

JOHNSON COUNTY

Demographics

The Census Bureau's current census estimates indicate that Johnson County's population increased from 8,569 in 2010 to 8,628 in 2013, or by 0.7 percent. This compares to a statewide population growth of 3.4 percent over the period. The number of people from 25 to 44 years of age increased by 0.1 percent, and the number of people from 55 to 64 years of age increased by 3.5 percent. The white population decreased by -1.4 percent, while the black population increased by 425.0 percent. The Hispanic population increased from 276 to 380 people between 2010 and 2013 or by 37.7 percent. These data are presented in Table II.10.1, below.

Table II.10.1						
Profile of Population Characteristics						
Wyoming vs. Johnson County						
2010 Census and 2013 Current Census Estimates						
Subject	Johnson County			Wyoming		
	2010 Census	Jul-13	% Change	2010 Census	Jul-13	% Change
Population	8,569	8,628	0.7%	563,626	582,658	3.4%
Age						
Under 14 years	1,555	1,585	1.9%	113,371	115,337	1.7%
15 to 24 years	841	875	4.0%	78,460	80,908	3.1%
25 to 44 years	1,906	1,907	.1%	144,615	151,055	4.5%
45 to 54 years	1,298	1,085	-16.4%	83,577	76,258	-8.8%
55 to 64 years	1,381	1,430	3.5%	73,513	80,411	9.4%
65 and Over	1,588	1,746	9.9%	70,090	78,689	12.3%
Race						
White	8,339	8,226	-1.4%	529,110	539,936	2.0%
Black	16	84	425.0%	5,135	10,186	98.4%
American Indian and Alaskan Native	95	128	34.7%	14,457	15,258	5.5%
Asian	40	65	62.5%	4,649	5,506	18.4%
Native Hawaiian or Pacific Islander	0	1	%	521	630	20.9%
Two or more races	79	124	57.0%	9,754	11,142	14.2%
Ethnicity (of any race)						
Hispanic or Latino	276	380	37.7%	50,231	56,363	12.2%

Table II.10.2, on the following page, presents the population of Johnson County by age and gender from the 2010 Census and 2013 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 2013, the number of males rose to 4,396 persons, and accounted for 51.0 percent of the population, with the remaining 49.0 percent, or 4,232 persons being female.

Table II.10.2 Population by Age and Gender Johnson County 2010 Census and 2013 Current Census Estimates							
Age	2010 Census			2012 ³ Current Census Estimates			% Change 10-13
	Male	Female	Total	Male	Female	Total	
Under 14 years	802	753	1,555	830	755	1,585	1.9%
15 to 24 years	436	405	841	455	420	875	4.0%
25 to 44 years	970	936	1,906	990	917	1,907	.1%
45 to 54 years	665	633	1,298	547	538	1,085	-16.4%
55 to 64 years	720	661	1,381	728	702	1,430	3.5%
65 and Over	772	816	1,588	846	900	1,746	9.9%
Total	4,365	4,204	8,569	4,396	4,232	8,628	0.7%
% of Total	50.9%	49.1%	.	51.0%	49.0%	.	

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 ¹⁰⁵	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

¹⁰⁵ 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 2013 5-year ACS data. Household type is broken down by family households and non-family households. In 2013, there were an estimated 2,379 family households, of which 2,103 housed married couple families and 276 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 161 families, or a female householder with no husband present, of which there were 115 families. There were also an estimated 1,300 "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 64.7 percent, which compared to the statewide rate of 66.0 percent. Of the family households in Johnson County, 88.4 percent were married households, which compared to 80.3 percent in the State of Wyoming.

Table II.10.4				
Household Type by Tenure				
Johnson County 2009-2013 5-Year ACS Data				
Family Type	Johnson County		State of Wyoming	
	Johnson County	% of Total	State of Wyoming	% of Total
Family households	2,379	64.7%	147,018	66.0%
Married-couple family	2,103	88.4%	118,096	80.3%
Owner-occupied housing units	1,791	85.2%	98,615	83.5%
Renter-occupied housing units	312	14.8%	19,481	16.5%
Other family	276	11.6%	28,922	19.7%
Male householder, no wife present	161	6.8%	9,489	32.8%
Owner-occupied housing units	74	46.0%	5,628	59.3%
Renter-occupied housing units	87	54.0%	3,861	40.7%
Female householder, no husband present	115	4.8%	19,433	67.2%
Owner-occupied housing units	94	81.7%	9,887	50.9%
Renter-occupied housing units	21	18.3%	9,546	49.1%
Nonfamily households	1,300	35.3%	75,828	34.0%
Owner-occupied housing units	766	58.9%	42,072	55.5%
Renter-occupied housing units	534	41.1%	33,756	44.5%
Total	3,679	100.0%	222,846	100.0%

Table II.10.5, on the following page, displays the 2013 5-year ACS census data for household type by household size. In 2013, there were 1,371 two-person family households, 438 three-person family households and 320 four-person family households. One-person non-family households made up 89.0 percent of all non-family households or an estimated 1,157 households. Johnson County's two persons households made up 41.2 percent of total housing units and four person households made up an additional 8.7 percent, which compares to 38.1 and 12.0 percent, respectively, for the State of Wyoming.

Table II.10.5				
Household Type by Household Size				
Johnson County				
2009-2013 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Johnson County				
One Person	.	1,157	1,157	31.4%
Two Person	1,371	143	1,514	41.2%
Three Person	438	0	438	11.9%
Four Person	320	0	320	8.7%
Five Person	170	0	170	4.6%
Six Person	52	0	52	1.4%
Seven Person	28	0	28	.8%
Total	2,379	1,300	3,679	100.0%
State of Wyoming				
One Person	.	61,218	61,218	27.5%
Two Person	72,730	12,119	84,849	38.1%
Three Person	29,544	1,649	31,193	14.0%
Four Person	25,977	671	26,648	12.0%
Five Person	11,552	70	11,622	5.2%
Six Person	4,695	101	4,796	2.2%
Seven Person	2,520	0	2,520	1.1%
Total	147,018	75,828	222,846	100.0%

