

JOHNSON COUNTY

Demographics

The Census Bureau's current census estimates indicate that Johnson County's population increased from 8,569 in 2010 to 8,585 in 2015, or by 0.2 percent. This compares to a statewide population growth of 4.0 percent over the period. The number of people from 25 to 44 years of age decreased by 0.5 percent, and the number of people from 55 to 64 years of age decreased by 0.5 percent. The white population decreased by 1.9 percent, while the black population increased by 337.5 percent. The Hispanic population increased from 276 to 411 people between 2010 and 2015 or by 48.9 percent. These data are presented in Table II.10.1, below.

| Table II.10.1 | | | | | | |
|---|----------------|--------------|------------|----------------|----------------|-------------|
| Profile of Population Characteristics | | | | | | |
| Johnson County vs. Wyoming | | | | | | |
| 2010 Census and 2015 Current Census Estimates | | | | | | |
| Subject | Johnson County | | | Wyoming | | |
| | 2010 Census | Jul-15 | % Change | 2010 Census | Jul-15 | % Change |
| Population | 8,569 | 8,585 | .2% | 563,626 | 586,107 | 4.0% |
| Age | | | | | | |
| Under 14 years | 1,555 | 1,607 | 3.3% | 113,371 | 116,880 | 3.1% |
| 15 to 24 years | 841 | 832 | -1.1% | 78,460 | 78,529 | 0.1% |
| 25 to 44 years | 1,906 | 1,897 | -0.5% | 144,615 | 153,641 | 6.2% |
| 45 to 54 years | 1,298 | 1,031 | -20.6% | 83,577 | 71,070 | -15.0% |
| 55 to 64 years | 1,381 | 1,374 | -0.5% | 73,513 | 81,288 | 10.6% |
| 65 and Over | 1,588 | 1,844 | 16.1% | 70,090 | 84,699 | 20.8% |
| Race | | | | | | |
| White | 8,339 | 8,179 | -1.9% | 529,110 | 543,292 | 2.7% |
| Black | 16 | 70 | 337.5% | 5,135 | 8,286 | 61.4% |
| American Indian and Alaskan Native | 95 | 125 | 31.6% | 14,457 | 15,757 | 9.0% |
| Asian | 40 | 74 | 85.0% | 4,649 | 6,072 | 30.6% |
| Native Hawaiian or Pacific Islander | 0 | 3 | % | 521 | 676 | 29.8% |
| Two or more races | 79 | 134 | 69.6% | 9,754 | 12,024 | 23.3% |
| Ethnicity (of any race) | | | | | | |
| Hispanic or Latino | 276 | 411 | 48.9% | 50,231 | 58,207 | 15.9% |

Table II.10.2, on the following page, presents the population of Johnson County by age and gender from the 2010 Census and 2015 current census 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 2015, the number of males rose to 4,366 persons, and accounted for 50.9 percent of the population, with the remaining 49.1 percent, or 4,219 persons being female.

| Table II.10.2 Population by Age and Gender Johnson County 2010 Census and Current Census Estimates | | | | | | | |
|---|--------------|--------------|--------------|-------------------------------|--------------|--------------|----------------|
| Age | 2010 Census | | | 2015 Current Census Estimates | | | % Change 10-15 |
| | Male | Female | Total | Male | Female | Total | |
| Under 14 years | 802 | 753 | 1,555 | 875 | 732 | 1,607 | 3.3% |
| 15 to 24 years | 436 | 405 | 841 | 427 | 405 | 832 | -1.1% |
| 25 to 44 years | 970 | 936 | 1,906 | 959 | 938 | 1,897 | -.5% |
| 45 to 54 years | 665 | 633 | 1,298 | 505 | 526 | 1,031 | -20.6% |
| 55 to 64 years | 720 | 661 | 1,381 | 681 | 693 | 1,374 | -.5% |
| 65 and Over | 772 | 816 | 1,588 | 919 | 925 | 1,844 | 16.1% |
| Total | 4,365 | 4,204 | 8,569 | 4,366 | 4,219 | 8,585 | .2% |
| % of Total | 50.9% | 49.1% | . | 50.9% | 49.1% | . | |

At the time of the 2010 Census, there were 71 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters decreased by 25.3 percent, as shown in Table II.10.3, below.

| Table II.10.3 Group Quarters Population Johnson County 2000 SF1 and 2010 Census Data | | | |
|---|-------------|-------------|----------------|
| Group Quarters | 2000 Census | 2010 Census | % Change 00-10 |
| Institutionalized | | | |
| Correctional Institutions ¹¹⁷ | 16 | 30 | 87.5% |
| Juvenile Facilities | . | . | . |
| Nursing Homes | 50 | 41 | -18.0% |
| Other Institutions | . | . | . |
| Total | 66 | 71 | 7.6% |
| Noninstitutionalized | | | |
| College Dormitories | . | . | . |
| Military Quarters | . | . | . |
| Other Noninstitutions | 29 | . | -100.0% |
| Total | 29 | . | -100.0% |
| Group Quarters Population | 95 | 71 | -25.3% |

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

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year

¹¹⁷ 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 2015 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 2,150 family households, of which 1,766 housed married couple families and 384 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 193 families, or a female householder with no husband present, of which there were 191 families. There were also an estimated 1,499 “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 58.9 percent, which compared to the statewide rate of 64.9 percent. Of the family households in Johnson County, 82.1 percent were married households, which compared to 79.7 percent in the State of Wyoming.

| Table II.10.4 Household Type by Tenure Johnson County 2010-2015 5-Year ACS Data | | | | |
|--|-----------------------|-------------------|-------------------------|-------------------|
| Family Type | Johnson County | | State of Wyoming | |
| | Johnson County | % of Total | State of Wyoming | % of Total |
| Family households | 2,150 | 58.9% | 147,229 | 64.9% |
| Married-couple family | 1,766 | 82.1% | 117,355 | 79.7% |
| Owner-occupied housing units | 1,474 | 83.5% | 97,628 | 83.2% |
| Renter-occupied housing units | 292 | 16.5% | 19,727 | 16.8% |
| Other family | 384 | 17.9% | 29,874 | 20.3% |
| Male householder, no wife present | 193 | 50.3% | 10,771 | 36.1% |
| Owner-occupied housing units | 97 | 50.3% | 6,308 | 58.6% |
| Renter-occupied housing units | 96 | 49.7% | 4,463 | 41.4% |
| Female householder, no husband present | 191 | 49.7% | 19,103 | 63.9% |
| Owner-occupied housing units | 99 | 51.8% | 9,562 | 50.1% |
| Renter-occupied housing units | 92 | 48.2% | 9,541 | 49.9% |
| Nonfamily households | 1,499 | 41.1% | 79,636 | 35.1% |
| Owner-occupied housing units | 953 | 63.6% | 43,177 | 54.2% |
| Renter-occupied housing units | 546 | 36.4% | 36,459 | 45.8% |
| Total | 3,649 | 100.0% | 226,865 | 100.0% |

Table II.10.5, on the following page, displays the 2015 5-year ACS census data for household type by household size. In 2015, there were 1,216 two-person family households, 451 three-person family households and 182 four-person family households. One-person non-family households made up 87.9 percent of all non-family households or an estimated 1,317 households. Johnson County’s two persons households made up 38.0 percent of total housing units and four person households made up an additional 5.0 percent, which compares to 38.2 and 11.3 percent, respectively, for the State of Wyoming.

| Table II.10.5 | | | | |
|---|-------------------|-----------------------|----------------|---------------|
| Household Type by Household Size | | | | |
| Johnson County | | | | |
| 2010-2015 5-Year ACS Data | | | | |
| Household Size | Family Households | Non-Family Households | Total | % of Total |
| Johnson County | | | | |
| One Person | . | 1,317 | 1,317 | 36.1% |
| Two Person | 1,216 | 170 | 1,386 | 38.0% |
| Three Person | 451 | 0 | 451 | 12.4% |
| Four Person | 182 | 0 | 182 | 5.0% |
| Five Person | 166 | 12 | 178 | 4.9% |
| Six Person | 124 | 0 | 124 | 3.4% |
| Seven Person | 11 | 0 | 11 | .3% |
| Total | 2,150 | 1,499 | 3,649 | 100.0% |
| State of Wyoming | | | | |
| One Person | . | 63,516 | 63,516 | 28.0% |
| Two Person | 73,531 | 13,188 | 86,719 | 38.2% |
| Three Person | 30,054 | 1,885 | 31,939 | 14.1% |
| Four Person | 24,723 | 891 | 25,614 | 11.3% |
| Five Person | 11,504 | 76 | 11,580 | 5.1% |
| Six Person | 4,839 | 80 | 4,919 | 2.2% |
| Seven Person | 2,578 | 0 | 2,578 | 1.1% |
| Total | 147,229 | 79,636 | 226,865 | 100.0% |

