

**SECTION I.  
DEMOGRAPHIC BACKGROUND: DEMOGRAPHIC TRENDS  
OF PROTECTED CLASSES**

This section provides an overview of the current demographics of Salt Lake County through a fair housing lens. This fair housing lens focuses on the demographic trends and current estimates of protected classes as defined by HUD: minorities, national origin (Hispanic), individuals of color, disabled individuals and large families households. The purpose of the section is to provide an historical context and perspective on the current demographics of the county with particular emphasis on protected classes.

*Minority and Ethnic Groups*

One of the most significant factors affecting fair housing choice for protected classes is the rapid absolute increase in the minority population of Salt Lake County. This growth has put severe pressure on the supply of affordable housing, particularly affordable rental housing. In the past ten years the county’s minority population increased from 171,190 to 267,770 *Table 1*. The share of minority individuals increased from one-in-five in 2000 to one-in-four in 2010. Hispanics comprise two-thirds of the minority population. In the past ten years the population increase among minorities accounts for nearly 75 percent of the county’s increase in population of 131,000.

A comparison of population growth in the county over the two most recent decades, however shows a significant drop in population growth rates in recent years *Table 2*. From 1990 to 2000 the population of the county increased by 24 percent but in the following decade the growth dropped to 14 percent. This is also true for the minority population. In the most recent decade the minority population increased by 56 percent compared to 130 percent during the 1990-2000 period. However, in *absolute* terms the increases in the two decades were comparable; the minority population increased by 96,500 in the 1990s and by 96,700 in the 2000s. Not surprisingly the demographic trend for the Hispanic population, which is the largest tminority population, is similar to the trend for the overall minority population; i.e. recent decline in rates of growth but still large absolute increases.

The minority population includes all races and ethnic groups, i.e. all race and ethnic groups with the exception of the category “white alone not Hispanic or Latino”.

**Table 1  
Population by Race and Ethnicity in Salt Lake County**

	1990	2000	2010
White Alone	675,141	775,666	836,074
Black Alone	5,663	9,495	16,404
American Indian Alone	6,111	7,892	9,157
Asian Alone	14,637	22,991	33,987
Pacific Islander Alone	5,398	11,075	15,781
Other Race Alone	19,006	48,166	85,958
Two or More Races		23,102	32,294
Total Population	725,956	898,387	1,029,655
Hispanic Origin	43,647	106,787	176,015
Minority Population	74,391	171,190	267,770

*Source: U.S. Census Bureau.*

**Table 2**  
**Absolute and Percent Change in Population by Race and Ethnicity**  
**Salt Lake County**

	1990-2000	2000-2010	1990-2000	2000-2010
White Alone	100,525	60,408	14.9%	7.8%
Black Alone	3,832	6,909	67.7%	72.8%
American Indian Alone\	1,781	1,265	29.1%	16.0%
Asian Alone	8,354	10,996	57.1%	47.8%
Pacific Islander Alone	5,677	4,706	105.2%	42.5%
Other Race Alone	29,160	37,792	153.4%	78.5%
Two or More Races	NA	9,192	NA	39.8%
Total Population	172,431	131,268	23.8%	14.6%
Hispanic Origin	63,140	69,228	144.7%	64.8%
Minority Population	96,799	96,580	130.1%	56.4%

*Source: U.S. Census Bureau.*

The minority's share of population in Salt Lake County has increased from 19.1 percent in 2000 to 26 percent in 2010 *Table 3*. The Hispanic share has grown from 11.9 percent to 17.1 percent. At the city level the minority and Hispanic populations are heavily concentrated in two cities; Salt Lake City and West Valley City *Table 4*. One-in-three residents of Salt Lake City are minority and in West Valley City nearly one-in-two are minority. Minorities have a forty-six percent share of the total population in West Valley, the highest minority share of any city. West Valley City will very likely be the first major city in Utah to become minority majority.

These two cities account for thirty percent of the total population of the county but have nearly half of all minority and Hispanic populations. There has been a slight reduction over the past ten years in the share of minorities and Hispanics living in Salt Lake City and West Valley City; their share has dropped from 50 percent to 46 percent. This decline is due primarily to the emergence of West Jordan as a minority location. In 2000 West Jordan had only six percent of the minority population in the county but by 2010 that share had growth to ten percent. In 2010 the minority population of West Jordan accounted for 25 percent of the city's population.

From 2000 to 2010 the minority population of West Jordan increased by 15,700. In absolute terms only West Valley, with an increase of 27,600 had a larger increase in minority population. A rapid increasing Hispanic population is driving minority growth in West Jordan. Three quarters of the growth in the city's minority population was due to an increase in the Hispanic population *Table 6*. In West Valley the Hispanic population increased by 22,766 from 2000 to 2010, representing 82 percent of the growth in the city's minority population.