The 2013 5-year ACS census estimates also provided information on tenure by household size. According to the 2013 ACS estimates, of the 1,514 two-person households, 1,230 were owner-occupied and 284 were renter-occupied. Of the 320 four-person households, 227 were owner-occupied and 93 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				
2009-2013 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Johnson County				
One Person	712	445	1,157	31.4%
Two Person	1,230	284	1,514	41.2%
Three Person	347	91	438	11.9%
Four Person	227	93	320	8.7%
Five Person	135	35	170	4.6%
Six Person	46	6	52	1.4%
Seven Person or more	28	0	28	.8%
Total	2,725	954	3,679	100.0%
State of Wyoming				
One Person	35,664	25,554	61,218	27.5%
Two Person	66,532	18,317	84,849	38.1%
Three Person	21,797	9,396	31,193	14.0%
Four Person	19,095	7,553	26,648	12.0%
Five Person	7,948	3,674	11,622	5.2%
Six Person	3,612	1,184	4,796	2.2%
Seven Person or more	1,554	966	2,520	1.1%
Total	156,202	66,644	222,846	100.0%

As seen in Table II.10.7, on the following page, Johnson County had a total of 4,525 housing units of which 3,679 or 81.3 percent were occupied. Of these occupied units, 74.1 percent, or 2,725 units were owner occupied, which compares to a statewide rate of 70.1. A total of 846 units or 18.7 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.10.7 Housing Units by Tenure Johnson County 2009-2013 5-Year ACS Data				
Tenure	Johnson County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,679	81.3%	222,846	84.7
Owner-Occupied	2,725	74.1%	156,202	70.1
Renter-Occupied	954	25.9%	66,644	29.9
Vacant Housing Units	846	18.7%	40,194	15.3
Total Housing Units	4,525	100.0%	263,040	100.0

Table II.10.8, below, shows that of the 846 housing units in Johnson County as reported in the 2013 ACS data, 135 or 16.0 percent were for rent and 77 or 9.1 percent were for sale. An estimated 461 units were for seasonal, recreational, or occasional use, and 116 or 13.7 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.6 percent for “other vacant” units.

Table II.10.8 Disposition of Vacant Housing Units Johnson County 2009-2013 5-Year ACS Data				
Disposition	Johnson County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	135	16.0%	5,920	14.7%
Rented, but not occupied	50	5.9%	1,757	4.4%
For sale only	77	9.1%	2,733	6.8%
Sold, but not occupied	0	.0%	774	1.9%
For seasonal, recreational, or occasional use	461	54.5%	17,878	44.5%
For migrant workers	7	.8%	448	1.1%
Other vacant	116	13.7%	10,684	26.6%
Total	846	100.0%	40,194	100.0%

Table II.10.9, at right, presents different income statistics for Johnson County. According to the 2013 ACS data averages, median family income for Johnson County was \$63,343 compared to the statewide average of \$70,868. Per capita income for Johnson County, which is calculated by dividing total income by population, was \$28,072, which compared to \$28,902 for the State of Wyoming.

Table II.10.9 Median and Per Capita Income Johnson County 2009-2013 5-Year ACS Data		
Income Type	Johnson County	Wyoming
Median Family Income	63,343	70,868
Median Household Income	57,004	57,406
Per Capita Income	28,072	28,902

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 557 households or 15.1 percent with incomes under \$15,000 compared to 9.8 percent of households in Wyoming. There were another 654 households that had incomes between \$35,000 and \$49,999, which accounted for 17.8 percent of households and compared to 13.9 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 17.6 percent of total households and numbered 646 in Johnson County.

Table II.10.10				
Households by Income				
Johnson County 2009-2013 5-Year ACS Data				
Income	Johnson County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	557	15.1%	21,737	9.8%
15,000 - 19,999	79	2.1%	10,770	4.8%
20,000 - 24,999	140	3.8%	10,936	4.9%
25,000 - 34,999	228	6.2%	22,748	10.2%
35,000 - 49,999	654	17.8%	30,917	13.9%
50,000 - 74,999	894	24.3%	43,782	19.6%
75,000 - 99,999	481	13.1%	32,050	14.4%
100,000 and above	646	17.6%	49,906	22.4%
Total	3,679	100.0%	222,846	100.0%

Poverty statistics were also reported in the 2013 5-year ACS estimates, and these data are displayed in Table II.10.11, below. In total, the poverty rate in Johnson County was 7.5 percent, which compared to a statewide poverty rate of 11.5 percent in Wyoming. The male population in Johnson County had a poverty rate of 6.1 percent and the female population had a poverty rate of 9.1 percent. There were 0 males and 0 females in poverty under the age of 5. Overall, .0 percent of persons in poverty in Johnson County were under the age of five, which compared to 13.7 percent statewide. The elderly population, comprised of individuals 65 years of older, had 173 individuals with incomes below the poverty level which represented 27.0 percent of the total population in poverty. In the State of Wyoming there were 4,477 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

Table II.10.11				
Poverty by Age				
Johnson County 2009-2013 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Johnson County				
5 and Below	0	0	0	.0%
6 to 18	0	58	58	9.0%
18 to 64	193	217	410	64.0%
65 and Older	76	97	173	27.0%
Total	269	372	641	100.0%
Poverty Rate	6.1%	9.1%	7.5%	.
State of Wyoming				
5 and Below	4,701	4,002	8,703	13.7%
6 to 18	6,212	6,084	12,296	19.3%
18 to 64	16,170	22,097	38,267	60.0%
65 and Older	1,628	2,849	4,477	7.0%
Total	28,711	35,032	63,743	100.0%
Poverty Rate	10%	13%	11.5%	.

Table II.10.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2009 and 2013, Johnson County saw an average of 2,371 owner-occupied single-family units compared to 429 single-family rental units. In Johnson County, single-family units comprised 76.1 percent of all households compared with 71.8 percent statewide. Johnson County had a total of 200 apartment rental units and total apartment units accounted for 5.8 percent of all

households. In the State of Wyoming, apartment units accounted for 8.1 percent of total households. There were also an estimated 497 mobile homes in Johnson County, which comprised 13.5 percent of all occupied housing units and compared to 13.4 statewide.

