

GOSHEN COUNTY

Demographics

The Census Bureau’s current census estimates indicate that Goshen County’s population increased from 13,249 in 2010 to 13,390 in 2016, or by 1.1 percent. This compares to a statewide population change of 3.9 percent over the period. The number of people from 25 to 35 years of age increased by 13.4 percent, and the number of people from 55 to 64 years of age increased by 6.6 percent. The white population decreased by 0.4 percent, while the black population increased by 71.8 percent. The Hispanic population increased from 1,288 to 1,394 people between 2010 and 2016 or by 8.2 percent. These data are presented in Table II.8.1, below.

Table II.8.1						
Profile of Population Characteristics						
Goshen County vs. Wyoming						
2010 Census and 2016 Current Census Estimates						
Subject	Goshen County			Wyoming		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	13,249	13,390	1.1%	563,626	585,501	3.9%
Age						
Under 14 years	2,198	2,242	2.0%	113,371	116,796	3.0%
15 to 24 years	1,839	1,726	-6.1%	78,460	77,293	-1.5%
25 to 34 years	1,362	1,544	13.4%	77,649	81,948	5.5%
35 to 44 years	1,456	1,465	0.6%	66,966	71,334	6.5%
45 to 54 years	2,016	1,551	-23.1%	83,577	69,052	-17.4%
55 to 64 years	1,878	2,002	6.6%	73,513	81,266	10.5%
65 and Over	2,500	2,860	14.4%	70,090	87,812	25.3%
Race						
White	12,874	12,818	-0.4%	529,110	543,387	2.7%
Black	85	146	71.8%	5,135	7,753	51.0%
American Indian and Alaskan Native	120	157	30.8%	14,457	15,762	9.0%
Asian	41	72	75.6%	4,649	5,856	26.0%
Native Hawaiian or Pacific Islander	13	15	15.4%	521	673	29.2%
Two or more races	116	182	56.9%	9,754	12,070	23.7%
Ethnicity (of any race)						
Hispanic or Latino	1,288	1,394	8.2%	50,231	58,413	16.3%

Table II.8.2, on the following page, presents the population of Goshen County by age and gender from the 2010 Census and 2016 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 2016, the number of males rose to 6,992 persons, and accounted for 52.2 percent of the population, with the remaining 47.8 percent, or 6,398 persons being female.

Table II.8.2							
Population by Age and Gender							
Goshen County							
2010 Census and Current Census Estimates							
Age	2010 Census			2016 Current Census Estimates			% Change 10-16
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,164	1,034	2,198	1,137	1,105	2,242	2.0%
15 to 24 years	971	868	1,839	911	815	1,726	-6.1%
25 to 44 years	753	609	1,362	857	687	1,544	13.4%
45 to 54 years	808	648	1,456	833	632	1,465	0.6%
55 to 64 years	1,057	959	2,016	878	673	1,551	-23.1%
65 and Over	998	880	1,878	1,033	969	2,002	6.6%
Total	6,906	6,343	13,249	6,992	6,398	13,390	1.1%
% of Total	52.1%	47.9%	.	52.2%	47.8%	.	

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 ¹²¹	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.

¹²¹ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

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

Table II.8.4, below, shows data on household type by tenure in the 2015 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 3,438 family households, of which 2,843 housed married couple families and 595 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 202 families, or a female householder with no husband present, of which there were 393 families. There were also an estimated 1,946 “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 63.9 percent, which compared to the statewide rate of 64.9 percent. Of the family households in Goshen County, 82.7 percent were married households, which compared to 79.7 percent in the State of Wyoming.

Household Type	Goshen County		State of Wyoming	
	Goshen County	% of Total	State of Wyoming	% of Total
Family households	3,438	63.9%	147,229	64.9%
Married-couple family	2,843	82.7%	117,355	79.7%
Owner-occupied housing units	2,468	86.8%	97,628	83.2%
Renter-occupied housing units	375	13.2%	19,727	16.8%
Other family	595	17.3%	29,874	20.3%
Male householder, no wife present	202	33.9%	10,771	36.1%
Owner-occupied housing units	141	69.8%	6,308	58.6%
Renter-occupied housing units	61	30.2%	4,463	41.4%
Female householder, no husband present	393	66.1%	19,103	63.9%
Owner-occupied housing units	245	62.3%	9,562	50.1%
Renter-occupied housing units	148	37.7%	9,541	49.9%
Nonfamily households	1,946	36.1%	79,636	35.1%
Owner-occupied housing units	1,270	65.3%	43,177	54.2%
Renter-occupied housing units	676	34.7%	36,459	45.8%
Total	5,384	100.0%	226,865	100.0%

Table II.8.5, on the following page, displays the 2015 5-year ACS census data for household type by household size. In 2015, there were 1,924 two-person family households, 665 three-person family households and 444 four-person family households. One-person non-family households made up 88.3 percent of all non-family households or an estimated 1,718 households. Goshen County’s two persons households made up 39.9 percent of total housing units and four person households made up an additional 8.3 percent, which compares to 38.2 and 11.3 percent, respectively, for the State of Wyoming.

Table II.8.5				
Household Type by Household Size				
Goshen County				
2010-2015 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Goshen County				
One Person	.	1,718	1,718	31.9%
Two Person	1,924	226	2,150	39.9%
Three Person	665	0	665	12.4%
Four Person	444	2	446	8.3%
Five Person	303	0	303	5.6%
Six Person	78	0	78	1.4%
Seven Person	24	0	24	.4%
Total	3,438	1,946	5,384	100.0%
State of Wyoming				
One Person	.	63,516	63,516	28.0%
Two Person	73,531	13,188	86,719	38.2%
Three Person	30,054	1,885	31,939	14.1%
Four Person	24,723	891	25,614	11.3%
Five Person	11,504	76	11,580	5.1%
Six Person	4,839	80	4,919	2.2%
Seven Person	2,578	0	2,578	1.1%
Total	147,229	79,636	226,865	100.0%

The 2015 5-year ACS census estimates also provided information on tenure by household size. According to the 2015 ACS estimates, of the 2,150 two-person households, 1,842 were owner-occupied and 308 were renter-occupied. Of the 446 four-person households, 315 were owner-occupied and 131 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				
2010-2015 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Goshen County				
One Person	1,136	582	1,718	31.9%
Two Person	1,842	308	2,150	39.9%
Three Person	548	117	665	12.4%
Four Person	315	131	446	8.3%
Five Person	222	81	303	5.6%
Six Person	50	28	78	1.4%
Seven Person or more	11	13	24	.4%
Total	4,124	1,260	5,384	100.0%
State of Wyoming				
One Person	36,335	27,181	63,516	28.0%
Two Person	67,652	19,067	86,719	38.2%
Three Person	21,933	10,006	31,939	14.1%
Four Person	17,649	7,965	25,614	11.3%
Five Person	7,877	3,703	11,580	5.1%
Six Person	3,605	1,314	4,919	2.2%
Seven Person or more	1,624	954	2,578	1.1%
Total	156,675	70,190	226,865	100.0%

As seen in Table II.8.7, on the following page, Goshen County had a total of 5,952 housing units of which 5,384 or 90.5 percent were occupied. Of these occupied units, 76.6 percent, or 4,124 units

were owner occupied, which compares to a statewide rate of 69.1. A total of 568 units or 9.5 percent of all units were vacant. This compared to a statewide vacancy rate of 14.9 percent.

