

GOSHEN COUNTY

Demographics

The Census Bureau's current census estimates indicate that Goshen County's population increased from 13,249 in 2010 to 13,514 in 2014, or by 2.0 percent. This compares to a statewide population growth of 3.6 percent over the period. The number of people from 25 to 44 years of age increased by 6.4 percent, and the number of people from 55 to 64 years of age increased by 5.2 percent. The white population increased by .7 percent, while the black population increased by 83.5 percent. The Hispanic population increased from 1,288 to 1,411 people between 2010 and 2014, or by 9.5 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 2014 Current Census Estimates						
Subject	Goshen County			Wyoming		
	2010 Census	Jul-14	% Change	2010 Census	Jul-14	% Change
Population	13,249	13,514	2.0%	563,626	584,153	3.6%
Age						
Under 14 years	2,198	2,208	.5%	113,371	115,517	1.9%
15 to 24 years	1,839	1,867	1.5%	78,460	80,249	2.3%
25 to 44 years	2,818	2,998	6.4%	144,615	152,555	5.5%
45 to 54 years	2,016	1,699	-15.7%	83,577	73,372	-12.2%
55 to 64 years	1,878	1,976	5.2%	73,513	80,819	9.9%
65 and Over	2,500	2,766	10.6%	70,090	81,641	16.5%
Race						
White	12,874	12,960	.7%	529,110	541,596	2.4%
Black	85	156	83.5%	5,135	9,112	77.4%
American Indian and Alaskan Native	120	142	18.3%	14,457	15,541	7.5%
Asian	41	92	124.4%	4,649	5,821	25.2%
Native Hawaiian or Pacific Islander	13	15	15.4%	521	632	21.3%
Two or more races	116	149	28.4%	9,754	11,451	17.4%
Ethnicity (of any race)						
Hispanic or Latino	1,288	1,411	9.5%	50,231	57,065	13.6%

Table II.8.2, on the following page, presents the population of Goshen County by age and gender from the 2010 Census and 2014 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 2014, the number of males rose to 7,043 persons, and accounted for 52.1 percent of the population, with the remaining 47.9 percent, or 6,471 persons, being female.

Table II.8.2 Population by Age and Gender Goshen County 2010 Census and Current Census Estimates							
Age	2010 Census			2014 Current Census Estimates			% Change 10-14
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,164	1,034	2,198	1,117	1,091	2,208	.5%
15 to 24 years	971	868	1,839	981	886	1,867	1.5%
25 to 44 years	1,561	1,257	2,818	1,693	1,305	2,998	6.4%
45 to 54 years	1,057	959	2,016	933	766	1,699	-15.7%
55 to 64 years	998	880	1,878	1,034	942	1,976	5.2%
65 and Over	1,155	1,345	2,500	1,285	1,481	2,766	10.6%
Total	6,906	6,343	13,249	7,043	6,471	13,514	2.0%
% of Total	52.1%	47.9%	.	52.1%	47.9%	.	

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 ¹²⁷	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

¹²⁷ 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 2014 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 3,488 family households, of which 2,933 housed married couple families and 555 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 171 families, or a female householder with no husband present, of which there were 384 families. There were also an estimated 1,882 "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 65.0 percent, which compared to the statewide rate of 65.3 percent. Of the family households in Goshen County, 84.1 percent were married households, which compared to 79.8 percent in the State of Wyoming.

Table II.8.4				
Household Type by Tenure				
Goshen County				
2010-2014 5-Year ACS Data				
Family Type	Goshen County		State of Wyoming	
	Goshen County	% of Total	State of Wyoming	% of Total
Family households	3,488	65.0%	147,321	65.3%
Married-couple family	2,933	84.1%	117,624	79.8%
Owner-occupied housing units	2,514	85.7%	97,837	83.2%
Renter-occupied housing units	419	14.3%	19,787	16.8%
Other family	555	15.9%	29,697	20.2%
Male householder, no wife present	171	30.8%	9,885	33.3%
Owner-occupied housing units	109	63.7%	5,955	60.2%
Renter-occupied housing units	62	36.3%	3,930	39.8%
Female householder, no husband present	384	69.2%	19,812	66.7%
Owner-occupied housing units	218	56.8%	9,942	50.2%
Renter-occupied housing units	166	43.2%	9,870	49.8%
Nonfamily households	1,882	35.0%	78,193	34.7%
Owner-occupied housing units	1,189	63.2%	42,555	54.4%
Renter-occupied housing units	693	36.8%	35,638	45.6%
Total	5,370	100.0%	225,514	100.0%

Table II.8.5, on the following page, displays the 2014 5-year ACS census data for household type by household size. In 2013, there were 1,997 two-person family households, 663 three-person family households and 482 four-person family households. One-person non-family households made up 89.5 percent of all non-family households or an estimated 1,685 households. Goshen County's two persons households made up 40.8 percent of total housing units and four person households made up an additional 9.0 percent, which compares to 38.4 and 11.6 percent, respectively, for the State of Wyoming.

Table II.8.5				
Household Type by Household Size				
Goshen County				
2010-2014 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Goshen County				
One Person	.	1,685	1,685	31.4%
Two Person	1,997	195	2,192	40.8%
Three Person	663	0	663	12.3%
Four Person	482	2	484	9.0%
Five Person	259	0	259	4.8%
Six Person	44	0	44	.8%
Seven Person	43	0	43	.8%
Total	3,488	1,882	5,370	100.0%
State of Wyoming				
One Person	.	62,371	62,371	27.7%
Two Person	73,530	13,046	86,576	38.4%
Three Person	29,726	1,772	31,498	14.0%
Four Person	25,280	781	26,061	11.6%
Five Person	11,527	111	11,638	5.2%
Six Person	4,687	112	4,799	2.1%
Seven Person	2,571	0	2,571	1.1%
Total	147,321	78,193	225,514	100.0%