The 2015 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 1,386 two-person households, 1,131 were owner-occupied and 255 were renter-occupied. Of the 182 four-person households, 115 were owner-occupied and 67 were renter-occupied. Further household size data by tenure are presented in Table II.10.6, below.

| Table II.10.6 | | | | |
|---------------------------------|----------------|---------------|----------------|---------------|
| Tenure by Household Size | | | | |
| Johnson County | | | | |
| 2010-2015 5-Year ACS Data | | | | |
| Household Size | Own | Rent | Total | % of Total |
| Johnson County | | | | |
| One Person | 823 | 494 | 1,317 | 36.1% |
| Two Person | 1,131 | 255 | 1,386 | 38.0% |
| Three Person | 346 | 105 | 451 | 12.4% |
| Four Person | 115 | 67 | 182 | 5.0% |
| Five Person | 124 | 54 | 178 | 4.9% |
| Six Person | 73 | 51 | 124 | 3.4% |
| Seven Person or more | 11 | 0 | 11 | .3% |
| Total | 2,623 | 1,026 | 3,649 | 100.0% |
| State of Wyoming | | | | |
| One Person | 36,335 | 27,181 | 63,516 | 28.0% |
| Two Person | 67,652 | 19,067 | 86,719 | 38.2% |
| Three Person | 21,933 | 10,006 | 31,939 | 14.1% |
| Four Person | 17,649 | 7,965 | 25,614 | 11.3% |
| Five Person | 7,877 | 3,703 | 11,580 | 5.1% |
| Six Person | 3,605 | 1,314 | 4,919 | 2.2% |
| Seven Person or more | 1,624 | 954 | 2,578 | 1.1% |
| Total | 156,675 | 70,190 | 226,865 | 100.0% |

As seen in Table II.10.7, on the following page, Johnson County had a total of 4,532 housing units of which 3,649 or 80.5 percent were occupied. Of these occupied units, 71.9 percent, or 2,623 units were owner occupied, which compares to a statewide rate of 69.1. A total of 883 units or 19.5 percent of all units were vacant. This compared to a statewide vacancy rate of 14.9 percent.

| Table II.10.7 Housing Units by Tenure Johnson County 2010-2015 5-Year ACS Data | | | | |
|---|----------------|---------------|------------------|--------------|
| Tenure | Johnson County | | State of Wyoming | |
| | Units | % of Total | Units | % of Total |
| Occupied Housing Units | 3,649 | 80.5% | 226,865 | 85.1 |
| Owner-Occupied | 2,623 | 71.9% | 156,675 | 69.1 |
| Renter-Occupied | 1,026 | 28.1% | 70,190 | 30.9 |
| Vacant Housing Units | 883 | 19.5% | 39,765 | 14.9 |
| Total Housing Units | 4,532 | 100.0% | 266,630 | 100.0 |

Table II.10.8, below, shows that of the 883 housing units in Johnson County as reported in the 2014 ACS data, 111 or 12.6 percent were for rent and 35 or 4.0 percent were for sale. An estimated 479 units were for seasonal, recreational, or occasional use, and 213 or 24.1 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 27.5 percent for “other vacant” units.

| Table II.10.8 Disposition of Vacant Housing Units Johnson County 2010-2015 5-Year ACS Data | | | | |
|---|----------------|---------------|------------------|---------------|
| Disposition | Johnson County | | State of Wyoming | |
| | Units | % of Total | Units | % of Total |
| For rent | 111 | 12.6% | 6,460 | 16.2% |
| Rented, but not occupied | 38 | 4.3% | 1,371 | 3.4% |
| For sale only | 35 | 4.0% | 2,571 | 6.5% |
| Sold, but not occupied | 0 | .0% | 931 | 2.3% |
| For seasonal, recreational, or occasional use | 479 | 54.2% | 17,209 | 43.3% |
| For migrant workers | 7 | .8% | 302 | .8% |
| Other vacant | 213 | 24.1% | 10,921 | 27.5% |
| Total | 883 | 100.0% | 39,765 | 100.0% |

Table II.10.9, at right, presents different income statistics for Johnson County. According to the 2014 ACS data averages, median family income for Johnson County was \$64,351 compared to the statewide average of \$73,194.

| Table II.10.9 Median and Per Capita Income Johnson County 2010-2015 5-Year ACS Data | | |
|--|----------------|---------|
| Income Type | Johnson County | Wyoming |
| Median Family Income | 64,351 | 73,194 |
| Median Household Income | 54,065 | 58,840 |

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 516 households or 14.1 percent with incomes under \$15,000 compared to 9.4 percent of households in Wyoming. There were another 555 households that had incomes between \$35,000 and \$49,999, which accounted for 15.2 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 18.7 percent of total households and numbered 681 in Johnson County.

| Table II.10.10 Households by Income Johnson County 2010-2015 5-Year ACS Data | | | | |
|---|----------------|---------------|------------------|---------------|
| Income | Johnson County | | State of Wyoming | |
| | Total | % of Total | Total | % of Total |
| Under 15,000 | 516 | 14.1% | 21,426 | 9.4% |
| 15,000 - 19,999 | 85 | 2.3% | 10,358 | 4.6% |
| 20,000 - 24,999 | 153 | 4.2% | 11,900 | 5.2% |
| 25,000 - 34,999 | 371 | 10.2% | 22,435 | 9.9% |
| 35,000 - 49,999 | 555 | 15.2% | 30,775 | 13.6% |
| 50,000 - 74,999 | 648 | 17.8% | 43,104 | 19.0% |
| 75,000 - 99,999 | 640 | 17.5% | 32,540 | 14.3% |
| 100,000 and above | 681 | 18.7% | 54,327 | 23.9% |
| Total | 3,649 | 100.0% | 226,865 | 100.0% |

Poverty statistics were also reported in the 2015 5-year ACS estimates, and these data are displayed in Table II.10.11, below. In total, the poverty rate in Johnson County was 6 percent, which compared to a statewide poverty rate of 11 percent in Wyoming. The male population in Johnson County had a poverty rate of 7 percent and the female population had a poverty rate of 6 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 12.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 203 individuals with incomes below the poverty level which represented 38.0 percent of the total population in poverty. In the State of Wyoming there were 5,008 individuals with incomes below the poverty level which represented 7.7 percent of the total Wyoming population in poverty.

| Table II.10.11 Poverty by Age Johnson County 2010-2015 5-Year ACS Data | | | | |
|---|---------------|---------------|---------------|---------------|
| Age | Male | Female | Total | % of Total |
| Johnson County | | | | |
| 5 and Below | 0 | 0 | 0 | .0% |
| 6 to 17 | 0 | 16 | 16 | 3.0% |
| 18 to 64 | 204 | 111 | 315 | 59.0% |
| 65 and Older | 90 | 113 | 203 | 38.0% |
| Total | 294 | 240 | 534 | 100.0% |
| Poverty Rate | 7% | 6% | 6% | . |
| State of Wyoming | | | | |
| 5 and Below | 4,053 | 3,734 | 7,787 | 12.0% |
| 6 to 17 | 6,035 | 5,860 | 11,895 | 18.3% |
| 18 to 64 | 17,172 | 23,133 | 40,305 | 62.0% |
| 65 and Older | 1,622 | 3,386 | 5,008 | 7.7% |
| Total | 28,882 | 36,113 | 64,995 | 100.0% |
| Poverty Rate | 10% | 13% | 11% | . |

Table II.10.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2010 and 2015, Johnson County saw an average of 2,273 owner-occupied single-family units compared to 494 single-family rental units. In Johnson County, single-family units comprised 75.8 percent of all households compared with 71.8 percent statewide. Johnson County

had a total of 239 apartment rental units and total apartment units accounted for 6.9 percent of all households. In the State of Wyoming, apartment units accounted for 8.7 percent of total households. There were also an estimated 451 mobile homes in Johnson County, which comprised 12.4 percent of all occupied housing units and compared to 12.9 statewide.

| Table II.10.12 Households by Unit Type Johnson County 2010-2015 5-Year ACS Data | | | | |
|--|----------------|---------------|----------------|---------------|
| Unit Type | Tenure | | | % of Total |
| | Own | Rent | Total | |
| Johnson County | | | | |
| Single-Family Unit | 2,273 | 494 | 2,767 | 75.8% |
| Duplex | 0 | 96 | 96 | 2.6% |
| Tri- or Four-Plex | 0 | 83 | 83 | 2.3% |
| Apartments | 13 | 239 | 252 | 6.9% |
| Mobile Homes | 337 | 114 | 451 | 12.4% |
| Boat, RV, Van, Etc. | 0 | 0 | 0 | .0% |
| Total | 2,623 | 1,026 | 3,649 | 100.0% |
| State of Wyoming | | | | |
| Single-Family Unit | 134,125 | 28,778 | 162,903 | 71.8% |
| Duplex | 529 | 4,237 | 4,766 | 2.1% |
| Tri- or Four-Plex | 426 | 9,150 | 9,576 | 4.2% |
| Apartments | 672 | 19,068 | 19,740 | 8.7% |
| Mobile Homes | 20,557 | 8,727 | 29,284 | 12.9% |
| Boat, RV, Van, Etc. | 366 | 230 | 596 | .3% |
| Total | 156,675 | 70,190 | 226,865 | 100.0% |

