

GOSHEN COUNTY

Demographics

The Census Bureau's intercensal estimates indicate that Goshen County's population increased from 13,249 in 2010 to 13,636 in 2012, or by 2.9 percent. This compares to a statewide population growth of 2.9 percent over the period.⁸⁴ The number of people from 25 to 44 years of age increased by 4.5 percent, and the number of people from 55 to 64 years of age increased by 5.8 percent. The white population increased by 2.0 percent, while the black population increased by 83.5 percent. The Hispanic population increased from 1,288 to 1,421 people between 2010 and 2012 or by 10.3 percent. These data are presented in Table II.8.1, below.

Table II.8.1						
Profile of Population Characteristics						
Wyoming vs. Goshen County						
2010 Census and 2012 Current Census Estimates						
Subject	Goshen County			Wyoming		
	2010 Census	Jul-12	% Change	2010 Census	Jul-12	% Change
Population	13,249	13,636	2.9%	563,626	576,412	2.3%
Age						
Under 14 years	2,198	2,205	0.3%	113,371	113,773	0.4%
15 to 24 years	1,839	1,945	5.8%	78,460	79,861	1.8%
25 to 44 years	2,818	2,944	4.5%	144,615	149,367	3.3%
45 to 54 years	2,016	1,916	-5.0%	83,577	78,964	-5.5%
55 to 64 years	1,878	1,986	5.8%	73,513	78,939	7.4%
65 and Over	2,500	2,640	5.6%	70,090	75,508	7.7%
Race						
White	12,874	13,132	2.0%	529,110	536,450	1.4%
Black	85	156	83.5%	5,135	8,555	66.6%
American Indian and Alaskan Native	120	135	12.5%	14,457	15,003	3.8%
Asian	41	59	43.9%	4,649	5,183	11.5%
Native Hawaiian or Pacific Islander	13	19	46.2%	521	575	10.4%
Two or more races	116	135	16.4%	9,754	10,646	9.1%
Ethnicity (of any race)						
Hispanic or Latino	1,288	1,421	10.3%	50,231	54,770	9.0%

Table II.8.2, on the following page, presents the population of Goshen County by age and gender from the 2010 Census and 2012 intercensal estimates. 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. In 2012 the number of females increased to 6,511 persons, which represented 47.7 percent of the population, while the remaining 52.3 percent or 7,125 persons were male.

⁸⁴ 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 Age and Gender							
Goshen County							
2010 Census and 2012 Current Census Estimates							
Age	2010 Census			2012 Current Census Estimates			% Change 10-12
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,164	1,034	2,198	1,140	1,065	2,205	0.3%
15 to 24 years	971	868	1,839	1,022	923	1,945	5.8%
25 to 44 years	1,561	1,257	2,818	1,671	1,273	2,944	4.5%
45 to 54 years	1,057	959	2,016	1,008	908	1,916	-5.0%
55 to 64 years	998	880	1,878	1,058	928	1,986	5.8%
65 and Over	1,155	1,345	2,500	1,226	1,414	2,640	5.6%
Total	6,906	6,343	13,249	7,125	6,511	13,636	2.9%
% of Total	52.1%	47.9%	.	52.3%	47.7%	.	.

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.8.3, below.

Table II.8.3			
Group Quarters Population			
Goshen County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ⁸⁵	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

⁸⁵ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

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.8.4, below, shows data on household type by tenure in the 2012 5-year ACS data. Household type is broken down by family households and non-family households. In 2012, there were an estimated 3,502 family households, of which 2,882 housed married couple families and 620 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 220 families, or a female householder with no husband present, of which there were 400 families. There were also an estimated 1,775 “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 66.4 percent, which compared to the statewide rate of 65.9 percent. Of the family households in Goshen County, 82.3 percent were married households, which compared to 80.5 percent in the State of Wyoming.

Table II.8.4				
Household Type by Tenure				
Goshen County 2008-2012 5-Year ACS Data				
Family Type	Goshen County		State of Wyoming	
	Goshen County	% of Total	State of Wyoming	% of Total
Family households	3,502	66.4%	145,992	65.9%
Married-couple family	2,882	82.3%	117,493	80.5%
Owner-occupied housing units	2,372	82.3%	98,110	83.5%
Renter-occupied housing units	510	17.7%	19,383	16.5%
Other family	620	17.7%	28,499	19.5%
Male householder, no wife present	220	6.3%	9,246	32.4%
Owner-occupied housing units	163	74.1%	5,485	59.3%
Renter-occupied housing units	57	25.9%	3,761	40.7%
Female householder, no husband present	400	11.4%	19,253	67.6%
Owner-occupied housing units	268	67.0%	10,177	52.9%
Renter-occupied housing units	132	33.0%	9,076	47.1%
Nonfamily households	1,775	33.6%	75,487	34.1%
Owner-occupied housing units	1,009	56.8%	41,887	55.5%
Renter-occupied housing units	766	43.2%	33,600	44.5%
Total	5,277	100.0%	221,479	100.0%

Table II.8.5, on the following page, displays the 2012 5-year ACS census data for household type by household size. In 2012, there were 1,838 two-person family households, 703 three-person family households and 553 four-person family households. One-person non-family households made up 90.4 percent of all non-family households or an estimated 1,604 households. Goshen County’s two persons households made up 37.6 percent of total housing units and four person households made up an additional 10.5 percent, which compares to 37.8 and 12.1 percent, respectively, for the State of Wyoming.