Table II.10.12 Households by Unit Type Johnson County 2009-2013 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Johnson County				
Single-Family Unit	2,371	429	2,800	76.1%
Duplex	0	36	36	1.0%
Tri- or Four-Plex	0	131	131	3.6%
Apartments	15	200	215	5.8%
Mobile Homes	339	158	497	13.5%
Boat, RV, Van, Etc.	0	0	0	.0%
Total	2,725	954	3,679	100.0%
State of Wyoming				
Single-Family Unit	132,122	27,957	160,079	71.8%
Duplex	670	4,638	5,308	2.4%
Tri- or Four-Plex	515	8,793	9,308	4.2%
Apartments	657	17,325	17,982	8.1%
Mobile Homes	21,912	7,894	29,806	13.4%
Boat, RV, Van, Etc.	326	37	363	.2%
Total	156,202	66,644	222,846	100.0%

Table II.10.13, below, shows the number of households by year of construction. As shown, 17.7 percent, or 652 units, were built in 1939 or earlier in the county, and another 107 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 669, which accounted for 18.2 percent of all households, and an additional 49 households, or 1.3 percent, were built in 2005 or later. These figures compare to 2,633 households, or 1.2 percent, that were built from 2005 or later statewide.

Table II.10.13 Households by Year Built Johnson County 2009-2013 5-Year ACS Data				
Year Built	Johnson County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	652	17.7%	24,806	11.1%
1940 to 1949	107	2.9%	10,660	4.8%
1950 to 1959	298	8.1%	22,003	9.9%
1960 to 1969	367	10.0%	18,965	8.5%
1970 to 1979	594	16.1%	50,045	22.5%
1980 to 1989	368	10.0%	33,947	15.2%
1990 to 1999	575	15.6%	26,271	11.8%
2000 to 2004	669	18.2%	33,516	15.0%
Built 2005 or Later	49	1.3%	2,633	1.2%
Total	3,679	100.0%	222,846	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 accounting for only 4.7 percent of total housing units, while households with five and six rooms accounted for 17.1 and 17.9 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 2009-2013 5-Year ACS Data				
Number of Rooms	Johnson County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	211	4.7%	4,380	1.7%
Two	163	3.6%	6,986	2.7%
Three	493	10.9%	19,468	7.4%
Four	487	10.8%	43,545	16.6%
Five	774	17.1%	52,356	19.9%
Six	812	17.9%	40,659	15.5%
Seven	491	10.9%	32,683	12.4%
Eight	295	6.5%	25,669	9.8%
Nine or more	799	17.7%	37,294	14.2%
Total	4,525	100.0%	263,040	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 40 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 19.1 percent of total households in Johnson County, which compared to 24.2 percent statewide. In Johnson County, the 1,627 households with three bedrooms accounted for 44.2 percent of all households, and there were only 172 five-bedroom or more households, which accounted for 4.7 percent of all households.

Table II.10.15				
Households by Number of Bedrooms				
Johnson County 2009-2013 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Johnson County				
None	0	40	40	1.1%
One	137	238	375	10.2%
Two	418	286	704	19.1%
Three	1,345	282	1,627	44.2%
Four	676	85	761	20.7%
Five or more	149	23	172	4.7%
Total	2,725	954	3,679	100.0%
State of Wyoming				
None	284	1,753	2,037	.9%
One	4,120	12,902	17,022	7.6%
Two	28,174	25,768	53,942	24.2%
Three	72,120	18,595	90,715	40.7%
Four	36,386	5,304	41,690	18.7%
Five or more	15,118	2,322	17,440	7.8%
Total	156,202	66,644	222,846	100.0%

The age of a structure influences its value. As shown in Table II.10.16, at right, structures built in 1939 or earlier had a median value of \$171,300, while structures built between 1950 and 1959 had a median value of \$156,800 and those built between 1990 to 1999 had a median value of \$270,600. The newest structures tended to have the highest values and those built between 2000 and 2004 and from 2005 or later had median values of \$295,600 and \$, respectively. The total average median value in Johnson County was \$228,800, which compared to \$185,900 in the State of Wyoming.

Table II.10.16 Median Value by Year Structure Built Johnson County 2009-2013 5-Year ACS Data		
Year Built	Johnson County	State of Wyoming
1939 or earlier	171,300	154,300
1940 to 1949	121,500	136,700
1950 to 1959	156,800	156,800
1960 to 1969	239,000	176,000
1970 to 1979	221,500	182,000
1980 to 1989	238,000	196,100
1990 to 1999	270,600	225,600
2000 to 2004	295,600	253,100
Built 2005 or Later		239,800
Total	228,800	185,900

Household mortgage status is reported in Table II.10.17, below. In Johnson County, households with a mortgage accounted for 56.5 percent of all households or 1,540 housing units, and the remaining 43.5 percent or 1,185 units had no mortgage. Of those units with a mortgage, 172 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,368 or 88.8 percent had no second mortgage or no home equity loan.

Table II.10.17 Mortgage Status Johnson County 2009-2013 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	1,540	56.5%	93,495	59.9%
With either a second mortgage or home equity loan, but not both	172	11.2%	13,352	14.3%
Second mortgage only	54	31.4%	6,691	50.1%
Home equity loan only	118	68.6%	6,661	49.9%
Both second mortgage and home equity loan	0	.0%	598	.6%
No second mortgage and no home equity loan	1,368	88.8%	79,545	85.1%
Housing units without a mortgage	1,185	43.5%	62,707	40.1%
Total	2,725	100.0%	156,202	100.00%

The median rent in Johnson County was \$576 as compared to \$647 statewide, as seen in Table II.10.18, below.