Table II.10.13, below, shows the number of households by year of construction. As shown, 15.1 percent, or 551 units, were built in 1939 or earlier in the county, and another 137 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 611, which accounted for 16.7 percent of all households, and an additional 52 households, or 1.4 percent, were built in 2010 or later. These figures compare to 6,389 households, or 2.8 percent, that were built from 2010 or later statewide.

| Table II.10.13 Households by Year Built Johnson County 2010-2015 5-Year ACS Data | | | | |
|---|----------------|---------------|------------------|---------------|
| Year Built | Johnson County | | State of Wyoming | |
| | Households | % of Total | Households | % of Total |
| 1939 or earlier | 551 | 15.1% | 24,616 | 10.9% |
| 1940 to 1949 | 137 | 3.8% | 10,203 | 4.5% |
| 1950 to 1959 | 330 | 9.0% | 21,453 | 9.5% |
| 1960 to 1969 | 240 | 6.6% | 18,653 | 8.2% |
| 1970 to 1979 | 691 | 18.9% | 48,616 | 21.4% |
| 1980 to 1989 | 441 | 12.1% | 33,033 | 14.6% |
| 1990 to 1999 | 596 | 16.3% | 26,955 | 11.9% |
| 2000 to 2009 | 611 | 16.7% | 36,947 | 16.3% |
| Built 2010 or Later | 52 | 1.4% | 6,389 | 2.8% |
| Total | 3,649 | 100.0% | 226,865 | 100.0% |

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 accounted for only 3.1 percent of total housing units, while households with five and six rooms accounted for 21.5 and 20.2 percent, respectively. The median number of rooms in Johnson County was 6 rooms, which compared to 6 statewide.

| Table II.10.14 | | | | |
|---|----------------|---------------|------------------|---------------|
| Housing Units by Number of Rooms | | | | |
| Johnson County 2010-2015 5-Year ACS Data | | | | |
| Number of Rooms | Johnson County | | State of Wyoming | |
| | Housing Units | % of Total | Housing Units | % of Total |
| One | 142 | 3.1% | 4,535 | 1.7% |
| Two | 296 | 6.5% | 7,317 | 2.7% |
| Three | 356 | 7.9% | 20,228 | 7.6% |
| Four | 448 | 9.9% | 41,849 | 15.7% |
| Five | 973 | 21.5% | 54,574 | 20.5% |
| Six | 916 | 20.2% | 42,082 | 15.8% |
| Seven | 395 | 8.7% | 31,471 | 11.8% |
| Eight | 214 | 4.7% | 25,750 | 9.7% |
| Nine or more | 792 | 17.5% | 38,824 | 14.6% |
| Total | 4,532 | 100.0% | 266,630 | 100.0% |
| 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 14 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 18.0 percent of total households in Johnson County, which compared to 24.3 percent statewide. In Johnson County, the 1,571 households with three bedrooms accounted for 43.1 percent of all households, and there were only 288 five-bedroom or more households, which accounted for 7.9 percent of all households.

| Table II.10.15 | | | | |
|---|----------------|---------------|----------------|---------------|
| Households by Number of Bedrooms | | | | |
| Johnson County 2010-2015 5-Year ACS Data | | | | |
| Number of Bedrooms | Tenure | | | % of Total |
| | Own | Rent | Total | |
| Johnson County | | | | |
| None | 0 | 14 | 14 | .4% |
| One | 110 | 289 | 399 | 10.9% |
| Two | 403 | 253 | 656 | 18.0% |
| Three | 1,282 | 289 | 1,571 | 43.1% |
| Four | 605 | 116 | 721 | 19.8% |
| Five or more | 223 | 65 | 288 | 7.9% |
| Total | 2,623 | 1,026 | 3,649 | 100.0% |
| State of Wyoming | | | | |
| None | 349 | 2,013 | 2,362 | 1.0% |
| One | 4,130 | 13,093 | 17,223 | 7.6% |
| Two | 27,637 | 27,535 | 55,172 | 24.3% |
| Three | 72,137 | 19,545 | 91,682 | 40.4% |
| Four | 37,249 | 5,910 | 43,159 | 19.0% |
| Five or more | 15,173 | 2,094 | 17,267 | 7.6% |
| Total | 156,675 | 70,190 | 226,865 | 100.0% |

Household mortgage status is reported in Table II.10.16, below. In Johnson County, households with a mortgage accounted for 54.1 percent of all households or 1,418 housing units, and the remaining 45.9 percent or 1,205 units had no mortgage. Of those units with a mortgage, 112 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,306 or 92.1 percent had no second mortgage or no home equity loan.

| Table II.10.16 Mortgage Status Johnson County 2010-2015 5-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 | 1,418 | 54.1% | 92,545 | 59.1% |
| With either a second mortgage or home equity loan, but not both | 112 | 7.9% | 10,910 | 11.8% |
| Second mortgage only | 82 | 73.2% | 5,021 | 46.0% |
| Home equity loan only | 30 | 26.8% | 5,889 | 54.0% |
| Both second mortgage and home equity loan | 0 | .0% | 514 | .6% |
| No second mortgage and no home equity loan | 1,306 | 92.1% | 81,121 | 87.7% |
| Housing units without a mortgage | 1,205 | 45.9% | 64,130 | 40.9% |
| Total | 2,623 | 100.0% | 156,675 | 100.00% |

The median rent in Johnson County was \$620 as compared to \$674 statewide, as seen in Table II.10.17, below.

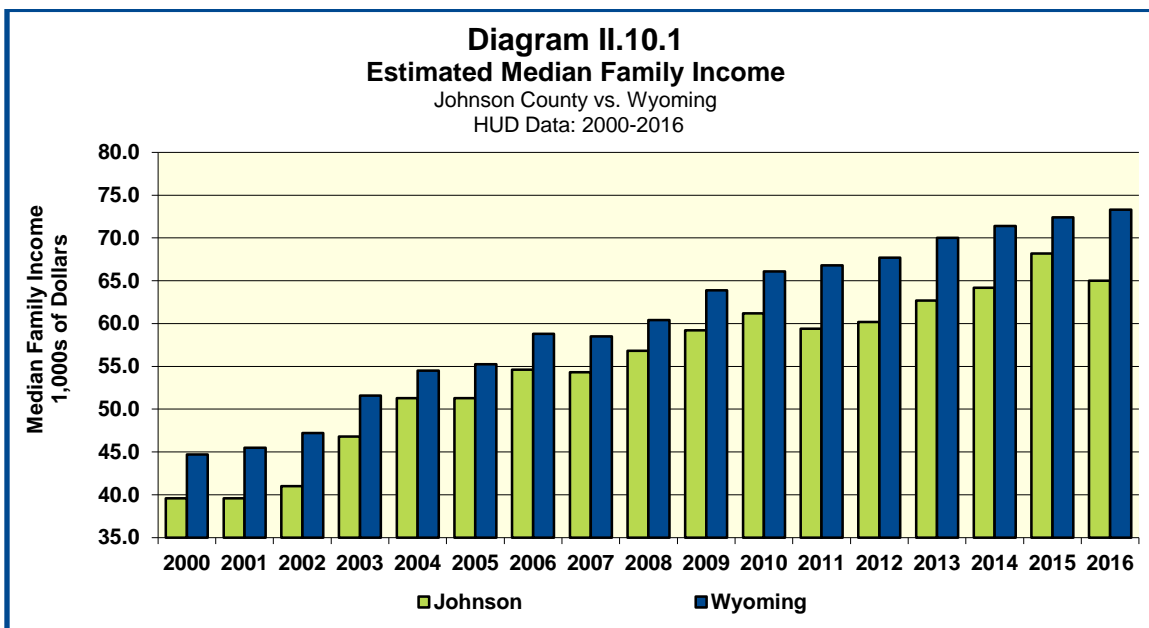
| Table II.10.17 Median Rent Johnson County 2010-2015 5-Year ACS Data | |
|--|-------------|
| Place | Rent |
| Johnson County | \$620 |
| State of Wyoming | \$674 |

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 28 persons during the first half of 2016. The driver’s license total exchanges since 2000 for Johnson County are presented below in Table II.10.18 and indicate a net increase of 1,320 persons over the time period.

| Table II.10.18 | | | |
|--|--------------------|---------------------|-------------------|
| Driver’s Licenses Exchanged and Surrendered | | | |
| Johnson County | | | |
| WYDOT Data, 2000 – First Half of 2016 | | | |
| 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 | 229 | 170 | 59 |
| 2014 | 224 | 188 | 36 |
| 2015 | 193 | 150 | 43 |
| 2016-First Half | 106 | 78 | 28 |
| Total | 3,874 | 2,554 | 1,320 |