The 2014 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 2,192 two-person households, 1,856 were owner-occupied and 336 were renter-occupied. Of the 484 four-person households, 358 were owner-occupied and 126 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				
2010-2014 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Goshen County				
One Person	1,071	614	1,685	31.4%
Two Person	1,856	336	2,192	40.8%
Three Person	534	129	663	12.3%
Four Person	358	126	484	9.0%
Five Person	191	68	259	4.8%
Six Person	11	33	44	.8%
Seven Person or more	9	34	43	.8%
Total	4,030	1,340	5,370	100.0%
State of Wyoming				
One Person	35,806	26,565	62,371	27.7%
Two Person	67,598	18,978	86,576	38.4%
Three Person	21,645	9,853	31,498	14.0%
Four Person	18,300	7,761	26,061	11.6%
Five Person	7,825	3,813	11,638	5.2%
Six Person	3,441	1,358	4,799	2.1%
Seven Person or more	1,674	897	2,571	1.1%
Total	156,289	69,225	225,514	100.0%

As seen in Table II.8.7, on the following page, Goshen County had a total of 5,968 housing units of which 5,370 or 90.0 percent were occupied. Of these occupied units, 75.0 percent, or 4,030 units were owner occupied, which compares to a statewide rate of 69.3. A total of 598 units or 10.0 percent of all units were vacant. This compared to a statewide vacancy rate of 15.0 percent.

Table II.8.7 Housing Units by Tenure Goshen County 2010-2014 5-Year ACS Data				
Tenure	Goshen County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	5,370	90.0%	225,514	85.0
Owner-Occupied	4,030	75.0%	156,289	69.3
Renter-Occupied	1,340	25.0%	69,225	30.7
Vacant Housing Units	598	10.0%	39,681	15.0
Total Housing Units	5,968	100.0%	265,195	100.0

Table II.8.8, below, shows that of the 598 housing units in Goshen County as reported in the 2014 ACS data, 38 or 6.4 percent were for rent and 84 or 14.0 percent were for sale. An estimated 122 units were for seasonal, recreational, or occasional use, and 310 or 51.8 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 27.5 percent for “other vacant” units.

Table II.8.8 Disposition of Vacant Housing Units Goshen County 2010-2014 5-Year ACS Data				
Disposition	Goshen County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	38	6.4%	5,921	14.9%
Rented, but not occupied	21	3.5%	1,577	4.0%
For sale only	84	14.0%	2,601	6.6%
Sold, but not occupied	23	3.8%	802	2.0%
For seasonal, recreational, or occasional use	122	20.4%	17,496	44.1%
For migrant workers	0	.0%	362	.9%
Other vacant	310	51.8%	10,922	27.5%
Total	598	100.0%	39,681	100.0%

Table II.8.9, at right, presents different income statistics for Goshen County. According to the 2014 ACS data averages, median family income for Goshen County was \$55,268 compared to the statewide average of \$72,086. Per capita income for Goshen County, which is calculated by dividing total income by population, was \$24,900, which compared to \$29,381 for the State of Wyoming.

Table II.8.9 Median and Per Capita Income Goshen County 2010-2014 5-Year ACS Data		
Income Type	Goshen County	Wyoming
Median Family Income	55,268	72,086
Median Household Income	45,287	58,252
Per Capita Income	24,900	29,381

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 627 households or 11.7 percent with incomes under \$15,000 compared to 9.6 percent of households in Wyoming. There were another 1,052 households that had incomes between \$35,000 and \$49,999, which accounted for 19.6 percent of households and compared to 13.5 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 16.1 percent of total households and numbered 867 in Goshen County.

Table II.8.10				
Households by Income				
Goshen County				
2010-2014 5-Year ACS Data				
Income	Goshen County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	627	11.7%	21,756	9.6%
15,000 - 19,999	278	5.2%	10,739	4.8%
20,000 - 24,999	265	4.9%	11,332	5.0%
25,000 - 34,999	778	14.5%	22,763	10.1%
35,000 - 49,999	1,052	19.6%	30,423	13.5%
50,000 - 74,999	904	16.8%	43,643	19.4%
75,000 - 99,999	599	11.2%	31,799	14.1%
100,000 and above	867	16.1%	53,059	23.5%
Total	5,370	100.0%	225,514	100.0%

Poverty statistics were also reported in the 2014 5-year ACS estimates, and these data are displayed in Table II.8.11, below. In total, the poverty rate in Goshen County was 17.4 percent, which compared to a statewide poverty rate of 11.6 percent in Wyoming. The male population in Goshen County had a poverty rate of 16.7 percent and the female population had a poverty rate of 18.2 percent. There were 215 males and 188 females in poverty under the age of 5. Overall, 18.3 percent of persons in poverty in Goshen County were under the age of five, which compared to 12.8 percent statewide. The elderly population, comprised of individuals 65 years of older, had 160 individuals with incomes below the poverty level which represented 7.3 percent of the total population in poverty. In the State of Wyoming there were 4,574 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				
2010-2014 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Goshen County				
5 and Below	215	188	403	18.3%
6 to 17	338	180	518	23.5%
18 to 64	499	623	1,122	50.9%
65 and Older	37	123	160	7.3%
Total	1,089	1,114	2,203	100.0%
Poverty Rate	16.7%	18.2%	17.4%	.
State of Wyoming				
5 and Below	4,323	4,000	8,323	12.8%
6 to 17	5,977	6,252	12,229	18.7%
18 to 64	16,976	23,169	40,145	61.5%
65 and Older	1,562	3,012	4,574	7.0%
Total	28,838	36,433	65,271	100.0%
Poverty Rate	10%	13%	11.6%	.

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 3,699 owner-occupied single-family units compared to 774 single-family rental units. In Goshen County, single-family units comprised 83.3 percent of all households compared with 71.7 percent statewide. Goshen County had a total of 188 apartment rental units and total apartment units accounted for 3.5 percent of all

households. In the State of Wyoming, apartment units accounted for 8.5 percent of total households. There were also an estimated 565 mobile homes in Goshen County, which comprised 10.5 percent of all occupied housing units and compared to 13.0 statewide.

