

**VOLUME II:
JOHNSON COUNTY**

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Johnson County

DEMOGRAPHICS

Population Estimates

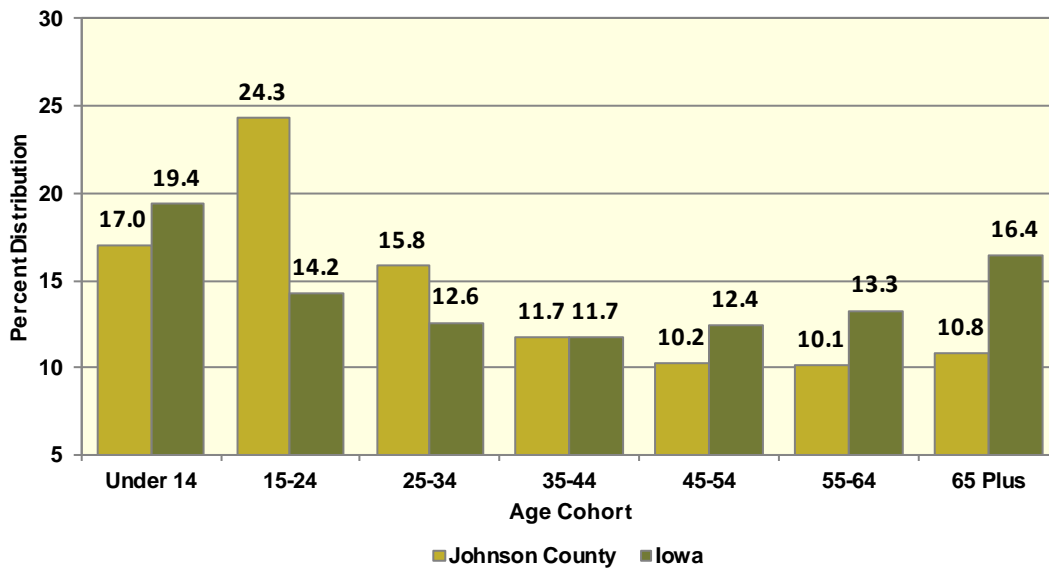
The Census Bureau's current census estimates indicate that Johnson County's population increased from 130,882 in 2010 to 146,547 in 2016, or by 12 percent. This compares to a statewide population change of 2.9 percent over the period. The number of people from 25 to 34 years of age increased by 2.9 percent, and the number of people from 55 to 64 years of age increased by 13.8 percent. The white population increased by 7.6 percent, while the black population increased by 52 percent. The Hispanic population increased from 6,200 to 8,108 people between 2010 and 2016 or by 30.8 percent. These data are presented in Table II.53.1.

Table II.53.1						
Profile of Population Characteristics						
Johnson County vs. State of Iowa						
2010 Census and 2016 Current Census Estimates						
Subject	Johnson County			Iowa		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	130,882	146,547	12%	3,046,355	3,134,693	2.9%
Age						
Under 14 years	22,074	24,915	12.9%	603,673	607,020	0.6%
15 to 24 years	31,972	35,622	11.4%	430,187	445,808	3.6%
25 to 34 years	22,496	23,159	2.9%	382,583	394,373	3.1%
35 to 44 years	14,956	17,193	15%	364,548	367,535	0.8%
45 to 54 years	15,128	15,002	-0.8%	439,726	389,744	-11.4%
55 to 64 years	13,045	14,845	13.8%	372,750	415,998	11.6%
65 and Over	11,211	15,811	41%	452,888	514,215	13.5%
Race						
White	114,433	123,155	7.6%	2,839,615	2,864,884	0.9%
Black	6,510	9,892	52%	91,695	114,874	25.3%
American Indian and Alaskan Native	349	439	25.8%	13,563	15,924	17.4%
Asian	6,919	9,629	39.2%	54,232	78,735	45.2%
Native Hawaiian or Pacific Islander	67	68	1.5%	2,419	3,592	48.5%
Two or more races	2,604	3,364	29.2%	44,831	56,684	26.4%
Ethnicity (of any race)						
Hispanic or Latino	6,200	8,108	30.8%	151,544	182,606	20.5%

Table II.53.2, presents the population of Johnson County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 65,462 males, who accounted for 50 percent of the population, and the remaining 50 percent, or 65,420 persons, were female. In 2016, the number of males rose to 72,694 persons, and accounted for 49.6 percent of the population, with the remaining 50.4 percent, or 73,853 persons being female.

Table II.53.2 Population by Age and Gender Johnson County 2010 Census and Current Census Estimates							
Age	2010 Census			2016 Current Census Estimates			% Change 10-16
	Male	Female	Total	Male	Female	Total	
Under 14 years	11,287	10,787	22,074	12,667	12,248	24,915	12.9%
15 to 24 years	16,118	15,854	31,972	17,426	18,196	35,622	11.4%
25 to 34 years	11,698	10,798	22,496	12,020	11,139	23,159	2.9%
35 to 44 years	7,664	7,292	14,956	8,907	8,286	17,193	15.0%
45 to 54 years	7,664	7,292	14,956	8,907	8,286	17,193	15%
55 to 64 years	7,443	7,685	15,128	7,420	7,582	15,002	-0.8%
65 and Over	4,862	6,349	11,211	7,076	8,735	15,811	12.0%
Total	65,462	65,420	130,882	72,694	73,853	146,547	12%
% of Total	50%	50%	.	49.6%	50.4%	.	

Diagram II.53.1
Age Distribution
Johnson County
2016 Census Population Estimates



According to data from the Census Bureau, between 1990 and 2000, the population in Johnson County increased from 96,119 to 111,006 persons, or by 15.5 percent. Between 2000 and 2010, Johnson County population, changed by 19,876 persons, to a total population of 130,882 persons. The most recent estimates indicated that Johnson County’s population rose an additional 15,665 persons since the 2010 Census, to 146,547 persons in July 2016.

Table II.53.3 Population Estimates: Births, Deaths, and Migration Johnson County 1990-2010 Census Data and Intercensal Estimates	
1990 Census	96,119
Natural Increase 90-00	8,575
Net Migration 90-00	6,312
2000 Census	111,006
Natural Increase 00-09	9,275
Net Migration 00-09	9,583
2009 Population Estimate	129,864
2010 Census	130,882
Natural Increase 10-16	7,060
Net Migration 10-16	8,605
2016 Population Estimate	146,547

There are some important implications of these population growth estimates. Total population change is a combination of births, deaths, and the net migration of those arriving in and leaving the state. The result of births minus deaths is termed the *natural increase*. As shown in Table II.53.3, Johnson County had a natural increase, of 8,575 persons between 1990 and 2000. During the April 2000 to July 2009 period, Johnson County’s natural increase was estimated at 9,275 persons. Between 2010 and 2016, the natural increase was estimated at 7,060 persons, and the net migration was 8,605 persons.

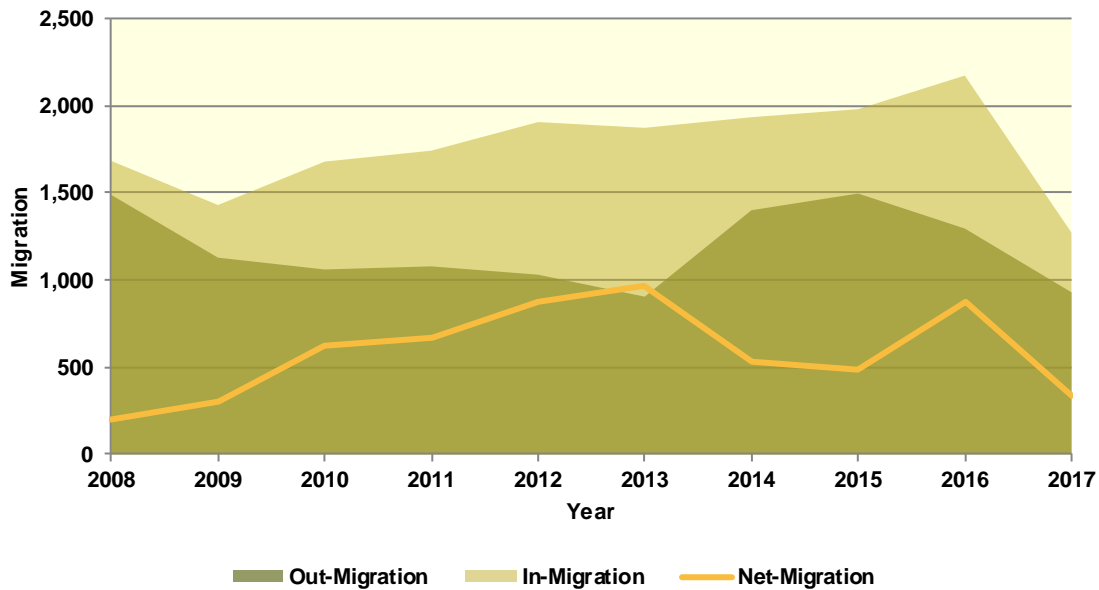
Population Migration Trends

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.

As can be seen in Table II.53.4 in 2008 there was a total of 1,684 in-migrations with a total of 1,489 out-migrations, which led to a net-migration of 195 persons. The most recent first half 2017 data saw a net-migration of 342 persons, with 1,272 persons entering Johnson County and 930 persons leaving Johnson County.

Diagram II.53.2, 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 969 people entering and the migration lowest net migration occurred in 2008 with 195 entering Johnson County.

Diagram II.53.2
Net In-migration by Gender
 Johnson County
 Iowa DOT Data: 2008 – First Half 2017



The IOWADOT data also collects gender and age information. Table II.53.4, shows in- and out-migration by gender. In the most recent first half 2017 data, 60 percent of net-migrants, or 205 persons were male, with the remaining 40 percent, or 137 persons were female.