Table II.8.5				
Household Type by Household Size				
Goshen County				
2008-2012 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Goshen County				
One Person	.	1,604	1,604	30.4%
Two Person	1,838	148	1,986	37.6%
Three Person	703	21	724	13.7%
Four Person	553	2	555	10.5%
Five Person	221	0	221	4.2%
Six Person	94	0	94	1.8%
Seven Person	93	0	93	1.8%
Total	3,502	1,775	5,277	100.0%
State of Wyoming				
One Person	.	61,207	61,207	27.6%
Two Person	71,901	11,872	83,773	37.8%
Three Person	29,567	1,663	31,230	14.1%
Four Person	26,129	580	26,709	12.1%
Five Person	11,395	74	11,469	5.2%
Six Person	4,420	91	4,511	2.0%
Seven Person	2,580	0	2,580	1.2%
Total	145,992	75,487	221,479	100.0%

The 2012 5-Year ACS census estimates also provided information on tenure by household size. According to the 2012 ACS estimates, of the 1,986 two-person households, 1,704 were owner-occupied and 282 were renter-occupied. Of the 555 four-person households, 395 were owner-occupied and 160 were renter-occupied. Further household size data by tenure are presented in Table II.8.6, below.

Table II.8.6				
Tenure by Household Size				
Goshen County				
2008-2012 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Goshen County				
One Person	917	687	1,604	30.4%
Two Person	1,704	282	1,986	37.6%
Three Person	596	128	724	13.7%
Four Person	395	160	555	10.5%
Five Person	155	66	221	4.2%
Six Person	34	60	94	1.8%
Seven Person or more	11	82	93	1.8%
Total	3,812	1,465	5,277	100.0%
State of Wyoming				
One Person	35,444	25,763	61,207	27.6%
Two Person	65,905	17,868	83,773	37.8%
Three Person	21,929	9,301	31,230	14.1%
Four Person	19,413	7,296	26,709	12.1%
Five Person	7,927	3,542	11,469	5.2%
Six Person	3,406	1,105	4,511	2.0%
Seven Person or more	1,635	945	2,580	1.2%
Total	155,659	65,820	221,479	100.0%

As seen in Table II.8.7, on the following page, Goshen County had a total of 5,952 housing units of which 5,277 or 88.7 percent were occupied. Of these occupied units, 72.2 percent, or 3,812 units were owner occupied, which compares to a statewide rate of 70.3. A total of 675 units or 11.3 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.8.7 Housing Units by Tenure Goshen County 2008-2012 5-Year ACS Data				
Tenure	Goshen County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	5,277	88.7%	221,479	84.7
Owner-Occupied	3,812	72.2%	155,659	70.3
Renter-Occupied	1,465	27.8%	65,820	29.7
Vacant Housing Units	675	11.3%	39,951	15.3
Total Housing Units	5,952	100.0%	261,430	100.0

Table II.8.8, below, shows that of the 675 housing units in Goshen County as reported in the 2012 ACS data, 28 or 4.1 percent were for rent and 122 or 18.1 percent were for sale. An estimated 140 units were for seasonal, recreational, or occasional use, and 369 or 54.7 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 25.8 percent for “other vacant” units.

Table II.8.8 Disposition of Vacant Housing Units Goshen County 2008-2012 5-Year ACS Data				
Disposition	Goshen County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	28	4.1%	5,825	14.6%
Rented, but not occupied	10	1.5%	1,811	4.5%
For sale only	122	18.1%	2,711	6.8%
Sold, but not occupied	6	.9%	799	2.0%
For seasonal, recreational, or occasional use	140	20.7%	18,027	45.1%
For migrant workers	0	.0%	488	1.2%
Other vacant	369	54.7%	10,290	25.8%
Total	675	100.0%	39,951	100.0%

Table II.8.9, at right, presents different income statistics for Goshen County. According to the 2012 ACS data averages, median family income for Goshen County was \$49,604 compared to the statewide average of \$70,013. Per capita income for Goshen County, which is calculated by dividing total income by population, was \$23,878, which compared to \$28,858 for the State of Wyoming.

Table II.8.9 Median and Per Capita Income Goshen County 2008-2012 5-Year ACS Data		
Income Type	Goshen County	Wyoming
Median Family Income	49,604	70,013
Median Household Income	43,401	56,573
Per Capita Income	23,878	28,858

Table II.8.10, on the following page, shows households by income for Goshen County and the State of Wyoming. In Goshen County, there were a total of 642 households or 12.2 percent with incomes under \$15,000 compared to 9.9 percent of households in Wyoming. There were another 1,075 households that had incomes between \$35,000 and \$49,999, which accounted for 20.4 percent of households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 12.4 percent of total households and numbered 654 in Goshen County.

Table II.8.10				
Households by Income				
Goshen County 2008-2012 5-Year ACS Data				
Income	Goshen County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	642	12.2%	21,996	9.9%
15,000 - 19,999	321	6.1%	10,608	4.8%
20,000 - 24,999	330	6.3%	10,519	4.7%
25,000 - 34,999	711	13.5%	22,992	10.4%
35,000 - 49,999	1,075	20.4%	31,395	14.2%
50,000 - 74,999	1,004	19.0%	44,135	19.9%
75,000 - 99,999	540	10.2%	31,949	14.4%
100,000 and above	654	12.4%	47,885	21.6%
Total	5,277	100.0%	221,479	100.0%

Poverty statistics were also reported in the 2012 5-year ACS estimates, and these data are displayed in Table II.8.11, below. In total, the poverty rate in Goshen County was 18.3 percent, which compared to a statewide poverty rate of 11.0 percent in Wyoming. The male population in Goshen County had a poverty rate of 17.2 percent and the female population had a poverty rate of 19.4 percent. There were 229 males and 111 females in poverty under the age of 5. Overall, 14.8 percent of persons in poverty in Goshen County were under the age of five, which compared to 13.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 166 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 4,264 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

Table II.8.11				
Poverty by Age				
Goshen County 2008-2012 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Goshen County				
5 and Below	229	111	340	14.8%
6 to 18	279	342	621	27.1%
18 to 64	545	622	1,167	50.9%
65 and Older	33	133	166	7.2%
Total	1,086	1,208	2,294	100.0%
Poverty Rate	17.2%	19.4%	18.3%	.
State of Wyoming				
5 and Below	3,990	3,909	7,899	13.0%
6 to 18	6,156	5,415	11,571	19.1%
18 to 64	15,273	21,629	36,902	60.9%
65 and Older	1,453	2,811	4,264	7.0%
Total	26,872	33,764	60,636	100.0%
Poverty Rate	10%	12%	11.0%	.