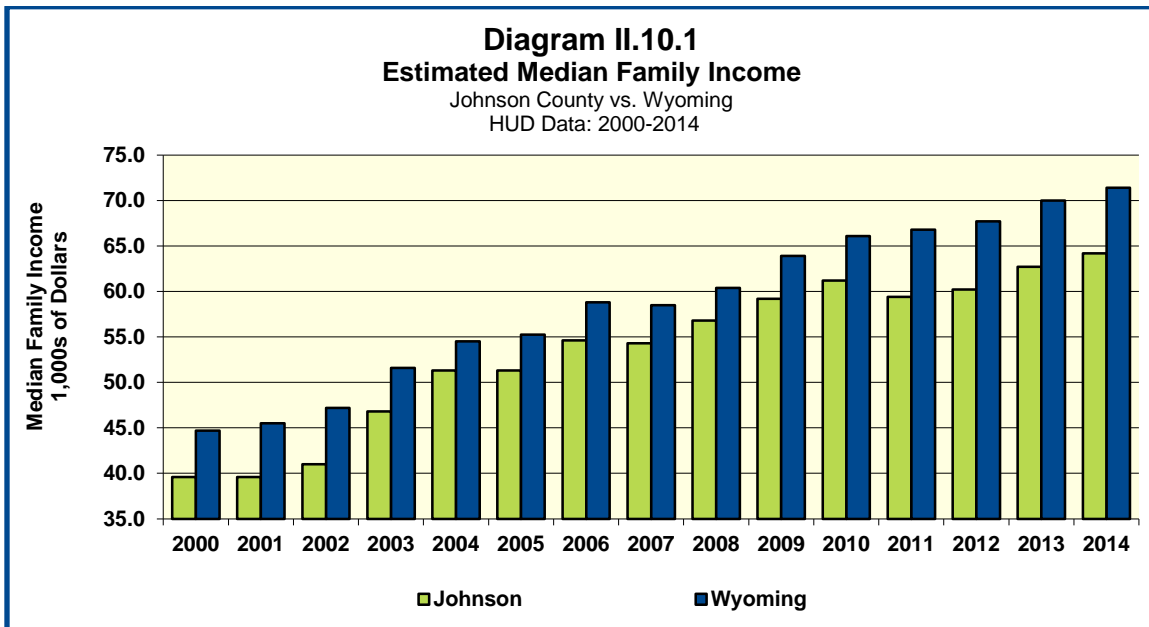
Table II.10.18 Median Rent Johnson County 2009-2013 5-Year ACS Data	
Place	Rent
Johnson County	\$576
State of Wyoming	\$647

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 36 persons during 2014. The driver’s license total exchanges since 2000 for Johnson County are presented below in Table II.10.19 and indicate a net increase of 1,249 persons over the time period.

Table II.10.19			
Driver’s Licenses Exchanged and Surrendered			
Johnson County			
WYDOT Data, 2000–2014			
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
Total	3,575	2,326	1,249

Economics

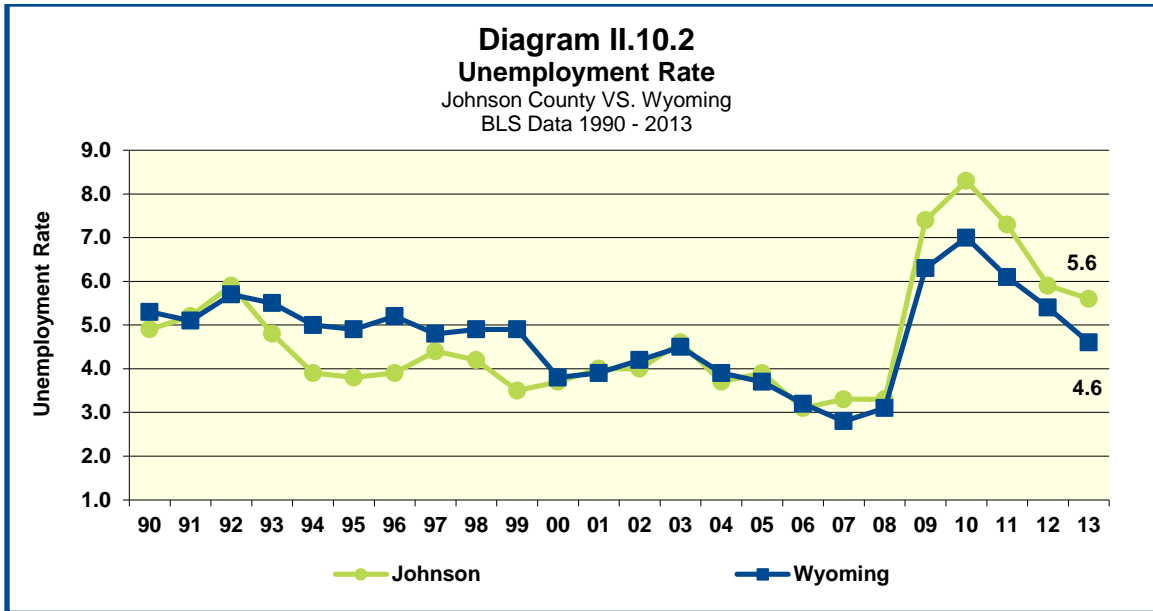
The HUD estimated MFI for Johnson County was \$64,200 in 2014.¹⁰⁶ This compares to Wyoming’s MFI of \$71,400. Diagram II.10.1, below, illustrates the estimated MFI for 2000 through 2014.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Johnson County’s labor force, defined as the number of persons working or actively seeking work, decreased by 26 persons, from 4,049 in 2012 to 4,023 in 2013. Employment decreased by 10 persons; unemployment decreased by 16 persons; and the unemployment rate, the number of

¹⁰⁶ 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.

unemployed persons as a percentage of the labor force, decreased from 5.9 percent in 2012 to 5.6 in 2013, as shown below in Diagram II.10.2.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers, and unpaid family workers are not included in QCEW estimates. As shown in Table II.10.20, below, annual total monthly employment increased by 1.63 percent between 2012 and 2013, from a total of 3,318 to 3,372 workers. Preliminary estimates shows employment increased to 3,802 persons in June 2014.

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014(p)
Jan	2,739	2,878	3,025	3,229	3,298	3,324	3,016	3,038	3,147	3,193	3,244
Feb	2,770	2,899	3,104	3,221	3,295	3,294	2,999	3,054	3,101	3,142	3,247
Mar	2,832	3,006	3,185	3,246	3,332	3,280	3,023	3,090	3,159	3,235	3,257
Apr	2,953	3,012	3,197	3,203	3,415	3,186	3,099	3,116	3,234	3,236	3,354
May	3,161	3,225	3,418	3,441	3,551	3,374	3,277	3,280	3,375	3,425	3,447
Jun	3,383	3,496	3,643	3,693	3,844	3,568	3,566	3,548	3,594	3,665	3,802
Jul	3,224	3,428	3,532	3,589	3,744	3,591	3,426	3,384	3,500	3,589	.
Aug	3,162	3,404	3,434	3,614	3,793	3,503	3,375	3,390	3,400	3,487	.
Sep	3,168	3,347	3,480	3,599	3,817	3,493	3,392	3,405	3,373	3,451	.
Oct	3,151	3,264	3,427	3,552	3,706	3,377	3,458	3,340	3,372	3,407	.
Nov	3,012	3,162	3,358	3,440	3,578	3,227	3,325	3,254	3,290	3,317	.
Dec	3,000	3,148	3,319	3,433	3,541	3,143	3,243	3,188	3,269	3,316	.
Annual	3,046	3,189	3,344	3,438	3,576	3,363	3,267	3,257	3,318	3,372	.
% Change	4.57	4.69	4.86	2.81	4.01	-5.96	-2.85	-0.31	1.87	1.63	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. As shown in Table II.10.21, on the following page, annual average weekly wages increased by 5.08 percent between 2012 and 2013, from a total of \$649 to \$682. In the second quarter of 2014 preliminary estimates show average weekly wages rose to \$728.

