

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.

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, 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.

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 ⁸³	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.

⁸³ 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, shows data on household type by tenure in the 2016 5-year ACS data. Household type is broken down by family households and non-family households. In 2016, there were an estimated 3,505 family households, of which 2,982 housed married couple families and 523 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 154 families, or a female householder with no husband present, of which there were 369 families. There were also an estimated 1,845 “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 65.5 percent, which compared to the statewide rate of 65.2 percent. Of the family households in Goshen County, 85.1 percent were married households, which compared to 79.5 percent in the State of Wyoming.

Household Type	Goshen County		State of Wyoming	
	Goshen County	% of Total	State of Wyoming	% of Total
Family households	3,505	65.5%	147,961	65.2%
Married-couple family	2,982	85.1%	117,587	79.5%
Owner-occupied housing units	2,506	84.0%	97,431	82.9%
Renter-occupied housing units	476	16.0%	20,156	17.1%
Other family	523	14.9%	30,374	20.5%
Male householder, no wife present	154	29.4%	11,235	37.0%
Owner-occupied housing units	106	68.8%	6,473	57.6%
Renter-occupied housing units	48	31.2%	4,762	42.4%
Female householder, no husband present	369	70.6%	19,139	63.0%
Owner-occupied housing units	233	63.1%	9,691	50.6%
Renter-occupied housing units	136	36.9%	9,448	49.4%
Nonfamily households	1,845	34.5%	79,024	34.8%
Owner-occupied housing units	1,239	67.2%	42,146	53.3%
Renter-occupied housing units	606	32.8%	36,878	46.7%
Total	5,350	100.0%	226,985	100.0%

Table II.8.5, displays the 2016 5-year ACS census data for household type by household size. In 2016, there were 2,007 two-person family households, 674 three-person family households and 468 four-person family households. One-person non-family households made up 89.7 percent of all non-family households or an estimated 1,655 households. Goshen County’s two person households made up 41.1 percent of total housing units and four person households made up an additional 8.7 percent, which compares to 37.8 and 11.6 percent, respectively, for the State of Wyoming.

Table II.8.5				
Household Type by Household Size				
Goshen County 2011-2016 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Goshen County				
One Person	.	1,655	1,655	30.9%
Two Person	2,007	190	2,197	41.1%
Three Person	674	0	674	12.6%
Four Person	468	0	468	8.7%
Five Person	303	0	303	5.7%
Six Person	35	0	35	.7%
Seven Person	18	0	18	.3%
Total	3,505	1,845	5,350	100.0%
State of Wyoming				
One Person	.	63,765	63,765	28.1%
Two Person	73,650	12,216	85,866	37.8%
Three Person	29,058	2,055	31,113	13.7%
Four Person	25,566	831	26,397	11.6%
Five Person	12,122	107	12,229	5.4%
Six Person	4,878	50	4,928	2.2%
Seven Person	2,687	0	2,687	1.2%
Total	147,961	79,024	226,985	100.0%

The 2016 5-year ACS census estimates also provided information on tenure by household size. According to the 2016 ACS estimates, of the 2,197 two-person households, 1,770 were owner-occupied and 427 were renter-occupied. Of the 468 four-person households, 308 were owner-occupied and 160 were renter-occupied. Further household size data by tenure are presented in Table II.8.6.

Table II.8.6				
Tenure by Household Size				
Goshen County 2011-2016 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Goshen County				
One Person	1,147	508	1,655	30.9%
Two Person	1,770	427	2,197	41.1%
Three Person	563	111	674	12.6%
Four Person	308	160	468	8.7%
Five Person	246	57	303	5.7%
Six Person	35	0	35	.7%
Seven Person or more	15	3	18	.3%
Total	4,084	1,266	5,350	100.0%
State of Wyoming				
One Person	36,010	27,755	63,765	28.1%
Two Person	66,973	18,893	85,866	37.8%
Three Person	20,908	10,205	31,113	13.7%
Four Person	17,969	8,428	26,397	11.6%
Five Person	8,380	3,849	12,229	5.4%
Six Person	3,630	1,298	4,928	2.2%
Seven Person or more	1,871	816	2,687	1.2%
Total	155,741	71,244	226,985	100.0%

As seen in Table II.8.7, Goshen County had a total of 5,949 housing units of which 5,350 or 89.9 percent were occupied. Of these occupied units, 76.3 percent, or 4,084 units were owner

occupied, which compares to a statewide rate of 68.6. A total of 599 units or 10.1 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.8.7 Housing Units by Tenure Goshen County 2011-2016 5-Year ACS Data				
Tenure	Goshen County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	5,350	89.9%	226,985	84.7
Owner-Occupied	4,084	76.3%	155,741	68.6
Renter-Occupied	1,266	23.7%	71,244	31.4
Vacant Housing Units	599	10.1%	41,002	15.3
Total Housing Units	5,949	100.0%	267,987	100.0

Table II.8.8, shows that of the 599 vacant housing units in Goshen County as reported in the 2016 ACS data, 15 or 2.5 percent were for rent and 135 or 22.5 percent were for sale. An estimated 144 units were for seasonal, recreational, or occasional use, and 278 or 46.4 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 28.1 percent for “other vacant” units.

Table II.8.8 Disposition of Vacant Housing Units Goshen County 2011-2016 5-Year ACS Data				
Disposition	Goshen County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	15	2.5%	6,818	16.6%
Rented, but not occupied	9	1.5%	1,397	3.4%
For sale only	135	22.5%	2,584	6.3%
Sold, but not occupied	18	3.0%	945	2.3%
For seasonal, recreational, or occasional use	144	24.0%	17,395	42.4%
For migrant workers	0	.0%	351	.9%
Other vacant	278	46.4%	11,512	28.1%
Total	599	100.0%	41,002	100.0%

Table II.8.9, at right, presents different income statistics for Goshen County. According to the 2016 ACS data averages, median family income for Goshen County was \$58,591 compared to the statewide average of \$73,654.

