

JOHNSON COUNTY

Demographics

The Census Bureau’s current census estimates indicate that Johnson County’s population decreased from 8,569 in 2010 to 8,486 in 2016, or by 1.0 percent. This compares to a statewide population change of 3.9 percent over the period. The number of people from 25 to 35 years of age decreased by 7.7 percent, and the number of people from 55 to 64 years of age decreased by 1.6 percent. The white population decreased by 3.3 percent, while the black population increased by 393.8 percent. The Hispanic population increased from 276 to 388 people between 2010 and 2016 or by 40.6 percent. These data are presented in Table II.10.1.

Table II.10.1						
Profile of Population Characteristics						
Johnson County vs. Wyoming						
2010 Census and 2016 Current Census Estimates						
Subject	Johnson County			Wyoming		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	8,569	8,486	-1.0%	563,626	585,501	3.9%
Age						
Under 14 years	1,555	1,575	1.3%	113,371	116,796	3.0%
15 to 24 years	841	804	-4.4%	78,460	77,293	-1.5%
25 to 34 years	949	876	-7.7%	77,649	81,948	5.5%
35 to 44 years	957	956	-0.1%	66,966	71,334	6.5%
45 to 54 years	1,298	1,010	-22.2%	83,577	69,052	-17.4%
55 to 64 years	1,381	1,359	-1.6%	73,513	81,266	10.5%
65 and Over	1,588	1,906	20.0%	70,090	87,812	25.3%
Race						
White	8,339	8,066	-3.3%	529,110	543,387	2.7%
Black	16	79	393.8%	5,135	7,753	51.0%
American Indian and Alaskan Native	95	126	32.6%	14,457	15,762	9.0%
Asian	40	77	92.5%	4,649	5,856	26.0%
Native Hawaiian or Pacific Islander	0	4	inf%	521	673	29.2%
Two or more races	79	134	69.6%	9,754	12,070	23.7%
Ethnicity (of any race)						
Hispanic or Latino	276	388	40.6%	50,231	58,413	16.3%

Table II.10.2, presents the population of Johnson County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 4,365 males, who accounted for 50.9 percent of the population, and the remaining 49.1 percent, or 4,204 persons, were female. In 2016, the number of males rose to 4,283 persons, and accounted for 50.5 percent of the population, with the remaining 49.5 percent, or 4,203 persons being female.

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

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

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 ⁸⁹	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.

⁸⁹ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

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

Table II.10.4, shows data on household type by tenure in the 2016 5-year ACS data. Household type is broken down by family households and non-family households. In 2016, there were an estimated 2,372 family households, of which 1,777 housed married couple families and 595 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 350 families, or a female householder with no husband present, of which there were 245 families. There were also an estimated 1,296 “non-family households,” which refers to households of unrelated people or one person living alone. When compared to the state, the percentage of family households in Johnson County was 64.7 percent, which compared to the statewide rate of 65.2 percent. Of the family households in Johnson County, 74.9 percent were married households, which compared to 79.5 percent in the State of Wyoming.

Table II.10.4				
Household Type by Tenure				
Johnson County 2011-2016 5-Year ACS Data				
Household Type	Johnson County		State of Wyoming	
	Johnson County	% of Total	State of Wyoming	% of Total
Family households	2,372	64.7%	147,961	65.2%
Married-couple family	1,777	74.9%	117,587	79.5%
Owner-occupied housing units	1,570	88.4%	97,431	82.9%
Renter-occupied housing units	207	11.6%	20,156	17.1%
Other family	595	25.1%	30,374	20.5%
Male householder, no wife present	350	58.8%	11,235	37.0%
Owner-occupied housing units	182	52.0%	6,473	57.6%
Renter-occupied housing units	168	48.0%	4,762	42.4%
Female householder, no husband present	245	41.2%	19,139	63.0%
Owner-occupied housing units	118	48.2%	9,691	50.6%
Renter-occupied housing units	127	51.8%	9,448	49.4%
Nonfamily households	1,296	35.3%	79,024	34.8%
Owner-occupied housing units	818	63.1%	42,146	53.3%
Renter-occupied housing units	478	36.9%	36,878	46.7%
Total	3,668	100.0%	226,985	100.0%

Table II.10.5, displays the 2016 5-year ACS census data for household type by household size. In 2016, there were 1,249 two-person family households, 438 three-person family households and 287 four-person family households. One-person non-family households made up 93.1 percent of all non-family households or an estimated 1,207 households. Johnson County’s two person households made up 35.9 percent of total housing units and four person households made up an additional 7.8 percent, which compares to 37.8 and 11.6 percent, respectively, for the State of Wyoming.

Table II.10.5				
Household Type by Household Size				
Johnson County 2011-2016 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Johnson County				
One Person	.	1,207	1,207	32.9%
Two Person	1,249	67	1,316	35.9%
Three Person	438	0	438	11.9%
Four Person	287	0	287	7.8%
Five Person	224	22	246	6.7%
Six Person	146	0	146	4.0%
Seven Person	28	0	28	.8%
Total	2,372	1,296	3,668	100.0%
State of Wyoming				
One Person	.	63,765	63,765	28.1%
Two Person	73,650	12,216	85,866	37.8%
Three Person	29,058	2,055	31,113	13.7%
Four Person	25,566	831	26,397	11.6%
Five Person	12,122	107	12,229	5.4%
Six Person	4,878	50	4,928	2.2%
Seven Person	2,687	0	2,687	1.2%
Total	147,961	79,024	226,985	100.0%

The 2016 5-year ACS census estimates also provided information on tenure by household size. According to the 2016 ACS estimates, of the 1,316 two-person households, 1,171 were owner-occupied and 145 were renter-occupied. Of the 287 four-person households, 197 were owner-occupied and 90 were renter-occupied. Further household size data by tenure are presented in Table II.10.6.

Table II.10.6				
Tenure by Household Size				
Johnson County 2011-2016 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Johnson County				
One Person	739	468	1,207	32.9%
Two Person	1,171	145	1,316	35.9%
Three Person	277	161	438	11.9%
Four Person	197	90	287	7.8%
Five Person	191	55	246	6.7%
Six Person	85	61	146	4.0%
Seven Person or more	28	0	28	.8%
Total	2,688	980	3,668	100.0%
State of Wyoming				
One Person	36,010	27,755	63,765	28.1%
Two Person	66,973	18,893	85,866	37.8%
Three Person	20,908	10,205	31,113	13.7%
Four Person	17,969	8,428	26,397	11.6%
Five Person	8,380	3,849	12,229	5.4%
Six Person	3,630	1,298	4,928	2.2%
Seven Person or more	1,871	816	2,687	1.2%
Total	155,741	71,244	226,985	100.0%

As seen in Table II.10.7, Johnson County had a total of 4,536 housing units of which 3,668 or 80.9 percent were occupied. Of these occupied units, 73.3 percent, or 2,688 units were owner

occupied, which compares to a statewide rate of 68.6. A total of 868 units or 19.1 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.10.7 Housing Units by Tenure Johnson County 2011-2016 5-Year ACS Data				
Tenure	Johnson County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,668	80.9%	226,985	84.7
Owner-Occupied	2,688	73.3%	155,741	68.6
Renter-Occupied	980	26.7%	71,244	31.4
Vacant Housing Units	868	19.1%	41,002	15.3
Total Housing Units	4,536	100.0%	267,987	100.0

Table II.10.8, shows that of the 868 vacant housing units in Johnson County as reported in the 2016 ACS data, 37 or 4.3 percent were for rent and 0 or 0 percent were for sale. An estimated 528 units were for seasonal, recreational, or occasional use, and 263 or 30.3 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 28.1 percent for “other vacant” units.

