

JOHNSON COUNTY

Demographics

The Census Bureau’s current census estimates indicate that Johnson County’s population decreased from 8,569 in 2010 to 8,476 in 2017, or by 1.1 percent. This compares to a statewide population change of 2.8 percent over the period. The number of people from 25 to 35 years of age decreased by 10.6 percent, and the number of people from 55 to 64 years of age decreased by 1.4 percent. The white population decreased by 3.1 percent, while the black population increased by 293.8 percent. The Hispanic population increased from 276 to 401 people between 2010 and 2017 or by 45.3 percent. These data are presented in Table II.10.1.

Table II.10.1						
Profile of Population Characteristics						
Johnson County v Wyoming						
2010 Census and 2016 Current Census Estimates						
Subject	Johnson County			Wyoming		
	2010 Census	Jul-17	% Change	2010 Census	Jul-17	% Change
Population	8,569	8,476	-1.1%	563,626	579,315	2.8%
Age						
Under 14 years	1,555	1,554	-0.1%	113,371	114,663	1.1%
15 to 24 years	841	811	-3.6%	78,460	74,359	-5.2%
25 to 34 years	949	848	-10.6%	77,649	79,514	2.4%
35 to 44 years	957	949	-0.8%	66,966	71,619	6.9%
45 to 54 years	1,298	968	-25.4%	83,577	66,699	-20.2%
55 to 64 years	1,381	1,362	-1.4%	73,513	80,854	10.0%
65 and Over	1,588	1,984	24.9%	70,090	91,607	30.7%
Race						
White	8,339	8,083	-3.1%	529,110	537,396	1.6%
Black	16	63	293.8%	5,135	7,445	45.0%
American Indian and Alaskan Native	95	132	38.9%	14,457	15,743	8.9%
Asian	40	61	52.5%	4,649	5,880	26.5%
Native Hawaiian or Pacific Islander	0	4	inf%	521	579	11.1%
Two or more races	79	133	68.4%	9,754	12,272	25.8%
Ethnicity (of any race)						
Hispanic or Latino	276	401	45.3%	50,231	58,122	15.7%

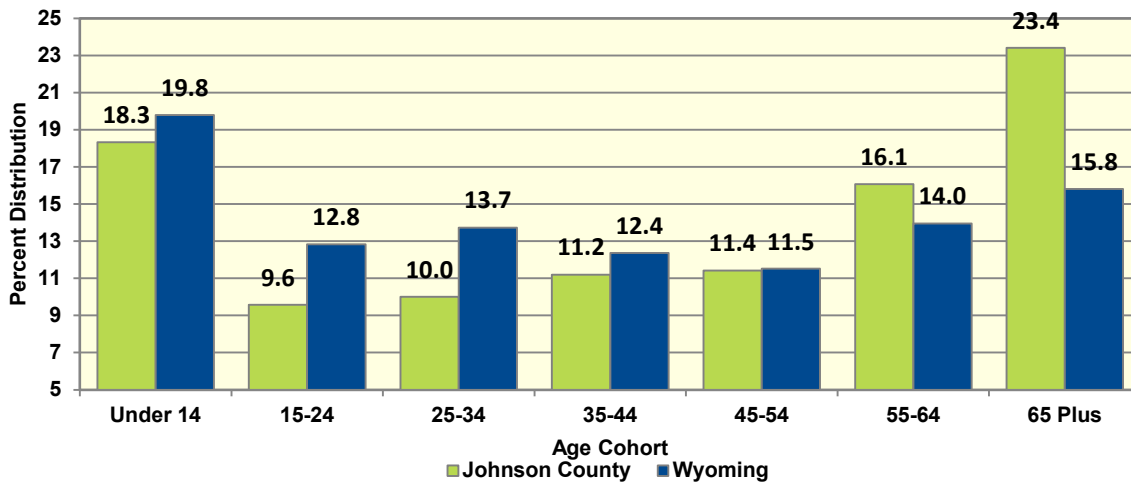
Table II.10.2, presents the population of Johnson County by age and gender from the 2010 Census and 2017 current census estimates. The 2010 Census count showed a total of 4,365 males, who accounted for 50.9 percent of the population, and the remaining 49.1 percent, or 4,204 persons, were female. In 2017, the number of males rose to 4,277 persons, and accounted for 50.5 percent of the population, with the remaining 49.5 percent, or 4,199 persons being female.

Table II.10.2 Population by Age and Gender Johnson County 2010 Census and Current Census Estimates							
Age	2010 Census			2017 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	802	753	1,555	832	722	1,554	-0.1%
15 to 24 years	436	405	841	425	386	811	-3.6%
25 to 34 years	482	467	949	398	450	848	-10.6%
35 to 44 years	488	469	957	472	477	949	-0.8%
45 to 54 years	665	633	1,298	477	491	968	-25.4%
55 to 64 years	720	661	1,381	670	692	1,362	-1.4%
65 and Over	772	816	1,588	1,003	981	1,984	24.9%
Total	4,365	4,204	8,569	4,277	4,199	8,476	-1.1%
% of Total	50.9%	49.1%	.	50.5%	49.5%	.	

