

JOHNSON COUNTY

Demographics

The Census Bureau’s current census estimates indicate that Johnson County’s population decreased from 8,569 in 2010 to 8,486 in 2016, or by 1.0 percent. This compares to a statewide population change of 3.9 percent over the period. The number of people from 25 to 35 years of age decreased by 7.7 percent, and the number of people from 55 to 64 years of age decreased by 1.6 percent. The white population decreased by 3.3 percent, while the black population increased by 393.8 percent. The Hispanic population increased from 276 to 388 people between 2010 and 2016 or by 40.6 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 2016 Current Census Estimates						
Subject	Johnson County			Wyoming		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	8,569	8,486	-1.0%	563,626	585,501	3.9%
Age						
Under 14 years	1,555	1,575	1.3%	113,371	116,796	3.0%
15 to 24 years	841	804	-4.4%	78,460	77,293	-1.5%
25 to 34 years	949	876	-7.7%	77,649	81,948	5.5%
35 to 44 years	957	956	-0.1%	66,966	71,334	6.5%
45 to 54 years	1,298	1,010	-22.2%	83,577	69,052	-17.4%
55 to 64 years	1,381	1,359	-1.6%	73,513	81,266	10.5%
65 and Over	1,588	1,906	20.0%	70,090	87,812	25.3%
Race						
White	8,339	8,066	-3.3%	529,110	543,387	2.7%
Black	16	79	393.8%	5,135	7,753	51.0%
American Indian and Alaskan Native	95	126	32.6%	14,457	15,762	9.0%
Asian	40	77	92.5%	4,649	5,856	26.0%
Native Hawaiian or Pacific Islander	0	4	inf%	521	673	29.2%
Two or more races	79	134	69.6%	9,754	12,070	23.7%
Ethnicity (of any race)						
Hispanic or Latino	276	388	40.6%	50,231	58,413	16.3%

Table II.10.2, on the following page, presents the population of Johnson County by age and gender from the 2010 Census and 2016 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 2016, the number of males rose to 4,283 persons, and accounted for 50.5 percent of the population, with the remaining 49.5 percent, or 4,203 persons being female.

Table II.10.2 Population by Age and Gender Johnson County 2010 Census and Current Census Estimates							
Age	2010 Census			2016 Current Census Estimates			% Change 10-16
	Male	Female	Total	Male	Female	Total	
Under 14 years	802	753	1,555	845	730	1,575	1.3%
15 to 24 years	436	405	841	429	375	804	-4.4%
25 to 44 years	482	467	949	422	454	876	-7.7%
45 to 54 years	488	469	957	478	478	956	-0.1%
55 to 64 years	665	633	1,298	495	515	1,010	-22.2%
65 and Over	720	661	1,381	676	683	1,359	-1.6%
Total	4,365	4,204	8,569	4,283	4,203	8,486	-1.0%
% of Total	50.9%	49.1%	.	50.5%	49.5%	.	

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 ¹³⁴	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.

¹³⁴ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

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

Table II.10.4, 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.

Household 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 2015 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, below, 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 vacant housing units in Johnson County as reported in the 2015 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 2015 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 zero males and 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, below, 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, on the following page, 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 7 persons during the first half of 2017. 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 1,324 persons over the time period.

Table II.10.18			
Driver’s Licenses Exchanged and Surrendered			
Johnson County			
WYDOT Data, 2000 – First Half of 2017			
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	204	179	25
2017 – First Half	86	79	7
Total	4,058	2,734	1,324

Economics

The HUD estimated MFI for Johnson County was \$65,900 in 2017. This compares to Wyoming’s MFI of \$74,700. Diagram II.10.1, below, illustrates the estimated MFI for 2000 through 2017.

