

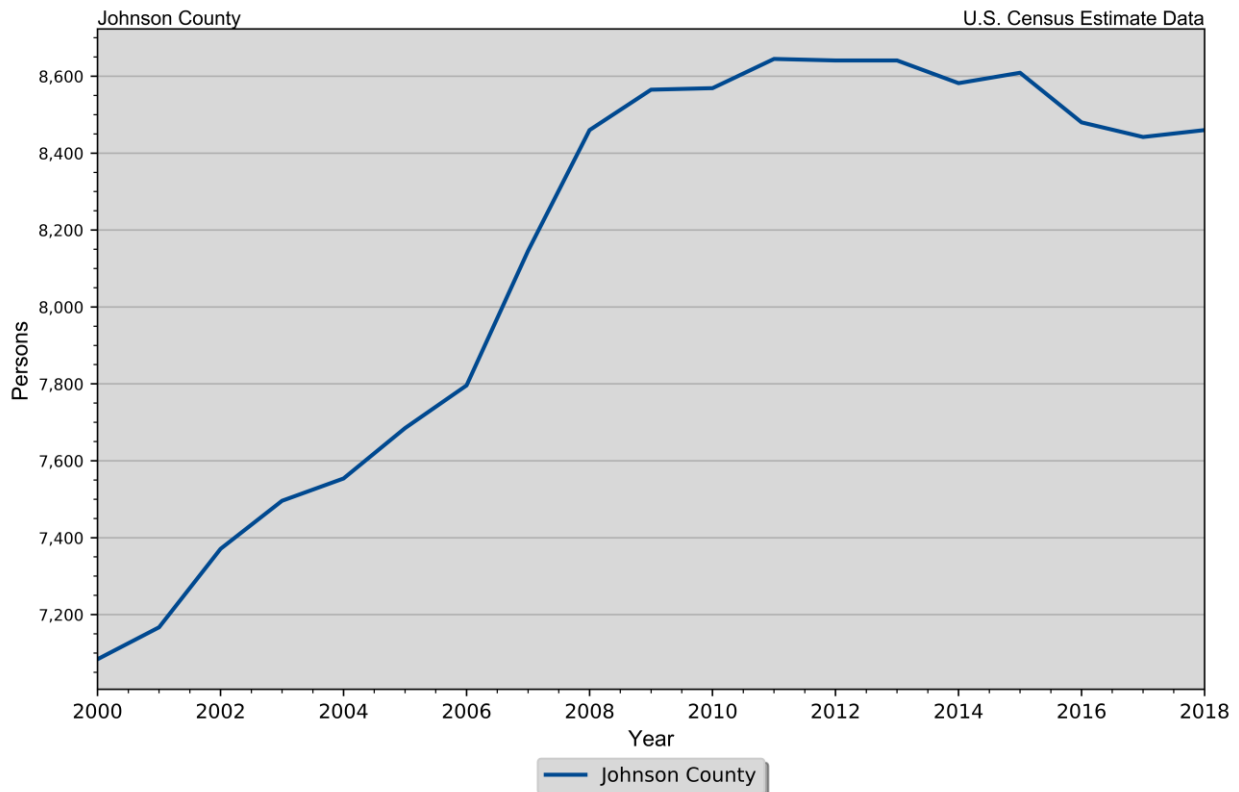
Johnson County

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 the 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 2018 Five-year ACS estimates. Population trends for Johnson County since 2000 are displayed below in Diagram II.10.1.

Table II.10.1	
Population Estimates	
Johnson County	
2010-2018 Census Data and Intercensal Estimates	
2010 Census	8,569
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
2018 Population Estimate	8,460

Diagram II.10.1
Population



Population Estimates

The Census Bureau's current estimates indicate that Johnson County's population decreased from 8,569 in 2010 to 8,460 in 2018, 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 white population decreased by 3.4 percent, while the black population increased by 306.2 percent. The Hispanic population increased from 276 to 404 people between 2010 and 2018 or by 46.4 percent. These data are presented in Table II.10.2.

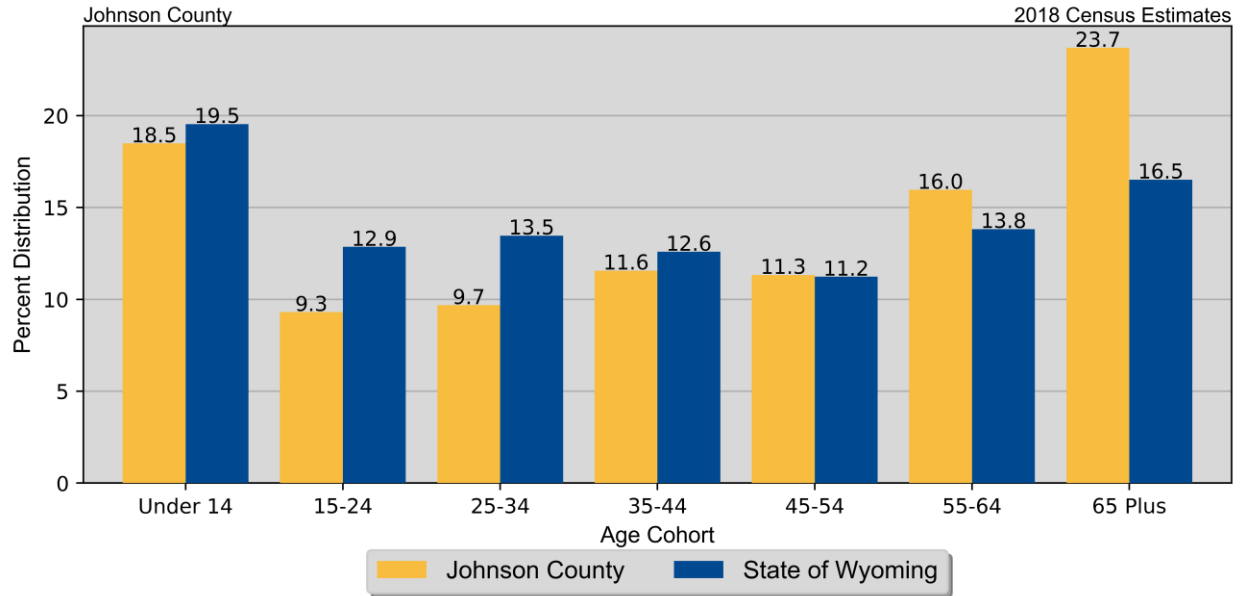
Table II.10.2						
Profile of Population Characteristics						
Johnson County vs. State of Wyoming						
2010 Census and 2018 Current Census Estimates						
Subject	Johnson County			State of Wyoming		
	2010 Census	Jul-18	% Change	2010 Census	Jul-18	% Change
Population	8,569	8,460	-1.3%	563,626	577,737	2.5%
Age						
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%
Race						
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%
Ethnicity (of any race)						
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 2018 current census estimates. The 2010 Census count showed a total of 4,365 men, who accounted for 50.9 percent of the population, and 4,204 women, representing the remaining 49.1 percent of the population. In 2018 there were 4,265 men, accounting for 50.4 percent of the population and 4,195 women, representing the remaining 49.6 percent of the population.

Table II.10.3 Population by Age and Gender Johnson County 2010 Census and Current Census Estimates							
Age	2010 Census			2018 Current Census Estimates			% Change 10-18
	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%
Total	4,365	4,204	8,569	4,265	4,195	8,460	-1.3%
% of Total	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.

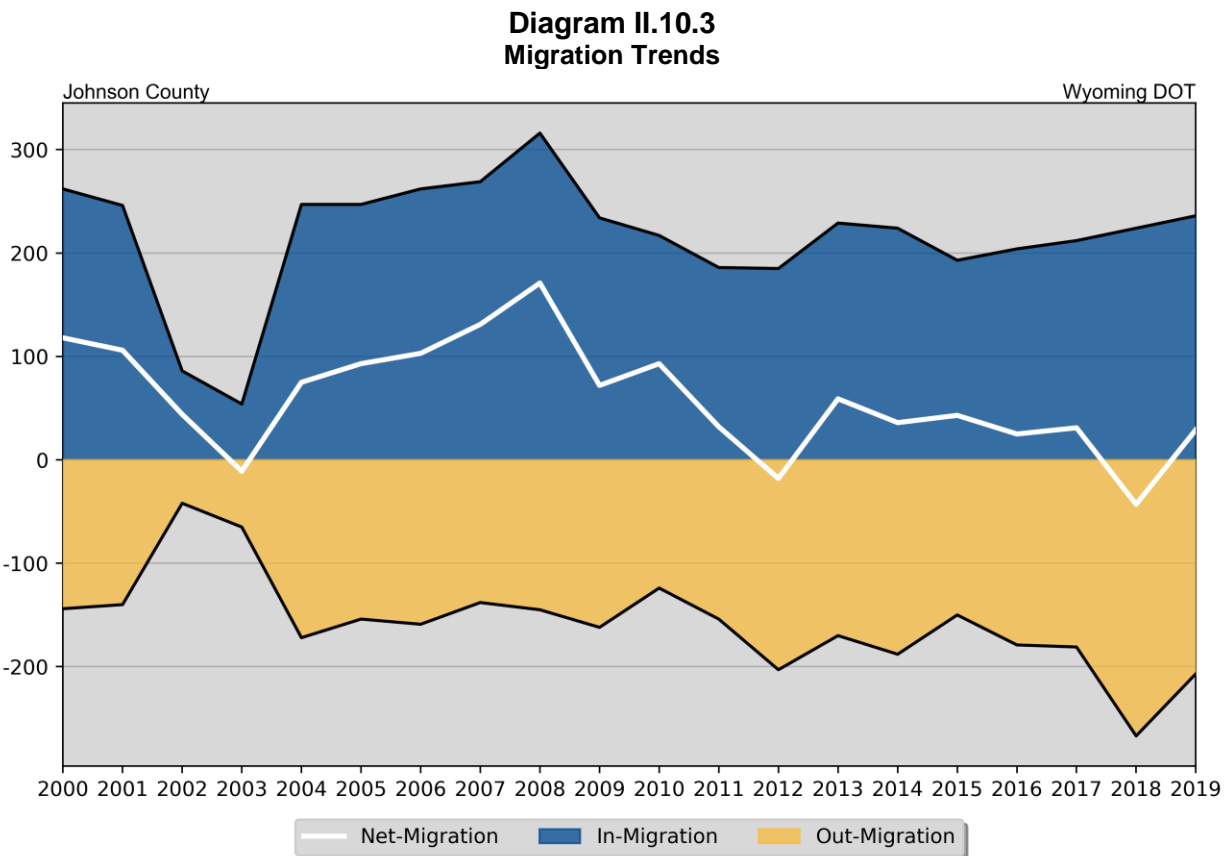
**Diagram II.10.2
Age Cohorts**



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 1,189 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 236 in-migrants, 207 out-migrants for a net in-migration of 29 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 has experienced a net growth of 85 persons, creating an overall positive net-migration trend. Wyoming DOT data indicates that there was a net increase of 29 people in the most recent year.

Table II.10.4			
Driver's Licenses Exchanged and Surrendered			
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	236	207	29
Total	4,333	3,144	1,189

The WYDOT data also collects gender and age information. Table II.10.5, shows in- and out-migration by gender. In the most recent 2019 data, 41.0 percent of net-migrants, or 12 persons were male, with the remaining 59.0 percent, or 17 persons were female.

Table II.10.5											
Migration by Gender											
Johnson County Wyoming DOT Data											
Gender	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
In-Migration											
Male	104	108	99	89	115	106	98	102	99	113	109
Female	130	109	87	96	114	118	95	102	113	111	127
Total	234	217	186	185	229	224	193	204	212	224	236
Out-Migration											
Male	75	49	76	104	82	78	66	85	81	122	97
Female	87	75	78	99	88	110	84	94	100	145	110
Total	162	124	154	203	170	188	150	179	181	267	207
Net-Migration											
Male	29	59	23	-15	33	28	32	17	18	-9	12
Female	43	34	9	-3	26	8	11	8	13	-34	17
Total	72	93	32	-18	59	36	43	25	31	-43	29

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 19 persons entering Johnson County. Those in the age range of 18 to 22 had the lowest levels of net migration, with 10 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
In												
14-17	3	6	3	0	0	3	6	4	1	1	3	3
18-22	27	20	19	19	16	9	19	14	13	17	14	18
23-25	19	19	13	19	12	19	18	16	10	16	17	11
26-35	78	67	58	45	45	61	50	43	41	45	51	45
36-45	70	46	42	30	36	41	36	36	35	33	32	38
46-55	60	39	41	24	31	39	32	28	41	27	36	45
56-65	40	26	32	32	29	36	43	33	38	42	40	45
66 +	19	11	9	17	16	21	20	19	25	31	31	31
Total	316	234	217	186	185	229	224	193	204	212	224	236
Out												
14-17	1	3	1	5	2	2	1	4	4	2	4	3
18-22	27	21	15	24	21	18	20	11	19	19	28	28
23-25	14	14	9	16	24	17	20	19	13	13	25	17
26-35	28	31	25	37	46	38	44	28	30	36	41	42
36-45	14	27	26	22	29	28	30	25	28	27	48	35
46-55	28	36	17	29	32	29	30	17	31	17	42	26
56-65	22	24	21	12	31	23	20	23	28	40	31	36
66 +	11	6	10	9	18	15	23	23	26	27	48	20
Total	145	162	124	154	203	170	188	150	179	181	267	207
Net												
14-17	2	3	2	-5	-2	1	5	0	-3	-1	-1	0
18-22	0	-1	4	-5	-5	-9	-1	3	-6	-2	-14	-10
23-25	5	5	4	3	-12	2	-2	-3	-3	3	-8	-6
26-35	50	36	33	8	-1	23	6	15	11	9	10	3
36-45	56	19	16	8	7	13	6	11	7	6	-16	3
46-55	32	3	24	-5	-1	10	2	11	10	10	-6	19
56-65	18	2	11	20	-2	13	23	10	10	2	9	9
66 +	8	5	-1	8	-2	6	-3	-4	-1	4	-17	11
Total	171	72	93	32	-18	59	36	43	25	31	-43	29

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 data²⁸, 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 92.2 percent of the population in 2018, compared with the black population, which increased by 306.2 percent and accounted for 0.5 percent of the population. The Hispanic population represented 2.2 percent of the population, which increased from 276 to 404 people between 2010 and 2018, or by 46.4 percent.

Table II.10.7				
Population by Race and Ethnicity				
Johnson County				
2010 Census & 2018 Five-Year ACS				
Race	2010 Census		2018 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	8,267	96.5%	7,851	92.2%
Black	14	0.2%	45	0.5%
American Indian	92	1.1%	381	4.5%
Asian	38	0.4%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	64	0.7%	113	1.3%
Two or More Races	94	1.1%	125	1.5%
Total	8,569	100.0%	8,515	100.0%
Non-Hispanic	8,293	96.8%	8,327	97.8%
Hispanic	276	3.2%	188	2.2%

The change in race and ethnicity between 2010 and 2018 is shown in Table II.10.8. In 2018 the total non-Hispanic population was 8,327 persons and the Hispanic population was 188 persons.

Table II.10.8				
Population by Race and Ethnicity				
Johnson County				
2010 Census & 2018 Five-Year ACS				
Race	2010 Census		2018 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	8,092	97.6%	7,800	93.7%
Black	14	0.2%	45	0.5%
American Indian	72	0.9%	381	4.6%
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%	101	1.2%
Total Non-Hispanic	8,293	100.0%	8,327	100.0%
Hispanic				
White	175	63.4%	51	27.1%
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%	113	60.1%
Two or More Races	21	7.6%	24	12.8%
Total Hispanic	276	100.0	188	100.0%
Total Population	8,569	100.0%	8,515	100.0%

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.

Table II.10.9					
Group Quarters Population					
Johnson County					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Institutionalized					
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%
Total	66	100.0%	71	100.0%	7.6%
Noninstitutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	29	100.0%	0	0%	-100.0%
Total	29	100.0%	0	100.0%	-100.0%
Group Quarters Population	95	100.0%	71	100.0%	-25.3%

Foreign Born Populations

The number of foreign born persons are shown in Table II.10.10. An estimated 0.4 percent of the population was born in Mexico, some 0.2 percent were born in Canada, and another 0.2 percent were born in Belize .

Table II.10.10			
Place of Birth for the Foreign-Born Population			
Johnson County 2018 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	30	0.4%
#2 country of origin	Canada	20	0.2%
#3 country of origin	Belize	16	0.2%
#4 country of origin	U K excluding England Scotland	13	0.2%
#5 country of origin	Other Middle Africa	11	0.1%
#6 country of origin	Germany	6	0.1%
#7 country of origin	France	4	0%
#8 country of origin	Afghanistan	0	0%
#9 country of origin	Africa n.e.c	0	0%
#10 country of origin	Albania	0	0%

The language spoken at home for those with Limited English Proficiency are shown in Table II.10.11. An estimated 0.1 percent (12 people) of the population speaks Spanish at home, followed by 0 percent (4 people) speaking German or other West Germanic languages .

Table II.10.11			
Limited English Proficiency and Language Spoken at Home			
Johnson County 2018 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	12	0.1%
#2 LEP Language	German or other West Germanic languages	4	0%
#3 LEP Language	Arabic	0	0%
#4 LEP Language	Chinese	0	0%
#5 LEP Language	French, Haitian, or Cajun	0	0%
#6 LEP Language	Korean	0	0%
#7 LEP Language	Other Asian and Pacific Island languages	0	0%
#8 LEP Language	Other Indo-European languages	0	0%
#9 LEP Language	Other and unspecified languages	0	0%
#10 LEP Language	Russian, Polish, or other Slavic languages	0	0%

Disability

Disability by age, as estimated by the 2018 ACS, is shown in Table II.10.12, below. The disability rate for females was 14.8 percent, compared to 13.7 percent for males. The disability rate grew precipitously higher with age, with 52.9 percent of those over 75 experiencing a disability.

