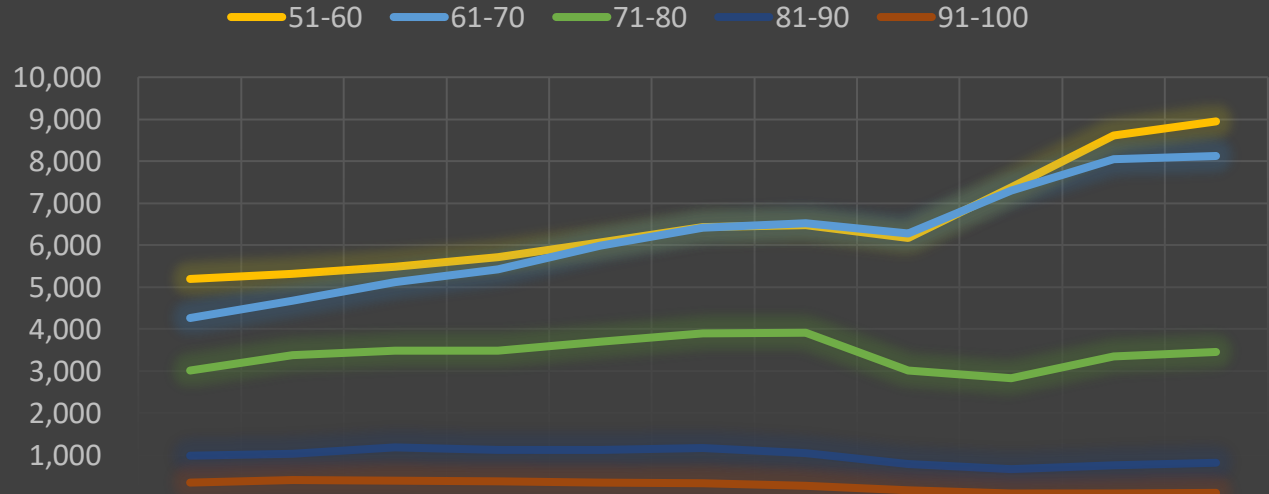
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21-30	1,843	3,092	4,571	5,879	7,279	9,243	10,628	10,780	14,831	15,809	17,566
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41-50	7,332	7,534	7,566	7,513	7,840	8,162	7,816	6,498	7,362	8,538	9,150
51-60	5,198	5,311	5,487	5,712	6,067	6,433	6,470	6,175	7,382	8,608	8,954
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Source: Idaho DMV driver license surrenders



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Migration by Age Group



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51-60	5,198	5,311	5,487	5,712	6,067	6,433	6,470	6,175	7,382	8,608	8,954
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71-80	3,018	3,384	3,484	3,479	3,697	3,889	3,909	3,018	2,823	3,342	3,448
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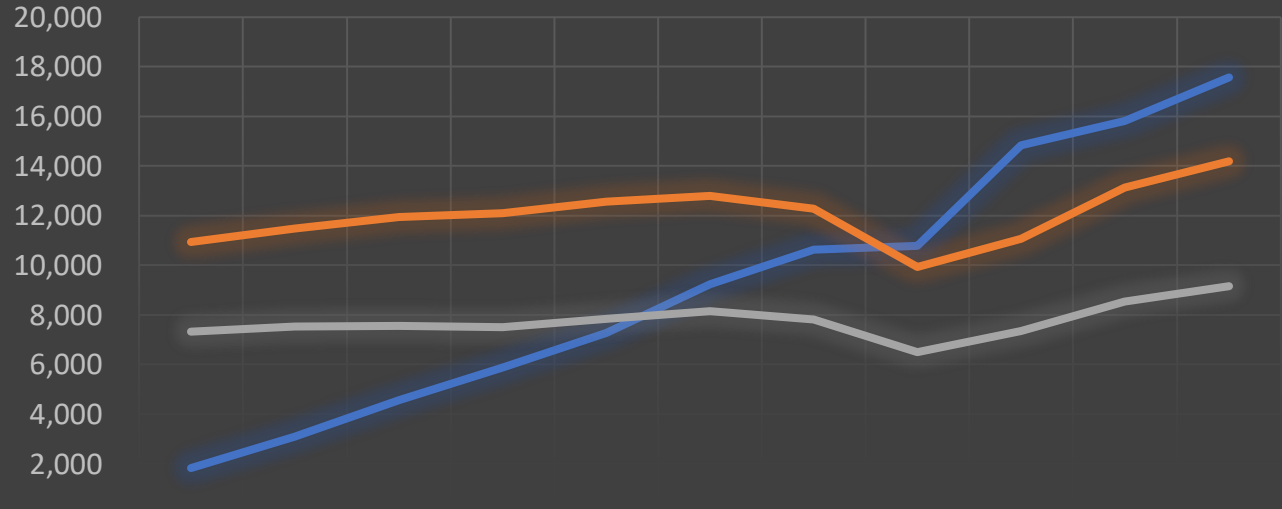
Source: Idaho DMV driver license surrenders



