

Goshen County

VOLUME II:

WYOMING

STATE PROFILE

Demographics

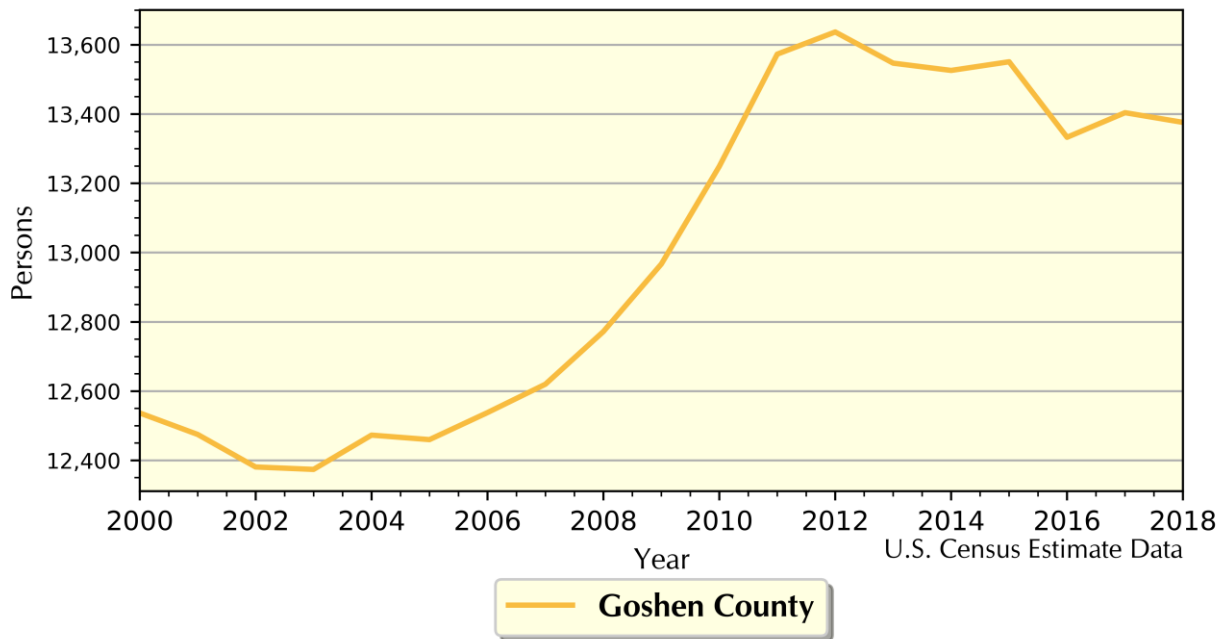
The Census Bureau's current census estimates for each year since the 2010 Census are presented in Table II.8.1. The 2018 estimates indicate that Goshen County's population increased from 13,249 in 2010 to 13,376 in 2018, or by 1.0 percent. The 2018 population estimate is not yet available broken down by race, age, or gender. For those purposes, we will use the 2017 five-year ACS estimates. Population trends for Goshen County since 2000 are displayed below in Diagram II.8.1.

Table II.8.1
Population Estimates

Goshen County
2010-2018 Census Data and Intercensal Estimates

2010 Census	13,249
2011 Population Estimate	13,573
2012 Population Estimate	13,637
2013 Population Estimate	13,547
2014 Population Estimate	13,526
2015 Population Estimate	13,551
2016 Population Estimate	13,333
2017 Population Estimate	13,404
2018 Population Estimate	13,376

Diagram II.8.1
Population
Goshen County



Population Estimates

The Census Bureau's current estimates indicate that Goshen County's population increased from 13,249 in 2010 to 13,376 in 2017, or by 1.0 percent. This compares to a statewide population change of 2.5 percent over the period. The number of people from 25 to 34 years of age increased by 14.5 percent, and the number of people from 55 to 64 years of age increased by 3.4 percent.

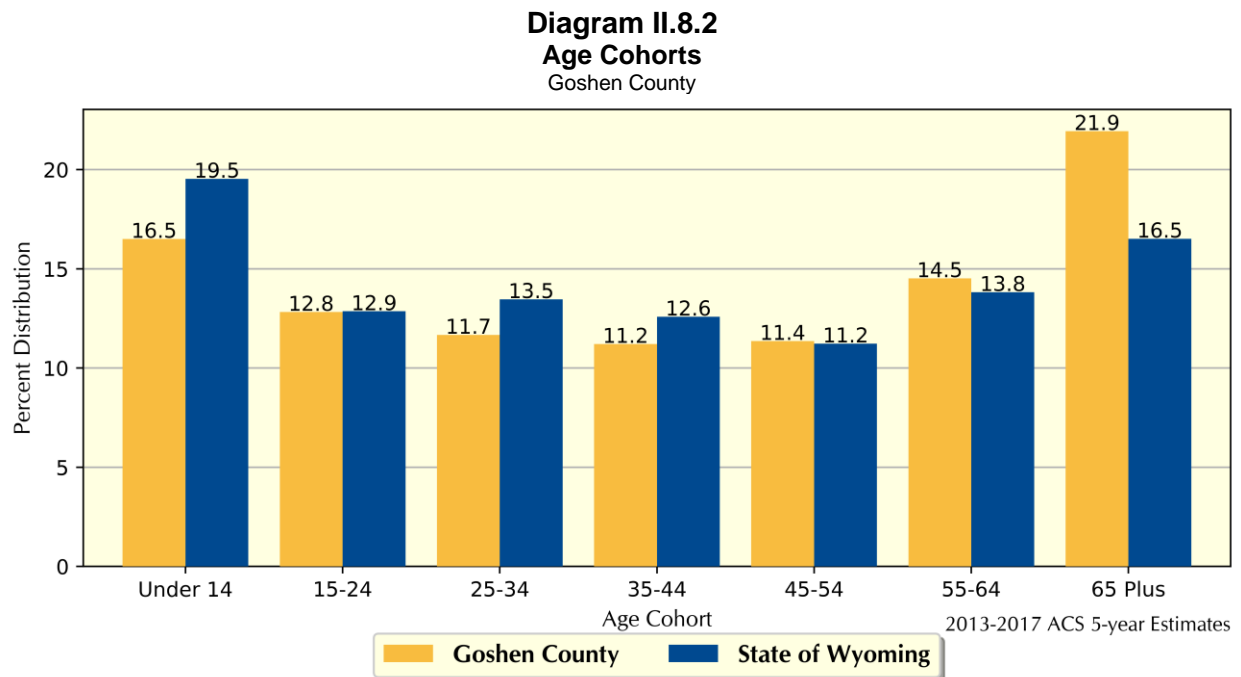
Between 2010 and 2018, the percent change in the Goshen County population by race was white (1.2 percent), black (69.4 percent), American Indian and Alaskan Natives (56.7 percent), Asian (180.5 percent), Native Hawaiian or Pacific Islanders (-23.1 percent), two or more races (69.8 percent), and Hispanic or Latino (12.8 percent). Over the same period, the percent change in the Wyoming population by race was white (1.1 percent), black (47.2 percent), American Indian and Alaskan Natives (9.7 percent), Asian (33.6 percent), Native Hawaiian or Pacific Islanders (9.8 percent), two or more races (29.1 percent), and Hispanic or Latino (15.9 percent). These data are presented in Table II.8.2.

Table II.8.2 Profile of Population Characteristics Goshen County vs. State of Wyoming 2010 Census and 2018 Current Census Estimates						
Subject	Goshen County			Wyoming		
	2010 Census	Jul-18	% Change	2010 Census	Jul-18	% Change
Population	13,249	13,376	1.0%	563,626	577,737	2.5%
Age						
Under 14 years	2,198	2,207	0.4%	113,371	112,863	-0.4%
15 to 24 years	1,839	1,715	-6.7%	78,460	74,279	-5.3%
25 to 34 years	1,362	1,560	14.5%	77,649	77,778	0.2%
35 to 44 years	1,456	1,499	3.0%	66,966	72,713	8.6%
45 to 54 years	2,016	1,519	-24.7%	83,577	64,880	-22.4%
55 to 64 years	1,878	1,942	3.4%	73,513	79,849	8.6%
65 and Over	2,500	2,934	17.4%	70,090	95,375	36.1%
Race						
White	12,874	12,722	-1.2%	529,110	534,943	1.1%
Black	85	144	69.4%	5,135	7,557	47.2%
American Indian and Alaskan Native	120	188	56.7%	14,457	15,860	9.7%
Asian	41	115	180.5%	4,649	6,213	33.6%
Native Hawaiian or Pacific Islander	13.0	10.0	-23.1%	521.0	572.0	9.8%
Two or more races	116	197	69.8%	9,754	12,592	29.1%
Ethnicity (of any race)						
Hispanic or Latino	1,288	1,453	12.8%	50,231	58,227	15.9%

Table II.8.3 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 47.9 percent, or 6,343 persons, were female. In 2017, the number of males rose to 6,983 persons, and accounted for 52.2 percent of the population, with 47.8 percent, or 6,393 persons being female.

Table II.8.3 Population by Age and Gender Goshen County 2010 Census and Current Census Estimates							
Age	2010 Census			2017 Current Census Estimates			% Change 10-17
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,164	1,034	2,198	1,130	1,077	2,207	0.4%
15 to 24 years	971	868	1,839	898	817	1,715	-6.7%
25 to 44 years	753	609	1,362	884	676	1,560	14.5%
45 to 54 years	808	648	1,456	838	661	1,499	3.0%
55 to 64 years	1,057	959	2,016	872	647	1,519	-24.7%
65 and Over	998	880	1,878	990	952	1,942	3.4%
Total	6,906	6,343	13,249	6,983	6,393	13,376	1.0%
% of Total	52.1%	47.9%	.	52.2%	47.8%	.	

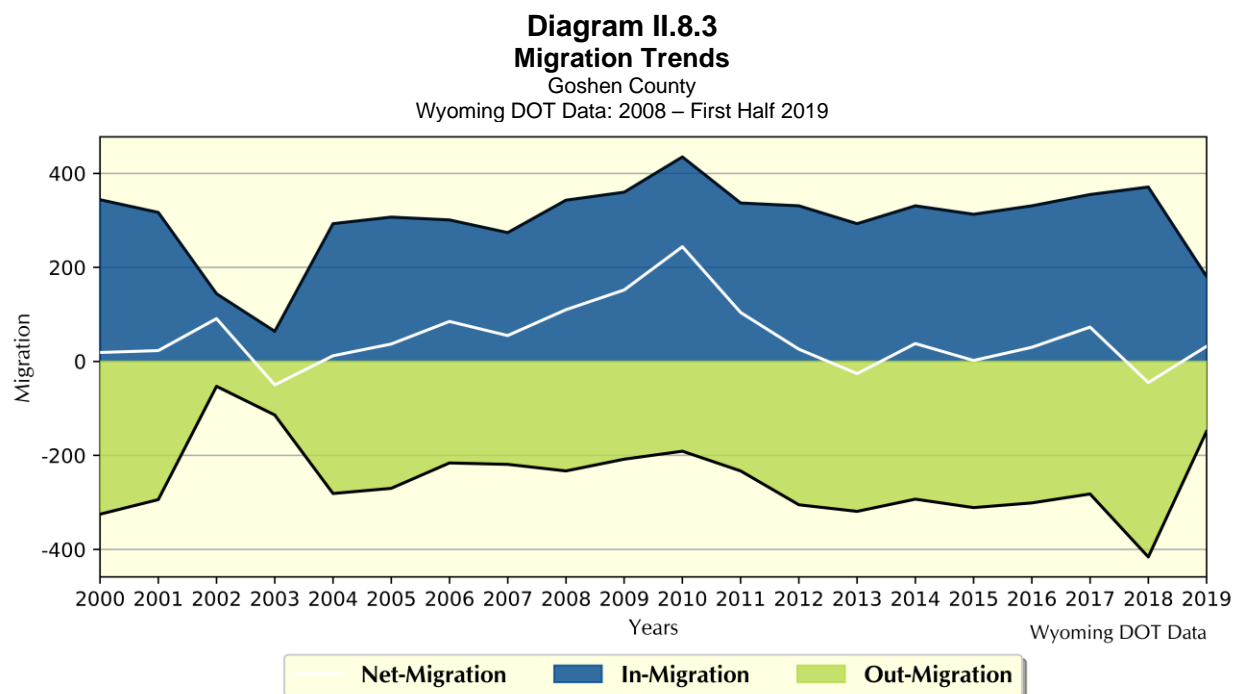
Diagram II.8.2 displays the percentage of the population by age in Goshen County compared to the State of Wyoming.



