

JOHNSON COUNTY

Demographics

The Census Bureau's intercensal estimates indicate that Johnson County's population increased from 8,569 in 2010 to 8,642 in 2011, or by 0.9 percent. This compares to a statewide population growth of 0.8 percent over the period.⁹⁸ The number of people from 15 to 24 years of age decreased by 1.1 percent, and the number of people from 55 to 64 years of age increased by 3.0 percent. The white population increased by 0.2 percent, while the black population increased by 168.8 percent. The Hispanic population increased from 276 to 308 people between 2010 and 2011 or by 11.6 percent. These data are presented in Table II.10.1, below.

Subject	Johnson County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	8,569	8,642	0.9%	563,626	568,158	0.8%
Age						
Under 14 years	1,555	1,576	1.4%	113,371	113,462	0.1%
15 to 24 years	841	832	-1.1%	78,460	78,704	0.3%
25 to 44 years	1,906	1,952	2.4%	144,615	145,669	0.7%
45 to 54 years	1,298	1,228	-5.4%	83,577	80,936	-3.2%
55 to 64 years	1,381	1,423	3.0%	73,513	77,120	4.9%
65 and Over	1,588	1,631	2.7%	70,090	72,267	3.1%
Race						
White	8,339	8,353	0.2%	529,110	531,484	0.4%
Black	16	43	168.8%	5,135	6,024	17.3%
American Indian and Alaskan Native	95	102	7.4%	14,457	14,774	2.2%
Asian	40	49	22.5%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	0	0	.	521	551	5.8%
Two or more races	79	95	20.3%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	276	308	11.6%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Johnson County's population increased from 7,075 persons in 2000 to 8,569 in 2010, or by 21.1 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 20.4 percent, while the black population increased by 133.3 percent. The Hispanic population increased from 148 to 276 persons between 2000 and 2010, or by 86.5 percent. These data are presented in Table II.10.2, on the following page.

⁹⁸ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

Table II.10.2					
Population by Race and Ethnicity					
Johnson County 2000 SF1 and 2010 Census Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	6,865	97.0%	8,267	96.5%	20.4%
Black	6	0.1%	14	0.2%	133.3%
American Indian	45	0.6%	92	1.1%	104.4%
Asian	8	0.1%	38	0.4%	375.0%
Native Hawaiian/Pacific Islander	.	.	.	.	.
Other	39	0.6%	64	0.7%	64.1%
Two or More Races	112	1.6%	94	1.1%	-16.1%
Total	7,075	100.0%	8,569	100.0%	21.1%
Hispanic (Ethnicity)	148	2.1%	276	3.2%	86.5%

Table II.10.3, below, presents the population of Johnson County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 21.1 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 502 persons, or by 57.1 percent. In 2010, the largest age group in Johnson County was the group aged 35 to 54, which accounted for 26.3 percent of the entire population. The 2010 census count showed a total of 4,365 males, who accounted for 50.9 percent of the population, and the remaining 49.1 percent, or 4,204 persons, were female.

Table II.10.3							
Population by Age and Gender							
Johnson County 2000 SF1 and 2010 Census Data							
Age	2000 Census			2010 Census			% Change 00-10
	Male	Female	Total	Male	Female	Total	
Under 5	183	183	366	318	255	573	56.6%
5 to 19	776	734	1,510	744	735	1,479	-2.1%
20 to 24	116	113	229	176	168	344	50.2%
25 to 34	352	335	687	482	467	949	38.1%
35 to 54	1,026	1,103	2,129	1,153	1,102	2,255	5.9%
55 to 64	447	432	879	720	661	1,381	57.1%
65 and Over	576	699	1,275	772	816	1,588	24.5%
Total	3,476	3,599	7,075	4,365	4,204	8,569	21.1%

At the time of the 2010 Census, there were 71 persons living in "group quarters." This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters decreased by 25.3 percent, as shown in Table II.10.4, on the following page.

Table II.10.4			
Group Quarters Population			
Johnson County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ⁹⁹	16	30	87.5%
Juvenile Facilities	.	.	.
Nursing Homes	50	41	-18.0%
Other Institutions	.	.	.
Total	66	71	7.6%
Noninstitutionalized			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	29	.	-100.0%
Total	29	.	-100.0%
Group Quarters Population	95	71	-25.3%

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data including the one-in-six SF3 sample. These additional samples, such as the SF3, asked supplementary questions regarding income and household attributes that were not asked in the 100 percent count. In the 2010 decennial census, the Census Bureau did not collect additional sample data, such as the SF3, and thus many important housing and income concepts are not available in the 2010 census.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the census tract level, and considered more robust than the one or three year sample estimates.

Table II.10.5, on the following page, shows data on household type by tenure in the 2011 5-year ACS data. Household type is broken down by family households and non-family households. In 2011, there were an estimated 2,459 family households, of which 2,227 housed married couple families and 232 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 151 families, or a female householder with no husband present, of which there were 81 families. There were also an estimated 1,289 "non-family households," which refers to households of unrelated people or one person living alone. When compared to the state, the percentage of family households in Johnson County was 65.6 percent, which compared to the statewide rate of 66.1 percent. Of the family households in Johnson County, 90.6 percent were married households, which compared to 80.5 percent in the State of Wyoming.