Diagram II.10.1
Estimated Median Family Income
 Johnson County vs. Wyoming
 HUD Data: 2000-2016

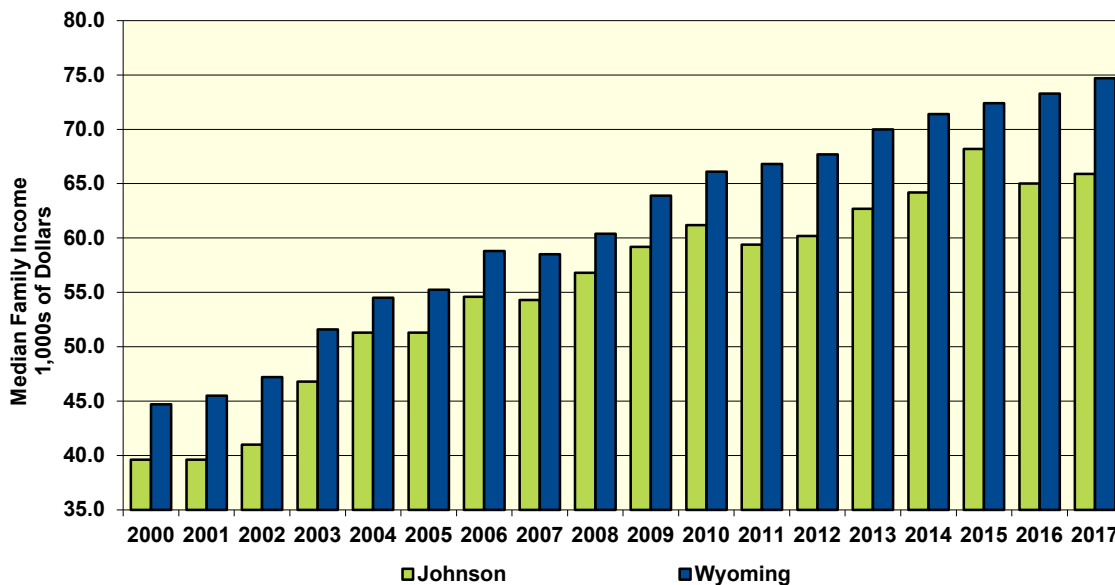


Table II.10.19 below shows the labor force statistics for Johnson County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2006 with a rate of 3.1 percent. The highest level of unemployment occurred during 2009 rising to a rate of 7.5 percent. This compared to a statewide low of 2.8 percent in 2007 and statewide high of 6.4 percent in 2010. Over the last year the unemployment rate in Johnson County increased from 4.9 percent in 2015 to 5.3 percent in 2016, which compared to a statewide increase to 5.3 percent.

Table II.10.19 Labor Force Statistics Johnson County 1990 - 2016 BLS Data					
Year	Johnson County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	165	3,250	3,415	4.8%	5.3%
1991	177	3,182	3,359	5.3%	5.2%
1992	191	3,104	3,295	5.8%	5.6%
1993	155	3,186	3,341	4.6%	5.3%
1994	140	3,476	3,616	3.9%	5%
1995	135	3,455	3,590	3.8%	4.8%
1996	140	3,601	3,741	3.7%	4.9%
1997	161	3,558	3,719	4.3%	4.8%
1998	150	3,593	3,743	4%	4.7%
1999	130	3,788	3,918	3.3%	4.6%
2000	135	3,438	3,573	3.8%	3.9%
2001	137	3,388	3,525	3.9%	3.8%
2002	139	3,436	3,575	3.9%	4%
2003	160	3,492	3,652	4.4%	4.3%
2004	134	3,578	3,712	3.6%	3.8%
2005	142	3,641	3,783	3.8%	3.6%
2006	119	3,696	3,815	3.1%	3.2%
2007	129	3,759	3,888	3.3%	2.8%
2008	133	3,919	4,052	3.3%	3.1%
2009	308	3,792	4,100	7.5%	6.3%
2010	309	4,226	4,535	6.8%	6.4%
2011	284	4,233	4,517	6.3%	5.8%
2012	238	4,234	4,472	5.3%	5.3%
2013	226	4,248	4,474	5.1%	4.7%
2014	202	4,279	4,481	4.5%	4.2%
2015	205	4,012	4,217	4.9%	4.2%
2016	225	4,002	4,227	5.3%	5.3%

Diagram II.10.2 on the following page shows the employment and labor force for Johnson County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 4,002 persons, with the labor force reaching 4,227, indicating there were a total of 225 unemployed persons.

