

**VOLUME III:
JOHNSTON**

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Johnston

DEMOGRAPHICS

Population Estimates

Table III.5.1, at right shows the population for Johnston. As can be seen, the population in Johnston increased from 17,278 persons in 2010 to 21,114 person in 2016, or by 22.2 percent.

Several pieces of data presented in the profile are only available at the county level. A sub-set of the county level data are presented here to give a more complete view of Johnston. Although a city may span several counties, for the county level data pieces, Polk County was selected. For a more in-depth county level view, please refer to Polk County in Volume II of this profile.

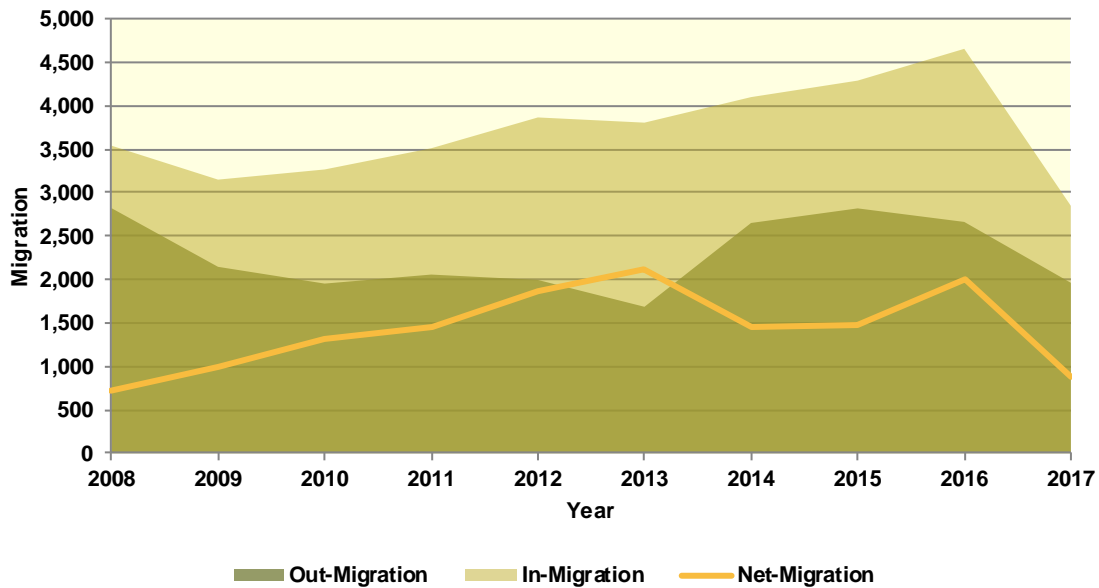
Polk County Population Migration Trends

The Iowa Department of Transportation (IOWADOT) collects data on drivers who move to Iowa and exchange licenses from other states as well as those surrendering Iowa driver's licenses when relocating to a different state. The IOWADOT 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 indicate the general direction of population movement.

Diagram III.5.1, shows in and out- migration as a shaded area, with net migration depicted as a line graph. As can be seen the maximum net migration occurred in 2013 with 2,120 people entering and the migration lowest net migration occurred in 2008 with 719 entering Johnston.

Year	Population	Percent Yearly Change
2000	8,649	.
2001	9,926	14.8%
2002	10,721	8%
2003	11,501	7.3%
2004	12,277	6.7%
2005	13,144	7.1%
2006	14,019	6.7%
2007	14,898	6.3%
2008	15,763	5.8%
2009	16,624	5.5%
2010	17,278	3.9%
2011	17,754	2.8%
2012	18,190	2.5%
2013	19,021	4.6%
2014	19,457	2.3%
2015	19,687	1.2%
2016	21,114	7.2%

Diagram III.5.1
Net In-migration by Gender
 Polk County
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table III.5.2, shows in- and out-migration by gender. In the most recent first half 2017 data, 45 percent of net-migrants, or 399 persons were male, with the remaining 55 percent, or 487 persons were female.

Table III.5.2, shows net-migration for Polk County by age range. The largest age cohort in the most recent 2017 net migration data was those in the age range of 26 to 35, with 402 persons entering Polk County. Those in the age range of 14 to 17 had the lowest levels of net migration, with 9 persons leaving Polk County.

Table III.5.2
New-Migration by Age Range
 Polk County
 Iowa DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
Net										
14-17	1	1	1	3	-6	11	11	0	-10	-9
18-22	99	132	172	160	176	214	163	146	190	83
23-25	62	141	175	256	239	381	221	191	353	136
26-35	349	328	400	494	678	819	601	552	658	402
36-45	118	223	277	290	311	317	257	313	365	154
46-55	103	99	179	126	238	209	92	188	226	48
56-65	-14	26	51	48	161	85	55	36	136	30
66 +	1	54	59	77	74	84	49	45	75	42
Total	719	1,004	1,314	1,454	1,871	2,120	1,449	1,471	1,993	886

Census Demographic Data

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

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

Population Estimates

Table III.5.3, shows population by age for the 2000 and 2010 Census. The population changed by 99.8 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 81.7 percent to a total of 1,712 persons in 2010. Those aged 25 to 34 changed by 87.1 percent, and those aged under 5 changed by 102.5 percent.

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	612	7.1%	1,239	7.2%	102.5%
5 to 19	2,115	24.5%	4,255	24.6%	101.2%
20 to 24	293	3.4%	672	3.9%	129.4%
25 to 34	1,081	12.5%	2,023	11.7%	87.1%
35 to 54	3,002	34.7%	5,604	32.4%	86.7%
55 to 64	604	7%	1,773	10.3%	193.5%
65 or Older	942	10.9%	1,712	9.9%	81.7%
Total	8,649	100.0%	17,278	100.0%	99.8%

The elderly population is further explored in Table III.5.4. Those aged 65 to 66 changed by 152.7 percent between 2000 and 2010, resulting in a population of 230 persons. Those aged 85 or older changed by 65.6 percent during the same time period, and resulted in 308 persons over age 85 in 2010.

Table III.5.4					
Elderly Population by Age					
Johnston					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	91	9.7%	230	13.4%	152.7%
67 to 69	125	13.3%	297	17.3%	137.6%
70 to 74	222	23.6%	358	20.9%	61.3%
75 to 79	181	19.2%	272	15.9%	50.3%
80 to 84	137	14.5%	247	14.4%	80.3%
85 or Older	186	19.7%	308	18%	65.6%
Total	942	100.0%	1,712	100.0%	81.7%

Population by race and ethnicity is shown in Table III.5.5. The white population changed by 89 percent between 2000 and 2010, and resulted in representing 91 percent of the population in 2010. The black population changed by 652 percent, represented 2.2 percent of the population in 2010. The American Indian and Asian populations represented 0.1 and 4.6 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 165.2 percent between 2000 and 2010, compared to the 98.8 percent growth rate for non-Hispanics.