Economics

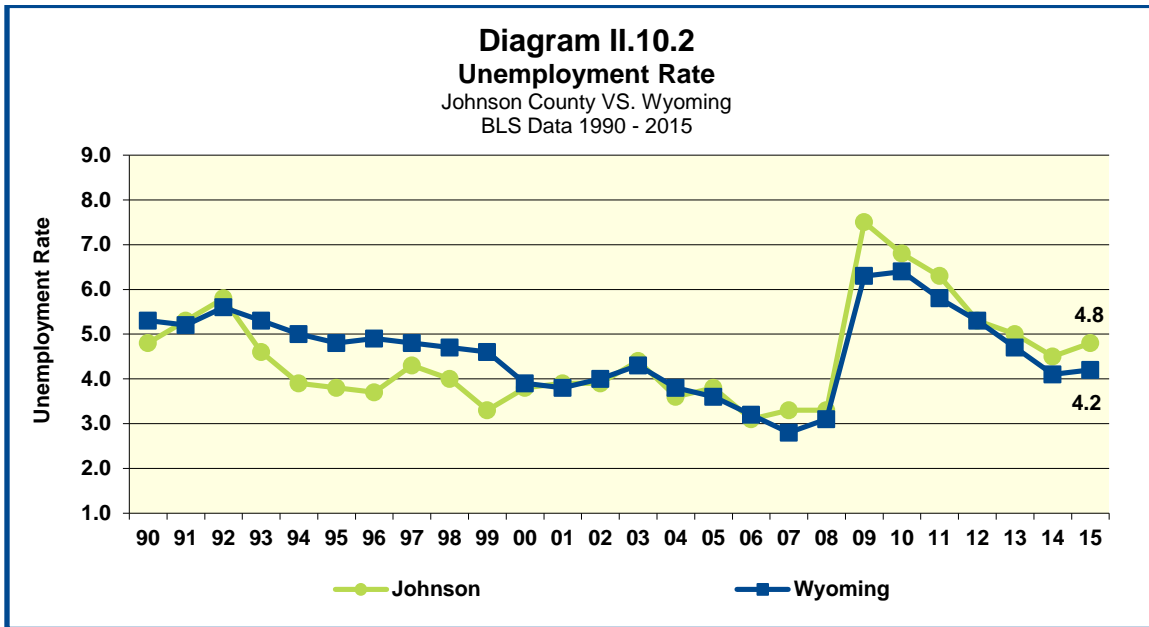
The HUD estimated MFI for Johnson County was \$65,000 in 2016.¹¹⁸ This compares to Wyoming’s MFI of \$73,300. Diagram II.10.1, below, illustrates the estimated MFI for 2000 through 2016.



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,

¹¹⁸ 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.

decreased by 270 persons, from 4,488 in 2014 to 4,218 in 2015. Employment decreased by 271 persons; unemployment increased by 1 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 4.5 percent in 2014 to 4.8 in 2015, as shown below in Diagram II.10.2.



The BLS 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. Data from this series are from the period of January 2005 through June 2016 and are presented in Table II.10.19, below, with the 2016 information considered preliminary (p). As shown therein, total annual employment stood at 3,153 persons in 2015; this figure was lower than the 2014 average by 280 jobs. In June total preliminary monthly employment was estimated to be 3,394 jobs.

| Period | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |
|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-------|
| Jan | 2,878 | 3,025 | 3,229 | 3,298 | 3,324 | 3,016 | 3,038 | 3,147 | 3,193 | 3,244 | 3,057 | 2,904 |
| Feb | 2,899 | 3,104 | 3,221 | 3,295 | 3,294 | 2,999 | 3,054 | 3,101 | 3,142 | 3,247 | 3,023 | 2,881 |
| Mar | 3,006 | 3,185 | 3,246 | 3,332 | 3,280 | 3,023 | 3,090 | 3,159 | 3,235 | 3,257 | 3,053 | 2,954 |
| Apr | 3,012 | 3,197 | 3,203 | 3,415 | 3,186 | 3,099 | 3,116 | 3,234 | 3,236 | 3,352 | 3,082 | 2,966 |
| May | 3,225 | 3,418 | 3,441 | 3,551 | 3,374 | 3,277 | 3,280 | 3,375 | 3,425 | 3,460 | 3,180 | 3,089 |
| Jun | 3,496 | 3,643 | 3,693 | 3,844 | 3,568 | 3,566 | 3,548 | 3,594 | 3,665 | 3,816 | 3,401 | 3,394 |
| Jul | 3,428 | 3,532 | 3,589 | 3,744 | 3,591 | 3,426 | 3,384 | 3,500 | 3,589 | 3,572 | 3,295 | . |
| Aug | 3,404 | 3,434 | 3,614 | 3,793 | 3,503 | 3,375 | 3,390 | 3,400 | 3,487 | 3,570 | 3,233 | . |
| Sep | 3,347 | 3,480 | 3,599 | 3,817 | 3,493 | 3,392 | 3,405 | 3,373 | 3,451 | 3,463 | 3,245 | . |
| Oct | 3,264 | 3,427 | 3,552 | 3,706 | 3,377 | 3,458 | 3,340 | 3,372 | 3,407 | 3,527 | 3,180 | . |
| Nov | 3,162 | 3,358 | 3,440 | 3,578 | 3,227 | 3,325 | 3,254 | 3,290 | 3,317 | 3,388 | 3,083 | . |
| Dec | 3,148 | 3,319 | 3,433 | 3,541 | 3,143 | 3,243 | 3,188 | 3,269 | 3,316 | 3,296 | 3,003 | . |
| Annual | 3,189 | 3,344 | 3,438 | 3,576 | 3,363 | 3,267 | 3,257 | 3,318 | 3,372 | 3,433 | 3,153 | . |
| % Change | 4.69% | 4.86% | 2.81% | 4.01% | -5.96% | -2.85% | -3.1% | 1.87% | 1.63% | 1.81% | -8.16% | . |

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$725 in 2014. In 2015, average weekly wages saw a decrease of 5.52 over the prior year, rising to \$685. The most recent preliminary estimates show average weekly wages were 679 in the second quarter on 2016. These data are shown in Table II.10.20, below.

| Table II.10.20 | | | | | | |
|-----------------------------|---------------|----------------|---------------|----------------|--------|----------|
| Average Weekly Wages | | | | | | |
| Johnson County | | | | | | |
| BLS QCEW Data, 2001–2016(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 | 653 | 696 | 651 | 726 | 682 | 5.08% |
| 2014 | 691 | 728 | 708 | 771 | 725 | 6.30% |
| 2015 | 687 | 686 | 648 | 722 | 685 | -5.52% |
| 2016(p) | 680 | 679 | | | | |

Total business establishments reported by the QCEW are displayed in Table II.10.21, below. Between 2014 and 2015 the total number of business establishments in Wyoming decreased by 1.03 percent to 475 establishments. The most recent preliminary estimates show the number of business establishments were 486 in the second quarter on 2016.

| Table II.10.21 | | | | | | |
|--|---------------|----------------|---------------|----------------|--------|----------|
| Number of Business Establishments | | | | | | |
| Johnson County | | | | | | |
| BLS QCEW Data, 2001–2016(p) | | | | | | |
| Year | First Quarter | Second Quarter | Third Quarter | Fourth Quarter | Annual | % Change |
| 2001 | 362 | 385 | 400 | 390 | 390 | |
| 2002 | 397 | 410 | 408 | 410 | 410 | 5.73% |
| 2003 | 403 | 416 | 416 | 419 | 419 | 1.97% |
| 2004 | 418 | 438 | 441 | 447 | 447 | 5.31% |
| 2005 | 438 | 441 | 439 | 447 | 447 | 1.15% |
| 2006 | 447 | 454 | 464 | 458 | 458 | 3.40% |
| 2007 | 454 | 472 | 475 | 480 | 480 | 3.07% |
| 2008 | 479 | 481 | 487 | 487 | 487 | 2.98% |
| 2009 | 483 | 490 | 493 | 489 | 489 | 1.03% |
| 2010 | 480 | 485 | 476 | 478 | 478 | -1.84% |
| 2011 | 480 | 483 | 488 | 481 | 481 | .63% |
| 2012 | 481 | 485 | 475 | 477 | 477 | -.62% |
| 2013 | 487 | 490 | 496 | 489 | 489 | 2.29% |
| 2014 | 485 | 487 | 477 | 485 | 485 | -1.43% |
| 2015 | 478 | 487 | 476 | 475 | 475 | -1.03% |
| 2016 | 472 | 486 | | | | |

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2015, the most recent year for which data are available, Johnson County recorded 6,138 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 \$381,508,000, and real per capita income was \$44,439 in 2015. This compares to a statewide average real per capita income of \$56,081. The average earnings per job in the county was \$37,417 in 2015, while Wyoming average earnings per job was \$53,875. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, real average apartment rents in Johnson County decreased from \$618 in second quarter 2015 to \$612 in fourth quarter 2016, or by 1.0 percent. Detached single-family home rents increased by 0.6 percent, rents for mobile homes on a lot decreased by 1.9 percent.