Population Migration Trends

The Wyoming Department of Transportation (WYDOT) collects data on drivers who move to Wyoming and exchange licenses from other states as well as those surrendering Wyoming driver's licenses when relocating to a different state. The WYDOT data do not represent a precise count of migration, as they show only the net change in the number of driver's licenses, but the data indicates the general direction of population movement.

The shaded areas in Diagram II.8.3 represents in and out-migration, with the line depicting net migration. The maximum net migration occurred in 2010 with 244 people entering, and the lowest net migration occurred in 2003 with 50 leaving Goshen County.



The driver's license total exchanges since 2000 for Goshen County are presented in Table II.8.4 and showed a net migration of 1,012 persons over the time period. In 2008, there were a total of 343 in-migrations and 233 out-migrations, for a net-migration of 110 people. In 2019, there were 181 in-migrants, 149 out-migrants, for a net in-migration of 32 people.

Over the past five years, there was only one year with negative net-migration in Goshen County, which could indicate a generally healthy inflow of people into the county. Since 2015, Goshen County experienced a net growth of 92 persons, creating an overall positive net-migration trend. Wyoming DOT data indicates that there was a net increase of 32 people in the most recent year.

Table II.8.4 Driver's Licenses Exchanged and Surrendered Goshen County WYDOT Data, 2000 – 2019(p)			
Year	In-Migrants	Out-Migrants	Net Change
2000	344	325	19
2001	317	294	23
2002	144	53	91
2003	64	114	-50
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
2019 (p)	181	149	32
Total	6,025	5,013	1,012

The WYDOT data also collects gender and age information. Table II.8.5 shows in- and out- migration by gender. In the most recent first half of 2019 data, 12 net-migrants (38 percent) were male and 20 (63 percent) were female.

Table II.8.5 Migration by Gender Goshen County Wyoming DOT Data											
Gender	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019- First Half
In-Migration											
Male	165	204	173	153	133	161	143	174	166	180	80
Female	195	231	164	178	160	170	170	157	189	191	101
Total	360	435	337	331	293	331	313	331	355	371	181
Out-Migration											
Male	108	86	107	144	150	131	149	142	129	192	68
Female	100	105	126	161	169	162	162	159	153	224	81
Total	208	191	233	305	319	293	311	301	282	416	149
Net-Migration											
Male	57	118	66	9	-17	30	-6	32	37	-12	12
Female	95	126	38	17	-9	8	8	-2	36	-33	20
Total	152	244	104	26	-26	38	2	30	73	-45	32

Table II.8.6 shows net-migration for Goshen County by age cohort. The largest age cohort in the most recent 2019 net migration data was those in the age range of 18 to 22, with 5.0 persons entering Goshen County. Those in the age range of 36 to 45 had the lowest levels of net migration, with 3 persons leaving Goshen County.

Table II.8.6
Migration by Age Cohort
 Goshen County
 Wyoming DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
In												
14-17	8.0	10.0	4.0	3.0	5.0	6.0	3.0	7.0	7.0	3.0	6.0	2.0
18-22	44	37	76	57	37	42	31	39	47	43	48	21.0
23-25	24	28	52	23	30	28	30	32	24	29	25	15.0
26-35	82	90	107	87	89	66	91	75	79	85	65	41
36-45	51	61	76	52	55	53	75	63	54	66	64	26
46-55	49	59	62	54	54	43	36	49	46	52	55	15
56-65	52	44	38	34	36	35	36	33	44	46	70	36
66 +	33.0	31.0	20.0	27.0	25.0	20.0	29.0	15.0	30	31	38	25.0
Total	343	360	435	337	331	293	331	313	331	355	371	181
Out												
14-17	4.0	5.0	2.0	4.0	9.0	7.0	6.0	7.0	5.0	3.0	6.0	0
18-22	38	28	25	32	37	24	45	42	32	40	49	16.0
23-25	28	24	26	32	38	37	41	31	32	25	38	12.0
26-35	56	53	48	59	67	71	57	73	90	66	99	41
36-45	28	24	27	45	44	54	46	45	44	42	74	29
46-55	28	37	25	19	31	43	48	47	47	36	75	17
56-65	27	17	24.0	23	46	49	37	32	28	30	40	20.0
66 +	24.0	20.0	14.0	19.0	33.0	34.0	13.0	34	23	40	35	14.0
Total	233	208	191	233	305	319	293	311	301	282	416	149
Net												
14-17	4.0	5.0	2.0	-1.0	-4.0	-1.0	-3.0	0	2.0	0	0	2.0
18-22	6.0	9.0	51.0	25.0	0	18	-14	-3	15	3	-1	5.0
23-25	-4.0	4.0	26.0	-9.0	-8	-9	-11	1	-8	4	-13	3.0
26-35	26	37	59	28.0	22	-5	34	2	-11	19	-34	0
36-45	23	37	49	7.0	11	-1	29	18	10	24	-10	-3
46-55	21	22	37	35.0	23	0	-12	2	-1	16	-20	-2.0
56-65	25.0	27.0	14.0	11.0	-10	-14	-1	1	16	16	30	16.0
66 +	9.0	11.0	6.0	8.0	-8.0	-14.0	16.0	-19.0	7.0	-9.0	3	11.0
Total	110	152	244	104	26	-26	38	2	30	73	-45	32

Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data²², along with additional tabulations including the one-in-six SF3 sample. The Census Bureau did not collect additional sample data such as the SF3 in the 2010 decennial census, so many important housing and income concepts are not available in the 2010 Census.

To study these important housing and income concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population, then 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. The five-year estimates are more robust than the one or three year samples because they include more responses and can be tabulated down to the Census tract level.

The Census Bureau collects race data according to U.S. Office of Management and Budget guidelines, and these data are based on self-identification. Ancestry refers to one's ethnic origin or descent, "roots," or heritage, or the place of birth of the person or the person's parents or ancestors before their arrival in the United States. Ethnic identities may or may not represent geographic areas. People may choose to report more than one race group and people of any race may be of any ethnic origin. Hispanic origin can be viewed as the heritage, nationality, lineage, or country of birth of the person or the person's parents or ancestors before arriving in the United States. People who identify as Hispanic, Latino, or Spanish may be any race.

The Goshen County population by race and ethnicity is shown in Table II.8.7. The white population decreased by 1.2 percent, representing 93.2 percent of the population in 2017, compared with the black population, which increased by 69.4 percent and accounted for 0.1 percent of the population. The Hispanic population represented 10.6 percent of the population, which increased from 1,288 to 1,453 people between 2010 and 2017, or by 12.8 percent.

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	1.0%
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 change in race and ethnicity between 2010 and 2017 is shown in Table II.8.8. The total non-Hispanic population was 12,055 persons in 2017, and the Hispanic population was 1,424.

Table II.8.8 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	2.0%
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 Hispanic	1,288	100.0	1,424	100.0%
Total Population	13,249	100.0%	13,479	100.0%

Group Quarters Population

The group quarters population includes the institutionalized population, who live in correctional institutions, juvenile facilities, nursing homes, and other institutions, and the non-institutionalized population, who live in college dormitories, military quarters, and other group living situations. As seen in Table II.8.9, between 2000 and 2010, the institutionalized population changed 275.6 percent in Goshen County, from 197 people in 2000 to 740 in 2010. The non-institutionalized population changed 12.2%, from 294 in 2000 to 330 in 2010.

Table II.8.9 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	34.0%	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%	-100.0%
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%	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%

Foreign Born Populations

The number of foreign born persons are shown in Table II.8.10. An estimated 1.9 percent of foreign born people were 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%

The language spoken at home for those with Limited English Proficiency are shown in Table II.8.11. An estimated 2.4 percent (300 people) of the population speaks Spanish at home, followed by 0.1 percent (19 people) 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%

Disability

Disability by age, as estimated by the 2017 ACS, is shown in Table II.8.12, below. The disability rate for females was 14.0 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.8.12 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	5.0%	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	23.0%	401	26.1%
75 or Older	315	55.2%	359	53.7%	674	54.4%
Total	1,021	15.4%	906	14.0%	1,927	14.7%

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table II.8.13. 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.8.13 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 from the Goshen County 2017 Five-Year ACS is presented in Table II.8.14 Table II.8.15, and Table II.8.16. In 2017, 6,547 people were in the labor force, including 6,122 employed and 425 unemployed people. The unemployment rate for Goshen County was estimated at 6.5 percent in 2017.

Table II.8.14 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%

Table II.8.15 and Table II.8.16 show educational attainment in Goshen County. In 2017, 92.7 percent of households had a high school education or greater, including 29.2 percent with a high school diploma or equivalent, 39.9 percent with some college, 13.8 percent with a Bachelor's Degree, and 8.0 percent with a graduate or professional degree.

Table II.8.15 High School or Greater Education Goshen County 2017 Five-Year ACS Data	
Education Level	Households
High School or Greater	4,937
Total Households	5,328
Percent High School or Above	92.7%

Table II.8.16 Educational Attainment Goshen County 2017 Five-Year ACS Data		
Education Level	2017 5-year ACS	Percent
Less Than High School	979	9.2%
High School or Equivalent	3,123	29.2%
Some College or Associates Degree	4,265	39.9%
Bachelor's Degree	1,473	13.8%
Graduate or Professional Degree	859	8.0%
Total Population Above 18 years	10,699	100.0%

Commuting Patterns

Table II.8.17 shows the place of work by county of residence. In 2010, 80.4 percent of residents worked within the county they reside with 10.0 percent working outside their home county. This compares to 82.0 percent of residents in 2017 who worked within the county in which they resided and 7.8 percent of residents worked outside their home county but still within the state.

Table II.8.17 Place of Work Goshen County 2010 and 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	82.0%
Worked outside county of residence	629	10.0%	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.8.18 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 minutes, with residents working in their home county spending a total of 55,665 minutes traveling.

Table II.8.18 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.8.19 shows the average travel time to work based on place of work and residence. In 2017 the overall aggregate 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 their commute.

Table II.8.19 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	39.0
Average travel time to work (in minutes):	17.5	17.5

Table II.8.20 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. Also, there were 402 persons or 6.6 percent who worked from home.

Table II.8.20 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.8.21 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 compares to 0 renters, or 0 percent taking public transportation.

Table II.8.21 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	3.0%	71	1.2%
Total:	6,039	100.0%	5,974	100.0%

Economics

Labor Force

Table II.8.22 shows labor force statistics for Goshen County between 1990 and 2018. The unemployment rate in Goshen County was 3.3 percent in 2018, with 226 unemployed persons and 6,830 in the labor force. The statewide unemployment rate in 2018 was 4.1 percent. In 2017, 6,723 people were employed, 199 were unemployed, and the labor force totaled 6,922 people.