Table II.10.12						
Disability by Age						
Johnson County						
2018 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	60	7.4%	80	12.3%	140	9.6%
18 to 34	14	2.4%	20	3.2%	34	2.8%
35 to 64	197	10.5%	171	10.5%	368	10.5%
65 to 74	189	34.6%	69	13.7%	258	24.6%
75 or Older	143	39.4%	257	65.4%	400	52.9%
Total	603	13.7%	597	14.8%	1,200	14.2%

The number of disabilities by type, as estimated by the 2018 ACS, is shown in Table II.10.13. Some 4.2 percent have an ambulatory disability, 4.1 have an independent living disability, and 1.5 percent have a self-care disability.

Table II.10.13		
Total Disabilities Tallied: Aged 5 and Older		
Johnson County		
2018 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	420	5.0%
Vision disability	113	1.3%
Cognitive disability	412	5.2%
Ambulatory disability	333	4.2%
Self-Care disability	123	1.5%
Independent living disability	268	4.1%

Education and Employment

Education and employment data from the Johnson County 2018 Five-Year ACS is presented in Table II.10.14, Table II.10.15, and Table II.10.16. In 2018, 4,509 people were in the labor force, including 4,328 employed and 181 unemployed people. The unemployment rate for Johnson County was estimated at 4.0 percent in 2018.

Table II.10.14	
Employment, Labor Force and Unemployment	
Johnson County 2018 Five-Year ACS Data	
Employment Status	2018 Five-Year ACS
Employed	4,328
Unemployed	181
Labor Force	4,509
Unemployment Rate	4.0%

Table II.10.15 and Table II.10.16 show educational attainment in Johnson County. In 2018, 94.7 percent of households had a high school education or greater, including 31.5 percent with a high school diploma or equivalent, 36.9 percent with some college, 18.0 percent with a Bachelor's Degree, and 8.7 percent with a graduate or professional degree.

Table II.10.15	
High School or Greater Education	
Johnson County 2018 Five-Year ACS Data	
Education Level	Households
High School or Greater	3,626
Total Households	3,828
Percent High School or Above	94.7%

Table II.10.16		
Educational Attainment		
Johnson County 2018 Five-Year ACS Data		
Education Level	2018 Five-Year ACS	Percent
Less Than High School	320	4.8%
High School or Equivalent	2,088	31.5%
Some College or Associates Degree	2,443	36.9%
Bachelor's Degree	1,192	18.0%
Graduate or Professional Degree	576	8.7%
Total Population Above 18 years	6,619	100.0%

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 77.2 percent of residents in 2018 who worked within the county in which they resided and 17.7 percent of residents worked outside their home county but still within the state.

Table II.10.17				
Place of Work				
Johnson County				
2010 and 2018 Five-Year ACS Data				
Place of work	2010 Five-Year ACS	% of Total	2018 Five-Year ACS	% of Total
Worked in county of residence	3,664	86.5%	3,227	77.2%
Worked outside county of residence	518	12.2%	738	17.7%
Worked outside state of residence	56	1.3%	213	5.1%
Total	4,238	100.0%	4,178	100.0%

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 83,140 minutes, with residents working in their home county spending a total of 39,695 minutes traveling.

Table II.10.18				
Aggregate Travel Time to Work (in Minutes)				
Johnson County				
2010 & 2018 Five-Year ACS Data				
Place of Work	2010 Five-Year ACS	% of Total	2018 Five-Year ACS	% of Total
Worked in county of residence	42,040	67.0%	39,695	47.7%
Worked outside county of residence	19,450	31.0%	34,015	40.9%
Worked outside State of residence	1,285	2.0%	9,435	11.3%
Aggregate travel time to work (in minutes):	62,775	100.0%	83,140	100.0%

Table II.10.19 shows the average travel time to work based on place of work and residence. In 2018 the overall aggregate travel time was 62,775 minutes. Residents working within their home county spent an average of 12.3 minutes commuting to work, with those working outside their county of residence spending an average of 46.1 minutes on their commute.

Table II.10.19
Average Travel Time to Work (in Minutes)

Johnson County
2010 & 2018 Five-Year ACS Data

Place of Work	2010 Five-Year ACS	2018 Five-Year ACS
Worked in county of residence	11.5	12.3
Worked outside county of residence	37.5	46.1
Worked outside State of residence	22.9	44.3
Average travel time to work (in minutes):	14.8	19.9

Table II.10.20 shows the means of transportation to work. In 2018, 75.6 percent of commuters drove alone in a car, truck, or van. Only 11.7 percent carpooled, with an additional 0.2 percent taking public transportation. Also, there were 309 persons or 7.4 percent who worked from home.

Table II.10.20
Means of Transportation to Work

Johnson County
2010 & 2018 Five-Year ACS Data

Means	2010 Five-Year ACS	% of Total	2018 Five-Year ACS	% of Total
Car, truck, or van: Drove alone	3,053	72.0%	3,159	75.6%
Car, truck, or van: Carpooled:	418	9.9%	488	11.7%
Public transportation (excluding taxicab):	0	0%	10	0.2%
Taxicab	0	0%	0	0%
Motorcycle	0	0%	0	0%
Bicycle	70	1.7%	1	0%
Walked	239	5.6%	135	3.2%
Other means	21	0.5%	76	1.8%
Worked at home	437	10.3%	309	7.4%
Total	4,238	100.0%	4,178	100.0%

Table II.10.21 shows the breakdown of the means of transportation by tenure. In 2018, 55.9 percent of commuters owned their home and commuted alone by car, which compares to 53.9 percent in 2010. There were also 826 renters who drove alone in 2018 and accounted for 19.8 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.

Table II.10.21				
Means Of Transportation To Work By Tenure				
Johnson County				
2010 & 2018 Five-Year ACS Data				
Tenure	2010 Five-Year ACS	% of Total	2018 Five-Year ACS	% of Total
Car, truck, or van - drove alone:				
Owner	2,283	53.9%	2,333	55.9%
Renter	770	18.2%	826	19.8%
Car, truck, or van - carpooled:				
Owner	321	7.6%	355	8.5%
Renter	97	2.3%	131	3.1%
Public transportation (excluding taxicab):				
Owner	0	0%	10	0.2%
Renter	0	0%	0	0%
Walked:				
Owner	162	3.8%	40	1.0%
Renter	77	1.8%	91	2.2%
Taxicab, motorcycle, bicycle, or other means:				
Owner	47	1.1%	68	1.6%
Renter	44	1.0%	8	0.2%
Worked at home:				
Owner	288	6.8%	208	5.0%
Renter	149	3.5%	101	2.4%
Total:	4,238	100.0%	4,171	100.0%

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 2018, 4,043 people were employed, 168 were unemployed, and the labor force totaled 4,211 people.

Table II.10.22 Labor Force Statistics Johnson County 1990 - 2018 BLS Data					
Year	Johnson County			Unemployment Rate	Statewide Unemployment Rate
	Unemployment	Employment	Labor Force		
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 there were a total of 168 unemployed persons

Diagram II.10.4
Employment and Labor Force

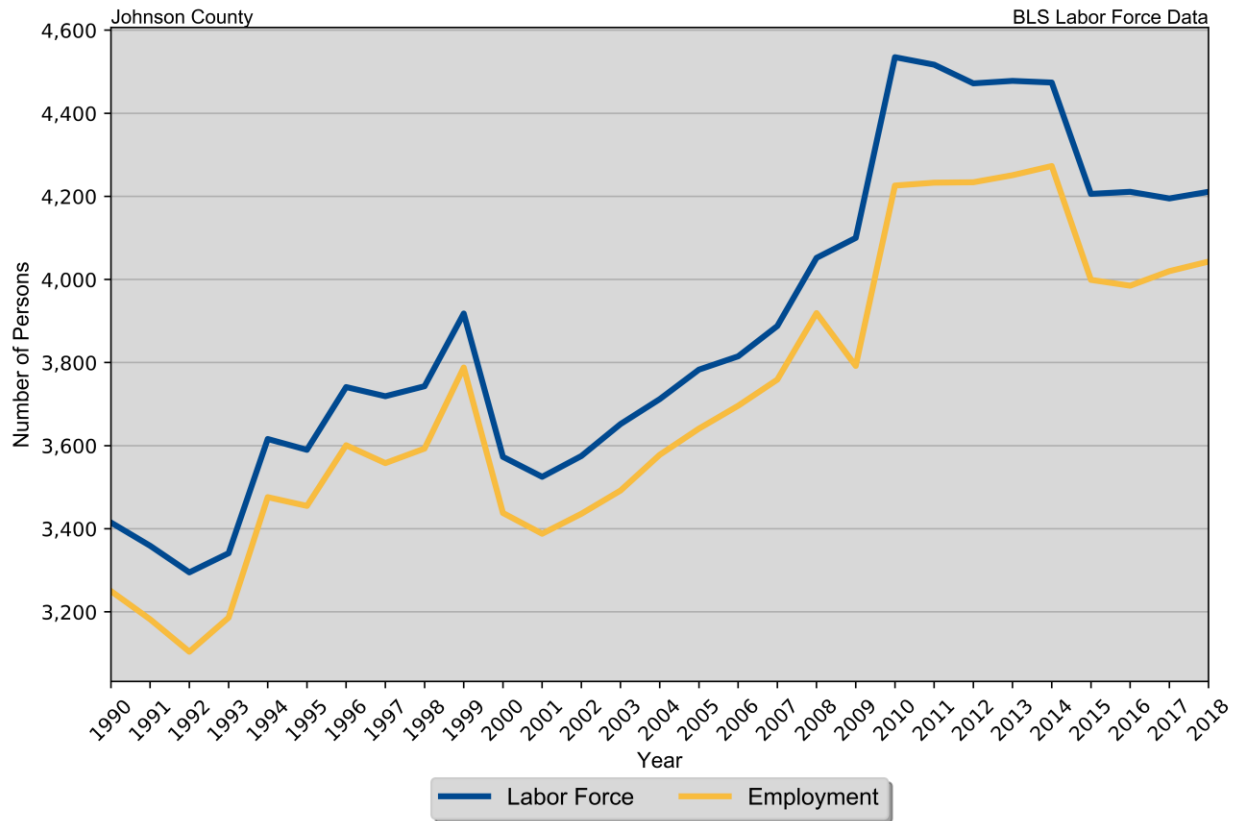
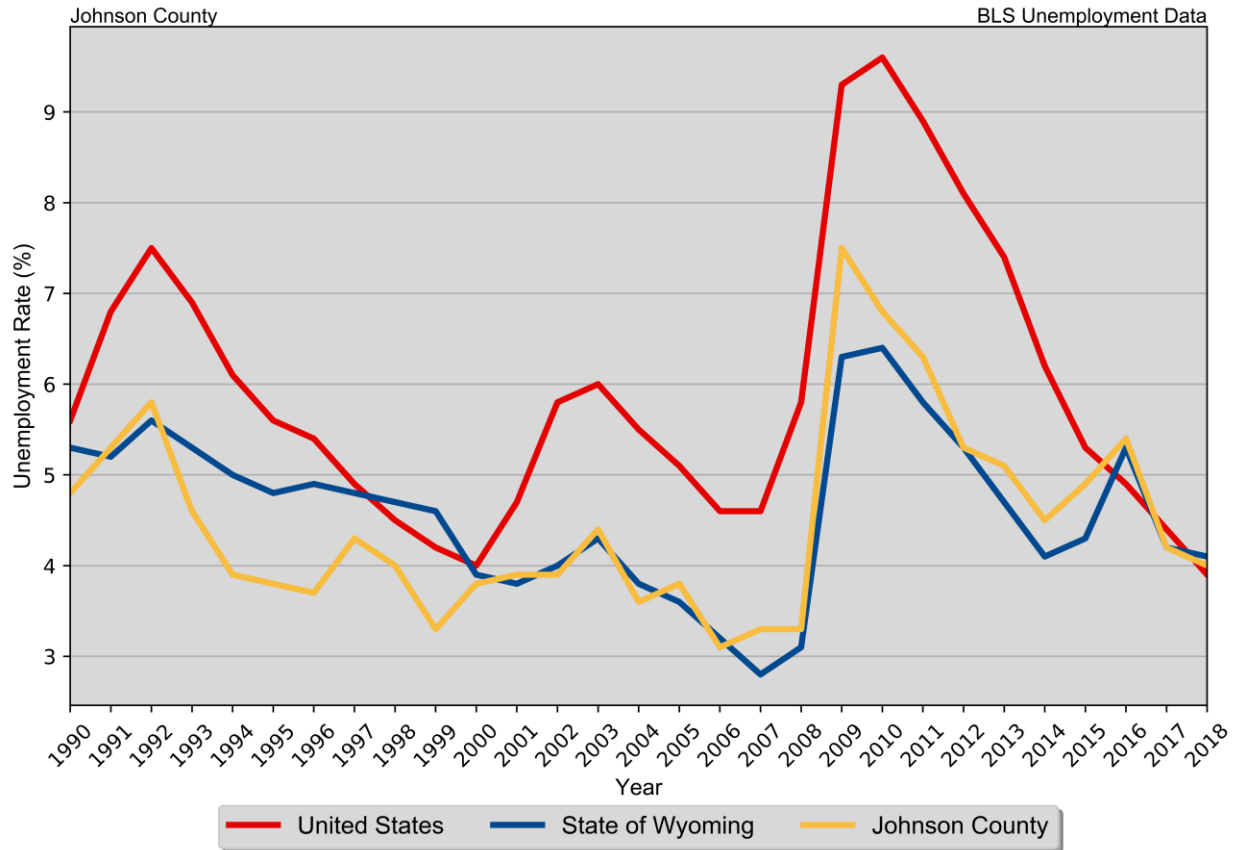


Diagram II.10.5, shows the unemployment rate for both the State and Johnson County. During the 1990's the average rate for Johnson County was 4.3 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.1 percent, which compared to 3.9 percent 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

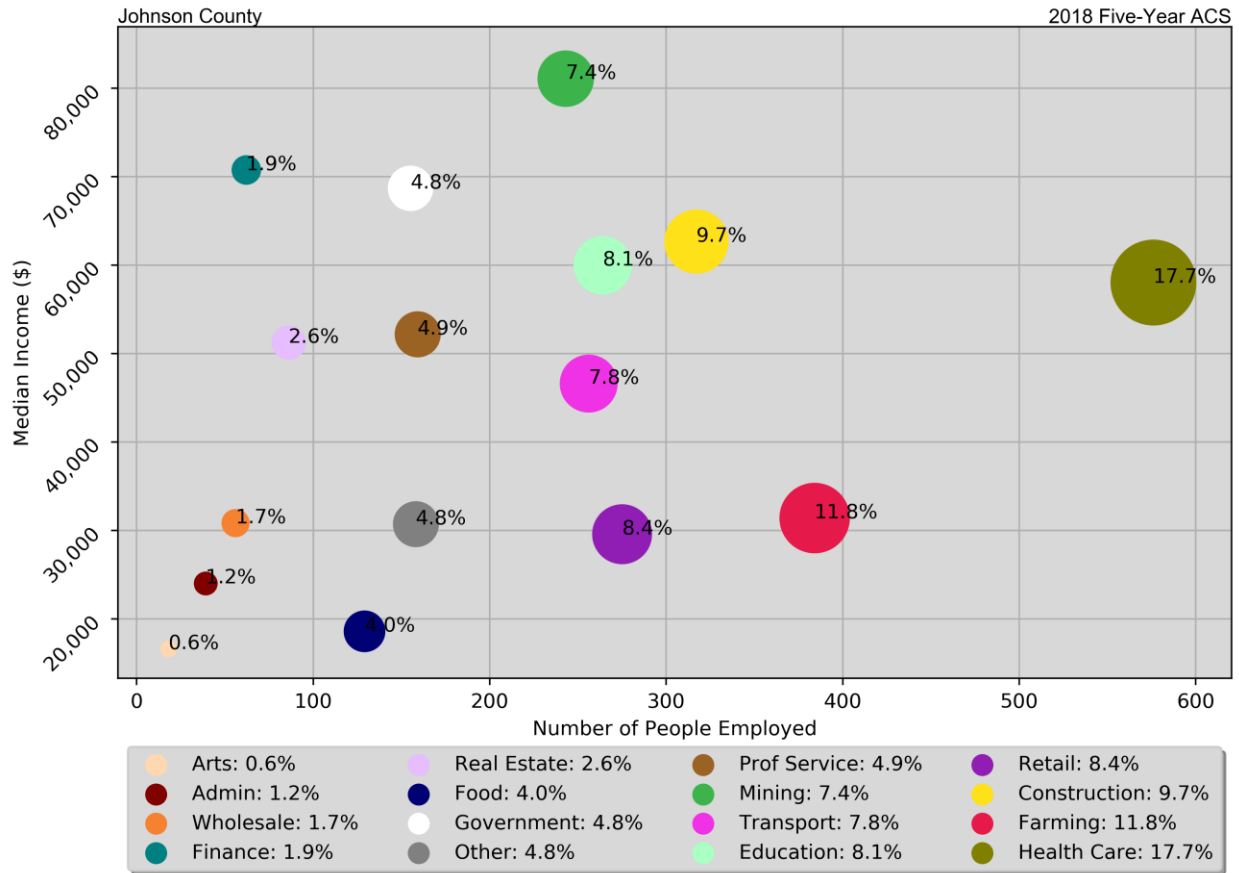


Earnings and Employment by Industry

Table II.10.23 shows earnings and employment by industry in Johnson County as reported by the 2018 five year ACS. This data is also displayed in Diagram II.10.6.

