

GOSHEN COUNTY

Demographics

The Census Bureau's current census estimates indicate that Goshen County's population increased from 13,249 in 2010 to 13,612 in 2013, or by 2.7 percent. This compares to a statewide population growth of 3.4 percent over the period. The number of people from 25 to 44 years of age increased by 4.6 percent, and the number of people from 55 to 64 years of age increased by 7.1 percent. The white population increased by 1.6 percent, while the black population increased by 82.4 percent. The Hispanic population increased from 1,288 to 1,403 people between 2010 and 2013 or by 8.9 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 2013 Current Census Estimates						
Subject	Goshen County			Wyoming		
	2010 Census	Jul-13	% Change	2010 Census	Jul-13	% Change
Population	13,249	13,612	2.7%	563,626	582,658	3.4%
Age						
Under 14 years	2,198	2,215	.8%	113,371	115,337	1.7%
15 to 24 years	1,839	1,942	5.6%	78,460	80,908	3.1%
25 to 44 years	2,818	2,948	4.6%	144,615	151,055	4.5%
45 to 54 years	2,016	1,813	-10.1%	83,577	76,258	-8.8%
55 to 64 years	1,878	2,011	7.1%	73,513	80,411	9.4%
65 and Over	2,500	2,683	7.3%	70,090	78,689	12.3%
Race						
White	12,874	13,083	1.6%	529,110	539,936	2.0%
Black	85	155	82.4%	5,135	10,186	98.4%
American Indian and Alaskan Native	120	136	13.3%	14,457	15,258	5.5%
Asian	41	76	85.4%	4,649	5,506	18.4%
Native Hawaiian or Pacific Islander	13	13	.0%	521	630	20.9%
Two or more races	116	149	28.4%	9,754	11,142	14.2%
Ethnicity (of any race)						
Hispanic or Latino	1,288	1,403	8.9%	50,231	56,363	12.2%

Table II.8.2, on the following page, presents the population of Goshen County by age and gender from the 2010 Census and 2013 current census 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 2013, the number of males rose to 7,114 persons, and accounted for 52.3 percent of the population, with the remaining 47.7 percent, or 6,498 persons being female.

Table II.8.2							
Population by Age and Gender							
Goshen County							
2010 Census and 2013 Current Census Estimates							
Age	2010 Census			2013 Current Census Estimates			% Change 10-13
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,164	1,034	2,198	1,135	1,080	2,215	.8%
15 to 24 years	971	868	1,839	1,017	925	1,942	5.6%
25 to 44 years	1,561	1,257	2,818	1,688	1,260	2,948	4.6%
45 to 54 years	1,057	959	2,016	957	856	1,813	-10.1%
55 to 64 years	998	880	1,878	1,069	942	2,011	7.1%
65 and Over	1,155	1,345	2,500	1,248	1,435	2,683	7.3%
Total	6,906	6,343	13,249	7,114	6,498	13,612	2.7%
% 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 ⁹³	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

⁹³ 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 2013 5-year ACS data. Household type is broken down by family households and non-family households. In 2013, there were an estimated 3,423 family households, of which 2,860 housed married couple families and 563 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 188 families, or a female householder with no husband present, of which there were 375 families. There were also an estimated 1,832 “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 65.1 percent, which compared to the statewide rate of 66.0 percent. Of the family households in Goshen County, 83.6 percent were married households, which compared to 80.3 percent in the State of Wyoming.

Table II.8.4 Household Type by Tenure Goshen County 2009-2013 5-Year ACS Data				
Family Type	Goshen County		State of Wyoming	
	Goshen County	% of Total	State of Wyoming	% of Total
Family households	3,423	65.1%	147,018	66.0%
Married-couple family	2,860	83.6%	118,096	80.3%
Owner-occupied housing units	2,469	86.3%	98,615	83.5%
Renter-occupied housing units	391	13.7%	19,481	16.5%
Other family	563	16.4%	28,922	19.7%
Male householder, no wife present	188	5.5%	9,489	32.8%
Owner-occupied housing units	140	74.5%	5,628	59.3%
Renter-occupied housing units	48	25.5%	3,861	40.7%
Female householder, no husband present	375	11.0%	19,433	67.2%
Owner-occupied housing units	233	62.1%	9,887	50.9%
Renter-occupied housing units	142	37.9%	9,546	49.1%
Nonfamily households	1,832	34.9%	75,828	34.0%
Owner-occupied housing units	1,136	62.0%	42,072	55.5%
Renter-occupied housing units	696	38.0%	33,756	44.5%
Total	5,255	100.0%	222,846	100.0%

Table II.8.5, on the following page, displays the 2013 5-year ACS census data for household type by household size. In 2013, there were 1,994 two-person family households, 570 three-person family households and 532 four-person family households. One-person non-family households made up 92.0 percent of all non-family households or an estimated 1,685 households. Goshen County’s two persons households made up 40.5 percent of total housing units and four person households made up an additional 10.2 percent, which compares to 38.1 and 12.0 percent, respectively, for the State of Wyoming.

Table II.8.5				
Household Type by Household Size				
Goshen County				
2009-2013 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Goshen County				
One Person	.	1,685	1,685	32.1%
Two Person	1,994	135	2,129	40.5%
Three Person	570	10	580	11.0%
Four Person	532	2	534	10.2%
Five Person	216	0	216	4.1%
Six Person	68	0	68	1.3%
Seven Person	43	0	43	.8%
Total	3,423	1,832	5,255	100.0%
State of Wyoming				
One Person	.	61,218	61,218	27.5%
Two Person	72,730	12,119	84,849	38.1%
Three Person	29,544	1,649	31,193	14.0%
Four Person	25,977	671	26,648	12.0%
Five Person	11,552	70	11,622	5.2%
Six Person	4,695	101	4,796	2.2%
Seven Person	2,520	0	2,520	1.1%
Total	147,018	75,828	222,846	100.0%

