

# Johnson County

**VOLUME II:**

**WYOMING**

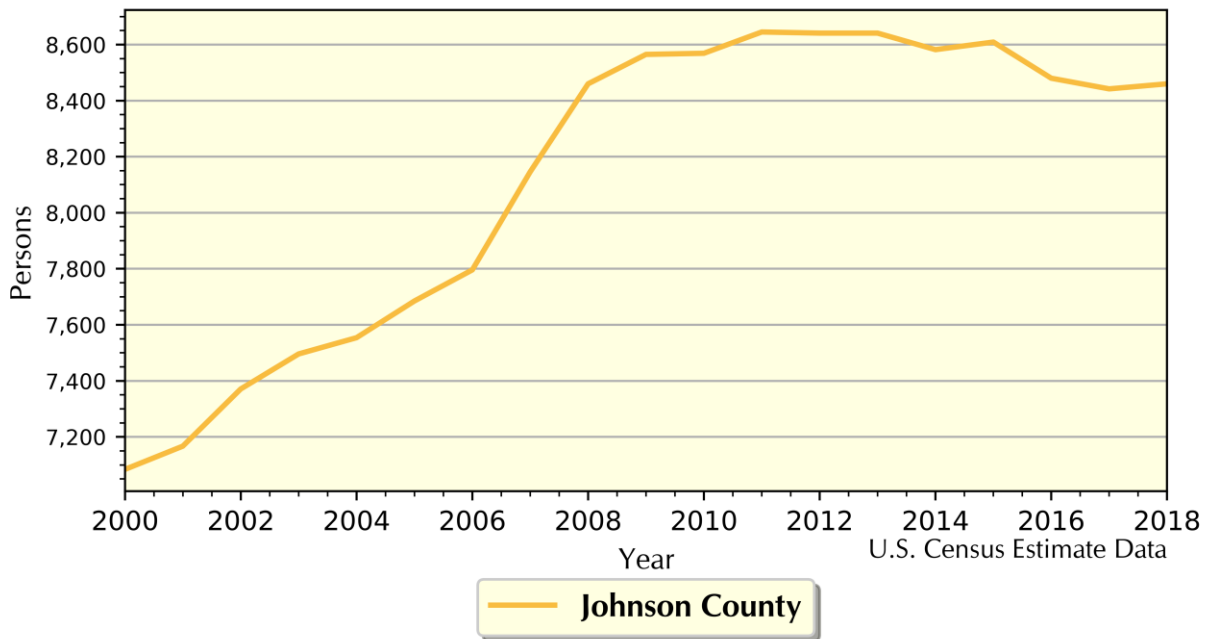
**STATE PROFILE**

## Demographics

The Census Bureau’s current census estimates for each year since the 2010 Census are presented in Table II.10.1. The 2018 estimates indicate that Johnson County’s population decreased from 8,569 in 2010 to 8,460 in 2018, or by -1.0 percent. The 2018 population estimate is not yet available broken down by race, age, or gender. For those purposes, we will use the 2017 five-year ACS estimates. Population trends for Johnson County since 2000 are displayed below in Diagram II.10.1.

<b>Table II.10.1</b>	
<b>Population Estimates</b>	
Johnson County	
2010-2018 Census Data and Intercensal Estimates	
<b>2010 Census</b>	<b>8,569</b>
2011 Population Estimate	8,645
2012 Population Estimate	8,641
2013 Population Estimate	8,641
2014 Population Estimate	8,582
2015 Population Estimate	8,609
2016 Population Estimate	8,480
2017 Population Estimate	8,442
<b>2018 Population Estimate</b>	<b>8,460</b>

**Diagram II.10.1**  
**Population**  
Johnson County



## Population Estimates

The Census Bureau’s current estimates indicate that Johnson County’s population decreased from 8,569 in 2010 to 8,460 in 2017, or by 1.3 percent. This compares to a statewide population change of 2.5 percent over the period. The number of people from 25 to 34 years of age decreased by 13.7 percent, and the number of people from 55 to 64 years of age decreased by 2.2 percent.

Between 2010 and 2018, the percent change in the Johnson County population by race was white (3.4 percent), black (306.2 percent), American Indian and Alaskan Natives (50.5 percent), Asian (50.0 percent), Native Hawaiian or Pacific Islanders (inf percent), two or more races (74.7 percent), and Hispanic or Latino (46.4 percent). Over the same period, the percent change in the Wyoming population by race was white (1.1 percent), black (47.2 percent), American Indian and Alaskan Natives (9.7 percent), Asian (33.6 percent), Native Hawaiian or Pacific Islanders (9.8 percent), two or more races (29.1 percent), and Hispanic or Latino (15.9 percent). These data are presented in Table II.10.2.

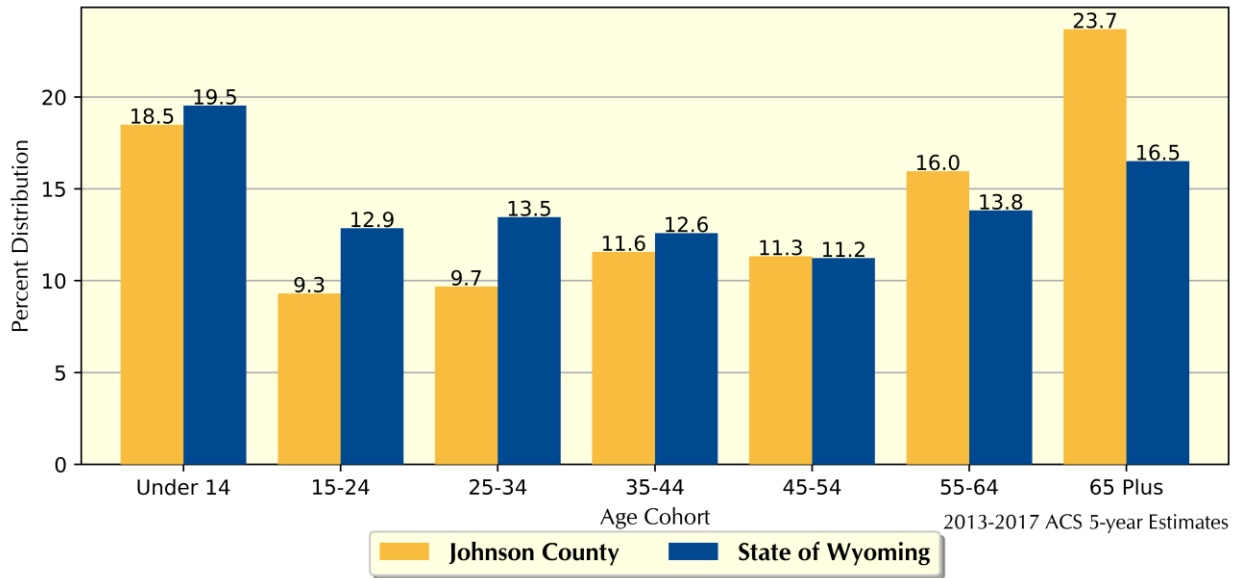
<b>Table II.10.2</b>						
<b>Profile of Population Characteristics</b>						
Johnson County vs. State of Wyoming						
2010 Census and 2018 Current Census Estimates						
Subject	Johnson County			Wyoming		
	2010 Census	Jul-18	% Change	2010 Census	Jul-18	% Change
<b>Population</b>	<b>8,569</b>	<b>8,460</b>	<b>-1.3%</b>	<b>563,626</b>	<b>577,737</b>	<b>2.5%</b>
<b>Age</b>						
Under 14 years	1,555	1,564	0.6%	113,371	112,863	-0.4%
15 to 24 years	841	787	-6.4%	78,460	74,279	-5.3%
25 to 34 years	949	819	-13.7%	77,649	77,778	0.2%
35 to 44 years	957	978	2.2%	66,966	72,713	8.6%
45 to 54 years	1,298	958	-26.2%	83,577	64,880	-22.4%
55 to 64 years	1,381	1,350	-2.2%	73,513	79,849	8.6%
65 and Over	1,588	2,004	26.2%	70,090	95,375	36.1%
<b>Race</b>						
White	8,339	8,053	-3.4%	529,110	534,943	1.1%
Black	16	65	306.2%	5,135	7,557	47.2%
American Indian and Alaskan Native	95	143	50.5%	14,457	15,860	9.7%
Asian	40	60	50.0%	4,649	6,213	33.6%
Native Hawaiian or Pacific Islander	0	1.0	inf%	521.0	572.0	9.8%
Two or more races	79	138	74.7%	9,754	12,592	29.1%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	276	404	46.4%	50,231	58,227	15.9%

Table II.10.3 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 49.1 percent, or 4,204 people, were female. In 2017, the number of males rose to 4,265 persons, and accounted for 50.4 percent of the population, with 49.6 percent, or 4,195 persons being female.

<b>Table II.10.3</b> <b>Population by Age and Gender</b> Johnson County 2010 Census and Current Census Estimates							
Age	2010 Census			2017 Current Census Estimates			% Change 10-17
	Male	Female	Total	Male	Female	Total	
Under 14 years	802	753	1,555	841	723	1,564	0.6%
15 to 24 years	436	405	841	416	371	787	-6.4%
25 to 44 years	482	467	949	383	436	819	-13.7%
45 to 54 years	488	469	957	490	488	978	2.2%
55 to 64 years	665	633	1,298	458	500	958	-26.2%
65 and Over	720	661	1,381	659	691	1,350	-2.2%
<b>Total</b>	<b>4,365</b>	<b>4,204</b>	<b>8,569</b>	<b>4,265</b>	<b>4,195</b>	<b>8,460</b>	<b>-1.3%</b>
<b>% of Total</b>	50.9%	49.1%	.	50.4%	49.6%	.	

Diagram II.10.2 displays the percentage of the population by age in Johnson County compared to the State of Wyoming.

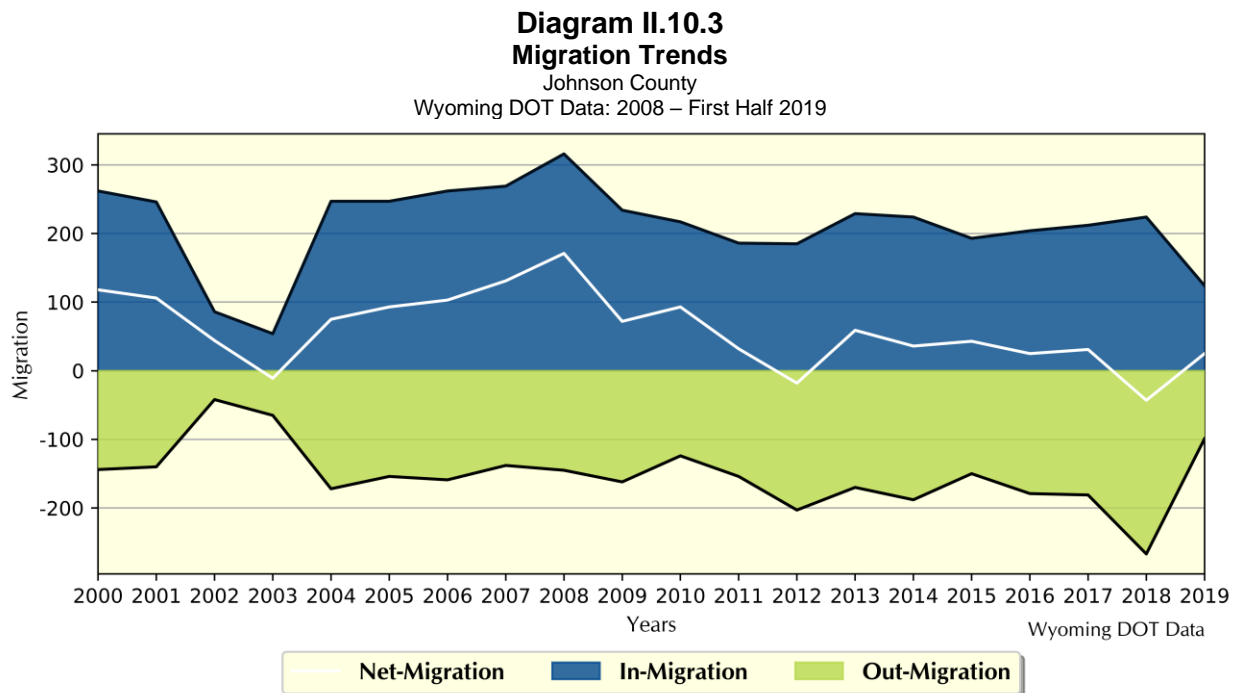
**Diagram II.10.2**  
**Age Cohorts**  
 Johnson County



## Population Migration Trends

The Wyoming Department of Transportation (WYDOT) collects data on drivers who move to Wyoming and exchange licenses from other states as well as those surrendering Wyoming driver’s licenses when relocating to a different state. The WYDOT data do not represent a precise count of migration, as they show only the net change in the number of driver’s licenses, but the data indicates the general direction of population movement.

The shaded areas in Diagram II.10.3 represents in and out- migration, with the line depicting net migration. The maximum net migration occurred in 2008 with 171 people entering, and the lowest net migration occurred in 2018 with 43 leaving Johnson County.



The driver’s license total exchanges since 2000 for Johnson County are presented in Table II.10.4, and showed a net migration of 1,185 persons over the time period. In 2008, there were a total of 316 in-migrations and 145 out-migrations, for a net-migration of 171 people. In 2019, there were 124 in-migrants, 99 out-migrants, for a net in-migration of 25 people.

Over the past five years, there was only one year with negative net-migration in Johnson County, which could indicate a generally healthy inflow of people into the county. Since 2015, Johnson County experienced a net growth of 81 persons, creating an overall positive net-migration trend. Wyoming DOT data indicates that there was a net increase of 25 people in the most recent year.

<b>Table II.10.4</b> <b>Driver's Licenses Exchanged and Surrendered</b> Johnson County WYDOT Data, 2000 – 2019(p)			
Year	In-Migrants	Out-Migrants	Net Change
2000	262	144	118
2001	246	140	106
2002	86	42	44
2003	54	65	-11
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	224	267	-43
2019 (p)	124	99	25
<b>Total</b>	<b>4,221</b>	<b>3,036</b>	<b>1,185</b>

The WYDOT data also collects gender and age information. Table II.10.5 shows in- and out-migration by gender. In the most recent first half of 2019 data, 17 net-migrants (68 percent) were male and 8 (32 percent) were female.

<b>Table II.10.5</b> <b>Migration by Gender</b> Johnson County Wyoming DOT Data											
Gender	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019- First Half
<b>In-Migration</b>											
Male	104	108	99	89	115	106	98	102	99	113	62
Female	130	109	87	96	114	118	95	102	113	111	62
<b>Total</b>	<b>234</b>	<b>217</b>	<b>186</b>	<b>185</b>	<b>229</b>	<b>224</b>	<b>193</b>	<b>204</b>	<b>212</b>	<b>224</b>	<b>124</b>
<b>Out-Migration</b>											
Male	75	49	76	104	82	78	66	85	81	122	45
Female	87	75	78	99	88	110	84	94	100	145	54
<b>Total</b>	<b>162</b>	<b>124</b>	<b>154</b>	<b>203</b>	<b>170</b>	<b>188</b>	<b>150</b>	<b>179</b>	<b>181</b>	<b>267</b>	<b>99</b>
<b>Net-Migration</b>											
Male	29	59	23	-15	33	28	32	17	18	-9	17
Female	43	34	9	-3	26	8	11	8	13	-34	8
<b>Total</b>	<b>72</b>	<b>93</b>	<b>32</b>	<b>-18</b>	<b>59</b>	<b>36</b>	<b>43</b>	<b>25</b>	<b>31</b>	<b>-43</b>	<b>25</b>

Table II.10.6 shows net-migration for Johnson County by age cohort. The largest age cohort in the most recent 2019 net migration data was those in the age range of 46 to 55, with 8 people entering Johnson County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 5 persons leaving Johnson County.