⁹⁹ In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Family Type	Johnson County		State of Wyoming	
	Johnson County	% of Total	State of Wyoming	% of Total
Family households	2,459	65.6%	145,279	66.1%
Married-couple family	2,227	90.6%	116,920	80.5%
Owner-occupied housing units	1,954	87.7%	97,958	83.8%
Renter-occupied housing units	273	12.3%	18,962	16.2%
Other family	232	9.4%	28,359	19.5%
Male householder, no wife present	151	6.1%	9,289	32.8%
Owner-occupied housing units	84	55.6%	5,532	59.6%
Renter-occupied housing units	67	44.4%	3,757	40.4%
Female householder, no husband present	81	3.3%	19,070	67.2%
Owner-occupied housing units	42	51.9%	10,181	53.4%
Renter-occupied housing units	39	48.1%	8,889	46.6%
Nonfamily households	1,289	34.4%	74,349	33.9%
Owner-occupied housing units	824	63.9%	41,217	55.4%
Renter-occupied housing units	465	36.1%	33,132	44.6%
Total	3,748	100.0%	219,628	100.0%

Table II.10.6, below, displays the 2011 Five-year ACS census data for household type by household size. In 2011, there were 1,443 two-person family households, 469 three-person family households and 309 four-person family households. One-person non-family households made up 91.5 percent of all non-family households or an estimated 1,179 households. Johnson County's two persons households made up 41.4 percent of total housing units and four person households made up and additional 8.2 percent, which compares to 38.1 and 12.1 percent, respectively, for the State of Wyoming.

Household Size	Family Households	Non-Family Households	Total	% of Total
Johnson County				
One Person	.	1,179	1,179	31.5%
Two Person	1,443	110	1,553	41.4%
Three Person	469	0	469	12.5%
Four Person	309	0	309	8.2%
Five Person	166	0	166	4.4%
Six Person	46	0	46	1.2%
Seven Person	26	0	26	.7%
Total	2,459	1,289	3,748	100.0%
State of Wyoming				
One Person	.	60,205	60,205	27.4%
Two Person	71,688	11,947	83,635	38.1%
Three Person	29,300	1,506	30,806	14.0%
Four Person	26,107	549	26,656	12.1%
Five Person	11,231	96	11,327	5.2%
Six Person	4,464	46	4,510	2.1%
Seven Person	2,489	0	2,489	1.1%
Total	145,279	74,349	219,628	100.0%

The 2011 Five-Year ACS census estimates also provided information on tenure by household size. According to the 2011 ACS estimates, of the 1,553 two-person households, 1,340 were owner-occupied and 213 were renter-occupied. Of the 309 four-person households, 228 were owner-occupied and 81 were renter-occupied. Further household size data by tenure are presented in Table II.10.7, below.

Table II.10.7				
Tenure by Household Size				
Johnson County				
2007-2011 Five-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Johnson County				
One Person	777	402	1,179	31.5%
Two Person	1,340	213	1,553	41.4%
Three Person	374	95	469	12.5%
Four Person	228	81	309	8.2%
Five Person	118	48	166	4.4%
Six Person	41	5	46	1.2%
Seven Person or more	26	0	26	0.7%
Total	2,904	844	3,748	100.0%
State of Wyoming				
One Person	34,603	25,602	60,205	27.4%
Two Person	65,587	18,048	83,635	38.1%
Three Person	21,990	8,816	30,806	14.0%
Four Person	19,817	6,839	26,656	12.1%
Five Person	8,013	3,314	11,327	5.2%
Six Person	3,314	1,196	4,510	2.1%
Seven Person or more	1,564	925	2,489	1.1%
Total	154,888	64,740	219,628	100.0%

As shown in Table II.10.8, below, Johnson County had a total of 4,470 housing units of which 3,748 or 83.8 percent were occupied. Of these occupied units, 77.5 percent, or 2,904 units were owner occupied, which compares to a statewide rate of 70.5 percent. A total of 722 units or 16.2 percent of all units were vacant. This compared to a statewide vacancy rate of 15.2 percent.

Table II.10.8				
Housing Units by Tenure				
Johnson County				
2007-2011 Five-Year ACS Data				
Tenure	Johnson County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,748	83.8%	219,628	84.8%
Owner-Occupied	2,904	77.5%	154,888	70.5%
Renter-Occupied	844	22.5%	64,740	29.5%
Vacant Housing Units	722	16.2%	39,362	15.2%
Total Housing Units	4,470	100.0%	258,990	100.0%

Table II.10.9, on the following page, shows that of the 722 housing units in Johnson County as reported in the 2011 ACS data, 110 or 15.2 percent were for rent and 82 or 11.4 percent were for sale. An estimated 450 units were for seasonal, recreational, or occasional use, and 47 or 6.5 percent of all vacant units were listed as "other vacant." This compares to a statewide percentage of 26.0 percent for "other vacant" units.

Table II.10.9				
Disposition of Vacant Housing Units				
Johnson County 2007-2011 Five Year ACS Data				
Disposition	Johnson County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	110	15.2%	5,138	13.1%
Rented, but not occupied	6	0.8%	2,072	5.3%
For sale only	82	11.4%	2,921	7.4%
Sold, but not occupied	0	0.0%	983	2.5%
For seasonal, recreational, or occasional use	450	62.3%	17,501	44.5%
For migrant workers	27	3.7%	498	1.3%
Other vacant	47	6.5%	10,249	26.0%
Total	722	100.0%	39,362	100.0%

Table II.10.10, at right, presents different income statistics for Johnson County. According to the 2011 ACS data averages, median family income for Johnson County was \$61,768 compared to the statewide average of \$69,058. Per capita income for Johnson County, which is calculated by dividing total income by population, was \$29,901, which compared to \$28,952 for the State of Wyoming.

Table II.10.10		
Median and Per Capita Income		
Johnson County 2007-2011 Five-Year ACS Data		
Income Type	Johnson County	Wyoming
Median Family Income	61,768	69,058
Median Household Income	55,094	56,380
Per Capita Income	29,901	28,952

Table II.10.11, below, shows households by income for Johnson County and the State of Wyoming. In Johnson County, there were a total of 536 households or 14.3 percent with incomes under \$15,000 compared to 9.7 percent of households in Wyoming. There were another 658 households that had incomes between \$35,000 and \$49,999, which accounted for 17.6 percent of households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 18.2 percent of total households and numbered 683 in Johnson County.

