

## JOHNSON COUNTY

### Demographics

The Census Bureau's intercensal estimates indicate that Johnson County's population increased from 8,569 in 2010 to 8,615 in 2012, or by 0.5 percent. This compares to a statewide population growth of 2.3 percent over the period.<sup>93</sup> The number of people from 25 to 44 years of age increased by 2.2 percent, and the number of people from 55 to 64 years of age increased by 5.4 percent. The white population decreased by 1.2 percent, while the black population increased by 537.5 percent. The Hispanic population increased from 276 to 360 people between 2011 and 2012 or by 30.4 percent. These data are presented in Table II.10.1, below.

Subject	Johnson County			Wyoming		
	2010 Census	Jul-12	% Change	2010 Census	Jul-12	% Change
<b>Population</b>	<b>8,569</b>	<b>8,615</b>	<b>0.5%</b>	<b>563,626</b>	<b>576,412</b>	<b>2.3%</b>
<b>Age</b>						
Under 14 years	1,555	1,524	-2.0%	113,371	113,773	0.4%
15 to 24 years	841	894	6.3%	78,460	79,861	1.8%
25 to 44 years	1,906	1,947	2.2%	144,615	149,367	3.3%
45 to 54 years	1,298	1,124	-13.4%	83,577	78,964	-5.5%
55 to 64 years	1,381	1,455	5.4%	73,513	78,939	7.4%
65 and Over	1,588	1,671	5.2%	70,090	75,508	7.7%
<b>Race</b>						
White	8,339	8,243	-1.2%	529,110	536,450	1.4%
Black	16	102	537.5%	5,135	8,555	66.6%
American Indian and Alaskan Native	95	114	20.0%	14,457	15,003	3.8%
Asian	40	56	40.0%	4,649	5,183	11.5%
Native Hawaiian or Pacific Islander	0	1	100.0%	521	575	10.4%
Two or more races	79	99	25.3%	9,754	10,646	9.1%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	276	360	30.4%	50,231	54,770	9.0%

Table II.10.2, on the following page, presents the population of Johnson County by age and gender from the 2010 census and 2012 intercensal estimates. 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. In 2012 the number of females increased to 4,244 persons, which accounted for 49.3 percent of the population, while the remaining 50.7 percent, or 4,371 persons were male.

<sup>93</sup> On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

<b>Table II.10.2</b>							
<b>Population by Age and Gender</b>							
Johnson County							
2010 Census and 2012 Current Census Estimates							
Age	2010 Census			2012 Current Census Estimates			% Change 10-12
	Male	Female	Total	Male	Female	Total	
Under 14 years	802	753	1,555	801	723	1,524	-2.0%
15 to 24 years	436	405	841	438	456	894	6.3%
25 to 44 years	970	936	1,906	995	952	1,947	2.2%
45 to 54 years	665	633	1,298	573	551	1,124	-13.4%
55 to 64 years	720	661	1,381	743	712	1,455	5.4%
65 and Over	772	816	1,588	821	850	1,671	5.2%
<b>Total</b>	<b>4,365</b>	<b>4,204</b>	<b>8,569</b>	<b>4,371</b>	<b>4,244</b>	<b>8,615</b>	<b>0.5%</b>
% of Total	50.9%	49.1%	.	50.7%	49.3%	.	.

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.10.3, below.

<b>Table II.10.3</b>			
<b>Group Quarters Population</b>			
Johnson County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
<b>Institutionalized</b>			
Correctional Institutions <sup>94</sup>	16	30	87.5%
Juvenile Facilities	.	.	.
Nursing Homes	50	41	-18.0%
Other Institutions	.	.	.
<b>Total</b>	<b>66</b>	<b>71</b>	<b>7.6%</b>
<b>Noninstitutionalized</b>			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	29	.	-100.0%
<b>Total</b>	<b>29</b>	<b>.</b>	<b>-100.0%</b>
<b>Group Quarters Population</b>	<b>95</b>	<b>71</b>	<b>-25.3%</b>

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 conducts the American Community Survey. The Census Bureau quantifies the results as one-, three- and five year rolling averages. The one-year

<sup>94</sup> In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

sample only includes responses from the year the survey was implemented and is only applicable to communities of at least 60,000 people. The 3-year American Community Survey creates a rolling average over a three year period for communities of 20,000 or more. The five year American Community Survey creates a rolling average for a five year period and the results are available for much smaller areas. The data presented below are from the five year rolling average.

Table II.10.4, below, 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.

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	65.0%	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	35.0%	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%
<b>Total</b>	<b>3,748</b>	<b>100.0%</b>	<b>219,628</b>	<b>100.0%</b>

Table II.10.5, on the following page, 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 an additional 8.2 percent, which compares to 38.1 and 12.1 percent, respectively, for the State of Wyoming.