Table III.5.5					
Population by Race and Ethnicity					
Johnston					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	8,320	96.2%	15,727	91%	89%
Black	50	0.6%	376	2.2%	652%
American Indian	9	0.1%	13	0.1%	44.4%
Asian	173	2%	800	4.6%	362.4%
Native Hawaiian/ Pacific Islander	0	0%	3	0%	
Other	42	0.5%	96	0.6%	128.6%
Two or More Races	55	0.6%	263	1.5%	378.2%
Total	8,649	100.0%	17,278	100.0%	99.8%
Hispanic	132	1.5%	350	2%	165.2%
Non-Hispanic	8,517	98.5%	16,928	98%	98.8%

Population by race and ethnicity through 2016 is shown in Table III.5.6. The white population represented 92.2 percent of the population in 2016, compared with black households accounting for 2.1 percent of the population. Hispanic households represented 2.2 percent of the population in 2016.

Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	15,727	91%	17,976	92.2%
Black	376	2.2%	403	2.1%
American Indian	13	0.1%	14	0.1%
Asian	800	4.6%	760	3.9%
Native Hawaiian/ Pacific Islander	3	0%	52	0.3%
Other	96	0.6%	19	0.1%
Two or More Races	263	1.5%	267	1.4%
Total	17,278	100.0%	19,491	100.0%
Non-Hispanic	16,928	98%	19,068	97.8%
Hispanic	350	2%	423	2.2%

The population by race is broken down further by ethnicity in Table III.5.7. While the white non-Hispanic population changed by 87.8 percent between 2000 and 2010, the white Hispanic population changed by 224.3 percent. The black non-Hispanic population changed by 640 percent.

Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	8,246	96.8%	15,487	91.5%	87.8%
Black	50	0.6%	370	2.2%	640%
American Indian	9	0.1%	7	0%	-22.2%
Asian	171	2%	800	4.7%	367.8%
Native Hawaiian/ Pacific Islander	0	0%	1	0%	
Other	5	0.1%	31	0.2%	520%
Two or More Races	36	0.4%	232	1.4%	544.4%
Total Non-Hispanic	8,517	100.0%	16,928	100.0%	98.8%
Hispanic					
White	74	56.1%	240	68.6%	224.3%
Black	0	0%	6	1.7%	
American Indian	0	0%	6	1.7%	
Asian	2	1.5%	0	0%	-100%
Native Hawaiian/ Pacific Islander	0	0%	2	0.6%	
Other	37	28%	65	18.6%	75.7%
Two or More Races	19	14.4%	31	8.9%	63.2%
Total Hispanic	132	100.0%	350	100.0%	165.2 %
Total Population	8,649	100.0%	17,278	100.0%	99.8%

The change in race and ethnicity between 2010 and 2016 is shown in Table III.5.8. During this time, the total non-Hispanic population was 19,068 persons in 2016. The Hispanic population was 423.

Table III.5.8				
Population by Race and Ethnicity				
Johnston				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	15,487	91.5%	17,695	92.8%
Black	370	2.2%	339	1.8%
American Indian	7	0%	7	0%
Asian	800	4.7%	760	4%
Native Hawaiian/ Pacific Islander	1	0%	52	0.3%
Other	31	0.2%	9	0%
Two or More Races	232	1.4%	206	1.1%
Total Non-Hispanic	16,928	100.0%	19,068	100.0%
Hispanic				
White	240	68.6%	281	66.4%
Black	6	1.7%	64	15.1%
American Indian	6	1.7%	7	1.7%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	2	0.6%	0	0%
Other	65	18.6%	10	2.4%
Two or More Races	31	8.9%	61	14.4%
Total Hispanic	350	100.0	423	100.0%
Total Population	17,278	100.0%	19,491	100.0%

Households by type and tenure are shown in Table III.5.9. Family households represented 71.8 percent of households, while non-family households accounted for 28.2 percent. These changed from 74.1 and 25.9 percent, respectively.

Table III.5.9				
Household Type by Tenure				
Johnston				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	4,720	74.1%	5,537	71.8%
Married-Couple Family	4,103	86.9%	4,499	81.3%
Owner-Occupied	3,741	91.2%	4,055	90.1%
Renter-Occupied	362	8.8%	444	9.9%
Other Family	617	13.1%	1,038	11.1%
Male Householder, No Spouse Present	185	30%	221	17.8%
Owner-Occupied	132	71.4%	185	83.7%
Renter-Occupied	53	28.6%	36	16.3%
Female Householder, No Spouse Present	432	70%	817	41.6%
Owner-Occupied	216	50%	499	61.1%
Renter-Occupied	216	50%	318	38.9%
Non-Family Households	1,649	25.9%	2,176	28.2%
Owner-Occupied	864	52.4%	1,146	52.7%
Renter-Occupied	785	47.6%	1,030	47.3%
Total	6,369	100.0%	7,713	100.0%

The group quarters population was 246 in 2010, compared to 269 in 2000. Institutionalized populations experienced a 12.3 percent change between 2000 and 2010. Non-institutionalized populations experienced a -100 percent change during this same time period.

Table III.5.10					
Group Quarters Population					
Johnston					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	0	0%	0	0%	0%
Juvenile Facilities	.	.	57	23.2%	.
Nursing Homes	151	68.9%	189	76.8%	25.2%
Other Institutions	68	31.1%	0	0%	-100%
Total	219	100.0%	246	100.0%	12.3 %
Noninstitutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	50	100%	0	0%	-100%
Total	50	100.0%	0	100.0%	-100%
Group Quarters Population	269	100.0%	246	100.0%	-8.6%

The number of foreign born persons are shown in Table III.5.11. An estimated 3.5 percent of the population was born in Bosnia and Herzegovina, some 1.2 percent were born in India, and another 1 percent were born in China excluding Hong Kong and Taiwan.

Table III.5.11			
Place of Birth for the Foreign-Born Population			
Johnston			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Bosnia and Herzegovina	674	3.5%
#2 country of origin	India	226	1.2%
#3 country of origin	China excluding Hong Kong and Taiwan	197	1%
#4 country of origin	Germany	125	0.6%
#5 country of origin	Kenya	94	0.5%
#6 country of origin	Korea	76	0.4%
#7 country of origin	Mexico	69	0.4%
#8 country of origin	Ukraine	50	0.3%
#9 country of origin	Brazil	26	0.1%
#10 country of origin	Japan	23	0.1%

Limited English Proficiency and the language spoken at home are shown in Table III.5.12. An estimated 1.6 percent of the population speaks Russian, Polish, or other Slavic languages at home, followed by 0.6 percent speaking Chinese.