Table II.10.23			
Employment by Industry			
Johnson County			
2018 Five Year ACS Data			
Industry	Total Employment	Percent of Employment	Median Earnings
Farming	384	12%	\$31,402
Mining	243	7%	\$81,086
Construction	317	10%	\$62,683
Manufacturing	12	0%	\$0
Wholesale	56	2%	\$30,833
Retail	275	8%	\$29,583
Transport	256	8%	\$46,628
Utilities	36	1%	\$0
Info	38	1%	\$0
Finance	62	2%	\$70,769
Real Estate	86	3%	\$51,250
Prof Service	159	5%	\$52,188
Management	0	0%	\$0
Admin	39	1%	\$24,018
Education	264	8%	\$60,000
Health Care	576	18%	\$58,030
Arts	18	1%	\$16,607
Food	129	4%	\$18,589
Other	158	5%	\$30,714
Government	155	5%	\$68,711

Diagram II.10.6
Earnings and Employment by Industry



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.10.24, shows total real earnings by industry for Johnson County. In 2018, the government and government enterprises industry had the largest total real earnings (\$73,058,000). Between 2017 and 2018, the information industry saw the largest percentage increase of 20.8 percent, to \$4,164,000.

Table II.10.24
Real Earnings by Industry

Johnson County
BEA Table CA-5N Data (1,000's of 2018 Dollars)

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	2018	% Change 17-18
Farm earnings	531	12,362	5,198	12,782	28,043	16,233	9,509	9,371	7,858	-16.1
Forestry, fishing, related activities, and other	3,027	2,708	2,530	3,431	3,919	4,398	3,278	4,117	4,191	1.8
Mining	12,468	18,548	23,806	26,740	15,292	12,631	12,740	20,359	22,780	11.9
Utilities	1,600	1,619	1,321	1,302	1,454	1,495	1,516	1,566	1,661	6.1
Construction	27,833	26,742	33,114	41,717	55,025	28,852	18,873	13,861	15,935	15.0
Manufacturing	1,415	1,784	1,830	1,766	1,865	1,825	1,789	3,053	3,317	8.6
Wholesale trade	3,102	3,256	3,620	3,068	2,263	3,163	3,739	3,788	3,786	-0.0
Retail trade	10,501	10,972	10,257	10,085	10,311	10,730	10,467	10,690	10,782	0.9
Transportation and warehousing	6,781	8,549	8,012	9,101	8,162	9,946	8,433	0	9,520	0
Information	3,192	2,419	1,511	1,356	1,353	1,547	1,906	3,446	4,164	20.8
Finance and insurance	9,437	8,916	9,577	8,647	8,467	8,613	8,849	9,458	9,594	1.4
Real estate and rental and leasing	10,003	13,014	12,555	11,919	13,566	14,790	12,121	6,279	5,875	-6.4
Professional and technical services	9,882	9,570	10,046	11,628	13,324	10,673	9,861	13,234	15,733	18.9
Management of companies and enterprises	0	204	125	131	130	118	-301	0	0	0
Administrative and waste services	0	2,216	2,915	4,051	4,629	5,451	4,192	3,401	0	-100.0
Educational services	0	0	0	0	0	0	784	754	601	-20.3
Health care and social assistance	0	0	0	0	0	0	7,897	7,435	7,596	2.2
Arts, entertainment, and recreation	1,728	1,272	1,721	1,757	1,307	1,618	2,222	2,476	2,601	5.1
Accommodation and food services	10,911	11,378	11,654	10,116	11,256	12,784	13,254	10,775	10,962	1.7
Other services, except public administration	7,130	7,435	8,437	8,924	9,125	9,087	8,262	8,127	8,596	5.8
Government and government enterprises	67,234	64,875	67,197	72,510	74,912	74,696	74,979	73,221	73,058	-0.2
Total	198,304	217,155	224,700	250,528	273,584	237,296	214,369	213,351	221,949	4.0

Table II.10.25, 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 1,028 jobs in 2018. Between 2017 and 2018 the professional, scientific, and technical services industry saw the largest percentage increase, rising by 7.6 percent to 396 jobs.

Table II.10.25										
Employment by Industry										
Johnson County BEA Table CA25 Data										
NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	2018	% Change 17-18
Farm earnings	406	432	449	447	453	471	475	493	476	-3.4
Forestry, fishing, related activities, and other	137	148	144	125	141	123	146	150.0	159	6.0
Mining	420	400	507	474	466	384	373	400	427	6.7
Utilities	16	13	12	10	11	11	12	19	18	-5.3
Construction	536	504	525	589	701	441	410	385	405	5.2
Manufacturing	77	78	92	101	108	115	120	147	157	6.8
Wholesale trade	101	90	91	79	79	95	94	98	95	-3.1
Retail trade	501	507	498	493	509	535	567	609	610	0.2
Transportation and warehousing	166	162	157	156	152	151	148	0	204	0
Information	53	53	60	53	50	56	68	91	97	6.6
Finance and insurance	309	313	330	313	316	324	405	416	429	3.1
Real estate and rental and leasing	465	471	513	538	555	579	636	672	692	3.0
Professional and technical services	240	221	254	257	290	291	363	368	396	7.6
Management of companies and enterprises	0	13	17	18	19	20	30	0	0	0
Administrative and waste services	0	174	163	160	120	122	128	155	0	-100.0
Educational services	0	0	0	0	0	0	62	60	56	-6.7
Health care and social assistance	0	0	0	0	0	0	249	250	250	0
Arts, entertainment, and recreation	150	142	164	170	173	165	179	183	186	1.6
Accommodation and food services	553	550	532	556	564	570	549	532	546	2.6
Other services, except public administration	245	251	249	252	274	282	284	289	301	4.2
Government and government enterprises	1,059	1,045	1,053	1,048	1,038	1,032	1,039	1,037	1,028	-0.9
Total	5,916	5,862	6,120	6,157	6,359	6,080	6,337	6,560	6,717	2.4

Table II.10.26, 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 2018, the utilities industry had the highest average earnings reaching 92,278 dollars. Between 2017 and 2018 the information industry saw the largest percentage increase, rising by 13.4 percent to 42,928 dollars.

Table II.10.26
Real Earnings Per Job by Industry
Johnson County
BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	2018	% Change 17-18
Farm earnings	1,307	28,617	11,577	28,594	61,906	34,465	20,019	19,008	16,508	-13.2
Forestry, fishing, related activities, and other	22,098	18,296	17,570	27,451	27,793	35,756	22,453	27,447	26,358	-4.0
Mining	29,686	46,369	46,955	56,414	32,816	32,894	34,157	50,897	53,349	4.8
Utilities	99,991	124,527	110,111	130,180	132,207	135,890	126,342	82,400	92,278	12.0
Construction	51,927	53,060	63,074	70,827	78,495	65,424	46,031	36,003	39,346	9.3
Manufacturing	18,376	22,875	19,894	17,486	17,271	15,865	14,909	20,772	21,127	1.7
Wholesale trade	30,714	36,175	39,776	38,834	28,650	33,299	39,773	38,650	39,853	3.1
Retail trade	20,960	21,641	20,597	20,456	20,257	20,056	18,460	17,554	17,675	0.7
Transportation and warehousing	40,848	52,770	51,031	58,338	53,700	65,869	56,979	0	46,667	0
Information	60,220	45,636	25,187	25,586	27,063	27,633	28,027	37,870	42,928	13.4
Finance and insurance	30,541	28,484	29,022	27,627	26,794	26,582	21,848	22,736	22,364	-1.6
Real estate and rental and leasing	21,513	27,630	24,475	22,154	24,444	25,544	19,059	9,343	8,490	-9.1
Professional and technical services	41,174	43,304	39,553	45,246	45,944	36,677	27,166	35,963	39,730	10.5
Management of companies and enterprises	0	15,663	7,338	7,292	6,836	5,899	-10,038	0	0	0
Administrative and waste services	0	12,737	17,885	25,317	38,575	44,683	32,749	21,943	0	0
Educational services	0	0	0	0	0	0	12,638	12,561	10,732	-14.6
Health care and social assistance	0	0	0	0	0	0	31,716	29,741	30,384	2.2
Arts, entertainment, and recreation	11,523	8,960	10,494	10,338	7,557	9,806	12,411	13,528	13,984	3.4
Accommodation and food services	19,730	20,687	21,905	18,194	19,958	22,428	24,142	20,254	20,077	-0.9
Other services, except public administration	29,102	29,622	33,883	35,412	33,302	32,222	29,091	28,120	28,558	1.6
Government and government enterprises	63,489	62,081	63,815	69,189	72,170	72,380	72,164	70,609	71,068	0.7
Total	33,520	37,045	36,716	40,690	43,023	39,029	33,828	32,523	33,043	1.6

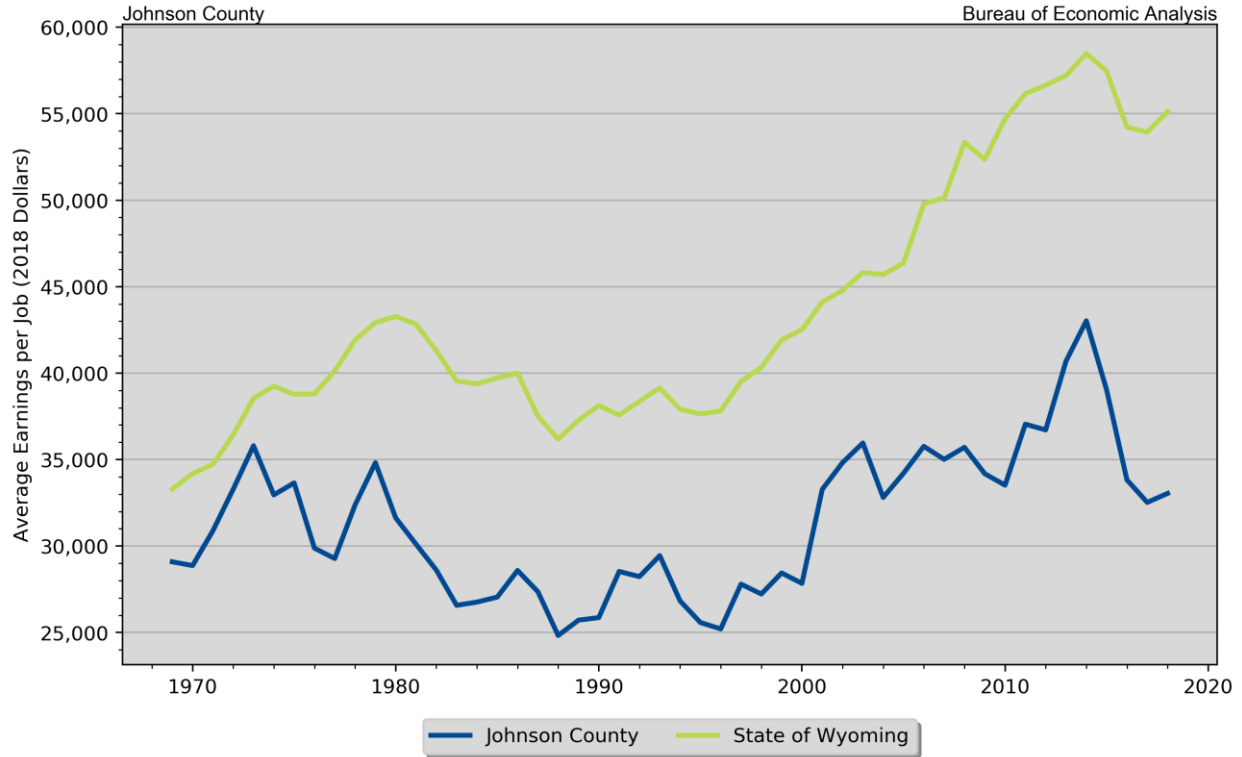
Table II.10.27 shows total employment and real personal income for the years of 1969 to 2018. Total real personal income includes all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments. In 2018, total real personal income was \$434,119,000, a 4.1 percent change between 2017 and 2018. Total employment was 5,916 in 2010 and 6,717 in 2018, a change of 2.4 percent over the period.

Table II.10.27
Total Employment and Real Personal Income
 Johnson County
 BEA Data 1969 Through 2018

Year	1,000s of 2018 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	75,046	4,172	-2,279	23,072	8,665	100,332	18,145	2,580	29,088
1970	76,212	4,333	-2,541	25,219	9,695	104,252	18,579	2,640	28,870
1971	78,594	4,232	-1,537	27,586	10,611	111,023	19,404	2,545	30,882
1972	85,769	4,542	-1,324	29,006	11,073	119,981	22,113	2,577	33,284
1973	94,976	5,782	-1,629	31,295	12,536	131,396	24,135	2,653	35,799
1974	94,493	6,905	-2,174	32,562	13,297	131,273	24,485	2,867	32,958
1975	104,349	8,687	-3,650	33,658	14,083	139,752	24,678	3,101	33,650
1976	91,069	7,844	-1,318	34,448	14,816	131,171	21,882	3,048	29,877
1977	89,650	7,776	-314	36,574	15,198	133,333	22,063	3,062	29,277
1978	109,901	9,562	-638	38,782	16,146	154,628	24,653	3,395	32,371
1979	122,380	10,319	-401	40,888	16,540	169,089	26,327	3,515	34,818
1980	118,595	10,629	-151	45,726	17,909	171,449	25,381	3,750	31,627
1981	112,705	11,135	1,298	52,047	19,430	174,344	25,031	3,743	30,110
1982	106,311	10,982	2,912	57,344	21,303	176,888	24,817	3,716	28,609
1983	98,160	9,842	3,129	60,255	24,441	176,143	24,465	3,694	26,573
1984	101,219	10,551	3,969	65,257	21,292	181,185	25,791	3,783	26,757
1985	97,563	10,251	5,030	64,727	20,536	177,605	25,706	3,607	27,049
1986	98,775	10,174	5,406	62,427	22,518	178,951	26,589	3,455	28,588
1987	96,666	9,832	5,726	58,564	22,372	173,497	27,038	3,533	27,361
1988	93,400	10,800	6,000	57,150	22,768	168,518	26,950	3,762	24,828
1989	96,401	10,878	6,594	59,712	23,536	175,365	28,353	3,749	25,714
1990	98,376	11,321	7,606	64,102	24,202	182,965	29,645	3,804	25,862
1991	108,499	11,655	7,833	66,735	26,193	197,605	31,826	3,803	28,529
1992	104,909	11,448	8,277	57,386	28,951	188,075	29,948	3,716	28,232
1993	114,620	12,023	8,408	55,951	30,588	197,545	31,075	3,893	29,443
1994	115,816	13,647	7,616	59,992	30,325	200,102	30,629	4,317	26,828
1995	108,625	13,242	7,540	65,968	32,327	201,218	30,158	4,247	25,577
1996	111,471	13,526	7,475	71,287	33,810	210,516	31,086	4,422	25,208
1997	122,587	13,903	7,725	75,009	34,397	225,816	33,058	4,410	27,798
1998	121,625	14,343	7,592	83,001	35,906	233,782	34,019	4,467	27,227
1999	131,834	14,949	7,424	92,558	37,705	254,573	36,588	4,635	28,443
2000	132,132	14,801	8,288	98,964	40,465	265,047	37,288	4,746	27,841
2001	160,015	17,060	8,317	96,315	41,493	289,079	40,335	4,809	33,274
2002	172,630	17,660	7,369	89,561	42,304	294,204	39,914	4,957	34,825
2003	178,358	18,521	6,196	97,187	44,327	307,546	41,028	4,960	35,959
2004	168,505	19,108	5,991	97,043	45,886	298,318	39,491	5,136	32,808
2005	183,559	20,534	5,182	101,580	46,646	316,433	41,176	5,366	34,208
2006	201,930	25,482	4,373	114,551	49,366	344,738	44,220	5,646	35,765
2007	206,164	27,076	3,614	127,773	51,830	362,305	44,477	5,888	35,014
2008	223,349	28,638	2,490	146,665	58,070	401,935	47,510	6,255	35,707
2009	204,072	26,549	16,879	110,084	61,284	365,770	42,705	5,970	34,183
2010	198,304	25,011	30,566	92,399	65,492	361,750	42,113	5,916	33,520
2011	217,155	23,237	41,479	114,003	64,921	414,321	47,927	5,862	37,045
2012	224,700	24,993	51,943	121,233	62,995	435,878	50,443	6,120	36,716
2013	250,528	28,796	59,615	108,141	65,357	454,845	52,638	6,157	40,690
2014	273,584	30,449	63,086	105,316	66,813	478,349	55,738	6,359	43,024
2015	237,296	26,276	60,829	111,762	70,110	453,721	52,703	6,080	39,029
2016	214,369	26,206	49,140	106,214	72,988	416,506	49,116	6,337	33,828
2017	213,351	26,580	46,939	108,292	74,847	416,849	49,378	6,560	32,523
2018	221,949	28,055	48,291	114,319	77,615	434,119	51,314	6,717	33,043

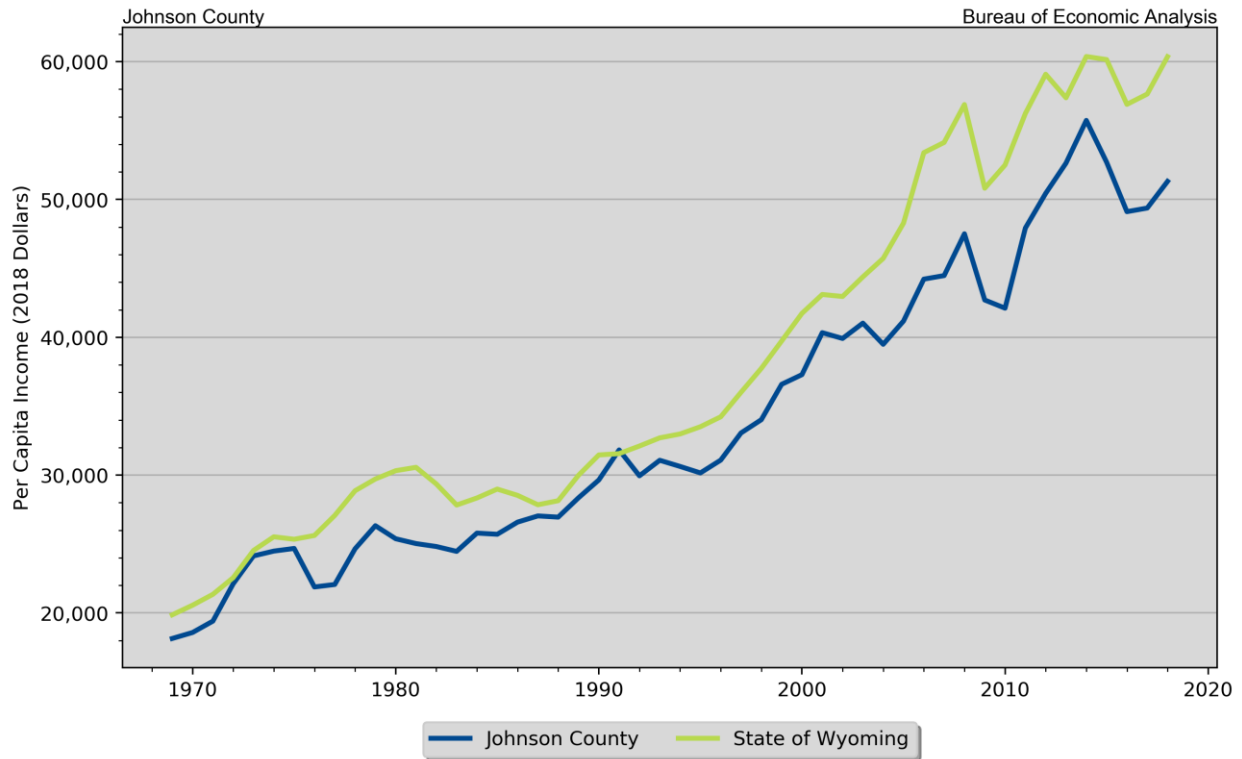
Diagram II.10.7, shows real average earnings per job for Johnson County from 1990 to 2018. Over this period the average earning per job for Johnson County was 32,488 dollars, which was lower than the statewide average of 47,143 dollars over the same period.