The 2013 5-year ACS census estimates also provided information on tenure by household size. According to the 2013 ACS estimates, of the 2,129 two-person households, 1,858 were owner-occupied and 271 were renter-occupied. Of the 534 four-person households, 414 were owner-occupied and 120 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				
2009-2013 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Goshen County				
One Person	1,035	650	1,685	32.1%
Two Person	1,858	271	2,129	40.5%
Three Person	464	116	580	11.0%
Four Person	414	120	534	10.2%
Five Person	160	56	216	4.1%
Six Person	37	31	68	1.3%
Seven Person or more	10	33	43	.8%
Total	3,978	1,277	5,255	100.0%
State of Wyoming				
One Person	35,664	25,554	61,218	27.5%
Two Person	66,532	18,317	84,849	38.1%
Three Person	21,797	9,396	31,193	14.0%
Four Person	19,095	7,553	26,648	12.0%
Five Person	7,948	3,674	11,622	5.2%
Six Person	3,612	1,184	4,796	2.2%
Seven Person or more	1,554	966	2,520	1.1%
Total	156,202	66,644	222,846	100.0%

As seen in Table II.8.7, on the following page, Goshen County had a total of 5,957 housing units of which 5,255 or 88.2 percent were occupied. Of these occupied units, 75.7 percent, or 3,978 units were owner occupied, which compares to a statewide rate of 70.1. A total of 702 units or 11.8 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 2009-2013 5-Year ACS Data				
Tenure	Goshen County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	5,255	88.2%	222,846	84.7
Owner-Occupied	3,978	75.7%	156,202	70.1
Renter-Occupied	1,277	24.3%	66,644	29.9
Vacant Housing Units	702	11.8%	40,194	15.3
Total Housing Units	5,957	100.0%	263,040	100.0

Table II.8.8, below, shows that of the 702 housing units in Goshen County as reported in the 2013 ACS data, 66 or 9.4 percent were for rent and 112 or 16.0 percent were for sale. An estimated 146 units were for seasonal, recreational, or occasional use, and 358 or 51.0 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.6 percent for “other vacant” units.

Table II.8.8 Disposition of Vacant Housing Units Goshen County 2009-2013 5-Year ACS Data				
Disposition	Goshen County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	66	9.4%	5,920	14.7%
Rented, but not occupied	20	2.8%	1,757	4.4%
For sale only	112	16.0%	2,733	6.8%
Sold, but not occupied	0	.0%	774	1.9%
For seasonal, recreational, or occasional use	146	20.8%	17,878	44.5%
For migrant workers	0	.0%	448	1.1%
Other vacant	358	51.0%	10,684	26.6%
Total	702	100.0%	40,194	100.0%

Table II.8.9, at right, presents different income statistics for Goshen County. According to the 2013 ACS data averages, median family income for Goshen County was \$51,882 compared to the statewide average of \$70,868. Per capita income for Goshen County, which is calculated by dividing total income by population, was \$23,475, which compared to \$28,902 for the State of Wyoming.

Table II.8.9 Median and Per Capita Income Goshen County 2009-2013 5-Year ACS Data		
Income Type	Goshen County	Wyoming
Median Family Income	51,882	70,868
Median Household Income	43,257	57,406
Per Capita Income	23,475	28,902

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 662 households or 12.6 percent with incomes under \$15,000 compared to 9.8 percent of households in Wyoming. There were another 1,072 households that had incomes between \$35,000 and \$49,999, which accounted for 20.4 percent of households and compared to 13.9 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 12.6 percent of total households and numbered 663 in Goshen County.

Table II.8.10 Households by Income Goshen County 2009-2013 5-Year ACS Data				
Income	Goshen County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	662	12.6%	21,737	9.8%
15,000 - 19,999	265	5.0%	10,770	4.8%
20,000 - 24,999	274	5.2%	10,936	4.9%
25,000 - 34,999	764	14.5%	22,748	10.2%
35,000 - 49,999	1,072	20.4%	30,917	13.9%
50,000 - 74,999	1,005	19.1%	43,782	19.6%
75,000 - 99,999	550	10.5%	32,050	14.4%
100,000 and above	663	12.6%	49,906	22.4%
Total	5,255	100.0%	222,846	100.0%

Poverty statistics were also reported in the 2013 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 11.5 percent in Wyoming. The male population in Goshen County had a poverty rate of 17.1 percent and the female population had a poverty rate of 19.5 percent. There were 209 males and 217 females in poverty under the age of 5. Overall, 18.4 percent of persons in poverty in Goshen County were under the age of five, which compared to 13.7 percent statewide. The elderly population, comprised of individuals 65 years of older, had 132 individuals with incomes below the poverty level which represented 5.7 percent of the total population in poverty. In the State of Wyoming there were 4,477 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 2009-2013 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Goshen County				
5 and Below	209	217	426	18.4%
6 to 18	312	273	585	25.3%
18 to 64	543	623	1,166	50.5%
65 and Older	33	99	132	5.7%
Total	1,097	1,212	2,309	100.0%
Poverty Rate	17.1%	19.5%	18.3%	.
State of Wyoming				
5 and Below	4,701	4,002	8,703	13.7%
6 to 18	6,212	6,084	12,296	19.3%
18 to 64	16,170	22,097	38,267	60.0%
65 and Older	1,628	2,849	4,477	7.0%
Total	28,711	35,032	63,743	100.0%
Poverty Rate	10%	13%	11.5%	.

Table II.8.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2009 and 2013, Goshen County saw an average of 3,620 owner-occupied single-family units compared to 823 single-family rental units. In Goshen County, single-family units comprised 84.5 percent of all households compared with 71.8 percent statewide. Goshen County had a total of 162 apartment rental units and total apartment units accounted for 3.1 percent of all

households. In the State of Wyoming, apartment units accounted for 8.1 percent of total households. There were also an estimated 477 mobile homes in Goshen County, which comprised 9.1 percent of all occupied housing units and compared to 13.4 statewide.