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Russian, Polish, or other Slavic languages	298	1.6%
#2 LEP Language	Chinese	120	0.6%
#3 LEP Language	Other Indo-European languages	48	0.3%
#4 LEP Language	Spanish	44	0.2%
#5 LEP Language	Other Asian and Pacific Island languages	22	0.1%
#6 LEP Language	Korean	6	0%
#7 LEP Language	Arabic	0	0%
#8 LEP Language	French, Haitian, or Cajun	0	0%
#9 LEP Language	German or other West Germanic languages	0	0%
#10 LEP Language	Other and unspecified languages	0	0%

Disability

The disability rate from the 2000 Census is shown in Table III.5.13. Some 13.4 percent of the population was disabled in 2000, or a total of 1,057 persons. The disability rate was highest for those over 65, with 40.7 percent disabled.

Age	Total	
	Disabled Population	Disability Rate
5 to 15	119	7.8%
16 to 64	604	10.8%
65 and older	334	40.7%
Total	1,057	13.4%

Table III.5.14, shows disability by type in 2000. There were 387 physical disabilities in 2000, some 380 employment disabilities, and 222 go-outside-home disabilities.

Disability Type	Population
Sensory disability	312
Physical disability	387
Mental disability	274
Self-care disability	161
Employment disability	380
Go-outside-home disability	222
Total	1,736

Disability by age, as estimated by the 2016 ACS, is shown in Table III.5.15. The disability rate for females was 7.2 percent, compared to 7.8 percent for males. The disability rate changed precipitously higher with age, with 32.3 percent of those over 75 experiencing a disability.

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	37	1.7%	68	3.3%	105	2.5%
18 to 34	37	2.9%	158	8.7%	195	6.3%
35 to 64	415	9.7%	214	4.7%	629	7.2%
65 to 74	156	25.3%	85	12.3%	241	18.4%
75 or Older	70	22.7%	200	38%	270	32.3%
Total	715	7.8%	725	7.2%	1,440	7.5%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.5.16. Some 4.6 percent have an ambulatory disability, 3.3 have an independent living disability, and 1.6 percent have a self-care disability.

Disability Type	Population with Disability	Percent with Disability
Hearing disability	300	1.6%
Vision disability	229	1.2%
Cognitive disability	498	2.7%
Ambulatory disability	837	4.6%
Self-Care disability	291	1.6%
Independent living disability	457	3.3%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.5.17. In 2016, some 10,798 persons were employed and 429 were unemployed. This totaled a labor force of 11,227 persons. The unemployment rate for Johnston was estimated to be 3.8 percent in 2016.

Employment Status	2016 Five-Year ACS
Employed	10,798
Unemployed	429
Labor Force	11,227
Unemployment Rate	3.8%

In 2016, 96.4 percent of households in Johnston had a high school education or greater.



Table III.5.18	
High School or Greater Education	
Johnston	
2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	7,434
Total Households	7,713
Percent High School or Above	96.4%

As seen in Table III.5.19, some 16.7 percent of the population had a high school diploma or equivalent, another 24.3 percent have some college, 35.2 percent have a Bachelor's Degree, and 19.7 percent of the population had a graduate or professional degree.

Table III.5.19		
Educational Attainment		
Johnston		
2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	594	4.2%
High School or Equivalent	2,369	16.7%
Some College or Associates Degree	3,454	24.3%
Bachelor's Degree	5,007	35.2%
Graduate or Professional Degree	2,796	19.7%
Total Population Above 18 years	14,220	100.0%

ECONOMICS

Earnings: Polk County

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. Diagram III.5.2, shows real average earnings per job for Polk County from 1990 to 2016. Over this period the average earning per job for Polk County was \$52,525, which was higher than the statewide average of \$43,526 over the same period.

Diagram III.5.2
Real Average Earnings Per Job
 Polk County
 BEA Data 1990 - 2016

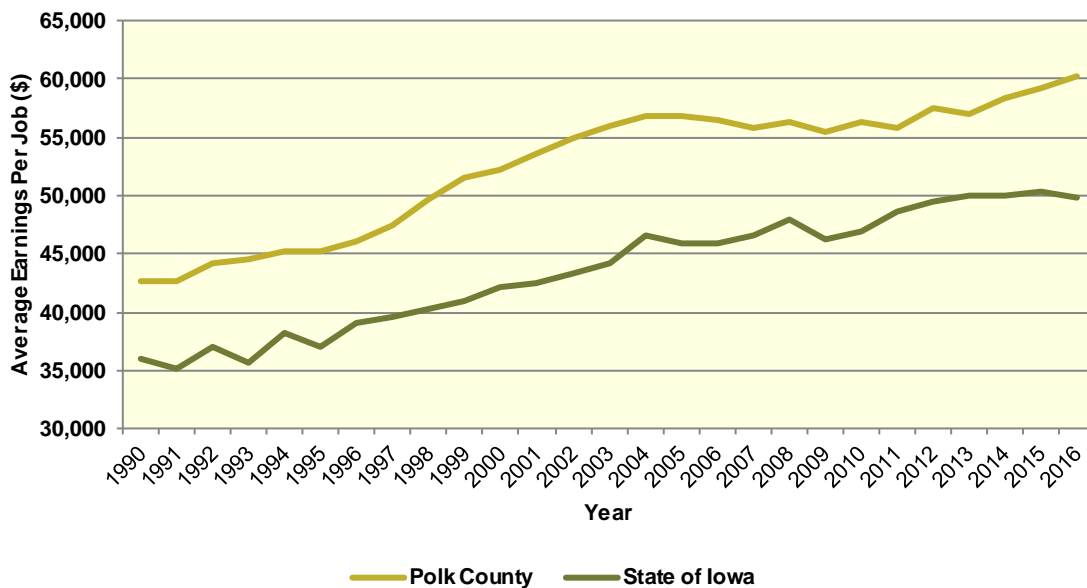
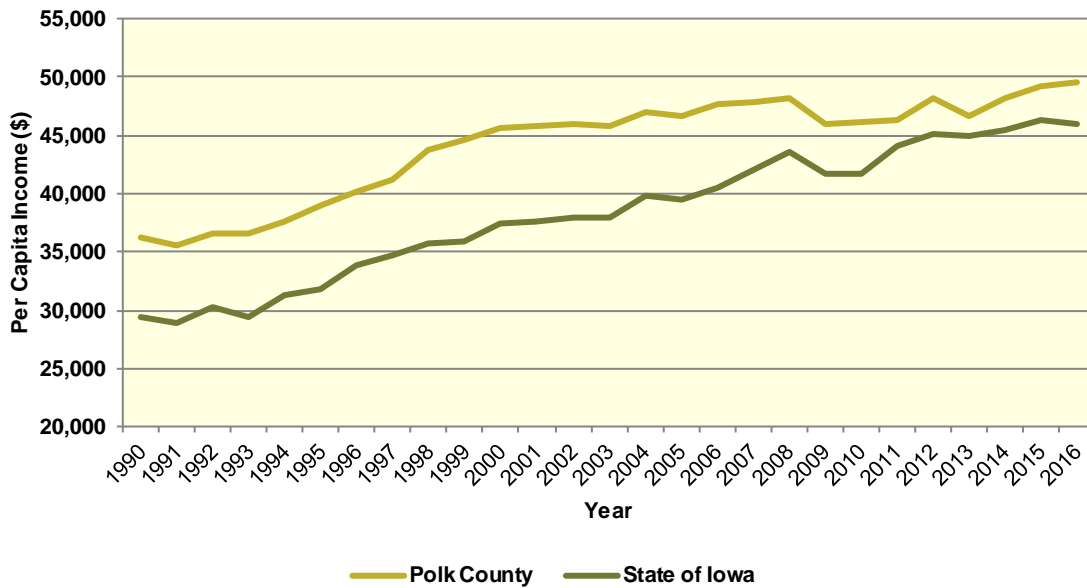