Diagram II.10.7
Real Average Earnings per Job



Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Diagram II.10.8 shows real per capita income for Johnson County from 1990 to 2018 of \$40,950, which was lower than the statewide average of \$46,349 over the same period.

Diagram II.10.8
Real per Capita Income



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 June 2019 and are presented in Table II.10.28, with 2019 data being considered preliminary. Between 2017 and 2018, total annual employment increased from 3153.0 persons in 2017 to 3240.0 in 2018, a change of 2.8 percent.

Period	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019(p)
Jan	3,016	3,038	3,147	3,193	3244.0	3057.0	2896.0	2940.0	2990.0	3098.0
Feb	2,999	3,054	3,101	3,142	3247.0	3023.0	2882.0	2917.0	3003.0	3034.0
Mar	3,023	3,090	3,159	3,235	3257.0	3053.0	2955.0	2963.0	3025.0	3072.0
Apr	3,099	3,116	3,234	3,236	3352.0	3082.0	2972.0	3000.0	3045.0	(ND)
May	3,277	3,280	3,375	3,425	3460.0	3180.0	3106.0	3159.0	3228.0	(ND)
Jun	3,566	3,548	3,594	3,665	3816.0	3401.0	3394.0	3432.0	3521.0	(ND)
Jul	3,426	3,384	3,500	3,589	3572.0	3295.0	3261.0	3402.0	3474.0	
Aug	3,375	3,390	3,400	3,487	3570.0	3233.0	3224.0	3313.0	3388.0	
Sep	3,392	3,405	3,373	3,451	3463.0	3245.0	3234.0	3290.0	3404.0	
Oct	3,458	3,340	3,372	3,407	3527.0	3180.0	3159.0	3215.0	3333.0	
Nov	3,325	3,254	3,290	3,317	3388.0	3083.0	3094.0	3103.0	3245.0	
Dec	3,243	3,188	3,269	3,316	3296.0	3003.0	3033.0	3096.0	3218.0	
Annual	3,267	3,257	3,318	3,372	3433.0	3153.0	3101.0	3153.0	3240.0	
% 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 710.0 dollars in 2017. In 2018, average weekly wages saw an increased of 6.5 percent over the prior year, rising to 756.0 dollars, or by 46.0 dollars. These data are shown in Table II.10.29.

Table II.10.29						
Average Weekly Wages						
Johnson County						
BLS QCEW Data, 2001–2018						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
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	691.0	728.0	708.0	771.0	725.0	6.3%
2015	687.0	686.0	648.0	722.0	685.0	-5.5%
2016	681.0	679.0	678.0	723.0	690.0	0.7%
2017	730.0	703.0	678.0	733.0	710.0	2.9%
2018	800.0	736.0	712.0	783.0	756.0	6.5%
2019(p)	736.0	(ND)				

Total business establishments reported by the QCEW are displayed in Table II.10.30. Between 2017 and 2018, the total number of business establishments in Wyoming remained unchanged by 6.5 percent, from 487.0 to 487.0 establishments. The most recent preliminary 2018 estimates show there were 484.0 business establishments in the second quarter of 2018.

Table II.10.30						
Number of Business Establishments						
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	485.0	487.0	477.0	485.0	484.0	-1.4%
2015	478.0	487.0	476.0	475.0	479.0	-1.0%
2016	472.0	488.0	491.0	488.0	485.0	1.3%
2017	484.0	487.0	492.0	486.0	487.0	0.4%
2018	484.0	484.0	491.0	489.0	487.0	(ND)%
2019(p)	494.0	(ND)				

Poverty

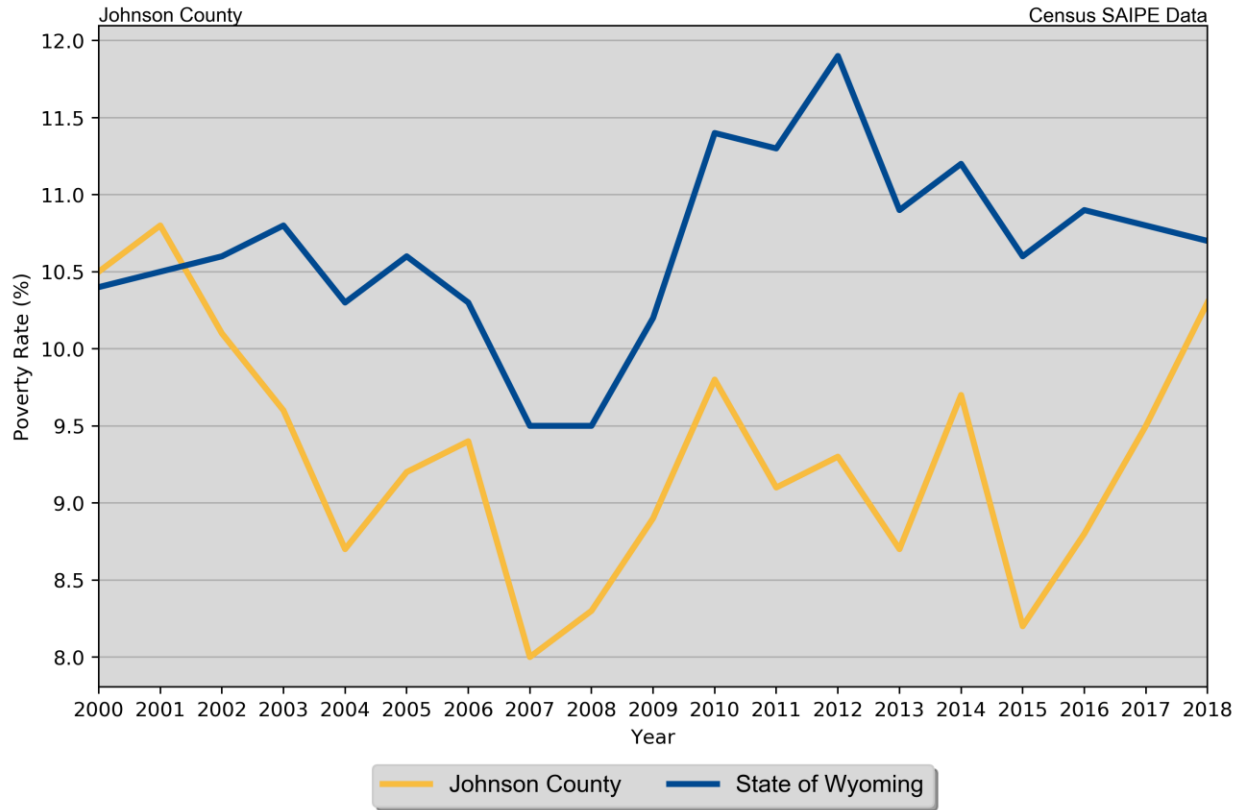
Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty increase from 827 in 2010 to 859 in 2018, with the poverty rate reaching 10.3 percent in 2018. This compared to a state poverty rate of 10.7 percent and a national rate of 13.1 percent in 2018. Table II.10.31, at right, presents poverty data for the county.

The rate of poverty for Johnson County is shown in Table II.10.32. In 2018, there were an estimated 960 people (11.4 percent) living in poverty, compared to 10.1 percent living in poverty in 2000. In 2018, some 6.9 percent of those in poverty were under age 6 and 24.8 percent were 65 or older. This data is also displayed in Diagram II.10.9 on the following page.

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%
2018	859	10.3%

Age	2000 Census		2018 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	32	4.5%	66	6.9%
6 to 17	153	21.5%	189	19.7%
18 to 64	391	54.9%	467	48.6%
65 or Older	136	19.1%	238	24.8%
Total	712	100.0%	960	100.0%
Poverty Rate	10.1%	.	11.4%	.

**Diagram II.10.9
Poverty Rates**



Housing

EADIV

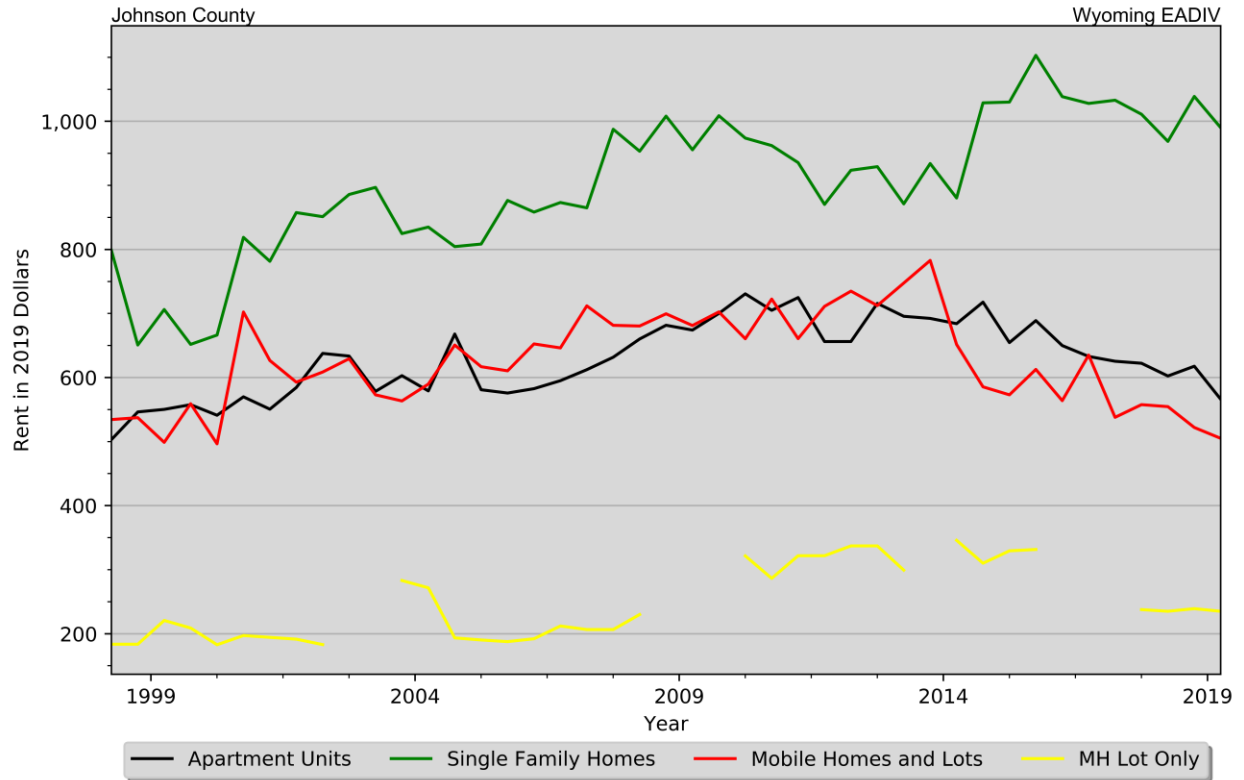
According to the Wyoming cost of living index, real average apartment rents in Johnson County decreased by 6.04 percent from second quarter of 2018 to second quarter of 2019, from \$602.36 to \$566.0. During that same period, detached single-family home rents increased by 2.2 percent, rents for mobile homes on lots decreased by 8.93 percent, and rents for mobile home lots decreased by 0.02 percent.

Beginning in second quarter of 1998 rental prices for apartment units experienced an average annual increase of 0.56 percent, while rental prices for single family homes experienced an average annual increase of 1.03 percent since second quarter of 1998.

Table II.10.33 and Diagram II.10.10, below, present the Johnson County data for each rental type.

Table II.10.33 Semiannual Average Monthly Rental Prices Johnson County EAD Data, 2000:Q2 – 2019:Q2, Real 2019 Dollars				
Quarter Year	Apartments	Houses	Mobile Homes	Mobile Home Lots
Q2.00	541.09	666.28	496.47	182.76
Q4.00	569.87	818.82	702.26	197.15
Q2.01	550.55	781.47	626.58	194.31
Q4.01	584.34	857.5	592.79	191.5
Q2.02	637.65	851.12	608.54	182.98
Q4.02	633.49	885.78	629.33	0
Q2.03	578.39	896.84	572.95	0
Q4.03	602.89	824.71	563.42	283.07
Q2.04	579.11	834.88	589.72	271.67
Q4.04	667.9	804.4	650.68	193.48
Q2.05	580.9	808.38	616.89	190.21
Q4.05	575.76	876.49	610.46	187.64
Q2.06	582.58	858.28	652.45	192.12
Q4.06	595.06	873.25	646.21	212.08
Q2.07	612.24	864.92	711.86	206.51
Q4.07	631.68	987.61	681.49	206.51
Q2.08	660.15	953.29	680.41	229.98
Q4.08	681.6	1008.1	699.48	0
Q2.09	674.08	955.53	681.17	0
Q4.09	700.09	1008.75	702.46	0
Q2.10	730.65	973.81	660.51	321.49
Q4.10	704.93	962.12	722.47	286.42
Q2.11	724.84	935.53	660.71	321.77
Q4.11	656.13	870.26	711.1	321.77
Q2.12	656.18	923.6	734.83	337.08
Q4.12	715.73	929.21	712.36	337.08
Q2.13	695.59	871.15	747.49	299.22
Q4.13	692.28	934.08	782.82	0
Q2.14	684.08	880.31	651.56	345.84
Q4.14	717.69	1028.84	585.43	310.06
Q2.15	654.51	1030.04	572.96	329.4
Q4.15	688.84	1103.0	612.66	331.55
Q2.16	649.89	1038.55	563.87	0
Q4.16	632.9	1027.93	635.02	0
Q2.17	625.39	1032.94	537.84	0
Q4.17	622.26	1011.05	557.64	237.65
Q2.18	602.36	968.66	554.54	235.04
Q4.18	617.62	1038.87	521.98	239.11
Q2.19	566.0	990.0	505.0	235.0

Diagram II.10.10
Average Rents



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 dollars in 2017 to 285,178 dollars in 2018. This compares to an increase in permit value statewide, with values rising from 331348 dollars in 2017 to 367953 dollars in 2018. Additional details are given in Table II.10.34 as well as in Diagram II.10.11 and Diagram II.10.12.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2017\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	19	4	3	0	26	124,845	0
1981	18	8	0	0	26	111,716	0
1982	8	2	4	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	7	68,192	0
1986	1	0	0	0	1	63,454	0
1987	0	0	0	0	0	0	0
1988	0	0	0	0	0	0	0
1989	2	0	0	0	2	108,060	0
1990	1	0	0	0	1	133,778	0
1991	1	0	0	0	1	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	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	4	0	25	125,743	0
2002	26	2	4	38	70	104,854	32,465
2003	25	0	0	0	25	94,745	0
2004	9	2	4	0	15	167,368	0
2005	25	0	0	0	25	153,458	0
2006	41	2	0	0	43	174,837	0
2007	45	2	0	0	47	159,134	0
2008	14	2	8	0	24	220,972	0
2009	5	0	0	0	5	266,295	0
2010	1	0	0	11	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	11	244,552	0
2014	9	0	4	0	13	244,009	0
2015	17	2	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.10.11
Single-Family Permits

