

GOSHEN COUNTY

Demographics

The Census Bureau's intercensal estimates indicate that Goshen County's population increased from 13,249 in 2010 to 13,536 in 2011, or by 2.2 percent. This compares to a statewide population growth of 0.8 percent over the period.⁸⁶ The number of people from 15 to 24 years of age increased by 3.4 percent, and the number of people from 55 to 64 years of age increased by 5.1 percent. The white population increased by 1.7 percent, while the black population increased by 34.1 percent. The Hispanic population increased from 1,288 to 1,348 people between 2010 and 2011 or by 4.7 percent. These data are presented in Table II.8.1, below.

Subject	Goshen County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	13,249	13,536	2.2%	563,626	568,158	0.8%
Age						
Under 14 years	2,198	2,244	2.1%	113,371	113,462	0.1%
15 to 24 years	1,839	1,902	3.4%	78,460	78,704	0.3%
25 to 44 years	2,818	2,929	3.9%	144,615	145,669	0.7%
45 to 54 years	2,016	1,979	-1.8%	83,577	80,936	-3.2%
55 to 64 years	1,878	1,973	5.1%	73,513	77,120	4.9%
65 and Over	2,500	2,509	0.4%	70,090	72,267	3.1%
Race						
White	12,874	13,089	1.7%	529,110	531,484	0.4%
Black	85	114	34.1%	5,135	6,024	17.3%
American Indian and Alaskan Native	120	141	17.5%	14,457	14,774	2.2%
Asian	41	48	17.1%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	13	13	0.0%	521	551	5.8%
Two or more races	116	131	12.9%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	1,288	1,348	4.7%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Goshen County's population increased from 12,538 persons in 2000 to 13,249 in 2010, or by 5.7 percent. This compares to a statewide population growth of 10.2 percent over the period. The white population increased by 6.5 percent, while the black population increased by 216 percent. The Hispanic population increased from 1,107 to 1,288 persons between 2000 and 2010, or by 16.4 percent. These data are presented in Table II.8.2, on the following page.

⁸⁶ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

Table II.8.2						
Population by Race and Ethnicity						
Goshen County						
2000 SF1 and 2010 Census Data						
Race	2000 Census			2010 Census		% Change 00 – 10
	Population	% of Total	Population	% of Total		
White	11,764	93.8%	12,526	94.5%		6.5%
Black	25	0.2%	79	0.6%		216.0%
American Indian	108	0.9%	108	0.8%		0.0%
Asian	25	0.2%	41	0.3%		64.0%
Native Hawaiian/Pacific Islander	15	0.1%	12	0.1%		-20.0%
Other	458	3.7%	320	2.4%		-30.1%
Two or More Races	143	1.1%	163	1.2%		14.0%
Total	12,538	100.0%	13,249	100.0%		5.7%
Hispanic (Ethnicity)	1,107	8.8%	1,288	9.7%		16.4%

Table II.8.3, below, presents the population of Goshen County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 5.7 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 521 persons, or by 38.4 percent. In 2010, the largest age group in Goshen County was the group aged 35 to 54, which accounted for 26.2 percent of the entire population. The 2010 census count showed a total of 6,906 males, who accounted for 52.1 percent of the population, and the remaining 47.9 percent, or 6,343 persons, were female.

Table II.8.3							
Population by Age and Gender							
Goshen County							
2000 SF1 and 2010 Census Data							
Age	2000 Census			2010 Census			% Change 00–10
	Male	Female	Total	Male	Female	Total	
Under 5	378	349	727	364	336	700	-3.7%
5 to 19	1,460	1,322	2,782	1,292	1,191	2,483	-10.7%
20 to 24	373	328	701	479	375	854	21.8%
25 to 34	628	618	1,246	753	609	1,362	9.3%
35 to 54	1,784	1,769	3,553	1,865	1,607	3,472	-2.3%
55 to 64	675	682	1,357	998	880	1,878	38.4%
65 and Over	936	1,236	2,172	1,155	1,345	2,500	15.1%
Total	6,234	6,304	12,538	6,906	6,343	13,249	5.7%

At the time of the 2010 Census, there were 1,070 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters increased by 117.9 percent, as shown in Table II.8.4, on the following page.

Table II.8.4			
Group Quarters Population			
Goshen County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ⁸⁷	67	571	752.2%
Juvenile Facilities	.	55	.
Nursing Homes	74	114	54.1%
Other Institutions	56	.	-100.0%
Total	197	740	275.6%
Noninstitutionalized			
College Dormitories	221	292	32.1%
Military Quarters	.	.	.
Other Noninstitutions	73	38	-47.9%
Total	294	330	12.2%
Group Quarters Population	491	1,070	117.9%

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data including the one-in-six SF3 sample. These additional samples, such as the SF3, asked supplementary questions regarding income and household attributes that were not asked in the 100 percent count. In the 2010 decennial census, the Census Bureau did not collect additional sample data, such as the SF3, and thus many important housing and income concepts are not available in the 2010 census.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the census tract level, and considered more robust than the one or three year sample estimates.

Table II.8.5, on the following page, shows data on household type by tenure in the 2011 5-year ACS data. Household type is broken down by family households and non-family households. In 2011, there were an estimated 3,408 family households, of which 2,842 housed married couple families and 566 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 208 families, or a female householder with no husband present, of which there were 358 families. There were also an estimated 1,878 "non-family households," which refers to households of unrelated people or one person living alone. When compared to the state, the percentage of family households in Goshen County was 64.5 percent, which compared to the statewide rate of 66.1 percent. Of the family households in Goshen County, 83.4 percent were married households, which compared to 80.5 percent in the State of Wyoming.

