

GOSHEN COUNTY

DEMOGRAPHICS

The Census Bureau's intercensal estimates indicate that Goshen County's population decreased from 12,538 in 2000 to 12,072 in 2008 or by 3.72 percent. This compares to a statewide population growth of 7.88 percent over the period.⁷⁶ The number of people from 15 to 24 years of age decreased by 0.63 percent, and the number of people from 25 to 44 years of age decreased by 15.73 percent. The white population decreased by 4.07 percent, while the black population increased by 3.57 percent. The Hispanic population shifted from 1,107 to 1,103 people between 2000 and 2008, a decrease of 0.36 percent. These data are presented in Table II.8.1, below.

| Table II.8.1 Profile of Population Characteristics Wyoming vs Albany County, Census 2000 and 2008 Intercensal Estimates | | | | | | |
|--|-------------|-----------|----------|---------------|-----------|----------|
| Subject | Wyoming | | | Goshen County | | |
| | Census 2000 | July 2008 | % Change | Census 2000 | July 2008 | % Change |
| Population | 493,782 | 532,668 | 7.88 | 12,538 | 12,072 | -3.72 |
| Age | | | | | | |
| Under 14 years | 103,443 | 106,195 | 2.66 | 2,454 | 2,089 | -14.87 |
| 15 to 24 years | 75,358 | 76,242 | 1.17 | 1,756 | 1,745 | -0.63 |
| 25 to 44 years | 138,619 | 137,338 | -0.92 | 3,046 | 2,567 | -15.73 |
| 45 to 54 years | 74,079 | 82,508 | 11.38 | 1,753 | 1,841 | 5.02 |
| 55 to 64 years | 44,590 | 64,771 | 45.26 | 1,357 | 1,595 | 17.54 |
| 65 & over | 57,693 | 65,614 | 13.73 | 2,172 | 2,235 | 2.90 |
| Race | | | | | | |
| White | 469,423 | 500,001 | 6.51 | 12,282 | 11,782 | -4.07 |
| Black | 3,942 | 6,884 | 74.63 | 28 | 29 | 3.57 |
| American Indian and Alaskan Native | 11,410 | 13,555 | 18.80 | 112 | 128 | 14.29 |
| Asian | 2,904 | 3,828 | 31.82 | 26 | 21 | -19.23 |
| Native Hawaiian or Pacific Islander | 329 | 512 | 55.62 | 16 | 17 | 6.25 |
| Two or more races | 5,774 | 7,888 | 36.61 | 74 | 95 | 28.38 |
| Ethnicity (of any race) | | | | | | |
| Hispanic or Latino | 31,669 | 41,162 | 29.98 | 1,107 | 1,103 | -0.36 |

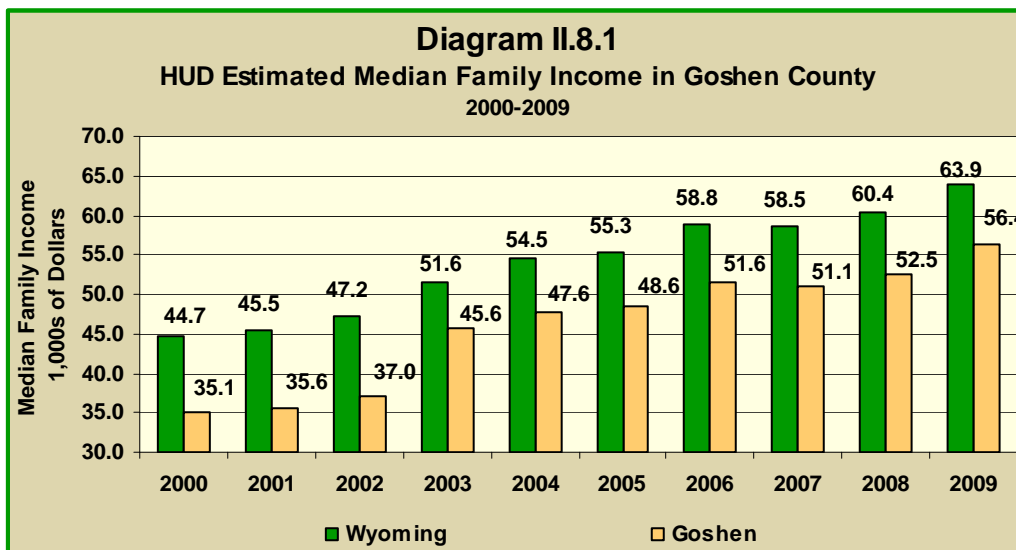
The Wyoming driver's license exchange data indicate a net increase of 152 persons during 2009. The driver's license total exchanges for the last ten years for Goshen County are presented in Table II.8.3, which indicate a net increase of 610 persons over the time period.