Diagram III.5.3, shows real per capita income for the Polk County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Polk County was \$44,155, which was higher than the statewide average of \$38,254 over the same period.

Diagram III.5.3
Real Per Capita Income
 Polk County
 BEA Data 1990 - 2016



Iowa Department of Revenue: Polk County

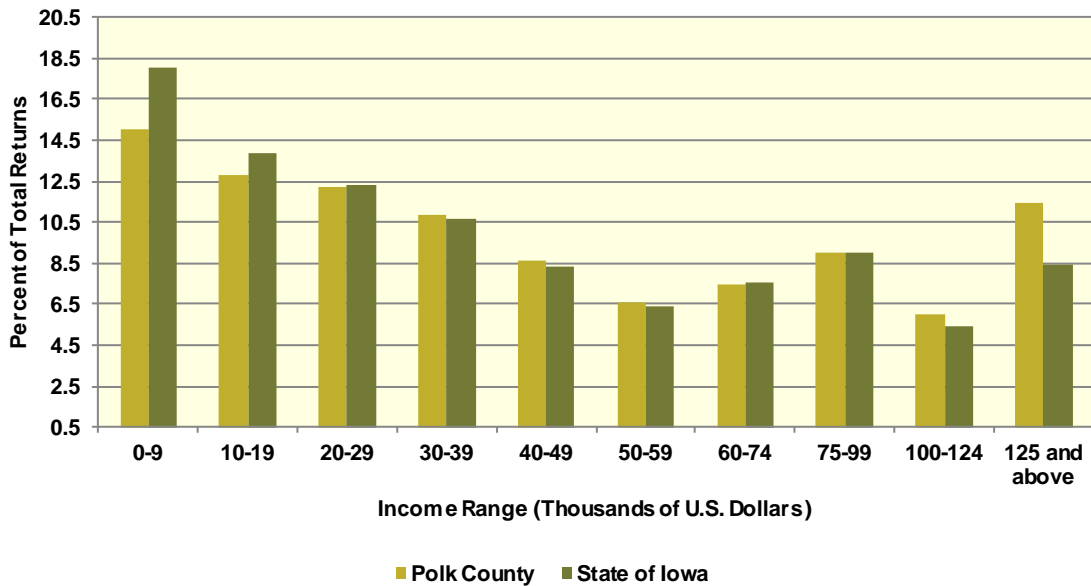
The Iowa Department of Revenue releases annual income tax statistics. Table III.5.20, shows the number of returns by adjusted gross income. For taxpayer confidentiality, if the number of returns was fewer than 5, the data was redacted. As a result the number of returns reported maybe slightly lower than the actual returns. Most redacted records occurred in the highest income brackets. The table below gives an accurate measure of the income distribution in Polk County.

As can be seen below, the total number of returns between 2010 and 2015 increased by 11 percent, with 25,174 returns reported in 2015, which was the most recent year available. Between 2010 and 2015, the adjusted gross income class that saw the largest change was \$0-9,999 with a change of 50.8 percent. This compared to the income class of \$75,000-99,999, which saw the lowest percentage change between 2010 and 2015 of 2.8 percent.

Table III.5.20
Number of Tax Returns by Adjusted Gross Income
 Johnston
 Iowa DOR 2002 - 2015

Year	\$0 – 9,999	\$10,000 – 19,999	\$20,000 – 29,999	\$30,000 – 39,999	\$40,000 – 49,999	\$50,000 – 59,999	\$60,000 – 74,999	\$75,000 – 99,999	\$100,000 – 124,999	\$125,000 and above	Total
2002	29,695	24,064	24,603	20,068	15,370	12,052	14,404	14,527	6,423	8,916	170,122
2003	29,870	23,699	24,545	19,956	15,459	11,777	14,324	15,063	6,873	9,826	171,392
2004	29,768	23,761	24,179	20,192	15,837	12,185	14,597	16,319	7,613	11,142	175,593
2005	29,610	23,834	24,492	20,583	16,081	12,511	14,805	16,967	8,435	12,411	179,729
2006	28,858	23,908	24,665	21,375	16,299	12,717	15,442	17,646	9,142	14,067	184,119
2007	31,279	24,584	25,427	22,139	16,859	13,012	15,648	18,619	9,981	15,724	193,272
2008	30,476	24,970	25,373	21,802	17,114	13,283	15,621	18,526	10,715	15,930	193,810
2009	31,297	26,127	25,831	21,945	16,784	13,190	15,428	18,360	10,566	15,659	195,187
2010	31,404	27,179	26,088	22,098	16,740	13,109	15,890	18,417	10,836	16,693	198,454
2011	32,906	27,152	26,072	22,087	16,991	13,400	15,321	18,727	11,312	18,171	202,139
2012	32,353	27,763	26,468	22,592	17,311	13,613	15,730	18,958	11,852	19,936	206,576
2013	33,076	27,910	26,782	23,191	17,731	13,639	15,865	19,235	12,469	21,212	211,110
2014	33,061	28,423	27,012	23,325	18,401	14,092	16,055	19,584	12,842	23,153	215,948
2015	33,115	28,225	26,846	23,999	19,074	14,429	16,334	19,850	13,292	25,174	220,338
Change 10 - 15	5.4%	3.8%	2.9%	8.6%	13.9%	10.1%	2.8%	7.8%	22.7%	50.8%	11%

Diagram III.5.4
2015 Income Distribution
 Polk County
 2015 Iowa DOR Data



Poverty

The rate of poverty for Johnston is shown in Table III.5.21. In 2016, there were an estimated 809 persons living in poverty. This represented a 4.2 percent poverty rate, compared to 4.1 percent

poverty in 2000. In 2016, some 10 percent of those in poverty were under age 6, and 16.9 percent were 65 or older.

