

Population

According to COMPASS estimates, Ada County has reached a population of 502,970 people in 2020, with the majority (87.8%) living in one of the County's six cities. Boise is the largest city with an estimated population of 240,380, accounting for nearly half (47.8%) of the County's total residents. The next largest city is Meridian with 119,350 residents, followed by Eagle (32,560), Kuna (24,890), Garden City (12,460) and Star (11,860). Approximately 61,470 residents (12.2%) live outside city limits within unincorporated areas of the County.

City	2020 Population	% of County Total
Boise	240,380	47.8%
Meridian	119,350	23.7%
Unincorporated	61,470	12.2%
Eagle	32,560	6.5%
Kuna	24,890	4.9%
Garden City	12,460	2.5%
Star	11,860	2.4%
Total	502,970	100.0%

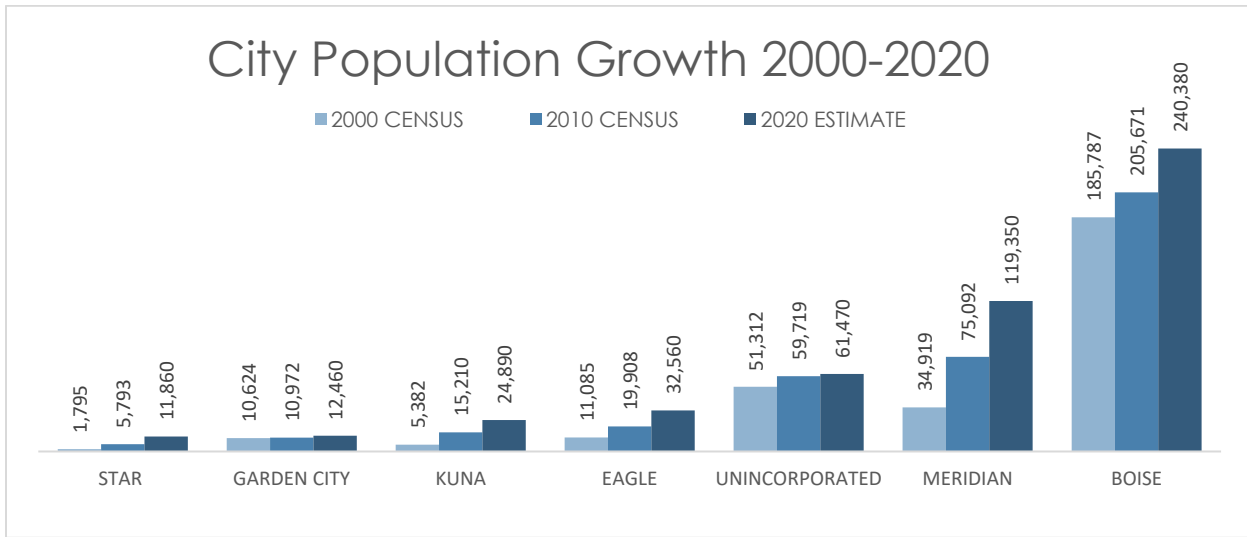
Source: COMPASS

Between 2000 and 2020 Ada County's population grew by 67.2% from 300,904 to 502,970, with an average annual growth rate of 3.4%. Most of this growth occurred within the County's cities which together grew by 191,908 people (76.9%), with an average annual growth rate of 3.8%. The population of unincorporated Ada County grew by 10,158 (19.8%) over this same period with an average annual growth rate of 1.0%. The slower growth rate in unincorporated Ada County is largely a result of the gradual reduction of unincorporated land over time through annexations.

City	2000 Census	2020 Estimate	# Increase	% Increase
Meridian	34,919	119,350	84,431	241.8%
Boise	185,787	240,380	54,593	29.4%
Eagle	11,085	32,560	21,475	193.7%
Kuna	5,382	24,890	19,508	362.5%
Unincorporated	51,312	61,470	10,158	19.8%
Star	1,795	11,860	10,065	560.7%
Garden City	10,624	12,460	1,836	17.3%
Total	300,904	502,970	202,076	67.2%

Source: U.S. Census Bureau (2000 Census) & COMPASS (2020 Estimate)