⁸⁷ In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.8.5				
Household Type by Tenure				
Goshen County				
2007-2011 Five-Year ACS Data				
Family Type	Goshen County		State of Wyoming	
	Goshen County	% of Total	State of Wyoming	% of Total
Family households	3,408	64.5%	145,279	66.1%
Married-couple family	2,842	83.4%	116,920	80.5%
Owner-occupied housing units	2,265	79.7%	97,958	83.8%
Renter-occupied housing units	577	20.3%	18,962	16.2%
Other family	566	16.6%	28,359	19.5%
Male householder, no wife present	208	6.1%	9,289	32.8%
Owner-occupied housing units	115	55.3%	5,532	59.6%
Renter-occupied housing units	93	44.7%	3,757	40.4%
Female householder, no husband present	358	10.5%	19,070	67.2%
Owner-occupied housing units	222	62.0%	10,181	53.4%
Renter-occupied housing units	136	38.0%	8,889	46.6%
Nonfamily households	1,878	35.5%	74,349	33.9%
Owner-occupied housing units	1,053	56.1%	41,217	55.4%
Renter-occupied housing units	825	43.9%	33,132	44.6%
Total	5,286	100.0%	219,628	100.0%

Table II.8.6, below, displays the 2011 Five-year ACS census data for household type by household size. In 2011, there were 1,933 two-person family households, 675 three-person family households and 372 four-person family households. One-person non-family households made up 88.8 percent of all non-family households or an estimated 1,667 households. Goshen County’s two persons households made up 39.8 percent of total housing units and four person households made up an additional 7.1 percent, which compares to 38.1 and 12.1 percent, respectively, for the State of Wyoming.

Table II.8.6				
Household Type by Household Size				
Goshen County				
2007-2011 Five-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Goshen County				
One Person	.	1,667	1,667	31.5%
Two Person	1,933	170	2,103	39.8%
Three Person	675	39	714	13.5%
Four Person	372	2	374	7.1%
Five Person	260	0	260	4.9%
Six Person	84	0	84	1.6%
Seven Person	84	0	84	1.6%
Total	3,408	1,878	5,286	100.0%
State of Wyoming				
One Person	.	60,205	60,205	27.4%
Two Person	71,688	11,947	83,635	38.1%
Three Person	29,300	1,506	30,806	14.0%
Four Person	26,107	549	26,656	12.1%
Five Person	11,231	96	11,327	5.2%
Six Person	4,464	46	4,510	2.1%
Seven Person	2,489	0	2,489	1.1%
Total	145,279	74,349	219,628	100.0%

The 2011 Five-Year ACS census estimates also provided information on tenure by household size. According to the 2011 ACS estimates, of the 2,103 two-person households, 1,635 were owner-occupied and 468 were renter-occupied. Of the 374 four-person households, 232 were owner-occupied and 142 were renter-occupied. Further household size data by tenure are presented in Table II.8.7, below.

Table II.8.7 Tenure by Household Size				
Goshen County 2007-2011 Five-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Goshen County				
One Person	971	696	1,667	31.5%
Two Person	1,635	468	2,103	39.8%
Three Person	599	115	714	13.5%
Four Person	232	142	374	7.1%
Five Person	166	94	260	4.9%
Six Person	34	50	84	1.6%
Seven Person or more	18	66	84	1.6%
Total	3,655	1,631	5,286	100.0%
State of Wyoming				
One Person	34,603	25,602	60,205	27.4%
Two Person	65,587	18,048	83,635	38.1%
Three Person	21,990	8,816	30,806	14.0%
Four Person	19,817	6,839	26,656	12.1%
Five Person	8,013	3,314	11,327	5.2%
Six Person	3,314	1,196	4,510	2.1%
Seven Person or more	1,564	925	2,489	1.1%
Total	154,888	64,740	219,628	100.0%

As shown in Table II.8.8, below, Goshen County had a total of 5,979 housing units of which 5,286 or 88.4 percent were occupied. Of these occupied units, 69.1 percent, or 3,655 units were owner occupied, which compares to a statewide rate of 70.5. A total of 693 units or 11.6 percent of all units were vacant. This compared to a statewide vacancy rate of 15.2 percent.

Table II.8.8 Housing Units by Tenure				
Goshen County 2007-2011 Five-Year ACS Data				
Tenure	Goshen County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	5,286	88.4%	219,628	84.8%
Owner-Occupied	3,655	69.1%	154,888	70.5%
Renter-Occupied	1,631	30.9%	64,740	29.5%
Vacant Housing Units	693	11.6%	39,362	15.2%
Total Housing Units	5,979	100.0%	258,990	100.0%

Table II.8.9, on the following page, shows that of the 693 housing units in Goshen County as reported in the 2011 ACS data, 80 or 11.5 percent were for rent and 89 or 12.8 percent were for sale. An estimated 162 units were for seasonal, recreational, or occasional use, and 342 or 49.4 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.0 percent for “other vacant” units.

Table II.8.9 Disposition of Vacant Housing Units Goshen County 2007-2011 Five Year ACS Data				
Disposition	Goshen County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	80	11.5%	5,138	13.1%
Rented, but not occupied	11	1.6%	2,072	5.3%
For sale only	89	12.8%	2,921	7.4%
Sold, but not occupied	9	1.3%	983	2.5%
For seasonal, recreational, or occasional use	162	23.4%	17,501	44.5%
For migrant workers	0	0.0%	498	1.3%
Other vacant	342	49.4%	10,249	26.0%
Total	693	100.0%	39,362	100.0%

Table II.8.10, at right, presents different income statistics for Goshen County. According to the 2011 ACS data averages, median family income for Goshen County was \$52,273 compared to the statewide average of \$69,058. Per capita income for Goshen County, which is calculated by dividing total income by population, was \$23,845, which compared to \$28,952 for the State of Wyoming.