Table III.5.21				
Poverty by Age				
Johnston				
2000 Census SF3 & 2016 Five-Year ACS Data				
Age	2000 Census		2016 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	54	15.3%	81	10%
6 to 17	44	12.5%	182	22.5%
18 to 64	166	47%	409	50.6%
65 or Older	89	25.2%	137	16.9%
Total	353	100.0%	809	100.0%
Poverty Rate	4.1%	.	4.2%	.

HOUSING

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 Polk County decreased from 186 authorizations in 2015 to 113 in 2016.

The real value of single-family building permits increased from \$254,676 in 2015 to \$267,257 in 2016. This compares to an increase in permit value statewide, with values rising from \$234,346 in 2015 to \$235,750 in 2016. Additional details are given in Table III.5.22.

Table III.5.22
Building Permits and Valuation
 Johnston
 Census Bureau Data, 1980–2016

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	38	2	0	0	40	224,246	0
1981	14	0	0	0	14	251,851	0
1982	9	0	0	0	9	288,355	0
1983	35	2	0	0	37	233,738	0
1984	61	0	0	0	61	168,213	0
1985	47	0	0	160	207	187,506	65,172
1986	59	2	0	166	227	155,416	51,640
1987	75	0	0	92	167	161,418	54,683
1988	95	0	0	0	95	165,828	0
1989	71	0	0	0	71	189,642	0
1990	24	2	0	60	86	174,981	45,253
1991	64	0	0	0	64	235,517	0
1992	65	0	0	0	65	280,831	0
1993	81	0	0	0	81	242,530	0
1994	126	0	0	144	270	188,220	79,570
1995	141	0	0	0	141	256,054	0
1996	184	0	0	0	184	238,487	0
1997	177	0	0	0	177	219,109	0
1998	232	2	19	0	253	209,416	0
1999	306	0	15	24	345	208,689	146,207
2000	208	0	0	0	208	189,715	0
2001	306	0	0	32	338	194,808	105,425
2002	251	0	4	152	407	202,807	102,396
2003	343	0	0	204	547	220,019	98,089
2004	387	0	0	0	387	245,248	0
2005	353	0	0	16	369	209,689	107,622
2006	286	0	0	80	366	207,128	83,527
2007	149	0	0	72	221	236,752	134,143
2008	101	2	0	5	108	226,478	131,567
2009	137	8	6	85	236	206,874	123,036
2010	179	6	0	36	221	216,169	128,139
2011	167	0	17	21	205	268,434	131,450
2012	131	0	0	275	406	329,624	140,567
2013	122	2	0	132	256	316,932	145,655
2014	126	0	0	48	174	297,003	133,598
2015	186	12	0	395	593	254,676	133,967
2016	113	10	0	75	198	267,257	127,413



Diagram III.5.5 Single Family Permits

Johnston
Census Bureau Data, 1980–2016

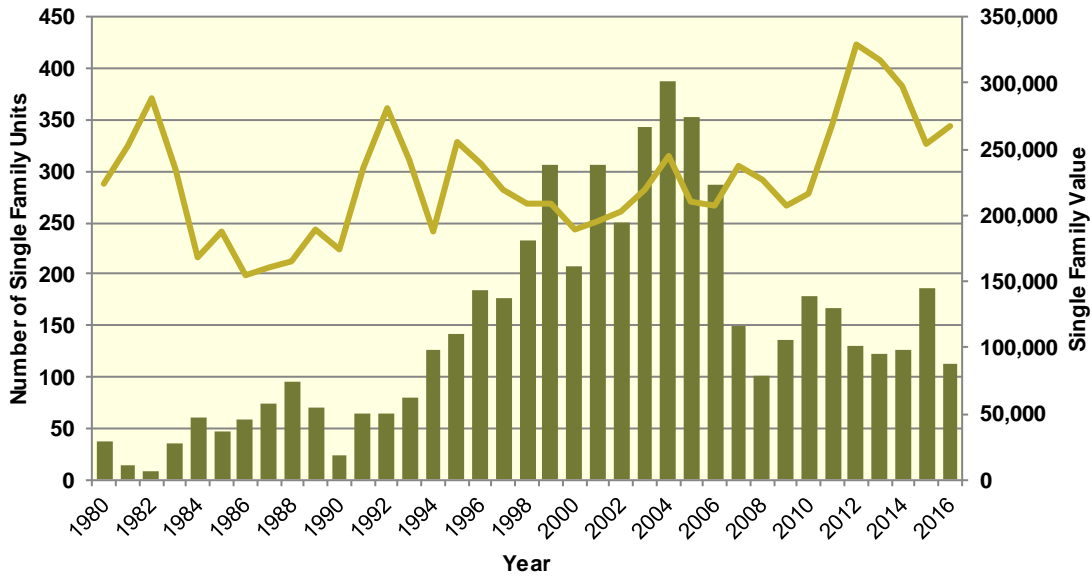
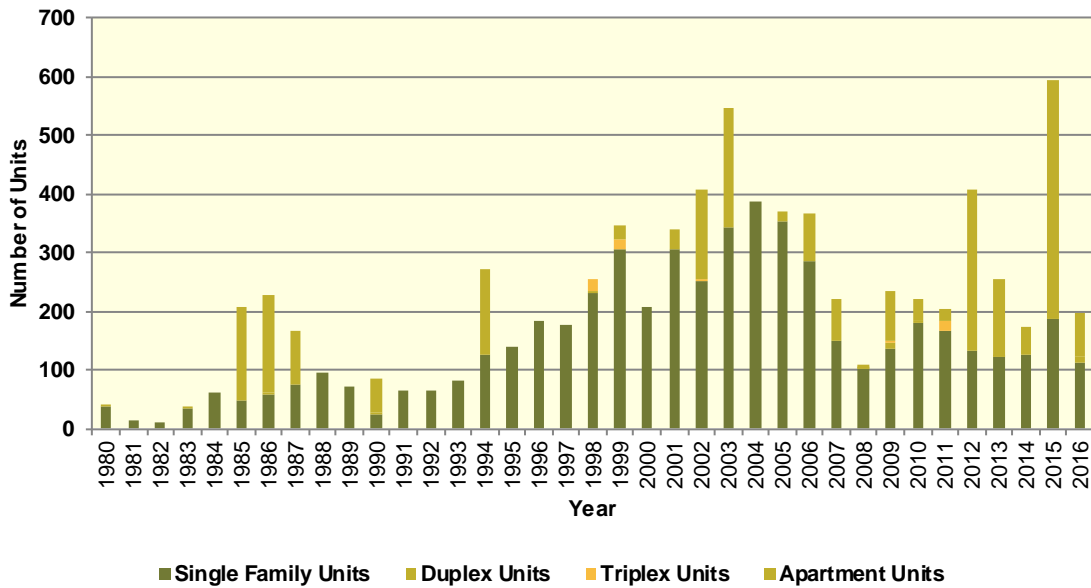


Diagram III.5.6 Total Permits by Unit Type

Johnston
Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table III.5.23. In 2016, there were 8,070 housing units, up from 3,456 in 2000. Single-family units accounted for 76.2 percent of units in 2016, compared to 73.1 in 2000. Apartment units accounted for 20 percent in 2016, compared to 20.8 percent in 2000.