**Table II.10.6**  
**Migration by Age Cohort**  
 Johnson County  
 Wyoming DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
<b>In</b>												
14-17	3.0	6.0	3.0	0	0	3.0	6.0	4.0	1.0	1.0	3.0	2.0
18-22	27	20	19	19	16	9	19	14	13	17	14	7.0
23-25	19	19	13	19	12	19	18	16	10	16	17	4.0
26-35	78	67	58	45	45	61	50	43	41	45	51	20
36-45	70	46	42	30	36	41	36	36	35	33	32	28
46-55	60	39	41	24	31	39	32	28	41	27	36	21
56-65	40	26	32	32	29	36	43	33	38	42	40	22
66 +	19.0	11.0	9.0	17.0	16.0	21.0	20.0	19.0	25	31	31	20.0
<b>Total</b>	<b>316</b>	<b>234</b>	<b>217</b>	<b>186</b>	<b>185</b>	<b>229</b>	<b>224</b>	<b>193</b>	<b>204</b>	<b>212</b>	<b>224</b>	<b>124</b>
<b>Out</b>												
14-17	1.0	3.0	1.0	5.0	2.0	2.0	1.0	4.0	4.0	2.0	4.0	3.0
18-22	27	21	15	24	21	18	20	11	19	19	28	8.0
23-25	14	14	9	16	24	17	20	19	13	13	25	4.0
26-35	28	31	25	37	46	38	44	28	30	36	41	25
36-45	14	27	26	22	29	28	30	25	28	27	48	21
46-55	28	36	17	29	32	29	30	17	31	17	42	13
56-65	22	24	21.0	12	31	23	20	23	28	40	31	17.0
66 +	11.0	6.0	10.0	9.0	18.0	15.0	23.0	23	26	27	48	8.0
<b>Total</b>	<b>145</b>	<b>162</b>	<b>124</b>	<b>154</b>	<b>203</b>	<b>170</b>	<b>188</b>	<b>150</b>	<b>179</b>	<b>181</b>	<b>267</b>	<b>99</b>
<b>Net</b>												
14-17	2.0	3.0	2.0	-5.0	-2.0	1.0	5.0	0	-3.0	-1.0	-1.0	-1.0
18-22	0	-1.0	4.0	-5.0	-5	-9	-1	3	-6	-2	-14	-1.0
23-25	5.0	5.0	4.0	3.0	-12	2	-2	-3	-3	3	-8	0
26-35	50	36	33	8.0	-1	23	6	15	11	9	10	-5
36-45	56	19	16	8.0	7	13	6	11	7	6	-16	7
46-55	32	3	24	-5.0	-1	10	2	11	10	10	-6	8.0
56-65	18.0	2.0	11.0	20.0	-2	13	23	10	10	2	9	5.0
66 +	8.0	5.0	-1.0	8.0	-2.0	6.0	-3.0	-4.0	-1.0	4.0	-17	12.0
<b>Total</b>	<b>171</b>	<b>72</b>	<b>93</b>	<b>32</b>	<b>-18</b>	<b>59</b>	<b>36</b>	<b>43</b>	<b>25</b>	<b>31</b>	<b>-43</b>	<b>25</b>

## Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data<sup>28</sup>, along with additional tabulations including the one-in-six SF3 sample. The Census Bureau did not collect additional sample data such as the SF3 in the 2010 decennial census, so many important housing and income concepts are not available in the 2010 Census.

To study these important housing and income concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population, then 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. The five-year estimates are more robust than the one or three year samples because they include more responses and can be tabulated down to the Census tract level.

The Census Bureau collects race data according to U.S. Office of Management and Budget guidelines, and these data are based on self-identification. Ancestry refers to one's ethnic origin or descent, "roots," or heritage, or the place of birth of the person or the person's parents or ancestors before their arrival in the United States. Ethnic identities may or may not represent geographic areas. People may choose to report more than one race group and people of any race may be of any ethnic origin. Hispanic origin can be viewed as the heritage, nationality, lineage, or country of birth of the person or the person's parents or ancestors before arriving in the United States. People who identify as Hispanic, Latino, or Spanish may be any race.

The Johnson County population by race and ethnicity is shown in Table II.10.7. The white population decreased by 3.4 percent, representing 92.3 percent of the population in 2017, compared with the black population, which increased by 306.2 percent and accounted for 1.4 percent of the population. The Hispanic population represented 2.1 percent of the population, which increased from 276 to 404 people between 2010 and 2017, or by 46.4 percent.

<b>Table II.10.7</b>				
<b>Population by Race and Ethnicity</b>				
Johnson County				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	8,267	96.5%	7,900	92.3%
Black	14	0.2%	122	1.4%
American Indian	92	1.1%	227	2.7%
Asian	38	0.4%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	64	0.7%	109	1.3%
Two or More Races	94	1.1%	204	2.4%
<b>Total</b>	<b>8,569</b>	<b>100.0%</b>	<b>8,562</b>	<b>100.0%</b>
<b>Non-Hispanic</b>	<b>8,293</b>	<b>96.8%</b>	<b>8,380</b>	<b>97.9%</b>
<b>Hispanic</b>	<b>276</b>	<b>3.2%</b>	<b>182</b>	<b>2.1%</b>

The change in race and ethnicity between 2010 and 2017 is shown in Table II.10.8. The total non-Hispanic population was 8,380 persons in 2017, and the Hispanic population was 182.

<b>Table II.10.8</b>				
<b>Population by Race and Ethnicity</b>				
Johnson County				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
<b>Non-Hispanic</b>				
White	8,092	97.6%	7,854	93.7%
Black	14	0.2%	122	1.5%
American Indian	72	0.9%	227	2.7%
Asian	36	0.4%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	6	0.1%	0	0%
Two or More Races	73	0.9%	177	2.1%
<b>Total Non-Hispanic</b>	<b>8,293</b>	<b>100.0%</b>	<b>8,380</b>	<b>100.0%</b>
<b>Hispanic</b>				
White	175	63.4%	46	25.3%
Black	0	0%	0	0%
American Indian	20	7.2%	0	0%
Asian	2	0.7%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	58	21.0%	109	59.9%
Two or More Races	21	7.6%	27	14.8%
<b>Total Hispanic</b>	<b>276</b>	<b>100.0</b>	<b>182</b>	<b>100.0%</b>
<b>Total Population</b>	<b>8,569</b>	<b>100.0%</b>	<b>8,562</b>	<b>100.0%</b>

## Group Quarters Population

The group quarters population includes the institutionalized population, who live in correctional institutions, juvenile facilities, nursing homes, and other institutions, and the non-institutionalized population, who live in college dormitories, military quarters, and other group living situations. As seen in Table II.10.9, between 2000 and 2010, the institutionalized population changed 7.6 percent in Johnson County, from 66 people in 2000 to 71 in 2010. The non-institutionalized population changed -100.0%, from 29 in 2000 to 0 in 2010.

<b>Table II.10.9</b>					
<b>Group Quarters Population</b>					
Johnson County					
2000 & 2010 Census SF1 Data					
<b>Group Quarters Type</b>	<b>2000 Census</b>		<b>2010 Census</b>		<b>% Change 00–10</b>
	<b>Population</b>	<b>% of Total</b>	<b>Population</b>	<b>% of Total</b>	
<b>Institutionalized</b>					
Correctional Institutions	16	24.2%	30	42.3%	87.5%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	50	75.8%	41	57.7%	-18.0%
Other Institutions	0	0%	0	0%	0%
<b>Total</b>	<b>66</b>	<b>100.0%</b>	<b>71</b>	<b>100.0%</b>	<b>7.6%</b>
<b>Noninstitutionalized</b>					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	29	100.0%	0	0%	-100.0%
<b>Total</b>	<b>29</b>	<b>100.0%</b>	<b>0</b>	<b>100.0%</b>	<b>-100.0%</b>
<b>Group Quarters Population</b>	<b>95</b>	<b>100.0%</b>	<b>71</b>	<b>100.0%</b>	<b>-25.3%</b>

### Foreign Born Populations

The number of foreign born persons are shown in Table II.10.10. An estimated 0.7 percent of foreign born people were born in Belize, some 0.6 percent were born in Other Middle Africa, and another 0.5 percent were born in Mexico.

<b>Table II.10.10</b> <b>Place of Birth for the Foreign-Born Population</b> Johnson County 2017 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Belize	61	0.7%
#2 country of origin	Other Middle Africa	49	0.6%
#3 country of origin	Mexico	47	0.5%
#4 country of origin	France	13	0.2%
#5 country of origin	U K excluding England Scotland	13	0.2%
#6 country of origin	Canada	11	0.1%
#7 country of origin	Germany	7	0.1%
#8 country of origin	Australia	3	0%
#9 country of origin	Afghanistan	0	0%
#10 country of origin	Africa n.e.c	0	0%

The language spoken at home for those with Limited English Proficiency are shown in Table II.10.11. An estimated 3 people speak German or other West Germanic languages at home.

<b>Table II.10.11</b> <b>Limited English Proficiency and Language Spoken at Home</b> Johnson County 2017 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 LEP Language	German or other West Germanic languages	3	0%
#2 LEP Language	Arabic	0	0%
#3 LEP Language	Chinese	0	0%
#4 LEP Language	French, Haitian, or Cajun	0	0%
#5 LEP Language	Korean	0	0%
#6 LEP Language	Other Asian and Pacific Island languages	0	0%
#7 LEP Language	Other Indo-European languages	0	0%
#8 LEP Language	Other and unspecified languages	0	0%
#9 LEP Language	Russian, Polish, or other Slavic languages	0	0%
#10 LEP Language	Spanish	0	0%

## Disability

Disability by age, as estimated by the 2017 ACS, is shown in Table II.10.12, below. The disability rate for females was 14.2 percent, compared to 14.6 percent for males. The disability rate grew precipitously higher with age, with 55.8 percent of those over 75 experiencing a disability.

<b>Table II.10.12</b>						
<b>Disability by Age</b>						
Johnson County						
2017 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	51	6.2%	47	8.2%	98	7.0%
18 to 34	41	6.2%	28	4.2%	69	5.2%
35 to 64	207	11.3%	172	10.2%	379	10.8%
65 to 74	202	36.4%	72	14.7%	274	26.2%
75 or Older	159	44.9%	247	66.0%	406	55.8%
<b>Total</b>	<b>660</b>	<b>14.6%</b>	<b>566</b>	<b>14.2%</b>	<b>1,226</b>	<b>14.4%</b>

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table II.10.13. Some 5.8 percent have an ambulatory disability, 5.5 have an independent living disability, and 2.0 percent have a self-care disability.

<b>Table II.10.13</b>		
<b>Total Disabilities Tallied: Aged 5 and Older</b>		
Johnson County		
2017 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	474	5.6%
Vision disability	102	1.2%
Cognitive disability	383	4.8%
Ambulatory disability	464	5.8%
Self-Care disability	160	2.0%
Independent living difficulty	363	5.5%

## Education and Employment

Education and employment data from the Johnson County 2017 Five-Year ACS is presented in Table II.10.14, Table II.10.15, and Table II.10.16. In 2017, 4,459 people were in the labor force, including 4,267 employed and 192 unemployed people. The unemployment rate for Johnson County was estimated at 4.3 percent in 2017.

<b>Table II.10.14</b>	
<b>Employment, Labor Force and Unemployment</b>	
Johnson County 2017 Five-Year ACS Data	
<b>Employment Status</b>	<b>2017 Five-Year ACS</b>
Employed	4,267
Unemployed	192
<b>Labor Force</b>	<b>4,459</b>
Unemployment Rate	4.3%

Table II.10.15 and Table II.10.16 show educational attainment in Johnson County. In 2017, 95.5 percent of households had a high school education or greater, including 35.7 percent with a high school diploma or equivalent, 34.8 percent with some college, 16.5 percent with a Bachelor’s Degree, and 7.9 percent with a graduate or professional degree.

<b>Table II.10.15</b>	
<b>High School or Greater Education</b>	
Johnson County 2017 Five-Year ACS Data	
<b>Education Level</b>	<b>Households</b>
High School or Greater	3,608
Total Households	3,778
<b>Percent High School or Above</b>	<b>95.5%</b>

<b>Table II.10.16</b>		
<b>Educational Attainment</b>		
Johnson County 2017 Five-Year ACS Data		
<b>Education Level</b>	<b>2017 5-year ACS</b>	<b>Percent</b>
Less Than High School	342	5.1%
High School or Equivalent	2,381	35.7%
Some College or Associates Degree	2,324	34.8%
Bachelor’s Degree	1,098	16.5%
Graduate or Professional Degree	526	7.9%
<b>Total Population Above 18 years</b>	<b>6,671</b>	<b>100.0%</b>

## Commuting Patterns

Table II.10.17 shows the place of work by county of residence. In 2010, 86.5 percent of residents worked within the county they reside with 12.2 percent working outside their home county. This compares to 73.8 percent of residents in 2017 who worked within the county in which they resided and 21.5 percent of residents worked outside their home county but still within the state.

<b>Table II.10.17</b> <b>Place of Work</b> Johnson County 2010 and 2017 5 year ACS data				
Place of work	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Worked in county of residence	3,664	86.5%	3,048	73.8%
Worked outside county of residence	518	12.2%	889	21.5%
Worked outside state of residence	56	1.3%	193	4.7%
<b>Total</b>	<b>4,238</b>	<b>100.0%</b>	<b>4,130</b>	<b>100.0%</b>

Table II.10.18 shows the aggregate travel time to work based on place of work and residence. In Johnson County the total aggregate travel time was 93,930 minutes, with residents working in their home county spending a total of 43,190 minutes traveling.

<b>Table II.10.18</b> <b>Aggregate Travel Time to Work (in Minutes)</b> Johnson County 2010 & 2017 5 year ACS data				
Place of Work	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Worked in county of residence	42,040	67.0%	43,190	46.0%
Worked outside county of residence	19,450	31.0%	40,830	43.5%
Worked outside State of residence	1,285	2.0%	9,910	10.6%
<b>Aggregate travel time to work (in minutes):</b>	<b>62,775</b>	<b>100.0%</b>	<b>93,930</b>	<b>100.0%</b>

Table II.10.19 shows the average travel time to work based on place of work and residence. In 2017 the overall aggregate travel time was 62,775 minutes. Residents working within their home county spent an average of 14.2 minutes commuting to work, with those working outside their county of residence spending an average of 45.9 minutes on their commute.



<b>Table II.10.19</b> <b>Average Travel Time to Work (in Minutes)</b> Johnson County 2010 & 2017 5 year ACS data		
Place of Work	2010 5-year ACS	2017 5-year ACS
Worked in county of residence	11.5	14.2
Worked outside county of residence	37.5	45.9
Worked outside State of residence	22.9	51.3
<b>Average travel time to work (in minutes):</b>	<b>14.8</b>	<b>22.7</b>

Table II.10.20 shows the means of transportation to work. In 2017, 71.1 percent of commuters drove alone in a car, truck, or van. Only 16.2 percent carpooled, with an additional 0.2 percent taking public transportation. Also, there were 319 persons or 7.7 percent who worked from home.