**Table 3**  
**Percent Share of Population by Race and Ethnicity**  
**Salt Lake County**

	1990	2000	2010
White Alone	93.0%	86.3%	81.2%
Black Alone	0.8%	1.1%	1.6%
American Indian Alone	0.8%	0.9%	0.9%
Asian Alone	2.0%	2.6%	3.3%
Pacific Islander Alone	0.7%	1.2%	1.5%
Other Race Alone	2.6%	5.4%	8.3%
Two or More Races		2.6%	3.1%
Total Population	100.0%	100.0%	100.0%
Hispanic Origin	6.0%	11.9%	17.1%
Minority Population		19.1%	26.0%

*Source: U.S. Census Bureau.*

**Table 4**  
**Minority and Hispanic Population by City - 2010**

	Minority Count	% Minority	Hispanic Count	% Hispanic
Bluffdale	542	7.1	334	4.4
Cottonwood Heights	3,957	11.8	1,719	5.1
Draper	5,792	13.7	2,961	7
Herriman	2,266	10.4	1,358	6.2
Holladay	2,852	10.8	1,241	4.7
Midvale	8,858	31.7	6,795	24.3
Murray	7,575	16.2	4,249	9.1
Riverton	3,737	9.6	2,211	5.7
Salt Lake City	64,115	34.4	41,637	22.3
Sandy	12,201	14	6,447	7.4
South Jordan	6,031	12	3,008	6
South Salt Lake	10,273	43.5	6,869	29.1
Taylorsville	17,112	29.2	10,931	18.6
West Jordan	26,352	25.4	18,364	17.7
West Valley	59,982	46.3	42,892	33.1

*Source: U.S. Census Bureau.*

**Table 5  
Absolute and Percent Change of the Minority Population by City**

	Absolute Change		Percent Change	
	1990-2000	2000-2010	1990-2000	2000-2010
Bluffdale	178	325	456.4%	149.8%
Cottonwood Heights	1,061	1,710	89.5%	76.1%
Draper	1,865	3,001	201.4%	107.5%
Herriman		2,176		2417.8%
Holladay	343	2,035	72.4%	249.1%
Midvale	4,732	1,676	193.1%	23.3%
Murray	2,089	3,356	98.1%	79.5%
Riverton	927	2,421	238.3%	184.0%
Salt Lake City	25,520	10,749	91.6%	20.1%
Sandy	4,384	4,306	124.9%	54.5%
South Jordan	1,444	4,200	373.1%	229.4%
South Salt Lake	5,871	2,711	347.2%	35.9%
Taylorsville	6,467	5,575	127.6%	48.3%
West Jordan	6,703	15,704	169.9%	147.5%
West Valley	21,123	27,631	188.1%	85.4%

Source: U.S. Census Bureau.

**Table 6  
Absolute and Percent Change of the Hispanics Population by City**

	Absolute Change		Percent Change	
	1990-2000	2000-2010	1990-2000	1990-2000
Bluffdale	132	177	528.0%	112.7%
Cottonwood Heights	198	873	30.6%	103.2%
Draper	912	1,492	163.7%	101.6%
Herriman		1,316		3,133.3%
Holladay	30	969	12.4%	356.3%
Midvale	3,795	1,182	208.7%	21.1%
Murray	1,224	1,700	92.4%	66.7%
Riverton	478	1,418	151.7%	178.8%
Salt Lake City	18,746	7,383	120.9%	21.6%
Sandy	1,969	2,572	103.3%	66.4%
South Jordan	710	2,046	281.7%	212.7%
South Salt Lake	3,951	1,937	402.8%	39.3%
Taylorsville	4,104	3,909	140.6%	55.7%
West Jordan	4,098	11,482	147.2%	166.8%
West Valley	13,914	22,766	224.0%	113.1%

Source: U.S. Census Bureau.

### *Disabled Individuals*

The disabled, a protected class, are much more difficult to quantify than the minority or ethnic populations. There are many definitions of disability. The U.S. Census Bureau, Social Security Administration, American Disabilities Act (ADA), World Health Organization and HUD have all developed disability definitions. The U.S. Census Bureau definition is the most lenient. HUD uses the definitions developed in the ADA. This definition uses more stringent and specific criteria for defining a disability. Since the ADA aims to determine those individuals that require workplace and public accessibility in accommodations, standards for defining a disability must be specific and easily interpreted. The number of definitions for disability reflects the difficulty in determining the size of the disabled population. Another complicating factor is that many individuals suffer from two or more disabilities, particularly the frail elderly.

Disabled renters are emphasized in this section because housing policy, program and ordinances can address renter problems via the ADA. The amended ADA requires some standards of accessibility for multifamily projects with more than 4 units. Exemptions from accessibility standards were given to owner-occupied buildings with no more than four units, single-family homes sold or rented without the use of a broker (see discussion below of accessibility standards).

The U.S. Census Bureau is the only agency or organization to estimate disabled persons at the city and county level. The most recent Census estimates are provided in the American Community Survey 2010 (one-year estimates). These data show that in Salt Lake County in 2010 about 8 percent of the population met the Census definition of disability *Table 7*. Unfortunately, comparison to the 2000 Census is not possible due to a change in definitions by the Census in 2008. Additionally, the 2010 spatial patterns of the disabled cannot be mapped because block and census tract data have significant margins of error rendering small area data useless.