Diagram II.10.1, displays the percentage of the population by age in Johnson County compared to the State of Wyoming.

Diagram II.10.1
Age Cohort

Johnson County vs. Wyoming
2010 Census and Current Census Estimates



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 ⁹³	16	30	87.5%
Juvenile Facilities	.	.	.
Nursing Homes	50	41	-18.0%
Other Institutions	.	.	.
Total	66	71	7.6%
Non-Institutionalized			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Non-Institutions	29	.	-100.0%
Total	29	.	-100.0%
Group Quarters Population	95	71	-25.3%

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data including the one-in-six SF3 sample. These additional samples, such as the SF3, asked supplementary questions regarding income and household attributes that were not asked in the 100 percent count. In the 2010 decennial census, the Census Bureau did not collect additional sample data, such as the SF3, and thus many important housing and income concepts are not available in the 2010 Census.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year 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.

⁹³ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

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.

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.

Table II.10.16		
Median Value by Year Structure Built		
Johnson County 2011-2016 5-Year ACS Data		
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

Table II.10.17 Mortgage Status Johnson County 2011-2016 5-Year ACS Data				
Mortgage Status	Johnson County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,462	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.

Table II.10.18 Median Rent Johnson County 2011-2016 5-Year ACS Data	
Place	Rent
Johnson County	\$732
State of Wyoming	\$686

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 50 persons during the first half of 2018. 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 1,298 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
2018 – First Half	107	157	-50
Total	4,291	2,993	1,298

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

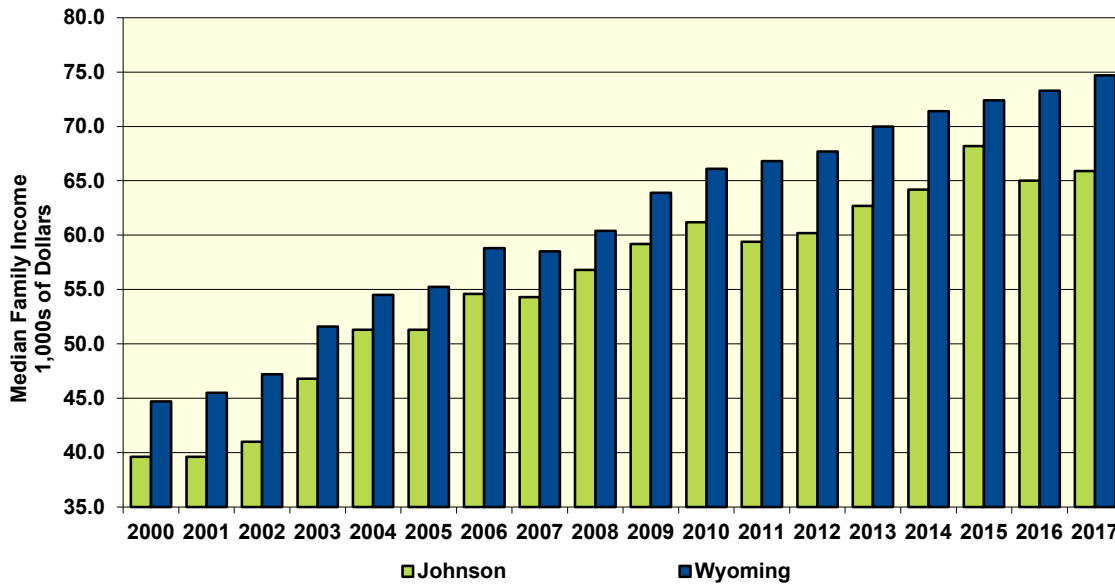


Table II.10.19, shows the labor force statistics for Johnson County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2006 with a rate of 3.1 percent. The highest level of unemployment occurred during 2009 rising to a rate of 7.5. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 in 2010. Over the last year the unemployment rate in Johnson County decreased from 5.3 percent in 2016 to 4.1 percent in 2017, which compared to a statewide decrease to 4.2 percent.

Table II.10.19 Labor Force Statistics Johnson County 1990 - 2017 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%	5.0%
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	4.0%	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%	4.0%
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	227	4,251	4,478	5.1%	4.7%
2014	201	4,279	4,480	4.5%	4.1%
2015	207	4,005	4,212	4.9%	4.3%
2016	223	3,990	4,213	5.3%	5.3%
2017	174	4,022	4,196	4.1%	4.2%

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 4,022 persons, with the labor force reaching 4,196, indicating there were a total of 174 unemployed persons.