<b>Table II.10.20</b> <b>Means of Transportation to Work</b> Johnson County 2010 & 2017 5 year ACS data				
Means	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Car, truck, or van: Drove alone	3,053	72.0%	2,935	71.1%
Car, truck, or van: Carpooled:	418	9.9%	671	16.2%
Public transportation (excluding taxicab):	0	0%	8	0.2%
Taxicab	0	0%	0	0%
Motorcycle	0	0%	0	0%
Bicycle	70	1.7%	0	0%
Walked	239	5.6%	80	1.9%
Other means	21	0.5%	117	2.8%
Worked at home	437	10.3%	319	7.7%
<b>Total</b>	<b>4,238</b>	<b>100.0%</b>	<b>4,130</b>	<b>100.0%</b>

Table II.10.21 shows the breakdown of the means of transportation by tenure. In 2017, 51.9 percent of commuters owned their home and commuted alone by car, which compares to 53.9 percent in 2010. There were also 794 renters who drove alone in 2017 and accounted for 19.2 percent of the total commuter population. Commuters who owned their own home and took public transportation represented 0.2 percent of the population, which compares to 0 renters, or 0 percent taking public transportation.

<b>Table II.10.21</b> <b>Means Of Transportation To Work By Tenure</b> Johnson County 2010 & 2017 5 year ACS data				
Tenure	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
<b>Car, truck, or van - drove alone:</b>				
Owner	2,283	53.9%	2,141	51.9%
Renter	770	18.2%	794	19.2%
<b>Car, truck, or van - carpooled:</b>				
Owner	321	7.6%	472	11.4%
Renter	97	2.3%	197	4.8%
<b>Public transportation (excluding taxicab):</b>				
Owner	0	0%	8	0.2%
Renter	0	0%	0	0%
<b>Walked:</b>				
Owner	162	3.8%	21	0.5%
Renter	77	1.8%	56	1.4%
<b>Taxicab, motorcycle, bicycle, or other means:</b>				
Owner	47	1.1%	83	2.0%
Renter	44	1.0%	34	0.8%
<b>Worked at home:</b>				
Owner	288	6.8%	231	5.6%
Renter	149	3.5%	88	2.1%
<b>Total:</b>	<b>4,238</b>	<b>100.0%</b>	<b>4,125</b>	<b>100.0%</b>

## Economics

### Labor Force

Table II.10.22 shows labor force statistics for Johnson County between 1990 and 2018. The unemployment rate in Johnson County was 4.0 percent in 2018, with 168 unemployed persons and 4,211 in the labor force. The statewide unemployment rate in 2018 was 4.1 percent. In 2017, 4,020 people were employed, 175 were unemployed, and the labor force totaled 4,195 people.

Table II.10.22 Labor Force Statistics Johnson County 1990 - 2018 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	4,273	4,474	4.5%	4.1%
2015	207	3,999	4,206	4.9%	4.3%
2016	226	3,985	4,211	5.4%	5.3%
2017	175	4,020	4,195	4.2%	4.2%
2018	168	4,043	4,211	4.0%	4.1%

Diagram II.10.4 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 4,043 persons, with the labor force reaching 4,211, indicating a total of 168 unemployed persons

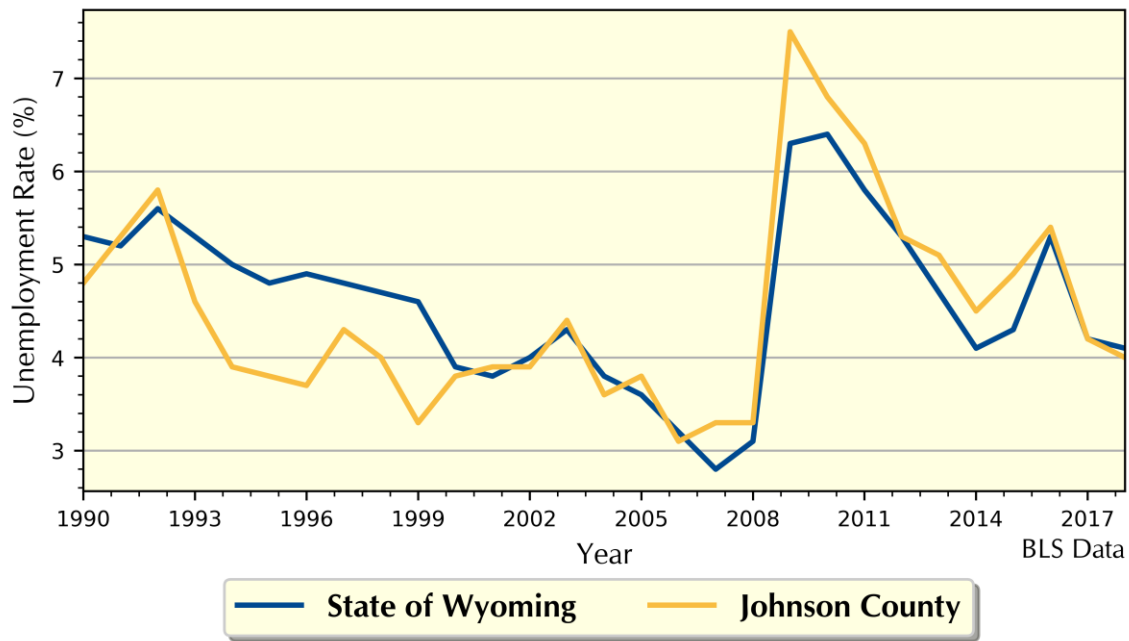
**Diagram II.10.4**  
**Employment and Labor Force**  
Johnson County



Diagram II.10.5 shows the unemployment rate for both the State and Johnson County. During the 1990's the average rate for Johnson County was 4.3 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.1 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 5.2 percent. Over the course of the entire period the Johnson County had an average unemployment rate lower than the State, 4.5 percent for Johnson County, versus 4.6 statewide.

**Diagram II.10.5**  
**Annual Unemployment Rate**

Johnson County  
 1990 – 2018 BLS Data



## Earnings and Employment

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts, which provide a consistent framework for analyzing and comparing individual state and local area economies. Table II.10.23, shows total real earnings by industry for Johnson County. In 2017, the government and government enterprises industry had the largest total real earnings (\$73,463,000). Between 2016 and 2017, the manufacturing industry saw the largest percentage increase of 67.8 percent, to \$2,934,000.

**Table II.10.23**  
**Real Earnings by Industry**  
 Johnson County  
 BEA Table CA-5N Data (1,000's of 2017 Dollars)

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	531	12,362	5,198	12,782	27,947	15,538	9,167	7,692	-16.1
Forestry, fishing, related activities, and other	3,027	2,708	2,530	3,431	3,917	4,400	3,270	1,958	-40.1
Mining	12,468	18,548	23,806	26,740	15,287	12,622	12,799	20,044	56.6
Utilities	1,600	1,619	1,321	1,302	1,454	1,495	1,507	1,548	2.8
Construction	27,833	26,742	33,114	41,717	55,022	28,850	18,895	14,345	-24.1
Manufacturing	1,415	1,784	1,830	1,766	1,858	1,816	1,748	2,934	67.8
Wholesale trade	3,102	3,256	3,620	3,068	2,270	3,168	3,754	3,856	2.7
Retail trade	10,501	10,972	10,257	10,085	10,309	10,726	10,475	11,797	12.6
Transportation and warehousing	6,781	8,549	8,012	9,101	8,172	9,935	8,438	0	-100.0
Information	3,192	2,419	1,511	1,356	1,353	1,555	1,909	2,740	43.5
Finance and insurance	9,437	8,916	9,577	8,647	8,315	8,441	8,470	8,741	3.2
Real estate and rental and leasing	10,003	13,014	12,555	11,919	13,562	14,785	12,098	5,930	-51.0
Professional and technical services	9,882	9,570	10,046	11,628	13,324	10,690	9,848	10,584	7.5
Management of companies and enterprises	0	204	125	131	130	118	-306	0	-100.0
Administrative and waste services	0	2,216	2,915	4,051	4,630	5,450	4,184	3,352	-19.9
Educational services	0	0	0	0	0	0	785	737	-6.0
Health care and social assistance	0	0	0	0	0	0	7,884	7,413	-6.0
Arts, entertainment, and recreation	1,728	1,272	1,721	1,757	1,301	1,611	2,215	2,720	22.8
Accommodation and food services	10,911	11,378	11,654	10,116	11,208	12,726	13,197	10,817	-18.0
Other services, except public administration	7,130	7,435	8,437	8,924	9,108	9,065	8,246	8,221	-0.3
Government and government enterprises	67,234	64,875	67,197	72,510	74,871	74,646	75,022	73,463	-2.1
<b>Total</b>	<b>198,304</b>	<b>217,155</b>	<b>224,700</b>	<b>250,528</b>	<b>273,213</b>	<b>236,260</b>	<b>213,605</b>	<b>204,640</b>	<b>-4.2</b>

Table II.10.24 shows the total employment by industry for the Johnson County. The most recent estimates show the government and government enterprises industry was the largest employer in Johnson County, with employment reaching 1,038 jobs in 2017. Between 2016 and 2017, the mining industry saw the largest percentage increase, rising by 20.4 percent to 449 jobs.

**Table II.10.24**  
**Employment by Industry**  
Johnson County  
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	406	432	449	447	448	463	464	484	4.3
Forestry, fishing, related activities, and other	137	148	144	125	141	123	146	139.0	-4.8
Mining	420	400	507	474	466	384	373	449	20.4
Utilities	16	13	12	10	11	11	12	12	0
Construction	536	504	525	589	701	441	410	385	-6.1
Manufacturing	77	78	92	101	108	115	120	139	15.8
Wholesale trade	101	90	91	79	80	96	95	95	0
Retail trade	501	507	498	493	509	535	567	589	3.9
Transportation and warehousing	166	162	157	156	152	151	148	0	-100.0
Information	53	53	60	53	50	56	68	69	1.5
Finance and insurance	309	313	330	313	316	324	405	416	2.7
Real estate and rental and leasing	465	471	513	538	555	579	636	651	2.4
Professional and technical services	240	221	254	257	290	291	363	376	3.6
Management of companies and enterprises	0	13	17	18	19	20	30	0	-100.0
Administrative and waste services	0	174	163	160	120	122	128	133	3.9
Educational services	0	0	0	0	0	0	62	64	3.2
Health care and social assistance	0	0	0	0	0	0	249	246	-1.2
Arts, entertainment, and recreation	150	142	164	170	173	165	179	180	0.6
Accommodation and food services	553	550	532	556	564	570	549	531	-3.3
Other services, except public administration	245	251	249	252	274	281	284	283	-0.4
Government and government enterprises	1,059	1,045	1,053	1,048	1,038	1,032	1,039	1,038	-0.1
<b>Total</b>	<b>5,916</b>	<b>5,862</b>	<b>6,120</b>	<b>6,157</b>	<b>6,355</b>	<b>6,072</b>	<b>6,327</b>	<b>6,458</b>	<b>2.1</b>

Table II.10.25 shows the real average earnings per job by industry for Johnson County. These figures are calculated by dividing the total real earning displayed in Tables II.10.18 and II.10.19, by industry. In 2017, the utilities industry had the highest average earnings reaching \$129,018. Between 2016 and 2017, the manufacturing industry saw the largest percentage increase, rising by 44.9 percent to \$21,107.

**Table II.10.25**  
**Real Earnings Per Job by Industry**  
 Johnson County  
 BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	1,307	28,617	11,577	28,594	62,383	33,559	19,757	15,893	-19.6
Forestry, fishing, related activities, and other	22,098	18,296	17,570	27,451	27,778	35,773	22,396	14,088	-37.1
Mining	29,686	46,369	46,955	56,414	32,805	32,870	34,313	44,641	30.1
Utilities	99,991	124,527	110,111	130,180	132,207	135,890	125,560	129,018	2.8
Construction	51,927	53,060	63,074	70,827	78,490	65,419	46,087	37,260	-19.2
Manufacturing	18,376	22,875	19,894	17,486	17,202	15,792	14,571	21,107	44.9
Wholesale trade	30,714	36,175	39,776	38,834	28,372	32,996	39,519	40,592	2.7
Retail trade	20,960	21,641	20,597	20,456	20,253	20,048	18,475	20,028	8.4
Transportation and warehousing	40,848	52,770	51,031	58,338	53,763	65,793	57,014	0	0
Information	60,220	45,636	25,187	25,586	27,063	27,765	28,072	39,704	41.4
Finance and insurance	30,541	28,484	29,022	27,627	26,312	26,052	20,914	21,012	0.5
Real estate and rental and leasing	21,513	27,630	24,475	22,154	24,436	25,535	19,021	9,109	-52.1
Professional and technical services	41,174	43,304	39,553	45,246	45,944	36,735	27,129	28,149	3.8
Management of companies and enterprises	0	15,663	7,338	7,292	6,836	5,899	-10,212	0	0
Administrative and waste services	0	12,737	17,885	25,317	38,584	44,675	32,684	25,204	-22.9
Educational services	0	0	0	0	0	0	12,655	11,520	-9.0
Health care and social assistance	0	0	0	0	0	0	31,662	30,133	-4.8
Arts, entertainment, and recreation	11,523	8,960	10,494	10,338	7,520	9,762	12,376	15,112	22.1
Accommodation and food services	19,730	20,687	21,905	18,194	19,873	22,327	24,038	20,371	-15.3
Other services, except public administration	29,102	29,622	33,883	35,412	33,240	32,258	29,036	29,048	0
Government and government enterprises	63,489	62,081	63,815	69,189	72,130	72,331	72,206	70,773	-2.0
<b>Total</b>	<b>33,520</b>	<b>37,045</b>	<b>36,716</b>	<b>40,690</b>	<b>42,992</b>	<b>38,910</b>	<b>33,761</b>	<b>31,688</b>	<b>-6.1</b>

Table II.10.26 shows total employment and real personal income for the years of 1969 to 2017. Total real personal income includes all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments. In 2017, total real personal income was \$412,825,000, a -2.1 percent change between 2016 and 2017. Total employment was 5,916 in 2010 and 6,458 in 2017, a change of 2.1 percent over the period.

