

GOSHEN COUNTY

Demographics

The Census Bureau’s current census estimates indicate that Goshen County’s population increased from 13,249 in 2010 to 13,378 in 2017, or by 1.0 percent. This compares to a statewide population change of 2.8 percent over the period. The number of people from 25 to 35 years of age increased by 17.0 percent, and the number of people from 55 to 64 years of age increased by 4.8 percent. The white population decreased by 0.8 percent, while the black population increased by 67.1 percent. The Hispanic population increased from 1,288 to 1,427 people between 2010 and 2017 or by 10.8 percent. These data are presented in Table II.8.1.

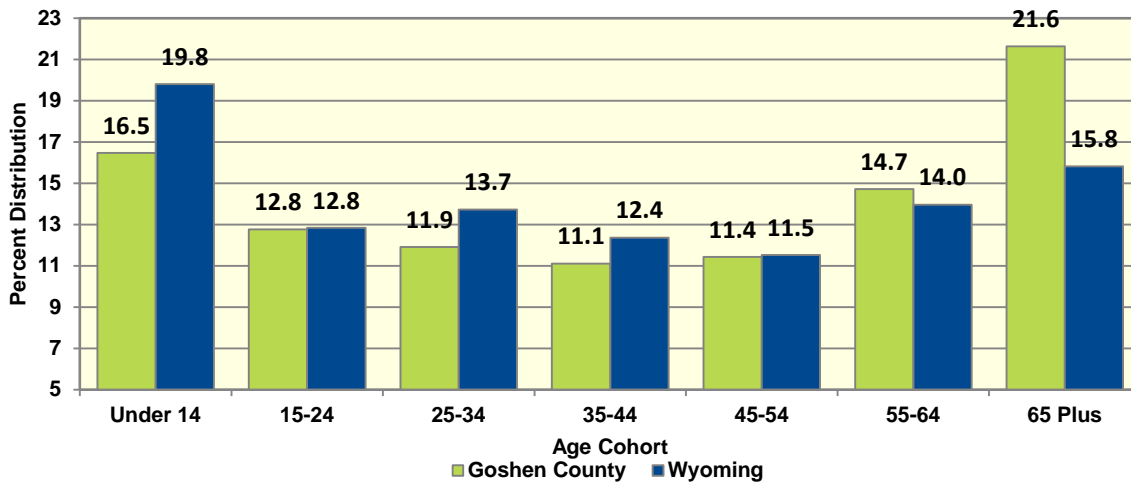
Table II.8.1						
Profile of Population Characteristics						
Goshen County v Wyoming						
2010 Census and Current Census Estimates						
Subject	Goshen County			Wyoming		
	2010 Census	Jul-17	% Change	2010 Census	Jul-17	% Change
Population	13,249	13,378	1.0%	563,626	579,315	2.8%
Age						
Under 14 years	2,198	2,202	0.2%	113,371	114,663	1.1%
15 to 24 years	1,839	1,708	-7.1%	78,460	74,359	-5.2%
25 to 34 years	1,362	1,593	17.0%	77,649	79,514	2.4%
35 to 44 years	1,456	1,485	2.0%	66,966	71,619	6.9%
45 to 54 years	2,016	1,529	-24.2%	83,577	66,699	-20.2%
55 to 64 years	1,878	1,968	4.8%	73,513	80,854	10.0%
65 and Over	2,500	2,893	15.7%	70,090	91,607	30.7%
Race						
White	12,874	12,770	-0.8%	529,110	537,396	1.6%
Black	85	142	67.1%	5,135	7,445	45.0%
American Indian and Alaskan Native	120	175	45.8%	14,457	15,743	8.9%
Asian	41	93	126.8%	4,649	5,880	26.5%
Native Hawaiian or Pacific Islander	13	11	-15.4%	521	579	11.1%
Two or more races	116	187	61.2%	9,754	12,272	25.8%
Ethnicity (of any race)						
Hispanic or Latino	1,288	1,427	10.8%	50,231	58,122	15.7%

Table II.8.2, presents the population of Goshen County by age and gender from the 2010 Census and 2017 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 2017, the number of males rose to 6,954 persons, and accounted for 52.0 percent of the population, with the remaining 48.0 percent, or 6,424 persons being female.

Table II.8.2 Population by Age and Gender Goshen County 2010 Census and Current Census Estimates							
Age	2010 Census			2017 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,164	1,034	2,198	1,116	1,086	2,202	0.2%
15 to 24 years	971	868	1,839	898	810	1,708	-7.1%
25 to 34 years	753	609	1,362	892	701	1,593	17.0%
35 to 44 years	808	648	1,456	832	653	1,485	2.0%
45 to 54 years	1,057	959	2,016	866	663	1,529	-24.2%
55 to 64 years	998	880	1,878	1,011	957	1,968	4.8%
65 and Over	1,155	1,345	2,500	1,339	1,554	2,893	15.7%
Total	6,906	6,343	13,249	6,954	6,424	13,378	1.0%
% of Total	52.1%	47.9%	.	52.0%	48.0%	.	

Diagram II.8.1, displays the percentage of the population by age in Goshen County compared to the State of Wyoming.

Diagram II.8.1
Age Cohort
Goshen County vs. Wyoming
2010 Census and Current Census Estimates



The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 53 persons during the first half of 2018. The driver’s license total exchanges since 2000 for Goshen County are presented in Table II.8.19, and indicate a net increase of 1,048 persons over the time period.

Table II.8.3 Driver’s Licenses Exchanged and Surrendered Goshen County WYDOT Data, 2000 – First Half 2018			
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
2018	371	416	-45
Total	6,228	5,172	1,056

Population and Race

Table II.8.4 below shows population by age for the 2000 and 2010 census. The population changed by 5.7 percent overall between 2000 and 2010. Various age cohorts grew at different rates. The elderly population, or persons aged 65 or older, grew by 15.1 percent to a total of 2,500 persons in 2010. Those aged 25 to 34 grew by 9.3 percent, and those aged under 5 grew by -3.7 percent.

Table II.8.4					
Population by Age					
Goshen County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	727	5.8%	700	5.3%	-3.7%
5 to 19	2,782	22.2%	2,483	18.7%	-10.7%
20 to 24	701	5.6%	854	6.4%	21.8%
25 to 34	1,246	9.9%	1,362	10.3%	9.3%
35 to 54	3,553	28.3%	3,472	26.2%	-2.3%
55 to 64	1,357	10.8%	1,878	14.2%	38.4%
65 or Older	2,172	17.3%	2,500	18.9%	15.1%
Total	12,538	100.0%	13,249	100.0%	5.7%

The elder population is further explored in Table II.8.5, on the following page. Those aged 65 to 66 grew by 40.2 percent between 2000 and 2010, resulting in a population of 307 persons. Those aged 85 or older grew by 28.8 percent during the same time period, and resulted in 394 persons over age 85 in 2010.

Table II.8.5					
Elderly Population by Age					
Goshen County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	219	10.1%	307	12.3%	40.2%
67 to 69	334	15.4%	449	18%	34.4%
70 to 74	505	23.3%	613	24.5%	21.4%
75 to 79	469	21.6%	428	17.1%	-8.7%
80 to 84	339	15.6%	309	12.4%	-8.8%
85 or Older	306	14.1%	394	15.8%	28.8%
Total	2,172	100.0%	2,500	100.0%	15.1%

Population by race and ethnicity is shown in Table II.8.6, below. The white population grew by 6.5 percent between 2000 and 2010, and resulted in representing 94.5 percent of the population in 2010. The Black population grew by 216 percent, represented 0.6 percent of the population in 2010. The American Indian and Asian populations represented 0.8 and 0.3 percent, respectively, in 2010. As for ethnicity, the Hispanic population grew by 4.6 percent between 2000 and 2010, compared to the 16.4 percent growth rate for non-Hispanics.

Table II.8.6					
Population by Race and Ethnicity					
Goshen County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	11,764	93.8%	12,526	94.5%	6.5%
Black	25	0.2%	79	0.6%	216%
American Indian	108	0.9%	108	0.8%	0%
Asian	25	0.2%	41	0.3%	64%
Native Hawaiian/ Pacific Islander	15	0.1%	12	0.1%	-20%
Other	458	3.7%	320	2.4%	-30.1%
Two or More Races	143	1.1%	163	1.2%	14%
Total	12,538	100.0%	13,249	100.0%	5.7%
Hispanic	1,107	8.8%	1,288	9.7%	4.6%
Non-Hispanic	11,431	91.2%	11,961	90.3%	16.4%

Population by race and ethnicity through 2017 is shown in Table II.8.7, on the following page. The white population represented 93.2 percent of the population in 2017, compared with Black households accounting for 0.1 percent of the population. Hispanic households represented 10.6 percent of the population in 2017.

Table II.8.7				
Population by Race and Ethnicity				
Goshen County				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	12,526	94.5%	12,565	93.2%
Black	79	0.6%	9	0.1%
American Indian	108	0.8%	133	1%
Asian	41	0.3%	58	0.4%
Native Hawaiian/ Pacific Islander	12	0.1%	0	0%
Other	320	2.4%	371	2.8%
Two or More Races	163	1.2%	343	2.5%
Total	13,249	100.0%	13,479	100.0%
Non-Hispanic	11,961	90.3%	12,055	89.4%
Hispanic	1,288	9.7%	1,424	10.6%

The population by race is broken down further by ethnicity in the table below. While the white non-Hispanic population changed by 4.3 percent between 2000 and 2010, the white Hispanic population changed by 47.8 percent. The black non-Hispanic population changed by 180 percent, while the black Hispanic population changed by inf percent.

Table II.8.8					
Population by Race and Ethnicity					
Goshen County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	11,172	97.7%	11,651	97.4%	4.3%
Black	25	0.2%	70	0.6%	180%
American Indian	93	0.8%	91	0.8%	-2.2%
Asian	25	0.2%	32	0.3%	28%
Native Hawaiian/ Pacific Islander	15	0.1%	10	0.1%	-33.3%
Other	6	0.1%	3	0%	-50%
Two or More Races	95	0.8%	104	0.9%	9.5%
Total Non-Hispanic	11,431	100.0%	11,961	100.0%	4.6%
Hispanic					
White	592	53.5%	875	67.9%	47.8%
Black	0	0%	9	0.7%	inf%
American Indian	15	1.4%	17	1.3%	13.3%
Asian	0	0%	9	0.7%	inf%
Native Hawaiian/ Pacific Islander	0	0%	2	0.2%	inf%
Other	452	40.8%	317	24.6%	-29.9%
Two or More Races	48	4.3%	59	4.6%	22.9%
Total Non-Hispanic	1,107	100.0%	1,288	100.0%	16.4%
Total Population	12,538	100.0%	13,249	100.0%	5.7%

The change in race and ethnicity between 2010 and 2017 is shown in Table II.8.9. During this time, the total non-Hispanic population was 12,055 persons in 2017. The Hispanic population was 1,424.

Table II.8.9				
Population by Race and Ethnicity				
Goshen County				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	11,651	97.4%	11,622	96.4%
Black	70	0.6%	9	0.1%
American Indian	91	0.8%	128	1.1%
Asian	32	0.3%	57	0.5%
Native Hawaiian/ Pacific Islander	10	0.1%	0	0%
Other	3	0%	0	0%
Two or More Races	104	0.9%	239	2%
Total Non-Hispanic	11,961	100.0%	12,055	100.0%
Hispanic				
White	875	67.9%	943	66.2%
Black	9	0.7%	0	0%
American Indian	17	1.3%	5	0.4%
Asian	9	0.7%	1	0.1%
Native Hawaiian/ Pacific Islander	2	0.2%	0	0%
Other	317	24.6%	371	26.1%
Two or More Races	59	4.6%	104	7.3%
Total Non-Hispanic	1,288	100.0	1,424	100.0%
Total Population	13,249	100.0%	13,479	100.0%

The number of foreign born persons are shown in Table II.8.10. An estimated 1.9 percent of the population was born in Mexico . Some 0.2 percent were born in Philippines , and another 0.1 percent were born in Syria .