Table II.8.7 Housing Units by Tenure Goshen County 2010-2015 5-Year ACS Data				
Tenure	Goshen County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	5,384	90.5%	226,865	85.1
Owner-Occupied	4,124	76.6%	156,675	69.1
Renter-Occupied	1,260	23.4%	70,190	30.9
Vacant Housing Units	568	9.5%	39,765	14.9
Total Housing Units	5,952	100.0%	266,630	100.0

Table II.8.8, below, shows that of the 568 vacant housing units in Goshen County as reported in the 2015 ACS data, 32 or 5.6 percent were for rent and 113 or 19.9 percent were for sale. An estimated 126 units were for seasonal, recreational, or occasional use, and 266 or 46.8 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 2010-2015 5-Year ACS Data				
Disposition	Goshen County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	32	5.6%	6,460	16.2%
Rented, but not occupied	10	1.8%	1,371	3.4%
For sale only	113	19.9%	2,571	6.5%
Sold, but not occupied	21	3.7%	931	2.3%
For seasonal, recreational, or occasional use	126	22.2%	17,209	43.3%
For migrant workers	0	.0%	302	.8%
Other vacant	266	46.8%	10,921	27.5%
Total	568	100.0%	39,765	100.0%

Table II.8.9, at right, presents different income statistics for Goshen County. According to the 2015 ACS data averages, median family income for Goshen County was \$56,948 compared to the statewide average of \$73,194.

Table II.8.9 Median and Per Capita Income Goshen County 2010-2015 5-Year ACS Data		
Income Type	Goshen County	Wyoming
Median Family Income	56,948	73,194
Median Household Income	42,689	58,840

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 752 households or 14.0 percent with incomes under \$15,000 compared to 9.4 percent of households in Wyoming. There were another 1,003 households that had incomes between \$35,000 and \$49,999, which accounted for 18.6 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 16.9 percent of total households and numbered 912 in Goshen County.

Table II.8.10 Households by Income Goshen County 2010-2015 5-Year ACS Data				
Income	Goshen County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	752	14.0%	21,426	9.4%
15,000 - 19,999	340	6.3%	10,358	4.6%
20,000 - 24,999	280	5.2%	11,900	5.2%
25,000 - 34,999	709	13.2%	22,435	9.9%
35,000 - 49,999	1,003	18.6%	30,775	13.6%
50,000 - 74,999	761	14.1%	43,104	19.0%
75,000 - 99,999	627	11.6%	32,540	14.3%
100,000 and above	912	16.9%	54,327	23.9%
Total	5,384	100.0%	226,865	100.0%

Poverty statistics were also reported in the 2015 5-year ACS estimates, and these data are displayed in Table II.8.11, below. In total, the poverty rate in Goshen County was 18 percent, which compared to a statewide poverty rate of 11 percent in Wyoming. The male population in Goshen County had a poverty rate of 16 percent and the female population had a poverty rate of 20 percent. There were 188 males and 173 females in poverty under the age of 5. Overall, 16.0 percent of persons in poverty in Goshen County were under the age of five, which compared to 12.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 230 individuals with incomes below the poverty level which represented 10.2 percent of the total population in poverty. In the State of Wyoming there were 5,008 individuals with incomes below the poverty level which represented 7.7 percent of the total Wyoming population in poverty.

Table II.8.11 Poverty by Age Goshen County 2010-2015 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Goshen County				
5 and Below	188	173	361	16.0%
6 to 17	308	170	478	21.1%
18 to 64	491	701	1,192	52.7%
65 and Older	61	169	230	10.2%
Total	1,048	1,213	2,261	100.0%
Poverty Rate	16%	20%	18%	.
State of Wyoming				
5 and Below	4,053	3,734	7,787	12.0%
6 to 17	6,035	5,860	11,895	18.3%
18 to 64	17,172	23,133	40,305	62.0%
65 and Older	1,622	3,386	5,008	7.7%
Total	28,882	36,113	64,995	100.0%
Poverty Rate	10%	13%	11%	.

Table II.8.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2010 and 2015, Goshen County saw an average of 3,809 owner-occupied single-

family units compared to 662 single-family rental units. In Goshen County, single-family units comprised 83.0 percent of all households compared with 71.8 percent statewide. Goshen County had a total of 235 apartment rental units and total apartment units accounted for 4.4 percent of all households. In the State of Wyoming, apartment units accounted for 8.7 percent of total households. There were also an estimated 538 mobile homes in Goshen County, which comprised 10.0 percent of all occupied housing units and compared to 12.9 statewide.

Table II.8.12				
Households by Unit Type				
Goshen County				
2010-2015 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Goshen County				
Single-Family Unit	3,809	662	4,471	83.0%
Duplex	0	44	44	.8%
Tri- or Four-Plex	8	88	96	1.8%
Apartments	0	235	235	4.4%
Mobile Homes	307	231	538	10.0%
Boat, RV, Van, Etc.	0	0	0	.0%
Total	4,124	1,260	5,384	100.0%
State of Wyoming				
Single-Family Unit	134,125	28,778	162,903	71.8%
Duplex	529	4,237	4,766	2.1%
Tri- or Four-Plex	426	9,150	9,576	4.2%
Apartments	672	19,068	19,740	8.7%
Mobile Homes	20,557	8,727	29,284	12.9%
Boat, RV, Van, Etc.	366	230	596	.3%
Total	156,675	70,190	226,865	100.0%

Table II.8.13, on the following page, shows the number of households by year of construction. As shown, 16.4 percent, or 881 units, were built in 1939 or earlier in the county, and another 464 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 566, which accounted for 10.5 percent of all households, and an additional 94 households, or 1.7 percent, were built in 2010 or later. These figures compare to 6,389 households, or 2.8 percent, that were built from 2010 or later statewide.