Table II.8.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2008 and 2012, Goshen County saw an average of 3,374 owner-occupied single-family units compared to 988 single-family rental units. In Goshen County, single-family units comprised 82.7 percent of all households compared with 71.5 percent statewide. Goshen County

had a total of 169 apartment rental units and total apartment units accounted for 3.4 percent of all households. In the State of Wyoming, apartment units accounted for 7.9 percent of total households. There were also an estimated 556 mobile homes in Goshen County, which comprised 10.5 percent of all occupied housing units and compared to 13.6 statewide.

Table II.8.12				
Households by Unit Type				
Goshen County 2008-2012 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Goshen County				
Single-Family Unit	3,374	988	4,362	82.7%
Duplex	0	86	86	1.6%
Tri- or Four-Plex	10	76	86	1.6%
Apartments	8	169	177	3.4%
Mobile Homes	420	136	556	10.5%
Boat, RV, Van, Etc.	0	10	10	.2%
Total	3,812	1,465	5,277	100.0%
State of Wyoming				
Single-Family Unit	130,636	27,673	158,309	71.5%
Duplex	771	4,940	5,711	2.6%
Tri- or Four-Plex	529	8,887	9,416	4.3%
Apartments	776	16,716	17,492	7.9%
Mobile Homes	22,624	7,565	30,189	13.6%
Boat, RV, Van, Etc.	323	39	362	.2%
Total	155,659	65,820	221,479	100.0%

Table II.8.13, below, shows the number of households by year of construction. As shown, 20.3 percent, or 1,069 units, were built in 1939 or earlier in the county, and another 511 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 331, which accounted for 6.3 percent of all households, and an additional 21 households, or 0.4 percent, were built in 2005 or later. These figures compare to 1,270 households, or 0.6 percent, that were built from 2005 or later statewide.

Table II.8.13				
Households by Year Built				
Goshen County 2008-2012 5-Year ACS Data				
Year Built	Goshen County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	1,069	20.3%	24,899	11.2%
1940 to 1949	511	9.7%	10,352	4.7%
1950 to 1959	633	12.0%	22,395	10.1%
1960 to 1969	551	10.4%	19,254	8.7%
1970 to 1979	1,103	20.9%	50,875	23.0%
1980 to 1989	692	13.1%	34,715	15.7%
1990 to 1999	366	6.9%	26,905	12.1%
2000 to 2004	331	6.3%	30,814	13.9%
Built 2005 or Later	21	.4%	1,270	.6%
Total	5,277	100.0%	221,479	100.0%

Table II.8.14, below, 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 18.9 and 15.7 percent, respectively. The median number of rooms in Goshen County was 6 rooms, which compared to 6 statewide.

Table II.8.14				
Housing Units by Number of Rooms				
Goshen County				
2008-2012 5-Year ACS Data				
Number of Rooms	Goshen County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	16	.3%	4,323	1.7%
Two	61	1.0%	6,841	2.6%
Three	384	6.5%	19,299	7.4%
Four	863	14.5%	44,488	17.0%
Five	1,126	18.9%	51,437	19.7%
Six	937	15.7%	40,208	15.4%
Seven	864	14.5%	32,481	12.4%
Eight	776	13.0%	25,835	9.9%
Nine or more	925	15.5%	36,518	14.0%
Total	5,952	100.0%	261,430	100.0%
Median Rooms	6	.	6	.

Table II.8.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 43 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 30.0 percent of total households in Goshen County, which compared to 24.6 percent statewide. In Goshen County, the 1,876 households with three bedrooms accounted for 35.6 percent of all households, and there were only 352 five-bedroom or more households, which accounted for 6.7 percent of all households.

Table II.8.15				
Households by Number of Bedrooms				
Goshen County				
2008-2012 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Goshen County				
None	0	43	43	.8%
One	141	221	362	6.9%
Two	913	670	1,583	30.0%
Three	1,552	324	1,876	35.6%
Four	943	118	1,061	20.1%
Five or more	263	89	352	6.7%
Total	3,812	1,465	5,277	100.0%
State of Wyoming				
None	318	1,699	2,017	.9%
One	4,121	13,132	17,253	7.8%
Two	28,396	26,012	54,408	24.6%
Three	71,945	17,775	89,720	40.5%
Four	36,199	4,889	41,088	18.6%
Five or more	14,680	2,313	16,993	7.7%
Total	155,659	65,820	221,479	100.0%

The age of a structure influences its value. As shown in Table II.8.16, at right, structures built in 1939 or earlier had a median value of \$97,200, while structures built between 1950 and 1959 had a median value of \$113,900 and those built between 1990 to 1999 had a median value of \$201,500. 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 \$246,000 and \$215,400, respectively. The total average median value in Goshen County was \$135,200, which compared to \$184,400 in the State of Wyoming.

Table II.8.16		
Median Value by Year Structure Built		
Goshen County 2008-2012 5-Year ACS Data		
Year Built	Goshen County	State of Wyoming
1939 or earlier	97,200	153,500
1940 to 1949	103,700	136,800
1950 to 1959	113,900	156,600
1960 to 1969	131,600	173,700
1970 to 1979	143,600	181,700
1980 to 1989	147,700	196,100
1990 to 1999	201,500	228,400
2000 to 2004	246,000	248,900
Built 2005 or Later	215,400	221,600
Total	135,200	184,400

Household mortgage status is reported in Table II.8.17, below. In Goshen County, households with a mortgage accounted for 50.6 percent of all households or 1,927 housing units, and the remaining 49.4 percent or 1,885 units had no mortgage. Of those units with a mortgage, 200 had either a second mortgage or home equity loan, 25 had both a second mortgage and home equity loan, and 1,702 or 88.3 percent had no second mortgage or no home equity loan.