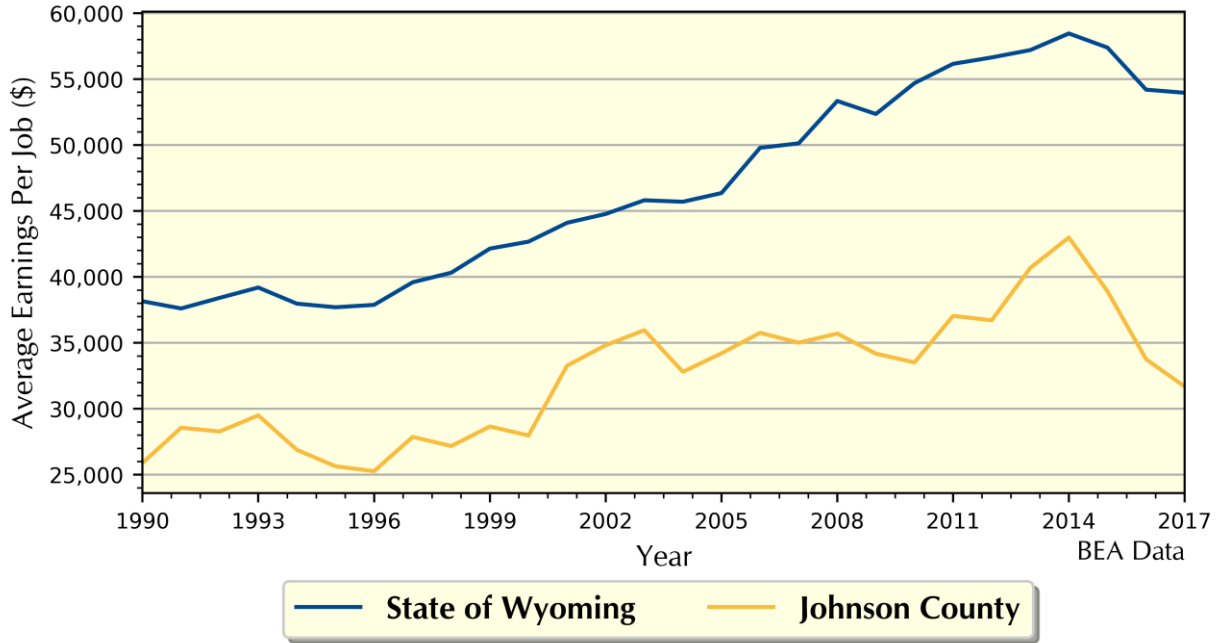


**Table II.10.26**  
**Total Employment and Real Personal Income**  
 Johnson County  
 BEA Data 1969 Through 2017

Year	1,000s of 2017 Dollars						Per Capita Income	Total Employment	Average Real Earnings Per Job
	Earnings	Social Security Contributions	Residents Adjustments	Dividends, Interest, Rents	Transfer Payments	Personal Income			
1969	75,180	4,172	-2,295	22,295	8,665	99,673	18,021	2,580	29,137
1970	76,344	4,333	-2,556	24,526	9,695	103,676	18,478	2,640	28,921
1971	78,730	4,232	-1,541	26,854	10,611	110,422	19,297	2,545	30,936
1972	85,917	4,542	-1,328	28,198	11,073	119,317	21,988	2,577	33,340
1973	95,121	5,782	-1,647	30,317	12,536	130,546	23,981	2,653	35,852
1974	94,630	6,905	-2,186	31,604	13,297	130,440	24,331	2,867	33,006
1975	104,486	8,687	-3,661	32,862	14,083	139,083	24,560	3,101	33,695
1976	91,199	7,844	-1,325	33,228	14,816	130,074	21,700	3,048	29,919
1977	89,795	7,776	-307	35,076	15,198	131,987	21,842	3,062	29,327
1978	110,059	9,562	-641	37,037	16,146	153,037	24,400	3,395	32,418
1979	122,528	10,319	-404	39,038	16,540	167,383	26,059	3,515	34,858
1980	118,747	10,629	-151	43,561	17,909	169,436	25,084	3,750	31,666
1981	112,805	11,135	1,298	49,735	19,430	172,133	24,714	3,743	30,138
1982	106,360	10,982	2,914	55,630	21,303	175,226	24,583	3,716	28,623
1983	98,216	9,842	3,131	57,717	24,441	173,663	24,119	3,694	26,588
1984	101,273	10,551	3,965	62,339	21,292	178,318	25,384	3,783	26,770
1985	97,619	10,251	5,036	62,039	20,536	174,980	25,326	3,607	27,063
1986	98,830	10,174	5,411	59,163	22,518	175,749	26,113	3,455	28,604
1987	96,724	9,832	5,735	55,300	22,372	170,300	26,538	3,533	27,378
1988	93,479	10,800	6,006	53,684	22,768	165,136	26,409	3,762	24,849
1989	96,540	10,878	6,599	56,966	23,536	172,763	27,932	3,749	25,750
1990	98,512	11,321	7,609	62,190	24,202	181,193	29,357	3,804	25,896
1991	108,632	11,655	7,835	64,699	26,190	195,700	31,519	3,803	28,564
1992	105,099	11,448	8,282	55,960	28,949	186,842	29,752	3,716	28,283
1993	114,857	12,023	8,416	53,988	30,581	195,820	30,804	3,893	29,504
1994	116,089	13,647	7,621	57,950	30,317	198,330	30,358	4,317	26,890
1995	108,908	13,242	7,546	63,623	32,319	199,154	29,849	4,247	25,643
1996	111,762	13,526	7,478	68,104	33,801	207,618	30,658	4,422	25,275
1997	122,918	13,903	7,727	71,072	34,388	222,202	32,528	4,410	27,872
1998	121,723	14,330	7,603	78,991	35,896	229,883	33,452	4,479	27,176
1999	132,038	14,947	7,433	88,283	37,693	250,500	36,002	4,607	28,660
2000	132,420	14,804	8,292	91,941	40,451	258,301	36,340	4,733	27,978
2001	160,015	17,060	8,317	93,893	41,493	286,657	39,997	4,809	33,274
2002	172,630	17,660	7,369	88,363	42,304	293,006	39,751	4,957	34,825
2003	178,358	18,521	6,196	96,124	44,327	306,483	40,886	4,960	35,959
2004	168,505	19,108	5,991	95,520	45,886	296,795	39,289	5,136	32,808
2005	183,559	20,534	5,182	99,933	46,646	314,787	40,961	5,366	34,208
2006	201,930	25,482	4,373	111,211	49,366	341,398	43,791	5,646	35,765
2007	206,164	27,076	3,614	122,968	51,830	357,500	43,887	5,888	35,014
2008	223,349	28,638	2,490	142,268	58,070	397,538	46,990	6,255	35,707
2009	204,072	26,549	16,879	107,341	61,284	363,027	42,385	5,970	34,183
2010	198,304	25,011	30,566	94,591	65,492	363,942	42,383	5,916	33,520
2011	217,155	23,237	41,479	114,967	64,921	415,285	48,038	5,862	37,045
2012	224,700	24,993	51,943	122,495	62,995	437,140	50,613	6,120	36,716
2013	250,528	28,796	59,615	109,463	65,357	456,167	52,815	6,157	40,690
2014	273,213	30,410	63,067	105,694	66,199	477,763	55,657	6,355	42,992
2015	236,260	26,244	60,805	113,161	70,091	454,074	52,701	6,072	38,910
2016	213,605	26,154	49,391	111,829	72,857	421,529	49,614	6,327	33,761
2017	204,640	26,872	47,134	113,557	74,368	412,825	48,705	6,458	31,687

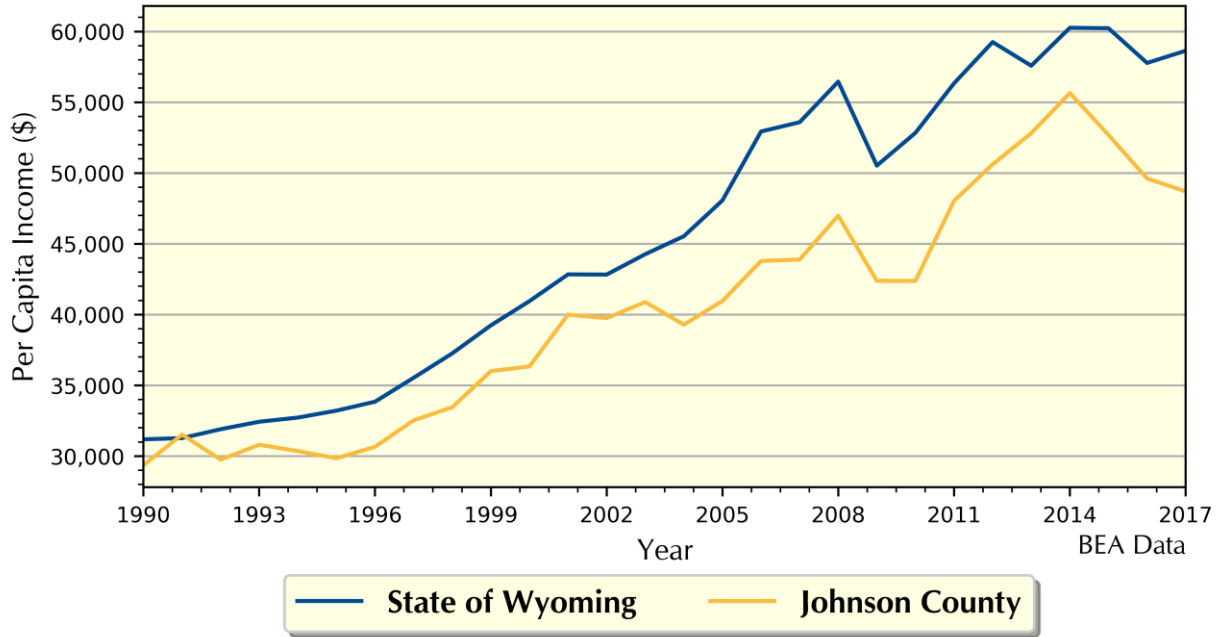
Diagram II.10.6 shows real average earnings per job for Johnson County from 1990 to 2017. Over this period, the average earning per job for Johnson County was \$32,457, which was lower than the statewide average of \$46,885.

**Diagram II.10.6**  
**Real Average Earnings per Job**  
 Johnson County



Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Diagram II.10.7 shows real per capita income for Johnson County from 1990 to 2017 of \$40,324, which was lower than the statewide average of \$45,699.

**Diagram II.10.7**  
**Real per Capita Income**  
Johnson County



## Quarterly Census of Employment and Wages

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. If data do not meet BLS or State agency disclosure standards they are displayed as (ND) and not disclosed. Data from this series are from the period of January 2006 through December 2018 and are presented in Table II.10.27, with the 2018 information considered preliminary (p). Between 2017 and 2018, total annual employment increased from 3,153 persons in 2017 to 3,240 in 2018, a change of 2.8 percent.

Period	2010	2011	2012	2013	2014	2015	2016	2017	2018(p)
Jan	3,016	3,038	3,147	3,193	3,244	3,057	2,896	2,940	2,990
Feb	2,999	3,054	3,101	3,142	3,247	3,023	2,882	2,917	3,003
Mar	3,023	3,090	3,159	3,235	3,257	3,053	2,955	2,963	3,025
Apr	3,099	3,116	3,234	3,236	3,352	3,082	2,972	3,000	3,045
May	3,277	3,280	3,375	3,425	3,460	3,180	3,106	3,159	3,228
Jun	3,566	3,548	3,594	3,665	3,816	3,401	3,394	3,432	3,521
Jul	3,426	3,384	3,500	3,589	3,572	3,295	3,261	3,402	3,474
Aug	3,375	3,390	3,400	3,487	3,570	3,233	3,224	3,313	3,388
Sep	3,392	3,405	3,373	3,451	3,463	3,245	3,234	3,290	3,404
Oct	3,458	3,340	3,372	3,407	3,527	3,180	3,159	3,215	3,333
Nov	3,325	3,254	3,290	3,317	3,388	3,083	3,094	3,103	3,245
Dec	3,243	3,188	3,269	3,316	3,296	3,003	3,033	3,096	3,218
<b>Annual</b>	<b>3,267</b>	<b>3,257</b>	<b>3,318</b>	<b>3,372</b>	<b>3,433</b>	<b>3,153</b>	<b>3,101</b>	<b>3,153</b>	<b>3,240</b>
% Change	-2.9%	-0.3%	1.9%	1.6%	1.8%	-8.2%	-1.6%	1.7%	2.8%

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 \$710 in 2017. In 2018, average weekly wages saw an increase of 6.5 percent over the prior year, rising to \$756, or by \$46. These data are shown in Table II.10.28.

<b>Table II.10.28</b> <b>Average Weekly Wages</b> Johnson County BLS QCEW Data, 2001–2018						
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	733	710	2.9%
2018	800	736	712	783	756	6.5%

Total business establishments reported by the QCEW are displayed in Table II.10.29. Between 2017 and 2018, the total number of business establishments in Wyoming remained unchanged by 6.5 percent, from 487 to 487 establishments. The most recent preliminary 2018 estimates show there were 484 business establishments in the second quarter of 2018.

<b>Table II.10.29</b> <b>Number of Business Establishments</b> Johnson County BLS QCEW Data, 2001–2018(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	486	487	0.4%
2018	484	484	491	489	487	(ND)%

## Poverty

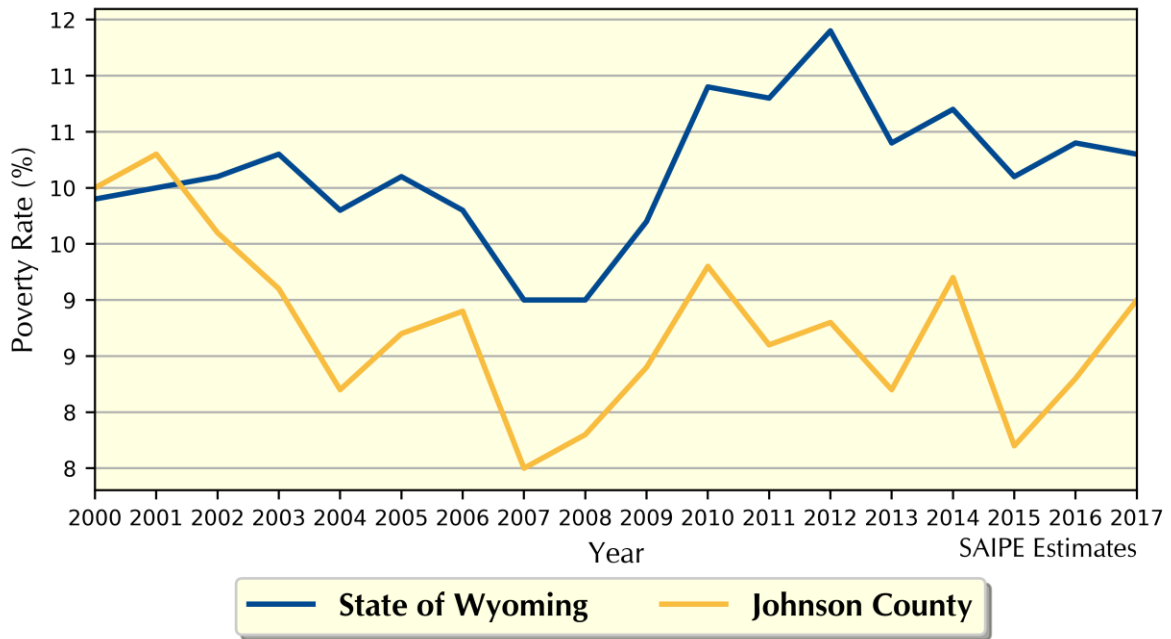
Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 827 in 2010 to 792 in 2017, with the poverty rate reaching 9.5 percent in 2017. This compared to a state poverty rate of 10.8 percent and a national rate of 13.4 percent in 2017. Table II.10.30, at right, presents poverty data for the county.

The rate of poverty for Johnson County is shown in Table II.10.31. In 2017, there were an estimated 838 people (9.9 percent) living in poverty, compared to 10.1 percent living in poverty in 2000. In 2017, some 4.9 percent of those in poverty were under age 6 and 20.3 percent were 65 or older. This data is also displayed in Diagram II.1.8 on the following page.