Diagram II.10.2
Employment and Labor Force
 Johnson County
 1990 – 2017 BLS Data

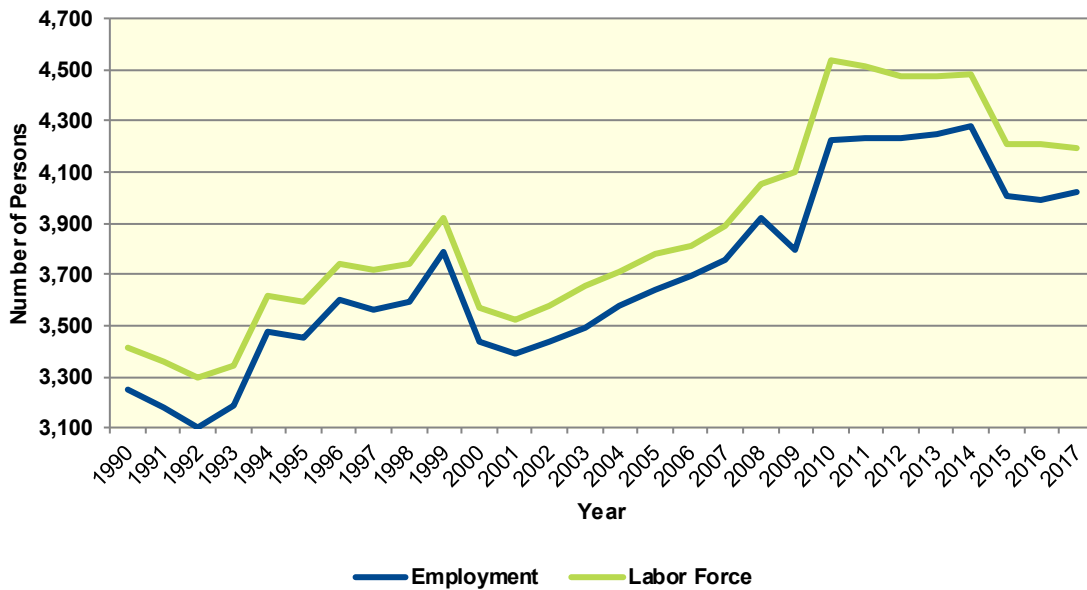
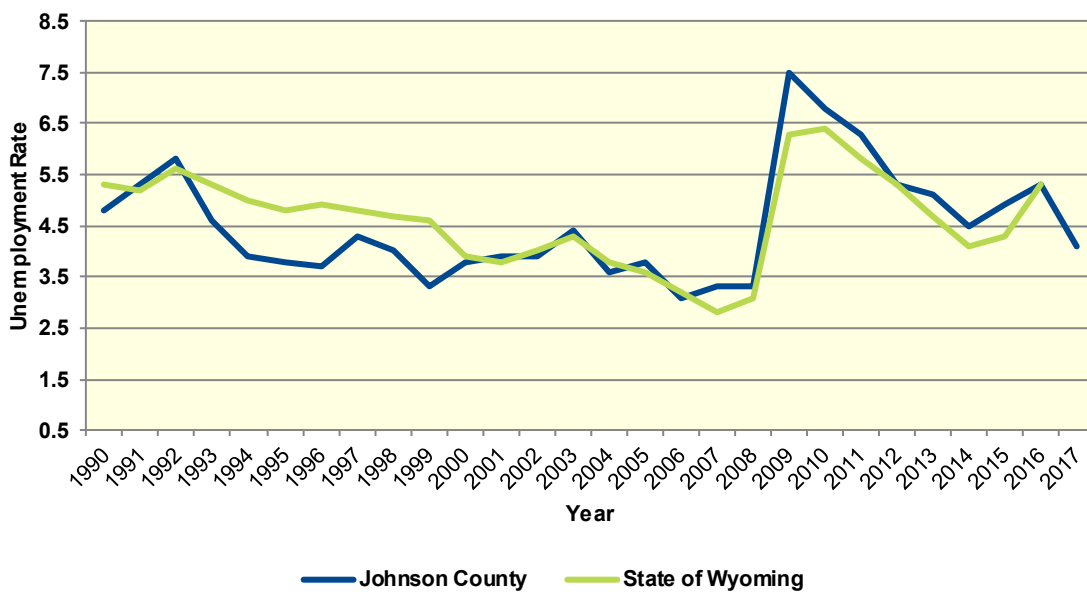


Diagram II.10.3, shows the unemployment rate for both the state and Johnson County. During the 1990's the average rate for Johnson County was 4.3, which compared to 5.0 statewide. Between 2000 and 2010 the unemployment rate had an average of 4.1, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 5.3. 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 – 2017 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 December 2017 and are presented in Table II.10.20, with the 2017 information considered preliminary (p). Between 2016 and 2017, total annual employment increased from 3,101 persons in 2016 to 3,154 in 2017, a change of 1.7 percent.