Table II.8.22 Labor Force Statistics Goshen County 1990 - 2018 BLS Data					
Year	Goshen County			Unemployment Rate	Statewide Unemployment Rate
	Unemployment	Employment	Labor Force		
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	6,875	7,131	3.6%	4.1%
2015	235	6,851	7,086	3.3%	4.3%
2016	244	6,790	7,034	3.5%	5.3%
2017	199	6,723	6,922	2.9%	4.2%
2018	226	6,604	6,830	3.3%	4.1%

Diagram II.8.4 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 6,604 people, with the labor force reaching 6,830, indicating a total of 226 unemployed persons

Diagram II.8.4
Employment and Labor Force
Goshen County

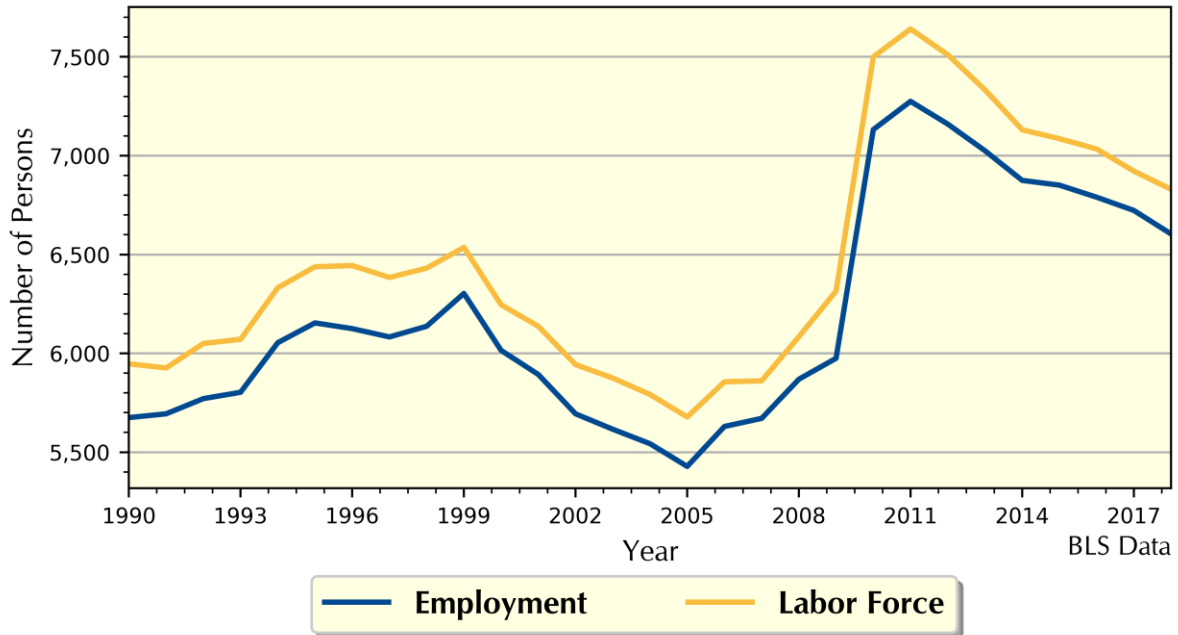
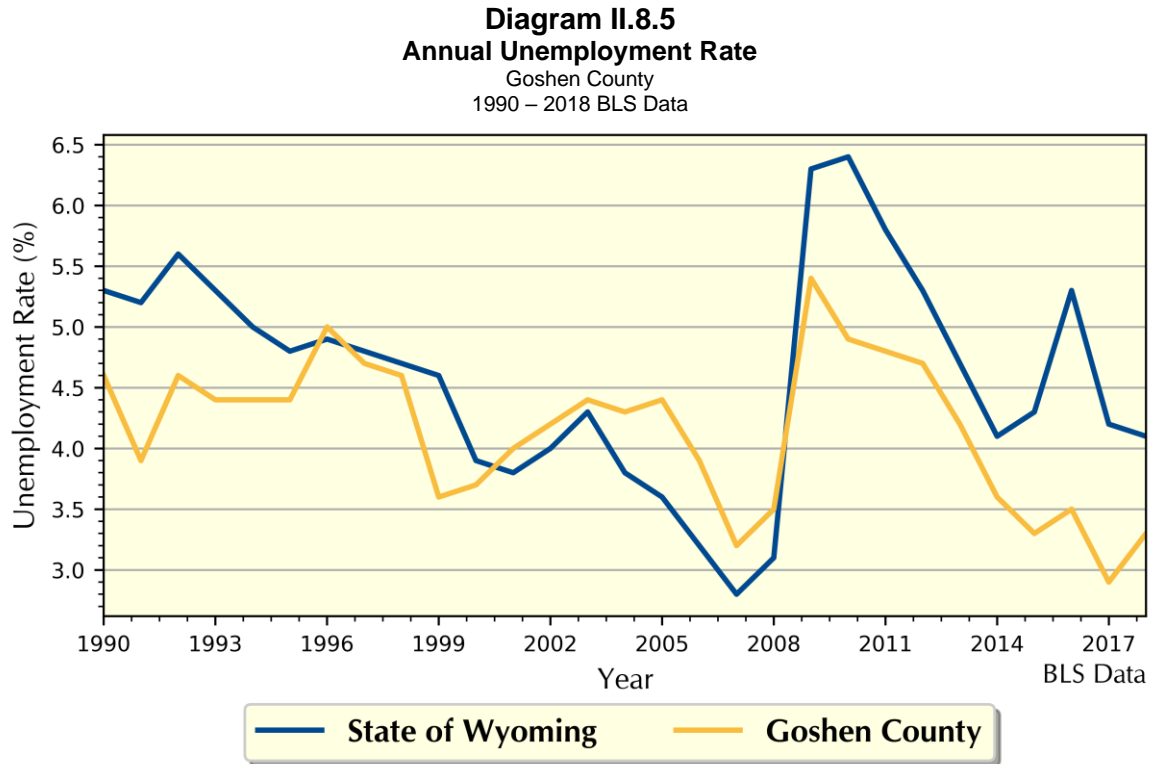


Diagram II.8.5 shows the unemployment rate for both the State and Goshen County. During the 1990's the average rate for Goshen County was 4.4 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.1 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 3.9 percent. Over the course of the entire period the Goshen County had an average unemployment rate lower than the State, 4.1 percent for Goshen County, versus 4.6 statewide.



Earnings and Employment

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.8.23, shows total real earnings by industry for Goshen County. In 2017, the government and government enterprises industry had the largest total real earnings (\$94,128,000). Between 2016 and 2017, the manufacturing industry saw the largest percentage increase of 24.9 percent, to \$14,168,000.

Table II.8.23
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	20,215	46,419	32,432	38,119	48,661	49,282	30,029	28,541	-5.0
Forestry, fishing, related activities, and other	0	0	0	4,221	4,636	4,761	5,869	6,072	3.5
Mining	0	0	0	493	62	2	-5	2	-139.3
Utilities	2,654	2,973	2,798	3,010	3,178	3,287	3,141	3,198	1.8
Construction	14,924	15,404	0	17,051	16,392	17,063	16,242	15,715	-3.2
Manufacturing	14,193	13,936	18,919	15,789	14,455	12,874	11,343	14,168	24.9
Wholesale trade	11,027	11,395	11,752	12,992	12,640	13,255	11,985	11,692	-2.4
Retail trade	14,278	12,836	13,350	13,412	13,890	14,512	14,581	14,518	-0.4
Transportation and warehousing	9,591	13,617	14,594	17,441	17,313	24,620	22,045	20,712	-6.0
Information	2,263	1,864	2,361	1,646	1,685	1,681	1,644	1,498	-8.9
Finance and insurance	7,848	9,389	9,614	9,566	9,061	9,316	9,663	10,175	5.3
Real estate and rental and leasing	5,343	5,577	6,281	5,673	4,598	4,603	5,101	5,686	11.5
Professional and technical services	8,923	9,759	10,433	9,777	9,176	7,096	6,766	6,306	-6.8
Management of companies and enterprises	5	84	-256	22	1	0	0	0	0
Administrative and waste services	3,661	3,984	4,630	6,199	7,446	0	0	0	0
Educational services	0	2,691	2,328	1,827	1,589	1,729	1,826	0	-100.0
Health care and social assistance	0	43,777	43,269	44,202	44,184	44,594	44,800	0	-100.0
Arts, entertainment, and recreation	0	0	0	0	0	696	758	753	-0.6
Accommodation and food services	0	0	0	0	0	5,994	6,106	5,760	-5.7
Other services, except public administration	11,207	11,619	11,945	11,483	11,316	11,781	11,724	11,939	1.8
Government and government enterprises	92,056	92,911	93,804	99,099	100,104	98,170	96,393	94,128	-2.3
Total	270,338	309,039	307,371	318,423	326,982	335,046	307,662	305,743	-0.6

Table II.8.24 shows the total employment by industry for the 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.8.24
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	145.0	-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
Management of companies and enterprises	17	15	18	15	11	0	0	0	0
Administrative and waste services	167	169	176	193	199	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
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.8.25 shows the real average earnings per job by industry for Goshen County. These figures are calculated by dividing the total real earning displayed in Tables II.8.18 and II.8.19, by industry. In 2017, the transportation and warehousing industry had the highest average earnings reaching \$91,241. Between 2016 and 2017, the real estate and rental and leasing industry saw the largest percentage increase, rising by 8.0 percent to \$19,538.

Table II.8.25 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	22,816	50,621	35,176	41,751	53,007	53,162	32,324	29,854	-7.6
Forestry, fishing, related activities, and other	0	0	0	27,770	31,327	34,503	39,386	41,877	6.3
Mining	0	0	0	10,479	1,506	46	-98	37	-137.2
Utilities	78,064	87,451	82,304	86,012	79,447	86,490	89,730	88,824	-1.0
Construction	36,135	37,209	0	42,629	42,247	43,640	41,752	41,796	0.1
Manufacturing	41,622	38,928	49,014	45,632	44,342	42,770	40,511	37,883	-6.5
Wholesale trade	44,463	48,489	50,222	51,968	46,643	46,838	46,816	48,117	2.8
Retail trade	22,918	20,906	21,258	22,168	22,367	23,635	22,962	23,957	4.3
Transportation and warehousing	41,520	56,737	64,010	79,277	74,304	87,617	91,856	91,241	-0.7
Information	37,091	30,066	40,020	29,387	31,798	31,134	29,896	28,266	-5.5
Finance and insurance	29,953	30,784	31,012	29,894	29,324	28,403	26,695	27,061	1.4
Real estate and rental and leasing	20,162	20,808	24,632	21,406	16,540	16,801	18,087	19,538	8.0
Professional and technical services	34,318	38,574	39,518	40,233	38,555	31,397	30,893	28,796	-6.8
Management of companies and enterprises	270	5,625	-14,228	1,446	97	0	0	0	0
Administrative and waste services	21,925	23,571	26,305	32,118	37,417	0	0	0	0
Educational services	0	31,658	31,460	27,680	22,707	22,745	23,709	0	0
Health care and social assistance	0	45,459	45,933	48,255	50,381	51,733	51,912	0	0
Arts, entertainment, and recreation	0	0	0	0	0	12,216	11,478	11,947	4.1
Accommodation and food services	0	0	0	0	0	15,448	15,737	15,611	-0.8
Other services, except public administration	34,064	32,822	31,939	31,897	30,256	31,928	32,934	33,536	1.8
Government and government enterprises	57,715	58,917	59,332	63,120	64,293	64,122	63,668	63,686	0
Total	36,776	41,189	40,879	43,001	44,157	45,325	41,813	41,474	-0.8

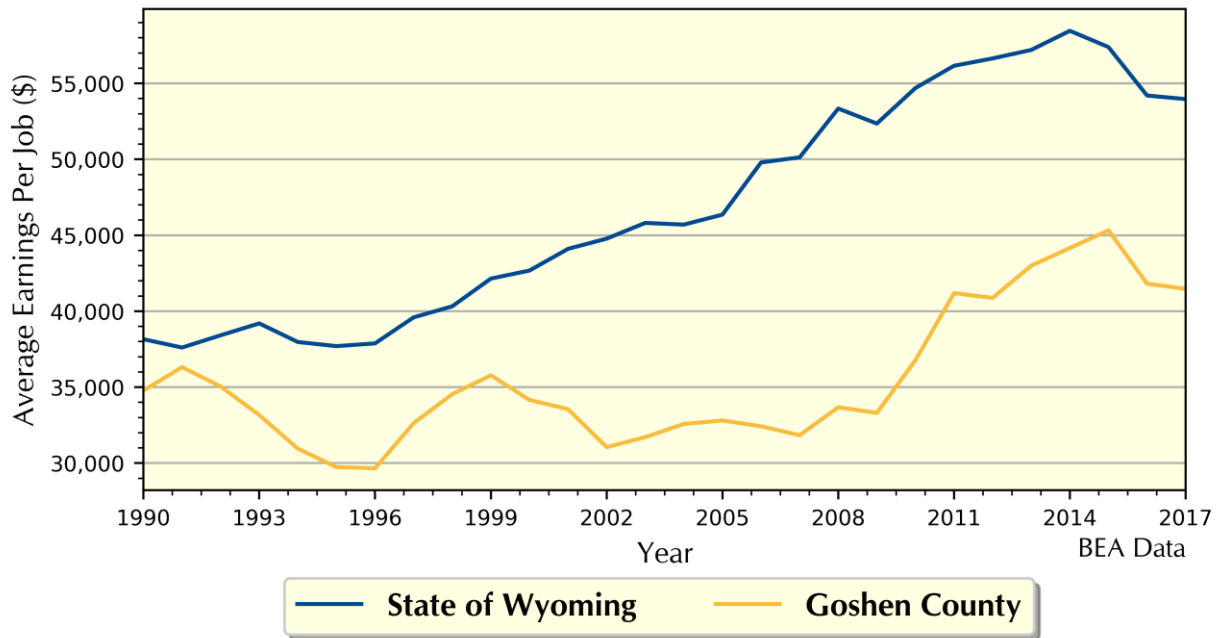
Table II.8.26 shows total employment and real personal income for the years of 1969 to 2017. Total real personal income includes all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments. In 2017, total real personal income was \$567,631,000, a 0.6 percent change between 2016 and 2017. Total employment was 7,351 in 2010 and 7,372 in 2017, a change of 0.2 percent over the period.