<b>Table II.10.30</b> <b>Persons in Poverty</b> Johnson County 2000–2017 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	750	10.5%
2001	791	10.8%
2002	760	10.1%
2003	733	9.6%
2004	669	8.7%
2005	698	9.2%
2006	744	9.4%
2007	643	8.0%
2008	693	8.3%
2009	754	8.9%
2010	827	9.8%
2011	778	9.1%
2012	794	9.3%
2013	745	8.7%
2014	824	9.7%
2015	693	8.2%
2016	737	8.8%
2017	792	9.5%

<b>Table II.10.31</b> <b>Poverty by Age</b> Johnson County 2000 Census SF3 & 2017 Five-Year ACS Data				
Age	2000 Census		2017 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	32	4.5%	41	4.9%
6 to 17	153	21.5%	172	20.5%
18 to 64	391	54.9%	455	54.3%
65 or Older	136	19.1%	170	20.3%
<b>Total</b>	<b>712</b>	<b>100.0%</b>	<b>838</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>10.1%</b>	<b>.</b>	<b>9.9%</b>	<b>.</b>

**Diagram II.1.8**  
**Poverty Rates**  
Johnson County  
SAIPE Estimates 2000 – 2017



## Housing

According to the Wyoming cost of living index, real average apartment rent in Johnson County decreased by 3.51 percent from second quarter 2017 to second quarter 2018, from \$610 to \$592. During that same period, detached single-family home rents decreased by 6.06 percent, rents for mobile homes on lots increased by 3.29 percent, and rents for mobile home lots increased by inf percent.

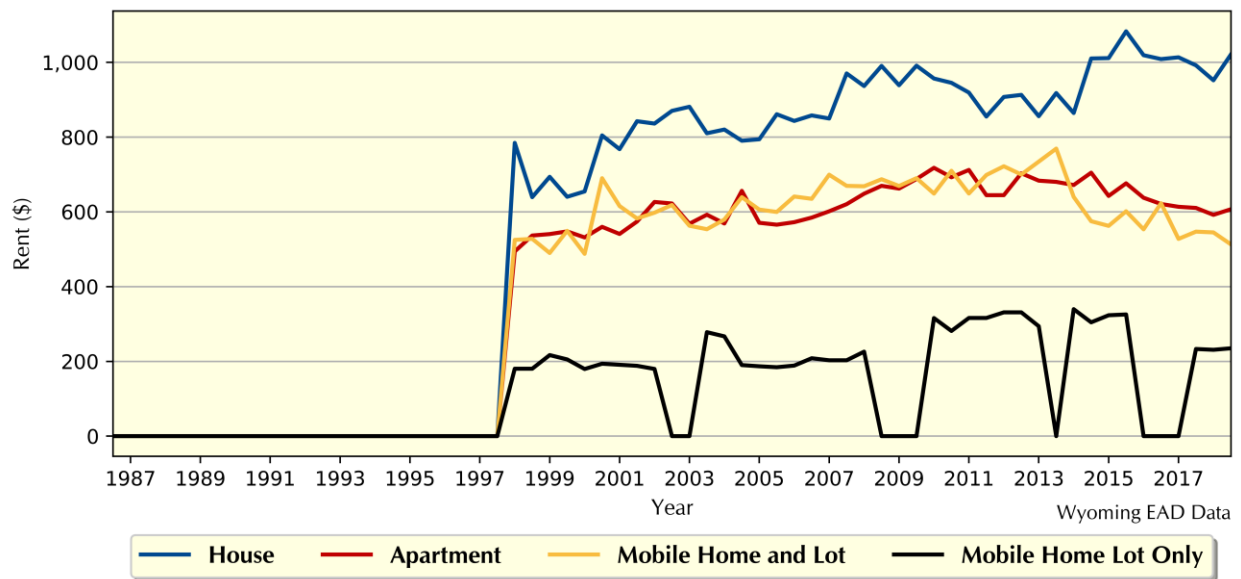
In the 20 years since 1998, Johnson county experienced an average annualized rent increase of 0.91 percent per year in apartment units. Compared to apartment units, the average annualized rent increase for single family homes was 0.97 percent per year between 1998 and 2018. Between 1998 and 2018, mobile home lots in Johnson county experienced an average annualized rent increase of 1.25 percent per year.

In comparison, since 1986, the State of Wyoming experienced an average annualized rent increase of 0.75 percent per year in apartment units. During the same time period, in the State of Wyoming, the average annualized rent increase for single family homes was 1.24 percent per year. Finally, between 1986 and 2018, mobile home lots in the State of Wyoming experienced an average annualized rent increase of 1.05 percent per year. Table II.10.32, at right, and Diagram II.1.9, below, present the Johnson County county data for each rental type.

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q2.98	494	784	525	180.0
Q4.98	537	639	528.0	180.0
Q2.99	541.0	694	490.0	217.0
Q4.99	548	640	549.0	205.0
Q2.00	532.0	655	488.0	180.0
Q4.00	560	804	690.0	194.0
Q2.01	541	768	616.0	191.0
Q4.01	574	842	582.0	188.0
Q2.02	626	836	598.0	180.0
Q4.02	622	870	618.0	0
Q2.03	568	881	563.0	0
Q4.03	592	810	554.0	278.0
Q2.04	569	820	579.0	267.0
Q4.04	656	790	639.0	190.0
Q2.05	571	794	606.0	187.0
Q4.05	566	861	600.0	184.0
Q2.06	572	843	641.0	189.0
Q4.06	585	858	635.0	208.0
Q2.07	602	850	699.0	203.0
Q4.07	621	970	670.0	203.0
Q2.08	649	937	668	226.0
Q4.08	670	990	687	0
Q2.09	662	939	669	0
Q4.09	688	991	690	0
Q2.10	718	957	649.0	316.0
Q4.10	693	945	710.0	281.0
Q2.11	712	919	649	316.0
Q4.11	645	855	699.0	316.0
Q2.12	645	907	722.0	331.0
Q4.12	703	913	700.0	331.0
Q2.13	683	856	734.0	294.0
Q4.13	680	918	769.0	0
Q2.14	672	864	640.0	340.0
Q4.14	705	1,010	575	304.0
Q2.15	643	1,011	563.0	323.0
Q4.15	676	1,083	602	326.0
Q2.16	638	1,019	553	0
Q4.16	621	1,009	623	0
Q2.17	614	1,013	528	0
Q4.17	610	992	547	233.0
Q2.18	592	952	545	231.0



**Diagram II.1.9**  
**Average Rents**  
Johnson County  
EAD Data 1986 – 2018(p)



## Housing Production

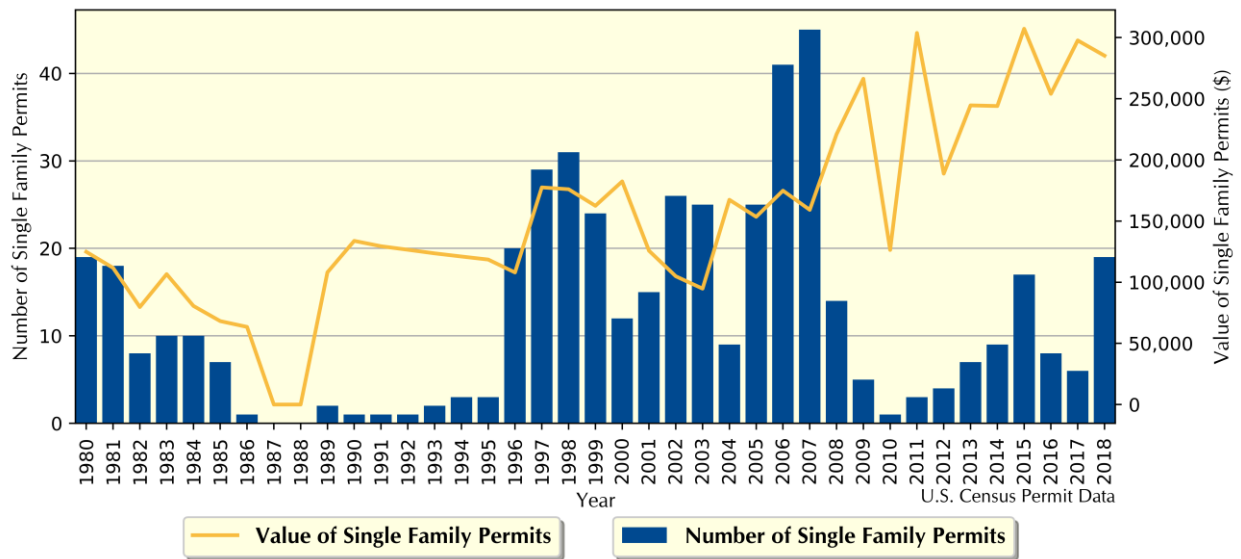
The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Johnson County increased from 6 authorizations in 2017 to 19 in 2018.

The real value of single-family building permits decreased from \$297,629 in 2017 to \$285,178 in 2018. This compares to an increase in permit value statewide, with values rising from \$331,348 in 2017 to \$367,953 in 2018. Additional details are given in Table II.10.33 as well as in Diagram II.10.10 and Diagram II.10.11.

<b>Table II.10.33</b> <b>Building Permits and Valuation</b> Johnson County Census Bureau Data, 1980–2018							
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	4.0	3.0	0	26	124,845	0
1981	18	8.0	0	0	26	111,716	0
1982	8	2.0	4.0	0	14	79,707	0
1983	10	0	0	0	10	106,573	0
1984	10	0	0	0	10	80,595	0
1985	7.0	0	0	0	7	68,192	0
1986	1.0	0	0	0	1.0	63,454	0
1987	0	0	0	0	0	0	0
1988	0	0	0	0	0	0	0
1989	2.0	0	0	0	2.0	108,060	0
1990	1.0	0	0	0	1.0	133,778	0
1991	1.0	0	0	0	1.0	129,403	0
1992	1	0	0	0	1	126,517	0
1993	2	0	0	0	2	123,579	0
1994	3	0	0	0	3	121,002	0
1995	3	0	0	0	3	118,512	0
1996	20	24.0	0	0	44	107,955	0
1997	29	0	0	0	29	177,501	0
1998	31	0	0	0	31	175,987	0
1999	24	0	0	0	24	162,451	0
2000	12	0	0	0	12	182,391	0
2001	15	6.0	4.0	0	25	125,743	0
2002	26	2.0	4.0	38.0	70	104,854	32,465
2003	25	0	0	0	25	94,745	0
2004	9	2.0	4.0	0	15	167,368	0
2005	25	0	0	0	25	153,458	0
2006	41	2.0	0	0	43	174,837	0
2007	45	2.0	0	0	47	159,134	0
2008	14	2.0	8.0	0	24	220,972	0
2009	5	0	0	0	5	266,295	0
2010	1	0	0	11.0	12	126,335	100,755
2011	3	0	0	0	3	303,746	0
2012	4	0	0	0	4	188,763	0
2013	7	0	4.0	0	11	244,552	0
2014	9	0	4.0	0	13	244,009	0
2015	17	2.0	0	0	19	307,160	0
2016	8	0	0	0	8	253,986	0
2017	6	0	0	0	6	297,629	0
2018	19	0	0	0	19	285,178	0

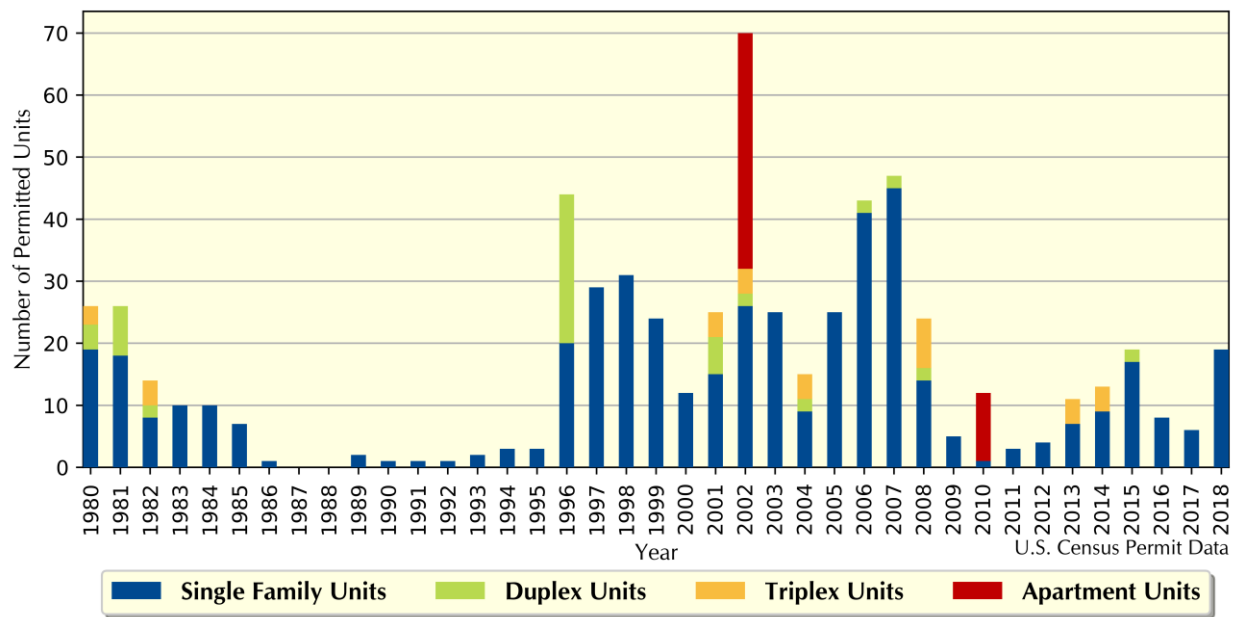
### Diagram II.10.10 Single-Family Permits

Johnson County  
Census Bureau Data, 1980–2018



### Diagram II.10.11 Total Permits by Unit Type

Johnson County  
Census Bureau Data, 1980–2018



## Housing Characteristics

Households by type and tenure are shown in Table II.10.34. In 2017, family households represented 64.8 percent of households, while non-family households accounted for 35.2 percent. These changed from 63.7 and 36.3 percent, respectively.

<b>Table II.10.34</b>				
<b>Household Type by Tenure</b>				
Johnson County				
2010 Census SF1 & 2017 Five-Year ACS Data				
Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	2,410	63.7%	2,447	64.8%
Married-Couple Family	2,023	83.9%	1,846	75.4%
Owner-Occupied	1,693	83.7%	1,610	87.2%
Renter-Occupied	330	16.3%	236	12.8%
Other Family	387	16.1%	601	15.8%
Male Householder, No Spouse Present	133	34.4%	282	22.1%
Owner-Occupied	83	62.4%	189	67.0%
Renter-Occupied	50	37.6%	93	33.0%
Female Householder, No Spouse Present	254	65.6%	319	42.3%
Owner-Occupied	140	55.1%	106	33.2%
Renter-Occupied	114	44.9%	213	66.8%
Non-Family Households	1,372	36.3%	1,331	35.2%
Owner-Occupied	770	56.1%	813	61.1%
Renter-Occupied	602	43.9%	518	38.9%
<b>Total</b>	<b>3,782</b>	<b>100.0%</b>	<b>3,778</b>	<b>100.0%</b>

Table II.10.35, below, shows housing units by type in 2010 and 2017. In 2010, there were 4,374 housing units, compared with 4,598 in 2017. Single-family units accounted for 75.2 percent of units in 2017, compared to 69.6 in 2010. Apartment units accounted for 5.8 percent in 2017, compared to 6.3 percent in 2010.