Diagram II.10.2
Employment and Labor Force
 Johnson County
 1990 – 2016 BLS Data

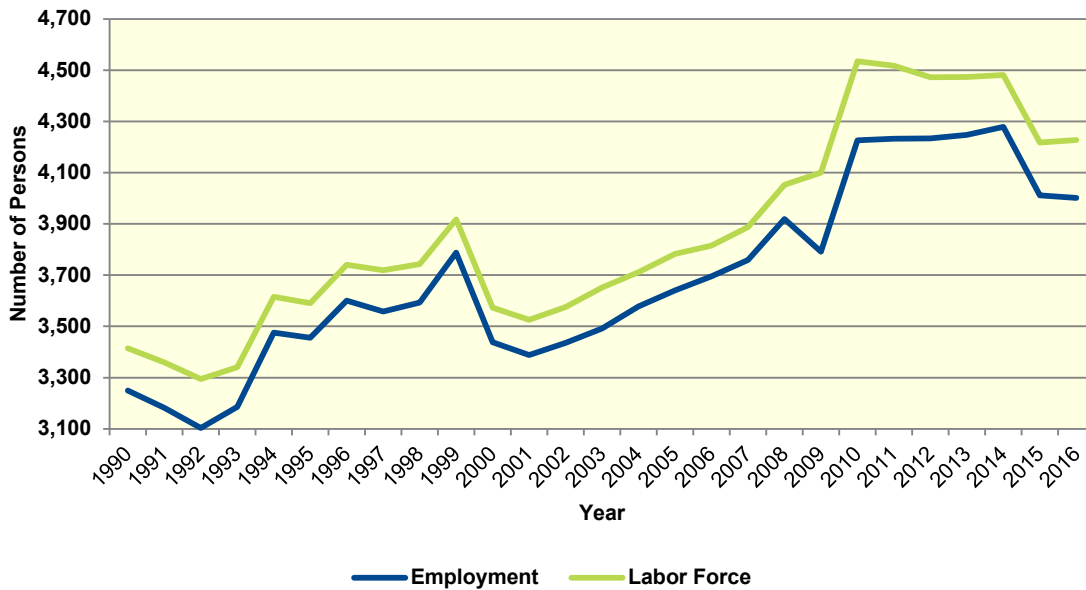
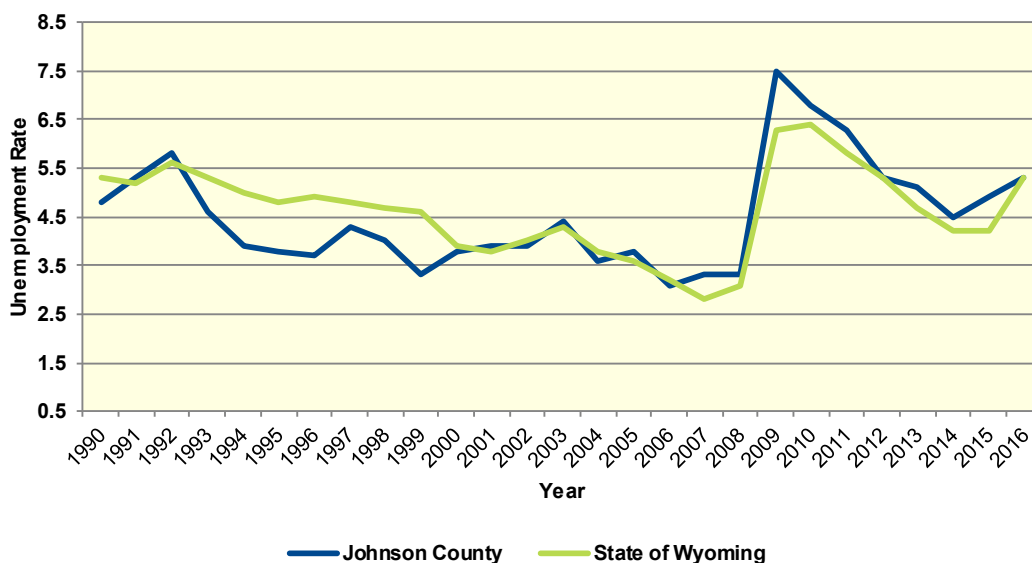


Diagram II.10.3 below shows the unemployment rate for both the state and Johnson County. During the 1990s the average rate for Johnson County was 4.3 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate averaged of 4.1 percent over the decade, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 5.5 percent. Over the course of the entire period Johnson County had an average unemployment rate lower than the state, 4.6 percent for Johnson County, versus 4.6 statewide.

Diagram II.10.3
Annual Unemployment Rate
 Johnson County
 1990 – 2016 BLS Data



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 only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. Data from this series are from the period of January 2005 through December 2016 and are presented in Table II.10.20, below, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment decreased from 3,153 persons in 2015 to 3,102 in 2016, a change of 1.6 percent.