| Table II.8.3 Driver's Licenses Exchanged and Surrendered in Goshen County 2000 - 2009 | | | |
|--|--------------|--------------|------------|
| Year | In-Migrants | Out-Migrants | Net Change |
| 2000 | 344 | 325 | 19 |
| 2001 | 317 | 294 | 23 |
| 2002 | 341 | 256 | 85 |
| 2003 | 251 | 219 | 32 |
| 2004 | 293 | 281 | 12 |
| 2005 | 307 | 270 | 37 |
| 2006 | 301 | 216 | 85 |
| 2007 | 274 | 219 | 55 |
| 2008 | 343 | 233 | 110 |
| 2009 | 360 | 208 | 152 |
| Total | 3,131 | 2,521 | 610 |

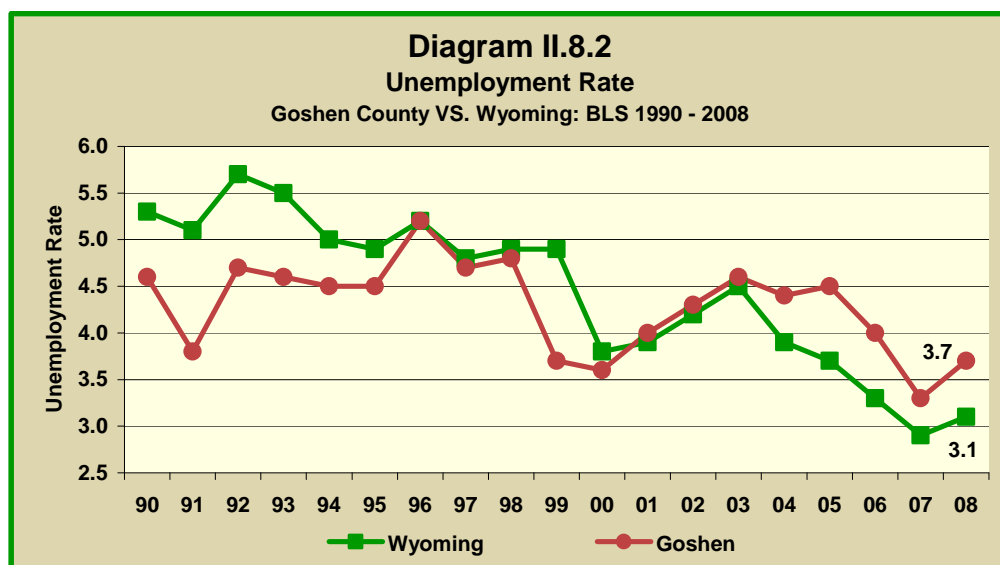
⁷⁶ On December 22, 2009 the Census Bureau released a revised statewide population estimate for 2009, indicating that the population increased to 544,270.

ECONOMICS

The HUD estimated median family income (MFI) for Goshen County was \$56,400 in 2009.⁷⁷ This figure compares to Wyoming's MFI of \$63,900. Diagram II.8.1, below, illustrates the estimated MFI for the years 2000 through 2009.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Goshen County's labor force, defined as the number of people working or actively seeking work, increased by 189 persons, from 5,899 in 2007 to 6,088 in 2008. Employment increased by 158 persons. Unemployment, therefore, decreased by 31 persons. The unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 3.4 percent in 2007 to 3.7 in 2008, as seen in Diagram II.8.2.



⁷⁷ Starting from the year 2003 HUD MFI estimates were re-benchmarked using 2000 census income limits, hence the unusual increase in estimates compared to earlier years.

