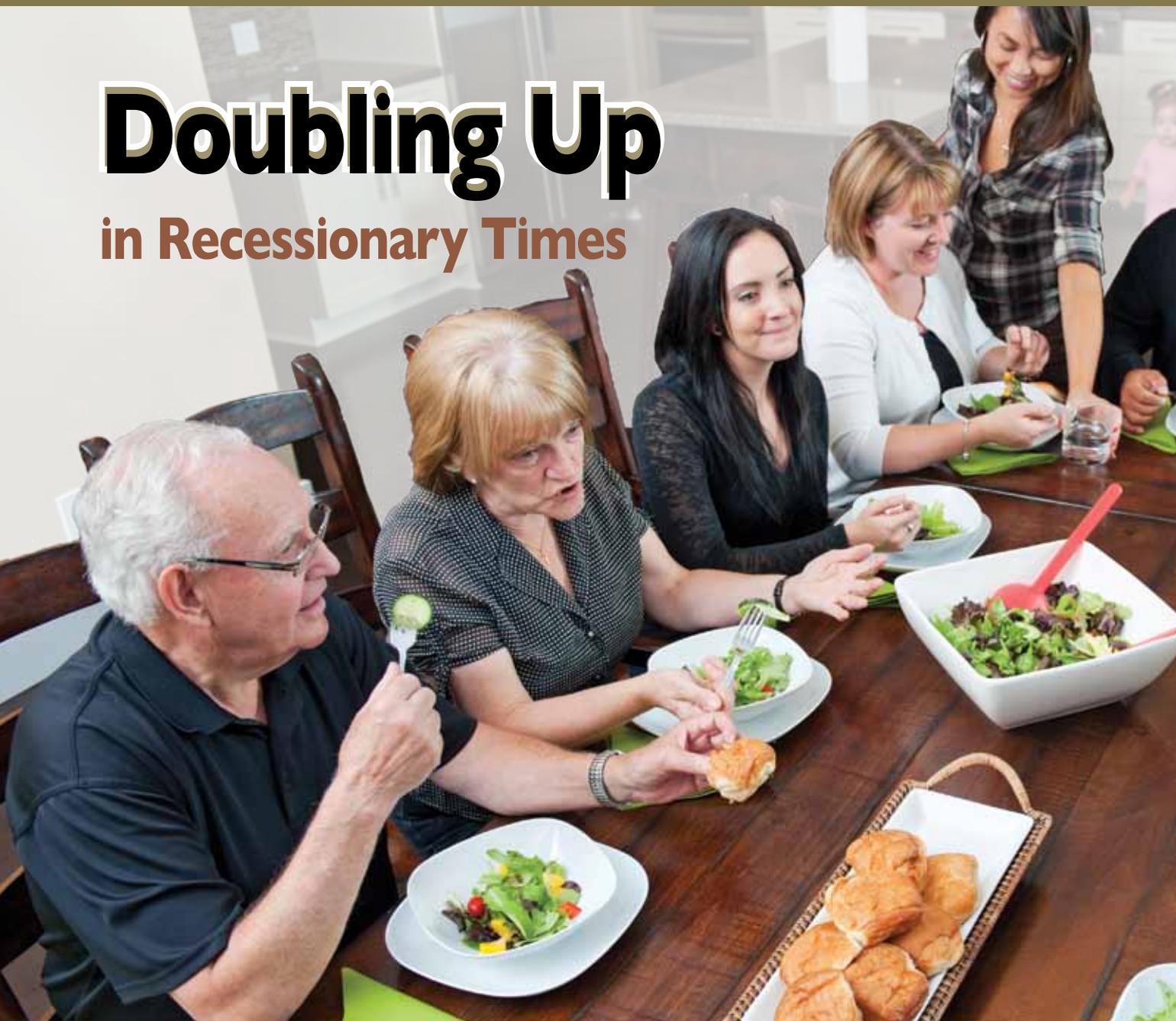


# Doubling Up

## in Recessionary Times



**F**or Utah, a full year of ACS responses provides a large enough sample to make the full range of data estimates. With five years of data for Utah, changes over time provide insights into how the state is transformed by events.