Table II.8.13				
Households by Year Built				
Goshen County				
2010-2015 5-Year ACS Data				
Year Built	Goshen County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	881	16.4%	24,616	10.9%
1940 to 1949	464	8.6%	10,203	4.5%
1950 to 1959	527	9.8%	21,453	9.5%
1960 to 1969	549	10.2%	18,653	8.2%
1970 to 1979	1,160	21.5%	48,616	21.4%
1980 to 1989	620	11.5%	33,033	14.6%
1990 to 1999	523	9.7%	26,955	11.9%
2000 to 2009	566	10.5%	36,947	16.3%
Built 2010 or Later	94	1.7%	6,389	2.8%
Total	5,384	100.0%	226,865	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 0.0 percent of total housing units, while households with five and six rooms accounted for 20.3 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				
2010-2015 5-Year ACS Data				
Number of Rooms	Goshen County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	0	.0%	4,535	1.7%
Two	60	1.0%	7,317	2.7%
Three	335	5.6%	20,228	7.6%
Four	1,063	17.9%	41,849	15.7%
Five	1,211	20.3%	54,574	20.5%
Six	855	14.4%	42,082	15.8%
Seven	845	14.2%	31,471	11.8%
Eight	649	10.9%	25,750	9.7%
Nine or more	934	15.7%	38,824	14.6%
Total	5,952	100.0%	266,630	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 0 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 29.1 percent of total households in Goshen County, which compared to 24.3 percent statewide. In Goshen County, the 2,208 households with three bedrooms accounted for 41.0 percent of all households, and there were only 279 five-bedroom or more households, which accounted for 5.2 percent of all households.

Table II.8.15 Households by Number of Bedrooms Goshen County 2010-2015 5-Year ACS Data				
Number of Bedrooms	Tenure		Total	% of Total
	Own	Rent		
Goshen County				
None	5	0	5	.1%
One	131	231	362	6.7%
Two	1,011	557	1,568	29.1%
Three	1,879	329	2,208	41.0%
Four	830	132	962	17.9%
Five or more	268	11	279	5.2%
Total	4,124	1,260	5,384	100.0%
State of Wyoming				
None	349	2,013	2,362	1.0%
One	4,130	13,093	17,223	7.6%
Two	27,637	27,535	55,172	24.3%
Three	72,137	19,545	91,682	40.4%
Four	37,249	5,910	43,159	19.0%
Five or more	15,173	2,094	17,267	7.6%
Total	156,675	70,190	226,865	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 \$90,500, while structures built between 1950 and 1959 had a median value of \$125,700 and those built between 1990 to 1999 had a median value of \$211,000. The newest structures tended to have the highest values and those built between 2010 and 2013 had a median value of \$190,600. The total median value in Goshen County was \$148,700, which compared to \$194,800 in the State of Wyoming.

Year Built	Goshen County	State of Wyoming
1939 or earlier	90,500	156,400
1940 to 1949	106,900	145,000
1950 to 1959	125,700	159,900
1960 to 1969	145,600	182,000
1970 to 1979	144,600	188,100
1980 to 1989	165,000	205,600
1990 to 1999	211,000	236,200
2000 to 2009	248,400	253,100
2010 to 2013	190,600	272,200
2014 to Later	.	284,800
Total	148,700	194,800

Household mortgage status is reported in Table II.8.17, below. In Goshen County, households with a mortgage accounted for 54.7 percent of all households or 2,254 housing units, and the remaining 45.3 percent or 1,870 units had no mortgage. Of those units with a mortgage, 236 had either a second mortgage or home equity loan, 23 had both a second mortgage and home equity loan, and 1,995 or 88.5 percent had no second mortgage or no home equity loan.

Mortgage Status	Goshen County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	2,254	54.7%	92,545	59.1%
With either a second mortgage or home equity loan, but not both	236	10.5%	10,910	11.8%
Second mortgage only	87	36.9%	5,021	46.0%
Home equity loan only	149	63.1%	5,889	54.0%
Both second mortgage and home equity loan	23	1.0%	514	.6%
No second mortgage and no home equity loan	1,995	88.5%	81,121	87.7%
Housing units without a mortgage	1,870	45.3%	64,130	40.9%
Total	4,124	100.0%	156,675	100.00%

The median rent in Goshen County was \$515 as compared to \$674 statewide, as seen in Table II.8.18, below.

Place	Rent
Goshen County	\$515
State of Wyoming	\$674

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 31 persons during the first half of 2017. 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 1,059 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
2000	344	325	19
2001	317	294	23
2002	341	256	85
2003	251	219	32
2004	293	281	12
2005	307	270	37
2006	301	216	85
2007	274	219	55
2008	343	233	110
2009	360	208	152
2010	435	191	244
2011	337	233	104
2012	331	305	26
2013	293	319	-26
2014	331	293	38
2015	313	311	2
2016	331	301	30
2017 – First Half	156	125	31
Total	5,658	4,599	1,059

Economics

The HUD estimated MFI for Goshen County was \$57,000 in 2017. This figure compares to Wyoming’s MFI of \$74,700. Diagram II.8.1, below, illustrates the estimated MFI for 2000 through 2017.

**Diagram II.8.1
Estimated Median Family Income**
Goshen County vs. Wyoming
HUD Data 2000-2017

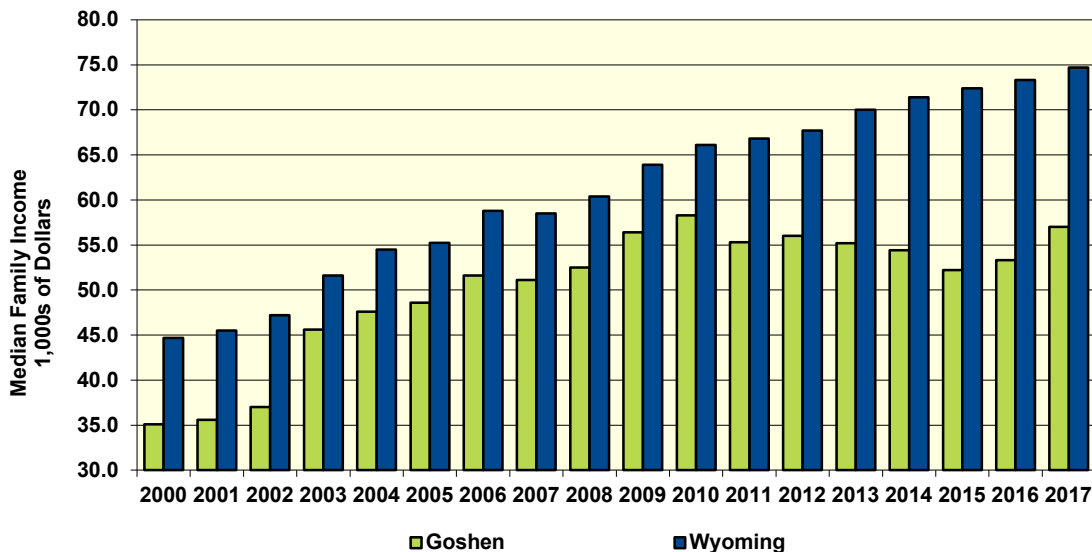


Table II.8.20, below, shows the labor force statistics for Goshen County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 3.2 percent. The highest level of unemployment occurred during 2009 rising to a rate of 5.4 percent. This compared to a statewide low of 2.8 percent in 2007 and statewide high of 6.4 percent in 2010. Over the last year the unemployment rate in Goshen County increased from 3.3 percent in 2015 to 3.4 percent in 2016, which compared to a statewide increase to 5.3 percent.

