

GOSHEN COUNTY

POPULATION

The Census Bureau's intercensal estimates indicate that Goshen County's population decreased by 3.72 percent between 2000 and 2008, from 12,538 to 12,072. This rate compares to a statewide population growth of 7.88 percent over the period. These data are presented in Table II.8.1, below.

Table II.8.1				
Population Estimates for Wyoming and Goshen County				
Census 2000, 2001-2008 Intercensal Estimates				
Subject	Wyoming	% Change from 2000	Goshen County	% Change from 2000
Population				
2000 Census	493,782	.	12,538	.
July 2001 Estimate	492,924	-0.17	12,389	-1.19
July 2002 Estimate	496,969	0.65	12,219	-2.54
July 2003 Estimate	499,056	1.07	12,135	-3.21
July 2004 Estimate	502,816	1.83	12,157	-3.04
July 2005 Estimate	506,007	2.48	12,073	-3.71
July 2006 Estimate	512,573	3.81	12,010	-4.21
July 2007 Estimate	523,252	5.97	12,020	-4.13
July 2008 Estimate	532,668	7.88	12,072	-3.72

MIGRATION

Total population change is a combination of births, deaths and the net migration of those arriving in and leaving the state. The result of births minus deaths is termed the "natural increase." As calculated from data seen in Table II.8.2, at right, from April 2000 to July 2008, Goshen County's natural increase was estimated to be 39 people. Goshen County has been experiencing net out-migration, with over 505 persons leaving the county in the last eight years.⁸¹

The Wyoming driver's license exchange data indicate a net increase of 43 persons during 2009. The driver's license total exchanges for the last nine and one-half years for Goshen County are presented in Table II.8.3, on the following page, which indicate a net increase of 501 persons over the time period.

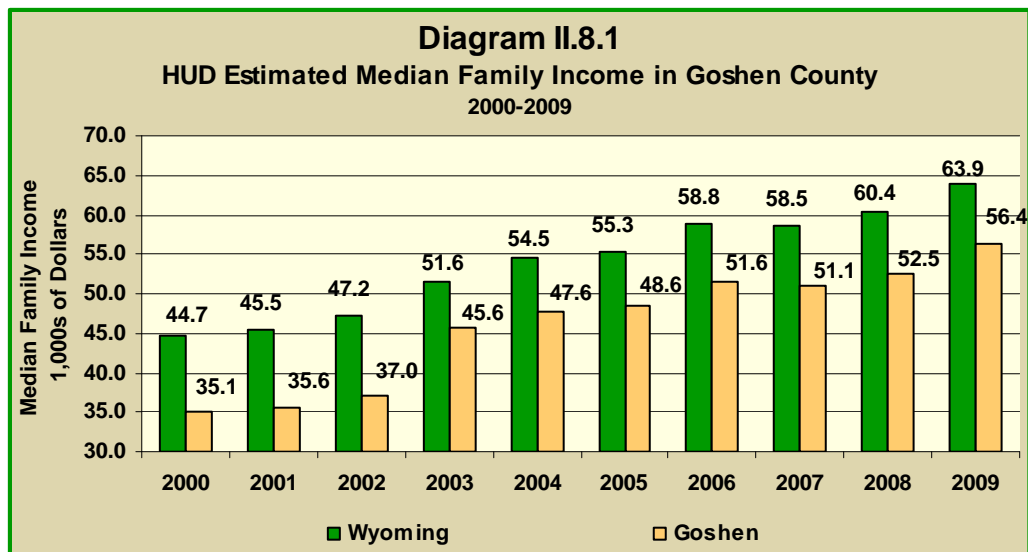
Table II.8.2	
Goshen County Population Change	
Census 1980 - 7/2008	
1980 Population	12,040
Natural Increase 80-90	620
Net Migration 80-90	-287
1990 Population	12,373
Natural Increase 90-00	302
Net Migration 90-00	-137
2000 Population	12,538
Natural Increase 00-08	39
Net Migration 00-08	-505
2008 Population Estimate	12,072

⁸¹ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.8.3			
Driver's Licenses Exchanged and Surrendered in Goshen County			
2000 - First Half of 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 – First Half	163	120	43
Total	2,934	2,433	501

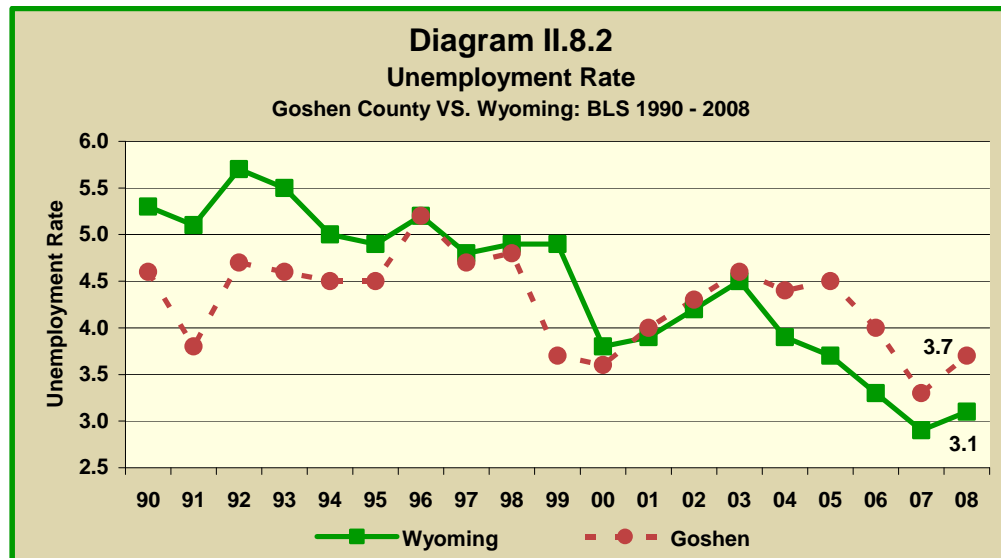
ECONOMICS

The HUD estimated median family income (MFI) for Goshen County was \$56,400 in 2009.⁸² 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 3.5 in 2008. Goshen County continued to see lower labor force utilization than the state of Wyoming, as seen in Diagram II.8.2, on the following page.

