

JOHNSON COUNTY

POPULATION

The Census Bureau's intercensal estimates indicate that Johnson County's population increased by 19.63 percent between 2000 and 2008, from 7,075 to 8,464. This rate compares to a statewide population growth of 7.88 percent over the period. Data are presented in Table II.10.1, below.

Table II.10.1				
Population Estimates for Wyoming and Johnson County				
Census 2000 and 2001-2008 Intercensal Estimates				
Subject	Wyoming	% Change from 2000	Johnson County	% Change from 2000
Population				
2000 Census	493,782	.	7,075	.
July 2001 Estimate	492,924	-0.17	7,156	1.14
July 2002 Estimate	496,969	0.65	7,355	3.96
July 2003 Estimate	499,056	1.07	7,472	5.61
July 2004 Estimate	502,816	1.83	7,522	6.32
July 2005 Estimate	506,007	2.48	7,645	8.06
July 2006 Estimate	512,573	3.81	7,808	10.36
July 2007 Estimate	523,252	5.97	8,139	15.04
July 2008 Estimate	532,668	7.88	8,464	19.63

MIGRATION

Total population change is a combination of births, deaths and the net migration of those arriving in and leaving the state. The result of births minus deaths is termed the "natural increase." As calculated from data seen in Table II.10.2, at right, from April 2000 to July 2008, Johnson County's natural increase was estimated to be 20 people. Johnson County has been experiencing net in migration, with over 1,369 persons arriving in the county in the last eight years.⁹¹

The Wyoming driver's license exchange data indicate a net increase of 50 persons during 2009. The driver's license total exchanges for the last nine and one-half years for Johnson County are presented in Table II.10.3, on the following page, which indicate a net increase of 1,025 persons over the time period.

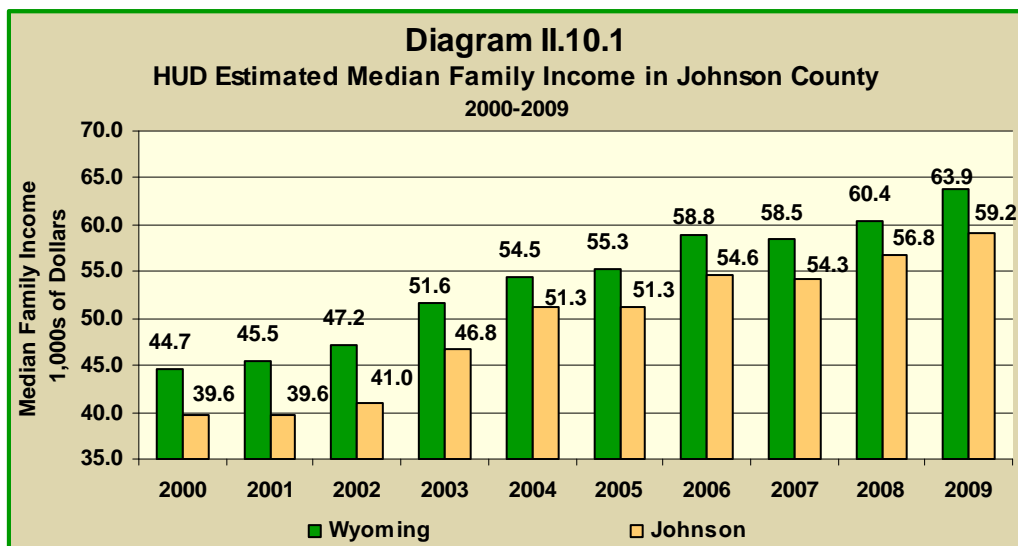
Table II.10.2	
Johnson County Population Change	
Census 1980 - 7/2008	
1980 Population	6,700
Natural Increase 80-90	296
Net Migration 80-90	-851
1990 Population	6,145
Natural Increase 90-00	-36
Net Migration 90-00	966
2000 Population	7,075
Natural Increase 00-08	20
Net Migration 00-08	1,369
2008 Population Estimate	8,464

