Goshen County

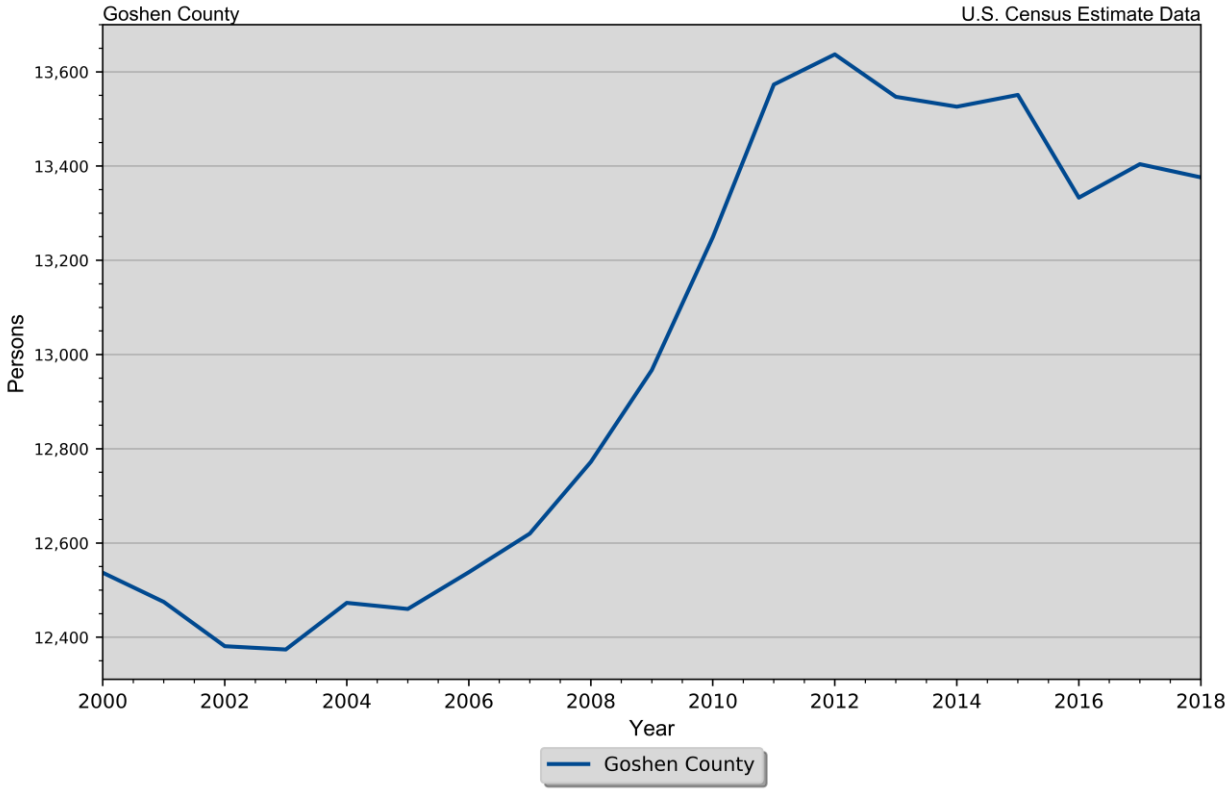
Demographics

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 the 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 2018 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



Population Estimates

The Census Bureau's current estimates indicate that Goshen County's population increased from 13,249 in 2010 to 13,376 in 2018, 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 white population decreased by 1.2 percent, while the black population increased by 69.4 percent. The Hispanic population increased from 1,288 to 1,453 people between 2010 and 2018 or by 12.8 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			State of 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%

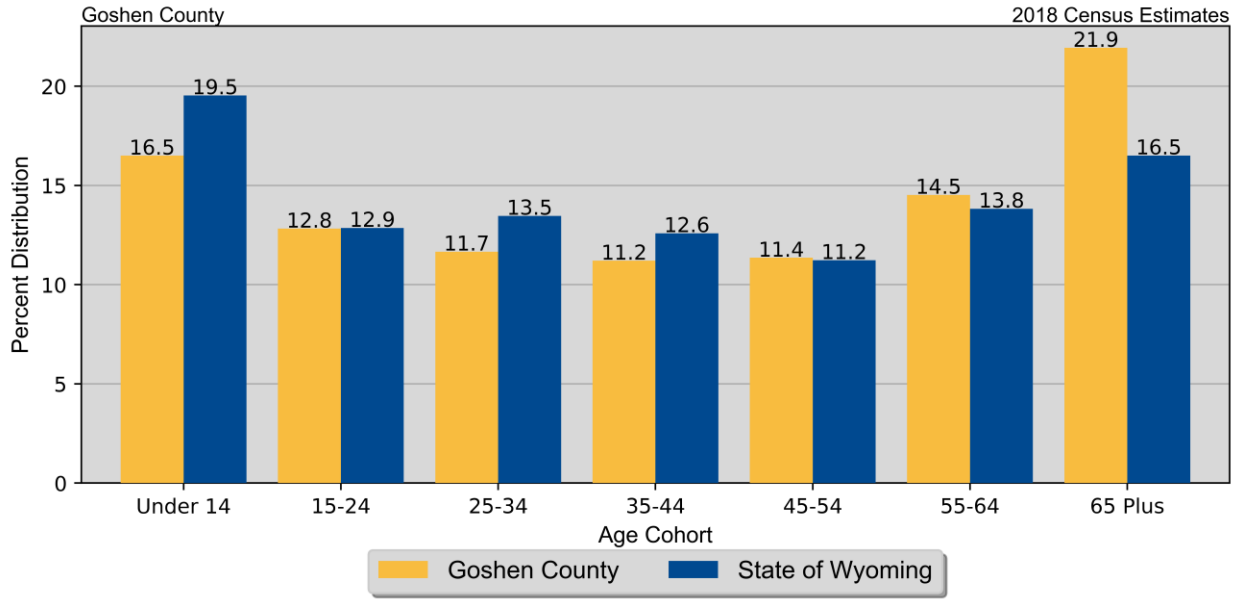
Table II.8.3, presents the population of Goshen County by age and gender from the 2010 Census and 2018 current census estimates. The 2010 Census count showed a total of 6,906 men, who accounted for 52.1 percent of the population, and 6,343 women, representing the remaining 47.9 percent of the population. In 2018 there were 6,983 men, accounting for 52.2 percent of the population and 6,393 women, representing the remaining 47.8 percent of the population.

Table II.8.3
Population by Age and Gender
Goshen County
2010 Census and Current Census Estimates

Age	2010 Census			2018 Current Census Estimates			% Change 10-18
	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.

Diagram II.8.2
Age Cohorts

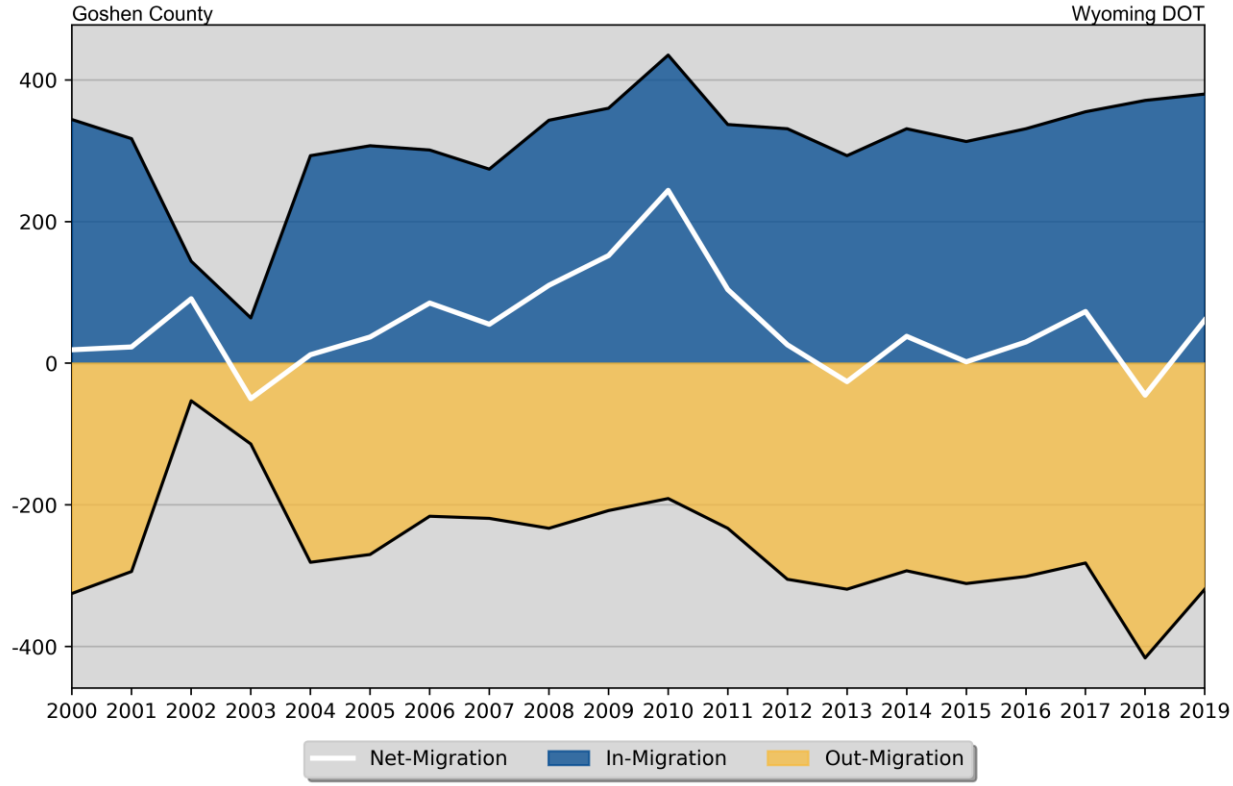


Population Migration Trends

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.

Diagram II.8.3
Migration Trends



The driver's license total exchanges since 2000 for Goshen County are presented in Table II.8.4, and showed a net migration of 1,041 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 380 in-migrants, 319 out-migrants for a net in-migration of 61 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 has experienced a net growth of 121 persons, creating an overall positive net-migration trend. Wyoming DOT data indicates that there was a net increase of 61 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	380	319	61
Total	6,224	5,183	1,041

The WYDOT data also collects gender and age information. Table II.8.5, shows in- and out-migration by gender. In the most recent 2019 data, 46.0 percent of net-migrants, or 28 persons were male, with the remaining 54.0 percent, or 33 persons 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**
					In-Migration						
Male	165	204	173	153	133	161	143	174	166	180	176
Female	195	231	164	178	160	170	170	157	189	191	204
Total	**360**	**435**	**337**	**331**	**293**	**331**	**313**	**331**	**355**	**371**	**380**
					Out-Migration						
Male	108	86	107	144	150	131	149	142	129	192	148
Female	100	105	126	161	169	162	162	159	153	224	171
Total	**208**	**191**	**233**	**305**	**319**	**293**	**311**	**301**	**282**	**416**	**319**
					Net-Migration						
Male	57	118	66	9	-17	30	-6	32	37	-12	28
Female	95	126	38	17	-9	8	8	-2	36	-33	33
Total	**152**	**244**	**104**	**26**	**-26**	**38**	**2**	**30**	**73**	**-45**	**61**

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 26 to 35, with 17 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
						In						
14-17	8	10	4	3	5	6	3	7	7	3	6	6
18-22	44	37	76	57	37	42	31	39	47	43	48	41
23-25	24	28	52	23	30	28	30	32	24	29	25	34
26-35	82	90	107	87	89	66	91	75	79	85	65	89
36-45	51	61	76	52	55	53	75	63	54	66	64	61
46-55	49	59	62	54	54	43	36	49	46	52	55	40
56-65	52	44	38	34	36	35	36	33	44	46	70	63
66 +	33	31	20	27	25	20	29	15	30	31	38	46
Total	**343**	**360**	**435**	**337**	**331**	**293**	**331**	**313**	**331**	**355**	**371**	**380**
						Out						
14-17	4	5	2	4	9	7	6	7	5	3	6	1
18-22	38	28	25	32	37	24	45	42	32	40	49	36
23-25	28	24	26	32	38	37	41	31	32	25	38	33
26-35	56	53	48	59	67	71	57	73	90	66	99	72
36-45	28	24	27	45	44	54	46	45	44	42	74	64
46-55	28	37	25	19	31	43	48	47	47	36	75	36
56-65	27	17	24	23	46	49	37	32	28	30	40	48
66 +	24	20	14	19	33	34	13	34	23	40	35	29
Total	**233**	**208**	**191**	**233**	**305**	**319**	**293**	**311**	**301**	**282**	**416**	**319**
						Net						
14-17	4	5	2	-1	-4	-1	-3	0	2	0	0	5
18-22	6	9	51	25	0	18	-14	-3	15	3	-1	5
23-25	-4	4	26	-9	-8	-9	-11	1	-8	4	-13	1
26-35	26	37	59	28	22	-5	34	2	-11	19	-34	17
36-45	23	37	49	7	11	-1	29	18	10	24	-10	-3
46-55	21	22	37	35	23	0	-12	2	-1	16	-20	4
56-65	25	27	14	11	-10	-14	-1	1	16	16	30	15
66 +	9	11	6	8	-8	-14	16	-19	7	-9	3	17
Total	**110**	**152**	**244**	**104**	**26**	**-26**	**38**	**2**	**30**	**73**	**-45**	**61**

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 data[22], 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.

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The Goshen County population by race and ethnicity is shown in Table II.8.7. The white population decreased by 1.2 percent, representing 93.1 percent of the population in 2018, 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 2018, or by 12.8 percent.

Table II.8.7
Population by Race and Ethnicity
Goshen County
2010 Census & 2018 Five-Year ACS

Race	2010 Census		2018 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	12,526	94.5%	12,511	93.1%
Black	79	0.6%	10	0.1%
American Indian	108	0.8%	153	1.1%
Asian	41	0.3%	73	0.5%
Native Hawaiian/ Pacific Islander	12	0.1%	0	0%
Other	320	2.4%	314	2.3%
Two or More Races	163	1.2%	377	2.8%
Total	**13,249**	**100.0%**	**13,438**	**100.0%**
Non-Hispanic	11,961	90.3%	12,011	89.4%
Hispanic	1,288	9.7%	1,427	10.6%

The change in race and ethnicity between 2010 and 2018 is shown in Table II.8.8. In 2018 the total non-Hispanic population was 12,011 persons and the Hispanic population was 1,427 persons.

Table II.8.8
Population by Race and Ethnicity
Goshen County
2010 Census & 2018 Five-Year ACS

Race	2010 Census		2018 Five-Year ACS	
	Population	% of Total	Population	% of Total
	Non-Hispanic			
White	11,651	97.4%	11,555	96.2%
Black	70	0.6%	10	0.1%
American Indian	91	0.8%	133	1.1%
Asian	32	0.3%	72	0.6%
Native Hawaiian/ Pacific Islander	10	0.1%	0	0%
Other	3	0%	0	0%
Two or More Races	104	0.9%	241	2.0%
Total Non-Hispanic	**11,961**	**100.0%**	**12,011**	**100.0%**
	Hispanic			
White	875	67.9%	956	67.0%
Black	9	0.7%	0	0%
American Indian	17	1.3%	20	1.4%
Asian	9	0.7%	1	0.1%
Native Hawaiian/ Pacific Islander	2	0.2%	0	0%
Other	317	24.6%	314	22.0%
Two or More Races	59	4.6%	136	9.5%
Total Hispanic	**1,288**	**100.0**	**1,427**	**100.0%**
Total Population	**13,249**	**100.0%**	**13,438**	**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 1.3 percent of the population was born in Mexico, some 0.2 percent were born in Syria, and another 0.2 percent were born in Philippines .

Table II.8.10
Place of Birth for the Foreign-Born Population
Goshen County
2018 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	170	1.3%
#2 country of origin	Syria	33	0.2%
#3 country of origin	Philippines	22	0.2%
#4 country of origin	Norway	13	0.1%
#5 country of origin	Other Eastern Europe	13	0.1%
#6 country of origin	Canada	9	0.1%
#7 country of origin	Nepal	9	0.1%
#8 country of origin	Japan	7	0.1%
#9 country of origin	India	4	0%
#10 country of origin	Bulgaria	3	0%

The language spoken at home for those with Limited English Proficiency are shown in Table II.8.11. An estimated 1.7 percent (212 people) of the population speaks Spanish at home, followed by 0.2 percent (19 people) speaking French, Haitian, or Cajun .

Table II.8.11
Limited English Proficiency and Language Spoken at Home
Goshen County
2018 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	212	1.7%
#2 LEP Language	French, Haitian, or Cajun	19	0.2%
#3 LEP Language	Tagalog	8	0.1%
#4 LEP Language	Russian, Polish, or other Slavic languages	3	0%
#5 LEP Language	Arabic	0	0%
#6 LEP Language	Chinese	0	0%
#7 LEP Language	German or other West Germanic languages	0	0%
#8 LEP Language	Korean	0	0%
#9 LEP Language	Other Asian and Pacific Island languages	0	0%
#10 LEP Language	Other Indo-European languages	0	0%

Disability

Disability by age, as estimated by the 2018 ACS, is shown in Table II.8.12, below. The disability rate for females was 13.6 percent, compared to 16.6 percent for males. The disability rate grew precipitously higher with age, with 56.4 percent of those over 75 experiencing a disability.

Table II.8.12
Disability by Age
Goshen County
2018 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	79	8.0%	49	5.1%	128	6.5%
18 to 34	82	5.8%	72	5.8%	154	5.8%
35 to 64	333	12.9%	206	9.0%	539	11.1%
65 to 74	256	33.1%	189	24.3%	445	28.7%
75 or Older	355	60.3%	358	53.0%	713	56.4%
Total	**1,105**	**16.6%**	**874**	**13.6%**	**1,979**	**15.1%**

The number of disabilities by type, as estimated by the 2018 ACS, is shown in Table II.8.13. Some 8.6 percent have an ambulatory disability, 4.6 have an independent living disability, and 2.3 percent have a self-care disability.