Table II.10.20											
Total Monthly Employment											
Johnson County											
BLS QCEW Data, 2001–2016(p)											
Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	3,025	3,229	3,298	3,324	3,016	3,038	3,147	3,193	3,244	3,057	2,904
Feb	3,104	3,221	3,295	3,294	2,999	3,054	3,101	3,142	3,247	3,023	2,882
Mar	3,185	3,246	3,332	3,280	3,023	3,090	3,159	3,235	3,257	3,053	2,955
Apr	3,197	3,203	3,415	3,186	3,099	3,116	3,234	3,236	3,352	3,082	2,972
May	3,418	3,441	3,551	3,374	3,277	3,280	3,375	3,425	3,460	3,180	3,106
Jun	3,643	3,693	3,844	3,568	3,566	3,548	3,594	3,665	3,816	3,401	3,394
Jul	3,532	3,589	3,744	3,591	3,426	3,384	3,500	3,589	3,572	3,295	3,261
Aug	3,434	3,614	3,793	3,503	3,375	3,390	3,400	3,487	3,570	3,233	3,224
Sep	3,480	3,599	3,817	3,493	3,392	3,405	3,373	3,451	3,463	3,245	3,234
Oct	3,427	3,552	3,706	3,377	3,458	3,340	3,372	3,407	3,527	3,180	3,161
Nov	3,358	3,440	3,578	3,227	3,325	3,254	3,290	3,317	3,388	3,083	3,094
Dec	3,319	3,433	3,541	3,143	3,243	3,188	3,269	3,316	3,296	3,003	3,036
Annual	3,344	3,438	3,576	3,363	3,267	3,257	3,318	3,372	3,433	3,153	3,102
% Change	4.9%	2.8%	4.0%	-6.0%	-2.9%	-0.3%	1.9%	1.6%	1.8%	-8.2%	-1.6%

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 \$685 in 2015. In 2016, average weekly wages saw an increase of 0.7 percent over the prior year, rising to \$690, or by 5 dollars. These data are shown in Table II.10.21, below.

Table II.10.21						
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	3.9%
2003	427	452	431	476	447	5.4%
2004	442	467	445	495	463	3.6%
2005	477	492	487	532	497	7.3%
2006	537	597	554	642	583	17.3%
2007	584	592	579	657	603	3.4%
2008	613	612	642	703	643	6.6%
2009	613	600	620	631	616	-4.2%
2010	580	586	576	649	598	-2.9%
2011	572	604	611	657	612	2.3%
2012	612	652	615	715	649	6.0%
2013	653	696	651	726	682	5.1%
2014	691	728	708	771	725	6.3%
2015	687	686	648	722	685	-5.5%
2016(p)	680	679	678	722	690	0.7%

Total business establishments reported by the QCEW are displayed in Table II.10.22, below. Between 2015 and 2016, the total number of business establishments in Wyoming increased by 1.5 percent, from 479 to 486 establishments.

Table II.10.22						
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	384	
2002	397	410	408	410	406	5.7%
2003	403	416	416	419	414	2.0%
2004	418	438	441	447	436	5.3%
2005	438	441	439	447	441	1.1%
2006	447	454	464	458	456	3.4%
2007	454	472	475	480	470	3.1%
2008	479	481	487	487	484	3.0%
2009	483	490	493	489	489	1.0%
2010	480	485	476	478	480	-1.8%
2011	480	483	488	481	483	0.6%
2012	481	485	475	477	480	-0.6%
2013	487	490	496	489	491	2.3%
2014	485	487	477	485	484	-1.4%
2015	478	487	476	475	479	-1.0%
2016	472	488	491	491	486	1.5%

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 \$650 in fourth quarter 2015 to \$596 in fourth quarter 2016, or by 8.4 percent. Detached single-family home rents decreased by 7.1 percent, and rents for mobile homes on a lot increased by 3.4 percent.

Johnson County rental prices experienced average annualized increases of 1.2

percent for apartments, 1.3 percent for houses, and 0.9 percent for mobile homes plus a lot since fourth quarter 1998 through fourth quarter 2016.¹³⁵ These figures compare to state average annualized increases in rental prices of 0.8 percent for apartments, 1.2 percent for houses, 1.0 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots. Table II.10.23, above, presents the Johnson County data for each rental type.¹³⁶

Table II.10.23				
Semiannual Average Monthly Rental Prices				
Johnson County				
EAD Data, 1986:Q4 – 2016:Q4, 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
Q4.16	596	.	968	598

¹³⁵ Data from 1986 to 1997 for Johnson County is not reported by the EAD.