Gender	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017-First Half
In										
Male	792	706	830	860	924	923	953	951	1,053	658
Female	892	725	850	883	983	951	982	1,030	1,121	614
Total	1,684	1,431	1,680	1,743	1,907	1,874	1,935	1,981	2,174	1,272
Out										
Male	750	552	547	531	472	423	668	722	630	453
Female	739	577	514	548	559	482	733	775	666	477
Total	1,489	1,129	1,061	1,079	1,031	905	1,401	1,497	1,296	930
Net										
Male	42	154	283	329	452	500	285	229	423	205
Female	153	148	336	335	424	469	249	255	455	137
Total	195	302	619	664	876	969	534	484	878	342

Table II.53.5, shows net-migration for Johnson County by age range. The largest age cohort in the most recent 2017 net migration data was those in the age range of 18 to 22, with 132 persons entering Johnson County. Those in the age range of 14 to 17 had the lowest levels of net migration, with 3 persons entering Johnson County.

Table II.53.5										
Migration by Age Range										
Johnson County										
Iowa DOT Data										
Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 – First Half
In										
14-17	11	4	6	4	7	5	6	5	8	6
18-22	222	190	258	272	295	296	334	363	422	228
23-25	250	250	288	267	266	304	317	327	324	202
26-35	656	592	648	708	758	661	708	645	781	459
36-45	282	204	234	242	281	306	273	290	310	172
46-55	143	107	126	138	143	142	130	173	163	82
56-65	80	48	77	77	98	104	102	99	93	70
66 +	40	36	43	35	59	56	65	79	73	53
Total	1,684	1,431	1,680	1,743	1,907	1,874	1,935	1,981	2,174	1,272
Out										
14-17	3	4	4	5	6	5	6	5	4	3
18-22	98	84	75	69	81	65	104	135	108	96
23-25	301	211	194	167	170	131	230	245	210	154
26-35	684	501	499	525	475	422	625	638	581	388
36-45	204	178	161	146	158	137	194	230	187	111
46-55	116	78	74	78	68	72	121	114	92	75
56-65	56	53	37	63	48	50	84	87	72	56
66 +	27	20	17	26	25	23	37	43	42	47
Total	1,489	1,129	1,061	1,079	1,031	905	1,401	1,497	1,296	930
Net										
14-17	8	0	2	-1	1	0	0	0	4	3
18-22	124	106	183	203	214	231	230	228	314	132
23-25	-51	39	94	100	96	173	87	82	114	48
26-35	-28	91	149	183	283	239	83	7	200	71
36-45	78	26	73	96	123	169	79	60	123	61
46-55	27	29	52	60	75	70	9	59	71	7
56-65	24	-5	40	14	50	54	18	12	21	14
66 +	13	16	26	9	34	33	28	36	31	6
Total	195	302	619	664	876	969	534	484	878	342

School Age Enrollment

Table II.53.6, show the school enrollment from the Iowa Department of Education for Johnson County. The school enrollment figures below are for both public and private schools. As can be seen below, in 2010 total enrollment was 16,315 students and was 19,420 in 2017, a change of 19 percent. Enrollment for students in grades 1 to 5 was 6,238 students in 2010 and 7,620 in 2017, which was a change of 22.2 percent. Likewise, 2010 enrollment for students in grades 9 to 12 was 4,709 and 5,346 in 2017, which was a change of 13.5 percent.

Table II.53.6
School Enrollment

Johnson County
Iowa Department of Education

Year	Pre-K/K	Grades 1 - 5	Grades 6 - 8	Grades 9 - 12	Special Ed.	Total
2000	1,268	5,502	3,047	4,268	1,212	14,418
2001	1,269	5,428	3,073	4,072	305	14,147
2002	1,316	5,447	3,215	4,143	125	14,246
2003	1,272	5,459	3,324	4,107	365	14,527
2004	1,243	5,598	3,346	4,316	1	14,504
2005	1,264	5,626	3,333	4,391	26	14,614
2006	1,444	5,652	3,324	4,474	124	14,894
2007	1,545	5,887	3,347	4,712	184	15,491
2008	1,525	6,067	3,477	4,873	228	15,942
2009	1,621	6,123	3,545	4,604	231	15,801
2010	1,812	6,238	3,556	4,709	343	16,315
2011	1,857	6,410	3,575	4,844	451	16,686
2012	2,029	6,551	3,662	4,930	499	17,172
2013	2,033	6,712	3,839	5,013	560	17,597
2014	2,206	7,012	3,858	5,016	606	18,092
2015	2,161	7,334	3,982	5,113	672	18,590
2016	2,272	7,323	4,132	5,219	679	18,946
2017	2,254	7,620	4,200	5,346	706	19,420
% Change 10-17	24.4%	22.2%	18.1%	13.5%	105.8%	19%

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 II.53.7, shows population by age for the 2000 and 2010 Census. The population changed by 17.9 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 35.6 percent to a total of 11,211 persons in 2010. Those aged 25 to 34 changed by 21.7 percent, and those aged under 5 changed by 25.6 percent.

Table II.53.7 Population by Age Johnson County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	6,428	5.8%	8,075	6.2%	25.6%
5 to 19	23,196	20.9%	24,919	19%	7.4%
20 to 24	18,701	16.8%	21,052	16.1%	12.6%
25 to 34	18,482	16.6%	22,496	17.2%	21.7%
35 to 54	29,203	26.3%	30,084	23%	3%
55 to 64	6,731	6.1%	13,045	10%	93.8%
65 or Older	8,265	7.4%	11,211	8.6%	35.6%
Total	111,006	100.0%	130,882	100.0%	17.9%

The elderly population is further explored in Table II.53.8. Those aged 65 to 66 changed by 61.8 percent between 2000 and 2010, resulting in a population of 1,605 persons. Those aged 85 or older changed by 45.2 percent during the same time period, and resulted in 1,599 persons over age 85 in 2010.

Table II.53.8 Elderly Population by Age Johnson County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	992	12%	1,605	14.3%	61.8%
67 to 69	1,308	15.8%	2,013	18%	53.9%
70 to 74	2,038	24.7%	2,517	22.5%	23.5%
75 to 79	1,636	19.8%	1,942	17.3%	18.7%
80 to 84	1,190	14.4%	1,535	13.7%	29%
85 or Older	1,101	13.3%	1,599	14.3%	45.2%
Total	8,265	100.0%	11,211	100.0%	35.6%

Population by race and ethnicity is shown in Table II.53.9. The white population changed by 12 percent between 2000 and 2010, and resulted in representing 85.6 percent of the population in 2010. The black population changed by 95.6 percent, represented 4.8 percent of the population in 2010. The American Indian and Asian populations represented 0.2 and 5.2 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 122.9 percent between 2000 and 2010, compared to the 15.2 percent growth rate for non-Hispanics.

Table II.53.9					
Population by Race and Ethnicity					
Johnson County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	100,051	90.1%	112,083	85.6%	12%
Black	3,223	2.9%	6,305	4.8%	95.6%
American Indian	313	0.3%	287	0.2%	-8.3%
Asian	4,578	4.1%	6,819	5.2%	49%
Native Hawaiian/ Pacific Islander	48	0%	51	0%	6.2%
Other	1,116	1%	2,372	1.8%	112.5%
Two or More Races	1,677	1.5%	2,965	2.3%	76.8%
Total	111,006	100.0%	130,882	100.0%	17.9%
Hispanic	2,781	2.5%	6,200	4.7%	122.9%
Non-Hispanic	108,225	97.5%	124,682	95.3%	15.2%

Population by race and ethnicity through 2016 is shown in Table II.53.10. The white population represented 83.3 percent of the population in 2016, compared with black households accounting for 6.1 percent of the population. Hispanic households represented 5.3 percent of the population in 2016.

Table II.53.10				
Population by Race and Ethnicity				
Johnson County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	112,083	85.6%	118,240	83.3%
Black	6,305	4.8%	8,666	6.1%
American Indian	287	0.2%	199	0.1%
Asian	6,819	5.2%	8,737	6.2%
Native Hawaiian/ Pacific Islander	51	0%	151	0.1%
Other	2,372	1.8%	2,996	2.1%
Two or More Races	2,965	2.3%	3,017	2.1%
Total	130,882	100.0%	142,006	100.0%
Non-Hispanic	124,682	95.3%	134,448	94.7%
Hispanic	6,200	4.7%	7,558	5.3%

The population by race is broken down further by ethnicity in Table II.53.11. While the white non-Hispanic population changed by 10.3 percent between 2000 and 2010, the white Hispanic population changed by 131.6 percent. The black non-Hispanic population changed by 95.8 percent, while the black Hispanic population changed by 89.3 percent.

Table II.53.11					
Population by Race and Ethnicity					
Johnson County 2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	98,619	91.1%	108,767	87.2%	10.3%
Black	3,148	2.9%	6,163	4.9%	95.8%
American Indian	282	0.3%	226	0.2%	-19.9%
Asian	4,557	4.2%	6,774	5.4%	48.7%
Native Hawaiian/ Pacific Islander	46	0%	47	0%	2.2%
Other	166	0.2%	230	0.2%	38.6%
Two or More Races	1,407	1.3%	2,475	2%	75.9%
Total Non-Hispanic	108,225	100.0%	124,682	100.0%	15.2%
Hispanic					
White	1,432	51.5%	3,316	53.5%	131.6%
Black	75	2.7%	142	2.3%	89.3%
American Indian	31	1.1%	61	1%	96.8%
Asian	21	0.8%	45	0.7%	114.3%
Native Hawaiian/ Pacific Islander	2	0.1%	4	0.1%	100%
Other	950	34.2%	2,142	34.5%	125.5%
Two or More Races	270	9.7%	490	7.9%	81.5%
Total Hispanic	2,781	100.0%	6,200	100.0%	122.9%
Total Population	111,006	100.0%	130,882	100.0%	17.9%

The change in race and ethnicity between 2010 and 2016 is shown in Table II.53.12. During this time, the total non-Hispanic population was 134,448 persons in 2016. The Hispanic population was 7,558.