Table II.10.11				
Households by Income				
Johnson County 2007-2011 Five-Year ACS Data				
Income	Johnson County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	536	14.3%	21,222	9.7%
15,000 - 19,999	88	2.3%	10,180	4.6%
20,000 - 24,999	182	4.9%	10,638	4.8%
25,000 - 34,999	263	7.0%	23,696	10.8%
35,000 - 49,999	658	17.6%	31,275	14.2%
50,000 - 74,999	871	23.2%	44,469	20.2%
75,000 - 99,999	467	12.5%	31,675	14.4%
100,000 and above	683	18.2%	46,473	21.2%
Total	3,748	100.0%	219,628	100.0%

Poverty statistics were also reported in the 2011 five-year ACS estimates, and these data are displayed in Table II.10.12, below. In total, the poverty rate in Johnson County was 6.7 percent, which compared to a statewide poverty rate of 10.1 percent in Wyoming. The male population in Johnson County had a poverty rate of 4.6 percent and the female population had a poverty rate of 9.0 percent. There were 0 males and 0 females in poverty under the age of 5. Overall, 0.0 percent of persons in poverty in Johnson County were under the age of five, which compared to 13.2 percent statewide. The elderly population, comprised of individuals 65 years of older, had 143 individuals with incomes below the poverty level which represented 25.4 percent of the total population in poverty. In the State of Wyoming there were 4,129 individuals with incomes below the poverty level which represented 7.5 percent of the total Wyoming population in poverty.

Table II.10.12				
Poverty by Age				
Johnson County				
2007-2011 Five-Year ACS Data				
Age	Male	Female	Total	% of Total
Johnson County				
5 and Below	0	0	0	0.0%
6 to 18	14	26	40	7.1%
18 to 64	111	268	379	67.4%
65 and Older	69	74	143	25.4%
Total	194	368	562	100.0%
Poverty Rate	4.6%	9.0%	6.7%	.
State of Wyoming				
5 and Below	3,930	3,291	7,221	13.2%
6 to 18	5,508	4,781	10,289	18.7%
18 to 64	13,586	19,675	33,261	60.6%
65 and Older	1,311	2,818	4,129	7.5%
Total	24,335	30,565	54,900	100.0%
Poverty Rate	9.0%	11.0%	10.1%	.

Table II.10.13, on the following page, presents the breakdown of households by unit type and tenure. Between 2006 and 2011, Johnson County saw an average of 2,407 owner-occupied single-family units compared to 373 single-family rental units. In Johnson County, single-family units comprised 74.2 percent of all households compared with 71.7 percent statewide. Johnson County had a total of 281 apartment rental units and total apartment units accounted for 7.5 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 533 mobile homes in Johnson County, which comprised 14.2 percent of all occupied housing units and compared to 13.8 statewide.

Table II.10.13				
Households by Unit Type				
Johnson County 2007-2011 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Johnson County				
Single-Family Unit	2,407	373	2,780	74.2%
Duplex	39	22	61	1.6%
Tri- or Four-Plex	0	93	93	2.5%
Apartments	0	281	281	7.5%
Mobile Homes	458	75	533	14.2%
Boat, RV, Van, Etc.	0	0	0	0.0%
Total	2,904	844	3,748	100.0%
State of Wyoming				
Single-Family Unit	129,946	27,445	157,391	71.7%
Duplex	837	4,691	5,528	2.5%
Tri- or Four-Plex	397	8,950	9,347	4.3%
Apartments	843	16,020	16,863	7.7%
Mobile Homes	22,616	7,604	30,220	13.8%
Boat, RV, Van, Etc.	249	30	279	0.1%
Total	154,888	64,740	219,628	100.0%

Table II.10.14, below, shows the number of households by year of construction. As shown, 14.0 percent, or 524 units, were built in 1939 or earlier in the county, and another 126 were built between 1940 and 1949. The number of households built between 2000 and 2004 was 393, which accounted for 10.5 percent of all households, and an additional 340 households, or 9.1 percent, were built in 2005 or later. These figures compare to 14,269 households, or 6.5 percent, that were built from 2005 or later statewide.

Table II.10.14				
Households by Year Built				
Johnson County 2007-2011 Five-Year ACS Data				
Year Built	Johnson County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	524	14.0%	25,099	11.4%
1940 to 1949	126	3.4%	10,841	4.9%
1950 to 1959	274	7.3%	22,067	10.0%
1960 to 1969	346	9.2%	19,430	8.8%
1970 to 1979	695	18.5%	52,134	23.7%
1980 to 1989	505	13.5%	34,742	15.8%
1990 to 1999	545	14.5%	26,856	12.2%
2000 to 2004	393	10.5%	14,190	6.5%
Built 2005 or Later	340	9.1%	14,269	6.5%
Total	3,748	100.0%	219,628	100.0%

Table II.10.15, on the following page, displays housing units for Johnson County and the State of Wyoming. The number of rooms in Johnson County varied between households. Households with one room accounting for only 5.4 percent of total housing units, while households with five and six

rooms accounted for 16.6 and 16.0 percent, respectively. The median number of rooms in Johnson County was 5 rooms, which compared to 6 statewide.