Table II.8.20					
Labor Force Statistics					
Goshen County 1990 - 2016 BLS Data					
Year	Goshen County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	272	5,675	5,947	4.6%	5.3%
1991	232	5,694	5,926	3.9%	5.2%
1992	279	5,771	6,050	4.6%	5.6%
1993	268	5,803	6,071	4.4%	5.3%
1994	278	6,054	6,332	4.4%	5%
1995	284	6,154	6,438	4.4%	4.8%
1996	319	6,125	6,444	5%	4.9%
1997	301	6,083	6,384	4.7%	4.8%
1998	294	6,137	6,431	4.6%	4.7%
1999	233	6,303	6,536	3.6%	4.6%
2000	231	6,015	6,246	3.7%	3.9%
2001	244	5,893	6,137	4%	3.8%
2002	249	5,694	5,943	4.2%	4%
2003	259	5,616	5,875	4.4%	4.3%
2004	249	5,543	5,792	4.3%	3.8%
2005	250	5,428	5,678	4.4%	3.6%
2006	226	5,630	5,856	3.9%	3.2%
2007	190	5,671	5,861	3.2%	2.8%
2008	215	5,869	6,084	3.5%	3.1%
2009	340	5,975	6,315	5.4%	6.3%
2010	368	7,132	7,500	4.9%	6.4%
2011	366	7,275	7,641	4.8%	5.8%
2012	351	7,160	7,511	4.7%	5.3%
2013	306	7,021	7,327	4.2%	4.7%
2014	257	6,885	7,142	3.6%	4.2%
2015	232	6,872	7,104	3.3%	4.2%
2016	243	6,887	7,130	3.4%	5.3%

Diagram II.8.2 on the following page, shows the employment and labor force for Goshen County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 6,887 persons, with the labor force reaching 7,130, indicating there were a total of 243 unemployed persons.

Diagram II.8.2
Employment and Labor Force
 Goshen County
 1990 – 2016 BLS Data

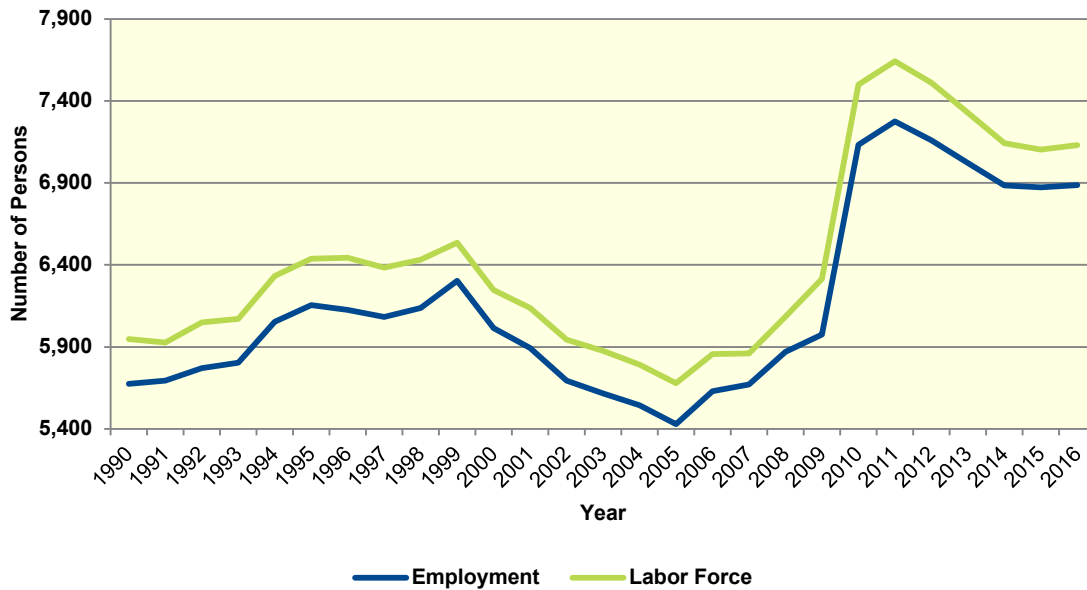
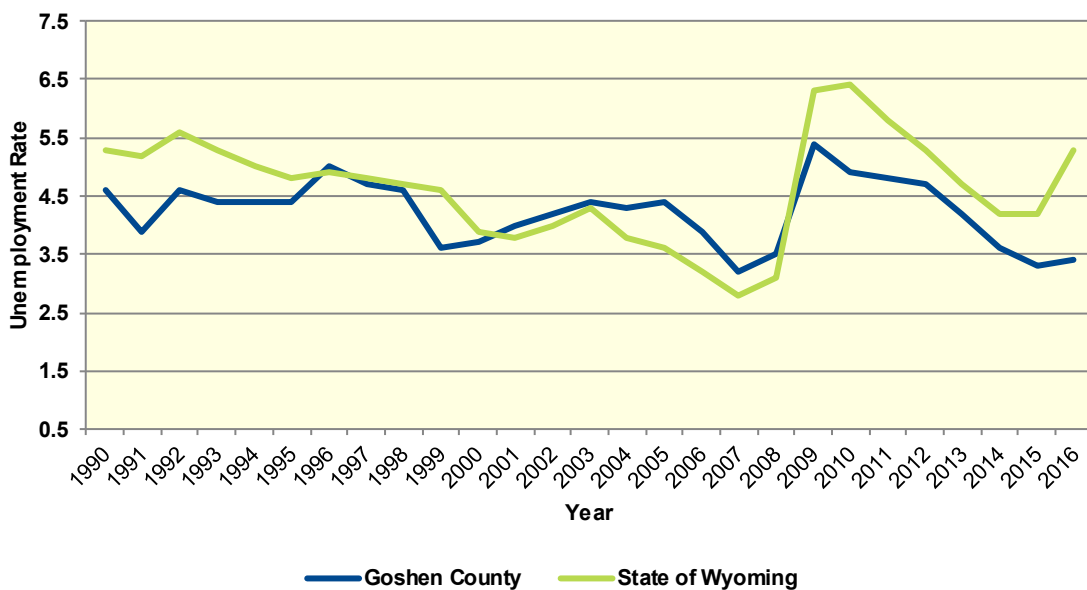


Diagram II.8.3, below, shows the unemployment rate for both the state and Goshen County. During the 1990s the average rate for Goshen County was 4.4 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate averaged of 4.1 percent over the decade, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 4.1 percent. Over the course of the entire period Goshen County had an average unemployment rate lower than the state, 4.2 percent for Goshen County, versus 4.6 statewide.