Table II.8.13
Total Disabilities Tallied: Aged 5 and Older
Goshen County
2018 Five-Year ACS

Disability Type	Population with Disability	Percent with Disability
Hearing disability	707	5.4%
Vision disability	323	2.5%
Cognitive disability	633	5.1%
Ambulatory disability	1,059	8.6%
Self-Care disability	282	2.3%
Independent living disability	481	4.6%

Education and Employment

Education and employment data from the Goshen County 2018 Five-Year ACS is presented in Table II.8.14, Table II.8.15, and Table II.8.16. In 2018, 6,721 people were in the labor force, including 6,258 employed and 463 unemployed people. The unemployment rate for Goshen County was estimated at 6.9 percent in 2018.

Table II.8.14
Employment, Labor Force and Unemployment
Goshen County
2018 Five-Year ACS Data

Employment Status	2018 Five-Year ACS
Employed	6,258
Unemployed	463
Labor Force	**6,721**
Unemployment Rate	6.9%

Table II.8.15 and Table II.8.16 show educational attainment in Goshen County. In 2018, 94.6 percent of households had a high school education or greater, including 28.9 percent with a high school diploma or equivalent, 40.7 percent with some college, 13.8 percent with a Bachelor's Degree, and 8.1 percent with a graduate or professional degree.

Table II.8.15
High School or Greater Education
Goshen County
2018 Five-Year ACS Data

Education Level	Households
High School or Greater	4,930
Total Households	5,209
Percent High School or Above	**94.6%**

Table II.8.16
Educational Attainment
Goshen County
2018 Five-Year ACS Data

Education Level	2018 Five-Year ACS	Percent
Less Than High School	904	8.5%
High School or Equivalent	3,074	28.9%
Some College or Associates Degree	4,330	40.7%
Bachelor's Degree	1,467	13.8%
Graduate or Professional Degree	859	8.1%
Total Population Above 18 years	**10,634**	**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 82.9 percent of residents in 2018 who worked within the county in which they resided and 6.7 percent of residents worked outside their home county but still within the state.

Table II.8.17
Place of Work
Goshen County
2010 and 2018 Five-Year ACS Data

Place of work	2010 Five-Year ACS	% of Total	2018 Five-Year ACS	% of Total
Worked in county of residence	5,068	80.4%	5,124	82.9%
Worked outside county of residence	629	10.0%	413	6.7%
Worked outside state of residence	606	9.6%	641	10.4%
Total	**6,303**	**100.0%**	**6,178**	**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 104,885 minutes, with residents working in their home county spending a total of 56,935 minutes traveling.

Table II.8.18
Aggregate Travel Time to Work (in Minutes)
Goshen County
2010 & 2018 Five-Year ACS Data

Place of Work	2010 Five-Year ACS	% of Total	2018 Five-Year ACS	% of Total
Worked in county of residence	50,005	45.4%	56,935	54.3%
Worked outside county of residence	33,160	30.1%	22,410	21.4%
Worked outside State of residence	27,095	24.6%	25,540	24.4%
Aggregate travel time to work (in minutes):	**110,260**	**100.0%**	**104,885**	**100.0%**

Table II.8.19 shows the average travel time to work based on place of work and residence. In 2018 the overall aggregate travel time was 110,260 minutes. Residents working within their home county spent an average of 11.1 minutes commuting to work, with those working outside their county of residence spending an average of 54.3 minutes on their commute.

Table II.8.19 Average Travel Time to Work (in Minutes) Goshen County 2010 & 2018 Five-Year ACS Data		
Place of Work	**2010 Five-Year ACS**	**2018 Five-Year ACS**
Worked in county of residence	9.9	11.1
Worked outside county of residence	52.7	54.3
Worked outside State of residence	44.7	39.8
Average travel time to work (in minutes):	**17.5**	**17.0**

Table II.8.20 shows the means of transportation to work. In 2018, 79.9 percent of commuters drove alone in a car, truck, or van. Only 8.4 percent carpooled, with an additional 0.1 percent taking public transportation. Also, there were 346 persons or 5.6 percent who worked from home.

Table II.8.20 Means of Transportation to Work Goshen County 2010 & 2018 Five-Year ACS Data				
Means	**2010 Five-Year ACS**	**% of Total**	**2018 Five-Year ACS**	**% of Total**
Car, truck, or van: Drove alone	4,531	71.9%	4,939	79.9%
Car, truck, or van: Carpooled:	749	11.9%	521	8.4%
Public transportation (excluding taxicab):	0	0%	6	0.1%
Taxicab	0	0%	0	0%
Motorcycle	19	0.3%	19	0.3%
Bicycle	92	1.5%	0	0%
Walked	211	3.3%	251	4.1%
Other means	48	0.8%	96	1.6%
Worked at home	653	10.4%	346	5.6%
Total	**6,303**	**100.0%**	**6,178**	**100.0%**

Table II.8.21 shows the breakdown of the means of transportation by tenure. In 2018, 60.8 percent of commuters owned their home and commuted alone by car, which compares to 54.6 percent in 2010. There were also 1,196 renters who drove alone in 2018 and accounted for 19.7 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 & 2018 Five-Year ACS Data

Tenure	2010 Five-Year ACS	% of Total	2018 Five-Year ACS	% of Total
Car, truck, or van - drove alone:				
Owner	3,299	54.6%	3,692	60.8%
Renter	1,219	20.2%	1,196	19.7%
Car, truck, or van - carpooled:				
Owner	499	8.3%	383	6.3%
Renter	101	1.7%	115	1.9%
Public transportation (excluding taxicab):				
Owner	0	0%	0	0%
Renter	0	0%	0	0%
Walked:				
Owner	71	1.2%	154	2.5%
Renter	111	1.8%	83	1.4%
Taxicab, motorcycle, bicycle, or other means:				
Owner	98	1.6%	61	1.0%
Renter	18	0.3%	54	0.9%
Worked at home:				
Owner	444	7.4%	267	4.4%
Renter	179	3.0%	71	1.2%
Total:	**6,039**	**100.0%**	**6,076**	**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 2018, 6,604 people were employed, 226 were unemployed, and the labor force totaled 6,830 people.

Table II.8.22
Labor Force Statistics
Goshen County
1990 - 2018 BLS Data

Year	Goshen County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	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	6,875	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 persons, with the labor force reaching 6,830, indicating there were a total of 226 unemployed persons

Diagram II.8.4
Employment and Labor Force

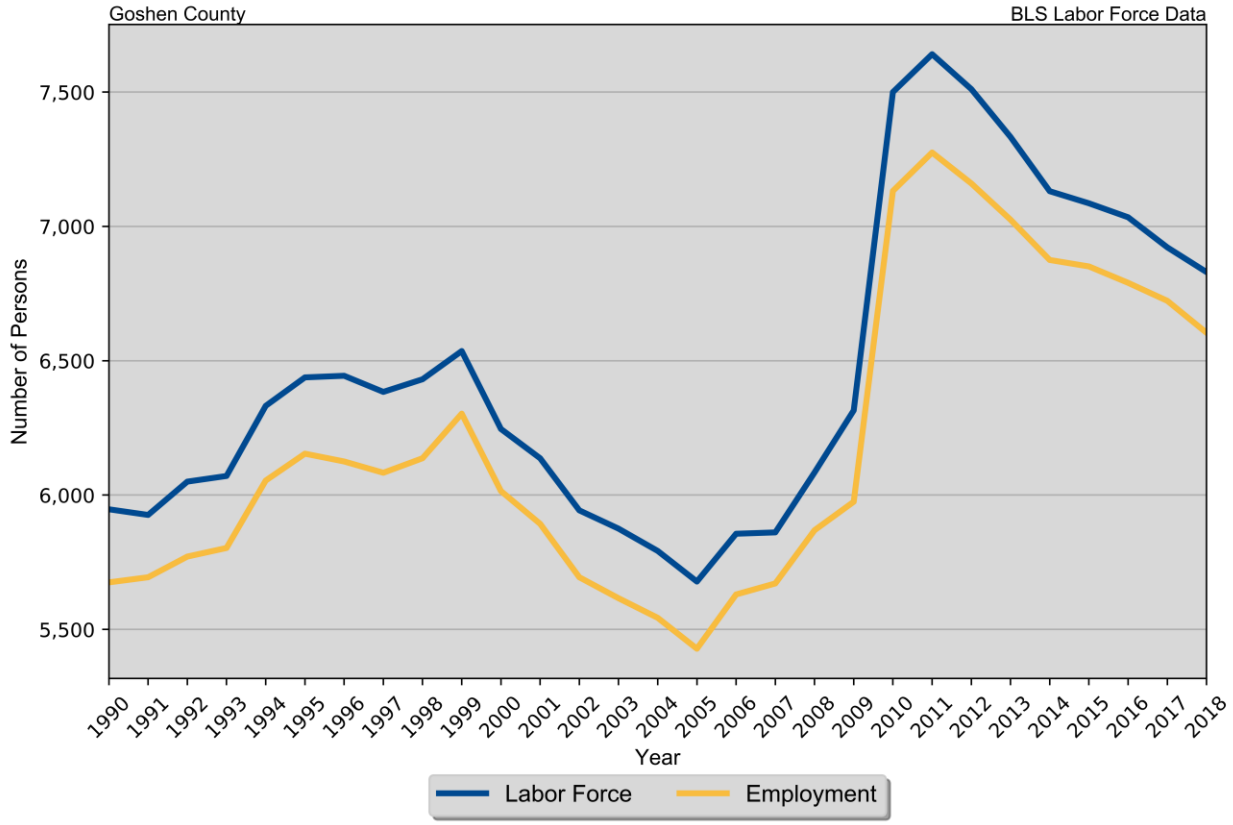
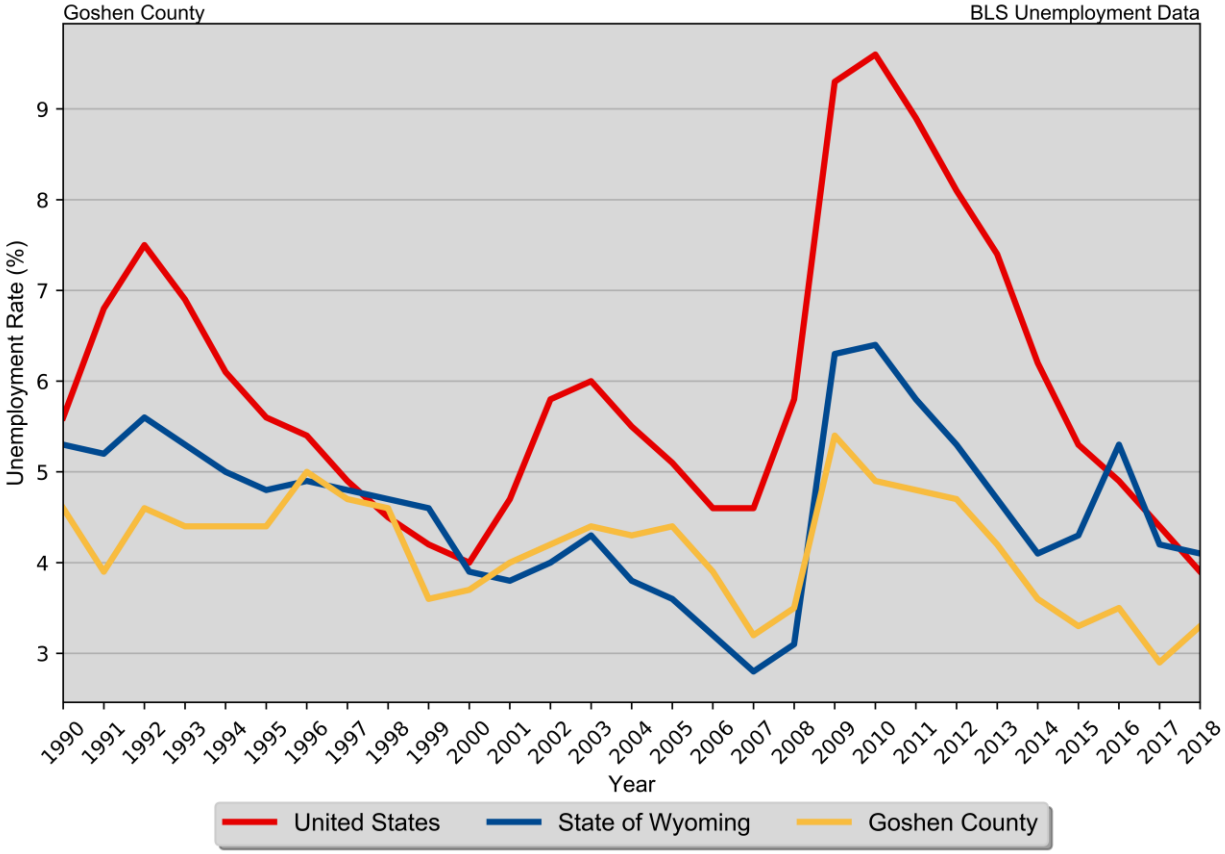


Diagram II.8.5, shows the unemployment rate for both the State and Goshen County. During the 1990's the average rate for Goshen County was 4.4 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.1 percent, which compared to 3.9 percent statewide.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

Diagram II.8.5
Annual Unemployment Rate



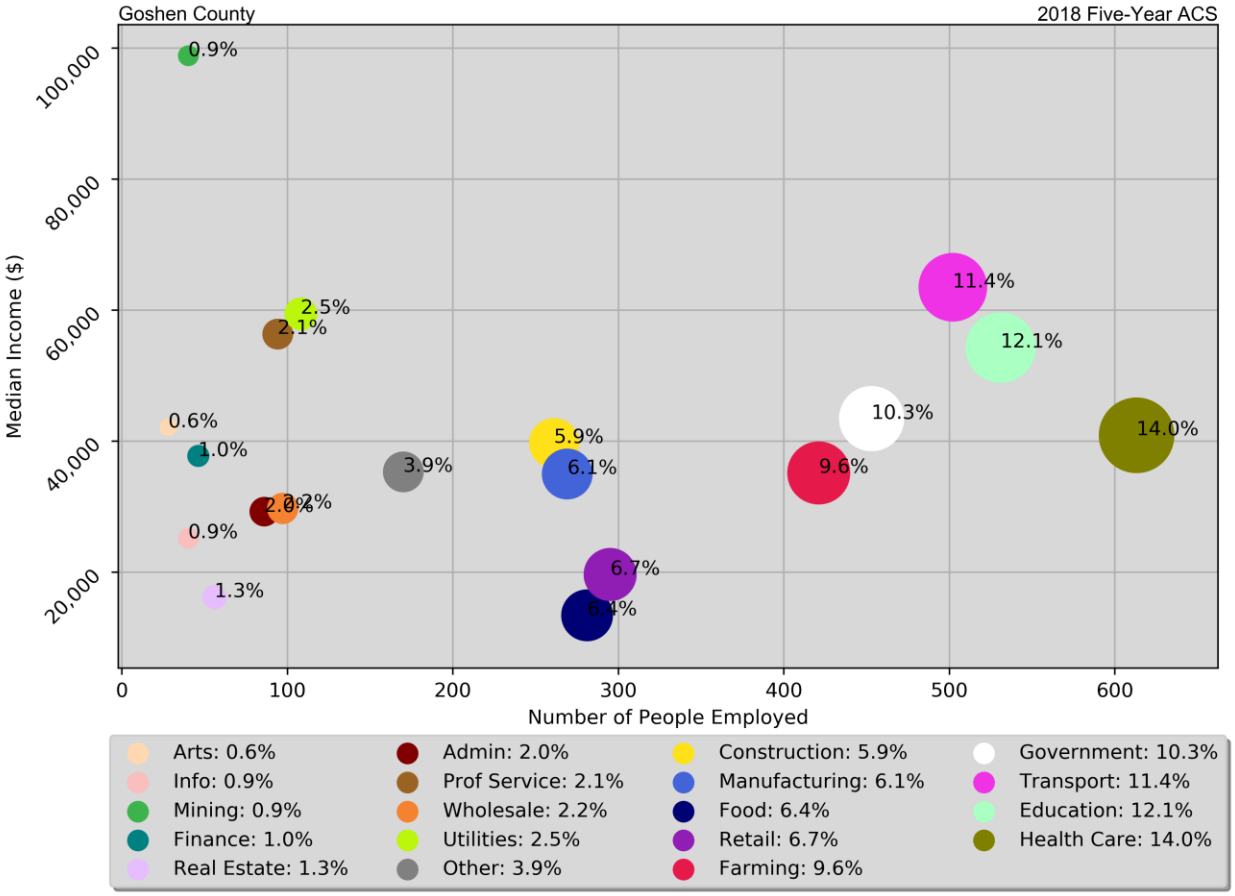
Earnings and Employment by Industry

Table II.8.23 shows earnings and employment by industry in Goshen County as reported by the 2018 five year ACS. This data is also displayed in Diagram II.8.6.

Table II.8.23
Employment by Industry
Goshen County
2018 Five Year ACS Data

Industry	Total Employment	Percent of Employment	Median Earnings
Farming	421	10%	$35,202
Mining	40	1%	$98,889
Construction	261	6%	$39,769
Manufacturing	269	6%	$35,054
Wholesale	97	2%	$29,784
Retail	295	7%	$19,688
Transport	502	11%	$63,538
Utilities	108	2%	$59,500
Info	40	1%	$25,250
Finance	46	1%	$37,778
Real Estate	56	1%	$16,250
Prof Service	94	2%	$56,389
Management	0	0%	$0
Admin	86	2%	$29,286
Education	531	12%	$54,351
Health Care	613	14%	$40,953
Arts	28	1%	$42,188
Food	281	6%	$13,472
Other	170	4%	$35,370
Government	453	10%	$43,472

Diagram II.8.6
Earnings and Employment by Industry



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.8.24, shows total real earnings by industry for Goshen County. In 2018, the government and government enterprises industry had the largest total real earnings ($93,218,000). Between 2017 and 2018, the mining industry saw the largest percentage increase of 22.2 percent, to $15,000.