Table II.10.8 Disposition of Vacant Housing Units Johnson County 2011-2016 5-Year ACS Data				
Disposition	Johnson County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	37	4.3%	6,818	16.6%
Rented, but not occupied	40	4.6%	1,397	3.4%
For sale only	0	.0%	2,584	6.3%
Sold, but not occupied	0	.0%	945	2.3%
For seasonal, recreational, or occasional use	528	60.8%	17,395	42.4%
For migrant workers	0	.0%	351	.9%
Other vacant	263	30.3%	11,512	28.1%
Total	868	100.0%	41,002	100.0%

Table II.10.9, at right, presents different income statistics for Johnson County. According to the 2016 ACS data averages, median family income for Johnson County was \$66,700 compared to the statewide average of \$73,654.

Table II.10.9 Median and Per Capita Income Johnson County 2011-2016 5-Year ACS Data		
Income Type	Johnson County	Wyoming
Median Family Income	66,700	73,654
Median Household Income	54,594	59,143

Table II.10.10, shows households by income for Johnson County and the State of Wyoming. In Johnson County, there were a total of 510 households or 13.9 percent with incomes under \$15,000 compared to 9.5 percent of households in Wyoming. There were another 590 households that had incomes between \$35,000 and \$49,999, which accounted for 16.1 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 19.1 percent of total households and numbered 701 in Johnson County.

Table II.10.10				
Households by Income				
Johnson County 2011-2016 5-Year ACS Data				
Income	Johnson County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	510	13.9%	21,545	9.5%
15,000 - 19,999	83	2.3%	10,637	4.7%
20,000 - 24,999	117	3.2%	11,410	5.0%
25,000 - 34,999	386	10.5%	22,140	9.8%
35,000 - 49,999	590	16.1%	30,946	13.6%
50,000 - 74,999	660	18.0%	42,533	18.7%
75,000 - 99,999	621	16.9%	32,162	14.2%
100,000 and above	701	19.1%	55,612	24.5%
Total	3,668	100.0%	226,985	100.0%

Poverty statistics were also reported in the 2016 5-year ACS estimates, and these data are displayed in Table II.10.11. In total, the poverty rate in Johnson County was 6 percent, which compared to a statewide poverty rate of 12 percent in Wyoming. The male population in Johnson County had a poverty rate of 7 percent and the female population had a poverty rate of 4 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 11.2 percent statewide. The elderly population, comprised of individuals 65 years of older, had 208 individuals with incomes below the poverty level which represented 41.7 percent of the total population in poverty. In the State of Wyoming there were 5,607 individuals with incomes below the poverty level which represented 8.5 percent of the total Wyoming population in poverty.

Table II.10.11				
Poverty by Age				
Johnson County 2011-2016 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Johnson County				
5 and Below	0	0	0	.0%
6 to 17	0	22	22	4.4%
18 to 64	208	61	269	53.9%
65 and Older	117	91	208	41.7%
Total	325	174	499	100.0%
Poverty Rate	7%	4%	6%	.
State of Wyoming				
5 and Below	3,838	3,546	7,384	11.2%
6 to 17	5,925	5,599	11,524	17.5%
18 to 64	18,016	23,231	41,247	62.7%
65 and Older	1,819	3,788	5,607	8.5%
Total	29,598	36,164	65,762	100.0%
Poverty Rate	10%	13%	12%	.

Table II.10.12, presents the breakdown of households by unit type and tenure. Between 2010 and 2016, Johnson County saw an average of 2,305 owner-occupied single-family units compared to 539 single-family rental units. In Johnson County, single-family units comprised 77.5 percent of all

households compared with 71.9 percent statewide. Johnson County had a total of 199 apartment rental units and total apartment units accounted for 5.7 percent of all households. In the State of Wyoming, apartment units accounted for 8.6 percent of total households. There were also an estimated 475 mobile homes in Johnson County, which comprised 12.9 percent of all occupied housing units and compared to 12.9 statewide.

Table II.10.12				
Households by Unit Type				
Johnson County 2011-2016 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Johnson County				
Single-Family Unit	2,305	539	2,844	77.5%
Duplex	0	85	85	2.3%
Tri- or Four-Plex	0	54	54	1.5%
Apartments	11	199	210	5.7%
Mobile Homes	372	103	475	12.9%
Boat, RV, Van, Etc.	0	0	0	.0%
Total	2,688	980	3,668	100.0%
State of Wyoming				
Single-Family Unit	133,249	29,842	163,091	71.9%
Duplex	491	4,362	4,853	2.1%
Tri- or Four-Plex	449	9,351	9,800	4.3%
Apartments	666	18,745	19,411	8.6%
Mobile Homes	20,529	8,737	29,266	12.9%
Boat, RV, Van, Etc.	357	207	564	.2%
Total	155,741	71,244	226,985	100.0%

Table II.10.13, shows the number of households by year of construction. As shown, 15.0 percent, or 550 units, were built in 1939 or earlier in the county, and another 145 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 631, which accounted for 17.2 percent of all households, and an additional 79 households, or 2.2 percent, were built in 2010 or later. These figures compare to 8,472 households, or 3.7 percent, that were built from 2010 or later statewide.