**Table 7**  
**Estimates of Individuals with Disability in Salt Lake County -2010**

	Range of Disabled Individuals	% of Population
Disabled Individuals	79,600–87,600	7.8%–8.6%
Ambulatory Difficulty	33,825–42,850	3.3%–4.2%
Self-Care Limitations	12,100–18,000	1.2%–1.8%
Independent Living Difficulty	24,300–31,050	2.4%–3.0%
Cognitive Difficulty	28,900–38,400	2.8%–3.8%
Seniors as Percent of Disabled	37%	—

*Source: U.S. Census Bureau, ACS 1-year estimates for 2010 Table S1810.*

Due to limited local information regarding the disabled a national study was used to help derive local estimates. In 2011 HUD’s Office of Policy Development and Research presented a study to Congress analyzing housing and the disabled. This study titled *2009 Worst Case Housing Needs of People with Disabilities* provides data nationally on nonelderly disabled renters. Using national ratios from this study—the authors note in the study that geography did not have much effect on the incidence of nonelderly disability—estimates of nonelderly renter disability for Salt Lake County were developed. The estimated number of nonelderly renter households in Salt Lake County in 2010 was 101,000 *Table 8*.

**Table 8**  
**Salt Lake County: Estimates of Nonelderly Renter Households**  
**with Disabled Individual - 2010**

	All Nonelderly Renters	Renter Households with Disabled Person	Individuals with Cognitive Difficulty	Individuals with Ambulatory Difficulty
Renter Households	101,066	11,096	5,148	5,602
Unassisted w/severe problems	23,085	3,024		
Assisted	13,908	2,927		
Very Low Income	48,877	7,378		
Worst Case Needs	20,258	2,818	1,345	1,665

*Source: Derived from Worst Case Housing Needs of People with Disabilities 2009, HUD.*

Eleven percent of these households had a disabled individual. A disabled renter has a high likelihood of being poor. Two-thirds of all disabled renters are very low income ( $\leq$  50% AMI) households. About 3,000 of these nonelderly renter households with disabled individuals received no housing assistance and had severe housing problems (housing cost burden above 50 percent and/or overcrowding). And finally HUD developed a category called “worst case needs”. These households were defined as those household that were very low income, had no housing assistance, had severe cost burdens and/or overcrowding and had a disabled person. Assuming that the number of disabled renters is increasing at the same growth rate as the renter population, 2.6 percent yearly, the annual growth in the nonelderly disabled renter groups would be: 300 additional disabled nonelderly renters, which includes 200 very low income disabled renters and 75 “worst case needs” renters.

The number of accessible rental units in Salt Lake County is unknown. The need for accessible units has been unclear for years. Advocates for the disabled have much anecdotal information of need and lack of accessible units while developers of multifamily units who are required to provide some accessible units maintain they have trouble renting such units.

A rough estimate of the number of accessible rental units can be derived from new apartment construction activity. Since 1991, under the amended Fair Housing Act every unit in multifamily projects with an elevator and four or more units must meet accessibility standards. For multifamily projects of four units or more with no elevator all units on one floor must meet accessibility standards. The Fair Housing Act’s accessibility standards are defined as:

- Accessible entrance on an accessible route.
- Accessible public and common-use areas (parking, rental office, etc.)
- Usable doors (32 inch doors and interior passage doors 31-3/4 inch)
- Accessible route into and through the dwelling unit (hallways 36 inches)
- Accessible light switches, electrical outlets, thermostats (height of switches, approach to controls)
- Reinforce walls in bathrooms
- Usable kitchens and bathrooms (approach space to appliances 30 inches x 48 inches floor space for parallel or forward approach).

Between 1991 and 2011 there were 22,486 apartment units built in Salt Lake County with three or more units. Unfortunately the data do not break-out projects of four units or more. However dropping project level to three units or more adds only a few additional units over the 20 year period. The 22,286 units were in a total of 1,645 buildings hence the average size apartment building

was 13.6 units. Assuming the average number of stories in the typical apartment is three stories the average number of units per floor would be 4.5 units or 33 percent of the units in a typical apartment project. Therefore, about one third of all apartment units built since 1991 in Salt Lake County have met the FHA accessibility standards; an estimated 7,400 units.

Since 2003 the International Building Code (IBC) has required that 2 percent of the units in buildings of 20 units or more meet Type A accessibility standards. These standards are stricter, requiring wheelchair turning space of 60 inches in bathrooms, specified height of counters, bathroom fixture spacing, appliance controls, etc. Twenty unit buildings are not typical in Salt Lake County although some projects do have 24 unit buildings. Since 2003 9,221 apartment units have been built in Salt Lake County in 509 buildings. No more than 20 percent of these buildings would be larger than 20 units. Therefore, it is estimated that 100 buildings would have an average of 24 units or a total of 2,400 units. Two percent of these units would be required to be Type A accessible; a total of 48 units.

In addition any federally assisted multifamily housing projects of 5 units or more built since 2003 are required to have 5 percent of the units Type A accessible. Since 2003 the number of tax credit units built in Salt Lake County totals 4,488 units. In addition there have been a few HUD 202 Senior projects built. Total federally assisted projects built since 2003 would be about 4,700 units. These units should include 235 Type A accessible units.

To recap; since 1991 about 7,400 apartment units built in Salt Lake County should meet FHA accessibility standards, 48 units in large market rate projects should meet Type A accessibility standards and 235 units in federally assisted projects should meet Type A standards.

