

## JOHNSON COUNTY

### Demographics

The Census Bureau's intercensal estimates indicate that Johnson County's population increased from 8,569 in 2010 to 8,642 in 2011, or by 0.9 percent. This compares to a statewide population growth of 0.8 percent over the period.<sup>108</sup> The number of people from 15 to 24 years of age decreased by 1.1 percent, and the number of people from 55 to 64 years of age increased by 3 percent. The white population increased by 0.2 percent, while the black population increased by 168.8 percent. The Hispanic population increased from 276 to 308 people between 2010 and 2011 or by 11.6 percent. These data are presented in Table II.10.1, below.

Subject	Johnson County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
<b>Population</b>	<b>8,569</b>	<b>8,642</b>	<b>0.9%</b>	<b>563,626</b>	<b>568,158</b>	<b>0.8%</b>
<b>Age</b>						
Under 14 years	1,555	1,576	1.4%	113,371	113,462	0.1%
15 to 24 years	841	832	-1.1%	78,460	78,704	0.3%
25 to 44 years	1,906	1,952	2.4%	144,615	145,669	0.7%
45 to 54 years	1,298	1,228	-5.4%	83,577	80,936	-3.2%
55 to 64 years	1,381	1,423	3.0%	73,513	77,120	4.9%
65 and Over	1,588	1,631	2.7%	70,090	72,267	3.1%
<b>Race</b>						
White	8,339	8,353	0.2%	529,110	531,484	0.4%
Black	16	43	168.8%	5,135	6,024	17.3%
American Indian and Alaskan Native	95	102	7.4%	14,457	14,774	2.2%
Asian	40	49	22.5%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	0	0	.	521	551	5.8%
Two or more races	79	95	20.3%	9,754	10,360	6.2%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	276	308	11.6%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Johnson County's population increased from 7,075 persons in 2000 to 8,569 in 2010, or by 21.1 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 20.4 percent, while the black population increased by 133.3 percent. The Hispanic population increased from 148 to 276 persons between 2000 and 2010, or by 86.5 percent. These data are presented in Table II.10.2, on the following page.

<sup>108</sup> On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

<b>Table II.10.2</b>						
<b>Population by Race and Ethnicity</b>						
Johnson County						
2000 SF1 and 2010 Census Data						
Race	2000 Census			2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total		
White	6,865	97.0%	8,267	96.5%		20.4%
Black	6	0.1%	14	0.2%		133.3%
American Indian	45	0.6%	92	1.1%		104.4%
Asian	8	0.1%	38	0.4%		375.0%
Native Hawaiian/Pacific Islander	.	.	.	.		.
Other	39	0.6%	64	0.7%		64.1%
Two or More Races	112	1.6%	94	1.1%		-16.1%
<b>Total</b>	<b>7,075</b>	<b>100.0%</b>	<b>8,569</b>	<b>100.0%</b>		<b>21.1%</b>
Hispanic (Ethnicity)	148	2.1%	276	3.2%		86.5%

Table II.10.3, below, presents the population of Johnson County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 21.1 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 502 persons, or by 57.1 percent. In 2010, the largest age group in Johnson County was the group aged 35 to 54, which accounted for 26.3 percent of the entire population. 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.

<b>Table II.10.3</b>							
<b>Population by Age and Gender</b>							
Johnson County							
2000 SF1 and 2010 Census Data							
Age	2000 Census			2010 Census			% Change 00-10
	Male	Female	Total	Male	Female	Total	
Under 5	183	183	366	318	255	573	56.6%
5 to 19	776	734	1,510	744	735	1,479	-2.1%
20 to 24	116	113	229	176	168	344	50.2%
25 to 34	352	335	687	482	467	949	38.1%
35 to 54	1,026	1,103	2,129	1,153	1,102	2,255	5.9%
55 to 64	447	432	879	720	661	1,381	57.1%
65 and Over	576	699	1,275	772	816	1,588	24.5%
<b>Total</b>	<b>3,476</b>	<b>3,599</b>	<b>7,075</b>	<b>4,365</b>	<b>4,204</b>	<b>8,569</b>	<b>21.1%</b>

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.10.4, on the following page.

<b>Table II.10.4</b>			
<b>Group Quarters Population</b>			
Johnson County			
2000 SF1 and 2010 Census Data			
<b>Group Quarters</b>	<b>2000 Census</b>	<b>2010 Census</b>	<b>% Change 00-10</b>
<b>Institutionalized</b>			
Correctional Institutions <sup>109</sup>	16	30	87.5%
Juvenile Facilities	.	.	.
Nursing Homes	50	41	-18.0%
Other Institutions	.	.	.
<b>Total</b>	<b>66</b>	<b>71</b>	<b>7.6%</b>
<b>Noninstitutionalized</b>			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	29	.	-100.0%
<b>Total</b>	<b>29</b>	<b>.</b>	<b>-100.0%</b>
<b>Group Quarters Population</b>	<b>95</b>	<b>71</b>	<b>-25.3%</b>

Table II.10.5, below, shows data on household type by tenure in 2000 and 2010. Household type is broken down by family households and non-family households. In 2010, there were an estimated 2,410 family households, 2,023 of which housed married couple families and 387 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 133 families, or a female householder with no husband present, of which there were 254 families. There were also an estimated 1,372 "non-family households," which refers to households of unrelated persons or one person living alone. Between the 2000 and 2010 Censuses, family households increased by 20.2 percent, and the number of married couple families increased by 19.8 percent. The number of male households with no wife present increased by 24.3 percent, the number of female households with no husband present increased by 21 percent, and non-family households increased by 43.8 percent.