Table II.10.15				
Housing Units by Number of Rooms				
Johnson County 2007-2011 Five-Year ACS Data				
Number of Rooms	Johnson County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	243	5.4%	4,252	1.6%
Two	138	3.1%	6,593	2.5%
Three	578	12.9%	19,112	7.4%
Four	596	13.3%	44,741	17.3%
Five	740	16.6%	52,369	20.2%
Six	713	16.0%	40,122	15.5%
Seven	430	9.6%	31,810	12.3%
Eight	340	7.6%	25,589	9.9%
Nine or more	692	15.5%	34,402	13.3%
Total	4,470	100.0%	258,990	100.0%
Median Rooms	5	.	6	.

Table II.10.16, below, shows the number of households in the county by number of bedrooms and tenure. There were 48 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 24.3 percent of total households in Johnson County, which compared to 24.8 percent statewide. In Johnson County, the 1,483 households with three bedrooms accounted for 39.6 percent of all households, and there were only 127 five-bedroom or more households, which accounted for 3.4 percent of all households.

Table II.10.16				
Households by Number of Bedrooms				
Johnson County 2007-2011 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Johnson County				
None	32	48	80	2.1%
One	212	232	444	11.8%
Two	623	288	911	24.3%
Three	1,250	233	1,483	39.6%
Four	669	34	703	18.8%
Five or more	118	9	127	3.4%
Total	2,904	844	3,748	100.0%
State of Wyoming				
None	343	1,715	2,058	0.9%
One	4,009	12,897	16,906	7.7%
Two	28,633	25,922	54,555	24.8%
Three	71,265	17,440	88,705	40.4%
Four	35,828	4,818	40,646	18.5%
Five or more	14,810	1,948	16,758	7.6%
Total	154,888	64,740	219,628	100.0%

The age of a structure influences its value. As shown in Table II.10.17, at right, structures built in 1939 or earlier had a median value of \$166,900, while structures built between 1950 and 1959 had a median value of \$157,900 and those built between 1990 to 1999 had a median value of \$276,400. The newest structures tended to have the highest values and those built between 2000 and 2004 and from 2005 or later had median values of \$318,100 and \$266,700, respectively. The total average median value in Johnson County was \$215,500, which compared to \$181,900 in the State of Wyoming.

Table II.10.17 Median Value by Year Structure Built Johnson County 2007-2011 Five-Year ACS Data		
Year Built	Johnson County	State of Wyoming
1939 or earlier	166,900	148,000
1940 to 1949	189,900	130,200
1950 to 1959	157,900	155,800
1960 to 1969	210,100	171,100
1970 to 1979	201,400	180,100
1980 to 1989	230,300	194,300
1990 to 1999	276,400	224,800
2000 to 2004	318,100	247,900
Built 2005 or Later	266,700	245,700
Total	215,500	181,900

Household mortgage status is reported in Table II.10.18, below. In Johnson County, households with a mortgage accounted for 57.2 percent of all households or 1,661 housing units, and the remaining 42.8 percent or 1,243 units had no mortgage. Of those units with a mortgage, 256 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,405 or 84.6 percent had no second mortgage or no home equity loan.

Table II.10.18 Mortgage Status Johnson County 2007-2011 Five-Year ACS Data				
Mortgage Status	Johnson County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,661	57.2%	95,294	61.5%
With either a second mortgage or home equity loan, but not both	256	15.4%	16,846	17.7%
Second mortgage only	65	25.4%	8,326	49.4%
Home equity loan only	191	74.6%	8,520	50.6%
Both second mortgage and home equity loan	0	0.0%	733	0.8%
No second mortgage and no home equity loan	1,405	84.6%	77,715	81.6%
Housing units without a mortgage	1,243	42.8%	59,594	38.5%
Total	2,904	100.0%	154,888	100.00%

The median rent in Johnson County was \$562 as compared to \$591 statewide, as shown in Table II.10.19, below.

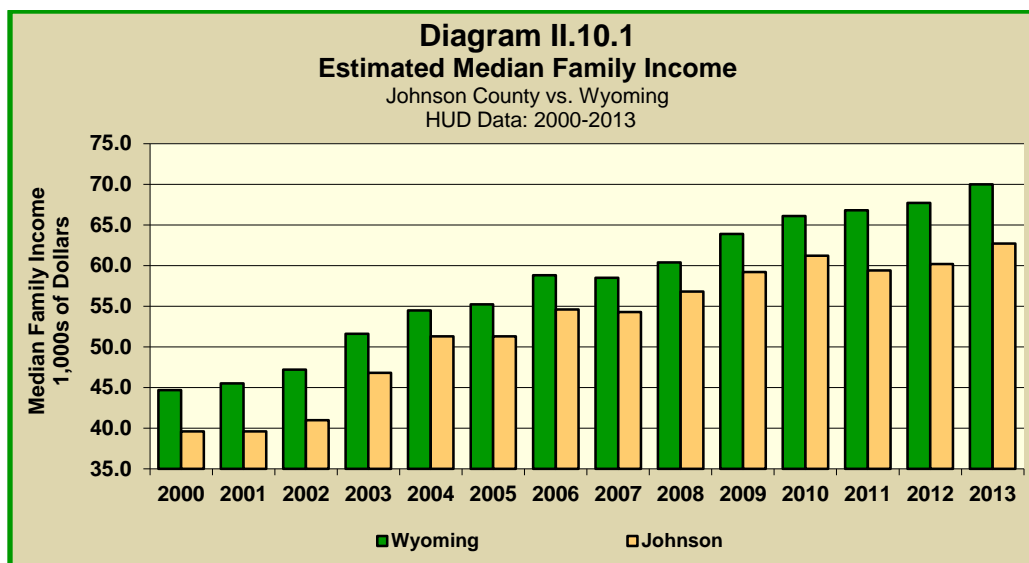
Table II.10.19 Median Rent Johnson County 2007-2011 Five-Year ACS Data	
Place	Rent
Johnson County	\$562
State of Wyoming	\$591

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 2 persons during the first half of 2012. The driver’s license total exchanges since 2000 for Johnson County are presented below in Table II.10.20 and indicate a net increase of 1,170 persons over the time period.