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	3,000
May	3,277	3,280	3,375	3,425	3,460	3,180	3,106	3,159
Jun	3,566	3,548	3,594	3,665	3,816	3,401	3,394	3,432
Jul	3,426	3,384	3,500	3,589	3,572	3,295	3,261	3,402
Aug	3,375	3,390	3,400	3,487	3,570	3,233	3,224	3,313
Sep	3,392	3,405	3,373	3,451	3,463	3,245	3,234	3,290
Oct	3,458	3,340	3,372	3,407	3,527	3,180	3,159	3,225
Nov	3,325	3,254	3,290	3,317	3,388	3,083	3,094	3,108
Dec	3,243	3,188	3,269	3,316	3,296	3,003	3,033	3,098
Annual	3,267	3,257	3,318	3,372	3,433	3,153	3,101	3,154
% Change	-2.9%	-0.3%	1.9%	1.6%	1.8%	-8.2%	-1.6%	1.7%

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 690 dollars in 2016. In 2017, average weekly wages saw an increased of 2.9 percent over the prior year, rising to 710 dollars, or by 20 percent. 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	6.0%
2013	653	696	651	726	682	5.1%
2014	691	728	708	771	725	6.3%
2015	687	686	648	722	685	-5.5%
2016	681	679	678	723	690	0.7%
2017	730	703	678	732	710	2.9%

Total business establishments reported by the QCEW are displayed in Table II.10.22. Between 2016 and 2017, the total number of business establishments in Wyoming increased by 2.9 percent, from 485 to 488 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	2.0%
2004	418	438	441	447	436	5.3%
2005	438	441	439	447	441	1.1%
2006	447	454	464	458	456	3.4%
2007	454	472	475	480	470	3.1%
2008	479	481	487	487	484	3.0%
2009	483	490	493	489	489	1.0%
2010	480	485	476	478	480	-1.8%
2011	480	483	488	481	483	0.6%
2012	481	485	475	477	480	-0.6%
2013	487	490	496	489	491	2.3%
2014	485	487	477	485	484	-1.4%
2015	478	487	476	475	479	-1.0%
2016	472	488	491	488	485	1.3%
2017	484	487	492	489	488	0.6%

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 decreased by 1.6 percent from fourth quarter 2016 to fourth quarter 2017 from \$596 to \$597. During that same period, detached single-family home rents decreased by 1.6 percent, rents for mobile homes on lots decreased by 12.1 percent.

Johnson rental prices experienced average annualized increases of 1 percent for apartments, 1.2 percent for houses, 0.2 percent for mobile homes plus a lot, and 1.3 percent for mobile home lots since second quarter 1998 through the fourth 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 data for each rental type.⁹⁴

Table II.10.23 Semiannual Average Monthly Rental Prices Johnson County EAD Data, 1998: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
Q4.17	.	228	970	535

⁹⁴ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Johnson County decreased from 8 authorizations in 2016 to 6 in 2017.

The real value of single-family building permits increased from \$248,142 in 2016 to \$291,052 in 2017. This compares to an increase in permit value statewide, with values rising from \$359,790 in 2016 to \$324,025 in 2017. Additional details are given in Table II.10.24.

Table II.10.24 Building Permits and Valuation Johnson County Census Bureau Data, 1980–2017							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2017\$)	
	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	122,197	0
1981	18	8	0	0	26	109,471	0
1982	8	2	4	0	14	78,093	0
1983	10	0	0	0	10	104,362	0
1984	10	0	0	0	10	78,979	0
1985	7	0	0	0	7	66,801	0
1986	1	0	0	0	1	62,160	0
1987	0	0	0	0	0	0	0
1988	0	0	0	0	0	0	0
1989	2	0	0	0	2	105,833	0
1990	1	0	0	0	1	131,074	0
1991	1	0	0	0	1	126,850	0
1992	1	0	0	0	1	124,016	0
1993	2	0	0	0	2	121,135	0
1994	3	0	0	0	3	118,621	0
1995	3	0	0	0	3	116,192	0
1996	20	24	0	0	44	105,848	0
1997	29	0	0	0	29	174,043	0
1998	31	0	0	0	31	172,621	0
1999	24	0	0	0	24	159,229	0
2000	12	0	0	0	12	178,677	0
2001	15	6	4	0	25	123,103	0
2002	26	2	4	38	70	102,686	31,794
2003	25	0	0	0	25	92,663	0
2004	9	2	4	0	15	163,619	0
2005	25	0	0	0	25	149,863	0
2006	41	2	0	0	43	170,654	0
2007	45	2	0	0	47	155,369	0
2008	14	2	8	0	24	215,719	0
2009	5	0	0	0	5	259,952	0
2010	1	0	0	11	12	123,263	98,305
2011	3	0	0	0	3	296,410	0
2012	4	0	0	0	4	184,347	0
2013	7	0	4	0	11	239,156	0
2014	9	0	4	0	13	238,872	0
2015	17	2	0	0	19	300,636	0
2016	8	0	0	0	8	248,142	0
2017	6	0	0	0	6	291,052	0