Johnson County rental prices experienced average annualized increases of 1.4 percent for apartments, 1.4 percent for houses, 0.3 percent for mobile homes plus a lot since fourth quarter 1998 through second quarter 2015.¹¹⁹ These figures compare to state average annualized increases in rental prices of 0.9 percent for apartments, 1.3 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.9 for mobile homes lots. Table II.10.22, above, presents the Johnson County data for each rental type.¹²⁰

| Table II.10.22 Semiannual Average Monthly Rental Prices Johnson County EAD Data, 1986:Q4 – 2016:Q2, Real 2016 Dollars | | | | |
|--|------------|-----------------|-------|-------------|
| Quarter Year | Apartments | Mobile Home Lot | House | Mobile Home |
| Q2.98 | 476 | 174 | 756 | 506 |
| Q4.98 | 517 | 174 | 616 | 509 |
| Q2.99 | 521 | 209 | 668 | 472 |
| Q4.99 | 528 | 198 | 617 | 529 |
| Q2.00 | 512 | 173 | 630 | 470 |
| Q4.00 | 539 | 186 | 774 | 664 |
| Q2.01 | 520 | 184 | 739 | 592 |
| Q4.01 | 552 | 181 | 810 | 560 |
| Q2.02 | 603 | 173 | 805 | 575 |
| Q4.02 | 599 | . | 837 | 595 |
| Q2.03 | 546 | . | 847 | 541 |
| Q4.03 | 569 | 267 | 779 | 532 |
| Q2.04 | 546 | 256 | 788 | 556 |
| Q4.04 | 630 | 183 | 759 | 614 |
| Q2.05 | 548 | 179 | 762 | 582 |
| Q4.05 | 543 | 177 | 826 | 575 |
| Q2.06 | 549 | 181 | 809 | 615 |
| Q4.06 | 561 | 200 | 823 | 609 |
| Q2.07 | 577 | 195 | 815 | 671 |
| Q4.07 | 595 | 195 | 931 | 642 |
| Q2.08 | 622 | 217 | 898 | 641 |
| Q4.08 | 642 | . | 950 | 659 |
| Q2.09 | 635 | . | 900 | 642 |
| Q4.09 | 660 | . | 951 | 662 |
| Q2.10 | 688 | 303 | 917 | 622 |
| Q4.10 | 664 | 270 | 906 | 680 |
| Q2.11 | 683 | 303 | 881 | 622 |
| Q4.11 | 618 | 303 | 820 | 670 |
| Q2.12 | 619 | 318 | 871 | 693 |
| Q4.12 | 675 | 318 | 876 | 672 |
| Q2.13 | 657 | 282 | 822 | 706 |
| Q4.13 | 654 | . | 882 | 739 |
| Q2.14 | 646 | 327 | 832 | 615 |
| Q4.14 | 678 | 293 | 972 | 553 |
| Q2.15 | 618 | 311 | 973 | 541 |
| Q4.15 | 650 | 313 | 1,042 | 579 |
| Q2.16 | 612 | . | 978 | 531 |

¹¹⁹ Data from 1986 to 1997 for Johnson County is not reported by the EAD.

¹²⁰ 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.

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 8 authorizations in 2014 to 17 in 2015.

The real value of single-family building permits increased from \$228,197 in 2014 to \$291,587 in 2015. This compares to an increase in permit value statewide, with values rising from \$298,797 in 2014 to \$348,576 in 2015. Additional details are given in Table II.10.23, below.

| Table II.10.23 Building Permits and Valuation Johnson County Census Bureau Data, 1980–2015 | | | | | | | |
|---|---|--------------|--------------------|--------------------|-------------|---|--------------------|
| Year | Authorized Construction in Permit Issuing Areas | | | | | Per Unit Valuation, 1,000s of Real 2015\$ | |
| | Single-Family | Duplex Units | Tri- and Four-Plex | Multi-Family Units | Total Units | Single-Family Units | Multi-Family Units |
| 1980 | 19 | 4 | 3 | . | 26 | 118.3 | . |
| 1981 | 18 | 8 | . | . | 26 | 105.9 | . |
| 1982 | 8 | 2 | 4 | . | 14 | 75.6 | . |
| 1983 | 10 | . | . | . | 10 | 101.0 | . |
| 1984 | 10 | . | . | . | 10 | 76.4 | . |
| 1985 | 7 | . | . | . | 7 | 64.7 | . |
| 1986 | 1 | . | . | . | 1 | 60.2 | . |
| 1987 | . | . | . | . | . | . | . |
| 1988 | . | . | . | . | . | . | . |
| 1989 | 2 | . | . | . | 2 | 102.4 | . |
| 1990 | 1 | . | . | . | 1 | 126.8 | . |
| 1991 | 1 | . | . | . | 1 | 122.8 | . |
| 1992 | 1 | . | . | . | 1 | 120.0 | . |
| 1993 | 2 | . | . | . | 2 | 117.2 | . |
| 1994 | 3 | . | . | . | 3 | 114.8 | . |
| 1995 | 3 | . | . | . | 3 | 112.4 | . |
| 1996 | 20 | 24 | . | . | 44 | 102.4 | . |
| 1997 | 29 | . | . | . | 29 | 168.4 | . |
| 1998 | 31 | . | . | . | 31 | 167.1 | . |
| 1999 | 24 | . | . | . | 24 | 154.1 | . |
| 2000 | 12 | . | . | . | 12 | 172.9 | . |
| 2001 | 15 | 6 | 4 | . | 25 | 119.1 | . |
| 2002 | 26 | 2 | 4 | 38 | 70 | 99.4 | 30.8 |
| 2003 | 25 | . | . | . | 25 | 89.7 | . |
| 2004 | 9 | 2 | 4 | . | 15 | 158.3 | . |
| 2005 | 25 | . | . | . | 25 | 145.0 | . |
| 2006 | 41 | 2 | . | . | 43 | 165.1 | . |
| 2007 | 45 | 2 | . | . | 47 | 150.4 | . |
| 2008 | 14 | 2 | 8 | . | 24 | 208.8 | . |
| 2009 | 5 | . | . | . | 5 | 251.6 | . |
| 2010 | 1 | . | . | 11 | 12 | 119.3 | 95.1 |
| 2011 | 3 | . | . | . | 3 | 286.9 | . |
| 2012 | 4 | . | . | . | 4 | 178.4 | . |
| 2013 | 5 | . | 4 | . | 9 | 229.9 | . |
| 2014 | 8 | . | 4 | . | 12 | 228.2 | . |
| 2015 | 17 | 2 | . | . | 19 | 291.6 | . |

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2015, the average sales price in Johnson County was \$232,755. This represented an increase of 0.3 percent from the previous year. In contrast, Wyoming’s average was \$275,611, or an increase of 4.6 percent over the previous year. A comparison of average sales prices between 2000 and 2015 is displayed in Table II.10.24, on the following page.

| Table II.10.24 Average Sales Prices Johnson County vs. Wyoming DOR Data, 2000–2015 | | | | |
|---|--------------------------------------|-----------------------------------|--------------------------|----------------------------|
| 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 |
| 2013 | 217,629 | 3.5 | 281,345 | 5.6 |
| 2014 | 232,054 | 6.6 | 263,432 | -6.4 |
| 2015 | 232,755 | 0.3 | 275,611 | 4.6 |

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually during the past 15 years, with the most recent survey conducted in December 2016.¹²¹ During December 2016, a total of 27 surveys were completed by property managers in Johnson County. Of the 290 rental units surveyed, 25 were vacant, indicating a vacancy rate of 8.6 percent, as shown in Table II.10.25, at right. This rate compares to a 10.9 percent vacancy rate one year ago and a statewide December 2016 vacancy rate of 11.1 percent.