The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represents the number of workers who worked during, or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers and unpaid family workers are not included in QCEW estimates. As seen in Table II.8.4 below, annual total monthly employment increased by 3.90 percent between 2007 and 2008, changing from a total of 4,255 to 4,421 workers. Over the second quarter of 2009, preliminary estimates indicate an increasing trend with employment rising to 4,604 persons in June.

| Table II.8.4 Goshen County Total Monthly Employment BLS Quarterly Census of Employment and Wages, 2001 – 2009p | | | | | | | | | |
|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-------|
| Year | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009p |
| Jan | 3,899 | 3,978 | 3,889 | 3,787 | 3,873 | 3,951 | 4,194 | 4,281 | 4,259 |
| Feb | 3,968 | 3,986 | 3,902 | 3,897 | 3,833 | 3,988 | 4,225 | 4,267 | 4,297 |
| Mar | 4,025 | 4,058 | 3,927 | 3,888 | 3,869 | 4,039 | 4,289 | 4,300 | 4,333 |
| Apr | 4,153 | 4,108 | 4,061 | 4,038 | 3,958 | 4,069 | 4,229 | 4,432 | 4,420 |
| May | 4,174 | 4,100 | 4,056 | 4,055 | 4,013 | 4,203 | 4,299 | 4,500 | 4,543 |
| Jun | 4,128 | 4,091 | 4,032 | 4,087 | 4,048 | 4,243 | 4,236 | 4,395 | 4,604 |
| Jul | 3,837 | 3,873 | 3,754 | 3,924 | 3,771 | 4,165 | 4,035 | 4,259 | . |
| Aug | 3,859 | 3,848 | 3,806 | 3,767 | 3,934 | 4,086 | 4,080 | 4,297 | . |
| Sep | 3,897 | 3,988 | 3,957 | 3,971 | 3,938 | 4,168 | 4,204 | 4,421 | . |
| Oct | 4,255 | 4,245 | 4,114 | 4,049 | 4,148 | 4,276 | 4,438 | 4,639 | . |
| Nov | 4,268 | 4,318 | 4,170 | 4,099 | 4,170 | 4,334 | 4,425 | 4,642 | . |
| Dec | 4,095 | 4,269 | 4,160 | 4,079 | 4,130 | 4,382 | 4,406 | 4,614 | . |
| Annual | 4,047 | 4,072 | 3,986 | 3,970 | 3,974 | 4,159 | 4,255 | 4,421 | . |
| % Change | . | 0.62 | -2.11 | -0.40 | 0.10 | 4.66 | 2.31 | 3.90 | . |

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. As seen in Table II.8.5, at right, annual average weekly wages increased by 4.98 percent between 2007 and 2008, changing from a total of \$522 to \$548.

| Table II.8.5 Average Weekly Wages in Goshen County BLS Quarterly Census of Employment and Wages, 2001 – 2009p | | | | | | |
|--|---------------|----------------|---------------|----------------|--------|----------|
| Year | First Quarter | Second Quarter | Third Quarter | Fourth Quarter | Annual | % Change |
| 2001 | 381 | 395 | 412 | 426 | 404 | . |
| 2002 | 380 | 418 | 434 | 433 | 416 | 2.97 |
| 2003 | 400 | 429 | 437 | 445 | 428 | 2.88 |
| 2004 | 420 | 436 | 446 | 467 | 443 | 3.50 |
| 2005 | 436 | 457 | 473 | 493 | 465 | 4.97 |
| 2006 | 473 | 491 | 490 | 519 | 494 | 6.24 |
| 2007 | 496 | 520 | 522 | 548 | 522 | 5.67 |
| 2008 | 525 | 563 | 534 | 568 | 548 | 4.98 |
| 2009p | 523 | 550 | . | . | . | . |

Total business establishments reported by the QCEW are displayed in Table II.8.6. Annual establishments increased by 3.50 percent between 2007 and 2008, changing from a total of 457 to 473 establishments. Preliminary 2009 estimates indicate a decrease, with establishments falling to 461 in the second quarter of 2009.