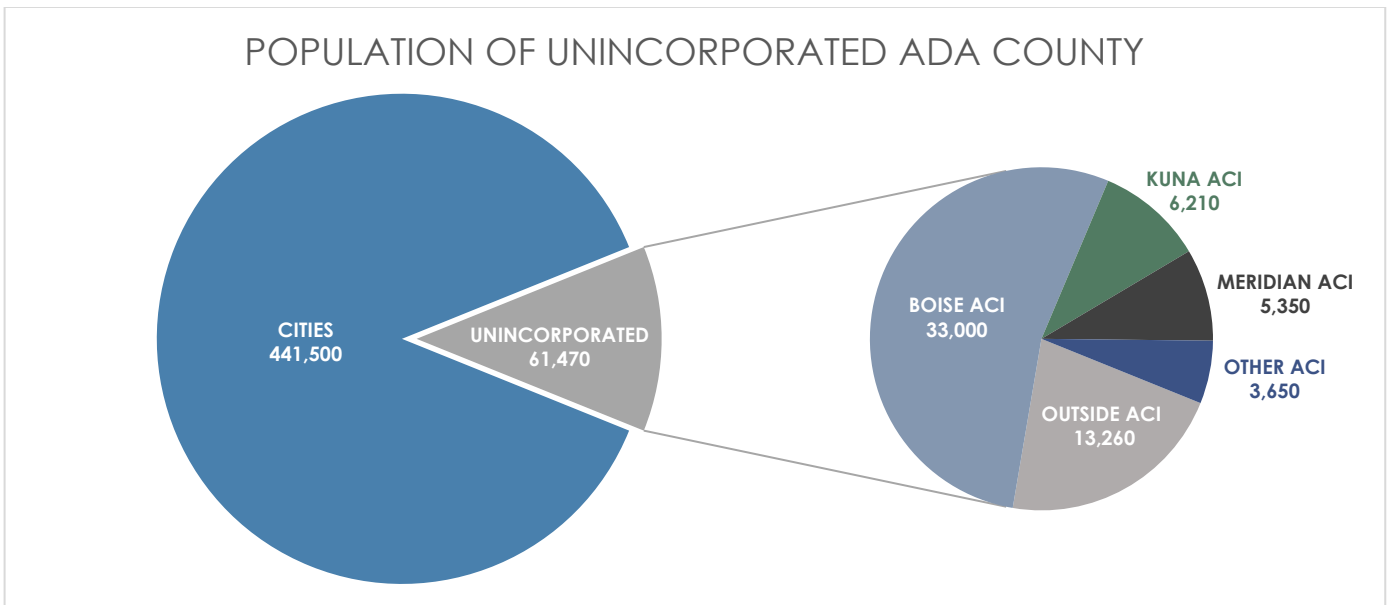
Among Ada County's cities, Meridian saw the largest amount of total population growth between 2000 and 2020, adding 84,431 people. Boise saw the second largest growth in population during this time adding 54,593 people. Four of the County's six cities saw their populations more than double between 2000 to 2020 with Star growing by 561% (1,795 to 11,860), Kuna growing by 363% (5,382 to 24,890), Meridian growing by 242% (34,919 to 119,350) and Eagle growing by 194% (11,085 to 32,560).



Source: U.S. Census Bureau (2000 & 2010 Census) & COMPASS (2020 Estimate)

POPULATION OF UNINCORPORATED ADA COUNTY

Only 12.2% (61,470) of Ada County's 502,970 residents are estimated to live in unincorporated areas of the County in 2020. Of those living in unincorporated Ada County, 78.4% (48,210) are estimated to live within an Area of City Impact (ACI). Only approximately 13,260 people live in unincorporated areas of the County outside of ACIs, making up approximately 2.6% of the County's total population, with the majority of these residents living in the County's four planned communities of Avimor, Cartwright Ranch, Dry Creek Ranch and Hidden Springs.