The “Great Recession” of 2008/2009 is one such event. In Utah, the housing boom and economic growth peaked in 2006. The economy was slowing during 2007, with the national (and Utah) recession beginning in

December 2007. Serious financial system difficulties during 2008 in the U.S. and around the world came to a head in August and September 2008 with full-blown financial crises hitting the Utah, U.S. and world economies. Significant economic contraction occurred in most industries for the next year.

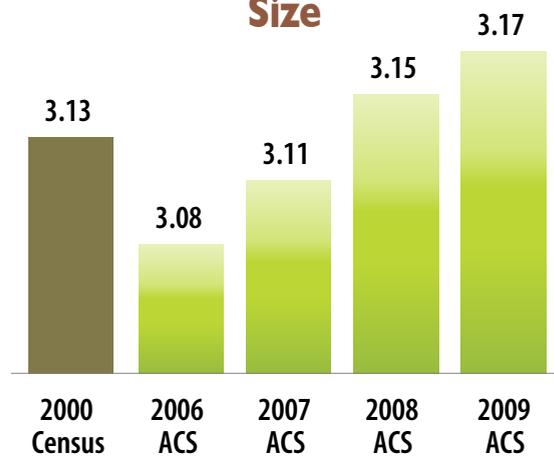
The large increases in unemployed and underemployed, with the resulting declines in incomes and job opportunities for many individuals

and families, has been manifest in loan defaults, bankruptcies, and housing foreclosures. Nationally, a noticeable effect of households ‘doubling up’ has been observed.

Doubling up is where relatives and friends have moved in together as their only viable alternative to homelessness. In September 2010, the Census Bureau reported that from the first quarter of 2008 to the first quarter of 2010 there has been an 11.6 percent increase in multi-family

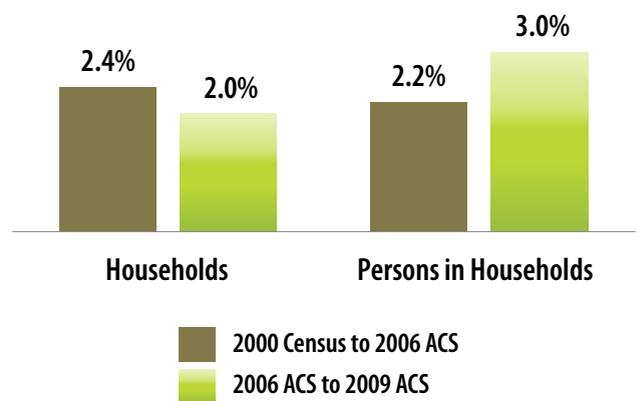


## Utah Average Household Size



## Utah Average Annual Percent Change:

2000 to 2006 compared with 2006 to 2009



Source: U.S. Census Bureau, 2000 Census and American Community Survey (ACS).

households nationally. During this same period the total number of households in the U.S. increased by just 0.6 percent. A related statistic was a large increase in older children living with their parents. From 2008 to 2010 the number of 25 to 34 year olds living with their parents increased by 8.4 percent (from 5.1 million to 5.5 million).

Utah data from the ACS survey indicates that more people moved in together to share a household

as a result of the recession. During the relative economic prosperity from 2000 to 2006, the number of Utah households increased by 2.4 percent per year, while persons in households increase by a lower growth rate of 2.0 percent. Thus, from 2000 to 2006 the Utah average household size declined from 3.13 to 3.08 persons per household. With the economic slow down in 2007 and recession years of 2008/2009 the number of Utah households grew 2.2 percent per year from 2006 to 2009,

while persons in households grew by 3.0 percent per year. Therefore the average Utah household size during this period increased from 3.08 to 3.17 persons per household. In the future, as the economy strengthens, job opportunities become more plentiful, and unemployment declines, there should be a reverse of this increase of doubling up. Demand above normal population growth should spur household formation for both housing rentals and ownership. ●