

GOSHEN COUNTY

Demographics

The Census Bureau's intercensal estimates indicate that Goshen County's population increased from 13,249 in 2010 to 13,536 in 2011, or by 2.2 percent. This compares to a statewide population growth of 0.8 percent over the period.⁹⁴ The number of people from 15 to 24 years of age increased by 3.4 percent, and the number of people from 55 to 64 years of age increased by 5.1 percent. The white population increased by 1.7 percent, while the black population increased by 34.1 percent. The Hispanic population increased from 1,288 to 1,348 people between 2010 and 2011 or by 4.7 percent. These data are presented in Table II.8.1, below.

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

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

⁹⁴ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

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

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

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

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

Table II.8.4			
Group Quarters Population			
Goshen County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ⁹⁵	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%

Table II.8.5, below, shows data on household type by tenure in 2000 and 2010. Household type is broken down by family households and non-family households. In 2010, there were an estimated 3,466 family households, 2,818 of which housed married couple families and 648 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 231 families, or a female householder with no husband present, of which there were 417 families. There were also an estimated 1,845 "non-family households," which refers to households of unrelated persons or one person living alone. Between the 2000 and 2010 Censuses, family households increased by 1.2 percent, and the number of married couple families decreased by 1.7 percent. The number of male households with no wife present increased by 37.5 percent, the number of female households with no husband present increased by 6.9 percent, and non-family households increased by 12.8 percent.

Table II.8.5			
Household Type by Tenure			
Goshen County			
2000 SF1 and 2010 Census Data			
Family Type	2000	2010	% Change 00-10
Family households	3,426	3,466	1.2%
Married couple family	2,868	2,818	-1.7%
Owner-occupied housing units	2,334	2,329	-0.2%
Renter-occupied housing units	534	489	-8.4%
Other family	558	648	16.1%
Male householder, no wife present	168	231	37.5%
Owner-occupied housing units	97	128	32.0%
Renter-occupied housing units	71	103	45.1%
Female householder, no husband present	390	417	6.9%
Owner-occupied housing units	219	226	3.2%
Renter-occupied housing units	171	191	11.7%
Non-family households	1,635	1,845	12.8%
Owner-occupied housing units	927	1,057	14.0%
Renter-occupied housing units	708	788	11.3%
Total	5,061	5,311	4.9%

⁹⁵ In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.8.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 1,891 two-person family households, 662 three-person family households, and 527 four-person family households. One-person non-family households made up 86.2 percent of all non-family households, or an estimated 1,591 households. Between 2000 and 2010, the number of four-person households decreased by 7.4 percent, or from 579 to 536 households.

Table II.8.6⁹⁶							
Household Type by Household Size							
Goshen County							
2000 SF1 and 2010 Census Data							
Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	1,395	1,395	.	1,591	1,591	14.1%
Two Person	1,727	201	1,928	1,891	215	2,106	9.2%
Three Person	724	27	751	662	26	688	-8.4%
Four Person	572	7	579	527	9	536	-7.4%
Five Person	277	5	282	253	3	256	-9.2%
Six Person	87	.	87	83	1	84	-3.4%
Seven Person	39	.	39	50	0	50	28.2%
Total	3,426	1,635	5,061	3,466	1,845	5,311	4.9%

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 2,106 two-person households, 1,720 were owner-occupied and 386 were renter-occupied. Of the 536 four-person households, 364 were owner-occupied and 172 were renter-occupied. Further household size data by tenure are presented in Table II.8.7, below.

Table II.8.7							
Tenure by Household Size							
Goshen County							
2000 SF1 and 2010 Census Data							
Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	808	587	1,395	932	659	1,591	14.1%
Two Person	1,545	383	1,928	1,720	386	2,106	9.2%
Three Person	523	228	751	457	231	688	-8.4%
Four Person	428	151	579	364	172	536	-7.4%
Five Person	195	87	282	182	74	256	-9.2%
Six Person	60	27	87	58	26	84	-3.4%
Seven Person or More	18	21	39	27	23	50	28.2%
Total	3,577	1,484	5,061	3,740	1,571	5,311	4.9%

⁹⁶ To maintain confidentiality, the Census Bureau applies statistical procedures that introduce some uncertainty into data for small geographic areas with small population groups. As a result, some concepts may display different totals across tables. This process, known as disclosure limitation, uses the method of data swapping to edit or exchange source data for a sample of cases when creating a table.

As shown in Table II.8.8, at right, between 2000 and 2010, the number of owner-occupied units decreased by 4.6 percent, or from 3,577 to 3,740 households. The number of renter units increased from 1,481 to 1,571 households, or by 5.9 percent. In 2010, Goshen County had a total of 5,972 housing units, of which 5,311, or 88.9 percent, were occupied. A total of 661 units, or 11.1 percent of all units, were vacant, which was a decrease of 19.4 percent from the 2000 Census.

Table II.8.8			
Housing Units by Tenure			
Goshen County			
2000 SF1 and 2010 Census Data			
Tenure	2000	2010	% Change 00-10
Occupied Housing Units	5,061	5,311	4.9%
Owner-Occupied	3,577	3,740	4.6%
Renter-Occupied	1,484	1,571	5.9%
Vacant Housing Units	820	661	-19.4%
Total Housing Units	5,881	5,972	1.5%
Homeownership Rate	70.7%	70.4%	.