Compared to the estimated number of disabled renters in Salt Lake County of nearly 11,100 it appears that demand for accessible units far exceeds supply. However, when only the ambulatory disabled are considered the outlook improves. There are an estimated 5,600 ambulatory disabled renters in the county. For most of these individuals the FHA accessibility standards would likely be sufficient. However, for those that require Type A accessibility, due primarily to use of a wheelchair, demand exceeds supply. National data indicate that about six tenths of one percent (.006%) of the population requires a wheelchair. Applying this percent to the number of persons living in rental units in Salt Lake County in 2010 (295,000 persons) about 1,800 would require a wheelchair. Since 2003 the number of Type A accessible units built probably does not exceed 300 units (48 units in market rate projects and 235 units in federally assisted units) far short of the estimated need of 1,800 units. Furthermore, for those renters requiring wheelchair accessible units supply is partly constrained to those communities where new tax credit projects have been built. Half of all Type A accessible units in federally assisted projects are in Salt Lake City *Table 9*. Fair housing choice for disabled renters requiring the use of a wheelchair is limited.

Another important consideration regarding housing for persons with disabilities is the age structure of the population. The relatively rapid increase of elderly and frail elderly will increase the demand for accessible rental units. In 2010 there were 27,299 households in the county with an individual 75 years or older *Table 10*. Twenty-two percent of these households were renters; a total of 6,000 households. And of these elderly renter households 3,000 had some sort of disability. The number of elderly renters with a disability increases to 3,500 in the next five years and then expands to 4,500 by 2022. Providing fair housing choice for these households will require a broader distribution of accessible rental units.

**Table 9**  
**Type A Accessible Units in Federally Assisted Units**  
**(Built 2003-2011)**

	Total Units	Type A Assisted
Bluffdale	168	8
Herriman	258	13
Midvale	327	16
Murray	479	24
Salt Lake	2,297	115
South Salt Lake	134	7
Taylorsville	162	8
West Jordan	377	19
West Valley City	415	21
	4,617	231

*Source: Utah Housing Corporation.*

**Table 10**  
**Renter Households in Salt Lake County with Individual**  
**75 years or Older**

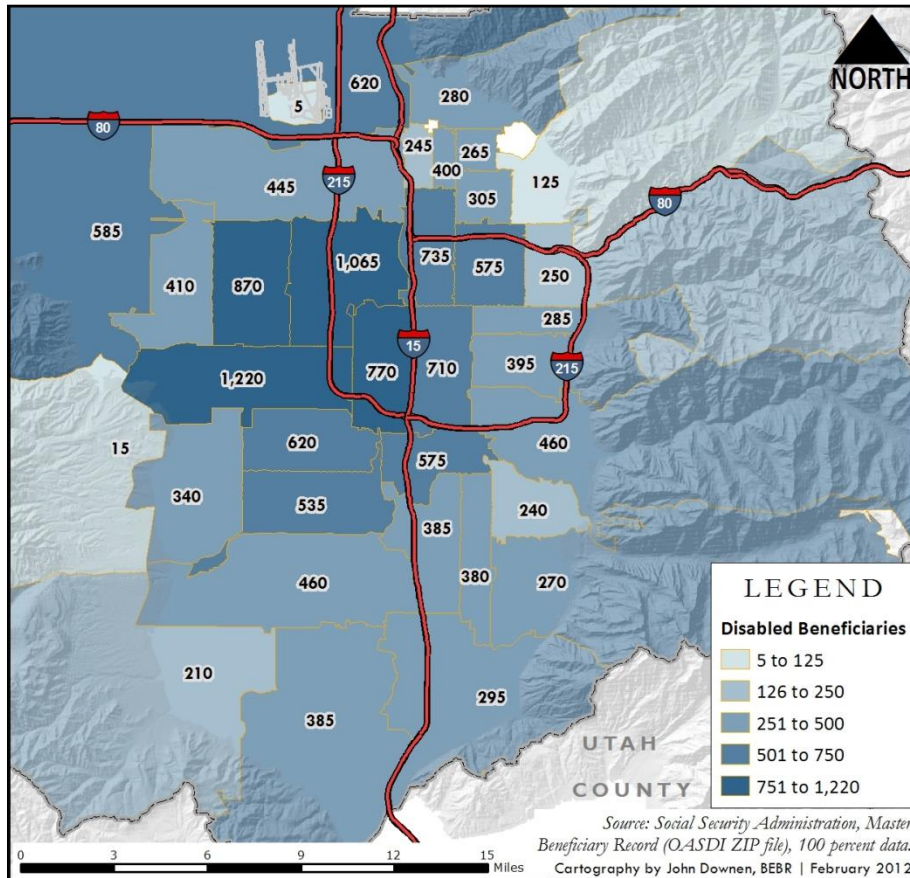
	2012	2017	2022
Households	27,299	31,887	40,833
Renters Households	6,006	7,015	8,983
Renters with Disability	3,003	3,508	4,492

*Source: Derived by Bureau of Economic and Business Research from Demographic and Economic Analysis, Governor's Office of Planning and Budget and HUD, Worst Case Housing Needs of Persons with Disabilities.*

All of the small area census information on disability is rendered useless due to high margins of error. Therefore, Social Security data on employment disability by zip code was used to provide some sense of the geographic distribution of disabled persons *Figure 1*. These data show again that the greatest areas of concentration of disabled persons is mid-valley Salt Lake County; including South Salt Lake, Murray, Midvale, West Valley City, Taylorsville and unincorporated Kearns