<b>Table II.10.35 Housing Units by Type</b> Johnson County 2010 & 2017 Five-Year ACS Data				
<b>Unit Type</b>	<b>2010 Five-Year ACS</b>		<b>2017 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Single-Family	3,043	69.6%	<b>3,459</b>	75.2%
Duplex	90	2.1%	78	1.7%
Tri- or Four-Plex	176	4.0%	96	2.1%
Apartment	276	6.3%	267	5.8%
Mobile Home	789	18.0%	698	15.2%
Boat, RV, Van, Etc.	0	0%	0	0%
<b>Total</b>	<b>4,374</b>	<b>100.0%</b>	<b>4,598</b>	<b>100.0%</b>

Table II.10.36 shows housing units by tenure from 2010 to 2017. By 2017, there were 4,598 housing units. An estimated 71.9 percent were owner-occupied, and 17.8 percent were vacant.

<b>Table II.10.36 Housing Units by Tenure</b> Johnson County 2010 Census & 2017 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Census</b>		<b>2017 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Occupied Housing Units	3,782	83.1%	3,778	82.2%
Owner-Occupied	2,686	71.0%	2,718	71.9%
Renter-Occupied	1,096	29.0%	1,060	28.1%
Vacant Housing Units	771	16.9%	820	17.8%
<b>Total Housing Units</b>	<b>4,553</b>	<b>100.0%</b>	<b>4,598</b>	<b>100.0%</b>

Households by income for the 2010 and 2017 5-year ACS are shown in Table II.10.37. Households earning more than \$100,000 per year represented 17.4 percent of households in 2017, compared to 16.4 percent in 2010. Meanwhile, households earning less than \$15,000 accounted for 12.3 percent of households in 2017, compared to 13.5 percent in 2010.

<b>Table II.10.37</b>				
<b>Households by Income</b>				
Johnson County				
2010 & 2017 Five-Year ACS Data				
Income	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	504	13.5%	463	12.3%
\$15,000 to \$19,999	124	3.3%	156	4.1%
\$20,000 to \$24,999	309	8.3%	170	4.5%
\$25,000 to \$34,999	305	8.2%	452	12.0%
\$35,000 to \$49,999	781	20.9%	534	14.1%
\$50,000 to \$74,999	751	20.1%	747	19.8%
\$75,000 to \$99,999	346	9.3%	599	15.9%
\$100,000 or More	611	16.4%	657	17.4%
<b>Total</b>	<b>3,731</b>	<b>100.0%</b>	<b>3,778</b>	<b>100.0%</b>

Table II.10.38 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 16.1 percent of households in 2010 and 20.2 percent of households in 2017. Housing units built in 1939 or earlier represented 16.5 percent of households in 2017 and 17.2 percent of households in 2010.

<b>Table II.10.38</b>				
<b>Households by Year Home Built</b>				
Johnson County				
2010 & 2017 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	642	17.2%	625	16.5%
1940 to 1949	130	3.5%	150	4.0%
1950 to 1959	258	6.9%	310	8.2%
1960 to 1969	325	8.7%	227	6.0%
1970 to 1979	854	22.9%	631	16.7%
1980 to 1989	441	11.8%	469	12.4%
1990 to 1999	481	12.9%	480	12.7%
2000 to 2009	600	16.1%	762	20.2%
2010 or Later	.	.	124	3.3%
<b>Total</b>	<b>3,731</b>	<b>100.0%</b>	<b>3,778</b>	<b>100.0%</b>

The distribution of unit types by race are shown in Table II.10.39. An estimated 76.5 percent of white households occupy single-family homes, while 100.0 percent of black households do. Some 6.2 percent of white households occupied apartments, while 0 percent of black households do. An estimated 0 percent of Asian, and 100.0 percent of American Indian households occupy single-family homes.

**Table II.10.39**  
**Distribution of Units in Structure by Race**  
 Johnson County  
 2017 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	76.5%	100.0%	100.0%	0%	0%	100.0%	100.0%
Duplex	2.2%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	0.8%	0%	0%	0%	0%	0%	0%
Apartment	6.2%	0%	0%	0%	0%	0%	0%
Mobile Home	14.3%	0%	0%	0%	0%	0%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

The disposition of vacant units between 2010 and 2017 are shown in Table II.10.40. An estimated 18.3 percent of vacant units were for rent in 2010. In addition, some 6.4 percent of vacant units were for sale. “Other” vacant units represented 17.9 percent of vacant units in 2010. “Other” vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a “blighting” effect.

By 2017, for rent units accounted for 5.4 percent of vacant units, while for sale units accounted for 0 percent. “Other” vacant units accounted for 26.2 percent of vacant units, representing a total of 215 “other” vacant units.

<b>Table II.10.40 Disposition of Vacant Housing Units</b> Johnson County 2010 Census & 2017 Five-Year ACS Data				
<b>Disposition</b>	<b>2010 Census</b>		<b>2017 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
For Rent	141	18.3%	44	5.4%
For Sale	49	6.4%	0	0%
Rented Not Occupied	4	0.5%	76	9.3%
Sold Not Occupied	7	0.9%	0	0%
For Seasonal, Recreational, or Occasional Use	426	55.3%	485	59.1%
For Migrant Workers	6	0.8%	0	0%
Other Vacant	138	17.9%	215	26.2%
<b>Total</b>	<b>771</b>	<b>100.0%</b>	<b>820</b>	<b>100.0%</b>

Table II.10.41, below, shows the number of households in the county by number of bedrooms and tenure. There were 16 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 10.0 percent of total households in Johnson County. In Johnson County the 1,977 households with three bedrooms accounted for 23.0 percent of all households, and there were only 315 five-bedroom or more households, which accounted for 15.0 percent of all households.

<b>Table II.10.41 Households by Number of Bedrooms</b> Johnson County 2017 5-Year ACS Data				
<b>Number of Bedrooms</b>	<b>Tenure</b>			<b>% of Total</b>
	<b>Own</b>	<b>Rent</b>	<b>Total</b>	
None	0	16	104	100.0
One	49	273	458	2.3
Two	425	225	1,056	10.0
Three	1,354	447	1,977	23.0
Four	635	39	688	43.0
Five or more	255	60	315	15.0
<b>Total</b>	<b>3,778</b>	<b>1,060</b>	<b>4,598</b>	<b>100.0</b>

The age of a structure influences its value. As shown in Table II.10.42, structures built in 1939 or earlier had a median value of \$169,500, structures built between 1950 and 1959 had a median value of \$214,800, and those built between 1990 to 1999 had a median value of \$344,600. The newest structures tended to have the highest values and those built between 2010 and 2013 had median values of \$339,300. The total median value in Johnson County was \$255,200.



<b>Table II.10.42</b> <b>Owner Occupied Median Value by Year</b> <b>Structure Built</b> Johnson County 2017 5-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	169,500
1940 to 1949	0
1950 to 1959	214,800
1960 to 1969	257,600
1970 to 1979	248,500
1980 to 1989	194,700
1990 to 1999	344,600
2000 to 2009	333,700
2010 to 2013	339,300
2014 or later	0
<b>Median Value</b>	<b>255,200</b>

Household mortgage status is reported in Table II.10.43. In 2017, Johnson County households with a mortgage accounted for 52.4 percent of all households or 1,423 housing units, and the remaining 49.7 percent or 1,351 units had no mortgage. Of those units with a mortgage, 72 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,351 or 49.7 percent had no second mortgage or no home equity loan.

<b>Table II.10.43</b> <b>Mortgage Status</b> Johnson County 2017 5-Year ACS Data		
Mortgage Status	Johnson County	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,423	52.4
With either a second mortgage or home equity loan, but not both	72	2.6
Second mortgage only	30	1.1
Home equity loan only	42	1.5
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	1,351	49.7
Housing units without a mortgage	1,295	47.6
<b>Total</b>	<b>2,718</b>	<b>100.0%</b>

Table II.10.44 lists the Johnson County median rent as \$782 and the median home value as \$255,200.

<b>Table II.10.44</b> <b>Median Rent</b> Johnson County 2017 5-Year ACS Data	
Place	Rent
Median Rent	\$782
Median Home Value	\$255,200

### Housing Problems

The Census identified the following four housing problems in the CHAS data. Households are considered to have housing problems if they have one of more of the four problems.

1. Housing unit lacks complete kitchen facilities;
2. Housing unit lacks complete plumbing facilities;
3. Household is overcrowded; and
4. Household is cost burdened.

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. Households with overcrowding are shown in Table II.10.45. In 2017, an estimated 0.7 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

<b>Table II.10.45</b> <b>Overcrowding and Severe Overcrowding</b> Johnson County 2010 & 2017 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
<b>Owner</b>							
2010 Five-Year ACS	2,666	97.8%	38	1.4%	21	0.8%	2,725
2017 Five-Year ACS	2,718	100.0%	0	0%	0	0%	2,718
<b>Renter</b>							
2010 Five-Year ACS	977	97.1%	29	2.9%	0	0%	1,006
2017 Five-Year ACS	1,032	97.4%	28	2.6%	0	0%	1,060
<b>Total</b>							
2010 Five-Year ACS	3,643	97.6%	67	1.8%	21	0.6%	3,731
2017 Five-Year ACS	3,750	99.3%	28	0.7%	0	0%	3,778

Incomplete plumbing and kitchen facilities are also indicators 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. This data is displayed in Table II.10.46 and Table II.10.47, below.

There were a total of 0 households with incomplete plumbing facilities in 2017, representing 0 percent of households in Johnson County. This is compared to 2.5 percent of households lacking complete plumbing facilities in 2010.

<b>Table II.10.46</b>		
<b>Households with Incomplete Plumbing Facilities</b>		
2010 and 2017 Five-Year ACS Data		
<b>Households</b>	<b>2010 Five-Year ACS</b>	<b>2017 Five-Year ACS</b>
With Complete Plumbing Facilities	3,636	3,778
Lacking Complete Plumbing Facilities	95	0
<b>Total Households</b>	<b>3,731</b>	<b>3,778</b>
<b>Percent Lacking</b>	<b>2.5%</b>	<b>0%</b>

There were 132 households lacking complete kitchen facilities in 2017, compared to 87 households in 2010. This was a change from 2.3 percent of households in 2010 to 3.5 percent in 2017.

<b>Table II.10.47</b>		
<b>Households with Incomplete Kitchen Facilities</b>		
Johnson County		
2010 and 2017 Five-Year ACS Data		
<b>Households</b>	<b>2010 Five-Year ACS</b>	<b>2017 Five-Year ACS</b>
With Complete Kitchen Facilities	3,644	3,646
Lacking Complete Kitchen Facilities	87	132
<b>Total Households</b>	<b>3,731</b>	<b>3,778</b>
<b>Percent Lacking</b>	<b>2.3%</b>	<b>3.5%</b>

Cost burden is defined as gross housing costs that range from 30 to 50 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.

As seen in Table II.10.48, in Johnson County 12.0 percent of households had a cost burden and 11.8 percent had a severe cost burden. Some 12.4 percent of renters were cost burdened, and 15.7 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 7.6 percent and a severe cost burden rate of 8.0 percent. Owner occupied households with a mortgage had a cost burden rate of 15.7 percent, and severe cost burden at 12.3 percent.

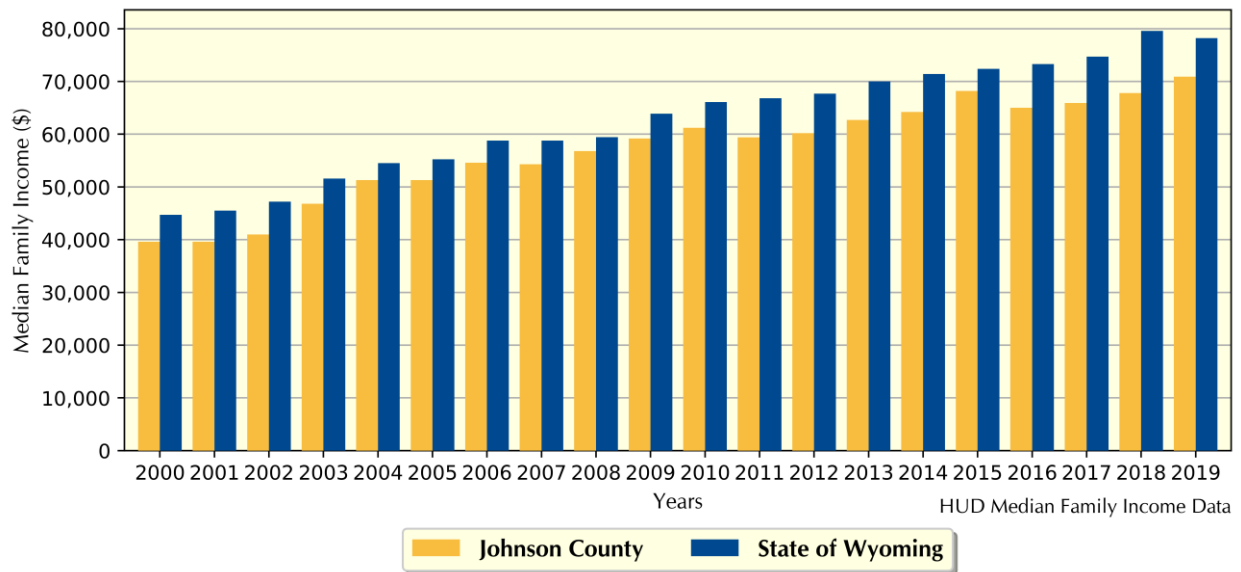
<b>Table II.10.48</b>									
<b>Cost Burden and Severe Cost Burden by Tenure</b>									
Johnson County									
2010 & 2017 Five-Year ACS Data									
Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
<b>Owner With a Mortgage</b>									
2010 Five-Year ACS	906	59.2%	435	28.4%	150	9.8%	40	2.6%	1,531
2017 Five-Year ACS	1,017	71.5%	224	15.7%	175	12.3%	7	0.5%	1,423
<b>Owner Without a Mortgage</b>									
2010 Five-Year ACS	1,011	84.7%	103	8.6%	80	6.7%	0	0%	1,194
2017 Five-Year ACS	1,094	84.5%	98	7.6%	103	8.0%	0	0%	1,295
<b>Renter</b>									
2010 Five-Year ACS	568	56.5%	100	9.9%	122	12.1%	216	21.5%	1,006
2017 Five-Year ACS	525	49.5%	131	12.4%	166	15.7%	238	22.5%	1,060
<b>Total</b>									
2010 Five-Year ACS	2,485	66.6%	638	17.1%	352	9.4%	256	6.9%	3,731
2017 Five-Year ACS	2,636	69.8%	453	12.0%	444	11.8%	245	6.5%	3,778

### Housing Problems by Income

Very low-income renters are those who earn less than 50 percent of the area median income (AMI), and include a significant proportion of extremely low-income renters (who earn less than 30 percent of AMI). Households with worst case needs are defined as very low-income renters who do not receive government housing assistance and who pay more than 50 percent of their income for rent, live in severely inadequate conditions, or both. Table II.10.49 shows that the HUD estimated MFI for Johnson County was \$67,800 in 2018. This compared to Wyoming’s MFI of \$79,600. Diagram II.10.12, illustrates the estimated MFI for 2000 through 2018. Table II.10.50 further explores housing problems by income and tenure.