Table II.8.12 Households by Unit Type Goshen County 2010-2014 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Goshen County				
Single-Family Unit	3,699	774	4,473	83.3%
Duplex	0	84	84	1.6%
Tri- or Four-Plex	10	50	60	1.1%
Apartments	0	188	188	3.5%
Mobile Homes	321	244	565	10.5%
Boat, RV, Van, Etc.	0	0	0	.0%
Total	4,030	1,340	5,370	100.0%
State of Wyoming				
Single-Family Unit	133,428	28,277	161,705	71.7%
Duplex	571	4,622	5,193	2.3%
Tri- or Four-Plex	422	9,140	9,562	4.2%
Apartments	578	18,661	19,239	8.5%
Mobile Homes	20,953	8,382	29,335	13.0%
Boat, RV, Van, Etc.	337	143	480	.2%
Total	156,289	69,225	225,514	100.0%

Table II.8.13, below, shows the number of households by year of construction. As shown, 15.4 percent, or 827 units, were built in 1939 or earlier in the county, and another 422 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 535, which accounted for 10.0 percent of all households, and an additional 64 households, or 1.2 percent, were built in 2010 or later. These figures compare to 4,410 households, or 2.0 percent, that were built from 2010 or later statewide.

Table II.8.13 Households by Year Built Goshen County 2010-2014 5-Year ACS Data				
Year Built	Goshen County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	827	15.4%	24,514	10.9%
1940 to 1949	422	7.9%	10,454	4.6%
1950 to 1959	667	12.4%	22,142	9.8%
1960 to 1969	631	11.8%	18,728	8.3%
1970 to 1979	1,167	21.7%	49,663	22.0%
1980 to 1989	585	10.9%	32,994	14.6%
1990 to 1999	472	8.8%	26,751	11.9%
2000 to 2009	535	10.0%	35,858	15.9%
Built 2010 or Later	64	1.2%	4,410	2.0%
Total	5,370	100.0%	225,514	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 accounted for only .0 percent of total housing units, while households with five and six rooms accounted for 20.9 and 14.4 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				
2010-2014 5-Year ACS Data				
Number of Rooms	Goshen County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	0	.0%	4,521	1.7%
Two	67	1.1%	7,349	2.8%
Three	353	5.9%	20,368	7.7%
Four	1,027	17.2%	42,809	16.1%
Five	1,245	20.9%	53,147	20.0%
Six	860	14.4%	41,493	15.6%
Seven	795	13.3%	31,612	11.9%
Eight	667	11.2%	25,739	9.7%
Nine or more	954	16.0%	38,157	14.4%
Total	5,968	100.0%	265,195	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 7 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 24.4 percent statewide. In Goshen County, the 2,027 households with three bedrooms accounted for 37.7 percent of all households, and there were only 310 five-bedroom or more households, which accounted for 5.8 percent of all households.

Table II.8.15				
Households by Number of Bedrooms				
Goshen County				
2010-2014 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Goshen County				
None	0	7	7	.1%
One	105	206	311	5.8%
Two	999	648	1,647	30.7%
Three	1,736	291	2,027	37.7%
Four	932	136	1,068	19.9%
Five or more	258	52	310	5.8%
Total	4,030	1,340	5,370	100.0%
State of Wyoming				
None	320	1,852	2,172	1.0%
One	4,171	13,300	17,471	7.7%
Two	27,793	27,174	54,967	24.4%
Three	71,753	19,086	90,839	40.3%
Four	37,002	5,592	42,594	18.9%
Five or more	15,250	2,221	17,471	7.7%
Total	156,289	69,225	225,514	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 \$87,100, while structures built between 1950 and 1959 had a median value of \$126,800 and those built between 1990 to 1999 had a median value of \$209,000. The newest structures tended to have the highest values and those built between 2000 and 2009 and from 2010 or later had median values of \$250,000 and \$191,700, respectively. The total average median value in Goshen County was \$147,600, which compared to \$189,300 in the State of Wyoming.

Table II.8.16 Median Value by Year Structure Built Goshen County 2010-2014 5-Year ACS Data		
Year Built	Goshen County	State of Wyoming
1939 or earlier	87,100	153,700
1940 to 1949	96,200	140,900
1950 to 1959	126,800	158,200
1960 to 1969	149,700	177,300
1970 to 1979	142,200	184,100
1980 to 1989	164,900	197,900
1990 to 1999	209,000	233,600
2000 to 2009	250,000	252,800
Built 2010 or Later	191,700	258,900
Total	147,600	189,300

Household mortgage status is reported in Table II.8.17, below. In Goshen County, households with a mortgage accounted for 54.0 percent of all households or 2,175 housing units, and the remaining 46.0 percent or 1,855 units had no mortgage. Of those units with a mortgage, 226 had either a second mortgage or home equity loan, 25 had both a second mortgage and home equity loan, and 1,924 or 88.5 percent had no second mortgage or no home equity loan.

Table II.8.17 Mortgage Status Goshen County 2010-2014 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	2,175	54.0%	92,688	59.3%
With either a second mortgage or home equity loan, but not both	226	10.4%	12,104	13.1%
Second mortgage only	98	43.4%	5,864	48.4%
Home equity loan only	128	56.6%	6,240	51.6%
Both second mortgage and home equity loan	25	1.1%	545	.6%
No second mortgage and no home equity loan	1,924	88.5%	80,039	86.4%
Housing units without a mortgage	1,855	46.0%	63,601	40.7%
Total	4,030	100.0%	156,289	100.00%

The median rent in Goshen County was \$502 as compared to \$663 statewide, as seen in Table II.8.18, below.

