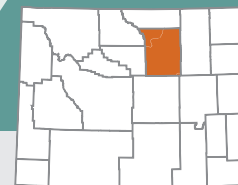




2018



# JOHNSON COUNTY HOUSING REPORT



**Johnson County's housing report** is a tool to help the community understand its current housing picture.

Johnson County has a mix of housing and ranks 1st in the state for the number of assisted living beds. Homeowners are more cost-burdened than the state average, yet renters are less cost-burdened.

A lack of the right type of housing for the people who live in an area can lead to issues of affordability, quality and suitable space for family size. The chart below is an estimate of demand resulting from these issues.



**Area Median Income (AMI) is the middle income in an area. Half of the households in the area make more than the AMI and half make less.**

- Most federal housing assistance is available to people who are at 50% or lower of AMI, or half the average income.
- Some assistance is available at 80% of AMI or lower.
- Generally, those families who earn over 120% of AMI have enough disposable income to have housing choices both in quality and cost.
- The missing middle are those families who earn 80-120% of AMI - this is generally referred to as "workforce" housing, keeping in mind that many families who are below 80% of AMI work several jobs to be able to afford housing and work in industries that are vital to our communities, such as accommodations, food service and retail.

**RENTER RATE**<sup>[1]</sup>  
**26.7%**

Johnson County has the 10th highest percentage of renters in Wyoming.

**POVERTY RATE**<sup>[2]</sup>  
**8.8%**

Wyoming 11.1%

Johnson County has the 18th highest poverty rate in Wyoming.

**HOUSEHOLD INCOME**<sup>[2]</sup>  
**\$4,550/MO.**

Wyoming Average: \$4,930

Johnson County has the 13th highest household income in Wyoming.

**UNEMPLOYMENT**<sup>[3]</sup>  
**4.1%**

Wyoming unemployment rate: 4.2%

**Want to know more?**

Check out the full report at [wyomingcda.com/demographics](http://wyomingcda.com/demographics)

## HOUSING DEMAND<sup>[4]</sup>

Affordable housing is spending 30% or less on mortgage or rent.

Percent of Median Family Income	Affordable Monthly Rental or Mortgage Payment*	Shortage Rental Units Needed**	Affordable Housing Purchase Price*	Shortage Units for Purchase
0% - 30%	\$0-\$500	183	\$0-\$77,419	234
31% - 50%	\$500-\$834	25	\$77,419-\$129,135	53
51% - 80%	\$834-\$1,334	10	\$129,135-\$206,555	119
81% - 95%	\$1,334-\$1,584	41	\$206,555-\$245,265	48
96% - 115%	\$1,584-\$1,918	—	\$245,265-\$296,981	86
115%	\$1,918	15	\$296,981	38

\*Estimations by the Wyoming Business Council

\*\* No figures indicates no data available.

[1] US Census Bureau, American Community Survey; [2] US Census Bureau, Quick Facts; [3] Department of Employment, Labor Market Statistics; [4] 2018 WCDA Housing Needs Forecast



**574**

NET COMMUTER OUTFLOW

## Commuting <sup>[6]</sup>

Outflow indicates a possible lack of jobs that fit the skillsets and needs of commuters.

### Commuting Out

to Sheridan Cty., WY	436
to Campbell Cty., WY	330
to Natrona Cty., WY	189
to Musselshell Cty., MT	54
to McKenzie Cty., ND	39

### Commuting In

from Sheridan Cty., WY	336
from Converse Cty., WY	63
from Campbell Cty., WY	31
from Natrona Cty., WY	29
from Weld Cty., CO	25