<b>Table II.10.5</b>			
<b>Household Type by Tenure</b>			
Johnson County			
2000 SF1 and 2010 Census Data			
<b>Family Type</b>	<b>2000</b>	<b>2010</b>	<b>% Change 00-10</b>
Family households	2,005	2,410	20.2%
Married couple family	1,688	2,023	19.8%
Owner-occupied housing units	1,404	1,693	20.6%
Renter-occupied housing units	284	330	16.2%
Other family	317	387	22.1%
Male householder, no wife present	107	133	24.3%
Owner-occupied housing units	71	83	16.9%
Renter-occupied housing units	36	50	38.9%
Female householder, no husband present	210	254	21.0%
Owner-occupied housing units	130	140	7.7%
Renter-occupied housing units	80	114	42.5%
Non-family households	954	1,372	43.8%
Owner-occupied housing units	577	770	33.4%
Renter-occupied housing units	377	602	59.7%
<b>Total</b>	<b>2,959</b>	<b>3,782</b>	<b>27.8%</b>

<sup>109</sup> In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.10.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 1,349 two-person family households, 423 three-person family households, and 390 four-person family households. One-person non-family households made up 87.5 percent of all non-family households, or an estimated 1,201 households. Between 2000 and 2010, the number of four-person households increased by 17.3 percent, or from 336 to 394 households.

<b>Table II.10.6<sup>110</sup></b>							
<b>Household Type by Household Size</b>							
Johnson County 2000 SF1 and 2010 Census Data							
Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	844	844	.	1,201	1,201	42.3%
Two Person	1,042	97	1,139	1,349	148	1,497	31.4%
Three Person	388	7	395	423	18	441	11.6%
Four Person	331	5	336	390	4	394	17.3%
Five Person	173	1	174	147	1	148	-14.9%
Six Person	50	0	50	62	.	62	24.0%
Seven Person	21	0	21	39	.	39	85.7%
<b>Total</b>	<b>2,005</b>	<b>954</b>	<b>2,959</b>	<b>2,410</b>	<b>1,372</b>	<b>3,782</b>	<b>27.8%</b>

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 1,497 two-person households, 1,215 were owner-occupied and 282 were renter-occupied. Of the 394 four-person households, 300 were owner-occupied and 94 were renter-occupied. Further household size data by tenure are presented in Table II.10.7, below.

<b>Table II.10.7</b>							
<b>Tenure by Household Size</b>							
Johnson County 2000 SF1 and 2010 Census Data							
Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	512	332	844	667	534	1,201	42.3%
Two Person	926	213	1,139	1,215	282	1,497	31.4%
Three Person	306	89	395	324	117	441	11.6%
Four Person	263	73	336	300	94	394	17.3%
Five Person	123	51	174	111	37	148	-14.9%
Six Person	36	14	50	42	20	62	24.0%
Seven Person or More	16	5	21	27	12	39	85.7%
<b>Total</b>	<b>2,182</b>	<b>777</b>	<b>2,959</b>	<b>2,686</b>	<b>1,096</b>	<b>3,782</b>	<b>27.8%</b>

<sup>110</sup> To maintain confidentiality, the Census Bureau applies statistical procedures that introduce some uncertainty into data for small geographic areas with small population groups. As a result, some concepts may display different totals across tables. This process, known as disclosure limitation, uses the method of data swapping to edit or exchange source data for a sample of cases when creating a table.

As shown in Table II.10.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 23.1 percent, or from 2,181 to 2,686 households. The number of renter units increased from 778 to 1,096 households, or by 41.1 percent. In 2010, Johnson County had a total of 4,553 housing units, of which 3,782, or 83.1 percent, were occupied. A total of 771 units, or 16.9 percent of all units, were vacant, which was an increase of 41.7 percent from the 2000 Census.

Tenure	2000	2010	% Change 00-10
Occupied Housing Units	2,959	3,782	27.8%
Owner-Occupied	2,182	2,686	23.1%
Renter-Occupied	777	1,096	41.1%
Vacant Housing Units	544	771	41.7%
<b>Total Housing Units</b>	<b>3,503</b>	<b>4,553</b>	<b>30.0%</b>
Homeownership Rate	73.7%	71.0%	.

Table II.10.9, below, shows that, of the 771 vacant housing units in Johnson County at the time of the 2010 Census, 141, or 18.3 percent, were for rent and 49, or 6.4 percent, were for sale. An estimated 426 units were for seasonal, recreational, or occasional use, and 138, or 17.9 percent of all vacant units, were listed as "other vacant." Between 2000 and 2010, the number of vacant units that were rented or sold but not occupied decreased from 20 to 11 units, or by 45 percent, and units listed as "other vacant" increased from 95 to 138 units, or by 45.3 percent.

Disposition	2000	2010	% Change 00-10
For rent	31	141	354.8%
For sale only	40	49	22.5%
Rented or sold but not occupied	20	11	-45.0%
For seasonal, recreational, or occasional use	356	426	19.7%
For migrant workers	2	6	200.0%
Other vacant	95	138	45.3%
<b>Total</b>	<b>544</b>	<b>771</b>	<b>41.7%</b>

### 2010 Five-Year ACS Data

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data. Known as the one-in-six sample, or the SF3 data, these additional samples 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 data.

To study these important concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population and quantifies the results. The Census Bureau releases from these surveys one-, three-, and five-year averages. The one-year sample only includes responses from the year the survey was implemented and applies to geographic areas in excess of 60,000 persons; the three-year averages apply to geographic areas in excess of 20,000 persons; and the five-year estimates are released for small areas, including data down to the block group level. These data are more applicable to many of Wyoming's more rural geographic areas.

Due to sampling error and variability, quantities reported in the five-year ACS are not directly comparable to the 2000 or 2010 decennial census. However, it is the Census Bureau’s position that the distribution of sample results can be compared, and they will be compared herein.

The following section presents several important housing and income concepts available from the 2010 five-year ACS data release.

Table II.10.10, below, presents different income statistics for Johnson County. According to the 2010 ACS data averages, Median Family Income (MFI) for Johnson County was \$58,983 compared to the statewide average of \$65,964. Per capita income for Johnson County, which is calculated by dividing total income by population, was \$26,753, which compared to \$27,860 for the State of Wyoming.

