

JOHNSON COUNTY

Demographics

The Census Bureau's current census estimates indicate that Johnson County's population increased from 8,569 in 2010 to 8,573 in 2014, or by less than one-tenth of one percent. This compares to a statewide population growth of 3.6 percent over the period. The number of people from 25 to 44 years of age decreased by 0.9 percent, and the number of people from 55 to 64 years of age increased by .5 percent. The white population decreased by 1.9 percent, while the black population increased by 331.3 percent. The Hispanic population increased from 276 to 410 people between 2010 and 2014, or by 48.6 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 2014 Current Census Estimates						
Subject	Johnson County			Wyoming		
	2010 Census	Jul-14	% Change	2010 Census	Jul-14	% Change
Population	8,569	8,573	0.0%	563,626	584,153	3.6%
Age						
Under 14 years	1,555	1,563	.5%	113,371	115,517	1.9%
15 to 24 years	841	900	7.0%	78,460	80,249	2.3%
25 to 44 years	1,906	1,888	-.9%	144,615	152,555	5.5%
45 to 54 years	1,298	1,065	-18.0%	83,577	73,372	-12.2%
55 to 64 years	1,381	1,388	.5%	73,513	80,819	9.9%
65 and Over	1,588	1,769	11.4%	70,090	81,641	16.5%
Race						
White	8,339	8,177	-1.9%	529,110	541,596	2.4%
Black	16	69	331.3%	5,135	9,112	77.4%
American Indian and Alaskan Native	95	114	20.0%	14,457	15,541	7.5%
Asian	40	85	112.5%	4,649	5,821	25.2%
Native Hawaiian or Pacific Islander	0	3	%	521	632	21.3%
Two or more races	79	125	58.2%	9,754	11,451	17.4%
Ethnicity (of any race)						
Hispanic or Latino	276	410	48.6%	50,231	57,065	13.6%

Table II.10.2, on the following page, presents the population of Johnson County by age and gender from the 2010 Census and 2014 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 2014, the number of males rose to 4,339 persons, and accounted for 50.6 percent of the population, with the remaining 49.4 percent, or 4,234 persons, being female.

Table II.10.2 Population by Age and Gender Johnson County 2010 Census and Current Census Estimates							
Age	2010 Census			2014 Current Census Estimates			% Change 10-14
	Male	Female	Total	Male	Female	Total	
Under 14 years	802	753	1,555	829	734	1,563	.5%
15 to 24 years	436	405	841	459	441	900	7.0%
25 to 44 years	970	936	1,906	949	939	1,888	-.9%
45 to 54 years	665	633	1,298	512	553	1,065	-18.0%
55 to 64 years	720	661	1,381	708	680	1,388	.5%
65 and Over	772	816	1,588	882	887	1,769	11.4%
Total	4,365	4,204	8,569	4,339	4,234	8,573	.0%
% of Total	50.9%	49.1%	.	50.6%	49.4%	.	

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 ¹⁴⁴	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

¹⁴⁴ 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 2014 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 2,387 family households, of which 2,020 housed married couple families and 367 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 179 families, or a female householder with no husband present, of which there were 188 families. There were also an estimated 1,398 "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 63.1 percent, which compared to the statewide rate of 65.3 percent. Of the family households in Johnson County, 84.6 percent were married households, which compared to 79.8 percent in the State of Wyoming.

Table II.10.4				
Household Type by Tenure				
Johnson County 2010-2014 5-Year ACS Data				
Family Type	Johnson County		State of Wyoming	
	Johnson County	% of Total	State of Wyoming	% of Total
Family households	2,387	63.1%	147,321	65.3%
Married-couple family	2,020	84.6%	117,624	79.8%
Owner-occupied housing units	1,706	84.5%	97,837	83.2%
Renter-occupied housing units	314	15.5%	19,787	16.8%
Other family	367	15.4%	29,697	20.2%
Male householder, no wife present	179	48.8%	9,885	33.3%
Owner-occupied housing units	96	53.6%	5,955	60.2%
Renter-occupied housing units	83	46.4%	3,930	39.8%
Female householder, no husband present	188	51.2%	19,812	66.7%
Owner-occupied housing units	116	61.7%	9,942	50.2%
Renter-occupied housing units	72	38.3%	9,870	49.8%
Nonfamily households	1,398	36.9%	78,193	34.7%
Owner-occupied housing units	891	63.7%	42,555	54.4%
Renter-occupied housing units	507	36.3%	35,638	45.6%
Total	3,785	100.0%	225,514	100.0%

Table II.10.5, on the following page, displays the 2014 5-year ACS census data for household type by household size. In 2013, there were 1,289 two-person family households, 497 three-person family households and 304 four-person family households. One-person non-family households made up 88.9 percent of all non-family households or an estimated 1,243 households. Johnson County's two persons households made up 37.6 percent of total housing units and four person households made up an additional 8.0 percent, which compares to 38.4 and 11.6 percent, respectively, for the State of Wyoming.

Table II.10.5				
Household Type by Household Size				
Johnson County				
2010-2014 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Johnson County				
One Person	.	1,243	1,243	32.8%
Two Person	1,289	133	1,422	37.6%
Three Person	497	0	497	13.1%
Four Person	304	0	304	8.0%
Five Person	177	22	199	5.3%
Six Person	95	0	95	2.5%
Seven Person	25	0	25	.7%
Total	2,387	1,398	3,785	100.0%
State of Wyoming				
One Person	.	62,371	62,371	27.7%
Two Person	73,530	13,046	86,576	38.4%
Three Person	29,726	1,772	31,498	14.0%
Four Person	25,280	781	26,061	11.6%
Five Person	11,527	111	11,638	5.2%
Six Person	4,687	112	4,799	2.1%
Seven Person	2,571	0	2,571	1.1%
Total	147,321	78,193	225,514	100.0%

The 2014 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 1,422 two-person households, 1,181 were owner-occupied and 241 were renter-occupied. Of the 304 four-person households, 197 were owner-occupied and 107 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				
2010-2014 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Johnson County				
One Person	794	449	1,243	32.8%
Two Person	1,181	241	1,422	37.6%
Three Person	407	90	497	13.1%
Four Person	197	107	304	8.0%
Five Person	155	44	199	5.3%
Six Person	50	45	95	2.5%
Seven Person or more	25	0	25	.7%
Total	2,809	976	3,785	100.0%
State of Wyoming				
One Person	35,806	26,565	62,371	27.7%
Two Person	67,598	18,978	86,576	38.4%
Three Person	21,645	9,853	31,498	14.0%
Four Person	18,300	7,761	26,061	11.6%
Five Person	7,825	3,813	11,638	5.2%
Six Person	3,441	1,358	4,799	2.1%
Seven Person or more	1,674	897	2,571	1.1%
Total	156,289	69,225	225,514	100.0%

As seen in Table II.10.7, on the following page, Johnson County had a total of 4,544 housing units of which 3,785 or 83.3 percent were occupied. Of these occupied units, 74.2 percent, or 2,809 units were owner occupied, which compares to a statewide rate of 69.3. A total of 759 units or 16.7 percent of all units were vacant. This compared to a statewide vacancy rate of 15.0 percent.

