

GOSHEN COUNTY

Demographics

The Census Bureau's current census estimates indicate that Goshen County's population increased from 13,249 in 2010 to 13,383 in 2015, or by 1.0 percent. This compares to a statewide population growth of 4.0 percent over the period. The number of people from 25 to 44 years of age increased by 8.7 percent, and the number of people from 55 to 64 years of age increased by 5.1 percent. The white population decreased by 0.4 percent, while the black population increased by 68.2 percent. The Hispanic population increased from 1,288 to 1,369 people between 2010 and 2015 or by 6.3 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 2015 Current Census Estimates | | | | | | |
| Subject | Goshen County | | | Wyoming | | |
| | 2010 Census | Jul-15 | % Change | 2010 Census | Jul-15 | % Change |
| Population | 13,249 | 13,383 | 1.0% | 563,626 | 586,107 | 4.0% |
| Age | | | | | | |
| Under 14 years | 2,198 | 2,191 | -0.3% | 113,371 | 116,880 | 3.1% |
| 15 to 24 years | 1,839 | 1,731 | -5.9% | 78,460 | 78,529 | 0.1% |
| 25 to 44 years | 2,818 | 3,062 | 8.7% | 144,615 | 153,641 | 6.2% |
| 45 to 54 years | 2,016 | 1,602 | -20.5% | 83,577 | 71,070 | -15.0% |
| 55 to 64 years | 1,878 | 1,974 | 5.1% | 73,513 | 81,288 | 10.6% |
| 65 and Over | 2,500 | 2,823 | 12.9% | 70,090 | 84,699 | 20.8% |
| Race | | | | | | |
| White | 12,874 | 12,828 | -0.4% | 529,110 | 543,292 | 2.7% |
| Black | 85 | 143 | 68.2% | 5,135 | 8,286 | 61.4% |
| American Indian and Alaskan Native | 120 | 147 | 22.5% | 14,457 | 15,757 | 9.0% |
| Asian | 41 | 87 | 112.2% | 4,649 | 6,072 | 30.6% |
| Native Hawaiian or Pacific Islander | 13 | 17 | 30.8% | 521 | 676 | 29.8% |
| Two or more races | 116 | 161 | 38.8% | 9,754 | 12,024 | 23.3% |
| Ethnicity (of any race) | | | | | | |
| Hispanic or Latino | 1,288 | 1,369 | 6.3% | 50,231 | 58,207 | 15.9% |

Table II.8.2, on the following page, presents the population of Goshen County by age and gender from the 2010 Census and 2015 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 2015, the number of males rose to 6,953 persons, and accounted for 52.0 percent of the population, with the remaining 48.0 percent, or 6,430 persons being female.

| Table II.8.2 Population by Age and Gender Goshen County 2010 Census and Current Census Estimates | | | | | | | |
|---|--------------|--------------|---------------|-------------------------------|--------------|---------------|----------------|
| Age | 2010 Census | | | 2015 Current Census Estimates | | | % Change 10-15 |
| | Male | Female | Total | Male | Female | Total | |
| Under 14 years | 1,164 | 1,034 | 2,198 | 1,093 | 1,098 | 2,191 | -.3% |
| 15 to 24 years | 971 | 868 | 1,839 | 912 | 819 | 1,731 | -5.9% |
| 25 to 44 years | 1,561 | 1,257 | 2,818 | 1,697 | 1,365 | 3,062 | 8.7% |
| 45 to 54 years | 1,057 | 959 | 2,016 | 896 | 706 | 1,602 | -20.5% |
| 55 to 64 years | 998 | 880 | 1,878 | 1,023 | 951 | 1,974 | 5.1% |
| 65 and Over | 1,155 | 1,345 | 2,500 | 1,332 | 1,491 | 2,823 | 12.9% |
| Total | 6,906 | 6,343 | 13,249 | 6,953 | 6,430 | 13,383 | 1.0% |
| % of Total | 52.1% | 47.9% | . | 52.0% | 48.0% | . | |

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 ¹⁰⁴ | 67 | 571 | 752.2% |
| Juvenile Facilities | . | 55 | . |
| Nursing Homes | 74 | 114 | 54.1% |
| Other Institutions | 56 | . | -100.0% |
| Total | 197 | 740 | 275.6% |
| Noninstitutionalized | | | |
| College Dormitories | 221 | 292 | 32.1% |
| Military Quarters | . | . | . |
| Other Noninstitutions | 73 | 38 | -47.9% |
| Total | 294 | 330 | 12.2% |
| Group Quarters Population | 491 | 1,070 | 117.9% |

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data including the one-in-six SF3 sample. These additional samples, such as the SF3, asked supplementary questions regarding income and household attributes that were not asked in the 100 percent count. In the 2010 decennial Census, the Census Bureau did not collect additional sample data, such as the SF3, and thus many important housing and income concepts are not available in the 2010 Census.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year

¹⁰⁴ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the Census tract level, and considered more robust than the one or three year sample estimates.

Table II.8.4, below, shows data on household type by tenure in the 2014 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 3,488 family households, of which 2,933 housed married couple families and 555 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 171 families, or a female householder with no husband present, of which there were 384 families. There were also an estimated 1,882 "non-family households," which refers to households of unrelated people or one person living alone. When compared to the state, the percentage of family households in Goshen County was 65.0 percent, which compared to the statewide rate of 65.3 percent. Of the family households in Goshen County, 84.1 percent were married households, which compared to 79.8 percent in the State of Wyoming.

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

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

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

The 2014 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 2,192 two-person households, 1,856 were owner-occupied and 336 were renter-occupied. Of the 484 four-person households, 358 were owner-occupied and 126 were renter-occupied. Further household size data by tenure are presented in Table II.8.6, below.

| Table II.8.6 | | | | |
|---------------------------------|----------------|---------------|----------------|---------------|
| Tenure by Household Size | | | | |
| Goshen County | | | | |
| 2010-2014 5-Year ACS Data | | | | |
| Household Size | Own | Rent | Total | % of Total |
| Goshen County | | | | |
| One Person | 1,071 | 614 | 1,685 | 31.4% |
| Two Person | 1,856 | 336 | 2,192 | 40.8% |
| Three Person | 534 | 129 | 663 | 12.3% |
| Four Person | 358 | 126 | 484 | 9.0% |
| Five Person | 191 | 68 | 259 | 4.8% |
| Six Person | 11 | 33 | 44 | .8% |
| Seven Person or more | 9 | 34 | 43 | .8% |
| Total | 4,030 | 1,340 | 5,370 | 100.0% |
| State of Wyoming | | | | |
| One Person | 35,806 | 26,565 | 62,371 | 27.7% |
| Two Person | 67,598 | 18,978 | 86,576 | 38.4% |
| Three Person | 21,645 | 9,853 | 31,498 | 14.0% |
| Four Person | 18,300 | 7,761 | 26,061 | 11.6% |
| Five Person | 7,825 | 3,813 | 11,638 | 5.2% |
| Six Person | 3,441 | 1,358 | 4,799 | 2.1% |
| Seven Person or more | 1,674 | 897 | 2,571 | 1.1% |
| Total | 156,289 | 69,225 | 225,514 | 100.0% |

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

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

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

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

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

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

Table II.8.10, on the following page, shows households by income for Goshen County and the State of Wyoming. In Goshen County, there were a total of 627 households or 11.7 percent with incomes under \$15,000 compared to 9.6 percent of households in Wyoming. There were another 1,052 households that had incomes between \$35,000 and \$49,999, which accounted for 19.6 percent of households and compared to 13.5 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 16.1 percent of total households and numbered 867 in Goshen County.