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Migration by Age Group

21-30 31-40 41-50



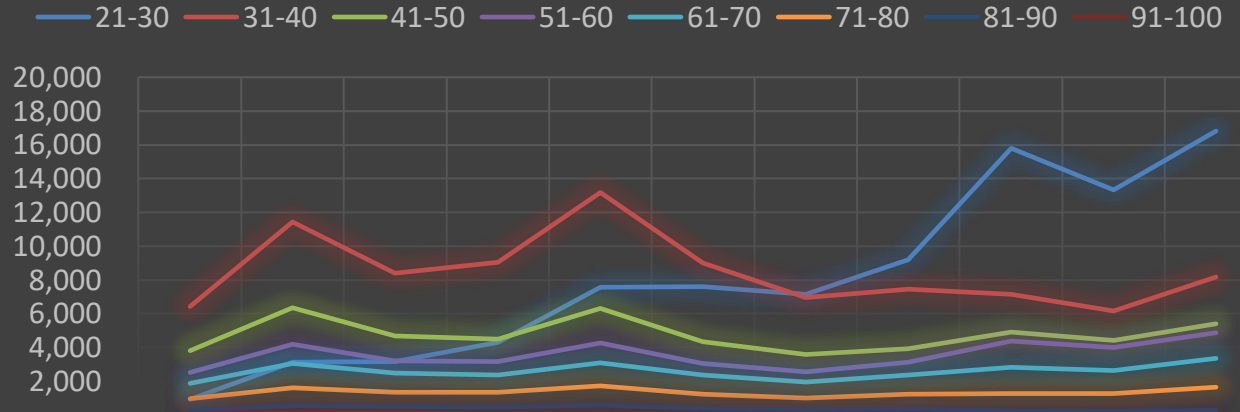
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
21-30	1,843	3,092	4,571	5,879	7,279	9,243	10,628	10,780	14,831	15,809	17,566
31-40	10,932	11,477	11,948	12,109	12,555	12,805	12,290	9,940	11,080	13,128	14,188
41-50	7,332	7,534	7,566	7,513	7,840	8,162	7,816	6,498	7,362	8,538	9,150

Source: Idaho DMV driver license surrenders



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Out Migration by Age Group



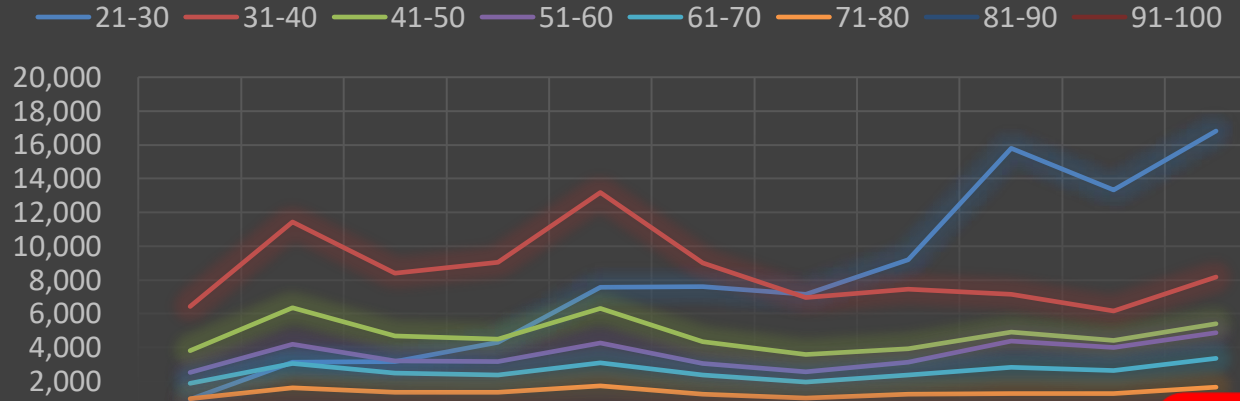
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
21-30	931	3,114	3,173	4,298	7,566	7,601	7,153	9,181	15,786	13,327	16,828
31-40	6,416	11,434	8,404	9,039	13,167	9,014	6,948	7,438	7,147	6,182	8,174
41-50	3,826	6,340	4,671	4,488	6,308	4,343	3,584	3,931	4,910	4,437	5,420
51-60	2,529	4,207	3,195	3,176	4,254	3,064	2,579	3,141	4,376	4,006	4,874
61-70	1,889	3,062	2,477	2,358	3,075	2,358	1,970	2,378	2,819	2,647	3,352
71-80	968	1,607	1,332	1,332	1,747	1,243	1,026	1,230	1,264	1,267	1,638
81-90	303	540	506	462	586	420	311	349	234	225	270
91-100	90	166	121	75	111	68	63	45	9	13	16