Table II.10.7 Housing Units by Tenure Johnson County 2010-2014 5-Year ACS Data				
Tenure	Johnson County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,785	83.3%	225,514	85.0
Owner-Occupied	2,809	74.2%	156,289	69.3
Renter-Occupied	976	25.8%	69,225	30.7
Vacant Housing Units	759	16.7%	39,681	15.0
Total Housing Units	4,544	100.0%	265,195	100.0

Table II.10.8, below, shows that of the 759 housing units in Johnson County as reported in the 2014 ACS data, 135 or 17.8 percent were for rent and 35 or 4.6 percent were for sale. An estimated 394 units were for seasonal, recreational, or occasional use, and 148 or 19.5 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 2010-2014 5-Year ACS Data				
Disposition	Johnson County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	135	17.8%	5,921	14.9%
Rented, but not occupied	40	5.3%	1,577	4.0%
For sale only	35	4.6%	2,601	6.6%
Sold, but not occupied	0	.0%	802	2.0%
For seasonal, recreational, or occasional use	394	51.9%	17,496	44.1%
For migrant workers	7	.9%	362	.9%
Other vacant	148	19.5%	10,922	27.5%
Total	759	100.0%	39,681	100.0%

Table II.10.9, at right, presents different income statistics for Johnson County. According to the 2014 ACS data averages, median family income for Johnson County was \$63,888 compared to the statewide average of \$72,086. Per capita income for Johnson County, which is calculated by dividing total income by population, was \$28,062, which compared to \$29,381 for the State of Wyoming.

Table II.10.9 Median and Per Capita Income Johnson County 2010-2014 5-Year ACS Data		
Income Type	Johnson County	Wyoming
Median Family Income	63,888	72,086
Median Household Income	56,708	58,252
Per Capita Income	28,062	29,381

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 534 households or 14.1 percent with incomes under \$15,000 compared to 9.6 percent of households in Wyoming. There were another 581 households that had incomes between \$35,000 and \$49,999, which accounted for 15.4 percent of households and compared to 13.5 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 19.2 percent of total households and numbered 727 in Johnson County.

Table II.10.10				
Households by Income				
Johnson County 2010-2014 5-Year ACS Data				
Income	Johnson County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	534	14.1%	21,756	9.6%
15,000 - 19,999	105	2.8%	10,739	4.8%
20,000 - 24,999	141	3.7%	11,332	5.0%
25,000 - 34,999	345	9.1%	22,763	10.1%
35,000 - 49,999	581	15.4%	30,423	13.5%
50,000 - 74,999	819	21.6%	43,643	19.4%
75,000 - 99,999	533	14.1%	31,799	14.1%
100,000 and above	727	19.2%	53,059	23.5%
Total	3,785	100.0%	225,514	100.0%

Poverty statistics were also reported in the 2014 5-year ACS estimates, and these data are displayed in Table II.10.11, below. In total, the poverty rate in Johnson County was 8.1 percent, which compared to a statewide poverty rate of 11.6 percent in Wyoming. The male population in Johnson County had a poverty rate of 6.6 percent and the female population had a poverty rate of 9.8 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 12.8 percent statewide. The elderly population, comprised of individuals 65 years of older, had 194 individuals with incomes below the poverty level which represented 28.1 percent of the total population in poverty. In the State of Wyoming there were 4,574 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 2010-2014 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Johnson County				
5 and Below	0	0	0	.0%
6 to 17	0	86	86	12.4%
18 to 64	204	207	411	59.5%
65 and Older	90	104	194	28.1%
Total	294	397	691	100.0%
Poverty Rate	6.6%	9.8%	8.1%	.
State of Wyoming				
5 and Below	4,323	4,000	8,323	12.8%
6 to 17	5,977	6,252	12,229	18.7%
18 to 64	16,976	23,169	40,145	61.5%
65 and Older	1,562	3,012	4,574	7.0%
Total	28,838	36,433	65,271	100.0%
Poverty Rate	10%	13%	11.6%	.

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 2,451 owner-occupied single-family units compared to 469 single-family rental units. In Johnson County, single-family units comprised 77.1 percent of all households compared with 71.7 percent statewide. Johnson County had a total of 229 apartment rental units and total apartment units accounted for 6.4 percent of all

households. In the State of Wyoming, apartment units accounted for 8.5 percent of total households. There were also an estimated 452 mobile homes in Johnson County, which comprised 11.9 percent of all occupied housing units and compared to 13.0 statewide.

Table II.10.12 Households by Unit Type				
Johnson County 2010-2014 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Johnson County				
Single-Family Unit	2,451	469	2,920	77.1%
Duplex	0	42	42	1.1%
Tri- or Four-Plex	0	128	128	3.4%
Apartments	14	229	243	6.4%
Mobile Homes	344	108	452	11.9%
Boat, RV, Van, Etc.	0	0	0	.0%
Total	2,809	976	3,785	100.0%
State of Wyoming				
Single-Family Unit	133,428	28,277	161,705	71.7%
Duplex	571	4,622	5,193	2.3%
Tri- or Four-Plex	422	9,140	9,562	4.2%
Apartments	578	18,661	19,239	8.5%
Mobile Homes	20,953	8,382	29,335	13.0%
Boat, RV, Van, Etc.	337	143	480	.2%
Total	156,289	69,225	225,514	100.0%

Table II.10.13, below, shows the number of households by year of construction. As shown, 17.1 percent, or 649 units, were built in 1939 or earlier in the county, and another 142 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 674, which accounted for 17.8 percent of all households, and an additional 47 households, or 1.2 percent, were built in 2010 or later. These figures compare to 4,410 households, or 2.0 percent, that were built from 2010 or later statewide.