Table II.10.21 Average Weekly Wages Johnson County BLS QCEW Data, 2001–2014(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(p)	691	728	.	.	.	.

Total business establishments reported by the QCEW are displayed in Table II.10.22, below. Annual establishments increased by 2.29 percent between 2012 and 2013, from a total of 480 to 491 establishments. Preliminary estimates indicate the total number of establishments decreased to 485 in the second quarter of 2014.

Table II.10.22 Number of Establishments Johnson County BLS QCEW Data, 2001–2014(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	362	385	400	390	384	.
2002	397	410	408	410	406	5.73
2003	403	416	416	419	414	1.97
2004	418	438	441	447	436	5.31
2005	438	441	439	447	441	1.15
2006	447	454	464	458	456	3.40
2007	454	472	475	480	470	3.07
2008	479	481	487	487	484	2.98
2009	483	490	493	489	489	1.03
2010	480	485	476	478	480	-1.84
2011	480	483	488	481	483	0.63
2012	481	485	475	477	480	-0.62
2013	487	490	496	489	491	2.29
2014(p)	485	485	.	.	.	.

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2013, the most recent year for which data are available, Johnson County recorded 6,087 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 \$396,052,000, and real per capita income was \$45,903 in 2013. This compares to a statewide average real per capita income of \$52,826. The average earnings per job in the county was \$35,578 in 2013, while Wyoming average earnings per job was \$52,420. These data are presented in full in **Volume II. Technical Appendix**.

Housing

According to the Wyoming cost of living index, average apartment rents in Johnson County increased from \$630 in second quarter 2013 to \$631 in second quarter 2014, or by 0.2 percent. Detached single-family home rents increased by 2.9 percent, rents for mobile homes on a lot decreased by 11.2 percent.

Johnson County rental prices experienced average annualized increases of 4.0 percent for apartments, 2.6 percent for houses, 3.3 percent for mobile homes plus a lot since fourth quarter 1998 through second quarter 2014.¹⁰⁷ These figures compare to state average annualized increases in rental prices of 3.3 percent for apartments, 3.8 percent for houses, 3.5 percent for mobile homes plus a lot, and 3.1 for mobile homes lots. Table II.10.23, at right, presents the Johnson County data for each rental type.¹⁰⁸

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 four authorized units in 2012 to five in 2013. Total residential authorizations increased from four units in 2012 to nine in 2013.

The real value of single-family building permits increased from \$173,600 in 2012 to \$224,000 in 2013. The value over the past decade, in real 2013 dollars, fluctuated from a high of \$244,258 in 2012 to a low of \$87,045 in 2003. These figures compare to the state average high of \$289,650 in 2013 and low of \$187,810 in 2003. Additional details of permit activity are given in Table II.10.24, on the following page.

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	.	.	.	.
Q2.87	.	.	.	.
Q4.87	.	.	.	.
Q2.88	.	.	.	.
Q4.88	.	.	.	.
Q2.89	.	.	.	.
Q4.89	.	.	.	.
Q2.90	.	.	.	.
Q4.90	.	.	.	.
Q2.91	.	.	.	.
Q4.91	.	.	.	.
Q2.92	.	.	.	.
Q4.92	.	.	.	.
Q2.93	.	.	.	.
Q4.93	.	.	.	.
Q2.94	.	.	.	.
Q4.94	.	.	.	.
Q2.95	.	.	.	.
Q4.95	.	.	.	.
Q2.96	.	.	.	.
Q4.96	.	.	.	.
Q2.97	.	.	.	.
Q4.97	.	.	.	.
Q2.98	337	123	535	358
Q4.98	366	123	436	360
Q2.99	374	150	480	339
Q4.99	379	142	443	380
Q2.00	376	127	463	345
Q4.00	396	137	569	488
Q2.01	391	138	555	445
Q4.01	415	136	609	421
Q2.02	460	132	614	439
Q4.02	457	.	639	454
Q2.03	425	.	659	421
Q4.03	443	208	606	414
Q2.04	437	205	630	445
Q4.04	504	146	607	491
Q2.05	452	148	629	480
Q4.05	448	146	682	475
Q2.06	467	154	688	523
Q4.06	477	170	700	518
Q2.07	504	170	712	586
Q4.07	520	170	813	561
Q2.08	554	193	800	571
Q4.08	572	.	846	587
Q2.09	570	.	808	576
Q4.09	592	.	853	594
Q2.10	625	275	833	565
Q4.10	603	245	823	618
Q2.11	633	281	817	577
Q4.11	573	281	760	621
Q2.12	584	300	822	654
Q4.12	637	300	827	634
Q2.13	630	271	789	677
Q4.13	627	.	846	709
Q2.14	631	319	812	601

¹⁰⁷ Data from 1986 to 1997 for Johnson County is not reported by the EAD.