Table II.8.17				
Mortgage Status				
Goshen County 2008-2012 5-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	1,927	50.6%	94,301	60.6%
With either a second mortgage or home equity loan, but not both	200	10.4%	15,069	16.0%
Second mortgage only	96	48.0%	7,440	49.4%
Home equity loan only	104	52.0%	7,629	50.6%
Both second mortgage and home equity loan	25	1.3%	645	.7%
No second mortgage and no home equity loan	1,702	88.3%	78,587	83.3%
Housing units without a mortgage	1,885	49.4%	61,358	39.4%
Total	3,812	100.0%	155,659	100.00%

The median rent in Goshen County was \$459 as compared to \$618 statewide, as seen in Table II.8.18, below.

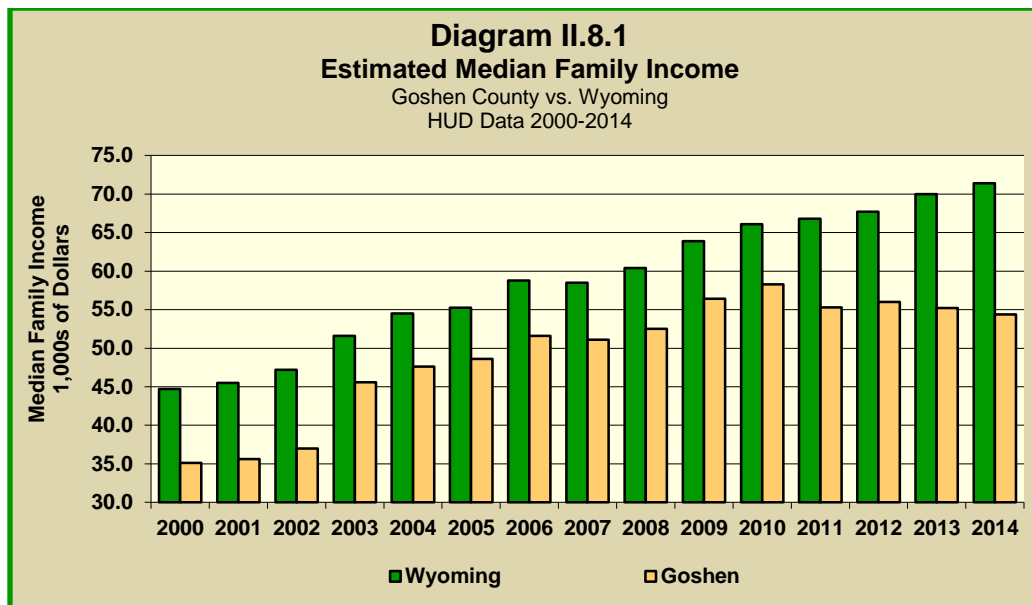
Table II.8.18	
Median Rent	
Goshen County 2008-2012 5-Year ACS Data	
Place	Rent
Goshen County	\$459
State of Wyoming	\$618

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 26 persons during 2013. The driver’s license total exchanges since 2000 for Goshen County are presented in Table II.8.19, below, and indicate a net increase of 958 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
2010	435	191	244
2011	337	233	104
2012	331	305	26
2013	293	319	-26
Total	4,527	3,569	958

Economics

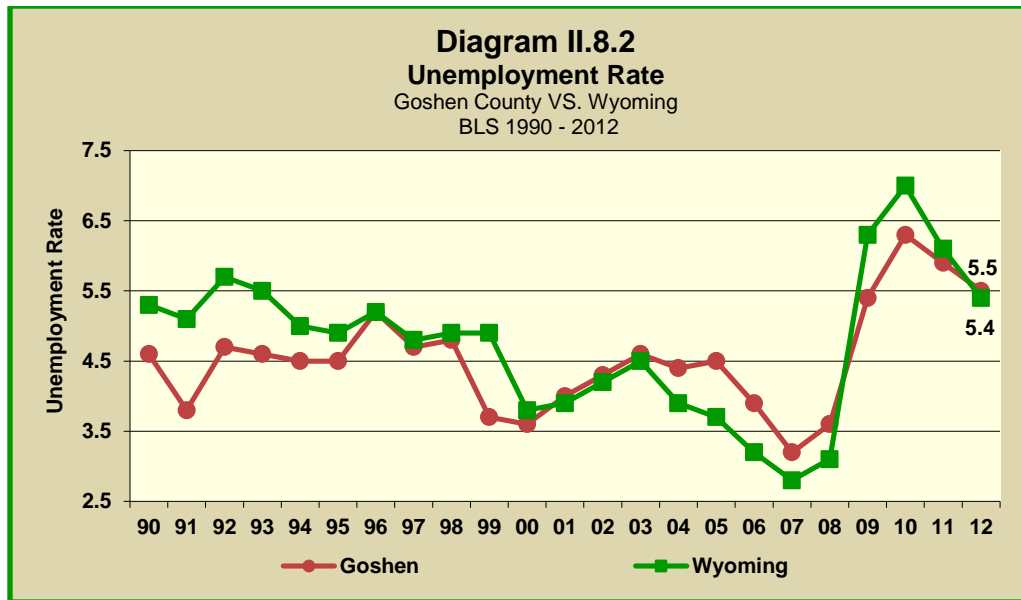
The HUD estimated MFI for Goshen County was \$54,400 in 2014.⁸⁶ This figure compares to Wyoming’s MFI of \$71,400. Diagram II.8.1, below, illustrates the estimated MFI for 2000 through 2014.



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 58 persons, from 6,565 in 2011 to 6,623 in 2012. Employment increased by 82 persons; unemployment decreased by 24 persons; and the unemployment rate, the number of

⁸⁶ 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.

unemployed persons as a percentage of the labor force, decreased from 5.9 percent in 2011 to 5.5 percent in 2012, as shown below in Diagram II.8.2.