Table II.8.26
Total Employment and Real Personal Income
 Goshen County
 BEA Data 1969 Through 2017

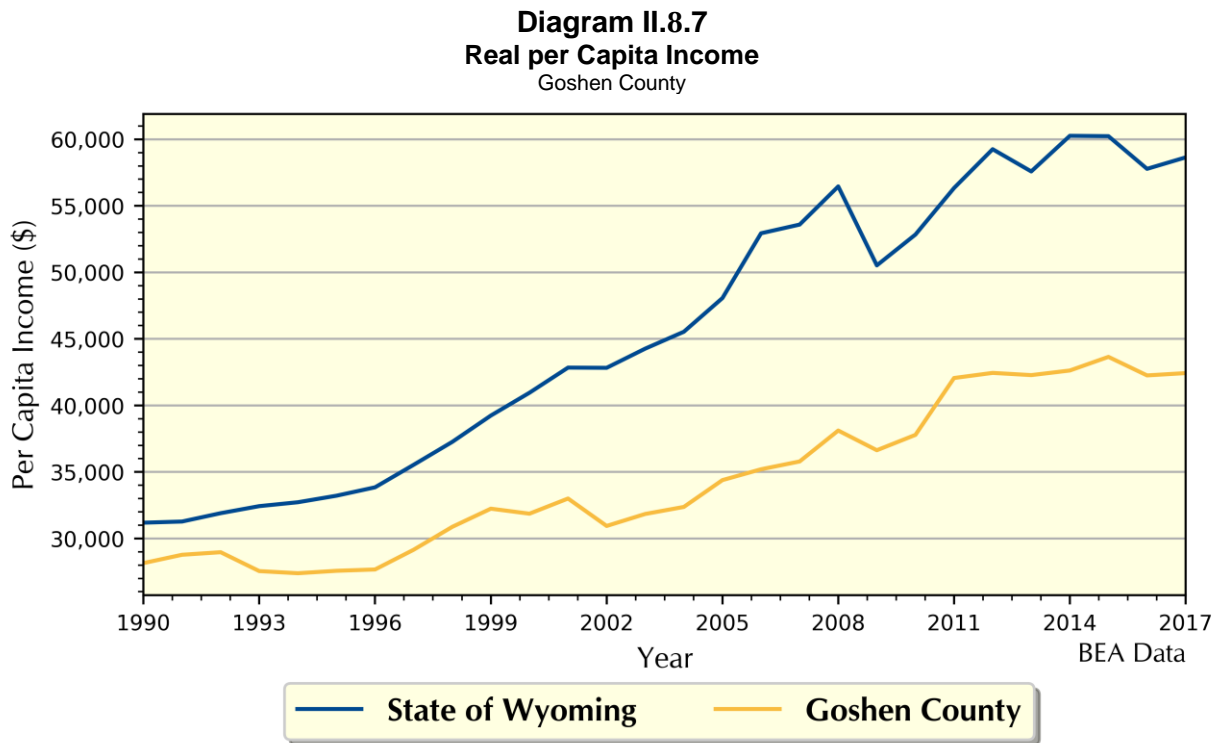
Year	1,000s of 2017 Dollars						Per Capita Income	Total Employment	Average Real Earnings Per Job
	Earnings	Social Security Contributions	Residents Adjustments	Dividends, Interest, Rents	Transfer Payments	Personal Income			
1969	126,858	7,029	5,185	28,997	16,971	170,981	15,946	4,902	25,877
1970	146,482	7,220	7,373	30,804	18,452	195,891	17,923	4,987	29,374
1971	148,323	7,824	10,974	33,999	21,100	206,573	18,672	5,094	29,118
1972	176,953	8,987	12,099	33,632	22,327	236,024	21,245	5,282	33,502
1973	208,437	11,145	13,413	39,912	25,059	275,676	24,474	5,489	37,974
1974	188,085	11,665	12,549	45,180	26,206	260,356	22,832	5,649	33,297
1975	156,320	11,897	12,648	48,055	28,754	233,879	19,911	5,761	27,134
1976	151,181	13,151	13,113	49,811	30,883	231,837	18,994	5,911	25,577
1977	151,581	13,096	13,343	53,974	32,568	238,370	19,703	5,971	25,386
1978	157,031	14,080	13,614	55,368	33,447	245,381	20,635	6,120	25,658
1979	166,782	14,838	12,970	56,395	34,738	256,048	22,019	6,187	26,956
1980	187,794	15,076	11,728	66,219	38,804	289,470	23,888	6,215	30,217
1981	167,846	15,692	14,089	72,865	41,646	280,754	22,636	6,057	27,710
1982	150,335	15,527	15,051	81,483	43,831	275,172	22,170	6,059	24,812
1983	158,115	15,671	14,301	80,588	48,997	286,329	22,802	6,296	25,114
1984	167,325	17,243	14,814	86,934	48,756	300,586	23,652	6,358	26,317
1985	170,813	17,532	15,894	85,498	49,233	303,906	23,778	6,282	27,191
1986	181,497	17,595	18,289	81,687	49,451	313,329	24,444	6,124	29,637
1987	191,091	17,933	18,847	77,216	50,342	319,563	25,004	6,218	30,731
1988	191,445	18,916	19,785	74,026	50,217	316,557	25,084	6,227	30,744
1989	198,302	18,662	20,606	75,822	50,863	326,932	26,158	6,244	31,759
1990	217,056	19,353	22,271	74,691	52,869	347,535	28,150	6,242	34,773
1991	226,819	20,896	22,742	73,263	53,767	355,695	28,776	6,246	36,314
1992	222,607	21,253	23,486	76,194	57,995	359,029	28,969	6,352	35,045
1993	212,300	20,447	23,621	68,991	59,744	344,209	27,550	6,402	33,161
1994	208,187	21,372	21,919	70,296	63,627	342,658	27,389	6,726	30,952
1995	195,812	21,109	22,553	80,022	67,985	345,262	27,572	6,585	29,736
1996	195,706	20,875	23,228	80,540	69,282	347,881	27,671	6,598	29,662
1997	218,895	21,456	24,359	81,880	69,131	372,810	29,155	6,708	32,632
1998	229,110	22,067	26,435	87,635	68,792	389,905	30,874	6,634	34,535
1999	237,819	22,651	28,915	89,225	69,760	403,068	32,240	6,647	35,778
2000	232,042	22,896	30,103	87,493	73,508	400,250	31,865	6,793	34,159
2001	225,853	23,574	34,312	97,525	77,599	411,714	33,003	6,732	33,550
2002	209,966	23,034	37,895	79,154	79,122	383,102	30,942	6,762	31,051
2003	210,542	23,428	41,062	77,855	88,006	394,037	31,844	6,640	31,707
2004	213,274	24,048	46,097	79,383	89,064	403,770	32,372	6,547	32,576
2005	218,165	24,362	50,047	94,249	90,391	428,490	34,389	6,650	32,807
2006	221,776	29,315	55,001	99,496	94,399	441,357	35,202	6,840	32,423
2007	226,247	31,734	61,296	99,965	95,884	451,658	35,789	7,106	31,839
2008	246,640	34,039	67,742	98,382	108,054	486,779	38,113	7,324	33,676
2009	245,377	33,912	61,465	88,131	113,965	475,026	36,633	7,368	33,303
2010	270,338	34,634	57,426	93,563	120,489	507,182	37,787	7,351	36,776
2011	309,039	32,765	57,903	116,915	120,101	571,194	42,061	7,503	41,189
2012	307,371	33,729	54,409	134,509	116,469	579,029	42,445	7,519	40,879
2013	318,423	36,801	51,556	121,871	117,868	572,917	42,278	7,405	43,001
2014	326,982	37,602	54,556	116,031	117,348	577,314	42,625	7,405	44,157
2015	335,046	38,006	56,807	116,756	121,539	592,142	43,649	7,392	45,325
2016	307,662	37,529	52,883	117,568	123,743	564,326	42,256	7,358	41,813
2017	305,743	38,195	52,860	119,630	127,593	567,631	42,430	7,372	41,474

Diagram II.8.6 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 \$35,511, which was lower than the statewide average of \$46,885.

Diagram II.8.6
Real Average Earnings per Job
Goshen County



Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Diagram II.8.7 shows real per capita income for Goshen County from 1990 to 2017 of \$34,430, which was lower than the statewide average of \$45,699.



Quarterly Census of Employment and Wages

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. If data do not meet BLS or State agency disclosure standards they are displayed as (ND) and not disclosed. Data from this series are from the period of January 2006 through December 2018 and are presented in Table II.8.27, with the 2018 information considered preliminary (p). Between 2017 and 2018, total annual employment decreased from 4,348 persons in 2017 to 4,305 in 2018, a change of -1.0 percent.

Table II.8.27 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	4,269
Feb	4,457	4,484	4,576	4,538	4,480	4,426	4,398	4,353	4,285
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	4,389	4,353
May	4,554	4,662	4,661	4,578	4,594	4,558	4,430	4,396	4,376
Jun	4,590	4,643	4,640	4,591	4,585	4,541	4,476	4,366	4,337
Jul	4,381	4,433	4,450	4,376	4,449	4,426	4,235	4,265	4,143
Aug	4,348	4,523	4,532	4,403	4,369	4,442	4,237	4,253	4,164
Sep	4,505	4,644	4,670	4,601	4,557	4,585	4,399	4,389	4,339
Oct	4,682	4,769	4,760	4,736	4,604	4,639	4,388	4,356	4,356
Nov	4,630	4,781	4,688	4,771	4,574	4,574	4,387	4,365	4,367
Dec	4,670	4,756	4,710	4,750	4,563	4,543	4,400	4,338	4,327
Annual	4,520	4,601	4,616	4,568	4,521	4,505	4,383	4,348	4,305
% Change	1.5%	1.8%	0.3%	-1.0%	-1.0%	-0.4%	-2.7%	-0.8%	-1.0%

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 \$703 in 2017. In 2018, average weekly wages saw an increase of 2.6 percent over the prior year, rising to \$721, or by \$18. These data are shown in Table II.8.28.

Table II.8.28 Average Weekly Wages Goshen County BLS QCEW Data, 2001–2018						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	381	395	412	426	404	
2002	380	418	434	433	416	3.0%
2003	400	429	437	445	428	2.9%
2004	420	436	446	467	443	3.5%
2005	436	457	473	493	465	5.0%
2006	473	491	490	519	494	6.2%
2007	496	520	522	548	522	5.7%
2008	525	563	534	568	548	5.0%
2009	523	550	542	601	555	1.3%
2010	545	583	571	626	582	4.9%
2011	576	612	601	643	609	4.6%
2012	609	620	601	664	624	2.5%
2013	622	640	628	671	641	2.7%
2014	642	660	649	696	662	3.3%
2015	662	679	690	717	687	3.8%
2016	664	677	695	708	686	-0.1%
2017	685	705	692	729	703	2.5%
2018	705	718	720	741	721	2.6%

Total business establishments reported by the QCEW are displayed in Table II.8.29. Between 2017 and 2018, the total number of business establishments in Wyoming increased by 2.6 percent, from 437 to 439 establishments. The most recent preliminary 2018 estimates show there were 439 business establishments in the second quarter of 2018.