Table II.10.13 Households by Year Built				
Johnson County 2010-2014 5-Year ACS Data				
Year Built	Johnson County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	649	17.1%	24,514	10.9%
1940 to 1949	142	3.8%	10,454	4.6%
1950 to 1959	320	8.5%	22,142	9.8%
1960 to 1969	218	5.8%	18,728	8.3%
1970 to 1979	670	17.7%	49,663	22.0%
1980 to 1989	403	10.6%	32,994	14.6%
1990 to 1999	662	17.5%	26,751	11.9%
2000 to 2009	674	17.8%	35,858	15.9%
Built 2010 or Later	47	1.2%	4,410	2.0%
Total	3,785	100.0%	225,514	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 3.6 percent of total housing units, while households with five and six rooms accounted for 19.5 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 2010-2014 5-Year ACS Data				
Number of Rooms	Johnson County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	162	3.6%	4,521	1.7%
Two	274	6.0%	7,349	2.8%
Three	416	9.2%	20,368	7.7%
Four	427	9.4%	42,809	16.1%
Five	886	19.5%	53,147	20.0%
Six	916	20.2%	41,493	15.6%
Seven	402	8.8%	31,612	11.9%
Eight	307	6.8%	25,739	9.7%
Nine or more	754	16.6%	38,157	14.4%
Total	4,544	100.0%	265,195	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 11 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 16.7 percent of total households in Johnson County, which compared to 24.4 percent statewide. In Johnson County, the 1,727 households with three bedrooms accounted for 45.6 percent of all households, and there were only 266 five-bedroom or more households, which accounted for 7.0 percent of all households.

Table II.10.15				
Households by Number of Bedrooms				
Johnson County 2010-2014 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Johnson County				
None	0	11	11	.3%
One	132	311	443	11.7%
Two	408	225	633	16.7%
Three	1,452	275	1,727	45.6%
Four	613	92	705	18.6%
Five or more	204	62	266	7.0%
Total	2,809	976	3,785	100.0%
State of Wyoming				
None	320	1,852	2,172	1.0%
One	4,171	13,300	17,471	7.7%
Two	27,793	27,174	54,967	24.4%
Three	71,753	19,086	90,839	40.3%
Four	37,002	5,592	42,594	18.9%
Five or more	15,250	2,221	17,471	7.7%
Total	156,289	69,225	225,514	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 \$171,500, while structures built between 1950 and 1959 had a median value of \$164,200 and those built between 1990 to 1999 had a median value of \$307,400. The newest structures tended to have the highest values and those built between 2000 and 2009 and from 2010 or later had median values of \$281,300 and \$, respectively. The total average median value in Johnson County was \$225,400, which compared to \$189,300 in the State of Wyoming.

Table II.10.16 Median Value by Year Structure Built Johnson County 2010-2014 5-Year ACS Data		
Year Built	Johnson County	State of Wyoming
1939 or earlier	171,500	153,700
1940 to 1949	117,300	140,900
1950 to 1959	164,200	158,200
1960 to 1969	240,200	177,300
1970 to 1979	189,900	184,100
1980 to 1989	232,600	197,900
1990 to 1999	307,400	233,600
2000 to 2009	281,300	252,800
Built 2010 or Later		258,900
Total	225,400	189,300

Household mortgage status is reported in Table II.10.17, below. In Johnson County, households with a mortgage accounted for 54.8 percent of all households or 1,538 housing units, and the remaining 45.2 percent or 1,271 units had no mortgage. Of those units with a mortgage, 175 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,363 or 88.6 percent had no second mortgage or no home equity loan.

Table II.10.17 Mortgage Status Johnson County 2010-2014 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	1,538	54.8%	92,688	59.3%
With either a second mortgage or home equity loan, but not both	175	11.4%	12,104	13.1%
Second mortgage only	44	25.1%	5,864	48.4%
Home equity loan only	131	74.9%	6,240	51.6%
Both second mortgage and home equity loan	0	.0%	545	.6%
No second mortgage and no home equity loan	1,363	88.6%	80,039	86.4%
Housing units without a mortgage	1,271	45.2%	63,601	40.7%
Total	2,809	100.0%	156,289	100.00%

The median rent in Johnson County was \$581 as compared to \$663 statewide, as seen in Table II.10.18, below.

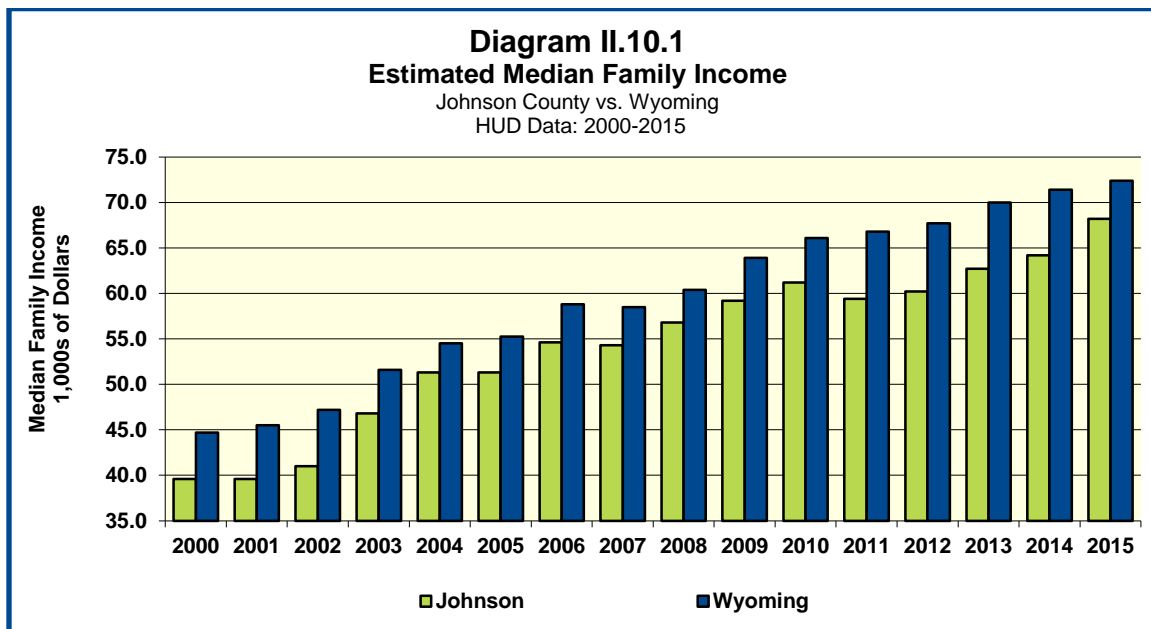
Table II.10.18 Median Rent Johnson County 2010-2014 5-Year ACS Data	
Place	Rent
Johnson County	\$581
State of Wyoming	\$663

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 43 persons during 2015. 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 1,292 persons over the time period.