¹³⁶ 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 decreased from 17 authorizations in 2015 to 8 in 2016.

The real value of single-family building permits decreased from \$295,427 in 2015 to \$243,750 in 2016. This compares to an increase in permit value statewide, with values rising from \$353,167 in 2015 to \$353,422 in 2016. Additional details are given in Table II.10.24, below.

Table II.10.24 Building Permits and Valuation Johnson County Census Bureau Data, 1980–2016							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	19	4	3	0	26	120,080	0
1981	18	8	0	0	26	107,560	0
1982	8	2	4	0	14	76,725	0
1983	10	0	0	0	10	102,559	0
1984	10	0	0	0	10	77,599	0
1985	7	0	0	0	7	65,643	0
1986	1	0	0	0	1	61,069	0
1987	0	0	0	0	0	0	0
1988	0	0	0	0	0	0	0
1989	2	0	0	0	2	103,983	0
1990	1	0	0	0	1	128,777	0
1991	1	0	0	0	1	124,637	0
1992	1	0	0	0	1	121,862	0
1993	2	0	0	0	2	119,024	0
1994	3	0	0	0	3	116,543	0
1995	3	0	0	0	3	114,163	0
1996	20	24	0	0	44	104,002	0
1997	29	0	0	0	29	171,009	0
1998	31	0	0	0	31	169,620	0
1999	24	0	0	0	24	156,458	0
2000	12	0	0	0	12	175,565	0
2001	15	6	4	0	25	120,957	0
2002	26	2	4	38	70	100,896	31,239
2003	25	0	0	0	25	91,044	0
2004	9	2	4	0	15	160,755	0
2005	25	0	0	0	25	147,249	0
2006	41	2	0	0	43	167,665	0
2007	45	2	0	0	47	152,666	0
2008	14	2	8	0	24	211,964	0
2009	5	0	0	0	5	255,433	0
2010	1	0	0	11	12	121,105	96,584
2011	3	0	0	0	3	291,262	0
2012	4	0	0	0	4	181,125	0
2013	7	0	4	0	11	234,992	0
2014	9	0	4	0	13	234,714	0
2015	17	2	0	0	19	295,427	0
2016	8	0	0	0	8	243,750	0

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2016, the average sales price in Johnson County was \$229,457. This represented a decrease of -1.4 percent from the previous year. Wyoming’s average was \$280,428, an increase of 1.7 percent over the previous year. A comparison of average sales prices between 2000 and 2016 is displayed in Table II.10.25, on the following page.

Table II.10.25 Average Sales Prices Johnson County vs. Wyoming DOR Data, 2000–2016				
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
2016	229,457	-1.4	280,428	1.7

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually during the past 16 years, with the most recent survey conducted in June 2017.¹³⁷ During June 2017, a total of 28 surveys were completed by property managers in Johnson County. Of the 216 rental units surveyed, 18 were vacant, indicating a vacancy rate of 8.3 percent, as shown in Table II.10.26, at right. This rate compares to a 9.6 percent vacancy rate one year ago and a statewide June 2017 vacancy rate of 10.2 percent.

Diagram II.10.4, 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 2017 estimate shows the vacancy rate falling below the statewide average.

Table II.10.26 Total Units, Vacant Units, and Vacancy Rate Johnson County RVS Data, June 2001–June 2017				
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%
2017a	28	216	18	8.3%

¹³⁷ Those signified as a in the “year” column of Table II.10.26 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
Vacancy Rates by Year
 Johnson County vs. Wyoming
 RVS Data, June 2001 - June 2017