Table II.53.12				
Population by Race and Ethnicity				
Johnson County 2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	108,767	87.2%	114,067	84.8%
Black	6,163	4.9%	8,542	6.4%
American Indian	226	0.2%	163	0.1%
Asian	6,774	5.4%	8,737	6.5%
Native Hawaiian/ Pacific Islander	47	0%	151	0.1%
Other	230	0.2%	197	0.1%
Two or More Races	2,475	2%	2,591	1.9%
Total Non-Hispanic	124,682	100.0%	134,448	100.0%
Hispanic				
White	3,316	53.5%	4,173	55.2%
Black	142	2.3%	124	1.6%
American Indian	61	1%	36	0.5%
Asian	45	0.7%	0	0%
Native Hawaiian/ Pacific Islander	4	0.1%	0	0%
Other	2,142	34.5%	2,799	37%
Two or More Races	490	7.9%	426	5.6%
Total Non-Hispanic	6,200	100.0	7,558	100.0%
Total Population	130,882	100.0%	142,006	100.0%

Households by type and tenure are shown in Table II.53.13. Family households represented 55 percent of households, while non-family households accounted for 45 percent. These changed from 52.9 and 47.1 percent, respectively.

Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	27,883	52.9%	31,121	55%
Married-Couple Family	22,279	79.9%	24,632	79.1%
Owner-Occupied	19,020	85.4%	20,428	82.9%
Renter-Occupied	3,259	14.6%	4,204	17.1%
Other Family	5,604	20.1%	6,489	18%
Male Householder, No Spouse Present	1,614	28.8%	2,136	24.9%
Owner-Occupied	867	53.7%	1,134	53.1%
Renter-Occupied	747	46.3%	1,002	46.9%
Female Householder, No Spouse Present	3,990	71.2%	4,353	61.5%
Owner-Occupied	2,045	51.3%	2,073	47.6%
Renter-Occupied	1,945	48.7%	2,280	52.4%
Non-Family Households	24,832	47.1%	25,422	45%
Owner-Occupied	9,367	37.7%	9,574	37.7%
Renter-Occupied	15,465	62.3%	15,848	62.3%
Total	52,715	100.0%	56,543	100.0%

The group quarters population was 7,857 in 2010, compared to 8,006 in 2000. Institutionalized populations experienced a 1.4 percent change between 2000 and 2010. Non-institutionalized populations experienced a -2.6 percent change during this same time period.

Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	861	55.7%	1,053	67.2%	22.3%
Juvenile Facilities	.	.	11	0.7%	.
Nursing Homes	431	27.9%	451	28.8%	4.6%
Other Institutions	255	16.5%	53	3.4%	-79.2%
Total	1,547	100.0%	1,568	100.0%	1.4 %
Noninstitutionalized					
College Dormitories	6,271	97.1%	5,960	94.8%	-5%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	188	2.9%	329	5.2%	75%
Total	6,459	100.0%	6,289	100.0%	-2.6%
Group Quarters Population	8,006	100.0%	7,857	100.0%	-1.9%

The number of foreign born persons are shown in Table II.53.15. An estimated 2.3 percent of the population was born in China excluding Hong Kong and Taiwan, some 1 percent were born in Mexico, and another 0.7 percent were born in Korea.

Table II.53.15
Place of Birth for the Foreign-Born Population
 Johnson County
 2016 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 country of origin	China excluding Hong Kong and Taiwan	3,232	2.3%
#2 country of origin	Mexico	1,459	1%
#3 country of origin	Korea	977	0.7%
#4 country of origin	India	883	0.6%
#5 country of origin	Sudan	599	0.4%
#6 country of origin	Other Middle Africa	491	0.3%
#7 country of origin	Guatemala	345	0.2%
#8 country of origin	Taiwan	296	0.2%
#9 country of origin	Russia	258	0.2%
#10 country of origin	Vietnam	249	0.2%

Limited English Proficiency and the language spoken at home are shown in Table II.53.16. An estimated 1.6 percent of the population speaks Chinese at home, followed by 1.6 percent speaking Spanish.

Table II.53.16
Limited English Proficiency and Language Spoken at Home
 Johnson County
 2016 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Chinese	2,180	1.6%
#2 LEP Language	Spanish	2,149	1.6%
#3 LEP Language	Arabic	576	0.4%
#4 LEP Language	Other Asian and Pacific Island languages	504	0.4%
#5 LEP Language	Other and unspecified languages	424	0.3%
#6 LEP Language	French, Haitian, or Cajun	419	0.3%
#7 LEP Language	Korean	375	0.3%
#8 LEP Language	German or other West Germanic languages	263	0.2%
#9 LEP Language	Other Indo-European languages	183	0.1%
#10 LEP Language	Vietnamese	129	0.1%

Disability

The disability rate from the 2000 Census is shown in Table II.53.17. Some 12 percent of the population was disabled in 2000, or a total of 12,415 persons. The disability rate was highest for those over 65, with 37.3 percent disabled.

Table II.53.17 Disability by Age Johnson County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	774	5.7%
16 to 64	8,695	10.7%
65 and older	2,946	37.3%
Total	12,415	12%

Table II.53.18 shows disability by type in 2000. There were 4,825 physical disabilities in 2000, some 4,770 employment disabilities, and 3,401 go-outside-home disabilities.

Table II.53.18 Total Disabilities Tallied: Aged 5 and Older Johnson County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	2,267
Physical disability	4,825
Mental disability	3,880
Self-care disability	1,536
Employment disability	4,770
Go-outside-home disability	3,401
Total	20,679

Disability by age, as estimated by the 2016 ACS, is shown in Table II.53.19. The disability rate for females was 7.3 percent, compared to 7.2 percent for males. The disability rate changed precipitously higher with age, with 46 percent of those over 75 experiencing a disability.

Table II.53.19 Disability by Age Johnson County 2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	14	0.3%	0	0%	14	0.2%
5 to 17	470	4.8%	270	2.7%	740	3.7%
18 to 34	1,128	4.3%	759	2.9%	1,887	3.6%
35 to 64	1,839	8.2%	1,800	7.8%	3,639	8%
65 to 74	697	18.1%	700	16.9%	1,397	17.5%
75 or Older	817	37.5%	1,705	51.7%	2,522	46%
Total	4,965	7.2%	5,234	7.3%	10,199	7.3%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.53.20. Some 3 percent have an ambulatory disability, 2.8 have an independent living disability, and 1.1 percent have a self-care disability.

Table II.53.20		
Total Disabilities Tallied: Aged 5 and Older		
Johnson County 2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	2,906	2.1%
Vision disability	1,778	1.3%
Cognitive disability	3,922	3%
Ambulatory disability	3,968	3%
Self-Care disability	1,510	1.1%
Independent living disability	3,127	2.8%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.53.21. In 2016, some 80,436 persons were employed and 2,667 were unemployed. This totaled a labor force of 83,103 persons. The unemployment rate for Johnson County was estimated to be 3.2 percent in 2016.

Table II.53.21	
Employment, Labor Force and Unemployment	
Johnson County 2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	80,436
Unemployed	2,667
Labor Force	83,103
Unemployment Rate	3.2%

In 2016, 96.7 percent of households in Johnson County had a high school education or greater.

Table II.53.22	
High School or Greater Education	
Johnson County 2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	54,654
Total Households	56,543
Percent High School or Above	96.7%

As seen in Table II.53.23, some 17.2 percent of the population had a high school diploma or equivalent, another 35.1 percent have some college, 24.6 percent have a Bachelor's Degree, and 18.1 percent of the population had a graduate or professional degree.

Table II.53.23		
Educational Attainment		
Johnson County 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	5,673	5%
High School or Equivalent	19,474	17.2%
Some College or Associates Degree	39,818	35.1%
Bachelor's Degree	27,910	24.6%
Graduate or Professional Degree	20,534	18.1%
Total Population Above 18 years	113,409	100.0%



ECONOMICS

Labor Force

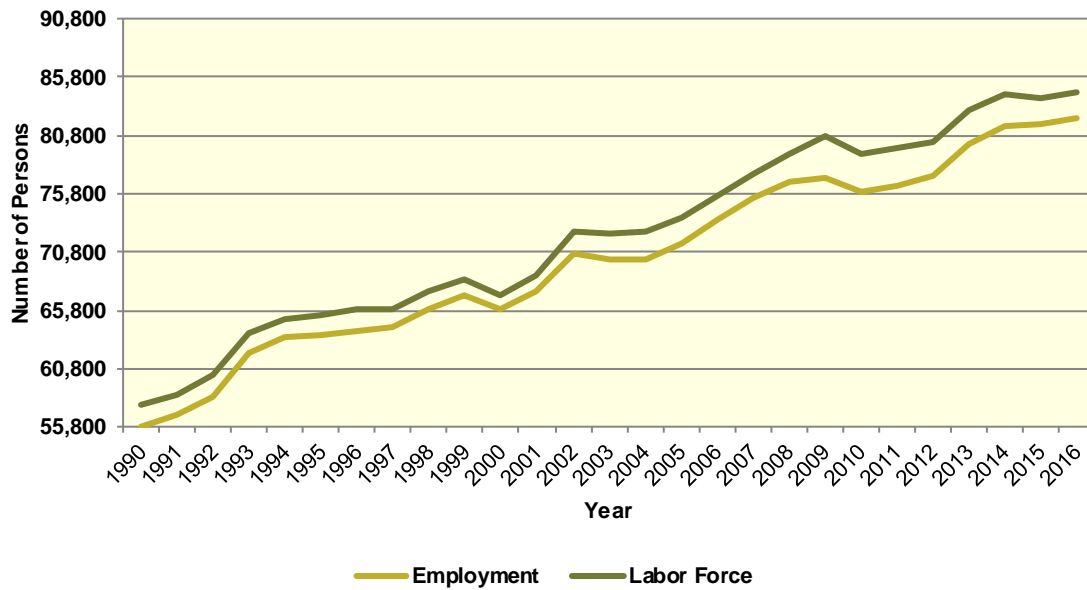
Table II.53.24, shows the labor force statistics for Johnson County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2000 with a rate of 1.8 percent. The highest level of unemployment occurred during 2009 rising to a rate of 4.5 percent. This compared to a statewide low of 2.6 in 1999 and statewide high of 6.4 percent in 2009. Over the last year, the unemployment rate in Johnson County decreased from 2.7 percent in 2015 to 2.6 percent in 2016, which compared to a statewide decrease to 3.7 percent.