## TOP 5 EMPLOYERS <sup>[5]</sup>



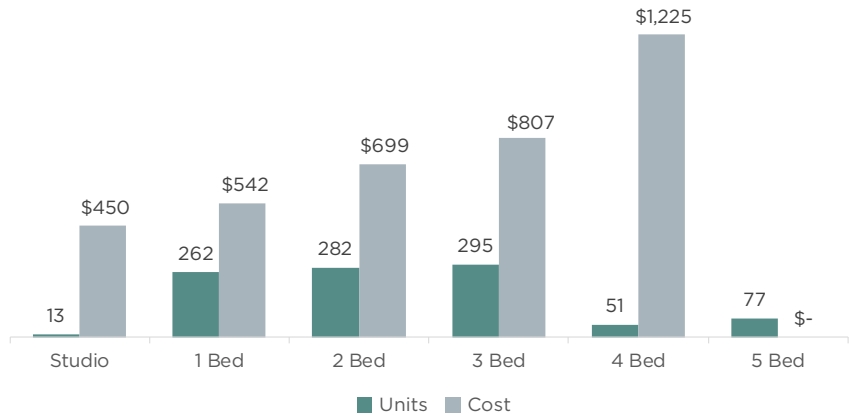
**LEISURE & HOSPITALITY**

**528**  
EMPLOYEES

**\$1,338**  
MONTHLY WAGE

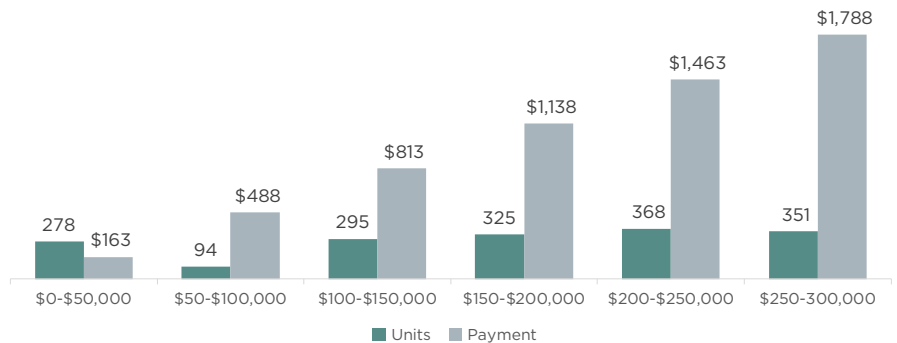
	EMPLOYEES	MONTHLY WAGE
1. LEISURE & HOSPITALITY	528	\$1,338
2. PUBLIC ADMINISTRATION	475	\$3,736
3. HEALTH CARE & SOCIAL ASSISTANCE	396	\$3,458
4. RETAIL TRADE	351	\$1,866
5. EDUCATIONAL SERVICES	296	\$3,522

## HOW AFFORDABLE IS RENTAL HOUSING? <sup>[7]</sup>



\*No cost figure represents unavailable data.

## HOW AFFORDABLE IS IT TO OWN YOUR OWN HOME? <sup>[8]</sup>



# Housing Stock



JOHNSON COUNTY  
**AVERAGE HOUSING AGE** <sup>[9]</sup>  
**42**

WYOMING  
**AVERAGE HOUSING AGE** <sup>[9]</sup>  
**42**

**55%** of housing in Johnson County was built before 1980  
*Pre-1980 housing may not meet current construction standards.*

**Johnson County ranks 12th in the state for age of housing stock.** Older housing stock sometimes brings with it maintenance and aesthetic challenges.