Table II.8.9 Median and Per Capita Income Goshen County 2011-2016 5-Year ACS Data		
Income Type	Goshen County	Wyoming
Median Family Income	58,591	73,654
Median Household Income	44,883	59,143

Table II.8.10, shows households by income for Goshen County and the State of Wyoming. In Goshen County, there were a total of 728 households or 13.6 percent with incomes under \$15,000 compared to 9.5 percent of households in Wyoming. There were another 1,025 households that had incomes between \$35,000 and \$49,999, which accounted for 19.2 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 18.6 percent of total households and numbered 994 in Goshen County.

Table II.8.10 Households by Income Goshen County 2011-2016 5-Year ACS Data				
Income	Goshen County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	728	13.6%	21,545	9.5%
15,000 - 19,999	340	6.4%	10,637	4.7%
20,000 - 24,999	250	4.7%	11,410	5.0%
25,000 - 34,999	630	11.8%	22,140	9.8%
35,000 - 49,999	1,025	19.2%	30,946	13.6%
50,000 - 74,999	820	15.3%	42,533	18.7%
75,000 - 99,999	563	10.5%	32,162	14.2%
100,000 and above	994	18.6%	55,612	24.5%
Total	5,350	100.0%	226,985	100.0%

Poverty statistics were also reported in the 2016 5-year ACS estimates, and these data are displayed in Table II.8.11. In total, the poverty rate in Goshen County was 16 percent, which compared to a statewide poverty rate of 12 percent in Wyoming. The male population in Goshen County had a poverty rate of 14 percent and the female population had a poverty rate of 18 percent. There were 119 males and 187 females in poverty under the age of 5. Overall, 15.1 percent of persons in poverty in Goshen County were under the age of five, which compared to 11.2 percent statewide. The elderly population, comprised of individuals 65 years of older, had 225 individuals with incomes below the poverty level which represented 11.1 percent of the total population in poverty. In the State of Wyoming there were 5,607 individuals with incomes below the poverty level which represented 8.5 percent of the total Wyoming population in poverty.

Table II.8.11 Poverty by Age Goshen County 2011-2016 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Goshen County				
5 and Below	119	187	306	15.1%
6 to 17	259	172	431	21.2%
18 to 64	456	613	1,069	52.6%
65 and Older	57	168	225	11.1%
Total	891	1,140	2,031	100.0%
Poverty Rate	14%	18%	16%	.
State of Wyoming				
5 and Below	3,838	3,546	7,384	11.2%
6 to 17	5,925	5,599	11,524	17.5%
18 to 64	18,016	23,231	41,247	62.7%
65 and Older	1,819	3,788	5,607	8.5%
Total	29,598	36,164	65,762	100.0%
Poverty Rate	10%	13%	12%	.

Table II.8.12, presents the breakdown of households by unit type and tenure. Between 2010 and 2016, Goshen County saw an average of 3,783 owner-occupied single-family units compared to 610 single-family rental units. In Goshen County, single-family units comprised 82.1 percent of all

households compared with 71.9 percent statewide. Goshen County had a total of 267 apartment rental units and total apartment units accounted for 5.0 percent of all households. In the State of Wyoming, apartment units accounted for 8.6 percent of total households. There were also an estimated 510 mobile homes in Goshen County, which comprised 9.5 percent of all occupied housing units and compared to 12.9 statewide.

Table II.8.12 Households by Unit Type				
Goshen County 2011-2016 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Goshen County				
Single-Family Unit	3,783	610	4,393	82.1%
Duplex	7	77	84	1.6%
Tri- or Four-Plex	7	89	96	1.8%
Apartments	0	267	267	5.0%
Mobile Homes	287	223	510	9.5%
Boat, RV, Van, Etc.	0	0	0	.0%
Total	4,084	1,266	5,350	100.0%
State of Wyoming				
Single-Family Unit	133,249	29,842	163,091	71.9%
Duplex	491	4,362	4,853	2.1%
Tri- or Four-Plex	449	9,351	9,800	4.3%
Apartments	666	18,745	19,411	8.6%
Mobile Homes	20,529	8,737	29,266	12.9%
Boat, RV, Van, Etc.	357	207	564	.2%
Total	155,741	71,244	226,985	100.0%

Table II.8.13, shows the number of households by year of construction. As shown, 16.6 percent, or 889 units, were built in 1939 or earlier in the county, and another 416 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 587, which accounted for 11.0 percent of all households, and an additional 112 households, or 2.1 percent, were built in 2010 or later. These figures compare to 8,472 households, or 3.7 percent, that were built from 2010 or later statewide.

Table II.8.13 Households by Year Built				
Goshen County 2011-2016 5-Year ACS Data				
Year Built	Goshen County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	889	16.6%	24,398	10.7%
1940 to 1949	416	7.8%	10,195	4.5%
1950 to 1959	550	10.3%	20,926	9.2%
1960 to 1969	557	10.4%	18,850	8.3%
1970 to 1979	1,056	19.7%	47,644	21.0%
1980 to 1989	657	12.3%	32,639	14.4%
1990 to 1999	526	9.8%	26,757	11.8%
2000 to 2009	587	11.0%	37,104	16.3%
Built 2010 or Later	112	2.1%	8,472	3.7%
Total	5,350	100.0%	226,985	100.0%

Table II.8.14, 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 .6 percent of total housing units, while households with five and six rooms accounted for 19.2 and 13.5 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 2011-2016 5-Year ACS Data				
Number of Rooms	Goshen County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	35	.6%	4,703	1.8%
Two	55	.9%	6,989	2.6%
Three	381	6.4%	19,621	7.3%
Four	1,152	19.4%	42,956	16.0%
Five	1,143	19.2%	52,646	19.6%
Six	803	13.5%	43,710	16.3%
Seven	806	13.5%	31,960	11.9%
Eight	648	10.9%	25,568	9.5%
Nine or more	926	15.6%	39,834	14.9%
Total	5,949	100.0%	267,987	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 30.7 percent of total households in Goshen County, which compared to 23.9 percent statewide. In Goshen County, the 2,121 households with three bedrooms accounted for 39.6 percent of all households, and there were only 285 five-bedroom or more households, which accounted for 5.3 percent of all households.