<b>Table II.10.10</b> <b>Median and Per Capita Income</b> Johnson County and the State of Wyoming 2010 Five-Year ACS Data		
Income Type	Johnson County	Wyoming
Median Family Income	58,983	65,964
Median Household Income	45,638	53,802
Per Capita Income	26,753	27,860

Table II.10.11, below, shows households by income for Johnson County and the State of Wyoming in 2010. In Johnson County, there were a total of 504 households, or 13.5 percent, with incomes under \$15,000 compared to 10.1 percent of households in Wyoming. There were another 781 households that had incomes between \$35,000 and \$49,999 in the county, which accounted for 20.9 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 16.4 percent of total households and numbered 611 in Johnson County.

<b>Table II.10.11</b> <b>Households by Income</b> Johnson County and the State of Wyoming 2010 Five-Year ACS Data				
Income	Johnson County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under \$15,000	504	13.5%	21,963	10.1%
\$15,000–\$19,999	124	3.3%	10,477	4.8%
\$20,000–\$24,999	309	8.3%	11,850	5.4%
\$25,000–\$34,999	305	8.2%	23,902	11.0%
\$35,000–\$49,999	781	20.9%	32,677	15.0%
\$50,000–\$74,999	751	20.1%	44,279	20.3%
\$75,000–\$99,999	346	9.3%	30,595	14.1%
\$100,000 and Above	611	16.4%	41,945	19.3%
<b>Total</b>	<b>3,731</b>	<b>100.0%</b>	<b>217,688</b>	<b>100.0%</b>

Poverty statistics were also reported in the 2010 five-year ACS estimates, and these data are displayed in Table II.10.12, on the following page. In total, the poverty rate in Johnson County was 8.2 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Johnson County had a poverty rate of 5.7 percent, and the female population had a poverty rate of

10.6 percent. There were 54 males and 39 females in poverty aged 5 and under. Overall, 13.9 percent of persons in poverty in Johnson County were aged 5 and under, which compared to 12.8 percent statewide. The elderly population with incomes below the poverty level in the county, comprising individuals aged 65 years and older, numbered 108 persons, which represented 16.1 percent of the total population in poverty. In the State of Wyoming, there were 4,005 individuals aged 65 and older with incomes below the poverty level, which represented 7.7 percent of the total Wyoming population in poverty.

<b>Table II.10.12</b>				
<b>Poverty by Age</b>				
Johnson County and the State of Wyoming				
2010 Five-Year ACS Data				
<b>Age</b>	<b>Male</b>	<b>Female</b>	<b>Total</b>	<b>% of Total</b>
<b>Johnson County</b>				
5 and Under	54	39	93	13.9%
6 to 17	18	31	49	7.3%
18 to 64	112	307	419	62.6%
65 and Older	49	59	108	16.1%
<b>Total</b>	<b>233</b>	<b>436</b>	<b>669</b>	<b>100.0%</b>
Poverty Rate	5.7%	10.6%	8.2%	.
<b>State of Wyoming</b>				
5 and Under	3,563	3,127	6,690	12.8%
6 to 17	4,890	4,368	9,258	17.7%
18 to 64	13,136	19,208	32,344	61.8%
65 and Older	1,203	2,802	4,005	7.7%
<b>Total</b>	<b>22,792</b>	<b>29,505</b>	<b>52,297</b>	<b>100.0%</b>
Poverty Rate	8.4%	11.3%	9.8%	.

Table II.10.13, on the following page, presents the breakdown of households by unit type and tenure. Dwelling unit data were only available in the 2010 five-year data set, so the units by tenure will differ from the 2010 census data. Between 2006 and 2010, Johnson County saw an average of 2,110 owner-occupied single-family units compared to 463 single-family rental units. In Johnson County, single-family units represented 69 percent of all households compared to 70.8 percent statewide. Johnson County had a total of 276 apartment rental units, and total apartment units accounted for 7.4 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 667 mobile homes in Johnson County, which made up 17.9 percent of all occupied housing units and compared to 14.3 percent statewide.



<b>Table II.10.13</b>				
<b>Households by Unit Type</b>				
Johnson County and the State of Wyoming 2010 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Johnson County</b>				
Single-Family Unit	2,110	463	2,573	69.0%
Duplex	42	48	90	2.4%
Tri- or Four-Plex	0	125	125	3.4%
Apartment	0	276	276	7.4%
Mobile Home	573	94	667	17.9%
Boat, RV, Van, Etc.	0	0	0	0.0%
<b>Total</b>	<b>2,725</b>	<b>1,006</b>	<b>3,731</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
Single-Family Unit	127,389	26,664	154,053	70.8%
Duplex	785	4,825	5,610	2.6%
Tri- or Four-Plex	442	9,354	9,796	4.5%
Apartment	863	15,833	16,696	7.7%
Mobile Home	23,076	8,153	31,229	14.3%
Boat, RV, Van, Etc.	251	53	304	0.1%
<b>Total</b>	<b>152,806</b>	<b>64,882</b>	<b>217,688</b>	<b>100.0%</b>

Table II.10.14, below, shows the number of households by year of construction. As shown, 17.2 percent, or 642 units, were built in 1939 or earlier in the county and another 3.5 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 431, which accounted for 11.6 percent of all households, and an additional 169 households, or 4.5 percent, were built in 2005 or later. These figures compare to 10,389 households, or 4.8 percent, that were built from 2005 or later statewide.