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 2014 the vacancy rate fell to just below the statewide average, but spiked above the statewide average in December 2015. The most recent 2016 estimate shows the vacancy rate falling below the statewide average.

| Table II.10.25 Total Units, Vacant Units, and Vacancy Rate Johnson County RVS Data, June 2001–December 2016 | | | | |
|--|--------|----------------|-----------------|-----------------|
| Year | Sample | Total Units | Vacant Units | Vacancy Rate |
| 2001a | 4 | 82 | 2 | 2.4% |
| 2001b | 4 | 80 | 0 | 0.0% |
| 2002a | 2 | 62 | 0 | 0.0% |
| 2002b | 5 | 99 | 9 | 9.1% |
| 2003a | 1 | 30 | 1 | 3.3% |
| 2003b | 11 | 176 | 4 | 2.3% |
| 2004a | 10 | 162 | 4 | 2.5% |
| 2004b | 11 | 190 | 4 | 2.1% |
| 2005a | 11 | 130 | 7 | 5.4% |
| 2005b | 11 | 197 | 12 | 6.1% |
| 2006a | 8 | 169 | 0 | 0.0% |
| 2006b | 12 | 182 | 5 | 2.8% |
| 2007a | 9 | 173 | 3 | 1.7% |
| 2007b | 12 | 201 | 3 | 1.5% |
| 2008a | 12 | 167 | 8 | 4.8% |
| 2008b | 12 | 153 | 6 | 3.9% |
| 2009a | 12 | 183 | 9 | 4.9% |
| 2009b | 13 | 172 | 14 | 8.1% |
| 2010a | 22 | 271 | 14 | 5.2% |
| 2010b | 24 | 251 | 15 | 6.0% |
| 2011a | 24 | 243 | 18 | 7.4% |
| 2011b | 24 | 281 | 27 | 9.6% |
| 2012a | 27 | 258 | 19 | 7.4% |
| 2012b | 38 | 290 | 23 | 7.9% |
| 2013a | 33 | 295 | 10 | 3.4% |
| 2013b | 37 | 306 | 26 | 8.5% |
| 2014a | 36 | 255 | 10 | 3.9% |
| 2014b | 34 | 285 | 18 | 6.3% |
| 2015a | 38 | 324 | 18 | 5.6% |
| 2015b | 26 | 220 | 24 | 10.9% |
| 2016a | 21 | 218 | 21 | 9.6% |
| 2016b | 27 | 290 | 25 | 8.6% |

¹²¹Those 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.

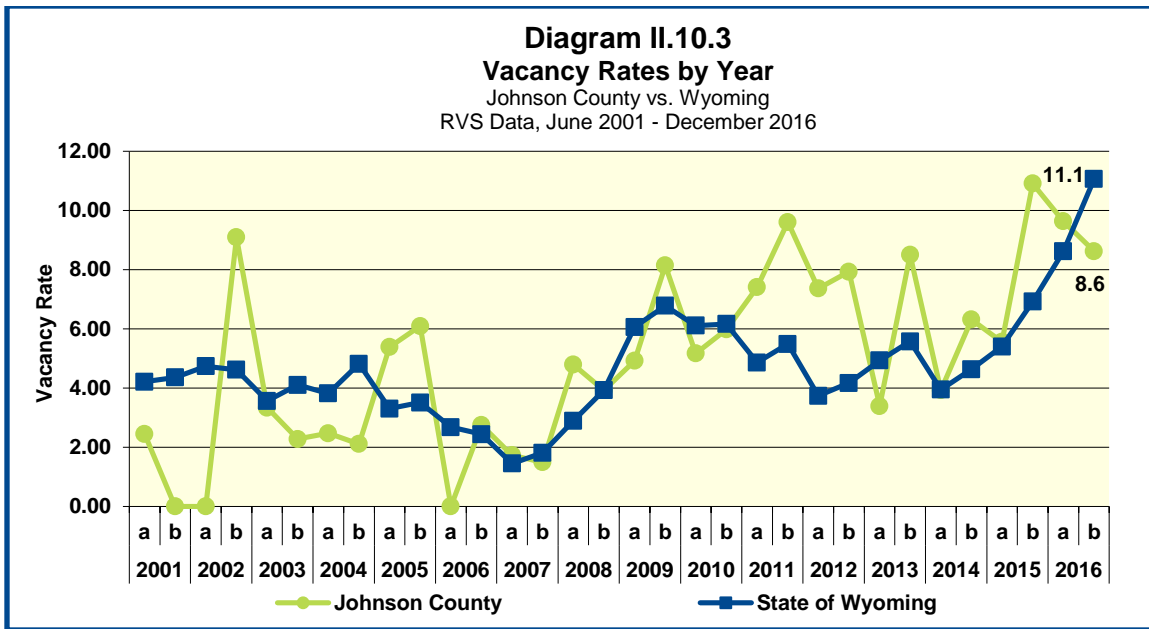


Diagram II.10.4, below, shows the average rent of single-family and apartment units in Johnson County. In 2016, average rents for single-family units fell to \$840 and average rents for apartments increased to \$663.

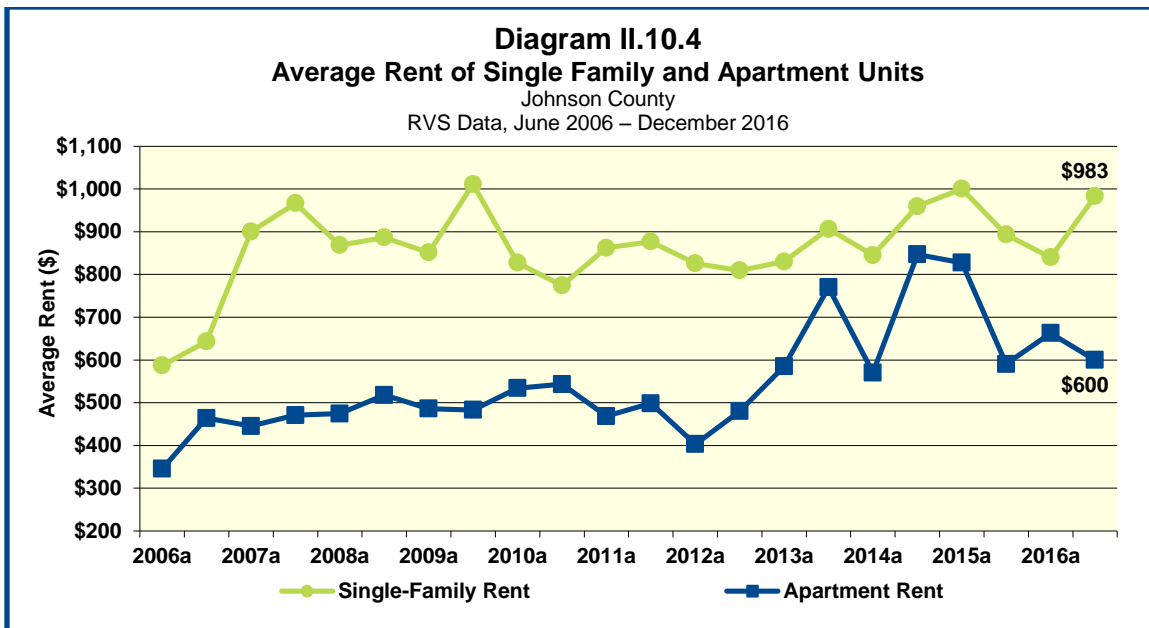


Table II.10.26 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 41 single family units in Johnson County, with 3 of them available. This translates into a vacancy rate of 7.3 percent in Johnson County, which compares to a single family vacancy rate of 6.6 percent for the State of Wyoming. There were 191 apartment units reported in the survey, with 16 of them available, which resulted in a vacancy rate of 8.4 percent. This compares to a statewide vacancy rate of 9.8 percent for apartment units across the state.

| Table II.10.26 | | | |
|--------------------------------------|--------------------|---------------------|---------------------|
| Rental Vacancy Survey by Type | | | |
| Johnson County | | | |
| RVS Data, December 2016 | | | |
| Place | Total Units | Vacant Units | Vacancy Rate |
| Single Family | 41 | 3 | 7.3% |
| Duplex units | 31 | 2 | 6.5% |
| Apartments | 191 | 16 | 8.4% |
| Mobile Homes | 25 | 2 | 8.0% |
| “Other” Units | 2 | 0 | .0% |
| Don't Know | 0 | 2 | % |
| Total | 290 | 25 | 8.6% |

Table II.10.27 below reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 25 units. The most common apartment units were two bedroom units, with 85 units. Additional details of unit types by bedrooms are reported below.

| Table II.10.27 | | | | | | | |
|---|----------------------------|---------------------|------------------------|---------------------|----------------------|-------------------|--------------|
| Rental Units by Number of Bedrooms | | | | | | | |
| Johnson County | | | | | | | |
| RVS Data, December 2016 | | | | | | | |
| Number of Bedrooms | Single Family Units | Duplex Units | Apartment Units | Mobile Homes | “Other” Units | Don't Know | Total |
| Efficiency | 0 | 0 | 6 | 0 | 0 | . | 6 |
| One | 1 | 2 | 68 | 0 | 0 | . | 71 |
| Two | 13 | 15 | 85 | 14 | 2 | . | 129 |
| Three | 25 | 10 | 15 | 4 | 0 | . | 54 |
| Four | 2 | 0 | 0 | 0 | 0 | . | 2 |
| Five | 0 | 0 | 1 | 0 | 0 | . | 1 |
| Don't Know | 0 | 4 | 16 | 7 | 0 | 0 | 27 |
| Total | 41 | 31 | 191 | 25 | 2 | 0 | 290 |