Table II.8.29 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	(ND)%
2011	466	482	476	470	474	2.2%
2012	464	463	466	470	466	-1.7%
2013	469	467	463	466	466	(ND)%
2014	462	463	463	457	461	-1.1%
2015	463	457	459	451	458	-0.7%
2016	448	454	450	443	449	-2.0%
2017	440	438	440	430	437	-2.7%
2018	436	439	438	443	439	0.5%

Poverty

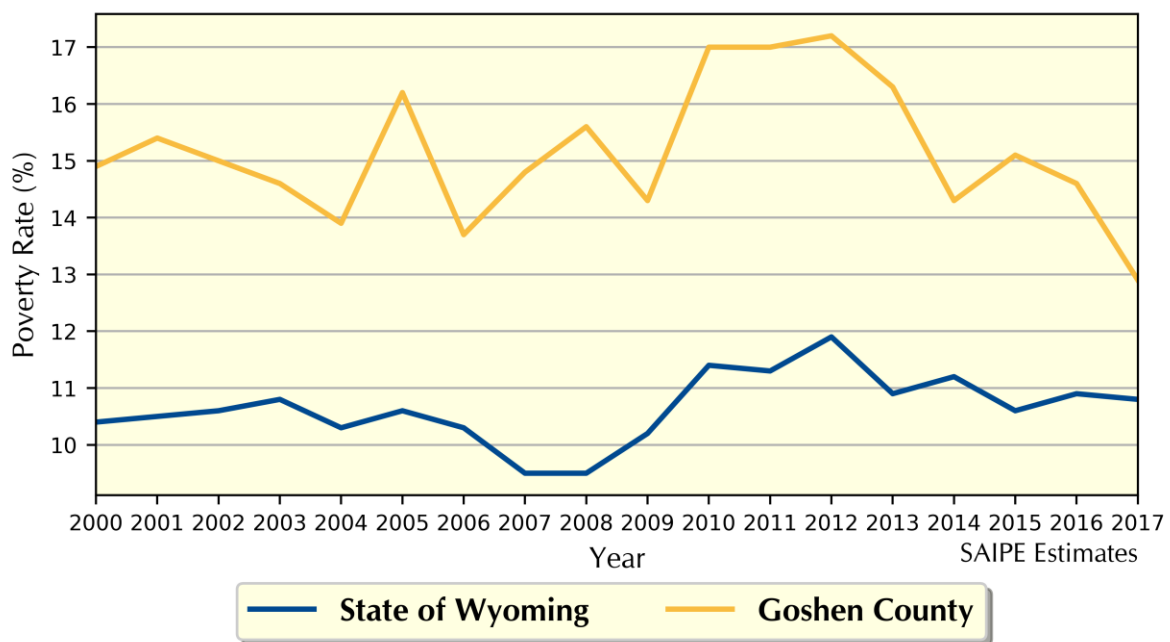
Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 2,079 in 2010 to 1,572 in 2017, with the poverty rate reaching 12.9 percent in 2017. This compared to a state poverty rate of 10.8 percent and a national rate of 13.4 percent in 2017. Table II.8.30, at right, presents poverty data for the county.

The rate of poverty for Goshen County is shown in Table II.8.31. In 2017, there were an estimated 1,701 people (13.2 percent) living in poverty, compared to 13.9 percent living in 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. This data is also displayed in Diagram II.1.8 on the following page.

Table II.8.30 Persons in Poverty Goshen County 2000–2017 SAIE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	1,792	14.9%
2001	1,832	15.4%
2002	1,782	15.0%
2003	1,740	14.6%
2004	1,656	13.9%
2005	1,899	16.2%
2006	1,604	13.7%
2007	1,717	14.8%
2008	1,818	15.6%
2009	1,702	14.3%
2010	2,079	17.0%
2011	2,102	17.0%
2012	2,145	17.2%
2013	2,022	16.3%
2014	1,762	14.3%
2015	1,852	15.1%
2016	1,776	14.6%
2017	1,572	12.9%

Table II.8.31 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	57.0%
65 or Older	261	15.6%	205	12.1%
Total	1,677	100.0%	1,701	100.0%
Poverty Rate	13.9%	.	13.2%	.

Diagram II.1.8
Poverty Rates
Goshen County
SAIPE Estimates 2000 – 2017



Housing

According to the Wyoming cost of living index, real average apartment rent in Goshen County increased by 0.28 percent from second quarter 2017 to second quarter 2018, from \$572 to \$564. During that same period, detached single-family home rents decreased by 9.85 percent, rents for mobile homes on lots decreased by 4.69 percent, and rents for mobile home lots increased by 3.08 percent.

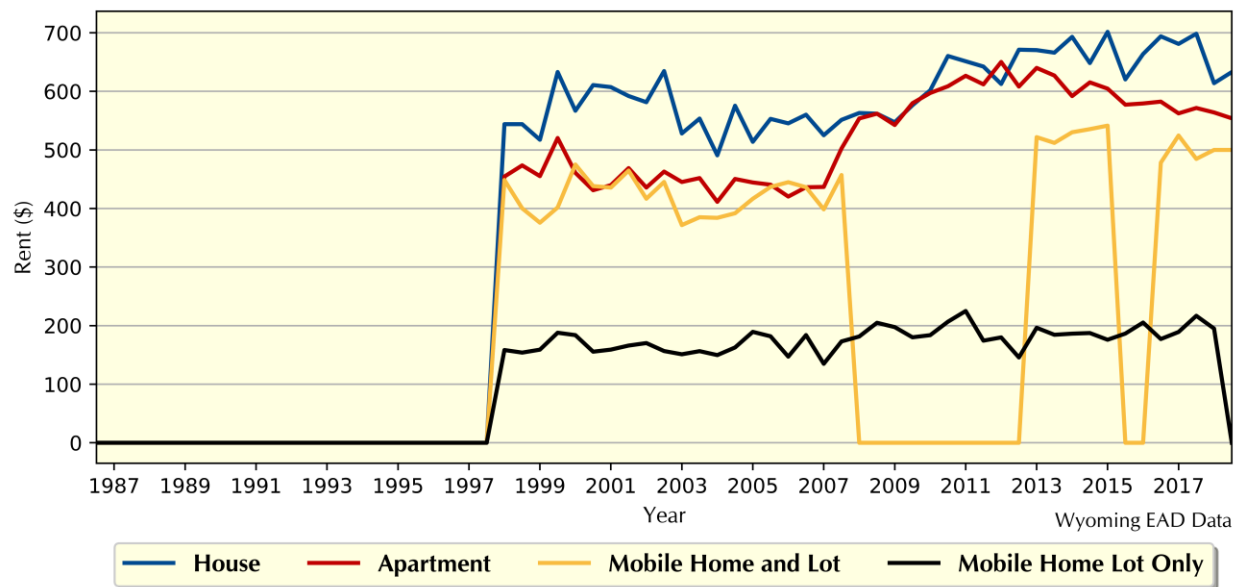
In the 20 years since 1998, Goshen county experienced an average annualized rent increase of 1.08 percent per year in apartment units. Compared to apartment units, the average annualized rent increase for single family homes was 0.61 percent per year between 1998 and 2018. Between 1998 and 2018, mobile home lots in Goshen county experienced an average annualized rent increase of 1.05 percent per year.

In comparison, since 1986, the State of Wyoming experienced an average annualized rent increase of 0.75 percent per year in apartment units. During the same time period, in the State of Wyoming, the average annualized rent increase for single family homes was 1.24 percent per year. Finally, between 1986 and 2018, mobile home lots in the State of Wyoming experienced an average annualized rent increase of 1.05 percent per year. Table II.8.32, at right, and Diagram II.1.9, below, present the Goshen County county data for each rental type.

Table II.8.32
Semiannual Average Monthly Rental Prices
Goshen County
EAD Data, 1998:Q2 – 2018:Q2, Real 2017 Dollars

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q2.98	455	544	449	158.0
Q4.98	474	544	400.0	154.0
Q2.99	455.0	517	376.0	159.0
Q4.99	520	633	402.0	188.0
Q2.00	461.0	567	475.0	184.0
Q4.00	431	611	438.0	156.0
Q2.01	440	607	436.0	159.0
Q4.01	469	592	465.0	166.0
Q2.02	436	582	417.0	170.0
Q4.02	463	635	445.0	157.0
Q2.03	445	528	372.0	151.0
Q4.03	452	554	385.0	156.0
Q2.04	411	491	384.0	150.0
Q4.04	450	575	392.0	163.0
Q2.05	444	514	417.0	189.0
Q4.05	441	553	437.0	182.0
Q2.06	420	545	445.0	147.0
Q4.06	436	560	436.0	184.0
Q2.07	437	525	399.0	135.0
Q4.07	502	551	457.0	173.0
Q2.08	554	563	0	181.0
Q4.08	562	562	0	205.0
Q2.09	543	547	0	198.0
Q4.09	580	576	0	180.0
Q2.10	597	602	0	184.0
Q4.10	609	660	0	207.0
Q2.11	627	651	0	225.0
Q4.11	612	642	0	174.0
Q2.12	650	613	0	180.0
Q4.12	608	671	0	146.0
Q2.13	640	670	522.0	196.0
Q4.13	627	666	512.0	184.0
Q2.14	592	693	530.0	186.0
Q4.14	615	648	536	187.0
Q2.15	605	702	541.0	176.0
Q4.15	577	620	0	186.0
Q2.16	579	664	0	205.0
Q4.16	582	694	478	177.0
Q2.17	562	681	525	189.0
Q4.17	572	698	485	217.0
Q2.18	564	614	500	195.0

Diagram II.1.9
Average Rents
Goshen County
EAD Data 1986 – 2018(p)



Housing Production

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Goshen County decreased from 2 authorizations in 2017 to 0 in 2018.

The real value of single-family building permits decreased from \$128,848 in 2017 to \$0 in 2018. This compares to an increase in permit value statewide, with values rising from \$331,348 in 2017 to \$367,953 in 2018. Additional details are given in Table II.8.33 as well as in Diagram II.8.10 and Diagram II.8.11.

Table II.8.33 Building Permits and Valuation Goshen County Census Bureau Data, 1980–2018							
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	0	54	115,666	0
1981	14	0	12.0	36	62	135,751	48,345
1982	21	0	4.0	0	25	120,580	0
1983	30	6.0	8.0	0	44	122,998	0
1984	20	0	16.0	5.0	41	111,569	83,472
1985	27.0	2.0	4.0	0	33	107,645	0
1986	18.0	2.0	0	0	20.0	124,522	0
1987	7.0	2.0	0	0	9.0	88,255	0
1988	9.0	0	0	0	9.0	117,757	0
1989	11.0	0	0	0	11.0	102,436	0
1990	6.0	0	0	0	6.0	106,507	0
1991	4.0	0	0	26.0	30.0	115,294	77,400
1992	1	2.0	0	0	3	122,971	0
1993	2	4.0	0	40.0	46	140,935	70,577
1994	6	6.0	0	0	12	183,733	0
1995	8	6.0	0	0	14	108,147	0
1996	11	2.0	0	0	13	115,179	0
1997	6	4.0	0	0	10	93,664	0
1998	9	2.0	0	0	11	120,072	0
1999	9	0	0	0	9	108,397	0
2000	1	0	0	0	1	125,689	0
2001	4	0	0	0	4	190,898	0
2002	2	0	0	0	2	277,816	0
2003	6	0	0	0	6	231,092	0
2004	17	0	0	0	17	218,707	0
2005	11	0	0	0	11	192,797	0
2006	6	8.0	0	0	14	254,524	0
2007	13	0	0	0	13	174,429	0
2008	8	0	0	0	8	159,225	0
2009	8	0	0	18.0	26	203,323	161,367
2010	6	0	0	0	6	152,176	0
2011	2	0	0	0	2	539,993	0
2012	3	0	0	32.0	35	341,011	121,275
2013	1	0	0	0	1	254,936	0
2014	1	0	0	0	1	255,509	0
2015	4	0	0	0	4	309,570	0
2016	2	0	0	0	2	337,606	0
2017	2	0	0	0	2	128,848	0
2018	0	0	0	0	0	0	0