<b>Table II.10.5</b>				
<b>Household Type by Household Size</b>				
Johnson County				
2007-2011 Five-Year ACS Data				
<b>Household Size</b>	<b>Family Households</b>	<b>Non-Family Households</b>	<b>Total</b>	<b>% of Total</b>
<b>Johnson County</b>				
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%
<b>Total</b>	<b>2,459</b>	<b>1,289</b>	<b>3,748</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>145,279</b>	<b>74,349</b>	<b>219,628</b>	<b>100.0%</b>

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.10.6, below.

<b>Table II.10.6</b>				
<b>Tenure by Household Size</b>				
Johnson County				
2007-2011 Five-Year ACS Data				
<b>Household Size</b>	<b>Own</b>	<b>Rent</b>	<b>Total</b>	<b>% of Total</b>
<b>Johnson County</b>				
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%
<b>Total</b>	<b>2,904</b>	<b>844</b>	<b>3,748</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>154,888</b>	<b>64,740</b>	<b>219,628</b>	<b>100.0%</b>

As shown in Table II.10.7, on the following page, 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.

<b>Table II.10.7 Housing Units by Tenure</b> 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%
<b>Total Housing Units</b>	<b>4,470</b>	<b>100.0%</b>	<b>258,990</b>	<b>100.0%</b>

Table II.10.8, below, 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.

<b>Table II.10.8 Disposition of Vacant Housing Units</b> 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%
<b>Total</b>	<b>722</b>	<b>100.0%</b>	<b>39,362</b>	<b>100.0%</b>

Table II.10.9, 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.

<b>Table II.10.9 Median and Per Capita Income</b> 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.10.10, on the following page, 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.

<b>Table II.10.10</b>				
<b>Households by Income</b>				
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%
<b>Total</b>	<b>3,748</b>	<b>100.0%</b>	<b>219,628</b>	<b>100.0%</b>

Poverty statistics were also reported in the 2011 five-year ACS estimates, and these data are displayed in Table II.10.11, 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.

<b>Table II.10.11</b>				
<b>Poverty by Age</b>				
Johnson County 2007-2011 Five-Year ACS Data				
Age	Male	Female	Total	% of Total
<b>Johnson County</b>				
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%
<b>Total</b>	<b>194</b>	<b>368</b>	<b>562</b>	<b>100.0%</b>
Poverty Rate	4.6%	9.0%	6.7%	.
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>24,335</b>	<b>30,565</b>	<b>54,900</b>	<b>100.0%</b>
Poverty Rate	9.0%	11.0%	10.1%	.

Table II.10.12, 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.

<b>Table II.10.12</b>				
<b>Households by Unit Type</b>				
Johnson County 2007-2011 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Johnson County</b>				
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%
<b>Total</b>	<b>2,904</b>	<b>844</b>	<b>3,748</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>154,888</b>	<b>64,740</b>	<b>219,628</b>	<b>100.0%</b>

Table II.10.13, 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.

<b>Table II.10.13</b>				
<b>Households by Year Built</b>				
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%
<b>Total</b>	<b>3,748</b>	<b>100.0%</b>	<b>219,628</b>	<b>100.0%</b>



Table II.10.14, below, 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.

<b>Table II.10.14</b>				
<b>Housing Units by Number of Rooms</b>				
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%
<b>Total</b>	<b>4,470</b>	<b>100.0%</b>	<b>258,990</b>	<b>100.0%</b>
Median Rooms	5	.	6	.

Table II.10.15, 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.

<b>Table II.10.15</b>				
<b>Households by Number of Bedrooms</b>				
Johnson County 2007-2011 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Johnson County</b>				
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%
<b>Total</b>	<b>2,904</b>	<b>844</b>	<b>3,748</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>154,888</b>	<b>64,740</b>	<b>219,628</b>	<b>100.0%</b>



The age of a structure influences its value. As shown in Table II.10.16, 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.

<b>Table II.10.16</b> <b>Median Value by Year Structure Built</b> 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
<b>Total</b>	<b>215,500</b>	<b>181,900</b>

Household mortgage status is reported in Table II.10.17, 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.

<b>Table II.10.17</b> <b>Mortgage Status</b> 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%
<b>Total</b>	<b>2,904</b>	<b>100.0%</b>	<b>154,888</b>	<b>100.00%</b>

The median rent in Johnson County was \$562 as compared to \$591 statewide, as shown in Table II.10.18, below.