Table II.10.13				
Households by Year Built				
Johnson County 2011-2016 5-Year ACS Data				
Year Built	Johnson County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	550	15.0%	24,398	10.7%
1940 to 1949	145	4.0%	10,195	4.5%
1950 to 1959	298	8.1%	20,926	9.2%
1960 to 1969	277	7.6%	18,850	8.3%
1970 to 1979	743	20.3%	47,644	21.0%
1980 to 1989	352	9.6%	32,639	14.4%
1990 to 1999	593	16.2%	26,757	11.8%
2000 to 2009	631	17.2%	37,104	16.3%
Built 2010 or Later	79	2.2%	8,472	3.7%
Total	3,668	100.0%	226,985	100.0%

Table II.10.14, 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 2.7 percent of total housing units, while households with five and six rooms accounted for 22.1 and 19.7 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 2011-2016 5-Year ACS Data				
Number of Rooms	Johnson County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	124	2.7%	4,703	1.8%
Two	210	4.6%	6,989	2.6%
Three	366	8.1%	19,621	7.3%
Four	459	10.1%	42,956	16.0%
Five	1,004	22.1%	52,646	19.6%
Six	893	19.7%	43,710	16.3%
Seven	375	8.3%	31,960	11.9%
Eight	246	5.4%	25,568	9.5%
Nine or more	859	18.9%	39,834	14.9%
Total	4,536	100.0%	267,987	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 13 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 16.8 percent of total households in Johnson County, which compared to 23.9 percent statewide. In Johnson County, the 1,685 households with three bedrooms accounted for 45.9 percent of all households, and there were only 350 five-bedroom or more households, which accounted for 9.5 percent of all households.

Table II.10.15 Households by Number of Bedrooms Johnson County 2011-2016 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Johnson County				
None	0	13	13	.4%
One	44	262	306	8.3%
Two	335	282	617	16.8%
Three	1,390	295	1,685	45.9%
Four	646	51	697	19.0%
Five or more	273	77	350	9.5%
Total	2,688	980	3,668	100.0%
State of Wyoming				
None	424	2,234	2,658	1.2%
One	3,990	12,973	16,963	7.5%
Two	26,714	27,478	54,192	23.9%
Three	71,496	20,359	91,855	40.5%
Four	37,541	6,168	43,709	19.3%
Five or more	15,576	2,032	17,608	7.8%
Total	155,741	71,244	226,985	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 \$218,200, while structures built between 1950 and 1959 had a median value of \$184,100 and those built between 1990 to 1999 had a median value of \$334,400. The newest structures tended to have the highest values and those built between 2010 and 2013 had median values of \$333,300. The total median value in Johnson County was \$247,800, which compared to \$199,900 in the State of Wyoming.

Year Built	Johnson County	State of Wyoming
1939 or earlier	218,200	157,900
1940 to 1949		152,100
1950 to 1959	184,100	163,300
1960 to 1969	258,700	185,100
1970 to 1979	185,400	191,500
1980 to 1989	201,100	209,600
1990 to 1999	334,400	245,200
2000 to 2009	302,500	260,000
2010 to 2013	333,300	288,500
2014 to Later		289,400
Total	247,800	199,900

Household mortgage status is reported in Table II.10.17. In Johnson County, households with a mortgage accounted for 54.4 percent of all households or 1,462 housing units, and the remaining 45.6 percent or 1,226 units had no mortgage. Of those units with a mortgage, 93 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,369 or 93.6 percent had no second mortgage or no home equity loan.

Mortgage Status	Johnson County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,462	54.4%	90,072	57.8%
With either a second mortgage or home equity loan, but not both	93	6.4%	9,772	10.8%
Second mortgage only	36	38.7%	3,961	40.5%
Home equity loan only	57	61.3%	5,811	59.5%
Both second mortgage and home equity loan	0	.0%	359	.4%
No second mortgage and no home equity loan	1,369	93.6%	79,941	88.8%
Housing units without a mortgage	1,226	45.6%	65,669	42.2%
Total	2,688	100.0%	155,741	100.00%

The median rent in Johnson County was \$732 as compared to \$686 statewide, as seen in Table II.10.18.

Place	Rent
Johnson County	\$732
State of Wyoming	\$686

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 31 persons during 2017. The driver’s license total exchanges since 2000 for Johnson County are presented below in Table II.10.18 and indicate a net increase of 1,348 persons over the time period.

Table II.10.18			
Driver’s Licenses Exchanged and Surrendered			
Johnson County			
WYDOT Data, 2000 – 2017			
Year	In-Migrants	Out-Migrants	Net Change
2000	262	144	118
2001	246	140	106
2002	224	141	83
2003	227	132	95
2004	247	172	75
2005	247	154	93
2006	262	159	103
2007	269	138	131
2008	316	145	171
2009	234	162	72
2010	217	124	93
2011	186	154	32
2012	185	203	-18
2013	229	170	59
2014	224	188	36
2015	193	150	43
2016	204	179	25
2017	212	181	31
Total	4,184	2,836	1,348

Economics

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

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

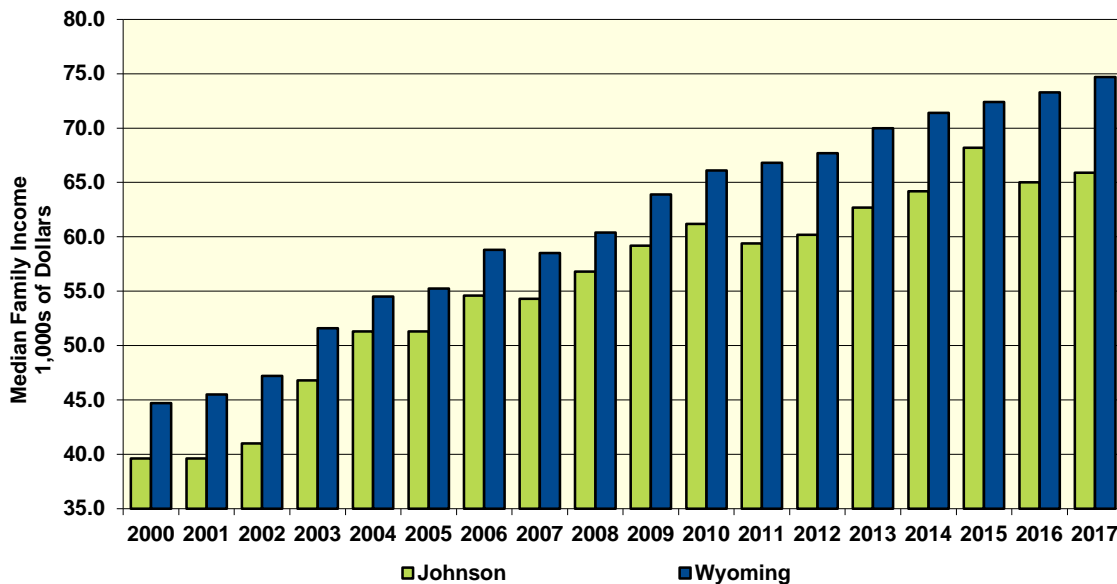


Table II.10.19, shows the labor force statistics for Johnson County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2006 with a rate of 3.1 percent. The highest level of unemployment occurred during 2009 rising to a rate of 7.5 percent. This compared to a statewide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