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

Poverty statistics were also reported in the 2014 5-year ACS estimates, and these data are displayed in Table II.8.11, below. In total, the poverty rate in Goshen County was 17.4 percent, which compared to a statewide poverty rate of 11.6 percent in Wyoming. The male population in Goshen County had a poverty rate of 16.7 percent and the female population had a poverty rate of 18.2 percent. There were 215 males and 188 females in poverty under the age of 5. Overall, 18.3 percent of persons in poverty in Goshen County were under the age of five, which compared to 12.8 percent statewide. The elderly population, comprised of individuals 65 years of older, had 160 individuals with incomes below the poverty level which represented 7.3 percent of the total population in poverty. In the State of Wyoming there were 4,574 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

| Table II.8.11 | | | | |
|---------------------------|---------------|---------------|---------------|---------------|
| Poverty by Age | | | | |
| Goshen County | | | | |
| 2010-2014 5-Year ACS Data | | | | |
| Age | Male | Female | Total | % of Total |
| Goshen County | | | | |
| 5 and Below | 215 | 188 | 403 | 18.3% |
| 6 to 17 | 338 | 180 | 518 | 23.5% |
| 18 to 64 | 499 | 623 | 1,122 | 50.9% |
| 65 and Older | 37 | 123 | 160 | 7.3% |
| Total | 1,089 | 1,114 | 2,203 | 100.0% |
| Poverty Rate | 16.7% | 18.2% | 17.4% | . |
| State of Wyoming | | | | |
| 5 and Below | 4,323 | 4,000 | 8,323 | 12.8% |
| 6 to 17 | 5,977 | 6,252 | 12,229 | 18.7% |
| 18 to 64 | 16,976 | 23,169 | 40,145 | 61.5% |
| 65 and Older | 1,562 | 3,012 | 4,574 | 7.0% |
| Total | 28,838 | 36,433 | 65,271 | 100.0% |
| Poverty Rate | 10% | 13% | 11.6% | . |

Table II.8.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2009 and 2013, Goshen County saw an average of 3,699 owner-occupied single-family units compared to 774 single-family rental units. In Goshen County, single-family units comprised 83.3 percent of all households compared with 71.7 percent statewide. Goshen County had a total of 188 apartment rental units and total apartment units accounted for 3.5 percent of all

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

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

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

| Table II.8.13 Households by Year Built Goshen County 2010-2014 5-Year ACS Data | | | | |
|---|---------------|---------------|------------------|---------------|
| Year Built | Goshen County | | State of Wyoming | |
| | Households | % of Total | Households | % of Total |
| 1939 or earlier | 827 | 15.4% | 24,514 | 10.9% |
| 1940 to 1949 | 422 | 7.9% | 10,454 | 4.6% |
| 1950 to 1959 | 667 | 12.4% | 22,142 | 9.8% |
| 1960 to 1969 | 631 | 11.8% | 18,728 | 8.3% |
| 1970 to 1979 | 1,167 | 21.7% | 49,663 | 22.0% |
| 1980 to 1989 | 585 | 10.9% | 32,994 | 14.6% |
| 1990 to 1999 | 472 | 8.8% | 26,751 | 11.9% |
| 2000 to 2009 | 535 | 10.0% | 35,858 | 15.9% |
| Built 2010 or Later | 64 | 1.2% | 4,410 | 2.0% |
| Total | 5,370 | 100.0% | 225,514 | 100.0% |

Table II.8.14, below, displays housing units for Goshen County and the State of Wyoming. The number of rooms in Goshen County varied between households. Households with one room accounted for only .0 percent of total housing units, while households with five and six rooms accounted for 20.9 and 14.4 percent, respectively. The median number of rooms in Goshen County was 6 rooms, which compared to 6 statewide.

| Table II.8.14 Housing Units by Number of Rooms Goshen County 2010-2014 5-Year ACS Data | | | | |
|---|---------------|---------------|------------------|---------------|
| Number of Rooms | Goshen County | | State of Wyoming | |
| | Housing Units | % of Total | Housing Units | % of Total |
| One | 0 | .0% | 4,521 | 1.7% |
| Two | 67 | 1.1% | 7,349 | 2.8% |
| Three | 353 | 5.9% | 20,368 | 7.7% |
| Four | 1,027 | 17.2% | 42,809 | 16.1% |
| Five | 1,245 | 20.9% | 53,147 | 20.0% |
| Six | 860 | 14.4% | 41,493 | 15.6% |
| Seven | 795 | 13.3% | 31,612 | 11.9% |
| Eight | 667 | 11.2% | 25,739 | 9.7% |
| Nine or more | 954 | 16.0% | 38,157 | 14.4% |
| Total | 5,968 | 100.0% | 265,195 | 100.0% |
| Median Rooms | 6 | . | 6 | . |

Table II.8.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 7 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 30.7 percent of total households in Goshen County, which compared to 24.4 percent statewide. In Goshen County, the 2,027 households with three bedrooms accounted for 37.7 percent of all households, and there were only 310 five-bedroom or more households, which accounted for 5.8 percent of all households.

| Table II.8.15 Households by Number of Bedrooms Goshen County 2010-2014 5-Year ACS Data | | | | |
|---|----------------|---------------|----------------|---------------|
| Number of Bedrooms | Tenure | | | % of Total |
| | Own | Rent | Total | |
| Goshen County | | | | |
| None | 0 | 7 | 7 | .1% |
| One | 105 | 206 | 311 | 5.8% |
| Two | 999 | 648 | 1,647 | 30.7% |
| Three | 1,736 | 291 | 2,027 | 37.7% |
| Four | 932 | 136 | 1,068 | 19.9% |
| Five or more | 258 | 52 | 310 | 5.8% |
| Total | 4,030 | 1,340 | 5,370 | 100.0% |
| State of Wyoming | | | | |
| None | 320 | 1,852 | 2,172 | 1.0% |
| One | 4,171 | 13,300 | 17,471 | 7.7% |
| Two | 27,793 | 27,174 | 54,967 | 24.4% |
| Three | 71,753 | 19,086 | 90,839 | 40.3% |
| Four | 37,002 | 5,592 | 42,594 | 18.9% |
| Five or more | 15,250 | 2,221 | 17,471 | 7.7% |
| Total | 156,289 | 69,225 | 225,514 | 100.0% |

The age of a structure influences its value. As shown in Table II.8.16, at right, structures built in 1939 or earlier had a median value of \$87,100, while structures built between 1950 and 1959 had a median value of \$126,800 and those built between 1990 to 1999 had a median value of \$209,000. The newest structures tended to have the highest values and those built between 2000 and 2009 and from 2010 or later had median values of \$250,000 and \$191,700, respectively. The total average median value in Goshen County was \$147,600, which compared to \$189,300 in the State of Wyoming.