¹⁰⁸ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

Table II.10.24 Building Permits and Valuation Johnson County Census Bureau Data, 1980–2013									
Year	Authorized Construction in Permit Issuing Areas					WCDA		Per Unit Valuation: 1'000s of Real 2013 Dollars	
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	Single Family Units	Multi-Family Units
1980	19	4	3	.	26	.	.	114.7	.
1981	18	8	.	.	26	.	.	102.8	.
1982	8	2	4	.	14	.	.	73.3	.
1983	10	.	.	.	10	.	.	98.0	.
1984	10	.	.	.	10	.	.	74.1	.
1985	7	.	.	.	7	.	.	62.7	.
1986	1	.	.	.	1	.	.	58.3	.
1987	.	.	.	.	.	.	.	.	.
1988	.	.	.	.	.	.	.	.	.
1989	2	.	.	.	2	.	.	99.3	.
1990	1	.	.	.	1	.	.	123.0	.
1991	1	.	.	.	1	.	.	119.1	.
1992	1	.	.	.	1	.	.	116.4	.
1993	2	.	.	.	2	.	.	113.7	.
1994	3	.	.	.	3	.	.	111.3	.
1995	3	.	.	.	3	.	.	109.1	.
1996	20	24	.	.	44	.	.	99.3	.
1997	29	.	.	.	29	.	.	163.4	.
1998	31	.	.	.	31	.	.	162.0	.
1999	24	.	.	.	24	.	.	149.6	.
2000	12	.	.	.	12	.	.	167.9	.
2001	15	6	4	.	25	.	.	115.6	.
2002	26	2	4	38	70	.	.	96.5	29.9
2003	25	.	.	.	25	30	6	87.0	.
2004	9	2	4	.	15	.	.	153.7	.
2005	25	.	.	.	25	.	.	140.8	.
2006	41	2	.	.	43	.	.	160.3	.
2007	45	2	.	.	47	.	.	146.0	.
2008	14	2	8	.	24	.	.	202.7	.
2009	5	.	.	.	5	.	.	244.3	.
2010	1	.	.	11	12	.	.	115.8	92.4
2011	3	.	.	.	3	.	.	278.8	.
2012	4	.	.	.	4	.	21	173.6	.
2013	.	.	.	.	.	.	.	224.0	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2013, the average sales price in Johnson County was \$217,629. This represented an increase of 3.5 percent from the previous year. In contrast, Wyoming’s average was \$281,345 or an increase of 5.6 percent over the previous year. A comparison of average sales prices between 2000 and 2013 is displayed in Table II.10.25, on the following page.

Table II.10.25 Average Sales Prices Johnson County vs. Wyoming DOR Data, 2000–2013				
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

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually during the past 14 years, with the most recent survey conducted in December 2014.¹⁰⁹ During December 2014, a total of 34 surveys were completed by property managers in Johnson County. Of the 285 rental units surveyed, 18 were vacant, indicating a vacancy rate of 6.3 percent, as shown in Table II.10.26, below. This rate compares to an 8.5 percent vacancy rate one year ago and a statewide December 2014 vacancy rate of 4.6 percent statewide.

Table II.10.26 Total Units, Vacant Units, and Vacancy Rate Johnson County RVS Data, June 2001–December 2014				
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%

¹⁰⁹Those 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.10.3, below, 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 rose above the statewide average.

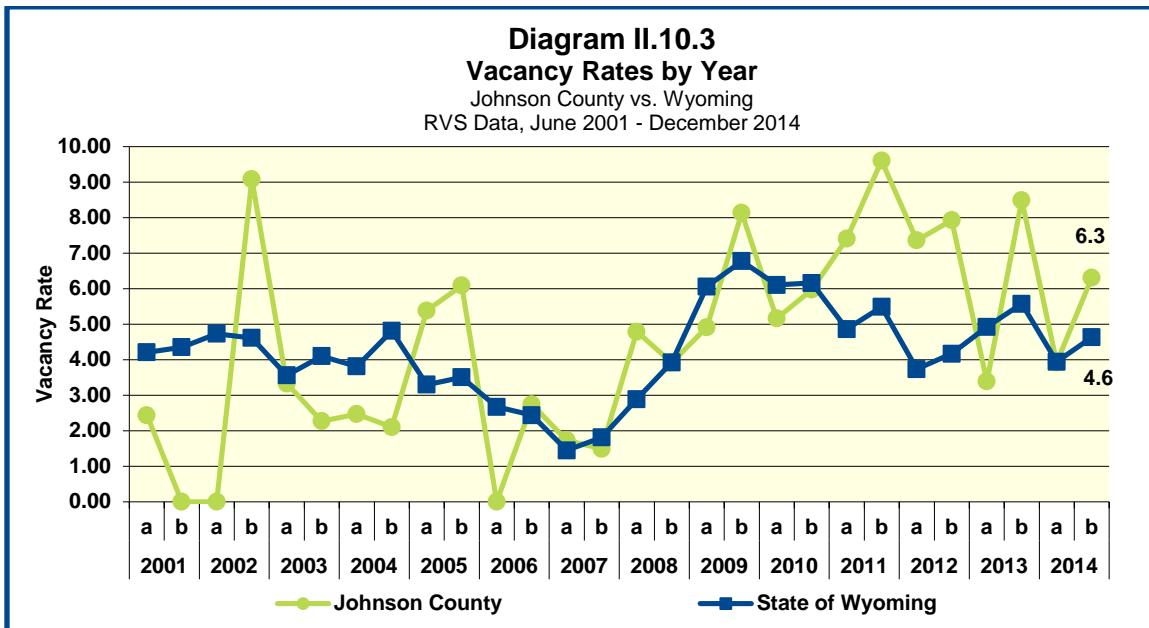


Diagram II.10.4, below, shows the average rent of single-family and apartment units in Johnson County. In 2014, average rents for single-family units rose to \$960 and average rents for apartments increased to \$847.