⁹¹ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.10.3			
Driver's Licenses Exchanged and Surrendered in Johnson County			
2000 Through First Half of 2009			
Year	In-Migrants	Out-Migrants	Net Change
2000	262	144	118
2001	246	140	106
2002	224	141	83
2003	227	132	95
2004	247	172	75
2005	247	154	93
2006	262	159	103
2007	269	138	131
2008	316	145	171
2009 – First Half	124	74	50
Total	2,424	1,399	1,025

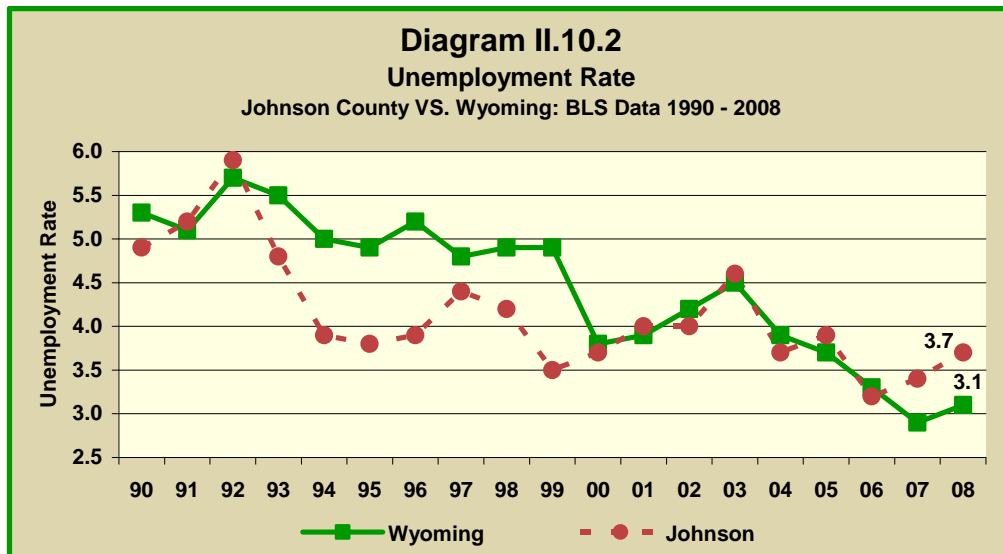
ECONOMICS

The HUD estimated median family income (MFI) for Johnson County was \$59,200 in 2009.⁹² This compares to Wyoming's MFI of \$63,900. Diagram II.10.1, below, illustrates the estimated MFI for the years 2000 through 2009.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Johnson County's labor force, defined as the number of people working or actively seeking work, increased by 146 persons, from 3,914 in 2007 to 4,060 in 2008. Employment increased by 130 persons. Unemployment, therefore, increased by 16 persons and the unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 3.4 percent in 2007 to 3.7 in 2008. Johnson County continued to enjoy labor force utilization equal to the state of Wyoming, as seen in Diagram II.10.2, on the following page.

⁹² Starting from the year 2003 HUD MFI estimates were re-benchmarked using 2000 census income limits, hence the unusual increase in estimates compared to earlier years.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments.

QCEW employment data represents the number of workers who worked during, or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers and unpaid family workers are not included in QCEW estimates. As seen in Table II.10.4 below, annual total monthly employment increased by 2.81 percent between 2006 and 2007, changing from a total of 3,444 to 3,438 workers. Over the third quarter of 2009, preliminary estimates indicate an increasing trend with employment rising to 3,809 persons in September.