Diagram II.10.4 Single Family Permits

Johnson County
Census Bureau Data, 1980–2017

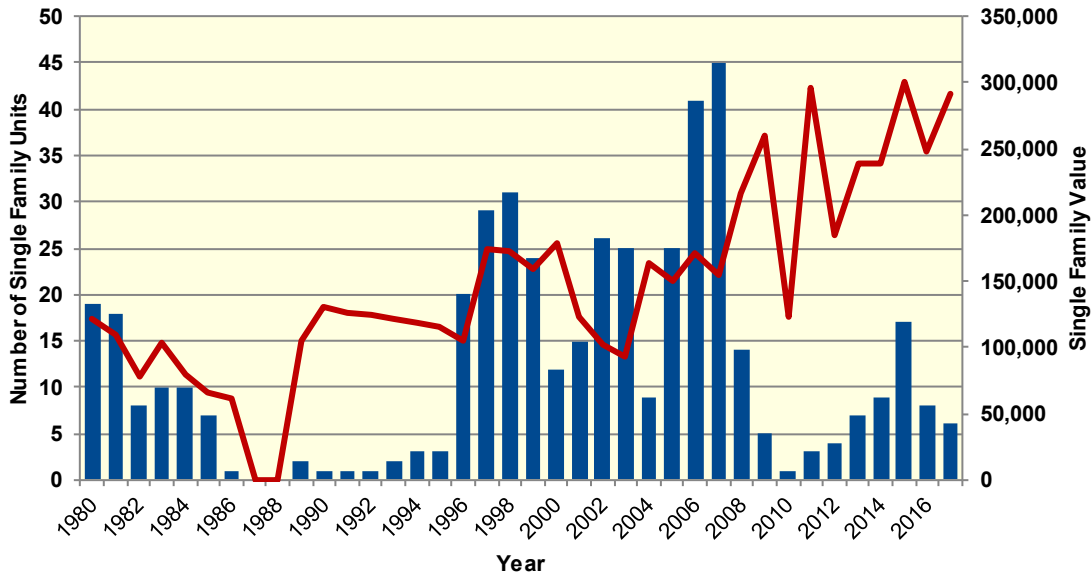
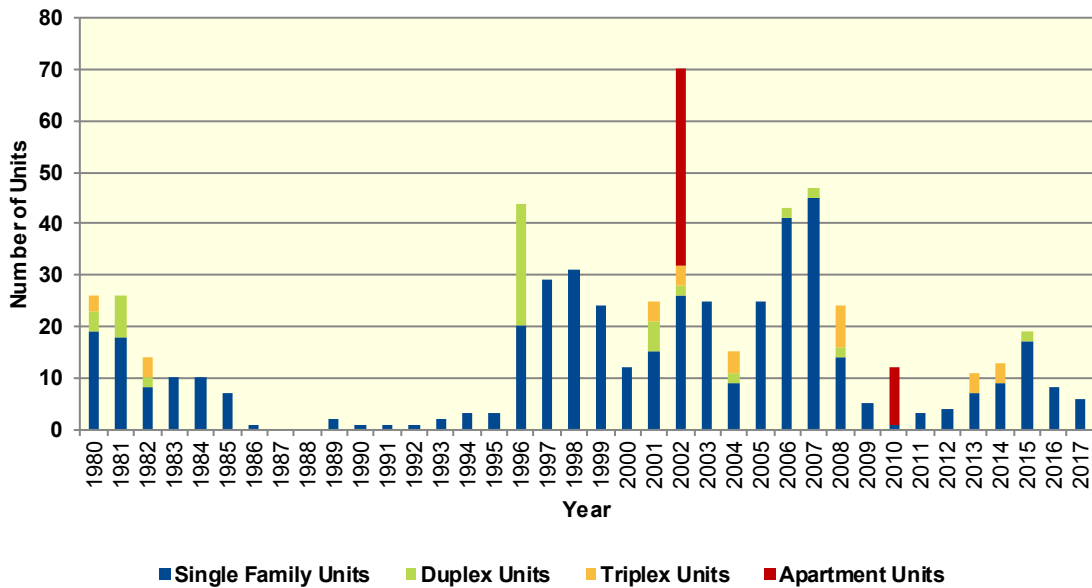


Diagram II.10.5 Total Permits by Unit Type

Johnson County
Census Bureau Data, 1980–2017



The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2017, the average sales price in Johnson County was \$272,329. This represented an increase of 18.7 percent from the previous year. Wyoming's average was \$292,759, an increase of 4.4 percent over the previous year. A comparison of average sales prices between 2000 and 2017 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
2017	272,329	18.7	292,759	4.4

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2018.⁹⁵ During June 2018, a total of 18 surveys were completed by property managers in Johnson County. Of the 184 rental units surveyed 22 were vacant, indicating a vacancy rate of 12 percent.

From June through July of 2018⁹⁶, a telephone survey was conducted with landlords and rental property managers throughout the Wyoming. Table II.10.27, presents some basic statistics about the completed surveys.