Table II.8.9, below, shows that, of the 661 vacant housing units in Goshen County at the time of the 2010 Census, 103, or 15.6 percent, were for rent and 91, or 13.8 percent, were for sale. An estimated 142 units were for seasonal, recreational, or occasional use, and 304, or 46 percent of all vacant units, were listed as “other vacant.” Between 2000 and 2010, the number of vacant units that were rented or sold but not occupied decreased from 26 to 18 units, or by 30.8 percent, and units listed as “other vacant” decreased from 373 to 304 units, or by 18.5 percent.

Table II.8.9			
Disposition of Vacant Housing Units			
Goshen County			
2000 SF1 and 2010 Census Data			
Disposition	2000	2010	% Change 00-10
For rent	155	103	-33.5%
For sale only	108	91	-15.7%
Rented or sold but not occupied	26	18	-30.8%
For seasonal, recreational, or occasional use	131	142	8.4%
For migrant workers	27	3	-88.9%
Other vacant	373	304	-18.5%
Total	820	661	-19.4%

2010 Five-Year ACS Data

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data. Known as the one-in-six sample, or the SF3 data, these additional samples 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 data.

To study these important concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population and quantifies the results. The Census Bureau releases from these surveys one-, three-, and five-year averages. The one-year sample only includes responses from the year the survey was implemented and applies to geographic areas in excess of 60,000 persons; the three-year averages apply to geographic areas in excess of 20,000 persons; and the five-year estimates are released for small areas, including data down to the block group level. These data are more applicable to many of Wyoming's more rural geographic areas.

Due to sampling error and variability, quantities reported in the five-year ACS are not directly comparable to the 2000 or 2010 decennial census. However, it is the Census Bureau's position that the distribution of sample results can be compared, and they will be compared herein.

The following section presents several important housing and income concepts available from the 2010 five-year ACS data release.

Table II.8.10, below, presents different income statistics for Goshen County. According to the 2010 ACS data averages, Median Family Income (MFI) for Goshen County was \$51,978 compared to the statewide average of \$65,964. Per capita income for Goshen County, which is calculated by dividing total income by population, was \$23,753, which compared to \$27,860 for the State of Wyoming.

Table II.8.10		
Median and Per Capita Income		
Goshen County and the State of Wyoming 2010 Five-Year ACS Data		
Income Type	Goshen County	Wyoming
Median Family Income	51,978	65,964
Median Household Income	42,590	53,802
Per Capita Income	23,753	27,860

Table II.8.11, below, shows households by income for Goshen County and the State of Wyoming in 2010. In Goshen County, there were a total of 654 households, or 12.5 percent, with incomes under \$15,000 compared to 10.1 percent of households in Wyoming. There were another 1,010 households that had incomes between \$35,000 and \$49,999 in the county, which accounted for 19.3 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 11 percent of total households and numbered 579 in Goshen County.

Table II.8.11				
Households by Income				
Goshen County and the State of Wyoming 2010 Five-Year ACS Data				
Income	Goshen County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under \$15,000	654	12.5%	21,963	10.1%
\$15,000–\$19,999	344	6.6%	10,477	4.8%
\$20,000–\$24,999	363	6.9%	11,850	5.4%
\$25,000–\$34,999	672	12.8%	23,902	11.0%
\$35,000–\$49,999	1,010	19.3%	32,677	15.0%
\$50,000–\$74,999	1,155	22.0%	44,279	20.3%
\$75,000–\$99,999	464	8.9%	30,595	14.1%
\$100,000 and Above	579	11.0%	41,945	19.3%
Total	5,241	100.0%	217,688	100.0%

Poverty statistics were also reported in the 2010 five-year ACS estimates, and these data are displayed in Table II.8.12, on the following page. In total, the poverty rate in Goshen County was 13.1 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Goshen County had a poverty rate of 11.6 percent, and the female population had a poverty rate of

14.5 percent. There were 109 males and 63 females in poverty aged 5 and under. Overall, 11 percent of persons in poverty in Goshen County were aged 5 and under, which compared to 12.8 percent statewide. The elderly population with incomes below the poverty level in the county, comprising individuals aged 65 years and older, numbered 126 persons, which represented 8 percent of the total population in poverty. In the State of Wyoming, there were 4,005 individuals aged 65 and older with incomes below the poverty level, which represented 7.7 percent of the total Wyoming population in poverty.

Table II.8.12				
Poverty by Age				
Goshen County and the State of Wyoming				
2010 Five-Year ACS Data				
Age	Male	Female	Total	% of Total
Goshen County				
5 and Under	109	63	172	11.0%
6 to 17	178	207	385	24.6%
18 to 64	391	494	885	56.4%
65 and Older	16	110	126	8.0%
Total	694	874	1,568	100.0%
Poverty Rate	11.6%	14.5%	13.1%	.
State of Wyoming				
5 and Under	3,563	3,127	6,690	12.8%
6 to 17	4,890	4,368	9,258	17.7%
18 to 64	13,136	19,208	32,344	61.8%
65 and Older	1,203	2,802	4,005	7.7%
Total	22,792	29,505	52,297	100.0%
Poverty Rate	8.4%	11.3%	9.8%	.