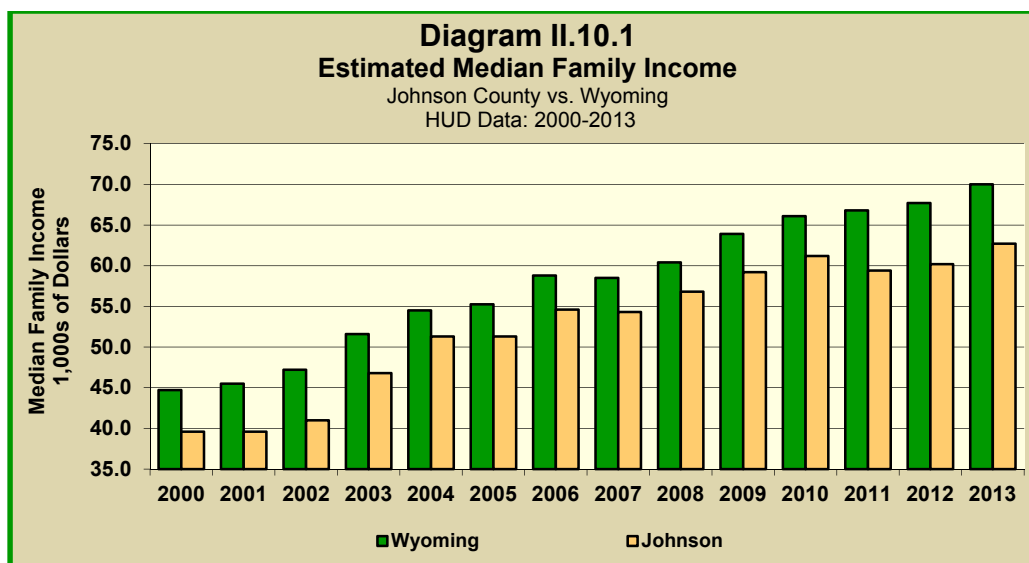
<b>Table II.10.18</b> <b>Median Rent</b> Johnson County 2007-2011 Five-Year ACS Data	
Place	Rent
Johnson County	\$562
State of Wyoming	\$591

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 41 persons during the first half of 2013. The driver’s license total exchanges since 2000 for Johnson County are presented below in Table II.10.19 and indicate a net increase of 1,195 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	185	203	-18
2013 – First Half	109	68	41
<b>Total</b>	<b>3,231</b>	<b>2,036</b>	<b>1,195</b>

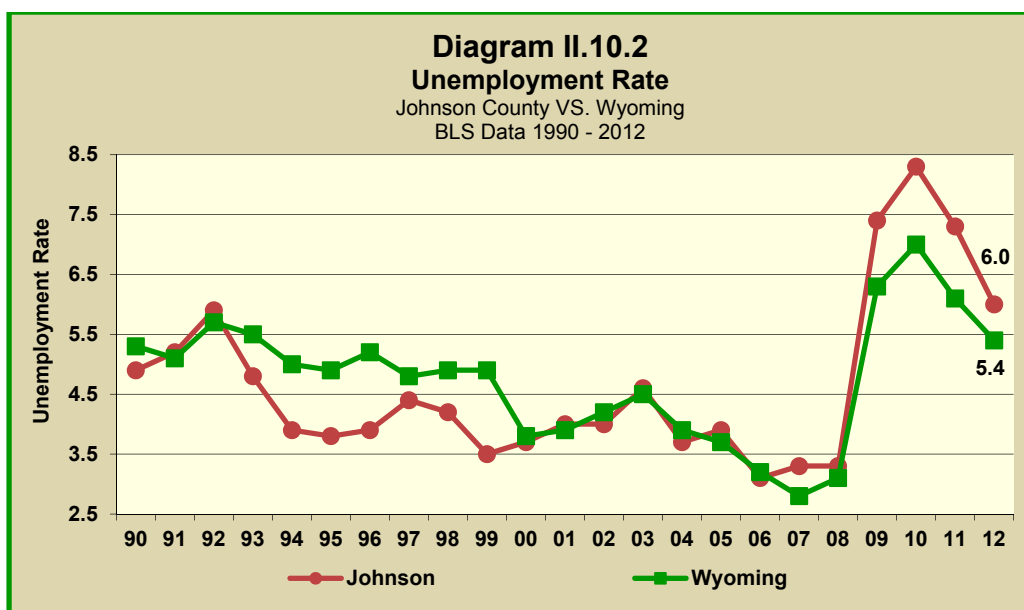
**Economics**

The HUD estimated MFI for Johnson County was \$62,700 in 2013.<sup>95</sup> 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, increased by 24 persons, from 4,013 in 2011 to 4,037 in 2012. Employment increased by 76 persons; unemployment decreased by 52 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 7.3 percent in 2011 to 6.0 in 2012, as shown on the following page in Diagram II.10.2.

<sup>95</sup> 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.10.20, below, annual total monthly employment increased by 1.81 percent between 2011 and 2012, from a total of 3,257 to 3,316 workers.