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

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

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

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

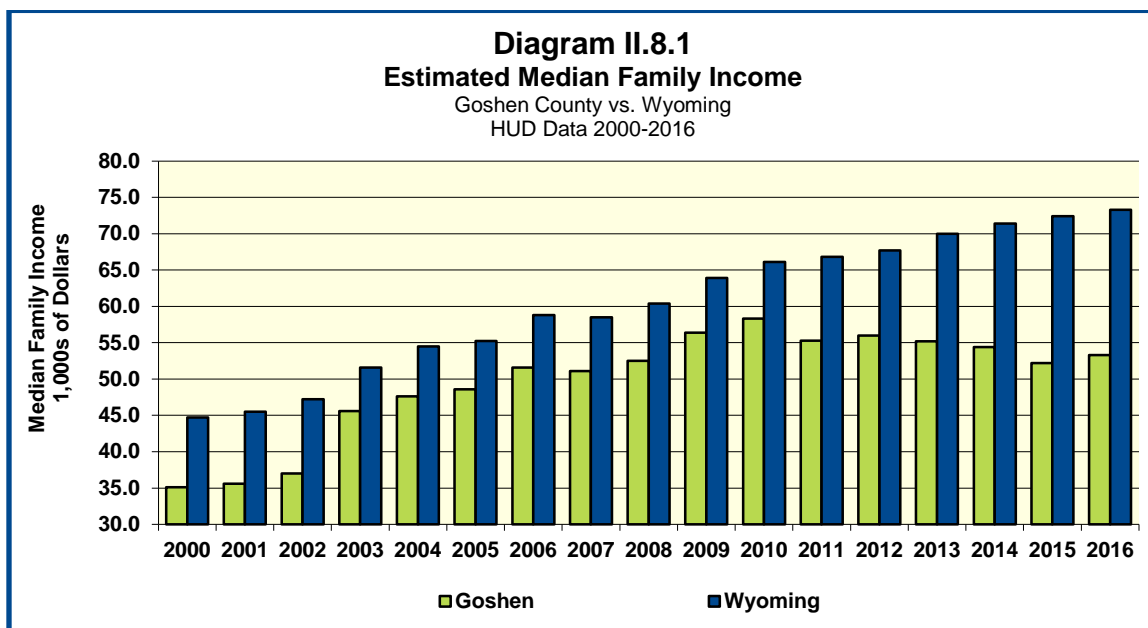
| Table II.8.18 Median Rent Goshen County 2010-2014 5-Year ACS Data | |
|--|-------|
| Place | Rent |
| Goshen County | \$502 |
| State of Wyoming | \$663 |

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 27 persons during the first half of 2016. 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 27 persons over the time period.

| Table II.8.19 | | | |
|--|--------------------|---------------------|-------------------|
| Driver’s Licenses Exchanged and Surrendered | | | |
| Goshen County | | | |
| WYDOT Data, 2000 – First Half of 2016 | | | |
| 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 – First Half | 151 | 124 | 27 |
| Total | 5,322 | 4,297 | 1,025 |

Economics

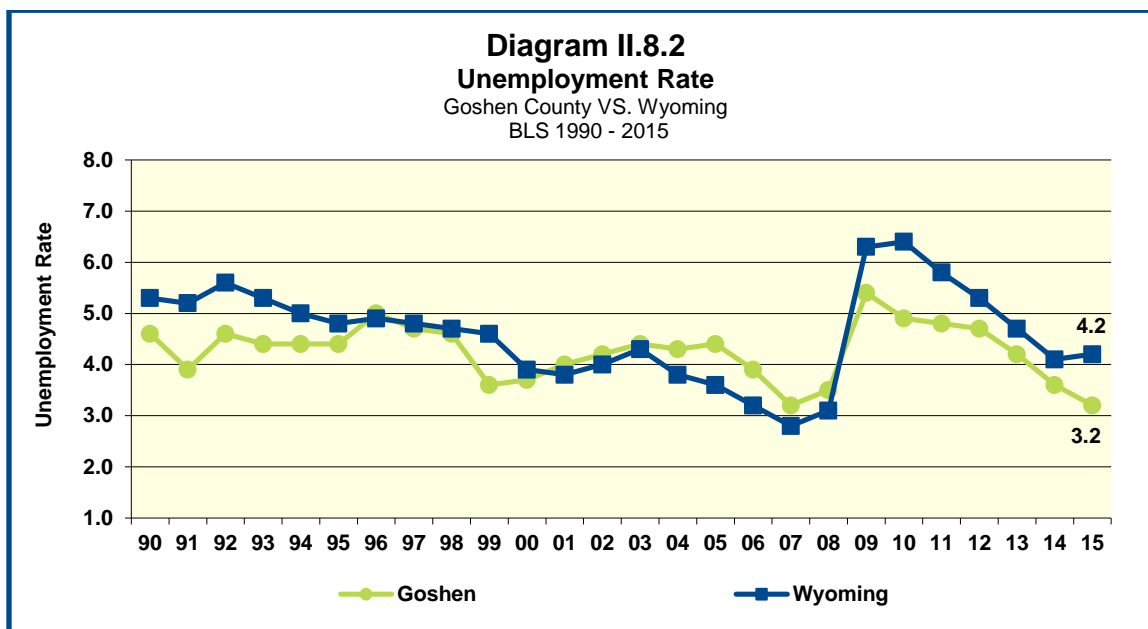
The HUD estimated MFI for Goshen County was \$53,300 in 2016.¹⁰⁵ This figure compares to Wyoming’s MFI of \$73,300. Diagram II.8.1, below, illustrates the estimated MFI for 2000 through 2016.



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 46 persons, from 7,153 in 2014 to 7,199 in 2015. Employment increased by 73

¹⁰⁵ Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.

persons; unemployment decreased by 27 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 3.6 percent in 2014 to 3.2 percent in 2015, as shown below in Diagram II.8.2.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers, and unpaid family workers are not included in QCEW estimates. Data from this series are from the period of January 2005 through December 2015 and are presented in Table II.8.20, below, with the 2015 information considered preliminary (p). As shown therein, total annual employment stood at 4,506 persons in 2015; this figure was lower than the 2014 average by 15 jobs.

| Period | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015(p) |
|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Jan | 3,873 | 3,951 | 4,194 | 4,281 | 4,259 | 4,432 | 4,478 | 4,509 | 4,475 | 4,473 | 4,382 |
| Feb | 3,833 | 3,988 | 4,225 | 4,267 | 4,297 | 4,457 | 4,484 | 4,576 | 4,538 | 4,480 | 4,426 |
| Mar | 3,869 | 4,039 | 4,289 | 4,300 | 4,333 | 4,482 | 4,492 | 4,581 | 4,521 | 4,480 | 4,432 |
| Apr | 3,958 | 4,069 | 4,229 | 4,432 | 4,422 | 4,507 | 4,547 | 4,618 | 4,476 | 4,520 | 4,514 |
| May | 4,013 | 4,203 | 4,299 | 4,500 | 4,548 | 4,554 | 4,662 | 4,661 | 4,578 | 4,594 | 4,558 |
| Jun | 4,048 | 4,243 | 4,236 | 4,395 | 4,576 | 4,590 | 4,643 | 4,640 | 4,591 | 4,585 | 4,541 |
| Jul | 3,771 | 4,165 | 4,035 | 4,259 | 4,239 | 4,381 | 4,433 | 4,450 | 4,376 | 4,449 | 4,426 |
| Aug | 3,934 | 4,086 | 4,080 | 4,297 | 4,263 | 4,348 | 4,523 | 4,532 | 4,403 | 4,369 | 4,442 |
| Sep | 3,938 | 4,168 | 4,204 | 4,421 | 4,486 | 4,505 | 4,644 | 4,670 | 4,601 | 4,557 | 4,585 |
| Oct | 4,148 | 4,276 | 4,438 | 4,639 | 4,657 | 4,682 | 4,769 | 4,760 | 4,736 | 4,604 | 4,639 |
| Nov | 4,170 | 4,334 | 4,425 | 4,642 | 4,646 | 4,630 | 4,781 | 4,688 | 4,771 | 4,574 | 4,577 |
| Dec | 4,130 | 4,382 | 4,406 | 4,614 | 4,703 | 4,670 | 4,756 | 4,710 | 4,750 | 4,563 | 4,545 |
| Annual | 3,974 | 4,159 | 4,255 | 4,421 | 4,452 | 4,520 | 4,601 | 4,616 | 4,568 | 4,521 | 4,506 |
| % Change | .10 | 4.66 | 2.31 | 3.90 | .70 | 1.53 | 1.79 | .33 | -1.04 | -1.03 | -.33 |