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.8.20, below, annual total monthly employment increased by 0.33 percent between 2011 and 2012, from a total of 4,601 to 4,616 workers.

Year	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013(p)
Jan	3,889	3,787	3,873	3,951	4,194	4,281	4,259	4,432	4,478	4,509	4,475
Feb	3,902	3,897	3,833	3,988	4,225	4,267	4,297	4,457	4,484	4,576	4,538
Mar	3,927	3,888	3,869	4,039	4,289	4,300	4,333	4,482	4,492	4,581	4,521
Apr	4,061	4,038	3,958	4,069	4,229	4,432	4,422	4,507	4,547	4,618	4,501
May	4,056	4,055	4,013	4,203	4,299	4,500	4,548	4,554	4,662	4,661	4,587
Jun	4,032	4,087	4,048	4,243	4,236	4,395	4,576	4,590	4,643	4,640	4,608
Jul	3,754	3,924	3,771	4,165	4,035	4,259	4,239	4,381	4,433	4,450	.
Aug	3,806	3,767	3,934	4,086	4,080	4,297	4,263	4,348	4,523	4,532	.
Sep	3,957	3,971	3,938	4,168	4,204	4,421	4,486	4,505	4,644	4,670	.
Oct	4,114	4,049	4,148	4,276	4,438	4,639	4,657	4,682	4,769	4,760	.
Nov	4,170	4,099	4,170	4,334	4,425	4,642	4,646	4,630	4,781	4,688	.
Dec	4,160	4,079	4,130	4,382	4,406	4,614	4,703	4,670	4,756	4,710	.
Annual	3,986	3,970	3,974	4,159	4,255	4,421	4,452	4,520	4,601	4,616	.
% Change	-2.11	-0.40	0.10	4.66	2.31	3.90	0.70	1.53	1.79	0.33	.

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.8.21, on the following page, annual average weekly wages increased by 2.46 percent between 2011 and 2012, from a total of \$609 to \$624.

Table II.8.21						
Average Weekly Wages						
Goshen County						
BLS QCEW Data, 2001–2013(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	609	620	601	664	624	2.46
2013(p)	622	636	.	.	.	.

Total business establishments reported by the QCEW are displayed below in Table II.8.22. Annual establishments increased between 2011 and 2012, to 466 establishments. Preliminary estimates indicate the total number of establishments remained at 466 in the second quarter of 2013.

Table II.8.22						
Number of Establishments						
Goshen County						
BLS QCEW Data, 2001–2013(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	464	463	466	470	466	-1.69
2013(p)	469	466	.	.	.	.

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 \$477,274,000, and real per capita income was \$35,260 in 2011. The average earnings per job in the county was \$33,395 in 2011. These data are presented in full in **Volume II. Technical Appendix.**

Housing

Average apartment rent in Goshen County increased from \$589 in second quarter 2012 to \$590 in second quarter 2013, or by 0.2 percent. Detached single-family home rents increased by 11.4 percent and rents for mobile home lots increased by 11.0 percent.

Goshen County rental prices experienced average annualized increases of 4.1 percent for apartments, 3.2 percent for houses, and 2.9 percent for mobile home lots since second quarter 1998 through second quarter 2013.⁸⁷ These figures compare to state average annualized increases in rental prices of 3.1 percent for apartments, 3.7 percent for houses, 3.3 percent for mobile homes plus a lot, and 2.9 percent for mobile home lots. Table II.8.23, at right, presents the Goshen County data for each rental type.⁸⁸

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 increased from two authorized units in 2011 to six in 2012.

The real value of single-family building permits decreased from \$488,473 in 2011 to \$209,461 in 2012. The value over the past decade, in real 2012 dollars, fluctuated from a high of \$488,500 in 2011 to a low of \$175,500 in 2001. These figures compare to the state average high of \$275,723 in 2000 and low of \$187,359 in 2003. Additional details of permit activity and per unit valuations are given in Table II.8.24, 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	.
Q4.12	551	132	608	.
Q2.13	590	181	618	481

⁸⁷ Data from 1986 to 1997 for Goshen County was not reported by the Wyoming Economic Analysis Division.

⁸⁸ 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.8.24 Building Permits and Valuation Goshen County Census Bureau Data, 1980–2012								
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	.	.	106.9
1981	14	.	12	36	62	.	.	125.6
1982	21	.	4	.	25	.	.	111.6
1983	30	6	8	.	44	.	.	113.8
1984	20	.	16	5	41	.	.	103.1
1985	27	2	4	.	33	.	.	99.6
1986	18	2	.	.	20	.	.	115.0
1987	7	2	.	.	9	.	.	81.2
1988	9	.	.	.	9	.	.	108.4
1989	11	.	.	.	11	.	.	94.4
1990	6	.	.	.	6	.	.	98.1
1991	4	.	.	26	30	.	.	106.0
1992	1	2	.	.	3	25	.	113.0
1993	2	4	.	40	46	.	.	129.7
1994	6	6	.	.	12	.	.	169.1
1995	8	6	.	.	14	.	.	99.5
1996	11	2	.	.	13	.	.	105.9
1997	6	4	.	.	10	.	.	86.1
1998	9	2	.	.	11	.	.	110.4
1999	9	.	.	.	9	.	.	99.6
2000	1	.	.	.	1	.	8	115.6
2001	4	.	.	.	4	.	.	175.5
2002	2	.	.	.	2	.	.	255.3
2003	6	.	.	.	6	.	.	211.8
2004	17	.	.	.	17	.	.	200.2
2005	11	.	.	.	11	.	.	176.1
2006	6	8	.	.	14	.	.	232.1
2007	13	.	.	.	13	.	.	158.7
2008	8	.	.	.	8	.	.	144.5
2009	9	.	.	18	27	.	.	168.5
2010	6	.	.	.	6	.	.	137.7
2011	2	.	.	.	2	.	.	488.5
2012	6	.	.	32	38	.	.	209.5

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 \$135,619. This represented an increase of 1. percent from the previous year. In contrast, Wyoming’s weighted average was \$266,406 or an increase of 10.4 percent over the previous year. A comparison of average sales prices between 2000 and 2012 is displayed in Table II.8.25, on the following page.