Source: Idaho DMV driver license surrenders



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Out Migration by Age Group



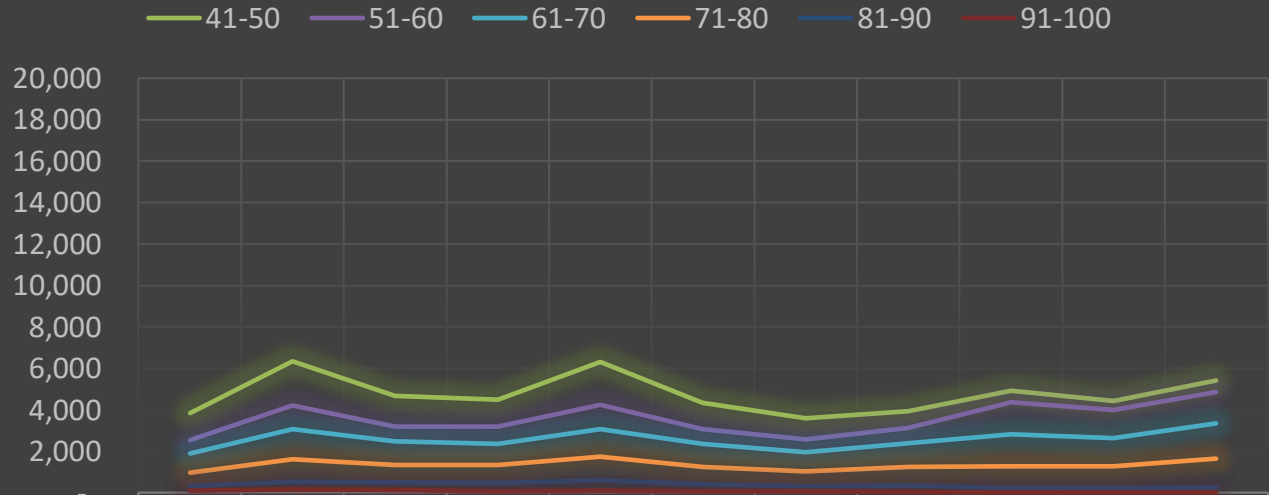
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
21-30	931	3,114	3,173	4,298	7,566	7,601	7,153	9,181	15,786	13,327	16,828
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Source: Idaho DMV driver license surrenders



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Out Migration by Age Group



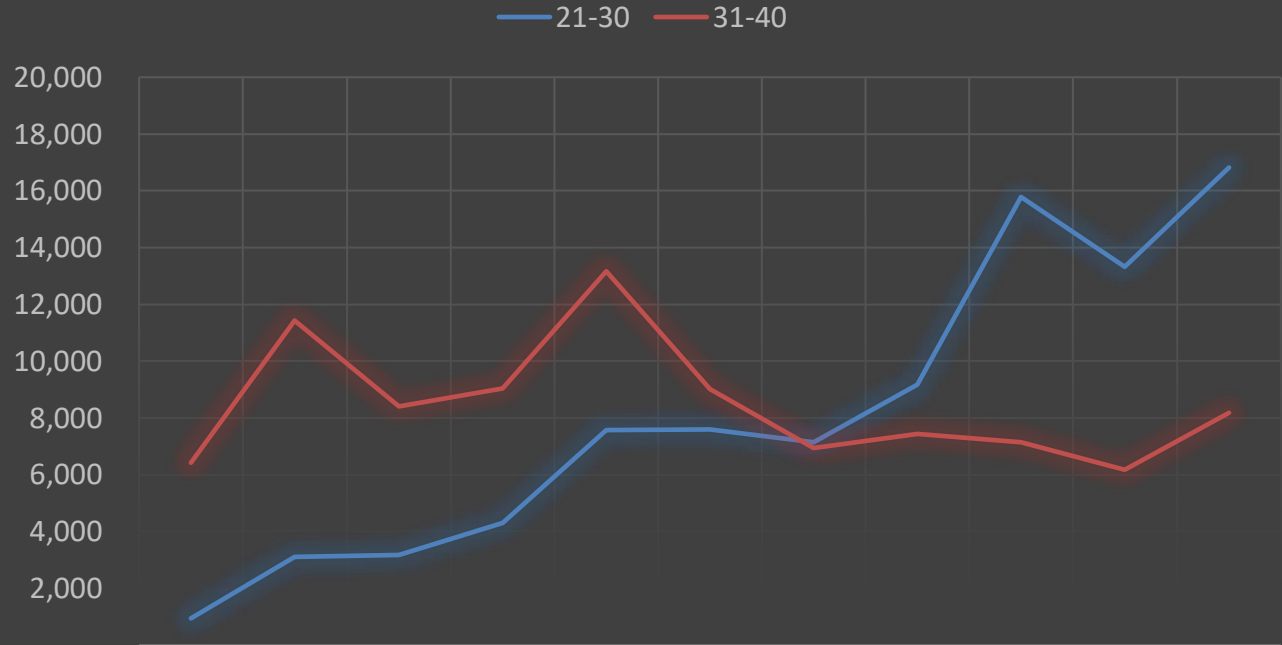
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
41-50	3,826	6,340	4,671	4,488	6,308	4,343	3,584	3,931	4,910	4,437	5,420
51-60	2,529	4,207	3,195	3,176	4,254	3,064	2,579	3,141	4,376	4,006	4,874
61-70	1,889	3,062	2,477	2,358	3,075	2,358	1,970	2,378	2,819	2,647	3,352
71-80	968	1,607	1,332	1,332	1,747	1,243	1,026	1,230	1,264	1,267	1,638
81-90	303	540	506	462	586	420	311	349	234	225	270
91-100	90	166	121	75	111	68	63	45	9	13	16