Table II.8.15 Households by Number of Bedrooms Goshen County 2011-2016 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Goshen County				
None	18	0	18	.3%
One	118	259	377	7.0%
Two	996	649	1,645	30.7%
Three	1,848	273	2,121	39.6%
Four	822	82	904	16.9%
Five or more	282	3	285	5.3%
Total	4,084	1,266	5,350	100.0%
State of Wyoming				
None	424	2,234	2,658	1.2%
One	3,990	12,973	16,963	7.5%
Two	26,714	27,478	54,192	23.9%
Three	71,496	20,359	91,855	40.5%
Four	37,541	6,168	43,709	19.3%
Five or more	15,576	2,032	17,608	7.8%
Total	155,741	71,244	226,985	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 \$102,500, while structures built between 1950 and 1959 had a median value of \$123,900 and those built between 1990 to 1999 had a median value of \$216,700. The newest structures tended to have the highest values and those built between 2010 and 2013 had median values of \$196,400. The total median value in Goshen County was \$153,000, which compared to \$199,900 in the State of Wyoming.

Table II.8.16 Median Value by Year Structure Built Goshen County 2011-2016 5-Year ACS Data		
Year Built	Goshen County	State of Wyoming
1939 or earlier	102,500	157,900
1940 to 1949	102,400	152,100
1950 to 1959	123,900	163,300
1960 to 1969	143,600	185,100
1970 to 1979	152,600	191,500
1980 to 1989	159,200	209,600
1990 to 1999	216,700	245,200
2000 to 2009	242,700	260,000
2010 to 2013	196,400	288,500
2014 to Later		289,400
Total	153,000	199,900

Household mortgage status is reported in Table II.8.17. In Goshen County, households with a mortgage accounted for 57.5 percent of all households or 2,350 housing units, and the remaining 42.5 percent or 1,734 units had no mortgage. Of those units with a mortgage, 263 had either a second mortgage or home equity loan, 5 had both a second mortgage and home equity loan, and 2,082 or 88.6 percent had no second mortgage or no home equity loan.

Table II.8.17 Mortgage Status Goshen County 2011-2016 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	2,350	57.5%	90,072	57.8%
With either a second mortgage or home equity loan, but not both	263	11.2%	9,772	10.8%
Second mortgage only	68	25.9%	3,961	40.5%
Home equity loan only	195	74.1%	5,811	59.5%
Both second mortgage and home equity loan	5	.2%	359	.4%
No second mortgage and no home equity loan	2,082	88.6%	79,941	88.8%
Housing units without a mortgage	1,734	42.5%	65,669	42.2%
Total	4,084	100.0%	155,741	100.00%

The median rent in Goshen County was \$517 as compared to \$686 statewide, as seen in Table II.8.18.

Table II.8.18 Median Rent Goshen County 2011-2016 5-Year ACS Data	
Place	Rent
Goshen County	\$517
State of Wyoming	\$686

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 31 persons during 2017. The driver’s license total exchanges since 2000 for Goshen County are presented in Table II.8.19, and indicate a net increase of 1,059 persons over the time period.

Table II.8.19 Driver's Licenses Exchanged and Surrendered Goshen County WYDOT Data, 2000 – 2017			
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	355	282	73
Total	5,857	4,756	1,101

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, illustrates the estimated MFI for 2000 through 2017.

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

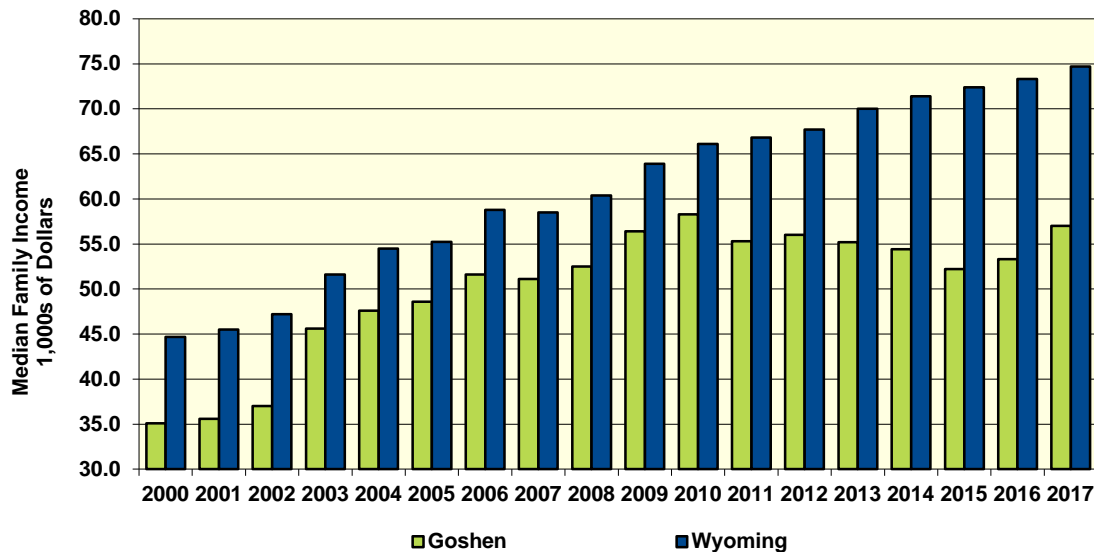


Table II.8.20, shows the labor force statistics for Goshen County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 3.2 percent. The highest level of unemployment occurred during 2009 rising to a rate of 5.4 percent. This compared to a statewide 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%