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
2010	217	124	93
2011	186	154	32
2012	86	88	-2
Total	3,023	1,853	1,170

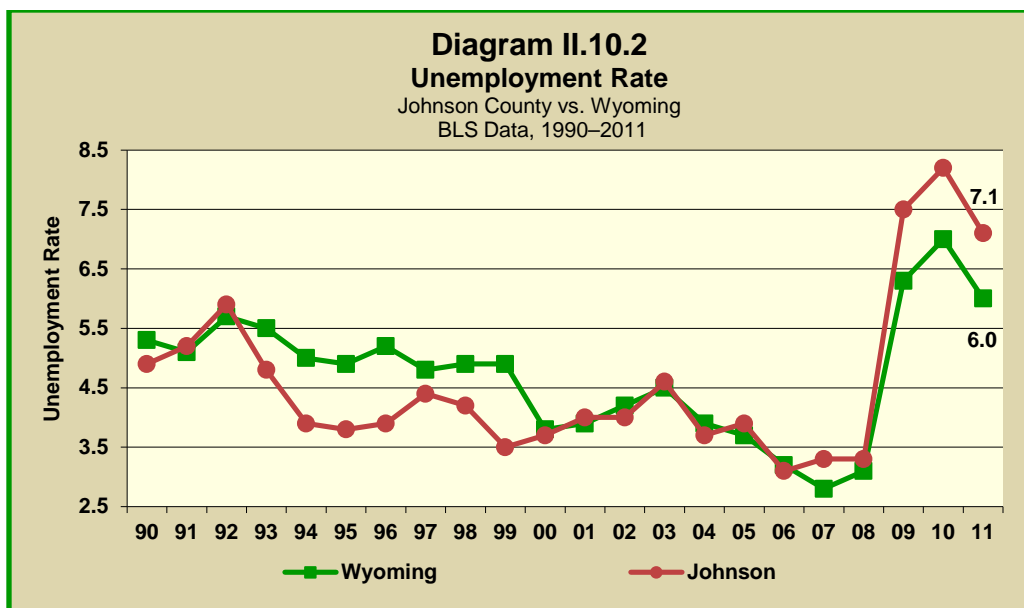
Economics

The HUD estimated MFI for Johnson County was \$62,700 in 2013.¹⁰⁰ This compares to Wyoming’s MFI of \$70,000. Diagram II.10.1, below, illustrates the estimated MFI for 2000 through 2013.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Johnson County’s labor force, defined as the number of persons working or actively seeking work, decreased by 38 persons, from 4,056 in 2010 to 4,018 in 2011. Employment increased by 9 persons; unemployment decreased by 47 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 8.2 percent in 2010 to 7.1 in 2011, as shown on the following page in Diagram II.10.2.

¹⁰⁰ 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 represent 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 shown in Table II.10.21, below, annual total monthly employment decreased by 0.31 percent between 2010 and 2011, from a total of 3,267 to 3,257 workers. Preliminary estimates shows employment increased to 3,586 persons in June 2012.

Year	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012(p)
Jan	2,636	2,646	2,739	2,878	3,025	3,229	3,298	3,324	3,016	3,038	3,147
Feb	2,640	2,648	2,770	2,899	3,104	3,221	3,295	3,294	2,999	3,054	3,101
Mar	2,711	2,720	2,832	3,006	3,185	3,246	3,332	3,280	3,023	3,090	3,159
Apr	2,749	2,807	2,953	3,012	3,197	3,203	3,415	3,186	3,099	3,116	3,234
May	2,925	2,958	3,161	3,225	3,418	3,441	3,551	3,374	3,277	3,280	3,367
Jun	3,166	3,165	3,383	3,496	3,643	3,693	3,844	3,568	3,566	3,548	3,586
Jul	3,055	3,086	3,224	3,428	3,532	3,589	3,744	3,591	3,426	3,384	.
Aug	3,017	3,089	3,162	3,404	3,434	3,614	3,793	3,503	3,375	3,390	.
Sep	3,003	3,103	3,168	3,347	3,480	3,599	3,817	3,493	3,392	3,405	.
Oct	2,884	3,023	3,151	3,264	3,427	3,552	3,706	3,377	3,458	3,340	.
Nov	2,787	2,851	3,012	3,162	3,358	3,440	3,578	3,227	3,325	3,254	.
Dec	2,754	2,854	3,000	3,148	3,319	3,433	3,541	3,143	3,243	3,188	.
Annual	2,861	2,913	3,046	3,189	3,344	3,438	3,576	3,363	3,267	3,257	.
% Change	6.71	1.82	4.57	4.69	4.86	2.81	4.01	-5.96	-2.85	-0.31	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. As shown in Table II.10.22, on the following page, annual average weekly wages increased by 2.34 percent between 2010 and 2011, from a total of \$598 to \$612. Preliminary estimates show average weekly wages increased to \$648 in the second quarter 2012.

Table II.10.22						
Average Weekly Wages						
Johnson County						
BLS QCEW Data, 2001–2011(p)						
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
2009	613	600	620	631	616	-4.20
2010	580	586	576	649	598	-2.92
2011	572	604	611	657	612	2.34
2012(p)	612	648	.	.	.	.

Total business establishments reported by the QCEW are displayed in Table II.10.23, below. Annual establishments increased by 0.63 percent between 2010 and 2011, from a total of 480 to 483 establishments. Preliminary estimate show business establishments decreased to 482 in the second quarter of 2012.