Source: Idaho DMV driver license surrenders



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Out Migration by Age Group



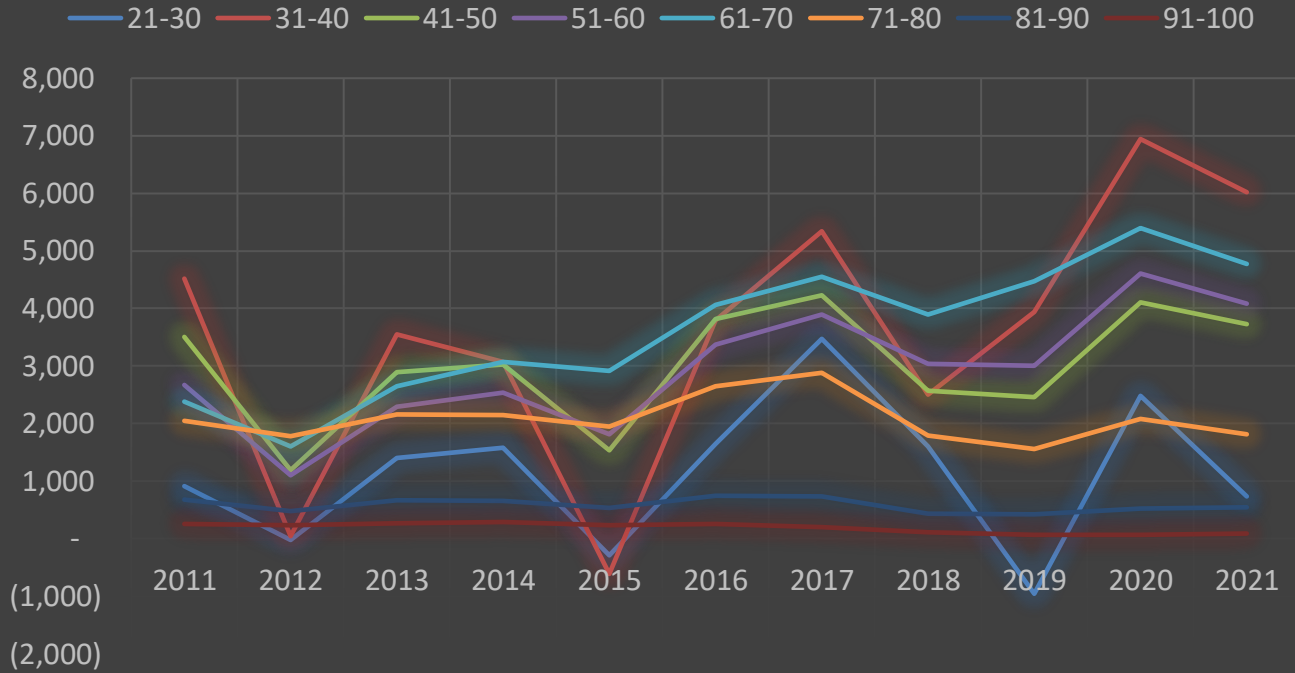
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
21-30	931	3,114	3,173	4,298	7,566	7,601	7,153	9,181	15,786	13,327	16,828
31-40	6,416	11,434	8,404	9,039	13,167	9,014	6,948	7,438	7,147	6,182	8,174