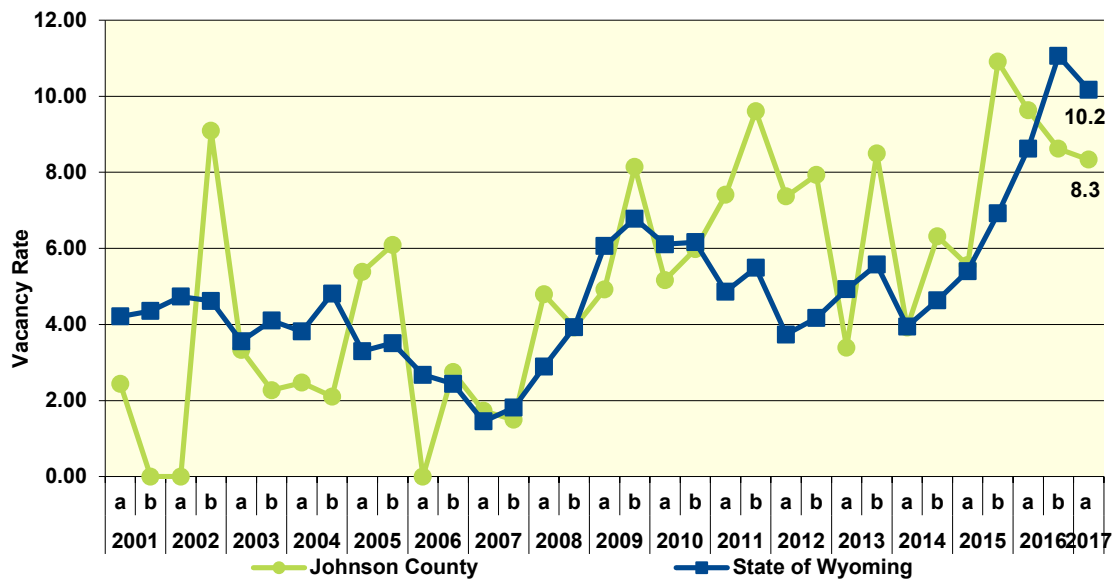


Diagram II.10.5, below, shows the average rent of single-family and apartment units in Johnson County. In 2017, average rents for single-family units fell to \$942 and average rents for apartments increased to \$614.

Diagram II.10.5
Average Rent of Single Family and Apartment Units
 Johnson County
 RVS Data, June 2006 - June 2017

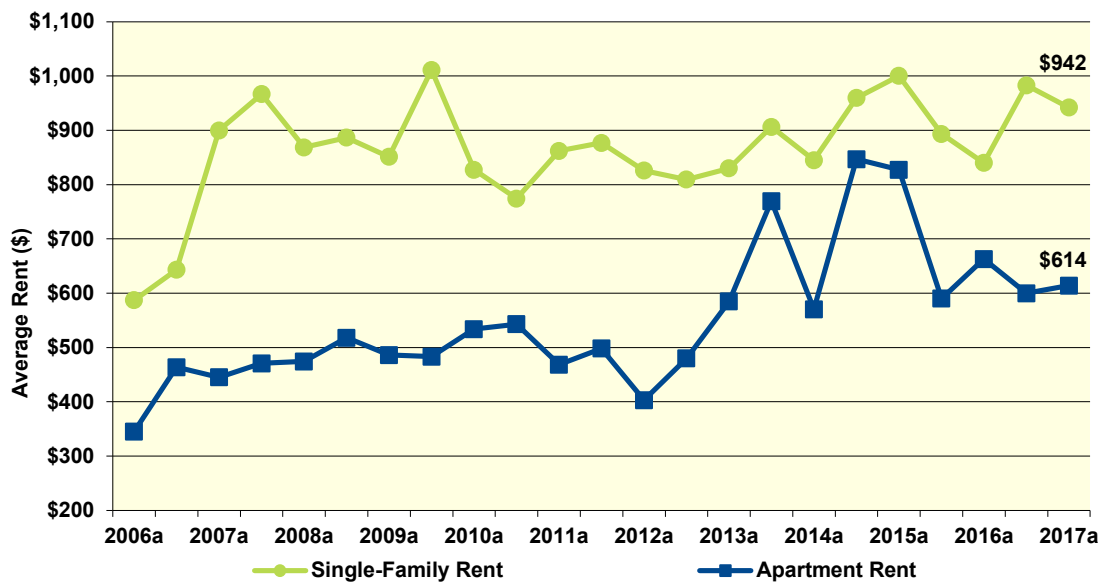


Table II.10.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 29 single family units in Johnson County, with 1 of them available. This translates into a vacancy rate of 3.4 percent in Johnson County, which compares to a single family vacancy rate of 5.8 percent for the State of Wyoming. There were 131 apartment units reported in the survey, with 15 of them available, which resulted in a vacancy rate of 11.5 percent. This compares to a statewide vacancy rate of 11.2 percent for apartment units across the state.