Table II.8.24
Real Earnings by Industry
Goshen County
BEA Table CA-5N Data (1,000's of 2018 Dollars)

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	2018	% Change 17-18
Farm earnings	20,215	46,419	32,432	38,119	49,187	50,617	30,555	32,912	37,124	12.8
Forestry, fishing, related activities, and other	0	0	0	4,221	4,637	4,760	5,888	6,449	6,682	3.6
Mining	0	0	0	493	62	3	-5	12	15	22.2
Utilities	2,654	2,973	2,798	3,010	3,178	3,283	3,158	3,237	3,239	0.1
Construction	14,924	15,404	0	17,051	16,394	17,064	16,225	15,073	13,357	-11.4
Manufacturing	14,193	13,936	18,919	15,789	14,515	12,944	11,463	14,237	14,623	2.7
Wholesale trade	11,027	11,395	11,752	12,992	12,637	13,256	11,959	11,740	11,833	0.8
Retail trade	14,278	12,836	13,350	13,412	13,893	14,510	14,567	14,551	13,620	-6.4
Transportation and warehousing	9,591	13,617	14,594	17,441	17,243	24,585	21,971	24,068	28,221	17.3
Information	2,263	1,864	2,361	1,646	1,685	1,672	1,642	1,483	1,562	5.3
Finance and insurance	7,848	9,389	9,614	9,566	9,311	9,817	10,559	11,909	12,393	4.1
Real estate and rental and leasing	5,343	5,577	6,281	5,673	4,599	4,605	5,107	5,001	4,607	-7.9
Professional and technical services	8,923	9,759	10,433	9,777	9,176	7,079	6,778	6,264	6,467	3.2
Management of companies and enterprises	5	84	-256	22	1	0	0	0	0	0
Administrative and waste services	3,661	3,984	4,630	6,199	7,439	0	0	0	0	0
Educational services	0	2,691	2,328	1,827	1,587	1,732	1,827	0	0	0
Health care and social assistance	0	43,777	43,269	44,202	44,200	44,664	44,892	0	0	0
Arts, entertainment, and recreation	0	0	0	0	0	698	758	693	746	7.6
Accommodation and food services	0	0	0	0	0	6,027	6,144	5,812	6,926	19.2
Other services, except public administration	11,207	11,619	11,945	11,483	11,327	11,794	11,745	11,864	12,149	2.4
Government and government enterprises	92,056	92,911	93,804	99,099	100,065	98,142	96,247	93,338	93,218	-0.1
Total	**270,338**	**309,039**	**307,371**	**318,423**	**327,763**	**336,978**	**309,139**	**313,755**	**322,524**	**2.8**

Table II.8.25, 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 1,455 jobs in 2018. Between 2017 and 2018 the accommodation and food services industry saw the largest percentage increase, rising by 12.9 percent to 429 jobs.

Table II.8.25
Employment by Industry
Goshen County
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	2018	% Change 17-18
Farm earnings	886	917	922	913	930	944	952	972	945	-2.8
Forestry, fishing, related activities, and other	0	0	0	152	148	138	149	158.0	166	5.1
Mining	0	0	0	47	41	46	53	50	49	-2.0
Utilities	34	34	34	35	40	38	35	36	36	0
Construction	413	414	0	400	388	391	389	362	336	-7.2
Manufacturing	341	358	386	346	326	301	280	364	355	-2.5
Wholesale trade	248	235	234	250	270	283	256	252	247	-2.0
Retail trade	623	614	628	605	621	614	635	616	580	-5.8
Transportation and warehousing	231	240	228	220	233	281	240	256	280	9.4
Information	61	62	59	56	53	54	55	54	59	9.3
Finance and insurance	262	305	310	320	309	328	362	381	384	0.8
Real estate and rental and leasing	265	268	255	265	278	274	282	280	285	1.8
Professional and technical services	260	253	264	243	238	226	219	227	227	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	0	0
Health care and social assistance	0	963	942	916	877	862	863	0	0	0
Arts, entertainment, and recreation	0	0	0	0	0	57	66	60	66	10.0
Accommodation and food services	0	0	0	0	0	388	388	380	429	12.9
Other services, except public administration	329	354	374	360	374	369	356	347	349	0.6
Government and government enterprises	1,595	1,577	1,581	1,570	1,556	1,532	1,514	1,460	1,455	-0.3
Total	**7,351**	**7,503**	**7,519**	**7,405**	**7,415**	**7,410**	**7,380**	**7,422**	**7,430**	**0.1**

Table II.8.26, 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 2018, the transportation and warehousing industry had the highest average earnings reaching 100,789 dollars. Between 2017 and 2018 the mining industry saw the largest percentage increase, rising by 24.7 percent to 306 dollars.

Table II.8.26
Real Earnings Per Job by Industry
Goshen County
BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	2018	% Change 17-18
Farm earnings	22,816	50,621	35,176	41,751	52,889	53,620	32,096	33,860	39,285	16.0
Forestry, fishing, related activities, and other	0	0	0	27,770	31,334	34,495	39,519	40,813	40,253	-1.4
Mining	0	0	0	10,479	1,506	69	-98	245	306	24.7
Utilities	78,064	87,451	82,304	86,012	79,447	86,407	90,237	89,904	89,972	0.1
Construction	36,135	37,209	0	42,629	42,253	43,642	41,709	41,638	39,753	-4.5
Manufacturing	41,622	38,928	49,014	45,632	44,525	43,004	40,939	39,112	41,192	5.3
Wholesale trade	44,463	48,489	50,222	51,968	46,804	46,841	46,715	46,589	47,907	2.8
Retail trade	22,918	20,906	21,258	22,168	22,373	23,631	22,940	23,621	23,483	-0.6
Transportation and warehousing	41,520	56,737	64,010	79,277	74,003	87,493	91,548	94,015	100,789	7.2
Information	37,091	30,066	40,020	29,387	31,798	30,958	29,858	27,459	26,475	-3.6
Finance and insurance	29,953	30,784	31,012	29,894	30,133	29,929	29,167	31,258	32,273	3.2
Real estate and rental and leasing	20,162	20,808	24,632	21,406	16,544	16,808	18,109	17,859	16,165	-9.5
Professional and technical services	34,318	38,574	39,518	40,233	38,555	31,323	30,951	27,597	28,489	3.2
Management of companies and enterprises	270	5,625	-14,228	1,446	97	0	0	0	0	0
Administrative and waste services	21,925	23,571	26,305	32,118	37,379	0	0	0	0	0
Educational services	0	31,658	31,460	27,680	22,676	22,787	23,722	0	0	0
Health care and social assistance	0	45,459	45,933	48,255	50,399	51,815	52,019	0	0	0
Arts, entertainment, and recreation	0	0	0	0	0	12,253	11,478	11,555	11,303	-2.2
Accommodation and food services	0	0	0	0	0	15,532	15,834	15,296	16,145	5.5
Other services, except public administration	34,064	32,822	31,939	31,897	30,285	31,962	32,993	34,191	34,811	1.8
Government and government enterprises	57,715	58,917	59,332	63,120	64,309	64,061	63,571	63,930	64,067	0.2
Total	**36,776**	**41,189**	**40,879**	**43,001**	**44,203**	**45,476**	**41,889**	**42,274**	**43,408**	**2.7**

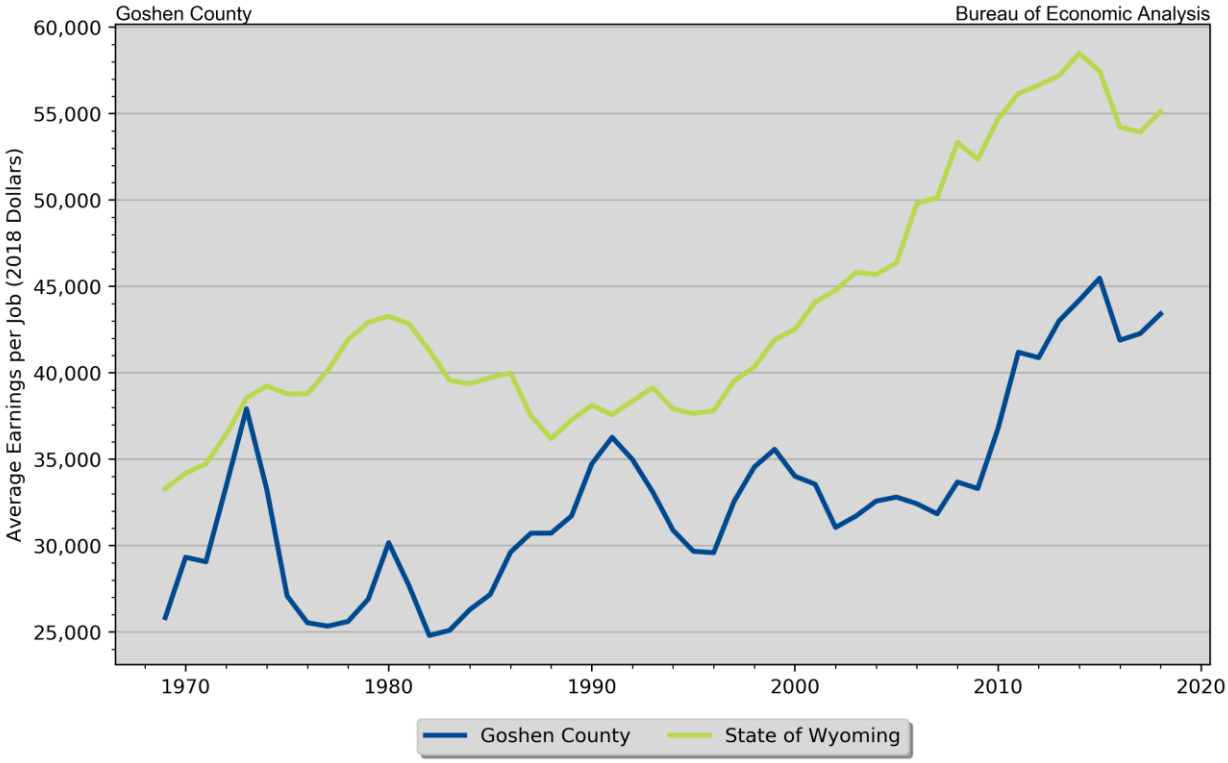
Table II.8.27 shows total employment and real personal income for the years of 1969 to 2018. Total real personal income includes all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments. In 2018, total real personal income was $579,820,000, a 2.5 percent change between 2017 and 2018. Total employment was 7,351 in 2010 and 7,430 in 2018, a change of 0.1 percent over the period.

Table II.8.27
Total Employment and Real Personal Income
Goshen County
BEA Data 1969 Through 2018

Year	1,000s of 2018 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	126,622	7,029	5,169	30,295	16,971	172,027	16,043	4,902	25,828
1970	146,227	7,220	7,368	32,062	18,452	196,889	18,014	4,987	29,323
1971	148,047	7,824	10,955	35,356	21,100	207,635	18,769	5,094	29,064
1972	176,633	8,987	12,095	35,216	22,327	237,283	21,356	5,282	33,442
1973	208,133	11,145	13,404	41,858	25,059	277,310	24,619	5,489	37,917
1974	187,794	11,665	12,529	47,063	26,206	261,927	22,970	5,649	33,244
1975	156,039	11,897	12,622	49,652	28,754	235,170	20,022	5,761	27,086
1976	150,915	13,151	13,091	52,156	30,883	233,894	19,162	5,911	25,531
1977	151,290	13,096	13,330	56,789	32,568	240,881	19,911	5,971	25,337
1978	156,728	14,080	13,605	58,560	33,447	248,261	20,876	6,120	25,609
1979	166,492	14,838	12,944	59,761	34,738	259,097	22,284	6,187	26,911
1980	187,501	15,076	11,708	70,188	38,804	293,125	24,188	6,215	30,170
1981	167,662	15,692	14,072	77,040	41,646	284,728	22,956	6,057	27,681
1982	150,243	15,527	15,044	84,725	43,831	278,315	22,424	6,059	24,797
1983	158,013	15,671	14,298	85,213	48,997	290,850	23,163	6,296	25,098
1984	167,222	17,243	14,814	92,087	48,756	305,636	24,048	6,358	26,300
1985	170,708	17,532	15,894	90,030	49,233	308,333	24,124	6,282	27,174
1986	181,392	17,595	18,283	86,986	49,451	318,517	24,848	6,124	29,619
1987	190,977	17,933	18,845	82,585	50,342	324,816	25,414	6,218	30,714
1988	191,288	18,918	19,779	79,553	50,217	321,920	25,508	6,227	30,720
1989	198,038	18,662	20,597	80,156	50,863	330,993	26,484	6,244	31,716
1990	216,787	19,353	22,262	77,736	52,857	350,290	28,372	6,242	34,731
1991	226,502	20,897	22,735	76,524	53,751	358,615	29,012	6,246	36,264
1992	222,191	21,253	23,478	78,633	57,980	361,028	29,129	6,352	34,980
1993	211,906	20,447	23,619	71,986	59,726	346,791	27,756	6,402	33,101
1994	207,758	21,372	21,912	73,295	63,605	345,197	27,591	6,726	30,889
1995	195,374	21,109	22,540	83,520	67,965	348,291	27,814	6,585	29,670
1996	195,220	20,875	23,213	85,074	69,261	351,893	27,991	6,598	29,588
1997	218,341	21,456	24,345	87,334	69,112	377,675	29,536	6,708	32,549
1998	228,817	22,085	26,413	93,073	68,770	394,988	31,276	6,623	34,548
1999	237,316	22,658	28,886	94,404	69,738	407,686	32,610	6,672	35,569
2000	231,544	22,894	30,072	94,612	73,482	406,816	32,387	6,807	34,015
2001	225,853	23,574	34,312	99,936	77,599	414,125	33,197	6,732	33,550
2002	209,966	23,034	37,895	80,133	79,122	384,081	31,021	6,762	31,051
2003	210,542	23,428	41,062	78,585	88,006	394,767	31,903	6,640	31,707
2004	213,274	24,048	46,097	80,426	89,064	404,813	32,455	6,547	32,576
2005	218,165	24,362	50,047	95,763	90,391	430,004	34,511	6,650	32,807
2006	221,776	29,315	55,001	102,705	94,399	444,566	35,458	6,840	32,423
2007	226,247	31,734	61,296	103,967	95,884	455,659	36,106	7,106	31,839
2008	246,640	34,039	67,742	101,083	108,054	489,480	38,325	7,324	33,676
2009	245,377	33,912	61,465	90,048	113,965	476,943	36,782	7,368	33,303
2010	270,338	34,634	57,426	91,689	120,489	505,308	37,648	7,351	36,776
2011	309,039	32,765	57,903	116,049	120,101	570,327	42,019	7,503	41,189
2012	307,371	33,729	54,409	133,212	116,469	577,732	42,364	7,519	40,879
2013	318,423	36,801	51,556	120,575	117,868	571,621	42,196	7,405	43,001
2014	327,763	37,620	54,528	115,750	118,503	578,925	42,801	7,415	44,203
2015	336,978	37,981	56,785	115,678	122,455	593,916	43,828	7,410	45,476
2016	309,139	37,574	52,901	112,775	122,314	559,555	41,967	7,380	41,889
2017	313,755	37,677	53,114	109,996	126,303	565,491	42,188	7,422	42,273
2018	322,524	38,097	52,825	114,816	127,752	579,820	43,348	7,430	43,408

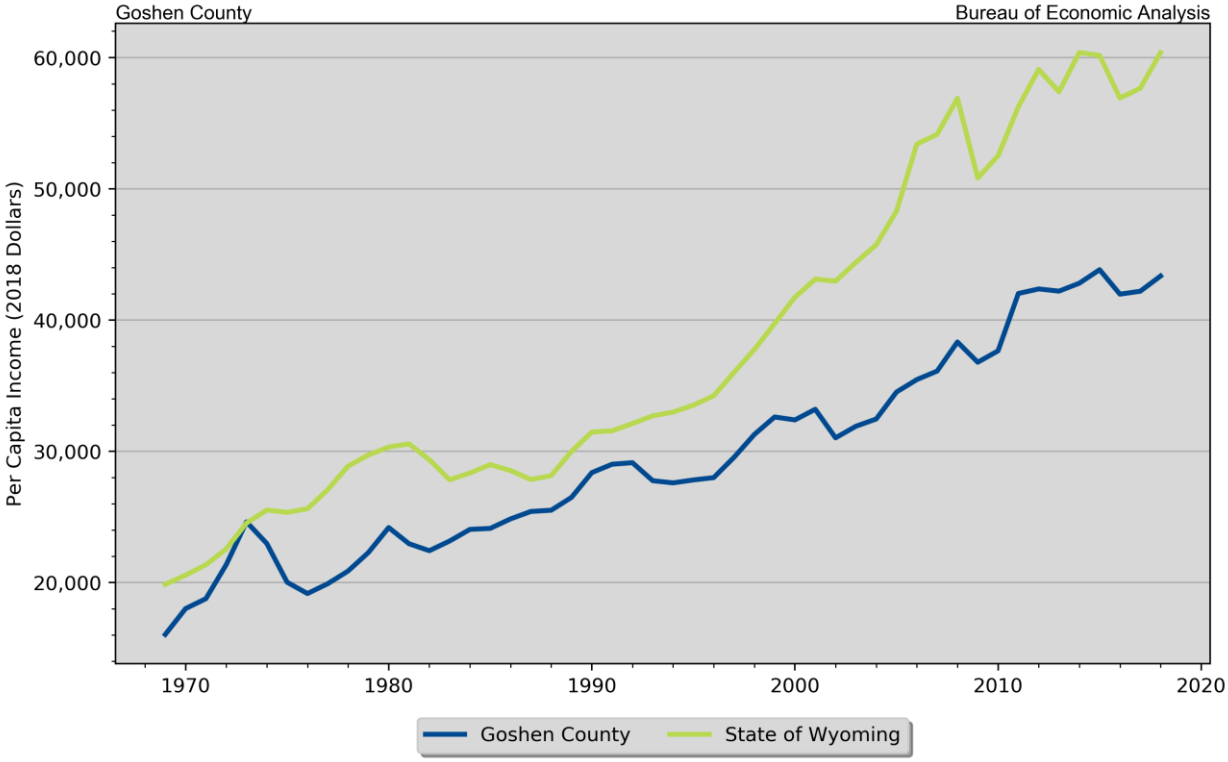
Diagram II.8.7, shows real average earnings per job for Goshen County from 1990 to 2018. Over this period the average earning per job for Goshen County was 35,791 dollars, which was lower than the statewide average of 47,143 dollars over the same period.