**Figure 1**  
**Person Qualifying for Social Security Disability by Zip Code**



*Change in Households by Familial Status -*

Another protected class is familial status, which refers to a group that includes pregnant women, children living with their parents, and legal custodians of children. While the language about familial status discrimination is clear, the guidelines landlords can use to establish occupancy are notoriously vague and for most communities nonexistent. Although landlords can create occupancy guidelines based on the physical limitations of the housing unit landlords often impose strict occupancy limitations precluding large families with children. Familial status discrimination ranks third in discrimination of protected classes, behind discrimination due to race and disability. The local complaint data from Utah’s office of Antidiscrimination and Labor shows familial status is often cited as the basis for the housing complaint. In Utah familial status complaints rank second in frequency behind complaints based on disabilities. Twenty-five percent of complaints to HUD and Utah’s Antidiscrimination & Labor Division over the past five years have been based of familial status

In 2010 there were 62,000 families in Salt Lake County with five or more persons *Table 11*. Thus nearly one in five households in Salt Lake County had five or more persons. The number of families with five or more persons exceeded 30 percent in Bluffdale, Herriman and South Jordan

while in South Salt Lake, Murray, Midvale, Cottonwood Heights and Salt Lake City barely one-in-ten households were large family households.

The absolute change in large families was dominated by West Jordan and West Valley City. These two cities, which each had an increase of 2,500 large families during the decade, accounted for 60 percent of the growth in large families in Salt Lake County *Table 12*. Notably the number of large families in Sandy City has declined by over a thousand families since 2000.

**Table 11**  
**Number of Large Families by City – 2010**  
(five or more persons)

	Count	% Share Of Households
Bluffdale	641	32.6%
Cottonwood Heights	1,452	11.7%
Draper	2,797	24.2%
Herriman	1,954	35.3%
Holladay	1,276	12.9%
Midvale	1,224	11.2%
Murray	2,083	11.4%
Riverton	3,240	31.0%
Salt Lake City	7,730	10.4%
Sandy	5,214	18.4%
South Jordan	4,028	28.1%
South Salt Lake	950	11.1%
Taylorsville	3,430	17.4%
West Jordan	7,746	26.0%
West Valley	9,891	26.6%
Salt Lake County	62,057	18.1%

Source: U.S. Census Bureau.

**Table 12**  
**Change in Large Families by City**

	Absolute Change		Percent Change	
	1990-2000	2000-2010	1990-2000	2000-2010
Bluffdale	272	185	147.8%	40.6%
Cottonwood Heights	-547	53	-28.1%	3.8%
Draper	1,140	1,258	285.7%	81.7%
Herriman		1,842		1,644.6%
Holladay	-50	485	-5.9%	61.3%
Midvale	715	-10	137.8%	-0.8%
Murray	93	405	5.9%	24.1%
Riverton	1,128	1,029	104.2%	46.5%
Salt Lake City	1,631	-87	26.4%	-1.1%
Sandy	-96	-1,045	-1.5%	-16.7%
South Jordan	1,443	1,334	115.3%	49.5%
South Salt Lake	513	116	159.8%	13.9%
Taylorsville	-193	-101	-5.2%	-2.9%
West Jordan	1,461	2,537	39.0%	48.7%
West Valley	1,488	2,555	24.2%	29.5%
Salt Lake County	8,694	8,260	19.3%	15.4%

Source: U.S. Census Bureau.

While the large family category is a significant share of households in Salt Lake County the most important sub-category is large family households that rent. Renters are the most vulnerable to familial status discrimination. Most renter households with five or more persons will likely experience rental difficulties that impede fair housing choice. Availability of suitable structures suggests that demand exceeds supply. The American Community Survey for 2010 shows that there are about 15,350 four and five bedroom rental units in Salt Lake County but there are 15,700 renter households with five or more persons *Tables 13 and 14*. Supply of large rental units is also likely reduced by renter households with three and four person households renting four bedroom units.

**Table 13**  
**Renter Households by Household Size in Salt Lake County -2010**

	Minority Renters	Hispanic Renters	All Renters
Total Renters	33,359	21,005	112,203
1-person household	6,865	3,396	36,215
2-person household	6,990	3,901	29,735
3-person household	5,519	3,545	17,094
4-person household	5,404	3,900	13,431
5-person household	3,784	2,843	7,786
6-person household	2,204	1,601	4,055
7-or-more-person household	2,593	1,819	3,887
Households with 5 or more persons	8,581	6,263	15,728

Source: U.S. Census Bureau.

**Table 14**  
**Percent of Renter Households by Household Size in Salt Lake County -2010**

	Minority Renters	Hispanic Renters	All Renters
1-person household	20.6%	16.2%	32.3%
2-person household	21.0%	18.6%	26.5%
3-person household	16.5%	16.9%	15.2%
4-person household	16.2%	18.6%	12.0%
5-person household	11.3%	13.5%	6.9%
6-person household	6.6%	7.6%	3.6%
7-or-more-person household	7.8%	8.7%	3.5%
% with 5 or more persons	25.7%	29.8%	14.0%

Source: U.S. Census Bureau.