Source: COMPASS

Area of City Impact	2020 Population	% of County Total
Boise	273,380	54.4%
Meridian	124,700	24.8%
Eagle	35,680	7.1%
Kuna	31,100	6.2%
Garden City	12,540	2.5%
Star	12,310	2.4%
Outside ACIs	13,260	2.6%
Total	502,970	100.0%

Source: COMPASS

PROJECTED GROWTH

City	2020 Estimate	2040 Estimate	# Increase	% Increase
Boise	240,380	330,406	90,026	37.5%
Meridian	119,350	166,945	47,595	39.9%
Kuna	24,890	50,109	25,219	101.3%
Star	11,860	20,284	8,424	71.0%
Eagle	32,560	38,765	6,205	19.1%
Garden City	12,460	17,968	5,508	44.2%
Unincorporated	61,470	65,249	3,779	6.1%
Total	502,970	689,726	186,746	37.1%

Source: COMPASS

By 2040, COMPASS projects that Ada County will grow by approximately 186,756 (37.1%) to a population of 689,726. Of the six cities, Boise is projected to see the largest increase with 90,026 additional residents forecast by 2040. Much of this increase would be the result of Boise annexing its Southwest Planning Area. The city with the next largest increase is expected to be Meridian, which is projected to add 47,595 new residents, followed by Kuna (25,219), Star (8,424), Eagle (6,205) and Garden City (5,508).

Unincorporated Ada County is projected to see an increase of only 3,779 by 2040, as it is anticipated the cities will annex much of the unincorporated areas within their ACIs by that time. The average annual rate of growth in the County as a whole between 2020 and 2040 is expected to be 1.9%, compared to a growth rate of 3.4% between 2000 and 2020. The cities expected to see the largest average annual growth rates between 2020 and 2040 are Kuna, with a projected rate of 5.1% and Star with a rate of 3.6%.

RACE & ETHNICITY

Race/Ethnicity	2000	2018
White	92.9%	91.9%
Hispanic or Latino	4.5%	8.3%
Two or More Races	2.2%	3.0%
Asian	1.7%	2.8%
Black or African American	0.7%	1.3%
American Indian & Alaskan Native	0.7%	0.8%
Native Hawaiian & Other Pacific Islander	0.2%	0.2%

Source: American Community Survey, 2014-2018 5-Year Data Profile

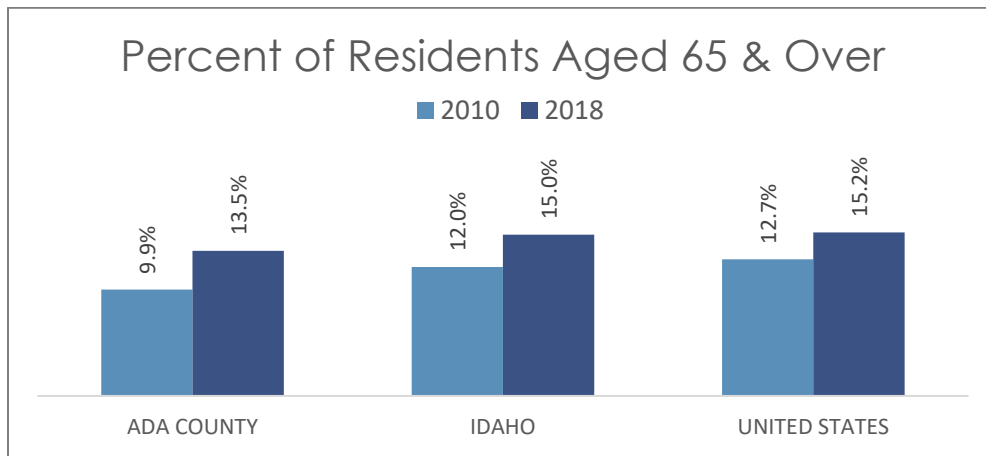
While Ada County has experienced dramatic growth since 2000, it has resulted in only slight changes to its racial and ethnic makeup. According to the most recently available U.S. Census estimates, 91.9% of Ada County residents identified as White in 2018, compared to 92.9% in 2000. The second largest race or ethnicity, and the group which experienced the largest change from 2000 and 2018, was Hispanic or Latino which increased from 4.5% to 8.3% of the population. In the State of Idaho as whole, 12.7% of residents identify as Hispanic or Latino.