<b>Table II.10.14</b>				
<b>Households by Year Built</b>				
Johnson County and the State of Wyoming 2010 Five-Year ACS Data				
Year Built	Johnson County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	642	17.2%	25,116	11.5%
1940 to 1949	130	3.5%	11,481	5.3%
1950 to 1959	258	6.9%	21,920	10.1%
1960 to 1969	325	8.7%	19,433	8.9%
1970 to 1979	854	22.9%	53,519	24.6%
1980 to 1989	441	11.8%	34,949	16.1%
1990 to 1999	481	12.9%	26,791	12.3%
2000 to 2004	431	11.6%	14,090	6.5%
2005 or Later	169	4.5%	10,389	4.8%
<b>Total</b>	<b>3,731</b>	<b>100.0%</b>	<b>217,688</b>	<b>100.0%</b>

Table II.10.15, on the following page, 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 5 percent of total housing units, while households with five and six rooms accounted for 18.7 and 15 percent, respectively, in the county. The median number of rooms in Johnson County was five rooms, which compared to six statewide.



<b>Table II.10.15</b>				
<b>Housing Units by Number of Rooms</b>				
Johnson County and the State of Wyoming 2010 Five-Year ACS Data				
Number of Rooms	Johnson County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	218	5.0%	3,804	1.5%
Two	39	.9%	6,391	2.5%
Three	598	13.7%	18,634	7.3%
Four	647	14.8%	45,335	17.8%
Five	816	18.7%	52,421	20.5%
Six	656	15.0%	39,475	15.5%
Seven	390	8.9%	31,509	12.4%
Eight	340	7.8%	25,135	9.9%
Nine or More	670	15.3%	32,392	12.7%
<b>Total</b>	<b>4,374</b>	<b>100.0%</b>	<b>255,096</b>	<b>100.0%</b>
Median Rooms	5	.	6	.

Table II.10.16, below, shows households in the county by number of bedrooms and tenure. There were 48 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 22.5 percent of total households in Johnson County, which compared to 25.5 percent statewide. In Johnson County, the 1,595 households with three bedrooms accounted for 42.7 percent of all households, and there were only 252 five-bedroom or more households, which accounted for 6.8 percent of all households.

<b>Table II.10.16</b>				
<b>Households by Number of Bedrooms</b>				
Johnson County and the State of Wyoming 2010 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Johnson County</b>				
None	32	48	80	2.1%
One	155	217	372	10.0%
Two	494	346	840	22.5%
Three	1,341	254	1,595	42.7%
Four	530	62	592	15.9%
Five or More	173	79	252	6.8%
<b>Total</b>	<b>2,725</b>	<b>1,006</b>	<b>3,731</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
None	275	1,668	1,943	.9%
One	3,986	12,861	16,847	7.7%
Two	29,100	26,511	55,611	25.5%
Three	69,433	17,375	86,808	39.9%
Four	35,651	4,613	40,264	18.5%
Five or More	14,361	1,854	16,215	7.4%
<b>Total</b>	<b>152,806</b>	<b>64,882</b>	<b>217,688</b>	<b>100.0%</b>

The age of a structure influences its value. As shown in Table II.10.17, at right, structures built in 1939 or earlier had a median value of \$172,500, while structures built between 1950 and 1959 had a median value of \$158,600 and those built between 1990 and 1999 had a median value of \$289,400. 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 \$296,800 and \$287,700, respectively. The median value in Johnson County was \$208,400, which compared to \$174,000 in the State of Wyoming.

<b>Table II.10.17</b> <b>Median Value by Year Structure Built</b> Johnson County and the State of Wyoming 2010 Five-Year ACS Data		
Year Built	Johnson County	State of Wyoming
1939 or Earlier	172,500	141,200
1940 to 1949	189,700	129,500
1950 to 1959	158,600	151,800
1960 to 1969	199,400	166,500
1970 to 1979	186,400	169,900
1980 to 1989	99,400	187,000
1990 to 1999	289,400	224,000
2000 to 2004	296,800	243,500
2005 or Later	287,700	244,600
<b>Median Value</b>	<b>208,400</b>	<b>174,000</b>

Household mortgage status is reported in Table II.10.18, below. In Johnson County, households with a mortgage accounted for 56.2 percent of all households, or 1,531 housing units, and the remaining 43.8 percent, or 1,194 units, had no mortgage. Of those units with a mortgage, 175 had either a second mortgage or home equity loan, no units had both a second mortgage and home equity loan, and 1,356, or 88.6 percent of units with a mortgage, had no second mortgage and no home equity loan.

<b>Table II.10.18</b> <b>Mortgage Status</b> Johnson County and the State of Wyoming 2010 Five-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	1,531	56.2%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	175	11.4%	17,932	19.1%
Second mortgage only	29	16.6%	8,629	48.1%
Home equity loan only	146	83.4%	9,303	51.9%
Both second mortgage and home equity loan	0	0.0%	741	0.8%
No second mortgage and no home equity loan	1,356	88.6%	75,088	80.1%
Housing units without a mortgage	1,194	43.8%	59,045	38.6%
<b>Total</b>	<b>2,725</b>	<b>100.0%</b>	<b>152,806</b>	<b>100.0%</b>

The median rent in Johnson County was \$557 compared to \$552 statewide, as shown in Table II.10.19, below. These figures show that rents were very comparable.