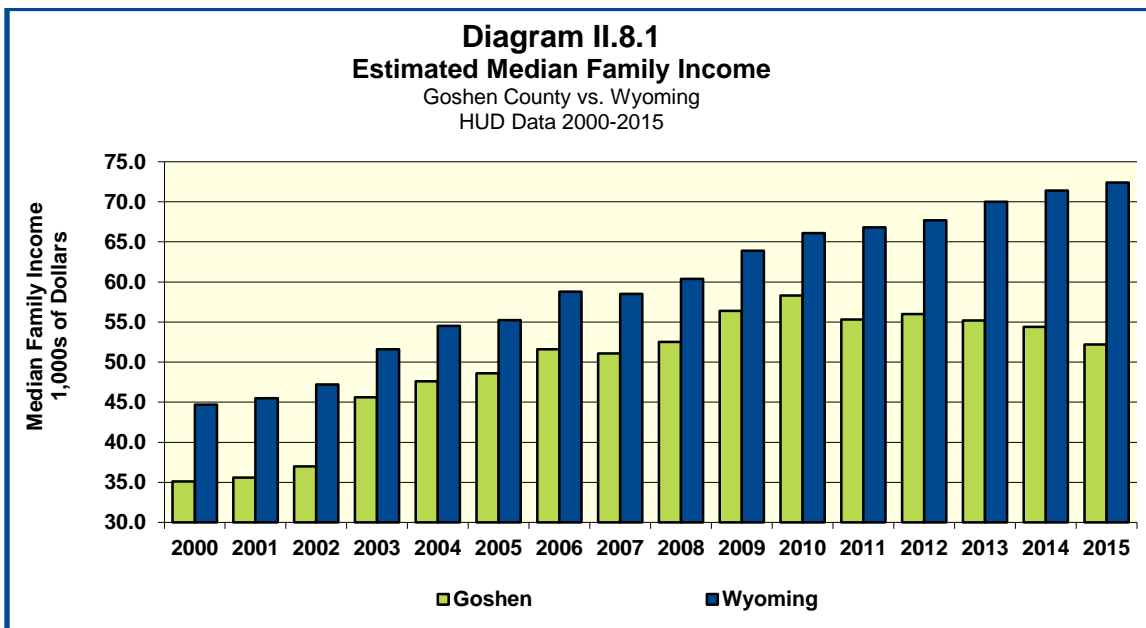
Table II.8.18 Median Rent Goshen County 2010-2014 5-Year ACS Data	
Place	Rent
Goshen County	\$502
State of Wyoming	\$663

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 2 persons during 2015. 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 998 persons over the time period.

Table II.8.19			
Driver’s Licenses Exchanged and Surrendered			
Goshen County			
WYDOT Data, 2000 – 2015			
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
2015	313	311	2
Total	5,171	4,173	998

Economics

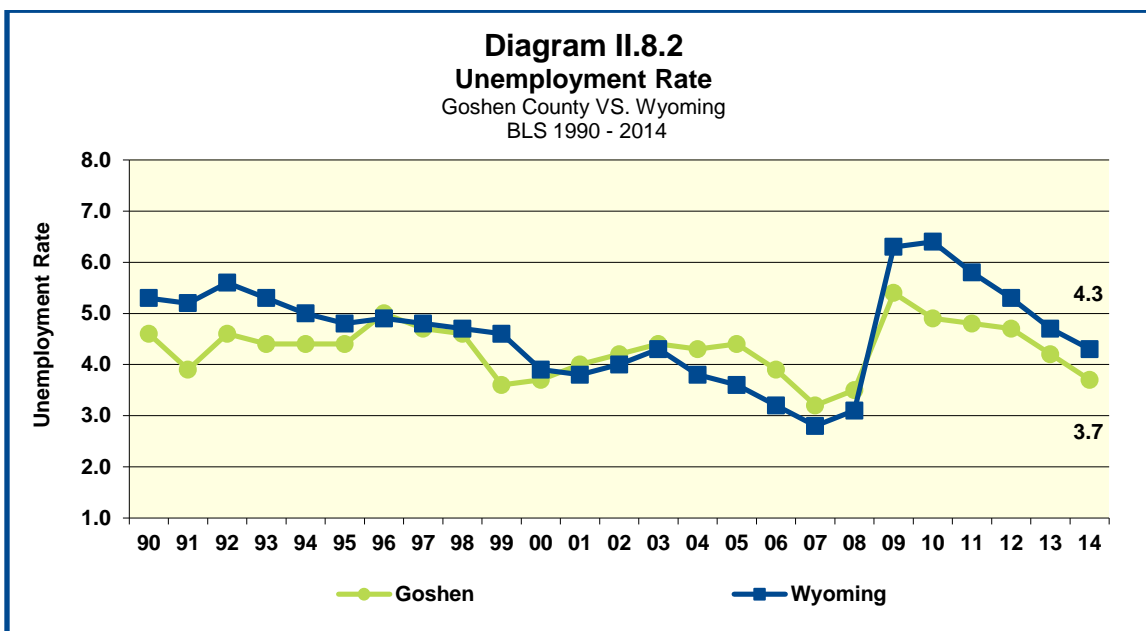
The HUD estimated MFI for Goshen County was \$52,200 in 2015.¹²⁸ This figure compares to Wyoming’s MFI of \$72,400. Diagram II.8.1, below, illustrates the estimated MFI for 2000 through 2015.



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 112 persons, from 7,336 in 2013 to 7,224 in 2014. Employment decreased by 74

¹²⁸ 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.

persons; unemployment decreased by 38 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 4.2 percent in 2013 to 3.7 percent in 2014, 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. Data from this series are from the period of January 2005 through June 2015 and are presented in Table II.8.20, below, with the 2015 information considered preliminary (p). As shown therein, total annual employment stood at 4,521 persons in 2014; this figure was lower than the 2013 average by 47 jobs. Between June of 2014 and 2015, preliminary estimates show the monthly employment fell from 4,585 to 4,502 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015(p)
Jan	3,873	3,951	4,194	4,281	4,259	4,432	4,478	4,509	4,475	4,473	4,382
Feb	3,833	3,988	4,225	4,267	4,297	4,457	4,484	4,576	4,538	4,480	4,426
Mar	3,869	4,039	4,289	4,300	4,333	4,482	4,492	4,581	4,521	4,480	4,432
Apr	3,958	4,069	4,229	4,432	4,422	4,507	4,547	4,618	4,476	4,520	4,483
May	4,013	4,203	4,299	4,500	4,548	4,554	4,662	4,661	4,578	4,594	4,528
Jun	4,048	4,243	4,236	4,395	4,576	4,590	4,643	4,640	4,591	4,585	4,502
Jul	3,771	4,165	4,035	4,259	4,239	4,381	4,433	4,450	4,376	4,449	
Aug	3,934	4,086	4,080	4,297	4,263	4,348	4,523	4,532	4,403	4,369	
Sep	3,938	4,168	4,204	4,421	4,486	4,505	4,644	4,670	4,601	4,557	
Oct	4,148	4,276	4,438	4,639	4,657	4,682	4,769	4,760	4,736	4,604	
Nov	4,170	4,334	4,425	4,642	4,646	4,630	4,781	4,688	4,771	4,574	
Dec	4,130	4,382	4,406	4,614	4,703	4,670	4,756	4,710	4,750	4,563	
Annual	3,974	4,159	4,255	4,421	4,452	4,520	4,601	4,616	4,568	4,521	
% Change	.10	4.66	2.31	3.90	.70	1.53	1.79	.33	-1.04	-1.03	

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$641 in 2013. In 2014, average weekly wages saw an increase of 3.28 over the prior year, rising to \$662. These data are shown in Table II.8.21, below. Preliminary estimates show average weekly wages rose from \$660 to \$681 between the second quarter of 2014 and 2015.