Diagram II.10.7, shows the historical vacancy rate from Johnson County and Wyoming over the period of June 2001 to June 2018.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
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%
2018a	18	184	22	12%

⁹⁵ Those signified as *a* in the “year” column of Table II.1.27 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.

⁹⁶ Wyoming Rental Vacancy Surveys done during June/July are designated as 2018a, and surveys done during November/December are designated as 2018b.

Diagram II.10.7
Vacancy Rates by Year
 Johnson County vs. Wyoming
 RVS Data, June 2001 – June 2018

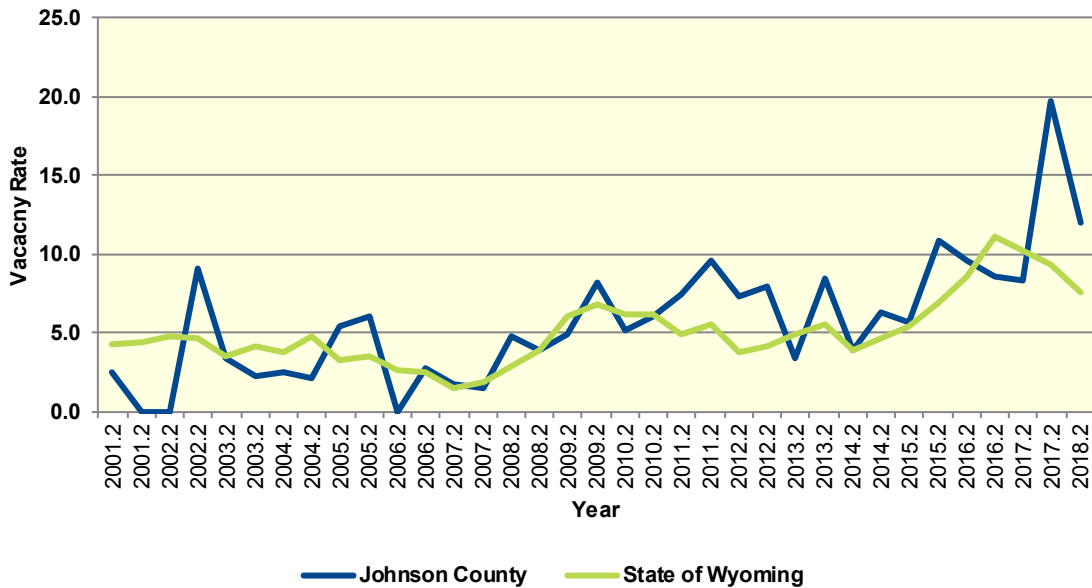


Diagram II.10.8, shows the average rent of single-family and apartment units in Johnson County. In 2018, rents for single-family units were to \$921 and average rent for apartments were \$680.

Diagram II.10.8
Average Rent of Single Family and Apartment Units
 Johnson County
 RVS Data, June 2006 – June 2018

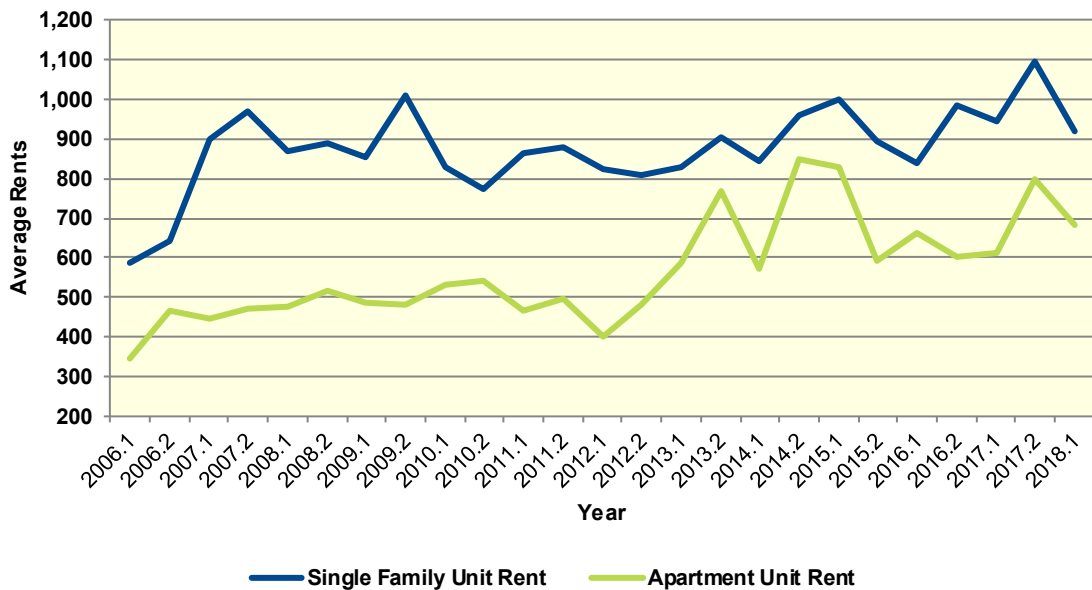


Table II.10.27, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 16 single family units in Johnson County, with 0 of them available. This translates into a vacancy rate of 0 percent in Johnson County, which compares

to a single family vacancy rate of 4.4 percent for the State of Wyoming. There were 106 apartment units reported in the survey, with 17 of them available, which resulted in a vacancy rate of 16 percent. This compares to a statewide vacancy rate of 4.4 percent for apartment units across the state.