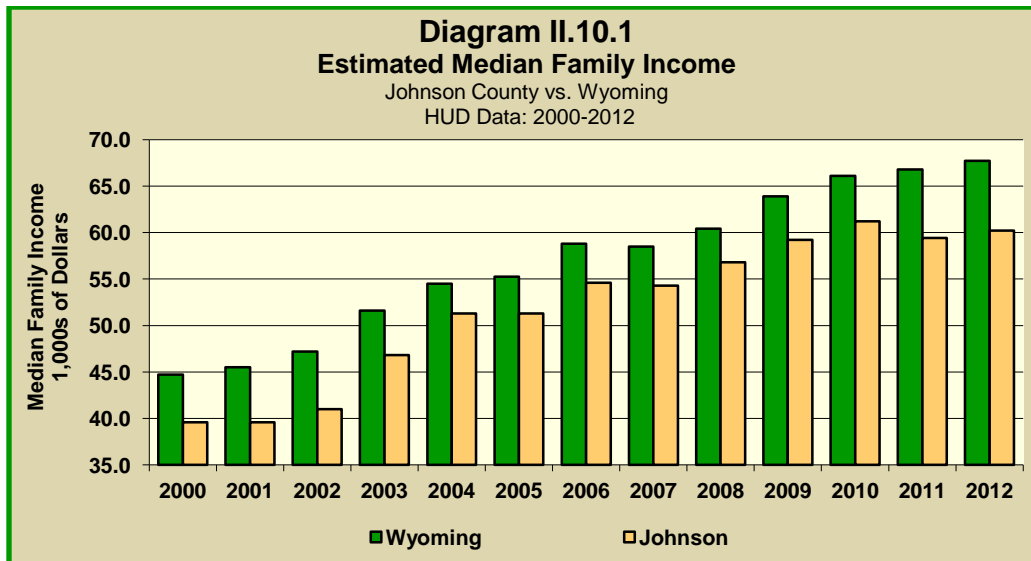
<b>Table II.10.19</b> <b>Median Rent</b> Johnson County and the State of Wyoming 2010 Five-Year ACS Data	
Place	Rent
Johnson County	\$557
State of Wyoming	\$552

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 2 persons during the first half of 2012. The driver’s license total exchanges since 2000 for Johnson County are presented below in Table II.10.20 and indicate a net increase of 1,170 persons over the time period.

<b>Table II.10.20</b>			
<b>Driver’s Licenses Exchanged and Surrendered</b>			
Johnson County			
WYDOT Data, 2000–Second Quarter 2012			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
2000	262	144	118
2001	246	140	106
2002	224	141	83
2003	227	132	95
2004	247	172	75
2005	247	154	93
2006	262	159	103
2007	269	138	131
2008	316	145	171
2009	234	162	72
2010	217	124	93
2011	186	154	32
2012	86	88	-2
<b>Total</b>	<b>3,023</b>	<b>1,853</b>	<b>1,170</b>

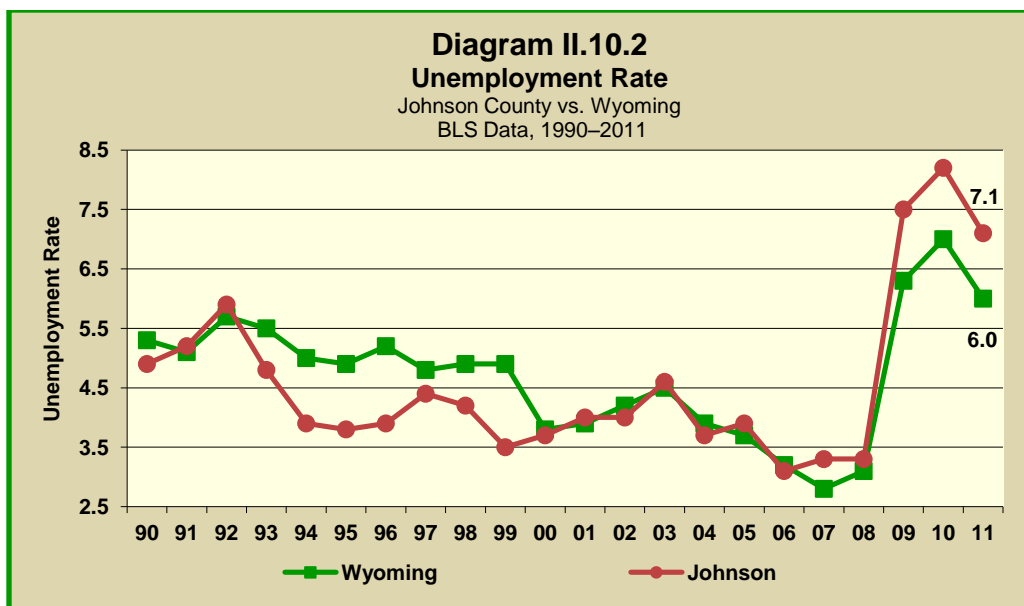
**Economics**

The HUD estimated MFI for Johnson County was \$60,200 in 2012.<sup>111</sup> This compares to Wyoming’s MFI of \$67,700. Diagram II.10.1, below, illustrates the estimated MFI for 2000 through 2012.



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 38 persons, from 4,056 in 2010 to 4,018 in 2011. Employment increased by 9 persons; unemployment decreased by 47 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 8.2 percent in 2010 to 7.1 in 2011, as shown on the following page in Diagram II.10.2.

<sup>111</sup> Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers, and unpaid family workers are not included in QCEW estimates. As shown in Table II.10.21, below, with 2011 information considered preliminary (p), annual total monthly employment decreased by 0.34 percent between 2010 and 2011, from a total of 3,267 to 3,256 workers.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Jan	2,430	2,636	2,646	2,739	2,878	3,025	3,229	3,298	3,324	3,016	3,038
Feb	2,431	2,640	2,648	2,770	2,899	3,104	3,221	3,295	3,294	2,999	3,054
Mar	2,471	2,711	2,720	2,832	3,006	3,185	3,246	3,332	3,280	3,023	3,090
Apr	2,547	2,749	2,807	2,953	3,012	3,197	3,203	3,415	3,186	3,099	3,116
May	2,737	2,925	2,958	3,161	3,225	3,418	3,441	3,551	3,374	3,277	3,280
Jun	2,932	3,166	3,165	3,383	3,496	3,643	3,693	3,844	3,568	3,566	3,548
Jul	2,793	3,055	3,086	3,224	3,428	3,532	3,589	3,744	3,591	3,426	3,384
Aug	2,812	3,017	3,089	3,162	3,404	3,434	3,614	3,793	3,503	3,375	3,390
Sep	2,817	3,003	3,103	3,168	3,347	3,480	3,599	3,817	3,493	3,392	3,405
Oct	2,780	2,884	3,023	3,151	3,264	3,427	3,552	3,706	3,377	3,458	3,336
Nov	2,703	2,787	2,851	3,012	3,162	3,358	3,440	3,578	3,227	3,325	3,248
Dec	2,715	2,754	2,854	3,000	3,148	3,319	3,433	3,541	3,143	3,243	3,180
<b>Annual</b>	<b>2,681</b>	<b>2,861</b>	<b>2,913</b>	<b>3,046</b>	<b>3,189</b>	<b>3,344</b>	<b>3,438</b>	<b>3,576</b>	<b>3,363</b>	<b>3,267</b>	<b>3,256</b>
% Change	.	6.71	1.82	4.57	4.69	4.86	2.81	4.01	-5.96	-2.85	-0.34

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.10.22, on the following page, annual average weekly wages increased by 2.34 percent between 2010 and 2011, from a total of \$598 to \$612.