Table II.8.21 Average Weekly Wages Goshen County BLS QCEW Data, 2001–2015(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	642	660	649	696	662	3.28
2015(p)	609	681				

Total business establishments reported by the QCEW are displayed in Table II.8.22, below. Between 2013 and 2014 the total number of business establishments in Wyoming decreased by 1.07 percent to 457 establishments. Preliminary estimates show the number of establishments fell from 463 to 455 between the second quarter of 2014 and 2015.

Table II.8.22 Number of Business Establishments Goshen County BLS QCEW Data, 2001–2015(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	422	430	436	437	437	
2002	435	435	431	434	434	.70
2003	441	446	441	445	445	2.07
2004	442	454	449	441	441	.90
2005	430	429	437	437	437	-3.13
2006	445	446	443	444	444	2.77
2007	452	453	461	463	463	2.70
2008	474	476	473	470	470	3.50
2009	469	462	464	459	459	-1.90
2010	464	468	460	463	463	.00
2011	466	482	476	470	470	2.16
2012	464	463	466	470	470	-1.69
2013	469	467	463	466	466	.00
2014	462	463	463	457	457	-1.07
2015(p)	463	455				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2014, the most recent year for which data are available, Goshen County recorded 7,401 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 \$549,208,000, and real per capita income was \$40,640 in 2014. This compares to a statewide average real per capita income of \$54,584. The average earnings per job in the county was \$39,557 in 2014, while Wyoming average earnings per job was \$53,171. These data are presented in full in **Volume II. Technical Appendix.**

Housing

Real average apartment rent in Goshen County increased from \$562 in second quarter 2014 to \$574 in second quarter 2015, or by 2.2 percent. Detached single-family home rents increased by 1.3 percent and rents for mobile home lots increased by 2.2 percent, and mobile home lots decreased by 5.6 percent.

Table II.8.23				
Semiannual Average Monthly Rental Prices				
Goshen County				
EAD Data, 1986:Q4 – 2015:Q2, Real 2015 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q2.98	432	150	516	426
Q4.98	450	146	516	380
Q2.99	432	151	491	356
Q4.99	494	178	600	381
Q2.00	437	174	538	450
Q4.00	409	147	579	416
Q2.01	417	151	575	413
Q4.01	444	157	561	440
Q2.02	413	161	551	395
Q4.02	439	148	602	422
Q2.03	421	143	500	352
Q4.03	428	148	524	364
Q2.04	389	142	464	363
Q4.04	426	154	544	371
Q2.05	420	179	486	394
Q4.05	416	172	523	413
Q2.06	397	139	515	420
Q4.06	412	174	529	412
Q2.07	413	127	496	377
Q4.07	475	164	521	432
Q2.08	523	171	532	.
Q4.08	531	194	531	.
Q2.09	513	187	517	.
Q4.09	548	170	544	.
Q2.10	564	174	568	.
Q4.10	575	195	624	.
Q2.11	592	212	615	.
Q4.11	578	165	607	.
Q2.12	614	170	579	.
Q4.12	575	138	634	.
Q2.13	606	186	634	494
Q4.13	593	175	630	485
Q2.14	562	177	657	503
Q4.14	584	178	615	508
Q2.15	574	167	666	514

Goshen County rental prices experienced average annualized increases of 1.6 percent for apartments, 1.4 percent for houses, and 1.0 percent for mobile home lots since second quarter 1998 through second quarter 2015.¹²⁹ These figures compare to state average annualized increases in rental prices of 1.0 percent for apartments, 1.5 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.8 percent for mobile home lots. Table II.8.23, above, presents the Goshen County data for each rental type.¹³⁰

¹²⁹ Data from 1986 to 1997 for Goshen County was not reported by the Wyoming Economic Analysis Division.

¹³⁰ 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.

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 2 authorizations in 2013 to 1 in 2014.

The real value of single-family building permits increased from \$185,131 in 2013 to \$240,000 in 2014. This compares to an increase in permit value statewide, with values rising from \$293,820 in 2013 to \$295,850 in 2014. Additional details are given in Table II.8.24, below.

Table II.8.24 Building Permits and Valuation Goshen County Census Bureau Data, 1980–2014							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2014\$	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	50	.	4	.	54	108.0	.
1981	14	.	12	36	62	126.9	45.2
1982	21	.	4	.	25	112.6	.
1983	30	6	8	.	44	114.9	.
1984	20	.	16	5	41	104.3	78.0
1985	27	2	4	.	33	100.6	.
1986	18	2	.	.	20	116.3	.
1987	7	2	.	.	9	82.4	.
1988	9	.	.	.	9	109.9	.
1989	11	.	.	.	11	95.7	.
1990	6	.	.	.	6	99.5	.
1991	4	.	.	26	30	107.8	72.4
1992	1	2	.	.	3	114.9	.
1993	2	4	.	40	46	131.7	66.0
1994	6	6	.	.	12	171.7	.
1995	8	6	.	.	14	101.1	.
1996	11	2	.	.	13	107.7	.
1997	6	4	.	.	10	87.6	.
1998	9	2	.	.	11	112.3	.
1999	9	.	.	.	9	101.4	.
2000	1	.	.	.	1	117.5	.
2001	4	.	.	.	4	178.4	.
2002	2	.	.	.	2	259.7	.
2003	6	.	.	.	6	215.7	.
2004	17	.	.	.	17	204.1	.
2005	11	.	.	.	11	179.7	.
2006	6	8	.	.	14	237.1	.
2007	13	.	.	.	13	162.6	.
2008	8	.	.	.	8	148.4	.
2009	9	.	.	18	27	173.2	150.4
2010	6	.	.	.	6	141.7	.
2011	2	.	.	.	2	503.0	.
2012	6	.	.	32	38	215.6	113.1
2013	2	.	.	.	2	185.1	.
2014	1	.	.	.	1	240.0	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2014, the average sales price in Goshen County was \$145,562. This represented an increase of 6.6 percent from the previous year. In contrast, Wyoming’s weighted average was \$263,432, or a decrease of 6.4 percent over the previous year. A comparison of average sales prices between 2000 and 2014 is displayed in Table II.8.25, on the following page.