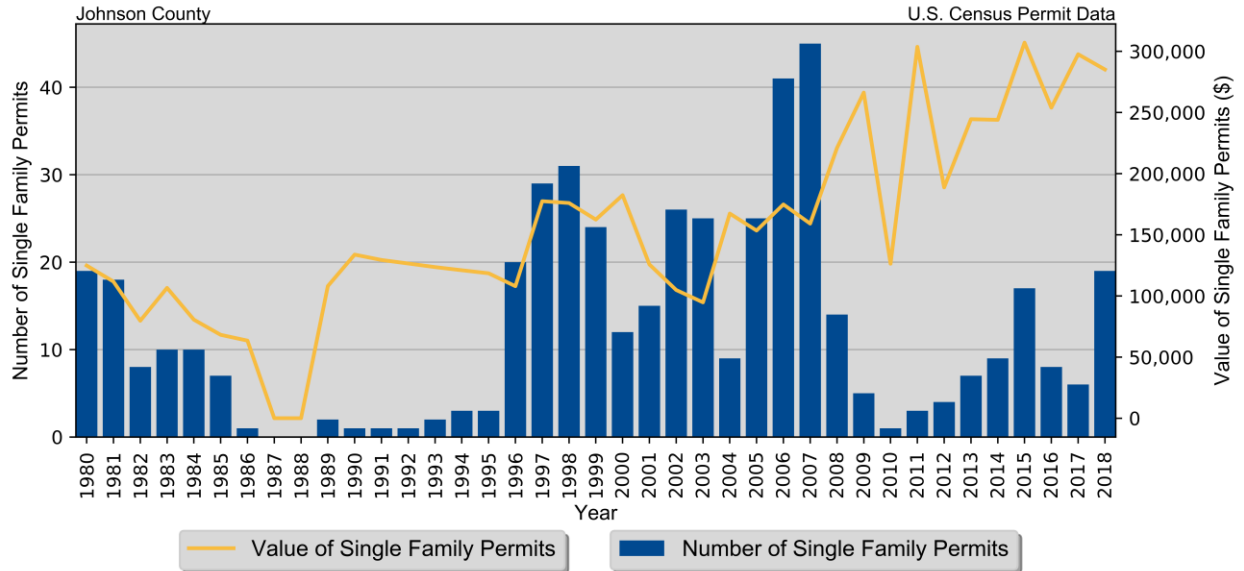
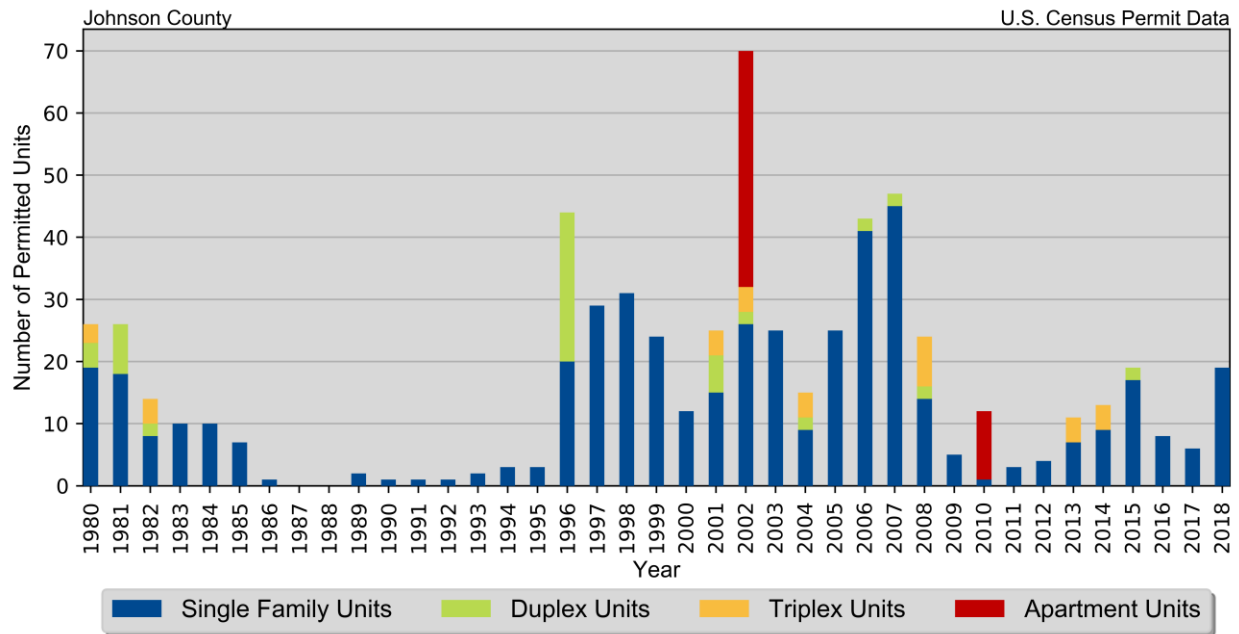


Diagram II.10.12
Total Permits by Unit Type



Housing Characteristics

Households by type and tenure are shown in Table II.10.35. Family households represented 64.6 percent of households, while non-family households accounted for 35.4 percent. These changed from 63.7 and 36.3 percent, respectively.

Table II.10.35				
Household Type by Tenure				
Johnson County				
2010 Census SF1 & 2018 Five-Year ACS Data				
Household Type	2010 Census		2018 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	2,410	63.7%	2,474	64.6%
Married-Couple Family	2,023	83.9%	1,944	78.6%
Owner-Occupied	1,693	83.7%	1,767	90.9%
Renter-Occupied	330	16.3%	177	9.1%
Other Family	387	16.1%	530	15.6%
Male Householder, No Spouse Present	133	34.4%	253	25.1%
Owner-Occupied	83	62.4%	178	70.4%
Renter-Occupied	50	37.6%	75	29.6%
Female Householder, No Spouse Present	254	65.6%	277	47.9%
Owner-Occupied	140	55.1%	63	22.7%
Renter-Occupied	114	44.9%	214	77.3%
Non-Family Households	1,372	36.3%	1,354	35.4%
Owner-Occupied	770	56.1%	710	52.4%
Renter-Occupied	602	43.9%	644	47.6%
Total	3,782	100.0%	3,828	100.0%

Table II.10.36, below, shows housing units by type in 2010 and 2018. In 2010, there were 4,374 housing units, compared with 4,618 in 2018. Single-family units accounted for 77.7 percent of units in 2018, compared to 69.6 in 2010. Apartment units accounted for 5.5 percent in 2018, compared to 6.3 percent in 2010.

Table II.10.36				
Housing Units by Type				
Johnson County				
2010 & 2018 Five-Year ACS Data				
Unit Type	2010 Five-Year ACS		2018 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	3,043	69.6%	3,588	77.7%
Duplex	90	2.1%	52	1.1%
Tri- or Four-Plex	176	4.0%	98	2.1%
Apartment	276	6.3%	256	5.5%
Mobile Home	789	18.0%	624	13.5%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	4,374	100.0%	4,618	100.0%

Table II.10.37 shows housing units by tenure from 2010 to 2018. By 2018, there were 4,618 housing units. An estimated 71.0 percent were owner-occupied, and 17.1 percent were vacant.

Table II.10.37				
Housing Units by Tenure				
Johnson County				
2010 Census & 2018 Five-Year ACS Data				
Tenure	2010 Census		2018 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,782	83.1%	3,828	82.9%
Owner-Occupied	2,686	71.0%	2,718	71.0%
Renter-Occupied	1,096	29.0%	1,110	29.0%
Vacant Housing Units	771	16.9%	790	17.1%
Total Housing Units	4,553	100.0%	4,618	100.0%

Households by income for the 2010 and 2018 Five-Year ACS are shown in Table II.10.38. Households earning more than 100,000 dollars per year represented 22.6 percent of households in 2018, compared to 16.4 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 13.6 percent of households in 2018, compared to 13.5 percent in 2010.

Table II.10.38				
Households by Income				
Johnson County				
2010 & 2018 Five-Year ACS Data				
Income	2010 Five-Year ACS		2018 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	504	13.5%	522	13.6%
\$15,000 to \$19,999	124	3.3%	218	5.7%
\$20,000 to \$24,999	309	8.3%	108	2.8%
\$25,000 to \$34,999	305	8.2%	457	11.9%
\$35,000 to \$49,999	781	20.9%	422	11.0%
\$50,000 to \$74,999	751	20.1%	608	15.9%
\$75,000 to \$99,999	346	9.3%	627	16.4%
\$100,000 or More	611	16.4%	866	22.6%
Total	3,731	100.0%	3,828	100.0%

Table II.10.39 shows households by year home built for the 2010 and 2018 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 16.1 percent of households in 2010 and 19.7 percent of households in 2018. Housing units built in 1939 or earlier represented 17.6 percent of households in 2018 and 17.2 percent of households in 2010.

Table II.10.39				
Households by Year Home Built				
Johnson County				
2010 & 2018 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2018 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	642	17.2%	673	17.6%
1940 to 1949	130	3.5%	116	3.0%
1950 to 1959	258	6.9%	289	7.5%
1960 to 1969	325	8.7%	137	3.6%
1970 to 1979	854	22.9%	588	15.4%
1980 to 1989	441	11.8%	668	17.5%
1990 to 1999	481	12.9%	478	12.5%
2000 to 2009	600	16.1%	754	19.7%
2010 or Later	.	.	125	3.3%
Total	3,731	100.0%	3,828	100.0%

The distribution of unit types by race are shown in Table II.10.40. An estimated 77.7 percent of white households occupy single-family homes, compared to 100.0 percent of black households. Some 7.0 percent of white households occupied apartments, compared to 0 percent of black households. An estimated 0 percent of Asian, and 100.0 percent of American Indian households occupy single-family homes.

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	77.7%	100.0%	100.0%	0%	0%	100.0%	100.0%
Duplex	1.4%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	0.8%	0%	0%	0%	0%	0%	0%
Apartment	7.0%	0%	0%	0%	0%	0%	0%
Mobile Home	13.1%	0%	0%	0%	0%	0%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant units between 2010 and 2018 are shown in Table II.10.41. 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 2018, for rent units accounted for 0 percent of vacant units, while for sale units accounted for 0 percent. "Other" vacant units accounted for 29.1 percent of vacant units, representing a total of 230 "other" vacant units.

Disposition	2010 Census		2018 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	141	18.3%	0	0%
For Sale	49	6.4%	0	0%
Rented Not Occupied	4	0.5%	32	4.1%
Sold Not Occupied	7	0.9%	0	0%
For Seasonal, Recreational, or Occasional Use	426	55.3%	528	66.8%
For Migrant Workers	6	0.8%	0	0%
Other Vacant	138	17.9%	230	29.1%
Total	771	100.0%	790	100.0%

Table II.10.42, shows the number of households in the county by number of bedrooms and tenure. There were 0 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 10.9 percent of total households in Johnson County. In Johnson County the 1,935 households with three bedrooms accounted for 24.6 percent of all households, and there were only 279 five-bedroom or more households, which accounted for 14.6 percent of all households.

Table II.10.42				
Households by Number of Bedrooms				
Johnson County				
2018 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	0	0	90	100
One	50	356	504	1.9
Two	460	266	1,134	10.9
Three	1,309	436	1,935	24.6
Four	661	11	676	41.9
Five or more	238	41	279	14.6
Total	3,828	1,110	4,618	100.0

The age of a structure influences its value. As shown in Table II.10.43, structures built in 1939 or earlier had a median value of, 180,100 while structures built between 1950 and 1959 had a median value of 152,600 and those built between 1990 to 1999 had a median value of 303,800. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of 334,600 and, 0 respectively. The total median value in Johnson County was, 257,800.

Table II.10.43	
Owner Occupied Median Value by Year Structure Built	
Johnson County	
2018 Five-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	180,100
1940 to 1949	0
1950 to 1959	152,600
1960 to 1969	259,100
1970 to 1979	237,700
1980 to 1989	219,000
1990 to 1999	303,800
2000 to 2009	370,200
2010 to 2013	334,600
2014 or later	0
Median Value	257,800

Household mortgage status is reported in Table II.10.44. In, Johnson County households with a mortgage accounted for 53.5 percent of all households or 1,455 housing units, and the remaining 49.4 percent or 1,342 units had no mortgage. Of those units with a mortgage, 98 had either a second mortgage or home equity loan, 15 had both a second mortgage and home equity loan, and 1,342 or 49.4 percent had no second mortgage or no home equity loan.

Table II.10.44		
Mortgage Status		
Johnson County		
2018 Five-Year ACS Data		
Mortgage Status	Johnson County	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,455	53.5
With either a second mortgage or home equity loan, but not both	98	3.6
Second mortgage only	27	1.0
Home equity loan only	71	2.6
Both second mortgage and home equity loan	15	0.6
No second mortgage and no home equity loan	1,342	49.4
Housing units without a mortgage	1,263	46.5
Total	2,718	100.0%

Table II.10.45 lists the Johnson County median rent as \$779 and the median home value as \$257,800.

Table II.10.45	
Median Rent	
Johnson County	
2018 Five-Year ACS Data	
Place	Rent
Median Rent	\$779
Median Home Value	\$257,800

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.10.46. In 2018, an estimated 0.6 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

Table II.10.46 Overcrowding and Severe Overcrowding Johnson County 2010 & 2018 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2010 Five-Year ACS	2,666	97.8%	38	1.4%	21	0.8%	2,725
2018 Five-Year ACS	2,715	99.9%	3	0.1%	0	0%	2,718
Renter							
2010 Five-Year ACS	977	97.1%	29	2.9%	0	0%	1,006
2018 Five-Year ACS	1,090	98.2%	20	1.8%	0	0%	1,110
Total							
2010 Five-Year ACS	3,643	97.6%	67	1.8%	21	0.6%	3,731
2018 Five-Year ACS	3,805	99.4%	23	0.6%	0	0%	3,828

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator. This data is displayed in Table II.10.47 and Table II.10.48, below.

There were a total of 3 households with incomplete plumbing facilities in 2018, representing 0.1 percent of households in Johnson County. This is compared to 2.5 percent of households lacking complete plumbing facilities in 2010.

Households	2010 Five-Year ACS	2018 Five-Year ACS
With Complete Plumbing Facilities	3,636	3,825
Lacking Complete Plumbing Facilities	95	3
Total Households	3,731	3,828
Percent Lacking	2.5%	0.1%

There were 91 households lacking complete kitchen facilities in 2018, compared to 87 households in 2010. This was a change from 2.3 percent of households in 2010 to 2.4 percent in 2018.

Households	2010 Five-Year ACS	2018 Five-Year ACS
With Complete Kitchen Facilities	3,644	3,737
Lacking Complete Kitchen Facilities	87	91
Total Households	3,731	3,828
Percent Lacking	2.3%	2.4%

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

As seen in Table II.10.49, in Johnson County 10.4 percent of households had a cost burden and 15.2 percent had a severe cost burden. Some 9.2 percent of renters were cost burdened, and 19.1 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 5.9 percent and a severe cost burden rate of 13.5 percent. Owner occupied households with a mortgage had a cost burden rate of 15.3 percent, and severe cost burden at 13.7 percent.

Table II.10.49
Cost Burden and Severe Cost Burden by Tenure
 Johnson County
 2010 & 2018 Five-Year ACS Data

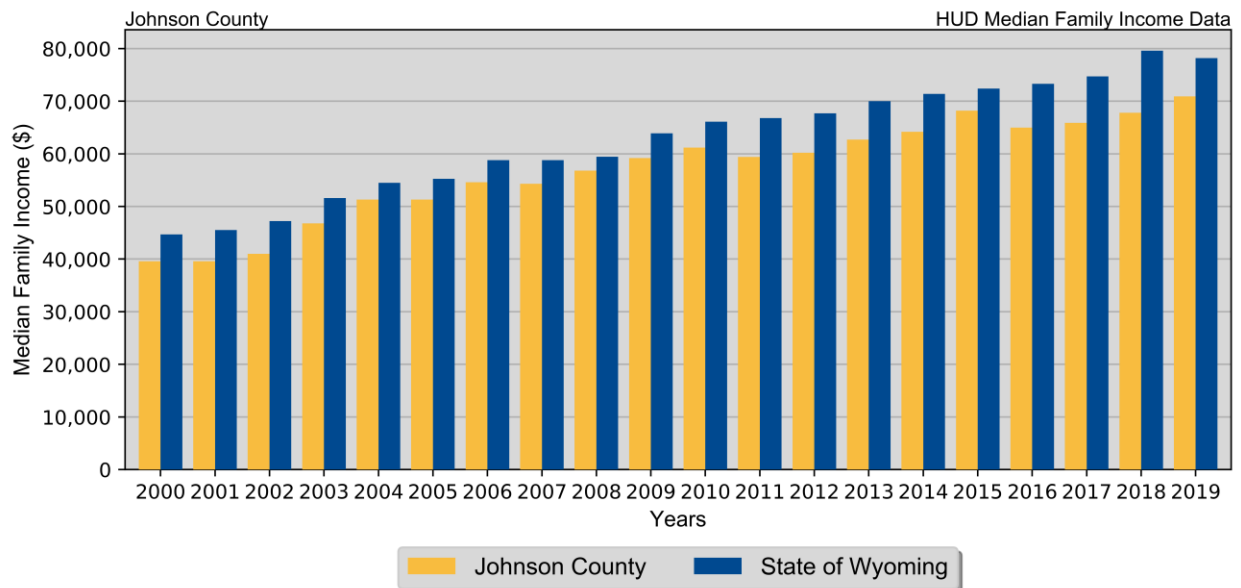
Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2010 Five-Year ACS	906	59.2%	435	28.4%	150	9.8%	40	2.6%	1,531
2018 Five-Year ACS	1,028	70.7%	222	15.3%	199	13.7%	6	0.4%	1,455
Owner Without a Mortgage									
2010 Five-Year ACS	1,011	84.7%	103	8.6%	80	6.7%	0	0%	1,194
2018 Five-Year ACS	1,018	80.6%	74	5.9%	171	13.5%	0	0%	1,263
Renter									
2010 Five-Year ACS	568	56.5%	100	9.9%	122	12.1%	216	21.5%	1,006
2018 Five-Year ACS	578	52.1%	102	9.2%	212	19.1%	218	19.6%	1,110
Total									
2010 Five-Year ACS	2,485	66.6%	638	17.1%	352	9.4%	256	6.9%	3,731
2018 Five-Year ACS	2,624	68.5%	398	10.4%	582	15.2%	224	5.9%	3,828

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.10.50 shows that the HUD estimated MFI for Johnson County was \$70,900 in 2019. This compared to Wyoming’s MFI of \$78,200. Diagram II.10.13, illustrates the estimated MFI for 2000 through 2018.