Diagram II.8.10
Single-Family Permits

Goshen County
Census Bureau Data, 1980–2018

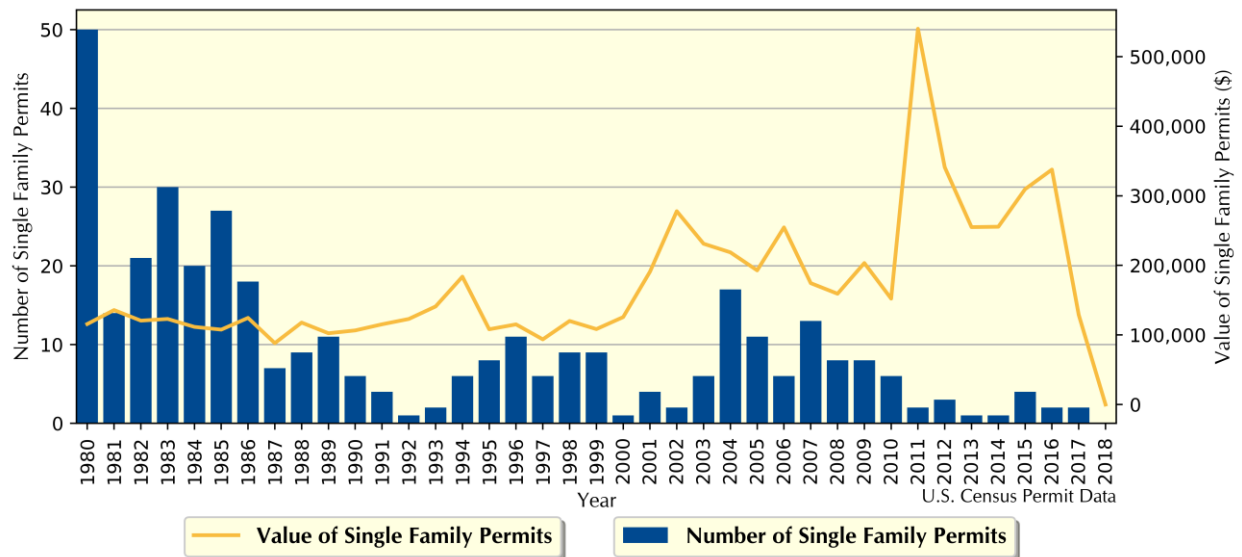
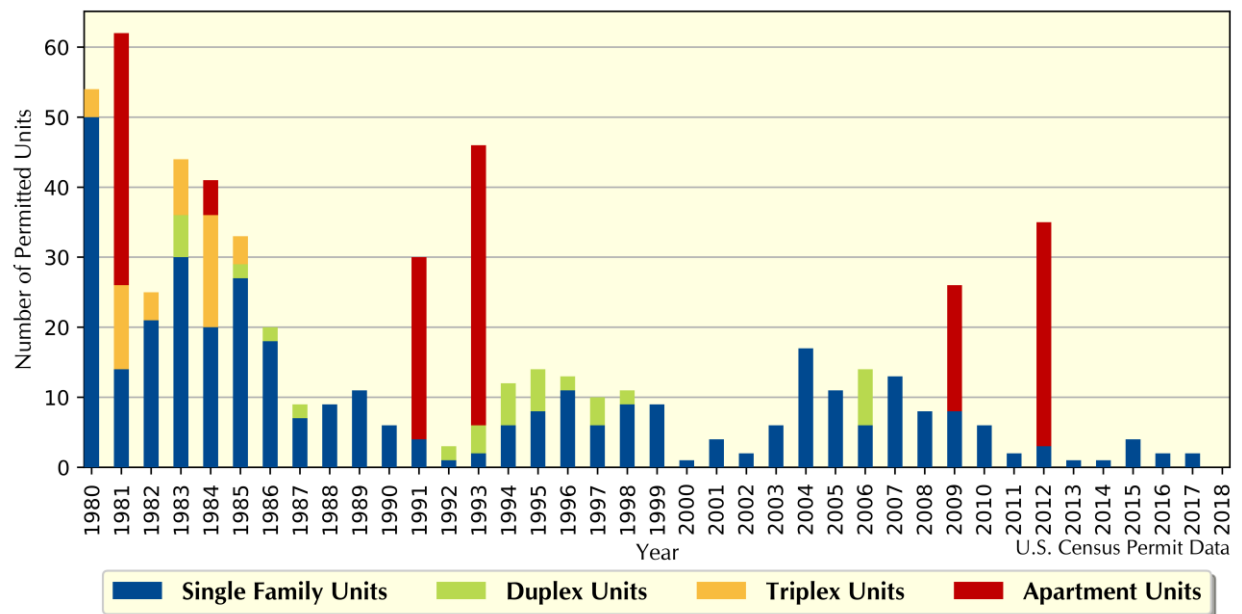


Diagram II.8.11
Total Permits by Unit Type

Goshen County
Census Bureau Data, 1980–2018



Housing Characteristics

Households by type and tenure are shown in Table II.8.34. In 2017, 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.

Table II.8.34 Household Type by Tenure Goshen County 2010 Census SF1 & 2017 Five-Year ACS Data				
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	87.0%
Owner-Occupied	2,329	82.6%	2,587	82.8%
Renter-Occupied	489	17.4%	539	17.2%
Other Family	648	18.7%	469	18.0%
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%

Table II.8.35, below, shows housing units by type in 2010 and 2017. 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 3.0 percent in 2010.

Table II.8.35 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	3.0%	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%

Table II.8.36 shows housing units by tenure from 2010 to 2017. By 2017, there were 6,032 housing units. An estimated 76.0 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	76.0%
Renter-Occupied	1,571	29.6%	1,278	24.0%
Vacant Housing Units	661	11.1%	704	11.7%
Total Housing Units	5,972	100.0%	6,032	100.0%

Households by income for the 2010 and 2017 5-year ACS are shown in Table II.8.37. Households earning more than \$100,000 per year represented 20.4 percent of households in 2017, compared to 11.0 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 2010.

Table II.8.37 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	22.0%	843	15.8%
\$75,000 to \$99,999	464	8.9%	669	12.6%
\$100,000 or More	579	11.0%	1,087	20.4%
Total	5,241	100.0%	5,328	100.0%

Table II.8.38 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 4.5 percent of households in 2010 and 13.1 percent of households in 2017. Housing units built in 1939 or earlier represented 14.6 percent of households in 2017 and 22.4 percent of households in 2010.

Table II.8.38 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	10.0%	482	9.0%
1950 to 1959	635	12.1%	521	9.8%
1960 to 1969	523	10.0%	522	9.8%
1970 to 1979	1,101	21.0%	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.8.39. An estimated 82.8 percent of white households occupy single-family homes, while 0 percent of black households do. Some 5.1 percent of white households occupied apartments, while 0 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.8.39
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%	0%	57.1%	52.4%	0%	88.2%	68.7%
Duplex	0.6%	0%	0%	0%	0%	0%	19.8%
Tri- or Four-Plex	1.7%	0%	0%	47.6%	0%	0%	11.5%
Apartment	5.1%	0%	0%	0%	0%	7.2%	0%
Mobile Home	9.9%	0%	42.9%	0%	0%	4.6%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant units between 2010 and 2017 are shown in Table II.8.40. An estimated 15.6 percent of vacant units were for rent in 2010. In addition, some 13.8 percent of vacant units were for sale. “Other” vacant units represented 46.0 percent of vacant units in 2010. “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.

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.8.40 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	22.0%
For Migrant Workers	3	0.5%	0	0%
Other Vacant	304	46.0%	365	51.8%
Total	661	100.0%	704	100.0%

Table II.8.41, 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 30.0 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.8.41 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	100.0
One	161	223	453	0.9
Two	932	599	1,807	7.5
Three	1,791	299	2,344	30.0
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.8.42, structures built in 1939 or earlier had a median value of \$119,200, 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.8.42 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.8.43. In 2017, Goshen County households with a mortgage accounted for 55.0 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.8.43 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	55.0
With either a second mortgage or home equity loan, but not both	276	6.8
Second mortgage only	81	2.0
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	45.0
Total	4,050	100.0%

Table II.8.44 lists the Goshen County median rent as \$524 and the median home value as \$154,900.

Table II.8.44 Median Rent Goshen County 2017 5-Year ACS Data	
Place	Rent
Median Rent	\$524
Median Home Value	\$154,900

Housing Problems

The Census identified the following four housing problems in the CHAS data. Households are considered to have housing problems if they have one of more of the four problems.

1. Housing unit lacks complete kitchen facilities;
2. Housing unit lacks complete plumbing facilities;
3. Household is overcrowded; and
4. Household is cost burdened.

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.8.45. In 2017, an estimated 0.7 percent of households were overcrowded, and an additional 0.3 percent were severely overcrowded.

Table II.8.45 Overcrowding and Severe Overcrowding Goshen County 2010 & 2017 Five-Year ACS Data							
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%	1,540
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	99.0%	39	0.7%	14	0.3%	5,328

Incomplete plumbing and kitchen facilities are also indicators 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. This data is displayed in Table II.8.46 and Table II.8.47, below.

There were a total of 15 households with incomplete plumbing facilities in 2017, representing 0.3 percent of households in Goshen County. This is compared to 1.0 percent of households lacking complete plumbing facilities in 2010.

Table II.8.46 Households with Incomplete Plumbing Facilities 2010 and 2017 Five-Year ACS Data		
Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	5,191	5,313
Lacking Complete Plumbing Facilities	50	15
Total Households	5,241	5,328
Percent Lacking	1.0%	0.3%

There were 39 households lacking complete kitchen facilities in 2017, compared to 107 households in 2010. This was a change from 2.0 percent of households in 2010 to 0.7 percent in 2017.

Table II.8.47 Households with Incomplete Kitchen Facilities Goshen County 2010 and 2017 Five-Year ACS Data		
Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	5,134	5,289
Lacking Complete Kitchen Facilities	107	39
Total Households	5,241	5,328
Percent Lacking	2.0%	0.7%

Cost burden is defined as gross housing costs that range from 30 to 50 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.

As seen in Table II.8.48, in Goshen County 13.1 percent 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.8.48
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 ACS	3,458	66.0%	983	18.8%	485	9.3%	315	6.0%	5,241
2017 Five-Year ACS	3,967	74.5%	700	13.1%	488	9.2%	173	3.2%	5,328

Housing Problems by Income

Very low-income renters are those who earn less than 50 percent of the area median income (AMI), and include a significant proportion of extremely low-income renters (who earn less than 30 percent of AMI). Households with worst case needs are defined as very low-income renters who do not receive government housing assistance and who pay more than 50 percent of their income for rent, live in severely inadequate conditions, or both. Table II.8.49 shows that the HUD estimated MFI for Goshen County was \$60,000 in 2018. This compared to Wyoming's MFI of \$79,600. Diagram II.8.12, illustrates the estimated MFI for 2000 through 2018. Table II.8.50 further explores housing problems by income and tenure.

Table II.8.49
Median Family Income
Goshen County
2000–2018 HUD MFI

Year	MFI	State of Wyoming MFI
2000	35,100	44,700
2001	35,600	45,500
2002	37,000	47,200
2003	45,600	51,600
2004	47,600	54,500
2005	48,600	55,250
2006	51,600	58,800
2007	51,100	58,800
2008	52,500	59,450
2009	56,400	63,900
2010	58,300	66,100
2011	55,300	66,800
2012	56,000	67,700
2013	55,200	70,000
2014	54,400	71,400
2015	52,200	72,400
2016	53,300	73,300
2017	57,000	74,700
2018	60,000	79,600

Diagram II.8.12
Estimated Median Family Income
Goshen County vs. Wyoming
HUD Data: 2000 - 2019