Table III.5.23 Housing Units by Type Johnston 2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	2,525	73.1%	6,149	76.2%
Duplex	67	1.9%	36	0.4%
Tri- or Four-Plex	145	4.2%	268	3.3%
Apartment	719	20.8%	1,617	20%
Mobile Home	0	0%	0	0%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	3,456	100.0%	8,070	100.0%

Some 96.2 percent of housing was occupied in 2010, compared to 94.4 percent in 2000. Owner-occupied housing changed 108 percent between 2000 and 2010, ending with owner-occupied units representing 77.8 percent of unit. Vacant units changed by 31.1 percent, resulting in 249 vacant units in 2010.

Table III.5.24 Housing Units by Tenure Johnston 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	3,216	94.4%	6,369	96.2%	98%
Owner-Occupied	2,381	74%	4,953	77.8%	108%
Renter-Occupied	835	26%	1,416	22.2%	69.6%
Vacant Housing Units	190	5.6%	249	3.8%	31.1%
Total Housing Units	3,406	100.0%	6,618	100.0%	94.3%

Table III.5.25, shows housing units by tenure from 2010 to 2016. By 2016, there were 8,070 housing units. An estimated 76.3 percent were owner-occupied, and 4.4 percent were vacant.

Table III.5.25 Housing Units by Tenure Johnston 2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	6,369	96.2%	7,713	95.6%
Owner-Occupied	4,953	77.8%	5,885	76.3%
Renter-Occupied	1,416	22.2%	1,828	23.7%
Vacant Housing Units	249	3.8%	357	4.4%
Total Housing Units	6,618	100.0%	8,070	100.0%

Households by household size are shown in Table III.5.26. There were a total of 6,369 households in 2010, up from 3,216 in 2000. One person households changed by 76.6 percent between 2000 and 2010, while two person households changed by 99.6 percent. Three and four person households changed by 116.1 and 99 respectively, representing 16.7 percent and 18.9 percent of the population in 2010.

Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	748	23.3%	1,321	20.7%	76.6%
Two Persons	1,072	33.3%	2,140	33.6%	99.6%
Three Persons	492	15.3%	1,063	16.7%	116.1%
Four Persons	606	18.8%	1,206	18.9%	99%
Five Persons	221	6.9%	480	7.5%	117.2%
Six Persons	63	2%	119	1.9%	88.9%
Seven Persons or More	14	0.4%	40	0.6%	185.7%
Total	3,216	100.0%	6,369	100.0%	98%

Households by income is shown in Table III.5.27. Households earning more than \$100,000 per year represented 46.5 percent of households in 2016, compared to 36.9 percent in 2000. Households earning between \$50,000 and \$74,999 represented 13.4 percent of households in 2010, compared to 15.8 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 4.1 percent of households in 2016, compared to 6.3 percent in 2000.

Income	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	208	6.3%	319	4.1%
\$15,000 to \$19,999	102	3.1%	262	3.4%
\$20,000 to \$24,999	116	3.5%	222	2.9%
\$25,000 to \$34,999	260	7.9%	333	4.3%
\$35,000 to \$49,999	425	12.9%	544	7.1%
\$50,000 to \$74,999	521	15.8%	1,032	13.4%
\$75,000 to \$99,999	448	13.6%	1,413	18.3%
\$100,000 or More	1,215	36.9%	3,588	46.5%
Total	3,295	100.0%	7,713	100.0%

Table III.5.28, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 37.4 percent and 15.8 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 7 percent, 9.5 percent, and 22.7, respectively. Housing units built prior to 1939 represented 1.2 percent of households in 2016.

Table III.5.28				
Households by Year Home Built				
Johnston				
2000 Census SF3 & 2016 Five-Year ACS Data				
Year Built	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	74	2.3%	94	1.2%
1940 to 1949	147	4.5%	155	2%
1950 to 1959	54	1.7%	129	1.7%
1960 to 1969	236	7.2%	209	2.7%
1970 to 1979	300	9.2%	537	7%
1980 to 1989	928	28.5%	733	9.5%
1990 to 1999	1,518	46.6%	1,752	22.7%
2000 to 2009	.	.	2,888	37.4%
2010 or Later	.	.	1,216	15.8%
Total	3,257	100.0%	7,713	100.0%

The distribution of unit types by race are shown in Table III.5.29. An estimated 78.9 percent of white households occupy single family homes, while 15.8 percent of black households do. Some 17.5 percent of white households occupied apartments, while 65.8 percent of black households do. An estimated 87.7 percent of Asian households occupy single family homes. An estimated 87.7 percent of Asian households occupy single family homes.

Table III.5.29							
Distribution of Units in Structure by Race							
Johnston							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	78.9%	15.8%	0%	87.7%	0%	0%	70%
Duplex	0.5%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	3%	18.4%	0%	5.2%	0%	0%	0%
Apartment	17.5%	65.8%	0%	7.1%	0%	0%	30%
Mobile Home	0%	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 housing units in 2000 and 2010 are shown in Table III.5.30. An estimated 31.7 percent of vacant units were for rent in 2010, a 3.9 percent change since 2000. In addition, some 31.3 percent of vacant units were for sale, a change of 25.8 percent between 2000 and 2010. "Other" vacant units represented 18.1 percent of vacant units in 2010. This is a change of 221.4 percent since 2000. "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.

Table III.5.30					
Disposition of Vacant Housing Units					
Johnston					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	76	40%	79	31.7%	3.9%
For Sale	62	32.6%	78	31.3%	25.8%
Rented or Sold, Not Occupied	13	6.8%	23	9.2%	76.9%
For Seasonal, Recreational, or Occasional Use	21	11.1%	24	9.6%	14.3%
For Migrant Workers	4	2.1%	0	0%	-100%
Other Vacant	14	7.4%	45	18.1%	221.4%
Total	190	100.0%	249	100.0%	31.1%

The disposition of vacant units between 2010 and 2016 are shown in Table III.5.31. By 2016, for rent units accounted for 18.8 percent of vacant units, while for sale units accounted for 19 percent. “Other” vacant units accounted for 8.1 percent of vacant units, representing a total of 29 “other” vacant units.