Table II.8.13, on the following page, presents the breakdown of households by unit type and tenure. Dwelling unit data were only available in the 2010 five-year data set, so the units by tenure will differ from the 2010 census data. Between 2006 and 2010, Goshen County saw an average of 3,209 owner-occupied single-family units compared to 1,023 single-family rental units. In Goshen County, single-family units represented 80.7 percent of all households compared to 70.8 percent statewide. Goshen County had a total of 159 apartment rental units, and total apartment units accounted for 3.1 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 594 mobile homes in Goshen County, which made up 11.3 percent of all occupied housing units and compared to 14.3 percent statewide.

Table II.8.13				
Households by Unit Type				
Goshen County and the State of Wyoming				
2010 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Goshen County				
Single-Family Unit	3,209	1,023	4,232	80.7%
Duplex	10	98	108	2.1%
Tri- or Four-Plex	9	127	136	2.6%
Apartment	6	159	165	3.1%
Mobile Home	467	127	594	11.3%
Boat, RV, Van, Etc.	0	6	6	0.1%
Total	3,701	1,540	5,241	100.0%
State of Wyoming				
Single-Family Unit	127,389	26,664	154,053	70.8%
Duplex	785	4,825	5,610	2.6%
Tri- or Four-Plex	442	9,354	9,796	4.5%
Apartment	863	15,833	16,696	7.7%
Mobile Home	23,076	8,153	31,229	14.3%
Boat, RV, Van, Etc.	251	53	304	0.1%
Total	152,806	64,882	217,688	100.0%

Table II.8.14, below, shows the number of households by year of construction. As shown, 22.4 percent, or 1,176 units, were built in 1939 or earlier in the county and another 10 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 166, which accounted for 3.2 percent of all households, and an additional 70 households, or 1.3 percent, were built in 2005 or later. These figures compare to 10,389 households, or 4.8 percent, that were built from 2005 or later statewide.

Table II.8.14				
Households by Year Built				
Goshen County and the State of Wyoming				
2010 Five-Year ACS Data				
Year Built	Goshen County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,176	22.4%	25,116	11.5%
1940 to 1949	523	10.0%	11,481	5.3%
1950 to 1959	635	12.1%	21,920	10.1%
1960 to 1969	523	10.0%	19,433	8.9%
1970 to 1979	1,101	21.0%	53,519	24.6%
1980 to 1989	585	11.2%	34,949	16.1%
1990 to 1999	462	8.8%	26,791	12.3%
2000 to 2004	166	3.2%	14,090	6.5%
2005 or Later	70	1.3%	10,389	4.8%
Total	5,241	100.0%	217,688	100.0%

Table II.8.15, on the following page, displays housing units for Goshen County and the State of Wyoming. The number of rooms in Goshen County varied between households. Households with one room accounted for only 0.6 percent of total housing units, while households with five and six rooms accounted for 21.6 and 17.2 percent, respectively, in the county. The median number of rooms in Goshen County was six rooms, the same as the statewide median number of rooms.

Table II.8.15				
Housing Units by Number of Rooms				
Goshen County and the State of Wyoming 2010 Five-Year ACS Data				
Number of Rooms	Goshen County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	35	.6%	3,804	1.5%
Two	42	.7%	6,391	2.5%
Three	435	7.3%	18,634	7.3%
Four	850	14.2%	45,335	17.8%
Five	1,293	21.6%	52,421	20.5%
Six	1,032	17.2%	39,475	15.5%
Seven	781	13.0%	31,509	12.4%
Eight	673	11.2%	25,135	9.9%
Nine or More	845	14.1%	32,392	12.7%
Total	5,986	100.0%	255,096	100.0%
Median Rooms	6	.	6	.

Table II.8.16, below, shows households in the county by number of bedrooms and tenure. There were 67 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 29.8 percent of total households in Goshen County, which compared to 25.5 percent statewide. In Goshen County, the 1,946 households with three bedrooms accounted for 37.1 percent of all households, and there were only 354 five-bedroom or more households, which accounted for 6.8 percent of all households.

Table II.8.16				
Households by Number of Bedrooms				
Goshen County and the State of Wyoming 2010 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Goshen County				
None	3	67	70	1.3%
One	110	220	330	6.3%
Two	870	690	1,560	29.8%
Three	1,559	387	1,946	37.1%
Four	884	97	981	18.7%
Five or More	275	79	354	6.8%
Total	3,701	1,540	5,241	100.0%
State of Wyoming				
None	275	1,668	1,943	.9%
One	3,986	12,861	16,847	7.7%
Two	29,100	26,511	55,611	25.5%
Three	69,433	17,375	86,808	39.9%
Four	35,651	4,613	40,264	18.5%
Five or More	14,361	1,854	16,215	7.4%
Total	152,806	64,882	217,688	100.0%

The age of a structure influences its value. As shown in Table II.8.17, at right, structures built in 1939 or earlier had a median value of \$118,600, while structures built between 1950 and 1959 had a median value of \$100,900 and those built between 1990 and 1999 had a median value of \$157,300. 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 \$190,300 and \$478,900, respectively. The median value in Goshen County was \$123,100, which compared to \$174,000 in the State of Wyoming.