*Change in Single-Parent Households* - Male and female householders with no spouse present but children under 18 years of age represent 8.5 percent of all households in Salt Lake County. These single parents are also vulnerable to discrimination due to socioeconomic characteristics associated with this group. Interestingly, single parent households with children have grown at a slower rate than many other household types over the past ten years. Nevertheless in absolute terms the number of single females with children under 18 years has increased by 2,342. In 2010 there were 20,666 single female households with children under 18, six percent of all households *Tables 15-16*. The total number (male or female) of single-parent households in 2010 in Salt Lake County was 29,624 *Table 17*. These households are concentrated west of I-15 in West Valley, West Jordan and Midvale. Most west-side communities have many more single parents with children under 18 households than east side communities. *Figure 2* shows concentrations of single parent households with children and

non-Title One Schools and Title One schools. The map shows that where non-Title One schools are prevalent there are not many single parent with children households.

**Table 15**  
**Share of Households by Type of Households – Salt Lake County**

	2000	% Share	2010	% Share
Total households	295,141	100	342,622	100.0
Family households	214,102	72.5	242,626	70.8
With own children under 18 years	118,234	40.1	124,093	36.2
Husband-wife family	170,666	57.8	187,678	54.8
With own children under 18 years	93,526	31.7	94,832	27.7
Male householder, no wife present	NA	NA	17,536	5.1
With own children under 18 years	NA	NA	8,595	2.5
Female householder, no husband present	30,648	10.4	37,412	10.9
With own children under 18 years	18,324	6.2	20,666	6.0
Nonfamily households	81,039	27.5	99,996	29.2
Householder living alone	61,366	20.8	75,064	21.9
Householder 65 years and older	18,410	6.2	28,278	6.5
Male 65 years and over	NA	NA	6,103	1.8
Female 65 years and over	NA	NA	16,072	4.7
Households with individuals under 18 years	127,961	43.4	138,133	40.3
Households with individuals 65 years and over	51,114	17.3	64,707	18.9
Average household size	3	(X)	2.96	( X )
Average family size	3.53	(X)	3.51	( X )

Source: U.S. Census Bureau.

**Table 16**  
**Change in Households by Type of Households – Salt Lake County**

	Absolute Change 2000–10	Percent Change 2000–10
Total households	47,481	16.1%
Family households	28,524	13.3%
With own children under 18 years	5,859	5.0%
Husband-wife family	17,012	10.0%
With own children under 18 years	1,306	1.4%
Female householder, no husband present	6,764	22.1%
With own children under 18 years	2,342	12.8%
Nonfamily households	18,957	23.4%
Householder living alone	13,698	22.3%
Householder 65 years and older	9,868	53.6%
Households with individuals under 18 years	10,172	7.9%
Households with individuals 65 years and over	13,593	26.6%

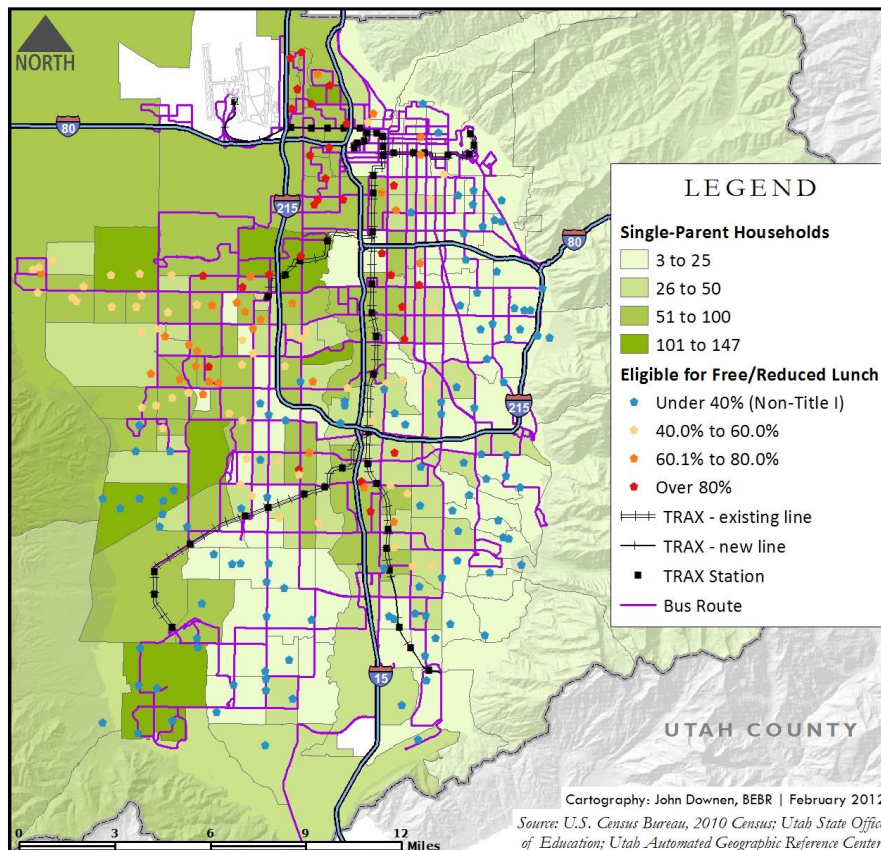
Source: U.S. Census Bureau.