Table II.8.10			
Place of Birth for the Foreign-Born Population			
Goshen County			
2017 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	252	1.9%
#2 country of origin	Philippines	24	0.2%
#3 country of origin	Syria	13	0.1%
#4 country of origin	Colombia	12	0.1%
#5 country of origin	Nepal	12	0.1%
#6 country of origin	Romania	9	0.1%
#7 country of origin	India	8	0.1%
#8 country of origin	Japan	7	0.1%
#9 country of origin	Canada	5	0%
#10 country of origin	China excluding Hong Kong and Taiwan	3	0%

Limited English Proficiency and the language spoken at home are shown in Table II.8.11. An estimated 2.4 percent of the population speaks Spanish at home, followed by 0.1 percent speaking French, Haitian, or Cajun .

Table II.8.11
Limited English Proficiency and Language Spoken at Home
 Goshen County
 2017 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	300	2.4%
#2 LEP Language	French, Haitian, or Cajun	19	0.1%
#3 LEP Language	Tagalog	7	0.1%
#4 LEP Language	Arabic	0	0%
#5 LEP Language	Chinese	0	0%
#6 LEP Language	German or other West Germanic languages	0	0%
#7 LEP Language	Korean	0	0%
#8 LEP Language	Other Asian and Pacific Island languages	0	0%
#9 LEP Language	Other Indo-European languages	0	0%
#10 LEP Language	Other and unspecified languages	0	0%

Poverty and Disability

The rate of poverty for Goshen County is shown in Table II.8.12, below. In 2017, there were an estimated 1,701 persons living in poverty. This represented a 13.2 percent poverty rate, compared to 13.9 percent poverty in 2000. In 2017, some 13.2 percent of those in poverty were under age 6, and 12.1 percent were 65 or older.

Table II.8.12 Poverty by Age Goshen County 2000 Census SF3 & 2017 Five-Year ACS Data				
Age	2000 Census		2017 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	243	14.5%	225	13.2%
6 to 17	236	14.1%	301	17.7%
18 to 64	937	55.9%	970	57%
65 or Older	261	15.6%	205	12.1%
Total	1,677	100.0%	1,701	100.0%
Poverty Rate	13.9%	.	13.2%	.

To compare the poverty rate against more recent data, Table II.8.13 shows poverty by age from the 2010 and 2017 Five-Year ACS data. As can be seen, the 2010 5-year ACS had a poverty rate of 13.1 percent versus 13.2 percent in the most recent 2017 data.

Table II.8.13 Poverty by Age Goshen County 2000 Census SF3 & 2017 Five-Year ACS Data				
Age	2010 Five-Year ACS		2017 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	172	11%	225	13.2%
6 to 17	385	24.6%	301	17.7%
18 to 64	885	56.4%	970	57%
65 or Older	126	8%	205	12.1%
Total	1,568	100.0%	1,701	100.0%
Poverty Rate	13.1%	.	13.2%	.

The disability rate from the 2000 Census is shown in Table II.8.14, on the following page. Some 23.9 percent of the population was disabled in 2000, or a total of 2,759 persons. The disability rate was highest for those over 65, with 47.1 percent disabled.

Table II.8.14 Disability by Age Goshen County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	108	5.7%
16 to 64	1,666	22%
65 and older	985	47.1%
Total	2,759	23.9%

Table II.8.15 shows disability by type in 2000. There were 1,288 physical disabilities in 2000, some 1,223 employment disabilities, and 628 go-outside-home disabilities.

Table II.8.15 Total Disabilities Tallied: Aged 5 and Older Goshen County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	599
Physical disability	1,288
Mental disability	621
Self-care disability	331
Employment disability	1,223
Go-outside-home disability	628
Total	4,690

Disability by age, as estimated by the 2017 ACS, is shown in Table II.8.16, below. The disability rate for females was 14 percent, compared to 15.4 percent for males. The disability rate grew precipitously higher with age, with 54.4 percent of those over 75 experiencing a disability.

Table II.8.16 Disability by Age Goshen County 2017 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	82	8.2%	49	5%	131	6.6%
18 to 34	48	3.4%	95	7.7%	143	5.4%
35 to 64	357	13.7%	221	9.4%	578	11.6%
65 to 74	219	29.4%	182	23%	401	26.1%
75 or Older	315	55.2%	359	53.7%	674	54.4%
Total	1,021	15.4%	906	14%	1,927	14.7%

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table II.8.17, on the following page. Some 8.2 percent have an ambulatory disability, 5.5 have an independent living disability, and 2.4 percent have a self-care disability.

Table II.8.17 Total Disabilities Tallied: Aged 5 and Older Goshen County 2017 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	669	5.1%
Vision disability	319	2.4%
Cognitive disability	599	4.8%
Ambulatory disability	1,010	8.2%
Self-Care disability	299	2.4%
Independent living difficulty	570	5.5%

Education and Employment

Education and employment data, as estimated by the 2017 ACS, is presented in Tables II.8.18 and 19. In 2017, some 6,122 persons were employed and 425 were unemployed. This totaled a labor force of 6,547 persons. The unemployment rate for Goshen County was estimated to be 6.5 in 2017.

Table II.8.18 Employment, Labor Force and Unemployment Goshen County 2017 Five-Year ACS Data	
Employment Status	2017 Five-Year ACS
Employed	6,122
Unemployed	425
Labor Force	6,547
Unemployment Rate	6.5%

In 2017, 92.7 percent of households in Goshen County had a high school education or greater.

Table II.8.19 High School or Greater Education Goshen County 2010 & 2017 Five-Year ACS Data		
Education Level	2010 5-year ACS	2017 5-year ACS
High School or Greater	4,888	4,937
Total Households	5,241	5,328
Percent High School or Above	93.3%	92.7%

As seen in Table II.8.20, 29.2 percent of the population had a high school diploma or equivalent, another 39.9 percent have some college, 13.8 percent have a Bachelor’s Degree, and 8 percent of the population had a graduate or professional degree.

Table II.8.20 Educational Attainment Goshen County 2010 & 2017 Five-Year ACS Data				
Education Level	2010 Five-Year ACS	Percent	2017 5-year ACS	Percent
Less Than High School	963	9.5%	979	9.2%
High School or Equivalent	3,590	35.5%	3,123	29.2%
Some College or Associates Degree	3,752	37.1%	4,265	39.9%
Bachelor’s Degree	1,376	13.6%	1,473	13.8%
Graduate or Professional Degree	433	4.3%	859	8%
Total Population Above 18 years	10,699	100.0%	10,699	100.0%

Economics

The HUD estimated MFI for Goshen County was \$60,000 in 2018. This figure compares to Wyoming’s MFI of \$79,600. Diagram II.8.2, illustrates the estimated MFI for 2000 through 2018.

Diagram II.8.2
Estimated Median Family Income
 Goshen County vs. Wyoming
 HUD Data 2000-2018

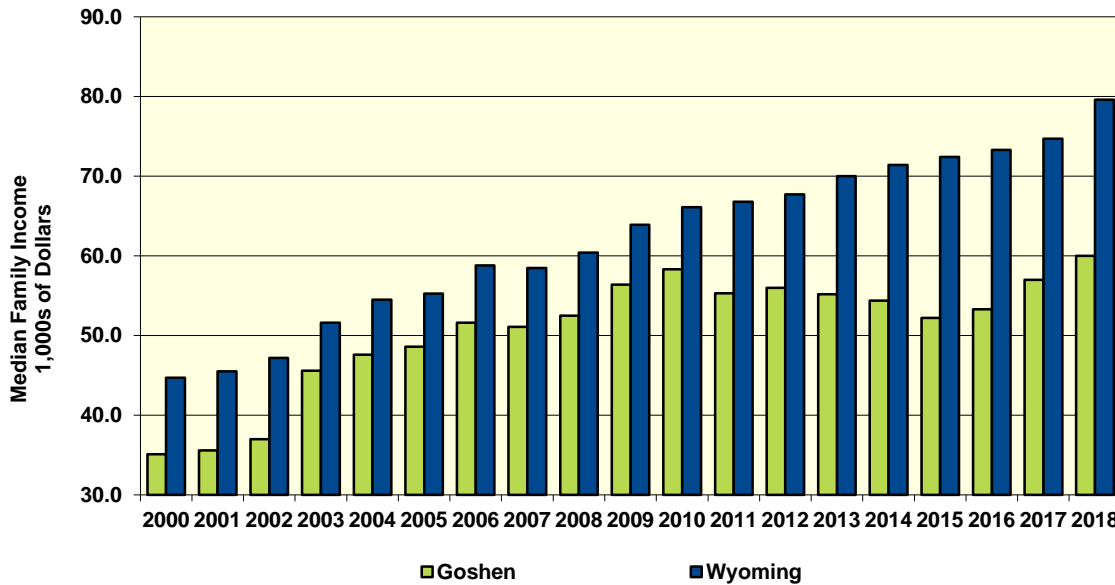


Table II.8.21, shows the labor force statistics for Goshen County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2017 with a rate of 2.8 percent. The highest level of unemployment occurred during 2009 rising to a rate of 5.4. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 in 2010. Over the last year the unemployment rate in Goshen County decreased from 3.4 percent in 2016 to 2.8 percent in 2017, which compared to a statewide decrease to 4.2 percent.

Table II.8.21 Labor Force Statistics Goshen County 1990 - 2017 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%	5.0%
1995	284	6,154	6,438	4.4%	4.8%
1996	319	6,125	6,444	5.0%	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	4.0%	3.8%
2002	249	5,694	5,943	4.2%	4.0%
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	308	7,025	7,333	4.2%	4.7%
2014	256	6,883	7,139	3.6%	4.1%
2015	234	6,861	7,095	3.3%	4.3%
2016	242	6,799	7,041	3.4%	5.3%
2017	197	6,786	6,983	2.8%	4.2%

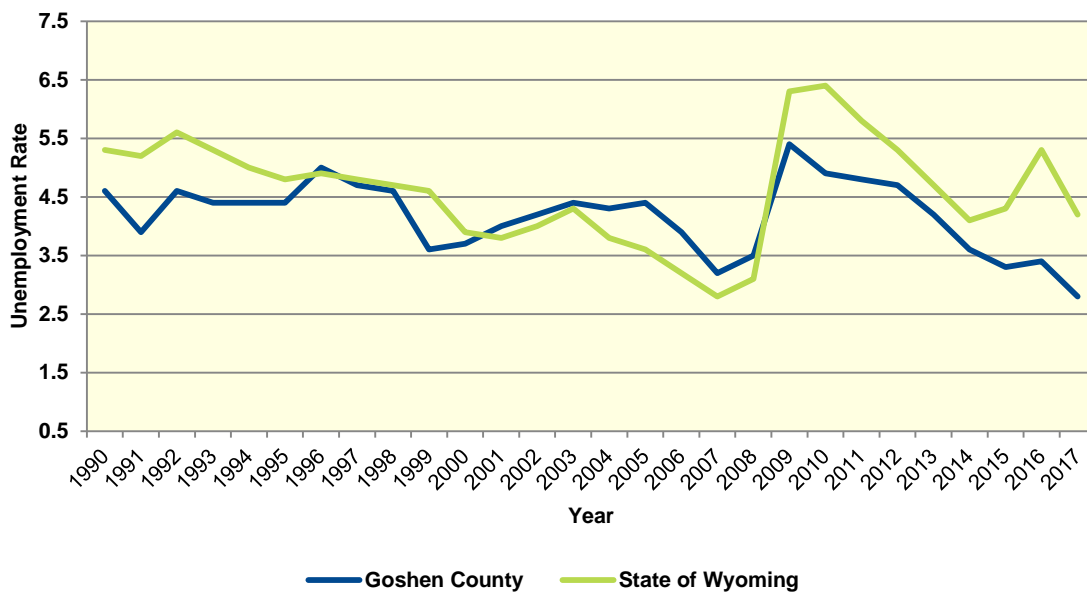
Diagram II.8.3, shows the employment and labor force for Goshen County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 6,786 persons, with the labor force reaching 6,983, indicating there were a total of 197 unemployed persons.