Table II.8.12 Households by Unit Type				
Goshen County 2009-2013 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Goshen County				
Single-Family Unit	3,620	823	4,443	84.5%
Duplex	0	101	101	1.9%
Tri- or Four-Plex	10	62	72	1.4%
Apartments	0	162	162	3.1%
Mobile Homes	348	129	477	9.1%
Boat, RV, Van, Etc.	0	0	0	.0%
Total	3,978	1,277	5,255	100.0%
State of Wyoming				
Single-Family Unit	132,122	27,957	160,079	71.8%
Duplex	670	4,638	5,308	2.4%
Tri- or Four-Plex	515	8,793	9,308	4.2%
Apartments	657	17,325	17,982	8.1%
Mobile Homes	21,912	7,894	29,806	13.4%
Boat, RV, Van, Etc.	326	37	363	.2%
Total	156,202	66,644	222,846	100.0%

Table II.8.13, below, shows the number of households by year of construction. As shown, 17.7 percent, or 931 units, were built in 1939 or earlier in the county, and another 509 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 402, which accounted for 7.6 percent of all households, and an additional 36 households, or .7 percent, were built in 2005 or later. These figures compare to 2,633 households, or 1.2 percent, that were built from 2005 or later statewide.

Table II.8.13 Households by Year Built				
Goshen County 2009-2013 5-Year ACS Data				
Year Built	Goshen County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	931	17.7%	24,806	11.1%
1940 to 1949	509	9.7%	10,660	4.8%
1950 to 1959	555	10.6%	22,003	9.9%
1960 to 1969	603	11.5%	18,965	8.5%
1970 to 1979	1,223	23.3%	50,045	22.5%
1980 to 1989	623	11.9%	33,947	15.2%
1990 to 1999	373	7.1%	26,271	11.8%
2000 to 2004	402	7.6%	33,516	15.0%
Built 2005 or Later	36	.7%	2,633	1.2%
Total	5,255	100.0%	222,846	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 percent of total housing units, while households with five and six rooms accounted for 20.7 and 14.3 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				
2009-2013 5-Year ACS Data				
Number of Rooms	Goshen County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	0	.0%	4,380	1.7%
Two	65	1.1%	6,986	2.7%
Three	273	4.6%	19,468	7.4%
Four	1,020	17.1%	43,545	16.6%
Five	1,233	20.7%	52,356	19.9%
Six	853	14.3%	40,659	15.5%
Seven	904	15.2%	32,683	12.4%
Eight	669	11.2%	25,669	9.8%
Nine or more	940	15.8%	37,294	14.2%
Total	5,957	100.0%	263,040	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 6 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 30.7 percent of total households in Goshen County, which compared to 24.2 percent statewide. In Goshen County, the 1,934 households with three bedrooms accounted for 36.8 percent of all households, and there were only 317 five-bedroom or more households, which accounted for 6.0 percent of all households.

Table II.8.15				
Households by Number of Bedrooms				
Goshen County				
2009-2013 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Goshen County				
None	0	6	6	.1%
One	120	204	324	6.2%
Two	973	640	1,613	30.7%
Three	1,673	261	1,934	36.8%
Four	942	119	1,061	20.2%
Five or more	270	47	317	6.0%
Total	3,978	1,277	5,255	100.0%
State of Wyoming				
None	284	1,753	2,037	.9%
One	4,120	12,902	17,022	7.6%
Two	28,174	25,768	53,942	24.2%
Three	72,120	18,595	90,715	40.7%
Four	36,386	5,304	41,690	18.7%
Five or more	15,118	2,322	17,440	7.8%
Total	156,202	66,644	222,846	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 \$89,100, while structures built between 1950 and 1959 had a median value of \$120,000 and those built between 1990 to 1999 had a median value of \$206,000. 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 \$238,700 and \$177,100, respectively. The total average median value in Goshen County was \$139,700, which compared to \$185,900 in the State of Wyoming.

Table II.8.16 Median Value by Year Structure Built Goshen County 2009-2013 5-Year ACS Data		
Year Built	Goshen County	State of Wyoming
1939 or earlier	89,100	154,300
1940 to 1949	100,900	136,700
1950 to 1959	120,000	156,800
1960 to 1969	149,300	176,000
1970 to 1979	145,600	182,000
1980 to 1989	144,800	196,100
1990 to 1999	206,000	225,600
2000 to 2004	238,700	253,100
Built 2005 or Later	177,100	239,800
Total	139,700	185,900

Household mortgage status is reported in Table II.8.17, below. In Goshen County, households with a mortgage accounted for 52.0 percent of all households or 2,068 housing units, and the remaining 48.0 percent or 1,910 units had no mortgage. Of those units with a mortgage, 212 had either a second mortgage or home equity loan, 26 had both a second mortgage and home equity loan, and 1,830 or 88.5 percent had no second mortgage or no home equity loan.

Table II.8.17 Mortgage Status Goshen County 2009-2013 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	2,068	52.0%	93,495	59.9%
With either a second mortgage or home equity loan, but not both	212	10.3%	13,352	14.3%
Second mortgage only	103	48.6%	6,691	50.1%
Home equity loan only	109	51.4%	6,661	49.9%
Both second mortgage and home equity loan	26	1.3%	598	.6%
No second mortgage and no home equity loan	1,830	88.5%	79,545	85.1%
Housing units without a mortgage	1,910	48.0%	62,707	40.1%
Total	3,978	100.0%	156,202	100.00%

The median rent in Goshen County was \$481 as compared to \$647 statewide, as seen in Table II.8.18, below.