Table II.10.19			
Driver’s Licenses Exchanged and Surrendered			
Johnson County			
WYDOT Data, 2000 – 2015			
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
Total	3,768	2,476	1,292

Economics

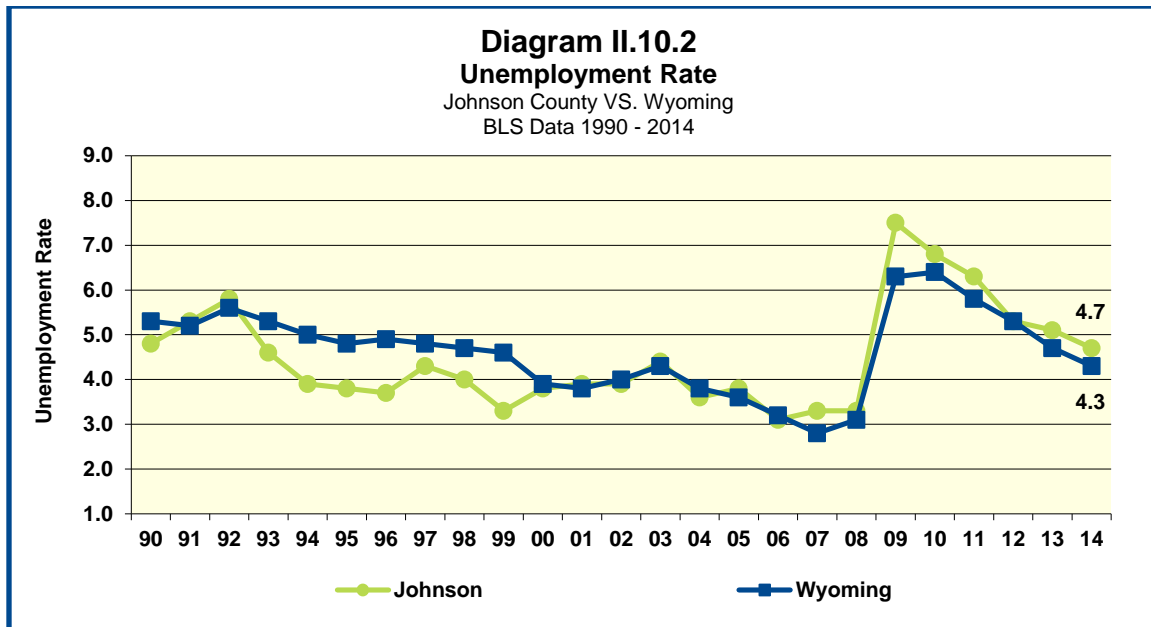
The HUD estimated MFI for Johnson County was \$68,200 in 2015.¹⁴⁵ This compares to Wyoming’s MFI of \$72,400. Diagram II.10.1, below, illustrates the estimated MFI for 2000 through 2015.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Johnson County’s labor force, defined as the number of persons working or actively seeking work, increased by 3 persons, from 4,479 in 2013 to 4,482 in 2014. Employment increased by 20 persons; unemployment decreased by 17 persons; and the unemployment rate, the number of unemployed

¹⁴⁵ 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.

persons as a percentage of the labor force, decreased from 5.1 percent in 2013 to 4.7 in 2014, 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. Data from this series are from the period of January 2005 through June 2015 and are presented in Table II.10.20, below, with the 2015 information considered preliminary (p). As shown therein, total annual employment stood at 3,433 persons in 2014; this figure was higher than the 2013 average by 61 jobs. Between June of 2014 and 2015, preliminary estimates show the monthly employment fell from 3,816 to 3,367 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015(p)
Jan	2,878	3,025	3,229	3,298	3,324	3,016	3,038	3,147	3,193	3,244	3,051
Feb	2,899	3,104	3,221	3,295	3,294	2,999	3,054	3,101	3,142	3,247	3,018
Mar	3,006	3,185	3,246	3,332	3,280	3,023	3,090	3,159	3,235	3,257	3,048
Apr	3,012	3,197	3,203	3,415	3,186	3,099	3,116	3,234	3,236	3,352	3,068
May	3,225	3,418	3,441	3,551	3,374	3,277	3,280	3,375	3,425	3,460	3,155
Jun	3,496	3,643	3,693	3,844	3,568	3,566	3,548	3,594	3,665	3,816	3,367
Jul	3,428	3,532	3,589	3,744	3,591	3,426	3,384	3,500	3,589	3,572	
Aug	3,404	3,434	3,614	3,793	3,503	3,375	3,390	3,400	3,487	3,570	
Sep	3,347	3,480	3,599	3,817	3,493	3,392	3,405	3,373	3,451	3,463	
Oct	3,264	3,427	3,552	3,706	3,377	3,458	3,340	3,372	3,407	3,527	
Nov	3,162	3,358	3,440	3,578	3,227	3,325	3,254	3,290	3,317	3,388	
Dec	3,148	3,319	3,433	3,541	3,143	3,243	3,188	3,269	3,316	3,296	
Annual	3,189	3,344	3,438	3,576	3,363	3,267	3,257	3,318	3,372	3,433	
% Change	4.69	4.86	2.81	4.01	-5.96	-2.85	-0.31	1.87	1.63	1.81	

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 \$682 in 2013. In 2014, average weekly wages saw an increase of 6.30 over the prior year, rising to \$725. These data are shown in Table II.10.21, below. Preliminary estimates show average weekly wages fell from \$728 to \$688 between the second quarter of 2014 and 2015.