Table III.5.31				
Disposition of Vacant Housing Units				
Johnston				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	79	31.7%	67	18.8%
For Sale	78	31.3%	68	19%
Rented Not Occupied	5	2%	0	0%
Sold Not Occupied	18	7.2%	0	0%
For Seasonal, Recreational, or Occasional Use	24	9.6%	193	54.1%
For Migrant Workers	0	0%	0	0%
Other Vacant	45	18.1%	29	8.1%
Total	249	100.0%	357	100.0%

Housing Problems

Households are classified as having housing problems if they face overcrowding, incomplete plumbing or kitchen facilities, or cost burdens. Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table III.5.32. In 2016, an estimated 1.6 percent of households were overcrowded, and an additional 0.4 percent were severely overcrowded.

Table III.5.32 Overcrowding and Severe Overcrowding Johnston 2000 Census SF3 & 2016 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2000 Census	2,394	99.3%	16	0.7%	0	0%	2,410
2016 Five-Year ACS	5,813	98.8%	44	0.7%	28	0.5%	5,885
Renter							
2000 Census	820	96.8%	27	3.2%	0	0%	847
2016 Five-Year ACS	1,746	95.5%	82	4.5%	0	0%	7,713
Total							
2000 Census	3,214	98.7%	43	1.3%	0	0%	3,257
2016 Five-Year ACS	7,559	98%	126	1.6%	28	0.4%	7,713

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.

There were a total of 17 households with incomplete plumbing facilities in 2016, representing 0.2 percent of households in Johnston. This is compared to 0 percent of households lacking complete plumbing facilities in 2000.

Table III.5.33 Households with Incomplete Plumbing Facilities Johnston 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	3,257	7,696
Lacking Complete Plumbing Facilities	0	17
Total Households	3,257	7,713
Percent Lacking	0%	0.2%

There were 18 households lacking complete kitchen facilities in 2016, compared to 67 households in 2000. This was a change from 2.1 percent of households in 2000 to 0.2 percent in 2016.

Table III.5.34 Households with Incomplete Kitchen Facilities Johnston 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	3,190	7,695
Lacking Complete Kitchen Facilities	67	18
Total Households	3,257	7,713
Percent Lacking	2.1%	0.2%

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

For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Johnston, 12.3 of households had a cost burden and 8.8 percent had a severe cost burden. Some 23.9 percent of renters were cost burdened, and 22.1 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 2.9 percent and a severe cost burden rate of 5.7 percent. Owner occupied households with a mortgage had a cost burden rate of 10.5 percent, and severe cost burden at 4.4 percent.

Table III.5.35
Cost Burden and Severe Cost Burden by Tenure

Johnston
2000 Census & 2016 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									
2000 Census	1,531	81.1%	251	13.3%	105	5.6%	0	0%	1,887
2016 Five-Year ACS	3,819	85.1%	470	10.5%	199	4.4%	0	0%	4,488
Owner Without a Mortgage									
2000 Census	425	97.3%	12	2.7%	0	0%	0	0%	437
2016 Five-Year ACS	1,278	91.5%	40	2.9%	79	5.7%	0	0%	1,397
Renter									
2000 Census	507	60.5%	189	22.6%	120	14.3%	22	2.6%	838
2016 Five-Year ACS	947	51.8%	436	23.9%	404	22.1%	41	2.2%	1,828
Total									
2000 Census	2,463	77.9%	452	14.3%	225	7.1%	22	0.7%	3,162
2016 Five-Year ACS	6,044	78.4%	946	12.3%	682	8.8%	41	0.5%	7,713

Housing Problems by Income

Table III.5.36, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Polk County. As can be seen in 2017 the MFI was \$82,200, which compared to \$69,900 for the State of Iowa.

Table III.5.37, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 490 owner-occupied and 175 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 220 owner-occupied 245 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 5,925 households without a housing problem.

Table III.5.36
Median Family Income
Polk County
2000–2017 HUD MFI

Year	MFI	State of Iowa MFI
2000	60,000	49,100
2001	64,600	52,500
2002	66,900	53,700
2003	63,900	54,900
2004	65,300	55,800
2005	68,050	57,650
2006	67,700	57,800
2007	67,700	58,100
2008	67,900	58,500
2009	71,700	62,000
2010	73,200	62,400
2011	74,500	64,000
2012	75,500	64,800
2013	72,900	64,700
2014	74,900	65,300
2015	75,000	67,500
2016	76,900	68,400
2017	82,200	69,900

Table III.5.37
Housing Problems by Income and Tenure
 Polk County
 2010–2014 HUD CHAS Data

Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	0	10	0	10
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	4	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	35	35
Housing cost burden greater than 50% of income (and none of the above problems)	120	85	0	15	0	220
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	0	10	125	130	225	490
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
has none of the 4 housing problems	0	50	105	195	4,500	4,850
Total	120	145	230	350	4,764	5,609
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	30	0	0	30
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)	35	0	0	0	40	75
Housing cost burden greater than 50% of income (and none of the above problems)	150	95	0	0	0	245
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	35	80	30	0	30	175
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
has none of the 4 housing problems	180	10	50	180	655	1,075
Total	415	185	110	180	725	1,615
Total						
Lacking complete plumbing or kitchen facilities	0	0	30	10	0	40
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	4	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	35	0	0	0	75	110
Housing cost burden greater than 50% of income (and none of the above problems)	270	180	0	15	0	465
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	35	90	155	130	255	665
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
has none of the 4 housing problems	180	60	155	375	5,155	5,925
Total	535	330	340	530	5,489	7,224



Survey of Rental Properties

From September through December of 2017, a telephone survey was conducted with landlords and rental property managers throughout Iowa. Table III.5.38 presents some basic statistics about the completed surveys.

Table III.5.38 Survey of Rental Properties Johnston 2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2017	8	975	21.1	75

Table III.5.39, shows the amount of total and vacant units with their associated vacancy rates. There were 975 apartment units reported in the survey, with 144 of them available, which resulted in a vacancy rate of 14.8 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

Table III.5.39 Rental Vacancy Survey by Type Johnston 2017 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	0	0	0%
Apartments	975	144	14.8%
Mobile Homes	0	0	0%
“Other” Units	0	0	0%
Don’t Know	0	62	
Total	975	206	21.1%

Table III.5.40, reports units by bedroom size. As can be seen there were 388 two bedroom apartment units and 182 three bedroom units. Overall, the 388 two bedroom units accounted for 39.8 percent of all units, and the 182 three bedroom units accounted for 18.7 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 206 units listed as “Don’t Know”. Additional details for additional unit types are reported found below.

Table III.5.40 Rental Units by Bedroom Size Johnston 2017 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	6	0	0	·	6
One	0	193	0	0	·	193
Two	0	388	0	0	·	388
Three	0	182	0	0	·	182
Four	0	0	0	0	·	0
Don’t Know	0	206	0	0	0	206
Total	0	975	0	0	0	975

Table III.5.41 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were two-bedroom units, which had a vacancy rate of 0.3 percent.