The Bureau of Economic Analysis (BEA) also measures employment, defined as the total number of full- and part-time jobs by place of work. In 2007, the most recent year for which data are available, Goshen County recorded 7,342 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents and transfer payments, adjusted for place of residence, was \$403,913,000, and real per capita income was \$33,604 in 2007. This compares with a statewide average real per capita income of \$48,405. Average earnings per job in the county were \$27,496 in 2007, while Wyoming average earnings per job were \$44,409.

HOUSING

The Census Bureau estimates that total housing units saw an increase of 1.80 percent in Goshen County between 2000 and 2008, from 5,881 to 5,987. This compares to a 10.07 percent estimated increase statewide, as seen in Table II.8.7, below.

| Table II.8.7 Housing Unit Estimates for Wyoming and Goshen County Census 2000 and 2001-2007 Intercensal Estimates | | | | |
|--|---------|--------------------|---------------|--------------------|
| Subject | Wyoming | % Change from 2000 | Goshen County | % Change from 2000 |
| 2000 Census | 223,854 | . | 5,881 | . |
| July 2001 Estimate | 225,959 | 0.94 | 5,889 | 0.14 |
| July 2002 Estimate | 227,773 | 1.75 | 5,898 | 0.29 |
| July 2003 Estimate | 229,637 | 2.58 | 5,911 | 0.51 |
| July 2004 Estimate | 232,556 | 3.89 | 5,961 | 1.36 |
| July 2005 Estimate | 235,654 | 5.27 | 5,988 | 1.82 |
| July 2006 Estimate | 239,175 | 6.84 | 5,987 | 1.80 |
| July 2007 Estimate | 242,332 | 8.25 | 5,990 | 1.85 |
| July 2008 Estimate | 246,393 | 10.07 | 5,987 | 1.80 |

Average apartment rent in Goshen County decreased by 1.3 percent, from \$473 in second quarter 2009 to \$467 in second quarter 2009. Detached single-family home rents increased by 2.1 percent. Rents for mobile home lots increased by 9.7 percent.

Goshen County rental prices have experienced average annualized increases of 3.8 percent per year for apartments, 2.2 percent per year for houses, 4.2 percent per year for mobile home lots since second quarter 1998 through second quarter 2009. These figures compare to state average annualized increases in rental prices of 3.7 percent for apartments, 4.4 percent for houses, 3.8 percent for mobile homes plus a lot and 3.4 percent for mobile home lots. Table II.8.8, at right, presents the Goshen County data for each rental type.

The U.S. Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the County. Single-family building permit authorizations in Goshen County decreased from 13 in 2007 to eight in 2008.

The real value of single-family building permits decreased from \$149,250 in 2007 to \$136,010 in 2008. The value over the past several years, in real dollars, has fluctuated from a high of \$239,580 in 2002 to a low of \$164,900 in 2001. These figures compare to the state average high of \$259,470 in 2000 and low of \$175,810 in 2003. Additional details of permit activity and per unit valuations are given in Table II.8.9, on the following page.