Table II.10.21 Average Weekly Wages Johnson County BLS QCEW Data, 2001–2015(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	381	418	400	431	408	
2002	409	428	405	455	424	3.92
2003	427	452	431	476	447	5.42
2004	442	467	445	495	463	3.58
2005	477	492	487	532	497	7.34
2006	537	597	554	642	583	17.30
2007	584	592	579	657	603	3.43
2008	613	612	642	703	643	6.63
2009	613	600	620	631	616	-4.20
2010	580	586	576	649	598	-2.92
2011	572	604	611	657	612	2.34
2012	612	652	615	715	649	6.05
2013	653	696	651	726	682	5.08
2014	691	728	708	771	725	6.30
2015(p)	612	688				

Total business establishments reported by the QCEW are displayed in Table II.10.22, below. Between 2013 and 2014 the total number of business establishments in Wyoming decreased by 1.43 percent to 485 establishments. Preliminary estimates show the number of establishments fell from 487 to 482 between the second quarter of 2014 and 2015.

Table II.10.22 Number of Business Establishments Johnson County BLS QCEW Data, 2001–2015(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	362	385	400	390	390	
2002	397	410	408	410	410	5.73
2003	403	416	416	419	419	1.97
2004	418	438	441	447	447	5.31
2005	438	441	439	447	447	1.15
2006	447	454	464	458	458	3.40
2007	454	472	475	480	480	3.07
2008	479	481	487	487	487	2.98
2009	483	490	493	489	489	1.03
2010	480	485	476	478	478	-1.84
2011	480	483	488	481	481	.63
2012	481	485	475	477	477	-.62
2013	487	490	496	489	489	2.29
2014	485	487	477	485	485	-1.43
2015(p)	477	482				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2014, the most recent year for which data are available, Johnson County recorded 6,254 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 \$398,124,000, and real per capita income was \$46,439 in 2014. This compares to a statewide average real per capita income of \$54,584. The average earnings per job in the county was \$39,985 in 2014, while Wyoming average earnings per job was \$53,171. 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 \$637 in second quarter 2014 to \$610 in second quarter 2015, or by 4.3 percent. Detached single-family home rents increased by 17.1 percent, rents for mobile homes on a lot decreased by 12.0 percent and mobile home lots decreased 4.7 percent.

Table II.10.23				
Semiannual Average Monthly Rental Prices				
Johnson County				
EAD Data, 1986:Q4 – 2014:Q4, Real 2015 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q2.98	469	171	745	498
Q4.98	509	171	607	501
Q2.99	513	206	658	465
Q4.99	520	195	607	521
Q2.00	504	170	621	462
Q4.00	531	184	763	654
Q2.01	512	181	727	583
Q4.01	544	178	798	552
Q2.02	594	170	793	567
Q4.02	590	.	825	586
Q2.03	538	.	834	533
Q4.03	561	263	767	524
Q2.04	538	252	776	548
Q4.04	621	180	748	605
Q2.05	539	177	751	573
Q4.05	535	174	814	567
Q2.06	541	178	797	605
Q4.06	552	197	810	600
Q2.07	568	192	803	661
Q4.07	586	192	917	633
Q2.08	613	213	885	632
Q4.08	633	.	936	649
Q2.09	626	.	887	632
Q4.09	650	.	936	652
Q2.10	678	298	903	613
Q4.10	654	266	892	670
Q2.11	673	299	868	613
Q4.11	609	299	807	660
Q2.12	609	313	858	682
Q4.12	665	313	863	661
Q2.13	647	278	810	695
Q4.13	644	.	868	728
Q2.14	637	322	820	607
Q4.14	669	289	958	545
Q2.15	610	307	960	534

Johnson County rental prices experienced average annualized increases of 1.5 percent for apartments, 1.4 percent for houses, 0.4 percent for mobile homes plus a lot since fourth quarter 1998 through second quarter 2015.¹⁴⁶ These figures compare to state average annualized increases in rental prices of 1.0 percent for apartments, 1.5 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.8 for mobile homes lots. Table II.10.23, above, presents the Johnson County data for each rental type.¹⁴⁷

¹⁴⁶ Data from 1986 to 1997 for Johnson County is not reported by the EAD.

¹⁴⁷ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Johnson County increased from 5 authorizations in 2013 to 8 in 2014.

The real value of single-family building permits decreased from \$227,230 in 2013 to \$225,950 in 2014. This compares to an increase in permit value statewide, with values rising from \$293,820 in 2013 to \$295,850 in 2014. Additional details are given in Table II.10.24, below.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2014\$	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	19	4	3	.	26	116.5	.
1981	18	8	.	.	26	104.4	.
1982	8	2	4	.	14	74.5	.
1983	10	.	.	.	10	99.5	.
1984	10	.	.	.	10	75.3	.
1985	7	.	.	.	7	63.7	.
1986	1	.	.	.	1	59.3	.
1987	.	.	.	.	.	.	.
1988	.	.	.	.	.	.	.
1989	2	.	.	.	2	100.9	.
1990	1	.	.	.	1	125.0	.
1991	1	.	.	.	1	121.0	.
1992	1	.	.	.	1	118.3	.
1993	2	.	.	.	2	115.5	.
1994	3	.	.	.	3	113.1	.
1995	3	.	.	.	3	110.8	.
1996	20	24	.	.	44	100.9	.
1997	29	.	.	.	29	166.0	.
1998	31	.	.	.	31	164.6	.
1999	24	.	.	.	24	152.0	.
2000	12	.	.	.	12	170.6	.
2001	15	6	4	.	25	117.5	.
2002	26	2	4	38	70	98.0	30.3
2003	25	.	.	.	25	88.4	.
2004	9	2	4	.	15	156.2	.
2005	25	.	.	.	25	143.0	.
2006	41	2	.	.	43	162.9	.
2007	45	2	.	.	47	148.3	.
2008	14	2	8	.	24	205.9	.
2009	5	.	.	.	5	248.2	.
2010	1	.	.	11	12	117.7	93.8
2011	3	.	.	.	3	283.0	.
2012	4	.	.	.	4	176.1	.
2013	5	.	4	.	9	227.2	.
2014	8	.	4	.	12	226.0	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2014, the average sales price in Johnson County was \$232,054. This represented an increase of 6.6 percent from the previous year. In contrast, Wyoming’s average was \$263,432, or a decrease of 6.4 percent over the previous year. A comparison of average sales prices between 2000 and 2014 is displayed in Table II.10.25, on the following page.