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.10.28, on the following page, two bedroom apartments were the most available apartment units, with two bedroom units being the most available single family units.

| Table II.10.28 | | | | | | | |
|---|----------------------------|---------------------|------------------------|---------------------|----------------------|-------------------|--------------|
| Available Rental Units by Number of Bedrooms | | | | | | | |
| Johnson County | | | | | | | |
| RVS Data, December 2016 | | | | | | | |
| Number of Bedrooms | Single Family Units | Duplex Units | Apartment Units | Mobile Homes | “Other” Units | Don’t Know | Total |
| Efficiency | 0 | 0 | 1 | 0 | 0 | . | 1 |
| One | 0 | 0 | 4 | 0 | 0 | . | 4 |
| Two | 2 | 0 | 6 | 1 | 0 | . | 9 |
| Three | 0 | 1 | 2 | 0 | 0 | . | 3 |
| Four | 1 | 0 | 0 | 0 | 0 | . | 1 |
| Five | 0 | 0 | 0 | 0 | 0 | . | 0 |
| Don't Know | 0 | 1 | 3 | 1 | 0 | 2 | 7 |
| Total | 3 | 2 | 16 | 2 | 0 | 2 | 25 |

Table II.10.29 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with no separate bedroom had the highest vacancy rate at 16.7 percent, with four bedroom single family units having the highest vacancy rate at 50.0 percent.

| Table II.10.29 | | | | | | | |
|--|----------------------------|---------------------|------------------------|---------------------|----------------------|-------------------|--------------|
| Vacancy Rates by Number of Bedrooms | | | | | | | |
| Johnson County | | | | | | | |
| RVS Data, December 2016 | | | | | | | |
| Number of Bedrooms | Single Family Units | Duplex Units | Apartment Units | Mobile Homes | “Other” Units | Don’t Know | Total |
| Efficiency | % | % | 16.7% | % | % | | 16.7% |
| One | .0% | .0% | 5.9% | % | % | | 5.6% |
| Two | 15.4% | .0% | 7.1% | 7.1% | .0% | | 7.0% |
| Three | .0% | 10.0% | 13.3% | .0% | % | | 5.6% |
| Four | 50.0% | % | % | % | % | | 50.0% |
| Five | % | % | .0% | % | % | | .0% |
| Don't Know | % | 25.0% | 18.8% | 14.3% | % | % | 25.9% |
| Total | 7.3% | 6.5% | 8.4% | 8.0% | .0% | % | 8.6% |

Average market-rate rents by unit type are shown in Table II.10.30, 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.

| Table II.10.30 | | | | | | |
|--|----------------------------|---------------------|------------------------|---------------------|----------------------|--------------|
| Average Market Rate Rents by Number of Bedrooms | | | | | | |
| Johnson County | | | | | | |
| RVS Data, December 2016 | | | | | | |
| Number of Bedrooms | Single Family Units | Duplex Units | Apartment Units | Mobile Homes | “Other” Units | Total |
| Efficiency | \$ | \$ | \$437 | \$ | \$ | \$437 |
| One | \$675 | \$500 | \$543 | \$ | \$ | \$552 |
| Two | \$838 | \$733 | \$647 | \$500 | \$1,150 | \$746 |
| Three | \$1,013 | \$988 | \$738 | \$710 | \$ | \$910 |
| Four | \$1,200 | \$ | \$ | \$ | \$ | \$1,200 |
| Five | \$ | \$ | \$1,500 | \$ | \$ | \$1,500 |
| Total | \$983 | \$857 | \$600 | \$678 | \$1,150 | \$783 |

Table II.10.31, 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.

| Table II.10.31 Single Family Market Rate Rents by Vacancy Status Johnson County RVS Data, December 2016 | | | |
|--|---------------------|-------------------------------|--------------|
| Average Rents | Single Family Units | Available Single Family Units | Vacancy Rate |
| Less Than \$500 | | | % |
| \$500 to \$1,000 | 20 | 1 | 5.0% |
| \$1,000 to \$1,500 | 19 | 2 | 10.5% |
| Above \$1,500 | 2 | 0 | .0% |
| Missing | 0 | 0 | % |
| Total | 41 | 3 | 7.3% |

The availability of apartment units by average rent is displayed in Table II.10.32 below. The lowest vacancy rate was seen in apartment units renting for 500 to 1,000 dollars, with a vacancy rate of 7.8 percent.

| Table II.10.32 Apartment Market Rate Rents by Vacancy Status Johnson County RVS Data, December 2016 | | | |
|--|-----------------|---------------------------|--------------|
| Average Rents | Apartment Units | Available Apartment Units | Vacancy Rate |
| Less Than \$500 | 12 | 2 | 16.7% |
| \$500 to \$1,000 | 179 | 14 | 7.8% |
| \$1,000 to \$1,500 | | | % |
| Above \$1,500 | | | % |
| Missing | 0 | 0 | % |
| Total | 191 | 16 | 8.4% |

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 did not 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 by unit type and condition are displayed below.

| Table II.10.33 Condition by Unit Type Johnson County RVS Data, December 2016 | | | | | | | |
|---|---------------------|--------------|-----------------|--------------|---------------|------------|------------|
| Conditions | Single Family Units | Duplex Units | Apartment Units | Mobile Homes | “Other” Units | Don’t Know | Total |
| Poor | | | | | | . | |
| Fair | | | | | | . | |
| Average | 0 | 0 | 36 | 0 | 0 | . | 36 |
| Good | 36 | 21 | 86 | 16 | 2 | . | 161 |
| Excellent | 5 | 10 | 69 | 9 | 0 | . | 93 |
| Don’t Know | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 41 | 31 | 191 | 25 | 2 | 0 | 290 |

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.

| Table II.10.34 | | | |
|---|----------------------------|--------------------------------------|---------------------|
| Condition of Single Family Units by Vacancy Status | | | |
| Johnson County | | | |
| RVS Data, December 2016 | | | |
| Condition | Single Family Units | Available Single Family Units | Vacancy Rate |
| Poor | | | % |
| Fair | | | % |
| Average | 0 | 0 | % |
| Good | 36 | 3 | 8.3% |
| Excellent | 5 | 0 | .0% |
| Don't Know | 0 | 0 | % |
| Total | 41 | 3 | 7.3% |

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 good condition, and had a vacancy rate of 4.7 percent.

| Table II.10.35 | | | |
|---|------------------------|----------------------------------|---------------------|
| Condition of Apartment Units by Vacancy Status | | | |
| Johnson County | | | |
| RVS Data, December 2016 | | | |
| Condition | Apartment Units | Available Apartment Units | Vacancy Rate |
| Poor | | | % |
| Fair | | | % |
| Average | 36 | 4 | 11.1% |
| Good | 86 | 4 | 4.7% |
| Excellent | 69 | 8 | 11.6% |
| Don't Know | 0 | 0 | % |
| Total | 191 | 16 | 8.4% |

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, below, 7 respondents said they would prefer more single family units, 3 respondents wanted more apartment units, and 2 respondents indicated they would prefer more units of any type.

| Table II.10.36 | |
|---|--------------------------------------|
| If you had the opportunity to own/manage more units, how many would you prefer | |
| Johnson County | |
| RVS Data, December 2016 | |
| Unit Type | Respondents citing more units |
| Single family units | 7 |
| Duplex Units | 2 |
| Apartments | 3 |
| Mobile homes | 1 |
| Other | 1 |
| All types | 2 |
| Total | 16 |

Table, II.10.37, below, shows the most common answers from the 2016 calendar year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Johnson County had a total of 7 respondents, with an average persons per household of 2.2 people. Of new residents to Johnson County, 83.3 percent were married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved for a better quality of life.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 42.9 percent of respondents owning thier residence. The average mortgage payment in Johnson County was \$0 and the average rent was \$550. When asked if they were satisfied with their current housing, 71.4 percent said they were satisfied with thier current housing.

| Table II.10.37 Most Replied Response Johnson County HNA Survey: Calendar Year 2016 | |
|---|--|
| Question | Most Replied Answer (%) |
| Demographics | |
| Total Number of Respondents | 7 |
| Number of persons in household (Average) | 2.2 |
| Current age | 25 to 34 years old (33.3%) |
| Marital status | Married (83.3%) |
| Primary reason for moving to Wyoming | Better quality of life (28.6%) |
| In which industry are you primarily employed | Retired (42.9%) |
| Highest education level completed | High School Diploma/GED (28.6%) |
| Total household income from all sources | Less than \$10,000 dollars (25.0%) |
| Current Housing Characteristics | |
| Current Residence | Single family home (71.4%) |
| Do you own or rent | Own (42.9%) |
| How many bedrooms (Average) | 2.3 |
| How many full bathrooms (Average) | 1.7 |
| Average mortgage payment | \$0 |
| Average rental payment | \$550 |
| Are you satisfied with your current housing | Satisfied with current housing (71.4%) |
| Housing Demand (If unsatisfied with current housing) | |
| Reason you are unsatisfied | Need more bedrooms (100.0%) |
| Are you seeking to change your housing situation | Seeking different housing (100.0%) |
| What type of unit are you seeking | Single family home (100.0%) |
| Type of tenure seeking | Seeking to buy (100.0%) |
| If own, do you plan on building or buying | Buy an existing unit (100.0%) |
| Expected building price | Not sure (100.0%) |

For residents who are unsatisfied with their current housing, 100.0 percent were unsatisfied because they need more bedrooms. When asked what type of unit they were seeking, the most common response, 100.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 100.0 percent wanted to buy and 0.0 wanted to rent their next residence. Additional survey data are presented in **Volume II. Technical Appendix**.¹²²

¹²² Percentages presented here may vary slightly from those in the technical appendix. This is because the percentages here are calculated with the missing responses excluded, where the percentages calculated in the technical appendix include all responses, even if they are missing.