Diagram II.8.3
Employment and Labor Force
 Goshen County
 1990 – 2017 BLS Data



Diagram II.8.4, shows the unemployment rate for both the state and Goshen County. During the 1990’s the average rate for Goshen County was 4.4, which compared to 5.0 statewide. Between 2000 and 2010 the unemployment rate had an average of 4.1, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 4.0. 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.8.4
Annual Unemployment Rate
 Goshen County
 1990 – 2017 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 2018 and are presented in Table II.8.22, with the 2018 information considered preliminary (p). Between 2016 and 2017, total annual employment decreased from 4,383 persons in 2016 to 4,347 in 2017, a change of -0.8 percent. The most recent June estimate shows monthly employment was 4,328.

Table II.8.22									
Total Monthly Employment									
Goshen County									
BLS QCEW Data, 2001–2018(p)									
Period	2010	2011	2012	2013	2014	2015	2016	2017	2018(p)
Jan	4,432	4,478	4,509	4,475	4,473	4,382	4,357	4,294	4,270
Feb	4,457	4,484	4,576	4,538	4,480	4,426	4,398	4,353	4,286
Mar	4,482	4,492	4,581	4,521	4,480	4,432	4,451	4,411	4,349
Apr	4,507	4,547	4,618	4,476	4,520	4,514	4,435	4,384	4,343
May	4,554	4,662	4,661	4,578	4,594	4,558	4,430	4,392	4,368
Jun	4,590	4,643	4,640	4,591	4,585	4,541	4,476	4,365	4,328
Jul	4,381	4,433	4,450	4,376	4,449	4,426	4,235	4,265	
Aug	4,348	4,523	4,532	4,403	4,369	4,442	4,237	4,253	
Sep	4,505	4,644	4,670	4,601	4,557	4,585	4,399	4,389	
Oct	4,682	4,769	4,760	4,736	4,604	4,639	4,388	4,354	
Nov	4,630	4,781	4,688	4,771	4,574	4,574	4,387	4,362	
Dec	4,670	4,756	4,710	4,750	4,563	4,543	4,400	4,335	
Annual	4,520	4,601	4,616	4,568	4,521	4,505	4,383	4,347	
% Change	1.5%	1.8%	0.3%	-1%	-1%	-0.4%	-2.7%	-0.8%	

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were 686 dollars in 2016. In 2017, average weekly wages saw a increased of 2.5 percent over the prior year, rising to 703 dollars, or by 17 percent. These data are shown in Table II.8.23.

Table II.8.23 Average Weekly Wages Goshen County BLS QCEW Data, 2001–2018(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	381	395	412	426	404	
2002	380	418	434	433	416	0%
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	685	705	692	729	703	2.5%
2018	705	718				

Total business establishments reported by the QCEW are displayed in Table II.8.24. Between 2017 and 2018, the total number of business establishments in Wyoming decreased by 2.5 percent, from 449 to 438 establishments. The most recent preliminary 2018 estimates show there were 441 business establishments in the second quarter of 2018.

Table II.8.24 Number of Business Establishments Goshen County BLS QCEW Data, 2001–2018(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	440	433	438	-2.4%
2018	436	441				

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts which provide a consistent framework for analyzing and comparing individual state and local area economies. Table II.8.25, below shows total real earnings by industry for Goshen County. In the most recent 2017 estimate, the government and government enterprises industry had the largest total real earnings, with total real earnings reaching \$92,048,000 dollars. Between 2016 and 2017 the manufacturing industry saw the largest percentage increase, rising by 25.0 percent to \$13,855,000 dollars.

Table II.8.25
Real Earnings by Industry
 Goshen County
 BEA Table CA-5N Data (1,000's of 2017 Dollars)

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	19,723	45,298	31,673	37,278	47,636	48,235	29,338	27,910	-4.9
Forestry, fishing, related activities, and other	0	0	0	4,128	4,539	4,660	5,733	5,938	3.6
Mining	0	0	0	482	60	2	-5	2	-139.3
Utilities	2,590	2,902	2,733	2,944	3,111	3,217	3,068	3,127	1.9
Construction	14,561	15,032	0	16,675	16,047	16,701	15,868	15,368	-3.2
Manufacturing	13,848	13,600	18,477	15,440	14,151	12,600	11,082	13,855	25.0
Wholesale trade	10,759	11,120	11,477	12,705	12,374	12,974	11,709	11,434	-2.4
Retail trade	13,931	12,526	13,038	13,116	13,598	14,204	14,245	14,197	-0.3
Transportation and warehousing	9,358	13,288	14,253	17,056	16,948	24,097	21,538	20,254	-6.0
Information	2,208	1,819	2,306	1,609	1,650	1,646	1,606	1,465	-8.8
Finance and insurance	7,657	9,162	9,389	9,355	8,870	9,118	9,441	9,950	5.4
Real estate and rental and leasing	5,213	5,442	6,134	5,547	4,501	4,506	4,983	5,560	11.6
Professional and technical services	8,706	9,524	10,189	9,561	8,983	6,945	6,610	6,167	-6.7
Management of companies and enterprises	4	82	-250	21	1	0	0	0	0.0
Administrative and waste services	3,572	3,887	4,521	6,062	7,289	0	0	0	0.0
Educational services	0	2,626	2,274	1,787	1,556	1,692	1,784	0	-100.0
Health care and social assistance	0	42,719	42,256	43,226	43,254	43,647	43,770	0	-100.0
Arts, entertainment, and recreation	0	0	0	0	0	682	740	736	-0.6
Accommodation and food services	0	0	0	0	0	5,867	5,966	5,633	-5.6
Other services, except public administration	10,935	11,338	11,666	11,230	11,078	11,531	11,455	11,675	1.9
Government and government enterprises	89,817	90,667	91,610	96,912	97,997	96,085	94,175	92,048	-2.3
Total	263,764	301,575	300,180	311,396	320,098	327,930	300,583	298,986	-0.5

Table II.8.26, below shows the total employment by industry for Goshen County. The most recent estimates show the government and government enterprises industry was the largest employer in Goshen County, with employment reaching 1,478 jobs in 2017. Between 2016 and 2017 the manufacturing industry saw the largest percentage increase, rising by 33.6 percent to 374 jobs.

Table II.8.26
Employment by Industry
Goshen County
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	886	917	922	913	918	927	929	956	2.9
Forestry, fishing, related activities, and other	0	0	0	152	148	138	149	145	-2.7
Mining	0	0	0	47	41	46	53	56	5.7
Utilities	34	34	34	35	40	38	35	36	2.9
Construction	413	414	0	400	388	391	389	376	-3.3
Manufacturing	341	358	386	346	326	301	280	374	33.6
Wholesale trade	248	235	234	250	271	283	256	243	-5.1
Retail trade	623	614	628	605	621	614	635	606	-4.6
Transportation and warehousing	231	240	228	220	233	281	240	227	-5.4
Information	61	62	59	56	53	54	55	53	-3.6
Finance and insurance	262	305	310	320	309	328	362	376	3.9
Real estate and rental and leasing	265	268	255	265	278	274	282	291	3.2
Professional and technical services	260	253	264	243	238	226	219	219	0.0
Management of companies and enterprises	17	15	18	15	11	0	0	0	0.0
Administrative and waste services	167	169	176	193	199	0	0	0	0.0
Educational services	0	85	74	66	70	76	77	0	-100.0
Health care and social assistance	0	963	942	916	877	862	863	0	-100.0
Arts, entertainment, and recreation	0	0	0	0	0	57	66	63	-4.5
Accommodation and food services	0	0	0	0	0	388	388	369	-4.9
Other services, except public administration	329	354	374	360	374	369	356	356	0.0
Government and government enterprises	1,595	1,577	1,581	1,570	1,557	1,531	1,514	1,478	-2.4
Total	7,351	7,503	7,519	7,405	7,405	7,392	7,358	7,372	0.2

Table II.8.27, below shows the real average earnings per job by industry for Goshen County. These figures are calculated by dividing the total real earning displayed in Table II.8.25 and II.8.26, by industry. In 2017, the transportation and warehousing industry had the highest average earnings reaching \$89,225 dollars. Between 2016 and 2017 the real estate and rental and leasing industry saw the largest percentage increase, rising by 8.1 percent to \$19,107 dollars.

Table II.8.27									
Real Earnings Per Job by Industry									
Goshen County									
BEA Table CA5N and CA25 Data									
NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	22,261	49,398	34,353	40,830	51,891	52,033	31,581	29,195	-7.6
Forestry, fishing, related activities, and other	0	0	0	27,158	30,668	33,770	38,480	40,952	6.4
Mining	0	0	0	10,248	1,474	45	-96	36	-137.2
Utilities	76,166	85,339	80,378	84,114	77,775	84,653	87,666	86,861	-0.9
Construction	35,256	36,310	0	41,688	41,358	42,713	40,791	40,872	0.2
Manufacturing	40,610	37,988	47,867	44,625	43,408	41,861	39,579	37,045	-6.4
Wholesale trade	43,382	47,318	49,047	50,821	45,661	45,843	45,739	47,053	2.9
Retail trade	22,361	20,401	20,761	21,679	21,896	23,133	22,433	23,427	4.4
Transportation and warehousing	40,510	55,366	62,513	77,527	72,740	85,756	89,743	89,225	-0.6
Information	36,189	29,340	39,084	28,739	31,129	30,473	29,208	27,642	-5.4
Finance and insurance	29,225	30,041	30,286	29,234	28,706	27,800	26,080	26,463	1.5
Real estate and rental and leasing	19,671	20,305	24,055	20,934	16,192	16,444	17,671	19,107	8.1
Professional and technical services	33,484	37,642	38,593	39,345	37,743	30,730	30,183	28,160	-6.7
Management of companies and enterprises	264	5,489	-13,895	1,415	95	0	0	0	0.0
Administrative and waste services	21,392	23,002	25,689	31,409	36,629	0	0	0	0.0
Educational services	0	30,894	30,724	27,069	22,229	22,262	23,163	0	0.0
Health care and social assistance	0	44,361	44,858	47,190	49,320	50,634	50,718	0	0.0
Arts, entertainment, and recreation	0	0	0	0	0	11,956	11,214	11,683	4.2
Accommodation and food services	0	0	0	0	0	15,120	15,375	15,266	-0.7
Other services, except public administration	33,236	32,029	31,191	31,193	29,619	31,250	32,176	32,795	1.9
Government and government enterprises	56,312	57,494	57,944	61,727	62,940	62,760	62,203	62,279	0.1
Total	35,881	40,194	39,923	42,052	43,227	44,363	40,851	40,557	-0.7

Table II.8.28, on the following page shows total employment and real personal income for the years of 1969 to 2017. As can be seen in Total real personal income in 2017, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$555,086,000 a 0.7 percent change between 2016 and 2017. Table II.8.28, on the following page, shows further annual data for the years 1969 through 2017. In 2010, total employment was 7,351 and 7,372 in 2017, which was a percentage change of 0.2 over this this period.