Table II.8.25				
Average Sales Prices				
Goshen County vs. Wyoming				
DOR Data, 2000–2012				
Year	Goshen County Average Price (\$)	Goshen County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	80,968	.	131,207	.
2001	79,771	-1.48	128,771	-1.86
2002	86,545	8.49	138,295	7.40
2003	90,856	4.98	148,276	7.22
2004	93,965	3.42	159,558	7.61
2005	102,053	8.61	178,183	11.67
2006	116,812	14.46	219,438	23.15
2007	123,393	5.63	265,044	20.78
2008	131,037	6.2	256,045	-3.40
2009	119,207	-9.0	241,622	-5.63
2010	136,174	14.23	250,958	3.86
2011	134,089	-1.5	241,301	-3.85
2012	135,619	1.1	266,406	10.40

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2013.⁸⁹ During December 2013, a total of 38 surveys were completed by property managers in Goshen County. Of the 508 rental units surveyed, 15 were vacant, indicating a vacancy rate of 2.95 percent, as shown in Table II.8.26, below. The vacancy rate one year ago was 1.40 percent. In December 2013, the statewide vacancy rate was 5.57 percent.

Table II.8.26				
Total Units, Vacant Units, and Vacancy Rate				
Goshen County				
RVS Data, June 2001 – December 2013				
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%
2013a	36	432	28	6.48%
2013b	38	508	15	2.95%

⁸⁹Those 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.8.3, below, 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. In 2013, the vacancy rate decreased to below the statewide rate, falling to 2.95 percent.

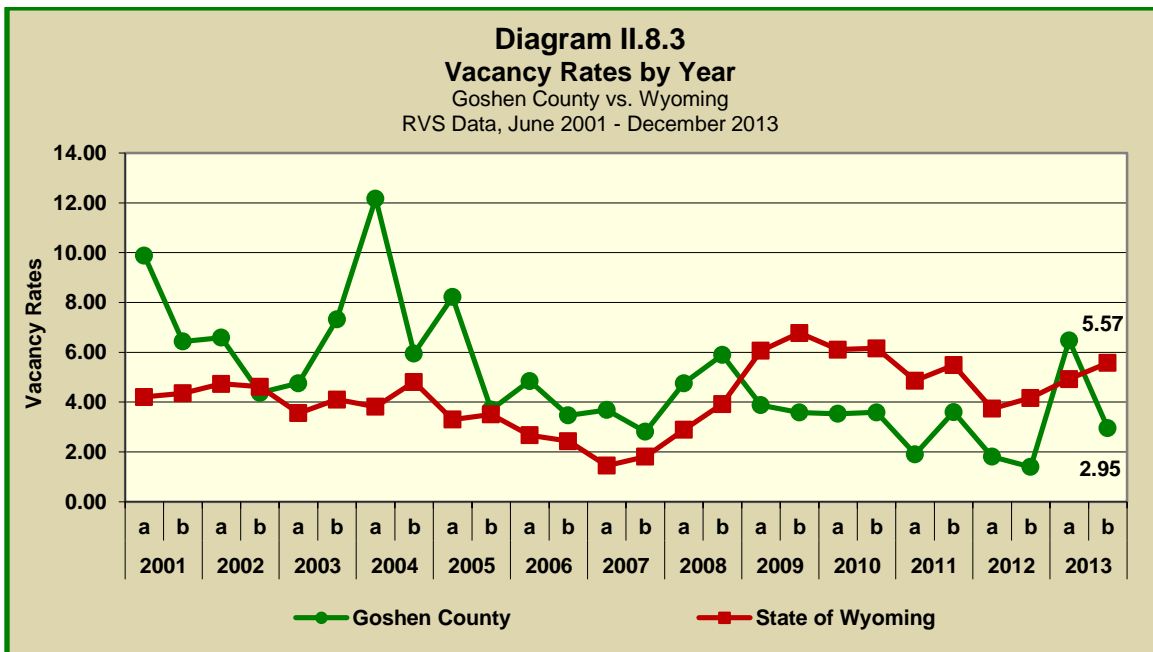


Diagram II.8.4, below, shows the average rent of single-family and apartment units in Goshen County. In the second half of 2013, average rents for single-family units decreased to \$571 and average rents for apartments increased slightly to \$498.