Table II.10.23						
Number of Establishments						
Johnson County						
BLS QCEW Data, 2001–2011(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	362	385	400	390	384	.
2002	397	410	408	410	406	5.73
2003	403	416	416	419	414	1.97
2004	418	438	441	447	436	5.31
2005	438	441	439	447	441	1.15
2006	447	454	464	458	456	3.40
2007	454	472	475	480	470	3.07
2008	479	481	487	487	484	2.98
2009	483	490	493	489	489	1.03
2010	480	485	476	478	480	-1.84
2011	480	483	488	481	483	0.63
2012(p)	481	482	.	.	.	.

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2011, the most recent year for which data are available, Johnson County recorded 6,013 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 \$352,474,000, and real per capita income was \$40,786 in 2011. Average earnings per job in the county was \$30,777 in 2011. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, average apartment rents in Johnson County decreased from \$633 in second quarter 2011 to \$584 in second quarter 2012, or by 7.7 percent. Detached single-family home rents increased by 0.6 percent, rents for mobile homes on a lot increased by 13.3 percent and rents for mobile home lots increased 6.8 percent.

Johnson County rental prices experienced average annualized increases of 4.0 percent for apartments, 3.1 percent for houses, 4.4 percent for mobile homes plus a lot, and 6.6 percent for mobile home lots since fourth quarter 1998 through second quarter 2012.¹⁰¹ These figures compare to state average annualized increases in rental prices of 3.3 percent for apartments, 3.8 percent for houses, 3.4 percent for mobile homes plus a lot, and 3.1 for mobile homes lots. Table II.10.24, at right, presents the Johnson County data for each rental type.¹⁰²

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 Johnson County increased from one authorized units in 2010 to three in 2011. Total residential authorizations decreased from twelve units in 2010 to three in 2011.

The real value of single-family building permits increased from \$112,300 in 2010 to \$270,000 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of \$236,800 in 2009 to a low of \$85,300 in 2003. These figures compare to the state average high of \$270,950 in 2000 and low of \$184,110 in 2003. Additional details of permit activity are given in Table II.10.25, on the following page.

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
Q4.09	592	.	853	594
Q2.10	625	275	833	565
Q4.10	603	245	823	618
Q2.11	633	281	817	577
Q4.11	573	281	760	621
Q2.12	584	300	822	654

¹⁰¹ Data from 1986 to 1997 for Johnson County is not reported by the EAD.

¹⁰² Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

Table II.10.25								
Building Permits and Valuation								
Johnson County Census Bureau Data, 1980–2011								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2010 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	19	4	3	.	26	.	.	113.4
1981	18	8	.	.	26	.	.	101.6
1982	8	2	4	.	14	.	.	72.5
1983	10	.	.	.	10	.	.	96.9
1984	10	.	.	.	10	.	.	73.2
1985	7	.	.	.	7	.	.	62.0
1986	1	.	.	.	1	.	.	57.6
1987	.	.	.	.	.	.	.	.
1988	.	.	.	.	.	.	.	.
1989	2	.	.	.	2	.	.	97.9
1990	1	.	.	.	1	.	.	121.0
1991	1	.	.	.	1	.	.	116.9
1992	1	.	.	.	1	.	.	114.2
1993	2	.	.	.	2	.	.	111.7
1994	3	.	.	.	3	.	.	109.4
1995	3	.	.	.	3	.	.	107.2
1996	20	24	.	.	44	.	.	97.6
1997	29	.	.	.	29	.	.	160.3
1998	31	.	.	.	31	.	.	159.0
1999	24	.	.	.	24	.	.	146.7
2000	12	.	.	.	12	.	.	164.8
2001	15	6	4	.	25	.	.	113.6
2002	26	2	4	38	70	.	.	94.7
2003	25	.	.	.	25	30	6	85.3
2004	9	2	4	.	15	.	.	150.6
2005	25	.	.	.	25	.	.	137.8
2006	41	2	.	.	43	.	.	156.6
2007	45	2	.	.	47	.	.	142.3
2008	14	2	8	.	24	.	.	197.1
2009	5	.	.	.	5	.	.	236.8
2010	1	.	.	11	12	.	.	112.3
2011	3	.	.	.	3	.	.	270.0

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2011, the average sales price in Johnson County was \$182,250. This represented a decrease of 10.8 percent from the previous year. In contrast, Wyoming's weighted average was \$241,301 or a decrease of 3.8 percent over the previous year. A comparison of average sales prices between 1999 and 2011 is displayed in Table II.10.26, below.

Table II.10.26				
Average Sales Prices				
Johnson County vs. Wyoming DOR Data, 1999–2011				
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
2009	215,744	-2.2	241,622	-5.6
2010	204,277	-5.32	250,958	3.9
2011	182,250	-10.8	241,301	-3.8

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually during the past 11 years, with the most recent survey conducted in December 2012.¹⁰³ During December 2012, a total of 38 surveys were completed by property managers in Johnson County. Of the 290 rental units surveyed, 23 were vacant, indicating a vacancy rate of 7.93 percent, as shown in Table II.10.27, below. This rate compares to a 9.61 percent vacancy rate one year ago and a statewide December 2012 vacancy rate of 4.17 percent statewide.

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%
2010a	22	271	14	5.17%
2010b	24	251	15	5.98%
2011a	24	243	18	7.41%
2011b	24	281	27	9.61%
2012a	27	258	19	7.36%
2012b	38	290	23	7.93%

Diagram II.10.3, on the following page, shows the historical vacancy rate for Johnson County and Wyoming. As can be seen, the vacancy rate in Johnson County has been similar to the statewide vacancy rate, until 2010 when the trends diverge.