Table II.10.49 Median Family Income Johnson County 2000–2018 HUD MFI		
Year	MFI	State of Wyoming MFI
2000	39,600	44,700
2001	39,600	45,500
2002	41,000	47,200
2003	46,800	51,600
2004	51,300	54,500
2005	51,300	55,250
2006	54,600	58,800
2007	54,300	58,800
2008	56,800	59,450
2009	59,200	63,900
2010	61,200	66,100
2011	59,400	66,800
2012	60,200	67,700
2013	62,700	70,000
2014	64,200	71,400
2015	68,200	72,400
2016	65,000	73,300
2017	65,900	74,700
2018	67,800	79,600

**Diagram II.10.12**  
**Estimated Median Family Income**  
 Johnson County vs. Wyoming  
 HUD Data: 2000 - 2019



**Table II.10.50  
Housing Problems by Income and Tenure**

Johnson County  
2010–2018 HUD CHAS Data

Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
<b>Owner-Occupied</b>						
Lacking complete plumbing or kitchen facilities	15	0	30	0	0	45
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	4	0	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	135	55	15	10	0	215
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	70	55	85	45	75	330
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
Has none of the 4 housing problems	60	205	265	235	1,270	2,035
<b>Total</b>	<b>284</b>	<b>315</b>	<b>399</b>	<b>290</b>	<b>1,345</b>	<b>2,633</b>
<b>Renter-Occupied</b>						
Lacking complete plumbing or kitchen facilities	50	0	0	0	20	70
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	70	15	0	0	0	85
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	35	15	25	20	0	95
Zero/negative income (and none of the above problems)	30	0	0	0	0	30
Has none of the 4 housing problems	55	35	380	40	240	750
<b>Total</b>	<b>240</b>	<b>65</b>	<b>405</b>	<b>60</b>	<b>260</b>	<b>1,030</b>
<b>Total</b>						
Lacking complete plumbing or kitchen facilities	65	0	30	0	20	115
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	4	0	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	205	70	15	10	0	300
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	105	70	110	65	75	425
Zero/negative income (and none of the above problems)	34	0	0	0	0	34
Has none of the 4 housing problems	115	240	645	275	1,510	2,785
<b>Total</b>	<b>524</b>	<b>380</b>	<b>804</b>	<b>350</b>	<b>1,605</b>	<b>3,663</b>

### Home Ownership

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2018, the average sales price in Johnson County was \$242,622. This represented a change of -10.9 percent from the previous year. Wyoming’s average was \$325,777, a change of 11.3 percent over the previous year. Table II.10.51 compares the average sales prices between 2000 and 2018.

<b>Table II.10.51</b> <b>Average Sales Prices</b> Johnson County vs. Wyoming DOR Data, 2000–2016						
Year	Average Price (\$)	Median Sales Price	Number of Sales	Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	122,354	.	101	.	131,207	.
2001	122,192	.	101	-0.1	128,771	-1.9
2002	131,782	.	68	7.8	138,295	7.4
2003	149,472	.	100	13.4	148,276	7.2
2004	164,125	.	100	9.8	159,558	7.6
2005	180,209	.	1	9.8	178,183	11.7
2006	194,500	.	215	7.9	219,438	23.2
2007	214,710	.	98	10.4	265,044	20.8
2008	220,549	.	96	2.7	256,045	-3.4
2009	215,744	.	8	-2.2	241,622	-5.6
2010	204,277	216,000	41	-5.3	250,958	3.9
2011	182,250	182,250	2	-10.8	241,301	-3.8
2012	210,321	195,000	62	15.4	266,406	10.4
2013	217,629	205,000	93	3.5	281,345	5.6
2014	232,054	195,000	79	6.6	263,432	6.6
2015	232,755	217,500	82	0.3	275,611	4.6
2016	229,457	207,500	74	-1.4	280,428	1.7
2017	272,329	235,000	88	18.7	292,759	4.4
2018	242,622	220000.0	100	-10.9	325,777	11.3

## Home Mortgage Loans

The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975. Data collected under the HMDA provide a comprehensive portrait of home loan activity, including information pertaining to home purchase loans, home improvement loans, and refinancing. For the analysis only owner-occupied originated loans for single-family units were considered. As can be seen in Table II.10.52, of the 110 loans in 2017, 67 loans were for Home Purchases, 7 were for Home Improvement and 36 were for refinancing.

<b>Table II.10.52</b> <b>Owner-Occupied Single-Family Home Loans by Loan Type</b> Johnson County 2008 – 2017 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	87	33	116	236
2009	57	30	199	286
2010	45	19.0	112	176
2011	45	14.0	99	158
2012	52	29.0	152	233
2013	86	7.0	111	204
2014	66	11.0	53	130
2015	55	14.0	68	137
2016	60	10.0	74	144
2017	67	7.0	36	110



Table II.10.53 shows the average loan value by loan type. The average home purchase loan was \$192,404 in 2012 and \$231,836 in 2017. Overall, the average loan was \$179,640 in 2008 and \$218,982 in 2017.

<b>Table II.10.53</b> <b>Owner-Occupied Single-Family Home Loans by Average Loan Amount</b> Johnson County 2008 – 2017 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$193,448	\$86,636	\$195,741	\$179,640
2009	\$200,105	\$109,800	\$195,080	\$187,136
2010	\$190,378	\$100,211	\$176,527	\$171,830
2011	\$162,156	\$112,286	\$194,869	\$178,234
2012	\$192,404	\$111,379	\$188,428	\$179,725
2013	\$192,988	\$67,429	\$180,216	\$181,730
2014	\$198,894	\$69,909	\$202,491	\$189,446
2015	\$203,436	\$153,429	\$210,632	\$201,898
2016	\$221,250	\$142,200	\$206,527	\$208,194
2017	\$231,836	\$105,714	\$217,083	\$218,982

Table II.10.54 shows the total volume of owner-occupied single-family loans. The home purchase loan volume was \$10,005,000 in 2012 and \$15,533,000 in 2017. Overall, the loan volume was \$42,395,000 in 2008 and \$24,088,000 in 2017.

<b>Table II.10.54</b> <b>Total Volume of Owner-Occupied Single-Family Loans</b> Johnson County 2008 – 2017 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$16,830,000	\$2,859,000	\$22,706,000	\$42,395,000
2009	\$11,406,000	\$3,294,000	\$38,821,000	\$53,521,000
2010	\$8,567,000	\$1,904,000	\$19,771,000	\$30,242,000
2011	\$7,297,000	\$1,572,000	\$19,292,000	\$28,161,000
2012	\$10,005,000	\$3,230,000	\$28,641,000	\$41,876,000
2013	\$16,597,000	\$472,000	\$20,004,000	\$37,073,000
2014	\$13,127,000	\$769,000	\$10,732,000	\$24,628,000
2015	\$11,189,000	\$2,148,000	\$14,323,000	\$27,660,000
2016	\$13,275,000	\$1,422,000	\$15,283,000	\$29,980,000
2017	\$15,533,000	\$740,000	\$7,815,000	\$24,088,000

### Survey of Rental Properties

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2019.<sup>29</sup> From May 2019 through June of 2019<sup>30</sup>, a telephone survey was conducted with landlords and rental property managers throughout the Wyoming, a total of 26 surveys were completed by property managers in Johnson County. Of the 241 rental units surveyed 13 were vacant, indicating a vacancy rate of 5.4 percent. Table II.10.55 presents some basic statistics about the completed surveys. Diagram II.10.13 shows the historical vacancy rate from Johnson County and Wyoming over the period of June 2001 to June 2019.

Year	Sample	Total Units	Vacant Units	Vacancy Rate (%)
2004a	10.0	162	4.0	2.5
2004b	11.0	190	4.0	2.1
2005a	11.0	130	7.0	5.4
2005b	11.0	197	12.0	6.1
2006a	8.0	169	0	0
2006b	12.0	182	5.0	2.8
2007a	9.0	173	3.0	1.7
2007b	12.0	201	3.0	1.5
2008a	12.0	167	8.0	4.8
2008b	12.0	153	6.0	3.9
2009a	12.0	183	9.0	4.9
2009b	13.0	172	14.0	8.1
2010a	22.0	271	14.0	5.2
2010b	24.0	251	15.0	6.0
2011a	24.0	243	18.0	7.4
2011b	24.0	281	27.0	9.6
2012a	27.0	258	19.0	7.4
2012b	38.0	290	23.0	7.9
2013a	33.0	295	10.0	3.4
2013b	37.0	306	26.0	8.5
2014a	36.0	255	10.0	3.9
2014b	34.0	285	18.0	6.3
2015a	38.0	324	18.0	5.6
2015b	26.0	220	24.0	10.9
2016a	21.0	218	21.0	9.6
2016b	27.0	290	25	8.6
2017a	28.0	216	18.0	8.3
2017b	20.0	183	36.0	19.7
2018a	18.0	184	22.0	12.0
2018b	22.0	273	34.0	12.5
2019a	26	241	13	5.4

<sup>29</sup> 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.

<sup>30</sup> Wyoming Rental Vacancy Surveys done during June/July are designated as 2018a, and surveys done during November/December are designated as 2018b.

**Diagram II.10.13**  
**Vacancy Rates by Year**  
 Johnson County vs. Wyoming  
 RVS Data, June 2001 – June 2019

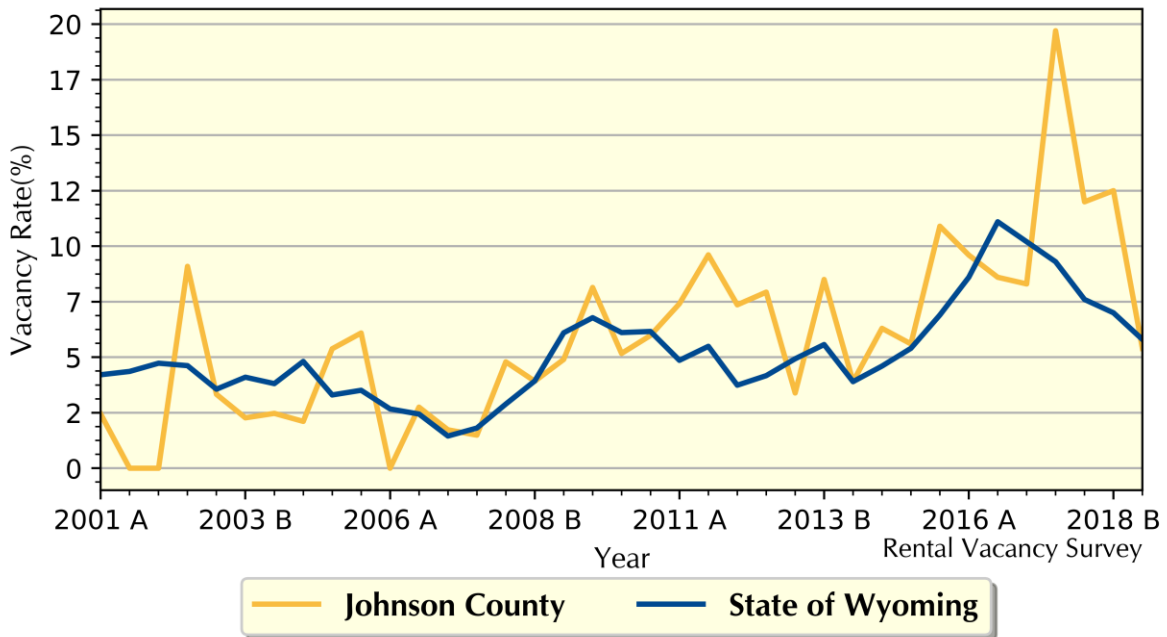


Diagram II.10.14 shows the average rent of single-family and apartment units in Johnson County. In 2019, rents for single-family units were \$985 and average rents for apartments were \$586.

**Diagram II.10.14**  
**Average Rent of Single Family and Apartment Units**  
 Johnson County  
 RVS Data, June 2006 – June 2019

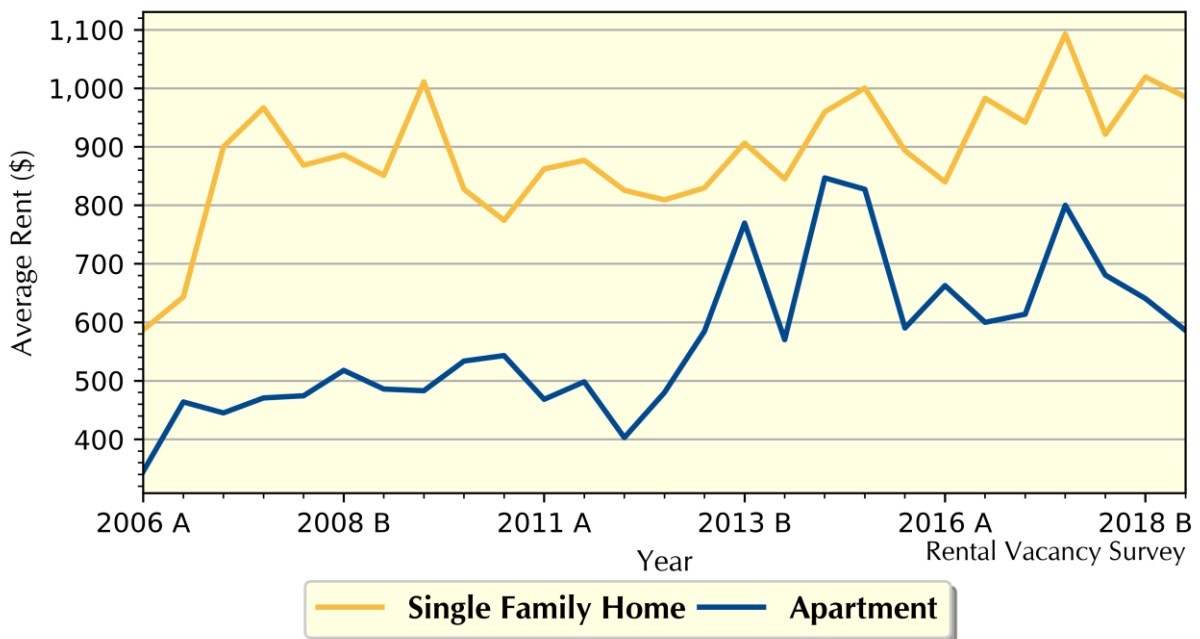


Table II.10.56 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 32 single family units in Johnson County, with 1.0 of them available. This translates into a vacancy rate of 3.1 percent in Johnson County, which compares to a single family vacancy rate of 2.7 percent for the State. There were 146 apartment units reported in the survey, with 12 of them available, which resulted in a vacancy rate of 8.2 percent. This compares to a statewide vacancy rate of 2.7 percent for apartment units across the state.

<b>Table II.10.56</b> <b>Rental Vacancy Survey by Type</b> Johnson County 2019A Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	32	1.0	3.1%
Apartments	146	12	8.2%
Mobile Homes	23	0	0%
“Other” Units	0	0	0%
Don’t Know	10	0	0%
<b>Total</b>	<b>241</b>	<b>13</b>	<b>5.4%</b>

Table II.10.57 reports units by bedroom size. As can be seen, there were 43 two-bedroom apartment units and 17 three bedroom units. Overall, the 87 two-bedroom units accounted for 36.1 percent of all units, and the 32 three bedroom units accounted for 13.3 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 43 units listed as “Don’t Know”. Additional details for additional unit types are reported below.