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 \$662 in 2014. In 2015, average weekly wages saw an increase of 3.78 over the prior year, rising to \$687. These data are shown in Table II.8.21, below.

| Table II.8.21 Average Weekly Wages Goshen County BLS QCEW Data, 2001–2015(p) | | | | | | |
|---|---------------|----------------|---------------|----------------|--------|----------|
| Year | First Quarter | Second Quarter | Third Quarter | Fourth Quarter | Annual | % Change |
| 2001 | 381 | 395 | 412 | 426 | 404 | |
| 2002 | 380 | 418 | 434 | 433 | 416 | 2.97 |
| 2003 | 400 | 429 | 437 | 445 | 428 | 2.88 |
| 2004 | 420 | 436 | 446 | 467 | 443 | 3.50 |
| 2005 | 436 | 457 | 473 | 493 | 465 | 4.97 |
| 2006 | 473 | 491 | 490 | 519 | 494 | 6.24 |
| 2007 | 496 | 520 | 522 | 548 | 522 | 5.67 |
| 2008 | 525 | 563 | 534 | 568 | 548 | 4.98 |
| 2009 | 523 | 550 | 542 | 601 | 555 | 1.28 |
| 2010 | 545 | 583 | 571 | 626 | 582 | 4.86 |
| 2011 | 576 | 612 | 601 | 643 | 609 | 4.64 |
| 2012 | 609 | 620 | 601 | 664 | 624 | 2.46 |
| 2013 | 622 | 640 | 628 | 671 | 641 | 2.72 |
| 2014 | 642 | 660 | 649 | 696 | 662 | 3.28 |
| 2015(p) | 609 | 679 | 690 | 717 | 687 | 3.78 |

Total business establishments reported by the QCEW are displayed in II.8.22, below. Between 2014 and 2015 the total number of business establishments in Wyoming decreased by 0.65 percent to 454 establishments.

| Table II.8.22 Number of Business Establishments Goshen County BLS QCEW Data, 2001–2015(p) | | | | | | |
|--|---------------|----------------|---------------|----------------|--------|----------|
| Year | First Quarter | Second Quarter | Third Quarter | Fourth Quarter | Annual | % Change |
| 2001 | 422 | 430 | 436 | 437 | 437 | |
| 2002 | 435 | 435 | 431 | 434 | 434 | .70 |
| 2003 | 441 | 446 | 441 | 445 | 445 | 2.07 |
| 2004 | 442 | 454 | 449 | 441 | 441 | .90 |
| 2005 | 430 | 429 | 437 | 437 | 437 | -3.13 |
| 2006 | 445 | 446 | 443 | 444 | 444 | 2.77 |
| 2007 | 452 | 453 | 461 | 463 | 463 | 2.70 |
| 2008 | 474 | 476 | 473 | 470 | 470 | 3.50 |
| 2009 | 469 | 462 | 464 | 459 | 459 | -1.90 |
| 2010 | 464 | 468 | 460 | 463 | 463 | .00 |
| 2011 | 466 | 482 | 476 | 470 | 470 | 2.16 |
| 2012 | 464 | 463 | 466 | 470 | 470 | -1.69 |
| 2013 | 469 | 467 | 463 | 466 | 466 | .00 |
| 2014 | 462 | 463 | 463 | 457 | 457 | -1.07 |
| 2015(p) | 463 | 457 | 459 | 454 | 454 | -.65 |

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

Housing

Real average apartment rent in Goshen County decreased from \$584 in fourth quarter 2014 to \$548 in fourth quarter 2015, or by 6.1 percent. Detached single-family home rents increased by 4.2 percent and mobile home lots decreased by 0.6 percent.

Goshen County rental prices experienced average annualized increases of 1.3 percent for apartments, 0.7 percent for houses, and 0.9 percent for mobile home lots since second quarter 1998 through fourth quarter 2015.¹⁰⁶ These figures compare to state average annualized increases in rental prices of 1.0 percent for apartments, 1.4 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots. Table II.8.23, above, presents the Goshen County data for each rental type.¹⁰⁷

| Table II.8.23 | | | | |
|---|-------------------|------------------------|--------------|--------------------|
| Semiannual Average Monthly Rental Prices | | | | |
| Goshen County | | | | |
| EAD Data, 1986:Q4 – 2015:Q4, Real 2015 Dollars | | | | |
| Quarter Year | Apartments | Mobile Home Lot | House | Mobile Home |
| Q2.98 | 432 | 150 | 516 | 426 |
| Q4.98 | 450 | 146 | 516 | 380 |
| Q2.99 | 432 | 151 | 491 | 356 |
| Q4.99 | 494 | 178 | 600 | 381 |
| Q2.00 | 437 | 174 | 538 | 450 |
| Q4.00 | 409 | 147 | 579 | 416 |
| Q2.01 | 417 | 151 | 575 | 413 |
| Q4.01 | 444 | 157 | 561 | 440 |
| Q2.02 | 413 | 161 | 551 | 395 |
| Q4.02 | 439 | 148 | 602 | 422 |
| Q2.03 | 421 | 143 | 500 | 352 |
| Q4.03 | 428 | 148 | 524 | 364 |
| Q2.04 | 389 | 142 | 464 | 363 |
| Q4.04 | 426 | 154 | 544 | 371 |
| Q2.05 | 420 | 179 | 486 | 394 |
| Q4.05 | 416 | 172 | 523 | 413 |
| Q2.06 | 397 | 139 | 515 | 420 |
| Q4.06 | 412 | 174 | 529 | 412 |
| Q2.07 | 413 | 127 | 496 | 377 |
| Q4.07 | 475 | 164 | 521 | 432 |
| Q2.08 | 523 | 171 | 532 | . |
| Q4.08 | 531 | 194 | 531 | . |
| Q2.09 | 513 | 187 | 517 | . |
| Q4.09 | 548 | 170 | 544 | . |
| Q2.10 | 564 | 174 | 568 | . |
| Q4.10 | 575 | 195 | 624 | . |
| Q2.11 | 592 | 212 | 615 | . |
| Q4.11 | 578 | 165 | 607 | . |
| Q2.12 | 614 | 170 | 579 | . |
| Q4.12 | 575 | 138 | 634 | . |
| Q2.13 | 606 | 186 | 634 | 494 |
| Q4.13 | 593 | 175 | 630 | 485 |
| Q2.14 | 562 | 177 | 657 | 503 |
| Q4.14 | 584 | 178 | 615 | 508 |
| Q2.15 | 574 | 167 | 666 | 514 |
| Q4.15 | 548 | 177 | 589 | . |

¹⁰⁶ Data from 1986 to 1997 for Goshen County was not reported by the Wyoming Economic Analysis Division.