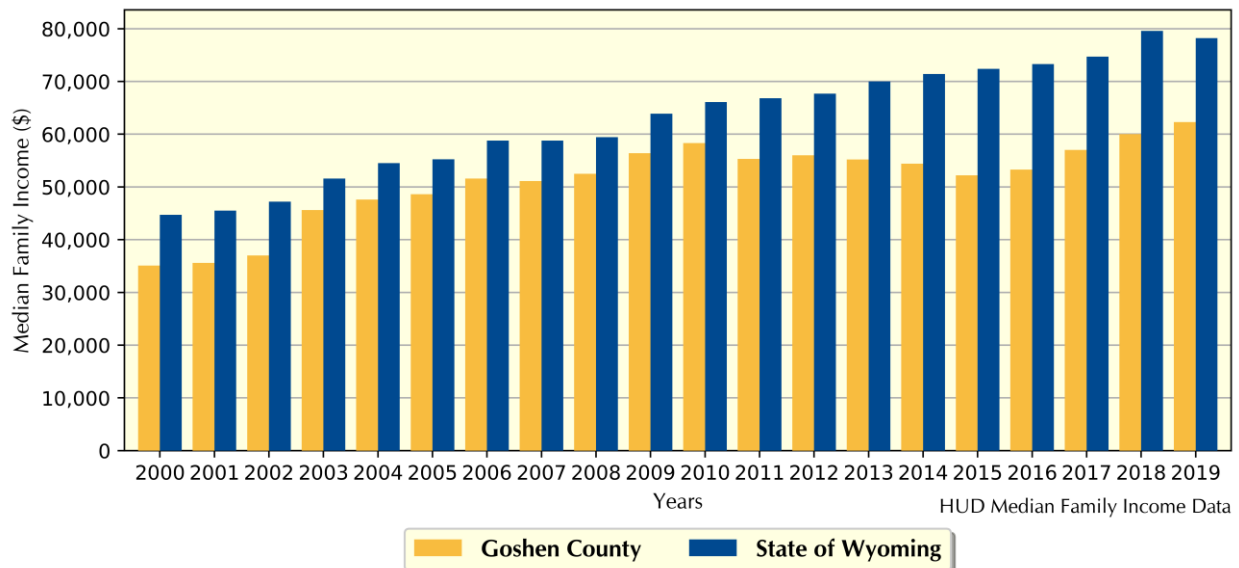


Table II.8.50
Housing Problems by Income and Tenure
 Goshen County
 2010–2018 HUD CHAS Data

Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	10	0	0	0	4	14
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	4	15	19
Housing cost burden greater than 50% of income (and none of the above problems)	280	55	45	0	15	395
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	140	165	80	50	35	470
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
Has none of the 4 housing problems	185	290	715	410	1,615	3,215
Total	619	510	840	464	1,684	4,117
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	4	0	0	0	0	4
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	10	0	0	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	10	0	0	0	10
Housing cost burden greater than 50% of income (and none of the above problems)	100	20	0	0	0	120
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	75	95	40	0	0	210
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	130	190	370	65	150	905
Total	309	325	410	65	150	1,259
Total						
Lacking complete plumbing or kitchen facilities	14	0	0	0	4	18
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	10	0	0	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	10	0	4	15	29
Housing cost burden greater than 50% of income (and none of the above problems)	380	75	45	0	15	515
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	215	260	120	50	35	680
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
Has none of the 4 housing problems	315	480	1,085	475	1,765	4,120
Total	928	835	1,250	529	1,834	5,376

Home Ownership

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2018, the average sales price in Goshen County was \$147,418. This represented a change of -7.7 percent from the previous year. Wyoming's average was \$325,777, a change of 11.3 percent over the previous year. Table II.8.51 compares the average sales prices between 2000 and 2018.

Table II.8.51 Average Sales Prices Goshen County vs. Wyoming DOR Data, 2000–2016						
Year	Average Price (\$)	Median Sales Price	Number of Sales	Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	80,968	.	132	.	131,207	.
2001	79,771	.	78	-1.5	128,771	-1.9
2002	86,545	.	121	8.5	138,295	7.4
2003	90,856	.	171	5.0	148,276	7.2
2004	93,965	.	169	3.4	159,558	7.6
2005	102,053	.	223	8.6	178,183	11.7
2006	116,812	.	123	14.5	219,438	23.2
2007	123,393	.	155	5.6	265,044	20.8
2008	131,037	.	122	6.2	256,045	-3.4
2009	119,207	.	112	-9.0	241,622	-5.6
2010	136,174	125,600	136	14.2	250,958	3.9
2011	134,089	125,000	125	-1.5	241,301	-3.8
2012	135,619	128,450	124	1.1	266,406	10.4
2013	136,593	128,000	110	0.7	281,345	5.6
2014	145,562	143,250	144	6.6	263,432	6.6
2015	143,040	132,000	145	-1.7	275,611	4.6
2016	147,890	140,250	130	3.4	280,428	1.7
2017	159,716	143,000	123	8.0	292,759	4.4
2018	147,418	131000.0	128	-7.7	325,777	11.3

Home Mortgage Loans

The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975. Data collected under the HMDA provide a comprehensive portrait of home loan activity, including information pertaining to home purchase loans, home improvement loans, and refinancing. For the analysis only owner-occupied originated loans for single-family units were considered. As can be seen in Table II.8.52, of the 239 loans in 2017, 128 loans were for Home Purchases, 11 were for Home Improvement and 100 were for refinancing.

Table II.8.52 Owner-Occupied Single-Family Home Loans by Loan Type Goshen County 2008 – 2017 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	57	24	119	200
2009	62	18	163	243
2010	95	27.0	121	243
2011	102	17.0	147	266
2012	93	14.0	157	264
2013	91	20.0	148	259
2014	104	17.0	68	189
2015	116	23.0	107	246
2016	132	19.0	121	272
2017	128	11.0	100	239

Table II.8.53 shows the average loan value by loan type. The average home purchase loan was \$134,161 in 2012 and \$149,555 in 2017. Overall, the average loan was \$111,705 in 2008 and \$148,393 in 2017.

Table II.8.53 Owner-Occupied Single-Family Home Loans by Average Loan Amount Goshen County 2008 – 2017 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$117,807	\$29,833	\$125,294	\$111,705
2009	\$142,565	\$34,111	\$158,104	\$144,955
2010	\$118,442	\$53,259	\$119,818	\$111,885
2011	\$132,902	\$43,588	\$128,517	\$124,771
2012	\$134,161	\$38,786	\$137,586	\$131,140
2013	\$133,945	\$60,800	\$124,797	\$123,069
2014	\$137,942	\$34,471	\$124,309	\$123,730
2015	\$143,353	\$69,043	\$152,477	\$140,374
2016	\$136,682	\$54,474	\$161,909	\$142,162
2017	\$149,555	\$76,364	\$154,830	\$148,393

Table II.8.54 shows the total volume of owner-occupied single-family loans. The home purchase loan volume was \$12,477,000 in 2012 and \$19,143,000 in 2017. Overall, the loan volume was \$22,341,000 in 2008 and \$35,466,000 in 2017.

Table II.8.54 Total Volume of Owner-Occupied Single-Family Loans Goshen County 2008 – 2017 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$6,715,000	\$716,000	\$14,910,000	\$22,341,000
2009	\$8,839,000	\$614,000	\$25,771,000	\$35,224,000
2010	\$11,252,000	\$1,438,000	\$14,498,000	\$27,188,000
2011	\$13,556,000	\$741,000	\$18,892,000	\$33,189,000
2012	\$12,477,000	\$543,000	\$21,601,000	\$34,621,000
2013	\$12,189,000	\$1,216,000	\$18,470,000	\$31,875,000
2014	\$14,346,000	\$586,000	\$8,453,000	\$23,385,000
2015	\$16,629,000	\$1,588,000	\$16,315,000	\$34,532,000
2016	\$18,042,000	\$1,035,000	\$19,591,000	\$38,668,000
2017	\$19,143,000	\$840,000	\$15,483,000	\$35,466,000

Survey of Rental Properties

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2019.²³ From May 2019 through June of 2019²⁴, a telephone survey was conducted with landlords and rental property managers throughout the Wyoming, a total of 37 surveys were completed by property managers in Goshen County. Of the 423 rental units surveyed 32 were vacant, indicating a vacancy rate of 7.6 percent. Table II.8.55 presents some basic statistics about the completed surveys. Diagram II.8.13 shows the historical vacancy rate from Goshen County and Wyoming over the period of June 2001 to June 2019.

Table II.8.55 Total Units, Vacant Units, and Vacancy Rate Goshen County RVS Data, December 2003 – December 2018				
Year	Sample	Total Units	Vacant Units	Vacancy Rate (%)
2004a	16.0	345	42.0	12.2
2004b	15.0	319	19.0	6.0
2005a	19.0	304	25.0	8.2
2005b	17.0	324	12.0	3.7
2006a	21.0	371	18.0	4.9
2006b	28.0	375	13.0	3.5
2007a	26.0	352	13.0	3.7
2007b	21.0	249	7.0	2.8
2008a	32.0	420	20.0	4.8
2008b	27.0	373	22.0	5.9
2009a	23.0	309	12.0	3.9
2009b	28.0	307	11.0	3.6
2010a	27.0	368	13.0	3.5
2010b	28.0	362	13.0	3.6
2011a	34.0	524	10.0	1.9
2011b	35.0	555	20.0	3.6
2012a	35.0	552	10.0	1.8
2012b	35.0	572	8.0	1.4
2013a	36.0	432	28.0	6.5
2013b	38.0	508	15.0	3.0
2014a	41.0	497	41.0	8.2
2014b	44.0	526	34.0	6.5
2015a	40.0	580	24.0	4.1
2015b	36.0	480	58.0	12.1
2016a	32.0	420	39.0	9.3
2016b	32.0	361	24	6.6
2017a	34.0	443	43.0	9.7
2017b	29.0	196	33.0	16.8
2018a	36.0	337	28.0	8.3
2018b	32.0	366	23.0	6.3
2019a	37	423	32	7.6

²³ 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.

²⁴ Wyoming Rental Vacancy Surveys done during June/July are designated as 2018a, and surveys done during November/December are designated as 2018b.

Diagram II.8.13
Vacancy Rates by Year
 Goshen County vs. Wyoming
 RVS Data, June 2001 – June 2019

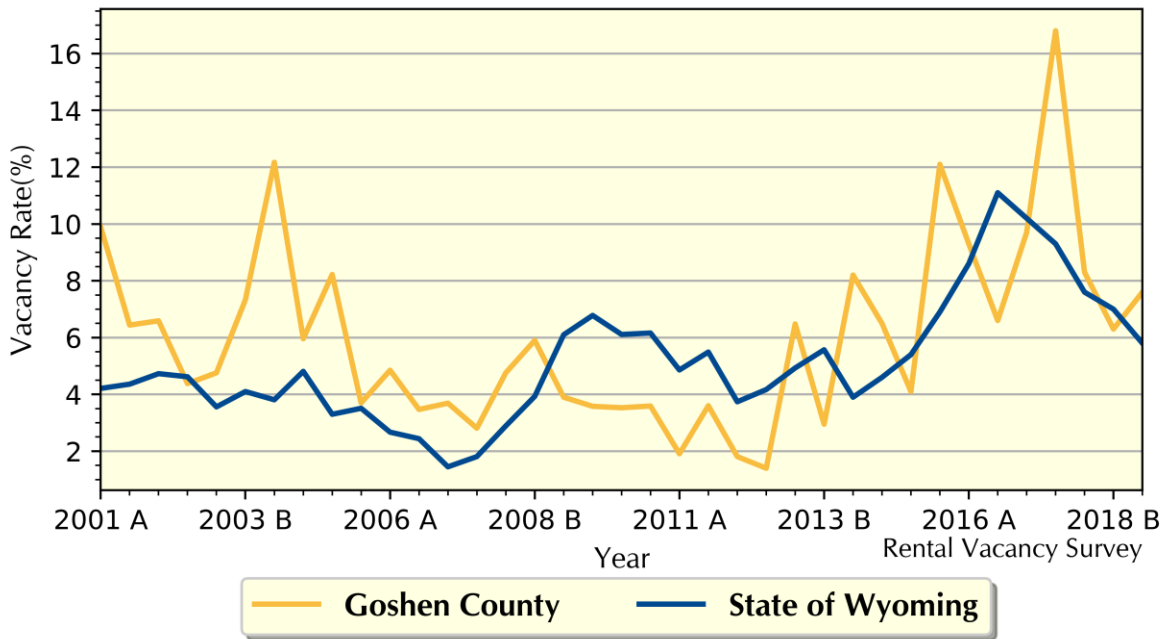


Diagram II.8.14 shows the average rent of single-family and apartment units in Goshen County. In 2019, rents for single-family units were \$607 and average rents for apartments were \$571.