<b>Table II.10.22</b>						
<b>Average Weekly Wages</b>						
Johnson County						
BLS QCEW Data, 2001–2011(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
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(p)	572	604	611	658	612	2.34

Total business establishments reported by the QCEW are displayed in Table II.10.23, below. Annual establishments increased by 0.63 percent between 2010 and 2011, from a total of 480 to 489 establishments.

<b>Table II.10.23</b>						
<b>Number of Establishments</b>						
Johnson County						
BLS QCEW Data, 2001–2011(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
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(p)	480	483	488	482	483	0.63

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2010, the most recent year for which data are available, Johnson County recorded 5,937 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 \$365,288,000, and real per capita income was \$42,589 in 2010. Average earnings per job in the county was \$30,494 in 2010. 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 decreased from \$603 in fourth quarter 2010 to \$573 in fourth quarter 2011, or by 5 percent. Detached single-family home rents decreased by 7.7 percent, rents for mobile homes on a lot increased by 0.5 percent and rents for mobile home lots increased 14.7 percent.

Johnson County rental prices experienced average annualized increases of 3.5 percent for apartments, 4.4 percent for houses, 4.3 percent for mobile homes plus a lot, and 6.6 percent for mobile home lots since fourth quarter 1998 through fourth quarter 2011.<sup>112</sup> These figures compare to state average annualized increases in rental prices of 3.4 percent for apartments, 4 percent for houses, 3.4 percent for mobile homes plus a lot, and 3.1 for mobile homes lots. Table II.10.24, at right, presents the Johnson County data for each rental type.<sup>113</sup>

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Johnson County increased from one authorized units in 2010 to three in 2011. Total residential authorizations decreased from twelve units in 2010 to three in 2011.

The real value of single-family building permits increased from \$112,300 in 2010 to \$270,000 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of \$236,800 in 2009 to a low of \$85,300 in 2003. These figures compare to the state average high of \$270,950 in 2000 and low of \$184,110 in 2003. Additional details of permit activity are given in Table II.10.25, 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

<sup>112</sup> Data from 1986 to 1997 for Johnson County is not reported by the EAD.

<sup>113</sup> Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

<b>Table II.10.25</b> <b>Building Permits and Valuation</b> Johnson County Census Bureau Data, 1980–2011								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2010 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	19	4	3	.	26	.	.	113.4
1981	18	8	.	.	26	.	.	101.6
1982	8	2	4	.	14	.	.	72.5
1983	10	.	.	.	10	.	.	96.9
1984	10	.	.	.	10	.	.	73.2
1985	7	.	.	.	7	.	.	62.0
1986	1	.	.	.	1	.	.	57.6
1987	.	.	.	.	.	.	.	.
1988	.	.	.	.	.	.	.	.
1989	2	.	.	.	2	.	.	97.9
1990	1	.	.	.	1	.	.	121.0
1991	1	.	.	.	1	.	.	116.9
1992	1	.	.	.	1	.	.	114.2
1993	2	.	.	.	2	.	.	111.7
1994	3	.	.	.	3	.	.	109.4
1995	3	.	.	.	3	.	.	107.2
1996	20	24	.	.	44	.	.	97.6
1997	29	.	.	.	29	.	.	160.3
1998	31	.	.	.	31	.	.	159.0
1999	24	.	.	.	24	.	.	146.7
2000	12	.	.	.	12	.	.	164.8
2001	15	6	4	.	25	.	.	113.6
2002	26	2	4	38	70	.	.	94.7
2003	25	.	.	.	25	30	6	85.3
2004	9	2	4	.	15	.	.	150.6
2005	25	.	.	.	25	.	.	137.8
2006	41	2	.	.	43	.	.	156.6
2007	45	2	.	.	47	.	.	142.3
2008	14	2	8	.	24	.	.	197.1
2009	5	.	.	.	5	.	.	236.8
2010	1	.	.	11	12	.	.	112.3
2011	3	.	.	.	3	.	.	270.0

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2011, the average sales price in Johnson County was \$182,250. This represented a decrease of 10.8 percent from the previous year. In contrast, Wyoming’s weighted average was \$241,301 or a decrease of 3.8 percent over the previous year. A comparison of average sales prices between 1999 and 2011 is displayed in Table II.10.26, below.