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	3,375
Jun	3,166	3,165	3,383	3,496	3,643	3,693	3,844	3,568	3,566	3,548	3,594
Jul	3,055	3,086	3,224	3,428	3,532	3,589	3,744	3,591	3,426	3,384	3,500
Aug	3,017	3,089	3,162	3,404	3,434	3,614	3,793	3,503	3,375	3,390	3,400
Sep	3,003	3,103	3,168	3,347	3,480	3,599	3,817	3,493	3,392	3,405	3,373
Oct	2,884	3,023	3,151	3,264	3,427	3,552	3,706	3,377	3,458	3,340	3,364
Nov	2,787	2,851	3,012	3,162	3,358	3,440	3,578	3,227	3,325	3,254	3,289
Dec	2,754	2,854	3,000	3,148	3,319	3,433	3,541	3,143	3,243	3,188	3,259
<b>Annual</b>	<b>2,861</b>	<b>2,913</b>	<b>3,046</b>	<b>3,189</b>	<b>3,344</b>	<b>3,438</b>	<b>3,576</b>	<b>3,363</b>	<b>3,267</b>	<b>3,257</b>	<b>3,316</b>
% Change	6.71	1.82	4.57	4.69	4.86	2.81	4.01	-5.96	-2.85	-0.31	1.81

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.10.21, on the following page, annual average weekly wages increased by 6.05 percent between 2011 and 2012, from a total of \$612 to \$649.

<b>Table II.10.21</b>						
<b>Average Weekly Wages</b>						
Johnson County						
BLS QCEW Data, 2001–2012(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
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	652	615	716	649	6.05

Total business establishments reported by the QCEW are displayed in Table II.10.22, below. Annual establishments decreased by 0.62 percent between 2011 and 2012, from a total of 483 to 480 establishments.

<b>Table II.10.22</b>						
<b>Number of Establishments</b>						
Johnson County						
BLS QCEW Data, 2001–2012(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
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	485	475	477	480	-0.62

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 \$358,696,000, and real per capita income was \$41,506 in 2011. Average earnings per job in the county was \$31,320 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 increased from \$573 in fourth quarter 2011 to \$637 in fourth quarter 2012, or by 11.2 percent. Detached single-family home rents increased by 8.8 percent, rents for mobile homes on a lot increased by 2.1 percent and rents for mobile home lots increased 6.8 percent.

Johnson County rental prices experienced average annualized increases of 4.3 percent for apartments, 2.9 percent for houses, 3.9 percent for mobile homes plus a lot, and 6.1 percent for mobile home lots since fourth quarter 1998 through fourth quarter 2012.<sup>96</sup> These figures compare to state average annualized increases in rental prices of 3.1 percent for apartments, 3.8 percent for houses, 3.4 percent for mobile homes plus a lot, and 3.0 for mobile homes lots. Table II.10.23, at right, presents the Johnson County data for each rental type.<sup>97</sup>

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 three authorized units in 2011 to four in 2012. Total residential authorizations increased from three units in 2011 to four in 2012.

The real value of single-family building permits decreased from \$274,766 in 2011 to \$171,000 in 2012. The value over the past decade, in real 2012 dollars, fluctuated from a high of \$274,766 in 2011 to a low of \$86,800 in 2003. These figures compare to the state average high of \$275,723 in 2000 and low of \$86,800 in 2003. Additional details of permit activity are given in Table II.10.24, 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
Q4.12	637	300	827	634

<sup>96</sup> Data from 1986 to 1997 for Johnson County is not reported by the EAD.

<sup>97</sup> 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.

<b>Table II.10.24</b> <b>Building Permits and Valuation</b> 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	.	.	115.4
1981	18	8	.	.	26	.	.	103.4
1982	8	2	4	.	14	.	.	73.8
1983	10	.	.	.	10	.	.	98.6
1984	10	.	.	.	10	.	.	74.5
1985	7	.	.	.	7	.	.	63.1
1986	1	.	.	.	1	.	.	58.6
1987	.	.	.	.	.	.	.	.
1988	.	.	.	.	.	.	.	.
1989	2	.	.	.	2	.	.	99.6
1990	1	.	.	.	1	.	.	123.2
1991	1	.	.	.	1	.	.	119.0
1992	1	.	.	.	1	.	.	116.2
1993	2	.	.	.	2	.	.	113.7
1994	3	.	.	.	3	.	.	111.4
1995	3	.	.	.	3	.	.	109.1
1996	20	24	.	.	44	.	.	99.3
1997	29	.	.	.	29	.	.	163.2
1998	31	.	.	.	31	.	.	161.8
1999	24	.	.	.	24	.	.	149.3
2000	12	.	.	.	12	.	.	167.7
2001	15	6	4	.	25	.	.	115.6
2002	26	2	4	38	70	.	.	96.3
2003	25	.	.	.	25	30	6	86.8
2004	9	2	4	.	15	.	.	153.2
2005	25	.	.	.	25	.	.	140.2
2006	41	2	.	.	43	.	.	159.4
2007	45	2	.	.	47	.	.	144.8
2008	14	2	8	.	24	.	.	200.5
2009	5	.	.	.	5	.	.	241.4
2010	1	.	.	11	12	.	.	114.3
2011	3	.	.	.	3	.	.	274.8
2012	4	.	.	.	4	.	21	171.0