Source: Idaho DMV driver license surrenders



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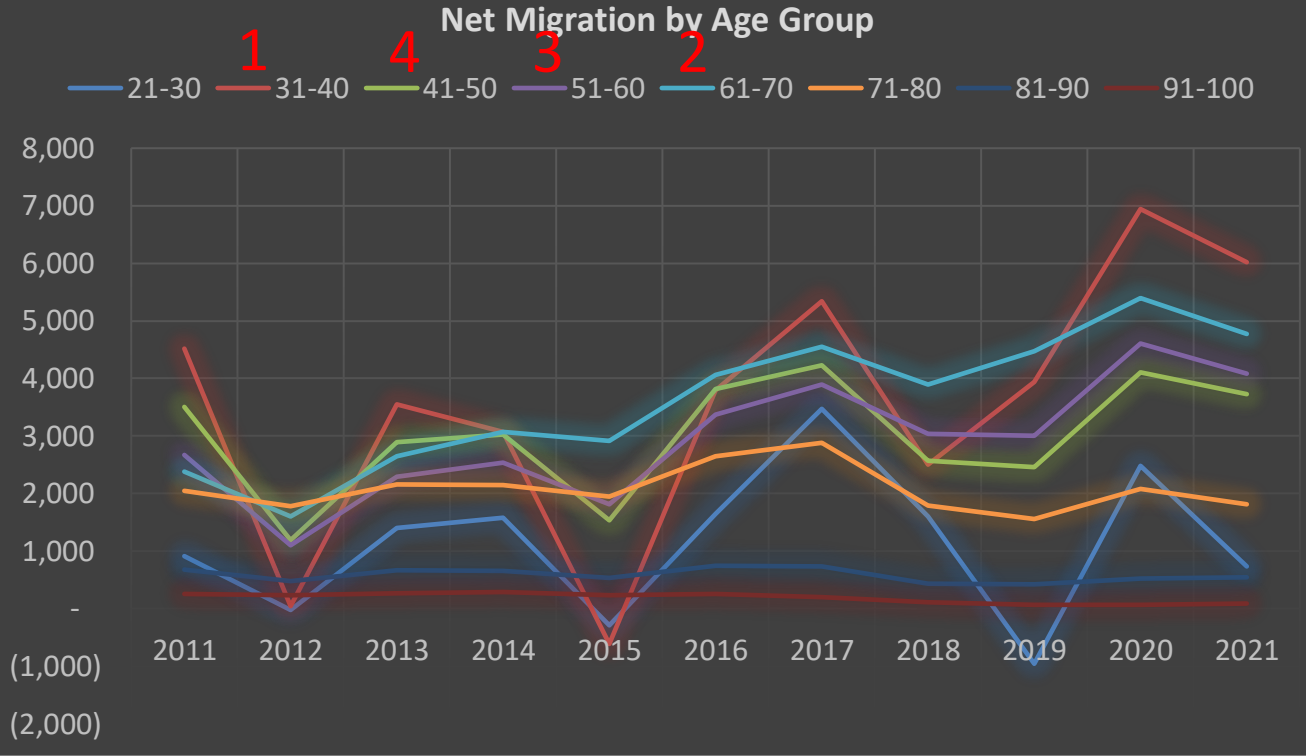
Net Migration by Age Group



Source: Idaho DMV driver license surrenders



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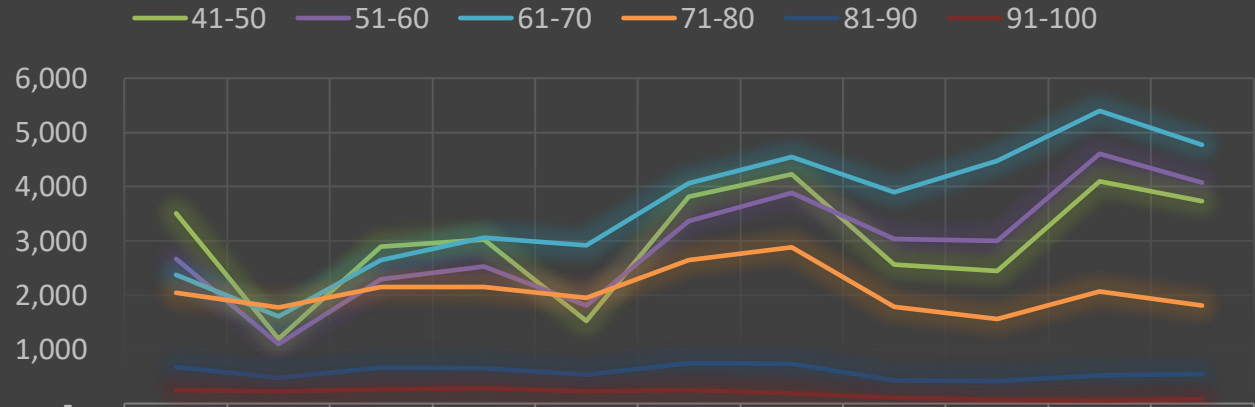


Source: Idaho DMV driver license surrenders



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Net Migration by Age Group



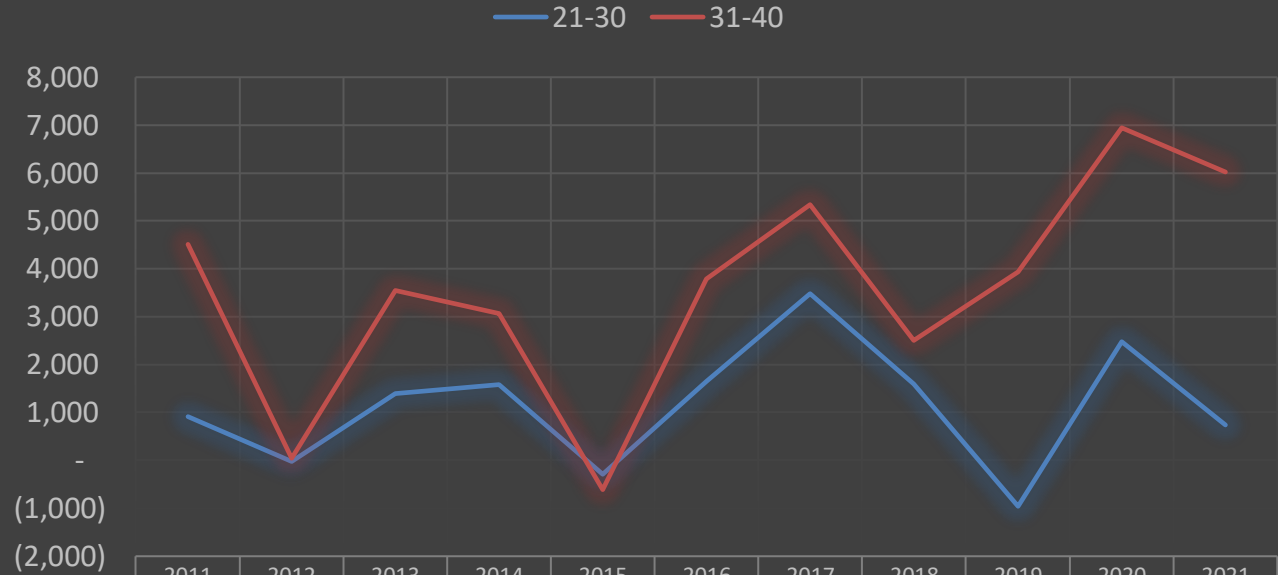
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
41-50	3,506	1,194	2,895	3,025	1,532	3,819	4,232	2,567	2,452	4,101	3,730
51-60	2,669	1,104	2,292	2,536	1,813	3,369	3,891	3,034	3,006	4,602	4,080
61-70	2,376	1,605	2,646	3,067	2,915	4,061	4,545	3,898	4,475	5,395	4,770
71-80	2,050	1,777	2,152	2,147	1,950	2,646	2,883	1,788	1,559	2,075	1,810
81-90	672	479	671	657	537	748	733	432	419	521	544
91-100	251	230	263	290	229	253	193	107	70	67	84