¹⁰⁷ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Goshen County increased from 1 authorizations in 2014 to 4 in 2015.

The real value of single-family building permits increased from \$242,387 in 2014 to \$293,875 in 2015. This compares to an increase in permit value statewide, with values rising from \$298,797 in 2014 to \$348,576 in 2015. Additional details are given in Table II.8.24, below.

| Table II.8.24 Building Permits and Valuation Goshen County Census Bureau Data, 1980–2015 | | | | | | | |
|---|---|--------------|--------------------|--------------------|-------------|---|--------------------|
| Year | Authorized Construction in Permit Issuing Areas | | | | | Per Unit Valuation, 1,000s of Real 2015\$ | |
| | Single-Family | Duplex Units | Tri- and Four-Plex | Multi-Family Units | Total Units | Single-Family Units | Multi-Family Units |
| 1980 | 50 | . | 4 | . | 54 | 109.6 | . |
| 1981 | 14 | . | 12 | 36 | 62 | 128.7 | 45.8 |
| 1982 | 21 | . | 4 | . | 25 | 114.3 | . |
| 1983 | 30 | 6 | 8 | . | 44 | 116.6 | . |
| 1984 | 20 | . | 16 | 5 | 41 | 105.8 | 79.2 |
| 1985 | 27 | 2 | 4 | . | 33 | 102.1 | . |
| 1986 | 18 | 2 | . | . | 20 | 118.0 | . |
| 1987 | 7 | 2 | . | . | 9 | 83.6 | . |
| 1988 | 9 | . | . | . | 9 | 111.6 | . |
| 1989 | 11 | . | . | . | 11 | 97.1 | . |
| 1990 | 6 | . | . | . | 6 | 101.0 | . |
| 1991 | 4 | . | . | 26 | 30 | 109.4 | 73.4 |
| 1992 | 1 | 2 | . | . | 3 | 116.7 | . |
| 1993 | 2 | 4 | . | 40 | 46 | 133.7 | 67.0 |
| 1994 | 6 | 6 | . | . | 12 | 174.3 | . |
| 1995 | 8 | 6 | . | . | 14 | 102.6 | . |
| 1996 | 11 | 2 | . | . | 13 | 109.3 | . |
| 1997 | 6 | 4 | . | . | 10 | 88.9 | . |
| 1998 | 9 | 2 | . | . | 11 | 114.0 | . |
| 1999 | 9 | . | . | . | 9 | 102.8 | . |
| 2000 | 1 | . | . | . | 1 | 119.2 | . |
| 2001 | 4 | . | . | . | 4 | 180.9 | . |
| 2002 | 2 | . | . | . | 2 | 263.3 | . |
| 2003 | 6 | . | . | . | 6 | 218.7 | . |
| 2004 | 17 | . | . | . | 17 | 206.9 | . |
| 2005 | 11 | . | . | . | 11 | 182.2 | . |
| 2006 | 6 | 8 | . | . | 14 | 240.4 | . |
| 2007 | 13 | . | . | . | 13 | 164.8 | . |
| 2008 | 8 | . | . | . | 8 | 150.4 | . |
| 2009 | 9 | . | . | 18 | 27 | 175.6 | 152.5 |
| 2010 | 6 | . | . | . | 6 | 143.7 | . |
| 2011 | 2 | . | . | . | 2 | 510.0 | . |
| 2012 | 6 | . | . | 32 | 38 | 218.5 | 114.6 |
| 2013 | 2 | . | . | . | 2 | 187.3 | . |
| 2014 | 1 | . | . | . | 1 | 242.4 | . |
| 2015 | 4 | . | . | . | 4 | 293.9 | . |

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2015, the average sales price in Goshen County was \$143,040. This represented a decrease of 1.7 percent from the previous year. In contrast, Wyoming’s weighted average was \$275,611, or an increase of 4.6 percent over the previous year. A comparison of average sales prices between 2000 and 2015 is displayed in Table II.8.25, on the following page.

| Table II.8.25 Average Sales Prices Goshen County vs. Wyoming DOR Data, 2000–2015 | | | | |
|---|-------------------------------------|----------------------------------|--------------------------|----------------------------|
| 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 |

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2016.¹⁰⁸ During June 2016, a total of 32 surveys were completed by property managers in Goshen County. Of the 420 rental units surveyed, 39 were vacant, indicating a vacancy rate of 9.3 percent, as shown in Table II.8.26, below. The vacancy rate one year ago was 4.1 percent. In June 2016, the statewide vacancy rate was 8.6 percent.

Diagram II.8.3, on the following page, shows the historical vacancy rate for Goshen County and Wyoming. As can be seen, the vacancy rate in Goshen County was higher than the statewide rate until 2008, after which it fell below the statewide rate to a low of 1.4 in 2012. In December 2016, the vacancy rate remained above the statewide rate.

| Table II.8.26 Total Units, Vacant Units, and Vacancy Rate Goshen County RVS Data, June 2001–June 2016 | | | | |
|--|--------|----------------|-----------------|-----------------|
| 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 |

¹⁰⁸Those 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.

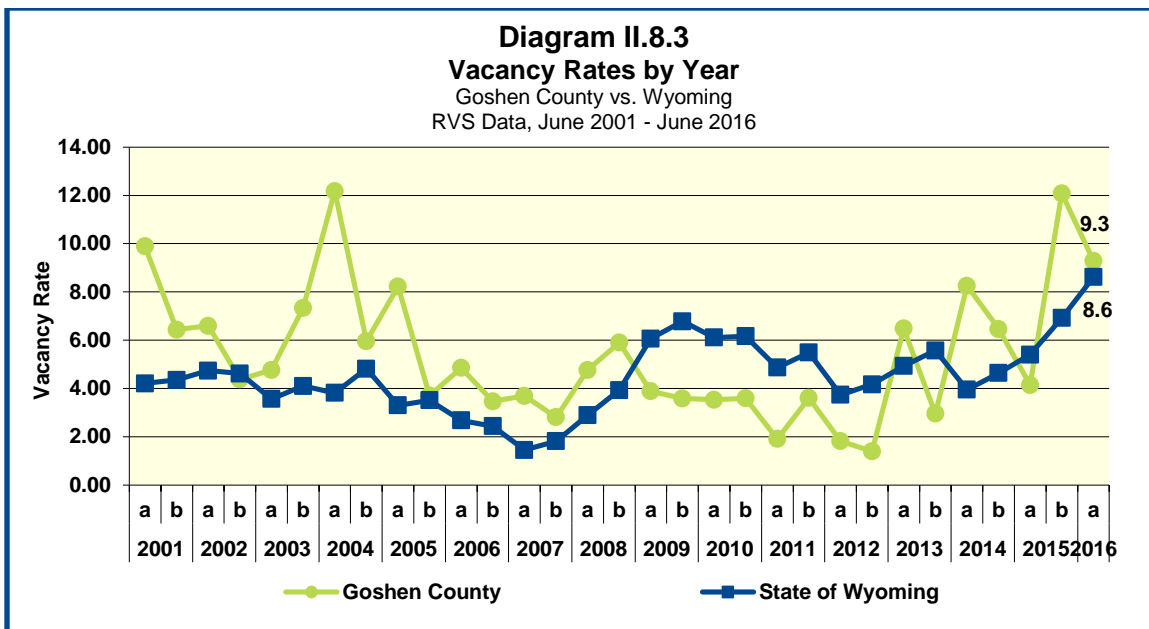


Diagram II.8.4, below, shows the average rent of single-family and apartment units in Goshen County. In 2016, average rents for single-family units increased to \$610 and average rents for apartments rose to \$536.