Diagram II.8.14
Average Rent of Single Family and Apartment Units
 Goshen County
 RVS Data, June 2006 – June 2019

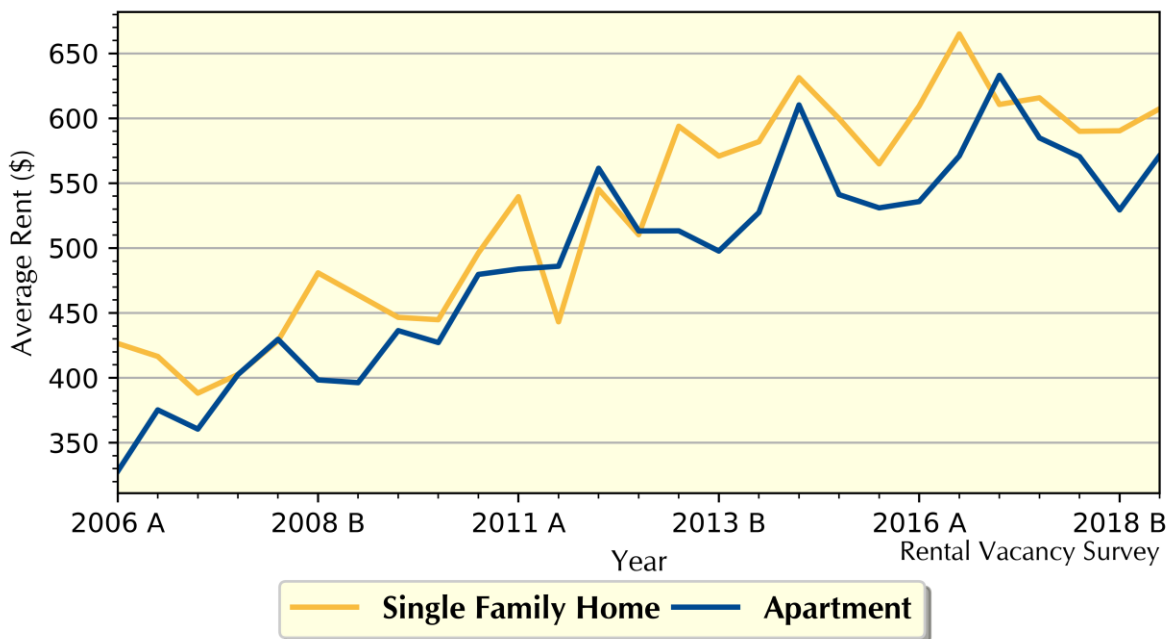


Table II.8.56 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 83 single family units in Goshen County, with 4.0 of them available. This translates into a vacancy rate of 4.8 percent in Goshen County, which compares to a single family vacancy rate of 2.7 percent for the State. There were 288 apartment units reported in the survey, with 22 of them available, which resulted in a vacancy rate of 7.6 percent. This compares to a statewide vacancy rate of 2.7 percent for apartment units across the state.

Table II.8.56 Rental Vacancy Survey by Type Goshen County 2019A Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	83	4.0	4.8%
Apartments	288	22	7.6%
Mobile Homes	6	0	0%
"Other" Units	0	0	0%
Don't Know	22	5.0	22.7%
Total	423	32	7.6%

Table II.8.57 reports units by bedroom size. As can be seen, there were 98 two-bedroom apartment units and 14 three bedroom units. Overall, the 141 two-bedroom units accounted for 33.3 percent of all units, and the 32 three bedroom units accounted for 7.6 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 71 units listed as "Don't Know". Additional details for additional unit types are reported below.

Table II.8.57 Rental Units by Number of Bedrooms Goshen County 2019A 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	3.0	0	0	.	3.0
One	3.0	0	164	0	0	.	167
Two	28.0	13.0	98	2.0	0	.	141
Three	11.0	5.0	14	2.0	0	.	32
Four	8.0	0	0	0	0	.	8.0
Five	1.0	0	0	0	0	.	1.0
Don't Know	32	6.0	9	2.0	0	22	71
Total	83	24	288	6	0	22	423

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.8.58, Two bedroom apartments were the most available apartment units, with two bedroom units being the most available single family units.

Table II.8.58 Available Rental Units by Number of Bedrooms Goshen County 2019A 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	3.0	0	0	.	3.0
One	0	0	7.0	0	0		7.0
Two	2.0	1.0	8.0	0	0		11.0
Three	0	0	3.0	0	0		3.0
Four	0	0	0	0	0		0
Five	0	0	0	0	0		0
Don't Know	2.0	0	1.0	0	0	5.0	8.0
Total	4.0	1.0	22	0	0	5.0	32

Table II.8.59 shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 7.8 percent and three bedroom units had a vacancy rate of 7.8 percent.

Table II.8.59 Vacancy Rates by Number of Bedrooms Goshen County 2019A 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%	100.0%	0%	0%		100.0
One	0%	0%	4.3%	0%	0%		4.2
Two	7.1%	7.7%	8.2%	0%	0%		7.8
Three	0%	0%	21.4%	0%	0%		9.4
Four	0%	0%	0%	0%	0%		0
Five	0%	0%	0%	0%	0%		0
Don't Know	6.2%	0%	11.1%	0%	0%	22.7%	11.3
Total	4.8%	4.2%	7.6%	0%	0%	22.7%	32

Table II.8.60 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 7.1 percent.

Table II.8.61 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 4.3 percent.

Table II.8.60 Single Family Units by Bedroom Size Goshen County 2019A Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	3.0	0	0%
Two	28.0	2.0	7.1%
Three	11.0	0	0%
Four	8.0	0	0%
Don't know	32	2.0	6.2%
Total	83	4.0	4.8%

Table II.8.61 Apartment Units by Bedroom Size Goshen County 2019A Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	3.0	3.0	100.0%
One	164	7.0	4.3%
Two	98	8.0	8.2%
Three	14	3.0	21.4%
Four	0	0	0%
Don't know	9	1.0	11.1%
Total	288	22	7.6%

Average market-rate rents by unit type are shown in Table II.8.62. 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.8.62 Average Market Rate Rents by Bedroom Size Goshen County 2019A Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$.	\$.	\$350	\$.	\$.	\$350
One	\$375	\$.	\$445	\$.	\$.	\$442
Two	\$522	\$708	\$583	\$575	\$.	\$576
Three	\$663	\$800	\$617	\$550	\$.	\$665
Four	\$556	\$.	\$.	\$.	\$.	\$556
Five	\$800	\$.	\$.	\$.	\$.	\$800.0
Total	\$607.4	\$696.9	\$571.4	\$562.5	\$0	\$584.9

Table II.8.63 shows vacancy rates for single family units by average rental rates for Goshen County.

Table II.8.63 Single Family Market Rate Rents by Vacancy Status Goshen County 2019A Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	15.0	0	0%
\$500 to \$750	34.0	2.0	5.9%
\$750 to \$1,000	32.0	2.0	6.2%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	2.0	0	0%
Total	83	4.0	4.8%

The average rent and availability of apartment units is displayed in Table II.8.64.

Table II.8.64 Apartment Market Rate Rents by Vacancy Status Goshen County 2019A Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	35.0	7.0	20.0%
\$500 to \$750	78	8.0	10.3%
\$750 to \$1,000	1	0	0%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	174	7.0	4.0%
Total	288	22	7.6%

Table II.8.65 displays units designed to serve elderly occupants. In the most recent survey there were 111 units designed for elderly occupants with 1 unit available, indicating a vacancy rate of 0.9.

Table II.8.65 Units Designed for Elderly Occupants Goshen County 2019A Survey of Rental Properties	
Elderly	Units
Elderly Units	111
Available Elderly Units	1.0
Elderly Vacancy Rate	0.9%

Table II.8.66 shows the number of estimated days an available unit is expected to be on the market. As can be seen, 1 unit (3.1 percent of available units) is expected to be on the market for less than seven days. An additional 7 units (21.9 percent) are expected to be rented between seven and thirty days. On the other end of the spectrum, 5 units (15.6 percent) are expected to be on the market for 90 days.

Table II.8.66 Number of Estimated Days to Fill a Vacant Unit Goshen County 2019A Survey of Rental Properties		
Average Days	Number of Units	Percent of Total
Less than 7 days	1.0	3.1%
7 to 30 days	7.0	21.9%
31 to 60 days	7.0	21.9%
61 to 90 days	7.0	21.9%
More than 90 days	5.0	15.6%
Unknown	5.0	15.6%
Total	32	100.0%

Respondents were asked if utilities are included in the rent. In Table II.8.67, 17 respondents, or 58.6 percent, included some sort of utility in the rent.

The type of utility included in the rent is shown in Table II.8.68. There were 112 respondents included electricity, 104 respondents included natural gas, 291 respondents included water and sewer and 294 respondents included trash collection in the rent.

Table II.8.67
Are there any utilities included with the rent?

Goshen County
2019A Survey of Rental Properties

Period	Respondent
Yes	17.0
No	12.0
% Offering Utilities	58.6%

Table II.8.68
Which utilities are included with the rent?

Goshen County
2019A Survey of Rental Properties

Type of Utility Provided	Respondent
Electricity	112
Natural Gas	104
Propane	0
Water/Sewer	291
Trash Collection	294
Cable Television	0
Other	0

Perceived Need for Housing Units

Table II.8.69 shows the number of survey respondents who keep a waiting list. As can be seen, 7 respondents said they keep a waitlist, with an estimated 18 number of persons on the wait list.

Table II.8.69 Do you keep a waiting list? Goshen County 2019A Survey of Rental Properties	
Period	Respondent
Yes	7.0
No	24.0
Waitlist Size	18

Table II.8.70 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, 219 units were in good condition, or 51.8 percent and 26 units, or 6.1 percent, being in average condition. Details by unit type and condition are displayed.

Table II.8.70 Condition by Unit Type Goshen County 2019A Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	5.0	1.2%
Average	26	6.1%
Good	219	51.8%
Excellent	142	33.6%
Don't Know	0	0%
Total	423	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.8.71, one respondent said they would prefer more single family units, two respondents wanted more apartment units, and four respondents indicated they would prefer more units of any type.

Table II.8.71 If you had the opportunity to own/manage more units, how many would you prefer Goshen County 2019A Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	1.0
Duplex Units	1.0
Apartments	2.0
Mobile homes	0
Other	0
All types	4.0
Total	8.0

Table II.8.72 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 7 respondents, with an average persons per household of 1.4 people. Of new residents to Goshen County, 57.1 percent were not married and the most common age group arriving in the state was 65 years or older. 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 57.1 percent of respondents owning thier residence. The average mortgage payment in Goshen County was \$456 and the average rent was \$566. When asked if they were satisfied with their current housing, 100.0 percent said they were satisfied with thier current housing.

Table II.8.72 Most Replied Response Goshen County HNA Survey: Calendar Year 2018	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	7.0
Number of persons in household (Average)	1.4
Current age	65 years or older (42.9%)
Marital status	Not Married (57.14285714%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (42.9%)
In which industry are you primarily employed	Retired (50.0%)
Highest education level completed	College Graduate (42.9%)
Total household income from all sources	\$10,000 to \$19,999 dollars (33.3%)
Current Housing Characteristics	
Current Residence	Single family home (71.4%)
Do you own or rent	Own (57.1%)
How many bedrooms (Average)	1.7
How many full bathrooms (Average)	
Average mortgage payment	\$456.7
Average rental payment	\$566.7
Are you satisfied with your current housing	Satisfied with current housing (100.0%)

2018 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 2017 through 2050 and offer predictions of the demand for housing. However, only the strong growth scenario is reported 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.8.73 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

Table II.8.73 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	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	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

horizon. As can be seen, there were a total of 888 owner occupied and 360 renter occupied households experiencing a housing problem.

Table II.8.74 shows the total estimated housing by tenure for Goshen County. 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.

Table II.8.75 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.

Table II.8.74 Total Estimated Housing Forecast Goshen County Strong Growth Scenario			
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

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 household's above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table II.8.75
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	54.0	58	60	62	62	61	60
30.1-50%	0	58.0	61	64	66	66	65	64
50.1-80%	0	72.0	76	79	81	82	81	79
80.1-95%	0	8.0	8.0	9.0	9	9	9	9
95.1-115%	0	18.0	20.0	20.0	21	21	21	20
115+%	0	12.0	13	13	14	14	14	13
Total	0	223	236	245	252	253	251	245
Total								
0-30%	0	54.0	58	63	70	73	74	72
30.1-50%	0	58.0	61	66	72	75	75	73
50.1-80%	0	72	76	83	93	97	98	95
80.1-95%	0	8.0	8	10	14	16	16	16
95.1-115%	0	18.0	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.8.76 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.8.76
Incremental Total Housing Need Forecast
 Goshen County
 Strong Growth Scenario

Income (% of MFI)	2016	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	8.0	8	9	9	9	9	9
95.1-115%	0	18.0	20.0	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