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

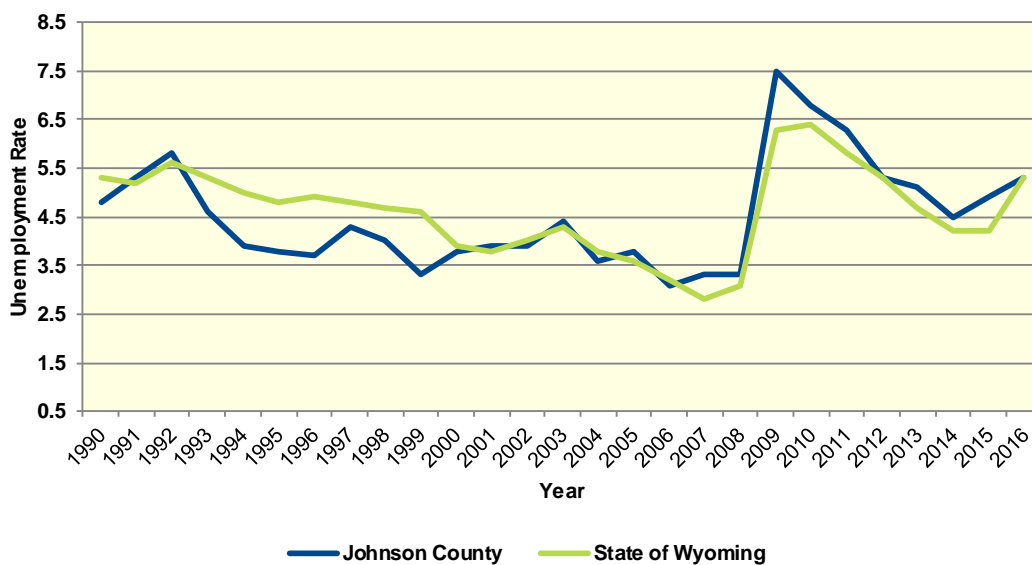
Diagram II.10.2 shows the employment and labor force for Johnson County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 4,002 persons, with the labor force reaching 4,227, indicating there were a total of 225 unemployed persons.

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



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

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



The BLS produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. Data from this series are from the period of January 2010 through June 2017 and are presented in Table II.10.20, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment decreased from 3,153 persons in 2015 to 3,101 in 2016, a change of -1.6. In 2017, preliminary estimates show total monthly employment was 0 in June 2017.

Table II.10.20								
Total Monthly Employment								
Johnson County								
BLS QCEW Data, 2001–2017(p)								
Period	2010	2011	2012	2013	2014	2015	2016	2017
Jan	3,016	3,038	3,147	3,193	3,244	3,057	2,896	2,940
Feb	2,999	3,054	3,101	3,142	3,247	3,023	2,882	2,917
Mar	3,023	3,090	3,159	3,235	3,257	3,053	2,955	2,963
Apr	3,099	3,116	3,234	3,236	3,352	3,082	2,972	0
May	3,277	3,280	3,375	3,425	3,460	3,180	3,106	0
Jun	3,566	3,548	3,594	3,665	3,816	3,401	3,394	0
Jul	3,426	3,384	3,500	3,589	3,572	3,295	3,261	
Aug	3,375	3,390	3,400	3,487	3,570	3,233	3,224	
Sep	3,392	3,405	3,373	3,451	3,463	3,245	3,234	
Oct	3,458	3,340	3,372	3,407	3,527	3,180	3,159	
Nov	3,325	3,254	3,290	3,317	3,388	3,083	3,094	
Dec	3,243	3,188	3,269	3,316	3,296	3,003	3,033	
Annual	3,267	3,257	3,318	3,372	3,433	3,153	3,101	
% Change	-2.9%	-0.3%	1.9%	1.6%	1.8%	-8.2%	-1.6%	

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were 685 dollars in 2015. In 2016, average weekly wages saw an increased of 0.7 percent over the prior year, to \$690, or by 5 dollars. Preliminary 2017 data shows average weekly wages were 0 dollars in the second quarter of 2017, which compared to 679 dollars in second quarter of 2016. These data are shown in Table II.10.21.

Table II.10.21 Average Weekly Wages Johnson County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	381	418	400	431	408	
2002	409	428	405	455	424	3.9%
2003	427	452	431	476	447	5.4%
2004	442	467	445	495	463	3.6%
2005	477	492	487	532	497	7.3%
2006	537	597	554	642	583	17.3%
2007	584	592	579	657	603	3.4%
2008	613	612	642	703	643	6.6%
2009	613	600	620	631	616	-4.2%
2010	580	586	576	649	598	-2.9%
2011	572	604	611	657	612	2.3%
2012	612	652	615	715	649	6%
2013	653	696	651	726	682	5.1%
2014	691	728	708	771	725	6.3%
2015	687	686	648	722	685	-5.5%
2016	681	679	678	723	690	0.7%
2017(p)	730	0				

Total business establishments reported by the QCEW are displayed in Table II.10.22. Between 2015 and 2016, the total number of business establishments in Wyoming increased by 1.3 percent, from 479 to 485 establishments. In the second quarter of 2017 there were an estimated 0 business establishments.

Table II.10.22 Number of Business Establishments Johnson County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	362	385	400	390	384	
2002	397	410	408	410	406	5.7%
2003	403	416	416	419	414	2%
2004	418	438	441	447	436	5.3%
2005	438	441	439	447	441	1.1%
2006	447	454	464	458	456	3.4%
2007	454	472	475	480	470	3.1%
2008	479	481	487	487	484	3%
2009	483	490	493	489	489	1%
2010	480	485	476	478	480	-1.8%
2011	480	483	488	481	483	0.6%
2012	481	485	475	477	480	-0.6%
2013	487	490	496	489	491	2.3%
2014	485	487	477	485	484	-1.4%
2015	478	487	476	475	479	-1%
2016	472	488	491	488	485	1.3%
2017	484	0				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2015, the most recent year for which data are available, Johnson County recorded 6,095 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 \$368,690,000, and real per capita income was \$43,447 in 2016. This compares to a statewide average real per capita income of \$55,116. The average earnings per job in the county was \$34,947 in 2016, while Wyoming average earnings per job was \$52,490. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, real average apartment rent in Johnson County decreased by 3.7 percent from second quarter 2016 to second quarter 2017 from \$623 to \$600. During that same period, detached single-family home rents decreased by 0.5 percent and rents for mobile homes on lots decreased by 4.5.