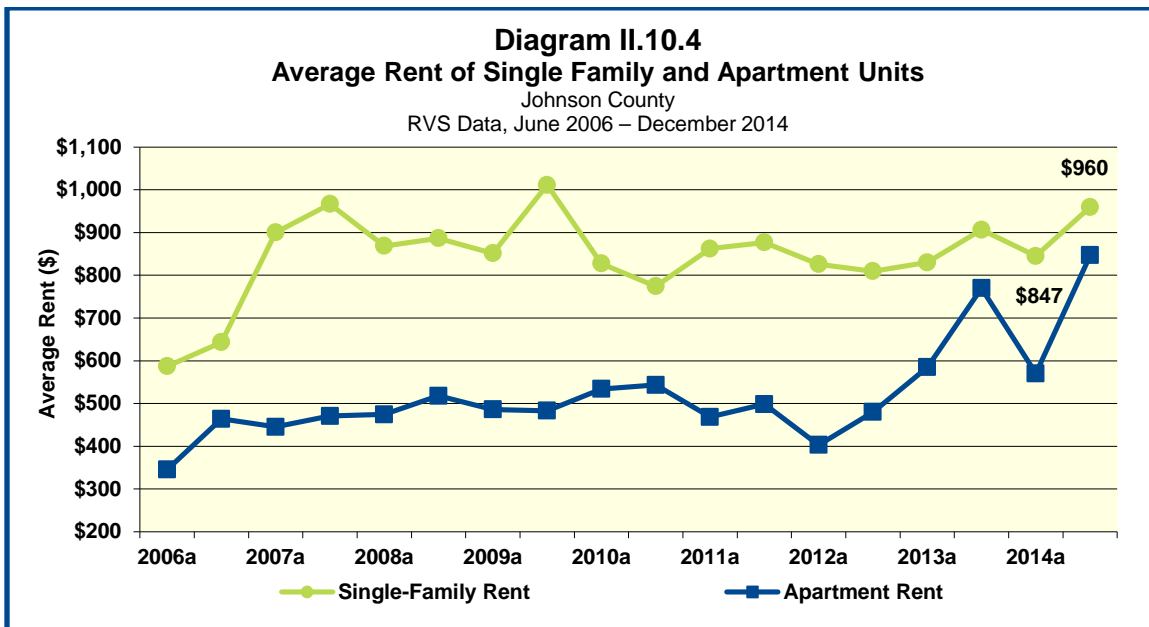


Table II.10.27, below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 27 single family units in Johnson County, with 0 of them available. This translates into a vacancy rate of .0 percent in Johnson County, which compares to a single family vacancy rate of 3.0 percent for the State of Wyoming. There were 131 apartment units reported in the survey, with 8 of them available, which resulted in a vacancy rate of 6.1 percent. This compares to a statewide vacancy rate of 3.9 percent for apartment units across the state.

Place	Total Units	Vacant Units	Vacancy Rate
Single Family	27	0	.0%
Duplex units	29	0	.0%
Apartments	131	8	6.1%
Mobile Homes	21	1	4.8%
"Other" Units	0	0	%
Don't Know	77	9	11.7%
Total	285	18	6.3%

Table II.10.28 below reports units by bedroom size. Two bedroom units were the most common type of reported single family unit, with 11 units. The most common apartment units were one bedroom units, with 63 units. Additional details of unit types by bedrooms are reported below.

Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	1	0	0	0	.	1
One	2	1	63	0	0	.	66
Two	11	15	57	15	0	.	98
Three	7	9	11	4	0	.	31
Four	2	0	0	0	0	.	2
Five	3	0	0	0	0	.	3
Don't Know	2	3	0	2	0	77	84
Total	27	29	131	21	0	77	285

Average market-rate rents by unit type are shown in Table II.10.29, on the following page. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

Table II.10.29						
Average Market Rate Rents by Bedroom Size						
Johnson County						
RVS Data, December 2014						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$400	\$	\$	\$	\$400
One	\$583	\$550	\$500	\$	\$	\$531
Two	\$808	\$681	\$609	\$588	\$600	\$686
Three	\$963	\$765	\$650	\$600	\$	\$794
Four	\$1,200	\$	\$	\$	\$	\$1,200
Five	\$2,200	\$	\$	\$	\$	\$2,200
Total	\$960	\$705	\$847	\$624	\$600	\$775

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

Table II.10.30			
Single Family Market Rate Rents by Vacancy Status			
Johnson County			
RVS Data, December 2014			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	1	0	.0%
\$500 to \$1,000	9	0	.0%
\$1,000 to \$1,500	11	0	.0%
Above \$1,500	2	0	.0%
Missing	4	0	.0%
Total	27	0	.0%

The availability of apartment units by average rent is displayed in Table II.10.31 below. The lowest vacancy rate was seen in apartment units renting for above 1,500 dollars, with a vacancy rate of 0.0 percent.

Table II.10.31			
Apartment Market Rate Rents by Vacancy Status			
Johnson County			
RVS Data, December 2014			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	25	0	.0%
\$500 to \$1,000	39	3	7.7%
\$1,000 to \$1,500			%
Above \$1,500	4	0	.0%
Missing	63	5	7.9%
Total	131	8	6.1%

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

Table II.10.32 Mobile Home Market Rate Rents by Vacancy Status Johnson County RVS Data, December 2014			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500	13	1	7.7%
\$500 to \$1,000	6	0	.0%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	2	0	.0%
Total	21	1	4.8%

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 2014							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average	4	5	0	0	0	.	9
Good	17	18	69	7	0	.	111
Excellent	4	6	62	1	0	.	73
Don’t Know	2	0	0	13	0	77	92
Total	27	29	131	21	0	77	285

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 2014			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average	4	0	.0%
Good	17	0	.0%
Excellent	4	0	.0%
Don’t Know	2	0	.0%
Total	27	0	.0%

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 5.8 percent.

Table II.10.35			
Condition of Apartment Units by Vacancy Status			
Johnson County			
RVS Data, December 2014			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair			%
Average	0	0	%
Good	69	4	5.8%
Excellent	62	4	6.5%
Don't Know	0	0	%
Total	131	8	6.1%

Table II.10.36, below, shows the availability of mobile homes units based on their condition. As can be seen the mobile home units with the lowest vacancy rates were in excellent condition, with a vacancy rate of 0.0 percent.

Table II.10.36			
Condition of Mobile Home Units by Vacancy Status			
Johnson County			
RVS Data, December 2014			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			
Fair			%
Average	0	0	%
Good	7	0	.0%
Excellent	1	0	.0%
Don't Know	13	1	7.7%
Total	21	1	4.8%

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, on the following page, respondents in Johnson County said they would prefer 12 more single family units and 11 more apartment units. In total, respondents indicated they wished to own or manage an additional 37 units.

Table II.10.37 If you had the opportunity to own/manage more units, how many would you prefer Johnson County RVS Data, December 2014	
Unit Type	More Units
Single family units	12
Duplex Units	12
Apartments	11
Mobile homes	2
Other	
Don't Know	
All types	
Total	37

Table, II.10.38, on the following page shows the most common answers from the 2014 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 24 respondents, with an average persons per household of 2.8 people. Of new residents to Johnson County, 54.2 percent were married and the most common age group arriving in the state was 25 to 34 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 50.0 percent of respondents owning their residence. The average mortgage payment in Johnson County was \$1,263 and the average rent was \$580. When asked if they were satisfied with their current housing, 87.5 percent said they were satisfied with their current housing.