Table II.8.28
Total Employment and Real Personal Income
 Goshen County
 BEA Data 1969 Through 2017

Year	1,000s of 2017 Dollars						Per Capita Income	Total Employment	Average Real Earnings Per Job
	Earnings	Social Security Contributions	Residents Adjustments	Dividends, Interest, Rents	Transfer Payments	Personal Income			
1969	123,999	6,871	5,068	28,344	16,588	167,128	15,587	4,902	25,294
1970	143,201	7,058	7,208	30,114	18,039	191,503	17,521	4,987	28,716
1971	144,950	7,646	10,725	33,226	20,621	201,876	18,247	5,094	28,456
1972	173,015	8,787	11,830	32,884	21,830	230,772	20,772	5,282	32,757
1973	203,859	10,900	13,118	39,035	24,509	269,621	23,936	5,489	37,140
1974	183,923	11,407	12,272	44,180	25,626	254,595	22,327	5,649	32,560
1975	152,872	11,635	12,369	46,995	28,119	228,720	19,472	5,761	26,535
1976	147,864	12,863	12,825	48,718	30,206	226,750	18,577	5,911	25,015
1977	148,254	12,808	13,050	52,789	31,853	233,138	19,270	5,971	24,829
1978	153,620	13,774	13,318	54,166	32,721	240,051	20,187	6,120	25,101
1979	163,204	14,519	12,692	55,185	33,993	250,554	21,546	6,187	26,378
1980	183,810	14,756	11,480	64,815	37,981	283,330	23,381	6,215	29,576
1981	164,472	15,376	13,806	71,400	40,809	275,110	22,181	6,057	27,153
1982	147,290	15,212	14,746	79,833	42,943	269,599	21,721	6,059	24,310
1983	154,834	15,346	14,004	78,916	47,980	280,387	22,329	6,296	24,592
1984	163,971	16,898	14,517	85,192	47,779	294,562	23,178	6,358	25,789
1985	167,327	17,175	15,570	83,753	48,229	297,704	23,293	6,282	26,636
1986	177,795	17,236	17,916	80,021	48,442	306,939	23,945	6,124	29,033
1987	187,038	17,553	18,447	75,578	49,275	312,784	24,473	6,218	30,080
1988	187,416	18,518	19,369	72,468	49,160	309,896	24,556	6,227	30,097
1989	194,215	18,277	20,181	74,259	49,815	320,194	25,619	6,244	31,104
1990	212,669	18,962	21,821	73,182	51,801	340,510	27,581	6,242	34,070
1991	222,344	20,483	22,293	71,818	52,706	348,678	28,208	6,246	35,598
1992	218,206	20,833	23,022	74,688	56,848	351,932	28,396	6,352	34,352
1993	208,100	20,042	23,154	67,626	58,562	337,400	27,005	6,402	32,505
1994	204,091	20,952	21,488	68,913	62,375	335,915	26,850	6,726	30,343
1995	191,979	20,696	22,111	78,455	66,654	338,503	27,032	6,585	29,154
1996	191,886	20,467	22,774	78,968	67,930	341,090	27,131	6,598	29,083
1997	214,631	21,038	23,885	80,285	67,784	365,547	28,587	6,708	31,996
1998	224,727	21,645	25,930	85,959	67,476	382,446	30,283	6,634	33,875
1999	233,102	22,201	28,341	87,456	68,377	395,074	31,601	6,647	35,069
2000	227,317	22,429	29,490	85,712	72,011	392,101	31,216	6,793	33,464
2001	221,112	23,080	33,592	95,478	75,970	403,072	32,310	6,732	32,845
2002	205,626	22,558	37,111	77,518	77,486	375,183	30,303	6,762	30,409
2003	205,916	22,914	40,160	76,145	86,073	385,380	31,144	6,640	31,011
2004	208,497	23,509	45,064	77,605	87,069	394,726	31,647	6,547	31,847
2005	213,054	23,792	48,874	92,041	88,274	418,451	33,583	6,650	32,038
2006	216,470	28,613	53,685	97,116	92,140	430,797	34,359	6,840	31,647
2007	220,895	30,983	59,846	97,601	93,616	440,974	34,943	7,106	31,086
2008	240,777	33,230	66,131	96,043	105,486	475,208	37,207	7,324	32,875
2009	239,533	33,104	60,001	86,032	111,251	463,712	35,760	7,368	32,510
2010	263,764	33,792	56,030	91,288	117,559	494,849	36,868	7,351	35,882
2011	301,575	31,974	56,505	114,092	117,201	557,398	41,045	7,503	40,194
2012	300,180	32,940	53,136	131,363	113,744	565,483	41,452	7,519	39,922
2013	311,396	35,989	50,418	119,182	115,267	560,275	41,345	7,405	42,052
2014	320,098	36,811	53,407	113,588	114,878	565,160	41,728	7,405	43,228
2015	327,930	37,199	55,601	114,276	118,958	579,565	42,722	7,392	44,362
2016	300,583	36,666	51,666	114,863	120,896	551,343	41,284	7,358	40,851
2017	298,986	37,351	51,692	116,986	124,773	555,086	41,492	7,372	40,557

Diagram II.8.5, below, shows real average earnings per job for Goshen County from 1990 to 2017. Over this period the average earning per job for Goshen County was \$34,744 dollars, which was lower than the statewide average of \$45,866 dollars over the same period.

Diagram II.8.5
Real Average Earnings Per Job
 Goshen County
 BEA Data 1990 - 2017

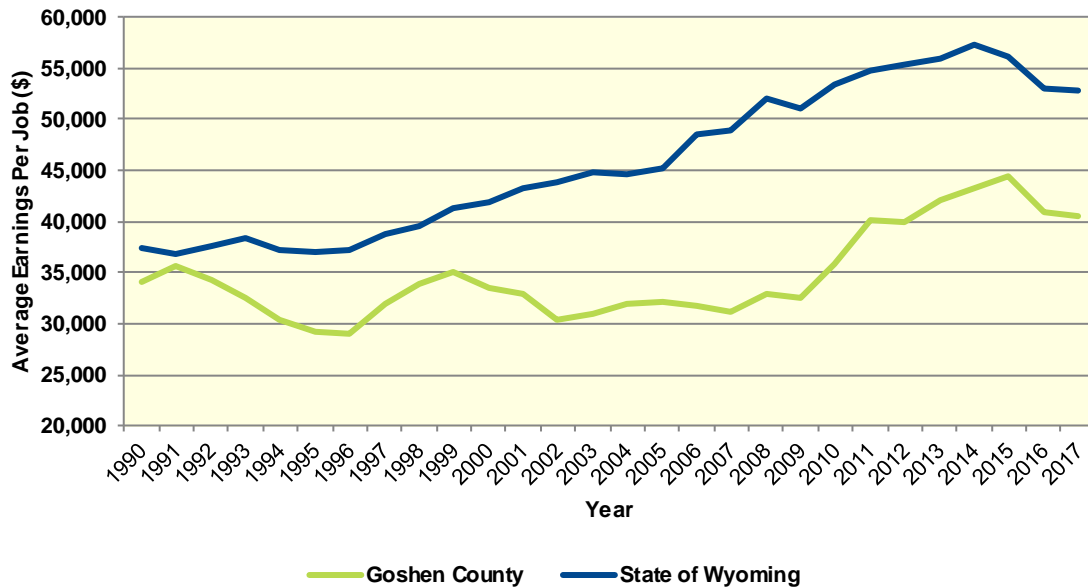
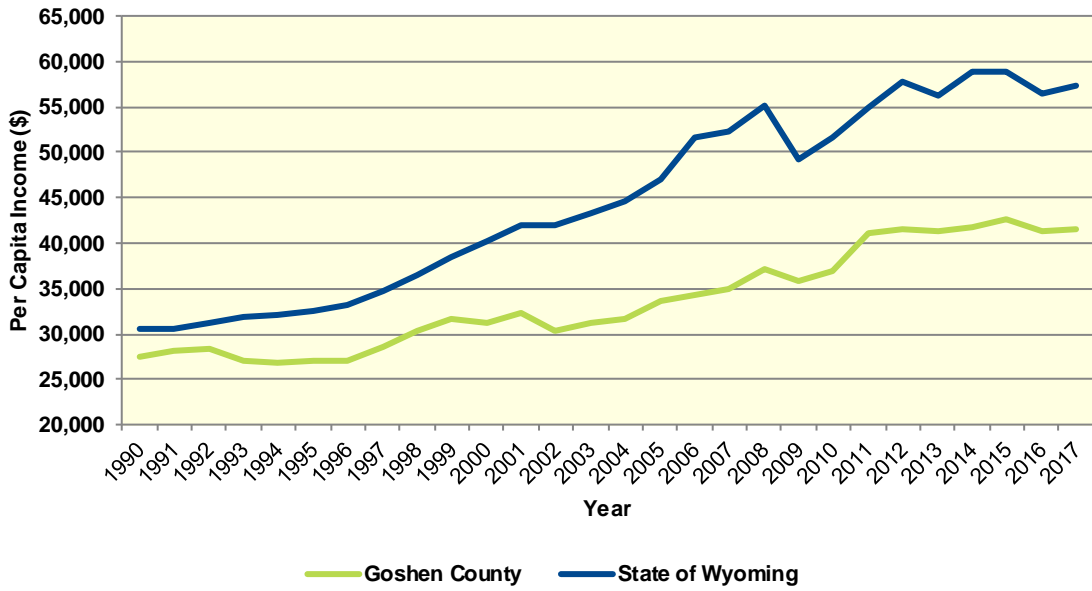


Diagram II.8.6, on the following page, shows real per capita income Goshen County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Goshen County was \$33,682 dollars, which was lower than the statewide average of \$44,701 dollars over the same period.

Diagram II.8.6
Real Per Capita Income
Goshen County
BEA Data 1990 - 2017



Housing

According to the Wyoming cost of living index, real average apartment rent in Goshen increased by 2.5 percent from second quarter 2017 to second quarter 2018 from \$559 to \$559. During that same period, detached single-family home rents decreased by 7.8 percent, rents for mobile homes on lots increased by . percent, and rents for mobile home lots increased by 5.4 percent.

Goshen rental prices experienced average annualized increases of 1.1 percent for apartments, 0.7 percent for houses, . percent for mobile homes plus a lot, and 1.1 percent for mobile home lots since fourth quarter 1986 through the second quarter 2018. These figures compare to state average annualized increases in rental prices of 0.8 percent for apartments, 1.2 percent for houses, 0.9 percent for mobile homes plus a lot, and 1.1 percent for mobile home lots over that same period. Table II.8.29, at right, presents the Goshen county data for each rental type.

⁷⁹

Table II.8.29 Semiannual Average Monthly Rental Prices Goshen County EAD Data, 1998: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	.
Q4.17	559	212	683	474
Q2.18	564	195	614	.

⁷⁹ 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 remained unchanged from 2 authorizations in 2016 to 2 in 2017.

The real value of single-family building permits decreased from \$329,838 in 2016 to \$126,000 in 2017. This compares to an increase in permit value statewide, with values rising from \$359,790 in 2016 to \$324,025 in 2017. Additional details are given in Table II.8.30.