Diagram II.8.3
Annual Unemployment Rate
 Goshen County
 1990 – 2016 BLS Data



The BLS 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 only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. Data from this series are from the period of January 2005 through December 2016 and are presented in Table II.8.21, below, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment decreased from 4,505 persons in 2015 to 4,377 in 2016, a change of -2.8 percent.

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	3,951	4,194	4,281	4,259	4,432	4,478	4,509	4,475	4,473	4,382	4,357
Feb	3,988	4,225	4,267	4,297	4,457	4,484	4,576	4,538	4,480	4,426	4,398
Mar	4,039	4,289	4,300	4,333	4,482	4,492	4,581	4,521	4,480	4,432	4,451
Apr	4,069	4,229	4,432	4,422	4,507	4,547	4,618	4,476	4,520	4,514	4,435
May	4,203	4,299	4,500	4,548	4,554	4,662	4,661	4,578	4,594	4,558	4,430
Jun	4,243	4,236	4,395	4,576	4,590	4,643	4,640	4,591	4,585	4,541	4,476
Jul	4,165	4,035	4,259	4,239	4,381	4,433	4,450	4,376	4,449	4,426	4,233
Aug	4,086	4,080	4,297	4,263	4,348	4,523	4,532	4,403	4,369	4,442	4,234
Sep	4,168	4,204	4,421	4,486	4,505	4,644	4,670	4,601	4,557	4,585	4,396
Oct	4,276	4,438	4,639	4,657	4,682	4,769	4,760	4,736	4,604	4,639	4,369
Nov	4,334	4,425	4,642	4,646	4,630	4,781	4,688	4,771	4,574	4,574	4,368
Dec	4,382	4,406	4,614	4,703	4,670	4,756	4,710	4,750	4,563	4,543	4,381
Annual	4,159	4,255	4,421	4,452	4,520	4,601	4,616	4,568	4,521	4,505	4,377
% Change	4.7%	2.3%	3.9%	0.7%	1.5%	1.8%	0.3%	-1.0%	-1.0%	-0.4%	-2.8%

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 \$687 in 2015. In 2016, average weekly wages saw a decrease of 0.1 percent over the prior year, rising to \$686. These data are shown in Table II.8.22, below.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	381	395	412	426	404	
2002	380	418	434	433	416	3.0%
2003	400	429	437	445	428	2.9%
2004	420	436	446	467	443	3.5%
2005	436	457	473	493	465	5.0%
2006	473	491	490	519	494	6.2%
2007	496	520	522	548	522	5.7%
2008	525	563	534	568	548	5.0%
2009	523	550	542	601	555	1.3%
2010	545	583	571	626	582	4.9%
2011	576	612	601	643	609	4.6%
2012	609	620	601	664	624	2.5%
2013	622	640	628	671	641	2.7%
2014	642	660	649	696	662	3.3%
2015	662	679	690	717	687	3.8%
2016(p)	664	677	695	708	686	-0.1%

Total business establishments reported by the QCEW are displayed in Table II.8.23, below. Between 2015 and 2016, the total number of business establishments in Wyoming decreased by 2.0 percent, from 458 to 449 establishments.

Table II.8.23						
Number of Business Establishments						
Goshen County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	422	430	436	437	431	
2002	435	435	431	434	434	0.7%
2003	441	446	441	445	443	2.1%
2004	442	454	449	441	447	0.9%
2005	430	429	437	437	433	-3.1%
2006	445	446	443	444	445	2.8%
2007	452	453	461	463	457	2.7%
2008	474	476	473	470	473	3.5%
2009	469	462	464	459	464	-1.9%
2010	464	468	460	463	464	0.0%
2011	466	482	476	470	474	2.2%
2012	464	463	466	470	466	-1.7%
2013	469	467	463	466	466	0.0%
2014	462	463	463	457	461	-1.1%
2015	463	457	459	451	458	-0.7%
2016	448	454	449	444	449	-2.0%

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2015, the most recent year for which data are available, Goshen County recorded 7,398 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 \$566,722,000, and real per capita income was \$42,346 in 2015. This compares to a statewide average real per capita income of \$56,081. The average earnings per job in the county was \$41,859 in 2015, while Wyoming average earnings per job was \$53,875. These data are presented in full in **Volume II. Technical Appendix.**

Housing

Real average apartment rent in Goshen County increased from \$555 in fourth quarter 2015 to \$559 in fourth quarter 2016, or by 0.7 percent. Detached single-family home rents increased by 11.6 percent and mobile home lots decreased by 5.2 percent.

Goshen County rental prices experienced average annualized increases of 1.3 percent for apartments, 1.3 percent for houses, and 0.6 percent for mobile home lots since second quarter 1998 through fourth quarter 2016.¹²² These figures compare to state average annualized increases in rental prices of 0.8 percent for apartments, 1.2 percent for houses, 1.0 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots. Table II.8.24, above, presents the Goshen County data for each rental type.¹²³

Table II.8.24				
Semiannual Average Monthly Rental Prices				
Goshen County				
EAD Data, 1986:Q4 – 2016:Q4, Real 2016 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q2.98	438	153	524	432
Q4.98	456	148	524	386
Q2.99	438	153	498	362
Q4.99	501	181	610	387
Q2.00	444	177	546	457
Q4.00	415	150	588	422
Q2.01	423	153	584	419
Q4.01	451	160	570	447
Q2.02	419	164	560	401
Q4.02	446	151	611	429
Q2.03	428	145	508	357
Q4.03	434	150	532	370
Q2.04	395	144	471	369
Q4.04	433	156	553	376
Q2.05	426	182	493	400
Q4.05	423	174	531	419
Q2.06	403	141	523	427
Q4.06	418	176	537	418
Q2.07	419	129	504	382
Q4.07	482	166	529	439
Q2.08	531	174	540	.
Q4.08	539	197	539	.
Q2.09	520	189	525	.
Q4.09	556	173	553	.
Q2.10	573	176	577	.
Q4.10	584	198	633	.
Q2.11	601	216	625	.
Q4.11	587	167	616	.
Q2.12	624	173	588	.
Q4.12	584	140	644	.
Q2.13	615	189	644	501
Q4.13	603	177	640	492
Q2.14	569	179	667	510
Q4.14	592	180	624	515
Q2.15	582	169	675	521
Q4.15	555	179	597	.
Q2.16	556	197	637	.
Q4.16	559	170	666	.

¹²² Data from 1986 to 1997 for Goshen County was not reported by the Wyoming Economic Analysis Division.

¹²³ 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 decreased from 4 authorizations in 2015 to 2 in 2016.