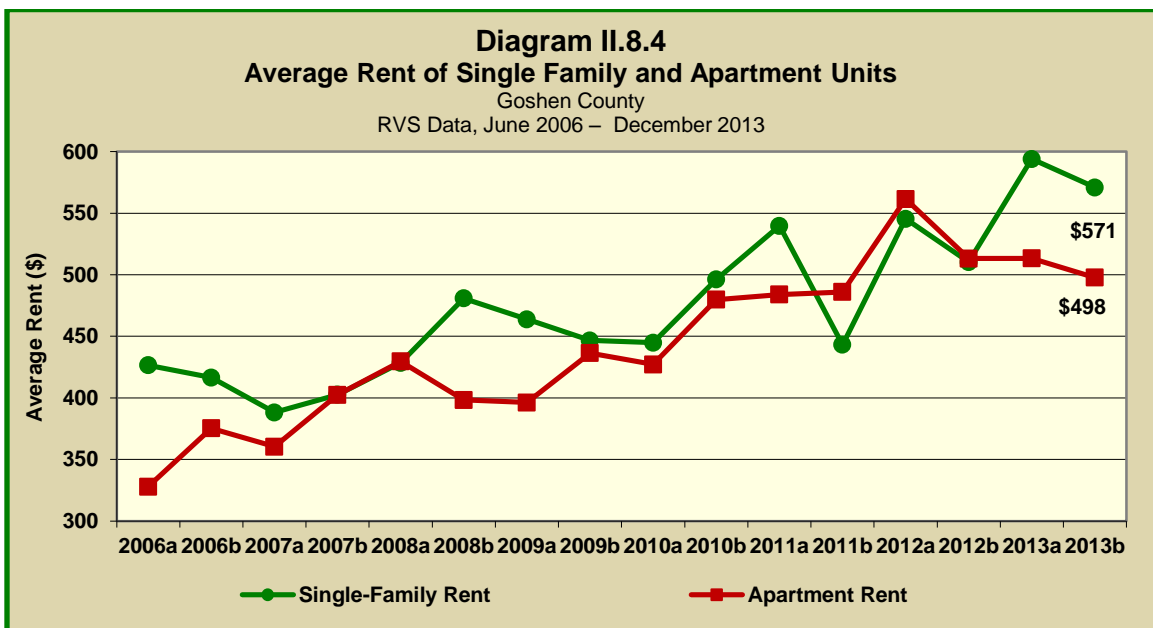


Table II.8.27, below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 159 single family units in Goshen County, with 3 of them available. This translates into a vacancy rate of 1.9 percent in Goshen County, which compares to a single family vacancy rate of 4.41 percent for the State of Wyoming. There were 319 apartment units reported in the survey, with 12 of them available, which resulted in a vacancy rate of 3.8 percent. This compares to a statewide vacancy rate of 5.79 percent for apartment units across the state.

Table II.8.27			
Rental Vacancy Survey by Type			
Goshen County			
RVS Data, December 2013			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	159	3	1.9%
Duplex units	24	0	.0%
Apartments	319	12	3.8%
Mobile Homes	6	0	.0%
“Other” Units	0	0	%
Don’t Know	0	0	%
Total	508	15	3.0%

Table II.8.28, below, reports units by bedroom size. Two bedroom units were the most common type of reported single family unit, with 23 units. The most common apartment units were one bedroom units, with 143 units. Additional details for additional unit types are reported found below.

Table II.8.28							
Rental Units by Bedroom Size							
Goshen County							
RVS Data, December 2013							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	1	0	0	.	1
One	6	0	143	0	0	.	149
Two	23	16	113	2	0	.	154
Three	13	4	20	1	0	.	38
Four	5	1	0	1	0	.	7
Five	0	0	0	0	0	.	0
Don’t Know	112	3	42	2	0	0	159
Total	159	24	319	6	0	0	508

Average market-rate rents by unit type are shown in Table II.8.29, on the following page. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

Table II.8.29						
Average Market Rate Rents by Bedroom Size						
Goshen County						
RVS Data, December 2013						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$400	\$	\$	\$400
One	\$434	\$	\$424	\$	\$	\$429
Two	\$492	\$538	\$518	\$500	\$	\$511
Three	\$646	\$	\$611	\$500	\$	\$625
Four	\$775	\$800	\$	\$900	\$	\$790
Five	\$	\$	\$	\$	\$	\$
Total	\$571	\$554	\$498	\$700	\$	\$539

Table II.8.30, below, shows the average rental rates for assisted units by bedroom size and unit type. Again, those units with larger bedrooms generally commanded higher rents, with single family units costing more than apartment units.

Table II.8.30						
Average Assisted Rate Rents by Bedroom Size						
Goshen County						
RVS Data, December 2013						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$	\$
One	\$	\$	\$477	\$	\$	\$477
Two	\$	\$	\$679	\$	\$	\$679
Three	\$	\$800	\$774	\$	\$	\$782
Four	\$	\$	\$	\$	\$	\$
Five	\$	\$	\$	\$	\$	\$
Total	\$	\$800	\$648	\$	\$	\$657

Table II.8.31, below, shows vacancy rates for single family units by average rental rates for Goshen County. Single family units with the lowest vacancy rate had an average rent of less than 500 dollars, indicating there may be more of a demand for units within this rental range.

Table II.8.31			
Single Family Market Rate Rents by Vacancy Status			
Goshen County			
RVS Data, December 2013			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	7	0	.0%
\$500 to \$1,000	150	3	2.0%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	2	0	.0%
Total	159	3	1.9%

The average rent and availability of apartment units is displayed in Table II.8.32, below. The lowest vacancy rate was seen in apartment units renting for less than 500 dollars, with a vacancy rate of 0.0 percent.

Table II.8.32			
Apartment Market Rate Rents by Vacancy Status			
Goshen County			
RVS Data, December 2013			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	38	0	.0%
\$500 to \$1,000	81	3	3.7%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	200	9	4.50%
Total	319	12	3.8%

Table II.8.33, below, shows the availability of mobile home units by vacancy status. The lowest vacancy rate was seen in mobile home units renting for 500 to 1,000, with a vacancy rate of 0.0 percent.

Table II.8.33			
Mobile Home Market Rate Rents by Vacancy Status			
Goshen County			
RVS Data, December 2013			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	4	0	.0%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	2	0	.0%
Total	6	0	.0%

Table II.8.34, below, shows the condition of rental units by unit type for Goshen County. Respondents could rate their units from poor to excellent, however many respondents did not know, or wish to comment on the condition of their units. As reported below, most single family units were in average condition, with most apartments being in excellent condition. Details on the conditions of additional unit types are displayed below.

Table II.8.34							
Condition by Unit Type							
Goshen County							
RVS Data, December 2013							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average	104	6	4	0	0	.	114
Good	50	14	143	3	0	.	210
Excellent	3	4	172	1	0	.	180
Don’t Know	2	0	0	2	0	0	4
Total	159	24	319	6	0	0	508

The availability of single family units based on their condition is displayed in Table II.8.35, below. As can be seen the single family units with the lowest vacancy rates were in excellent condition, with a vacancy rate of 0.0 percent.