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2012, the average sales price in Johnson County was \$210,321. This represented an increase of 15.4 percent from the previous year. In contrast, Wyoming’s weighted average was \$266,406 or an increase of 10.4 percent over the previous year. A comparison of average sales prices between 2000 and 2012 is displayed in Table II.10.25, below.

<b>Table II.10.25</b> <b>Average Sales Prices</b> Johnson County vs. Wyoming DOR Data, 2000–2012				
Year	Johnson County Average Price (\$)	Johnson County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	122,354	5.91	131,207	.
2001	122,192	-0.13	128,771	-1.86
2002	131,782	7.85	138,295	7.40
2003	149,472	13.42	148,276	7.22
2004	164,125	9.80	159,558	7.61
2005	180,209	9.80	178,183	11.67
2006	194,500	7.93	219,438	23.15
2007	214,710	10.39	265,044	20.78
2008	220,549	2.7	256,045	-3.40
2009	215,744	-2.2	241,622	-5.63
2010	204,277	-5.32	250,958	3.86
2011	182,250	-10.8	241,301	-3.85
2012	210,321	15.4	266,406	10.40

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually during the past 11 years, with the most recent survey conducted in June 2013.<sup>98</sup> During June 2013, a total of 33 surveys were completed by property managers in Johnson County. Of the 295 rental units surveyed, 10 were vacant, indicating a vacancy rate of 3.39 percent, as shown in Table II.10.26, below. This rate compares to a 7.36 percent vacancy rate one year ago and a statewide June 2013 vacancy rate of 5.37 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%
2013a	33	295	10	3.39%

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. In 2013 the vacancy rate fell below the statewide average.

<sup>98</sup>Those 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.



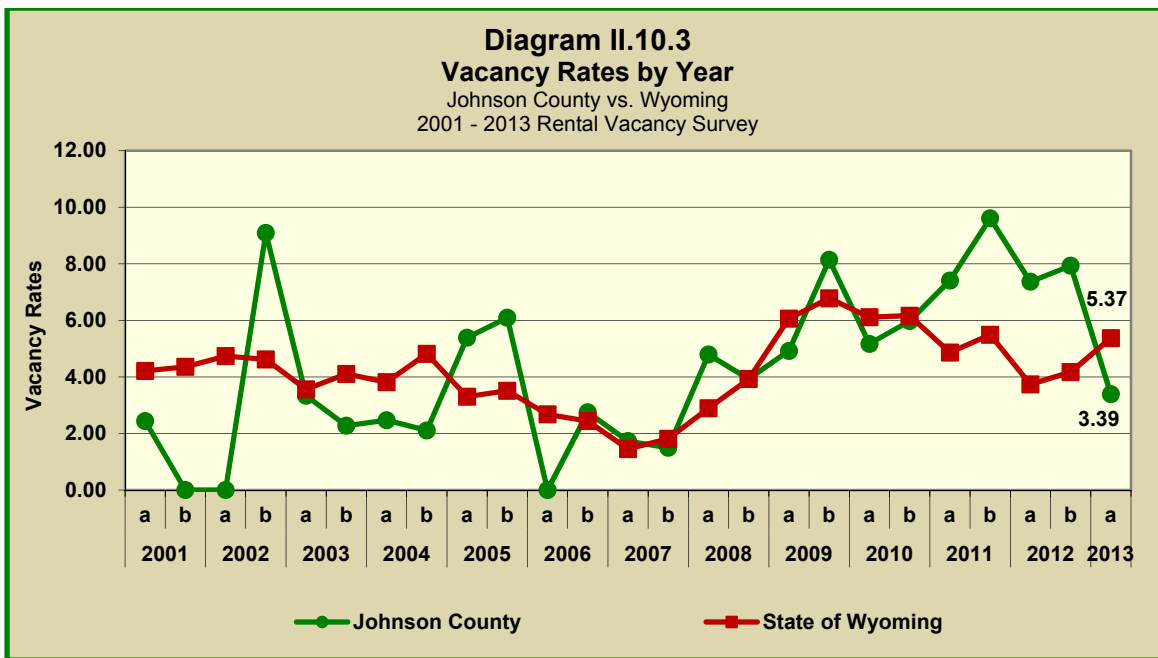


Diagram II.10.4, below, shows the average rent of single-family and apartment units in Johnson County. In the first half of 2013, average rents for single-family units rose slightly to \$830 and average rents for apartments increased to \$585.