Table II.8.25 Average Sales Prices Goshen County vs. Wyoming DOR Data, 2000–2014				
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
2014	145,562	6.6	263,432	-6.4

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2015.¹³¹ During December 2015, a total of 36 surveys were completed by property managers in Goshen County. Of the 480 rental units surveyed, 58 were vacant, indicating a vacancy rate of 12.1 percent, as shown in Table II.8.26, below. The vacancy rate one year ago was 6.5 percent. In December 2015, the statewide vacancy rate was 6.9 percent.

Table II.8.26 Total Units, Vacant Units, and Vacancy Rate Goshen County RVS Data, June 2001–December 2015				
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%
2015a	40	580	24	4.1%
2015b	36	480	58	12.1%

Diagram II.8.3, on the following page, shows the historical vacancy rate for Goshen County and Wyoming. As can be seen, the vacancy rate in Goshen County was higher than the statewide rate until 2008, after which it fell below the statewide rate to a low of 1.4 in 2012. In December 2015, the vacancy rate rose above the statewide rate.

¹³¹Those signified as a in the “year” column of Table II.8.11 are conducted in June/July of each year. Those signified as b are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

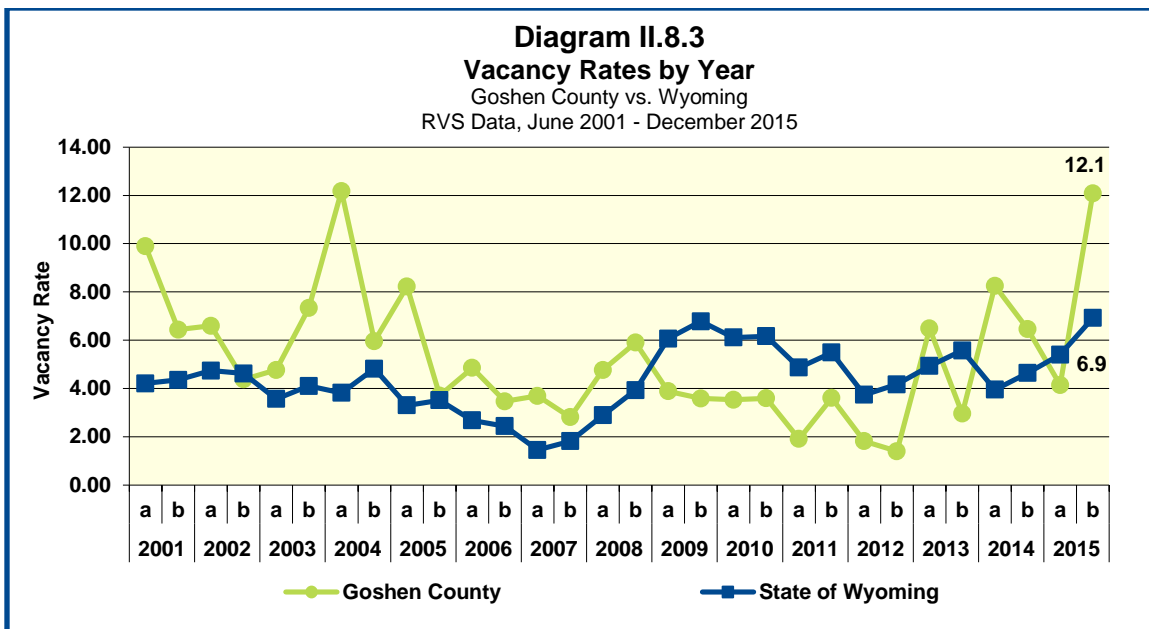


Diagram II.8.4, below, shows the average rent of single-family and apartment units in Goshen County. In 2015, average rents for single-family units decreased to \$565 and average rents for apartments decreased to \$531.

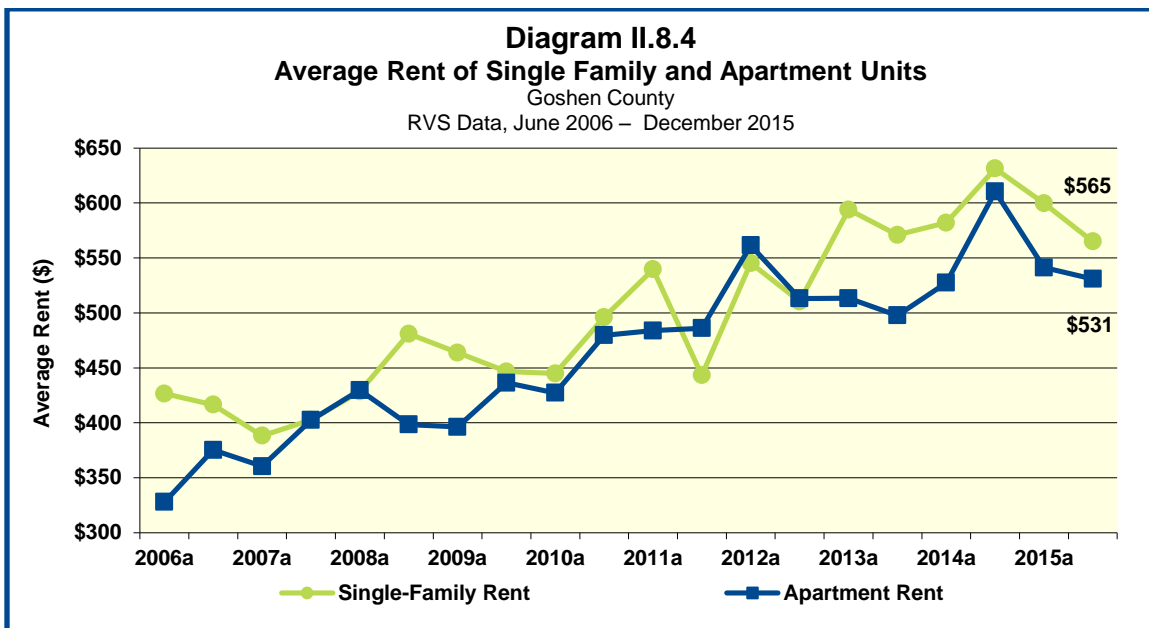


Table II.8.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 45 single family units in Goshen County, with 5 of them available. This translates into a vacancy rate of 11.1 percent in Goshen County, which compares to a single family vacancy rate of 5.5 percent for the State of Wyoming. There were 368 apartment units reported in the survey, with 40 of them available, which resulted in a vacancy rate of 10.9 percent. This compares to a statewide vacancy rate of 5.8 percent for apartment units across the state.