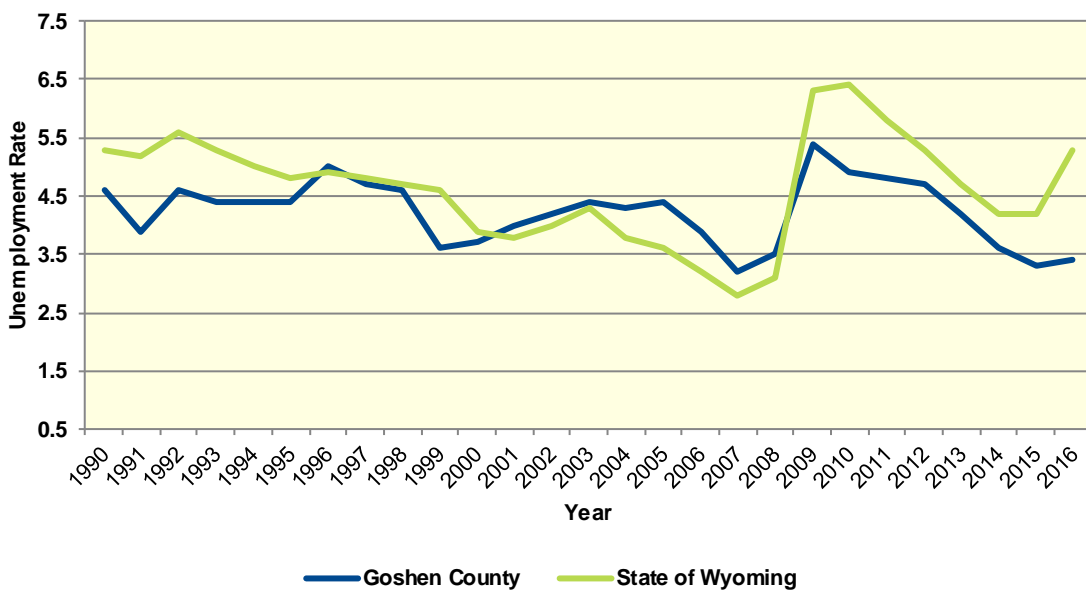
Diagram II.8.2, shows the employment and labor force for Goshen County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 6,887 persons, with the labor force reaching 7,130, indicating there were a total of 243 unemployed persons.

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



Diagram II.8.3, 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 2010 through June 2017 and are presented in Table II.8.21, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment decreased from 4,505 persons in 2015 to 4,383 in 2016, a change of -2.7. In 2017, preliminary estimates show total monthly employment was 4,365 in June 2017.

Table II.8.21									
Total Monthly Employment									
Goshen County									
BLS QCEW Data, 2001–2017(p)									
Period	2010	2011	2012	2013	2014	2015	2016	2017	
Jan	4,432	4,478	4,509	4,475	4,473	4,382	4,357	4,294	
Feb	4,457	4,484	4,576	4,538	4,480	4,426	4,398	4,353	
Mar	4,482	4,492	4,581	4,521	4,480	4,432	4,451	4,411	
Apr	4,507	4,547	4,618	4,476	4,520	4,514	4,435	4,384	
May	4,554	4,662	4,661	4,578	4,594	4,558	4,430	4,392	
Jun	4,590	4,643	4,640	4,591	4,585	4,541	4,476	4,365	
Jul	4,381	4,433	4,450	4,376	4,449	4,426	4,235		
Aug	4,348	4,523	4,532	4,403	4,369	4,442	4,237		
Sep	4,505	4,644	4,670	4,601	4,557	4,585	4,399		
Oct	4,682	4,769	4,760	4,736	4,604	4,639	4,388		
Nov	4,630	4,781	4,688	4,771	4,574	4,574	4,387		
Dec	4,670	4,756	4,710	4,750	4,563	4,543	4,400		
Annual	4,520	4,601	4,616	4,568	4,521	4,505	4,383		
% Change	1.5%	1.8%	0.3%	-1%	-1%	-0.4%	-2.7%		

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 dollars in 2015. In 2016, average weekly wages saw a decrease of 0.1 percent over the prior year, to \$686, or by 1 dollars. Preliminary 2017 data shows average weekly wages were 705 dollars in the second quarter of 2017, which compared to 677 dollars in second quarter of 2016. These data are shown in Table II.8.22.

Table II.8.22 Average Weekly Wages Goshen County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	381	395	412	426	404	
2002	380	418	434	433	416	3%
2003	400	429	437	445	428	2.9%
2004	420	436	446	467	443	3.5%
2005	436	457	473	493	465	5%
2006	473	491	490	519	494	6.2%
2007	496	520	522	548	522	5.7%
2008	525	563	534	568	548	5%
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	664	677	695	708	686	-0.1%
2017(p)	685	705				

Total business establishments reported by the QCEW are displayed in Table II.8.23. Between 2015 and 2016, the total number of business establishments in Wyoming decreased by 2 percent, from 458 to 449 establishments. In the second quarter of 2017 there were an estimated 438 business establishments.

Table II.8.23 Number of Business Establishments Goshen County BLS QCEW Data, 2001–2017(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%
2011	466	482	476	470	474	2.2%
2012	464	463	466	470	466	-1.7%
2013	469	467	463	466	466	0%
2014	462	463	463	457	461	-1.1%
2015	463	457	459	451	458	-0.7%
2016	448	454	450	443	449	-2%
2017	440	438				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2016, the most recent year for which data are available, Goshen County recorded 7,289 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, adjusted for place of residence, was \$544,644,000, and real per capita income was \$40,675 in 2016. This compares to a statewide average real per capita income of \$55,116. The average earnings per job in the county was \$39,459 in 2016, while Wyoming average earnings per job was \$52,490. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, real average apartment rent in Goshen County decreased by 2.8 percent from second quarter 2016 to second quarter 2017 from \$566 to \$550. During that same period, detached single-family home rents increased by 2.7 percent and rents for mobile home lots increased by - 7.8 percent.