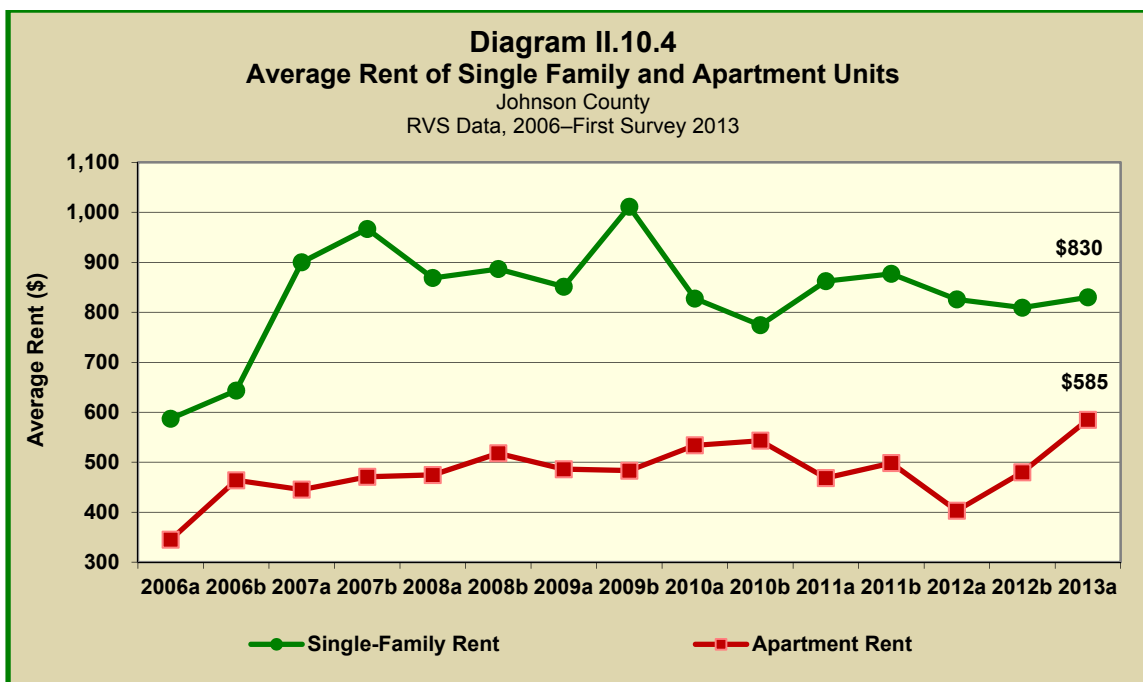


Table II.10.27, on the following page, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 48 single family units in Johnson County, with 1 of them available. This translates into a single family vacancy rate of 2.1%, which compares to a single family vacancy rate of 4.04% for the State of Wyoming. There were 149 apartment units reported in the survey, with 5 of them available, which resulted in a vacancy rate of 3.4%. This compares to a statewide vacancy rate of 5.91% for apartment units across the state.

<b>Table II.10.27</b>			
<b>Rental Vacancy Survey by Type</b>			
Johnson County			
RVS Data, First Survey 2013			
<b>Place</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	48	1	2.1%
Duplex units	25	0	.0%
Apartments	149	5	3.4%
Mobile Homes	21	1	4.8%
"Other" Units	4	0	.0%
Don't Know	48	3	6.3%
<b>Total</b>	<b>295</b>	<b>10</b>	<b>3.4%</b>

Table II.10.28, below reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 11 units. The most common apartment units were one bedroom units, with 66 units. Additional details for additional unit types are reported found below.

<b>Table II.10.28</b>							
<b>Rental Units by Bedroom Size</b>							
Johnson County							
RVS Data, First Survey 2013							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>"Other" Units</b>	<b>Don't Know</b>	<b>Total</b>
Efficiency	0	0	0	0	0	.	0
One	2	3	66	0	0	.	71
Two	5	10	38	12	4	.	69
Three	11	6	18	9	0	.	44
Four	5	0	0	0	0	.	5
Five	1	0	1	0	0	.	2
Don't Know	24	6	26	0	0	48	104
<b>Total</b>	<b>48</b>	<b>25</b>	<b>149</b>	<b>21</b>	<b>4</b>	<b>48</b>	<b>295</b>

Average market-rate rents by unit type are shown in Table II.10.29, below. 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. Single family units also normally command higher rents than apartment units.