AGE

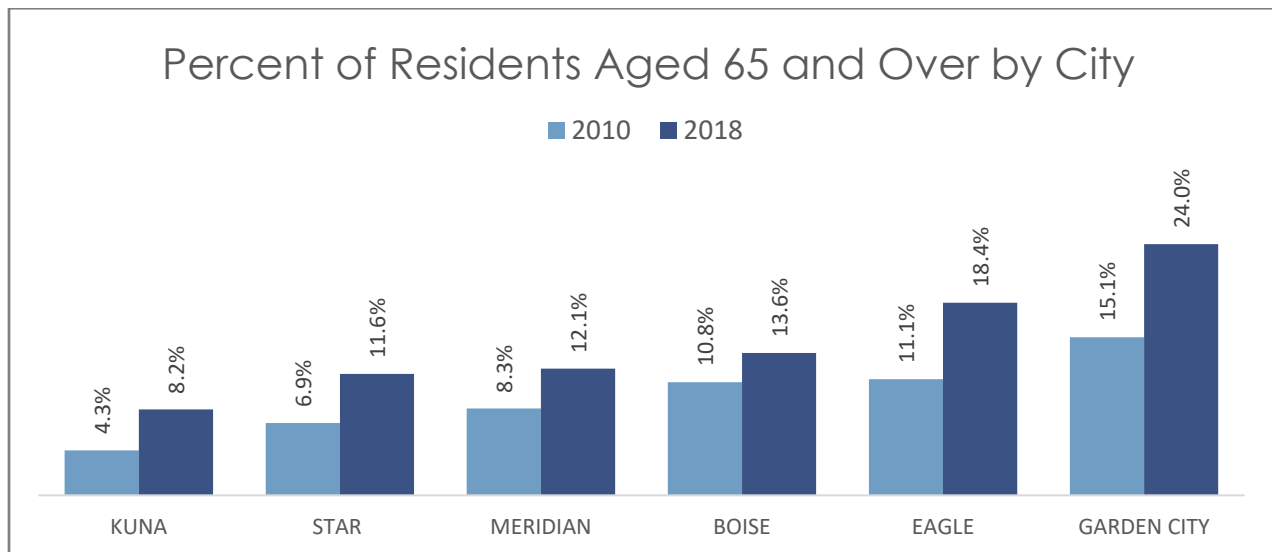
Change in Median Age 2010-2018		
Place	2010	2018
Kuna	27.6	28.9
Star	29.1	35.8
Meridian	32.3	36.0
Boise	34.9	36.2
Eagle	39.4	45.5
Garden City	41.2	47.6
Ada County	34.4	36.7
Idaho	34.4	36.1
United States	36.9	37.9

*Source: American Community Survey, 2014-2018
5-Year Data Profile*

There is a significant difference among Ada County's six cities regarding age, with 18.7 years separating the median ages of Kuna (28.9) and Garden City (47.6). As a whole, Ada County's median age increased from 34.4 to 36.7 between 2010 to 2018 while the median age of the United States rose from 36.9 to 37.9.



Source: American Community Survey, 2014-2018 5-Year Data Profile



Source: American Community Survey, 2014-2018 5-Year Data Profile

The percentage of Ada County residents aged 65 and over (13.5%) was lower than that of Idaho (15.0%) and the United States (15.2%) in 2018. However, the share of Ada County residents within this age group increased at a faster rate than Idaho and the U.S. between 2010 and 2018. All of Ada County's six cities experienced a significant increase within this age group from 2010 to 2018, and as with median age, there is great variation among the cities. Kuna (8.2%) and Star (11.6%) had the lowest percentage of residents aged 65 and over, while Garden City (24.0%) and Eagle (18.4%) had the highest.

MIGRATION

The U.S. Census Bureau estimates that in 2017, the most recent year for which migration data is available, approximately 29,835 people moved into Ada County, and approximately 25,189 people moved out of Ada County. The actual number of residents moving out of Ada County is likely slightly higher due to the Census Bureau not having data on the number of Ada County residents moving to other countries each year. Of the residents estimated to have moved to Ada County in 2017, 61.7% came from other states, 31.0% came from other counties within Idaho, 7.2% came from other countries.

