

JOHNSON COUNTY

DEMOGRAPHICS

The Census Bureau's intercensal estimates indicate that Johnson County's population increased from 7,075 in 2000 to 8,464 in 2008 or by 19.63 percent. This compares to a statewide population growth of 7.88 percent over the period.⁸⁵ The number of people from 15 to 24 years of age increased by 34.78 percent, and the number of people from 25 to 44 years of age increased by 21.19 percent. The white population increased by 19.58 percent, while the black population increased by 33.33 percent. The Hispanic population shifted from 148 to 263 people between 2000 and 2008, an increase of 77.70 percent. These data are presented in Table II.10.1, below.

Table II.10.1 Profile of Population Characteristics Wyoming vs Johnson County, Census 2000 and 2008 Intercensal Estimates						
Subject	Wyoming			Johnson County		
	Census 2000	July 2008	% Change	Census 2000	July 2008	% Change
Population	493,782	532,668	7.88	7,075	8,464	19.63
Age						
Under 14 years	103,443	106,195	2.66	1,346	1,435	6.61
15 to 24 years	75,358	76,242	1.17	759	1,023	34.78
25 to 44 years	138,619	137,338	-0.92	1,666	2,019	21.19
45 to 54 years	74,079	82,508	11.38	1,150	1,305	13.48
55 to 64 years	44,590	64,771	45.26	879	1,149	30.72
65 & over	57,693	65,614	13.73	1,275	1,533	20.24
Race						
White	469,423	500,001	6.51	6,936	8,294	19.58
Black	3,942	6,884	74.63	6	8	33.33
American Indian and Alaskan Native	11,410	13,555	18.80	48	57	18.75
Asian	2,904	3,828	31.82	10	9	-10.00
Native Hawaiian or Pacific Islander	329	512	55.62	0	0	.
Two or more races	5,774	7,888	36.61	75	96	28.00
Ethnicity (of any race)						
Hispanic or Latino	31,669	41,162	29.98	148	263	77.70

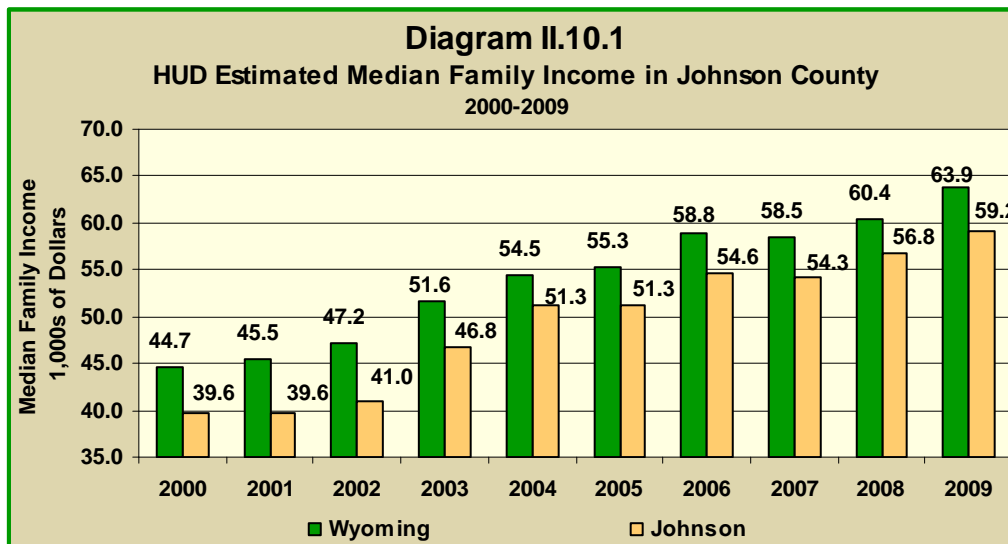
The Wyoming driver's license exchange data indicate a net increase of 72 persons during 2009. The driver's license total exchanges for the last ten years for Johnson County are presented in Table II.10.3, which indicate a net increase of 1,047 persons over the time period.

