

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>96</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.

<b>Table II.10.1</b>						
<b>Profile of Population Characteristics</b>						
Wyoming vs. Johnson County						
2010 Census and 2012 Current Census Estimates						
Subject	Johnson County			Wyoming		
	2010 Census	Jul-12	% Change	2010 Census	Jul-12	% Change
<b>Population</b>	8,569	8,615	0.5%	563,626	576,412	2.3%
<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 of 49.3 percent of the population, while the remaining 50.7 percent, or 4,371 persons were male.

<sup>96</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>97</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 distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year

<sup>97</sup> In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

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.10.4, below, shows data on household type by tenure in the 2012 5-year ACS data. Household type is broken down by family households and non-family households. In 2012, there were an estimated 2,461 family households, of which 2,217 housed married couple families and 244 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 168 families, or a female householder with no husband present, of which there were 76 families. There were also an estimated 1,293 "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 65.9 percent. Of the family households in Johnson County, 90.1 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	2,461	65.6%	145,992	65.9%
Married-couple family	2,217	90.1%	117,493	80.5%
Owner-occupied housing units	1,984	89.5%	98,110	83.5%
Renter-occupied housing units	233	10.5%	19,383	16.5%
Other family	244	9.9%	28,499	19.5%
Male householder, no wife present	168	6.8%	9,246	32.4%
Owner-occupied housing units	70	41.7%	5,485	59.3%
Renter-occupied housing units	98	58.3%	3,761	40.7%
Female householder, no husband present	76	3.1%	19,253	67.6%
Owner-occupied housing units	39	51.3%	10,177	52.9%
Renter-occupied housing units	37	48.7%	9,076	47.1%
Nonfamily households	1,293	34.4%	75,487	34.1%
Owner-occupied housing units	775	59.9%	41,887	55.5%
Renter-occupied housing units	518	40.1%	33,600	44.5%
<b>Total</b>	<b>3,754</b>	<b>100.0%</b>	<b>221,479</b>	<b>100.0%</b>

Table II.10.5, on the following page, displays the 2012 5-year ACS census data for household type by household size. In 2012, there were 1,414 two-person family households, 503 three-person family households and 353 four-person family households. One-person non-family households made up 90.1 percent of all non-family households or an estimated 1,165 households. Johnson County's two persons households made up 41.1 percent of total housing units and four person households made up an additional 9.4 percent, which compares to 37.8 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				
2008-2012 5-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	.	1,165	1,165	31.0%
Two Person	1,414	128	1,542	41.1%
Three Person	503	0	503	13.4%
Four Person	353	0	353	9.4%
Five Person	91	0	91	2.4%
Six Person	59	0	59	1.6%
Seven Person	41	0	41	1.1%
<b>Total</b>	<b>2,461</b>	<b>1,293</b>	<b>3,754</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	.	61,207	61,207	27.6%
Two Person	71,901	11,872	83,773	37.8%
Three Person	29,567	1,663	31,230	14.1%
Four Person	26,129	580	26,709	12.1%
Five Person	11,395	74	11,469	5.2%
Six Person	4,420	91	4,511	2.0%
Seven Person	2,580	0	2,580	1.2%
<b>Total</b>	<b>145,992</b>	<b>75,487</b>	<b>221,479</b>	<b>100.0%</b>

The 2012 5-Year ACS census estimates also provided information on tenure by household size. According to the 2012 ACS estimates, of the 1,542 two-person households, 1,312 were owner-occupied and 230 were renter-occupied. Of the 353 four-person households, 272 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				
2008-2012 5-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	728	437	1,165	31.0%
Two Person	1,312	230	1,542	41.1%
Three Person	373	130	503	13.4%
Four Person	272	81	353	9.4%
Five Person	91	0	91	2.4%
Six Person	51	8	59	1.6%
Seven Person or more	41	0	41	1.1%
<b>Total</b>	<b>2,868</b>	<b>886</b>	<b>3,754</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	35,444	25,763	61,207	27.6%
Two Person	65,905	17,868	83,773	37.8%
Three Person	21,929	9,301	31,230	14.1%
Four Person	19,413	7,296	26,709	12.1%
Five Person	7,927	3,542	11,469	5.2%
Six Person	3,406	1,105	4,511	2.0%
Seven Person or more	1,635	945	2,580	1.2%
<b>Total</b>	<b>155,659</b>	<b>65,820</b>	<b>221,479</b>	<b>100.0%</b>

As seen in Table II.10.7, on the following page, Johnson County had a total of 4,511 housing units of which 3,754 or 83.2 percent were occupied. Of these occupied units, 76.4 percent, or 2,868 units were owner occupied, which compares to a statewide rate of 70.3. A total of 757 units or 16.8 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

<b>Table II.10.7 Housing Units by Tenure</b> Johnson County 2008-2012 5-Year ACS Data				
Tenure	Johnson County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,754	83.2%	221,479	84.7
Owner-Occupied	2,868	76.4%	155,659	70.3
Renter-Occupied	886	23.6%	65,820	29.7
Vacant Housing Units	757	16.8%	39,951	15.3
<b>Total Housing Units</b>	<b>4,511</b>	<b>100.0%</b>	<b>261,430</b>	<b>100.0</b>

Table II.10.8, below, shows that of the 757 housing units in Johnson County as reported in the 2012 ACS data, 87 or 11.5 percent were for rent and 89 or 11.8 percent were for sale. An estimated 437 units were for seasonal, recreational, or occasional use, and 119 or 15.7 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 25.8 percent for “other vacant” units.