Table II.10.38 Most Replied Response Johnson County HNA Survey: Calendar Year 2014	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	24
Number of persons in household (Average)	2.8
Current age	25 to 34 years old (29.2%)
Marital status	Married (54.2%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (37.5%)
In which industry are you primarily employed	Retired (25.0%)
Highest education level completed	College Graduate (25.0%)
Total household income from all sources	\$100,000 to \$124,999 dollars (33.3%)
Current Housing Characteristics	
Current Residence	Single family home (70.8%)
Do you own or rent	Own (50.0%)
How many bedrooms (Average)	3.0
How many full bathrooms (Average)	1.7
Average mortgage payment	\$1,263
Average rental payment	\$580
Are you satisfied with your current housing	Satisfied with current housing (87.5%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Affordable housing is too far from work (50.0%)
Are you seeking to change your housing situation	Not seeking different housing (75.0%)
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	Build a new unit (100.0%)
Expected buying price	\$250,000 to \$299,999 dollars (100.0%)
Expected building price	.
Expected rental price	.

For residents who are unsatisfied with their current housing, 50.0 percent were unsatisfied because affordable housing is too far from work.. 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 their next residence. Most residents wishing to buy a house anticipated spending \$250,000 to \$299,999 dollars if they were buying an existing unit. Additional survey data are presented in **Volume II. Technical Appendix**¹¹⁰.

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 2013 5-year ACS data, 40 or 1.1 percent of households in Johnson County were overcrowded and another 1 or 0.0 percent of units were severely overcrowded, as shown in Table II.10.39, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

¹¹⁰ 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.

Table II.10.39 Overcrowding and Severe Overcrowding Johnson County 2009-2013 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Johnson County				
Owner				
Households	2,710	14	1	2,725
Percentage	99.4%	.5%	.0%	100.0%
Renter				
Households	928	26	0	954
Percentage	97.3%	2.7%	.0%	100.0%
Total				
Households	3,638	40	1	3,679
Percentage	98.9%	1.1%	.0%	100.0%
State of Wyoming				
Owner				
Households	154,144	1,615	443	156,202
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	64,044	2,043	557	66,644
Percentage	96.1%	3.1%	.8%	100.0%
Total				
Households	218,188	3,658	1,000	222,846
Percentage	97.9%	1.6%	.4%	100.0%

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

At the time of the 2013 5-year ACS, a total of 239 units or 5.3 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 2009-2013 5-Year ACS Data		
Facilities	Johnson County	State of Wyoming
Complete Kitchen Facilities	4,286	256,276
Lacking Complete Kitchen Facilities	239	6,764
Total Housing Units	4,525	263,040
Percent Lacking	5.3%	2.6%

At the time of the 2013 ACS, a total of 185 units or 4.1 percent of all housing units in Johnson County were lacking complete plumbing facilities. This compared to 2.0 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 2009-2013 5-Year ACS Data		
Facilities	Johnson County	State of Wyoming
Complete Plumbing Facilities	4,340	257,728
Lacking Complete Plumbing Facilities	185	5,312
Total Households	4,525	263,040
Percent Lacking	4.1%	2.0%

The third type of housing problem reported in the 2013 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Johnson County, 15.4 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 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 21.0 percent of homeowners with a mortgage in Johnson County experienced a cost burden and 6.7 percent experienced a severe cost burden, while 12.5 percent of renters had a cost burden and 20.1 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 2009-2013 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Johnson County					
Owner With a Mortgage					
Households	1,113	324	103	0	1,540
Percent	72.3%	21.0%	6.7%	.0%	100.0%
Owner Without a Mortgage					
Households	998	122	65	0	1,185
Percent	84.2%	10.3%	5.5%	.0%	100.0%
Renter					
Households	474	119	192	169	954
Percent	49.7%	12.5%	20.1%	17.7%	100.0%
Total					
Households	2,585	565	360	169	3,679
Percent	70.3%	15.4%	9.8%	4.6%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,044	15,711	8,514	226	93,495
Percent	73.8%	16.8%	9.1%	.2%	100.0%
Owner Without a Mortgage					
Households	56,104	3,768	2,340	495	62,707
Percent	89.5%	6.0%	3.7%	.8%	100.0%
Renter					
Households	35,558	12,449	11,209	7,428	66,644
Percent	53.4%	18.7%	16.8%	11.1%	100.0%
Total					
Households	160,706	31,928	22,063	8,149	222,846
Percent	72.1%	14.3%	9.9%	3.7%	100.0%

2015 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 *2015 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 1,857 households in Johnson County, from 3,782 in 2010 to 5,639 in 2040. Homeowners are expected to increase from 2,686 households in 2010 to 3,943 by 2040. Renters are anticipated to increase from 1,096 households in 2010 to 1,697 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 122 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 92 households and by 197 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 206 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 42 households over the period. Table II.1.43, below, provides details of the household forecast by tenure and income.

Table II.1.43						
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	261	197	421	250	1,557	2,686
2015	280	212	453	268	1,673	2,886
2020	307	232	496	294	1,833	3,162
2025	326	246	527	312	1,945	3,356
2030	345	260	557	330	2,057	3,549
2035	364	275	588	348	2,171	3,745
2040	383	289	619	367	2,285	3,943
Renters by Percent of Median Household Income						
2010	376	76	212	97	335	1,096
2015	414	84	234	107	369	1,208
2020	462	94	261	119	412	1,349
2025	490	100	277	126	437	1,430
2030	520	106	294	134	463	1,516
2035	551	112	311	142	491	1,606
2040	581	118	329	150	518	1,697
Total Households by Percent of Median Household Income						
2010	637	273	634	347	1,892	3,782
2015	694	296	687	375	2,042	4,094
2020	770	326	758	413	2,245	4,511
2025	816	346	804	438	2,382	4,786
2030	865	366	851	464	2,520	5,065
2035	915	387	899	490	2,661	5,352
2040	965	407	947	517	2,803	5,639