⁸² 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 2.31 percent between 2006 and 2007, changing from a total of 4,159 to 4,255 workers. Over the third quarter of 2008, preliminary estimates indicate an increasing trend with employment rising to 4,429 persons in September.

Table II.8.4 Goshen County Total Monthly Employment BLS Quarterly Census of Employment and Wages, 2001 – 2008p								
Year	2001	2002	2003	2004	2005	2006	2007	2008p
Jan	3,899	3,978	3,889	3,787	3,873	3,951	4,194	4,281
Feb	3,968	3,986	3,902	3,897	3,833	3,988	4,225	4,268
Mar	4,025	4,058	3,927	3,888	3,869	4,039	4,289	4,301
Apr	4,153	4,108	4,061	4,038	3,958	4,069	4,229	4,432
May	4,174	4,100	4,056	4,055	4,013	4,203	4,299	4,500
Jun	4,128	4,091	4,032	4,087	4,048	4,243	4,236	4,395
Jul	3,837	3,873	3,754	3,924	3,771	4,165	4,035	4,264
Aug	3,859	3,848	3,806	3,767	3,934	4,086	4,080	4,301
Sep	3,897	3,988	3,957	3,971	3,938	4,168	4,204	4,429
Oct	4,255	4,245	4,114	4,049	4,148	4,276	4,438	.
Nov	4,268	4,318	4,170	4,099	4,170	4,334	4,425	.
Dec	4,095	4,269	4,160	4,079	4,130	4,382	4,406	.
Annual	4,047	4,072	3,986	3,970	3,974	4,159	4,255	.
% Change	.	0.62	-2.11	-0.40	0.10	4.66	2.31	.

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 5.67 percent between 2006 and 2007, changing from a total of \$494 to \$522.

Total business establishments reported by the QCEW are displayed in Table II.8.6. Annual establishments increased by 2.70 percent between 2006 and 2007, changing from a total of 445 to 457 establishments. Preliminary 2008 estimates indicate an increase, with establishments rising to 473 in the third 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 latest year available for the data, 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 \$43,407.⁸³

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

⁸³ Section D of Volume II, Technical Appendix provides additional BEA data for years 1969 through 2007.

Average apartment rent in Goshen County changed by 14.0 percent, from \$421 in fourth quarter 2007 to \$480 in fourth quarter 2008. Detached single-family home rents increased by 3.9 percent. Rents for mobile home lots increased by 20.7 percent.

Goshen County rental prices have experienced average annualized increases of 4.1 percent per year for apartments, 2.4 percent per year for houses, 4.5 percent per year for mobile home lots since fourth quarter 1998 through fourth quarter 2008. These figures compare to state average annualized increases in rental prices of 3.5 percent for apartments, 4.4 percent for houses, 3.6 percent for mobile homes plus a lot and 2.8 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. Total residential units authorized 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 eight-year high of \$259,470 in 2000 and an eight-year 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 Index⁸⁴ for Goshen County Rental Housing Costs, 1986 – 2008				
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	.

⁸⁴ 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 seventeen times semiannually during the past nine years, with the most recent survey conducted in June, 2009.⁸⁵ During June of 2009, a total of 23 surveys were completed by property managers in Goshen County. Of the 309 rental units surveyed, 12 were vacant, indicating a vacancy rate of 3.88 percent. This compares to a 4.76 percent vacancy rate one year ago, and a June 2009 vacancy rate of 6.06 percent statewide. 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 Goshen fiscal year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 27 respondents in Goshen County. Of the incoming population who were unsatisfied with their current housing, 60.0 percent said they were seeking to own a home and 40.0 percent wished to rent. Of those seeking to own a home, 50.0 percent wished to buy existing units, and all respondents sought homes in the range of \$50,000 to \$99,999. The remainder of those seeking to own a home, 60.0 percent, wished to build, of which 50.0 percent of respondents expected to build for less than \$50,000 and 50.0 percent expected to build for more than \$100,000. A significant portion of these people do not appear to have expectations in line with market realities.

Of those currently renting or seeking to rent, 50.0 percent of respondents hoped to spend less than \$365 per month, and 50.0 percent anticipated spending \$366 to \$474. Additional survey data are presented in Section C of Volume II, Technical Appendix.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978, to provide affordable housing in Wyoming. There were a total of 586 loans purchased in Goshen County during 1979-2009, with 10 in fiscal 2009. The average home size over the period was 1,201 square feet and 1,161 square feet in fiscal 2009. For homes receiving a WCDA loan in fiscal 2009, the average year a home was built was 1943. The average household income in fiscal 2009 in nominal terms, without the effects of inflation being taken into consideration, was \$37,021. The average purchase price in fiscal 2009 was \$78,782. In fiscal 2009, no loans purchased were for new construction, and 40.0 percent had female heads of household. Fiscal year data over the entire operating history of the WCDA can be found in the August 2009 Volume II, Technical Appendix, Section E.

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

⁸⁵Those 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.