Johnson County rental prices experienced average annualized increases of 1.1 percent for apartments and 1.3 percent for houses since fourth quarter 1986 through the second quarter 2017. These figures compare to state average annualized increases in rental prices of 0.7 percent for apartments, 1.2 percent for houses, 0.9 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over that same period. Table II.10.23, presents the Johnson County data for each rental type.⁹⁰

Table II.10.23 Semiannual Average Monthly Rental Prices Johnson County EAD Data, 1986:Q4 – 2017:Q2, Real 2017 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q2.98	485	177	769	515
Q4.98	526	177	627	518
Q2.99	530	212	680	480
Q4.99	537	201	628	538
Q2.00	521	176	641	478
Q4.00	549	190	788	676
Q2.01	530	187	752	603
Q4.01	562	184	825	570
Q2.02	614	176	819	586
Q4.02	610	.	852	606
Q2.03	556	.	862	551
Q4.03	579	272	792	541
Q2.04	556	261	802	566
Q4.04	641	186	773	625
Q2.05	557	182	776	592
Q4.05	552	180	841	586
Q2.06	559	184	823	626
Q4.06	571	203	837	620
Q2.07	587	198	830	683
Q4.07	606	198	947	654
Q2.08	633	221	914	653
Q4.08	654	.	967	671
Q2.09	647	.	916	653
Q4.09	671	.	967	674
Q2.10	700	308	933	633
Q4.10	676	275	922	692
Q2.11	695	309	897	633
Q4.11	629	309	834	682
Q2.12	630	323	886	705
Q4.12	687	323	892	683
Q2.13	668	287	837	718
Q4.13	665	.	898	752
Q2.14	658	332	846	626
Q4.14	690	298	989	563
Q2.15	629	317	990	551
Q4.15	662	319	1,060	589
Q2.16	623	.	996	541
Q4.16	607	.	985	609
Q2.17	600	.	991	516

⁹⁰ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Johnson decreased from 17 authorizations in 2015 to 8 in 2016.

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

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

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

Year	Johnson County Average Price (\$)	Johnson County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	122,354	5.91	131,207	.
2001	122,192	-0.13	128,771	-1.86
2002	131,782	7.85	138,295	7.40
2003	149,472	13.42	148,276	7.22
2004	164,125	9.80	159,558	7.61
2005	180,209	9.80	178,183	11.67
2006	194,500	7.93	219,438	23.15
2007	214,710	10.39	265,044	20.78
2008	220,549	2.7	256,045	-3.40
2009	215,744	-2.2	241,622	-5.63
2010	204,277	-5.32	250,958	3.86
2011	182,250	-10.8	241,301	-3.85
2012	210,321	15.4	266,406	10.40
2013	217,629	3.5	281,345	5.6
2014	232,054	6.6	263,432	-6.4
2015	232,755	0.3	275,611	4.6
2016	229,457	-1.4	280,428	1.7

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually during the past 16 years, with the most recent survey conducted in December 2017.⁹¹ During December 2017, a total of 28 surveys were completed by property managers in Johnson County. Of the 216 rental units surveyed, 18 were vacant, indicating a vacancy rate of 8.3 percent, as shown in Table II.10.26, at right. This rate compares to a 9.6 percent vacancy rate one year ago and a statewide December 2017 vacancy rate of 10.2 percent.

Diagram II.10.4, shows the historical vacancy rate for Johnson County and Wyoming. As can be seen, the vacancy rate in Johnson County has been similar to the statewide vacancy rate, until 2010 when the trends diverge. In 2014 the vacancy rate fell to just below the statewide average, but spiked above the statewide average in December 2015. The most recent 2017 estimate shows the vacancy rate falling below the statewide average.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	4	82	2	2.4%
2001b	4	80	0	0.0%
2002a	2	62	0	0.0%
2002b	5	99	9	9.1%
2003a	1	30	1	3.3%
2003b	11	176	4	2.3%
2004a	10	162	4	2.5%
2004b	11	190	4	2.1%
2005a	11	130	7	5.4%
2005b	11	197	12	6.1%
2006a	8	169	0	0.0%
2006b	12	182	5	2.8%
2007a	9	173	3	1.7%
2007b	12	201	3	1.5%
2008a	12	167	8	4.8%
2008b	12	153	6	3.9%
2009a	12	183	9	4.9%
2009b	13	172	14	8.1%
2010a	22	271	14	5.2%
2010b	24	251	15	6.0%
2011a	24	243	18	7.4%
2011b	24	281	27	9.6%
2012a	27	258	19	7.4%
2012b	38	290	23	7.9%
2013a	33	295	10	3.4%
2013b	37	306	26	8.5%
2014a	36	255	10	3.9%
2014b	34	285	18	6.3%
2015a	38	324	18	5.6%
2015b	26	220	24	10.9%
2016a	21	218	21	9.6%
2016b	27	290	25	8.6%
2017a	28	216	18	8.3%
2017b	20	183	36	19.7%

⁹¹ Those signified as a in the “year” column of Table II.10.26 are conducted in June/July of each year. Those signified as b are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

Diagram II.10.4
Vacancy Rates by Year
 Johnson County vs. Wyoming
 RVS Data, June 2001 - December 2017

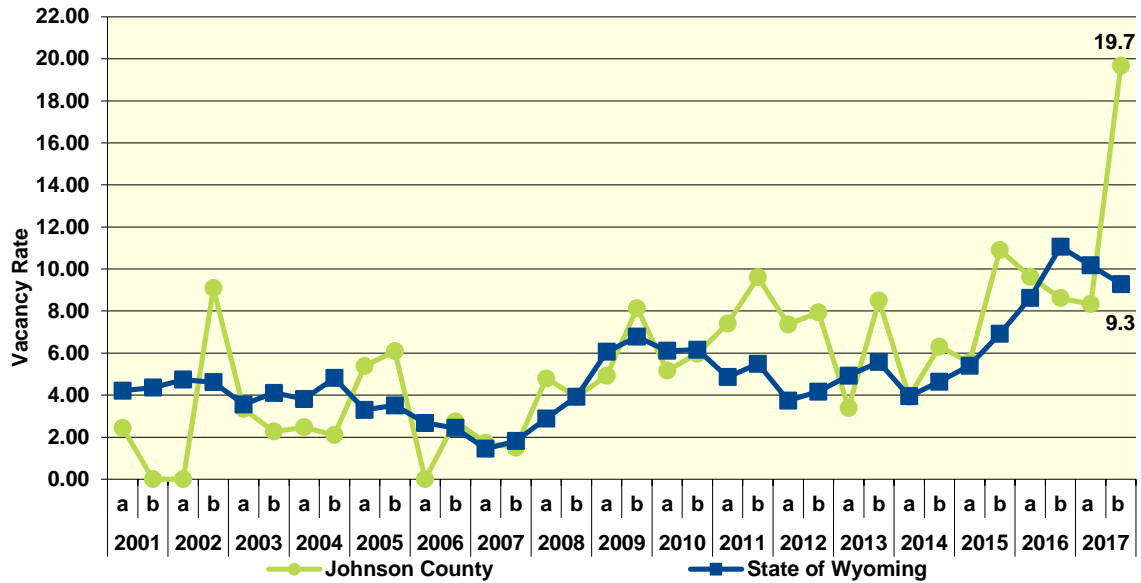


Diagram II.10.5, shows the average rent of single-family and apartment units in Johnson County. In 2017, average rents for single-family units fell to \$942 and average rents for apartments increased to \$614.