<b>Table II.10.8 Disposition of Vacant Housing Units</b> Johnson County 2008-2012 5-Year ACS Data				
Disposition	Johnson County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	87	11.5%	5,825	14.6%
Rented, but not occupied	6	.8%	1,811	4.5%
For sale only	89	11.8%	2,711	6.8%
Sold, but not occupied	0	.0%	799	2.0%
For seasonal, recreational, or occasional use	437	57.7%	18,027	45.1%
For migrant workers	19	2.5%	488	1.2%
Other vacant	119	15.7%	10,290	25.8%
<b>Total</b>	<b>757</b>	<b>100.0%</b>	<b>39,951</b>	<b>100.0%</b>

Table II.10.9, at right, presents different income statistics for Johnson County. According to the 2012 ACS data averages, median family income for Johnson County was \$64,790 compared to the statewide average of \$70,013. Per capita income for Johnson County, which is calculated by dividing total income by population, was \$28,972, which compared to \$28,858 for the State of Wyoming.

<b>Table II.10.9 Median and Per Capita Income</b> Johnson County 2008-2012 5-Year ACS Data		
Income Type	Johnson County	Wyoming
Median Family Income	64,790	70,013
Median Household Income	57,175	56,573
Per Capita Income	28,972	28,858

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 613 households or 16.3 percent with incomes under \$15,000 compared to 9.9 percent of households in Wyoming. There were another 617 households that had incomes between \$35,000 and \$49,999, which accounted for 16.4 percent of households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 16.8 percent of total households and numbered 629 in Johnson County.

<b>Table II.10.10 Households by Income</b> Johnson County 2008-2012 5-Year ACS Data				
Income	Johnson County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	613	16.3%	21,996	9.9%
15,000 - 19,999	81	2.2%	10,608	4.8%
20,000 - 24,999	145	3.9%	10,519	4.7%
25,000 - 34,999	209	5.6%	22,992	10.4%
35,000 - 49,999	617	16.4%	31,395	14.2%
50,000 - 74,999	854	22.7%	44,135	19.9%
75,000 - 99,999	606	16.1%	31,949	14.4%
100,000 and above	629	16.8%	47,885	21.6%
<b>Total</b>	<b>3,754</b>	<b>100.0%</b>	<b>221,479</b>	<b>100.0%</b>

Poverty statistics were also reported in the 2012 5-year ACS estimates, and these data are displayed in Table II.10.11, below. In total, the poverty rate in Johnson County was 8.0 percent, which compared to a statewide poverty rate of 11.0 percent in Wyoming. The male population in Johnson County had a poverty rate of 6.8 percent and the female population had a poverty rate of 9.2 percent. There were 0 males and 0 females in poverty under the age of 5. Overall, .0 percent of persons in poverty in Johnson County were under the age of five, which compared to 13.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 182 individuals with incomes below the poverty level which represented 27.0 percent of the total population in poverty. In the State of Wyoming there were 4,264 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

<b>Table II.10.11 Poverty by Age</b> Johnson County 2008-2012 5-Year ACS Data				
Age	Male	Female	Total	% of Total
<b>Johnson County</b>				
5 and Below	0	0	0	.0%
6 to 18	0	43	43	6.4%
18 to 64	208	240	448	66.6%
65 and Older	86	96	182	27.0%
<b>Total</b>	<b>294</b>	<b>379</b>	<b>673</b>	<b>100.0%</b>
Poverty Rate	6.8%	9.2%	8.0%	.
<b>State of Wyoming</b>				
5 and Below	3,990	3,909	7,899	13.0%
6 to 18	6,156	5,415	11,571	19.1%
18 to 64	15,273	21,629	36,902	60.9%
65 and Older	1,453	2,811	4,264	7.0%
<b>Total</b>	<b>26,872</b>	<b>33,764</b>	<b>60,636</b>	<b>100.0%</b>
Poverty Rate	10%	12%	11.0%	.

Table II.10.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2008 and 2012, Johnson County saw an average of 2,410 owner-occupied single-family units compared to 366 single-family rental units. In Johnson County, single-family units comprised 73.9 percent of all households compared with 71.5 percent statewide. Johnson County

had a total of 259 apartment rental units and total apartment units accounted for 7.4 percent of all households. In the State of Wyoming, apartment units accounted for 7.9 percent of total households. There were also an estimated 507 mobile homes in Johnson County, which comprised 13.5 percent of all occupied housing units and compared to 13.6 statewide.

<b>Table II.10.12</b>				
<b>Households by Unit Type</b>				
Johnson County 2008-2012 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Johnson County</b>				
Single-Family Unit	2,410	366	2,776	73.9%
Duplex	37	0	37	1.0%
Tri- or Four-Plex	0	158	158	4.2%
Apartments	17	259	276	7.4%
Mobile Homes	404	103	507	13.5%
Boat, RV, Van, Etc.	0	0	0	.0%
<b>Total</b>	<b>2,868</b>	<b>886</b>	<b>3,754</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
Single-Family Unit	130,636	27,673	158,309	71.5%
Duplex	771	4,940	5,711	2.6%
Tri- or Four-Plex	529	8,887	9,416	4.3%
Apartments	776	16,716	17,492	7.9%
Mobile Homes	22,624	7,565	30,189	13.6%
Boat, RV, Van, Etc.	323	39	362	.2%
<b>Total</b>	<b>155,659</b>	<b>65,820</b>	<b>221,479</b>	<b>100.0%</b>

Table II.10.13, below, shows the number of households by year of construction. As shown, 17.6 percent, or 661 units, were built in 1939 or earlier in the county, and another 81 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 700, which accounted for 18.6 percent of all households, and an additional 51 households, or 1.4 percent, were built in 2005 or later. These figures compare to 1,270 households, or 0.6 percent, that were built from 2005 or later statewide.