Table II.10.50 Median Family Income Johnson County 2000–2019 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
2019	70,900	78,200

Diagram II.10.13
Estimated Median Family Income



Comprehensive Housing Affordability Strategy (CHAS)

The following table set shows Comprehensive Housing Affordability Strategy (CHAS) data.

Housing Problems by Income, Race, and Tenure

Table II.10.51 through Table II.10.56 show households with housing problems by race/ethnicity. These tables can be used to determine if there is a disproportionate housing need for any racial or ethnic groups. If any racial/ethnic group faces housing problems at a rate of ten percentage points or high than the jurisdiction average, then they have a disproportionate share of housing problems. Housing problems are defined as any household that has overcrowding, inadequate kitchen or plumbing facilities, or are cost burdened (pay more than 30 percent of their income on housing).). In Johnson County, housing problems are faced by 520 White homeowner households, 0 Black homeowner households, 0 Asian homeowner households, and 45 Hispanic homeowner households.

Table II.10.51 Percent of Homeowner Households with Housing Problems by Income and Race Johnson County 2012–2016 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$21,270	67.4%	0%	0%	0%	0%	100.0%	100.0%	73.5%
\$21,271 to \$35,450	26.3%	0%	0%	0%	0%	0%	0%	26.3%
\$35,451 to \$56,720	40.2%	0%	0%	0%	0%	0%	0%	40.2%
\$56,721 to \$70,900	17.9%	0%	0%	0%	0%	0%	0%	17.9%
Above \$70,900	3.6%	0%	0%	0%	0%	0%	0%	3.4%
Total	20.2%	0%	0%	0%	0%	16.7%	75.0%	21.1%
Without Housing Problems								
\$0 to \$21,270	27.9%	0%	0%	0%	0%	0%	0%	22.7%
\$21,271 to \$35,450	73.7%	0%	0%	0%	0%	0%	0%	73.7%
\$35,451 to \$56,720	59.8%	0%	0%	0%	0%	0%	0%	59.8%
\$56,721 to \$70,900	82.1%	0%	0%	0%	0%	0%	0%	82.1%
Above \$70,900	96.4%	0%	0%	100.0%	0%	100.0%	100.0%	96.6%
Total	79.5%	0%	0%	100.0%	0%	83.3%	25.0%	78.5%

Table II.10.52
Homeowner Households with Housing Problems by Income and Race

Johnson County
 2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$21,270	145	0	0	0	0	4	45	194
\$21,271 to \$35,450	75	0	0	0	0	0	0	75
\$35,451 to \$56,720	195	0	0	0	0	0	0	195
\$56,721 to \$70,900	60	0	0	0	0	0	0	60
Above \$70,900	45	0	0	0	0	0	0	45
Total	520	0	0	0	0	4	45	569
Without Housing Problems								
\$0 to \$21,270	60	0	0	0	0	0	0	60
\$21,271 to \$35,450	210	0	0	0	0	0	0	210
\$35,451 to \$56,720	290	0	0	0	0	0	0	290
\$56,721 to \$70,900	275	0	0	0	0	0	0	275
Above \$70,900	1,215	0	0	30	0	20	15	1,280
Total	2,050	0	0	30	0	20	15	2,115
Not Computed								
\$0 to \$21,270	10	0	0	0	0	0	0	10
\$21,271 to \$35,450	0	0	0	0	0	0	0	0
\$35,451 to \$56,720	0	0	0	0	0	0	0	0
\$56,721 to \$70,900	0	0	0	0	0	0	0	0
Above \$70,900	0	0	0	0	0	0	0	0
Total	10	0	0	0	0	0	0	10
Total								
\$0 to \$21,270	215	0	0	0	0	4	45	264
\$21,271 to \$35,450	285	0	0	0	0	0	0	285
\$35,451 to \$56,720	485	0	0	0	0	0	0	485
\$56,721 to \$70,900	335	0	0	0	0	0	0	335
Above \$70,900	1,260	0	0	30	0	20	15	1,325
Total	2,580	0	0	30	0	24	60	2,694

In total, some 250 renter households face housing problems in Johnson County. Of these, some 250 white renter households, 0 black renter households, 0 Asian renter households, and 0 Hispanic renter households face housing problems.

Table II.10.53
Renter Households with Housing Problems by Income and Race
 Johnson County
 2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$21,270	185	0	0	0	0	0	0	185
\$21,271 to \$35,450	25	0	0	0	0	0	0	25
\$35,451 to \$56,720	25	0	0	0	0	0	0	25
\$56,721 to \$70,900	0	0	0	0	0	0	0	0
Above \$70,900	15	0	0	0	0	0	0	15
Total	250	0	0	0	0	0	0	250
Without Housing Problems								
\$0 to \$21,270	40	0	0	0	0	0	0	40
\$21,271 to \$35,450	25	0	0	0	0	0	0	25
\$35,451 to \$56,720	370	0	0	0	0	0	20	390
\$56,721 to \$70,900	25	0	0	0	0	0	0	25
Above \$70,900	190	0	0	0	0	0	30	220
Total	650	0	0	0	0	0	50	700
Not Computed								
\$0 to \$21,270	30	0	0	0	0	0	0	30
\$21,271 to \$35,450	0	0	0	0	0	0	0	0
\$35,451 to \$56,720	0	0	0	0	0	0	0	0
\$56,721 to \$70,900	0	0	0	0	0	0	0	0
Above \$70,900	0	0	0	0	0	0	0	0
Total	30	0	0	0	0	0	0	30
Total								
\$0 to \$21,270	255	0	0	0	0	0	0	255
\$21,271 to \$35,450	50	0	0	0	0	0	0	50
\$35,451 to \$56,720	395	0	0	0	0	0	20	415
\$56,721 to \$70,900	25	0	0	0	0	0	0	25
Above \$70,900	205	0	0	0	0	0	30	235
Total	930	0	0	0	0	0	50	980

Table II.10.54
Percent of Renter Households with Housing Problems by Income and Race

Johnson County
 2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$21,270	72.5%	0%	0%	0%	0%	0%	0%	72.5%
\$21,271 to \$35,450	50.0%	0%	0%	0%	0%	0%	0%	50.0%
\$35,451 to \$56,720	6.3%	0%	0%	0%	0%	0%	0%	6.0%
\$56,721 to \$70,900	0%	0%	0%	0%	0%	0%	0%	0%
Above \$70,900	7.3%	0%	0%	0%	0%	0%	0%	6.4%
Total	26.9%	0%	0%	0%	0%	0%	0%	25.5%
Without Housing Problems								
\$0 to \$21,270	15.7%	0%	0%	0%	0%	0%	0%	15.7%
\$21,271 to \$35,450	50.0%	0%	0%	0%	0%	0%	0%	50.0%
\$35,451 to \$56,720	93.7%	0%	0%	0%	0%	0%	100.0%	94.0%
\$56,721 to \$70,900	100.0%	0%	0%	0%	0%	0%	0%	100.0%
Above \$70,900	92.7%	0%	0%	0%	0%	0%	100.0%	93.6%
Total	69.9%	0%	0%	0%	0%	0%	100.0%	71.4%

Overall, there are 819 households, or 22.3% of households with housing problems in Johnson County. This includes 770 White households, 0 Black households, 0 Asian households, 0 American Indian, 0 Pacific Islander, and 4 “other” race households with housing problems. In addition, there are 45 Hispanic households with housing problems. This is shown in Table II.10.55 and Table II.10.56.

Table II.10.55
Percent of Total Households with Housing Problems by Income and Race

Johnson County
 2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$21,270	70.2%	0%	0%	0%	0%	100.0%	100.0%	73.0%
\$21,271 to \$35,450	29.9%	0%	0%	0%	0%	0%	0%	29.9%
\$35,451 to \$56,720	25.0%	0%	0%	0%	0%	0%	0%	24.4%
\$56,721 to \$70,900	16.7%	0%	0%	0%	0%	0%	0%	16.7%
Above \$70,900	4.1%	0%	0%	0%	0%	0%	0%	3.8%
Total	21.9%	0%	0%	0%	0%	16.7%	40.9%	22.3%
Without Housing Problems								
\$0 to \$21,270	21.3%	0%	0%	0%	0%	0%	0%	19.3%
\$21,271 to \$35,450	70.1%	0%	0%	0%	0%	0%	0%	70.1%
\$35,451 to \$56,720	75.0%	0%	0%	0%	0%	0%	100.0%	75.6%
\$56,721 to \$70,900	83.3%	0%	0%	0%	0%	0%	0%	83.3%
Above \$70,900	95.9%	0%	0%	100.0%	0%	100.0%	100.0%	96.2%
Total	76.9%	0%	0%	100.0%	0%	83.3%	59.1%	76.6%

Table II.10.56
Total Households with Housing Problems by Income and Race

Johnson County
 2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$21,270	330	0	0	0	0	4	45	379
\$21,271 to \$35,450	100	0	0	0	0	0	0	100
\$35,451 to \$56,720	220	0	0	0	0	0	0	220
\$56,721 to \$70,900	60	0	0	0	0	0	0	60
Above \$70,900	60	0	0	0	0	0	0	60
Total	770	0	0	0	0	4	45	819
Without Housing Problems								
\$0 to \$21,270	100	0	0	0	0	0	0	100
\$21,271 to \$35,450	235	0	0	0	0	0	0	235
\$35,451 to \$56,720	660	0	0	0	0	0	20	680
\$56,721 to \$70,900	300	0	0	0	0	0	0	300
Above \$70,900	1,405	0	0	30	0	20	45	1,500
Total	2,700	0	0	30	0	20	65	2,815
Not Computed								
\$0 to \$21,270	40	0	0	0	0	0	0	40
\$21,271 to \$35,450	0	0	0	0	0	0	0	0
\$35,451 to \$56,720	0	0	0	0	0	0	0	0
\$56,721 to \$70,900	0	0	0	0	0	0	0	0
Above \$70,900	0	0	0	0	0	0	0	0
Total	40	0	0	0	0	0	0	40
Total								
\$0 to \$21,270	470	0	0	0	0	4	45	519
\$21,271 to \$35,450	335	0	0	0	0	0	0	335
\$35,451 to \$56,720	880	0	0	0	0	0	20	900
\$56,721 to \$70,900	360	0	0	0	0	0	0	360
Above \$70,900	1,465	0	0	30	0	20	45	1,560
Total	3,510	0	0	30	0	24	110	3,674

Table II.10.57 through Table II.10.60 present the number and percent of households experiencing a severe housing problem, by race and ethnicity. Severe housing problems include overcrowding at a rate of more than 1.5 persons per room and housing costs exceeding 50 percent of the household income. Severe housing problems are experienced by some 405 white households, 0 black households, 0 Asian households, as well as 0 Hispanic homeowner households.

Table II.10.57								
Percent of Homeowner Households with Severe Housing Problems by Income and Race								
Johnson County 2012–2016 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
\$0 to \$21,270	54.8%	0%	0%	0%	0%	100.0%	0%	45.9%
\$21,271 to \$35,450	15.8%	0%	0%	0%	0%	0%	0%	15.8%
\$35,451 to \$56,720	9.3%	0%	0%	0%	0%	0%	0%	9.3%
\$56,721 to \$70,900	3.0%	0%	0%	0%	0%	0%	0%	3.0%
Above \$70,900	0%	0%	0%	0%	0%	0%	0%	0%
Total	8.3%	0	0%	0%	0%	16.7%	0%	8.1%
Without A Severe Housing Problems								
\$0 to \$21,270	40.5%	0%	0%	0%	0%	0%	100.0%	50.2%
\$21,271 to \$35,450	84.2%	0%	0%	0%	0%	0%	0%	84.2%
\$35,451 to \$56,720	90.7%	0%	0%	0%	0%	0%	0%	90.7%
\$56,721 to \$70,900	97.0%	0%	0%	0%	0%	0%	0%	97.0%
Above \$70,900	100.0%	0%	0%	100.0%	0%	100.0%	100.0%	100.0%
Total	91.3%	0%	0%	100.0%	0%	83.3%	100.0%	91.5%

Table II.10.58
Percent of Renter Households with Severe Housing Problems by Income and Race
 Johnson County
 2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
\$0 to \$21,270	62.7%	0%	0%	0%	0%	0%	0%	62.7%
\$21,271 to \$35,450	30.0%	0%	0%	0%	0%	0%	0%	30.0%
\$35,451 to \$56,720	0%	0%	0%	0%	0%	0%	0%	0%
\$56,721 to \$70,900	0%	0%	0%	0%	0%	0%	0%	0%
Above \$70,900	7.3%	0%	0%	0%	0%	0%	0%	6.4%
Total	20.4%	0%	0%	0%	0%	0%	0%	19.4%
Without A Severe Housing Problems								
\$0 to \$21,270	25.5%	0%	0%	0%	0%	0%	0%	25.5%
\$21,271 to \$35,450	70.0%	0%	0%	0%	0%	0%	0%	70.0%
\$35,451 to \$56,720	100.0%	0%	0%	0%	0%	0%	100.0%	100.0%
\$56,721 to \$70,900	100.0%	0%	0%	0%	0%	0%	0%	100.0%
Above \$70,900	92.7%	0%	0%	0%	0%	0%	100.0%	93.6%
Total	76.3%	0%	0%	0%	0%	0%	100.0%	77.6%

Table II.10.59
Percent of Total Households with Severe Housing Problems by Income and Race

Johnson County
 2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
\$0 to \$21,270	59.1%	0%	0%	0%	0%	100.0%	0%	54.3%
\$21,271 to \$35,450	17.9%	0%	0%	0%	0%	0%	0%	17.9%
\$35,451 to \$56,720	5.1%	0%	0%	0%	0%	0%	0%	5.0%
\$56,721 to \$70,900	2.8%	0%	0%	0%	0%	0%	0%	2.8%
Above \$70,900	1.0%	0%	0%	0%	0%	0%	0%	1.0%
Total	11.6%	0%	0%	0%	0%	16.7%	0%	11.1%
Without A Severe Housing Problems								
\$0 to \$21,270	32.3%	0%	0%	0%	0%	0%	100.0%	37.9%
\$21,271 to \$35,450	82.1%	0%	0%	0%	0%	0%	0%	82.1%
\$35,451 to \$56,720	94.9%	0%	0%	0%	0%	0%	100.0%	95.0%
\$56,721 to \$70,900	97.2%	0%	0%	0%	0%	0%	0%	97.2%
Above \$70,900	99.0%	0%	0%	100.0%	0%	100.0%	100.0%	99.0%
Total	87.3%	0%	0%	100.0%	0%	83.3%	100.0%	87.8%

Table II.10.60
Total Households with Severe Housing Problems by Income and Race
 Johnson County
 2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
\$0 to \$21,270	275	0	0	0	0	4	0	279
\$21,271 to \$35,450	60	0	0	0	0	0	0	60
\$35,451 to \$56,720	45	0	0	0	0	0	0	45
\$56,721 to \$70,900	10	0	0	0	0	0	0	10
Above \$70,900	15	0	0	0	0	0	0	15
Total	405	0	0	0	0	4	0	409
Without A Severe Housing Problems								
\$0 to \$21,270	150	0	0	0	0	0	45	195
\$21,271 to \$35,450	275	0	0	0	0	0	0	275
\$35,451 to \$56,720	835	0	0	0	0	0	20	855
\$56,721 to \$70,900	350	0	0	0	0	0	0	350
Above \$70,900	1,450	0	0	30	0	20	45	1,545
Total	3,060	0	0	30	0	20	110	3,220
Not Computed								
\$0 to \$21,270	40	0	0	0	0	0	0	40
\$21,271 to \$35,450	0	0	0	0	0	0	0	0
\$35,451 to \$56,720	0	0	0	0	0	0	0	0
\$56,721 to \$70,900	0	0	0	0	0	0	0	0
Above \$70,900	0	0	0	0	0	0	0	0
Total	40	0	0	0	0	0	0	40
Total								
\$0 to \$21,270	465	0	0	0	0	4	45	514
\$21,271 to \$35,450	335	0	0	0	0	0	0	335
\$35,451 to \$56,720	880	0	0	0	0	0	20	900
\$56,721 to \$70,900	360	0	0	0	0	0	0	360
Above \$70,900	1,465	0	0	30	0	20	45	1,560
Total	3,505	0	0	30	0	24	110	3,669

Housing problems are explored by type and income in Table II.10.61 and Table II.10.62. More than 405 households have a cost burden and 305 have a severe cost burden. Some 60 renter households are impacted by cost burdens, and 125 are impacted by severe cost burdens. On the other hand, some 345 owner-occupied households have cost burdens, and 180 have severe cost burdens. Overall there are 2,810 households without a housing problem.