Table II.8.10 Median and Per Capita Income Goshen County 2007-2011 Five-Year ACS Data		
Income Type	Goshen County	Wyoming
Median Family Income	52,273	69,058
Median Household Income	42,126	56,380
Per Capita Income	23,845	28,952

Table II.8.11, below, shows households by income for Goshen County and the State of Wyoming. In Goshen County, there were a total of 634 households or 12.0 percent with incomes under \$15,000 compared to 9.7 percent of households in Wyoming. There were another 1,045 households that had incomes between \$35,000 and \$49,999, which accounted for 19.8 percent of households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 12.8 percent of total households and numbered 675 in Goshen County.

Table II.8.11 Households by Income Goshen County 2007-2011 Five-Year ACS Data				
Income	Goshen County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	634	12.0%	21,222	9.7%
15,000 - 19,999	364	6.9%	10,180	4.6%
20,000 - 24,999	375	7.1%	10,638	4.8%
25,000 - 34,999	703	13.3%	23,696	10.8%
35,000 - 49,999	1,045	19.8%	31,275	14.2%
50,000 - 74,999	983	18.6%	44,469	20.2%
75,000 - 99,999	507	9.6%	31,675	14.4%
100,000 and above	675	12.8%	46,473	21.2%
Total	5,286	100.0%	219,628	100.0%

Poverty statistics were also reported in the 2011 five-year ACS estimates, and these data are displayed in Table II.8.12, below. In total, the poverty rate in Goshen County was 15.9 percent, which compared to a statewide poverty rate of 10.1 percent in Wyoming. The male population in Goshen County had a poverty rate of 14.7 percent and the female population had a poverty rate of 17.1 percent. There were 159 males and 92 females in poverty under the age of 5. Overall, 12.7 percent of persons in poverty in Goshen County were under the age of five, which compared to 13.2 percent statewide. The elderly population, comprised of individuals 65 years of older, had 141 individuals with incomes below the poverty level which represented 7.2 percent of the total population in poverty. In the State of Wyoming there were 4,129 individuals with incomes below the poverty level which represented 7.5 percent of the total Wyoming population in poverty.

Table II.8.12				
Poverty by Age				
Goshen County				
2007-2011 Five-Year ACS Data				
Age	Male	Female	Total	% of Total
Goshen County				
5 and Below	159	92	251	12.7%
6 to 18	278	219	497	25.2%
18 to 64	484	599	1,083	54.9%
65 and Older	11	130	141	7.2%
Total	932	1,040	1,972	100.0%
Poverty Rate	14.7%	17.1%	15.9%	.
State of Wyoming				
5 and Below	3,930	3,291	7,221	13.2%
6 to 18	5,508	4,781	10,289	18.7%
18 to 64	13,586	19,675	33,261	60.6%
65 and Older	1,311	2,818	4,129	7.5%
Total	24,335	30,565	54,900	100.0%
Poverty Rate	9.0%	11.0%	10.1%	.

Table II.8.13, on the following page, presents the breakdown of households by unit type and tenure. Between 2006 and 2011, Goshen County saw an average of 3,225 owner-occupied single-family units compared to 1,129 single-family rental units. In Goshen County, single-family units comprised 82.4 percent of all households compared with 71.7 percent statewide. Goshen County had a total of 152 apartment rental units and total apartment units accounted for 3.0 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 535 mobile homes in Goshen County, which comprised 10.1 percent of all occupied housing units and compared to 13.8 statewide.

Table II.8.13				
Households by Unit Type				
Goshen County 2007-2011 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Goshen County				
Single-Family Unit	3,225	1,129	4,354	82.4%
Duplex	0	64	64	1.2%
Tri- or Four-Plex	10	148	158	3.0%
Apartments	7	152	159	3.0%
Mobile Homes	413	122	535	10.1%
Boat, RV, Van, Etc.	0	16	16	0.3%
Total	3,655	1,631	5,286	100.0%
State of Wyoming				
Single-Family Unit	129,946	27,445	157,391	71.7%
Duplex	837	4,691	5,528	2.5%
Tri- or Four-Plex	397	8,950	9,347	4.3%
Apartments	843	16,020	16,863	7.7%
Mobile Homes	22,616	7,604	30,220	13.8%
Boat, RV, Van, Etc.	249	30	279	0.1%
Total	154,888	64,740	219,628	100.0%

Table II.8.14, below, shows the number of households by year of construction. As shown, 20.2 percent, or 1,067 units, were built in 1939 or earlier in the county, and another 548 were built between 1940 and 1949. The number of households built between 2000 and 2004 was 178, which accounted for 3.4 percent of all households, and an additional 157 households, or 3.0 percent, were built in 2005 or later. These figures compare to 14,269 households, or 6.5 percent, that were built from 2005 or later statewide.

Table II.8.14				
Households by Year Built				
Goshen County 2007-2011 Five-Year ACS Data				
Year Built	Goshen County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	1,067	20.2%	25,099	11.4%
1940 to 1949	548	10.4%	10,841	4.9%
1950 to 1959	670	12.7%	22,067	10.0%
1960 to 1969	512	9.7%	19,430	8.8%
1970 to 1979	1,130	21.4%	52,134	23.7%
1980 to 1989	651	12.3%	34,742	15.8%
1990 to 1999	373	7.1%	26,856	12.2%
2000 to 2004	178	3.4%	14,190	6.5%
Built 2005 or Later	157	3.0%	14,269	6.5%
Total	5,286	100.0%	219,628	100.0%

Table II.8.15, on the following page, displays housing units for Goshen County and the State of Wyoming. The number of rooms in Goshen County varied between households. Households with one room accounting for only 0.3 percent of total housing units, while households with five and six

rooms accounted for 19.6 and 16.9 percent, respectively. The median number of rooms in Goshen County was 6 rooms, which compared to 6 statewide.