<b>Table II.10.13</b>				
<b>Households by Year Built</b>				
Johnson County 2008-2012 5-Year ACS Data				
Year Built	Johnson County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	661	17.6%	24,899	11.2%
1940 to 1949	81	2.2%	10,352	4.7%
1950 to 1959	314	8.4%	22,395	10.1%
1960 to 1969	290	7.7%	19,254	8.7%
1970 to 1979	615	16.4%	50,875	23.0%
1980 to 1989	424	11.3%	34,715	15.7%
1990 to 1999	618	16.5%	26,905	12.1%
2000 to 2004	700	18.6%	30,814	13.9%
Built 2005 or Later	51	1.4%	1,270	.6%
<b>Total</b>	<b>3,754</b>	<b>100.0%</b>	<b>221,479</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 4.5 percent of total housing units, while households with five and six rooms accounted for 16.2 and 16.6 percent, respectively. The median number of rooms in Johnson County was 6 rooms, which compared to 6 statewide.

<b>Table II.10.14</b>				
<b>Housing Units by Number of Rooms</b>				
Johnson County 2008-2012 5-Year ACS Data				
Number of Rooms	Johnson County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	202	4.5%	4,323	1.7%
Two	148	3.3%	6,841	2.6%
Three	590	13.1%	19,299	7.4%
Four	492	10.9%	44,488	17.0%
Five	733	16.2%	51,437	19.7%
Six	747	16.6%	40,208	15.4%
Seven	447	9.9%	32,481	12.4%
Eight	323	7.2%	25,835	9.9%
Nine or more	829	18.4%	36,518	14.0%
<b>Total</b>	<b>4,511</b>	<b>100.0%</b>	<b>261,430</b>	<b>100.0%</b>
Median Rooms	6	.	6	.

Table II.10.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 32 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 21.8 percent of total households in Johnson County, which compared to 24.6 percent statewide. In Johnson County, the 1,529 households with three bedrooms accounted for 40.7 percent of all households, and there were only 188 five-bedroom or more households, which accounted for 5.0 percent of all households.

<b>Table II.10.15</b>				
<b>Households by Number of Bedrooms</b>				
Johnson County 2008-2012 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Johnson County</b>				
None	19	32	51	1.4%
One	172	283	455	12.1%
Two	520	298	818	21.8%
Three	1,325	204	1,529	40.7%
Four	668	45	713	19.0%
Five or more	164	24	188	5.0%
<b>Total</b>	<b>2,868</b>	<b>886</b>	<b>3,754</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
None	318	1,699	2,017	.9%
One	4,121	13,132	17,253	7.8%
Two	28,396	26,012	54,408	24.6%
Three	71,945	17,775	89,720	40.5%
Four	36,199	4,889	41,088	18.6%
Five or more	14,680	2,313	16,993	7.7%
<b>Total</b>	<b>155,659</b>	<b>65,820</b>	<b>221,479</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 \$173,400, while structures built between 1950 and 1959 had a median value of \$162,300 and those built between 1990 to 1999 had a median value of \$288,600. 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 \$285,300 and \$, respectively. The total average median value in Johnson County was \$215,300, which compared to \$184,400 in the State of Wyoming.

Year Built	Johnson County	State of Wyoming
1939 or earlier	173,400	153,500
1940 to 1949	189,800	136,800
1950 to 1959	162,300	156,600
1960 to 1969	214,700	173,700
1970 to 1979	184,500	181,700
1980 to 1989	251,400	196,100
1990 to 1999	288,600	228,400
2000 to 2004	285,300	248,900
Built 2005 or Later		221,600
<b>Total</b>	<b>215,300</b>	<b>184,400</b>

Household mortgage status is reported in Table II.10.17, below. In Johnson County, households with a mortgage accounted for 57.4 percent of all households or 1,647 housing units, and the remaining 42.6 percent or 1,221 units had no mortgage. Of those units with a mortgage, 197 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,450 or 88.0 percent had no second mortgage or no home equity loan.

Mortgage Status	Johnson County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,647	57.4%	94,301	60.6%
With either a second mortgage or home equity loan, but not both	197	12.0%	15,069	16.0%
Second mortgage only	50	25.4%	7,440	49.4%
Home equity loan only	147	74.6%	7,629	50.6%
Both second mortgage and home equity loan	0	.0%	645	.7%
No second mortgage and no home equity loan	1,450	88.0%	78,587	83.3%
Housing units without a mortgage	1,221	42.6%	61,358	39.4%
<b>Total</b>	<b>2,868</b>	<b>100.0%</b>	<b>155,659</b>	<b>100.00%</b>

The median rent in Johnson County was \$559 as compared to \$618 statewide, as seen in Table II.10.18, below.