Table II.10.27			
Rental Vacancy Survey by Type			
Johnson County			
RVS Data, June 2017			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	29	1	3.4%
Duplex units	21	0	.0%
Apartments	131	15	11.5%
Mobile Homes	16	1	6.3%
"Other" Units	4	0	.0%
Don't Know	15	1	6.7%
Total	216	18	8.3%

Table II.10.28 below reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 13 units. The most common apartment units were one bedroom units, with 63 units. Additional details of unit types by bedrooms are reported below.

Table II.10.28							
Rental Units by Number of Bedrooms							
Johnson County							
RVS Data, June 2017							
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	1	63	0	0	.	65
Two	13	10	24	5	4	.	56
Three	10	10	21	9	0	.	50
Four	2	0	0	0	0	.	2
Five	1	0	2	0	0	.	3
Don't Know	2	0	15	2	0	15	34
Total	29	21	131	16	4	15	216

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.10.29, on the following page, one bedroom apartments were the most available apartment units, with two bedroom units being the most available single family unit .

Table II.10.29							
Available Rental Units by Number of Bedrooms							
Johnson County RVS Data, June 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	2	0	0	.	2
One	0	0	8	0	0	.	8
Two	1	0	4	0	0	.	5
Three	0	0	1	1	0	.	2
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don't Know	0	0	0	0	0	1	1
Total	1	0	15	1	0	1	18

Table II.10.30 below shows the vacancy rate by bedroom size for each type of unit. The most common type of apartment units, one bedroom units, had a vacancy rate of 12.7 percent. Two bedroom units were the most common type of single family unit, and had a vacancy rate of 7.7 percent.

Table II.10.30							
Vacancy Rates by Number of Bedrooms							
Johnson County RVS Data, June 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	33.3%	%	%		33.3%
One	.0%	.0%	12.7%	%	%		12.3%
Two	7.7%	.0%	16.7%	.0%	.0%		8.9%
Three	.0%	.0%	4.8%	11.1%	%		4.0%
Four	.0%	%	%	%	%		.0%
Five	.0%	%	.0%	%	%		.0%
Don't Know	.0%	%	.0%	.0%	%	6.7%	2.9%
Total	3.4%	.0%	11.5%	6.3%	.0%	6.7%	8.3%

Average market-rate rents by unit type are shown in Table II.10.31, 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.10.31						
Average Market Rate Rents by Number of Bedrooms						
Johnson County RVS Data, June 2017						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$500	\$	\$	\$500
One	\$675	\$	\$593	\$	\$	\$602
Two	\$958	\$775	\$706	\$670	\$1,163	\$829
Three	\$908	\$992	\$754	\$755	\$	\$871
Four	\$1,475	\$	\$	\$	\$	\$1,475
Five	\$1,200	\$	\$1,500	\$	\$	\$1,400
Total	\$942	\$905	\$614	\$704	\$1,163	\$777

Table II.10.32 below shows vacancy rates for single family units by average rental rates for Johnson County. The most common rent for a single family unit was between 500 to 1,000 dollars and units in this price range had a vacancy rate of 5.00 percent.

Table II.10.32			
Single Family Market Rate Rents by Vacancy Status			
Johnson County			
RVS Data, June 2017			
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	5	0	.0%
Above \$1,500	2	0	.0%
Missing	2	0	.0%
Total	29	1	3.4%

The availability of apartment units by average rent is displayed in Table II.10.33, below. The most common rent for an apartment unit was between 500 to 1,000 dollars and units in this price range had a vacancy rate of 10.26 percent.

Table II.10.33			
Apartment Market Rate Rents by Vacancy Status			
Johnson County			
RVS Data, June 2017			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	6	3	50.0%
\$500 to \$1,000	117	12	10.3%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	8	0	.0%
Total	131	15	11.5%

Table II.10.34, 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 excellent condition. Details by unit type and condition are displayed below.

Table II.10.34							
Condition by Unit Type							
Johnson County							
RVS Data, June 2017							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	0	0	6	0	0	.	6
Average	0	0	0	3	0	.	3
Good	18	18	23	4	2	.	65
Excellent	9	3	94	7	2	.	115
Don’t Know	2	0	8	2	0	15	27
Total	29	21	131	16	4	15	216

The availability of single family units based on their condition is displayed in Table II.10.35, below. As can be seen single family units in good condition had a vacancy rate of 5.56 percent.