Goshen County rental prices experienced average annualized increases of 1.1 percent for apartments, 1.1 percent for houses and 0.9 percent for mobile home lots since fourth quarter 1986 through the second quarter 2017. These figures compare to state average annualized increases in rental prices of 0.7 percent for apartments, 1.2 percent for houses, 0.9 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over that same period. Table II.8.24, presents the Goshen County data for each rental type.⁸⁴

Table II.8.24 Semiannual Average Monthly Rental Prices Goshen County EAD Data, 1986:Q4 – 2017:Q2, Real 2017 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q2.98	446	155	534	440
Q4.98	465	151	534	393
Q2.99	446	156	507	368
Q4.99	510	184	620	394
Q2.00	452	180	555	465
Q4.00	422	152	598	429
Q2.01	431	156	595	427
Q4.01	459	163	580	455
Q2.02	427	167	570	408
Q4.02	453	153	622	436
Q2.03	435	148	517	364
Q4.03	442	153	541	377
Q2.04	402	146	480	375
Q4.04	440	159	563	383
Q2.05	434	185	502	407
Q4.05	430	178	540	427
Q2.06	410	144	532	434
Q4.06	426	179	547	426
Q2.07	426	132	513	389
Q4.07	491	169	538	446
Q2.08	541	177	550	.
Q4.08	549	200	549	.
Q2.09	530	193	534	.
Q4.09	566	176	563	.
Q2.10	583	179	587	.
Q4.10	594	202	644	.
Q2.11	612	220	636	.
Q4.11	597	170	627	.
Q2.12	635	176	598	.
Q4.12	594	142	655	.
Q2.13	626	192	656	510
Q4.13	613	180	651	501
Q2.14	579	182	678	519
Q4.14	602	183	635	524
Q2.15	592	172	687	530
Q4.15	565	182	607	.
Q2.16	566	201	648	.
Q4.16	569	173	678	.
Q2.17	550	185	666	.

⁸⁴ 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.

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.

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 December 2017.⁸⁵ During December 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 December 2017, the statewide vacancy rate was 9.3 percent.

Diagram II.8.4, 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 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– December 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%
2017b	29	196	33	16.8%

⁸⁵ 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 - December 2017

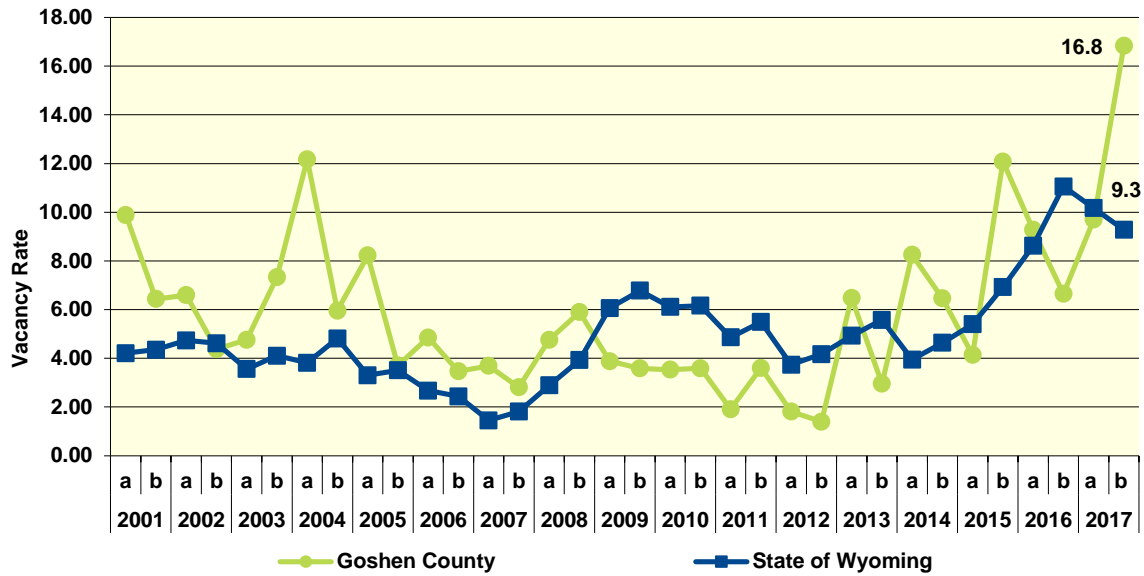


Diagram II.8.5, shows the average rent of single-family and apartment units in Goshen County. In 2017, average rents for single-family units decreased to \$616 and average rents for apartments rose to \$585.