Table II.8.30 Building Permits and Valuation Goshen County Census Bureau Data, 1980–2017							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2017\$)	
	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	113,212	0
1981	14	0	12	36	62	133,022	47,374
1982	21	0	4	0	25	118,138	0
1983	30	6	8	0	44	120,446	0
1984	20	0	16	5	41	109,333	81,800
1985	27	2	4	0	33	105,448	0
1986	18	2	0	0	20	121,982	0
1987	7	2	0	0	9	86,383	0
1988	9	0	0	0	9	115,279	0
1989	11	0	0	0	11	100,325	0
1990	6	0	0	0	6	104,354	0
1991	4	0	0	26	30	113,020	75,873
1992	1	2	0	0	3	120,540	0
1993	2	4	0	40	46	138,148	69,181
1994	6	6	0	0	12	180,118	0
1995	8	6	0	0	14	106,030	0
1996	11	2	0	0	13	112,931	0
1997	6	4	0	0	10	91,839	0
1998	9	2	0	0	11	117,775	0
1999	9	0	0	0	9	106,247	0
2000	1	0	0	0	1	123,130	0
2001	4	0	0	0	4	186,891	0
2002	2	0	0	0	2	272,073	0
2003	6	0	0	0	6	226,015	0
2004	17	0	0	0	17	213,808	0
2005	11	0	0	0	11	188,281	0
2006	6	8	0	0	14	248,434	0
2007	13	0	0	0	13	170,303	0
2008	8	0	0	0	8	155,440	0
2009	8	0	0	18	26	198,480	157,524
2010	6	0	0	0	6	148,476	0
2011	2	0	0	0	2	526,951	0
2012	3	0	0	32	35	333,034	118,438
2013	1	0	0	0	1	249,310	0
2014	1	0	0	0	1	250,130	0
2015	4	0	0	0	4	302,995	0
2016	2	0	0	0	2	329,838	0
2017	2	0	0	0	2	126,000	0

Diagram II.8.7 Single Family Permits

Goshen County
Census Bureau Data, 1980–2017

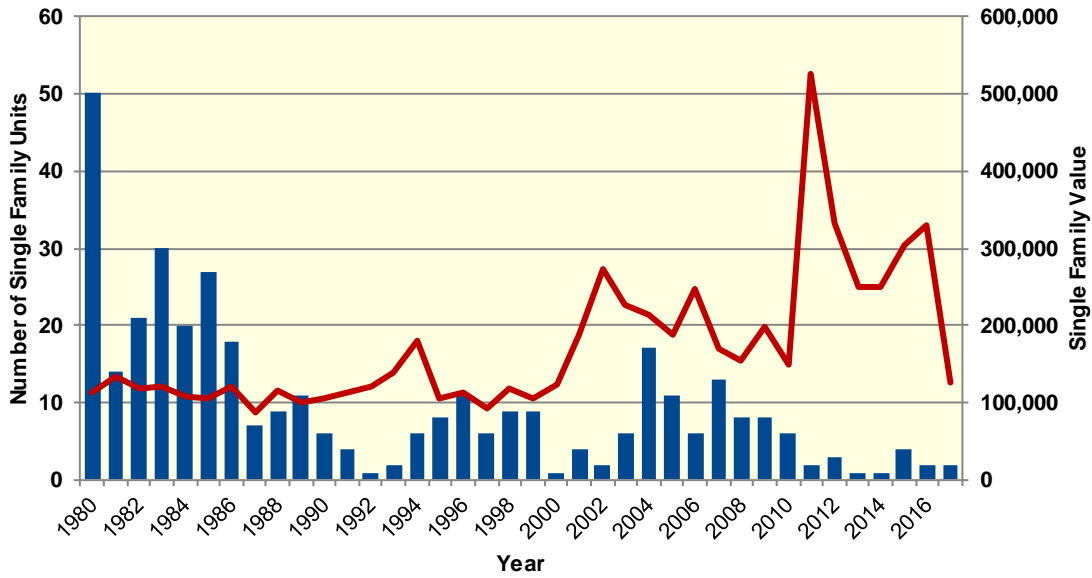
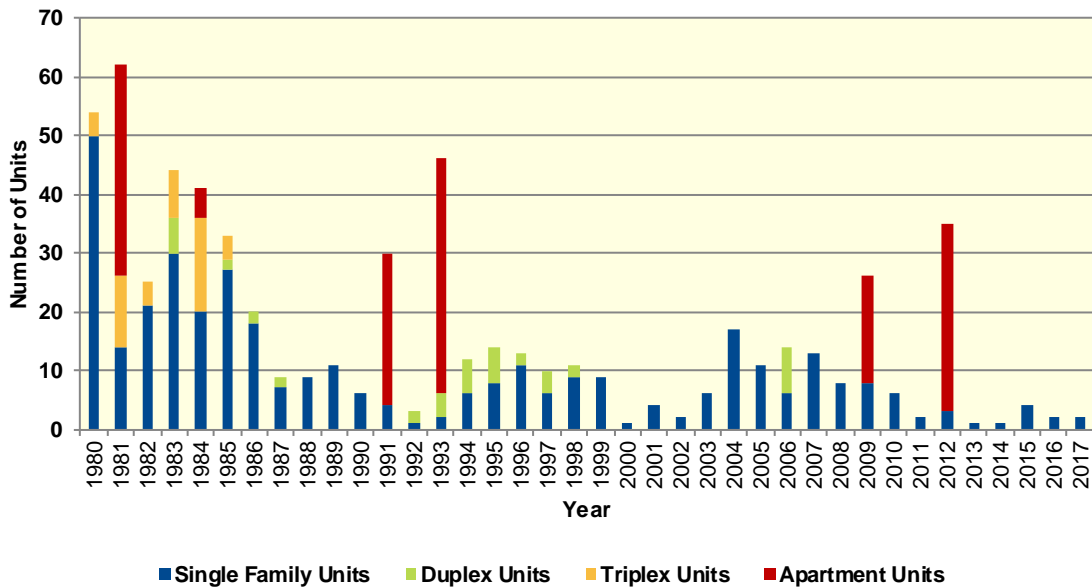


Diagram II.8.8 Total Permits by Unit Type

Goshen County
Census Bureau Data, 1980–2017



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.8.31.

Table II.8.31					
Group Quarters Population					
Goshen County					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	67	34%	571	77.2%	752.2%
Juvenile Facilities	.	.	55	7.4%	.
Nursing Homes	74	37.6%	114	15.4%	54.1%
Other Institutions	56	28.4%	0	0%	-100%
Total	197	100.0%	740	100.0%	275.6%
Noninstitutionalized					
College Dormitories	221	75.2%	292	88.5%	32.1%
Military Quarters	0	0%	0	0%	%
Other Noninstitutionalized	73	24.8%	38	11.5%	-47.9%
Total	294	100.0%	330	100.0%	12.2%
Group Quarters Population	491	100.0%	1,070	100.0%	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 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.

Households by type and tenure are shown in Table II.8.32. Family households represented 67.5 percent of households, while non-family households accounted for 32.5 percent. These changed from 65.3 and 34.7 percent, respectively.

Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	3,466	65.3%	3,595	67.5%
Married-Couple Family	2,818	81.3%	3,126	87%
Owner-Occupied	2,329	82.6%	2,587	82.8%
Renter-Occupied	489	17.4%	539	17.2%
Other Family	648	18.7%	469	18%
Male Householder, No Spouse Present	231	35.6%	111	49.3%
Owner-Occupied	128	55.4%	77	69.4%
Renter-Occupied	103	44.6%	34	30.6%
Female Householder, No Spouse Present	417	64.4%	358	88.9%
Owner-Occupied	226	54.2%	216	60.3%
Renter-Occupied	191	45.8%	142	39.7%
Non-Family Households	1,845	34.7%	1,733	32.5%
Owner-Occupied	1,057	57.3%	1,170	67.5%
Renter-Occupied	788	42.7%	563	32.5%
Total	5,311	100.0%	5,328	100.0%

Housing types by unit are shown in Table II.8.33, below. In 2017, there were 6,032 housing units, up from 5,881 in 2000. Single-family units accounted for 81.2 percent of units in 2017, compared to 77.4 in 2000. Apartment units accounted for 4.5 percent in 2017, compared to 3.3 percent in 2000.

Unit Type	2000 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	4,553	77.4%	4,899	81.2%
Duplex	167	2.8%	54	0.9%
Tri- or Four-Plex	134	2.3%	112	1.9%
Apartment	194	3.3%	273	4.5%
Mobile Home	814	13.8%	694	11.5%
Boat, RV, Van, Etc.	19	0.3%	0	0%
Total	5,881	100.0%	6,032	100.0%

In 2010, there were 5,986 housing units, compared with 6,032 in 2017. Single-family units accounted for 81.2 percent of units in 2017, compared to 80.4 in 2010. Apartment units accounted for 4.5 percent in 2017, compared to 3 percent in 2010.

Table II.8.34				
Housing Units by Type				
Goshen County				
2010 & 2017 Five-Year ACS Data				
Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	4,812	80.4%	4,899	81.2%
Duplex	137	2.3%	54	0.9%
Tri- or Four-Plex	136	2.3%	112	1.9%
Apartment	180	3%	273	4.5%
Mobile Home	715	11.9%	694	11.5%
Boat, RV, Van, Etc.	6	0.1%	0	0%
Total	5,986	100.0%	6,032	100.0%

Some 88.9 percent of housing was occupied in 2010, compared to 86.1 percent in 2000. Owner-occupied housing changed 4.6 percent between 2000 and 2010, ending with owner-occupied units representing 70.4 percent of unit. Vacant units changed by -19.4 percent, resulting in 661 vacant units in 2010.

Table II.8.35					
Housing Units by Tenure					
Goshen County					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	5,061	86.1%	5,311	88.9%	4.9%
Owner-Occupied	3,577	70.7%	3,740	70.4%	4.6%
Renter-Occupied	1,484	29.3%	1,571	29.6%	5.9%
Vacant Housing Units	820	13.9%	661	11.1%	-19.4%
Total Housing Units	5,881	100.0%	5,972	100.0%	1.5%

Table II.8.36 shows housing units by tenure from 2010 to 2017. By 2017, there were 6,032 housing units. An estimated 76 percent were owner-occupied, and 11.7 percent were vacant.

Table II.8.36				
Housing Units by Tenure				
Goshen County				
2010 Census & 2017 Five-Year ACS Data				
Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	5,311	88.9%	5,328	88.3%
Owner-Occupied	3,740	70.4%	4,050	76%
Renter-Occupied	1,571	29.6%	1,278	24%
Vacant Housing Units	661	11.1%	704	11.7%
Total Housing Units	5,972	100.0%	6,032	100.0%

Households by household size are shown in Table II.8.37, below. There were a total of 5,311 households in 2010, up from 5,061 in 2000. One person households changed by 5,061 percent between 2000 and 2010, while two person households changed by 9.2 percent. Three and four person households changed by -8.4 and -7.4 respectively, representing 13 percent and 10.1 percent of the population in 2010.

Table II.8.37					
Households by Household Size					
Goshen County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	1,395	27.6%	1,591	30%	14.1%
Two Persons	1,928	38.1%	2,106	39.7%	9.2%
Three Persons	751	14.8%	688	13%	-8.4%
Four Persons	579	11.4%	536	10.1%	-7.4%
Five Persons	282	5.6%	256	4.8%	-9.2%
Six Persons	87	1.7%	84	1.6%	-3.4%
Seven Persons or More	39	0.8%	50	0.9%	28.2%
Total	5,061	100.0%	5,311	100.0%	4.9%

Households by income is shown in Table II.8.38, on the following page. Households earning more than \$100,000 per year represented 20.4 percent of households in 2017, compared to 3.6 percent in 2000. Households earning between \$50,000 and \$74,999 represented 15.8 percent of households in 2010, compared to 17.1 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 12.1 percent of households in 2017, compared to 24.4 percent in 2000.

Table II.8.38				
Households by Income				
Goshen County				
2000 Census SF3 & 2017 Five-Year ACS Data				
Income	2000 Census		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	1,235	24.4%	644	12.1%
\$15,000 to \$19,999	522	10.3%	359	6.7%
\$20,000 to \$24,999	333	6.6%	247	4.6%
\$25,000 to \$34,999	623	12.3%	504	9.5%
\$35,000 to \$49,999	994	19.6%	975	18.3%
\$50,000 to \$74,999	868	17.1%	843	15.8%
\$75,000 to \$99,999	311	6.1%	669	12.6%
\$100,000 or More	181	3.6%	1,087	20.4%
Total	5,067	100.0%	5,328	100.0%

Households by income for the 2010 and 2017 5-year ACS are shown in Table II.8.39, on the following page. Households earning more than \$100,000 per year represented 20.4 percent of households in 2017, compared to 11 percent in 2010. Meanwhile, households earning less than \$15,000 accounted for 12.1 percent of households in 2017, compared to 12.5 percent in 2000.