Table II.8.17		
Median Value by Year Structure Built		
Goshen County and the State of Wyoming 2010 Five-Year ACS Data		
Year Built	Goshen County	State of Wyoming
1939 or Earlier	118,600	141,200
1940 to 1949	91,000	129,500
1950 to 1959	100,900	151,800
1960 to 1969	117,300	166,500
1970 to 1979	129,900	169,900
1980 to 1989	150,300	187,000
1990 to 1999	157,300	224,000
2000 to 2004	190,300	243,500
2005 or Later	478,900	244,600
Median Value	123,100	174,000

Household mortgage status is reported in Table II.8.18, below. In Goshen County, households with a mortgage accounted for 54.3 percent of all households, or 2,008 housing units, and the remaining 45.7 percent, or 1,693 units, had no mortgage. Of those units with a mortgage, 182 had either a second mortgage or home equity loan, 19 had both a second mortgage and home equity loan, and 1,807, or 90 percent of units with a mortgage, had no second mortgage and no home equity loan.

Table II.8.18				
Mortgage Status				
Goshen County and the State of Wyoming 2010 Five-Year ACS Data				
Mortgage Status	Goshen County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	2,008	54.3%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	182	9.1%	17,932	19.1%
Second mortgage only	118	64.8%	8,629	48.1%
Home equity loan only	64	35.2%	9,303	51.9%
Both second mortgage and home equity loan	19	0.9%	741	0.8%
No second mortgage and no home equity loan	1,807	90.0%	75,088	80.1%
Housing units without a mortgage	1,693	45.7%	59,045	38.6%
Total	3,701	100.0%	152,806	100.00%

The median rent in Goshen County was \$386 compared to \$552 statewide, as shown in Table II.8.19, below. These figures show that Goshen County's rents were significantly lower than the statewide median rent.

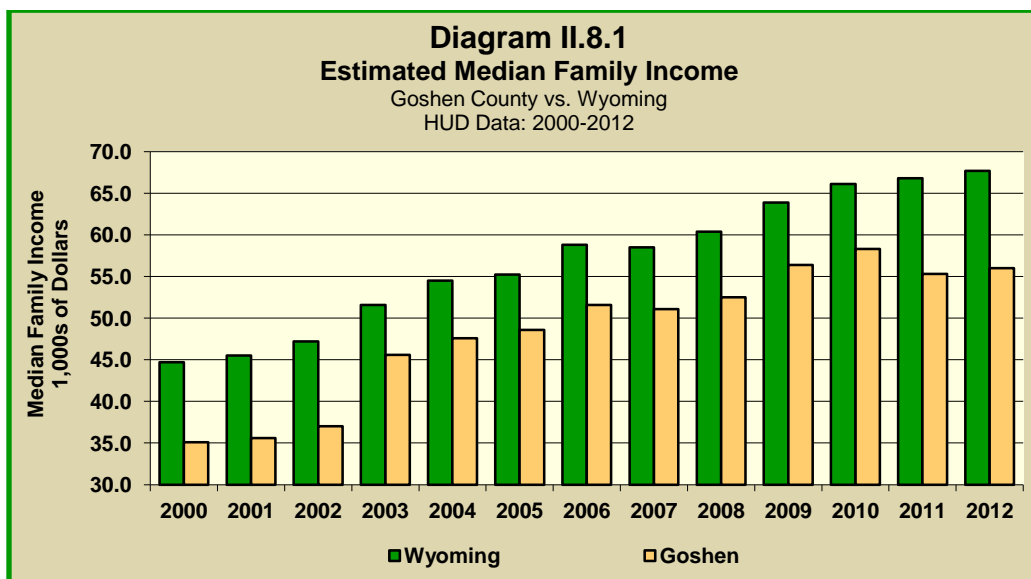
Table II.8.19	
Median Rent	
Goshen County and the State of Wyoming 2010 Five-Year ACS Data	
Place	Rent
Goshen County	\$386
State of Wyoming	\$552

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

Table II.8.20			
Driver’s Licenses Exchanged and Surrendered			
Goshen County			
WYDOT Data, 2000–Second Quarter 2012			
Year	In-Migrants	Out-Migrants	Net Change
2000	344	325	19
2001	317	294	23
2002	341	256	85
2003	251	219	32
2004	293	281	12
2005	307	270	37
2006	301	216	85
2007	274	219	55
2008	343	233	110
2009	360	208	152
2010	435	191	244
2011	337	233	104
2012 – First Half	164	138	26
Total	4,067	3,083	984