The real value of single-family building permits increased from \$297,746 in 2015 to \$324,000 in 2016. This compares to an increase in permit value statewide, with values rising from \$353,167 in 2015 to \$353,422 in 2016. Additional details are given in Table II.8.25, below.

Table II.8.25 Building Permits and Valuation Goshen County Census Bureau Data, 1980–2016							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	50	0	4	0	54	111,251	0
1981	14	0	12	36	62	130,701	46,547
1982	20	0	4	0	24	118,494	0
1983	30	6	8	0	44	118,366	0
1984	19	0	16	5	40	108,845	80,370
1985	27	2	4	0	33	103,621	0
1986	18	2	0	0	20	119,841	0
1987	7	2	0	0	9	84,887	0
1988	9	0	0	0	9	113,269	0
1989	11	0	0	0	11	98,571	0
1990	6	0	0	0	6	102,526	0
1991	4	0	0	26	30	111,048	74,550
1992	1	2	0	0	3	118,446	0
1993	2	4	0	40	46	135,740	67,975
1994	6	6	0	0	12	176,962	0
1995	8	6	0	0	14	104,179	0
1996	11	2	0	0	13	110,961	0
1997	5	4	0	0	9	107,143	0
1998	9	2	0	0	11	115,728	0
1999	9	0	0	0	9	104,399	0
2000	1	0	0	0	1	120,985	0
2001	4	0	0	0	4	183,633	0
2002	2	0	0	0	2	267,331	0
2003	6	0	0	0	6	222,065	0
2004	17	0	0	0	17	210,065	0
2005	11	0	0	0	11	184,996	0
2006	6	8	0	0	14	244,083	0
2007	13	0	0	0	13	167,339	0
2008	8	0	0	0	8	152,734	0
2009	8	0	0	18	26	195,030	154,785
2010	6	0	0	0	6	145,877	0
2011	2	0	0	0	2	517,799	0
2012	3	0	0	32	35	327,213	116,368
2013	1	0	0	0	1	244,970	0
2014	1	0	0	0	1	245,776	0
2015	4	0	0	0	4	297,746	0
2016	2	0	0	0	2	324,000	0

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2016, the average sales price in Goshen County was \$147,890. This represented an increase of 3.4 percent from the previous year. Wyoming’s average was \$280,428, an increase of 1.7 percent over the previous year. A comparison of average sales prices between 2000 and 2016 is displayed in Table II.8.26, on the following page.

Table II.8.26 Average Sales Prices Goshen County vs. Wyoming DOR Data, 2000–2016				
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
2015	143,040	-1.7	275,611	4.6
2016	147,890	3.4	280,428	1.7

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2017.¹²⁴ During June 2017, a total of 34 surveys were completed by property managers in Goshen County. Of the 443 rental units surveyed, 43 were vacant, indicating a vacancy rate of 9.7 percent, as shown in Table II.8.27, at right. The vacancy rate one year ago was 9.3 percent. In June 2017, the statewide vacancy rate was 9.3 percent.

Diagram II.8.4, 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 June 2017, the vacancy rate remained below the statewide rate.

Table II.8.27 Total Units, Vacant Units, and Vacancy Rate Goshen County RVS Data, June 2001– June 2017				
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%
2016a	32	420	39	9.3%
2016b	32	361	24	6.6%
2017a	34	443	43	9.7%

¹²⁴ Those signified as a in the “year” column of Table II.8.27 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
Vacancy Rates by Year
 Goshen County vs. Wyoming
 RVS Data, June 2001 - June 2017

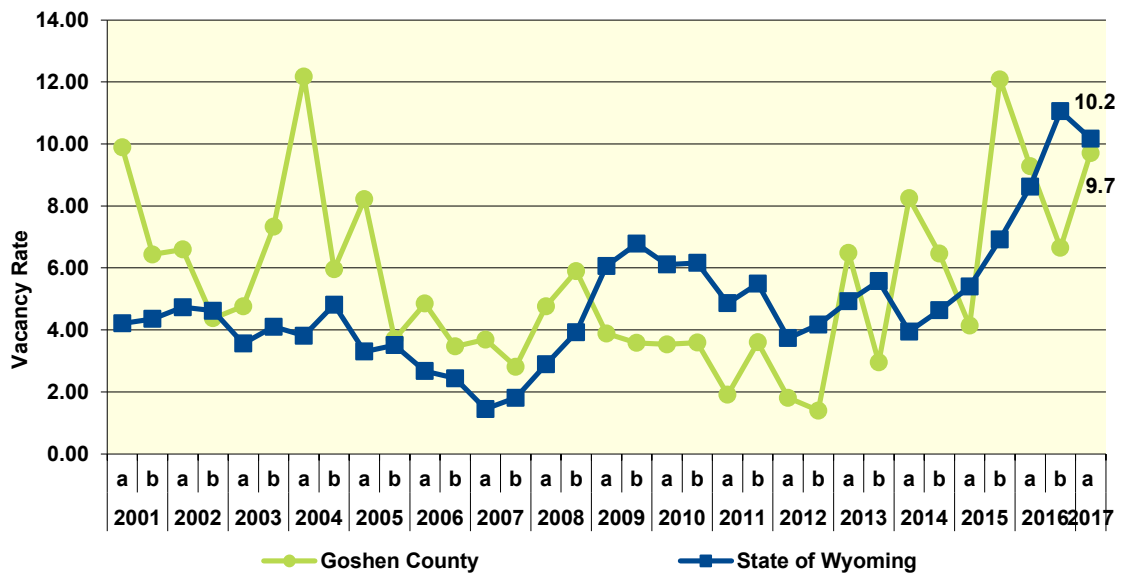


Diagram II.8.5, below, shows the average rent of single-family and apartment units in Goshen County. In 2017, average rents for single-family units decreased to \$633 and average rents for apartments rose to \$611.