Diagram II.8.7
Real Average Earnings per Job



Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Diagram II.8.8 shows real per capita income for Goshen County from 1990 to 2018 of $34,883, which was lower than the statewide average of $46,349 over the same period.

Diagram II.8.8
Real per Capita Income



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 June 2019 and are presented in Table II.8.28, with 2019 data being considered preliminary. Between 2017 and 2018, total annual employment decreased from 4348.0 persons in 2017 to 4305.0 in 2018, a change of -1.0 percent.

Table II.8.28
Total Monthly Employment
Goshen County
BLS QCEW Data, 2001–2018(p)

Period	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019(p)
Jan	4,432	4,478	4,509	4,475	4473.0	4382.0	4357.0	4294.0	4269.0	4181.0
Feb	4,457	4,484	4,576	4,538	4480.0	4426.0	4398.0	4353.0	4285.0	4140.0
Mar	4,482	4,492	4,581	4,521	4480.0	4432.0	4451.0	4411.0	4349.0	4172.0
Apr	4,507	4,547	4,618	4,476	4520.0	4514.0	4435.0	4389.0	4353.0	4175.0
May	4,554	4,662	4,661	4,578	4594.0	4558.0	4430.0	4396.0	4376.0	4185.0
Jun	4,590	4,643	4,640	4,591	4585.0	4541.0	4476.0	4366.0	4337.0	4195.0
Jul	4,381	4,433	4,450	4,376	4449.0	4426.0	4235.0	4265.0	4143.0	
Aug	4,348	4,523	4,532	4,403	4369.0	4442.0	4237.0	4253.0	4164.0	
Sep	4,505	4,644	4,670	4,601	4557.0	4585.0	4399.0	4389.0	4339.0	
Oct	4,682	4,769	4,760	4,736	4604.0	4639.0	4388.0	4356.0	**4356.0**	
Nov	4,630	4,781	4,688	4,771	4574.0	4574.0	4387.0	4365.0	**4367.0**	
Dec	4,670	4,756	4,710	4,750	4563.0	4543.0	4400.0	4338.0	**4327.0**	
Annual	**4,520**	**4,601**	**4,616**	**4,568**	**4521.0**	**4505.0**	**4383.0**	**4348.0**	4305.0	
% 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 703.0 dollars in 2017. In 2018, average weekly wages saw an increased of 2.6 percent over the prior year, rising to 721.0 dollars, or by 18.0 dollars. These data are shown in Table II.8.29.

Table II.8.29
Average Weekly Wages
Goshen County
BLS QCEW Data, 2001–2018

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
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	642.0	660.0	649.0	696.0	662.0	3.3%
2015	662.0	679.0	690.0	717.0	687.0	3.8%
2016	664.0	677.0	695.0	708.0	686.0	-0.1%
2017	685.0	705.0	692.0	729.0	703.0	2.5%
2018	705.0	718.0	720.0	741.0	721.0	2.6%
2019(p)	726.0	741.0				

Total business establishments reported by the QCEW are displayed in Table II.8.30. Between 2017 and 2018, the total number of business establishments in Wyoming increased by 2.6 percent, from 437.0 to 439.0 establishments. The most recent preliminary 2018 estimates show there were 439.0 business establishments in the second quarter of 2018.

Table II.8.30
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	462.0	463.0	463.0	457.0	461.0	-1.1%
2015	463.0	457.0	459.0	451.0	458.0	-0.7%
2016	448.0	454.0	450.0	443.0	449.0	-2.0%
2017	440.0	438.0	440.0	430.0	437.0	-2.7%
2018	436.0	439.0	438.0	443.0	439.0	0.5%
2019(p)	451.0	453.0				

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 1567 in 2018, with the poverty rate reaching 12.9 percent in 2018. This compared to a state poverty rate of 10.7 percent and a national rate of 13.1 percent in 2018. Table II.8.31, at right, presents poverty data for the county.

The rate of poverty for Goshen County is shown in Table II.8.32. In 2018, there were an estimated 1,485 people (11.6 percent) living in poverty, compared to 13.9 percent living in poverty in 2000. In 2018, some 9.6 percent of those in poverty were under age 6 and 13.5 percent were 65 or older. This data is also displayed in Diagram II.8.9 on the following page.

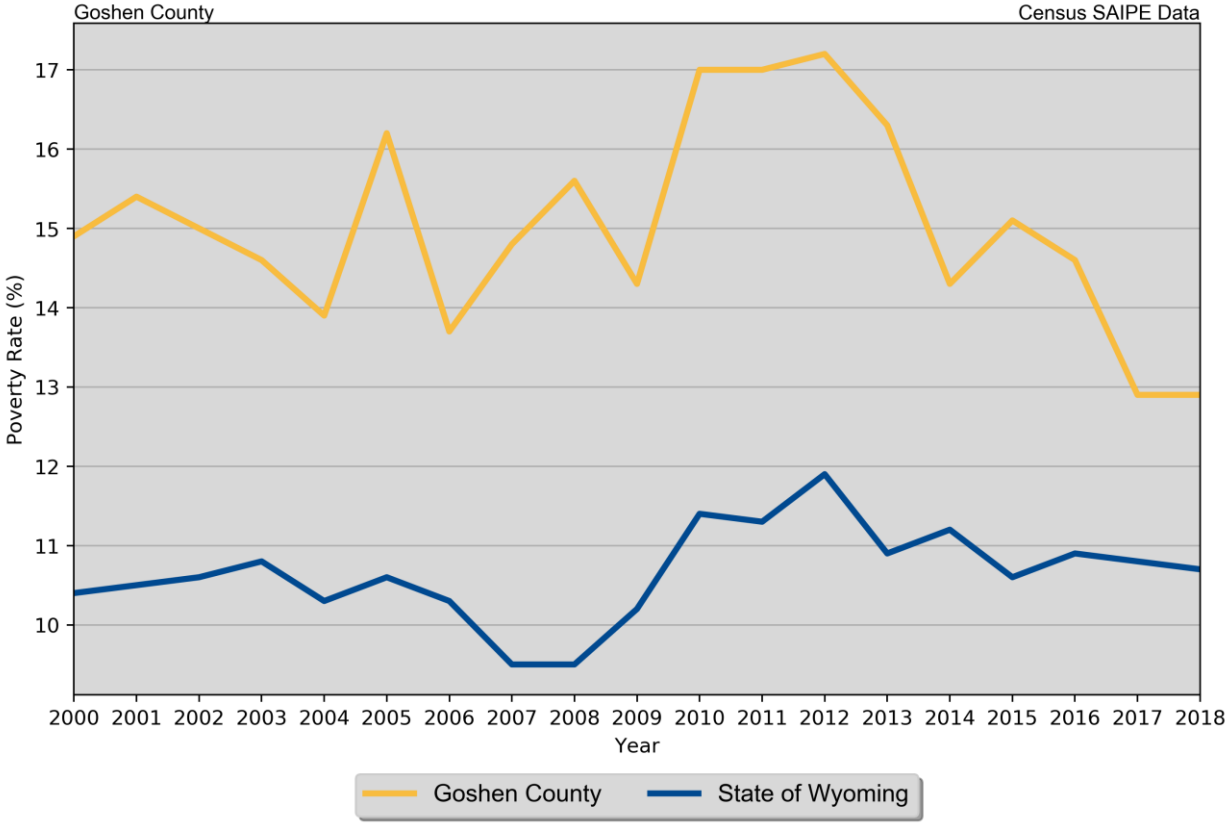
Table II.8.31
Persons in Poverty
Goshen County
2000–2018 SAIPE Estimates

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%
2018	1,567	12.9%

Table II.8.32
Poverty by Age
Goshen County
2000 Census SF3 & 2018 Five-Year ACS Data

Age	2000 Census		2018 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	243	14.5%	143	9.6%
6 to 17	236	14.1%	247	16.6%
18 to 64	937	55.9%	894	60.2%
65 or Older	261	15.6%	201	13.5%
Total	**1,677**	**100.0%**	**1,485**	**100.0%**
Poverty Rate	**13.9%**	**.**	**11.6%**	**.**

Diagram II.8.9
Poverty Rates



Housing

EADIV

According to the Wyoming cost of living index, real average apartment rents in Goshen County decreased by 4.33 percent from second quarter of 2018 to second quarter of 2019, from $573.87 to $549.0. During that same period, detached single-family home rents increased by 7.08 percent, rents for mobile homes on lots decreased by 4.08 percent, and rents for mobile home lots decreased by 100.0 percent.

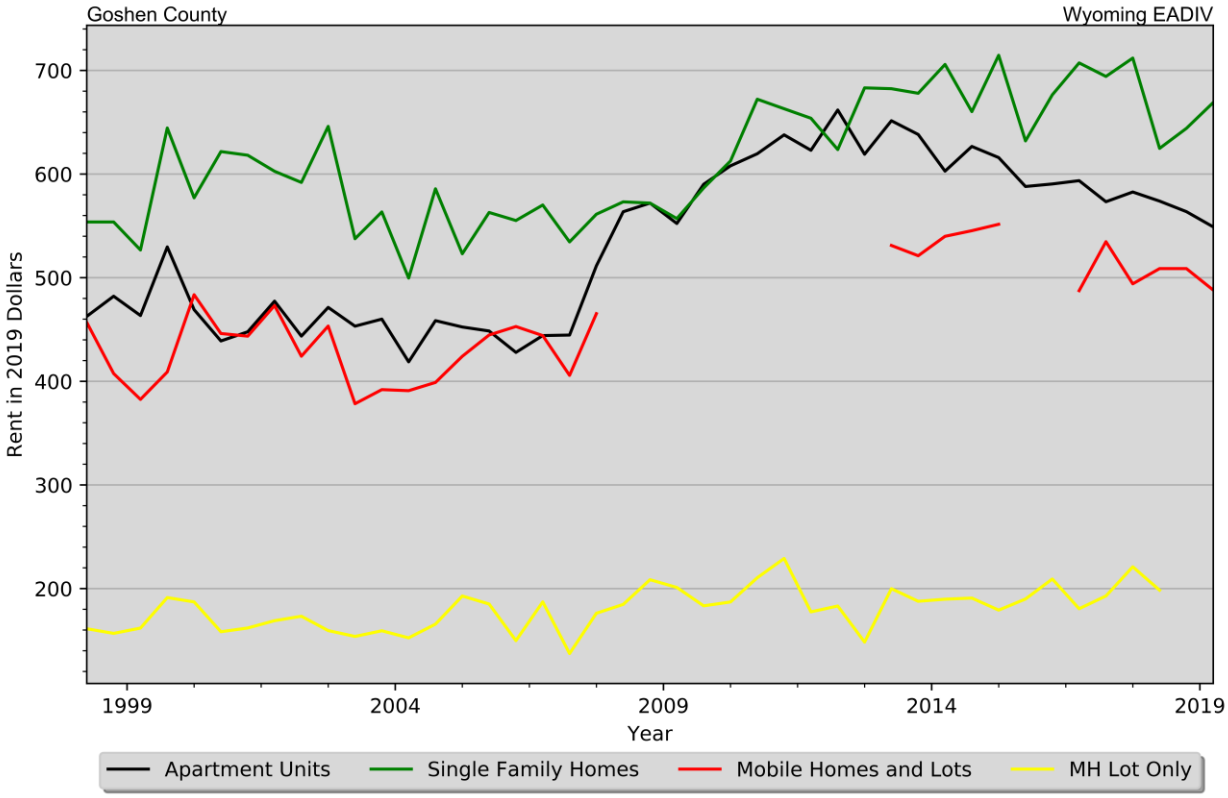
Beginning in second quarter of 1998 rental prices for apartment units experienced an average annual increase of 0.82 percent, while rental prices for single family homes experienced an average annual increase of 0.9 percent since fourth quarter of 1998.

Table II.8.33 and Diagram II.8.10, below, present the Goshen County data for each rental type.

Table II.8.33
Semiannual Average Monthly Rental Prices
Goshen County
EAD Data, 2000:Q2 – 2019:Q2, Real 2019 Dollars

Quarter Year	Apartments	Houses	Mobile Homes	Mobile Home Lots
Q2.00	469.13	577.06	483.52	187.08
Q4.00	438.91	621.67	446.11	158.3
Q2.01	447.76	618.14	443.54	161.93
Q4.01	477.33	602.65	473.11	168.97
Q2.02	443.58	591.9	424.18	173.27
Q4.02	471.31	645.97	453.29	159.41
Q2.03	453.18	537.56	378.33	153.78
Q4.03	459.99	563.42	391.94	159.23
Q2.04	418.76	499.6	390.94	152.4
Q4.04	458.52	585.74	398.89	165.65
Q2.05	452.38	523.07	424.11	192.78
Q4.05	448.53	562.91	444.67	185.07
Q2.06	427.89	555.14	452.84	149.7
Q4.06	444.11	570.11	444.11	187.13
Q2.07	444.61	534.5	405.73	137.27
Q4.07	511.42	561.22	465.26	176.14
Q2.08	563.63	573.16	0	184.7
Q4.08	571.97	571.97	0	208.53
Q2.09	552.27	557.0	0	201.04
Q4.09	590.11	586.57	0	183.3
Q2.10	607.9	612.58	0	187.05
Q4.10	619.59	672.2	0	210.43
Q2.11	637.81	663.0	0	229.02
Q4.11	622.92	653.84	0	177.49
Q2.12	661.8	623.6	0	183.15
Q4.12	619.1	683.15	0	148.31
Q2.13	651.43	682.35	531.08	199.85
Q4.13	638.18	677.93	521.14	187.7
Q2.14	602.78	705.77	539.9	189.72
Q4.14	626.63	660.23	545.32	190.81
Q2.15	615.88	714.59	551.5	179.18
Q4.15	587.98	631.97	0	189.91
Q2.16	590.42	676.44	0	209.2
Q4.16	593.61	707.23	487.42	180.52
Q2.17	573.27	694.18	534.71	192.83
Q4.17	582.66	711.9	494.06	220.97
Q2.18	573.87	624.75	508.75	198.41
Q4.18	563.7	644.08	508.75	0
Q2.19	549.0	669.0	488.0	0

Diagram II.8.10
Average Rents



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 dollars in 2017 to 0 dollars in 2018. This compares to an increase in permit value statewide, with values rising from 331348 dollars in 2017 to 367953 dollars in 2018. Additional details are given in Table II.8.34 as well as in Diagram II.8.11 and Diagram II.8.12.