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 2015 5-year ACS data, 0 or 0.0 percent of households in Johnson County were overcrowded and another 2 or .1 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.

| Table II.10.38 | | | | |
|---|------------------------|---------------------|----------------------------|--------------|
| Overcrowding and Severe Overcrowding | | | | |
| Johnson County | | | | |
| 2010-2015 5-Year ACS Data | | | | |
| Household | No Overcrowding | Overcrowding | Severe Overcrowding | Total |
| Johnson County | | | | |
| Owner | | | | |
| Households | 2,621 | 0 | 2 | 2,623 |
| Percentage | 99.9% | .0% | .1% | 100.0% |
| Renter | | | | |
| Households | 1,026 | 0 | 0 | 1,026 |
| Percentage | 100.0% | .0% | .0% | 100.0% |
| Total | | | | |
| Households | 3,647 | 0 | 2 | 3,649 |
| Percentage | 99.9% | .0% | .1% | 100.0% |
| State of Wyoming | | | | |
| Owner | | | | |
| Households | 154,753 | 1,453 | 469 | 156,675 |
| Percentage | 98.8% | .9% | .3% | 100.0% |
| Renter | | | | |
| Households | 67,381 | 2,063 | 746 | 70,190 |
| Percentage | 96.0% | 2.9% | 1.1% | 100.0% |
| Total | | | | |
| Households | 222,134 | 3,516 | 1,215 | 226,865 |
| Percentage | 97.9% | 1.5% | .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 2015 5-year ACS, a total of 367 units or 8.1 percent of all housing units in Johnson County were lacking complete kitchen facilities. This compared to 2.6 percent of households statewide without complete kitchen facilities. These data are presented in Table II.10.39, at right.

| Table II.10.39 Housing Units with Incomplete Kitchen Facilities Johnson County 2010-2015 5-Year ACS Data | | |
|---|-----------------------|-------------------------|
| Facilities | Johnson County | State of Wyoming |
| Complete Kitchen Facilities | 4,165 | 259,728 |
| Lacking Complete Kitchen Facilities | 367 | 6,902 |
| Total Housing Units | 4,532 | 266,630 |
| Percent Lacking | 8.1% | 2.6% |

At the time of the 2014 ACS, a total of 231 units or 5.1 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.10.40, below.

| Table II.10.40 Housing Units with Incomplete Plumbing Facilities Johnson County 2010-2015 5-Year ACS Data | | |
|--|-----------------------|-------------------------|
| Facilities | Johnson County | State of Wyoming |
| Complete Plumbing Facilities | 4,301 | 260,327 |
| Lacking Complete Plumbing Facilities | 231 | 6,303 |
| Total Households | 4,532 | 266,630 |
| Percent Lacking | 5.1% | 2.4% |

The third type of housing problem reported in the 2014 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, 11.4 percent of households had a cost burden and 9.8 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 15.0 percent of homeowners with a mortgage in Johnson County experienced a cost burden and 11.2 percent experienced a severe cost burden, while 10.6 percent of renters had a cost burden and 11.6 percent had a severe cost burden, as seen in Table II.10.41, on the following page.

| Table II.10.41 | | | | | |
|---|----------------------------|------------------|------------------|-------------------------|--------------|
| Cost Burden and Severe Cost Burden by Tenure | | | | | |
| Johnson County 2010-2015 5-Year ACS Data | | | | | |
| Households | Less Than 30.0% | 31% - 50% | Above 50% | Not Computed | Total |
| Johnson County | | | | | |
| Owner With a Mortgage | | | | | |
| Households | 1,039 | 213 | 159 | 7 | 1,418 |
| Percent | 73.3% | 15.0% | 11.2% | .5% | 100.0% |
| Owner Without a Mortgage | | | | | |
| Households | 1,032 | 94 | 79 | 0 | 1,205 |
| Percent | 85.6% | 7.8% | 6.6% | .0% | 100.0% |
| Renter | | | | | |
| Households | 577 | 109 | 119 | 221 | 1,026 |
| Percent | 56.2% | 10.6% | 11.6% | 21.5% | 100.0% |
| Total | | | | | |
| Households | 2,648 | 416 | 357 | 228 | 3,649 |
| Percent | 72.6% | 11.4% | 9.8% | 6.2% | 100.0% |
| State of Wyoming | | | | | |
| Owner With a Mortgage | | | | | |
| Households | 69,811 | 14,672 | 7,792 | 270 | 92,545 |
| Percent | 75.4% | 15.9% | 8.4% | .3% | 100.0% |
| Owner Without a Mortgage | | | | | |
| Households | 57,084 | 4,008 | 2,501 | 537 | 64,130 |
| Percent | 89.0% | 6.2% | 3.9% | .8% | 100.0% |
| Renter | | | | | |
| Households | 37,742 | 13,764 | 11,313 | 7,371 | 70,190 |
| Percent | 53.8% | 19.6% | 16.1% | 10.5% | 100.0% |
| Total | | | | | |
| Households | 164,637 | 32,444 | 21,606 | 8,178 | 226,865 |
| Percent | 72.6% | 14.3% | 9.5% | 3.6% | 100.0% |

2017 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 *2016 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 717 households in Johnson County, from 3,782 in 2010 to 4,499 in 2040. Homeowners are expected to increase from 2,686 households in 2010 to 3,216 by 2040. Renters are anticipated to increase from 1,096 households in 2010 to 1,283 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 59 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 30 to 50 percent of MHI is expected to increase by 46 households and by 78 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 44 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 12 households over the period. Table II.10.42, below, provides details of the household forecast by tenure and income.

| Table II.10.42 | | | | | | |
|---|--------------|---------------|---------------|---------------|-------------|--------------|
| Household Forecast by Tenure and Income | | | | | | |
| Johnson County | | | | | | |
| Strong Growth Scenario | | | | | | |
| Year | 0-30% | 31-50% | 51-80% | 81-95% | 96+% | Total |
| Homeowners by Percent of Median Household Income | | | | | | |
| 2010 | 302 | 235 | 397 | 175 | 1,578 | 2,686 |
| 2015 | 294 | 230 | 388 | 170 | 1,541 | 2,623 |
| 2020 | 324 | 253 | 427 | 188 | 1,697 | 2,888 |
| 2025 | 333 | 260 | 438 | 192 | 1,740 | 2,963 |
| 2030 | 343 | 268 | 452 | 199 | 1,795 | 3,056 |
| 2035 | 353 | 275 | 464 | 204 | 1,846 | 3,142 |
| 2040 | 361 | 282 | 475 | 209 | 1,889 | 3,216 |
| Renters by Percent of Median Household Income | | | | | | |
| 2010 | 260 | 68 | 227 | 122 | 419 | 1,096 |
| 2015 | 244 | 64 | 213 | 114 | 392 | 1,026 |
| 2020 | 277 | 73 | 242 | 129 | 446 | 1,167 |
| 2025 | 282 | 74 | 246 | 132 | 454 | 1,189 |
| 2030 | 291 | 76 | 254 | 136 | 467 | 1,224 |
| 2035 | 298 | 78 | 260 | 139 | 480 | 1,256 |
| 2040 | 305 | 80 | 266 | 142 | 490 | 1,283 |
| Total Households by Percent of Median Household Income | | | | | | |
| 2010 | 562 | 304 | 624 | 296 | 1,996 | 3,782 |
| 2015 | 538 | 294 | 600 | 284 | 1,933 | 3,649 |
| 2020 | 601 | 326 | 669 | 317 | 2,143 | 4,056 |
| 2025 | 615 | 334 | 684 | 324 | 2,195 | 4,152 |
| 2030 | 634 | 344 | 705 | 334 | 2,263 | 4,280 |
| 2035 | 651 | 354 | 725 | 343 | 2,326 | 4,398 |
| 2040 | 666 | 362 | 741 | 351 | 2,379 | 4,499 |