| Table II.8.8 Wyoming Cost of Living Index⁷⁸ for Goshen County Rental Housing Costs, 1986 – 2009 | | | | |
|---|------------|-----------------|-------|-------------|
| Quarter Year | Apartments | Mobile Home Lot | House | Mobile Home |
| Q4.86 | . | . | . | . |
| Q2.87 | . | . | . | . |
| Q4.87 | . | . | . | . |
| Q2.88 | . | . | . | . |
| Q4.88 | . | . | . | . |
| Q2.89 | . | . | . | . |
| Q4.89 | . | . | . | . |
| Q2.90 | . | . | . | . |
| Q4.90 | . | . | . | . |
| Q2.91 | . | . | . | . |
| Q4.91 | . | . | . | . |
| Q2.92 | . | . | . | . |
| Q4.92 | . | . | . | . |
| Q2.93 | . | . | . | . |
| Q4.93 | . | . | . | . |
| Q2.94 | . | . | . | . |
| Q4.94 | . | . | . | . |
| Q2.95 | . | . | . | . |
| Q4.95 | . | . | . | . |
| Q2.96 | . | . | . | . |
| Q4.96 | . | . | . | . |
| Q2.97 | . | . | . | . |
| Q4.97 | . | . | . | . |
| Q2.98 | 310 | 108 | 371 | 306 |
| Q4.98 | 323 | 105 | 371 | 273 |
| Q2.99 | 315 | 110 | 358 | 260 |
| Q4.99 | 360 | 130 | 438 | 278 |
| Q2.00 | 326 | 130 | 401 | 336 |
| Q4.00 | 305 | 110 | 432 | 310 |
| Q2.01 | 318 | 115 | 439 | 315 |
| Q4.01 | 339 | 120 | 428 | 336 |
| Q2.02 | 320 | 125 | 427 | 306 |
| Q4.02 | 340 | 115 | 466 | 327 |
| Q2.03 | 333 | 113 | 395 | 278 |
| Q4.03 | 338 | 117 | 414 | 288 |
| Q2.04 | 316 | 115 | 377 | 295 |
| Q4.04 | 346 | 125 | 442 | 301 |
| Q2.05 | 352 | 150 | 407 | 330 |
| Q4.05 | 349 | 144 | 438 | 346 |
| Q2.06 | 343 | 120 | 445 | 363 |
| Q4.06 | 356 | 150 | 457 | 356 |
| Q2.07 | 366 | 113 | 440 | 334 |
| Q4.07 | 421 | 145 | 462 | 383 |
| Q2.08 | 473 | 155 | 481 | . |
| Q4.08 | 480 | 175 | 480 | . |
| Q2.09 | 467 | 170 | 471 | . |

⁷⁸ Data from 1986 to 1997 for Goshen County was not reported by the Wyoming Economic Analysis Division.

| Table II.8.9 Building Permits and Valuation in Goshen County 1980 - 2008 | | | | | | | | |
|---|---|--------------|--------------------------|--------------------|-------------|---------------------|---------------|--|
| Year | Authorized Construction in Permit Issuing Areas | | | | | WCDA | | Per Unit Valuation, 1000s of Real 2008 Dollars |
| | Single-Family Units | Duplex Units | Tri- and Four-Plex Units | Multi-Family Units | Total Units | Tax Credit Projects | HOME Projects | Single-Family Units |
| 1980 | 50 | . | 4 | . | 54 | . | . | 100.30 |
| 1981 | 14 | . | 12 | 36 | 62 | . | . | 117.78 |
| 1982 | 21 | . | 4 | . | 25 | . | . | 104.69 |
| 1983 | 30 | 6 | 8 | . | 44 | . | . | 106.74 |
| 1984 | 20 | . | 16 | 5 | 41 | . | . | 96.69 |
| 1985 | 27 | 2 | 4 | . | 33 | . | . | 93.41 |
| 1986 | 18 | 2 | . | . | 20 | . | . | 107.84 |
| 1987 | 7 | 2 | . | . | 9 | . | . | 76.24 |
| 1988 | 9 | . | . | . | 9 | . | . | 101.84 |
| 1989 | 11 | . | . | . | 11 | . | . | 88.71 |
| 1990 | 6 | . | . | . | 6 | . | . | 92.13 |
| 1991 | 4 | . | . | 26 | 30 | . | . | 99.62 |
| 1992 | 1 | 2 | . | . | 3 | 25 | . | 106.23 |
| 1993 | 2 | 4 | . | 40 | 46 | . | . | 121.83 |
| 1994 | 6 | 6 | . | . | 12 | . | . | 158.83 |
| 1995 | 8 | 6 | . | . | 14 | . | . | 93.54 |
| 1996 | 11 | 2 | . | . | 13 | . | . | 99.56 |
| 1997 | 6 | 4 | . | . | 10 | . | . | 81.00 |
| 1998 | 9 | 2 | . | . | 11 | . | . | 103.86 |
| 1999 | 9 | . | . | . | 9 | . | . | 93.77 |
| 2000 | 1 | . | . | . | 1 | . | 8 | 108.78 |
| 2001 | 4 | . | . | . | 4 | . | . | 164.90 |
| 2002 | 2 | . | . | . | 2 | . | . | 239.58 |
| 2003 | 6 | . | . | . | 6 | . | . | 198.75 |
| 2004 | 17 | . | . | . | 17 | . | . | 187.78 |
| 2005 | 11 | . | . | . | 11 | . | . | 165.29 |
| 2006 | 6 | 8 | . | . | 14 | . | . | 217.78 |
| 2007 | 13 | . | . | . | 13 | . | . | 149.25 |
| 2008 | 8 | . | . | . | 8 | . | . | 136.01 |