Table II.8.34
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	54	115,666	0
1981	14	0	12	36	62	135,751	48,345
1982	21	0	4	0	25	120,580	0
1983	30	6	8	0	44	122,998	0
1984	20	0	16	5	41	111,569	83,472
1985	27	2	4	0	33	107,645	0
1986	18	2	0	0	20	124,522	0
1987	7	2	0	0	9	88,255	0
1988	9	0	0	0	9	117,757	0
1989	11	0	0	0	11	102,436	0
1990	6	0	0	0	6	106,507	0
1991	4	0	0	26	30	115,294	77,400
1992	1	2	0	0	3	122,971	0
1993	2	4	0	40	46	140,935	70,577
1994	6	6	0	0	12	183,733	0
1995	8	6	0	0	14	108,147	0
1996	11	2	0	0	13	115,179	0
1997	6	4	0	0	10	93,664	0
1998	9	2	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	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	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	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.8.11
Single-Family Permits

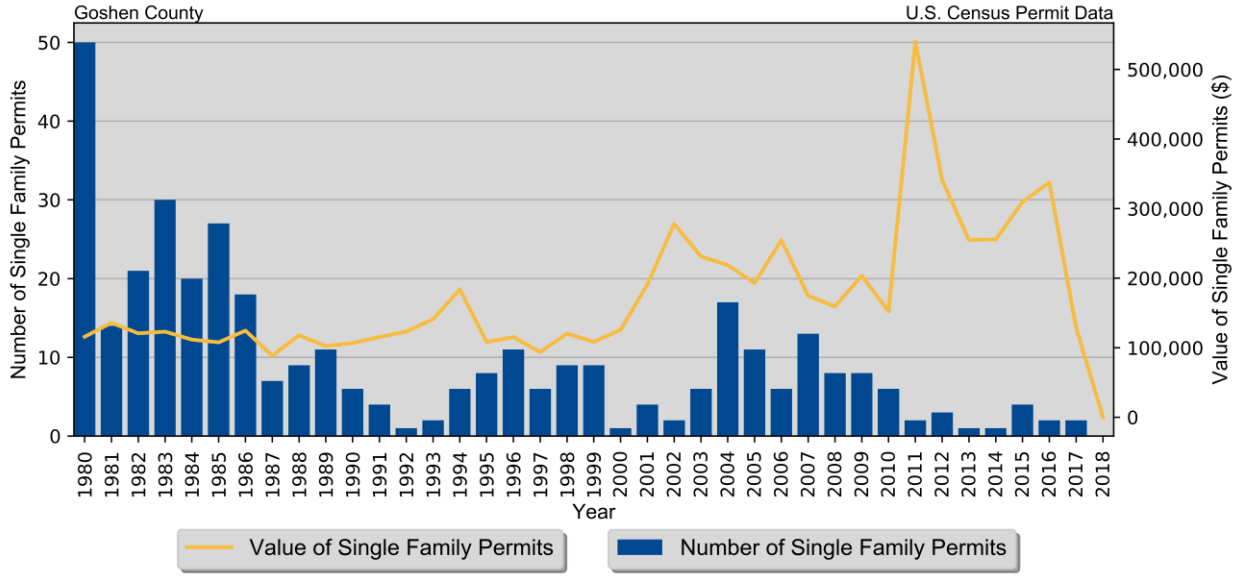
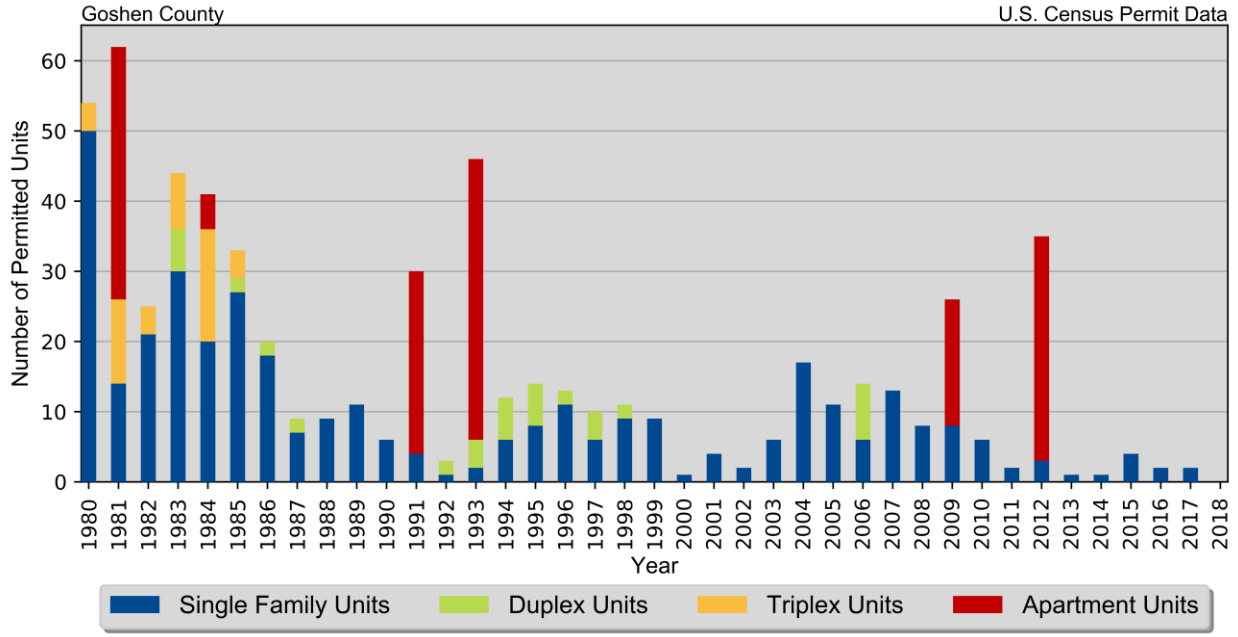


Diagram II.8.12
Total Permits by Unit Type



Housing Characteristics

Households by type and tenure are shown in Table II.8.35. Family households represented 68.5 percent of households, while non-family households accounted for 31.5 percent. These changed from 65.3 and 34.7 percent, respectively.

Table II.8.35
Household Type by Tenure
Goshen County
2010 Census SF1 & 2018 Five-Year ACS Data

Household Type	2010 Census		2018 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	3,466	65.3%	3,567	68.5%
Married-Couple Family	2,818	81.3%	3,012	84.4%
Owner-Occupied	2,329	82.6%	2,463	81.8%
Renter-Occupied	489	17.4%	549	18.2%
Other Family	648	18.7%	555	18.2%
Male Householder, No Spouse Present	231	35.6%	178	41.6%
Owner-Occupied	128	55.4%	160	89.9%
Renter-Occupied	103	44.6%	18	10.1%
Female Householder, No Spouse Present	417	64.4%	377	75.1%
Owner-Occupied	226	54.2%	179	47.5%
Renter-Occupied	191	45.8%	198	52.5%
Non-Family Households	1,845	34.7%	1,642	31.5%
Owner-Occupied	1,057	57.3%	1,047	63.8%
Renter-Occupied	788	42.7%	595	36.2%
Total	**5,311**	**100.0%**	**5,209**	**100.0%**

Table II.8.36, below, shows housing units by type in 2010 and 2018. In 2010, there were 5,986 housing units, compared with 6,031 in 2018. Single-family units accounted for 80.0 percent of units in 2018, compared to 80.4 in 2010. Apartment units accounted for 4.9 percent in 2018, compared to 3.0 percent in 2010.

Table II.8.36
Housing Units by Type
Goshen County
2010 & 2018 Five-Year ACS Data

Unit Type	2010 Five-Year ACS		2018 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	4,812	80.4%	**4,826**	80.0%
Duplex	137	2.3%	61	1.0%
Tri- or Four-Plex	136	2.3%	157	2.6%
Apartment	180	3.0%	293	4.9%
Mobile Home	715	11.9%	694	11.5%
Boat, RV, Van, Etc.	6	0.1%	0	0%
Total	**5,986**	**100.0%**	**6,031**	**100.0%**

Table II.8.37 shows housing units by tenure from 2010 to 2018. By 2018, there were 6,031 housing units. An estimated 73.9 percent were owner-occupied, and 13.6 percent were vacant.

Table II.8.37
Housing Units by Tenure
Goshen County
2010 Census & 2018 Five-Year ACS Data

Tenure	2010 Census		2018 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	5,311	88.9%	5,209	86.4%
Owner-Occupied	3,740	70.4%	3,849	73.9%
Renter-Occupied	1,571	29.6%	1,360	26.1%
Vacant Housing Units	661	11.1%	822	13.6%
Total Housing Units	**5,972**	**100.0%**	**6,031**	**100.0%**

Households by income for the 2010 and 2018 Five-Year ACS are shown in Table II.8.38. Households earning more than 100,000 dollars per year represented 20.3 percent of households in 2018, compared to 11.0 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 10.0 percent of households in 2018, compared to 12.5 percent in 2000.

Table II.8.38
Households by Income
Goshen County
2010 & 2018 Five-Year ACS Data

Income	2010 Five-Year ACS		2018 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than $15,000	654	12.5%	523	10.0%
$15,000 to $19,999	344	6.6%	384	7.4%
$20,000 to $24,999	363	6.9%	233	4.5%
$25,000 to $34,999	672	12.8%	477	9.2%
$35,000 to $49,999	1,010	19.3%	1,005	19.3%
$50,000 to $74,999	1,155	22.0%	851	16.3%
$75,000 to $99,999	464	8.9%	678	13.0%
$100,000 or More	579	11.0%	1,058	20.3%
Total	**5,241**	**100.0%**	**5,209**	**100.0%**

Table II.8.39 shows households by year home built for the 2010 and 2018 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 4.5 percent of households in 2010 and 13.3 percent of households in 2018. Housing units built in 1939 or earlier represented 14.5 percent of households in 2018 and 22.4 percent of households in 2010.

Table II.8.39
Households by Year Home Built
Goshen County
2010 & 2018 Five-Year ACS Data

Year Built	2010 Five-Year ACS		2018 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,176	22.4%	754	14.5%
1940 to 1949	523	10.0%	472	9.1%
1950 to 1959	635	12.1%	575	11.0%
1960 to 1969	523	10.0%	484	9.3%
1970 to 1979	1,101	21.0%	896	17.2%
1980 to 1989	585	11.2%	593	11.4%
1990 to 1999	462	8.8%	531	10.2%
2000 to 2009	236	4.5%	691	13.3%
2010 or Later	.	.	213	4.1%
Total	**5,241**	**100.0%**	**5,209**	**100.0%**

The distribution of unit types by race are shown in Table II.8.40. An estimated 81.5 percent of white households occupy single-family homes, compared to 0 percent of black households. Some 5.2 percent of white households occupied apartments, compared to 0 percent of black households. An estimated 55.6 percent of Asian, and 52.0 percent of American Indian households occupy single-family homes.

Table II.8.40
Distribution of Units in Structure by Race
Goshen County
2018 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	81.5%	0%	52.0%	55.6%	0%	84.3%	65.8%
Duplex	0.8%	0%	0%	0%	0%	0%	19.8%
Tri- or Four-Plex	2.5%	0%	0%	44.4%	0%	0%	14.4%
Apartment	5.2%	0%	0%	0%	0%	10.4%	0%
Mobile Home	9.9%	0%	48.0%	0%	0%	5.2%	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 2018 are shown in Table II.8.41. 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 2018, for rent units accounted for 6.3 percent of vacant units, while for sale units accounted for 17.8 percent. "Other" vacant units accounted for 52.9 percent of vacant units, representing a total of 435 "other" vacant units.

Table II.8.41
Disposition of Vacant Housing Units
Goshen County
2010 Census & 2018 Five-Year ACS Data

Disposition	2010 Census		2018 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	103	15.6%	52	6.3%
For Sale	91	13.8%	146	17.8%
Rented Not Occupied	7	1.1%	0	0%
Sold Not Occupied	11	1.7%	58	7.1%
For Seasonal, Recreational, or Occasional Use	142	21.5%	131	15.9%
For Migrant Workers	3	0.5%	0	0%
Other Vacant	304	46.0%	435	52.9%
Total	**661**	**100.0%**	**822**	**100.0%**

Table II.8.42, shows the number of households in the county by number of bedrooms and tenure. There were 11 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 8.0 percent of total households in Goshen County. In Goshen County the 2,260 households with three bedrooms accounted for 30.3 percent of all households, and there were only 408 five-bedroom or more households, which accounted for 16.6 percent of all households.

Table II.8.42
Households by Number of Bedrooms
Goshen County
2018 Five-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	14	11	50	100
One	174	250	483	0.8
Two	909	611	1,830	8.0
Three	1,631	317	2,260	30.3
Four	785	119	1,000	37.5
Five or more	336	52	408	16.6
Total	**5,209**	**1,360**	**6,031**	**100.0**

The age of a structure influences its value. As shown in Table II.8.43, structures built in 1939 or earlier had a median value of, 128,000 while structures built between 1950 and 1959 had a median value of 120,100 and those built between 1990 to 1999 had a median value of 229,300. 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 228,400 and, 262,500 respectively. The total median value in Goshen County was, 168,200.

Table II.8.43
Owner Occupied Median Value by Year Structure Built
Goshen County
2018 Five-Year ACS Data

Year Structure Built	Median Value
1939 or earlier	128,000
1940 to 1949	121,600
1950 to 1959	120,100
1960 to 1969	134,800
1970 to 1979	153,900
1980 to 1989	197,400
1990 to 1999	229,300
2000 to 2009	260,100
2010 to 2013	228,400
2014 or later	262,500
Median Value	**168,200**

Household mortgage status is reported in Table II.8.44. In, Goshen County households with a mortgage accounted for 55.7 percent of all households or 2,145 housing units, and the remaining 48.3 percent or 1,858 units had no mortgage. Of those units with a mortgage, 269 had either a second mortgage or home equity loan, 18 had both a second mortgage and home equity loan, and 1,858 or 48.3 percent had no second mortgage or no home equity loan.

Table II.8.44
Mortgage Status
Goshen County
2018 Five-Year ACS Data

Mortgage Status	Goshen County	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	2,145	55.7
With either a second mortgage or home equity loan, but not both	269	7.0
Second mortgage only	59	1.5
Home equity loan only	210	5.5
Both second mortgage and home equity loan	18	0.5
No second mortgage and no home equity loan	1,858	48.3
Housing units without a mortgage	1,704	44.3
Total	**3,849**	**100.0%**

Table II.8.45 lists the Goshen County median rent as $530 and the median home value as $168,200.

Table II.8.45
Median Rent
Goshen County
2018 Five-Year ACS Data

Place	Rent
Median Rent	$530
Median Home Value	$168,200

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.8.46. In 2018, an estimated 0.5 percent of households were overcrowded, and an additional 0.2 percent were severely overcrowded.

Table II.8.46
Overcrowding and Severe Overcrowding
Goshen County
2010 & 2018 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
2018 Five-Year ACS	3,814	99.1%	24	0.6%	11	0.3%	3,849
Renter							
2010 Five-Year ACS	1,428	92.7%	98	6.4%	14	0.9%	1,540
2018 Five-Year ACS	1,356	99.7%	4	0.3%	0	0%	1,360
Total							
2010 Five-Year ACS	5,100	97.3%	117	2.2%	24	0.5%	5,241
2018 Five-Year ACS	5,170	99.3%	28	0.5%	11	0.2%	5,209

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. This data is displayed in Table II.8.47 and Table II.8.48, below.

There were a total of 10 households with incomplete plumbing facilities in 2018, representing 0.2 percent of households in Goshen County. This is compared to 1.0 percent of households lacking complete plumbing facilities in 2010.

Table II.8.47
Households with Incomplete Plumbing Facilities
2010 and 2018 Five-Year ACS Data

Households	2010 Five-Year ACS	2018 Five-Year ACS
With Complete Plumbing Facilities	5,191	5,199
Lacking Complete Plumbing Facilities	50	10
Total Households	**5,241**	**5,209**
Percent Lacking	**1.0%**	**0.2%**

There were 39 households lacking complete kitchen facilities in 2018, compared to 107 households in 2010. This was a change from 2.0 percent of households in 2010 to 0.7 percent in 2018.

Table II.8.48
Households with Incomplete Kitchen Facilities
Goshen County
2010 and 2018 Five-Year ACS Data

Households	2010 Five-Year ACS	2018 Five-Year ACS
With Complete Kitchen Facilities	5,134	5,170
Lacking Complete Kitchen Facilities	107	39
Total Households	**5,241**	**5,209**
Percent Lacking	**2.0%**	**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.

As seen in Table II.8.49, in Goshen County 12.1 percent of households had a cost burden and 9.2 percent had a severe cost burden. Some 16.1 percent of renters were cost burdened, and 8.9 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 11.4 percent and a severe cost burden rate of 2.5 percent. Owner occupied households with a mortgage had a cost burden rate of 10.1 percent, and severe cost burden at 14.8 percent.

Table II.8.49
Cost Burden and Severe Cost Burden by Tenure
Goshen County
2010 & 2018 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
2018 Five-Year ACS	1,605	74.8%	217	10.1%	317	14.8%	6	0.3%	2,145
Owner Without a Mortgage									
2010 Five-Year ACS	1,496	88.4%	155	9.2%	42	2.5%	0	0%	1,693
2018 Five-Year ACS	1,465	86.0%	195	11.4%	42	2.5%	2	0.1%	1,704
Renter									
2010 Five-Year ACS	736	47.8%	233	15.1%	256	16.6%	315	20.5%	1,540
2018 Five-Year ACS	864	63.5%	219	16.1%	121	8.9%	156	11.5%	1,360
Total									
2010 Five-Year ACS	3,458	66.0%	983	18.8%	485	9.3%	315	6.0%	5,241
2018 Five-Year ACS	3,934	75.5%	631	12.1%	480	9.2%	164	3.1%	5,209

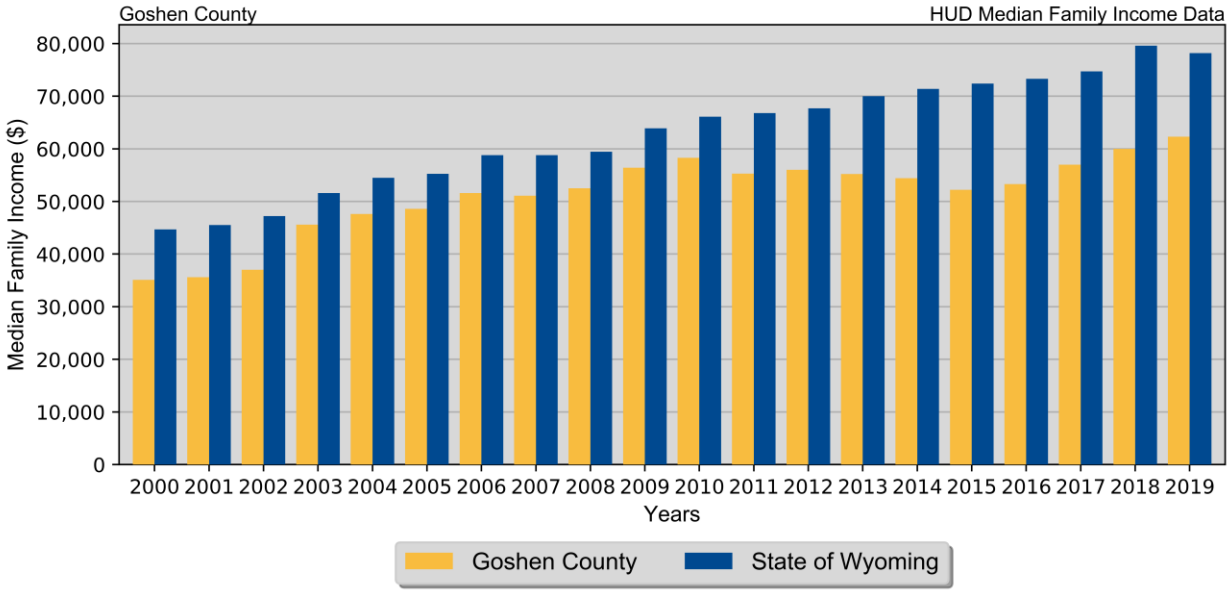
Housing Problems by Income

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.8.50 shows that the HUD estimated MFI for Goshen County was $62,300 in 2019. This compared to Wyoming's MFI of $78,200. Diagram II.8.13, illustrates the estimated MFI for 2000 through 2018.