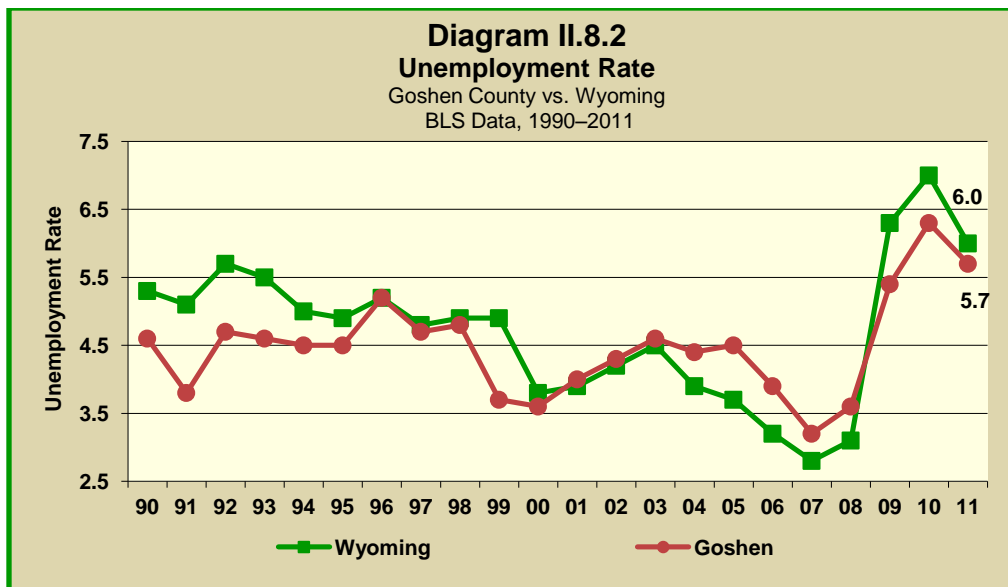
Economics

The HUD estimated MFI for Goshen County was \$56,000 in 2012.⁹⁷ This figure compares to Wyoming’s MFI of \$67,700. Diagram II.8.1, below, illustrates the estimated MFI for 2000 through 2012.



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

⁹⁷ Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers, and unpaid family workers are not included in QCEW estimates. As shown in Table II.8.21, below, with 2011 information considered preliminary (p), annual total monthly employment increased by 1.75 percent between 2010 and 2011, from a total of 4,520 to 4,599 workers.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Jan	3,899	3,978	3,889	3,787	3,873	3,951	4,194	4,281	4,259	4,432	4,478
Feb	3,968	3,986	3,902	3,897	3,833	3,988	4,225	4,267	4,297	4,457	4,484
Mar	4,025	4,058	3,927	3,888	3,869	4,039	4,289	4,300	4,333	4,482	4,492
Apr	4,153	4,108	4,061	4,038	3,958	4,069	4,229	4,432	4,422	4,507	4,547
May	4,174	4,100	4,056	4,055	4,013	4,203	4,299	4,500	4,548	4,554	4,662
Jun	4,128	4,091	4,032	4,087	4,048	4,243	4,236	4,395	4,576	4,590	4,643
Jul	3,837	3,873	3,754	3,924	3,771	4,165	4,035	4,259	4,239	4,381	4,433
Aug	3,859	3,848	3,806	3,767	3,934	4,086	4,080	4,297	4,263	4,348	4,523
Sep	3,897	3,988	3,957	3,971	3,938	4,168	4,204	4,421	4,486	4,505	4,644
Oct	4,255	4,245	4,114	4,049	4,148	4,276	4,438	4,639	4,657	4,682	4,763
Nov	4,268	4,318	4,170	4,099	4,170	4,334	4,425	4,642	4,646	4,630	4,775
Dec	4,095	4,269	4,160	4,079	4,130	4,382	4,406	4,614	4,703	4,670	4,747
Annual	4,047	4,072	3,986	3,970	3,974	4,159	4,255	4,421	4,452	4,520	4,599
% Change	.	0.62	-2.11	-0.40	0.10	4.66	2.31	3.90	0.70	1.53	1.75

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

Table II.8.22						
Average Weekly Wages						
Goshen County						
BLS QCEW Data, 2001–2011(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	381	395	412	426	404	.
2002	380	418	434	433	416	2.97
2003	400	429	437	445	428	2.88
2004	420	436	446	467	443	3.50
2005	436	457	473	493	465	4.97
2006	473	491	490	519	494	6.24
2007	496	520	522	548	522	5.67
2008	525	563	534	568	548	4.98
2009	523	550	542	601	555	1.28
2010	545	583	571	626	582	4.86
2011(p)	576	612	601	643	609	4.64

Total business establishments reported by the QCEW are displayed below in Table II.8.23 Annual establishments increased between 2010 and 2011, to 475 establishments.