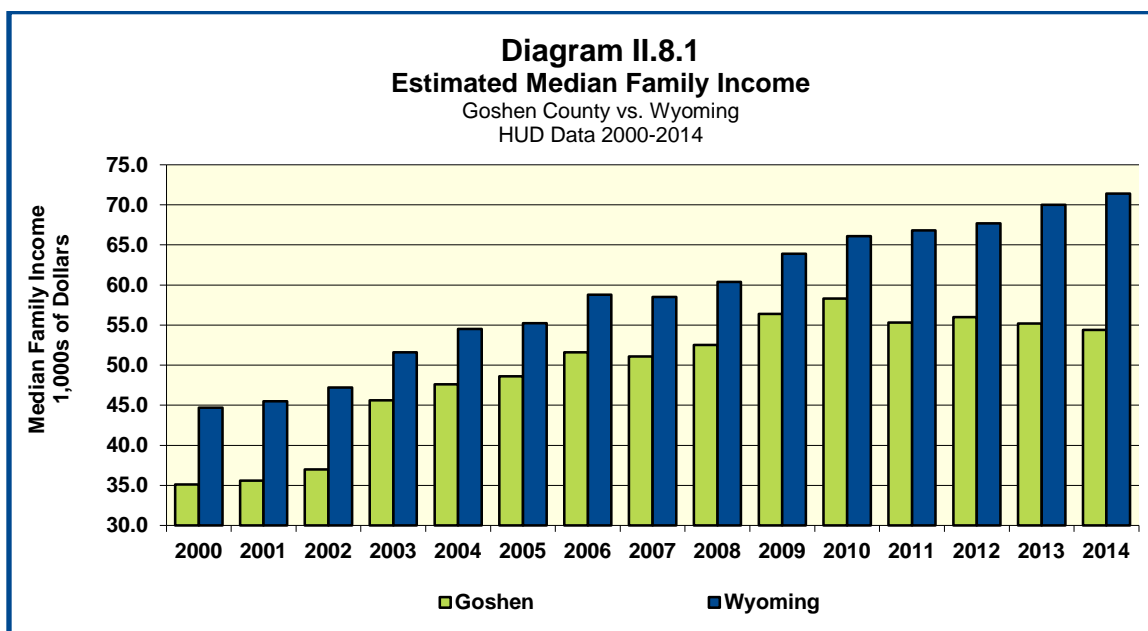
Table II.8.18 Median Rent Goshen County 2009-2013 5-Year ACS Data	
Place	Rent
Goshen County	\$481
State of Wyoming	\$647

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 38 persons during 2014. 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 996 persons over the time period.

Table II.8.19			
Driver’s Licenses Exchanged and Surrendered			
Goshen County			
WYDOT Data, 2000–2014			
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
2014	331	293	38
Total	4,858	3,862	996

Economics

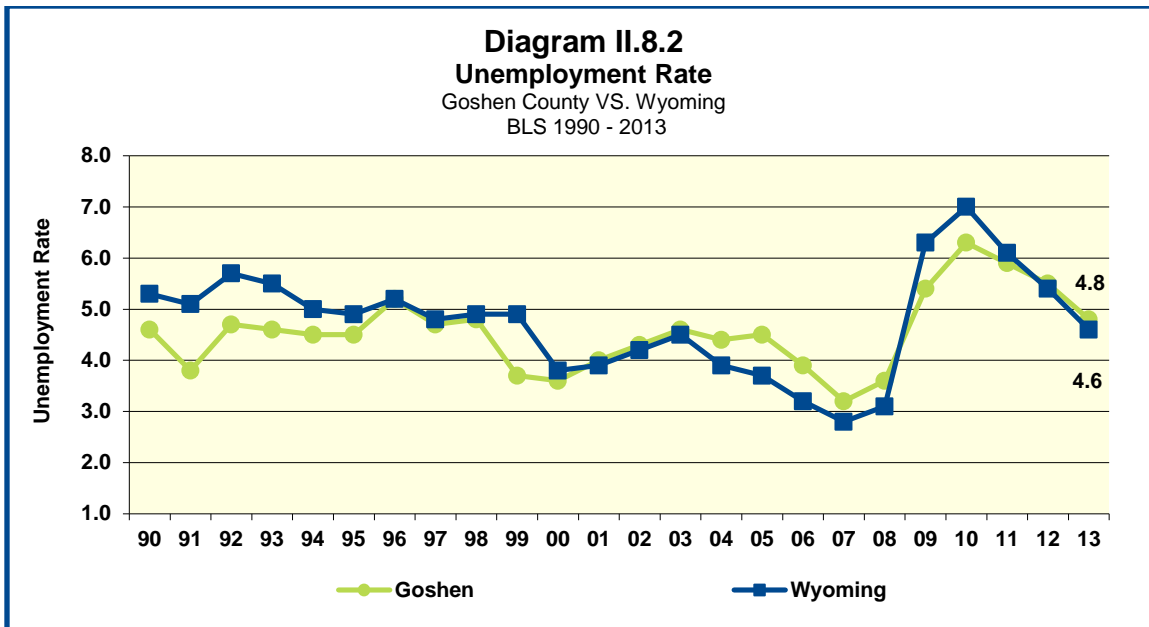
The HUD estimated MFI for Goshen County was \$54,400 in 2014.⁹⁴ This figure compares to Wyoming’s MFI of \$71,400. Diagram II.8.1, below, illustrates the estimated MFI for 2000 through 2014.



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, decreased by 90 persons, from 6,608 in 2012 to 6,518 in 2013. Employment decreased by 41 persons; unemployment decreased by 49 persons; and the unemployment rate, the number of

⁹⁴ 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 5.5 percent in 2012 to 4.8 percent in 2013, 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 decreased by 1.04 percent between 2012 and 2013, from a total of 4,616 to 4,568 workers. Preliminary estimates shows employment increased to 4,570 persons in June 2014.

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014(p)
Jan	3,787	3,873	3,951	4,194	4,281	4,259	4,432	4,478	4,509	4,475	4,473
Feb	3,897	3,833	3,988	4,225	4,267	4,297	4,457	4,484	4,576	4,538	4,480
Mar	3,888	3,869	4,039	4,289	4,300	4,333	4,482	4,492	4,581	4,521	4,480
Apr	4,038	3,958	4,069	4,229	4,432	4,422	4,507	4,547	4,618	4,476	4,513
May	4,055	4,013	4,203	4,299	4,500	4,548	4,554	4,662	4,661	4,578	4,580
Jun	4,087	4,048	4,243	4,236	4,395	4,576	4,590	4,643	4,640	4,591	4,570
Jul	3,924	3,771	4,165	4,035	4,259	4,239	4,381	4,433	4,450	4,376	.
Aug	3,767	3,934	4,086	4,080	4,297	4,263	4,348	4,523	4,532	4,403	.
Sep	3,971	3,938	4,168	4,204	4,421	4,486	4,505	4,644	4,670	4,601	.
Oct	4,049	4,148	4,276	4,438	4,639	4,657	4,682	4,769	4,760	4,736	.
Nov	4,099	4,170	4,334	4,425	4,642	4,646	4,630	4,781	4,688	4,771	.
Dec	4,079	4,130	4,382	4,406	4,614	4,703	4,670	4,756	4,710	4,750	.
Annual	3,970	3,974	4,159	4,255	4,421	4,452	4,520	4,601	4,616	4,568	.
% Change	-0.40	0.10	4.66	2.31	3.90	0.70	1.53	1.79	0.33	-1.04	.