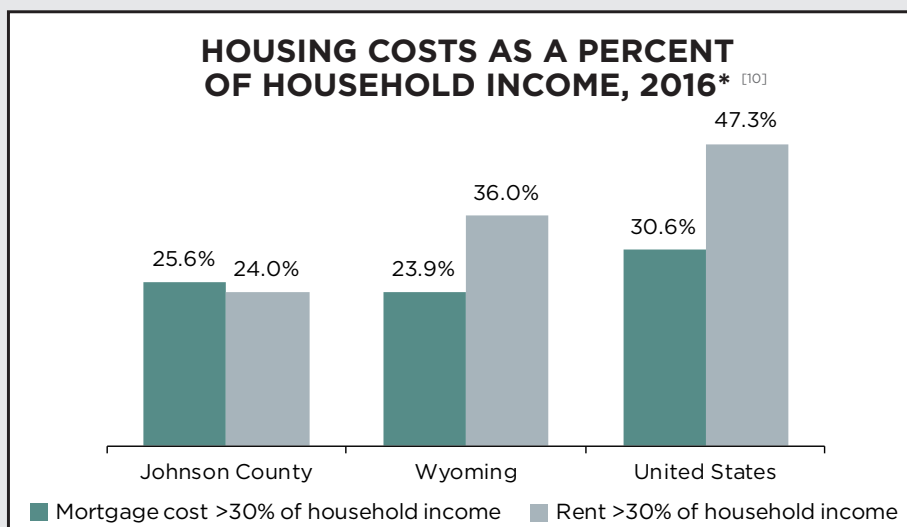
How does Johnson County's housing mix compare to other counties? <sup>[9]</sup>		
Unit Type	Number of Units	Percent of Mix
Single Family	2,844	77.5%, (9)
Duplex	85	2.3%, (5)
Tri or Four Plex	54	1.5%, (18)
Apartment	210	5.7%, (11)
Trailer/Other	475	12.9%, (10)

Age of housing** <sup>[9]</sup>		
Year Built	Value*	Percent of Mix
<1939	218,200	15.0%
1940-49	—	4.0%
1950-59	184,100	8.1%
1960-69	258,700	7.6%
1970-79	185,400	20.3%
1980-89	201,100	9.6%
1990-99	334,400	16.2%
2000-09	302,500	17.2%
2010-Present	333,300	2.2%

*\*\*No figure represents unavailable data.*

# Careers and Cost Burden

**Johnson County is No. 6 in the state** for people spending more than half their income on housing (11%) and 17th for those spending 31-50% of income on housing (12%). Johnson County ranks 12th in the state for access to affordable housing.



*\* ACS five-year estimates used. 2016 represents average characteristics from 2012-2016; 2010 represents 2006-2010.*

How much can households afford? <sup>[11]</sup>	
Max Monthly Payment	Number of Households
\$0-313	510
\$314-563	200
\$564-813	386
\$814-1,063	377
\$1,064-1,375	563
\$1,376-2,188	931
\$2,189-3,438	375
\$3,439-5,000	326

[9] 2018 WCDA Housing Needs Forecast; [10] Head Water Economics, Populations at Risk 2015; [11] datausa.io, Housing & Living Data

# Community Demographics

How much monthly income does a family need to

## LIVE WITHOUT ASSISTANCE?<sup>[12]</sup>



ONE ADULT  
**\$1,605**



TWO ADULTS,  
1 CHILD  
**\$3,562**



Calculate your situation at  
[wywf.org/self-sufficiency-calculator](http://wywf.org/self-sufficiency-calculator)



## 30%

### OF CHILDREN ARE IN SINGLE-PARENT FAMILIES<sup>[13]</sup>

Johnson County has the 5th highest amount of children in single-parent families.

## VULNERABLE POPULATIONS

SUPPLEMENTAL SECURITY INCOME (DISABILITY)<sup>[14]</sup>

### 2.2%

CASH PUBLIC ASSISTANCE INCOME<sup>[14]</sup>

### 3.9%

FOOD STAMP/SNAP<sup>[14]</sup>

### 4%



POPULATION OVER 65<sup>[15]</sup>  
**1,983**

23.4% of Johnson County's population is over 65.

LOW INCOME TAX CREDIT UNITS<sup>[14]</sup>

### 30

Johnson County has the 15th most units per capita.

ASSISTED LIVING BEDS<sup>[16]</sup>

### 158

Johnson County has the 1st most assisted living beds per capita.

NURSING HOME BEDS<sup>[16]</sup>

### 44

Johnson County has the 13th most nursing home beds per capita.