Table II.8.23						
Number of Establishments						
Goshen County						
BLS QCEW Data, 2001–2011(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	422	430	436	437	431	.
2002	435	435	431	434	434	0.70
2003	441	446	441	445	443	2.07
2004	442	454	449	441	447	0.90
2005	430	429	437	437	433	-3.13
2006	445	446	443	444	445	2.77
2007	452	453	461	463	457	2.70
2008	474	476	473	470	473	3.50
2009	469	462	464	459	464	-1.90
2010	464	468	460	463	464	0.00
2011(p)	466	482	476	475	475	2.37

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2010, the most recent year for which data are available, Goshen County recorded 7,544 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 \$442,635,000, and real per capita income was \$32,976 in 2010. The average earnings per job in the county was \$30,779 in 2010. These data are presented in full in **Volume II. Technical Appendix.**

Housing

Average apartment rent in Goshen County increased from \$530 in fourth quarter 2010 to \$544 in fourth quarter 2011, or by 2.6 percent. Detached single-family home rents decreased by 0.7 percent and rents for mobile home lots decreased by 13.9 percent.

Goshen County rental prices experienced average annualized increases of 4.1 percent for apartments, 3.4 percent for houses, and 3 percent for mobile home lots since second quarter 1998 through fourth quarter 2011.⁹⁸ These figures compare to state average annualized increases in rental prices of 3.4 percent for apartments, 4 percent for houses, 3.4 percent for mobile homes plus a lot, and 3.1 percent for mobile home lots. Table II.8.24, at right, presents the Goshen County data for each rental type.⁹⁹

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Goshen County decreased from six authorized units in 2010 to two in 2011.

The real value of single-family building permits increased from \$135,300 in 2010 to \$480,000 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of \$250,800 in 2002 to a low of \$172,400 in 2001. These figures compare to the state average high of \$270,950 in 2000 and low of \$184,110 in 2003. Additional details of permit activity and per unit valuations are given in Table II.8.25, on the following page.

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	.	.	.	.
Q2.87	.	.	.	.
Q4.87	.	.	.	.
Q2.88	.	.	.	.
Q4.88	.	.	.	.
Q2.89	.	.	.	.
Q4.89	.	.	.	.
Q2.90	.	.	.	.
Q4.90	.	.	.	.
Q2.91	.	.	.	.
Q4.91	.	.	.	.
Q2.92	.	.	.	.
Q4.92	.	.	.	.
Q2.93	.	.	.	.
Q4.93	.	.	.	.
Q2.94	.	.	.	.
Q4.94	.	.	.	.
Q2.95	.	.	.	.
Q4.95	.	.	.	.
Q2.96	.	.	.	.
Q4.96	.	.	.	.
Q2.97	.	.	.	.
Q4.97	.	.	.	.
Q2.98	310	108	371	306
Q4.98	323	105	371	273
Q2.99	315	110	358	260
Q4.99	360	130	438	278
Q2.00	326	130	401	336
Q4.00	305	110	432	310
Q2.01	318	115	439	315
Q4.01	339	120	428	336
Q2.02	320	125	427	306
Q4.02	340	115	466	327
Q2.03	333	113	395	278
Q4.03	338	117	414	288
Q2.04	316	115	377	295
Q4.04	346	125	442	301
Q2.05	352	150	407	330
Q4.05	349	144	438	346
Q2.06	343	120	445	363
Q4.06	356	150	457	356
Q2.07	366	113	440	334
Q4.07	421	145	462	383
Q2.08	473	155	481	.
Q4.08	480	175	480	.
Q2.09	467	170	471	.
Q4.09	499	155	496	.
Q2.10	520	160	524	.
Q4.10	530	180	575	.
Q2.11	557	200	579	.
Q4.11	544	155	571	.

⁹⁸ Data from 1986 to 1997 for Goshen County was not reported by the Wyoming Economic Analysis Division.

⁹⁹ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

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

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

Table II.8.26 Average Sales Prices Goshen County vs. Wyoming DOR Data, 1999–2011				
Year	Goshen County Average Price (\$)	Goshen County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	63,195	-11.90	101,517	4.76
2000	80,968	28.12	111,437	9.77
2001	79,771	-1.48	116,469	4.52
2002	86,545	8.49	121,140	4.01
2003	90,856	4.98	132,708	9.55
2004	93,965	3.42	142,501	7.38
2005	102,053	8.61	159,776	12.12
2006	116,812	14.46	187,869	17.58
2007	123,393	5.63	265,044	41.08
2008	131,037	6.2	256,045	-3.4
2009	119,207	-9.0	241,622	-5.6
2010	136,174	14.23	250,958	3.9
2011	134,089	-1.5	241,301	-3.8

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2012.¹⁰⁰ During June 2012, a total of 35 surveys were completed by property managers in Goshen County. Of the 552 rental units surveyed, 10 were vacant, indicating a vacancy rate of 1.81 percent, as shown in Table II.8.27, below. The vacancy rate one year ago was 1.91 percent. In June 2012, the statewide vacancy rate was 3.74 percent.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	11	273	27	9.89
2001b	10	202	13	6.44
2002a	6	91	6	6.59
2002b	7	160	7	4.38
2003a	6	126	6	4.76
2003b	15	341	25	7.33
2004a	16	345	42	12.17
2004b	15	319	19	5.96
2005a	19	304	25	8.22
2005b	17	324	12	3.70
2006a	21	371	18	4.85
2006b	28	375	13	3.47
2007a	26	352	13	3.69
2007b	21	249	7	2.81
2008a	32	420	20	4.76
2008b	27	373	22	5.90
2009a	23	309	12	3.88
2009b	28	307	11	3.58
2010a	27	368	13	3.53
2010b	28	362	13	3.59
2011a	34	524	10	1.91
2011b	35	555	20	3.60
2012a	35	552	10	1.81

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 1.81 in 2012.