Year	Johnson County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	1,849	55,809	57,658	3.2%	4.4%
1991	1,756	56,839	58,595	3%	4.7%
1992	1,864	58,449	60,313	3.1%	4.5%
1993	1,723	62,094	63,817	2.7%	4%
1994	1,642	63,483	65,125	2.5%	3.5%
1995	1,759	63,655	65,414	2.7%	3.4%
1996	1,774	64,048	65,822	2.7%	3.5%
1997	1,595	64,283	65,878	2.4%	3.1%
1998	1,509	65,966	67,475	2.2%	2.7%
1999	1,413	67,016	68,429	2.1%	2.6%
2000	1,227	65,893	67,120	1.8%	2.6%
2001	1,499	67,350	68,849	2.2%	3.3%
2002	1,973	70,596	72,569	2.7%	4%
2003	2,228	70,184	72,412	3.1%	4.5%
2004	2,388	70,088	72,476	3.3%	4.5%
2005	2,318	71,497	73,815	3.1%	4.3%
2006	1,971	73,630	75,601	2.6%	3.7%
2007	2,097	75,493	77,590	2.7%	3.7%
2008	2,396	76,874	79,270	3%	4.2%
2009	3,593	77,133	80,726	4.5%	6.4%
2010	3,350	75,917	79,267	4.2%	6%
2011	3,214	76,457	79,671	4%	5.5%
2012	2,955	77,342	80,297	3.7%	5%
2013	2,834	80,081	82,915	3.4%	4.7%
2014	2,617	81,687	84,304	3.1%	4.3%
2015	2,279	81,714	83,993	2.7%	3.8%
2016	2,209	82,301	84,510	2.6%	3.7%

Diagram II.53.3, 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 82,301 persons, with the labor force reaching 84,510, indicating there were a total of 2,209 unemployed persons.



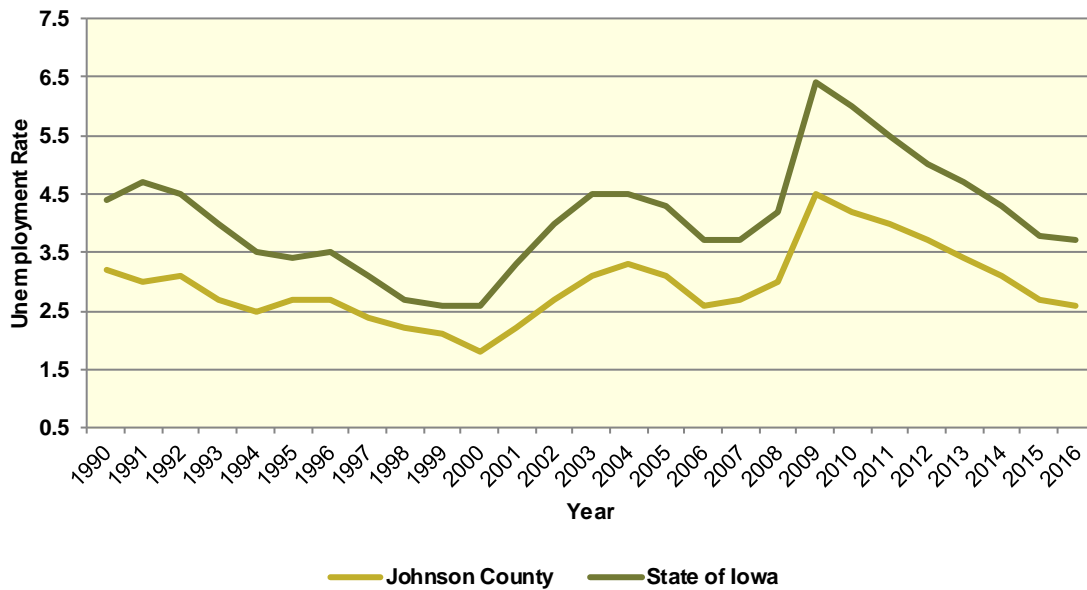
Diagram II.53.3
Employment and Labor Force
 Johnson County
 1990 – 2016 BLS Data



Unemployment

Diagram II.53.4, shows the unemployment rate for both the State and Johnson County. During the 1990's the average rate for Johnson County was 2.6 percent, which compared to 3.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 2.9 percent, which compared to 4.1 percent statewide. Since 2010, the average unemployment rate was 3.4 percent. Over the course of the entire period the Johnson County had an average unemployment rate that lower than the State, 3 percent for Johnson County, versus 4.1 statewide.

Diagram II.53.4
Annual Unemployment Rate
 Johnson County
 1990 – 2016 BLS Data



Earnings and Employment

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts, which provide a consistent framework for analyzing and comparing individual state and local area economies. Table II.53.25, shows total real earnings by industry for Johnson County. In the most recent 2016 estimate, the government and government enterprises industry had the largest total real earnings, with total real earnings reaching \$2,844,051,000. Between 2015 and 2016 the educational services industry saw the largest percentage increase, rising by 72.6 percent.

Table II.53.25
Real Earnings by Industry
 Johnson County
 BEA Table CA-5N Data (1,000's of 2016 Dollars)

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	23,778	32,765	74,650	64,938	79,475	44,465	44,206	33,636	-23.9
Forestry, fishing, related activities, and other	0	0	0	0	0	0	5,273	0	-100
Mining	0	0	0	0	0	0	7,686	0	-100
Utilities	11,667	16,524	12,850	12,028	12,709	13,168	13,430	16,075	19.7
Construction	228,044	160,299	174,041	199,177	234,281	252,036	263,839	278,651	5.6
Manufacturing	340,406	360,722	363,964	374,020	380,607	380,770	378,912	379,929	0.3
Wholesale trade	77,377	108,869	105,515	112,164	116,120	113,740	117,194	115,281	-1.6
Retail trade	288,567	256,628	268,810	281,353	289,017	297,540	312,716	325,723	4.2
Transportation and warehousing	166,259	288,165	286,038	292,584	277,358	263,350	263,130	280,617	6.6
Information	168,888	193,293	191,431	183,665	182,489	182,525	173,008	41,698	-75.9
Finance and insurance	106,055	159,425	144,732	146,997	151,630	169,198	177,856	186,204	4.7
Real estate and rental and leasing	44,781	56,084	58,480	71,364	99,216	106,761	109,767	107,343	-2.2
Professional and technical services	138,971	159,669	166,005	187,230	206,759	200,150	207,938	207,294	-0.3
Management of companies and enterprises	12,637	15,808	20,436	20,874	24,695	23,473	28,988	31,436	8.4
Administrative and waste services	91,433	134,857	150,750	157,941	137,292	150,608	147,174	139,929	-4.9
Educational services	83,774	126,196	128,164	142,202	148,223	154,887	149,245	257,625	72.6
Health care and social assistance	295,307	389,051	399,929	408,218	410,637	419,097	432,664	447,427	3.4
Arts, entertainment, and recreation	10,090	14,778	15,061	13,562	15,712	15,926	15,397	16,410	6.6
Accommodation and food services	124,148	125,129	134,649	148,147	162,304	176,849	172,538	175,921	2
Other services, except public administration	116,617	136,660	135,617	142,195	141,547	151,265	155,911	161,533	3.6
Government and government enterprises	1,860,603	2,401,700	2,407,896	2,452,864	2,551,803	2,644,315	2,719,692	2,844,051	4.6
Total	4,200,499	5,146,103	5,248,588	5,421,928	5,633,499	5,772,908	5,896,562	6,059,524	2.8



Table II.53.26, 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 37,875 jobs in 2016. Between 2015 and 2016 the educational services industry saw the largest percentage increase, rising by 55.6 percent.

Table II.53.26
Employment by Industry
 Johnson County
 BEA Table CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	1,435	1,304	1,332	1,323	1,372	1,312	1,367	1,352	-1.1
Forestry, fishing, related activities, and other	0	0	0	0	0	0	197	0	-100
Mining	0	0	0	0	0	0	142	0	-100
Utilities	90	114	111	109	116	117	123	125	1.6
Construction	3,605	3,483	3,475	3,692	3,887	4,007	4,133	4,216	2
Manufacturing	5,513	5,450	5,551	5,559	5,854	5,564	5,507	5,581	1.3
Wholesale trade	1,245	1,494	1,484	1,498	1,476	1,537	1,560	1,563	0.2
Retail trade	9,994	9,664	9,923	10,127	10,209	10,222	10,785	10,989	1.9
Transportation and warehousing	2,981	5,055	5,261	5,249	5,131	4,802	4,562	4,747	4.1
Information	2,876	2,733	2,701	2,628	2,551	2,455	2,460	868	-64.7
Finance and insurance	2,350	3,406	3,489	3,273	3,642	3,800	3,841	3,941	2.6
Real estate and rental and leasing	2,308	3,384	3,530	3,547	3,688	3,908	4,042	4,224	4.5
Professional and technical services	3,209	3,707	3,811	4,127	4,328	4,233	4,469	4,672	4.5
Management of companies and enterprises	189	261	353	341	360	353	398	412	3.5
Administrative and waste services	3,468	4,137	4,707	4,792	4,379	4,743	4,634	4,431	-4.4
Educational services	2,920	3,826	3,790	3,810	3,999	4,013	3,803	5,919	55.6
Health care and social assistance	6,651	8,201	8,373	8,601	8,859	8,996	9,183	9,396	2.3
Arts, entertainment, and recreation	1,420	1,716	1,755	1,810	1,904	1,873	1,879	1,886	0.4
Accommodation and food services	6,096	7,352	7,366	7,657	8,171	8,443	8,704	8,779	0.9
Other services, except public administration	3,558	3,975	4,057	4,088	4,126	4,352	4,456	4,519	1.4
Government and government enterprises	29,358	33,454	34,481	35,183	35,863	36,152	36,774	37,875	3
Total	89,470	103,014	105,840	107,761	110,309	111,260	113,019	115,824	2.5



Table II.53.27, 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.53.25 and II.53.26, by industry. In 2016, the utilities industry had the highest average earnings reaching 128,600 dollars. Between 2015 and 2016 the utilities industry saw the largest percentage increase, rising by 17.8 percent.

