

# City of Holladay

## Population and Demographics Report

(Based on American Fact Finder Estimated 2006-2008 Data, released 10/27/2009)  
October 2009

Estimated Population (2006-2008) - 26,662 (*American Fact Finder-US Census Bureau*)

### Population Projections\* - 2005-2024

\*This data is from 2005 and at that time, did not anticipate the development on the Cottonwood Site. Depending on the completion of the project, build-out year could extend the build-out year correspondingly.

- Holladay is Ranked 11<sup>th</sup> out of 235 Utah cities for population density per square miles. (3,808 people per square mile. Projected built out density of 4,285 people per square mile in 2024\*).
- Holladay is projected to grow steady from 2005 until the projected build-out year 2024\* with a population increase rate of 0.28% (75-76 people per year)
- Projected build-out population\* - 28,038 (*Lewis, Young, Robertson & Birmingham- Impact Study*) \* Development as currently planned on the Cottonwood Site and in the Holladay Village will increase this number to approximately 30,000.

### Holladay City Profile- 2009

- Total Area- 7.82 Square Miles or just over 5000 acres;
- 84% of the City's acreage is developed as single family residential lots;
- 14% in commercial or multi-family residential development; and
- 2% in public uses and/or open space.
- Since incorporation in 2000, the City has approved 129 new residential lots, about 13 new lots per year.

## **Demographic Comparisons** (*American Fact Finder-US Census Bureau*)

- Average household size- 2.74 - SL County 3.00, Utah 3.14, US 2.61
- Average family size- 3.32 - SL County 3.61, Utah 3.63, US 3.2
- Median age - 38 - SL County 30, Utah 28, US 36
- Older than 65 - 16.9% - SL County 8.5%, Utah 8.9%, US 12%
- 93% of the population is White - SL County - 87%, Utah - 90%, US 12.3%
- Median household income - \$67,334 –  
SL County \$58,000, Utah \$56,484, US \$52,175
- 3.8% of Holladay's families have yearly incomes below the poverty level.
- 28% of Holladay families have yearly incomes below the County's median income.
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- 66% of Holladay residents over 16 (20,875) are currently in the work force (13,852).
- 60% of Holladay's female population is in the workforce, with approximately 40% of those working 35 hours or more.
- 87% of Holladay's work force work outside of Holladay and average a 20 minute commute to their place of work.
- Of the workers who travel by car, truck, or van. Only 3.8% carpool.
- 3.8% of the workers used public transportation for their commute.
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- 6.4% of Holladay's labor force work at home.
- 48.5% of the population over 25 years old have at least a Bachelor's degree- SL County 29.6%, Utah - 28.8% (*American Fact Finder-US Census Bureau*)

## **Holladay Housing Characteristics** (*American Fact Finder-US Census Bureau*)

- Total Households - 10,468
- 74% of housing units are owner occupied. SL County 67%, Utah 72%
- 34% of housing units are multi-family units. SL County 32%, Utah 33%

- Median value of housing unit - \$346,800- SL County - \$206,400, Utah-\$189,700
- The median rent in Holladay is \$883.- SL County - \$808
- Estimated average monthly owner costs - Mortgaged: \$1,823; not mortgaged: \$422
- Only 8.2% of the housing units in the city are vacant.
- 70% of all Holladay's housing was built between 1950-1979, with 1950-1959 being the largest share at 25.2%.

## **Affordable Housing**

In 2005, the City's consultants calculated that 18% of the city's existing housing would meet the criteria for "affordability". Currently:

- 26% of Holladay families who have a mortgage on their homes are spending more than 35% of their monthly income on housing (*4,583 total mortgaged units*).
- 24% of Holladay families who rent are spending more than 35% of their monthly income on housing (*2,330 total rental units*).