Table II.10.61						
Percent of Housing Problems by Income and Tenure						
Johnson County						
2012–2016 HUD CHAS Data						
Housing Problem	\$0 to \$21,270	\$21,271 to \$35,450	\$35,451 to \$56,720	\$56,721 to \$70,900	Above \$70,900	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	16.7%	0%	100.0%	0%	0%	38.1%
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)	50.0%	75.0%	100.0%	100.0%	0%	59.0%
Housing cost burden greater than 30% of income (and none of the above problems)	73.7%	75.0%	85.7%	100.0%	100.0%	85.2%
Zero/negative income (and none of the above problems)	25.0%	0%	0%	0%	0%	25.0%
Has none of the 4 housing problems	60.0%	89.4%	43.0%	91.7%	85.0%	75.1%
Total	50.5%	85.1%	54.2%	93.1%	84.6%	73.3%
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	83.3%	0%	0%	0%	100.0%	61.9%
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)	50.0%	25.0%	0%	0%	0%	41.0%
Housing cost burden greater than 30% of income (and none of the above problems)	26.3%	25.0%	14.3%	0%	0%	14.8%
Zero/negative income (and none of the above problems)	75.0%	0%	0%	0%	0%	75.0%
Has none of the 4 housing problems	40.0%	10.6%	57.0%	8.3%	15.0%	24.9%
Total	49.5%	14.9%	45.8%	6.9%	15.4%	26.7%

Table II.10.62
Housing Problems by Income and Tenure

Johnson County
2012–2016 HUD CHAS Data

Housing Problem	\$0 to \$21,270	\$21,271 to \$35,450	\$35,451 to \$56,720	\$56,721 to \$70,900	Above \$70,900	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	10	0	30	0	0	40
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 that 50% of income (and none of the above problems)	110	45	15	10	0	180
Housing cost burden greater than 30% of income (and none of the above problems)	70	30	150	50	45	345
Zero/negative income (and none of the above problems)	10	0	0	0	0	10
Has none of the 4 housing problems	60	210	290	275	1,275	2,110
Total	260	285	485	335	1,320	2,685
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	50	0	0	0	15	65
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 that 50% of income (and none of the above problems)	110	15	0	0	0	125
Housing cost burden greater than 30% of income (and none of the above problems)	25	10	25	0	0	60
Zero/negative income (and none of the above problems)	30	0	0	0	0	30
Has none of the 4 housing problems	40	25	385	25	225	700
Total	255	50	410	25	240	980
Total						
Lacking complete plumbing or kitchen facilities	60	0	30	0	15	105
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 that 50% of income (and none of the above problems)	220	60	15	10	0	305
Housing cost burden greater than 30% of income (and none of the above problems)	95	40	175	50	45	405
Zero/negative income (and none of the above problems)	40	0	0	0	0	40
Has none of the 4 housing problems	100	235	675	300	1,500	2,810
Total	515	335	895	360	1,560	3,665

Cost Burdens

For owner occupied housing, elderly non-family households are more likely to be impacted by housing cost burdens, with 39.6 percent of these households having a cost burden or severe cost burden. For lower income owner households, elderly non-family households and large families are most likely to experience cost burdens. Some 71.4 percent of elderly non-family and 0 percent of large family households below 30 percent HAMFI face cost burdens or severe cost burdens. These data are shown in Table II.10.63

Table II.10.64 displays cost burden in renter-occupied households by family status and income. Renter households tend to be impacted at a higher rate by cost burdens than owner households. Some 54 renter occupied households faced cost burdens, compared to 343 owner occupied households. Of these, there are 25 renter households with incomes less than 30 percent HAMFI facing housing problems.

Table II.10.63
Owner-Occupied Households by Income and Family Status and Cost Burden

Johnson County
 2012–2016 HUD CHAS Data

Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
\$0 to \$21,270	4	0	0	50	15	69
\$21,271 to \$35,450	70	25	15	55	45	210
\$35,451 to \$56,720	150	20	45	70	35	320
\$56,721 to \$70,900	110	70	55	20	20	275
Above \$70,900	245	665	110	95	155	1,270
Total	579	780	225	290	270	2,144
Cost Burden						
\$0 to \$21,270	4	0	0	50	10	64
\$21,271 to \$35,450	0	25	0	0	4	29
\$35,451 to \$56,720	15	90	0	15	30	150
\$56,721 to \$70,900	15	0	0	40	0	55
Above \$70,900	30	15	0	0	0	45
Total	64	130	0	105	44	343
Severe Cost Burden						
\$0 to \$21,270	4	10	0	75	15	104
\$21,271 to \$35,450	10	15	20	0	0	45
\$35,451 to \$56,720	0	0	4	10	0	14
\$56,721 to \$70,900	10	0	0	0	0	10
Above \$70,900	0	0	0	0	0	0
Total	24	25	24	85	15	173
Cost Burden Not Computed						
\$0 to \$21,270	10	0	0	0	0	10
\$21,271 to \$35,450	0	0	0	0	0	0
\$35,451 to \$56,720	0	0	0	0	0	0
\$56,721 to \$70,900	0	0	0	0	0	0
Above \$70,900	0	0	0	0	0	0
Total	10	0	0	0	0	10
Total						
\$0 to \$21,270	22	10	0	175	40	247
\$21,271 to \$35,450	80	65	35	55	49	284
\$35,451 to \$56,720	165	110	49	95	65	484
\$56,721 to \$70,900	135	70	55	60	20	340
Above \$70,900	275	680	110	95	155	1,315
Total	677	935	249	480	329	2,670

Table II.10.64						
Renter-Occupied Households by Income and Family Status and Cost Burden						
Johnson County						
2012–2016 HUD CHAS Data						
Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
\$0 to \$21,270	0	0	0	45	10	55
\$21,271 to \$35,450	0	4	0	20	4	28
\$35,451 to \$56,720	0	245	25	15	100	385
\$56,721 to \$70,900	0	10	4	0	10	24
Above \$70,900	20	70	85	15	45	235
Total	20	329	114	95	169	727
Cost Burden						
\$0 to \$21,270	0	0	0	0	25	25
\$21,271 to \$35,450	10	0	0	0	0	10
\$35,451 to \$56,720	0	0	0	15	4	19
\$56,721 to \$70,900	0	0	0	0	0	0
Above \$70,900	0	0	0	0	0	0
Total	10	0	0	15	29	54
Severe Cost Burden						
\$0 to \$21,270	0	20	0	60	70	150
\$21,271 to \$35,450	0	0	0	0	15	15
\$35,451 to \$56,720	0	0	0	0	0	0
\$56,721 to \$70,900	0	0	0	0	0	0
Above \$70,900	0	0	0	0	0	0
Total	0	20	0	60	85	165
Cost Burden Not Computed						
\$0 to \$21,270	0	0	0	15	15	30
\$21,271 to \$35,450	0	0	0	0	0	0
\$35,451 to \$56,720	0	0	0	0	0	0
\$56,721 to \$70,900	0	0	0	0	0	0
Above \$70,900	0	0	0	0	0	0
Total	0	0	0	15	15	30
Total						
\$0 to \$21,270	0	20	0	120	120	260
\$21,271 to \$35,450	10	4	0	20	19	53
\$35,451 to \$56,720	0	245	25	30	104	404
\$56,721 to \$70,900	0	10	4	0	10	24
Above \$70,900	20	70	85	15	45	235
Total	30	349	114	185	298	976

In total, some 410 households face cost burdens, and 339 face severe cost burdens. This includes 350 owner households and 60 renter households with a cost burden, as seen in Table II.10.65.

Table II.10.65					
Households with Cost Burden by Tenure and Race					
Johnson County					
2012–2016 HUD CHAS Data					
Race	No Cost Burden	Cost Burden	Severe Cost Burden	Not Computed	Total
Owner-Occupied					
White	2,090	305	175	10	2,580
Black	0	0	0	0	0
Asian	0	0	0	0	0
American Indian	30	0	0	0	30
Pacific Islander	0	0	0	0	0
Other Race	20	0	4	0	24
Hispanic	15	45	0	0	60
Total	2,155	350	179	10	2,694
Renter-Occupied					
White	680	60	160	30	930
Black	0	0	0	0	0
Asian	0	0	0	0	0
American Indian	0	0	0	0	0
Pacific Islander	0	0	0	0	0
Other Race	0	0	0	0	0
Hispanic	50	0	0	0	50
Total	730	60	160	30	980
Total					
White	2,770	365	335	40	3,510
Black	0	0	0	0	0
Asian	0	0	0	0	0
American Indian	30	0	0	0	30
Pacific Islander	0	0	0	0	0
Other Race	20	0	4	0	24
Hispanic	65	45	0	0	110
Total	2,885	410	339	40	3,674

Lead-Based Paint Risks

Table II.10.66 shows the risk of lead-based paint for households with young children present. As seen therein, there are an estimated 220 households built between 1940 and 1979 with young children present, and 54 built prior to 1939.

Table II.10.66 Vintage of Households by Income and Presence of Young Children Johnson County 2012–2016 HUD CHAS Data			
Income	One or more children age 6 or younger	No children age 6 or younger	Total
Built 1939 or Earlier			
\$0 to \$21,270	0	140	140
\$21,271 to \$35,450	0	40	40
\$35,451 to \$56,720	50	54	104
\$56,721 to \$70,900	4	15	19
Above \$70,900	0	245	245
Total	54	494	548
Built 1940 to 1979			
\$0 to \$21,270	0	200	200
\$21,271 to \$35,450	20	145	165
\$35,451 to \$56,720	25	305	330
\$56,721 to \$70,900	65	90	155
Above \$70,900	110	500	610
Total	220	1,240	1,460
Built 1980 or Later			
\$0 to \$21,270	0	175	175
\$21,271 to \$35,450	0	130	130
\$35,451 to \$56,720	145	315	460
\$56,721 to \$70,900	0	190	190
Above \$70,900	120	580	700
Total	265	1,390	1,655
Total			
\$0 to \$21,270	0	515	515
\$21,271 to \$35,450	20	315	335
\$35,451 to \$56,720	220	674	894
\$56,721 to \$70,900	69	295	364
Above \$70,900	230	1,325	1,555
Total	539	3,124	3,663

Elderly Housing Needs

Table II.10.67 shows the rate of housing problems for elderly households. Some 205 elderly and 240 extra-elderly households have housing problems. Of these, some 65 elderly households with housing problems have incomes less than 30 percent HAMFI, and 150 extra-elderly households have incomes below 30 percent HAMFI.

Table II.10.67 Households with Housing Problems by Income and Elderly Status Johnson County 2012–2016 HUD CHAS Data				
Income	Elderly	Extra-Elderly	Non-Elderly	Total
With Housing Problems				
\$0 to \$21,270	65	150	165	380
\$21,271 to \$35,450	10	10	80	100
\$35,451 to \$56,720	55	40	124	219
\$56,721 to \$70,900	20	40	0	60
Above \$70,900	55	0	4	59
Total	205	240	373	818
Without Housing Problems				
\$0 to \$21,270	50	35	14	99
\$21,271 to \$35,450	75	94	69	238
\$35,451 to \$56,720	145	60	475	680
\$56,721 to \$70,900	140	20	140	300
Above \$70,900	315	79	1,100	1,494
Total	725	288	1,798	2,811
Not Computed				
\$0 to \$21,270	10	15	15	40
\$21,271 to \$35,450	0	0	0	0
\$35,451 to \$56,720	0	0	0	0
\$56,721 to \$70,900	0	0	0	0
Above \$70,900	0	0	0	0
Total	10	15	15	40
Total				
\$0 to \$21,270	125	200	194	519
\$21,271 to \$35,450	85	104	149	338
\$35,451 to \$56,720	200	100	599	899
\$56,721 to \$70,900	160	60	140	360
Above \$70,900	370	79	1,104	1,553
Total	940	543	2,186	3,669

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.10.68 compares the average sales prices between 2000 and 2018.

Table II.10.68 Average Sales Prices Johnson County vs. Wyoming DOR Data, 2000–2018						
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 FFEIC 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.10.69, of the 87 loans in 2018, 44 loans were for Home Purchases, 5.0 were for Home Improvement and 29 were for refinancing.

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
2018	44	5.0	29	87

Table II.10.70, shows the average loan value by loan type. In 2008, average home purchase loans was 192,404 dollars in 2012 and 215,227 dollars in 2018. Overall, average loans were 179,640 dollars in 2008 and 181,667 dollars in 2018.

Table II.10.70				
Owner-Occupied Single-Family Home Loans by Average Loan Amount				
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
2018	\$215,227	\$57,000	\$173,621	\$181,667

Table II.10.71, shows the total volume of owner-occupied single-family loans. In 2008, the average home purchase loans was 10,005,000 dollars in 2012 and 9,470,000 dollars in 2018. Overall, average loans were 42,395,000 dollars in 2008 and 15,805,000 dollars in 2018.

Table II.10.71				
Total Volume of Owner-Occupied Single-Family Loans				
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
2018	\$9,470,000	\$285,000	\$5,035,000	\$15,805,000

Survey of Rental Properties

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2019.²⁹ From November 2019 through January of 2020, a telephone survey was conducted with landlords and rental property managers throughout the Wyoming, a total of 20 surveys were completed by property managers in Johnson County. Of the 201 rental units surveyed 19 were vacant, indicating a vacancy rate of 9.5 percent. Table II.10.72 presents some basic statistics about the completed surveys. Diagram II.10.14 shows the historical vacancy rate from Johnson County and Wyoming over the period of June 2001 to December 2019.

Year	Sample	Total Units	Vacant Units	Vacancy Rate (%)
2004a	10	162	4	2.5
2004b	11	190	4	2.1
2005a	11	130	7	5.4
2005b	11	197	12	6.1
2006a	8	169	0	0
2006b	12	182	5	2.8
2007a	9	173	3	1.7
2007b	12	201	3	1.5
2008a	12	167	8	4.8
2008b	12	153	6	3.9
2009a	12	183	9	4.9
2009b	13	172	14	8.1
2010a	22	271	14	5.2
2010b	24	251	15	6.0
2011a	24	243	18	7.4
2011b	24	281	27	9.6
2012a	27	258	19	7.4
2012b	38	290	23	7.9
2013a	33	295	10	3.4
2013b	37	306	26	8.5
2014a	36	255	10	3.9
2014b	34	285	18	6.3
2015a	38	324	18	5.6
2015b	26	220	24	10.9
2016a	21	218	21	9.6
2016b	27	290	25	8.6
2017a	28	216	18	8.3
2017b	20	183	36	19.7
2018a	18	184	22	12.0
2018b	22	273	34	12.5
2019a	26	241	13	5.4
2019b	20	201	19	9.5

²⁹ 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.

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

Diagram II.10.14
Vacancy Rates by Year

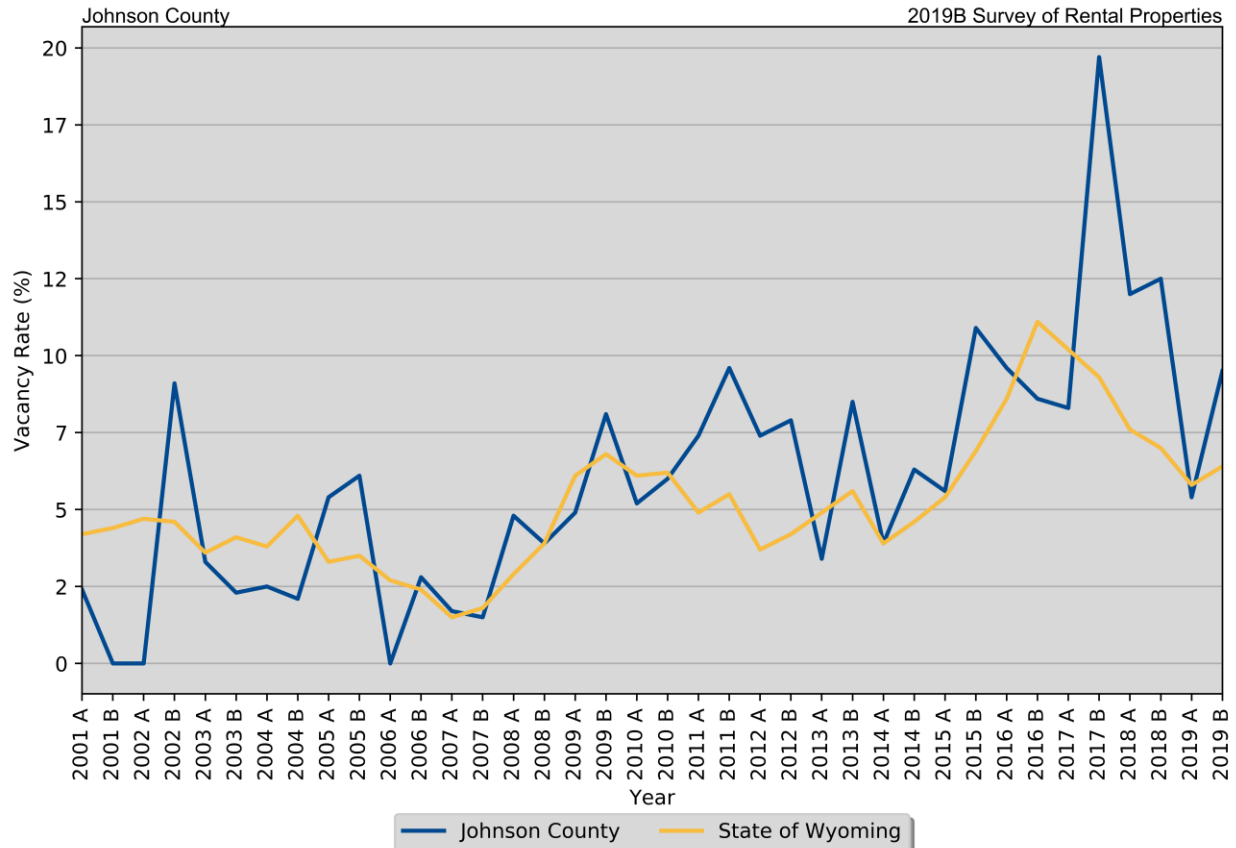


Diagram II.10.15 shows the average rent of single-family and apartment units in Johnson County. In 2019, rents for single-family units were \$967.9 and average rents for apartments were \$605.2.