Table II.53.27
Real Earnings Per Job by Industry
 Johnson County
 BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	16,570	25,126	56,044	49,084	57,926	33,891	32,338	24,879	-23.1
Forestry, fishing, related activities, and other	0	0	0	0	0	0	26,764	0	0
Mining	0	0	0	0	0	0	54,126	0	0
Utilities	129,637	144,950	115,766	110,352	109,563	112,551	109,184	128,600	17.8
Construction	63,258	46,023	50,084	53,948	60,273	62,899	63,837	66,094	3.5
Manufacturing	61,746	66,188	65,567	67,282	65,017	68,435	68,805	68,075	-1.1
Wholesale trade	62,150	72,871	71,101	74,876	78,672	74,001	75,124	73,756	-1.8
Retail trade	28,874	26,555	27,090	27,782	28,310	29,108	28,995	29,641	2.2
Transportation and warehousing	55,773	57,006	54,369	55,741	54,055	54,842	57,679	59,115	2.5
Information	58,723	70,726	70,874	69,888	71,536	74,348	70,328	48,039	-31.7
Finance and insurance	45,130	46,807	41,483	44,912	41,634	44,526	46,305	47,248	2
Real estate and rental and leasing	19,403	16,573	16,567	20,120	26,902	27,319	27,157	25,413	-6.4
Professional and technical services	43,307	43,072	43,560	45,367	47,772	47,283	46,529	44,369	-4.6
Management of companies and enterprises	66,865	60,565	57,892	61,214	68,597	66,495	72,834	76,301	4.8
Administrative and waste services	26,365	32,598	32,027	32,959	31,352	31,754	31,760	31,580	-0.6
Educational services	28,690	32,984	33,816	37,323	37,065	38,596	39,244	43,525	10.9
Health care and social assistance	44,400	47,439	47,764	47,462	46,353	46,587	47,116	47,619	1.1
Arts, entertainment, and recreation	7,106	8,612	8,582	7,493	8,252	8,503	8,194	8,701	6.2
Accommodation and food services	20,365	17,020	18,280	19,348	19,863	20,946	19,823	20,039	1.1
Other services, except public administration	32,776	34,380	33,428	34,783	34,306	34,758	34,989	35,745	2.2
Government and government enterprises	63,376	71,791	69,833	69,717	71,154	73,144	73,957	75,090	1.5
Total	46,949	49,955	49,590	50,314	51,070	51,887	52,173	52,317	0.3

Table II.53.28 shows total employment and real personal income for the years of 1969 to 2016. As can be seen in total real personal income in 2016, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$6,954,522,000 a 1.6 percent change between 2015 and 2016. Table II.53.28, shows further annual data for the years 1969 through 2016. In 2010, total employment was 103,014 and 115,824 in 2016, which a change of 2.5 percent over this period.



Table II.53.28
Total Employment and Real Personal Income
 Johnson County
 BEA Data 1969 Through 2015

Year	1,000s of 2016 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	1,015,458	69,325	-32,044	218,872	64,253	1,197,214	17,642	32,694	31,061
1970	1,130,983	76,522	-48,723	227,872	72,705	1,306,316	18,068	36,203	31,238
1971	1,172,025	83,673	-49,753	234,646	80,009	1,353,254	18,399	36,826	31,825
1972	1,205,957	89,308	-36,220	243,476	83,574	1,407,479	19,241	37,394	32,249
1973	1,310,914	109,048	-28,790	260,106	93,000	1,526,183	20,377	39,169	33,470
1974	1,308,148	118,758	-24,647	276,432	100,823	1,541,999	20,268	41,398	31,599
1975	1,381,972	121,638	-16,393	290,871	114,001	1,648,813	21,553	42,991	32,146
1976	1,461,256	132,102	-10,643	303,058	120,677	1,742,247	22,034	45,009	32,465
1977	1,570,990	141,104	-13,609	329,004	120,200	1,865,480	23,562	47,079	33,368
1978	1,681,067	155,608	-11,144	346,396	123,005	1,983,717	24,953	49,203	34,167
1979	1,693,186	166,556	-780	360,608	129,108	2,015,565	24,760	49,755	34,030
1980	1,677,207	169,199	6,113	398,305	141,311	2,053,737	25,000	51,204	32,755
1981	1,687,940	178,496	17,572	444,837	149,304	2,121,158	25,347	50,345	33,528
1982	1,681,843	182,398	4,288	487,619	155,631	2,146,983	25,368	51,692	32,537
1983	1,760,791	193,013	-15,248	509,548	163,398	2,225,476	25,874	52,401	33,602
1984	1,887,748	205,236	-23,273	550,810	162,952	2,373,000	27,175	55,062	34,284
1985	1,927,613	213,544	-23,254	557,477	173,022	2,421,314	27,348	55,943	34,457
1986	2,030,534	231,067	-31,891	579,765	176,269	2,523,611	28,227	57,285	35,447
1987	2,126,721	239,133	-35,619	562,542	181,696	2,596,207	28,688	58,483	36,365
1988	2,239,862	265,543	-47,967	572,476	188,842	2,687,670	29,035	61,181	36,611
1989	2,425,836	280,500	-66,914	643,731	197,056	2,919,209	30,935	63,675	38,098
1990	2,510,297	294,543	-76,615	635,880	206,405	2,981,424	30,864	65,471	38,343
1991	2,563,502	301,930	-85,304	641,231	214,339	3,031,837	31,102	67,197	38,149
1992	2,688,555	310,177	-90,384	663,497	226,214	3,177,705	31,980	68,383	39,316
1993	2,754,055	317,700	-104,666	716,514	236,645	3,284,848	32,544	71,047	38,764
1994	2,950,826	341,044	-132,738	751,044	246,211	3,474,298	33,717	73,499	40,148
1995	3,010,852	349,463	-150,028	799,271	258,373	3,569,004	34,157	76,266	39,478
1996	3,123,381	349,403	-164,916	833,731	272,674	3,715,468	35,266	77,524	40,289
1997	3,232,677	369,949	-183,453	872,413	282,230	3,833,919	35,986	78,645	41,104
1998	3,461,126	395,741	-185,945	915,236	288,633	4,083,310	37,872	83,002	41,699
1999	3,727,595	422,692	-208,332	905,742	305,743	4,308,055	39,230	84,537	44,094
2000	4,054,212	450,942	-251,025	917,152	332,953	4,602,350	41,293	86,814	46,700
2001	4,200,499	459,388	-292,287	921,842	353,878	4,724,543	41,609	89,470	46,949
2002	4,316,944	473,433	-319,793	928,006	390,647	4,842,371	42,127	91,612	47,122
2003	4,448,702	489,291	-348,765	932,927	382,775	4,926,348	42,224	93,560	47,550
2004	4,615,218	500,549	-376,059	989,737	394,557	5,122,905	43,089	95,739	48,207
2005	4,629,862	504,494	-398,306	956,478	419,334	5,102,874	42,418	97,578	47,447
2006	4,721,815	512,866	-420,932	1,035,360	448,473	5,271,850	43,132	99,571	47,421
2007	4,907,498	534,241	-449,556	1,128,466	487,064	5,539,232	44,477	102,106	48,063
2008	5,075,327	554,544	-481,276	1,154,184	581,154	5,774,847	45,431	103,476	49,049
2009	5,122,071	557,037	-585,446	1,140,428	600,805	5,720,820	44,052	103,442	49,516
2010	5,146,103	566,536	-611,039	1,100,992	650,072	5,719,590	43,564	103,014	49,955
2011	5,248,588	512,526	-549,292	1,240,690	666,791	6,094,250	45,576	105,840	49,590
2012	5,421,928	523,570	-559,870	1,306,228	665,799	6,310,516	46,107	107,761	50,315
2013	5,633,499	610,458	-624,087	1,342,852	682,235	6,424,041	45,961	110,309	51,071
2014	5,772,908	613,513	-591,445	1,368,097	709,858	6,645,906	46,710	111,260	51,886
2015	5,896,562	626,688	-638,339	1,454,248	756,932	6,842,715	47,332	113,019	52,173
2016	6,059,524	649,828	-705,934	1,469,739	781,021	6,954,522	47,456	115,824	52,317



Diagram II.53.5, shows real average earnings per job for Johnson County from 1990 to 2016. Over this period the average earning per job for Johnson County was \$45,804, which was higher than the statewide average of \$43,526 over the same period.