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

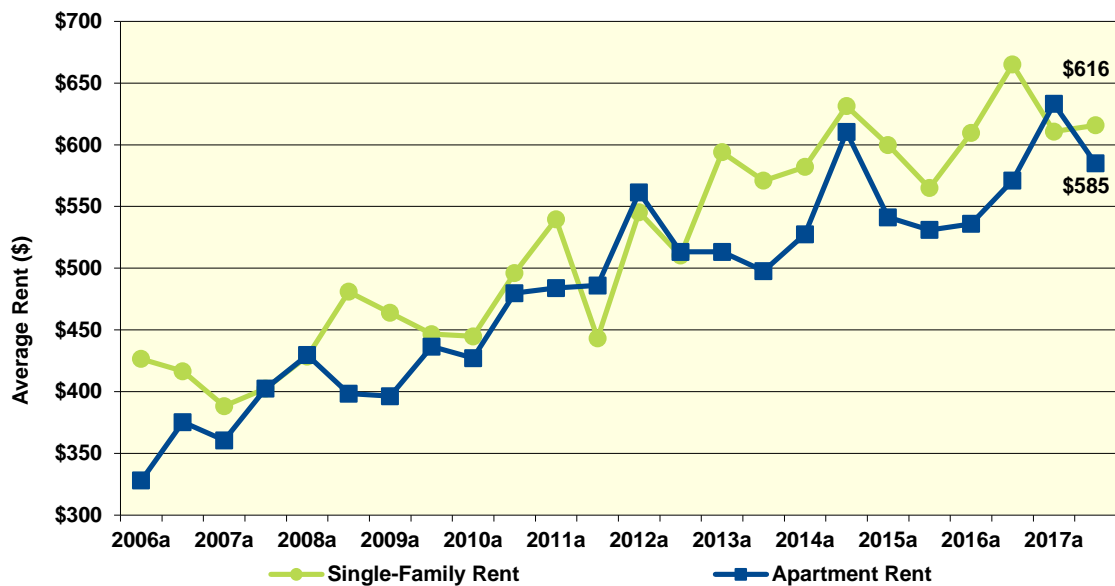


Table II.8.28, shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 49 single family units in Goshen County, with 5 of them available. This translates into a vacancy rate of 10.2 percent in Goshen County, which compares to a single family vacancy rate of 5.8 percent for the State of Wyoming. There were 124 apartment units reported in the survey, with 25 of them available, which resulted in a vacancy rate of 20.2 percent. This compares to a statewide vacancy rate of 9.7 percent for apartment units across the state.

Table II.8.28			
Rental Vacancy Survey by Type			
Goshen County			
RVS Data, December 2017			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	49	5	10.2%
Duplex units	13	2	15.4%
Apartments	124	25	20.2%
Mobile Homes	7	0	.0%
“Other” Units	0	0	%
Don’t Know	3	1	33.3%
Total	196	33	16.8%

Table II.8.29, reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 24 units. The most common apartment units were two bedroom units, with 56 units. Additional details of unit types by bedrooms are reported.

Table II.8.29							
Rental Units by Number of Bedrooms							
Goshen County							
RVS Data, December 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	3	0	0	.	3
One	5	2	14	0	0	.	21
Two	24	11	56	2	0	.	93
Three	8	0	1	2	0	.	11
Four	4	0	0	1	0	.	5
Five	1	0	0	0	0	.	1
Don’t Know	7	0	50	2	0	3	62
Total	49	13	124	7	0	3	196

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

Table II.8.30 Available Rental Units by Number of Bedrooms Goshen County RVS Data, December 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	1	0	0	.	1
Two	3	2	9	0	0	.	14
Three	0	0	1	0	0	.	1
Four	1	0	0	0	0	.	1
Five	0	0	0	0	0	.	0
Don't Know	1	0	14	0	0	1	16
Total	5	2	25	0	0	1	33

Table II.8.31, 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 16.1 percent. Two bedroom units were the most common type of single family unit, and had a vacancy rate of 12.5 percent.

Table II.8.31 Vacancy Rates by Number of Bedrooms Goshen County RVS Data, December 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	.0%	%	%		.0%
One	.0%	.0%	7.1%	%	%		4.8%
Two	12.5%	18.2%	16.1%	.0%	%		15.1%
Three	.0%	%	100.0%	.0%	%		9.1%
Four	25.0%	%	%	.0%	%		20.0%
Five	.0%	%	%	%	%		.0%
Don't Know	14.3%	%	28.0%	.0%	%	33.3%	25.8%
Total	10.2%	15.4%	20.2%	.0%	%	33.3%	16.8%

Average market-rate rents by unit type are shown in Table II.8.32. 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, December 2017						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$338	\$	\$	\$338
One	\$469	\$400	\$520	\$	\$	\$490
Two	\$578	\$638	\$605	\$450	\$	\$594
Three	\$675	\$	\$737	\$600	\$	\$680
Four	\$665	\$	\$	\$600	\$	\$649
Five	\$800	\$	\$	\$	\$	\$800
Total	\$616	\$590	\$585	\$575	\$	\$610

Table II.8.33, 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 10.8 percent.

Table II.8.33 Single Family Market Rate Rents by Vacancy Status Goshen County RVS Data, December 2017			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	11	1	9.1%
\$500 to \$1,000	37	4	10.8%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	1	0	.0%
Total	49	5	10.2%

The availability of apartment units by average rent is displayed in Table II.8.34. 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 21.5 percent.

Table II.8.34 Apartment Market Rate Rents by Vacancy Status Goshen County RVS Data, December 2017			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	31	5	16.1%
\$500 to \$1,000	93	20	21.5%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	0	0	%
Total	124	25	20.2%

Table II.8.35, 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 most single family units were in good condition, with most apartments being in good condition. Details by unit type and condition are displayed.

Table II.8.35 Condition by Unit Type Goshen County RVS Data, December 2017							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average	10	0	0	2	0	.	12
Good	27	8	103	3	0	.	141
Excellent	11	5	21	0	0	.	37
Don’t Know	1	0	0	2	0	3	6
Total	49	13	124	7	0	3	196

The availability of single family units based on their condition is displayed in Table II.8.36. As can be seen single family units in good condition had a vacancy rate of 0 percent.

Table II.8.36			
Condition of Single Family Units by Vacancy Status			
Goshen County			
RVS Data, December 2017			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average	10	3	30.0%
Good	27	0	.0%
Excellent	11	2	18.2%
Don't Know	1	0	.0%
Total	49	5	10.2%

Table II.8.37, shows the availability of apartment units based on their condition. As can be seen apartment units in good condition, and had a vacancy rate of 19.0 percent.

Table II.8.37			
Condition of Apartment Units by Vacancy Status			
Goshen County			
RVS Data, December 2017			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair			%
Average	0	0	%
Good	103	21	20.4%
Excellent	21	4	19.0%
Don't Know	0	0	%
Total	124	25	20.2%

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, 1 respondent said they would prefer more single family units, 0 respondents wanted more apartment units, and 0 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, December 2017	
Unit Type	Respondents citing more units
Single family units	1
Duplex Units	0
Apartments	0
Mobile homes	0
Other	0
All types	0
Total	1

Table II.8.39, shows the most common answers from the 2017 calendar year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Goshen County had a total of 7 respondents, with an average persons per household of 3.7 people. Of new residents to Goshen County, 85.7 percent were married and the most common age group arriving in the state was 55 to 64 years old. Most new residents moved for a better quality of life.