Table II.8.15				
Housing Units by Number of Rooms				
Goshen County 2007-2011 Five-Year ACS Data				
Number of Rooms	Goshen County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	16	0.3%	4,252	1.6%
Two	43	0.7%	6,593	2.5%
Three	432	7.2%	19,112	7.4%
Four	851	14.2%	44,741	17.3%
Five	1,173	19.6%	52,369	20.2%
Six	1,010	16.9%	40,122	15.5%
Seven	833	13.9%	31,810	12.3%
Eight	707	11.8%	25,589	9.9%
Nine or more	914	15.3%	34,402	13.3%
Total	5,979	100.0%	258,990	100.0%
Median Rooms	6	.	6	.

Table II.8.16, below, shows the number of households in the county by number of bedrooms and tenure. There were 53 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 30.3 percent of total households in Goshen County, which compared to 24.8 percent statewide. In Goshen County, the 1,940 households with three bedrooms accounted for 36.7 percent of all households, and there were only 363 five-bedroom or more households, which accounted for 6.9 percent of all households.

Table II.8.16				
Households by Number of Bedrooms				
Goshen County 2007-2011 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Goshen County				
None	2	53	55	1.0%
One	109	205	314	5.9%
Two	855	748	1,603	30.3%
Three	1,543	397	1,940	36.7%
Four	865	146	1,011	19.1%
Five or more	281	82	363	6.9%
Total	3,655	1,631	5,286	100.0%
State of Wyoming				
None	343	1,715	2,058	0.9%
One	4,009	12,897	16,906	7.7%
Two	28,633	25,922	54,555	24.8%
Three	71,265	17,440	88,705	40.4%
Four	35,828	4,818	40,646	18.5%
Five or more	14,810	1,948	16,758	7.6%
Total	154,888	64,740	219,628	100.0%

The age of a structure influences its value. As shown in Table II.8.17, at right, structures built in 1939 or earlier had a median value of \$113,300, while structures built between 1950 and 1959 had a median value of \$114,800 and those built between 1990 to 1999 had a median value of \$176,000. The newest structures tended to have the highest values and those built between 2000 and 2004 and from 2005 or later had median values of \$257,100 and \$325,000, respectively. The total average median value in Goshen County was \$132,400, which compared to \$181,900 in the State of Wyoming.

Table II.8.17 Median Value by Year Structure Built Goshen County 2007-2011 Five-Year ACS Data		
Year Built	Goshen County	State of Wyoming
1939 or earlier	113,300	148,000
1940 to 1949	95,000	130,200
1950 to 1959	114,800	155,800
1960 to 1969	121,900	171,100
1970 to 1979	142,100	180,100
1980 to 1989	144,900	194,300
1990 to 1999	176,000	224,800
2000 to 2004	257,100	247,900
Built 2005 or Later	325,000	245,700
Total	132,400	181,900

Household mortgage status is reported in Table II.8.18, below. In Goshen County, households with a mortgage accounted for 49.4 percent of all households or 1,804 housing units, and the remaining 50.6 percent or 1,851 units had no mortgage. Of those units with a mortgage, 146 had either a second mortgage or home equity loan, 24 had both a second mortgage and home equity loan, and 1,634 or 90.6 percent had no second mortgage or no home equity loan.

Table II.8.18 Mortgage Status Goshen County 2007-2011 Five-Year ACS Data				
Mortgage Status	Goshen County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,804	49.4%	95,294	61.5%
With either a second mortgage or home equity loan, but not both	146	8.1%	16,846	17.7%
Second mortgage only	97	66.4%	8,326	49.4%
Home equity loan only	49	33.6%	8,520	50.6%
Both second mortgage and home equity loan	24	1.3%	733	0.8%
No second mortgage and no home equity loan	1,634	90.6%	77,715	81.6%
Housing units without a mortgage	1,851	50.6%	59,594	38.5%
Total	3,655	100.0%	154,888	100.00%

The median rent in Goshen County was \$422 as compared to \$591 statewide, as shown in Table II.8.19, below.

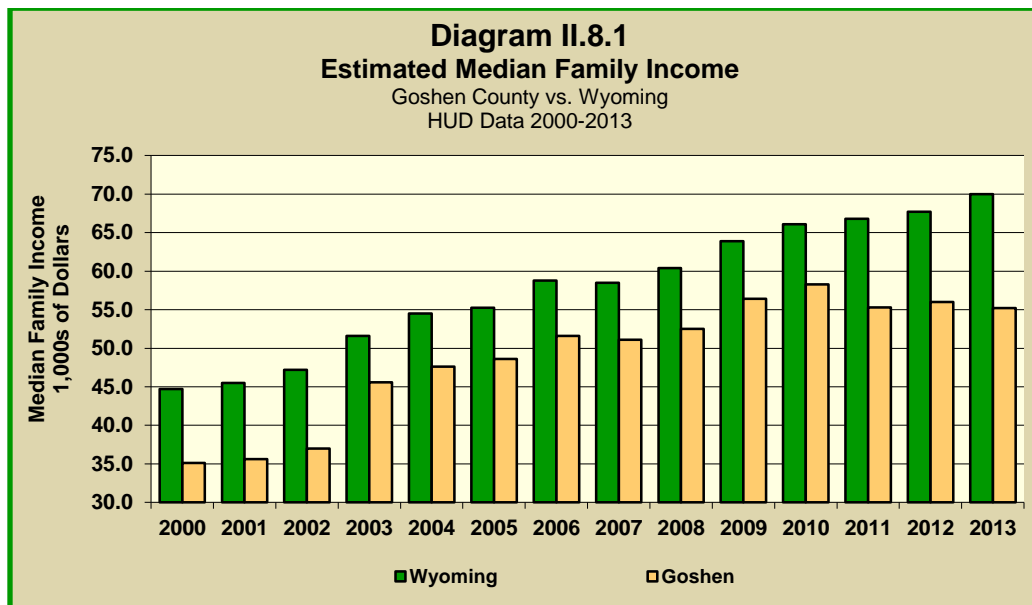
Table II.8.19 Median Rent Goshen County 2007-2011 Five-Year ACS Data	
Place	Rent
Goshen County	\$422
State of Wyoming	\$591

