

Population and Housing Report

Introduction

An understanding of Goshen’s population characteristics and trends provides the basis for short and long term community planning. Total population, rate of growth, longterm population projections and the characteristics of Goshen’s various population groups can have an important influence on housing, land use, community services and facilities. Population characteristics change due to several independent factors: births, deaths and migration both into and out of the community.

Forecasting demands on community facilities and services and potential future growth patterns is more of an art than science. Utilizing these demographic data in community planning will help Goshen anticipate and prepare for events indicated by trends in the data. The interdependence of population and housing will be of vital importance in Goshen.

Population Trends

Goshen’s rural history has kept the town’s population low relative to other nearby communities. Figure 1, below, indicates a historic high of nearly 800 in 1840. The subsequent decline in population has been attributed to the industrial revolution and emigration to cities and developed areas. The trend since the mid 20th century has been steady growth to present. NH Office of Energy and Planning population estimates indicate that the 2010 census population may surpass the 1840 peak (forecasts range from 830 to 890). Final 2010 census numbers will be released in spring 2011 and will provide the most accurate head count population available for Goshen.

Figure 1: Goshen Decennial Population (Source: US Census, NH OEP)

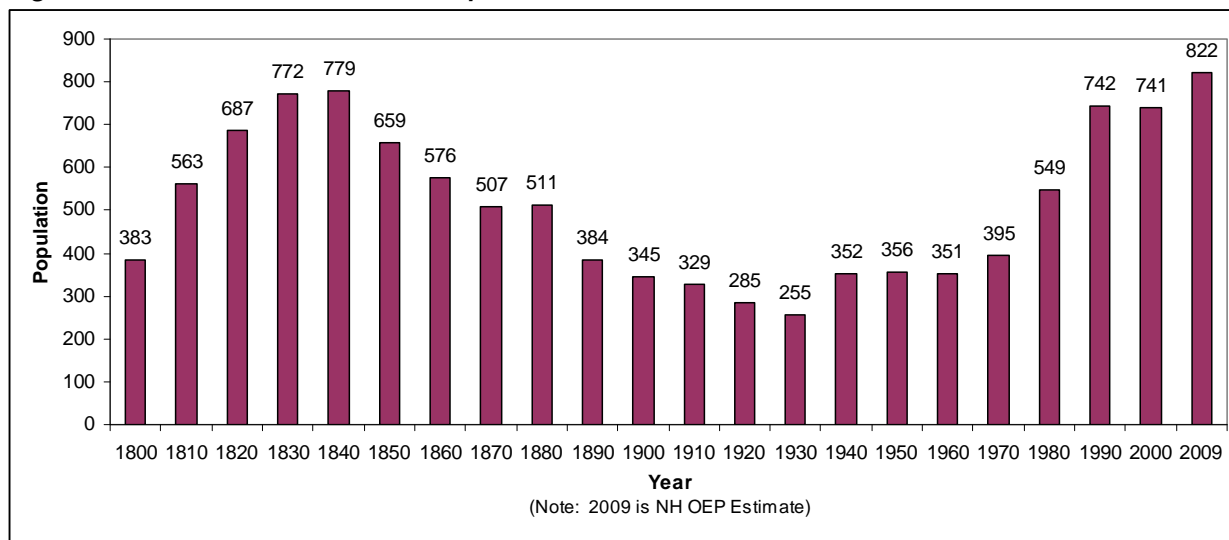
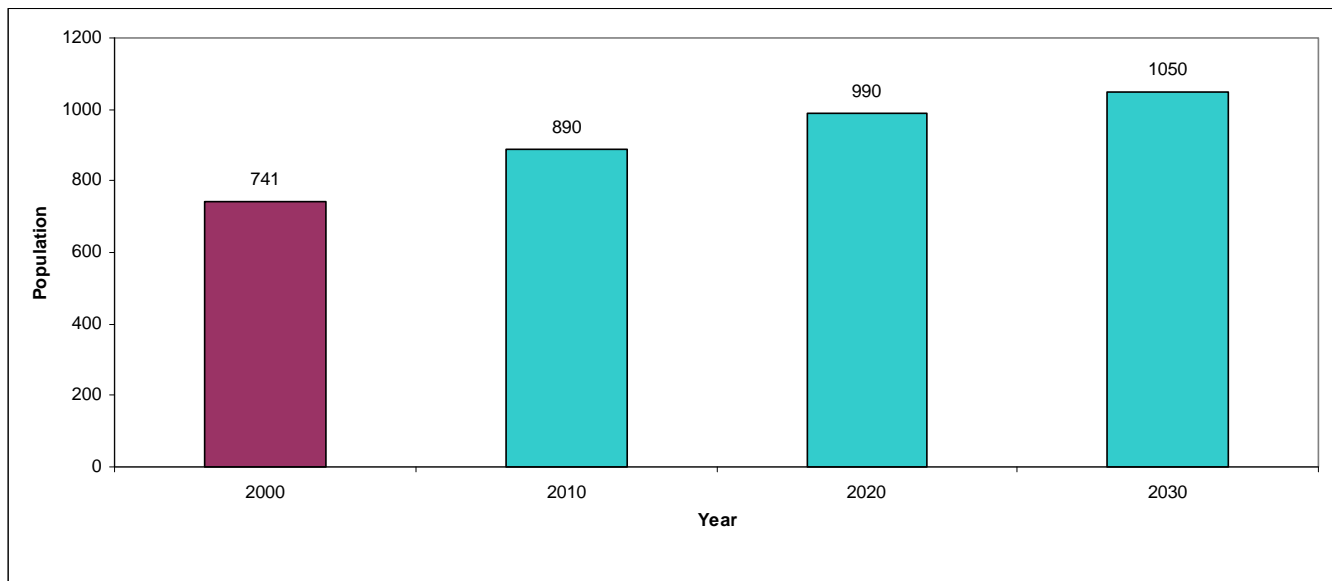