Source: Idaho DMV driver license surrenders



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Net Migration by Age Group



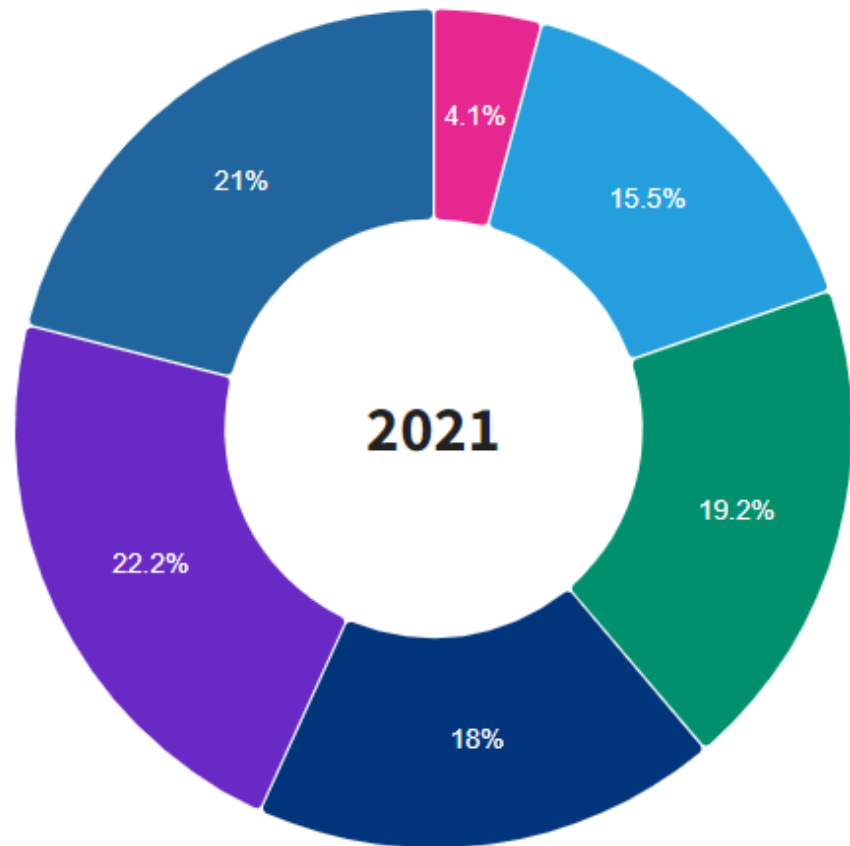
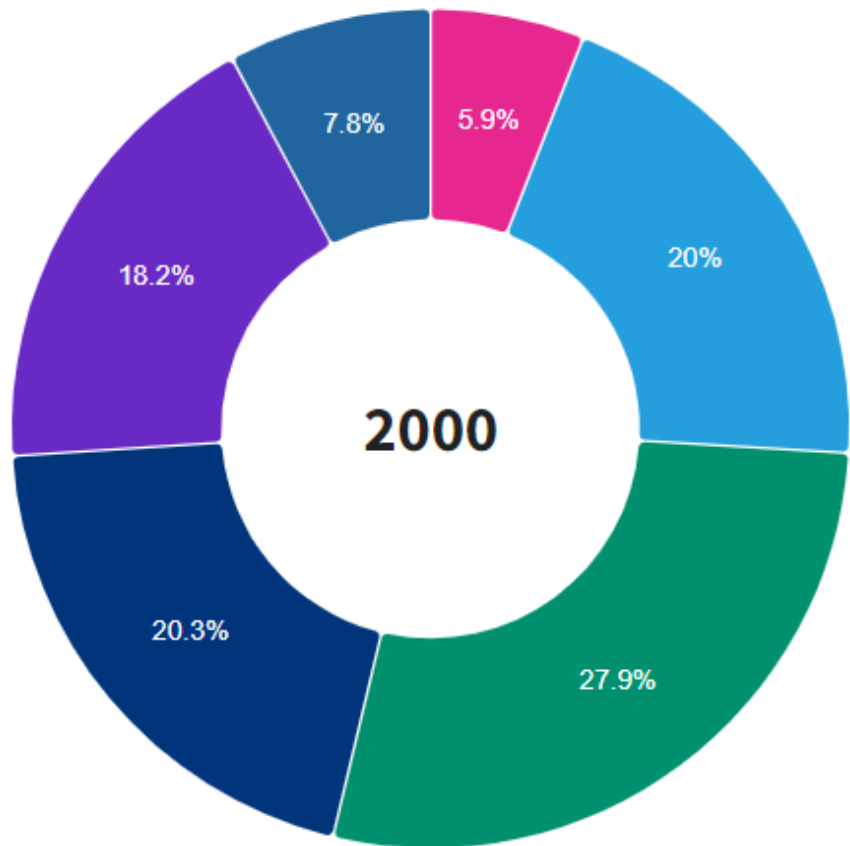
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
21-30	912	(22)	1,398	1,581	(287)	1,642	3,475	1,599	(955)	2,482	738
31-40	4,516	43	3,544	3,070	(612)	3,791	5,342	2,502	3,933	6,946	6,014