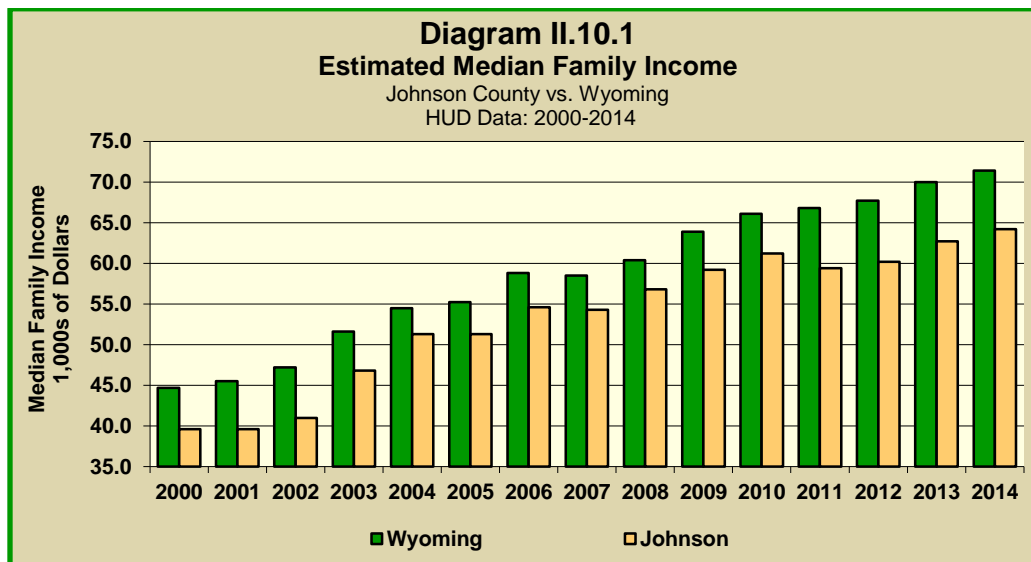
Place	Rent
Johnson County	\$559
State of Wyoming	\$618

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 59 persons during 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 1,213 persons over the time period.

<b>Table II.10.19</b>			
<b>Driver’s Licenses Exchanged and Surrendered</b>			
Johnson County			
WYDOT Data, 2000–2013			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
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	229	170	59
<b>Total</b>	<b>3,351</b>	<b>2,138</b>	<b>1,213</b>

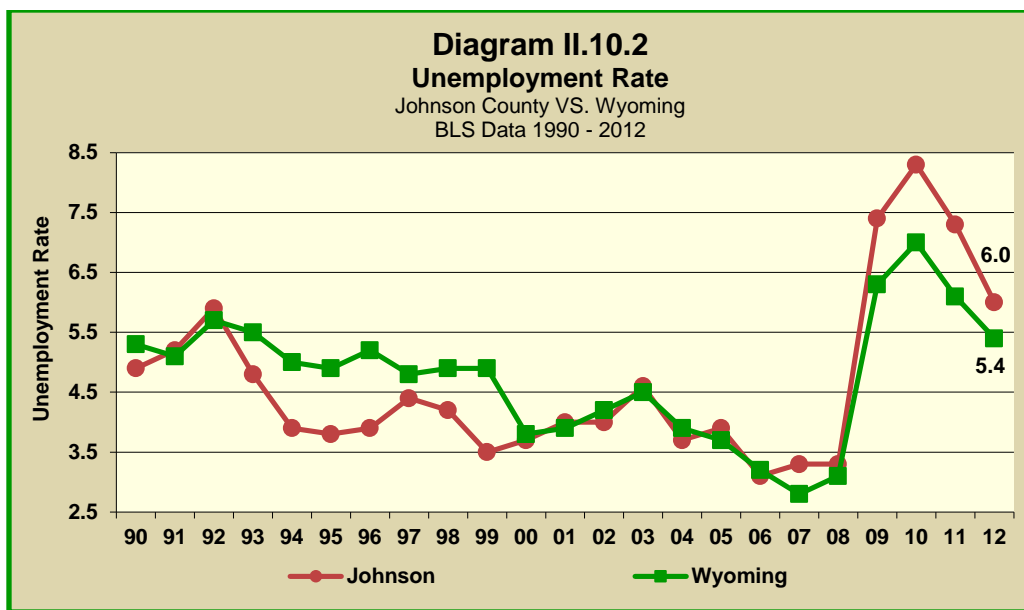
**Economics**

The HUD estimated MFI for Johnson County was \$64,200 in 2014.<sup>98</sup> This compares to Wyoming’s MFI of \$71,400. Diagram II.10.1, below, illustrates the estimated MFI for 2000 through 2014.



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>98</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 1.87 percent between 2011 and 2012, from a total of 3,257 to 3,318 workers. Preliminary estimates shows total monthly employment increased to 3,682 persons in June 2013.