Table II.10.25 Average Sales Prices Johnson County vs. Wyoming DOR Data, 2000–2014				
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

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually during the past 15 years, with the most recent survey conducted in December 2015.¹⁴⁸ During December 2015, a total of 26 surveys were completed by property managers in Johnson County. Of the 220 rental units surveyed, 24 were vacant, indicating a vacancy rate of 10.9 percent, as shown in Table II.10.26, at right. This rate compares to a 6.3 percent vacancy rate one year ago and a statewide December 2015 vacancy rate of 6.9 percent statewide.

Diagram II.10.3, on the following page, shows the historical vacancy rate for Johnson County and Wyoming. As can be seen, the vacancy rate in Johnson County has been similar to the statewide vacancy rate, until 2010 when the trends diverge. In 2014 the vacancy rate fell to just below the statewide average, but spiked above the statewide average in December 2015.

Table II.10.26 Total Units, Vacant Units, and Vacancy Rate Johnson County RVS Data, June 2001–December 2015				
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%

¹⁴⁸Those signified as a in the “year” column of Table II.10.10 are conducted in June/July of each year. Those signified as b are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

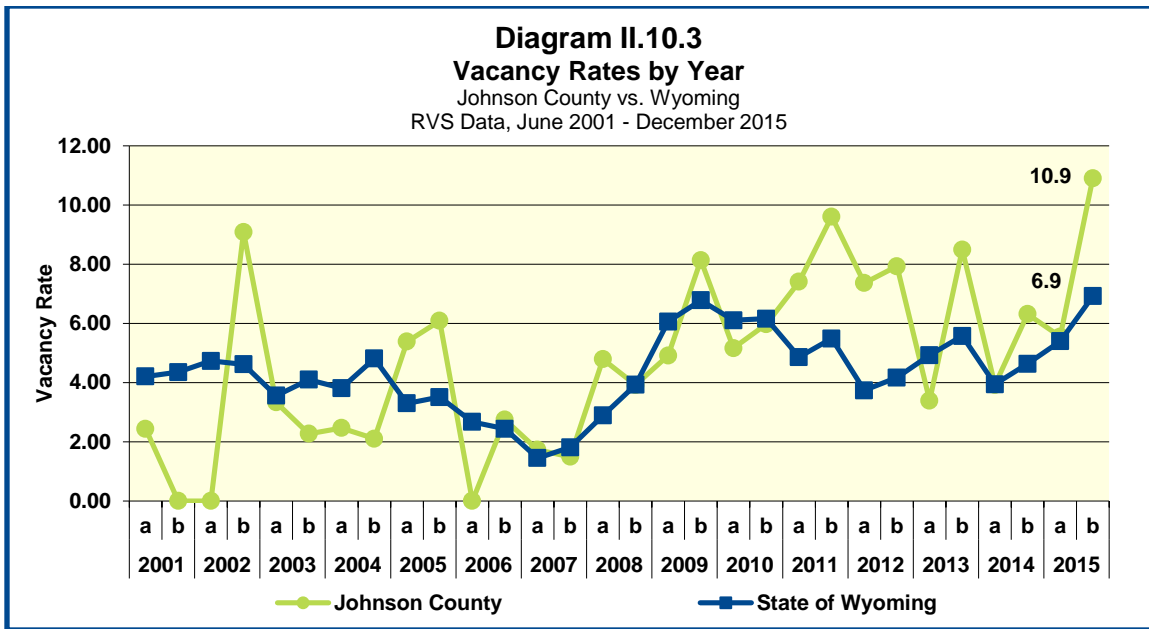


Diagram II.10.4, below, shows the average rent of single-family and apartment units in Johnson County. In 2014, average rents for single-family units fell to \$893 and average rents for apartments decreased to \$590.

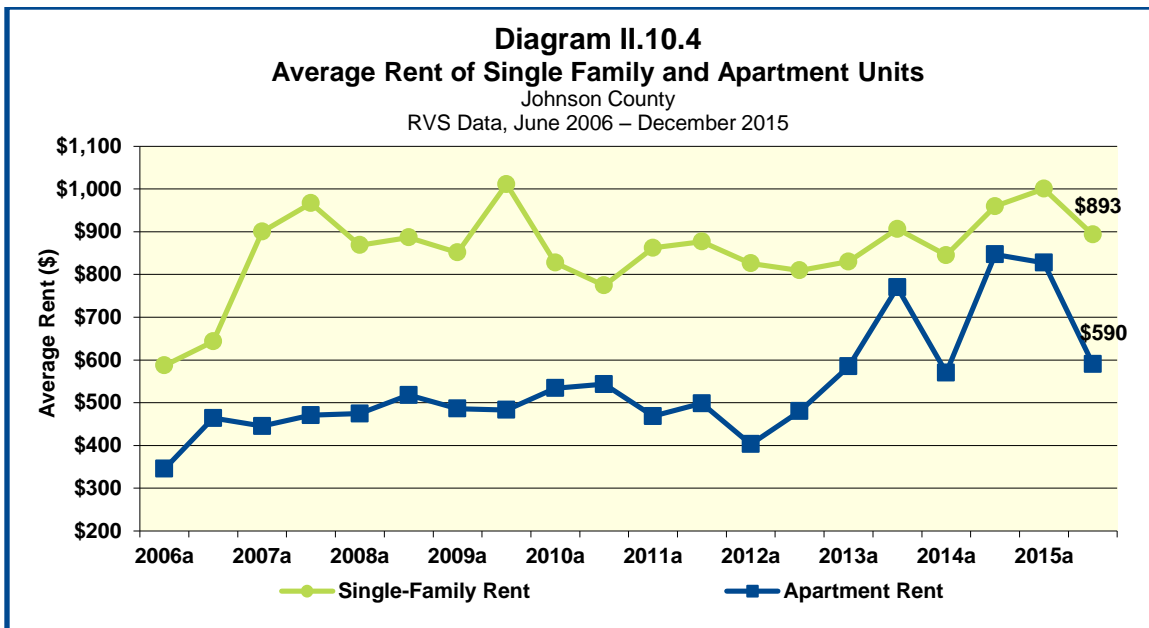


Table II.10.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 41 single family units in Johnson County, with 2 of them available. This translates into a vacancy rate of 4.9 percent in Johnson County, which compares to a single family vacancy rate of 5.5 percent for the State of Wyoming. There were 131 apartment units reported in the survey, with 9 of them available, which resulted in a vacancy rate of 6.9 percent. This compares to a statewide vacancy rate of 5.8 percent for apartment units across the state.