<b>Table II.10.57</b> <b>Rental Units by Number of Bedrooms</b> Johnson County 2019A 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	4.0	0	0	.	4.0
One	1.0	6.0	65	0	0	.	72
Two	19.0	19.0	43	6.0	0	.	87
Three	11.0	3.0	17	1.0	0	.	32
Four	0	2.0	0	0	0	.	2.0
Five	1.0	0	0	0	0	.	1.0
Don’t Know	0	0	17	16.0	0	10	43
<b>Total</b>	<b>32</b>	<b>30</b>	<b>146</b>	<b>23</b>	<b>0</b>	<b>10</b>	<b>241</b>

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.10.58, Two bedroom apartments were the most available apartment units, with two bedroom units being the most available single family units.

<b>Table II.10.58</b> <b>Available Rental Units by Number of Bedrooms</b> Johnson County 2019A 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	1.0	0	0	.	1.0
One	0	0	1.0	0	0		1.0
Two	1.0	0	7.0	0	0		8.0
Three	0	0	3.0	0	0		3.0
Four	0	0	0	0	0		0
Five	0	0	0	0	0		0
Don’t Know	0	0	0	0	0	0	0
<b>Total</b>	<b>1.0</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13</b>

Table II.10.59 shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 9.2 percent and three bedroom units had a vacancy rate of 9.2 percent.

<b>Table II.10.59</b> <b>Vacancy Rates by Number of Bedrooms</b> Johnson County 2019A 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%	25.0%	0%	0%		25.0
One	0%	0%	1.5%	0%	0%		1.4
Two	5.3%	0%	16.3%	0%	0%		9.2
Three	0%	0%	17.6%	0%	0%		9.4
Four	0%	0%	0%	0%	0%		0
Five	0%	0%	0%	0%	0%		0
Don’t Know	0%	0%	0%	0%	0%	0%	0
<b>Total</b>	<b>3.1%</b>	<b>0%</b>	<b>8.2%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>13</b>

Table II.10.60 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 5.3 percent.

<b>Table II.10.60</b> <b>Single Family Units by Bedroom Size</b> Johnson County 2019A Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	1.0	0	0%
Two	19.0	1.0	5.3%
Three	11.0	0	0%
Four	0	0	0%
Don’t know	0	0	0%
<b>Total</b>	<b>32</b>	<b>1.0</b>	<b>3.1%</b>

Table II.10.61 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were One-bedroom units, which had a vacancy rate of 1.5 percent.

<b>Table II.10.61</b> <b>Apartment Units by Bedroom Size</b> Johnson County 2019A Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	4.0	1.0	25.0%
One	65	1.0	1.5%
Two	43	7.0	16.3%
Three	17	3.0	17.6%
Four	0	0	0%
Don’t know	17	0	0%
<b>Total</b>	<b>146</b>	<b>12</b>	<b>8.2%</b>

Average market-rate rents by unit type are shown in Table II.10.62. 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.

<b>Table II.10.62</b> <b>Average Market Rate Rents by Bedroom Size</b> Johnson County 2019A Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$.	\$.	\$425	\$.	\$.	\$425
One	\$675	\$575	\$545	\$.	\$.	\$568
Two	\$980	\$981	\$613	\$700	\$.	\$868
Three	\$900	\$800	\$.	\$.	\$.	\$850
Four	\$.	\$.	\$.	\$.	\$.	\$.
Five	\$1,500	\$.	\$.	\$.	\$.	\$1500.0
<b>Total</b>	<b>\$985.0</b>	<b>\$890.5</b>	<b>\$586.1</b>	<b>\$675.0</b>	<b>\$0</b>	<b>\$764.4</b>

Table II.10.63 shows vacancy rates for single family units by average rental rates for Johnson County.

<b>Table II.10.63</b> <b>Single Family Market Rate Rents by Vacancy Status</b> Johnson County 2019A Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	5.0	0	0%
\$750 to \$1,000	24.0	1.0	4.2%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	1.0	0	0%
Above \$1,500	1.0	0	0%
Missing	1.0	0	0%
<b>Total</b>	<b>32</b>	<b>1.0</b>	<b>3.1%</b>

The average rent and availability of apartment units is displayed in Table II.10.64.

<b>Table II.10.64</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Johnson County 2019A Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	25.0	1.0	4.0%
\$500 to \$750	59	10.0	16.9%
\$750 to \$1,000	4	0	0%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	58	1.0	1.7%
<b>Total</b>	<b>146</b>	<b>12</b>	<b>8.2%</b>

Table II.10.65 displays units designed to serve elderly occupants. In the most recent survey there were 30 units designed for elderly occupants, of which 0 units were available, which indicates a vacancy rate of 0.

<b>Table II.10.65</b> <b>Units Designed for Elderly Occupants</b> Johnson County 2019A Survey of Rental Properties	
Elderly	Units
Elderly Units	30
Available Elderly Units	0
<b>Elderly Vacancy Rate</b>	<b>0%</b>

Table II.10.66 shows the number of estimated days an available unit is expected to be on the market. As can be seen, no available units are expected to be on the market for less than seven days. An additional 11 units (84.6 percent) are expected to be rented between seven and thirty days. On the other end of the spectrum, 1 unit (7.7 percent) is expected to be on the market for 90 days.

<b>Table II.10.66</b> <b>Number of Estimated Days to Fill a Vacant Unit</b> Johnson County 2019A Survey of Rental Properties		
Average Days	Number of Units	Percent of Total
Less than 7 days	0	0%
7 to 30 days	11.0	84.6%
31 to 60 days	0	0%
61 to 90 days	0	0%
More than 90 days	1.0	7.7%
Unknown	1.0	7.7%
<b>Total</b>	<b>13</b>	<b>100.0%</b>



Respondents were asked if utilities are included in the rent. In Table II.10.67, 19 respondents, or 90.5 percent, included some sort of utility in the rent.

The type of utility included in the rent is shown in Table II.10.68. There were 93 respondents included electricity, 67 respondents included natural gas, 188 respondents included water and sewer and 188 respondents included trash collection in the rent.

<b>Table II.10.67</b> <b>Are there any utilities included with the rent?</b> Johnson County 2019A Survey of Rental Properties	
Period	Respondent
Yes	19.0
No	2.0
<b>% Offering Utilities</b>	<b>90.5%</b>

<b>Table II.10.68</b> <b>Which utilities are included with the rent?</b> Johnson County 2019A Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	93
Natural Gas	67
Propane	0
Water/Sewer	188
Trash Collection	188
Cable Television	0
Other	3.0

## Perceived Need for Housing Units

Table II.10.69 shows the number of survey respondents who keep a waiting list. As can be seen, one respondent said they keep a waitlist, with an estimated 11 number of persons on the wait list.

<b>Table II.10.69</b> <b>Do you keep a waiting list?</b> Johnson County 2019A Survey of Rental Properties	
Period	Respondent
Yes	1.0
No	20.0
<b>Waitlist Size</b>	<b>11</b>

Table II.10.70 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, 91 units were in good condition, or 37.8 percent and 55 units, or 22.8 percent, being in average condition. Details by unit type and condition are displayed.

<b>Table II.10.70</b> <b>Condition by Unit Type</b> Johnson County 2019A Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	11.0	4.6%
Average	55	22.8%
Good	91	37.8%
Excellent	33	13.7%
Don't Know	0	0%
<b>Total</b>	<b>241</b>	<b>100.0%</b>

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.10.71, one respondent said they would prefer more single family units, two respondents wanted more apartment units, and three respondents indicated they would prefer more units of any type.

<b>Table II.10.71</b> <b>If you had the opportunity to own/manage more units, how many would you prefer</b> Johnson County 2019A Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	1.0
Duplex Units	1.0
Apartments	2.0
Mobile homes	0
Other	0
All types	3.0
<b>Total</b>	<b>7.0</b>

Table II.10.72 shows the most common answers from the 2018 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 6 respondents, with an average persons per household of 1.8 people. Of new residents to Johnson County, 66.6 percent were not married and the most common age group arriving in the state was 65 years or older. Most new residents moved for a new job.

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 \$1,700 and the average rent was \$550. When asked if they were satisfied with their current housing, 83.3 percent said they were satisfied with thier current housing.

<b>Table II.10.72</b> <b>Most Replied Response</b> Johnson County HNA Survey: Calendar Year 2018	
Question	Most Replied Answer (%)
<b>Demographics</b>	
Total Number of Respondents	6.0
Number of persons in household (Average)	1.8
Current age	65 years or older (50.0%)
Marital status	Not Married (66.66666667%)
Primary reason for moving to Wyoming	New job (33.3%)
In which industry are you primarily employed	Retired (50.0%)
Highest education level completed	High School Diploma/GED (50.0%)
Total household income from all sources	\$20,000 to \$29,999 dollars (25.0%)
<b>Current Housing Characteristics</b>	
Current Residence	Single family home (66.7%)
Do you own or rent	Own (50.0%)
How many bedrooms (Average)	2.5
How many full bathrooms (Average)	
Average mortgage payment	\$1,700.0
Average rental payment	\$550.0
Are you satisfied with your current housing	Satisfied with current housing (83.3%)

## 2018 Household Forecast

The 2018 Housing Needs Forecast reports housing demand projections from 2018 to 2050, with 2017 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 reported 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.10.73, shows the current CHAS housing problem estimates for the period of 2011-2015. 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

<b>Table II.10.73</b>			
<b>Households with Housing Problems by Income</b>			
Johnson County			
2011-2015 HUD CHAS Data			
<b>Income</b>	<b>Owner</b>	<b>Renter</b>	<b>Total</b>
<b>One or more housing problems</b>			
30% HAMFI or less	215	150	365
30.1-50% HAMFI	110	30	140
50.1-80% HAMFI	135	25	160
80.1-95% HAMFI	25	20.0	45
95 – 115% HAMFI	90	0	90
115.1% HAMFI or more	8	20.0	28
<b>Total</b>	<b>583</b>	<b>245</b>	<b>828</b>
<b>Without Housing Problems</b>			
30% HAMFI or less	60	55	115
30.1-50% HAMFI	205	34	239
50.1-80% HAMFI	265	380	645
80.1-95% HAMFI	210	40	250
95 – 115% HAMFI	210	25	235
115.1% HAMFI or more	1,075	215	1,290
<b>Total</b>	<b>2,025</b>	<b>749</b>	<b>2,774</b>
<b>Not Computed</b>			
30% HAMFI or less	4.0	30.0	34
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
<b>Total</b>	<b>4.0</b>	<b>30.0</b>	<b>34</b>
<b>Total</b>			
30% HAMFI or less	279	235	514
30.1-50% HAMFI	315	64	379
50.1-80% HAMFI	400	405	805
80.1-95% HAMFI	235	60	295
95 – 115% HAMFI	300	25	325
115.1% HAMFI or more	1,083	235	1,318
<b>Total</b>	<b>2,612</b>	<b>1,024</b>	<b>3,636</b>

horizon. As can be seen, there were a total of 583 owner occupied and 245 renter occupied households experiencing a housing problem.

Table II.10.74 shows the total estimated housing by tenure for Johnson County. In 2030, there are estimated to be a total of 2,933 owner and 1,162 renter occupied households or a total of 4,095 households. By 2050, there are estimated to be 3,305 owner, 1,300 renter, for a total of 4,605 households in Johnson County.

Year	Owner	Renter	Total
2017	2,718	1,060	3,778
2020	2,697	1,077	3,774
2025	2,817	1,120	3,937
2030	2,933	1,162	4,095
2035	3,040	1,202	4,242
2040	3,136	1,238	4,374
2045	3,223	1,270	4,493
2050	3,305	1,300	4,605

Table II.10.75 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 2017, 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.

In 2030, an estimated additional 215 owner-occupied and 102 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 827 households, of which 118 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). An additional 185 household’s above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

<b>Table II.10.75</b> <b>Incremental Housing Demand Forecast</b> Johnson County Strong Growth Scenario								
<b>Income (% of MFI)</b>	<b>2017</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>Owner</b>								
0-30%	0	0	11.0	23	34	45	54	63
30.1-50%	0	0	12.0	26	39	50	61	71
50.1-80%	0	0	15	33	49	64	77	90
80.1-95%	0	0	9.0	19	29	38	45	53
95.1-115%	0	0	11	25	37	48	58	67
115+%	0	0	41	89	134	173	209	243
<b>Total</b>	<b>0</b>	<b>0</b>	<b>99</b>	<b>215</b>	<b>322</b>	<b>418</b>	<b>505</b>	<b>587</b>
<b>Renter</b>								
0-30%	0	4.0	14	23	33	41	48	55
30.1-50%	0	1.0	4	6	9	11	13	15
50.1-80%	0	7.0	24	40	56	70	83	95
80.1-95%	0	1.0	4.0	6.0	8	10	12	14
95.1-115%	0	0	1.0	2.0	3	4	5	6
115+%	0	4.0	14	23	33	41	48	55
<b>Total</b>	<b>0</b>	<b>17</b>	<b>60</b>	<b>102</b>	<b>142</b>	<b>178</b>	<b>210</b>	<b>240</b>
<b>Total</b>								
0-30%	0	4.0	24	46	67	85	102	118
30.1-50%	0	1.0	16	32	48	62	74	86
50.1-80%	0	7	39	73	105	134	160	185
80.1-95%	0	1.0	12	25	37	48	58	67
95.1-115%	0	0	13	27	40	52	63	73
115+%	0	4	55	113	166	214	258	298
<b>Total</b>	<b>0</b>	<b>17</b>	<b>159</b>	<b>317</b>	<b>464</b>	<b>596</b>	<b>715</b>	<b>827</b>

Table II.10.76 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. Total housing need does not necessarily mean the constructions of new units. Unmet housing needs can be alleviated through the rehabilitation of existing units or by focusing on creating more affordable housing options.

In 2017, the base year, the total housing need set at the 860 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 1,194 owner and 494 renter occupied households for a total of 1,687 quality households.

**Table II.10.76**  
**Incremental Total Housing Need Forecast**  
 Johnson County  
 Strong Growth Scenario

<b>Income (% of MFI)</b>	<b>2016</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>Owner</b>								
0-30%	224	222	234	247	258	268	278	286
30.1-50%	114	114	126	140	153	165	175	185
50.1-80%	140	139	156	173	190	204	218	230
80.1-95%	26	26	35	45	55	64	71	79
95.1-115%	94	93	105	118	131	142	152	161
115+%	8	8	49	97	142	182	218	252
<b>Total</b>	<b>607</b>	<b>602</b>	<b>706</b>	<b>822</b>	<b>929</b>	<b>1,025</b>	<b>1,112</b>	<b>1,194</b>
<b>Renter</b>								
0-30%	155	159	169	179	188	196	203	210
30.1-50%	31	32	35	37	40	42	44	46
50.1-80%	26	33	50	66	82	96	109	121
80.1-95%	21.0	22.0	24	27	29	31	33	35
95.1-115%	0	0	1.0	2	3	4	5	6
115+%	21.0	25	34	44	53	62	69	76
<b>Total</b>	<b>254</b>	<b>271</b>	<b>314</b>	<b>356</b>	<b>396</b>	<b>432</b>	<b>464</b>	<b>494</b>
<b>Total</b>								
0-30%	379	381	403	425	446	464	481	497
30.1-50%	146	146	161	178	193	207	220	231
50.1-80%	166	172	205	240	272	301	327	351
80.1-95%	47	48	59	72	84	95	104	114
95.1-115%	94	93	106	121	134	146	157	167
115+%	29	33	84	142	195	243	287	327
<b>Total</b>	<b>860</b>	<b>873</b>	<b>1,019</b>	<b>1,177</b>	<b>1,324</b>	<b>1,456</b>	<b>1,575</b>	<b>1,687</b>