Table II.10.4								
Johnson County Total Monthly Employment								
BLS Quarterly Census of Employment and Wages, 2001 – 2008p								
Year	2001	2002	2003	2004	2005	2006	2007	2008p
Jan	2,430	2,636	2,646	2,739	2,878	3,025	3,229	3,298
Feb	2,431	2,640	2,648	2,770	2,899	3,104	3,221	3,295
Mar	2,471	2,711	2,720	2,832	3,006	3,185	3,246	3,332
Apr	2,547	2,749	2,807	2,953	3,012	3,197	3,203	3,415
May	2,737	2,925	2,958	3,161	3,225	3,418	3,441	3,551
Jun	2,932	3,166	3,165	3,383	3,496	3,643	3,693	3,844
Jul	2,793	3,055	3,086	3,224	3,428	3,532	3,589	3,735
Aug	2,812	3,017	3,089	3,162	3,404	3,434	3,614	3,785
Sep	2,817	3,003	3,103	3,168	3,347	3,480	3,599	3,809
Oct	2,780	2,884	3,023	3,151	3,264	3,427	3,552	.
Nov	2,703	2,787	2,851	3,012	3,162	3,358	3,440	.
Dec	2,715	2,754	2,854	3,000	3,148	3,319	3,433	.
Annual	2,681	2,861	2,913	3,046	3,189	3,344	3,438	.
% Change	.	6.71	1.82	4.57	4.69	4.86	2.81	.

The QCEW also reports average weekly wages, which represent total compensation paid during the calendar quarter, regardless of when services were performed. As seen in Table II.10.5, at right, annual average weekly wages increased by 3.43 percent between 2006 and 2007, changing from a total of \$583 to \$603.

Total business establishments reported by the QCEW are displayed in Table II.10.6. Annual establishments increased by 3.07 percent between 2006 and 2007, changing from a total of 456 to 470 establishments. Preliminary 2008 estimates indicate an increase, with establishments rising to 491 in the third quarter of 2008.

The Bureau of Economic Analysis (BEA) also measures employment, defined as the total number of full- and part-time jobs by place of work. In 2007, the latest year available for the data, Johnson County recorded 6,054 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents and transfer payments, adjusted for place of residence, was \$336,302,000, and real per capita income was \$41,320 in 2007. This compares with a statewide average real per capita income of \$48,405. Average earnings per job in the county were \$30,171 in 2007, while Wyoming average earnings per job were \$43,407.⁹³

HOUSING

The Census Bureau estimates that total housing units saw an increase of 7.91 percent in Johnson County between 2000 and 2008, from 3,503 to 3,780. This compares to a 10.07 percent estimated increase statewide, as seen in Table II.10.7, below.

Table II.10.7 Housing Unit Estimates for Wyoming and Johnson County Census 2000, 2001-2008 Intercensal Estimates				
Subject	Wyoming	% Change from 2000	Johnson County	% Change from 2000
2000 Census	223,854	.	3,503	.
July 2001 Estimate	225,959	0.94	3,519	0.46
July 2002 Estimate	227,773	1.75	3,544	1.17
July 2003 Estimate	229,637	2.58	3,620	3.34
July 2004 Estimate	232,556	3.89	3,668	4.71
July 2005 Estimate	235,654	5.27	3,689	5.31
July 2006 Estimate	239,175	6.84	3,707	5.82
July 2007 Estimate	242,332	8.25	3,742	6.82
July 2008 Estimate	246,393	10.07	3,780	7.91

⁹³ Section D of Volume II, Technical Appendix provides additional BEA data for years 1969 through 2007.

According to the Wyoming cost of living index, average apartment rent in Johnson County changed by 10.0 percent, from \$520 in fourth quarter 2007 to \$572 in fourth quarter 2008. Detached single-family home rents increased by 4.1 percent and rents for mobile homes on a lot increased by 4.6 percent.

Johnson County rental prices have experienced average annualized increases of 4.9 percent for apartments, 4.3 percent per year for houses, 4.6 percent per year for mobile homes plus a lot, since second quarter 1998 through fourth quarter 2008. These figures compare to state average annualized increases in rental prices of 3.5 percent for apartments, 4.4 percent for houses, 3.6 percent for mobile homes plus a lot and 2.8 percent for mobile home lots. Table II.10.8, at right, presents the Johnson County data for each rental type.