Place	Total Units	Vacant Units	Vacancy Rate
Single Family	45	5	11.1%
Duplex units	26	0	.0%
Apartments	368	40	10.9%
Mobile Homes	4	0	.0%
“Other” Units	0	0	%
Don't Know	37	13	35.1%
Total	480	58	12.1%

Table II.8.28 below reports units by bedroom size. Two bedroom units were the most common type of reported single family unit, with 20 units. The most common apartment units were one bedroom units, with 75 units. Additional details of unit types by bedrooms are reported below.

Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	1	0	5	0	0	.	6
One	3	0	75	0	0	.	78
Two	20	14	65	2	0	.	101
Three	12	2	7	2	0	.	23
Four	3	0	0	0	0	.	3
Five	0	0	0	0	0	.	0
Don't Know	6	10	216	0	0	37	269
Total	45	26	368	4	0	37	480

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.8.29, on the following page, two bedroom apartments were the most available apartment units, with two bedroom units being the most available single family units.

Table II.8.29 Available Rental Units by Bedroom Size Goshen County RVS Data, December 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	0	.	0
One	0	0	4	0	0	.	4
Two	2	0	15	0	0	.	17
Three	1	0	1	0	0	.	2
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don't Know	2	0	20	0	0	13	35
Total	5	0	40	0	0	13	58

Table II.8.30 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with two bedrooms had the highest vacancy rate at 23.1 percent, with two bedroom single family units having the highest vacancy rate at 10.0 percent.

Table II.8.30 Vacancy Rates by Bedroom Size Goshen County RVS Data, December 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	.0%	%	.0%	%	%		.0%
One	.0%	%	5.3%	%	%		5.1%
Two	10.0%	.0%	23.1%	.0%	%		16.8%
Three	8.3%	.0%	14.3%	.0%	%		8.7%
Four	.0%	%	%	%	%		.0%
Five	%	%	%	%	%		%
Don't Know	33.3%	.0%	9.3%	%	%	35.1%	13.0%
Total	11.1%	.0%	10.9%	.0%	%	35.1%	12.1%

Average market-rate rents by unit type are shown in Table II.8.31, below. 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.8.31 Average Market Rate Rents by Bedroom Size Goshen County RVS Data, December 2015						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$325	\$	\$	\$325
One	\$433	\$	\$449	\$	\$	\$445
Two	\$541	\$700	\$568	\$500	\$	\$567
Three	\$648	\$800	\$710	\$588	\$	\$674
Four	\$488	\$	\$	\$	\$	\$488
Five	\$	\$	\$	\$	\$	\$
Total	\$565	\$692	\$531	\$563	\$	\$554

Table II.8.32 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.8.32 Single Family Market Rate Rents by Vacancy Status Goshen County RVS Data, December 2015			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	6	0	.0%
\$500 to \$1,000	29	5	17.2%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	10	0	.0%
Total	45	5	11.1%

The availability of apartment units by average rent is displayed in Table II.8.33 below. The lowest vacancy rate was seen in apartment units renting for less than 500 dollars, with a vacancy rate of 4.8 percent.

Table II.8.33 Apartment Market Rate Rents by Vacancy Status Goshen County RVS Data, December 2015			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	125	6	4.8%
\$500 to \$1,000	160	18	11.3%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	83	16	19.3%
Total	368	40	10.9%

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

Table II.8.34 Condition by Unit Type Goshen County RVS Data, December 2015							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	5	2	7	0	0	.	14
Average	13	1	76	2	0	.	92
Good	19	10	72	1	0	.	102
Excellent	8	13	193	1	0	.	215
Don’t Know	0	0	20	0	0	37	57
Total	45	26	368	4	0	37	480

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 average condition, with a vacancy rate of .0 percent.

Table II.8.35			
Condition of Single Family Units by Vacancy Status			
Goshen County			
RVS Data, December 2015			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	5	0	.0%
Average	13	0	.0%
Good	19	2	10.5%
Excellent	8	3	37.5%
Don't Know	0	0	%
Total	45	5	11.1%

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 fair 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 2015			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	7	0	.0%
Average	76	15	19.7%
Good	72	5	6.9%
Excellent	193	11	5.7%
Don't Know	20	9	45.0%
Total	368	40	10.9%

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, below, respondents in Goshen County said they would prefer more single family units, 21 more apartment units, and 8 units of all types. In total, respondents indicated they wished to own or manage an additional 35 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 2015	
Unit Type	More Units
Single family units	
Duplex Units	6
Apartments	21
Mobile homes	
Other	
Don't Know	
All types	8
Total	35

Table II.8.38, below, shows the most common answers from the 2015 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 31 respondents, with an average persons per household of 3.3 people. Of new residents to Goshen County, 76.9 percent were married and the most common age group arriving in the state was 35 to 44 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 48.4 percent of respondents renting their residence. The average mortgage payment in Goshen County was \$478 and the average rent was \$585. When asked if they were satisfied with their current housing, 80.6 percent said they were satisfied with thier current housing.

Table II.8.38 Most Replied Response Goshen County HNA Survey: Calendar Year 2015	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	31
Number of persons in household (Average)	3.3
Current age	35 to 44 years old (25.9%)
Marital status	Married (76.9%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (32.3%)
In which industry are you primarily employed	Other (25.8%)
Highest education level completed	Associates Degree/Trade School (25.8%)
Total household income from all sources	\$50,000 to \$74,999 dollars (20.0%)
Current Housing Characteristics	
Current Residence	Single family home (74.2%)
Do you own or rent	Rent (48.4%)
How many bedrooms (Average)	3.0
How many full bathrooms (Average)	1.8
Average mortgage payment	\$478
Average rental payment	\$585
Are you satisfied with your current housing	Satisfied with current housing (80.6%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Housing unit is too small (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 (100.0%)
If own, do you plan on building or buying	Buy an existing unit (66.7%)
Expected buying price	\$150,000 to \$199,999 dollars (100.0%)
Expected building price	\$100,000 to \$149,999 dollars (50.0%)
Expected rental price	.