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 26 persons during the first half of 2012. The driver’s license total exchanges since 2000 for Goshen County are presented in Table II.8.20, below, and indicate a net increase of 984 persons over the time period.

Table II.8.20			
Driver’s Licenses Exchanged and Surrendered			
Goshen County			
WYDOT Data, 2000–Second Quarter 2012			
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
2010	435	191	244
2011	337	233	104
2012 – First Half	164	138	26
Total	4,067	3,083	984

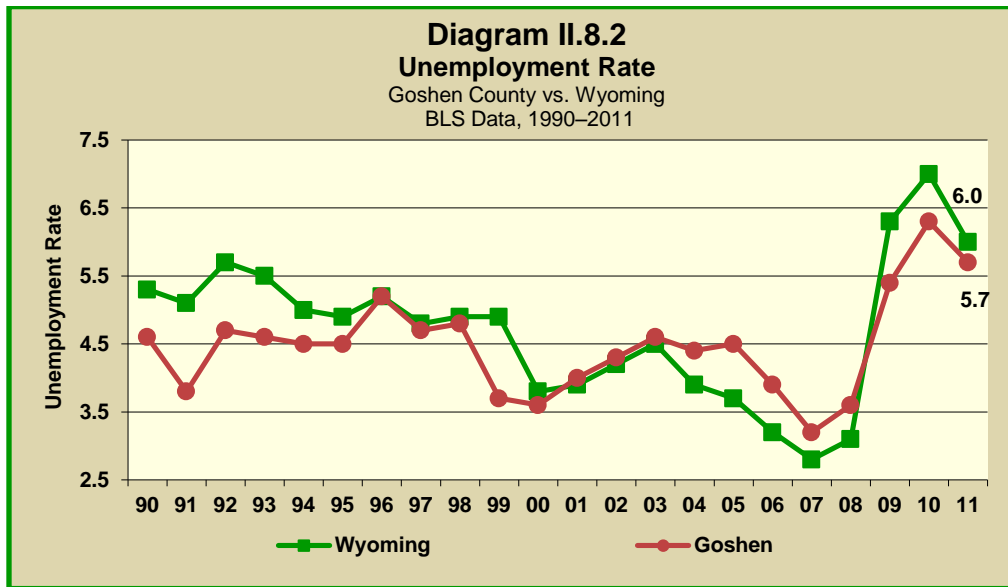
Economics

The HUD estimated MFI for Goshen County was \$55,200 in 2013.⁸⁸ This figure compares to Wyoming’s MFI of \$70,000. Diagram II.8.1, below, illustrates the estimated MFI for 2000 through 2013.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Goshen County’s labor force, defined as the number of persons working or actively seeking work, increased by 95 persons, from 6,491 in 2010 to 6,586 in 2011. Employment increased by 124 persons; unemployment decreased by 29 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 6.3 percent in 2010 to 5.7 percent in 2011, as shown on the following page in Diagram II.8.2.

⁸⁸ 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 represent 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 shown in Table II.8.21, below, annual total monthly employment increased by 1.79 percent between 2010 and 2011, from a total of 4,520 to 4,601 workers. Preliminary estimates shows employment increased to 4,633 persons in June 2012.

Year	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012(p)
Jan	3,978	3,889	3,787	3,873	3,951	4,194	4,281	4,259	4,432	4,478	4,509
Feb	3,986	3,902	3,897	3,833	3,988	4,225	4,267	4,297	4,457	4,484	4,576
Mar	4,058	3,927	3,888	3,869	4,039	4,289	4,300	4,333	4,482	4,492	4,581
Apr	4,108	4,061	4,038	3,958	4,069	4,229	4,432	4,422	4,507	4,547	4,611
May	4,100	4,056	4,055	4,013	4,203	4,299	4,500	4,548	4,554	4,662	4,658
Jun	4,091	4,032	4,087	4,048	4,243	4,236	4,395	4,576	4,590	4,643	4,633
Jul	3,873	3,754	3,924	3,771	4,165	4,035	4,259	4,239	4,381	4,433	.
Aug	3,848	3,806	3,767	3,934	4,086	4,080	4,297	4,263	4,348	4,523	.
Sep	3,988	3,957	3,971	3,938	4,168	4,204	4,421	4,486	4,505	4,644	.
Oct	4,245	4,114	4,049	4,148	4,276	4,438	4,639	4,657	4,682	4,769	.
Nov	4,318	4,170	4,099	4,170	4,334	4,425	4,642	4,646	4,630	4,781	.
Dec	4,269	4,160	4,079	4,130	4,382	4,406	4,614	4,703	4,670	4,756	.
Annual	4,072	3,986	3,970	3,974	4,159	4,255	4,421	4,452	4,520	4,601	.
% Change	0.62	-2.11	-0.40	0.10	4.66	2.31	3.90	0.70	1.53	1.79	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter regardless of when services were performed. As shown in Table II.8.22, on the following page, annual average weekly wages increased by 4.64 percent between 2010 and 2011, from a total of \$582 to \$609. Preliminary estimates show average weekly wages increased to \$621 in the second quarter 2012.