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What about Blaine County?



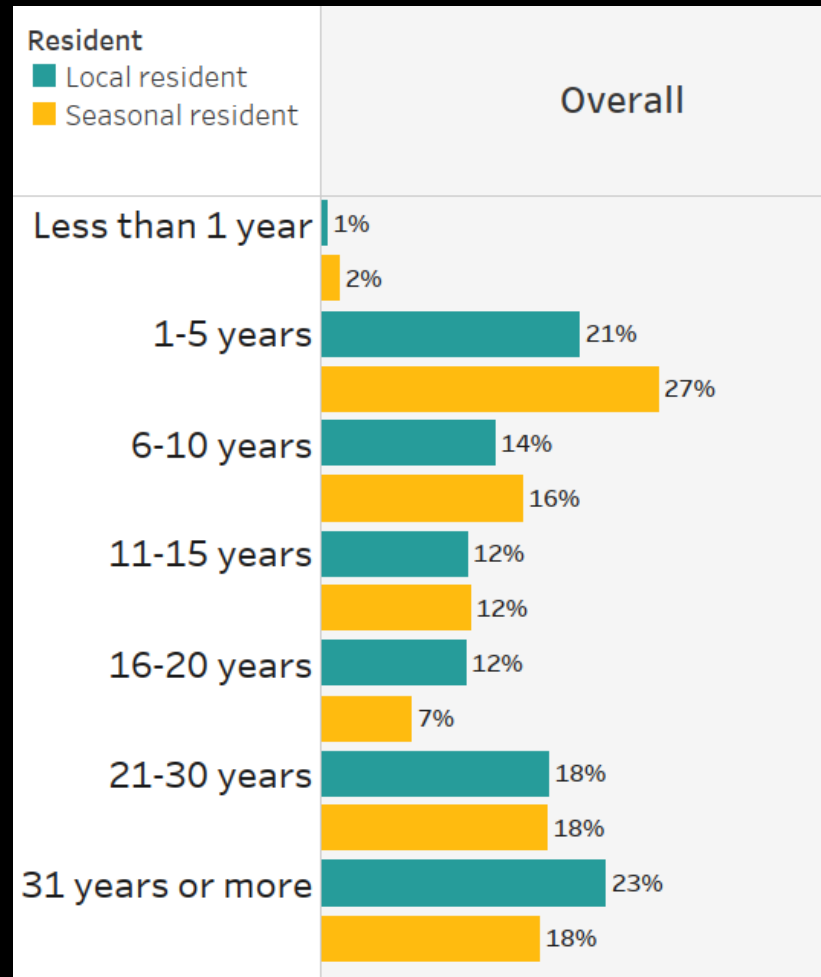
0 to 4 5 to 19 20 to 34 35 to 49 50 to 64 65+



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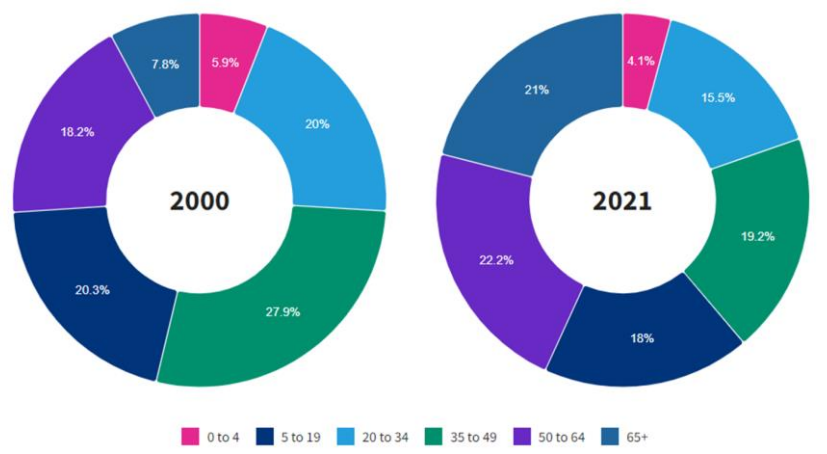
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How long have you lived or owned property in Blaine County?