Diagram II.8.5
Average Rent of Single Family and Apartment Units
 Goshen County
 RVS Data, June 2006 – June 2017

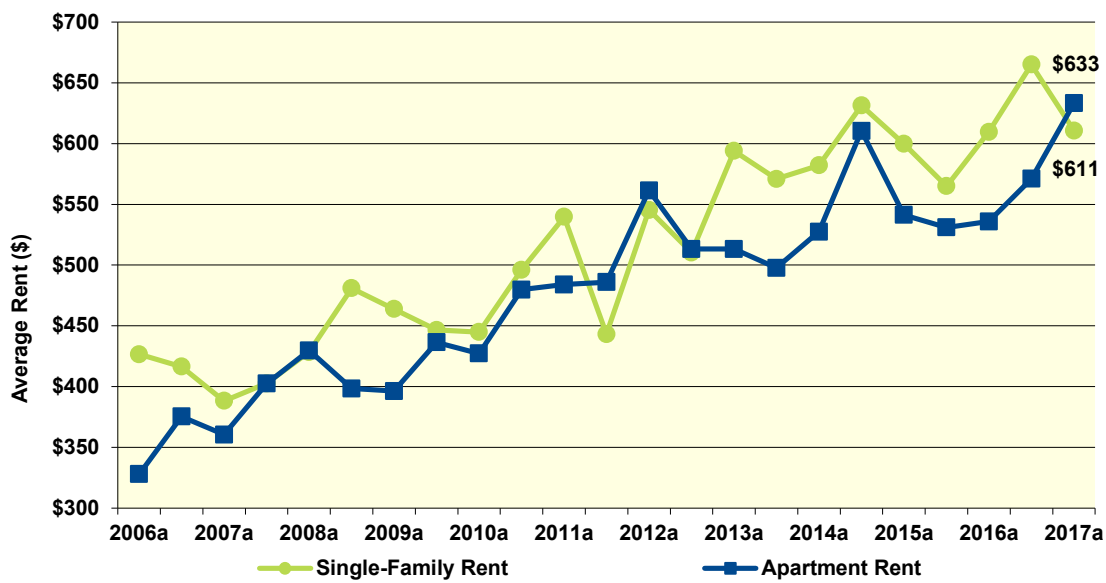


Table II.8.28 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 45 single family units in Goshen County, with 3 of them available. This translates into a vacancy rate of 6.7 percent in Goshen County, which compares to a single family vacancy rate of 5.8 percent for the State of Wyoming. There were 340 apartment units reported in the survey, with 29 of them available, which resulted in a vacancy rate of 8.5 percent. This compares to a statewide vacancy rate of 11.2 percent for apartment units across the state.

Place	Total Units	Vacant Units	Vacancy Rate
Single Family	45	3	6.7%
Duplex units	13	0	.0%
Apartments	340	29	8.5%
Mobile Homes	4	1	25.0%
"Other" Units	0	0	%
Don't Know	41	10	24.4%
Total	443	43	9.7%

Table II.8.29 below reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 19 units. The most common apartment units were two bedroom units, with 138 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	0	0	0	0	0	.	0
One	3	0	119	0	0	.	122
Two	19	9	138	2	0	.	168
Three	12	4	20	1	0	.	37
Four	5	0	0	1	0	.	6
Five	1	0	0	0	0	.	1
Don't Know	5	0	63	0	0	41	109
Total	45	13	340	4	0	41	443

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.8.30, on the following page, two bedroom apartments were the most available apartment units, with four bedroom units being the most available single family unit .

Table II.8.30 Available Rental Units by Number of Bedrooms Goshen County RVS Data, June 2017							
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	3	0	0	.	3
Two	1	0	19	1	0	.	21
Three	1	0	0	0	0	.	1
Four	1	0	0	0	0	.	1
Five	0	0	0	0	0	.	0
Don't Know	0	0	7	0	0	10	17
Total	3	0	29	1	0	10	43

Table II.8.31 below shows the vacancy rate by bedroom size for each type of unit. The most common type of apartment units, two bedroom units, had a vacancy rate of 13.8 percent. Two bedroom units were the most common type of single family unit, and had a vacancy rate of 5.3 percent.

Table II.8.31 Vacancy Rates by Number of Bedrooms Goshen County RVS Data, June 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	%	%	%		%
One	.0%	%	2.5%	%	%		2.5%
Two	5.3%	.0%	13.8%	50.0%	%		12.5%
Three	8.3%	.0%	.0%	.0%	%		2.7%
Four	20.0%	%	%	.0%	%		16.7%
Five	.0%	%	%	%	%		.0%
Don't Know	.0%	%	11.1%	%	%	24.4%	15.6%
Total	6.7%	.0%	8.5%	25.0%	%	24.4%	9.7%

Average market-rate rents by unit type are shown in Table II.8.32, 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.8.32 Average Market Rate Rents by Number of Bedrooms Goshen County RVS Data, June 2017						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$363	\$	\$	\$363
One	\$508	\$	\$517	\$	\$	\$514
Two	\$586	\$633	\$640	\$513	\$	\$609
Three	\$635	\$1,000	\$795	\$600	\$	\$729
Four	\$774	\$	\$	\$450	\$	\$709
Five	\$800	\$	\$	\$	\$	\$800
Total	\$611	\$680	\$633	\$517	\$	\$612

Table II.8.33 below shows vacancy rates for single family units by average rental rates for Goshen County. The most common rent for a single family unit was between 500 to 1,000 dollars and units in this price range had a vacancy rate of 8.82 percent.

Table II.8.33 Single Family Market Rate Rents by Vacancy Status Goshen County RVS Data, June 2017			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	7	0	.0%
\$500 to \$1,000	34	3	8.8%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	4	0	.0%
Total	45	3	6.7%

The availability of apartment units by average rent is displayed in Table II.8.34, below. The most common rent for an apartment unit was between 500 to 1,000 dollars and units in this price range had a vacancy rate of 8.03 percent.

Table II.8.34 Apartment Market Rate Rents by Vacancy Status Goshen County RVS Data, June 2017			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	27	4	14.8%
\$500 to \$1,000	274	22	8.0%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	39	3	7.7%
Total	340	29	8.5%

Table II.8.35, 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.8.35 Condition by Unit Type Goshen County RVS Data, June 2017							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average	16	0	2	2	0	.	20
Good	16	4	152	2	0	.	174
Excellent	9	9	186	0	0	.	204
Don’t Know	4	0	0	0	0	41	45
Total	45	13	340	4	0	41	443

The availability of single family units based on their condition is displayed in Table II.8.36, below. As can be seen single family units in good condition had a vacancy rate of 6.25 percent.

Table II.8.36			
Condition of Single Family Units by Vacancy Status			
Goshen County			
RVS Data, June 2017			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average	16	1	6.3%
Good	16	1	6.3%
Excellent	9	1	11.1%
Don't Know	4	0	.0%
Total	45	3	6.7%

Table II.8.37, below shows the availability of apartment units based on their condition. As can be seen apartment units in excellent condition, and had a vacancy rate of .0 percent.

Table II.8.37			
Condition of Apartment Units by Vacancy Status			
Goshen County			
RVS Data, June 2017			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair			%
Average	2	0	.0%
Good	152	22	14.5%
Excellent	186	7	3.8%
Don't Know	0	0	%
Total	340	29	8.5%

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.8.38, below, 2 respondents said they would prefer more single family units, 1 respondent wanted more apartment units, and 3 respondents indicated they would prefer more units of any type.