Table II.10.3 Driver's Licenses Exchanged and Surrendered in Johnson County 2000 - 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	234	162	72
Total	2,534	1,487	1,047

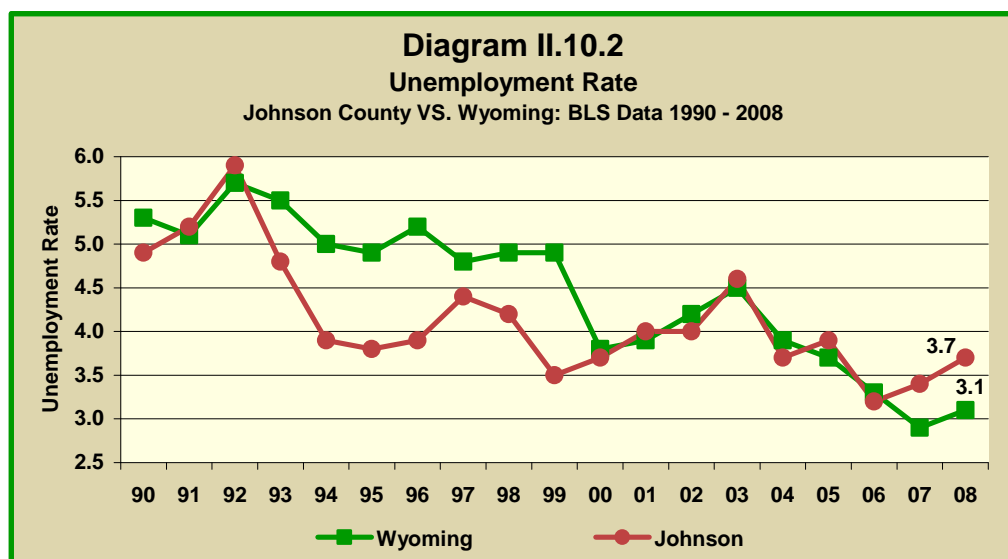
⁸⁵ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

ECONOMICS

The HUD estimated median family income (MFI) for Johnson County was \$59,200 in 2009.⁸⁶ 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, as seen in Diagram II.10.2.



⁸⁶ 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 4.01 percent between 2007 and 2008, changing from a total of 3,438 to 3,576 workers. Over the second quarter of 2009, preliminary estimates indicate a decreasing trend with employment falling to 3,568 persons in June.

Table II.10.4									
Johnson County Total Monthly Employment									
BLS Quarterly Census of Employment and Wages, 2001 – 2009p									
Year	2001	2002	2003	2004	2005	2006	2007	2008	2009p
Jan	2,430	2,636	2,646	2,739	2,878	3,025	3,229	3,298	3,324
Feb	2,431	2,640	2,648	2,770	2,899	3,104	3,221	3,295	3,294
Mar	2,471	2,711	2,720	2,832	3,006	3,185	3,246	3,332	3,280
Apr	2,547	2,749	2,807	2,953	3,012	3,197	3,203	3,415	3,187
May	2,737	2,925	2,958	3,161	3,225	3,418	3,441	3,551	3,378
Jun	2,932	3,166	3,165	3,383	3,496	3,643	3,693	3,844	3,568
Jul	2,793	3,055	3,086	3,224	3,428	3,532	3,589	3,744	.
Aug	2,812	3,017	3,089	3,162	3,404	3,434	3,614	3,793	.
Sep	2,817	3,003	3,103	3,168	3,347	3,480	3,599	3,817	.
Oct	2,780	2,884	3,023	3,151	3,264	3,427	3,552	3,706	.
Nov	2,703	2,787	2,851	3,012	3,162	3,358	3,440	3,578	.
Dec	2,715	2,754	2,854	3,000	3,148	3,319	3,433	3,541	.
Annual	2,681	2,861	2,913	3,046	3,189	3,344	3,438	3,576	.
% Change	.	6.71	1.82	4.57	4.69	4.86	2.81	4.01	.

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 6.63 percent between 2007 and 2008, changing from a total of \$603 to \$643.

Table II.10.5						
Average Weekly Wages in Johnson County						
BLS Quarterly Census of Employment and Wages, 2001 – 2009p						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	381	418	400	431	408	.
2002	409	428	405	455	424	3.92
2003	427	452	431	476	447	5.42
2004	442	467	445	495	463	3.58
2005	477	492	487	532	497	7.34
2006	537	597	554	642	583	17.30
2007	584	592	579	657	603	3.43
2008	613	612	642	703	643	6.63
2009p	613	598	.	.	.	.

Total business establishments reported by the QCEW are displayed in Table II.10.6. Annual establishments increased by 2.98 percent between 2007 and 2008, changing from a total of 470 to 484 establishments. Preliminary 2009 estimates indicate an increase, with establishments rising to 493 in the second quarter of 2009.