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

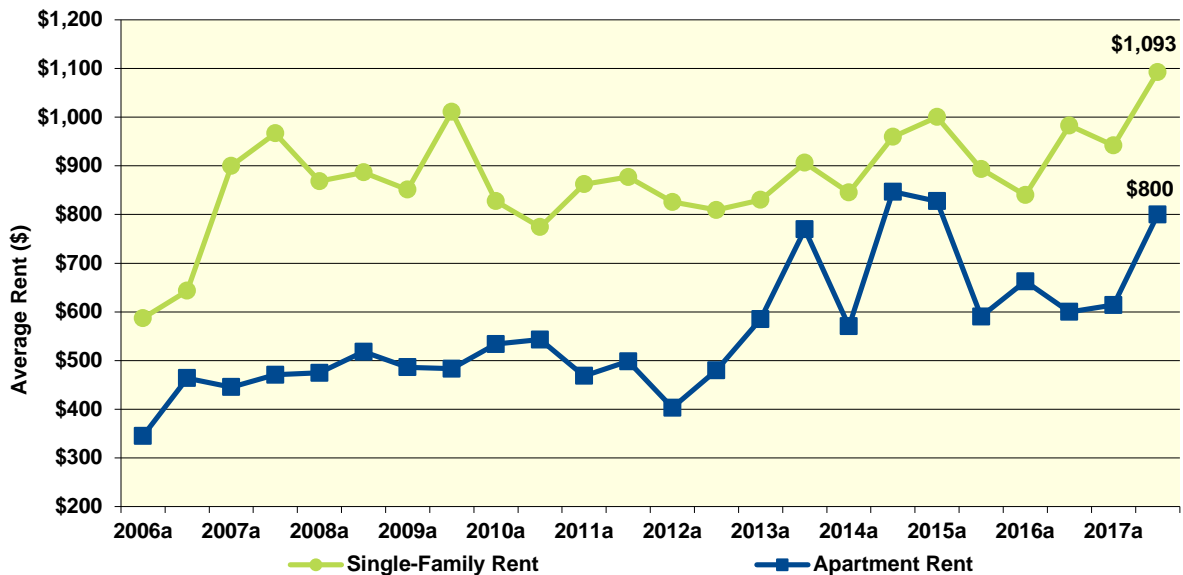


Table II.10.28, shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 27 single family units in Johnson County, with 8 of them available. This translates into a vacancy rate of 29.6 percent in Johnson County, which compares to a single family vacancy rate of 5.8 percent for the State of Wyoming. There were 110 apartment units reported in the survey, with 22 of them available, which resulted in a vacancy rate of 20.0 percent. This compares to a statewide vacancy rate of 9.7 percent for apartment units across the state.

Table II.10.28			
Rental Vacancy Survey by Type			
Johnson County			
RVS Data, December 2017			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	27	8	29.6%
Duplex units	14	2	14.3%
Apartments	110	22	20.0%
Mobile Homes	30	4	13.3%
“Other” Units	0	0	%
Don’t Know	2	0	.0%
Total	183	36	19.7%

Table II.10.29, reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 10 units. The most common apartment units were two bedroom units, with 32 units. Additional details of unit types by bedrooms are reported.

Table II.10.29							
Rental Units by Number of Bedrooms							
Johnson County							
RVS Data, December 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	2	0	0	.	2
One	0	0	11	1	0	.	12
Two	10	6	32	6	0	.	54
Three	2	6	17	10	0	.	35
Four	2	2	1	0	0	.	5
Five	2	0	0	0	0	.	2
Don’t Know	11	0	47	13	0	2	73
Total	27	14	110	30	0	2	183

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.10.30, two bedroom apartments were the most available apartment units, with five bedroom units being the most available single family unit.

Table II.10.30							
Available Rental Units by Number of Bedrooms							
Johnson County							
RVS Data, December 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	1	0	0	.	1
One	0	0	3	0	0	.	3
Two	1	1	10	2	0	.	14
Three	0	0	5	2	0	.	7
Four	0	1	0	0	0	.	1
Five	1	0	0	0	0	.	1
Don't Know	6	0	3	0	0	0	9
Total	8	2	22	4	0	0	36

Table II.10.31, shows the vacancy rate by bedroom size for each type of unit. The most common type of apartment units, two bedroom units, had a vacancy rate of 31.3 percent. Two bedroom units were the most common type of single family unit, and had a vacancy rate of 10.0 percent.

Table II.10.31							
Vacancy Rates by Number of Bedrooms							
Johnson County							
RVS Data, December 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	50.0%	%	%		50.0%
One	%	%	27.3%	.0%	%		25.0%
Two	10.0%	16.7%	31.3%	33.3%	%		25.9%
Three	.0%	.0%	29.4%	20.0%	%		20.0%
Four	.0%	50.0%	.0%	%	%		20.0%
Five	50.0%	%	%	%	%		50.0%
Don't Know	54.5%	%	6.4%	.0%	%	.0%	12.3%
Total	29.6%	14.3%	20.0%	13.3%	%	.0%	19.7%

Average market-rate rents by unit type are shown in Table II.10.32. 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.10.32						
Average Market Rate Rents by Number of Bedrooms						
Johnson County						
RVS Data, December 2017						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$425	\$	\$	\$425
One	\$	\$	\$563	\$450	\$	\$540
Two	\$965	\$1,092	\$734	\$631	\$	\$841
Three	\$1,050	\$	\$810	\$657	\$	\$735
Four	\$1,100	\$950	\$1,500	\$	\$	\$1,163
Five	\$1,525	\$	\$	\$	\$	\$1,525
Total	\$1,093	\$960	\$800	\$639	\$	\$838

Table II.10.33, shows vacancy rates for single family units by average rental rates for Johnson County. The most common rent for a single family unit was between 500 to 1,000 dollars and units in this price range had a vacancy rate of 36.8 percent.

Table II.10.33 Single Family Market Rate Rents by Vacancy Status Johnson County RVS Data, December 2017			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	19	7	36.8%
\$1,000 to \$1,500	6	0	.0%
Above \$1,500	2	1	50.0%
Missing	0	0	%
Total	27	8	29.6%

The availability of apartment units by average rent is displayed in Table II.10.34. The most common rent for an apartment unit was between 500 to 1,000 dollars and units in this price range had a vacancy rate of 15.5 percent.

Table II.10.34 Apartment Market Rate Rents by Vacancy Status Johnson County RVS Data, December 2017			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	6	2	33.3%
\$500 to \$1,000	58	9	15.5%
\$1,000 to \$1,500	6	3	50.0%
Above \$1,500	0	0	%
Missing	40	8	20.0%
Total	110	22	20.0%

Table II.10.35, 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 most single family units were in good condition, with most apartments being in excellent condition. Details by unit type and condition are displayed.