Diagram II.53.5
Real Average Earnings Per Job
 Johnson County
 BEA Data 1990 - 2016

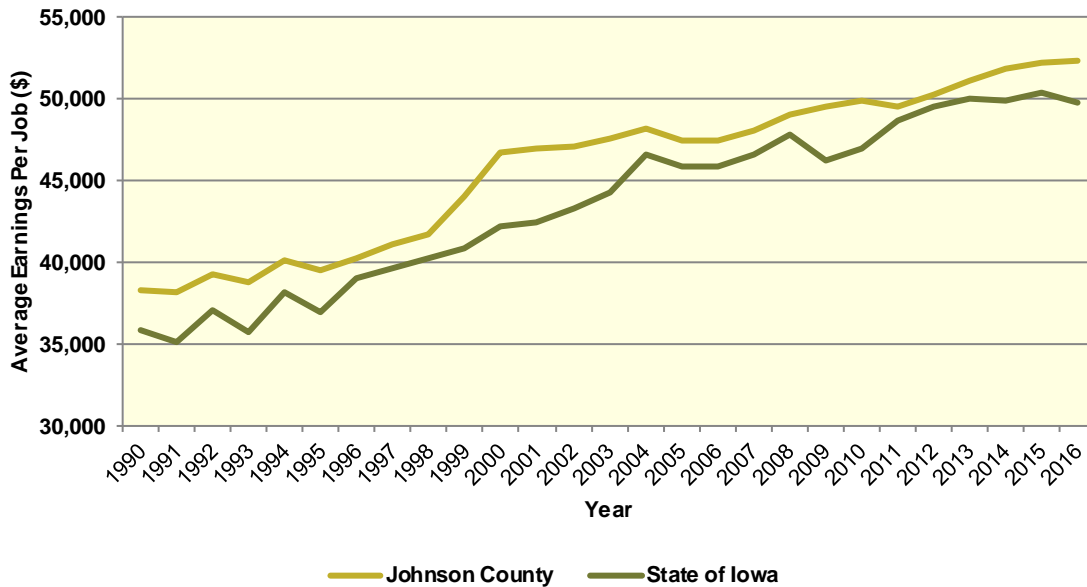
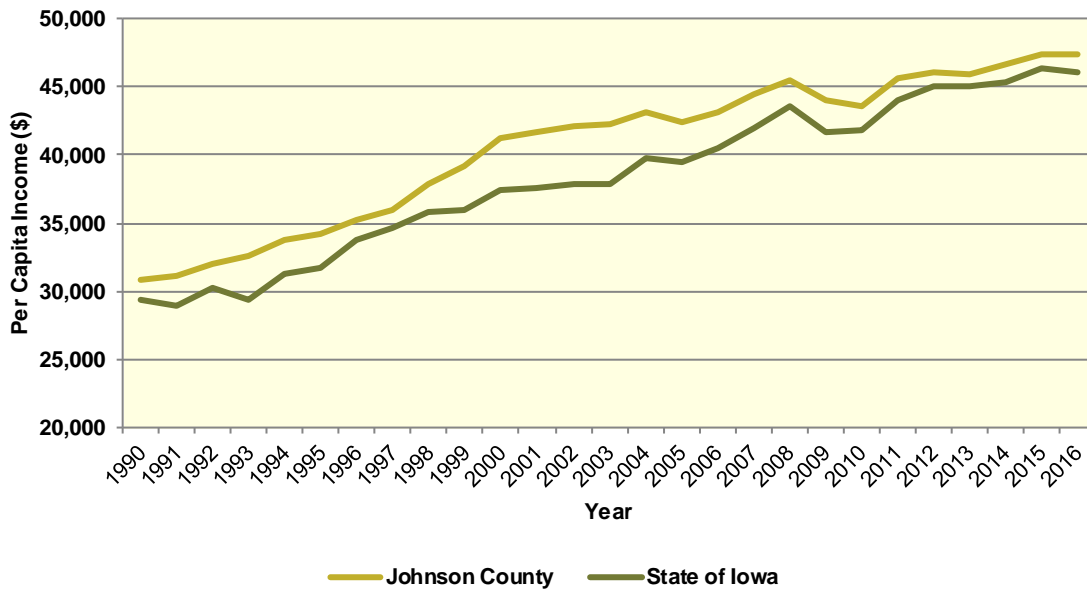


Diagram II.53.6, shows real per capita income for the Johnson County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Johnson County was \$40,566, which was higher than the statewide average of \$38,254 over the same period.

Diagram II.53.6
Real Per Capita Income
 Johnson County
 BEA Data 1990 - 2016



Quarterly Census of Employment and Wages

The BLS produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. If data do not meet BLS or State agency disclosure standards they are displayed as (ND) and not disclosed. Data from this series are from the period of January 2006 through December 2016 and are presented in Table II.53.29, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment increased from 81,551 persons in 2015 to 83,077 in 2016, a change of 1.9 percent.

Table II.53.29
Total Monthly Employment
 Johnson County
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	70,075	72,083	73,035	73,924	72,540	74,030	75,659	77,367	78,526	79,844	80,407
Feb	70,945	73,019	74,127	74,528	73,655	75,132	76,481	78,175	79,286	80,453	81,853
Mar	71,370	73,411	74,573	75,011	74,127	75,547	76,904	78,827	79,814	81,043	81,856
Apr	72,458	74,512	76,009	75,463	75,278	76,790	77,638	79,703	80,216	81,816	82,916
May	72,900	75,022	76,563	75,742	75,661	77,337	78,050	80,215	80,763	82,274	83,241
Jun	72,908	74,757	75,973	74,764	74,638	76,688	78,012	80,113	80,856	81,923	82,935
Jul	70,560	72,529	73,948	72,681	72,679	74,364	76,348	78,736	78,695	80,430	82,702
Aug	71,122	73,135	74,098	73,077	73,116	75,680	76,829	79,236	80,113	80,935	82,982
Sep	73,307	74,621	76,060	75,037	74,610	77,517	78,586	80,798	81,120	82,177	83,938
Oct	73,157	74,910	76,146	75,133	75,259	77,829	80,090	80,662	81,283	82,743	84,734
Nov	73,703	75,576	76,573	75,384	76,068	78,043	80,680	81,132	81,547	82,931	85,072
Dec	73,739	74,832	76,010	74,586	75,637	77,206	79,340	80,553	80,818	82,039	84,291
Annual	72,187	74,034	75,260	74,611	74,439	76,347	77,885	79,626	80,253	81,551	83,077
% Change	.	2.6%	1.7%	-0.9%	-0.2%	2.6%	2%	2.2%	0.8%	1.6%	1.9%

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 \$916 in 2015. In 2016, average weekly wages saw an increased of 2.1 percent over the prior year, rising to \$935, or by 19 dollars. These data are shown in Table II.53.30.

Table II.53.30						
Average Weekly Wages						
Johnson County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	594	602	614	625	609	
2002	623	632	623	627	626	2.8%
2003	631	638	648	655	643	2.7%
2004	651	662	665	692	668	3.9%
2005	661	681	706	698	687	2.8%
2006	704	701	714	725	711	3.5%
2007	728	730	748	767	743	4.5%
2008	760	760	788	786	774	4.2%
2009	768	780	792	807	787	1.7%
2010	769	791	819	834	803	2%
2011	787	802	852	825	817	1.7%
2012	836	827	855	851	842	3.1%
2013	844	845	872	884	861	2.3%
2014	875	874	892	915	889	3.3%
2015	897	899	917	951	916	3%
2016(p)	902	916	970	951	935	2.1%

Total business establishments reported by the QCEW are displayed in Table II.53.31. Between 2015 and 2016, the total number of business establishments in Johnson County increased by 2.1 percent, from 4,026 to 4,110 establishments.

Table II.53.31						
Number of Business Establishments						
Johnson County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	3,111	3,107	2,951	2,978	3,037	
2002	2,963	2,999	2,996	2,992	2,988	-1.6%
2003	3,030	3,056	3,088	3,130	3,076	2.9%
2004	3,166	3,183	3,225	3,228	3,201	4.1%
2005	3,275	3,285	3,341	3,340	3,310	3.4%
2006	3,356	3,385	3,447	3,432	3,405	2.9%
2007	3,406	3,426	3,448	3,427	3,427	0.6%
2008	3,430	3,492	3,472	3,468	3,466	1.1%
2009	3,471	3,501	3,530	3,516	3,505	1.1%
2010	3,536	3,534	3,531	3,519	3,530	0.7%
2011	3,502	3,529	3,533	3,581	3,536	0.2%
2012	3,599	3,594	3,647	3,717	3,639	2.9%
2013	3,769	3,852	3,873	3,890	3,846	5.7%
2014	3,910	3,967	3,987	3,993	3,964	3.1%
2015	3,988	4,020	4,055	4,042	4,026	1.6%
2016	4,073	4,096	4,118	4,154	4,110	2.1%

Iowa Department of Revenue

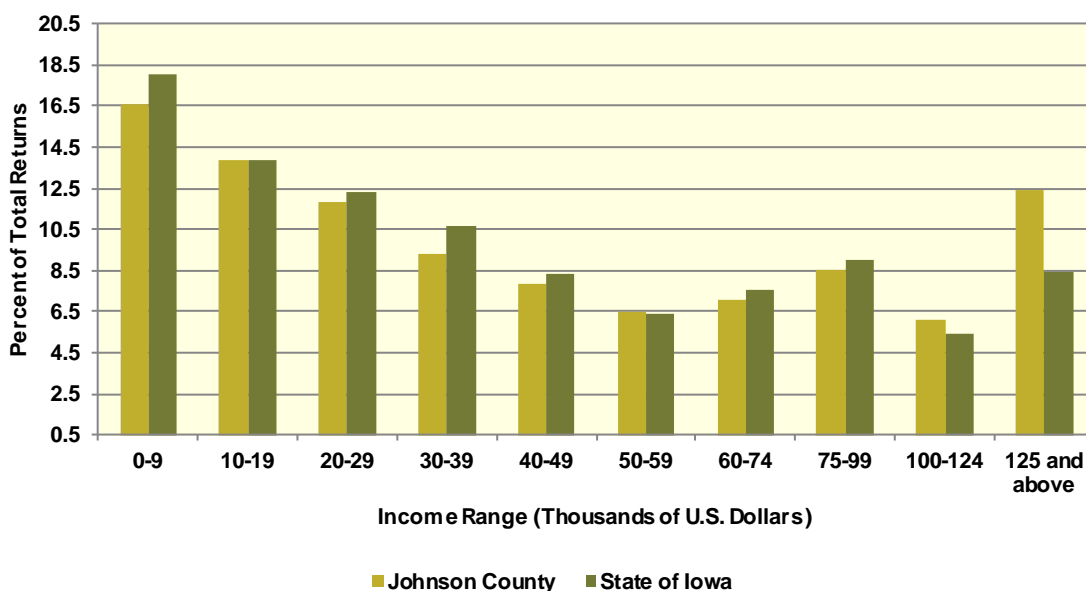
The Iowa Department of Revenue releases annual income tax statistics. Table II.53.32, shows the number of returns by adjusted gross income. For taxpayer confidentiality, if the number of returns was fewer than 5, the data was redacted. As a result the number of returns reported maybe slightly lower than the actual returns. Most redacted records occurred in the highest income brackets. The table below gives an accurate measure of the income distribution in Johnson County.