Table II.8.39				
Households by Income				
Goshen County				
2010 & 2017 Five-Year ACS Data				
Income	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	654	12.5%	644	12.1%
\$15,000 to \$19,999	344	6.6%	359	6.7%
\$20,000 to \$24,999	363	6.9%	247	4.6%
\$25,000 to \$34,999	672	12.8%	504	9.5%
\$35,000 to \$49,999	1,010	19.3%	975	18.3%
\$50,000 to \$74,999	1,155	22%	843	15.8%
\$75,000 to \$99,999	464	8.9%	669	12.6%
\$100,000 or More	579	11%	1,087	20.4%
Total	5,241	100.0%	5,328	100.0%

Table II.8.40, below, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 13.1 percent and 2.8 percent of households, respectively. Households built in the 1970’s, 1980’s, and 1990’s account for 18.4 percent, 11.3 percent, and 11.1, respectively. Housing units built prior to 1939 represented 14.6 percent of households in 2017.

Table II.8.40				
Households by Year Home Built				
Goshen County				
2000 Census SF3 & 2017 Five-Year ACS Data				
Year Built	2000 Census		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,173	23.2%	778	14.6%
1940 to 1949	558	11%	482	9%
1950 to 1959	781	15.4%	521	9.8%
1960 to 1969	423	8.4%	522	9.8%
1970 to 1979	1,047	20.7%	980	18.4%
1980 to 1989	641	12.7%	602	11.3%
1990 to 1999	438	8.7%	594	11.1%
2000 to 2009	.	.	700	13.1%
2010 or Later	.	.	149	2.8%
Total	5,061	100.0%	5,328	100.0%

Table II.8.41, below, shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 13.1 percent in 2010 and 4.5 percent of households. Housing units built prior to 1939 represented 14.6 percent of households in 2017 and 22.4 percent of households in 2010.

Table II.8.41				
Households by Year Home Built				
Goshen County				
2010 & 2017 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,176	22.4%	778	14.6%
1940 to 1949	523	10%	482	9%
1950 to 1959	635	12.1%	521	9.8%
1960 to 1969	523	10%	522	9.8%
1970 to 1979	1,101	21%	980	18.4%
1980 to 1989	585	11.2%	602	11.3%
1990 to 1999	462	8.8%	594	11.1%
2000 to 2009	236	4.5%	700	13.1%
2010 or Later			149	2.8%
Total	5,241	100.0%	5,328	100.0%

The distribution of unit types by race are shown in Table II.8.42, on the following page. An estimated 82.8 percent of white households occupy single family homes, while percent of black households do. Some 5.1 percent of white households occupy apartments, while percent of black households do. An estimated 52.4 percent of Asian, and 57.1 percent of American Indian households occupy single family homes.

Table II.8.42							
Distribution of Units in Structure by Race							
Goshen County							
2017 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	82.8%	%	57.1%	52.4%	%	88.2%	68.7%
Duplex	0.6%	%	0%	0%	%	0%	19.8%
Tri- or Four-Plex	1.7%	%	0%	47.6%	%	0%	11.5%
Apartment	5.1%	%	0%	0%	%	7.2%	0%
Mobile Home	9.9%	%	42.9%	0%	%	4.6%	0%
Boat, RV, Van, Etc.	0%	%	0%	0%	%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table II.8.43, below. An estimated 15.6 percent of vacant units were for rent in 2010, a -33.5 percent change since 2000. In addition, some 13.8 percent of vacant units were for sale, a change of -15.7 percent between 2000 and 2010. “Other” vacant units represented 46 percent of vacant units in 2010. This is a change of -18.5 percent since 2000. “Other” vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a “blighting” effect.

Table II.8.43					
Disposition of Vacant Housing Units					
Goshen County					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	155	18.9%	103	15.6%	-33.5%
For Sale	108	13.2%	91	13.8%	-15.7%
Rented or Sold, Not Occupied	26	3.2%	18	2.7%	-30.8%
For Seasonal, Recreational, or Occasional Use	131	16%	142	21.5%	8.4%
For Migrant Workers	27	3.3%	3	0.5%	-88.9%
Other Vacant	373	45.5%	304	46%	-18.5%
Total	820	100.0%	661	100.0%	-19.4%

The disposition of vacant units between 2010 and 2017 are shown in Table II.8.44. By 2017, for rent units accounted for 3.1 percent of vacant units, while for sale units accounted for 18.9 percent. “Other” vacant units accounted for 51.8 percent of vacant units, representing a total of 365 “other” vacant units.

Table II.8.44				
Disposition of Vacant Housing Units				
Goshen County				
2010 Census & 2017 Five-Year ACS Data				
Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	103	15.6%	22	3.1%
For Sale	91	13.8%	133	18.9%
Rented Not Occupied	7	1.1%	9	1.3%
Sold Not Occupied	11	1.7%	20	2.8%
For Seasonal, Recreational, or Occasional Use	142	21.5%	155	22%
For Migrant Workers	3	0.5%	0	0%
Other Vacant	304	46%	365	51.8%
Total	661	100.0%	704	100.0%

Table II 8.45, below, shows the number of households in the county by number of bedrooms and tenure. There were 9 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 7.5 percent of total households in Goshen County. In Goshen County the 2,344 households with three bedrooms accounted for 30 percent of all households ,and there were only 403 five-bedroom or more households, which accounted for 16.1 percent of all households.

Table II.8.45				
Households by Number of Bedrooms				
Goshen County				
2017 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	19	9	52	100
One	161	223	453	0.9
Two	932	599	1,807	7.5
Three	1,791	299	2,344	30
Four	813	100	973	38.9
Five or more	334	48	403	16.1
Total	5,328	1,278	6,032	100.0

The age of a structure influences its value. As shown in Table II. 8.46, structures built in 1939 or earlier had a median value of, 119,200 while structures built between 1950 and 1959 had a median value of 123,800 and those built between 1990 to 1999 had a median value of 215,900. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of 201,200 and, 312,500 respectively. The total median value in Goshen County was, 154,900.

Table II.8.46	
Owner Occupied Median Value by Year Structure Built	
Goshen County	
2017 5-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	119,200
1940 to 1949	105,500
1950 to 1959	123,800
1960 to 1969	135,500
1970 to 1979	146,400
1980 to 1989	171,300
1990 to 1999	215,900
2000 to 2009	235,700
2010 to 2013	201,200
2014 or later	312,500
Median Value	154,900

Household mortgage status is reported in Table II. 8.47. In, Goshen County households with a mortgage accounted for 55 percent of all households or 2,229 housing units, and the remaining 48.1 percent or 1,948 units had no mortgage. Of those units with a mortgage, 276 had either a second mortgage or home equity loan, 5 had both a second mortgage and home equity loan, and 1,948 or 48.1 percent had no second mortgage or no home equity loan.

Table II.8.47 Mortgage Status Goshen County 2017 5-Year ACS Data		
Mortgage Status	Goshen County	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	2,229	55
With either a second mortgage or home equity loan, but not both	276	6.8
Second mortgage only	81	2
Home equity loan only	195	4.8
Both second mortgage and home equity loan	5	0.1
No second mortgage and no home equity loan	1,948	48.1
Housing units without a mortgage	1,821	45
Total	4,050	100.0%

The median rent in Goshen County was \$524, as seen in Table II 8.48

Table II.8.48 Median Rent Goshen County 2017 5-Year ACS Data	
Place	Rent
Median Rent	\$524
Median Home Value	\$154,900

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2017, the average sales price in Goshen County was \$159,716. This represented an increase of 8.0 percent from the previous year. Wyoming's average was \$292,759, an increase of 4.4 percent over the previous year. A comparison of average sales prices between 2000 and 2017 is displayed in Table II.8.49.

Table II.8.49 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
2017	159,716	8.0	292,759	4.4

Survey of Rental Properties

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2018.⁸⁰ During December 2018, a total of 32 surveys were completed by property managers in Goshen County. Of the 366 rental units surveyed 23 were vacant, indicating a vacancy rate of 6.3 percent.

From December 2018 through February of 2019⁸¹, a telephone survey was conducted with landlords and rental property managers throughout the Wyoming. Table II.8.50 presents some basic statistics about the completed surveys.

Diagram II.8.9 shows the historical vacancy rate from Goshen County and Wyoming over the period of June 2001 to December 2018.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
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%
2018a	36	337	28	8.3%
2018b	32	366	23	6.3%

⁸⁰ Those signified as *a* in the “year” column of Table II.1.27 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.

⁸¹ Wyoming Rental Vacancy Surveys done during June/July are designated as 2018a, and surveys done during November/December are designated as 2018b.

Diagram II.8.9
Vacancy Rates by Year
 Goshen County vs. Wyoming
 RVS Data, June 2001 – December 2018

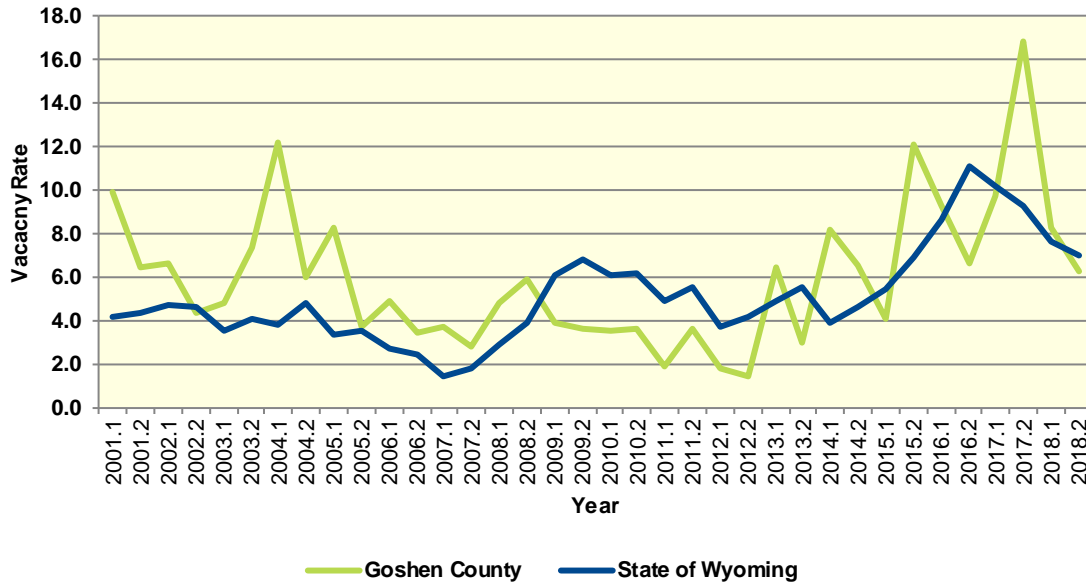


Diagram II.8.10 shows the average rent of single-family and apartment units in Goshen County. In 2018, rents for single-family units were \$590.4 and average rents for apartments were \$529.4.