¹⁰⁰Those signified as a in the “year” column of Table II.8.11 are conducted in June/July of each year. Those signified as b are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

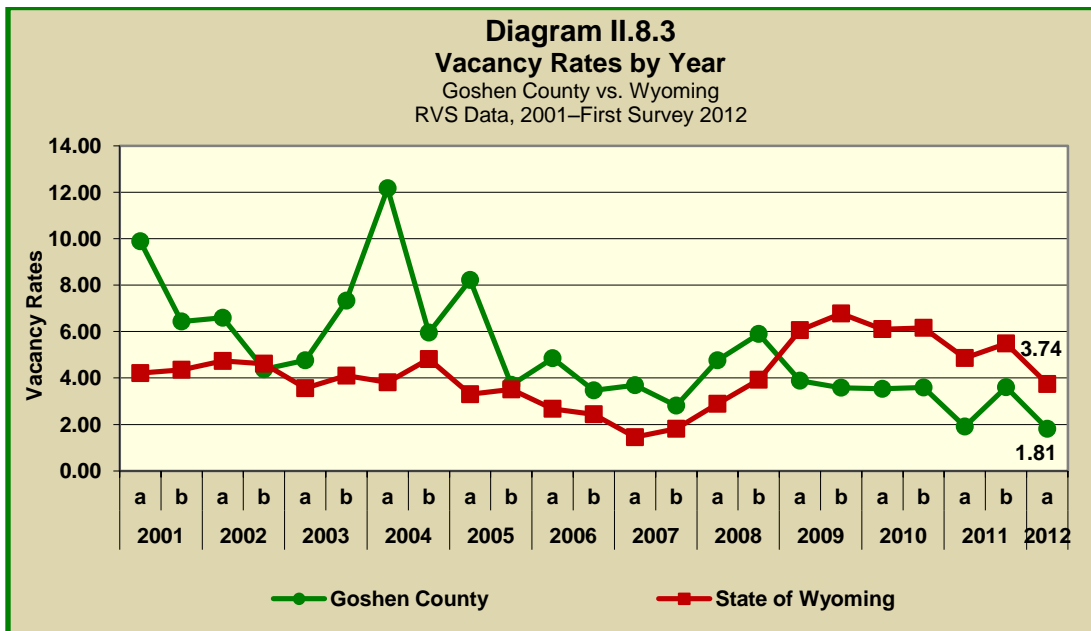
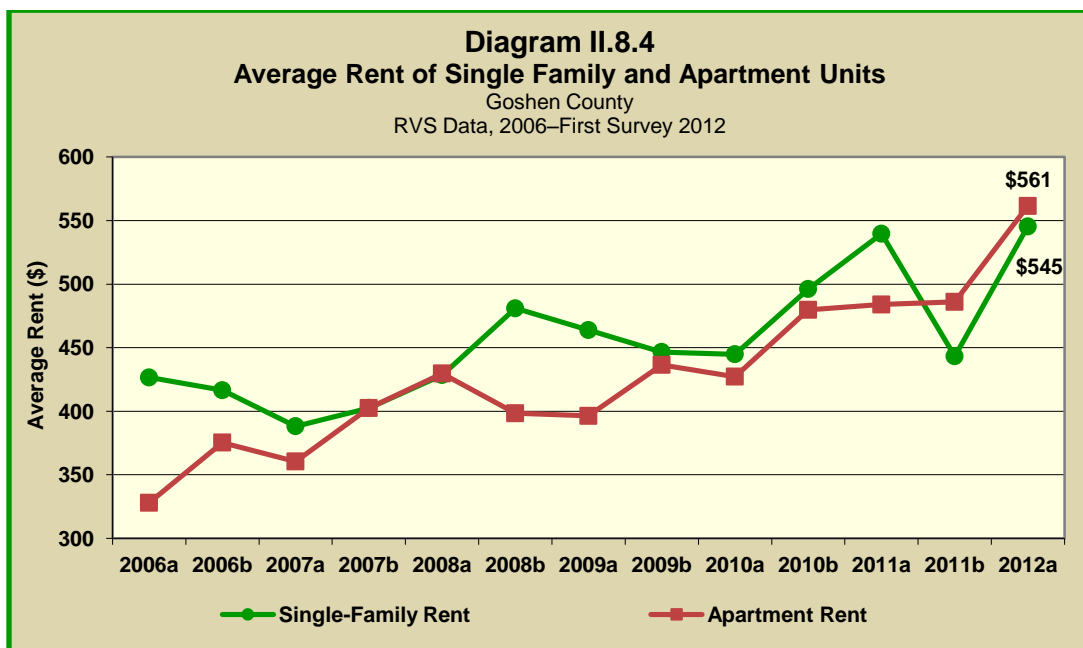


Diagram II.8.4, below, shows the average rent of single-family and apartment units in Goshen County. In the first half of 2012, average rents for single-family units increased to \$545 and average rents for apartments increased to \$561.