For residents who are unsatisfied with their current housing, 50.0 percent were unsatisfied because the housing unit is too small. 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, 100.0 percent wanted to buy and 0.0 percent wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$150,000 to \$199,999 dollars if they were buying an existing unit, and \$100,000 to \$149,999 dollars if anticipated building a new unit. Additional survey data are presented in **Volume II. Technical Appendix**.¹³²

¹³² 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.

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 2014 5-year ACS data, 20 or .4 percent of households in Goshen County were overcrowded and another 12 or .2 percent of units were severely overcrowded, as shown in Table II.8.39, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.8.39				
Overcrowding and Severe Overcrowding				
Goshen County				
2010-2014 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Goshen County				
Owner				
Households	4,017	7	6	4,030
Percentage	99.7%	.2%	.1%	100.0%
Renter				
Households	1,321	13	6	1,340
Percentage	98.6%	1.0%	.4%	100.0%
Total				
Households	5,338	20	12	5,370
Percentage	99.4%	.4%	.2%	100.0%
State of Wyoming				
Owner				
Households	154,262	1,523	504	156,289
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	66,444	2,081	700	69,225
Percentage	96.0%	3.0%	1.0%	100.0%
Total				
Households	220,706	3,604	1,204	225,514
Percentage	97.9%	1.6%	.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 2014 5-year ACS, a total of 168 units or 2.8 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 2010-2014 5-Year ACS Data		
Facilities	Goshen County	State of Wyoming
Complete Kitchen Facilities	5,800	258,329
Lacking Complete Kitchen Facilities	168	6,866
Total Housing Units	5,968	265,195
Percent Lacking	2.8%	2.6%

At the time of the 2014 ACS, a total of 154 units or 2.6 percent of all housing units in Goshen County were lacking complete plumbing facilities. This compared to 2.2 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 2010-2014 5-Year ACS Data		
Facilities	Goshen County	State of Wyoming
Complete Plumbing Facilities	5,814	259,378
Lacking Complete Plumbing Facilities	154	5,817
Total Households	5,968	265,195
Percent Lacking	2.6%	2.2%

The third type of housing problem reported in the 2014 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, 13.0 percent of households had a cost burden and 8.6 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.8 percent with a severe cost burden in the State of Wyoming. Roughly 16.0 percent of homeowners with a mortgage in Goshen County experienced a cost burden and 12.6 percent experienced a severe cost burden, while 17.2 percent of renters had a cost burden and 10.5 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 2010-2014 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Goshen County					
Owner With a Mortgage					
Households	1,552	349	274	0	2,175
Percent	71.4%	16.0%	12.6%	.0%	100.0%
Owner Without a Mortgage					
Households	1,691	119	45	0	1,855
Percent	91.2%	6.4%	2.4%	.0%	100.0%
Renter					
Households	691	231	141	277	1,340
Percent	51.6%	17.2%	10.5%	20.7%	100.0%
Total					
Households	3,934	699	460	277	5,370
Percent	73.3%	13.0%	8.6%	5.2%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,170	15,147	8,224	147	92,688
Percent	74.6%	16.3%	8.9%	.2%	100.0%
Owner Without a Mortgage					
Households	56,787	3,951	2,259	604	63,601
Percent	89.3%	6.2%	3.6%	.9%	100.0%
Renter					
Households	36,670	13,347	11,555	7,653	69,225
Percent	53.0%	19.3%	16.7%	11.1%	100.0%
Total					
Households	162,627	32,445	22,038	8,404	225,514
Percent	72.1%	14.4%	9.8%	3.7%	100.0%

2016 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 *2016 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 606 households in Goshen County, from 5,311 in 2010 to 5,917 in 2040. Homeowners are expected to increase from 3,740 households in 2010 to 4,250 by 2040. Renters are anticipated to increase from 1,571 households in 2010 to 1,667 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 40 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 38 households and by 82 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 14 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 16 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	294	281	602	310	2,253	3,740
2015	298	285	610	315	2,283	3,790
2020	306	293	627	324	2,349	3,899
2025	315	301	645	333	2,415	4,009
2030	322	308	659	340	2,466	4,094
2035	328	314	672	347	2,514	4,174
2040	334	319	684	353	2,560	4,250
Renters by Percent of Median Household Income						
2010	233	270	402	167	500	1,571
2015	233	270	402	167	500	1,572
2020	237	274	408	170	508	1,597
2025	240	278	414	172	515	1,618
2030	242	281	418	174	520	1,635
2035	245	283	422	175	526	1,652
2040	247	286	426	177	530	1,667
Total Households by Percent of Median Household Income						
2010	527	551	1,003	477	2,753	5,311
2015	531	555	1,012	482	2,783	5,362
2020	543	567	1,036	493	2,857	5,496
2025	555	579	1,059	505	2,930	5,627
2030	564	588	1,077	514	2,987	5,729
2035	573	597	1,094	522	3,040	5,826
2040	581	605	1,110	530	3,091	5,917

Additional Comments

While lower oil and gas prices have impacted the state economy, including taxable sales, Goshen County had one of the lowest quarterly reductions, as of July 14, 2015.¹³³ This has left the County in a much better economic standing than other areas of the state. Goshen County was one of the least expensive cost of living, at 11 percent below the state average.¹³⁴ The county did experience a recent plant closure, however, that has negative implications for the area. Goshen County residents were impacted by the closure of the Western Sugar Cooperative's closure of the Torrington plant in May, resulting in 200 lost jobs for local residents.¹³⁵

¹³³ http://www.torringtontelegram.com/v2_news_articles.php?heading=0&page=34&story_id=17169

¹³⁴ <http://wyomingbusinessreport.com/wyo-annual-inflation-for-2q-up-0-9/>

¹³⁵ http://www.starherald.com/news/local_news/sugar-factory-jobs-gone-overnight/article_2476e07f-cfca-58a8-a7c6-b2750107e4a1.html