<b>Table II.10.26</b> <b>Average Sales Prices</b> Johnson County vs. Wyoming DOR Data, 1999–2011				
Year	Johnson County Average Price (\$)	Johnson County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	115,531	12.52	101,517	4.76
2000	122,354	5.91	111,437	9.77
2001	122,192	-0.13	116,469	4.52
2002	131,782	7.85	121,140	4.01
2003	149,472	13.42	132,708	9.55
2004	164,125	9.80	142,501	7.38
2005	180,209	9.80	159,776	12.12
2006	194,500	7.93	187,869	17.58
2007	214,710	10.39	265,044	41.1
2008	220,549	2.7	256,045	-3.4
2009	215,744	-2.2	241,622	-5.6
2010	204,277	-5.32	250,958	3.9
2011	182,250	-10.8	241,301	-3.8



The Wyoming Rental Vacancy Survey (RVS) has been completed biannually during the past 11 years, with the most recent survey conducted in June 2012.<sup>114</sup> During June 2012, a total of 27 surveys were completed by property managers in Johnson County. Of the 258 rental units surveyed, 19 were vacant, indicating a vacancy rate of 7.36 percent, as shown in Table II.10.27, below. This rate compares to a 7.41 percent vacancy rate one year ago and a statewide June 2012 vacancy rate of 3.74 percent statewide. In the June half of 2012, the rental vacancy rate showed a slight increase.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	4	82	2	2.44
2001b	4	80	.	.
2002a	2	62	.	.
2002b	5	99	9	9.09
2003a	1	30	1	3.33
2003b	11	176	4	2.27
2004a	10	162	4	2.47
2004b	11	190	4	2.11
2005a	11	130	7	5.38
2005b	11	197	12	6.09
2006a	8	169	.	.
2006b	12	182	5	2.75
2007a	9	173	3	1.73
2007b	12	201	3	1.49
2008a	12	167	8	4.79
2008b	12	153	6	3.92
2009a	12	183	9	4.92
2009b	13	172	14	8.14
2010a	22	271	14	5.17
2010b	24	251	15	5.98
2011a	24	243	18	7.41
2011b	24	281	27	9.61
2012a	27	258	19	7.36

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, trending roughly the same, but with higher volatility over the eleven year period.

<sup>114</sup>Those signified as a in the “year” column of Table II.10.10 are conducted in June/July of each year. Those signified as b are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

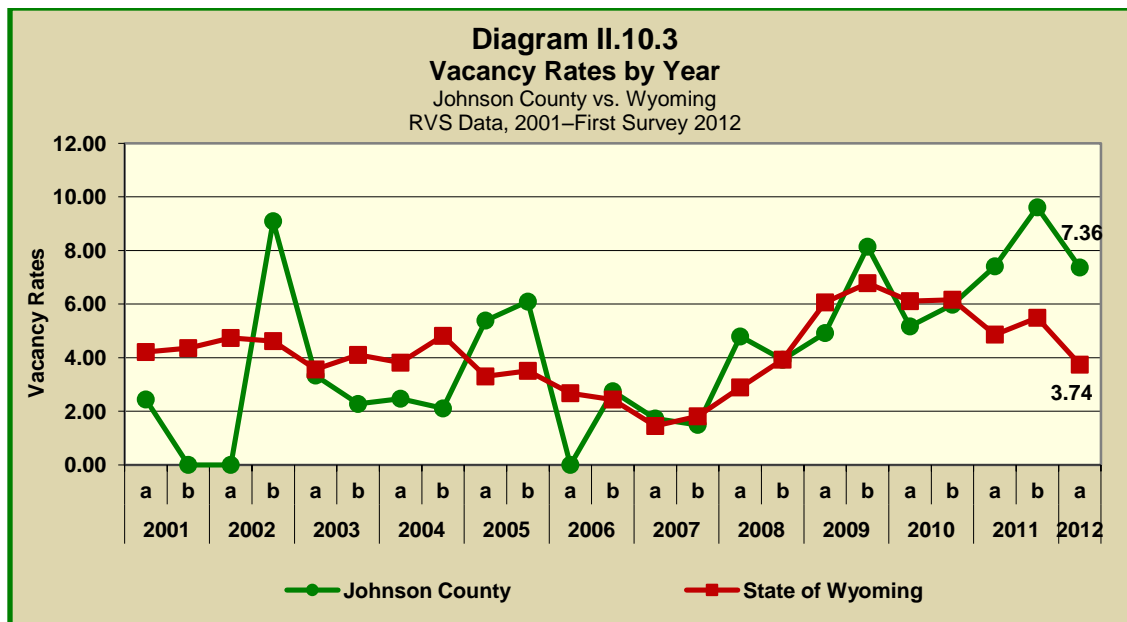
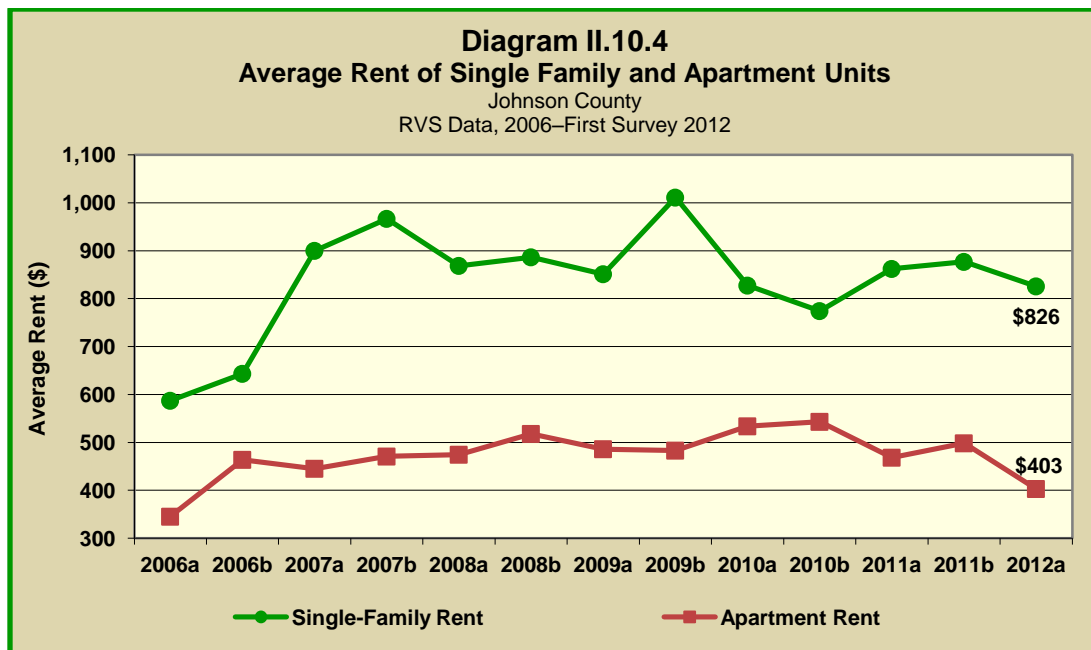


Diagram II.10.4, below, shows the average rent of single-family and apartment units in Johnson County. In the first half of 2012, average rents for single-family units fell slightly to \$826 and average rents for apartments decreased to \$403.