<b>Table II.10.29</b>						
<b>Average Market Rate Rents by Bedroom Size</b>						
Johnson County						
RVS Data, First Survey 2013						
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>"Other" Units</b>	<b>Total</b>
Efficiency	.	.	\$525	.	.	\$525
One	\$613	\$525	\$505	.	.	\$525
Two	\$768	\$631	\$604	\$563	\$1,500	\$717
Three	\$850	\$667	\$721	\$595	.	\$744
Four	\$1,085	.	.	.	.	\$1,085
Five	\$1,000	.	\$1,050	.	.	\$1,000
<b>Total</b>	<b>\$830</b>	<b>\$650</b>	<b>\$585</b>	<b>\$618</b>	<b>\$1,500</b>	<b>\$705</b>

Table II.10.30, on the following page, shows vacancy rates for single family units by average rental rates for Johnson County. Single family units with the lowest vacancy rate had an average rent of 500 to 1,000 dollars, indicating there may be more of a demand for units within this rental range.

<b>Table II.10.30</b>			
<b>Single Family Market Rate Rents by Vacancy Status</b>			
Johnson County			
RVS Data, First Survey 2013			
<b>Average Rents</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Less Than \$500	.	.	.
\$500 to \$1,000	38	0	0.0%
\$1,000 to \$1,500	8	1	12.5%
Above \$1,500	.	.	.
Missing	2	0	0.0%
<b>Total</b>	<b>48</b>	<b>1</b>	<b>2.1%</b>

The average rent and availability of apartment units is displayed in Table II.10.31, below. The lowest vacancy rate was seen in apartment units renting for less than 500 dollars, with a vacancy rate of 3.23 percent.

<b>Table II.10.31</b>			
<b>Apartment Market Rate Rents by Vacancy Status</b>			
Johnson County			
RVS Data, First Survey 2013			
<b>Average Rents</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Less Than \$500	62	2	3.2%
\$500 to \$1,000	87	3	3.4%
\$1,000 to \$1,500	.	.	.
Above \$1,500	.	.	.
Missing	.	.	.
<b>Total</b>	<b>149</b>	<b>5</b>	<b>3.4%</b>

Table II.10.32, below, shows the condition of rental units by unit type for Johnson County. Respondents could rate their units from poor to excellent, however many respondents did not know, or wish to comment on the condition of their units. As reported below, most single family units were in good condition, with most apartments being in good condition. Details on the conditions of additional unit types are displayed below.

<b>Table II.10.32</b>							
<b>Condition by Unit Type</b>							
Johnson County							
RVS Data, First Survey 2013							
<b>Conditions</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Poor	.	.	.	.	.	.	.
Fair	0	0	6	0	0	.	6
Average	10	2	30	0	0	.	42
Good	37	19	83	21	0	.	160
Excellent	1	0	30	0	4	.	35
Don’t Know	0	4	0	0	0	48	52
<b>Total</b>	<b>48</b>	<b>25</b>	<b>149</b>	<b>21</b>	<b>4</b>	<b>48</b>	<b>295</b>

The availability of single family units based on their condition is displayed in Table II.10.33, on the following page. As can be seen the single family units with the lowest vacancy rates were in excellent condition, with a vacancy rate of 0.0 percent.

<b>Table II.10.33</b>			
<b>Condition of Single Family Units by Vacancy Status</b>			
Johnson County			
RVS Data, First Survey 2013			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor	.	.	.
Fair	0	0	0.0%
Average	10	0	0.0%
Good	37	1	2.7%
Excellent	1	0	0.0%
Don't Know	0	.	.
<b>Total</b>	<b>48</b>	<b>1</b>	<b>2.1%</b>

Table II.10.34, at right, shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in fair condition, and had a vacancy rate of 0.0 percent.

<b>Table II.10.34</b>			
<b>Condition of Apartment Units by Vacancy Status</b>			
Johnson County			
RVS Data, First Survey 2013			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor	.	.	.
Fair	6	0	.0%
Average	30	3	10.0%
Good	83	1	1.2%
Excellent	30	1	3.3%
Don't Know	.	.	.
<b>Total</b>	<b>149</b>	<b>5</b>	<b>3.4%</b>

Table II.10.35, at right, shows the availability of mobile homes units based on their condition. As can be seen the mobile home units with the lowest vacancy rates were in fair quality, with a vacancy rate of 0.0 percent.

<b>Table II.10.35</b>			
<b>Condition of Mobile Home Units by Vacancy Status</b>			
Johnson County			
RVS Data, First Survey 2013			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor	.	.	.
Fair	0	0	0%
Average	0	0	0%
Good	21	1	4.8%
Excellent	0	0	0%
Don't Know	.	.	.
<b>Total</b>	<b>21</b>	<b>1</b>	<b>4.8%</b>

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.10.36 on the following page,

respondents in Johnson County said they would prefer 2 more single family units, 18 more apartment units, and units of all types. In total respondents indicated they wished to own or manage an additional 34 units.