The average sales price of existing, detached, single-family homes was provided by the County Assessor's office. In 2008, the average sales price in Goshen County was \$131,037. This represented an increase of 6.2 percent from the previous year. In contrast, the state of Wyoming's average was \$256,045, a decrease of 3.4 percent over the previous year. A comparison of average sales prices between 1999 and 2008 is displayed in Table II.8.10, below.

| Table II.8.10 Average Sales Prices in Goshen County and Wyoming Assessor Data, 1999 - 2008 | | | | |
|---|----------------------------------|-------------------------------|-----------------------|-------------------------|
| Year | Goshen County Average Price (\$) | Goshen County Annual % Change | Wyoming Average Price | Wyoming Annual % Change |
| 1999 | 63,195 | -11.90 | 101,517 | 4.76 |
| 2000 | 80,968 | 28.12 | 111,437 | 9.77 |
| 2001 | 79,771 | -1.48 | 116,469 | 4.52 |
| 2002 | 86,545 | 8.49 | 121,140 | 4.01 |
| 2003 | 90,856 | 4.98 | 132,708 | 9.55 |
| 2004 | 93,965 | 3.42 | 142,501 | 7.38 |
| 2005 | 102,053 | 8.61 | 159,776 | 12.12 |
| 2006 | 116,812 | 14.46 | 187,869 | 17.58 |
| 2007 | 123,393 | 5.63 | 265,044 | 41.08 |
| 2008 | 131,037 | 6.2 | 256,045 | -3.4 |

The Wyoming Rental Vacancy Survey has been completed eighteen times semiannually during the past nine years, with the most recent survey conducted in December 2009.⁷⁹ During December 2009, a total of 28 surveys were completed by property managers in Goshen County. Of the 307 rental units surveyed, 11 were vacant, indicating a vacancy rate of 3.58 percent. This compares to a 5.90 percent vacancy rate one year ago, and a December 2009 statewide vacancy rate of 6.78 percent. Over the last six months the vacancy rate has fallen, bucking the general statewide trend. This indicates the rental market remains healthy despite a general economic slowdown.

The calendar year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 35 respondents in Goshen County. Of the incoming population who were unsatisfied with their current housing, 44.4 percent said they were seeking to own a home and 55.6 percent wished to rent. Of those seeking to own a home, 75.0 percent wished to buy existing units, and 33.3 percent of respondents sought homes in the range of \$50,000 to \$99,999 and 66.7 percent sought homes for above \$100,000. The remainder of those seeking to own a home, 25.0 percent, wished to build, of which all respondents expected to build for more than \$100,000.

Of those who were seeking to rent, 40.0 percent anticipated spending below \$365 dollars, 20.0 percent anticipated spending between \$366 and \$474, and 40.0 percent anticipated spending between \$475 and \$599.

2010 HOUSING NEEDS FORECAST

Three alternative housing forecasts were prepared: a *moderate growth* scenario, a *strong growth* scenario and a *very strong growth* scenario. While all three predictions are available in the *2010 Wyoming Housing Needs Forecast*, only the *strong growth* forecast is presented on the following page. The forecast of household formation by tenure was segmented by income, as a percentage of median family income (MFI). The income groupings for the counties were separated into five categories: 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 95 percent and more than 95 percent of median family income.