Table III.5.41			
Apartment Units by Bedroom Size			
Johnston			
2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	6	0	0%
One	193	0	0%
Two	388	1	0.3%
Three	182	3	1.6%
Four	0	0	0%
Don't know	206	140	68%
Total	975	144	14.8%

Average market-rate rents by unit type are shown in Table III.5.42. 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 III.5.42					
Average Market Rate Rents by Bedroom Size					
Johnston					
2017 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$0	\$711	\$0	\$0	\$711
One	\$0	\$1025.8	\$0	\$0	\$1025.8
Two	\$0	\$1191.1	\$0	\$0	\$1191.1
Three	\$0	\$1548	\$0	\$0	\$1548
Four	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$1168.9	\$0	\$0	\$1168.9

The average rent and availability of apartment units is displayed in Table III.5.43. The most common rent for apartment rents was between 1,250 and 1,500 dollars and the units in this price range had a vacancy rate of 8.4 percent.

Table III.5.43 Apartment Market Rate Rents by Vacancy Status Johnston 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	0	0	0%
\$750 to \$1,000	180	16	8.9%
\$1,000 to \$1,250	206	0	0%
\$1,250 to \$1,500	452	38	8.4%
Above \$1,500	137	90	65.7%
Missing	0	0	0%
Total	975	144	14.8%

Respondents were asked if utilities are included in the rent and as shown in Table III.5.44, 5 respondents, or 62.5 percent, included some sort of utility in the rent.

Table III.5.44 Are there any utilities included with the rent? Johnston 2017 Survey of Rental Properties	
Period	Respondent
Yes	5
No	3
% Offering Utilities	62.5%

The type of utility included in the rent is shown in Table III.5.45. There was 1 respondent who included electricity, 3 respondents who included natural gas, 4 respondents who included water and sewer and 6 respondents included trash collection in the rent.

Table III.5.45 Which utilities are included with the rent? Johnston 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	1
Natural Gas	3
Water/Sewer	4
Trash Collection	6

Accessible Rental Properties

The survey also asked respondents if any of their units were accessible to persons with disabilities. As can be seen in, Table III.5.46, there were 265 accessible apartment units. Respondents also indicated there were a total of 41 persons with disabilities currently residing in accessible units.

Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0		0
One	0	28	0	0		28
Two	0	78	0	0		78
Three	0	94	0	0		94
Four	0	0	0	0		0
Don’t Know	0	65	0	0	0	65
Total	0	265	0	0	0	265

Table III.5.47, shows the breakdown of accessible and not accessible apartment units by bedroom size. As can be seen 20.1 percent or 78 two bedroom apartment units are accessible, with 51.6 percent of three bedroom units were considered accessible. Overall, 27.2 percent of all apartment units were considered accessible by survey respondents.

Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	6	0	6	0%
One	165	28	193	14.5%
Two	310	78	388	20.1%
Three	88	94	182	51.6%
Four	0	0	0	0%
Don’t know	141	65	206	31.6%
Total	710	265	975	27.2%



Perceived Need for Rental Units

Table III.5.48, at right, shows the number of survey respondents who keep a waiting list. As can be seen 6 respondents said they keep a waitlist, with an estimated 135 number of persons on the wait list.

Table III.5.48 Do you keep a waiting list? Johnston 2017 Survey of Rental Properties	
Period	Respondent
Yes	6
No	2
Waitlist Size	135

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.5.49, 0 respondents said there was no need for renovating single family units, with 0 respondents saying there was extreme need for renovating single family units. Likewise, 0 respondents indicated no need for renovating existing apartment units, with 0 respondents saying there was extreme need for renovating existing apartment units.

Table III.5.49 How would you rate the need for renovation of existing units in the? Johnston 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0	0	0
Low Need	3	3	0	0
Moderate Need	0	0	0	0
High Need	0	0	0	0
Extreme Need	0	0	0	0
Average Need	2	2	0	0

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.5.50, 1 respondent said there was no need for new single family units, with 0 respondents saying there was extreme need for constructing new single family units. Likewise, 1 respondent indicated no need for new apartment units, with 0 respondents saying there was extreme need for constructing new apartment units.

Table III.5.50 How would you rate the need for construction of new units in the? Johnston 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	1	1	0	0
Low Need	0	0	0	0
Moderate Need	0	0	0	0
High Need	2	3	0	0
Extreme Need	0	0	0	0
Average Need	3	3.2	0	0

The 2017 Housing Needs Forecast reports housing demand projections from 2017 to 2050. 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 2016 through 2050 and offer predictions of the demand for housing. However, only the strong growth scenario is reported here. The moderate and very strong scenarios are reported in the appendix.

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. Homeownership rates were forecasted based on historical trends.

Table III.5.51, shows the *strong growth scenario* for Johnston. As can be seen there were 0 owner-occupied and 0 renter-occupied households in 2016, for a total of 7,713 households. In 2030, there will be a projected 8,866 households, of which 6,765 are projected to be owner occupied and the remaining 2,101 are expected to be renter-occupied.

By 2050, there are projected to be 7,434 owner-occupied households, of which 159 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 299 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 2,309 renter households, of which 595 renter households are expected to have incomes between 0 and 30.0 percent of median family income 158 renter households with incomes between 50.1-80.0 percent of MFI. Overall households are projected to reach 9,744 occupied units by 2050, of which 755 are expected to have incomes on between 0 and 30 percent of MFI.

Table III.5.51
Housing Demand Forecast
 Johnston
 Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	135	140	145	149	153	156	159
30.1-50%	0	169	175	181	187	191	195	199
50.1-80%	0	254	263	272	280	287	293	299
80.1-95%	0	350	362	374	386	395	404	412
95.1-115%	0	406	421	435	448	459	469	478
115+%	0	5,005	5,180	5,358	5,517	5,656	5,778	5,888
Total	0	6,320	6,541	6,765	6,966	7,141	7,295	7,434
Renter								
0-30%	0	506	524	542	558	572	584	595
30.1-50%	0	226	233	241	249	255	260	265
50.1-80%	0	134	139	144	148	152	155	158
80.1-95%	0	128	133	137	141	145	148	151
95.1-115%	0	323	334	346	356	365	373	380
115+%	0	646	669	692	712	730	746	760
Total	0	1,963	2,032	2,101	2,164	2,218	2,266	2,309
Total								
0-30%	0	641	664	687	707	725	740	755
30.1-50%	0	395	409	423	435	446	456	464
50.1-80%	0	388	402	415	428	438	448	456
80.1-95%	0	478	495	512	527	540	552	562
95.1-115%	0	729	755	781	804	824	842	858
115+%	0	5,652	5,849	6,049	6,229	6,386	6,524	6,648
Total	7,713	8,283	8,573	8,866	9,130	9,359	9,561	9,744