Table II.10.35 Condition by Unit Type Johnson County RVS Data, December 2017							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average	0	0	35	0	0	.	35
Good	17	8	15	8	0	.	48
Excellent	10	6	49	22	0	.	87
Don’t Know	0	0	11	0	0	2	13
Total	27	14	110	30	0	2	183

The availability of single family units based on their condition is displayed in Table II.10.36. As can be seen single family units in good condition had a vacancy rate of 35.29 percent.

Table II.10.36			
Condition of Single Family Units by Vacancy Status			
Johnson County			
RVS Data, December 2017			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average	0	0	%
Good	17	6	35.3%
Excellent	10	2	20.0%
Don't Know	0	0	%
Total	27	8	29.6%

Table II.10.37, shows the availability of apartment units based on their condition. As can be seen apartment units in excellent condition, and had a vacancy rate of 13.3 percent.

Table II.10.37			
Condition of Apartment Units by Vacancy Status			
Johnson County			
RVS Data, December 2017			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair			%
Average	35	9	25.7%
Good	15	2	13.3%
Excellent	49	10	20.4%
Don't Know	11	1	9.1%
Total	110	22	20.0%

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.10.38, 1 respondent said they would prefer more single family units, 2 respondents wanted more apartment units, and 2 respondents indicated they would prefer more units of any type.

Table II.10.38	
If you had the opportunity to own/manage more units, how many would you prefer	
Johnson County	
RVS Data, December 2017	
Unit Type	Respondents citing more units
Single family units	1
Duplex Units	1
Apartments	2
Mobile homes	1
Other	0
All types	2
Total	7

Table II.10.39, shows the most common answers from the 2017 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 4 respondents, with an average persons per household of 2.0 people. Of new residents to Johnson County, 100.0 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 50.0 percent of respondents owning thier residence. The average mortgage payment in Johnson County was \$1,300 and the average rent was \$180. When asked if they were satisfied with their current housing, 75.0 percent said they were satisfied with thier current housing.

Table II.10.39 Most Replied Response Johnson County HNA Survey: Calendar Year 2017	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	4
Number of persons in household (Average)	2.0
Current age	65 years or older (75.0%)
Marital status	Married (100.0%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (50.0%)
In which industry are you primarily employed	Retired (50.0%)
Highest education level completed	High School Diploma/GED (25.0%)
Total household income from all sources	\$20,000 to \$29,999 dollars (33.3%)
Current Housing Characteristics	
Current Residence	Single family home (50.0%)
Do you own or rent	Own (50.0%)
How many bedrooms (Average)	2.3
How many full bathrooms (Average)	1.0
Average mortgage payment	\$1,300
Average rental payment	\$180
Are you satisfied with your current housing	Satisfied with current housing (75.0%)
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 (100.0%)

For residents who are unsatisfied with their current housing, 100.0 percent were unsatisfied because the housing unit is too small. Additional survey data are presented 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 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 2016 5-year ACS data, 0 or 0 percent of households in Johnson County were overcrowded and another 0 or 0 percent of units were severely overcrowded, as shown in Table II.10.40. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.10.40				
Overcrowding and Severe Overcrowding				
Johnson County 2011-2016 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Johnson County				
Owner				
Households	2,688	0	0	2,688
Percentage	100.0%	.0%	.0%	100.0%
Renter				
Households	980	0	0	980
Percentage	100.0%	.0%	.0%	100.0%
Total				
Households	3,668	0	0	3,668
Percentage	100.0%	.0%	.0%	100.0%
State of Wyoming				
Owner				
Households	153,817	1,449	475	155,741
Percentage	98.8%	.9%	.3%	100.0%
Renter				
Households	68,563	1,948	733	71,244
Percentage	96.2%	2.7%	1.0%	100.0%
Total				
Households	222,380	3,397	1,208	226,985
Percentage	98.0%	1.5%	.5%	100.0%

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

At the time of the 2016 5-year ACS, a total of 374 units or 8.2 percent of all housing units in Johnson County were lacking complete kitchen facilities. This compared to 2.7 percent of households statewide without complete kitchen facilities. These data are presented in Table II.10.41, at right.

Table II.10.41		
Housing Units with Incomplete Kitchen Facilities		
Johnson County 2011-2016 5-Year ACS Data		
Facilities	Johnson County	State of Wyoming
Complete Kitchen Facilities	4,162	260,769
Lacking Complete Kitchen Facilities	374	7,218
Total Housing Units	4,536	267,987
Percent Lacking	8.2%	2.7%

At the time of the 2016 ACS, a total of 211 units or 4.7 percent of all housing units in Johnson County were lacking complete plumbing facilities. This compared to 2.6 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.10.42.

Table II.10.42 Housing Units with Incomplete Plumbing Facilities Johnson County 2011-2016 5-Year ACS Data		
Facilities	Johnson County	State of Wyoming
Complete Plumbing Facilities	4,325	261,033
Lacking Complete Plumbing Facilities	211	6,954
Total Households	4,536	267,987
Percent Lacking	4.7%	2.6%

The third type of housing problem reported in the 2016 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Johnson County, 11.6 percent of households had a cost burden and 9.9 percent of households had a severe cost burden, which compared to 14.2 percent with a cost burden and 9.6 percent with a severe cost burden in the State of Wyoming. Roughly 16.6 percent of homeowners with a mortgage in Johnson County experienced a cost burden and 9.0 percent experienced a severe cost burden, while 7.6 percent of renters had a cost burden and 16.4 percent had a severe cost burden, as seen in Table II.10.43.

Table II.10.43 Cost Burden and Severe Cost Burden by Tenure Johnson County 2011-2016 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Johnson County					
Owner With a Mortgage					
Households	1,080	243	131	8	1,462
Percent	73.9%	16.6%	9.0%	.5%	100.0%
Owner Without a Mortgage					
Households	1,047	108	71	0	1,226
Percent	85.4%	8.8%	5.8%	.0%	100.0%
Renter					
Households	525	74	161	220	980
Percent	53.6%	7.6%	16.4%	22.4%	100.0%
Total					
Households	2,652	425	363	228	3,668
Percent	72.3%	11.6%	9.9%	6.2%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	68,213	13,968	7,600	291	90,072
Percent	75.7%	15.5%	8.4%	.3%	100.0%
Owner Without a Mortgage					
Households	58,181	4,149	2,764	575	65,669
Percent	88.6%	6.3%	4.2%	.9%	100.0%
Renter					
Households	38,117	14,103	11,510	7,514	71,244
Percent	53.5%	19.8%	16.2%	10.5%	100.0%
Total					
Households	164,511	32,220	21,874	8,380	226,985
Percent	72.5%	14.2%	9.6%	3.7%	100.0%

2017 Household Forecast

The 2017 Housing Needs Forecast reports housing demand projections from 2017 to 2050, with 2016 as the base year. Three possible economic futures portraying moderate, strong, and very strong growth were used to create three forecasts. The strong scenario is the base case, representing conditions as of today. The moderate growth scenario forecast projects household growth with the assumption of slower population and employment growth, where the very strong growth scenario incorporates assumptions of much stronger employment and population growth over the forecast horizon.