Table II.10.27			
Rental Vacancy Survey by Type			
Johnson County			
2018a Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	16	0	0%
Apartments	106	17	16%
Mobile Homes	14	3	21.4%
“Other” Units	0	0	%
Don’t Know	42	1	2.4%
Total	184	22	12%

Table II.10.28 reports units by bedroom size. As can be seen there were 47 two-bedroom apartment units and 18 three bedroom units. Overall, the 66 two-bedroom units accounted for 35.9 percent of all units, and the 31 three bedroom units accounted for 16.8 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 42 units listed as “Don’t Know”. Additional details for additional unit types are reported below.

Table II.10.28							
Rental Units by Number of Bedrooms							
Johnson County							
2018a Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	11	0	0	.	11
One	2	0	29	0	0	.	31
Two	13	2	47	4	0	.	66
Three	1	2	18	10	0	.	31
Four	0	2	1	0	0	.	3
Five	0	0	0	0	0	.	0
Don’t Know	0	0	0	0	0	42	42
Total	16	6	106	14	0	42	184

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

Table II.10.29 Available Rental Units by Number of Bedrooms Johnson County 2018a Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	0		0
One	0	0	2	0	0		2
Two	0	1	4	1	0		6
Three	0	0	3	2	0		5
Four	0	0	0	0	0		0
Five	0	0	0	0	0		0
Don’t Know	0	0	8	0	0	1	9
Total	0	1	17	3	0	1	22

Table II.10.30, shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 9.1 percent and three bedroom units had a vacancy rate of 9.1 percent.

Table II.10.30 Vacancy Rates by Number of Bedrooms Johnson County 2018a Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	0%	%	%		0
One	0%	%	6.9%	%	%		6.5
Two	0%	50%	8.5%	25%	%		9.1
Three	0%	0%	16.7%	20%	%		16.1
Four	%	0%	0%	%	%		0
Five	%	%	%	%	%		
Don’t Know	%	%	inf%	%	%	2.4%	21.4
Total	0%	16.7%	16%	21.4%	%	2.4%	22

Table II.10.31, displays the vacancy rate of single family units by the number of bedrooms. Two-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0 percent.

Table II.10.31 Single Family Units by Bedroom Size Johnson County 2018a Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	%
One	2	0	0%
Two	13	0	0%
Three	1	0	0%
Four	0	0	%
Don’t know	0	0	%
Total	16	0	0%

Table II.10.32, displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Two-bedroom units, which had a vacancy rate of 8.5 percent.

Table II.10.32 Apartment Units by Bedroom Size Johnson County 2018a Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	11	0	0%
One	29	2	6.9%
Two	47	4	8.5%
Three	18	3	16.7%
Four	1	0	0%
Don't know	0	8	inf%
Total	106	17	16%

Average market-rate rents by unit type are shown in Table II.10.33. 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.

Table II.10.33 Average Market Rate Rents by Bedroom Size Johnson County 2018a Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$.	\$.	\$450	\$.	\$.	\$450
One	\$.	\$.	\$542	\$.	\$.	\$542
Two	\$817	\$875	\$649	\$675	\$.	\$699
Three	\$.	\$875	\$810	\$778	\$.	\$807
Four	\$.	\$950	\$1,500	\$.	\$.	\$1,225
Five	\$.	\$.	\$.	\$.	\$.	\$
Total	\$921.4	\$900	\$680.7	\$747	\$	\$764.6

Table II.10.34, shows vacancy rates for single family units by average rental rates for Johnson County. The most common rent for single family units was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 0 percent.

Table II.10.34 Single Family Market Rate Rents by Vacancy Status Johnson County 2018a Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$750	0	0	%
\$750 to \$1,000	16	0	0%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
Total	16	0	0%

The average rent and availability of apartment units is displayed in Table II.10.35. The most common rent for apartments was between 500 and 750 dollars and the units in this price range had a vacancy rate of 18.2 percent.

Table II.10.35 Apartment Market Rate Rents by Vacancy Status Johnson County 2018a Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	5	2	40%
\$500 to \$750	44	8	18.2%
\$750 to \$1,000	27	4	14.8%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	30	3	10%
Total	106	17	16%

Table II.10.36, displays units designed to serve elderly occupants. In the most recent survey there were 1 unit designed for elderly occupants, of which 1 unit were available, which indicates a vacancy rate of 100.