Year	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013(p)
Jan	2,646	2,739	2,878	3,025	3,229	3,298	3,324	3,016	3,038	3,147	3,193
Feb	2,648	2,770	2,899	3,104	3,221	3,295	3,294	2,999	3,054	3,101	3,142
Mar	2,720	2,832	3,006	3,185	3,246	3,332	3,280	3,023	3,090	3,159	3,235
Apr	2,807	2,953	3,012	3,197	3,203	3,415	3,186	3,099	3,116	3,234	3,257
May	2,958	3,161	3,225	3,418	3,441	3,551	3,374	3,277	3,280	3,375	3,445
Jun	3,165	3,383	3,496	3,643	3,693	3,844	3,568	3,566	3,548	3,594	3,682
Jul	3,086	3,224	3,428	3,532	3,589	3,744	3,591	3,426	3,384	3,500	.
Aug	3,089	3,162	3,404	3,434	3,614	3,793	3,503	3,375	3,390	3,400	.
Sep	3,103	3,168	3,347	3,480	3,599	3,817	3,493	3,392	3,405	3,373	.
Oct	3,023	3,151	3,264	3,427	3,552	3,706	3,377	3,458	3,340	3,372	.
Nov	2,851	3,012	3,162	3,358	3,440	3,578	3,227	3,325	3,254	3,290	.
Dec	2,854	3,000	3,148	3,319	3,433	3,541	3,143	3,243	3,188	3,269	.
<b>Annual</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>3,318</b>	.
% Change	1.82	4.57	4.69	4.86	2.81	4.01	-5.96	-2.85	-0.31	1.87	.

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. In the second quarter of 2013, preliminary estimates show average weekly wages rose to \$693.

<b>Table II.10.21</b> <b>Average Weekly Wages</b> Johnson County BLS QCEW Data, 2001–2012(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	612	652	615	715	649	6.05
2013(p)	653	693	.	.	.	.

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. Preliminary estimates indicate the total number of establishments increased to 490 in the second quarter of 2013.

<b>Table II.10.22</b> <b>Number of Establishments</b> Johnson County BLS QCEW Data, 2001–2013(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	481	485	475	477	480	-0.62
2013(p)	487	490	.	.	.	.

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 \$584 in second quarter 2012 to \$630 in second quarter 2013, or by 7.9 percent. Detached single-family home rents decreased by 4.0 percent, rents for mobile homes on a lot increased by 3.5 percent and rents for mobile home lots decreased 9.7 percent.

Johnson County rental prices experienced average annualized increases of 4.0 percent for apartments, 2.5 percent for houses, 4.1 percent for mobile homes plus a lot, and 5.1 percent for mobile home lots since fourth quarter 1998 through second quarter 2013.<sup>99</sup> These figures compare to state average annualized increases in rental prices of 3.1 percent for apartments, 3.7 percent for houses, 3.3 percent for mobile homes plus a lot, and 2.9 for mobile homes lots. Table II.10.23, at right, presents the Johnson County data for each rental type.<sup>100</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
Q2.13	630	271	789	677

<sup>99</sup> Data from 1986 to 1997 for Johnson County is not reported by the EAD.

<sup>100</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 13 years, with the most recent survey conducted in December 2013.<sup>101</sup> During December 2013, a total of 37 surveys were completed by property managers in Johnson County. Of the 306 rental units surveyed, 26 were vacant, indicating a vacancy rate of 8.50 percent, as shown in Table II.10.26, below. This rate compares to a 7.93 percent vacancy rate one year ago and a statewide December 2013 vacancy rate of 5.57 percent statewide.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	4	82	2	2.44%
2001b	4	80	0	0%
2002a	2	62	0	0%
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	0	0%
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%
2013b	37	306	26	8.50%

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 rose above the statewide average.

<sup>101</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.

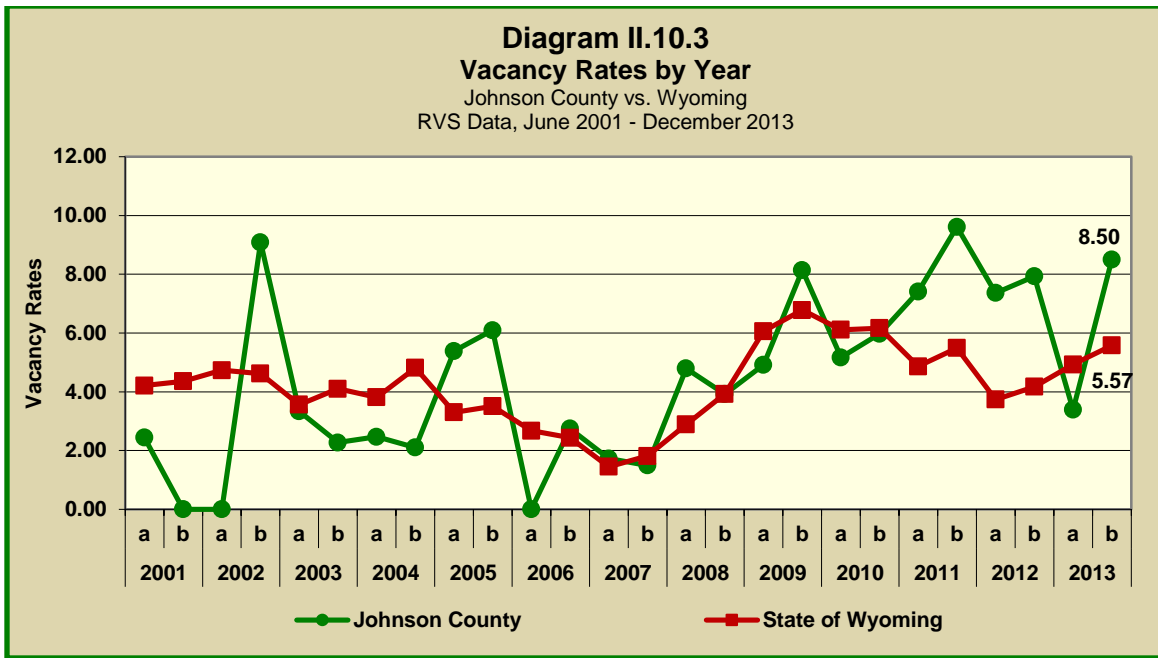


Diagram II.10.4, below, shows the average rent of single-family and apartment units in Johnson County. In the second half of 2013, average rents for single-family units rose to \$906 and average rents for apartments increased to \$770.