Diagram II.8.10
Average Rent of Single Family and Apartment Units
 Goshen County
 RVS Data, June 2006 – December 2018

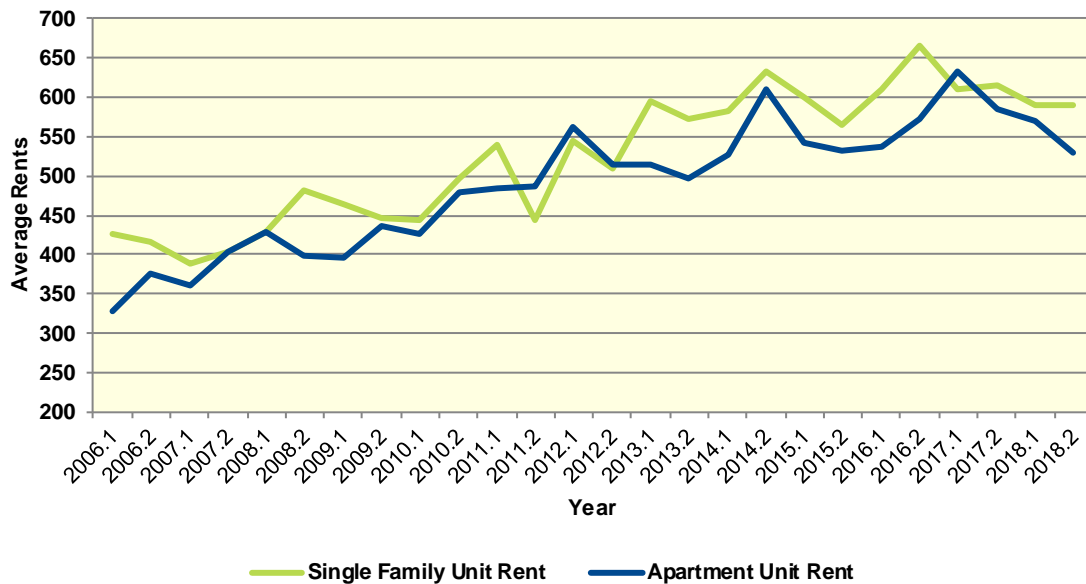


Table II.8.51 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 48 single family units in Goshen County, with 6 of them available. This translates into a vacancy rate of 12.5 percent in Goshen County, which compares to a single family vacancy rate of 6.3 percent for the State of Wyoming. There were 223 apartment units reported in the survey, with 14 of them available, which resulted in a vacancy rate of 6.3 percent. This compares to a statewide vacancy rate of 6.3 percent for apartment units across the state.

Table II.8.51			
Rental Vacancy Survey by Type			
Goshen County			
2018b Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	48	6	12.5%
Apartments	223	14	6.3%
Mobile Homes	6	1	16.7%
"Other" Units	0	0	%
Don't Know	69	1	1.4%
Total	366	23	6.3%

Table II.8.52 reports units by bedroom size. As can be seen there were 39 two-bedroom apartment units and 1 three bedroom units. Overall, the 83 two-bedroom units accounted for 22.7 percent of all units, and the 15 three bedroom units accounted for 4.1 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 131 units listed as “Don’t Know”. Additional details for additional unit types are reported below.

Table II.8.52							
Rental Units by Number of Bedrooms							
Goshen County							
2018b Survey of Rental Properties							
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	4	0	125	0	0	.	129
Two	26	14	39	4	0	.	83
Three	11	2	1	1	0	.	15
Four	6	0	0	1	0	.	7
Five	1	0	0	0	0	.	1.0
Don’t Know	0	4	58	0	0	69	131
Total	48	20	223	6	0	69	366

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.8.53, One apartments were the most available apartment units, with One units being the most available single family units.

Table II.8.53							
Available Rental Units by Number of Bedrooms							
Goshen County							
2018b Survey of Rental Properties							
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	2	0	6	0	0	.	8
Two	1	1	5	0	0	.	7
Three	2	0	0	0	0	.	2
Four	1	0	0	1	0	.	2
Five	0	0	0	0	0	.	0
Don’t Know	0	0	3	0	0	1	4.0
Total	6	1	14	1	0	1	23

Table II.8.54 shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 8.4 percent and three bedroom units had a vacancy rate of 8.4 percent.

Table II.8.54							
Vacancy Rates by Number of Bedrooms							
Goshen County 2018b Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	%	%	%		
One	50.0%	%	4.8%	%	%		6.2
Two	3.8%	7.1%	12.8%	0.0%	%		8.4
Three	18.2%	0.0%	0.0%	0.0%	%		13.3
Four	16.7%	%	%	100.0%	%		28.6
Five	0.0%	%	%	%	%		0.0
Don’t Know	%	0.0%	5.2%	%	%	1.4%	3.1
Total	12.5%	5.0%	6.3%	16.7%	%	1.4%	23

Table II.8.55 displays the vacancy rate of single family units by the number of bedrooms. Two-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 3.8 percent.

Table II.8.55			
Single Family Units by Bedroom Size			
Goshen County 2018b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	%
One	4	2	50.0%
Two	26	1	3.8%
Three	11	2	18.2%
Four	6	1	16.7%
Don't know	0	0	%
Total	48	6	12.5%

Table II.8.56 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were One-bedroom units, which had a vacancy rate of 4.8 percent.

Table II.8.56			
Apartment Units by Bedroom Size			
Goshen County 2018b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	125	6	4.8%
Two	39	5	12.8%
Three	1	0	0.0%
Four	0	0	%
Don't know	58	3	5.2%
Total	223	14	6.3%

Average market-rate rents by unit type are shown in Table II.8.57. 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.

Table II.8.57 Average Market Rate Rents by Bedroom Size Goshen County 2018b Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$.	\$.	\$.	\$.	\$.	\$.
One	\$408	\$.	\$456	\$.	\$.	\$454
Two	\$528	\$692	\$556	\$630	\$.	\$574
Three	\$589	\$825	\$700	\$600	\$.	\$625
Four	\$763	\$.	\$.	\$650	\$.	\$756
Five	\$800	\$.	\$.	\$.	\$.	\$800.0
Total	\$590.4	\$691.7	\$529.4	\$635.0	\$	\$571.2

Table II.8.58 shows vacancy rates for single family units by average rental rates for Goshen County. The most common rent for single family units was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 11.4 percent.

Table II.8.58 Single Family Market Rate Rents by Vacancy Status Goshen County 2018b Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	13	2	15.4%
\$500 to \$750	35	4	11.4%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
Total	48	6	12.5%

The average rent and availability of apartment units is displayed in Table II.8.59. The most common rent for apartments was between 500 and 750 dollars and the units in this price range had a vacancy rate of 6.2 percent.

Table II.8.59 Apartment Market Rate Rents by Vacancy Status Goshen County 2018b Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	97	6	6.2%
\$500 to \$750	28	5	17.9%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	98	3	3.1%
Total	223	14	6.3%

Table II.8.60 displays units designed to serve elderly occupants. In the most recent survey there were 111 units designed for elderly occupants, of which 0 units were available, which indicates a vacancy rate of 0.0.

Table II.8.60 Units Designed for Elderly Occupants Goshen County 2018b Survey of Rental Properties	
Elderly	Units
Elderly Units	111
Available Elderly Units	0
Elderly Vacancy Rate	0.0%

Table II.8.61 shows the number of estimated days an available unit is expected to be on the market. As can be seen 2 units, or 8.7 percent of available units are expected to be on the market for less than seven days. An additional 6 units, or 26.1 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 9 units, or 39.1 percent are expected to be on the market for 90 days.

Table II.8.61 Number of Estimated Days to Fill a Vacant unit Goshen County 2018b Survey of Rental Properties		
Average Days	Number of Units	Percent of Total
Less than 7 days	2	8.7%
7 to 30 days	6	26.1%
31 to 60 days	4	17.4%
61 to 90 days	2	8.7%
More than 90 days	9	39.1%
Unknown	0	0.0%
Total	23	100.0%

Respondents were asked if utilities are included in the rent, which is shown in Table II.8.62, 14 respondents, or 56.0 percent, included some sort of utility in the rent.

The type of utility included in the rent is shown in Table II.8.63. There were 99 respondents who included electricity, 112 respondents who included natural gas, 229 respondents who included water and sewer and 231 respondents included trash collection in the rent.

Table II.8.62 Are there any utilities included with the rent? Goshen County 2018b Survey of Rental Properties	
Response	Respondent
Yes	14
No	11
% Offering Utilities	56.0%

Table II.8.63 Which utilities are included with the rent? Goshen County 2018b Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	99
Natural Gas	112
Propane	0
Water/Sewer	229
Trash Collection	231
Cable Television	0
Other	0

Perceived Need for Rental Units

Table II.8.64, shows the number of survey respondents who keep a waiting list. As can be seen 2 respondents said they keep a waitlist, with an estimated 21 number of persons on the wait list.

Table II.8.64 Do you keep a waiting list? Goshen County 2018b Survey of Rental Properties	
Response	Respondent
Yes	2
No	24
Waitlist Size	21

Table II.8.65, 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, 132, or 36.1 percent of units were in good condition and 21 units, or 5.7 percent, were in average condition. Details by unit type and condition are displayed.

Table II.8.65 Condition by Unit Type Goshen County 2018b Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0.0%
Fair	0	0.0%
Average	21	5.7%
Good	132	36.1%
Excellent	147	40.2%
Don't Know	0	0.0%
Total	366	100.0%

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.8.66, 0 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 2 respondents indicated they would prefer more units of any type.

Table II.8.66 If you had the opportunity to own/manage more units, how many would you prefer Goshen County 2018b Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	0
Duplex Units	0
Apartments	0
Mobile homes	0
Other	0
All types	2
Total	2

Table, II.8.67, shows the most common answers from the 2018 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 15 respondents, with an average persons per household of 2.5 people. Of new residents to Goshen County, 46.7 percent were married and the most common age group arriving in the state was 25 to 34 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 60.0 percent of respondents owning their residence. The average mortgage payment in Goshen County was \$700 and the average rent was \$683. When asked if they were satisfied with their current housing, 100.0 percent said they were satisfied with their current housing.

Table II.8.67 Most Replied Response Goshen County HNA Survey: Calendar Year 2018	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	15
Number of persons in household (Average)	2.5
Current age	25 to 34 years old (33.3%)
Marital status	Married (46.7%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (33.3%)
In which industry are you primarily employed	Retired (30.8%)
Highest education level completed	High School Diploma/GED (26.7%)
Total household income from all sources	\$50,000 to \$74,999 dollars (40.0%)
Current Housing Characteristics	
Current Residence	Single family home (80.0%)
Do you own or rent	Own (60.0%)
How many bedrooms (Average)	3.0
Average mortgage payment	\$700
Average rental payment	\$683
Are you satisfied with your current housing	Satisfied with current housing (100.0%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Rent or mortgage is too high (100.0%)
Are you seeking to change your housing situation	Don't know (100.0%)

For residents who are unsatisfied with their current housing, 100.0 percent were unsatisfied because the rent or mortgage is too high. 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.

Households are classified as having housing problems if they face overcrowding, incomplete plumbing or kitchen facilities, or 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. Households with overcrowding are shown in Table II.8.68, below. In 2017, an estimated 0.7 percent of households were overcrowded, and an additional 0.3 percent were severely overcrowded.

Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2010 Five-Year ACS	3,672	99.2%	19	0.5%	10	0.3%	3,701
2017 Five-Year ACS	4,004	98.9%	32	0.8%	14	0.3%	4,050
Renter							
2010 Five-Year ACS	1,428	92.7%	98	6.4%	14	0.9%	5,241
2017 Five-Year ACS	1,271	99.5%	7	0.5%	0	0%	1,278
Total							
2010 Five-Year ACS	5,100	97.3%	117	2.2%	24	0.5%	5,241
2017 Five-Year ACS	5,275	99%	39	0.7%	14	0.3%	5,328

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.

There were a total of 5,328 households with incomplete plumbing facilities in 2017, representing 0.3 percent of households in Goshen County. This is compared to 0 percent of households lacking complete plumbing facilities in 2000.