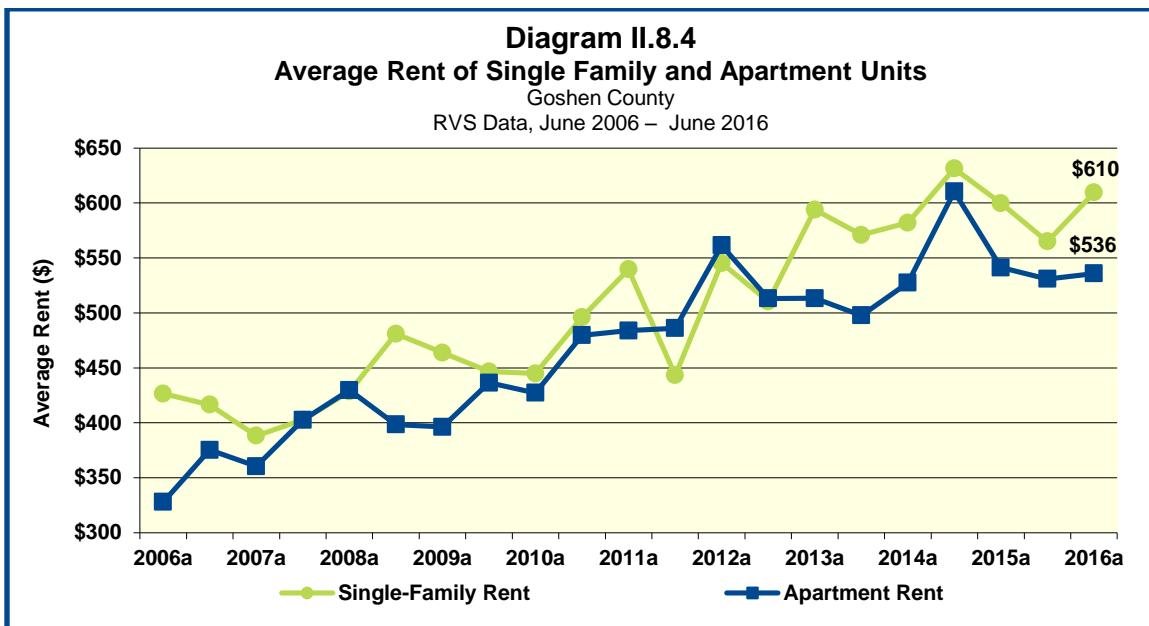


Table II.8.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 71 single family units in Goshen County, with 4 of them available. This translates into a vacancy rate of 5.6 percent in Goshen County, which compares to a single family vacancy rate of 7.0 percent for the State of Wyoming. There were 317 apartment units reported in the survey, with 33 of them available, which resulted in a vacancy rate of 10.4 percent. This compares to a statewide vacancy rate of 7.9 percent for apartment units across the state.

| Table II.8.27 | | | |
|--------------------------------------|--------------------|---------------------|---------------------|
| Rental Vacancy Survey by Type | | | |
| Goshen County | | | |
| RVS Data, June 2016 | | | |
| Place | Total Units | Vacant Units | Vacancy Rate |
| Single Family | 71 | 4 | 5.6% |
| Duplex units | 14 | 0 | .0% |
| Apartments | 317 | 33 | 10.4% |
| Mobile Homes | 3 | 0 | .0% |
| “Other” Units | 4 | 0 | .0% |
| Don't Know | 11 | 2 | 18.2% |
| Total | 420 | 39 | 9.3% |

Table II.8.28 below reports units by bedroom size. Two bedroom units were the most common type of reported single family unit, with 29 units. The most common apartment units were one bedroom units, with 156 units. Additional details of unit types by bedrooms are reported below.

| Table II.8.28 | | | | | | | |
|-------------------------------------|----------------------------|---------------------|------------------------|---------------------|----------------------|-------------------|--------------|
| Rental Units by Bedroom Size | | | | | | | |
| Goshen County | | | | | | | |
| RVS Data, June 2016 | | | | | | | |
| Number of Bedrooms | Single Family Units | Duplex Units | Apartment Units | Mobile Homes | “Other” Units | Don't Know | Total |
| Efficiency | 0 | 0 | 6 | 0 | 0 | . | 6 |
| One | 12 | 0 | 156 | 0 | 0 | . | 168 |
| Two | 29 | 11 | 97 | 2 | 4 | . | 143 |
| Three | 24 | 1 | 28 | 1 | 0 | . | 54 |
| Four | 3 | 0 | 0 | 0 | 0 | . | 3 |
| Five | 0 | 0 | 0 | 0 | 0 | . | 0 |
| Don't Know | 3 | 2 | 30 | 0 | 0 | 11 | 46 |
| Total | 71 | 14 | 317 | 3 | 4 | 11 | 420 |

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

| Table II.8.29 | | | | | | | |
|---|----------------------------|---------------------|------------------------|---------------------|----------------------|-------------------|--------------|
| Available Rental Units by Bedroom Size | | | | | | | |
| Goshen County RVS Data, June 2016 | | | | | | | |
| Number of Bedrooms | Single Family Units | Duplex Units | Apartment Units | Mobile Homes | “Other” Units | Don’t Know | Total |
| Efficiency | 0 | 0 | 2 | 0 | 0 | . | 2 |
| One | 0 | 0 | 7 | 0 | 0 | . | 7 |
| Two | 3 | 0 | 16 | 0 | 0 | . | 19 |
| Three | 1 | 0 | 3 | 0 | 0 | . | 4 |
| Four | 0 | 0 | 0 | 0 | 0 | . | 0 |
| Five | 0 | 0 | 0 | 0 | 0 | . | 0 |
| Don't Know | 0 | 0 | 5 | 0 | 0 | 2 | 7 |
| Total | 4 | 0 | 33 | 0 | 0 | 2 | 39 |

Table II.8.30 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with no separate bedroom had the highest vacancy rate at 33.3 percent, with two bedroom single family units having the highest vacancy rate at 10.3 percent.

| Table II.8.30 | | | | | | | |
|--------------------------------------|----------------------------|---------------------|------------------------|---------------------|----------------------|-------------------|--------------|
| Vacancy Rates by Bedroom Size | | | | | | | |
| Goshen County RVS Data, June 2016 | | | | | | | |
| Number of Bedrooms | Single Family Units | Duplex Units | Apartment Units | Mobile Homes | “Other” Units | Don’t Know | Total |
| Efficiency | % | % | 33.3% | % | % | | 33.3% |
| One | .0% | % | 4.5% | % | % | | 4.2% |
| Two | 10.3% | .0% | 16.5% | .0% | .0% | | 13.3% |
| Three | 4.2% | .0% | 10.7% | .0% | % | | 7.4% |
| Four | .0% | % | % | % | % | | .0% |
| Five | % | % | % | % | % | | % |
| Don't Know | .0% | .0% | 16.7% | % | % | 18.2% | 16.3% |
| Total | 5.6% | .0% | 10.4% | .0% | .0% | 18.2% | 9.3% |