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 2.72 percent between 2012 and 2013,

from a total of \$624 to \$641. In the second quarter of 2014 preliminary estimates show average weekly wages rose to \$661.

Table II.8.21 Average Weekly Wages Goshen County BLS QCEW Data, 2001–2014(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	622	640	628	671	641	2.72
2014(p)	642	661	.	.	.	.

Total business establishments reported by the QCEW are displayed below in Table II.8.22. Annual establishments remained unchanged between 2012 and 2013 at 466 establishments. Preliminary estimates indicate the total number of establishments increased to 1,249 in the second quarter of 2014.

Table II.8.22 Number of Establishments Goshen County BLS QCEW Data, 2001–2014(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	469	467	463	466	466	0.00
2014(p)	462	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 2013, the most recent year for which data are available, Goshen County recorded 7,432 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 \$544,257,000, and real per capita income was \$39,984 in 2013. This compares to a statewide average real per capita income of \$52,826. The average earnings per job in the county was \$36,608 in 2013, while Wyoming average earnings per job was \$52,420. These data are presented in full in **Volume II. Technical Appendix**.

Housing

Average apartment rent in Goshen County decreased from \$590 in second quarter 2013 to \$556 in second quarter 2014, or by 5.8 percent. Detached single-family home rents increased by 5.3 percent and rents for mobile home lots decreased by 3.3 percent.

Goshen County rental prices experienced average annualized increases of 3.7 percent for apartments, 3.6 percent for houses, and 3.1 percent for mobile home lots since second quarter 1998 through second quarter 2014.⁹⁵ These figures compare to state average annualized increases in rental prices of 3.3 percent for apartments, 3.8 percent for houses, 3.5 percent for mobile homes plus a lot, and 3.1 percent for mobile home lots. Table II.8.23, at right, presents the Goshen County data for each rental type.⁹⁶

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 2012 to two in 2013.

The real value of single-family building permits decreased from \$212,589 in 2012 to \$182,500 in 2013. The value over the past decade, in real 2013 dollars, fluctuated from a high of \$495,679 in 2012 to a low of \$182,500 in 2001. These figures compare to the state average high of \$289,650 in 2000 and low of \$187,810 in 2003. Additional details of permit activity and per unit valuations are given in Table II.8.24, on the following page.

Table II.8.23 Semiannual Average Monthly Rental Prices Goshen County EAD Data, Fourth Quarter 1986–Second Quarter 2014				
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
Q4.13	578	170	614	472
Q2.14	556	175	651	498

⁹⁵ Data from 1986 to 1997 for Goshen County was not reported by the Wyoming Economic Analysis Division.

⁹⁶ 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, 1980–2013

Year	Authorized Construction in Permit Issuing Areas					WCDA		Per Unit Valuation: 1'000s of Real 2013 Dollars	
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	Single Family Units	Multi-Family Units
1980	50	.	4	.	54	.	.	106.3	.
1981	14	.	12	36	62	.	.	124.9	44.5
1982	21	.	4	.	25	.	.	110.9	.
1983	30	6	8	.	44	.	.	113.1	.
1984	20	.	16	5	41	.	.	102.6	76.8
1985	27	2	4	.	33	.	.	99.0	.
1986	18	2	.	.	20	.	.	114.5	.
1987	7	2	.	.	9	.	.	81.1	.
1988	9	.	.	.	9	.	.	108.2	.
1989	11	.	.	.	11	.	.	94.2	.
1990	6	.	.	.	6	.	.	97.9	.
1991	4	.	.	26	30	.	.	106.1	71.2
1992	1	2	.	.	3	25	.	113.1	.
1993	2	4	.	40	46	.	.	129.7	64.9
1994	6	6	.	.	12	.	.	169.0	.
1995	8	6	.	.	14	.	.	99.5	.
1996	11	2	.	.	13	.	.	106.0	.
1997	6	4	.	.	10	.	.	86.2	.
1998	9	2	.	.	11	.	.	110.5	.
1999	9	.	.	.	9	.	.	99.8	.
2000	1	.	.	.	1	.	8	115.7	.
2001	4	.	.	.	4	.	.	175.6	.
2002	2	.	.	.	2	.	.	255.6	.
2003	6	.	.	.	6	.	.	212.3	.
2004	17	.	.	.	17	.	.	200.9	.
2005	11	.	.	.	11	.	.	176.9	.
2006	6	8	.	.	14	.	.	233.4	.
2007	13	.	.	.	13	.	.	160.0	.
2008	8	.	.	.	8	.	.	146.1	.
2009	9	.	.	18	27	.	.	170.5	148.0
2010	6	.	.	.	6	.	.	139.5	.
2011	2	.	.	.	2	.	.	495.7	.
2012	6	.	.	32	38	.	.	212.6	111.5
2013	2	.	.	.	2	.	.	182.5	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2012, the average sales price in Goshen County was \$136,593. This represented an increase of 0.7 percent from the previous year. In contrast, Wyoming’s weighted average was \$281,345 or an increase of 5.6 percent over the previous year. A comparison of average sales prices between 2000 and 2013 is displayed in Table II.8.25, on the following page.

Table II.8.25 Average Sales Prices Goshen County vs. Wyoming DOR Data, 2000–2013				
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
2013	136,593	0.7	281,345	5.6

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2014.⁹⁷ During December 2014, a total of 44 surveys were completed by property managers in Goshen County. Of the 526 rental units surveyed, 34 were vacant, indicating a vacancy rate of 6.5 percent, as shown in Table II.8.26, below. The vacancy rate one year ago was 3.0 percent. In December 2014, the statewide vacancy rate was 4.6 percent.