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 most recent year for which data are available, 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 \$47,740. Average earnings per job in the county were \$30,171 in 2007, while Wyoming average earnings per job were \$44,409.

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

According to the Wyoming cost of living index, average apartment rent in Johnson County increased by 2.9 percent, from \$554 in second quarter 2008 to \$570 in second quarter 2009. Detached single-family home rents increased by 1.0 percent and rents for mobile homes on a lot increased by 0.9 percent.

Johnson County rental prices have experienced average annualized increases of 4.9 percent for apartments, 3.8 percent per year for houses, 4.4 percent per year for mobile homes plus a lot, since second quarter 1998 through second quarter 2009. These figures compare to state average annualized increases in rental prices of 4.9 percent for apartments, 3.8 percent for houses, and 4.4 percent for mobile homes plus a lot an. 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 high of \$259,470 in 2000 and 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 Index⁸⁷ for Johnson County Rental Housing Costs, 1986 - 2009				
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
Q2.09	570	.	808	576

⁸⁷ 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 eighteen times semiannually during the past nine years, with the most recent conducted in December 2009.⁸⁸ During December 2009, a total of 13 surveys were completed by property managers in Johnson County. Of the 172 rental units surveyed, 14 were vacant, indicating a vacancy rate of 8.14 percent. This rate compares to a 3.92 percent vacancy rate one year ago and a statewide December 2009 vacancy rate of 6.78 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
2009b	13	172	14	8.14

The calendar year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 24 respondents in Johnson County. Of the incoming population who were unsatisfied with their current housing, 100.0 percent said they were seeking to own a home. Of those seeking to own a home, all respondents wished to buy existing units, of which 50.0 percent of respondents sought homes between \$50,000 and \$100,000 and 50.0 percent anticipated spending more than \$100,000. A significant portion of these respondents do not appear to have expectations in line with market realities. Additional survey data are presented in Section C of Volume II, Technical Appendix.

2010 HOUSING NEEDS FORECAST

Three alternative housing forecasts were prepared: a *moderate growth* scenario, a *strong growth* scenario and a *very strong growth* scenario. While all three predictions are available in the *2010 Wyoming Housing Needs Forecast*, only the *strong growth* forecast is presented on the following page. The forecast of household formation by tenure was segmented by income, as a percentage of median family income (MFI). The income groupings for the counties were separated into five categories: 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 95 percent and more than 95 percent of median family income.

The household forecast indicates a total increase of 3,548 households in Johnson County, from 2,959 in 2000 to 6,507 in 2030. Homeowners are expected to increase from 2,182 in 2000 to 4,843 by 2030. Renters are anticipated to increase from 777 in 2000 to 1,664 in 2030.

Homeownership from the year 2000 to 2030 is expected to increase by 290 households for homeowners with extremely low incomes, 30 percent or less of MFI. Homeownership for those with incomes from 31 to 50 percent of MFI is expected to increase by 220 households, and to increase by 483 for those with 51 to 80 percent of MFI.

⁸⁸Those 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.

Rental demand from the year 2000 to 2030 is expected to increase by 148 households for renters with extremely low incomes, 30 percent or less of MFI. Further, rental demand for those with 31 to 50 percent of MFI is expected to increase by 169 households over the period. Table II.10.11, below, provides details of the household forecast by tenure and income.

Table II.10.11						
Strong Growth Household Forecast by Tenure and Income						
Johnson 2000 Through 2030						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Family Income						
2000	238	180	396	191	1,177	2,182
2005	269	204	448	216	1,332	2,469
2010	333	253	555	268	1,649	3,058
2015	382	290	637	308	1,893	3,509
2020	436	331	727	351	2,160	4,006
2025	481	365	802	387	2,381	4,415
2030	527	400	879	424	2,612	4,843
Renters by Percent of Median Family Income						
2000	129	148	147	75	278	777
2005	136	156	154	78	292	817
2010	170	195	194	98	367	1,024
2015	199	228	227	115	429	1,198
2020	232	265	263	134	499	1,392
2025	254	291	289	146	547	1,526
2030	277	317	315	160	596	1,664
Total Households by Percent of Median Family Income						
2000	367	328	543	266	1,455	2,959
2005	405	360	603	295	1,624	3,286
2010	503	448	749	366	2,016	4,082
2015	581	518	864	422	2,322	4,707
2020	668	596	991	485	2,659	5,398
2025	735	656	1,090	533	2,928	5,942
2030	804	717	1,194	584	3,208	6,507