The primary objective of offering three alternative forecasts is to enhance planning capacity and to provide additional tools in order to assist state and local governments in their ongoing housing needs assessment, thereby facilitating informed discussion about housing demand at the local community level. These forecasts prove useful when interpreting the need for new or rehabilitated housing and whether single-family or rental housing activities might be best undertaken.

All three forecasts span the period of 2017 through 2050 and offer predictions of the demand for housing. However, only the strong growth scenario is report here. The moderate and very strong scenarios are reported in the WCDA housing forecast report.

This report uses the modified population projections based on projections released from Woods & Poole Economic, Inc (W&P).

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI).

This distribution is assumed to remain constant over the forecast horizon. Table II.10.44, shows the current CHAS housing problem estimates for the period of 2010-2014. Both the income distribution and the percentage share of households experiencing housing problems were derived from this data and assumed to remain constant throughout the forecast horizon. As can be seen there were a total of 605 owner occupied and 270 renter occupied households experiencing a housing problem.

Table II.10.44			
Households with Housing Problems by Income			
Johnson County			
2010-2014 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	245	180	425
30.1-50% HAMFI	55	25	80
50.1-80% HAMFI	125	10	135
80.1-95% HAMFI	50	40	90
95 – 115% HAMFI	90	0	90
115.1% HAMFI or more	40	15	55
Total	605	270	875
Without Housing Problems			
30% HAMFI or less	45	60	105
30.1-50% HAMFI	220	25	245
50.1-80% HAMFI	285	330	615
80.1-95% HAMFI	220	50	270
95 – 115% HAMFI	225	10	235
115.1% HAMFI or more	1,205	205	1,410
Total	2,200	680	2,880
Not Computed			
30% HAMFI or less	10	15	25
30.1-50% HAMFI	0	0	0
50.1-80% HAMFI	0	0	0
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
Total	10	15	25
Total			
30% HAMFI or less	300	255	555
30.1-50% HAMFI	275	50	325
50.1-80% HAMFI	410	340	750
80.1-95% HAMFI	270	90	360
95 – 115% HAMFI	315	10	325
115.1% HAMFI or more	1,245	220	1,465
Total	2,815	965	3,780

Table II.10.45, shows the total estimated housing by tenure for Johnson County. As can be seen, in 2030 there are estimated to be a total of 2,992 owner and 1,181 renter occupied households or a total of 4,173 households. By 2050 there are estimated to be 3,376 owner, 1,310 renter for a total of 4,686 households in Johnson County.

Year	Owner	Renter	Total
2016	2,688	980	3,668
2020	2,767	1,105	3,872
2025	2,880	1,143	4,023
2030	2,992	1,181	4,173
2035	3,099	1,218	4,317
2040	3,197	1,251	4,448
2045	3,289	1,282	4,571
2050	3,376	1,310	4,686

Table II.10.46, below shows the incremental housing demand for Johnson County. The incremental housing demand estimates the additional housing stock needed above the currently available housing stock. In 2016, the base year, the incremental housing demand is set at zero and all future years show the estimated stock needed in addition to the current housing supply to satisfy future demand.

As can be seen in 2030 an estimated additional 304 owner-occupied and 201 renter occupied households will be needed above current 2016 housing levels to address future household demand. The incremental housing demand is also reported by income breakdown. In 2050, it is estimated Johnson County will see an additional 1,018 households, of which 161 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 216 households above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	8	20	32	44	54	64	73
30.1-50%	0	8	19	30	40	50	59	67
50.1-80%	0	12	28	44	60	74	88	100
80.1-95%	0	8	18	29	39	49	58	66
95.1-115%	0	9	21	34	46	57	67	77
115+%	0	35	85	134	182	225	266	304
Total	0	79	192	304	411	509	601	688
Renter								
0-30%	0	33	43	53	63	72	80	87
30.1-50%	0	6	8	10	12	14	16	17
50.1-80%	0	44	57	71	84	95	106	116
80.1-95%	0	12	15	19	22	25	28	31
95.1-115%	0	1	2	2	2	3	3	3
115+%	0	28	37	46	54	62	69	75
Total	0	125	163	201	238	271	302	330
Total								
0-30%	0	41	64	86	107	126	144	161
30.1-50%	0	14	27	40	52	64	74	84
50.1-80%	0	56	85	115	144	170	194	216
80.1-95%	0	19	34	48	62	74	86	97
95.1-115%	0	10	23	36	48	60	70	80
115+%	0	63	122	180	236	287	335	380
Total	0	204	355	505	649	780	903	1,018

Table II.10.47 shows the Incremental Total Housing Need Forecast for Johnson County. The incremental total housing need forecast is calculated by adding the incremental housing demand forecast with current un-met housing need. Un-met housing need is defined as any household experiencing a housing problem as defined by HUD. The total housing need shows the broadest measure of future housing need because it takes into account future housing demand as well as the current need among existing housing stock.

In 2016, the base year, the total housing need set at the 852 households, which represents all households with an unmet housing need that needs to be addressed, such as cost burden or sub-standard living conditions. In all future years, the incremental housing need forecast shows both existing need and need based on future demand by income. In 2050, there will be an estimated need for 1,266 owner and 604 renter occupied households for a total of 1,870 quality households.

Table II.10.47								
Incremental Total Housing Need Forecast								
Johnson County								
Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	234	242	254	266	278	288	298	307
30.1-50%	53	60	71	82	93	102	111	120
50.1-80%	119	131	147	164	179	193	207	220
80.1-95%	48	55	66	77	87	97	105	114
95.1-115%	86	95	107	120	132	143	153	163
115+%	38	73	123	173	220	263	304	342
Total	578	657	770	882	989	1,087	1,179	1,266
Renter								
0-30%	183	216	226	236	246	254	263	270
30.1-50%	25	32	34	36	38	39	41	42
50.1-80%	10	54	68	81	94	106	117	126
80.1-95%	41	52	56	59	63	66	69	71
95.1-115%	0	1	2	2	2	3	3	3
115+%	15	44	52	61	69	77	84	90
Total	274	399	437	475	512	545	576	604
Total								
0-30%	417	458	480	502	523	543	561	577
30.1-50%	78	92	105	118	130	142	152	162
50.1-80%	130	185	215	245	273	299	323	346
80.1-95%	88	108	122	136	150	162	174	185
95.1-115%	86	96	109	122	134	146	156	166
115+%	53	117	176	234	289	340	388	433
Total	852	1,056	1,207	1,357	1,501	1,632	1,755	1,870