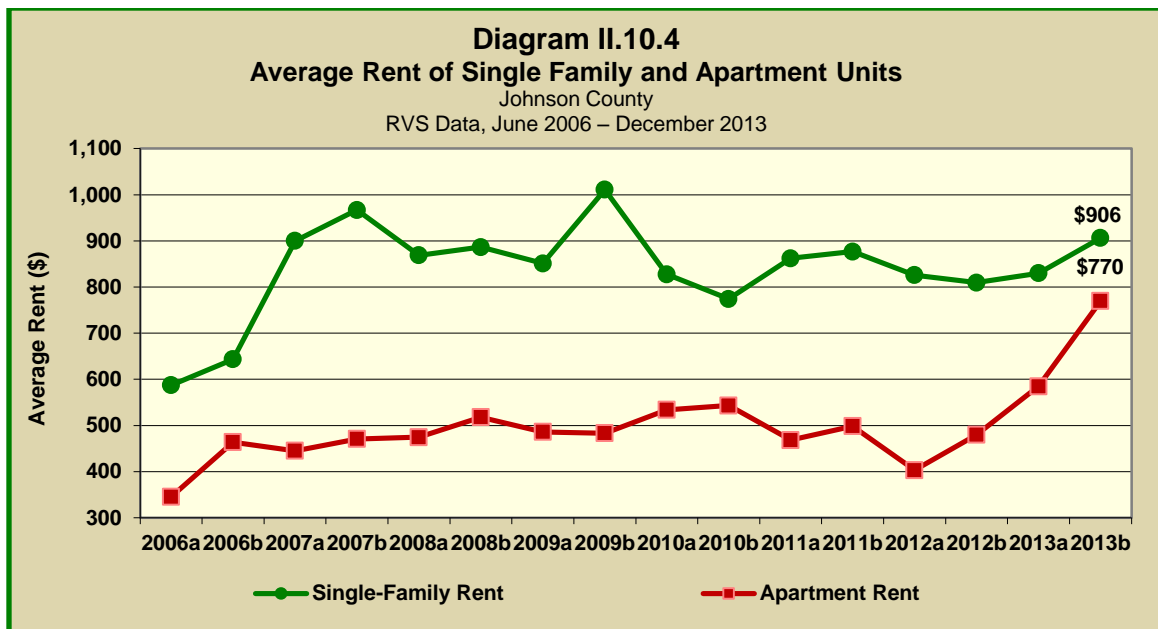




Table II.10.27, below, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 65 single family units in Johnson County, with 5 of them available. This translates into a vacancy rate of 7.7 percent in Johnson County, which compares to a single family vacancy rate of 4.41 percent for the State of Wyoming. There were 172 apartment units reported in the survey, with 18 of them available, which resulted in a vacancy rate of 10.5 percent. This compares to a statewide vacancy rate of 5.79 percent for apartment units across the state.

<b>Table II.10.27</b>			
<b>Rental Vacancy Survey by Type</b>			
Johnson County			
RVS Data, December 2013			
<b>Place</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	65	5	7.7%
Duplex units	24	2	8.3%
Apartments	172	18	10.5%
Mobile Homes	28	1	3.6%
"Other" Units	0	0	%
Don't Know	17	0	.0%
<b>Total</b>	<b>306</b>	<b>26</b>	<b>8.5%</b>

Table II.10.28, below, reports units by bedroom size. Two bedroom units were the most common type of reported single family unit, with 14 units. The most common apartment units were two bedroom units, with 61 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, December 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	1	3	0	0	.	4
One	5	5	47	0	0	.	57
Two	14	10	61	4	0	.	89
Three	11	8	11	4	0	.	34
Four	3	0	0	0	0	.	3
Five	3	0	0	0	0	.	3
Don't Know	29	0	50	20	0	17	116
<b>Total</b>	<b>65</b>	<b>24</b>	<b>172</b>	<b>28</b>	<b>0</b>	<b>17</b>	<b>306</b>

Average market-rate rents by unit type are shown in Table II.10.29, on the following page. 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, December 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	\$	\$500	\$450	\$	\$	\$467
One	\$519	\$444	\$513	\$	\$	\$496
Two	\$729	\$699	\$705	\$575	\$	\$699
Three	\$1,055	\$700	\$705	\$767	\$	\$842
Four	\$1,175	\$	\$	\$	\$	\$1,175
Five	\$1,300	\$	\$	\$	\$	\$1,300
<b>Total</b>	<b>\$906</b>	<b>\$637</b>	<b>\$770</b>	<b>\$706</b>	<b>\$</b>	<b>\$767</b>

Table II.10.30, below 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 above 1,500 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, December 2013			
<b>Average Rents</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Less Than \$500	2	0	.0%
\$500 to \$1,000	37	3	8.1%
\$1,000 to \$1,500	5	0	.0%
Above \$1,500	1	0	.0%
Missing	20	2	10.0%
<b>Total</b>	<b>65</b>	<b>5</b>	<b>7.7%</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 1,000 to 1,500 dollars, with a vacancy rate of 0.0 percent.