Table II.8.22						
Average Weekly Wages						
Goshen County						
BLS QCEW Data, 2001–2011(p)						
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
2009	523	550	542	601	555	1.28
2010	545	583	571	626	582	4.86
2011	576	612	601	643	609	4.64
2012(p)	609	621	.	.	.	.

Total business establishments reported by the QCEW are displayed below in Table II.8.23 Annual establishments increased between 2010 and 2011, to 474 establishments. Preliminary estimate show business establishments decreased to 464 in the second quarter of 2012.

Table II.8.23						
Number of Establishments						
Goshen County						
BLS QCEW Data, 2001–2011(p)						
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
2009	469	462	464	459	464	-1.90
2010	464	468	460	463	464	0.00
2011	466	482	476	470	474	2.16
2012(p)	464	464	.	.	.	.

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2011, the most recent year for which data are available, Goshen County recorded 7,557 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 \$34,648,000, and real per capita income was \$34,648 in 2011. The average earnings per job in the county was \$32,816 in 2011. These data are presented in full in **Volume II. Technical Appendix.**

Housing

Average apartment rent in Goshen County increased from \$557 in second quarter 2011 to \$589 in second quarter 2012, or by 5.7 percent. Detached single-family home rents decreased by 4.1 percent and rents for mobile home lots decreased by 18.5 percent.

Goshen County rental prices experienced average annualized increases of 4.7 percent for apartments, 2.9 percent for houses, and 3.0 percent for mobile home lots since second quarter 1998 through second quarter 2012.⁸⁹ These figures compare to state average annualized increases in rental prices of 3.3 percent for apartments, 3.8 percent for houses, 3.4 percent for mobile homes plus a lot, and 3.1 percent for mobile home lots. Table II.8.24, at right, presents the Goshen County data for each rental type.⁹⁰

The 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 six authorized units in 2010 to two in 2011.

The real value of single-family building permits increased from \$135,300 in 2010 to \$480,000 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of \$250,800 in 2002 to a low of \$172,400 in 2001. These figures compare to the state average high of \$270,950 in 2000 and low of \$184,110 in 2003. Additional details of permit activity and per unit valuations are given in Table II.8.25, 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	.
Q4.09	499	155	496	.
Q2.10	520	160	524	.
Q4.10	530	180	575	.
Q2.11	557	200	579	.
Q4.11	544	155	571	.
Q2.12	589	163	555	.

⁸⁹ Data from 1986 to 1997 for Goshen County was not reported by the Wyoming Economic Analysis Division.

⁹⁰ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

Table II.8.25 Building Permits and Valuation Goshen County Census Bureau Data, 1980–2011								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2010 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	50	.	4	.	54	.	.	105.1
1981	14	.	12	36	62	.	.	123.4
1982	21	.	4	.	25	.	.	109.7
1983	30	6	8	.	44	.	.	111.9
1984	20	.	16	5	41	.	.	101.3
1985	27	2	4	.	33	.	.	97.9
1986	18	2	.	.	20	.	.	113.0
1987	7	2	.	.	9	.	.	79.8
1988	9	.	.	.	9	.	.	106.5
1989	11	.	.	.	11	.	.	92.8
1990	6	.	.	.	6	.	.	96.4
1991	4	.	.	26	30	.	.	104.2
1992	1	2	.	.	3	25	.	111.0
1993	2	4	.	40	46	.	.	127.4
1994	6	6	.	.	12	.	.	166.2
1995	8	6	.	.	14	.	.	97.8
1996	11	2	.	.	13	.	.	104.1
1997	6	4	.	.	10	.	.	84.6
1998	9	2	.	.	11	.	.	108.5
1999	9	.	.	.	9	.	.	97.9
2000	1	.	.	.	1	.	8	113.6
2001	4	.	.	.	4	.	.	172.4
2002	2	.	.	.	2	.	.	250.8
2003	6	.	.	.	6	.	.	208.1
2004	17	.	.	.	17	.	.	196.8
2005	11	.	.	.	11	.	.	173.1
2006	6	8	.	.	14	.	.	228.0
2007	13	.	.	.	13	.	.	156.0
2008	8	.	.	.	8	.	.	142.0
2009	9	.	.	18	27	.	.	165.3
2010	6	.	.	.	6	.	.	135.3
2011	2	.	.	.	2	.	.	480.0

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2011, the average sales price in Goshen County was \$134,089. This represented a decrease of 1.5 percent from the previous year. In contrast, Wyoming’s weighted average was \$241,301 or a decrease of 3.8 percent over the previous year. A comparison of average sales prices between 1999 and 2011 is displayed in Table II.8.26, below.

Table II.8.26 Average Sales Prices Goshen County vs. Wyoming DOR Data, 1999–2011				
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
2009	119,207	-9.0	241,622	-5.6
2010	136,174	14.23	250,958	3.9
2011	134,089	-1.5	241,301	-3.8

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2012.⁹¹ During December 2012, a total of 35 surveys were completed by property managers in Goshen County. Of the 572 rental units surveyed, 8 were vacant, indicating a vacancy rate of 1.40 percent, as shown in Table II.8.27, below. The vacancy rate one year ago was 3.60 percent. In December 2012, the statewide vacancy rate was 4.17 percent.

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%
2010a	27	368	13	3.53%
2010b	28	362	13	3.59%
2011a	34	524	10	1.91%
2011b	35	555	20	3.60%
2012a	35	552	10	1.81%
2012b	35	572	8	1.40%

Diagram II.8.3, on the following page, shows the historical vacancy rate for Goshen County and Wyoming. As can be seen, the vacancy rate in Goshen County was higher than the statewide rate until 2008, after which it fell below the statewide rate to a low of 1.4 in 2012.