Table II.8.50
Median Family Income
Goshen County
2000–2019 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
2019	62,300	78,200

Diagram II.8.13
Estimated Median Family Income



Comprehensive Housing Affordability Strategy (CHAS)

The following table set shows Comprehensive Housing Affordability Strategy (CHAS) data.

Housing Problems by Income, Race, and Tenure

Table II.8.51 through Table II.8.56 show households with housing problems by race/ethnicity. These tables can be used to determine if there is a disproportionate housing need for any racial or ethnic groups. If any racial/ethnic group faces housing problems at a rate of ten percentage points or high than the jurisdiction average, then they have a disproportionate share of housing problems. Housing problems are defined as any household that has overcrowding, inadequate kitchen or plumbing facilities, or are cost burdened (pay more than 30 percent of their income on housing).). In Goshen County, housing problems are faced by 840 White homeowner households, 0 Black homeowner households, 0 Asian homeowner households, and 63 Hispanic homeowner households.

Table II.8.51
Percent of Homeowner Households with Housing Problems by Income and Race
Goshen County
2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
$0 to $18,690	78.3%	0%	0%	100.0%	0%	0%	16.7%	71.6%
$18,691 to $31,150	47.1%	0%	0%	0%	0%	0%	75.0%	50.1%
$31,151 to $49,840	20.3%	0%	0%	0%	0%	0%	5.8%	18.7%
$49,841 to $62,300	11.0%	0%	0%	0%	0%	0%	0%	9.5%
Above $62,300	4.4%	0%	0%	0%	0%	16.7%	2.9%	4.4%
Total	**23.1%**	**0%**	**0%**	**28.6%**	**0%**	**14.3%**	**16.0%**	**22.3%**
Without Housing Problems								
$0 to $18,690	20.9%	0%	0%	0%	0%	0%	83.3%	27.6%
$18,691 to $31,150	52.9%	0%	0%	0%	0%	100.0%	25.0%	49.9%
$31,151 to $49,840	79.7%	0%	100.0%	100.0%	0%	0%	94.2%	81.3%
$49,841 to $62,300	89.0%	0%	0%	0%	0%	0%	100.0%	90.5%
Above $62,300	95.6%	0%	100.0%	0%	0%	83.3%	97.1%	95.6%
Total	**76.8%**	**0%**	**100.0%**	**71.4%**	**0%**	**85.7%**	**84.0%**	**77.6%**

Table II.8.52
Homeowner Households with Housing Problems by Income and Race
Goshen County
2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
$0 to $18,690	375	0	0	4	0	0	10	389
$18,691 to $31,150	205	0	0	0	0	0	45	250
$31,151 to $49,840	145	0	0	0	0	0	4	149
$49,841 to $62,300	45	0	0	0	0	0	0	45
Above $62,300	70	0	0	0	0	4	4	78
Total	**840**	**0**	**0**	**4**	**0**	**4**	**63**	**911**
Without Housing Problems								
$0 to $18,690	100	0	0	0	0	0	50	150
$18,691 to $31,150	230	0	0	0	0	4	15	249
$31,151 to $49,840	570	0	4	10	0	0	65	649
$49,841 to $62,300	365	0	0	0	0	0	65	430
Above $62,300	1,525	0	4	0	0	20	135	1,684
Total	**2,790**	**0**	**8**	**10**	**0**	**24**	**330**	**3,162**
Not Computed								
$0 to $18,690	4	0	0	0	0	0	0	4
$18,691 to $31,150	0	0	0	0	0	0	0	0
$31,151 to $49,840	0	0	0	0	0	0	0	0
$49,841 to $62,300	0	0	0	0	0	0	0	0
Above $62,300	0	0	0	0	0	0	0	0
Total	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**4**
Total								
$0 to $18,690	479	0	0	4	0	0	60	543
$18,691 to $31,150	435	0	0	0	0	4	60	499
$31,151 to $49,840	715	0	4	10	0	0	69	798
$49,841 to $62,300	410	0	0	0	0	0	65	475
Above $62,300	1,595	0	4	0	0	24	139	1,762
Total	**3,634**	**0**	**8**	**14**	**0**	**28**	**393**	**4,077**

In total, some 369 renter households face housing problems in Goshen County. Of these, some 319 white renter households, 0 black renter households, 0 Asian renter households, and 50 Hispanic renter households face housing problems.

Table II.8.53
Renter Households with Housing Problems by Income and Race
Goshen County
2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
$0 to $18,690	195	0	0	0	0	0	30	**225**
$18,691 to $31,150	95	0	0	0	0	0	20	**115**
$31,151 to $49,840	25	0	0	0	0	0	0	**25**
$49,841 to $62,300	0	0	0	0	0	0	0	**0**
Above $62,300	4	0	0	0	0	0	0	**4**
Total	**319**	**0**	**0**	**0**	**0**	**0**	**50**	**369**
Without Housing Problems								
$0 to $18,690	85	0	0	0	0	4	40	**129**
$18,691 to $31,150	115	0	0	0	0	0	10	**125**
$31,151 to $49,840	345	0	0	10	0	0	30	**385**
$49,841 to $62,300	70	0	0	0	0	0	0	**70**
Above $62,300	135	10	4	0	0	30	4	**183**
Total	**750**	**10**	**4**	**10**	**0**	**34**	**84**	**892**
Not Computed								
$0 to $18,690	0	0	0	0	0	0	0	**0**
$18,691 to $31,150	0	0	0	0	0	0	0	**0**
$31,151 to $49,840	0	0	0	0	0	0	0	**0**
$49,841 to $62,300	0	0	0	0	0	0	0	**0**
Above $62,300	0	0	0	0	0	0	0	**0**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total								
$0 to $18,690	280	0	0	0	0	4	70	**354**
$18,691 to $31,150	210	0	0	0	0	0	30	**240**
$31,151 to $49,840	370	0	0	10	0	0	30	**410**
$49,841 to $62,300	70	0	0	0	0	0	0	**70**
Above $62,300	139	10	4	0	0	30	4	**187**
Total	**1,069**	**10**	**4**	**10**	**0**	**34**	**134**	**1,261**

Table II.8.54
Percent of Renter Households with Housing Problems by Income and Race
Goshen County
2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
$0 to $18,690	69.6%	0%	0%	0%	0%	0%	42.9%	63.6%
$18,691 to $31,150	45.2%	0%	0%	0%	0%	0%	66.7%	47.9%
$31,151 to $49,840	6.8%	0%	0%	0%	0%	0%	0%	6.1%
$49,841 to $62,300	0%	0%	0%	0%	0%	0%	0%	0%
Above $62,300	2.9%	0%	0%	0%	0%	0%	0%	2.1%
Total	**29.8%**	**0%**	**0%**	**0%**	**0%**	**0%**	**37.3%**	**29.3%**
Without Housing Problems								
$0 to $18,690	30.4%	0%	0%	0%	0%	100.0%	57.1%	36.4%
$18,691 to $31,150	54.8%	0%	0%	0%	0%	0%	33.3%	52.1%
$31,151 to $49,840	93.2%	0%	0%	100.0%	0%	0%	100.0%	93.9%
$49,841 to $62,300	100.0%	0%	0%	0%	0%	0%	0%	100.0%
Above $62,300	97.1%	100.0%	100.0%	0%	0%	100.0%	100.0%	97.9%
Total	**70.2%**	**100.0%**	**100.0%**	**100.0%**	**0%**	**100.0%**	**62.7%**	**70.7%**

Overall, there are 1,280 households, or 24.0% of households with housing problems in Goshen County. This includes 1,159 White households, 0 Black households, 0 Asian households, 4 American Indian, 0 Pacific Islander, and 4 “other” race households with housing problems. In addition, there are 113 Hispanic households with housing problems. This is shown in Table II.8.55 and Table II.8.56.

Table II.8.55
Percent of Total Households with Housing Problems by Income and Race
Goshen County
2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
$0 to $18,690	75.1%	0%	0%	100.0%	0%	0%	30.8%	68.5%
$18,691 to $31,150	46.5%	0%	0%	0%	0%	0%	72.2%	49.4%
$31,151 to $49,840	15.7%	0%	0%	0%	0%	0%	4.0%	14.4%
$49,841 to $62,300	9.4%	0%	0%	0%	0%	0%	0%	8.3%
Above $62,300	4.3%	0%	0%	0%	0%	7.4%	2.8%	4.2%
Total	**24.6%**	**0%**	**0%**	**16.7%**	**0%**	**6.5%**	**21.4%**	**24.0%**
Without Housing Problems								
$0 to $18,690	24.4%	0%	0%	0%	0%	100.0%	69.2%	31.1%
$18,691 to $31,150	53.5%	0%	0%	0%	0%	100.0%	27.8%	50.6%
$31,151 to $49,840	84.3%	0%	100.0%	100.0%	0%	0%	96.0%	85.6%
$49,841 to $62,300	90.6%	0%	0%	0%	0%	0%	100.0%	91.7%
Above $62,300	95.7%	100.0%	100.0%	0%	0%	92.6%	97.2%	95.8%
Total	**75.3%**	**100.0%**	**100.0%**	**83.3%**	**0%**	**93.5%**	**78.6%**	**75.9%**

Table II.8.56
Total Households with Housing Problems by Income and Race
Goshen County
2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
$0 to $18,690	570	0	0	4	0	0	40	614
$18,691 to $31,150	300	0	0	0	0	0	65	365
$31,151 to $49,840	170	0	0	0	0	0	4	174
$49,841 to $62,300	45	0	0	0	0	0	0	45
Above $62,300	74	0	0	0	0	4	4	82
Total	**1,159**	**0**	**0**	**4**	**0**	**4**	**113**	**1,280**
Without Housing Problems								
$0 to $18,690	185	0	0	0	0	4	90	279
$18,691 to $31,150	345	0	0	0	0	4	25	374
$31,151 to $49,840	915	0	4	20	0	0	95	1,034
$49,841 to $62,300	435	0	0	0	0	0	65	500
Above $62,300	1,660	10	8	0	0	50	139	1,867
Total	**3,540**	**10**	**12**	**20**	**0**	**58**	**414**	**4,054**
Not Computed								
$0 to $18,690	4	0	0	0	0	0	0	4
$18,691 to $31,150	0	0	0	0	0	0	0	0
$31,151 to $49,840	0	0	0	0	0	0	0	0
$49,841 to $62,300	0	0	0	0	0	0	0	0
Above $62,300	0	0	0	0	0	0	0	0
Total	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**4**
Total								
$0 to $18,690	759	0	0	4	0	4	130	897
$18,691 to $31,150	645	0	0	0	0	4	90	739
$31,151 to $49,840	1,085	0	4	20	0	0	99	1,208
$49,841 to $62,300	480	0	0	0	0	0	65	545
Above $62,300	1,734	10	8	0	0	54	143	1,949
Total	**4,703**	**10**	**12**	**24**	**0**	**62**	**527**	**5,338**

Table II.8.57 through Table II.8.60 present the number and percent of households experiencing a severe housing problem, by race and ethnicity. Severe housing problems include overcrowding at a rate of more than 1.5 persons per room and housing costs exceeding 50 percent of the household income. Severe housing problems are experienced by some 545 white households, 0 black households, 0 Asian households, as well as 14 Hispanic homeowner households.

Table II.8.57
Percent of Homeowner Households with Severe Housing Problems by Income and Race
Goshen County
2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
$0 to $18,690	51.1%	0%	0%	100.0%	0%	0%	16.7%	47.7%
$18,691 to $31,150	18.4%	0%	0%	0%	0%	0%	6.8%	16.9%
$31,151 to $49,840	4.9%	0%	0%	0%	0%	0%	0%	4.4%
$49,841 to $62,300	0%	0%	0%	0%	0%	0%	0%	0%
Above $62,300	1.9%	0%	0%	0%	0%	16.7%	0%	1.9%
Total	**10.7%**	**0**	**0%**	**28.6%**	**0%**	**14.3%**	**3.6%**	**10.1%**
Without A Severe Housing Problems								
$0 to $18,690	48.0%	0%	0%	0%	0%	0%	83.3%	51.6%
$18,691 to $31,150	81.6%	0%	0%	0%	0%	100.0%	93.2%	83.1%
$31,151 to $49,840	95.1%	0%	100.0%	100.0%	0%	0%	100.0%	95.6%
$49,841 to $62,300	100.0%	0%	0%	0%	0%	0%	100.0%	100.0%
Above $62,300	98.1%	0%	100.0%	0%	0%	83.3%	100.0%	98.1%
Total	**89.2%**	**0%**	**100.0%**	**71.4%**	**0%**	**85.7%**	**96.4%**	**89.8%**

Table II.8.58
Percent of Renter Households with Severe Housing Problems by Income and Race
Goshen County
2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
$0 to $18,690	42.9%	0%	0%	0%	0%	0%	0%	33.9%
$18,691 to $31,150	16.3%	0%	0%	0%	0%	0%	0%	14.3%
$31,151 to $49,840	0%	0%	0%	0%	0%	0%	0%	0%
$49,841 to $62,300	0%	0%	0%	0%	0%	0%	0%	0%
Above $62,300	0%	0%	0%	0%	0%	0%	0%	0%
Total	**14.4%**	**0%**	**0%**	**0%**	**0%**	**0%**	**0%**	**12.2%**
Without A Severe Housing Problems								
$0 to $18,690	57.1%	0%	0%	0%	0%	100.0%	100.0%	66.1%
$18,691 to $31,150	83.7%	0%	0%	0%	0%	0%	100.0%	**85.7%**
$31,151 to $49,840	100.0%	0%	0%	100.0%	0%	0%	100.0%	**100.0%**
$49,841 to $62,300	100.0%	0%	0%	0%	0%	0%	0%	**100.0%**
Above $62,300	100.0%	100.0%	100.0%	0%	0%	100.0%	100.0%	**100.0%**
Total	**85.6%**	**100.0%**	**100.0%**	**100.0%**	**0%**	**100.0%**	**100.0%**	**87.8%**

Table II.8.59
Percent of Total Households with Severe Housing Problems by Income and Race
Goshen County
2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
$0 to $18,690	48.1%	0%	0%	100.0%	0%	0%	7.7%	42.3%
$18,691 to $31,150	17.7%	0%	0%	0%	0%	0%	4.5%	16.0%
$31,151 to $49,840	3.2%	0%	0%	0%	0%	0%	0%	2.9%
$49,841 to $62,300	0%	0%	0%	0%	0%	0%	0%	0%
Above $62,300	1.7%	0%	0%	0%	0%	7.4%	0%	1.7%
Total	**11.6%**	**0%**	**0%**	**16.7%**	**0%**	**6.5%**	**2.7%**	**10.6%**
Without A Severe Housing Problems								
$0 to $18,690	51.4%	0%	0%	0%	0%	100.0%	92.3%	57.3%
$18,691 to $31,150	82.3%	0%	0%	0%	0%	100.0%	95.5%	84.0%
$31,151 to $49,840	96.8%	0%	100.0%	100.0%	0%	0%	100.0%	97.1%
$49,841 to $62,300	100.0%	0%	0%	0%	0%	0%	100.0%	100.0%
Above $62,300	98.3%	100.0%	100.0%	0%	0%	92.6%	100.0%	98.3%
Total	**88.3%**	**100.0%**	**100.0%**	**83.3%**	**0%**	**93.5%**	**97.3%**	**89.3%**

Table II.8.60
Total Households with Severe Housing Problems by Income and Race
Goshen County
2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
$0 to $18,690	365	0	0	4	0	0	10	379
$18,691 to $31,150	115	0	0	0	0	0	4	119
$31,151 to $49,840	35	0	0	0	0	0	0	35
$49,841 to $62,300	0	0	0	0	0	0	0	0
Above $62,300	30	0	0	0	0	4	0	34
Total	**545**	**0**	**0**	**4**	**0**	**4**	**14**	**567**
Without A Severe Housing Problems								
$0 to $18,690	390	0	0	0	0	4	120	514
$18,691 to $31,150	535	0	0	0	0	4	85	624
$31,151 to $49,840	1,050	0	4	20	0	0	95	1,169
$49,841 to $62,300	480	0	0	0	0	0	65	545
Above $62,300	1,705	10	8	0	0	50	144	1,917
Total	**4,160**	**10**	**12**	**20**	**0**	**58**	**509**	**4,769**
Not Computed								
$0 to $18,690	4	0	0	0	0	0	0	4
$18,691 to $31,150	0	0	0	0	0	0	0	0
$31,151 to $49,840	0	0	0	0	0	0	0	0
$49,841 to $62,300	0	0	0	0	0	0	0	0
Above $62,300	0	0	0	0	0	0	0	0
Total	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**4**
Total								
$0 to $18,690	759	0	0	4	0	4	130	897
$18,691 to $31,150	650	0	0	0	0	4	89	743
$31,151 to $49,840	1,085	0	4	20	0	0	95	1,204
$49,841 to $62,300	480	0	0	0	0	0	65	545
Above $62,300	1,735	10	8	0	0	54	144	1,951
Total	**4,709**	**10**	**12**	**24**	**0**	**62**	**523**	**5,340**

Housing problems are explored by type and income in Table II.8.61 and Table II.8.62. More than 714 households have a cost burden and 515 have a severe cost burden. Some 214 renter households are impacted by cost burdens, and 130 are impacted by severe cost burdens. On the other hand, some 500 owner-occupied households have cost burdens, and 385 have severe cost burdens. Overall there are 4,065 households without a housing problem.