Table II.10.36 Units Designed for Elderly Occupants Johnson County 2018a Survey of Rental Properties	
Elderly	Units
Elderly Units	1
Available Elderly Units	1
Elderly Vacancy Rate	100%

Table II.10.37, shows the number of estimated days an available unit is expected to be on the market. As can be seen 0 units, or 0 percent of available units are expected to be on the market for less than seven days. An additional 1 unit, or 4.5 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 16 units, or 72.7 percent are expected to be on the market for 90 days.

Table II.10.37 Number of Estimated Days to Fill a Vacant unit Johnson County 2018a Survey of Rental Properties		
Average Days	Number of Units	Percent of Total
Less than 7 days	0	0%
7 to 30 days	1	4.5%
31 to 60 days	4	18.2%
61 to 90 days	0	0%
More than 90 days	16	72.7%
Unknown	1	4.5%
Total	22	100.0%

Respondents were asked if utilities are included in the rent and is shown in Table II.10.38,

15 respondents, or 88.2 percent, included some sort of utility in the rent.

The type of utility included in the rent is shown in Table II.10.39. There were 70 respondents who included electricity, 53 respondents who included natural gas, 173 respondents who included water and sewer and 173 respondents included trash collection in the rent.

Table II.10.39 Which utilities are included with the rent? Johnson County 2018a Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	70
Natural Gas	53
Propane	0
Water/Sewer	173
Trash Collection	173
Cable Television	0
Other	0

Table II.10.38 Are there any utilities included with the rent? Johnson County 2018a Survey of Rental Properties	
Period	Respondent
Yes	15
No	2
% Offering Utilities	88.2%

Table II.10.40, shows the number of survey respondents who keep a waiting list. As can be seen 4 respondents said they keep a waitlist, with an estimated 7 number of persons on the wait list.

Table II.10.40 Do you keep a waiting list? Johnson County 2018a Survey of Rental Properties	
Period	Respondent
Yes	4
No	13
Waitlist Size	7

Table II.10.41, 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 97 units were in good condition, or 52.7 percent and 0 units, or 0 percent, being in average condition. Details by unit type and condition are displayed.

Table II.10.41 Condition by Unit Type Johnson County 2018a Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	5	2.7%
Average	0	0%
Good	97	52.7%
Excellent	78	42.4%
Don't Know	0	0%
Total	184	100.0%

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.10.42, 2 respondents said they would prefer more single family units, 3 respondents wanted more apartment units, and 0 respondents indicated they would prefer more units of any type.

Table II.10.42 If you had the opportunity to own/manage more units, how many would you prefer Johnson County 2018a Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	2
Duplex Units	0
Apartments	3
Mobile homes	2
Other	0
All types	0
Total	7

Table, II.10.43, shows the most common answers from the 2018 fiscal year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Johnson County had a total of 4 respondents, with an average persons per household of 2.3 people. Of new residents to Johnson County, 50.0 percent were married and the most common age group arriving in the state was 55 to 64 years old. Most new residents moved for a better quality of life.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 50.0 percent of respondents owning their residence. The average mortgage payment in Johnson County was \$1,300. When asked if they were satisfied with their current housing, 100.0 percent said they were satisfied with their current housing.

Table II.10.43 Most Replied Response Johnson County HNA Survey: Fiscal Year 2018	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	4
Number of persons in household (Average)	2.3
Current age	55 to 64 years old (50.0%)
Marital status	Married (50.0%)
Primary reason for moving to Wyoming	Better quality of life (50.0%)
In which industry are you primarily employed	Retired (66.7%)
Highest education level completed	Less than High School (25.0%)
Total household income from all sources	Less than \$10,000 dollars (50.0%)
Current Housing Characteristics	
Current Residence	Single family home (50.0%)
Do you own or rent	Own (50.0%)
How many bedrooms (Average)	2.8
How many full bathrooms (Average)	
Average mortgage payment	\$1,300
Average rental payment	\$
Are you satisfied with your current housing	Satisfied with current housing (100.0%)

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.10.44. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.10.44				
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.10.45, at right.

Table II.10.45		
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.10.46.

Table II.10.46 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

Table II.10.47 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%

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.10.47.

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.10.48, 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.10.48			
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.10.49, 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.10.50, 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.10.51, 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.10.51								
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

2018 WCDA Loan Profile

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 400 loans purchased in Johnson County between 1979 and 2018, with 8 occurring in fiscal 2017. The average home size over the period was 1,292 square feet and 1,549 square feet in fiscal 2018. For homes receiving a WCDA loan in fiscal 2018, the average year a home was built was 1960. The average household income in fiscal 2018 in nominal terms, without the effects of inflation being taken into consideration, was \$49,801. The average purchase price in fiscal 2018 was \$164,238. In fiscal 2018, 0.0 percent of loans purchased were for new construction, and 12.5 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.**