Table II.10.35			
Condition of Single Family Units by Vacancy Status			
Johnson County RVS Data, June 2017			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	0	0	%
Good	18	1	5.6%
Excellent	9	0	.0%
Don't Know	2	0	.0%
Total	29	1	3.4%

Table II.10.36, below shows the availability of apartment units based on their condition. As can be seen apartment units in excellent condition, and had a vacancy rate of 5.3 percent.

Table II.10.36			
Condition of Apartment Units by Vacancy Status			
Johnson County RVS Data, June 2017			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	6	3	50.0%
Average	0	0	%
Good	23	7	30.4%
Excellent	94	5	5.3%
Don't Know	8	0	.0%
Total	131	15	11.5%

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, 2 respondents said they would prefer more single family units, 3 respondents wanted more apartment units, and 5 respondents indicated they would prefer more units of any type.

Table II.10.37	
If you had the opportunity to own/manage more units, how many would you prefer	
Johnson County RVS Data, June 2017	
Unit Type	Respondents citing more units
Single family units	2
Duplex Units	1
Apartments	3
Mobile homes	2
Other	0
All types	5
Total	13

Table, II.10.38, below, shows the most common answers from the 2017 fiscal 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 9 respondents, with an average persons per household of 2.1 people. Of new residents to Johnson County, 87.5 percent were married and the most common age group arriving in the state was 45 to 54 years old. Most new residents moved to be closer to friends or relatives.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 33.3 percent of respondents owning thier residence. The average mortgage payment in Johnson County was \$0 and the average rent was \$427. When asked if they were satisfied with their current housing, 66.7 percent said they were satisfied with thier current housing.

Table II.10.38 Most Replied Response Johnson County HNA Survey: Fiscal Year 2017	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	9
Number of persons in household (Average)	2.1
Current age	45 to 54 years old (37.5%)
Marital status	Married (87.5%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (33.3%)
In which industry are you primarily employed	Retired (33.3%)
Highest education level completed	High School Diploma/GED (33.3%)
Total household income from all sources	Less than \$10,000 dollars (16.7%)
Current Housing Characteristics	
Current Residence	Single family home (55.6%)
Do you own or rent	Own (33.3%)
How many bedrooms (Average)	2.1
How many full bathrooms (Average)	1.5
Average mortgage payment	\$0
Average rental payment	\$427
Are you satisfied with your current housing	Satisfied with current housing (66.7%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Need more bedrooms (50.0%)
Are you seeking to change your housing situation	Seeking different housing (50.0%)
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 buying price	.
Expected building price	Not sure (100.0%)
Expected rental price	.

For residents who are unsatisfied with their current housing, 50.0 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.**¹³⁸

¹³⁸ 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.10.39, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.10.39				
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.10.40, at right.

Table II.10.40 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 2015 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.10.41, below.

Table II.10.41 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 2015 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.10.42, on the following page.

Table II.10.42					
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 WCDA Loan Profile

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 392 loans purchased in Johnson County between 1979 and 2017, with 2 occurring in fiscal 2017. The average home size over the period was 1,287 square feet and 2,024 square feet in fiscal 2017. For homes receiving a WCDA loan in fiscal 2017, the average year a home was built was 2003. The average household income in fiscal 2017 in nominal terms, without the effects of inflation being taken into consideration, was \$55,455. The average purchase price in fiscal 2017 was \$186,250. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix**.

Johnson County's population held steady, as many counties in the State saw population declines.¹³⁹ As the population holds steady, affordable housing is a top-rated need in the County.¹⁴⁰ Johnson County also experienced lower unemployment rates than the rest of State.¹⁴¹ The lack of decline in population and lower unemployment rates may indicate that Johnson County was less impacted by the recent economic decline in the State.

¹³⁹ <https://oilcitywyo.com/economy/2017/05/22/state-reports-fewer-births-marriages-deaths/>

¹⁴⁰ http://www.buffalobulletin.com/news/article_87ca3e4a-460a-11e7-a981-f3327349cfbc.html

¹⁴¹ <https://www.sheridanmedia.com/news/sheridan-johnson-county-unemployment-rates-lower-state-average93767>