Table II.8.61
Percent of Housing Problems by Income and Tenure
Goshen County
2012–2016 HUD CHAS Data

Housing Problem	$0 to $18,690	$18,691 to $31,150	$31,151 to $49,840	$49,841 to $62,300	Above $62,300	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	50.0%	0%	0%	0%	100.0%	57.6%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0%	0%	100.0%	0%	0%	100.0%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0%	0%	0%	0%	100.0%	71.4%
Housing cost burden greater that 50% of income (and none of the above problems)	68.5%	85.0%	100.0%	0%	100.0%	74.8%
Housing cost burden greater than 30% of income (and none of the above problems)	55.3%	67.3%	82.1%	100.0%	91.8%	70.0%
Zero/negative income (and none of the above problems)	100.0%	0%	0%	0%	0%	100.0%
Has none of the 4 housing problems	53.6%	66.2%	62.6%	86.0%	90.1%	77.9%
Total	60.3%	67.9%	66.1%	87.2%	90.4%	76.4%
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	50.0%	100.0%	0%	0%	0%	42.4%
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%	100.0%	0%	0%	0%	28.6%
Housing cost burden greater that 50% of income (and none of the above problems)	31.5%	15.0%	0%	0%	0%	25.2%
Housing cost burden greater than 30% of income (and none of the above problems)	44.7%	32.7%	17.9%	0%	8.2%	30.0%
Zero/negative income (and none of the above problems)	0%	0%	0%	0%	0%	0%
Has none of the 4 housing problems	46.4%	33.8%	37.4%	14.0%	9.9%	22.1%
Total	**39.7%**	**32.1%**	**33.9%**	**12.8%**	**9.6%**	**23.6%**

Table II.8.62
Housing Problems by Income and Tenure
Goshen County
2012–2016 HUD CHAS Data

Housing Problem	$0 to $18,690	$18,691 to $31,150	$31,151 to $49,840	$49,841 to $62,300	Above $62,300	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	4	0	0	0	15	19
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	4	0	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	10	10
Housing cost burden greater that 50% of income (and none of the above problems)	250	85	35	0	15	385
Housing cost burden greater than 30% of income (and none of the above problems)	130	165	115	45	45	500
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
Has none of the 4 housing problems	150	255	645	430	1,685	3,165
Total	**538**	**505**	**799**	**475**	**1,770**	**4,087**
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	4	10	0	0	0	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	4	0	0	0	4
Housing cost burden greater that 50% of income (and none of the above problems)	115	15	0	0	0	130
Housing cost burden greater than 30% of income (and none of the above problems)	105	80	25	0	4	214
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	130	130	385	70	185	900
Total	**354**	**239**	**410**	**70**	**189**	**1,262**
Total						
Lacking complete plumbing or kitchen facilities	8	10	0	0	15	33
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	4	0	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	4	0	0	10	14
Housing cost burden greater that 50% of income (and none of the above problems)	365	100	35	0	15	515
Housing cost burden greater than 30% of income (and none of the above problems)	235	245	140	45	49	714
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
Has none of the 4 housing problems	280	385	1,030	500	1,870	4,065
Total	**892**	**744**	**1,209**	**545**	**1,959**	**5,349**

Cost Burdens

For owner occupied housing, elderly non-family households are more likely to be impacted by housing cost burdens, with 27.3 percent of these households having a cost burden or severe cost burden. For lower income owner households, elderly non-family households and large families are most likely to experience cost burdens. Some 53.2 percent of elderly non-family and 60.0 percent of large family households below 30 percent HAMFI face cost burdens or severe cost burdens. These data are shown in Table II.8.63

Table II.8.64 displays cost burden in renter-occupied households by family status and income. Renter households tend to be impacted at a higher rate by cost burdens than owner households. Some 226 renter occupied households faced cost burdens, compared to 506 owner occupied households. Of these, there are 113 renter households with incomes less than 30 percent HAMFI facing housing problems.

Table II.8.63
Owner-Occupied Households by Income and Family Status and Cost Burden
Goshen County
2012–2016 HUD CHAS Data

Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
$0 to $18,690	25	4	10	110	4	153
$18,691 to $31,150	70	35	20	105	25	255
$31,151 to $49,840	215	145	20	130	145	655
$49,841 to $62,300	145	165	0	55	60	425
Above $62,300	450	890	100	125	150	1,715
Total	905	1,239	150	525	384	3,203
Cost Burden						
$0 to $18,690	35	10	0	85	4	134
$18,691 to $31,150	20	60	45	20	25	170
$31,151 to $49,840	35	65	0	4	10	114
$49,841 to $62,300	10	30	0	4	0	44
Above $62,300	10	30	0	4	0	44
Total	110	195	45	117	39	506
Severe Cost Burden						
$0 to $18,690	15	100	15	40	80	250
$18,691 to $31,150	10	25	10	30	10	85
$31,151 to $49,840	15	0	0	10	10	35
$49,841 to $62,300	0	0	0	0	0	0
Above $62,300	0	4	4	0	0	8
Total	40	129	29	80	100	378
Cost Burden Not Computed						
$0 to $18,690	0	0	0	0	4	4
$18,691 to $31,150	0	0	0	0	0	0
$31,151 to $49,840	0	0	0	0	0	0
$49,841 to $62,300	0	0	0	0	0	0
Above $62,300	0	0	0	0	0	0
Total	0	0	0	0	4	4
Total						
$0 to $18,690	75	114	25	235	92	541
$18,691 to $31,150	100	120	75	155	60	510
$31,151 to $49,840	265	210	20	144	165	804
$49,841 to $62,300	155	195	0	59	60	469
Above $62,300	460	924	104	129	150	1,767
Total	**1,055**	**1,563**	**224**	**722**	**527**	**4,091**

Table II.8.64
Renter-Occupied Households by Income and Family Status and Cost Burden
Goshen County
2012–2016 HUD CHAS Data

Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
$0 to $18,690	0	50	0	70	10	130
$18,691 to $31,150	25	15	4	60	40	144
$31,151 to $49,840	10	150	0	30	195	385
$49,841 to $62,300	4	40	4	0	25	73
Above $62,300	4	125	0	4	50	183
Total	43	380	8	164	320	915
Cost Burden						
$0 to $18,690	0	105	4	4	0	113
$18,691 to $31,150	0	50	15	10	10	85
$31,151 to $49,840	0	10	0	10	4	24
$49,841 to $62,300	0	0	0	0	0	0
Above $62,300	4	0	0	0	0	4
Total	4	165	19	24	14	226
Severe Cost Burden						
$0 to $18,690	30	15	4	10	60	119
$18,691 to $31,150	0	0	0	15	0	15
$31,151 to $49,840	0	0	0	0	0	0
$49,841 to $62,300	0	0	0	0	0	0
Above $62,300	0	0	0	0	0	0
Total	30	15	4	25	60	134
Cost Burden Not Computed						
$0 to $18,690	0	0	0	0	0	0
$18,691 to $31,150	0	0	0	0	0	0
$31,151 to $49,840	0	0	0	0	0	0
$49,841 to $62,300	0	0	0	0	0	0
Above $62,300	0	0	0	0	0	0
Total	0	0	0	0	0	0
Total						
$0 to $18,690	30	170	8	84	70	362
$18,691 to $31,150	25	65	19	85	50	244
$31,151 to $49,840	10	160	0	40	199	409
$49,841 to $62,300	4	40	4	0	25	73
Above $62,300	8	125	0	4	50	187
Total	**77**	**560**	**31**	**213**	**394**	**1,275**

In total, some 725 households face cost burdens, and 518 face severe cost burdens. This includes 505 owner households and 220 renter households with a cost burden, as seen in Table II.8.65.

Table II.8.65
Households with Cost Burden by Tenure and Race
Goshen County
2012–2016 HUD CHAS Data

Race	No Cost Burden	Cost Burden	Severe Cost Burden	Not Computed	Total
Owner-Occupied					
White	2,825	455	360	4	3,644
Black	0	0	0	0	0
Asian	10	0	0	0	10
American Indian	10	0	4	0	14
Pacific Islander	0	0	0	0	0
Other Race	30	0	4	0	34
Hispanic	325	50	15	0	390
Total	**3,200**	**505**	**383**	**4**	**4,092**
Renter-Occupied					
White	765	175	135	0	1,075
Black	10	0	0	0	10
Asian	4	0	0	0	4
American Indian	10	0	0	0	10
Pacific Islander	0	0	0	0	0
Other Race	35	0	0	0	35
Hispanic	85	45	0	0	130
Total	**909**	**220**	**135**	**0**	**1,264**
Total					
White	3,590	630	495	4	4,719
Black	10	0	0	0	10
Asian	14	0	0	0	14
American Indian	20	0	4	0	24
Pacific Islander	0	0	0	0	0
Other Race	65	0	4	0	69
Hispanic	410	95	15	0	520
Total	**4,109**	**725**	**518**	**4**	**5,356**

Lead-Based Paint Risks

Table II.8.66 shows the risk of lead-based paint for households with young children present. As seen therein, there are an estimated 354 households built between 1940 and 1979 with young children present, and 170 built prior to 1939.

Table II.8.66
Vintage of Households by Income and Presence of Young Children
Goshen County
2012–2016 HUD CHAS Data

Income	One or more children age 6 or younger	No children age 6 or younger	Total
Built 1939 or Earlier			
$0 to $18,690	45	105	150
$18,691 to $31,150	20	90	110
$31,151 to $49,840	30	215	245
$49,841 to $62,300	45	109	154
Above $62,300	30	200	230
Total	170	719	889
Built 1940 to 1979			
$0 to $18,690	100	255	355
$18,691 to $31,150	70	380	450
$31,151 to $49,840	45	590	635
$49,841 to $62,300	20	230	250
Above $62,300	119	765	884
Total	354	2,220	2,574
Built 1980 or Later			
$0 to $18,690	35	355	390
$18,691 to $31,150	4	180	184
$31,151 to $49,840	30	290	320
$49,841 to $62,300	0	140	140
Above $62,300	135	710	845
Total	204	1,675	1,879
Total			
$0 to $18,690	180	715	895
$18,691 to $31,150	94	650	744
$31,151 to $49,840	105	1,095	1,200
$49,841 to $62,300	65	479	544
Above $62,300	284	1,675	1,959
Total	**728**	**4,614**	**5,342**

Elderly Housing Needs

Table II.8.67 shows the rate of housing problems for elderly households. Some 284 elderly and 169 extra-elderly households have housing problems. Of these, some 110 elderly households with housing problems have incomes less than 30 percent HAMFI, and 115 extra-elderly households have incomes below 30 percent HAMFI.

Table II.8.67
Households with Housing Problems by Income and Elderly Status
Goshen County
2012–2016 HUD CHAS Data

Income	Elderly	Extra-Elderly	Non-Elderly	Total
With Housing Problems				
$0 to $18,690	110	115	390	615
$18,691 to $31,150	75	40	245	360
$31,151 to $49,840	65	14	100	179
$49,841 to $62,300	15	0	30	45
Above $62,300	19	0	70	89
Total	284	169	835	1,288
Without Housing Problems				
$0 to $18,690	75	130	75	280
$18,691 to $31,150	100	150	130	380
$31,151 to $49,840	245	139	645	1,029
$49,841 to $62,300	119	109	275	503
Above $62,300	560	140	1,175	1,875
Total	1,099	668	2,300	4,067
Not Computed				
$0 to $18,690	0	0	4	4
$18,691 to $31,150	0	0	0	0
$31,151 to $49,840	0	0	0	0
$49,841 to $62,300	0	0	0	0
Above $62,300	0	0	0	0
Total	0	0	4	4
Total				
$0 to $18,690	185	245	469	899
$18,691 to $31,150	175	190	375	740
$31,151 to $49,840	310	153	745	1,208
$49,841 to $62,300	134	109	305	548
Above $62,300	579	140	1,245	1,964
Total	1,383	837	3,139	5,359

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.8.68 compares the average sales prices between 2000 and 2018.

Table II.8.68
Average Sales Prices
Goshen County vs. Wyoming
DOR Data, 2000–2018

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 FFEIC 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.8.69, of the 192 loans in 2018, 116 loans were for Home Purchases, 1.0 were for Home Improvement and 64 were for refinancing.

Table II.8.69
Owner-Occupied Single-Family Home Loans by Loan Type
Goshen County
2008 – 2018 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
2018	116	1.0	64	192

Table II.8.70, shows the average loan value by loan type. In 2008, average home purchase loans was 134,161 dollars in 2012 and 135,259 dollars in 2018. Overall, average loans were 111,705 dollars in 2008 and 137,969 dollars in 2018.

Table II.8.70
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
2018	$135,259	$105,000	$155,000	$137,969

Table II.8.71, shows the total volume of owner-occupied single-family loans. In 2008, the average home purchase loans was 12,477,000 dollars in 2012 and 15,690,000 dollars in 2018. Overall, average loans were 22,341,000 dollars in 2008 and 26,490,000 dollars in 2018.

Table II.8.71
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
2018	$15,690,000	$105,000	$9,920,000	$26,490,000

Survey of Rental Properties

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2019.23 From November 2019 through January of 202024, a telephone survey was conducted with landlords and rental property managers throughout the Wyoming, a total of 31 surveys were completed by property managers in Goshen County. Of the 412 rental units surveyed 41 were vacant, indicating a vacancy rate of 10.0 percent. Table II.8.72 presents some basic statistics about the completed surveys. Diagram II.8.14 shows the historical vacancy rate from Goshen County and Wyoming over the period of June 2001 to December 2019.

Table II.8.72
Total Units, Vacant Units, and Vacancy Rate
Goshen County
RVS Data, December 2003 – December 2019

Year	Sample	Total Units	Vacant Units	Vacancy Rate (%)
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
2019a	37	423	32	7.6
2019b	31	412	41	10.0

[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.8.14
Vacancy Rates by Year

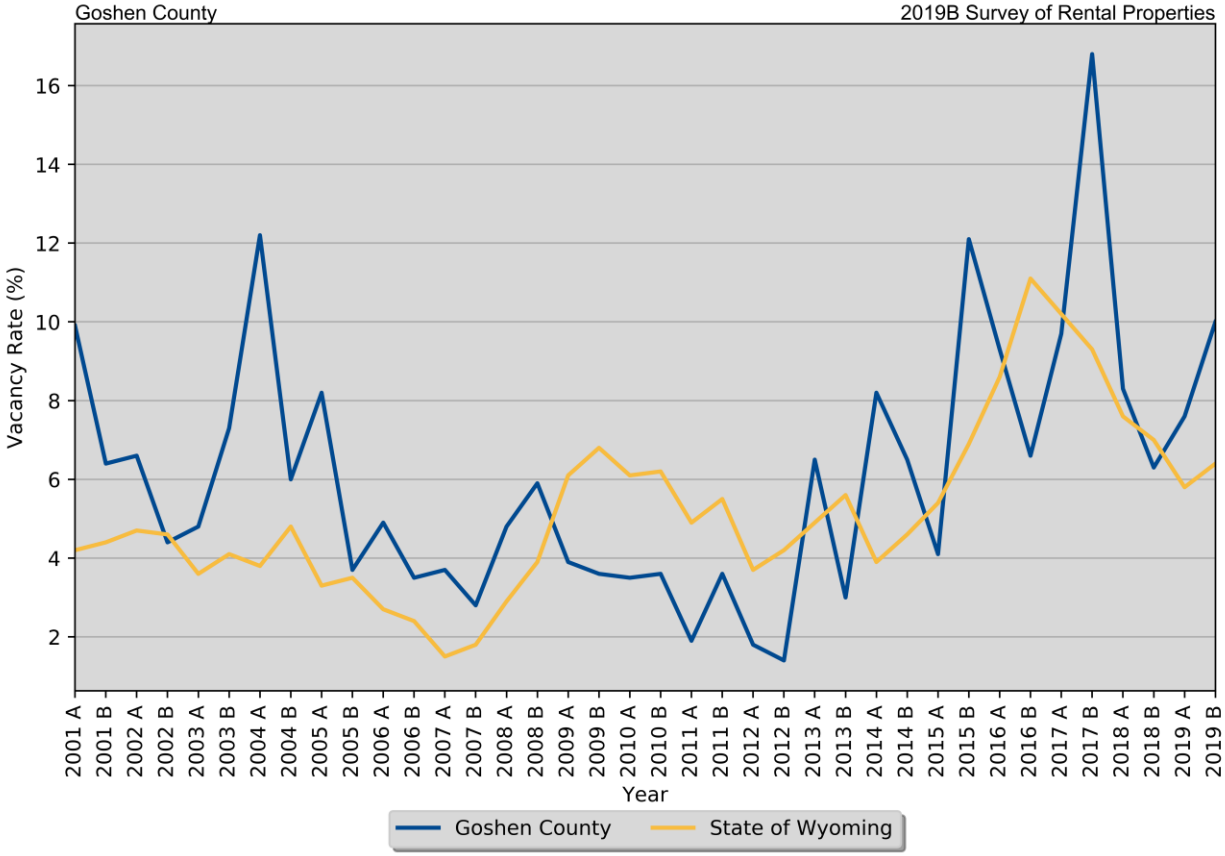


Diagram II.8.15 shows the average rent of single-family and apartment units in Goshen County. In 2019, rents for single-family units were $642.3 and average rents for apartments were $545.7.