Diagram II.10.15
Average Rent of Single Family and Apartment Units

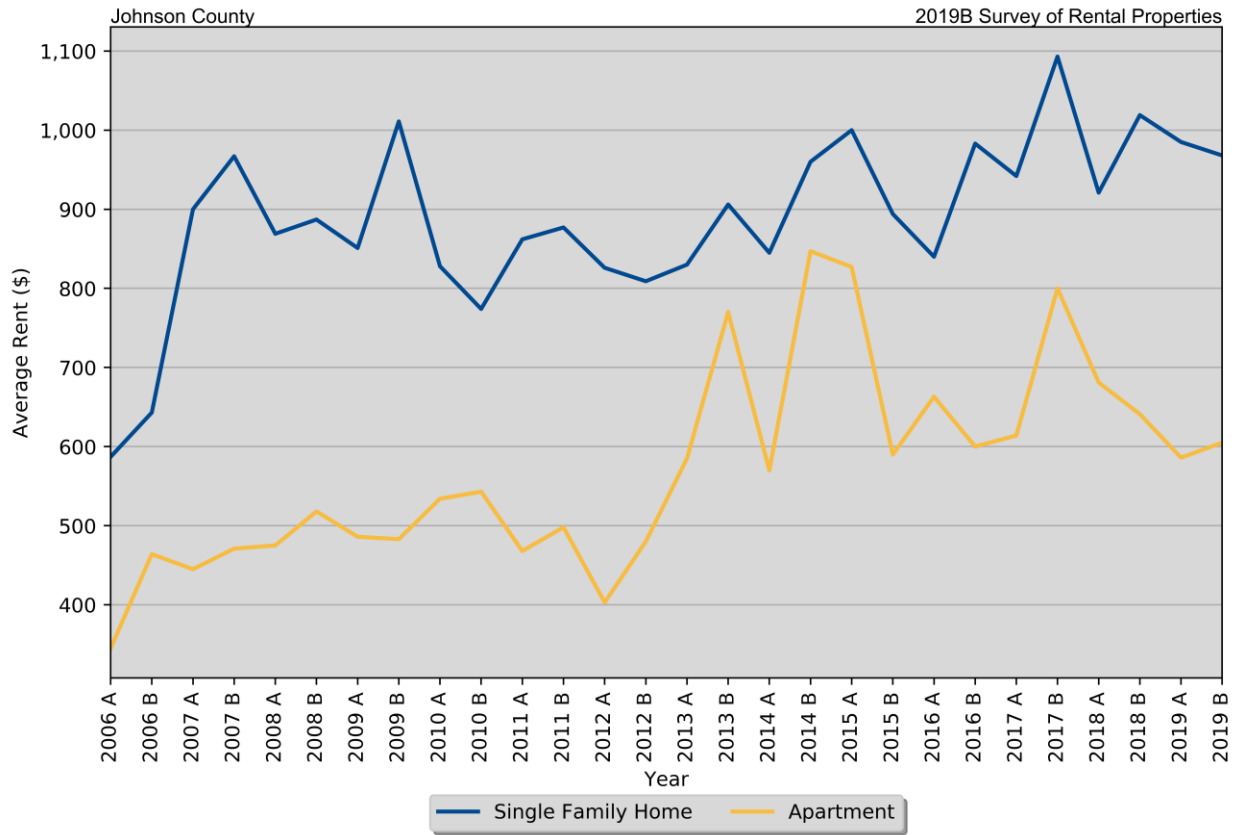


Table II.10.73, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 15 single family units in Johnson County, with 0 of them available. This translates into a vacancy rate of 0 percent in Johnson County, which compares to a single family vacancy rate of 3.9 percent for the State . There were 111 apartment units reported in the survey, with 12 of them available, which resulted in a vacancy rate of 10.8 percent. This compares to a statewide vacancy rate of 3.9 percent for apartment units across the state.

Table II.10.73			
Rental Vacancy Survey by Type			
Johnson County			
2019B Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	15	0	0%
Apartments	111	12	10.8%
Mobile Homes	12	1	8.3%
“Other” Units	10	1	10.0%
Don't Know	39	5	12.8%
Total	201	19	9.5%

Table II.10.74, reports units by bedroom size. As can be seen there were 45 two-bedroom apartment units and 5 three bedroom units. Overall, the 73 two-bedroom units accounted for 36.3 percent of all units, and the 27 three bedroom units accounted for 13.4 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 47 units listed as “Don’t Know”. Additional details for additional unit types are reported below.

Table II.10.74							
Rental Units by Number of Bedrooms							
Johnson County							
2019B 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	.	4
One	0	0	49	0	0	.	49
Two	9	14	45	5	0	.	73
Three	5	0	5	7	10	.	27
Four	1	0	0	0	0	.	1
Five	0	0	0	0	0	.	0
Don't Know	0	0	8	0	0	39	47
Total	15	14	111	12	10	39	201

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.10.75, Two bedroom apartments were the most available apartment units, with Studio bedroom units being the most available single family units.

Table II.10.75							
Available Rental Units by Number of Bedrooms							
Johnson County							
2019B 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	.	1
One	0	0	2	0	0		2
Two	0	0	9	1	0		10
Three	0	0	0	0	1		1
Four	0	0	0	0	0		0
Five	0	0	0	0	0		0
Don’t Know	0	0	0	0	0	5	5.0
Total	0	0	12	1	1	5	19

Table II.10.76, shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 13.7 percent and three bedroom units had a vacancy rate of 13.7 percent.

Table II.10.76 Vacancy Rates by Number of Bedrooms Johnson County 2019B 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%	4.1%	0%	0%		4.1
Two	0%	0%	20.0%	20.0%	0%		13.7
Three	0%	0%	0%	0%	10.0%		3.7
Four	0%	0%	0%	0%	0%		0
Five	0%	0%	0%	0%	0%		0
Don’t Know	0%	0%	0%	0%	0%	12.8%	10.6
Total	0%	0%	10.8%	8.3%	10.0%	12.8%	19

Table II.10.77 displays the vacancy rate of single family units by the number of bedrooms. Two-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0 percent.

Table II.10.77 Single Family Units by Bedroom Size Johnson County 2019B Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	0	0	0%
Two	9	0	0%
Three	5	0	0%
Four	1	0	0%
Don’t know	0	0	0%
Total	15	0	0%

Table II.10.78 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 4.1 percent.

Table II.10.78 Apartment Units by Bedroom Size Johnson County 2019B Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	4	1	25.0%
One	49	2	4.1%
Two	45	9	20.0%
Three	5	0	0%
Four	0	0	0%
Don’t know	8	0	0%
Total	111	12	10.8%

Average market-rate rents by unit type are shown in Table II.10.79. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table II.10.79						
Average Market Rate Rents by Bedroom Size						
Johnson County						
2019B Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$.	\$.	\$425	\$.	\$.	\$425
One	\$.	\$.	\$544	\$.	\$.	\$544
Two	\$1,067	\$1,300	\$578	\$700	\$.	\$836
Three	\$1,300	\$.	\$1,500	\$800	\$.	\$1,225
Four	\$1,000	\$.	\$.	\$.	\$.	\$1,000
Five	\$.	\$.	\$.	\$.	\$.	\$0
Total	\$967.9	\$1025.0	\$605.2	\$775.0	\$0	\$793.7

Table II.10.80, shows vacancy rates for single family units by average rental rates for Johnson County. The most common rent for single family units was between 1,000 and 1,250 dollars and the units in this price range had a vacancy rate of 0 percent.

Table II.10.80			
Single Family Market Rate Rents by Vacancy Status			
Johnson County			
2019B Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	1	0	0%
\$750 to \$1,000	12	0	0%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	2	0	0%
Missing	0	0	0%
Total	15	0	0%

The average rent and availability of apartment units is displayed in Table II.10.81. The most common rent for apartments was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 7.4 percent.

Table II.10.81 Apartment Market Rate Rents by Vacancy Status Johnson County 2019B Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	18	4	22.2%
\$500 to \$750	27	2	7.4%
\$750 to \$1,000	5	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	61	6	9.8%
Total	111	12	10.8%

Table II.10.82, 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.

Table II.10.82 Units Designed for Elderly Occupants Johnson County 2019B Survey of Rental Properties	
Elderly	Units
Elderly Units	30
Available Elderly Units	0
Elderly Vacancy Rate	0%

Table II.10.83, shows the number of estimated days an available unit is expected to be on the market. As can be seen 0 units, or 0 percent of available units are expected to be on the market for less than seven days. An additional 8 units, or 42.1 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 3 units, or 15.8 percent are expected to be on the market for 90 days.

Table II.10.83 Number of Estimated Days to Fill a Vacant Unit Johnson County 2019B Survey of Rental Properties		
Average Days	Number of Units	Percent of Total
Less than 7 days	0	0%
7 to 30 days	8	42.1%
31 to 60 days	2	10.5%
61 to 90 days	0	0%
More than 90 days	3	15.8%
Unknown	6	31.6%
Total	19	100.0%

Respondents were asked if utilities are included in the rent, responses are shown in Table II.10.84, 15 respondents, or 88.2 percent, included some sort of utility in the rent.

The type of utility included in the rent is shown in Table II.10.85. There were 66 respondents who included electricity, 69 respondents who included natural gas, 146 respondents who included water and sewer and 144 respondents included trash collection in the rent.

Table II.10.84 Are there any utilities included with the rent? Johnson County 2019B Survey of Rental Properties	
Period	Respondent
Yes	15
No	2
% Offering Utilities	88.2%

Table II.10.85 Which utilities are included with the rent? Johnson County 2019B Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	66
Natural Gas	69
Propane	0
Water/Sewer	146
Trash Collection	144
Cable Television	0
Other	24

Perceived Need for Housing Units

Table II.10.86, shows the number of survey respondents who keep a waiting list. As can be seen 1 respondents said they keep a waitlist, with an estimated 13 number of persons on the wait list.

Table II.10.86 Do you keep a waiting list? Johnson County 2019B Survey of Rental Properties	
Period	Respondent
Yes	1
No	15
Waitlist Size	13

Table II.10.87, 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 111 units were in good condition, or 55.2 percent and 16 units, or 8.0 percent, being in average condition. Details by unit type and condition are displayed.

Table II.10.87 Condition by Unit Type Johnson County 2019B Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	10	5.0%
Average	16	8.0%
Good	111	55.2%
Excellent	39	19.4%
Don't Know	0	0%
Total	201	100.0%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.10.88, 1 respondents said they would prefer more single family units, 2 respondents wanted more apartment units, and 1 respondents indicated they would prefer more units of any type.

Table II.10.88 If you had the opportunity to own/manage more units, how many would you prefer Johnson County 2019B Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	1
Duplex Units	0
Apartments	2
Mobile homes	1
Other	0
All types	1
Total	5

Table II.10.89, shows the most common answers from the 2019 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 6.0 respondents, with an average persons per household of 1.8 people. Of new residents to Johnson County, 66.7 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 their residence. The average mortgage payment in Johnson County was \$1700.00 and the average rent was \$550.00. When asked if they were satisfied with their current housing, 83.3 percent said they were satisfied with their current housing.

Table II.10.89	
Most Replied Response	
Johnson County	
HNA Survey: Calendar Year 2019	
Question	Most Replied Answer (%)
Demographics	
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 (66.7%)
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%)
Current Housing Characteristics	
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	\$1700.00
Average rental payment	\$550.00
Are you satisfied with your current housing	Satisfied with current housing (83.3%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Need more bedrooms (100.0%)
Are you seeking to change your housing situation	Seeking different housing (100.0%)
What type of unit are you seeking	Other (0.0%)
Type of tenure seeking	(%)
If own, do you plan on building or buying	Build a new unit (100.0%)
Expected buying price	(%)
Expected building price	(%)
Expected rental price	(%)

For residents who are unsatisfied with their current housing, 100.0 percent were unsatisfied because they need more bedrooms.. When asked what type of unit they were seeking, the most common response, 0.0 percent, indicated they were seeking some other unit not listed in the survey. When asked if they preferred to own or rent, percent wanted to buy and wanted to rent their next residence. Most residents wishing to buy a house anticipated spending if they were buying an existing unit, and if anticipated building a new unit. Of those respondents who wished to rent, the most common response, percent of respondents, anticipated spending .

2019 Household Forecast

The 2019 Housing Needs Forecast reports housing demand projections from 2018 to 2050, with 2018 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 2018 through 2050 and offer predictions of the demand for housing. However, only the strong growth scenario is report here. The moderate and very strong scenarios are reported in the WCDA housing forecast report.

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

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

This distribution is assumed to remain constant over the forecast horizon. Table II.10.90, shows the current CHAS housing problem estimates for the period of 2012-2016. Both the income distribution and the percentage share of households experiencing housing problems were derived from this data and assumed to remain constant throughout the forecast horizon. As can be seen there were a total of 558 owner occupied and 244 renter occupied households experiencing a housing problem.

Table II.10.90			
Households with Housing Problems by Income			
Johnson County			
2012-2016 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	190	185	375
30.1-50% HAMFI	75	25	100
50.1-80% HAMFI	195	19	214
80.1-95% HAMFI	60	0	60
95 – 115% HAMFI	30	0	30
115.1% HAMFI or more	8	15.0	23
Total	558	244	802
Without Housing Problems			
30% HAMFI or less	60	45	105
30.1-50% HAMFI	215	24	239
50.1-80% HAMFI	290	385	675
80.1-95% HAMFI	240	25	265
95 – 115% HAMFI	150	30	180
115.1% HAMFI or more	1,160	195	1,355
Total	2,115	704	2,819
Not Computed			
30% HAMFI or less	10.0	30.0	40
30.1-50% HAMFI	0	0	0
50.1-80% HAMFI	0	0	0
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
Total	10.0	30.0	40
Total			
30% HAMFI or less	260	260	520
30.1-50% HAMFI	290	49	339
50.1-80% HAMFI	485	404	889
80.1-95% HAMFI	300	25	325
95 – 115% HAMFI	180	30	210
115.1% HAMFI or more	1,168	210	1,378
Total	2,683	978	3,661

Table II.10.91, shows the total estimated housing by tenure for Johnson County. As can be seen, in 2030 there are estimated to be a total of 2,933 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.

Table II.10.92, 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.

As can be seen in 2030 an estimated additional 285 owner-occupied and 103 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 898 households, of which 128 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 218 household's above current 2018 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Year	Owner	Renter	Total
2018	2,648	1,059	3,707
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.10.92
Incremental Housing Demand Forecast
 Johnson County
 Strong Growth Scenario

Income (% of MFI)	2018	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	5.0	16.0	28	38	47	56	64
30.1- 50%	0	5.0	18	31	42	53	62	71
50.1- 80%	0	9.0	31	52	71	88	104	119
80.1- 95%	0	5.0	19.0	32	44	55	64	73
95.1- 115%	0	3.0	11	19	26	33	39	44
115+%	0	21	74	124	171	212	250	286
Total	0	49	169	285	392	488	575	657
Renter								
0-30%	0	5.0	16	27	38	48	56	64
30.1- 50%	0	1.0	3	5	7	9	11	12
50.1- 80%	0	7.0	25	43	59	74	87	100
80.1- 95%	0	0	2.0	3.0	4	5	5	6
95.1- 115%	0	1.0	2.0	3.0	4	5	6	7
115+%	0	4.0	13	22	31	38	45	52
Total	0	18	61	103	143	179	211	241
Total								
0-30%	0	10.0	33	55	76	95	112	128
30.1- 50%	0	6.0	21	36	50	62	73	83
50.1- 80%	0	16.0	56	94	130	162	191	218
80.1- 95%	0	6.0	20	35	47	59	70	80
95.1- 115%	0	4.0	13	22	31	38	45	51
115+%	0	25	87	146	201	251	296	338
Total	0	67	230	388	535	667	786	898

Table II.10.93 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 815 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 1,208 owner and 505 renter occupied households for a total of 1,713 quality households.

Table II.10.93
Incremental Total Housing Need Forecast
 Johnson County
 Strong Growth Scenario

Income (% of MFI)	2018	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	188	192	204	215	226	235	243	251
30.1-50%	74	79	92	105	116	127	136	145
50.1-80%	192	201	223	244	263	281	296	311
80.1-95%	59	65	78	91	103	114	124	133
95.1-115%	30	33	41	49	56	62	68	74
115+%	8	29	81	132	179	220	258	294
Total	551	600	720	836	943	1,039	1,126	1,208
Renter								
0-30%	200	205	217	228	238	248	256	264
30.1-50%	27	28	30	32	34	36	38	39
50.1-80%	21	28	46	63	80	95	108	120
80.1-95%	0	0	2	3	4	5	5	6
95.1-115%	0	1.0	2.0	3	4	5	6	7
115+%	16.0	20.0	29	38	47	55	62	68
Total	264	282	325	367	407	443	475	505
Total								
0-30%	388	397	420	443	464	483	500	516
30.1-50%	101	107	122	137	151	163	174	184
50.1-80%	213	229	269	307	343	375	404	431
80.1-95%	59	65	80	94	107	118	129	139
95.1-115%	30	33	43	52	60	68	75	81
115+%	24	49	111	170	225	275	320	362
Total	815	882	1,045	1,203	1,350	1,482	1,601	1,713