¹⁰³Those signified as *a* in the “year” column of Table II.10.10 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.

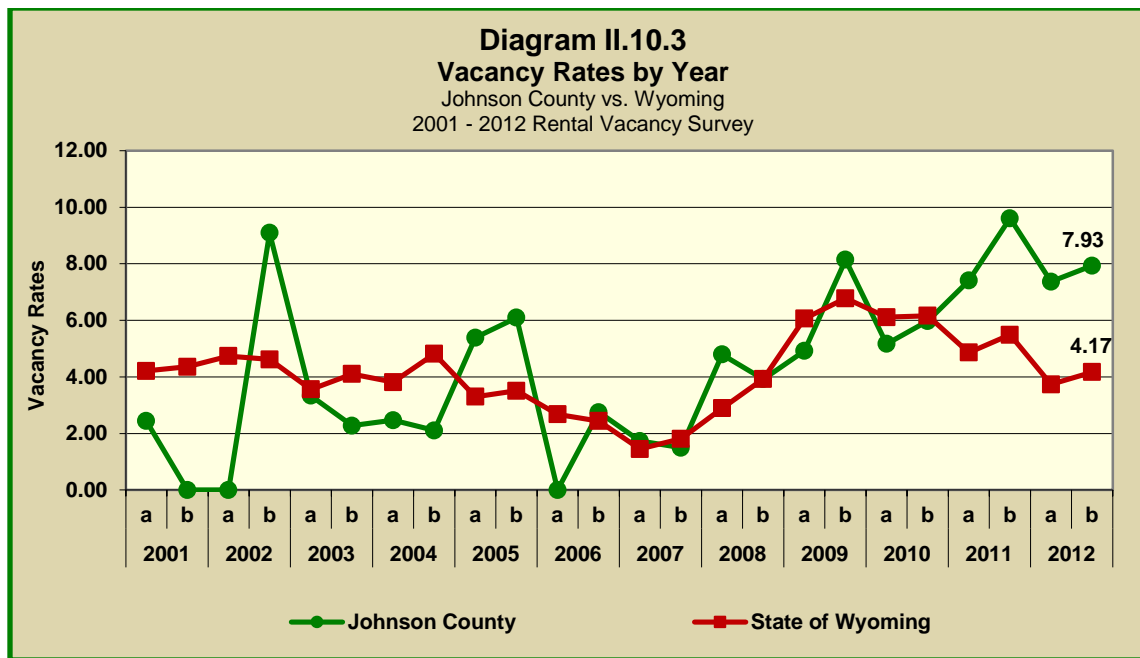
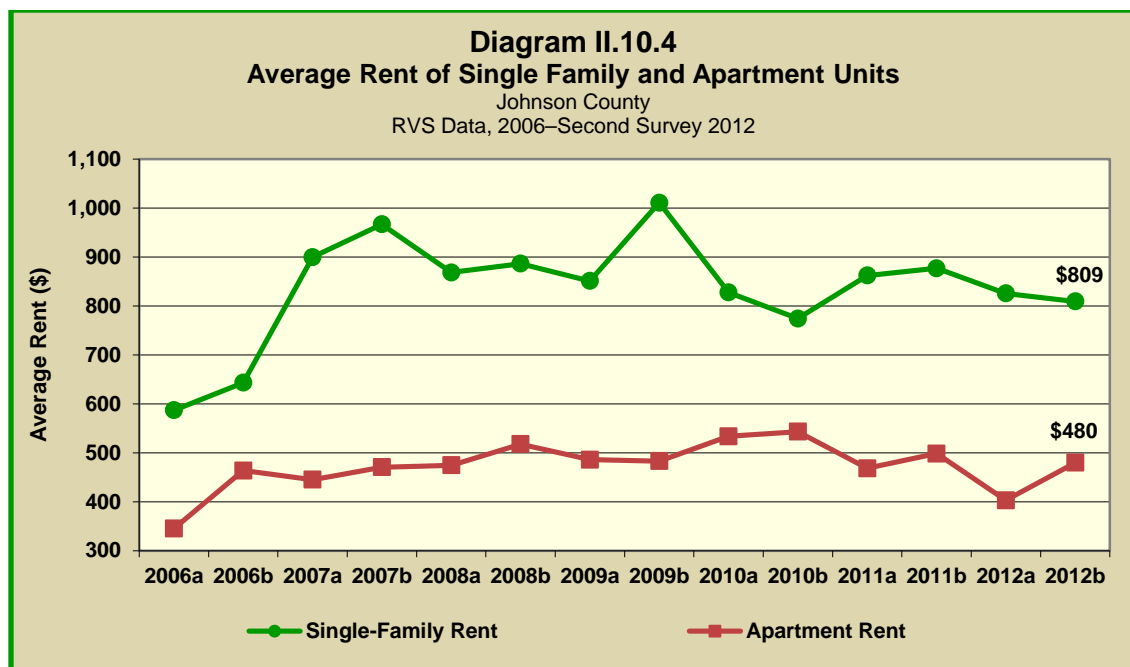


Diagram II.10.4, below, shows the average rent of single-family and apartment units in Johnson County. In the second half of 2012, average rents for single-family units fell slightly to \$809 and average rents for apartments increased to \$480.



The calendar year 2012 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 13 respondents in Johnson County. Of the incoming population who were unsatisfied with their current housing, 100 percent of respondents wished to rent.

Of those respondents who were seeking to rent, 33.3 percent anticipated spending between \$475 to \$849 and 66.7 percent anticipated spending above \$850.

Housing Problems

While the ACS data do not report significant details regarding the physical condition of housing units, some information can be derived from data relating to overcrowding, incomplete plumbing or kitchen facilities, and cost burdens.