Diagram II.8.15
Average Rent of Single Family and Apartment Units

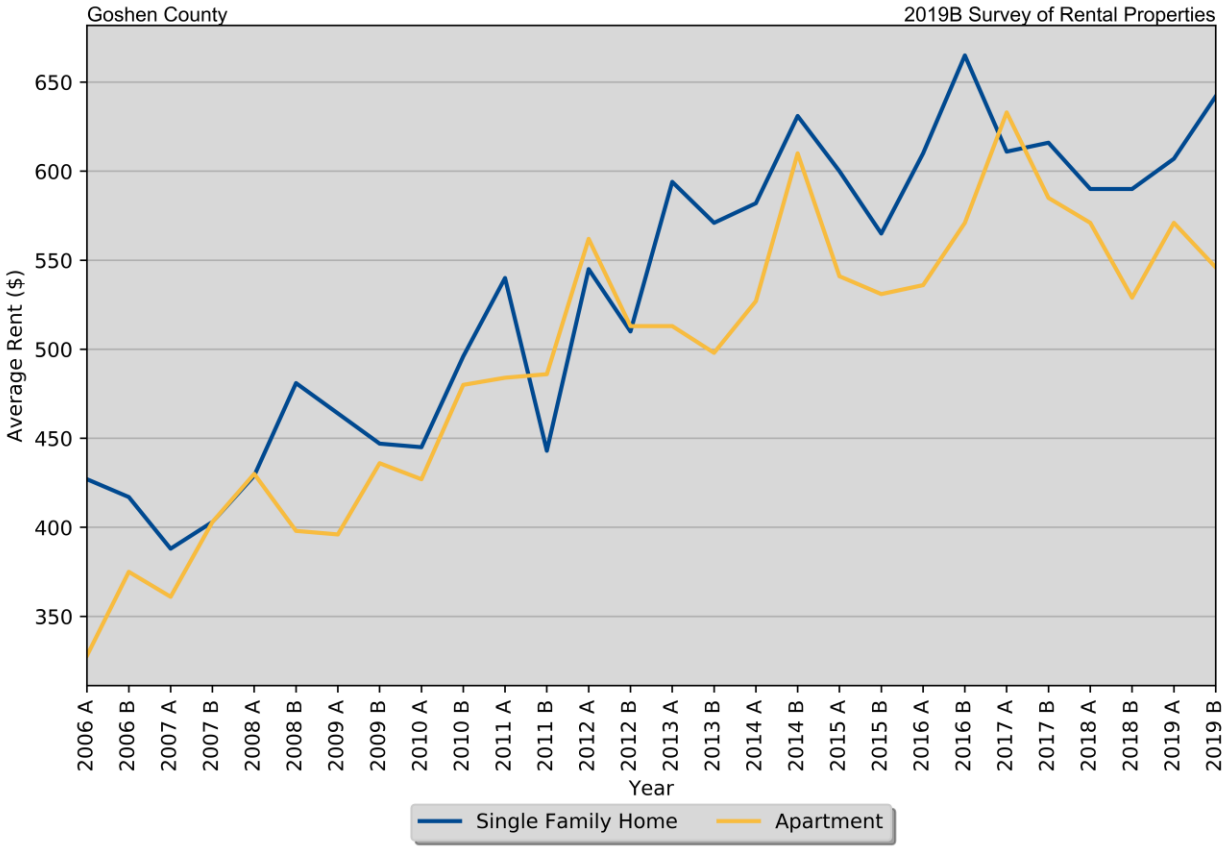


Table II.8.73, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 27 single family units in Goshen County, with 3 of them available. This translates into a vacancy rate of 11.1 percent in Goshen County, which compares to a single family vacancy rate of 3.9 percent for the State . There were 285 apartment units reported in the survey, with 26 of them available, which resulted in a vacancy rate of 9.1 percent. This compares to a statewide vacancy rate of 3.9 percent for apartment units across the state.

Table II.8.73
Rental Vacancy Survey by Type
Goshen County
2019B Survey of Rental Properties

Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	27	3	11.1%
Apartments	285	26	9.1%
Mobile Homes	11	1	9.1%
"Other" Units	0	0	0%
Don't Know	76	7	9.2%
Total	**412**	**41**	**10.0%**

Table II.8.74, reports units by bedroom size. As can be seen there were 80 two-bedroom apartment units and 33 three bedroom units. Overall, the 103 two-bedroom units accounted for 25.0 percent of all units, and the 43 three bedroom units accounted for 10.4 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 167 units listed as "Don't Know". Additional details for additional unit types are reported below.

Table II.8.74
Rental Units by Number of Bedrooms
Goshen County
2019B 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	5	0	0	.	5
One	4	1	84	0	0	.	89
Two	10	8	80	5	0	.	103
Three	5	2	33	3	0	.	43
Four	2	0	0	1	0	.	3
Five	2	0	0	0	0	.	2.0
Don't Know	4	2	83	2	0	76	167
Total	**27**	**13**	**285**	**11**	**0**	**76**	**412**

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.8.75, One bedroom apartments were the most available apartment units, with Two bedroom units being the most available single family units.

Table II.8.75
Available Rental Units by Number of Bedrooms
Goshen County
2019B 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	1	0	0	.	1
One	0	1	7	0	0		8
Two	2	0	6	0	0		8
Three	0	2	5	0	0		7
Four	0	0	0	0	0		0
Five	1	0	0	0	0		1
Don't Know	0	1	7	1	0	7	16.0
Total	**3**	**4**	**26**	**1**	**0**	**7**	**41**

Table II.8.76, 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.8.76
Vacancy Rates by Number of Bedrooms
Goshen County
2019B 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%	20.0%	0%	0%		20.0
One	0%	100.0%	8.3%	0%	0%		9.0
Two	20.0%	0%	7.5%	0%	0%		7.8
Three	0%	100.0%	15.2%	0%	0%		16.3
Four	0%	0%	0%	0%	0%		0
Five	50.0%	0%	0%	0%	0%		50.0
Don't Know	0%	50.0%	8.4%	50.0%	0%	9.2%	9.6
Total	**11.1%**	**30.8%**	**9.1%**	**9.1%**	**0%**	**9.2%**	**41**

Table II.8.77 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 20.0 percent.

Table II.8.78 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 8.3 percent.

Table II.8.77
Single Family Units by Bedroom Size
Goshen County
2019B Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	4	0	0%
Two	10	2	20.0%
Three	5	0	0%
Four	2	0	0%
Don't know	4	0	0%
Total	**27**	**3**	**11.1%**

Table II.8.78
Apartment Units by Bedroom Size
Goshen County
2019B Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	5	1	20.0%
One	84	7	8.3%
Two	80	6	7.5%
Three	33	5	15.2%
Four	0	0	0%
Don't know	83	7	8.4%
Total	**285**	**26**	**9.1%**

Average market-rate rents by unit type are shown in Table II.8.79. 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.8.79
Average Market Rate Rents by Bedroom Size
Goshen County
2019B Survey of Rental Properties

Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$.	$.	$363	$.	$.	$363
One	$508	$500	$495	$.	$.	$494
Two	$628	$650	$628	$525	$.	$625
Three	$717	$650	$700	$550	$.	$644
Four	$825	$.	$.	$650	$.	$767
Five	$475	$.	$.	$.	$.	$475.0
Total	**$642.3**	**$643.8**	**$545.7**	**$550.0**	**$0**	**$591.9**

Table II.8.80, 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 5.9 percent.

Table II.8.80
Single Family Market Rate Rents by Vacancy Status
Goshen County
2019B Survey of Rental Properties

Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than $500	2	1	50.0%
$500 to $750	17	1	5.9%
$750 to $1,000	4	1	25.0%
$1,000 to $1,250	0	0	0%
$1,250 to $1,500	0	0	0%
Above $1,500	0	0	0%
Missing	4	0	0%
Total	**27**	**3**	**11.1%**

The average rent and availability of apartment units is displayed in Table II.8.81. The most common rent for apartments was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 18.6 percent.

Table II.8.81
Apartment Market Rate Rents by Vacancy Status
Goshen County
2019B Survey of Rental Properties

Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than $500	26	1	3.8%
$500 to $750	43	8	18.6%
$750 to $1,000	0	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	216	17	7.9%
Total	**285**	**26**	**9.1%**

Table II.8.82, displays units designed to serve elderly occupants. In the most recent survey there were 40 units designed for elderly occupants, of which 0 units were available, which indicates a vacancy rate of 0.

Table II.8.82
Units Designed for Elderly Occupants
Goshen County
2019B Survey of Rental Properties

Elderly	Units
Elderly Units	40
Available Elderly Units	0
Elderly Vacancy Rate	**0%**

Table II.8.83, shows the number of estimated days an available unit is expected to be on the market. As can be seen 3 units, or 7.3 percent of available units are expected to be on the market for less than seven days. An additional 2 units, or 4.9 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 16 units, or 39.0 percent are expected to be on the market for 90 days.

Table II.8.83
Number of Estimated Days to Fill a Vacant Unit
Goshen County
2019B Survey of Rental Properties

Average Days	Number of Units	Percent of Total
Less than 7 days	3	7.3%
7 to 30 days	2	4.9%
31 to 60 days	4	9.8%
61 to 90 days	6	14.6%
More than 90 days	16	39.0%
Unknown	10	24.4%
Total	**41**	**100.0%**

Respondents were asked if utilities are included in the rent, responses are shown in Table II.8.84, 13 respondents, or 54.2 percent, included some sort of utility in the rent.

The type of utility included in the rent is shown in Table II.8.85. There were 68 respondents who included electricity, 100 respondents who included natural gas, 212 respondents who included water and sewer and 221 respondents included trash collection in the rent.

Table II.8.84
Are there any utilities included with the rent?
Goshen County
2019B Survey of Rental Properties

Period	Respondent
Yes	13
No	11
% Offering Utilities	**54.2%**

Table II.8.85
Which utilities are included with the rent?
Goshen County
2019B Survey of Rental Properties

Type of Utility Provided	Respondent
Electricity	68
Natural Gas	100
Propane	11
Water/Sewer	212
Trash Collection	221
Cable Television	11
Other	11

Perceived Need for Housing Units

Table II.8.86, shows the number of survey respondents who keep a waiting list. As can be seen 5 respondents said they keep a waitlist, with an estimated 19 number of persons on the wait list.

Table II.8.86
Do you keep a waiting list?
Goshen County
2019B Survey of Rental Properties

Period	Respondent
Yes	5
No	19
Waitlist Size	**19**

Table II.8.87, 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 127 units were in good condition, or 30.8 percent and 4 units, or 1.0 percent, being in average condition. Details by unit type and condition are displayed.

Table II.8.87
Condition by Unit Type
Goshen County
2019B Survey of Rental Properties

Conditions	Units	Percent of Total
Poor	0	0%
Fair	3	0.7%
Average	4	1.0%
Good	127	30.8%
Excellent	152	36.9%
Don't Know	0	0%
Total	**412**	**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.8.88, 0 respondents said they would prefer more single family units, 1 respondents wanted more apartment units, and 2 respondents indicated they would prefer more units of any type.

Table II.8.88
If you had the opportunity to own/manage more units, how many would you prefer
Goshen County
2019B Survey of Rental Properties

Unit Type	Respondents citing more units
Single family units	0
Duplex Units	0
Apartments	1
Mobile homes	0
Other	0
All types	2
Total	**3**

Table II.8.89, shows the most common answers from the 2019 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 16.0 respondents, with an average persons per household of 2.1 people. Of new residents to Goshen County, 46.7 percent were not married and the most common age group arriving in the state was 65 years or older. Most new residents moved for a better quality of life.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 56.3 percent of respondents owning their residence. The average mortgage payment in Goshen County was $562.50 and the average rent was $475.00. When asked if they were satisfied with their current housing, 87.5 percent said they were satisfied with their current housing.

Table II.8.89
Most Replied Response
Goshen County
HNA Survey: Calendar Year 2019

Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	16.0
Number of persons in household (Average)	2.1
Current age	65 years or older (40.0%)
Marital status	Not Married (46.7%)
Primary reason for moving to Wyoming	Better quality of life (37.5%)
In which industry are you primarily employed	Retired (53.3%)
Highest education level completed	Some College (37.5%)
Total household income from all sources	$50,000 to $74,999 dollars (50.0%)
Current Housing Characteristics	
Current Residence	Single family home (56.3%)
Do you own or rent	Own (56.3%)
How many bedrooms (Average)	2.1
How many full bathrooms (Average)	2.3
Average mortgage payment	$562.50
Average rental payment	$475.00
Are you satisfied with your current housing	Satisfied with current housing (87.5%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Other (100.0%)
Are you seeking to change your housing situation	Seeking different housing (100.0%)
What type of unit are you seeking	Manufactured or mobile home (100.0%)
Type of tenure seeking	Seeking to buy (100.0%)
If own, do you plan on building or buying	Build a new unit (100.0%)
Expected buying price	$50,000 to $99,999 dollars (100%)
Expected building price	(%)
Expected rental price	(%)

For residents who are unsatisfied with their current housing, 100.0 percent were unsatisfied because of some other reason not listed in the survey. When asked what type of unit they were seeking, the most common response, 100.0 percent, indicated they were seeking a manufactured or mobile home. When asked if they preferred to own or rent, 100.0 percent wanted to buy and 0.0 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending $50,000 to $99,999 dollars if they were buying an existing unit, and if anticipated building a new unit. Of those respondents who wished to rent, the most common response, percent of respondents, anticipated spending .

2019 Household Forecast

The 2019 Housing Needs Forecast reports housing demand projections from 2018 to 2050, with 2018 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.8.90, shows the current CHAS housing problem estimates for the period of 2012-2016. 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 909 owner occupied and 369 renter occupied households experiencing a housing problem.

Table II.8.90
Households with Housing Problems by Income
Goshen County
2012-2016 HUD CHAS Data

Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	385	225	610
30.1-50% HAMFI	250	115	365
50.1-80% HAMFI	150	25	175
80.1-95% HAMFI	35	0	35
95 – 115% HAMFI	14	4.0	18
115.1% HAMFI or more	75	0	75
Total	909	369	1,278
Without Housing Problems			
30% HAMFI or less	150	130	280
30.1-50% HAMFI	255	125	380
50.1-80% HAMFI	645	380	1,025
80.1-95% HAMFI	345	65	410
95 – 115% HAMFI	305	64	369
115.1% HAMFI or more	1,470	120	1,590
Total	3,170	884	4,054
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	539	355	894
30.1-50% HAMFI	505	240	745
50.1-80% HAMFI	795	405	1,200
80.1-95% HAMFI	380	65	445
95 – 115% HAMFI	319	68	387
115.1% HAMFI or more	1,545	120	1,665
Total	**4,083**	**1,253**	**5,336**

Table II.8.91, 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.

Table II.8.91
Total Estimated Housing Forecast
Goshen County
Strong Growth Scenario

Year	Owner	Renter	Total
2018	4,157	1,255	5,412
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.8.92, 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 151 owner-occupied and 28 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 239 households, of which 36 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 50 household's above current 2018 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table II.8.92
Incremental Housing Demand Forecast
Goshen County
Strong Growth Scenario

Income (% of MFI)	2018	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	4.0	13.0	20	25	27	28	28
30.1-50%	0	4.0	12	19	23	26	26	26
50.1-80%	0	6.0	19	29	37	40	42	41
80.1-95%	0	3.0	9.0	14	17	19	20	20
95.1-115%	0	2.0	8	12	15	16	17	16
115+%	0	12	36	57	71	78	81	80
Total	**0**	**31**	**96**	**151**	**188**	**207**	**214**	**211**
Renter								
0-30%	0	2.0	5	8	10	10	10	8
30.1-50%	0	1.0	4	5	7	7	7	5
50.1-80%	0	2.0	6	9	11	12	11	9
80.1-95%	0	0	1.0	1.0	2	2	2	1
95.1-115%	0	0	1.0	2.0	2	2	2	2
115+%	0	1.0	2	3	3	3	3	3
Total	**0**	**4**	**19**	**28**	**35**	**36**	**34**	**28**
Total								
0-30%	0	6.0	18	28	35	38	38	36
30.1-50%	0	5.0	16	24	30	32	33	31
50.1-80%	0	8.0	25	38	48	52	53	50
80.1-95%	0	3.0	10	16	19	21	22	21
95.1-115%	0	3.0	9	13	17	18	19	18
115+%	0	12	38	60	74	82	84	83
Total	**0**	**35**	**115**	**179**	**223**	**243**	**248**	**239**

Table II.8.93 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 1,295 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 1,136 owner and 398 renter occupied households for a total of 1,534 quality households.

Table II.8.93 Incremental Total Housing Need Forecast Goshen County Strong Growth Scenario								
Income (% of MFI)	**2018**	**2020**	**2025**	**2030**	**2035**	**2040**	**2045**	**2050**
				Owner				
0-30%	392	396	405	412	417	419	420	420
30.1-50%	255	258	266	273	278	280	281	281
50.1-80%	153	159	171	182	189	193	194	194
80.1-95%	36	39	45	50	53	55	56	55
95.1-115%	14	17	22	26	29	30	31	31
115+%	76	88	113	133	147	155	157	156
Total	**925**	**956**	**1,021**	**1,076**	**1,113**	**1,132**	**1,139**	**1,136**
				Renter				
0-30%	225	227	231	233	235	236	235	233
30.1-50%	115	116	119	121	122	122	122	121
50.1-80%	25	27	31	34	36	37	36	34
80.1-95%	0	0	1	1	2	2	2	1
95.1-115%	4.0	4.0	5.0	6	6	6	6	6
115+%	0	1.0	2	3	3	3	3	3
Total	**370**	**373**	**389**	**398**	**405**	**406**	**404**	**398**
				Total				
0-30%	617	623	635	645	652	655	655	653
30.1-50%	370	375	385	394	400	402	403	401
50.1-80%	178	186	203	216	226	230	230	228
80.1-95%	36	39	46	51	55	57	57	57
95.1-115%	18	21	27	32	35	36	37	36
115+%	76	89	115	136	151	158	161	159
Total	**1,295**	**1,330**	**1,410**	**1,474**	**1,518**	**1,538**	**1,543**	**1,534**