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 \$1,000 and the average rent was \$207. When asked if they were satisfied with their current housing, 85.7 percent said they were satisfied with thier current housing.

Table II.8.39	
Most Replied Response	
Goshen County	
HNA Survey: Calendar Year 2017	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	7
Number of persons in household (Average)	3.7
Current age	55 to 64 years old (71.4%)
Marital status	Married (85.7%)
Primary reason for moving to Wyoming	Better quality of life (28.6%)
In which industry are you primarily employed	Retired (28.6%)
Highest education level completed	Less than High School (28.6%)
Total household income from all sources	\$50,000 to \$74,999 dollars (40.0%)
Current Housing Characteristics	
Current Residence	Single family home (71.4%)
Do you own or rent	Own (42.9%)
How many bedrooms (Average)	3.6
How many full bathrooms (Average)	2.0
Average mortgage payment	\$1,000
Average rental payment	\$207
Are you satisfied with your current housing	Satisfied with current housing (85.7%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Housing unit is in poor condition (100.0%)
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, 100.0 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. Additional survey data are presented in **Volume II. Technical Appendix.**

Housing Problems

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

Overcrowding is defined as having 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 2016 5-year ACS data, 18 or .3 percent of households in Goshen County were overcrowded and another 14 or .3 percent of units were severely overcrowded, as shown in Table II.8.40. 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				
2011-2016 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Goshen County				
Owner				
Households	4,059	11	14	4,084
Percentage	99.4%	.3%	.3%	100.0%
Renter				
Households	1,259	7	0	1,266
Percentage	99.4%	.6%	.0%	100.0%
Total				
Households	5,318	18	14	5,350
Percentage	99.4%	.3%	.3%	100.0%
State of Wyoming				
Owner				
Households	153,817	1,449	475	155,741
Percentage	98.8%	.9%	.3%	100.0%
Renter				
Households	68,563	1,948	733	71,244
Percentage	96.2%	2.7%	1.0%	100.0%
Total				
Households	222,380	3,397	1,208	226,985
Percentage	98.0%	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 2016 5-year ACS, a total of 194 units or 3.3 percent of all housing units in Goshen County were lacking complete kitchen facilities. This compared to 2.7 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 2011-2016 5-Year ACS Data		
Facilities	Goshen County	State of Wyoming
Complete Kitchen Facilities	5,755	260,769
Lacking Complete Kitchen Facilities	194	7,218
Total Housing Units	5,949	267,987
Percent Lacking	3.3%	2.7%

At the time of the 2016 ACS, a total of 128 units or 2.2 percent of all housing units in Goshen County were lacking complete plumbing facilities. This compared to 2.6 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.8.42.

Table II.8.42 Housing Units with Incomplete Plumbing Facilities Goshen County 2011-2016 5-Year ACS Data		
Facilities	Goshen County	State of Wyoming
Complete Plumbing Facilities	5,821	261,033
Lacking Complete Plumbing Facilities	128	6,954
Total Households	5,949	267,987
Percent Lacking	2.2%	2.6%

The third type of housing problem reported in the 2016 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Goshen County, 13.9 percent of households had a cost burden and 9.9 percent of households had a severe cost burden, which compared to 14.2 percent with a cost burden and 9.6 percent with a severe cost burden in the State of Wyoming. Roughly 13.5 percent of homeowners with a mortgage in Goshen County experienced a cost burden and 14.7 percent experienced a severe cost burden, while 17.2 percent of renters had a cost burden and 11.5 percent had a severe cost burden, as seen in Table II.8.43.

Table II.8.43					
Cost Burden and Severe Cost Burden by Tenure					
Goshen County					
2011-2016 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Goshen County					
Owner With a Mortgage					
Households	1,683	318	345	4	2,350
Percent	71.6%	13.5%	14.7%	.2%	100.0%
Owner Without a Mortgage					
Households	1,490	206	38	0	1,734
Percent	85.9%	11.9%	2.2%	.0%	100.0%
Renter					
Households	730	218	146	172	1,266
Percent	57.7%	17.2%	11.5%	13.6%	100.0%
Total					
Households	3,903	742	529	176	5,350
Percent	73.0%	13.9%	9.9%	3.3%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	68,213	13,968	7,600	291	90,072
Percent	75.7%	15.5%	8.4%	.3%	100.0%
Owner Without a Mortgage					
Households	58,181	4,149	2,764	575	65,669
Percent	88.6%	6.3%	4.2%	.9%	100.0%
Renter					
Households	38,117	14,103	11,510	7,514	71,244
Percent	53.5%	19.8%	16.2%	10.5%	100.0%
Total					
Households	164,511	32,220	21,874	8,380	226,985
Percent	72.5%	14.2%	9.6%	3.7%	100.0%

2017 Household Forecast

The 2017 Housing Needs Forecast reports housing demand projections from 2017 to 2050, with 2016 as the base year. Three possible economic futures portraying moderate, strong, and very strong growth were used to create three forecasts. The strong scenario is the base case, representing conditions as of today. The moderate growth scenario forecast projects household growth with the assumption of slower population and employment growth, where the very strong growth scenario incorporates assumptions of much stronger employment and population growth over the forecast horizon.

The primary objective of offering three alternative forecasts is to enhance planning capacity and to provide additional tools in order to assist state and local governments in their ongoing housing needs assessment, thereby facilitating informed discussion about housing demand at the local community level. These forecasts prove useful when interpreting the need for new or rehabilitated housing and whether single-family or rental housing activities might be best undertaken.

All three forecasts span the period of 2017 through 2050 and offer predictions of the demand for housing. However, only the strong growth scenario is report here. The moderate and very strong scenarios are reported in the WCDA housing forecast report.

This report uses the modified population projections based on projections released from Woods & Poole Economic, Inc (W&P).

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI).