Table II.10.27			
Rental Vacancy Survey by Type			
Johnson County			
RVS Data, December 2015			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	41	2	4.9%
Duplex units	10	1	10.0%
Apartments	131	9	6.9%
Mobile Homes	2	0	.0%
“Other” Units	7	0	.0%
Don’t Know	29	12	41.4%
Total	220	24	10.9%

Table II.10.28 below reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 16 units. The most common apartment units were two bedroom units, with 57 units. Additional details of unit types by bedrooms are reported below.

Table II.10.28							
Rental Units by Bedroom Size							
Johnson County							
RVS Data, December 2015							
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	4	0	52	0	0	.	56
Two	15	2	57	1	6	.	81
Three	16	6	14	1	0	.	37
Four	1	2	0	0	1	.	4
Five	1	0	0	0	0	.	1
Don’t Know	4	0	6	0	0	29	39
Total	41	10	131	2	7	29	220

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

Table II.10.29							
Available Rental Units by Bedroom Size							
Johnson County							
RVS Data, December 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	0	.	0
One	0	0	0	0	0	.	0
Two	0	0	1	0	0	.	1
Three	0	1	1	0	0	.	2
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don't Know	2	0	7	0	0	12	21
Total	2	1	9	0	0	12	24

Table II.10.30 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with three bedrooms had the highest vacancy rate at 7.1 percent, with five bedroom single family units having the highest vacancy rate at .0 percent.

Table II.10.30							
Vacancy Rates by Bedroom Size							
Johnson County							
RVS Data, December 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	.0%	%	%		.0%
One	.0%	%	.0%	%	%		.0%
Two	.0%	.0%	1.8%	.0%	.0%		1.2%
Three	.0%	16.7%	7.1%	.0%	%		5.4%
Four	.0%	.0%	%	%	.0%		.0%
Five	.0%	%	%	%	%		.0%
Don't Know	50.0%	%	116.7%	%	%	41.4%	58.3%
Total	4.9%	10.0%	6.9%	.0%	.0%	41.4%	10.9%

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 Bedroom Size						
Johnson County						
RVS Data, December 2015						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$	\$
One	\$850	\$	\$550	\$600	\$	\$669
Two	\$754	\$938	\$668	\$800	\$1,600	\$798
Three	\$1,050	\$825	\$699	\$700	\$	\$837
Four	\$	\$1,000	\$	\$	\$2,200	\$1,600
Five	\$	\$	\$	\$	\$	\$
Total	\$893	\$860	\$590	\$725	\$1,900	\$781

Table II.10.32 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.10.32 Single Family Market Rate Rents by Vacancy Status Johnson County RVS Data, December 2015			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	1	1	100.0%
\$500 to \$1,000	35	1	2.9%
\$1,000 to \$1,500	3	0	.0%
Above \$1,500	1	0	.0%
Missing	1	0	.0%
Total	41	2	4.9%

The availability of apartment units by average rent is displayed in Table II.10.33 below. The lowest vacancy rate was seen in apartment units renting for less than 500 dollars, with a vacancy rate of 2.3 percent.

Table II.10.33 Apartment Market Rate Rents by Vacancy Status Johnson County RVS Data, December 2015			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	43	1	2.3%
\$500 to \$1,000	82	8	9.8%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	6	0	.0%
Total	131	9	6.9%

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 good condition. Details by unit type and condition are displayed below.

Table II.10.34 Condition by Unit Type Johnson County RVS Data, December 2015							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average	2	0	0	0	0	.	2
Good	34	8	86	0	0	.	128
Excellent	5	2	45	2	7	.	61
Don’t Know	0	0	0	0	0	29	29
Total	41	10	131	2	7	29	220

The availability of single family units based on their condition is displayed in Table II.10.35, 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.10.35			
Condition of Single Family Units by Vacancy Status			
Johnson County			
RVS Data, December 2015			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average	2	1	50.0%
Good	34	1	2.9%
Excellent	5	0	.0%
Don't Know	0	0	%
Total	41	2	4.9%

Table II.10.36, below shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in good condition, and had a vacancy rate of 4.7 percent.

Table II.10.36			
Condition of Apartment Units by Vacancy Status			
Johnson County			
RVS Data, December 2015			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair			%
Average	0	0	%
Good	86	4	4.7%
Excellent	45	5	11.1%
Don't Know	0	0	%
Total	131	9	6.9%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.10.37, below, respondents in Johnson County said they would prefer 12 more single family units, 10 more apartment units, and 1,000 units of all types. In total, respondents indicated they wished to own or manage an additional 1,026 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 2015	
Unit Type	More Units
Single family units	12
Duplex Units	4
Apartments	10
Mobile homes	
Other	
Don't Know	
All types	1,000
Total	1,026

Table II.10.38, below, shows the most common answers from the 2015 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 23 respondents, with an average persons per household of 1.8 people. Of new residents to Johnson County, 47.8 percent were married and the most common age group arriving in the state was 65 years or older. 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 60.9 percent of respondents owning thier residence. The average mortgage payment in Johnson County was \$826 and the average rent was \$684. When asked if they were satisfied with their current housing, 87.0 percent said they were satisfied with thier current housing.

Table II.10.38 Most Replied Response Johnson County HNA Survey: Calendar Year 2015	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	23
Number of persons in household (Average)	1.8
Current age	65 years or older (39.1%)
Marital status	Married (47.8%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (34.8%)
In which industry are you primarily employed	Retired (52.2%)
Highest education level completed	High School Diploma/GED (26.1%)
Total household income from all sources	\$40,000 to \$49,999 dollars (31.3%)
Current Housing Characteristics	
Current Residence	Single family home (65.2%)
Do you own or rent	Own (60.9%)
How many bedrooms (Average)	2.9
How many full bathrooms (Average)	1.6
Average mortgage payment	\$826
Average rental payment	\$684
Are you satisfied with your current housing	Satisfied with current housing (87.0%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Housing unit is too small (100.0%)
Are you seeking to change your housing situation	Not seeking different housing (66.7%)
What type of unit are you seeking	Single family home (100.0%)
Type of tenure seeking	Seeking to rent (100.0%)
Expected rental price	\$601 to \$700 dollars (100.0%)