The fiscal year 2012 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 35 respondents in Goshen County. Of the incoming persons who were unsatisfied with their current housing, 100 percent said they were seeking to own a home. Of those seeking to own a home, 50 percent wished to buy existing units, of which, 100 percent anticipated spending between \$100,000 and \$249,999. The remaining 50 percent, wished to build, of which 100 percent anticipated spending between \$100,000 and \$249,999.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 614 loans purchased in Goshen County between 1979 and 2012, with 8 occurring in fiscal 2012. The average home size over the period was 1,206 square feet and 1,463 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 1966. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was \$42,287. The average purchase price in fiscal 2012 was \$126,500. In fiscal 2012, 50 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix**.

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 more than one to 1.5 persons per room per residence, with severe overcrowding defined as having more than 1.5 persons per room. According to 2010 ACS data, 117, or 2.2 percent of households in Goshen County, were overcrowded and another 24, or 0.5 percent of units, were severely overcrowded, as shown in Table II.8.28, on the following page. This housing problem was far more prevalent in renter households compared to owner households.

Table II.8.28 Overcrowding and Severe Overcrowding Goshen County and the State of Wyoming 2010 Five-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Goshen County				
Owner				
Households	3,672	19	10	3,701
Percentage	99.2%	0.5%	0.3%	100.0%
Renter				
Households	1,428	98	14	1,540
Percentage	92.7%	6.4%	0.9%	100.0%
Total				
Households	5,100	117	24	5,241
Percentage	97.3%	2.2%	0.5%	100.0%
State of Wyoming				
Owner				
Households	150,753	1,744	309	152,806
Percentage	98.7%	1.1%	0.2%	100.0%
Renter				
Households	62,557	1,827	498	64,882
Percentage	96.4%	2.8%	0.8%	100.0%
Total				
Households	213,310	3,571	807	217,688
Percentage	98.0%	1.6%	0.4%	100.0%

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

At the time of the 2010 ACS, a total of 300 units, or 5 percent of all housing units in Goshen County, were lacking complete kitchen facilities. This compared to 2.9 percent of households statewide without complete kitchen facilities. These data are presented in Table II.8.29, below.

Table II.8.29 Housing Units with Incomplete Kitchen Facilities Goshen County and the State of Wyoming 2010 Five-Year ACS Data		
Facilities	Goshen County	State of Wyoming
Complete Kitchen Facilities	5,686	247,608
Lacking Complete Kitchen Facilities	300	7,488
Total Housing Units	5,986	255,096
Percent Lacking	5.0%	2.9%

At the time of the 2010 ACS, a total of 207 units, or 3.5 percent of all housing units in Goshen County, were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.8.30, on the following page.

Table II.8.30 Housing Units with Incomplete Plumbing Facilities Goshen County and the State of Wyoming 2010 Five-Year ACS Data		
Facilities	Goshen County	State of Wyoming
Complete Plumbing Facilities	5,779	249,046
Lacking Complete Plumbing Facilities	207	6,050
Total Households	5,986	255,096
Percent Lacking	3.5%	2.4%

The third type of housing problem reported in the 2010 ACS data was cost burden. Cost burden is defined as gross housing costs that range from 30 to 49.9 percent of gross household income, and severe cost burden is defined as gross housing costs of 50 percent and more 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, 18.8 percent of households had a cost burden and 9.3 percent of households had a severe cost burden, which compared to 13.7 percent with a cost burden and 9.4 percent with a severe cost burden in the State of Wyoming. Roughly 29.6 percent of homeowners with a mortgage in Goshen County experienced a cost burden and 9.3 percent experienced a severe cost burden, while 15.1 percent of renters had a cost burden and 16.6 percent had a severe cost burden, as shown in Table II.8.31, below.

Table II.8.31 Cost Burden and Severe Cost Burden by Tenure Goshen County and the State of Wyoming 2010 Five-Year ACS Data					
Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
Goshen County					
Owner with a Mortgage					
Households	1,226	595	187	0	2,008
Percent	61.1%	29.6%	9.3%	0.0%	100.0%
Owner without a Mortgage					
Households	1,496	155	42	0	1,693
Percent	88.4%	9.2%	2.5%	0.0%	100.0%
Renter					
Households	736	233	256	315	1,540
Percent	47.8%	15.1%	16.6%	20.5%	100.0%
Total					
Households	3,458	983	485	315	5,241
Percent	66.0%	18.8%	9.3%	6.0%	100.0%
State of Wyoming					
Owner with a Mortgage					
Households	68,900	16,318	8,364	179	93,761
Percent	73.5%	17.4%	8.9%	0.2%	100.0%
Owner without a Mortgage					
Households	53,589	3,131	2,014	311	59,045
Percent	90.8%	5.3%	3.4%	0.5%	100.0%
Renter					
Households	36,080	10,470	10,028	8,304	64,882
Percent	55.6%	16.1%	15.5%	12.8%	100.0%
Total					
Households	158,569	29,919	20,406	8,794	217,688
Percent	72.8%	13.7%	9.4%	4.0%	100.0%