Households	2000 Census	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	5,061	5,191	5,313
Lacking Complete Plumbing Facilities	0	50	15
Total Households	5,061	5,241	5,328
Percent Lacking	0%	1%	0.3%

There were 5,328 households lacking complete kitchen facilities in 2017, compared to 5,061 households in 2000. This was a change from 0.2 percent of households in 2000 to 0.7 percent in 2017.

Table II.8.70			
Households with Incomplete Kitchen Facilities			
Goshen County			
2000 Census SF3 & 2010, 2017 Five-Year ACS Data			
Households	2000 Census	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	5,053	5,134	5,289
Lacking Complete Kitchen Facilities	8	107	39
Total Households	5,061	5,241	5,328
Percent Lacking	0.2%	2%	0.7%

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, 13.1 of households had a cost burden and 9.2 percent had a severe cost burden. Some 20.6 percent of renters were cost burdened, and 10.1 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 9.7 percent and a severe cost burden rate of 2.1 percent. Owner occupied households with a mortgage had a cost burden rate of 11.7 percent, and severe cost burden at 14.4 percent.

Table II.8.71									
Cost Burden and Severe Cost Burden by Tenure									
Goshen County									
2010 & 2017 Five-Year ACS Data									
Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2010 Five-Year ACS	1,226	61.1%	595	29.6%	187	9.3%	0	0%	2,008
2017 Five-Year ACS	1,640	73.6%	261	11.7%	321	14.4%	7	0.3%	2,229
Owner Without a Mortgage									
2010 Five-Year ACS	1,496	88.4%	155	9.2%	42	2.5%	0	0%	1,693
2017 Five-Year ACS	1,606	88.2%	176	9.7%	38	2.1%	1	0.1%	1,821
Renter									
2010 Five-Year ACS	736	47.8%	233	15.1%	256	16.6%	315	20.5%	1,540
2017 Five-Year ACS	721	56.4%	263	20.6%	129	10.1%	165	12.9%	1,278
Total									
2010 Five-Year AC	3,458	66%	983	18.8%	485	9.3%	315	6%	5,241
2017 Five-Year ACS	3,967	74.5%	700	13.1%	488	9.2%	173	3.2%	5,328

Commuting Patterns

Table II.8.72, shows the place of work by county of residence. In 2010 80.4 percent of residents worked within the county they reside in with 10 percent working outside their home county. This compared to 82 percent of residents who worked within the county in which they resided and 7.8 percent of residents worked outside their home county.

Table II.8.72 Place of Work Goshen County 2010 & 2017 5 year ACS data				
Place of work	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Worked in county of residence	5,068	80.4%	4,979	82%
Worked outside county of residence	629	10%	471	7.8%
Worked outside state of residence	606	9.6%	620	10.2%
Total	6,303	100.0%	6,070	100.0%

Table II.8.73, shows the aggregate travel time to work based on place of work and residence. In Goshen County the total aggregate travel time was 106,180, with residents working in their home county spending a total of 55,665.

Table II.8.73 Aggregate Travel Time to Work (in Minutes) Goshen County 2010 & 2017 5 year ACS data				
Place of Work	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Worked in county of residence	50,005	45.4%	55,665	52.4%
Worked outside county of residence	33,160	30.1%	26,310	24.8%
Worked outside State of residence	27,095	24.6%	24,205	22.8%
Aggregate travel time to work (in minutes):	110,260	100.0%	106,180	100.0%

Table II.8.74, shows the average travel time to work based on place of work and residence. In 2017 the overall average travel time was 110,260 minutes. Residents working within their home county spent an average of 11.2 minutes commuting to work, with those working outside their county of residence spending an average of 55.9 minutes on the commute.

Table II.8.74 Average Travel Time to Work (in Minutes) Goshen County 2010 & 2017 5 year ACS data		
Place of Work	2010 5-year ACS	2017 5-year ACS
Worked in county of residence	9.9	11.2
Worked outside county of residence	52.7	55.9
Worked outside State of residence	44.7	39
Average travel time to work (in minutes):	17.5	17.5

Table II.8.75, shows the means of transportation to work. In 2017, 79.1 percent of commuters drove alone in a car, truck or van. Only 8.9 percent carpooled, with an additional 0.1 percent taking public transportation. There were also 402 persons or 6.6 percent who worked at home.

Table II.8.75 Means of Transportation to Work Goshen County 2010 & 2017 5 year ACS data				
Means	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Car, truck, or van: Drove alone	4,531	71.9%	4,802	79.1%
Car, truck, or van: Carpooled:	749	11.9%	539	8.9%
Public transportation (excluding taxicab):	0	0%	6	0.1%
Taxicab	0	0%	0	0%
Motorcycle	19	0.3%	8	0.1%
Bicycle	92	1.5%	0	0%
Walked	211	3.3%	218	3.6%
Other means	48	0.8%	95	1.6%
Worked at home	653	10.4%	402	6.6%
Total	6,303	100.0%	6,070	100.0%

Table II.8.76 shows the breakdown of the means of transportation by tenure. In 2017 61.8% percent of commuters owned their home and commuted alone by car, which compares to 54.6% percent in 2010. There were also 1,063 renters who drove alone in 2017 and accounted for 17.8% percent of the total commuter population. Commuters who owned their own home and took public transportation represented 0% percent of the population, which compared to 0 renters, or 0 percent taking public of commuters

Table II.8.76				
Means Of Transportation To Work By Tenure				
Goshen County				
2010 & 2017 5 year ACS data				
Tenure	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Car, truck, or van - drove alone:				
Owner	3,299	54.6%	3,689	61.8%
Renter	1,219	20.2%	1,063	17.8%
Car, truck, or van - carpooled:				
Owner	499	8.3%	410	6.9%
Renter	101	1.7%	109	1.8%
Public transportation (excluding taxicab):				
Owner	0	0%	0	0%
Renter	0	0%	0	0%
Walked:				
Owner	71	1.2%	138	2.3%
Renter	111	1.8%	68	1.1%
Taxicab, motorcycle, bicycle, or other means:				
Owner	98	1.6%	51	0.9%
Renter	18	0.3%	52	0.9%
Worked at home:				
Owner	444	7.4%	323	5.4%
Renter	179	3%	71	1.2%
Total:	6,039	100.0%	5,974	100.0%

2018 Goshen County Household Forecast

The 2018 Housing Needs Forecast reports housing demand projections from 2018 to 2050, with 2017 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 2018 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.8.77, shows the current CHAS housing problem estimates for the period of 2011-2015. 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 888 owner occupied and 360 renter occupied households experiencing a housing problem.

Table II.8.77			
Households with Housing Problems by Income			
Goshen County 2011-2015 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	430	180	610
30.1-50% HAMFI	220	140	360
50.1-80% HAMFI	120	40	160
80.1-95% HAMFI	45	0	45
95 – 115% HAMFI	10	0	10
115.1% HAMFI or more	63	0	63
Total	888	360	1,248
Without Housing Problems			
30% HAMFI or less	185	130	315
30.1-50% HAMFI	290	190	480
50.1-80% HAMFI	715	370	1,085
80.1-95% HAMFI	335	45	380
95 – 115% HAMFI	260	105	365
115.1% HAMFI or more	1,430	69	1,499
Total	3,215	909	4,124
Not Computed			
30% HAMFI or less	4	0	4
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	4	0	4
Total			
30% HAMFI or less	619	310	929
30.1-50% HAMFI	510	330	840
50.1-80% HAMFI	835	410	1,245
80.1-95% HAMFI	380	45	425
95 – 115% HAMFI	270	105	375
115.1% HAMFI or more	1,493	69	1,562
Total	4,107	1,269	5,376

Table II.8.78, shows the total estimated housing by tenure for Goshen County. As can be seen, in 2030 there are estimated to be a total of 4,308 owner and 1,283 renter occupied households or a total of 5,591 households. By 2050 there are estimated to be 4,368 owner, 1,283 renter for a total of 5,651 households in Goshen County.

Year	Owner	Renter	Total
2017	4,290	1,038	5,328
2020	4,188	1,261	5,449
2025	4,253	1,274	5,527
2030	4,308	1,283	5,591
2035	4,345	1,290	5,635
2040	4,364	1,291	5,655
2045	4,371	1,289	5,660
2050	4,368	1,283	5,651

Table II.8.79, 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 2017, 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 11 owner-occupied and 245 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 323 households, of which 72 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). An additional 95 households above current 2017 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table II.8.79								
Incremental Housing Demand Forecast								
Goshen County								
Strong Growth Scenario								
Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	0	0	3	8	11	12	12
30.1-50%	0	0	0	2	7	9	10	10
50.1-80%	0	0	0	4	11	15	16	16
80.1-95%	0	0	0	2	5	7	7	7
95.1-115%	0	0	0	1	4	5	5	5
115+%	0	0	0	7	20	27	29	28
Total	0	0	0	11	55	74	81	78
Renter								
0-30%	0	54	58	60	62	62	61	60
30.1-50%	0	58	61	64	66	66	65	64
50.1-80%	0	72	76	79	81	82	81	79
80.1-95%	0	8	8	9	9	9	9	9
95.1-115%	0	18	20	20	21	21	21	20
115+%	0	12	13	13	14	14	14	13
Total	0	223	236	245	252	253	251	245
Total								
0-30%	0	54	58	63	70	73	74	72
30.1-50%	0	58	61	66	72	75	75	73
50.1-80%	0	72	76	83	93	97	98	95
80.1-95%	0	8	8	10	14	16	16	16
95.1-115%	0	18	20	21	24	26	26	25
115+%	0	12	13	20	34	41	43	42
Total	0	223	236	256	307	327	332	323

Table II.8.80 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. Total housing need does not necessarily mean the constructions of new units. Unmet housing needs can be alleviated through the rehabilitation of existing units or by focusing on creating more affordable housing options.

In 2017, the base year, the total housing need set at the 1,222 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 1,006 owner and 539 renter occupied households for a total of 1,545 quality households.

Table II.8.80								
Incremental Total Housing Need Forecast								
Goshen County								
Strong Growth Scenario								
Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	449	438	445	452	457	460	461	461
30.1-50%	230	224	228	232	237	239	240	239
50.1-80%	125	122	124	129	137	140	142	141
80.1-95%	47	46	47	49	52	54	54	54
95.1-115%	10	10	10	12	14	15	16	16
115+%	66	64	65	72	86	93	95	94
Total	928	906	920	938	983	1,002	1,009	1,006
Renter								
0-30%	147	202	205	207	209	209	209	207
30.1-50%	115	173	176	178	180	180	180	178
50.1-80%	33	105	109	112	114	114	114	112
80.1-95%	0	8	8	9	9	9	9	9
95.1-115%	0	18	20	20	21	21	21	20
115+%	0	12	13	13	14	14	14	13
Total	294	517	530	539	546	547	545	539
Total								
0-30%	596	640	650	659	666	669	670	668
30.1-50%	344	397	404	410	417	419	420	418
50.1-80%	158	227	233	241	251	255	256	253
80.1-95%	47	54	55	57	61	63	63	63
95.1-115%	10	29	30	32	35	36	37	36
115+%	66	76	78	86	100	106	109	107
Total	1,222	1,423	1,450	1,478	1,529	1,549	1,554	1,545

2018 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 693 loans purchased in Goshen County between 1979 and 2018, with 20 occurring in fiscal 2017. The average home size over the period was 1,209 square feet and 1,363 square feet in fiscal 2018. For homes receiving a WCDA loan in fiscal 2018, the average year a home was built was 1960. The average household income in fiscal 2018 in nominal terms, without the effects of inflation being taken into consideration, was \$49,233. The average purchase price in fiscal 2018 was \$131,233. In fiscal 2018, 0.0 percent of loans purchased were for new construction, and 35.0 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.**