**Table 17**  
**Single Parent with Children under 18 years**

	Count	% Share of Households
Bluffdale	152	7.7%
Cottonwood Heights	841	6.8%
Draper	808	7.0%
Herriman	367	6.6%
Holladay	599	6.0%
Midvale	1,187	10.9%
Murray	1,547	8.5%
Riverton	702	6.7%
Salt Lake City	5,514	7.4%
Sandy	1,987	7.0%
South Jordan	760	5.3%
South Salt Lake	968	11.3%
Taylorsville	1,833	9.3%
West Jordan	3,140	10.5%
West Valley	4,466	12.0%
Salt Lake County	29,624	8.5%

Source: U.S. Census Bureau.

**Figure 2**  
**Single-Parent Households and Title One Schools - 2010**





*Employment Data*

In addition to demographic growth, employment trends play an important role in shaping opportunities and cultivating equity. The economic base of a community—jobs, income and wealth—ultimately underlie the economic well-being of households and the community’s ability to provide important public services (education, transportation) crucial to equity.

Salt Lake County has long enjoyed solid levels of employment growth. Since 1990 the average annual compound growth rate for employment has been 2.2 percent *Table 18*. This above average growth rate has supported strong demographic growth and provided expanding employment opportunities for the county’s households. However, the 2001 and the 2009-2010 recessions interrupted the long-term trend as employment declined *Figure 3*. Job growth is recovering in the county with a 2.1 percent growth in 2011.

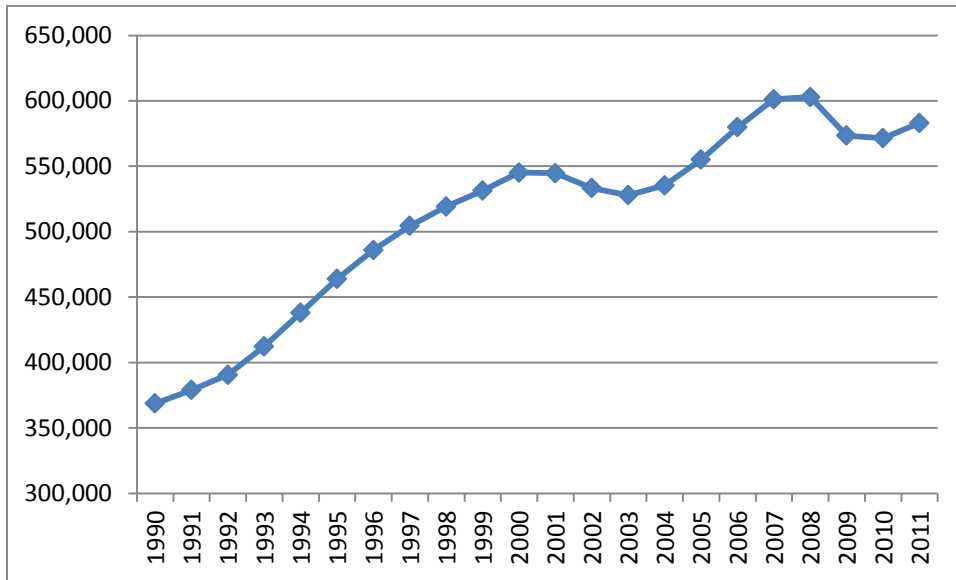
Salt Lake City is the urban core of the county and is the location for forty percent of all jobs in the county. The average annual compound growth rate for Salt Lake City is 1.5 percent. Of the remaining entitlement cities West Valley has the largest employment base with nearly 65,000 jobs in 2011. The annual compound growth rate for West Valley is 3.2 percent.

**Table 18**  
**Nonfarm Employment for Salt Lake County and Entitlement Cities**

Year	Salt Lake County	Salt Lake City	Sandy	Taylorsville	West Jordan	West Valley
1990	368,698	175,858	15,878	6,946	9,374	33,479
1991	379,013	174,673	16,953	8,175	9,446	36,008
1992	390,679	178,103	19,204	9,193	8,186	38,350
1993	412,458	183,000	21,669	9,752	10,752	39,157
1994	438,085	188,465	23,814	10,707	11,159	41,449
1995	463,909	195,467	25,212	11,407	11,665	45,008
1996	485,985	201,936	27,583	11,930	13,074	47,201
1997	504,458	207,180	29,541	11,774	14,020	50,164
1998	519,238	209,579	32,079	11,445	14,664	53,487
1999	531,329	214,233	33,291	12,114	15,558	52,858
2000	545,153	211,563	39,260	11,634	27,454	48,049
2001	544,714	211,742	32,539	12,595	12,929	53,614
2002	533,270	206,976	34,165	11,892	16,936	51,719
2003	527,955	196,284	35,678	11,951	17,692	54,114
2004	535,409	197,906	36,834	11,004	19,180	54,215
2005	555,055	203,983	37,197	11,593	19,153	59,521
2006	579,780	210,324	38,714	12,806	20,156	62,621
2007	601,224	243,488	42,424	17,403	28,909	63,938
2008	602,927	245,629	42,178	17,118	28,907	66,541
2009	573,449	234,499	40,415	16,698	26,237	64,386
2010	571,511	235,404	39,953	16,653	25,818	64,331
2011	583,010	239,967	40,560	17,093	26,984	64,439