Table II.8.26 Total Units, Vacant Units, and Vacancy Rate Goshen County RVS Data, June 2001–December 2014				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	11	273	27	9.9%
2001b	10	202	13	6.4%
2002a	6	91	6	6.6%
2002b	7	160	7	4.4%
2003a	6	126	6	4.8%
2003b	15	341	25	7.3%
2004a	16	345	42	12.2%
2004b	15	319	19	6.0%
2005a	19	304	25	8.2%
2005b	17	324	12	3.7%
2006a	21	371	18	4.9%
2006b	28	375	13	3.5%
2007a	26	352	13	3.7%
2007b	21	249	7	2.8%
2008a	32	420	20	4.8%
2008b	27	373	22	5.9%
2009a	23	309	12	3.9%
2009b	28	307	11	3.6%
2010a	27	368	13	3.5%
2010b	28	362	13	3.6%
2011a	34	524	10	1.9%
2011b	35	555	20	3.6%
2012a	35	552	10	1.8%
2012b	35	572	8	1.4%
2013a	36	432	28	6.5%
2013b	38	508	15	3.0%
2014a	41	497	41	8.2%
2014b	44	526	34	6.5%

⁹⁷Those 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 2014, although the vacancy rate fell to 6.5 it was still above the statewide rate.

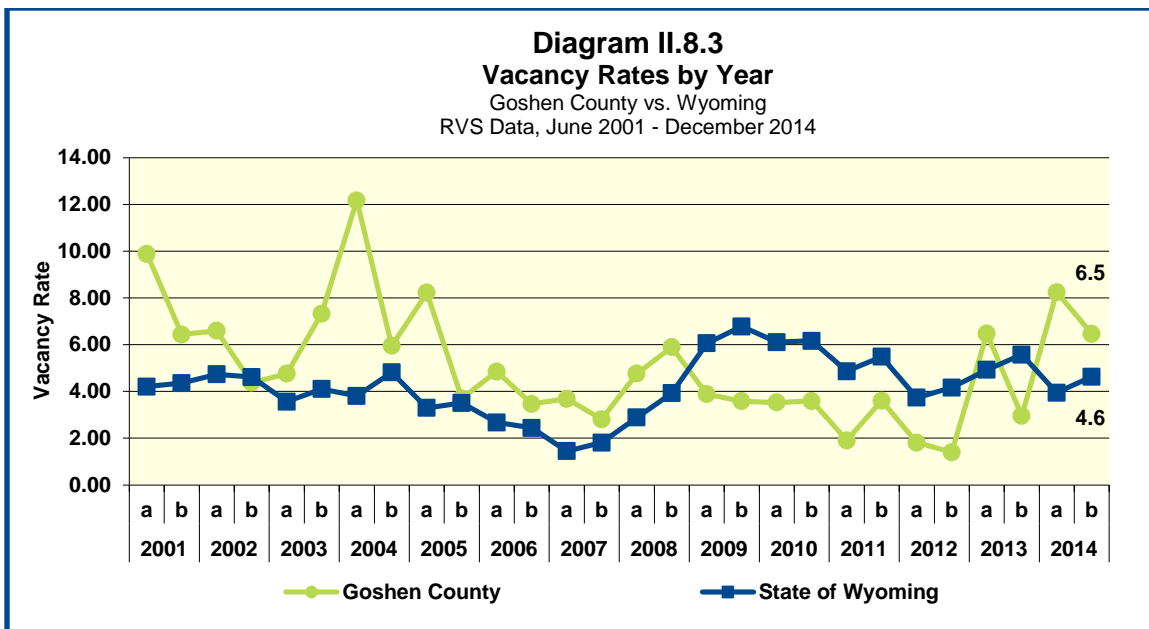


Diagram II.8.4, below, shows the average rent of single-family and apartment units in Goshen County. In 2014, average rents for single-family units increased to \$631 and average rents for apartments increased to \$610.

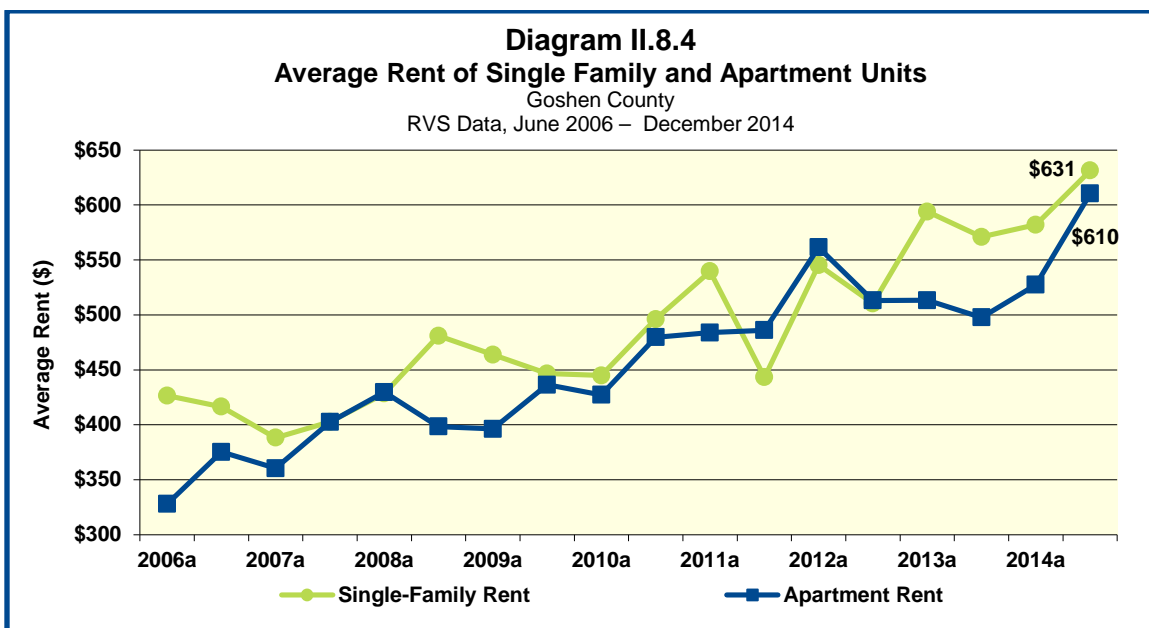


Table II.8.27, below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 147 single family units in Goshen County, with 4 of them available. This translates into a vacancy rate of 2.7 percent in Goshen County, which compares to a single family vacancy rate of 3.0 percent for the State of Wyoming. There were 260 apartment units reported in the survey, with 8 of them available, which resulted in a vacancy rate of 3.1 percent. This compares to a statewide vacancy rate of 3.9 percent for apartment units across the state.