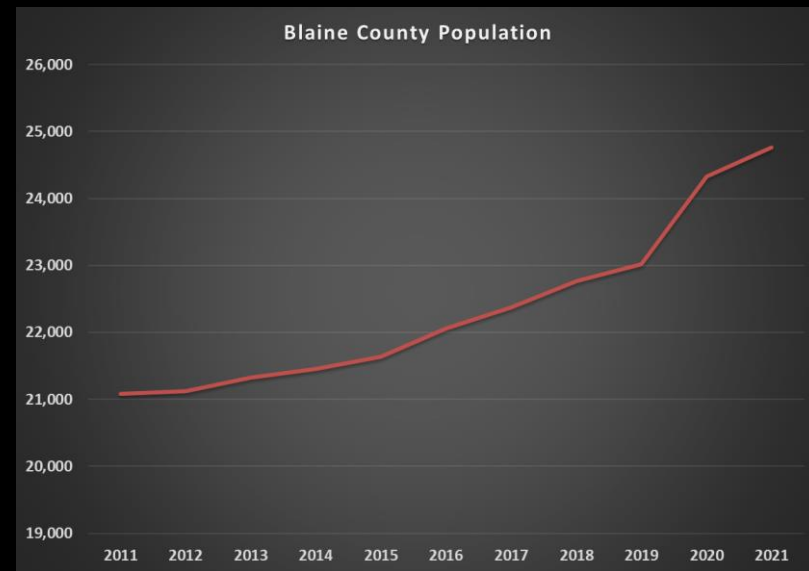
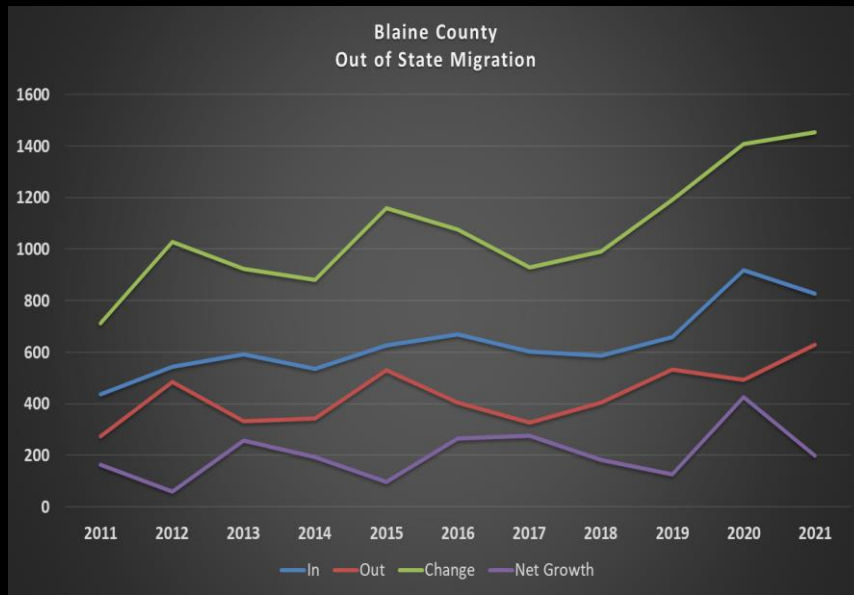




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So what?





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So what?

- Change is occurring rapidly.
- Quality of place can disappear in the blink of an eye.
- But if it is strong enough and shared among enough people, it can help you determine your future.



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The quality of life in the Wood River Valley is changing in ways that concern me	4.1	Local resident	830
	3.5	Seasonal resident	403
How much do you agree that: the Wood River Valley area is overcrowded because of too many visitors	3.5	Local resident	854
	3.2	Seasonal resident	408
I would be willing to pay more taxes for local public services if it meant fewer visitors in the area	3.2	Local resident	818
	2.9	Seasonal resident	399



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High quality of place:

1. Small group of very similar people.
2. Similar goals.
3. Mutual dependent on each other.
4. Beautiful setting.
5. All basic needs met but not taken for granted.
6. Strong sense of “community.”
7. No outside interference.



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But:

- Quality of place for who?
- Who are part of your place?
- Does everybody count the same?
- Does it matter how long you have been part of this place?
- Does your place include the road that get you into your place?



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Quality of Place:

- Includes infrastructure
 - Includes buildings
 - Includes services
 - Includes people
- Includes job opportunities
 - Includes education
- Includes art and culture



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Quality of Place:

- Look at yourself, do not try to be like somebody else.
- The more different you are, the more likely it is that you will be successful.
 - There is no magic wand.
- Make sure that everybody knows it, talks about it, and buys into it.



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Thank you!

jvos@uidaho.edu