As can be seen below, the total number of returns between 2010 and 2015 increased by 11.4 percent, with 7,915 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 46 percent. This compared to the income class of \$10,000-19,999, which saw the lowest percentage change between 2010 and 2015 of 2.6 percent.

Table II.53.32
Number of Tax Returns by Adjusted Gross Income
 Johnson County
 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	9,710	7,668	6,246	4,929	3,797	3,019	3,682	3,758	1,682	2,628	47,119
2003	9,766	7,739	6,255	5,150	3,812	3,045	3,665	3,936	1,816	2,858	48,042
2004	9,698	7,813	6,177	5,148	3,996	3,081	3,756	4,125	2,023	3,300	49,117
2005	9,695	7,652	6,147	5,038	4,056	3,141	3,786	4,465	2,192	3,669	49,841
2006	9,467	7,597	6,177	5,230	4,184	3,244	3,803	4,723	2,435	4,169	51,029
2007	9,827	7,790	6,625	5,355	4,366	3,304	4,093	4,843	2,750	4,774	53,727
2008	10,144	7,949	6,693	5,552	4,468	3,422	4,055	5,082	2,950	4,948	55,263
2009	10,168	8,130	6,756	5,603	4,535	3,508	4,002	4,979	2,987	5,007	55,675
2010	10,297	8,512	6,909	5,652	4,473	3,554	4,122	5,040	3,072	5,421	57,052
2011	10,643	8,609	6,998	5,631	4,668	3,694	4,165	5,098	3,269	5,828	58,603
2012	10,673	8,503	7,049	5,834	4,639	3,923	4,222	5,278	3,366	6,448	59,935
2013	10,562	8,648	7,138	5,729	4,687	4,076	4,218	5,360	3,605	6,945	60,968
2014	10,288	8,823	7,416	5,913	4,851	4,006	4,351	5,416	3,702	7,517	62,283
2015	10,562	8,786	7,498	5,915	4,965	4,100	4,509	5,426	3,860	7,915	63,536
Change 10 - 15	2.6%	3.2%	8.5%	4.7%	11%	15.4%	9.4%	7.7%	25.7%	46%	11.4%

Diagram II.53.7
2015 Income Distribution
 Johnson County
 2015 Iowa DOR Data



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 21,016 in 2010 to 23,460 in 2016, with the poverty rate reaching 17 percent in 2016. This compared to a state poverty rate of 11.7 percent and a national rate of 14 percent in 2016. Table II.53.33, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
2000	9,303	8.8%
2001	9,443	8.8%
2002	10,773	9.9%
2003	11,780	10.8%
2004	13,637	12.3%
2005	18,229	16.8%
2006	17,795	16.2%
2007	18,177	15.5%
2008	18,812	15.7%
2009	20,390	16.6%
2010	21,016	17%
2011	21,986	17.5%
2012	20,683	16.1%
2013	20,945	16%
2014	21,391	15.9%
2015	24,908	18.3%
2016	23,460	17%

The rate of poverty for Johnson County is shown in Table II.53.34. In 2016, there were an estimated 23,911 persons living in poverty. This represented a 17.9 percent poverty rate, compared to 15 percent poverty in 2000. In 2016, some 7.1 percent of those in poverty were under age 6, and 3 percent were 65 or older.

Table II.53.34				
Poverty by Age				
Johnson County				
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	777	5%	1,707	7.1%
6 to 17	1,117	7.3%	1,711	7.2%
18 to 64	13,215	85.8%	19,772	82.7%
65 or Older	297	1.9%	721	3%
Total	15,406	100.0%	23,911	100.0%
Poverty Rate	15%	.	17.9%	.

HOUSING

The Census Bureau estimates that the total number of housing units increased by 10.5 percent in Johnson County between 2010 and 2016, from 55,967 to 61,822. This compared to an estimated 3.3 percent increase statewide, as shown in Table II.53.35.

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 436 authorizations in 2015 to 548 in 2016.

The real value of single-family building permits decreased from \$254,590 in 2015 to \$253,247 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 II.53.36.

Table II.53.35				
Housing Units				
State of Iowa vs. Johnson County				
2000 and 2016 Census Data and Intercensal Estimates				
Subject	Iowa	% Growth Since Census	Johnson County	% Growth Since Census
2000 Census Base	1,232,625	.	45,832	.
2010 Census	1,336,417	8.4%	55,967	22.1%
July 2011 Estimate	1,341,974	0.4%	56,675	1.3%
July 2012 Estimate	1,346,403	0.7%	57,449	2.6%
July 2013 Estimate	1,353,274	1.3%	58,327	4.2%
July 2014 Estimate	1,362,458	1.9%	59,444	6.2%
July 2015 Estimate	1,370,778	2.6%	60,672	8.4%
July 2016 Estimate	1,380,162	3.3%	61,822	10.5%

Table II.53.36 Building Permits and Valuation Johnson County 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	194	84	38	121	437	143,913	87,036
1981	181	84	56	144	465	137,020	51,862
1982	155	46	135	555	891	120,625	53,531
1983	323	130	134	1,082	1,669	130,836	42,186
1984	294	34	47	365	740	132,453	41,341
1985	175	14	4	92	285	146,330	44,295
1986	215	10	18	88	331	155,107	49,486
1987	279	18	0	51	348	144,777	38,555
1988	292	18	8	70	388	195,024	38,527
1989	328	42	23	279	672	195,428	43,590
1990	374	10	39	196	619	174,930	50,071
1991	451	14	30	197	692	166,864	44,085
1992	555	22	19	347	943	164,129	47,037
1993	652	26	33	257	968	175,991	55,320
1994	644	38	58	442	1,182	185,783	55,229
1995	460	16	18	344	838	302,049	59,357
1996	435	56	32	384	907	178,671	66,365
1997	432	32	92	192	748	196,522	64,364
1998	553	32	49	161	795	199,512	69,655
1999	671	44	47	310	1,072	196,794	87,040
2000	529	40	43	539	1,151	215,295	80,066
2001	622	12	11	554	1,199	207,340	93,398
2002	745	10	37	491	1,283	197,733	82,153
2003	959	10	23	525	1,517	208,771	144,107
2004	927	4	8	384	1,323	218,077	101,533
2005	889	38	30	287	1,244	213,556	116,974
2006	693	0	4	330	1,027	224,848	118,948
2007	621	20	0	141	782	233,454	138,667
2008	601	14	4	175	794	210,486	115,315
2009	599	12	12	74	697	217,584	117,304
2010	424	22	4	69	519	234,330	188,046
2011	431	10	4	302	747	229,160	105,532
2012	556	40	12	172	780	232,008	132,495
2013	497	8	14	528	1,047	250,131	178,474
2014	621	2	26	431	1,080	233,780	107,189
2015	436	80	57	675	1,248	254,590	98,829
2016	548	66	65	1,195	1,874	253,247	129,397

Diagram II.53.8 Single Family Permits

Johnson County
Census Bureau Data, 1980–2016

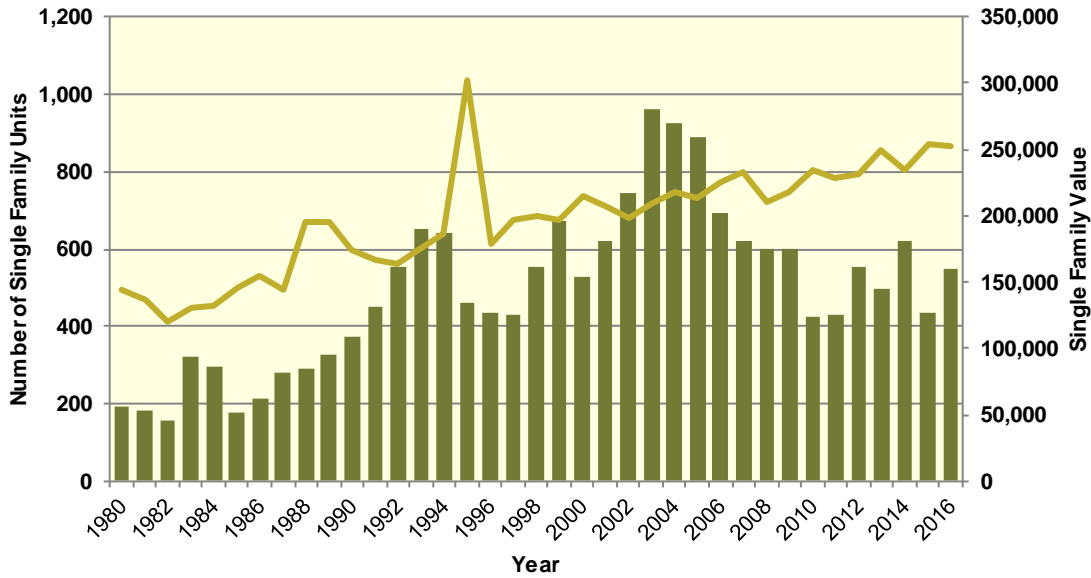
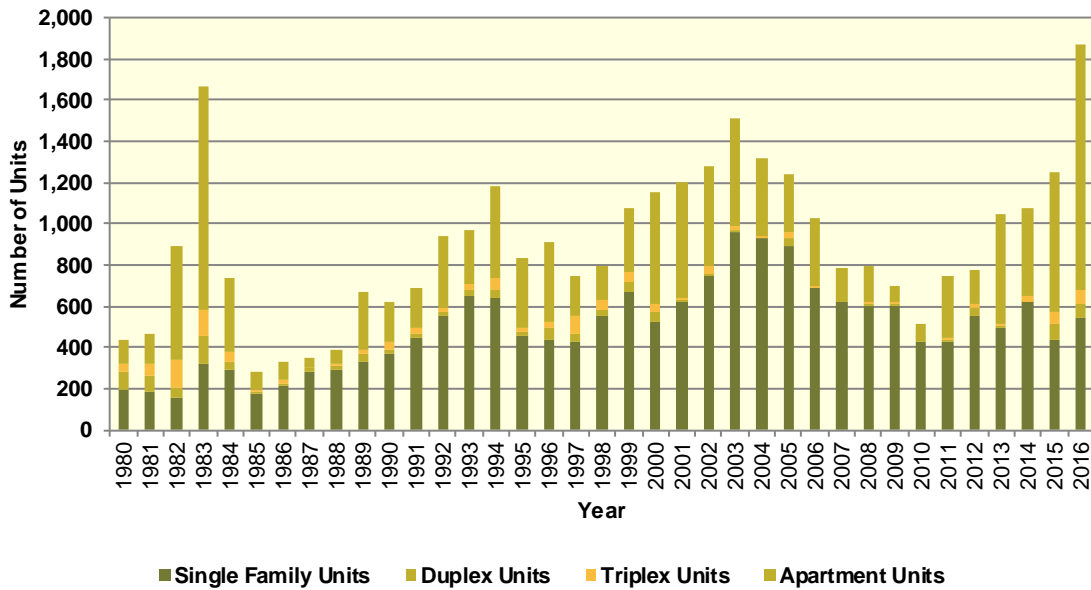