Table II.8.27			
Rental Vacancy Survey by Type			
Goshen County			
RVS Data, December 2014			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	147	4	2.7%
Duplex units	8	0	.0%
Apartments	260	8	3.1%
Mobile Homes	6	3	50.0%
“Other” Units	2	0	.0%
Don't Know	103	19	18.4%
Total	526	34	6.5%

Table II.8.28, below reports units by bedroom size. Two bedroom units were the most common type of reported single family unit, with 44 units. The most common apartment units were two bedroom units, with 72 units. Additional details of unit types by bedrooms are reported below.

Table II.8.28							
Rental Units by Bedroom Size							
Goshen County							
RVS Data, December 2014							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	0	3	0	0	.	3
One	6	0	34	0	0	.	40
Two	44	8	72	0	0	.	124
Three	15	0	7	4	2	.	28
Four	0	0	1	2	0	.	3
Five	1	0	0	0	0	.	1
Don't Know	81	0	143	0	0	103	327
Total	147	8	260	6	2	103	526

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 2014						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$300	\$	\$	\$300
One	\$475	\$	\$450	\$	\$	\$452
Two	\$553	\$525	\$575	\$	\$	\$561
Three	\$758	\$	\$681	\$800	\$900	\$738
Four	\$	\$	\$850	\$600	\$	\$683
Five	\$1,400	\$	\$	\$	\$	\$1,400
Total	\$631	\$525	\$610	\$667	\$900	\$613

Table II.8.30 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.8.30			
Single Family Market Rate Rents by Vacancy Status			
Goshen County			
RVS Data, December 2014			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	3	0	.0%
\$500 to \$1,000	59	2	3.4%
\$1,000 to \$1,500	3	1	33.3%
Above \$1,500			%
Missing	82	1	1.2%
Total	147	4	2.7%

The availability of apartment units by average rent is displayed in Table II.8.31 below. The lowest vacancy rate was seen in apartment units renting for less than 500 dollars, with a vacancy rate of .0 percent.

Table II.8.31			
Apartment Market Rate Rents by Vacancy Status			
Goshen County			
RVS Data, December 2014			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	22	0	.0%
\$500 to \$1,000	129	4	3.1%
\$1,000 to \$1,500	0	0	%
Above \$1,500			%
Missing	109	4	3.7%
Total	260	8	3.1%

Table II.8.32, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for less than 500, with a vacancy rate of .0 percent.

Table II.8.32 Mobile Home Market Rate Rents by Vacancy Status Goshen County RVS Data, December 2014			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500	1	0	.0%
\$500 to \$1,000	5	3	60.0%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	0	0	%
Total	6	3	50.0%

Table II.8.33, 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 did not wish to comment on the condition of their units. As reported below, most single family units were in excellent condition, with most apartments being in good condition. Details by unit type and condition are displayed below.

Table II.8.33 Condition by Unit Type Goshen County RVS Data, December 2014							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average	19	2	4	1	0	.	26
Good	20	6	132	0	0	.	158
Excellent	102	0	42	4	2	.	150
Don’t Know	6	0	82	1	0	103	192
Total	147	8	260	6	2	103	526

The availability of single family units based on their condition is displayed in Table II.8.34, below. As can be seen the single family units with the lowest vacancy rates were in excellent condition, with a vacancy rate of 1.0 percent.

Table II.8.34 Condition of Single Family Units by Vacancy Status Goshen County RVS Data, December 2014			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average	19	1	5.3%
Good	20	1	5.0%
Excellent	102	1	1.0%
Don’t Know	6	1	16.7%
Total	147	4	2.7%

Table II.8.35, 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.8.35			
Condition of Apartment Units by Vacancy Status			
Goshen County			
RVS Data, December 2014			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair			%
Average	4	0	.0%
Good	132	3	2.3%
Excellent	42	1	2.4%
Don't Know	82	4	4.9%
Total	260	8	3.1%

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

Table II.8.36			
Condition of Mobile Home Units by Vacancy Status			
Goshen County			
RVS Data, December 2014			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			
Fair			%
Average	1	0	.0%
Good	0	0	%
Excellent	4	3	75.0%
Don't Know	1	0	.0%
Total	6	3	50.0%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.8.37, on the following page, respondents in Goshen County said they would prefer 60 more single family units, 133 more apartment units, and 150 units of all types. In total, respondents indicated they wished to own or manage an additional 393 units.

Table II.8.37 If you had the opportunity to own/manage more units, how many would you prefer Goshen County RVS Data, December 2014	
Unit Type	More Units
Single family units	60
Duplex Units	
Apartments	133
Mobile homes	
Other	
Don't Know	50
All types	150
Total	393

Table, II.8.38, on the following page shows the most common answers from the 2014 calendar year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Goshen County had a total of 39 respondents, with an average persons per household of 2.8 people. Of new residents to Goshen County, 51.3 percent were married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved to be closer to friends or relatives.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 48.7 percent of respondents renting their residence. The average mortgage payment in Goshen County was \$747 and the average rent was \$485. When asked if they were satisfied with their current housing, 79.5 percent said they were satisfied with thier current housing.

Table II.8.38 Most Replied Response Goshen County HNA Survey: Calendar Year 2014	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	39
Number of persons in household (Average)	2.8
Current age	25 to 34 years old (33.3%)
Marital status	Married (51.3%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (23.1%)
In which industry are you primarily employed	Other (24.3%)
Highest education level completed	High School Diploma/GED (28.2%)
Total household income from all sources	\$50,000 to \$74,999 dollars (26.1%)
Current Housing Characteristics	
Current Residence	Single family home (69.2%)
Do you own or rent	Rent (48.7%)
How many bedrooms (Average)	2.8
How many full bathrooms (Average)	1.6
Average mortgage payment	\$747
Average rental payment	\$485
Are you satisfied with your current housing	Satisfied with current housing (79.5%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Other (50.0%)
Are you seeking to change your housing situation	Seeking different housing (75.0%)
What type of unit are you seeking	Single family home (100.0%)
Type of tenure seeking	Seeking to buy (83.3%)
If own, do you plan on building or buying	Buy an existing unit (80.0%)
Expected buying price	.
Expected building price	\$100,000 to \$149,999 dollars (75.0%)
Expected rental price	\$601 to \$700 dollars (100.0%)

For residents who are unsatisfied with their current housing, 50.0 percent were unsatisfied because of some other reason not listed in the survey. When asked what type of unit they were seeking, the most common response, 100.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 83.3 percent wanted to buy and 16.7 wanted to rent their next residence. Most residents wishing to build a new unit anticipated spending between \$100,000 to \$149,999 dollars. Of those respondents who wished to rent, the most common response, 100.0 percent of respondents, anticipated spending \$601 to \$700 dollars. Additional survey data are presented in **Volume II. Technical Appendix**⁹⁸.