The U.S. 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 Johnson County decreased from 45 in 2007 to 14 in 2008. Total residential units authorized increased from 47 in 2007 to 24 in 2007.

The real value of single-family building permits decreased from \$136,170 in 2007 to \$188,750 in 2008. The value over the past several years, in real dollars, has fluctuated from a high of \$188,750 in

2007 to a low of \$81,480 in 2003. These figures compare to the state average eight-year high of \$259,470 in 2000 and a seven-year low of \$175,810 in 2003. Additional details of permit activity and per unit valuations are given in Table II.10.9, on the following page.

Table II.10.8 Wyoming Cost of Living Index⁹⁴ for Johnson County Rental Housing Costs, 1986 - 2008				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	.	.	.	.
Q2.87	.	.	.	.
Q4.87	.	.	.	.
Q2.88	.	.	.	.
Q4.88	.	.	.	.
Q2.89	.	.	.	.
Q4.89	.	.	.	.
Q2.90	.	.	.	.
Q4.90	.	.	.	.
Q2.91	.	.	.	.
Q4.91	.	.	.	.
Q2.92	.	.	.	.
Q4.92	.	.	.	.
Q2.93	.	.	.	.
Q4.93	.	.	.	.
Q2.94	.	.	.	.
Q4.94	.	.	.	.
Q2.95	.	.	.	.
Q4.95	.	.	.	.
Q2.96	.	.	.	.
Q4.96	.	.	.	.
Q2.97	.	.	.	.
Q4.97	.	.	.	.
Q2.98	337	123	535	358
Q4.98	366	123	436	360
Q2.99	374	150	480	339
Q4.99	379	142	443	380
Q2.00	376	127	463	345
Q4.00	396	137	569	488
Q2.01	391	138	555	445
Q4.01	415	136	609	421
Q2.02	460	132	614	439
Q4.02	457	.	639	454
Q2.03	425	.	659	421
Q4.03	443	208	606	414
Q2.04	437	205	630	445
Q4.04	504	146	607	491
Q2.05	452	148	629	480
Q4.05	448	146	682	475
Q2.06	467	154	688	523
Q4.06	477	170	700	518
Q2.07	504	170	712	586
Q4.07	520	170	813	561
Q2.08	554	193	800	571
Q4.08	572	.	846	587

⁹⁴ Data from 1986 to 1997 for Johnson County is not reported by the Wyoming Economic Analysis Division.

Table II.10.9 Building Permits and Valuation in Johnson County 1980 - 2008								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Per Unit Valuation, 1000s of Real 2008 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	Single-Family Units
1980	19	4	3	.	26	.	.	108.26
1981	18	8	.	.	26	.	.	96.93
1982	8	2	4	.	14	.	.	69.20
1983	10	.	.	.	10	.	.	92.49
1984	10	.	.	.	10	.	.	69.85
1985	7	.	.	.	7	.	.	59.17
1986	1	.	.	.	1	.	.	54.95
1987	.	.	.	.	.	.	.	.
1988	.	.	.	.	.	.	.	.
1989	2	.	.	.	2	.	.	93.58
1990	1	.	.	.	1	.	.	115.72
1991	1	.	.	.	1	.	.	111.81
1992	1	.	.	.	1	.	.	109.29
1993	2	.	.	.	2	.	.	106.83
1994	3	.	.	.	3	.	.	104.60
1995	3	.	.	.	3	.	.	102.51
1996	20	24	.	.	44	.	.	93.31
1997	29	.	.	.	29	.	.	153.51
1998	31	.	.	.	31	.	.	152.23
1999	24	.	.	.	24	.	.	140.52
2000	12	.	.	.	12	.	.	157.85
2001	15	6	4	.	25	.	.	108.62
2002	26	2	4	38	70	.	.	90.42
2003	25	.	.	.	25	30	6	81.48
2004	9	2	4	.	15	.	.	143.70
2005	25	.	.	.	25	.	.	131.56
2006	41	2	.	.	43	.	.	149.60
2007	45	2	.	.	47	.	.	136.17
2008	14	2	8	.	24	.	.	188.75

The average sales price of existing, detached, single-family homes was provided by the County Assessor's office. In 2008, the average sales price in Johnson County was \$220,549. This represented an increase of 2.7 percent from the previous year. In contrast, the state of Wyoming's average was \$256,045, a decrease of 3.4 percent over the previous year. A comparison of average sales prices between 1999 and 2008 is displayed in Table II.10.10, below.