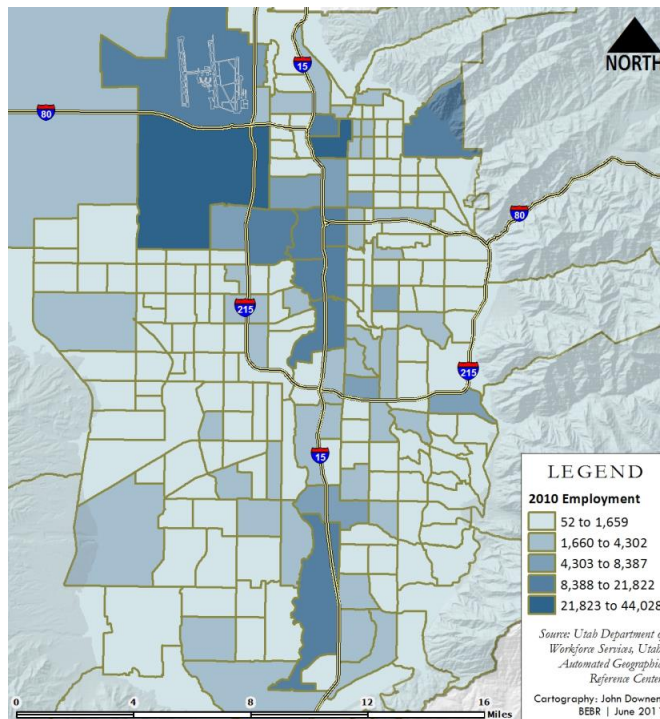
Source: Utah Department of Workforce Services.

**Figure 3**  
**Nonfarm Employment in Salt Lake County**



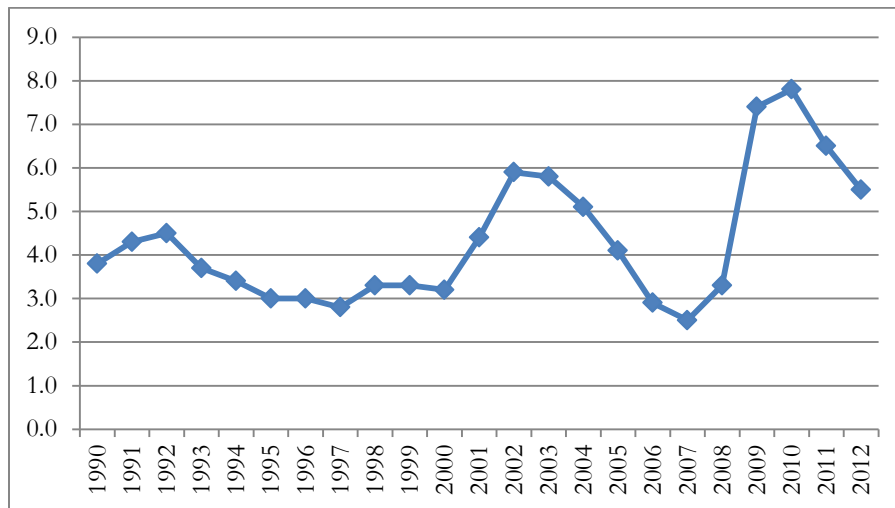
Employment centers in Salt Lake County are along I-15, industrial sector of Salt Lake City, Salt Lake International Airport, downtown Salt Lake City and the University of Utah *Figure 4*. These employment centers are important in the analysis in following sections with regard to jobs, housing and transportation.

**Figure 4**  
**Employment Centers in Salt Lake County**



Since 1990 the average annual unemployment rate in Salt Lake County has been 4.3 percent. In 2007 the rate dropped to its lowest recent level of 2.5 percent but three years later reached its peak of 7.8 percent. Over the past two years the unemployment rate has fallen to 5.5 percent and it is expected to drop below 5 percent in 2013. Historically unemployment in Salt Lake County has been relatively low, a reflection of the high job growth conditions of the local economy. However, the impact of the two most recent recessions demonstrates that the county is not insulated from national economic trends. The high level of unemployment have had an impact on wages and income of local workers.

**Figure 5  
Annual Unemployment Rate in Salt Lake County**



The median household income in Salt Lake County is unchanged, in inflation adjusted dollars, since 1979. In fact it has declined slightly from \$57,199 in 1979 to \$56,171 in 2011. Most troubling is the large drop in median income between 1999 and 2011; a drop in real terms of 15 percent, which amounts to a decline of \$10,000 for the typical household. Declining real income has affected concentrations of poverty in the county, impacted local schools, hurt student achievement and increased housing cost burdens. The consequences of declining income will be discussed in detail in subsequent sections.

**Table 20  
Median Household Income by Major County  
(inflation adjusted dollars – 2011)**

	Salt Lake	Davis	Utah	Washington	Weber
1979	\$57,199	\$64,789	\$52,537	\$41,947	\$53,686
1989	\$54,717	\$63,717	\$49,786	\$44,650	\$54,673
1999	\$66,101	\$73,416	\$62,631	\$50,850	\$60,145
2011	\$56,171	\$69,021	\$58,607	\$45,854	\$57,798
1979-2011	-1.8%	6.5%	11.6%	9.3%	7.7%
1999-2011	-15.0%	-6.0%	-6.4%	-9.8%	-3.9%

Source: U.S. Census Bureau.