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 2013 5-year ACS data, 53 or 1.0 percent of households in Goshen County were overcrowded and another 11 or .2 percent of units were severely overcrowded, as shown in Table II.8.39, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

⁹⁸ Percentages presented here may vary slightly from those in the technical appendix. This is because the percentages here are calculated with the missing responses excluded, where the percentages calculated in the technical appendix include all responses, even if they are missing.

Table II.8.39				
Overcrowding and Severe Overcrowding				
Goshen County				
2009-2013 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Goshen County				
Owner				
Households	3,931	41	6	3,978
Percentage	98.8%	1.0%	.2%	100.0%
Renter				
Households	1,260	12	5	1,277
Percentage	98.7%	.9%	.4%	100.0%
Total				
Households	5,191	53	11	5,255
Percentage	98.8%	1.0%	.2%	100.0%
State of Wyoming				
Owner				
Households	154,144	1,615	443	156,202
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	64,044	2,043	557	66,644
Percentage	96.1%	3.1%	.8%	100.0%
Total				
Households	218,188	3,658	1,000	222,846
Percentage	97.9%	1.6%	.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 2013 5-year ACS, a total of 201 units or 3.4 percent of all housing units in Goshen County were lacking complete kitchen facilities. This compared to 2.6 percent of households statewide without complete kitchen facilities. These data are presented in Table II.8.40, at right.

Table II.8.40		
Housing Units with Incomplete Kitchen Facilities		
Goshen County		
2009-2013 5-Year ACS Data		
Facilities	Goshen County	State of Wyoming
Complete Kitchen Facilities	5,756	256,276
Lacking Complete Kitchen Facilities	201	6,764
Total Housing Units	5,957	263,040
Percent Lacking	3.4%	2.6%

At the time of the 2013 ACS, a total of 157 units or 2.6 percent of all housing units in Goshen County were lacking complete plumbing facilities. This compared to 2.0 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.8.41, below.

Table II.8.41		
Housing Units with Incomplete Plumbing Facilities		
Goshen County 2009-2013 5-Year ACS Data		
Facilities	Goshen County	State of Wyoming
Complete Plumbing Facilities	5,800	257,728
Lacking Complete Plumbing Facilities	157	5,312
Total Households	5,957	263,040
Percent Lacking	2.6%	2.0%

The third type of housing problem reported in the 2013 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, 13.9 percent of households had a cost burden and 9.8 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 21.3 percent of homeowners with a mortgage in Goshen County experienced a cost burden and 12.6 percent experienced a severe cost burden, while 15.3 percent of renters had a cost burden and 15.2 percent had a severe cost burden, as seen in Table II.8.42, on the following page.

Table II.8.42 Cost Burden and Severe Cost Burden by Tenure Goshen County 2009-2013 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Goshen County					
Owner With a Mortgage					
Households	1,368	440	260	0	2,068
Percent	66.2%	21.3%	12.6%	.0%	100.0%
Owner Without a Mortgage					
Households	1,755	94	61	0	1,910
Percent	91.9%	4.9%	3.2%	.0%	100.0%
Renter					
Households	612	195	194	276	1,277
Percent	47.9%	15.3%	15.2%	21.6%	100.0%
Total					
Households	3,735	729	515	276	5,255
Percent	71.1%	13.9%	9.8%	5.3%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,044	15,711	8,514	226	93,495
Percent	73.8%	16.8%	9.1%	.2%	100.0%
Owner Without a Mortgage					
Households	56,104	3,768	2,340	495	62,707
Percent	89.5%	6.0%	3.7%	.8%	100.0%
Renter					
Households	35,558	12,449	11,209	7,428	66,644
Percent	53.4%	18.7%	16.8%	11.1%	100.0%
Total					
Households	160,706	31,928	22,063	8,149	222,846
Percent	72.1%	14.3%	9.9%	3.7%	100.0%

2015 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 *2015 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 1,011 households in Goshen County, from 5,311 in 2010 to 6,322 in 2040. Homeowners are expected to increase from 3,740 households in 2010 to 4,522 by 2040. Renters are anticipated to increase from 1,571 households in 2010 to 1,800 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 60 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 30 to 50 percent of MHI is expected to increase by 63 households and by 115 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 35 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 35 households over the period. Table II.8.43, below, provides details of the household forecast by tenure and income.

Table II.8.43						
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	285	303	551	322	2,278	3,740
2015	291	309	562	329	2,322	3,812
2020	301	320	581	340	2,404	3,947
2025	311	330	600	351	2,481	4,073
2030	323	344	624	365	2,580	4,236
2035	334	356	646	378	2,670	4,384
2040	345	367	666	390	2,755	4,522
Renters by Percent of Median Household Income						
2010	242	243	404	152	530	1,571
2015	244	245	408	154	535	1,586
2020	249	251	417	157	547	1,620
2025	253	254	423	159	555	1,645
2030	262	263	438	165	574	1,702
2035	270	271	451	170	592	1,754
2040	277	278	463	174	607	1,800
Total Households by Percent of Median Household Income						
2010	527	546	955	474	2,808	5,311
2015	535	555	969	482	2,857	5,398
2020	551	571	998	497	2,951	5,567
2025	564	585	1,023	510	3,036	5,718
2030	585	607	1,062	530	3,154	5,938
2035	604	627	1,097	548	3,262	6,138
2040	622	645	1,129	564	3,362	6,322