Table 1 illustrates the rates of population change in Goshen, Sullivan County, and New Hampshire. Goshen is predominantly a residential community with relatively limited commercial and industrial properties. This information, combined with the projected growth to 2030 (Figure 2), indicates that community planning should anticipate steady growth independent from local commercial or industrial growth.

Table 1: Comparison of Population Change (Source: US Census, NH OEP)

	1980-1990	1990-2000	2000-2009
Goshen	35.1%	-0.1%	10.9%
Sullivan Co.	7.0%	4.8%	4.7%
New Hampshire	20.5%	11.4%	7.2%

Figure 2: 20-Year Population Forecast for Goshen (Source: NH OEP)



Source: *Municipal Population Projections 2010 to 2030*, NH OEP, January 2007

Upon receipt of the 2010 Census information the Goshen Planning Board would do well to conduct an analysis of the changing demographics in the town. Particular focus should be directed toward whether the observed trends in the 2002 Master Plan persist. Specifically, the analysis should determine whether:

- The average age of the population continues to increase;
- Evaluate apparent validity of long-term population forecasts;
- Track trends for age cohorts in Goshen that tend to require more community services (e.g. the young and very old in need of personal care) indicate future needs not currently provided by the community.

Housing Trends

The 2002 Master Plan provides a detailed summary of the housing statistics for Goshen. The following data summarize housing data that were not available at the time of the 2002 Master Plan update and other data in the Master Plan that should be considered in reviewing the trends from 2000 to 2010. The following tables and quantities should be viewed as approximate numbers for planning purposes only. The intent of this section is to provide an overview of apparent trends in housing for Goshen for consideration in projecting and planning for future community development trends and needs for services.

From 1990 to 2000 Goshen’s housing inventory has generally maintained the same mix of housing units (Table 2) with an increase in owner-occupied housing units in 2000 (Table 3). NH OEP estimates, based on collected building permit data, indicate an increase in housing units from 2000 to 2008, which will be verified with the 2010 census results. While the number of single-family units has changed, the occupancy of housing units has increased by 15 units from 1990 to 2000. Concurrently, the number of unoccupied, seasonal homes has decreased by approximately 15 units in that same period. This may indicate a trend toward changing use of the existing housing stock from seasonal to year-round occupancy. The more recent household size data in Table 4 (1990 and 2000) may be interpreted to indicate a trend toward smaller household size overall, except the 1980 data does not corroborate that trend.

Table 2: Count of Households by Housing Type (Source: NH OEP)

	1990	2000	2008 (est.)
Total	394	389	441
Single-Family	328	336	385
Multi-Family	16	13	18
Manufactured Housing/Mobile Home/ Other	43	41	38

Sources: Tables H001, H020 (1990 Census); Tables H1, H30 (2000 Census); NHOEP Housing Estimates
 Note: Totals for respective Census tables may not match.

Table 3: Count of Occupied Housing Units and Tenure (Source: US Census)

	1990	2000
Occupied	263	279
Owner-Occupied	236	251
Renter-Occupied	27	28
Vacant	131	110
For Rent/Sale	13	9
For Rented/Sold, Not Occupied	0	0
Seasonal, Recreational, or Occasional Use	112	97
Other	6	4
Total	394	389

Sources: Tables H003, H005 (1990 Census); Tables H4, H8 (2000 Census); NHOEP Housing Estimates
 Note: Totals for respective Census tables may not match.

Table 4: Average Household Size (Source: US Census)

	1980	1990	2000
Overall	2.7	2.79	2.67
Owner-Occupied	-	2.80	2.58
Renter-Occupied	-	2.78	3.46

Sources: 1980 Census, Tables H17A, H18A (1990 Census); Table H18 (2000 Census)

Analysis Summary

Planning for Goshen’s future should include a broader assessment of the important regional features upon which Goshen depends. The 2002 Master Plan clearly identifies Goshen as a residential community with important and necessary ties to regional employment and commercial centers. This sentiment was reiterated during the Community Vision Workshop in November 2009.

- Population projections forecast moderate long-term population growth.
- Goshen Planning Board should take 2010 Census data, available in spring 2011 to update the above tables and corroborate the short-term population projections.
- Goshen Planning Board should use the 2010 Census data to chart a better understanding of the current composition of the population and likely short-term trends to anticipate the need for future services.
- Housing is the predominant land use in Goshen and principal tax revenue source for the Town.
- NH OEP records are based on incomplete Goshen data for housing unit gains and losses over time. It will be useful for the Planning Board to track building permit data maintained at the Town offices to gain a better understanding of housing development.
- One may infer from available historic data that there is a transition of seasonal to year-round housing units. While this is no clear indication of a trend to convert seasonal housing to year-round use, it is important to gain an understanding of this possible trend. There may be need to plan for future conversions and increased demand on services without construction of new housing and a limited increase in the tax base.