Table II.8.38	
If you had the opportunity to own/manage more units, how many would you prefer	
Goshen County	
RVS Data, June 2017	
Unit Type	Respondents citing more units
Single family units	2
Duplex Units	0
Apartments	1
Mobile homes	0
Other	0
All types	3
Total	6

Table, II.8.39, on the following page, shows the most common answers from the 2017 fiscal 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 9 respondents, with an average persons per household of 4.0 people. Of new residents to Goshen County, 88.9 percent were married and the most common age group arriving

in the state was 55 to 64 years old. Most new residents moved for reasons other than those given in the survey.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 33.3 percent of respondents owning thier residence. The average mortgage payment in Goshen County was \$850 and the average rent was \$335. When asked if they were satisfied with their current housing, 77.8 percent said they were satisfied with thier current housing.

Table II.8.39 Most Replied Response Goshen County HNA Survey: Fiscal Year 2017	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	9
Number of persons in household (Average)	4.0
Current age	55 to 64 years old (44.4%)
Marital status	Married (88.9%)
Primary reason for moving to Wyoming	Other reason (33.3%)
In which industry are you primarily employed	Other (44.4%)
Highest education level completed	Less than High School (33.3%)
Total household income from all sources	\$50,000 to \$74,999 dollars (50.0%)
Current Housing Characteristics	
Current Residence	Single family home (44.4%)
Do you own or rent	Own (33.3%)
How many bedrooms (Average)	3.6
How many full bathrooms (Average)	1.9
Average mortgage payment	\$850
Average rental payment	\$335
Are you satisfied with your current housing	Satisfied with current housing (77.8%)
Housing Demand (if unsatisfied with current housing)	
Reason you are unsatisfied	Housing unit is in poor condition (50.0%)
Are you seeking to change your housing situation	Seeking different housing (100.0%)
What type of unit are you seeking	Manufactured or mobile 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 (100.0%)
Expected buying price	.
Expected building price	Less than \$50,000 dollars (100.0%)
Expected rental price	.

For residents who are unsatisfied with their current housing, 50.0 percent were unsatisfied because the housing unit is in poor condition. When asked what type of unit they were seeking, the most common response, 100.0 percent, indicated they were seeking a manufactured or mobile home. When asked if they preferred to own or rent, 100.0 percent wanted to buy and 0.0 wanted to rent their next residence. Of those respondents who wished to rent, the most common response, percent of respondents, anticipated spending. Additional survey data are presented in **Volume II. Technical Appendix.**¹²⁵

¹²⁵ 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 2015 5-year ACS data, 31 or .6 percent of households in Goshen County were overcrowded and another 11 or .2 percent of units were severely overcrowded, as shown in Table II.8.40, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.8.40				
Overcrowding and Severe Overcrowding				
Goshen County				
2010-2015 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Goshen County				
Owner				
Households	4,104	20	0	4,124
Percentage	99.5%	.5%	.0%	100.0%
Renter				
Households	1,238	11	11	1,260
Percentage	98.3%	.9%	.9%	100.0%
Total				
Households	5,342	31	11	5,384
Percentage	99.2%	.6%	.2%	100.0%
State of Wyoming				
Owner				
Households	154,753	1,453	469	156,675
Percentage	98.8%	.9%	.3%	100.0%
Renter				
Households	67,381	2,063	746	70,190
Percentage	96.0%	2.9%	1.1%	100.0%
Total				
Households	222,134	3,516	1,215	226,865
Percentage	97.9%	1.5%	.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 2015 5-year ACS, a total of 94 units or 1.6 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.8.41, at right.

Table II.8.41 Housing Units with Incomplete Kitchen Facilities Goshen County 2010-2015 5-Year ACS Data		
Facilities	Goshen County	State of Wyoming
Complete Kitchen Facilities	5,858	259,728
Lacking Complete Kitchen Facilities	94	6,902
Total Housing Units	5,952	266,630
Percent Lacking	1.6%	2.6%

At the time of the 2015 ACS, a total of 86 units or 1.4 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.8.42, below.

Table II.8.42 Housing Units with Incomplete Plumbing Facilities Goshen County 2010-2015 5-Year ACS Data		
Facilities	Goshen County	State of Wyoming
Complete Plumbing Facilities	5,866	260,327
Lacking Complete Plumbing Facilities	86	6,303
Total Households	5,952	266,630
Percent Lacking	1.4%	2.4%

The third type of housing problem reported in the 2015 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 9.8 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 12.9 percent of homeowners with a mortgage in Goshen County experienced a cost burden and 15.4 percent experienced a severe cost burden, while 17.6 percent of renters had a cost burden and 10.6 percent had a severe cost burden, as seen in Table II.8.43, on the following page.

Table II.8.43 Cost Burden and Severe Cost Burden by Tenure Goshen County 2010-2015 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Goshen County					
Owner With a Mortgage					
Households	1,612	291	346	5	2,254
Percent	71.5%	12.9%	15.4%	.2%	100.0%
Owner Without a Mortgage					
Households	1,634	187	49	0	1,870
Percent	87.4%	10.0%	2.6%	.0%	100.0%
Renter					
Households	705	222	134	199	1,260
Percent	56.0%	17.6%	10.6%	15.8%	100.0%
Total					
Households	3,951	700	529	204	5,384
Percent	73.4%	13.0%	9.8%	3.8%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,811	14,672	7,792	270	92,545
Percent	75.4%	15.9%	8.4%	.3%	100.0%
Owner Without a Mortgage					
Households	57,084	4,008	2,501	537	64,130
Percent	89.0%	6.2%	3.9%	.8%	100.0%
Renter					
Households	37,742	13,764	11,313	7,371	70,190
Percent	53.8%	19.6%	16.1%	10.5%	100.0%
Total					
Households	164,637	32,444	21,606	8,178	226,865
Percent	72.6%	14.3%	9.5%	3.6%	100.0%

2017 WCDA Loan Profile

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 673 loans purchased in Goshen County between 1979 and 2017, with 15 occurring in fiscal 2017. The average home size over the period was 1,204 square feet and 1,165 square feet in fiscal 2017. For homes receiving a WCDA loan in fiscal 2017, the average year a home was built was 1957. The average household income in fiscal 2017 in nominal terms, without the effects of inflation being taken into consideration, was \$49,046. The average purchase price in fiscal 2017 was \$130,693. In fiscal 2017, 0.0 percent of loans purchased were for new construction, and 13.3 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.**

Goshen County had the steepest population decline in the State from July 2015 to July 2016, at 1.5 percent.¹²⁶ Goshen County’s cost of living was tied for the lowest in the State at 90 percent the

¹²⁶ <http://county10.com/wyoming-population-declines-for-the-first-time-in-27-years/>

State average.¹²⁷ A recent market report for Goshen County pointed out the fact that the County is the largest agricultural producer and cattle auction in the State, among other economic assets.¹²⁸

¹²⁷ <https://oilcitywyo.com/economy/2017/04/13/wyoming-sees-cost-living-inflation/>

¹²⁸ <https://torringontelegram.com/article/gcedc-reports-on-countys-economic-potential>