For residents who are unsatisfied with their current housing, 100.0 percent were unsatisfied because the housing unit is too small. 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, 0.0 percent wanted to buy and 100.0 percent wanted to rent their next residence. Of those respondents who wished to rent, the most common response, 100.0 percent of respondents, anticipated spending \$601 to \$700 dollars. Additional survey data are presented in **Volume II. Technical Appendix.**¹⁴⁹

¹⁴⁹ 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 2014 5-year ACS data, 34 or .9 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 2010-2014 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Johnson County				
Owner				
Households	2,797	10	2	2,809
Percentage	99.6%	.4%	.1%	100.0%
Renter				
Households	952	24	0	976
Percentage	97.5%	2.5%	.0%	100.0%
Total				
Households	3,749	34	2	3,785
Percentage	99.0%	.9%	.1%	100.0%
State of Wyoming				
Owner				
Households	154,262	1,523	504	156,289
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	66,444	2,081	700	69,225
Percentage	96.0%	3.0%	1.0%	100.0%
Total				
Households	220,706	3,604	1,204	225,514
Percentage	97.9%	1.6%	.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 2014 5-year ACS, a total of 290 units or 6.4 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 2010-2014 5-Year ACS Data		
Facilities	Johnson County	State of Wyoming
Complete Kitchen Facilities	4,254	258,329
Lacking Complete Kitchen Facilities	290	6,866
Total Housing Units	4,544	265,195
Percent Lacking	6.4%	2.6%

At the time of the 2014 ACS, a total of 167 units or 3.7 percent of all housing units in Johnson County were lacking complete plumbing facilities. This compared to 2.2 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 2010-2014 5-Year ACS Data		
Facilities	Johnson County	State of Wyoming
Complete Plumbing Facilities	4,377	259,378
Lacking Complete Plumbing Facilities	167	5,817
Total Households	4,544	265,195
Percent Lacking	3.7%	2.2%

The third type of housing problem reported in the 2014 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Johnson County, 12.7 percent of households had a cost burden and 8.9 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.8 percent with a severe cost burden in the State of Wyoming. Roughly 14.9 percent of homeowners with a mortgage in Johnson County experienced a cost burden and 7.7 percent experienced a severe cost burden, while 11.5 percent of renters had a cost burden and 13.1 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					
2010-2014 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Johnson County					
Owner With a Mortgage					
Households	1,182	229	118	9	1,538
Percent	76.9%	14.9%	7.7%	.6%	100.0%
Owner Without a Mortgage					
Households	1,040	139	92	0	1,271
Percent	81.8%	10.9%	7.2%	.0%	100.0%
Renter					
Households	545	112	128	191	976
Percent	55.8%	11.5%	13.1%	19.6%	100.0%
Total					
Households	2,767	480	338	200	3,785
Percent	73.1%	12.7%	8.9%	5.3%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,170	15,147	8,224	147	92,688
Percent	74.6%	16.3%	8.9%	.2%	100.0%
Owner Without a Mortgage					
Households	56,787	3,951	2,259	604	63,601
Percent	89.3%	6.2%	3.6%	.9%	100.0%
Renter					
Households	36,670	13,347	11,555	7,653	69,225
Percent	53.0%	19.3%	16.7%	11.1%	100.0%
Total					
Households	162,627	32,445	22,038	8,404	225,514
Percent	72.1%	14.4%	9.8%	3.7%	100.0%

2016 Housing Needs Forecast

Three alternative housing forecasts were prepared: a *moderate growth* scenario, a *strong growth* scenario and a *very strong growth* scenario. While all three predictions are available in the *2016 Wyoming Housing Needs Forecast*, only the *strong growth* forecast is presented on the following page. The forecast of household formation by tenure was segmented by income as a percentage of Median Household Income (MHI). The income groupings for the counties were separated into five categories: 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 95 percent, and more than 95 percent of MHI.

The household forecast indicated a total increase of 904 households in Johnson County, from 3,782 in 2010 to 4,686 in 2040. Homeowners are expected to increase from 2,686 households in 2010 to 3,358 by 2040. Renters are anticipated to increase from 1,096 households in 2010 to 1,328 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 79 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 57 households and by 102 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 59 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 19 households over the period. Table II.10.43, below, provides details of the household forecast by tenure and income.

Table II.10.43						
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	314	227	406	198	1,540	2,686
2015	335	242	432	211	1,639	2,858
2020	342	247	442	216	1,677	2,925
2025	352	254	454	222	1,723	3,005
2030	365	263	471	230	1,785	3,114
2035	378	273	488	238	1,852	3,230
2040	393	284	508	248	1,925	3,358
Renters by Percent of Median Household Income						
2010	280	92	231	111	383	1,096
2015	296	97	244	117	404	1,157
2020	299	98	247	118	409	1,171
2025	304	99	251	120	415	1,188
2030	314	103	259	124	429	1,229
2035	326	107	269	129	445	1,276
2040	339	111	280	134	464	1,328
Total Households by Percent of Median Household Income						
2010	594	319	637	309	1,923	3,782
2015	630	339	676	328	2,043	4,015
2020	641	345	689	334	2,086	4,096
2025	655	354	705	342	2,138	4,194
2030	679	366	730	354	2,215	4,343
2035	704	380	757	367	2,297	4,506
2040	732	395	788	382	2,389	4,686

Additional Comments

Johnson County has been significantly impacted by the recent drop in oil and gas prices than other parts of the State. Johnson County had a 36 percent drop in taxable sales during the first quarter of 2015, mainly attributed to the decline in oil and gas prices.¹⁵⁰ In addition, Johnson County was affected by the recent severe storms and flooding, resulting in damage to local housing. Residents in Johnson County are receiving federal and state disaster assistance in the form of grant and low-interest loans, for families impacted by the May 24-June 6 severe storms. As of July 20, 2015, eligible applicants have been granted almost \$500,000 for temporary housing and essential home repairs.¹⁵¹ Tracking homeless populations can be tricky due to the inability to find persons living on the streets; as such, Johnson County reported no homeless persons in 2015.¹⁵²

¹⁵⁰ http://www.torringtontelegram.com/v2_news_articles.php?heading=0&page=34&story_id=17169

¹⁵¹ <http://www.kgwn.tv/home/headlines/Disaster-Assistance-To-Wyoming-Residents-Tops-650000-317628661.html>

¹⁵² http://trib.com/news/state-and-regional/govt-and-politics/to-tackle-homelessness-in-wyoming-one-challenge-is-finding-and/article_e5f3d252-cd52-5147-b416-c6cd5b33465c.html