The fiscal year 2012 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 7 respondents in Johnson County. Of the incoming population who were unsatisfied with their current housing, 100 percent of respondents wished to rent.

Of those respondents who were seeking to rent, 100 percent anticipated spending above \$850.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 367 loans purchased in Hot

Spring County between 1979 and 2012, with four occurring in fiscal 2012. The average home size over the period was 1,285 square feet and 1,411 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 1987. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was \$37,826. The average purchase price in fiscal 2012 was \$108,150. In fiscal 2012 and 50 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix**.

### *Housing Problems*

While the ACS data do not report significant details regarding the physical condition of housing units, some information can be derived from data relating to overcrowding, incomplete plumbing or kitchen facilities, and cost burdens.

Overcrowding is defined as having more than one to 1.5 persons per room per residence, with severe overcrowding defined as having more than 1.5 persons per room. According to 2010 ACS data, 67, or 1.8 percent of households in Johnson County, were overcrowded and another 21, or .6 percent of units, were severely overcrowded, as shown on the following page in Table II.10.28. This housing problem was far more prevalent in renter households compared to owner households.

<b>Table II.10.28</b>				
<b>Overcrowding and Severe Overcrowding</b>				
Johnson County and the State of Wyoming 2010 Five-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
<b>Johnson County</b>				
<b>Owner</b>				
Households	2,666	38	21	2,725
Percentage	97.8%	1.4%	.8%	100.0%
<b>Renter</b>				
Households	977	29	0	1,006
Percentage	97.1%	2.9%	.0%	100.0%
<b>Total</b>				
Households	3,643	67	21	3,731
Percentage	97.6%	1.8%	.6%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	150,753	1,744	309	152,806
Percentage	98.7%	1.1%	.2%	100.0%
<b>Renter</b>				
Households	62,557	1,827	498	64,882
Percentage	96.4%	2.8%	.8%	100.0%
<b>Total</b>				
Households	213,310	3,571	807	217,688
Percentage	98.0%	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 2010 ACS, a total of 258 units, or 5.9 percent of all housing units in Johnson County, were lacking complete kitchen facilities. This compared to 2.9 percent of households statewide without complete kitchen facilities. These data are presented in Table II.10.29, below.

<b>Table II.10.29</b>		
<b>Housing Units with Incomplete Kitchen Facilities</b>		
Johnson County and the State of Wyoming 2010 Five-Year ACS Data		
Facilities	Johnson County	State of Wyoming
Complete Kitchen Facilities	4,116	247,608
Lacking Complete Kitchen Facilities	258	7,488
<b>Total Housing Units</b>	<b>4,374</b>	<b>255,096</b>
Percent Lacking	5.9%	2.9%

At the time of the 2010 ACS, a total of 297 units, or 6.8 percent of all housing units in Johnson County, were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.10.30, on the following page.

<b>Table II.10.30</b> <b>Housing Units with Incomplete Plumbing Facilities</b> Johnson County and the State of Wyoming 2010 Five-Year ACS Data		
Facilities	Johnson County	State of Wyoming
Complete Plumbing Facilities	4,077	249,046
Lacking Complete Plumbing Facilities	297	6,050
<b>Total Households</b>	<b>4,374</b>	<b>255,096</b>
Percent Lacking	6.8%	2.4%

The third type of housing problem reported in the 2010 ACS data was cost burden. Cost burden is defined as gross housing costs that range from 30 to 49.9 percent of gross household income, and severe cost burden is defined as gross housing costs of 50 percent and more 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, 17.1 percent of households had a cost burden and 9.4 percent of households had a severe cost burden, which compared to 13.7 percent with a cost burden and 9.4 percent with a severe cost burden in the State of Wyoming. Roughly 28.4 percent of homeowners with a mortgage in Johnson County experienced a cost burden and 9.8 percent experienced a severe cost burden, while 9.9 percent of renters had a cost burden and 12.1 percent had a severe cost burden, as shown in Table II.10.31, below.

<b>Table II.10.31</b> <b>Cost Burden and Severe Cost Burden by Tenure</b> Johnson County and the State of Wyoming 2010 Five-Year ACS Data					
Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
<b>Johnson County</b>					
<b>Owner with a Mortgage</b>					
Households	906	435	150	40	1,531
Percent	59.2%	28.4%	9.8%	2.6%	100.0%
<b>Owner without a Mortgage</b>					
Households	1,011	103	80	0	1,194
Percent	84.7%	8.6%	6.7%	.0%	100.0%
<b>Renter</b>					
Households	568	100	122	216	1,006
Percent	56.5%	9.9%	12.1%	21.5%	100.0%
<b>Total</b>					
Households	2,485	638	352	256	3,731
Percent	66.6%	17.1%	9.4%	6.9%	100.0%
<b>State of Wyoming</b>					
<b>Owner with a Mortgage</b>					
Households	68,900	16,318	8,364	179	93,761
Percent	73.5%	17.4%	8.9%	.2%	100.0%
<b>Owner without a Mortgage</b>					
Households	53,589	3,131	2,014	311	59,045
Percent	90.8%	5.3%	3.4%	.5%	100.0%
<b>Renter</b>					
Households	36,080	10,470	10,028	8,304	64,882
Percent	55.6%	16.1%	15.5%	12.8%	100.0%
<b>Total</b>					
Households	158,569	29,919	20,406	8,794	217,688
Percent	72.8%	13.7%	9.4%	4.0%	100.0%