<b>Table II.10.31</b>			
<b>Apartment Market Rate Rents by Vacancy Status</b>			
Johnson County			
RVS Data, December 2013			
<b>Average Rents</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Less Than \$500	7	0	.0%
\$500 to \$1,000	92	15	16.3%
\$1,000 to \$1,500	4	0	.0%
Above \$1,500	0	0	%
Missing	69	3	4.35%
<b>Total</b>	<b>172</b>	<b>18</b>	<b>10.5%</b>

Table II.10.32, below shows the availability of mobile home units by vacancy status. The lowest vacancy rate was seen in mobile home units renting for 500 to 1,000, with a vacancy rate of 0.0 percent.

<b>Table II.10.32</b>			
<b>Mobile Home Market Rate Rents by Vacancy Status</b>			
Johnson County			
RVS Data, December 2013			
<b>Average Rents</b>	<b>Mobile Home Units</b>	<b>Available Mobile Home Units</b>	<b>Vacancy Rate</b>
Less Than \$500			%
\$500 to \$1,000	15	0	.0%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	13	1	7.7%
<b>Total</b>	<b>28</b>	<b>1</b>	<b>3.6%</b>

Table II.10.33, 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 excellent condition. Details on the conditions of additional unit types are displayed below.

<b>Table II.10.33</b>							
<b>Condition by Unit Type</b>							
Johnson County							
RVS Data, December 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						.	
Average	6	2	14	0	0	.	22
Good	37	16	52	7	0	.	112
Excellent	3	6	69	8	0	.	86
Don’t Know	19	0	37	13	0	17	86
<b>Total</b>	<b>65</b>	<b>24</b>	<b>172</b>	<b>28</b>	<b>0</b>	<b>17</b>	<b>306</b>

The availability of single family units based on their condition is displayed in Table II.10.34, below. 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.10.34</b>			
<b>Condition of Single Family Units by Vacancy Status</b>			
Johnson County			
RVS Data, December 2013			
<b>Condition</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Poor			%
Fair			%
Average	6	2	33.3%
Good	37	1	2.7%
Excellent	3	0	.0%
Don’t Know	19		%
<b>Total</b>	<b>65</b>	<b>5</b>	<b>7.7%</b>

Table II.10.35, below , shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in average condition, and had a vacancy rate of 0.0 percent.

<b>Table II.10.35</b>			
<b>Condition of Apartment Units by Vacancy Status</b>			
Johnson County RVS Data, December 2013			
<b>Condition</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Poor			%
Fair			%
Average	14	0	.0%
Good	52	7	13.5%
Excellent	69	8	11.6%
Don't Know	37		%
<b>Total</b>	<b>172</b>	<b>18</b>	<b>10.5%</b>

Table II.10.36, 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 average quality, with a vacancy rate of 0.0 percent.

<b>Table II.10.36</b>			
<b>Condition of Mobile Home Units by Vacancy Status</b>			
Johnson County RVS Data, December 2013			
<b>Condition</b>	<b>Mobile Home Units</b>	<b>Available Mobile Home Units</b>	<b>Vacancy Rate</b>
Poor			
Fair			%
Average	0	0	%
Good	7	0	.0%
Excellent	8	0	.0%
Don't Know	13		%
<b>Total</b>	<b>28</b>	<b>1</b>	<b>3.6%</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.10.37, below, respondents in Johnson County said they would prefer 27 more single family units, 48 more apartment units, and units of all types. In total respondents indicated they wished to own or manage an additional 82 units.

<b>Table II.10.37</b>	
<b>If you had the opportunity to own/manage more units, how many would you prefer</b>	
Johnson County RVS Data, December 2013	
<b>Unit Type</b>	<b>More Units</b>
Single family units	27
Duplex Units	4
Apartments	48
Mobile homes	3
Other	
Don't Know	
All types	
<b>Total</b>	<b>82</b>

The calendar 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 19 respondents in Johnson County. Of the incoming population who were unsatisfied with their current housing, 50.0 percent said they were seeking to own a home and 50.0 percent of respondents wished to

rent. Of those seeking to own a home, 100.0 percent wished to buy existing units, of which 100.0 percent anticipated spending between \$100,000 and \$250,000.

Of those respondents who were seeking to rent, 100.0 percent anticipated spending above \$850. Additional survey data are presented 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 2012 5-year ACS data, 43 or 1.1 percent of households in Johnson County were overcrowded and another 12 or 0.3 percent of units were severely overcrowded, as shown in Table II.10.38, below. This housing problem was far more prevalent in renter households as compared to owner households.