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. According to 2011 five-year ACS data, 58 or 1.5 percent of households in Johnson County were overcrowded and another 23 or 0.6 percent of units were severely overcrowded, as shown in Table II.10.28, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.10.28				
Overcrowding and Severe Overcrowding				
Johnson County				
2007-2011 Five-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Johnson County				
Owner				
Households	2,851	30	23	2,904
Percentage	98.2%	1.0%	0.8%	100.0%
Renter				
Households	816	28	0	844
Percentage	96.7%	3.3%	0.0%	100.0%
Total				
Households	3,667	58	23	3,748
Percentage	97.8%	1.5%	0.6%	100.0%
State of Wyoming				
Owner				
Households	152,816	1,630	442	154,888
Percentage	98.7%	1.1%	0.3%	100.0%
Renter				
Households	62,434	1,856	450	64,740
Percentage	96.4%	2.9%	0.7%	100.0%
Total				
Households	215,250	3,486	892	219,628
Percentage	98.0%	1.6%	0.4%	100.0%

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.

At the time of the 2011 five-year ACS, a total of 284 units or 6.4 percent of all housing units in Johnson County were lacking complete kitchen facilities. This compared to 2.9 percent of households statewide without complete kitchen facilities. These data are presented in Table II.10.29, at right.

Table II.10.29		
Housing Units with Incomplete Kitchen Facilities		
Johnson County		
2007-2011 Five-Year ACS Data		
Facilities	Johnson County	State of Wyoming
Complete Kitchen Facilities	4,186	251,420
Lacking Complete Kitchen Facilities	284	7,570
Total Housing Units	4,470	258,990
Percent Lacking	6.4%	2.9%

At the time of the 2011 ACS, a total of 341 units or 7.6 percent of all housing units in Johnson County were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.10.30, at right.

Table II.10.30		
Housing Units with Incomplete Plumbing Facilities		
Johnson County 2007-2011 Five-Year ACS Data		
Facilities	Johnson County	State of Wyoming
Complete Plumbing Facilities	4,129	252,719
Lacking Complete Plumbing Facilities	341	6,271
Total Households	4,470	258,990
Percent Lacking	7.6%	2.4%

The third type of housing problem reported in the 2011 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Johnson County, 17.7 percent of households had a cost burden and 10.4 percent of households had a severe cost burden, which compared to 13.9 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 23.9 percent of homeowners with a mortgage in Johnson County experienced a cost burden and 9.2 percent experienced a severe cost burden, while 17.8 percent of renters had a cost burden and 15.4 percent had a severe cost burden, as shown in Table II.10.31, on the following page.

Table II.10.31					
Cost Burden and Severe Cost Burden by Tenure					
Johnson County					
2007-2011 Five-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Johnson County					
Owner With a Mortgage					
Households	1,093	397	153	18	1,661
Percent	65.8%	23.9%	9.2%	1.1%	100.0%
Owner Without a Mortgage					
Households	1,019	116	108	0	1,243
Percent	82.0%	9.3%	8.7%	0.0%	100.0%
Renter					
Households	487	150	130	77	844
Percent	57.7%	17.8%	15.4%	9.1%	100.0%
Total					
Households	2,599	663	391	95	3,748
Percent	69.3%	17.7%	10.4%	2.5%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,978	16,599	8,551	166	95,294
Percent	73.4%	17.4%	9.0%	0.2%	100.0%
Owner Without a Mortgage					
Households	53,907	3,140	2,176	371	59,594
Percent	90.5%	5.3%	3.7%	0.6%	100.0%
Renter					
Households	36,244	10,740	10,064	7,692	64,740
Percent	56.0%	16.6%	15.5%	11.9%	100.0%
Total					
Households	160,129	30,479	20,791	8,229	219,628
Percent	72.9%	13.9%	9.5%	3.7%	100.0%

2013 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 *2013 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 Household Income (MHI). 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 MHI.

The household forecast indicated a total increase of 2,164 households in Johnson County, from 3,782 in 2010 to 5,946 in 2040. Homeowners are expected to increase from 2,686 households in 2010 to 4,152 by 2040. Renters are anticipated to increase from 1,096 households in 2010 to 1,794 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 169 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 31 to 50 percent of MHI is expected to increase by 110 households and by 200 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 190 households for renters with extremely low incomes or 30 percent or less of MHI. Further, rental demand for those with 31 to 50 percent of MHI is expected to increase by 76 households over the period. Table II.10.32, on the following page, provides details of the household forecast by tenure and income.

Table II.10.32						
Household Forecast by Tenure and Income						
Johnson County						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Household Income						
2010	309	202	367	243	1,565	2,686
2015	334	218	396	262	1,690	2,900
2020	369	241	438	290	1,869	3,208
2025	395	258	469	310	2,000	3,433
2030	422	275	501	331	2,135	3,665
2035	450	293	534	353	2,276	3,906
2040	478	312	567	375	2,419	4,152
Renters by Percent of Median Household Income						
2010	298	120	256	104	319	1,096
2015	331	133	284	115	354	1,218
2020	376	151	322	131	401	1,380
2025	403	161	345	140	430	1,480
2030	430	173	369	150	460	1,581
2035	459	184	394	160	491	1,687
2040	488	196	419	170	522	1,794
Total Households by Percent of Median Household Income						
2010	608	321	623	347	1,884	3,782
2015	665	351	680	377	2,044	4,118
2020	745	392	760	421	2,270	4,588
2025	798	419	814	450	2,430	4,913
2030	853	448	870	481	2,595	5,247
2035	909	477	927	513	2,766	5,593
2040	966	508	986	545	2,941	5,946