The household forecast indicates a total increase of 1,498 households in Goshen County, from 5,061 in 2000 to 6,559 in 2030. Homeowners are expected to increase from 3,577 in 2000 to 4,830 by 2030. Renters, on the other hand, are anticipated to increase from 1,484 in 2000 to 1,729 in 2030.

| Year | Sample | Total Units | Vacant Units | Vacancy Rate |
|-------|--------|-------------|--------------|--------------|
| 2001a | 11 | 273 | 27 | 9.89 |
| 2001b | 10 | 202 | 13 | 6.44 |
| 2002a | 6 | 91 | 6 | 6.59 |
| 2002b | 7 | 160 | 7 | 4.38 |
| 2003a | 6 | 126 | 6 | 4.76 |
| 2003b | 15 | 341 | 25 | 7.33 |
| 2004a | 16 | 345 | 42 | 12.17 |
| 2004b | 15 | 319 | 19 | 5.96 |
| 2005a | 19 | 304 | 25 | 8.22 |
| 2005b | 17 | 324 | 12 | 3.70 |
| 2006a | 21 | 371 | 18 | 4.85 |
| 2006b | 28 | 375 | 13 | 3.47 |
| 2007a | 26 | 352 | 13 | 3.69 |
| 2007b | 21 | 249 | 7 | 2.81 |
| 2008a | 32 | 420 | 20 | 4.76 |
| 2008b | 27 | 373 | 22 | 5.90 |
| 2009a | 23 | 309 | 12 | 3.88 |
| 2009b | 28 | 307 | 11 | 3.58 |

⁷⁹Those signified as 'a' in the "year" column of Table II.8.11 are conducted in June/July of each year. Those signified as 'b' are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates, as well as year-to-year changes.

Homeownership from the year 2000 to 2030 is expected to increase by 123 households for homeowners with extremely low incomes, 30 percent or less of MFI. Homeownership for those with incomes from 31 to 50 percent of MFI is expected to increase by 159 households, and to increase by 191 for those with 51 to 80 percent of MFI.

Rental demand from the year 2000 to 2030 is expected to increase by 57 households for renters with extremely low incomes, 30 percent or less of MFI. Further, rental demand for those with 31 to 50 percent of MFI is expected to increase by 50 households over the period. Table II.8.11, below, provides details of the household forecast by tenure and income.

| Table II.8.11 | | | | | | |
|--|--------------|---------------|---------------|---------------|-------------|--------------|
| Strong Growth Household Forecast by Tenure and Income | | | | | | |
| Goshen 2000 Through 2030 | | | | | | |
| Year | 0-30% | 31-50% | 51-80% | 81-95% | 96+% | Total |
| Homeowners by Percent of Median Family Income | | | | | | |
| 2000 | 352 | 454 | 545 | 234 | 1,991 | 3,577 |
| 2005 | 351 | 453 | 544 | 234 | 1,987 | 3,570 |
| 2010 | 372 | 480 | 577 | 248 | 2,106 | 3,783 |
| 2015 | 396 | 511 | 614 | 264 | 2,242 | 4,027 |
| 2020 | 422 | 544 | 653 | 281 | 2,385 | 4,285 |
| 2025 | 448 | 578 | 694 | 298 | 2,534 | 4,553 |
| 2030 | 476 | 613 | 736 | 317 | 2,689 | 4,830 |
| Renters by Percent of Median Family Income | | | | | | |
| 2000 | 347 | 305 | 246 | 98 | 488 | 1,484 |
| 2005 | 328 | 288 | 232 | 93 | 461 | 1,401 |
| 2010 | 336 | 296 | 238 | 95 | 473 | 1,438 |
| 2015 | 353 | 310 | 250 | 100 | 497 | 1,510 |
| 2020 | 370 | 325 | 262 | 105 | 520 | 1,583 |
| 2025 | 387 | 340 | 274 | 110 | 544 | 1,656 |
| 2030 | 404 | 355 | 286 | 114 | 568 | 1,729 |
| Total Households by Percent of Median Family Income | | | | | | |
| 2000 | 699 | 759 | 791 | 333 | 2,479 | 5,061 |
| 2005 | 679 | 741 | 776 | 327 | 2,448 | 4,971 |
| 2010 | 709 | 776 | 815 | 343 | 2,579 | 5,221 |
| 2015 | 750 | 822 | 864 | 364 | 2,738 | 5,537 |
| 2020 | 792 | 870 | 915 | 386 | 2,906 | 5,868 |
| 2025 | 836 | 918 | 968 | 408 | 3,079 | 6,209 |
| 2030 | 880 | 969 | 1,022 | 431 | 3,257 | 6,559 |