<b>Table II.10.38</b>				
<b>Overcrowding and Severe Overcrowding</b>				
Johnson County 2008-2012 5-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	2,840	16	12	2,868
Percentage	99.0%	.6%	.4%	100.0%
<b>Renter</b>				
Households	859	27	0	886
Percentage	97.0%	3.0%	.0%	100.0%
<b>Total</b>				
Households	3,699	43	12	3,754
Percentage	98.5%	1.1%	.3%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	153,576	1,642	441	155,659
Percentage	98.7%	1.1%	.3%	100.0%
<b>Renter</b>				
Households	63,203	2,045	572	65,820
Percentage	96.0%	3.1%	.9%	100.0%
<b>Total</b>				
Households	216,779	3,687	1,013	221,479
Percentage	97.9%	1.7%	.5%	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 2012 5-year ACS, a total of 188 units or 4.2 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.10.39, at right.

<b>Table II.10.39</b> <b>Housing Units with Incomplete Kitchen Facilities</b> Johnson County 2008-2012 5-Year ACS Data		
<b>Facilities</b>	<b>Johnson County</b>	<b>State of Wyoming</b>
Complete Kitchen Facilities	4,323	253,942
Lacking Complete Kitchen Facilities	188	7,488
<b>Total Housing Units</b>	<b>4,511</b>	<b>261,430</b>
Percent Lacking	4.2%	2.9%

At the time of the 2012 ACS, a total of 171 units or 3.8 percent of all housing units in Johnson County were lacking complete plumbing facilities. This compared to 2.3 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.10.40, below.

<b>Table II.10.40</b> <b>Housing Units with Incomplete Plumbing Facilities</b> Johnson County 2008-2012 5-Year ACS Data		
<b>Facilities</b>	<b>Johnson County</b>	<b>State of Wyoming</b>
Complete Plumbing Facilities	4,340	255,465
Lacking Complete Plumbing Facilities	171	5,965
<b>Total Households</b>	<b>4,511</b>	<b>261,430</b>
Percent Lacking	3.8%	2.3%

The third type of housing problem reported in the 2012 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, 15.1 percent of households had a cost burden and 11.7 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 21.0 percent of homeowners with a mortgage in Johnson County experienced a cost burden and 9.5 percent experienced a severe cost burden, while 11.7 percent of renters had a cost burden and 20.8 percent had a severe cost burden, as seen in Table II.10.41, on the following page.

<b>Table II.10.41</b>					
<b>Cost Burden and Severe Cost Burden by Tenure</b>					
Johnson County					
2008-2012 5-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	1,144	346	157	0	1,647
Percent	69.5%	21.0%	9.5%	.0%	100.0%
<b>Owner Without a Mortgage</b>					
Households	1,006	115	100	0	1,221
Percent	82.4%	9.4%	8.2%	.0%	100.0%
<b>Renter</b>					
Households	533	104	184	65	886
Percent	60.2%	11.7%	20.8%	7.3%	100.0%
<b>Total</b>					
Households	2,683	565	441	65	3,754
Percent	71.5%	15.1%	11.7%	1.7%	100.0%
<b>State of Wyoming</b>					
<b>Owner With a Mortgage</b>					
Households	69,166	16,223	8,723	189	94,301
Percent	73.3%	17.2%	9.3%	.2%	100.0%
<b>Owner Without a Mortgage</b>					
Households	55,107	3,594	2,253	404	61,358
Percent	89.8%	5.9%	3.7%	.7%	100.0%
<b>Renter</b>					
Households	35,072	12,067	11,011	7,670	65,820
Percent	53.3%	18.3%	16.7%	11.7%	100.0%
<b>Total</b>					
Households	159,345	31,884	21,987	8,263	221,479
Percent	71.9%	14.4%	9.9%	3.7%	100.0%

## 2014 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 *2014 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 2,159 households in Johnson County, from 3,782 in 2010 to 5,941 in 2040. Homeowners are expected to increase from 2,686 households in 2010 to 4,084 by 2040. Renters are anticipated to increase from 1,096 households in 2010 to 1,857 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 187 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 85 households and by 184 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 228 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 79 households over the period. Table II.10.32, on the following page, provides details of the household forecast by tenure and income.

<b>Table II.10.42</b>						
<b>Household Forecast by Tenure and Income</b>						
Johnson County						
Strong Growth Scenario						
<b>Year</b>	<b>0-30%</b>	<b>31-50%</b>	<b>51-80%</b>	<b>81-95%</b>	<b>96+%</b>	<b>Total</b>
<b>Homeowners by Percent of Median Household Income</b>						
2010	359	163	353	231	1,580	2,686
2015	385	174	377	248	1,690	2,873
2020	425	192	417	274	1,869	3,178
2025	455	206	446	293	1,998	3,398
2030	485	219	476	312	2,130	3,622
2035	515	233	506	332	2,266	3,852
2040	547	247	536	352	2,402	4,084
<b>Renters by Percent of Median Household Income</b>						
2010	328	114	249	94	312	1,096
2015	369	128	280	106	351	1,234
2020	421	146	320	121	401	1,409
2025	454	158	345	130	432	1,519
2030	487	169	371	140	464	1,631
2035	521	181	396	150	496	1,744
2040	555	193	422	159	528	1,857
<b>Total Households by Percent of Median Household Income</b>						
2010	687	276	602	325	1,891	3,782
2015	753	302	658	353	2,041	4,108
2020	846	339	737	395	2,269	4,586
2025	909	363	791	423	2,430	4,917
2030	972	388	846	452	2,594	5,253
2035	1,037	414	902	481	2,761	5,596
2040	1,102	440	958	511	2,930	5,941