Table II.8.35			
Condition of Single Family Units by Vacancy Status			
Goshen County			
RVS Data, December 2013			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average	104	2	1.9%
Good	50	1	2.0%
Excellent	3	0	.0%
Don't Know	2		%
Total	159	3	1.9%

Table II.8.36, below, shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in average condition, and had a vacancy rate of 0.0 percent.

Table II.8.36			
Condition of Apartment Units by Vacancy Status			
Goshen County			
RVS Data, December 2013			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair			%
Average	4	0	.0%
Good	143	4	2.8%
Excellent	172	8	4.7%
Don't Know	0		%
Total	319	12	3.8%

The calendar year 2013 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 21 respondents in Goshen County. Of the incoming population who were unsatisfied with their current housing, 100.0 percent said they were seeking to own a home. Of those seeking to own a home, 100.0 percent wished to buy existing units, of which 100.0 percent anticipated spending between \$100,000 and \$250,000.

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 2012 5-year ACS data, 96 or 1.8 percent of households in Goshen County were overcrowded and another 35 or 0.7 percent of units were severely overcrowded, as shown in Table II.8.37, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.8.37				
Overcrowding and Severe Overcrowding				
Goshen County				
2008-2012 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Goshen County				
Owner				
Households	3,775	31	6	3,812
Percentage	99.0%	.8%	.2%	100.0%
Renter				
Households	1,371	65	29	1,465
Percentage	93.6%	4.4%	2.0%	100.0%
Total				
Households	5,146	96	35	5,277
Percentage	97.5%	1.8%	.7%	100.0%
State of Wyoming				
Owner				
Households	153,576	1,642	441	155,659
Percentage	98.7%	1.1%	.3%	100.0%
Renter				
Households	63,203	2,045	572	65,820
Percentage	96.0%	3.1%	.9%	100.0%
Total				
Households	216,779	3,687	1,013	221,479
Percentage	97.9%	1.7%	.5%	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 2012 5-year ACS, a total of 226 units or 3.8 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.8.38, at right.

Table II.8.38 Housing Units with Incomplete Kitchen Facilities Goshen County 2008-2012 5-Year ACS Data		
Facilities	Goshen County	State of Wyoming
Complete Kitchen Facilities	5,726	253,942
Lacking Complete Kitchen Facilities	226	7,488
Total Housing Units	5,952	261,430
Percent Lacking	3.8%	2.9%

At the time of the 2012 ACS, a total of 183 units or 3.1 percent of all housing units in Goshen County were lacking complete plumbing facilities. This compared to 2.3 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.8.39, below.

Table II.8.39 Housing Units with Incomplete Plumbing Facilities Goshen County 2008-2012 5-Year ACS Data		
Facilities	Goshen County	State of Wyoming
Complete Plumbing Facilities	5,769	255,465
Lacking Complete Plumbing Facilities	183	5,965
Total Households	5,952	261,430
Percent Lacking	3.1%	2.3%

The third type of housing problem reported in the 2012 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 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, 15.1 percent of households had a cost burden and 8.7 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 23.5 percent of homeowners with a mortgage in Goshen County experienced a cost burden and 12.1 percent experienced a severe cost burden, while 14.9 percent of renters had a cost burden and 11.5 percent had a severe cost burden, as seen in Table II.8.40, on the following page.

Table II.8.40					
Cost Burden and Severe Cost Burden by Tenure					
Goshen County					
2008-2012 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Goshen County					
Owner With a Mortgage					
Households	1,241	452	234	0	1,927
Percent	64.4%	23.5%	12.1%	.0%	100.0%
Owner Without a Mortgage					
Households	1,704	126	55	0	1,885
Percent	90.4%	6.7%	2.9%	.0%	100.0%
Renter					
Households	705	219	168	373	1,465
Percent	48.1%	14.9%	11.5%	25.5%	100.0%
Total					
Households	3,650	797	457	373	5,277
Percent	69.2%	15.1%	8.7%	7.1%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,166	16,223	8,723	189	94,301
Percent	73.3%	17.2%	9.3%	.2%	100.0%
Owner Without a Mortgage					
Households	55,107	3,594	2,253	404	61,358
Percent	89.8%	5.9%	3.7%	.7%	100.0%
Renter					
Households	35,072	12,067	11,011	7,670	65,820
Percent	53.3%	18.3%	16.7%	11.7%	100.0%
Total					
Households	159,345	31,884	21,987	8,263	221,479
Percent	71.9%	14.4%	9.9%	3.7%	100.0%

2014 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 *2014 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 1,339 households in Goshen County, from 5,311 in 2010 to 6,650 in 2040. Homeowners are expected to increase from 3,740 households in 2010 to 4,701 by 2040. Renters are anticipated to increase from 1,571 households in 2010 to 1,949 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 70 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 89 households and by 131 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 60 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 55 households over the period. Table II.8.41, below, provides details of the household forecast by tenure and income.

Table II.8.41						
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	274	345	511	359	2,251	3,740
2015	277	349	517	363	2,278	3,784
2020	289	364	539	379	2,376	3,948
2025	303	382	565	397	2,492	4,139
2030	318	400	592	416	2,611	4,337
2035	331	417	618	434	2,723	4,523
2040	344	433	642	451	2,830	4,701
Renters by Percent of Median Household Income						
2010	248	229	423	107	565	1,571
2015	255	235	435	110	582	1,617
2020	264	244	450	114	602	1,674
2025	276	254	470	119	628	1,747
2030	288	265	490	124	655	1,822
2035	298	275	508	129	679	1,889
2040	308	284	524	133	701	1,949
Total Households by Percent of Median Household Income						
2010	522	573	933	466	2,816	5,311
2015	532	584	952	473	2,859	5,401
2020	553	608	989	493	2,978	5,622
2025	579	636	1,035	516	3,120	5,886
2030	605	665	1,082	540	3,266	6,159
2035	630	692	1,126	563	3,402	6,413
2040	652	717	1,166	584	3,531	6,650