⁹¹Those 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.

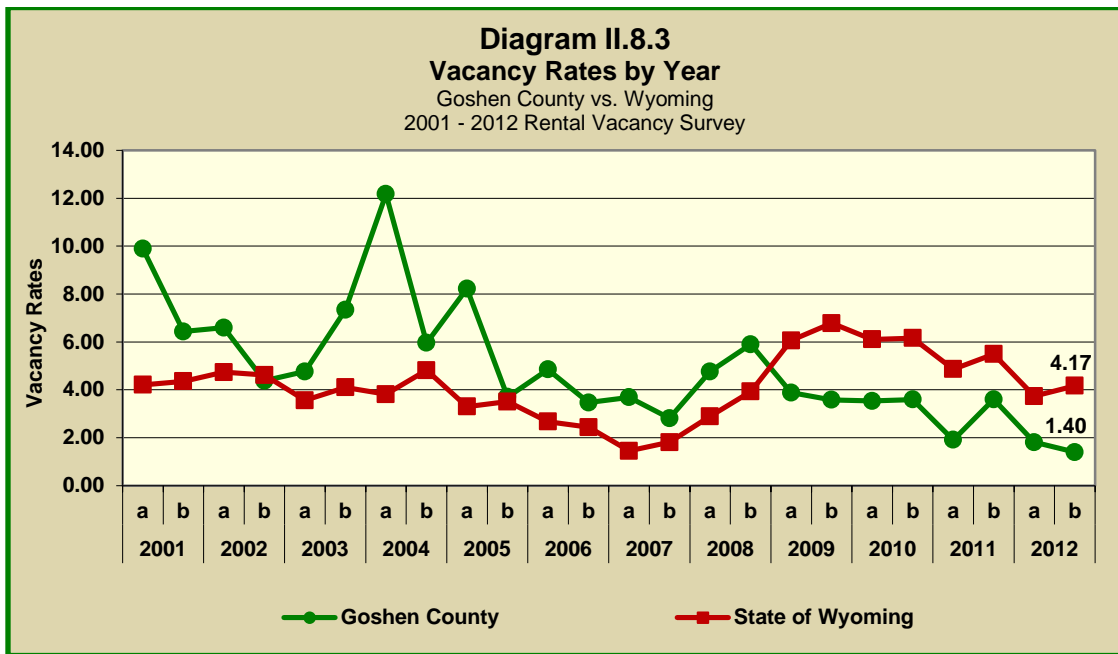
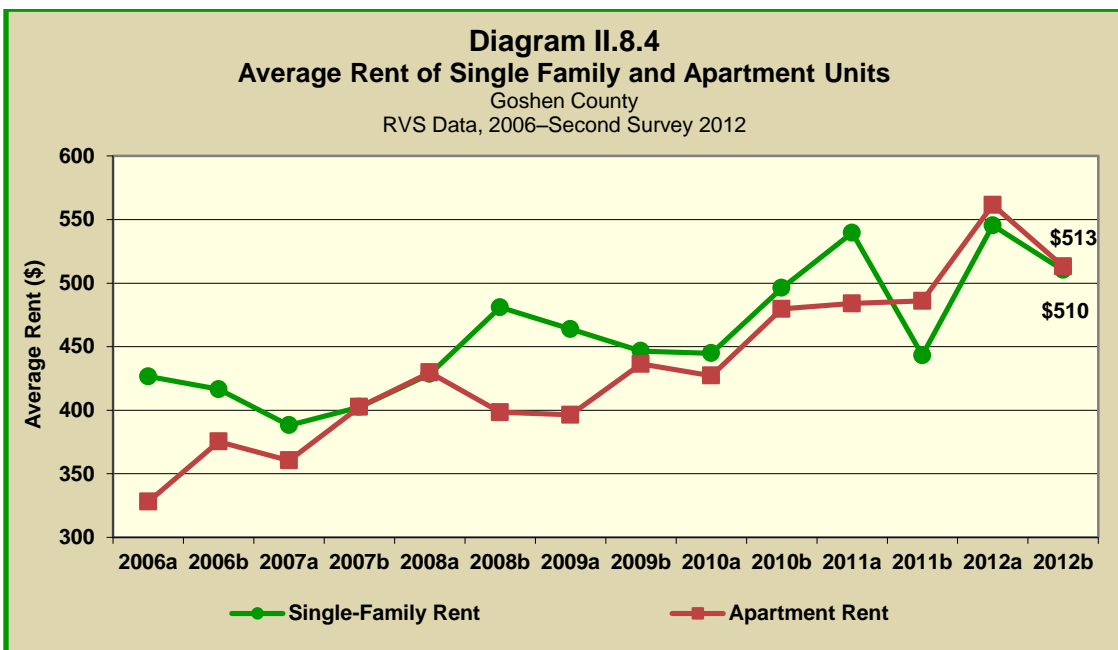


Diagram II.8.4, below, shows the average rent of single-family and apartment units in Goshen County. In the second half of 2012, average rents for single-family units decreased to \$510 and average rents for apartments decreased to \$513.



The calendar year 2012 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 32 respondents in Goshen County. Of the incoming persons who were unsatisfied with their current housing, 100 percent said they were seeking to own a home. Of those seeking to own a home, 50 percent wished to buy existing units, of which, 100 percent anticipated spending between \$100,000 and \$249,999. The remaining 50 percent, wished to build, of which 100 percent anticipated spending between \$100,000 and \$249,999.