Average market-rate rents by unit type are shown in Table II.8.31, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

| Table II.8.31 | | | | | | |
|--|----------------------------|---------------------|------------------------|---------------------|----------------------|--------------|
| Average Market Rate Rents by Bedroom Size | | | | | | |
| Goshen County RVS Data, June 2016 | | | | | | |
| Number of Bedrooms | Single Family Units | Duplex Units | Apartment Units | Mobile Homes | “Other” Units | Total |
| Efficiency | \$ | \$ | \$375 | \$ | \$ | \$375 |
| One | \$475 | \$400 | \$458 | \$600 | \$ | \$468 |
| Two | \$550 | \$717 | \$535 | \$575 | \$ | \$573 |
| Three | \$654 | \$ | \$750 | \$ | \$ | \$689 |
| Four | \$600 | \$ | \$ | \$ | \$ | \$600 |
| Five | \$ | \$ | \$ | \$ | \$ | \$ |
| Total | \$610 | \$670 | \$536 | \$575 | \$650 | \$590 |

Table II.8.32 below, shows vacancy rates for single family units by average rental rates for Goshen County. Single family units with the lowest vacancy rate had an average rent of less than 500 dollars, indicating there may be more of a demand for units within this rental range.

| Table II.8.32 Single Family Market Rate Rents by Vacancy Status Goshen County RVS Data, June 2016 | | | |
|--|---------------------|-------------------------------|--------------|
| Average Rents | Single Family Units | Available Single Family Units | Vacancy Rate |
| Less Than \$500 | 14 | 0 | .0% |
| \$500 to \$1,000 | 57 | 4 | 7.0% |
| \$1,000 to \$1,500 | | | % |
| Above \$1,500 | | | % |
| Missing | 0 | 0 | % |
| Total | 71 | 4 | 5.6% |

The availability of apartment units by average rent is displayed in Table II.8.33 below. The lowest vacancy rate was seen in apartment units renting for less than 500 dollars, with a vacancy rate of 7.8 percent.

| Table II.8.33 Apartment Market Rate Rents by Vacancy Status Goshen County RVS Data, June 2016 | | | |
|--|-----------------|---------------------------|--------------|
| Average Rents | Apartment Units | Available Apartment Units | Vacancy Rate |
| Less Than \$500 | 141 | 11 | 7.8% |
| \$500 to \$1,000 | 136 | 22 | 16.2% |
| \$1,000 to \$1,500 | | | % |
| Above \$1,500 | | | % |
| Missing | 40 | 0 | .0% |
| Total | 317 | 33 | 10.4% |

Table II.8.34, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for 500 to 1,000, with a vacancy rate of .0 percent.

| Table II.8.34 Mobile Home Market Rate Rents by Vacancy Status Goshen County RVS Data, June 2016 | | | |
|--|-------------------|-----------------------------|--------------|
| Average Rents | Mobile Home Units | Available Mobile Home Units | Vacancy Rate |
| Less Than \$500 | | | % |
| \$500 to \$1,000 | 3 | 0 | .0% |
| \$1,000 to \$1,500 | | | % |
| Above \$1,500 | | | % |
| Missing | 0 | 0 | % |
| Total | 3 | 0 | .0% |

Table II.8.35, on the following page, 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 2016 | | | | | | | |
|---|---------------------|--------------|-----------------|--------------|---------------|------------|------------|
| Conditions | Single Family Units | Duplex Units | Apartment Units | Mobile Homes | “Other” Units | Don’t Know | Total |
| Poor | | | | | | . | |
| Fair | | | | | | . | |
| Average | 11 | 2 | 9 | 2 | 0 | . | 24 |
| Good | 50 | 6 | 98 | 1 | 4 | . | 159 |
| Excellent | 10 | 6 | 210 | 0 | 0 | . | 226 |
| Don’t Know | 0 | 0 | 0 | 0 | 0 | 11 | 11 |
| Total | 71 | 14 | 317 | 3 | 4 | 11 | 420 |

The availability of single family units based on their condition is displayed in Table II.8.36, below. As can be seen the single family units with the lowest vacancy rates were in average condition, with a vacancy rate of .0 percent.

| Table II.8.36 Condition of Single Family Units by Vacancy Status Goshen County RVS Data, June 2016 | | | |
|---|---------------------|-------------------------------|--------------|
| Condition | Single Family Units | Available Single Family Units | Vacancy Rate |
| Poor | | | % |
| Fair | | | % |
| Average | 11 | 0 | .0% |
| Good | 50 | 3 | 6.0% |
| Excellent | 10 | 1 | 10.0% |
| Don’t Know | 0 | 0 | % |
| Total | 71 | 4 | 5.6% |

Table II.8.37, below shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in excellent condition, and had a vacancy rate of 9.0 percent.

| Table II.8.37 Condition of Apartment Units by Vacancy Status Goshen County RVS Data, June 2016 | | | |
|---|-----------------|---------------------------|--------------|
| Condition | Apartment Units | Available Apartment Units | Vacancy Rate |
| Poor | | | % |
| Fair | | | % |
| Average | 9 | 1 | 11.1% |
| Good | 98 | 13 | 13.3% |
| Excellent | 210 | 19 | 9.0% |
| Don’t Know | 0 | 0 | % |
| Total | 317 | 33 | 10.4% |

Table II.8.38, below, shows the availability of mobile homes units based on their condition. As can be seen the mobile home units with the lowest vacancy rates were in good condition, with a vacancy rate of .0 percent.

| Table II.8.38 Condition of Mobile Home Units by Vacancy Status Goshen County RVS Data, June 2016 | | | |
|---|-------------------|-----------------------------|--------------|
| Condition | Mobile Home Units | Available Mobile Home Units | Vacancy Rate |
| Poor | | | |
| Fair | | | % |
| Average | 2 | 0 | .0% |
| Good | 1 | 0 | .0% |
| Excellent | 0 | 0 | % |
| Don't Know | 0 | 0 | % |
| Total | 3 | 0 | .0% |

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.8.39, on the following page, 5 respondents said they would prefer more single family units, 6 respondents wanted more apartment units, and 0 respondents indicated they would prefer more units of any type.

| Table II.8.39 If you had the opportunity to own/manage more units, how many would you prefer Goshen County RVS Data, June 2016 | |
|---|-------------------------------|
| Unit Type | Respondents citing more units |
| Single family units | 5 |
| Duplex Units | 1 |
| Apartments | 6 |
| Mobile homes | 1 |
| Other | 0 |
| All types | 0 |
| Total | 13 |

Table, II.8.40, on the following page, shows the most common answers from the 2016 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 21 respondents, with an average persons per household of 3.7 people. Of new residents to Goshen County, 66.7 percent were married and the most common age group arriving in the state was 35 to 44 years old. Most new residents moved to be closer to friends or relatives.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 42.9 percent of respondents owning thier residence. The average mortgage payment in Goshen County was \$600 and the average rent was \$618. When asked if they were satisfied with their current housing, 81.0 percent said they were satisfied with thier current housing.

| Table II.8.40 | |
|--|---|
| Most Replied Response | |
| Goshen County | |
| HNA Survey: Fiscal Year 2016 | |
| Question | Most Replied Answer (%) |
| Demographics | |
| Total Number of Respondents | 21 |
| Number of persons in household (Average) | 3.7 |
| Current age | 35 to 44 years old (38.9%) |
| Marital status | Married (66.7%) |
| Primary reason for moving to Wyoming | Friends or relatives in Wyoming (42.9%) |
| In which industry are you primarily employed | Other (38.1%) |
| Highest education level completed | Some College (19.0%) |
| Total household income from all sources | \$50,000 to \$74,999 dollars (37.5%) |
| Current Housing Characteristics | |
| Current Residence | Single family home (81.0%) |
| Do you own or rent | Own (42.9%) |
| How many bedrooms (Average) | 3.2 |
| How many full bathrooms (Average) | 1.9 |
| Average mortgage payment | \$600 |
| Average rental payment | \$618 |
| Are you satisfied with your current housing | Satisfied with current housing (81.0%) |

Additional survey data are presented in **Volume II. Technical Appendix**¹⁰⁹.