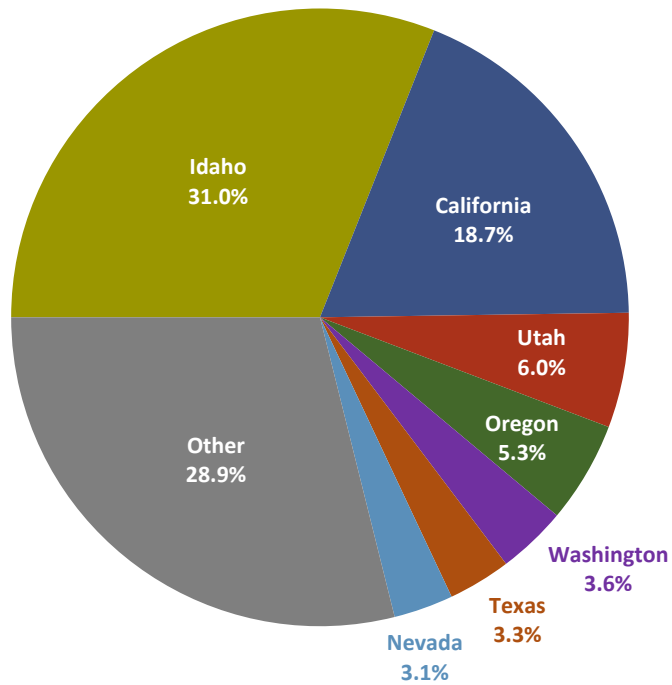
Residents Moving to Ada County in 2017	
From Another County in Idaho	9,260
From Another State	18,415
From Another Country	2,160
Total	29,835
Residents Leaving Ada County in 2017	
To Another County in Idaho	11,707
To Another State	13,482
Total	25,189

Source: American Community Survey, County to County Migration Flows 2013-2017. Data on Ada County residents moving to other countries not available.

The six states which had the most residents move to Ada County in 2017 were California, accounting for 18.7% of all new residents, followed by Utah (6.0%), Oregon (5.3%), Washington (3.6%), Texas (3.3%) and Nevada (3.1%). Among residents moving to Ada County from within Idaho, the most popular county of origin was Canyon County accounting for 12.8% of all new move-ins, followed by Bannock County (2.9%) and Twin Falls County (2.5%).

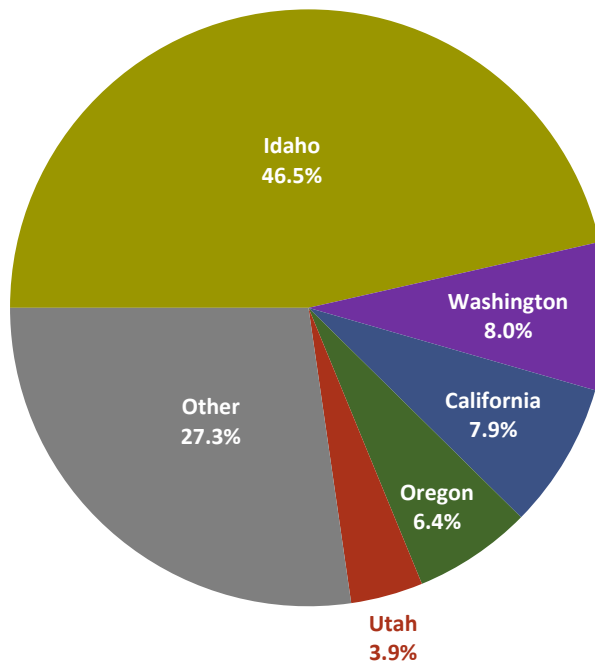
Among residents leaving Ada County, nearly half (46.4%) stayed within Idaho. For those staying in Idaho, Canyon County was by far the most popular destination accounting for 24.4% of all move-outs, followed by Bonneville County (3.2%) and Bannock County (2.3%). Among residents leaving Ada County for other states, Washington was the most popular destination accounting for 8.0% of all moves outside the County, followed by California (7.9%), Oregon (6.4%) and Utah (3.9%). Also of note, the Census Bureau estimates that approximately 45,100 residents in Ada County moved to other locations within the County in 2017.

PRIMARY SOURCES OF IN-MIGRATION



Source: American Community Survey, County to County Migration Flows 2013-2017

PRIMARY OUT-MIGRATION DESTINATIONS



Source: American Community Survey, County to County Migration Flows 2013-2017