Housing Problems

While the ACS data do not report significant details regarding the physical condition of housing units, some information can be derived from data relating to overcrowding, incomplete plumbing or kitchen facilities, and cost burdens.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. According to 2011 five-year ACS data, 135 or 2.6 percent of households in Goshen County were overcrowded and another 23 or 0.4 percent of units were severely overcrowded, as shown in Table II.8.28, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.8.28				
Overcrowding and Severe Overcrowding				
Goshen County 2007-2011 Five-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Goshen County				
Owner				
Households	3,627	21	7	3,655
Percentage	99.2%	0.6%	0.2%	100.0%
Renter				
Households	1,501	114	16	1,631
Percentage	92.0%	7.0%	1.0%	100.0%
Total				
Households	5,128	135	23	5,286
Percentage	97.0%	2.6%	0.4%	100.0%
State of Wyoming				
Owner				
Households	152,816	1,630	442	154,888
Percentage	98.7%	1.1%	0.3%	100.0%
Renter				
Households	62,434	1,856	450	64,740
Percentage	96.4%	2.9%	0.7%	100.0%
Total				
Households	215,250	3,486	892	219,628
Percentage	98.0%	1.6%	0.4%	100.0%

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

At the time of the 2011 five-year ACS, a total of 224 units or 3.7 percent of all housing units in Goshen County were lacking complete kitchen facilities. This compared to 2.9 percent of households statewide without complete kitchen facilities. These data are presented in Table II.8.29, at right.

Table II.8.29		
Housing Units with Incomplete Kitchen Facilities		
Goshen County 2007-2011 Five-Year ACS Data		
Facilities	Goshen County	State of Wyoming
Complete Kitchen Facilities	5,755	251,420
Lacking Complete Kitchen Facilities	224	7,570
Total Housing Units	5,979	258,990
Percent Lacking	3.7%	2.9%

At the time of the 2011 ACS, a total of 189 units or 3.2 percent of all housing units in Goshen County were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.8.30, at right.

Table II.8.30 Housing Units with Incomplete Plumbing Facilities Goshen County 2007-2011 Five-Year ACS Data		
Facilities	Goshen County	State of Wyoming
Complete Plumbing Facilities	5,790	252,719
Lacking Complete Plumbing Facilities	189	6,271
Total Households	5,979	258,990
Percent Lacking	3.2%	2.4%

The third type of housing problem reported in the 2011 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30 to 50 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Goshen County, 15.7 percent of households had a cost burden and 9.3 percent of households had a severe cost burden, which compared to 13.9 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 26.9 percent of homeowners with a mortgage in Goshen County experienced a cost burden and 8.6 percent experienced a severe cost burden, while 12.6 percent of renters had a cost burden and 16.4 percent had a severe cost burden, as shown in Table II.8.31, on the following page.

Table II.8.31					
Cost Burden and Severe Cost Burden by Tenure					
Goshen County					
2007-2011 Five-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Goshen County					
Owner With a Mortgage					
Households	1,162	486	156	0	1,804
Percent	64.4%	26.9%	8.6%	0.0%	100.0%
Owner Without a Mortgage					
Households	1,645	141	65	0	1,851
Percent	88.9%	7.6%	3.5%	0.0%	100.0%
Renter					
Households	800	205	268	358	1,631
Percent	49.0%	12.6%	16.4%	21.9%	100.0%
Total					
Households	3,607	832	489	358	5,286
Percent	68.2%	15.7%	9.3%	6.8%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,978	16,599	8,551	166	95,294
Percent	73.4%	17.4%	9.0%	0.2%	100.0%
Owner Without a Mortgage					
Households	53,907	3,140	2,176	371	59,594
Percent	90.5%	5.3%	3.7%	0.6%	100.0%
Renter					
Households	36,244	10,740	10,064	7,692	64,740
Percent	56.0%	16.6%	15.5%	11.9%	100.0%
Total					
Households	160,129	30,479	20,791	8,229	219,628
Percent	72.9%	13.9%	9.5%	3.7%	100.0%

2013 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 *2013 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 Household Income (MHI). 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 MHI.

The household forecast indicated a total increase of 1,835 households in Goshen County, from 5,311 in 2010 to 7,146 in 2040. Homeowners are expected to increase from 3,740 households in 2010 to 5,054 by 2040. Renters are anticipated to increase from 1,571 households in 2010 to 2,092 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 80 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 31 to 50 percent of MHI is expected to increase by 116 households and by 186 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 80 households for renters with extremely low incomes or 30 percent or less of MHI. Further, rental demand for those with 31

to 50 percent of MHI is expected to increase by 91 households over the period. Table II.8.32, on the following page, provides details of the household forecast by tenure and income.

Table II.8.32						
Household Forecast by Tenure and Income						
Goshen County						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Household Income						
2010	226	330	530	325	2,328	3,740
2015	237	346	555	341	2,440	3,919
2020	249	362	582	357	2,557	4,108
2025	263	383	615	378	2,702	4,341
2030	277	404	649	398	2,850	4,578
2035	292	425	682	419	2,998	4,815
2040	306	446	716	440	3,146	5,054
Renters by Percent of Median Household Income						
2010	242	274	372	124	558	1,571
2015	258	292	396	132	594	1,672
2020	268	303	411	137	617	1,737
2025	282	319	433	144	649	1,827
2030	296	335	454	151	681	1,917
2035	309	350	475	158	712	2,005
2040	323	365	495	165	743	2,092
Total Households by Percent of Median Household Income						
2010	469	605	902	449	2,886	5,311
2015	495	638	951	473	3,034	5,591
2020	517	666	993	494	3,174	5,845
2025	545	702	1,048	522	3,351	6,168
2030	573	739	1,103	550	3,531	6,495
2035	601	775	1,157	577	3,710	6,820
2040	629	811	1,211	605	3,889	7,146

