

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.

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

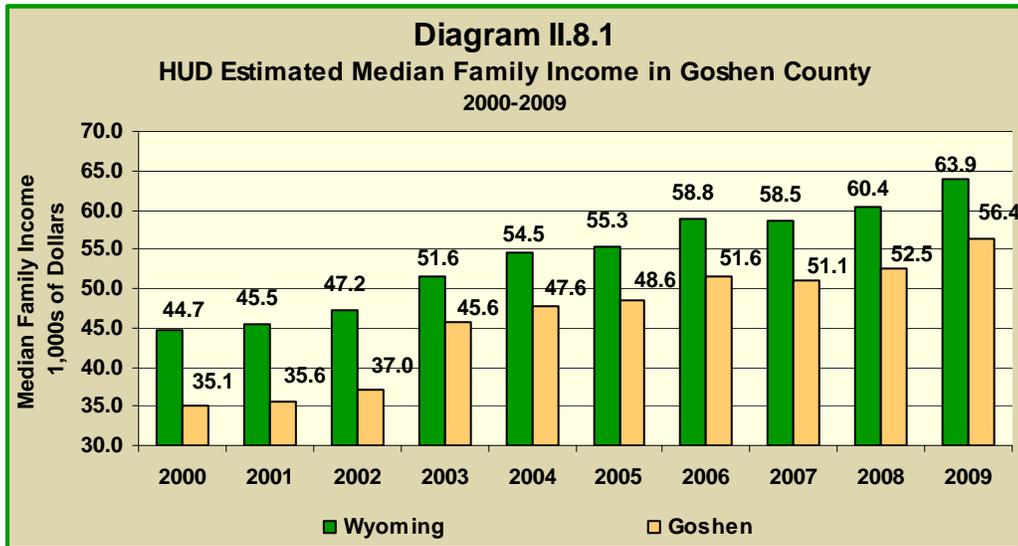
The Wyoming driver's license exchange data indicate a net increase of 152 persons during 2009. The driver's license total exchanges for the last ten years for Goshen County are presented in Table II.8.3, which indicate a net increase of 610 persons over the time period.

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

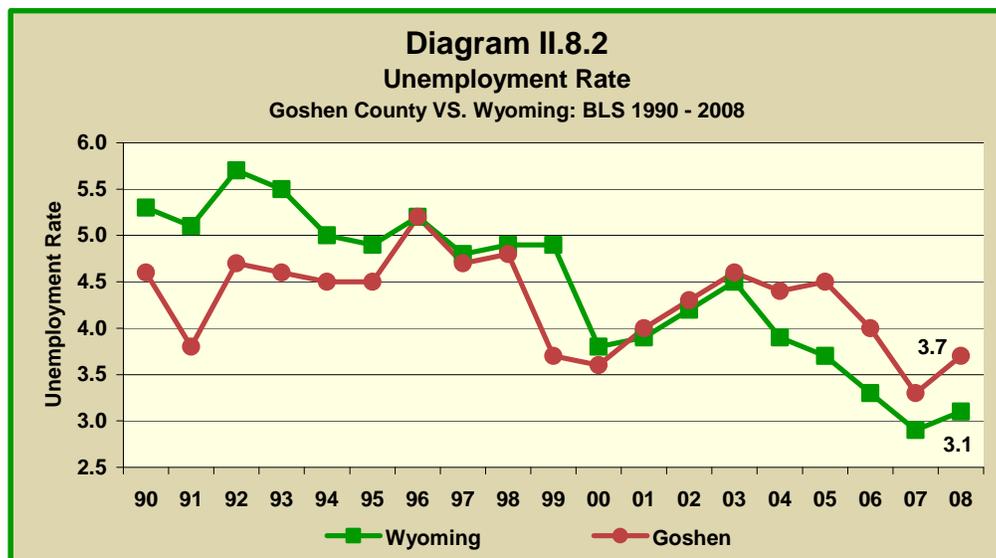
⁷⁶ On December 22, 2009 the Census Bureau released a revised statewide population estimate for 2009, indicating that the population increased to 544,270.

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.

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.

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.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	422	430	436	437	431	.
2002	435	435	431	434	434	0.70
2003	441	446	441	445	443	2.07
2004	442	454	449	441	447	0.90
2005	430	429	437	437	433	-3.13
2006	445	446	443	444	445	2.77
2007	452	453	461	463	457	2.70
2008	474	476	473	470	473	3.50
2009p	469	461

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.

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.

Table II.8.11
Semi-Annual Rental Vacancy Survey
Goshen County 2001- 2008

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