Housing Problems

While the ACS data do not report significant details regarding the physical condition of housing units, some information can be derived from data relating to overcrowding, incomplete plumbing or kitchen facilities, and cost burdens.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. According to 2014 5-year ACS data, 20 or .4 percent of households in Goshen County were overcrowded and another 12 or .2 percent of units were severely overcrowded, as shown in Table II.8.41, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

¹⁰⁹ Percentages presented here may vary slightly from those in the technical appendix. This is because the percentages here are calculated with the missing responses excluded, where the percentages calculated in the technical appendix include all responses, even if they are missing.

| Table II.8.41 | | | | |
|---|-----------------|--------------|---------------------|---------|
| Overcrowding and Severe Overcrowding | | | | |
| Goshen County | | | | |
| 2010-2014 5-Year ACS Data | | | | |
| Household | No Overcrowding | Overcrowding | Severe Overcrowding | Total |
| Goshen County | | | | |
| Owner | | | | |
| Households | 4,017 | 7 | 6 | 4,030 |
| Percentage | 99.7% | .2% | .1% | 100.0% |
| Renter | | | | |
| Households | 1,321 | 13 | 6 | 1,340 |
| Percentage | 98.6% | 1.0% | .4% | 100.0% |
| Total | | | | |
| Households | 5,338 | 20 | 12 | 5,370 |
| Percentage | 99.4% | .4% | .2% | 100.0% |
| State of Wyoming | | | | |
| Owner | | | | |
| Households | 154,262 | 1,523 | 504 | 156,289 |
| Percentage | 98.7% | 1.0% | .3% | 100.0% |
| Renter | | | | |
| Households | 66,444 | 2,081 | 700 | 69,225 |
| Percentage | 96.0% | 3.0% | 1.0% | 100.0% |
| Total | | | | |
| Households | 220,706 | 3,604 | 1,204 | 225,514 |
| Percentage | 97.9% | 1.6% | .5% | 100.0% |

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

At the time of the 2014 5-year ACS, a total of 168 units or 2.8 percent of all housing units in Goshen County were lacking complete kitchen facilities. This compared to 2.6 percent of households statewide without complete kitchen facilities. These data are presented in Table II.8.42, at right.

| Table II.8.42 | | |
|---|---------------|------------------|
| Housing Units with Incomplete Kitchen Facilities | | |
| Goshen County | | |
| 2010-2014 5-Year ACS Data | | |
| Facilities | Goshen County | State of Wyoming |
| Complete Kitchen Facilities | 5,800 | 258,329 |
| Lacking Complete Kitchen Facilities | 168 | 6,866 |
| Total Housing Units | 5,968 | 265,195 |
| Percent Lacking | 2.8% | 2.6% |

At the time of the 2014 ACS, a total of 154 units or 2.6 percent of all housing units in Goshen County were lacking complete plumbing facilities. This compared to 2.2 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.8.43, below.

| Table II.8.43 | | |
|--|----------------------|-------------------------|
| Housing Units with Incomplete Plumbing Facilities | | |
| Goshen County 2010-2014 5-Year ACS Data | | |
| Facilities | Goshen County | State of Wyoming |
| Complete Plumbing Facilities | 5,814 | 259,378 |
| Lacking Complete Plumbing Facilities | 154 | 5,817 |
| Total Households | 5,968 | 265,195 |
| Percent Lacking | 2.6% | 2.2% |

The third type of housing problem reported in the 2014 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Goshen County, 13.0 percent of households had a cost burden and 8.6 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.8 percent with a severe cost burden in the State of Wyoming. Roughly 16.0 percent of homeowners with a mortgage in Goshen County experienced a cost burden and 12.6 percent experienced a severe cost burden, while 17.2 percent of renters had a cost burden and 10.5 percent had a severe cost burden, as seen in Table II.8.44, on the following page.

| Table II.8.44 | | | | | |
|---|--------------------|-----------|-----------|-----------------|---------|
| Cost Burden and Severe Cost Burden by Tenure | | | | | |
| Goshen County 2010-2014 5-Year ACS Data | | | | | |
| Households | Less Than 30.0% | 31% - 50% | Above 50% | Not Computed | Total |
| Goshen County | | | | | |
| Owner With a Mortgage | | | | | |
| Households | 1,552 | 349 | 274 | 0 | 2,175 |
| Percent | 71.4% | 16.0% | 12.6% | .0% | 100.0% |
| Owner Without a Mortgage | | | | | |
| Households | 1,691 | 119 | 45 | 0 | 1,855 |
| Percent | 91.2% | 6.4% | 2.4% | .0% | 100.0% |
| Renter | | | | | |
| Households | 691 | 231 | 141 | 277 | 1,340 |
| Percent | 51.6% | 17.2% | 10.5% | 20.7% | 100.0% |
| Total | | | | | |
| Households | 3,934 | 699 | 460 | 277 | 5,370 |
| Percent | 73.3% | 13.0% | 8.6% | 5.2% | 100.0% |
| State of Wyoming | | | | | |
| Owner With a Mortgage | | | | | |
| Households | 69,170 | 15,147 | 8,224 | 147 | 92,688 |
| Percent | 74.6% | 16.3% | 8.9% | .2% | 100.0% |
| Owner Without a Mortgage | | | | | |
| Households | 56,787 | 3,951 | 2,259 | 604 | 63,601 |
| Percent | 89.3% | 6.2% | 3.6% | .9% | 100.0% |
| Renter | | | | | |
| Households | 36,670 | 13,347 | 11,555 | 7,653 | 69,225 |
| Percent | 53.0% | 19.3% | 16.7% | 11.1% | 100.0% |
| Total | | | | | |
| Households | 162,627 | 32,445 | 22,038 | 8,404 | 225,514 |
| Percent | 72.1% | 14.4% | 9.8% | 3.7% | 100.0% |

2016 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 658 loans purchased in Goshen County between 1979 and 2016, with 12 occurring in fiscal 2016. The average home size over the period was 1,205 square feet and 1,341 square feet in fiscal 2016. For homes receiving a WCDA loan in fiscal 2016, the average year a home was built was 1954. The average household income in fiscal 2016 in nominal terms, without the effects of inflation being taken into consideration, was \$53,615. The average purchase price in fiscal 2016 was \$114,667. In fiscal 2016, 0.0 percent of loans purchased were for new construction, and 33.3 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.**