<b>Table II.10.36</b> <b>If you had the opportunity to own/manage more units, how many would you prefer</b> Johnson County RVS Data, First Survey 2013	
<b>Unit Type</b>	<b>More Units</b>
Single family units	2
Duplex Units	11
Apartments	18
Mobile homes	3
Other	.
Don't Know	.
All types	.
<b>Total</b>	<b>34</b>

The fiscal year 2013 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 16 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.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 374 loans purchased in Hot Spring County between 1979 and 2013, with seven occurring in fiscal 2013. The average home size over the period was 1,285 square feet and 1,285 square feet in fiscal 2013. For homes receiving a WCDA loan in fiscal 2013, the average year a home was built was 1954. The average household income in fiscal 2013 in nominal terms, without the effects of inflation being taken into consideration, was \$51,951. The average purchase price in fiscal 2013 was \$164,929. In fiscal 2013 and 28.6 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix**.

**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.10.37, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

<b>Table II.10.37</b>				
<b>Overcrowding and Severe Overcrowding</b>				
Johnson County				
2007-2011 Five-Year ACS Data				
<b>Household</b>	<b>No Overcrowding</b>	<b>Overcrowding</b>	<b>Severe Overcrowding</b>	<b>Total</b>
<b>Johnson County</b>				
<b>Owner</b>				
Households	2,851	30	23	2,904
Percentage	98.2%	1.0%	0.8%	100.0%
<b>Renter</b>				
Households	816	28	0	844
Percentage	96.7%	3.3%	0.0%	100.0%
<b>Total</b>				
Households	3,667	58	23	3,748
Percentage	97.8%	1.5%	0.6%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	152,816	1,630	442	154,888
Percentage	98.7%	1.1%	0.3%	100.0%
<b>Renter</b>				
Households	62,434	1,856	450	64,740
Percentage	96.4%	2.9%	0.7%	100.0%
<b>Total</b>				
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.10.38, at right.

<b>Table II.10.38</b>		
<b>Housing Units with Incomplete Kitchen Facilities</b>		
Johnson County		
2007-2011 Five-Year ACS Data		
<b>Facilities</b>	<b>Johnson County</b>	<b>State of Wyoming</b>
Complete Kitchen Facilities	4,186	251,420
Lacking Complete Kitchen Facilities	284	7,570
<b>Total Housing Units</b>	<b>4,470</b>	<b>258,990</b>
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.10.39, at right.

<b>Table II.10.39</b>		
<b>Housing Units with Incomplete Plumbing Facilities</b>		
Johnson County		
2007-2011 Five-Year ACS Data		
<b>Facilities</b>	<b>Johnson County</b>	<b>State of Wyoming</b>
Complete Plumbing Facilities	4,129	252,719
Lacking Complete Plumbing Facilities	341	6,271
<b>Total Households</b>	<b>4,470</b>	<b>258,990</b>
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.10.40, below.

<b>Table II.10.40</b>					
<b>Cost Burden and Severe Cost Burden by Tenure</b>					
Johnson County					
2007-2011 Five-Year ACS Data					
<b>Households</b>	<b>Less Than 30.0%</b>	<b>31% - 50%</b>	<b>Above 50%</b>	<b>Not Computed</b>	<b>Total</b>
<b>Johnson County</b>					
<b>Owner With a Mortgage</b>					
Households	1,093	397	153	18	1,661
Percent	65.8%	23.9%	9.2%	1.1%	100.0%
<b>Owner Without a Mortgage</b>					
Households	1,019	116	108	0	1,243
Percent	82.0%	9.3%	8.7%	0.0%	100.0%
<b>Renter</b>					
Households	487	150	130	77	844
Percent	57.7%	17.8%	15.4%	9.1%	100.0%
<b>Total</b>					
Households	2,599	663	391	95	3,748
Percent	69.3%	17.7%	10.4%	2.5%	100.0%
<b>State of Wyoming</b>					
<b>Owner With a Mortgage</b>					
Households	69,978	16,599	8,551	166	95,294
Percent	73.4%	17.4%	9.0%	0.2%	100.0%
<b>Owner Without a Mortgage</b>					
Households	53,907	3,140	2,176	371	59,594
Percent	90.5%	5.3%	3.7%	0.6%	100.0%
<b>Renter</b>					
Households	36,244	10,740	10,064	7,692	64,740
Percent	56.0%	16.6%	15.5%	11.9%	100.0%
<b>Total</b>					
Households	160,129	30,479	20,791	8,229	219,628
Percent	72.9%	13.9%	9.5%	3.7%	100.0%