This distribution is assumed to remain constant over the forecast horizon. Table II.8.44, shows the current CHAS housing problem estimates for the period of 2010-2014. Both the income distribution and the percentage share of households experiencing housing problems were derived from this data and assumed to remain constant throughout the forecast horizon. As can be seen there were a total of 805 owner occupied and 375 renter occupied households experiencing a housing problem.

Table II.8.44			
Households with Housing Problems by Income			
Goshen County 2010-2014 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	290	175	465
30.1-50% HAMFI	180	155	335
50.1-80% HAMFI	215	45	260
80.1-95% HAMFI	70	0	70
95 – 115% HAMFI	10	0	10
115.1% HAMFI or more	40	0	40
Total	805	375	1,180
Without Housing Problems			
30% HAMFI or less	135	100	235
30.1-50% HAMFI	250	190	440
50.1-80% HAMFI	650	365	1,015
80.1-95% HAMFI	450	110	560
95 – 115% HAMFI	250	100	350
115.1% HAMFI or more	1,480	110	1,590
Total	3,215	975	4,190
Not Computed			
30% HAMFI or less	0	0	0
30.1-50% HAMFI	0	0	0
50.1-80% HAMFI	0	0	0
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
Total	0	0	0
Total			
30% HAMFI or less	425	275	700
30.1-50% HAMFI	430	345	775
50.1-80% HAMFI	865	410	1,275
80.1-95% HAMFI	520	110	630
95 – 115% HAMFI	260	100	360
115.1% HAMFI or more	1,520	110	1,630
Total	4,020	1,350	5,370

Table II.8.45, shows the total estimated housing by tenure for Goshen County. As can be seen, in 2030 there are estimated to be a total of 4,254 owner and 1,283 renter occupied households or a total of 5,537 households. By 2050 there are estimated to be 4,328 owner, 1,275 renter for a total of 5,603 households in Goshen County.

Year	Owner	Renter	Total
2016	4,084	1,266	5,350
2020	4,115	1,259	5,374
2025	4,191	1,273	5,464
2030	4,254	1,283	5,537
2035	4,297	1,288	5,585
2040	4,320	1,288	5,608
2045	4,329	1,283	5,612
2050	4,328	1,275	5,603

Table II.8.46, below shows the incremental housing demand for Goshen County. The incremental housing demand estimates the additional housing stock needed above the currently available housing stock. In 2016, the base year, the incremental housing demand is set at zero and all future years show the estimated stock needed in addition to the current housing supply to satisfy future demand.

As can be seen in 2030 an estimated additional 170 owner-occupied and 17 renter occupied households will be needed above current 2016 housing levels to address future household demand. The incremental housing demand is also reported by income breakdown. In 2050, it is estimated Goshen County will see an additional 253 households, of which 28 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 55 households above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	3	11	18	23	25	26	26
30.1-50%	0	3	11	18	23	25	26	26
50.1-80%	0	7	23	37	46	51	53	53
80.1-95%	0	4	14	22	28	31	32	32
95.1-115%	0	2	7	11	14	15	16	16
115+%	0	12	40	64	81	89	93	92
Total	0	31	107	170	213	236	245	244
Renter								
0-30%	0	0	1	3	4	4	3	2
30.1-50%	0	0	2	4	6	6	4	2
50.1-80%	0	0	2	5	7	7	5	3
80.1-95%	0	0	1	1	2	2	1	1
95.1-115%	0	0	1	1	2	2	1	1
115+%	0	0	1	1	2	2	1	1
Total	0	0	7	17	22	22	17	9
Total								
0-30%	0	3	13	21	27	29	29	28
30.1-50%	0	3	13	23	28	31	31	28
50.1-80%	0	7	25	42	53	57	58	55
80.1-95%	0	4	14	23	29	32	33	32
95.1-115%	0	2	7	12	15	17	17	16
115+%	0	12	41	66	82	91	94	93
Total	0	31	114	187	235	258	262	253

Table II.8.47 shows the Incremental Total Housing Need Forecast for Goshen County. The incremental total housing need forecast is calculated by adding the incremental housing demand forecast with current un-met housing need. Un-met housing need is defined as any household experiencing a housing problem as defined by HUD. The total housing need shows the broadest measure of future housing need because it takes into account future housing demand as well as the current need among existing housing stock.

In 2016, the base year, the total housing need set at the 1,169 households, which represents all households with an unmet housing need that needs to be addressed, such as cost burden or sub-standard living conditions. In all future years, the incremental housing need forecast shows both existing need and need based on future demand by income. In 2050, there will be an estimated need for 1,062 owner and 361 renter occupied households for a total of 1,422 quality households.

Table II.8.47								
Incremental Total Housing Need Forecast								
Goshen County								
Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	295	298	306	313	317	320	321	320
30.1-50%	183	186	194	201	206	208	209	209
50.1-80%	218	225	241	255	264	269	271	271
80.1-95%	71	75	85	93	99	102	103	103
95.1-115%	10	12	17	21	24	25	26	26
115+%	41	52	81	105	121	130	133	133
Total	818	849	925	988	1,031	1,054	1,063	1,062
Renter								
0-30%	164	163	166	168	169	169	168	166
30.1-50%	145	145	147	150	151	151	150	148
50.1-80%	42	42	44	47	49	49	47	45
80.1-95%	0	0	1	1	2	2	1	1
95.1-115%	0	0	1	1	2	2	1	1
115+%	0	0	1	1	2	2	1	1
Total	352	350	359	369	374	374	369	361
Total								
0-30%	459	461	471	480	486	488	488	486
30.1-50%	328	331	341	351	357	359	359	357
50.1-80%	261	267	286	302	313	318	319	316
80.1-95%	71	75	86	94	100	103	104	103
95.1-115%	10	12	18	22	26	27	27	27
115+%	41	52	82	106	123	132	135	134
Total	1,169	1,199	1,283	1,356	1,404	1,427	1,431	1,422