Table II.10.10 Average Sales Prices in Johnson County and Wyoming Assessor Data, 1999 - 2008				
Year	Johnson County Average Price (\$)	Johnson County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	115,531	12.52	101,517	4.76
2000	122,354	5.91	111,437	9.77
2001	122,192	-0.13	116,469	4.52
2002	131,782	7.85	121,140	4.01
2003	149,472	13.42	132,708	9.55
2004	164,125	9.80	142,501	7.38
2005	180,209	9.80	159,776	12.12
2006	194,500	7.93	187,869	17.58
2007	214,710	10.39	265,044	41.1
2008	220,549	2.7	256,045	-3.4

The Wyoming Rental Vacancy Survey has been completed seventeen times semiannually during the past nine years, with the most recent conducted in June 2009.⁹⁵ During June of 2009, a total of 12 surveys were completed by property managers in Johnson County. Of the 183 rental units surveyed, 9 were vacant, indicating a vacancy rate of 4.92 percent. This rate compares to a 4.79 percent vacancy rate one year ago and a statewide June 2009 vacancy rate of 4.92 percent statewide. In the last six months the rental vacancy rate has shown a moderate increase, which indicates the rental market may be weakening due to a slowdown in economic activity.

Table II.10.11 Semi-Annual Rental Vacancy Survey Johnson County 2001- 2009				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	4	82	2	2.44
2001b	4	80	.	.
2002a	2	62	.	.
2002b	5	99	9	9.09
2003a	1	30	1	3.33
2003b	11	176	4	2.27
2004a	10	162	4	2.47
2004b	11	190	4	2.11
2005a	11	130	7	5.38
2005b	11	197	12	6.09
2006a	8	169	.	.
2006b	12	182	5	2.75
2007a	9	173	3	1.73
2007b	12	201	3	1.49
2008a	12	167	8	4.79
2008b	12	153	6	3.92
2009a	12	183	9	4.92

The fiscal year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 45 respondents in Johnson County. Of the incoming population who were unsatisfied with their current housing, 88.9 percent said they were seeking to own a home and 11.1 percent wished to rent. Of those seeking to own a home, 75.0 percent wished to buy existing units, of which all respondents sought homes for less than \$99,999. The remainder of those seeking to own a home, 25.0 percent, wished to build, of which 50.0 percent expected to build for less than \$50,000 and 50.0 percent expected to build for more than \$100,000. A significant portion of these respondents do not appear to have expectations in line with market realities.

Of those currently renting or seeking to rent, all respondents were seeking to rent an apartment for over \$600. Additional survey data are presented in Section C of Volume II, Technical Appendix.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978, to provide affordable housing in Wyoming. There were a total of 350 loans purchased in Johnson County during 1979 through 2009, with 11 in fiscal 2009 alone. The average home size over the period was 1,281 square feet and 1,363 square feet on average in fiscal 2009. For homes receiving a WCDA loan in fiscal 2009, the average year a home was built was 1988. The average household income in fiscal 2009 in nominal terms, without the effects of inflation being taken into consideration, was \$45,179. The average purchase price in fiscal 2009 was \$159,491. In fiscal 2009, 45.5 percent of loans purchased were for new construction, and 27.3 percent had female heads of household. Fiscal year data over the entire operating history of the WCDA can be found in the August 2009 Volume II, Technical Appendix, Section E.

⁹⁵Those signified as 'a' in the "year" column of Table II.10.11 are conducted in June/July of each year. Those signified as 'b' are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates, as well as year-to-year changes.