Diagram II.53.9 Total Permits by Unit Type

Johnson County
Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.53.37. In 2016, there were 59,551 housing units, up from 45,831 in 2000. Single-family units accounted for 60.1 percent of units in 2016, compared to 55.5 in 2000. Apartment units accounted for 28 percent in 2016, compared to 28.4 percent in 2000.

Table II.53.37				
Housing Units by Type				
Johnson County				
2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	25,451	55.5%	35,764	60.1%
Duplex	2,028	4.4%	1,584	2.7%
Tri- or Four-Plex	2,150	4.7%	2,722	4.6%
Apartment	13,006	28.4%	16,671	28%
Mobile Home	3,189	7%	2,783	4.7%
Boat, RV, Van, Etc.	7	0%	27	0%
Total	45,831	100.0%	59,551	100.0%

Some 94.2 percent of housing was occupied in 2010, compared to 96.2 percent in 2000. Owner-occupied housing changed 25.4 percent between 2000 and 2010, ending with owner-occupied units representing 59.4 percent of unit. Vacant units changed by 85.7 percent, resulting in 3,252 vacant units in 2010.

Table II.53.38					
Housing Units by Tenure					
Johnson County					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	44,080	96.2%	52,715	94.2%	19.6%
Owner-Occupied	24,967	56.6%	31,299	59.4%	25.4%
Renter-Occupied	19,113	43.4%	21,416	40.6%	12%
Vacant Housing Units	1,751	3.8%	3,252	5.8%	85.7%
Total Housing Units	45,831	100.0%	55,967	100.0%	22.1%

Table II.53.39 shows housing units by tenure from 2010 to 2016. By 2016, there were 59,551 housing units. An estimated 58.7 percent were owner-occupied, and 5.1 percent were vacant.

Table II.53.39				
Housing Units by Tenure				
Johnson County				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	52,715	94.2%	56,543	94.9%
Owner-Occupied	31,299	59.4%	33,209	58.7%
Renter-Occupied	21,416	40.6%	23,334	41.3%
Vacant Housing Units	3,252	5.8%	3,008	5.1%
Total Housing Units	55,967	100.0%	59,551	100.0%

Households by household size are shown in Table II.53.40. There were a total of 52,715 households in 2010, up from 44,080 in 2000. One person households changed by 21.9 percent between 2000 and 2010, while two person households changed by 21.9 percent. Three and four person households changed by 17.2 and 12.7 respectively, representing 15 percent and 11.8 percent of the population in 2010.

Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	13,333	30.2%	15,961	30.3%	19.7%
Two Persons	15,499	35.2%	18,894	35.8%	21.9%
Three Persons	6,748	15.3%	7,910	15%	17.2%
Four Persons	5,520	12.5%	6,223	11.8%	12.7%
Five Persons	2,109	4.8%	2,506	4.8%	18.8%
Six Persons	584	1.3%	795	1.5%	36.1%
Seven Persons or More	287	0.7%	426	0.8%	48.4%
Total	44,080	100.0%	52,715	100.0%	19.6%

Households by income is shown in Table II.53.41. Households earning more than \$100,000 per year represented 26.7 percent of households in 2016, compared to 11.9 percent in 2000. Households earning between \$50,000 and \$74,999 represented 15.2 percent of households in 2010, compared to 18.6 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 15.3 percent of households in 2016, compared to 17.4 percent in 2000.

Income	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	7,677	17.4%	8,667	15.3%
\$15,000 to \$19,999	3,029	6.9%	2,145	3.8%
\$20,000 to \$24,999	2,902	6.6%	2,877	5.1%
\$25,000 to \$34,999	5,602	12.7%	4,668	8.3%
\$35,000 to \$49,999	6,713	15.2%	7,032	12.4%
\$50,000 to \$74,999	8,189	18.6%	8,600	15.2%
\$75,000 to \$99,999	4,725	10.7%	7,443	13.2%
\$100,000 or More	5,237	11.9%	15,111	26.7%
Total	44,074	100.0%	56,543	100.0%

Table II.53.42, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 19.6 percent and 5.1 percent of households, respectively. Households built in the 1970’s, 1980’s, and 1990’s account for 15.3 percent, 12 percent, and 18.8, respectively. Housing units built prior to 1939 represented 11.8 percent of households in 2016.

Table II.53.42				
Households by Year Home Built				
Johnson County				
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	6,293	14.3%	6,694	11.8%
1940 to 1949	1,506	3.4%	1,039	1.8%
1950 to 1959	3,390	7.7%	2,988	5.3%
1960 to 1969	6,149	13.9%	5,780	10.2%
1970 to 1979	9,522	21.6%	8,646	15.3%
1980 to 1989	6,956	15.8%	6,769	12%
1990 to 1999	10,264	23.3%	10,654	18.8%
2000 to 2009	.	.	11,062	19.6%
2010 or Later	.	.	2,911	5.1%
Total	44,080	100.0%	56,543	100.0%

The distribution of unit types by race are shown in Table II.53.43. An estimated 65.1 percent of white households occupy single family homes, while 36.5 percent of black households do. Some 24.3 percent of white households occupied apartments, while 47 percent of black households do. An estimated 42.2 percent of Asian, and 41.5 percent of American Indian households occupy single family homes.

Table II.53.43							
Distribution of Units in Structure by Race							
Johnson County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	65.1%	36.5%	41.5%	42.2%	0%	26.7%	32.2%
Duplex	2.4%	5.8%	6.2%	2.2%	0%	3.4%	2.9%
Tri- or Four-Plex	3.9%	8.7%	21.5%	4%	0%	8.8%	12.3%
Apartment	24.3%	47%	30.8%	50%	0%	30.2%	43.9%
Mobile Home	4.4%	1.1%	0%	1.5%	100%	31%	8.7%
Boat, RV, Van, Etc.	0%	0.9%	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 II.53.44. An estimated 36.1 percent of vacant units were for rent in 2010, a 108 percent change since 2000. In addition, some 24.9 percent of vacant units were for sale, a change of 68.4 percent between 2000 and 2010. “Other” vacant units represented 20.9 percent of vacant units in 2010. This is a change of 65 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 II.53.44					
Disposition of Vacant Housing Units					
Johnson County					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	564	32.2%	1,173	36.1%	108%
For Sale	481	27.5%	810	24.9%	68.4%
Rented or Sold, Not Occupied	130	7.4%	262	8.1%	101.5%
For Seasonal, Recreational, or Occasional Use	163	9.3%	327	10.1%	100.6%
For Migrant Workers	1	0.1%	0	0%	-100%
Other Vacant	412	23.5%	680	20.9%	65%
Total	1,751	100.0%	3,252	100.0%	85.7%

The disposition of vacant units between 2010 and 2016 are shown in Table II.53.45. By 2016, for rent units accounted for 24.2 percent of vacant units, while for sale units accounted for 10.4 percent. “Other” vacant units accounted for 23.6 percent of vacant units, representing a total of 711 “other” vacant units.

Table II.53.45				
Disposition of Vacant Housing Units				
Johnson County				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	1,173	36.1%	729	24.2%
For Sale	810	24.9%	312	10.4%
Rented Not Occupied	84	2.6%	650	21.6%
Sold Not Occupied	178	5.5%	176	5.9%
For Seasonal, Recreational, or Occasional Use	327	10.1%	414	13.8%
For Migrant Workers	0	0%	16	0.5%
Other Vacant	680	20.9%	711	23.6%
Total	3,252	100.0%	3,008	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 II.53.46. In 2016, an estimated 1.6 percent of households were overcrowded, and an additional 0.4 percent were severely overcrowded.

Table II.53.46 Overcrowding and Severe Overcrowding Johnson County 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	24,756	99.1%	191	0.8%	39	0.2%	24,986
2016 Five-Year ACS	32,757	98.6%	439	1.3%	13	0%	33,209
Renter							
2000 Census	18,471	96.7%	351	1.8%	272	1.4%	19,094
2016 Five-Year ACS	22,694	97.3%	439	1.9%	201	0.9%	56,543
Total							
2000 Census	43,227	98.1%	542	1.2%	311	0.7%	44,080
2016 Five-Year ACS	55,451	98.1%	878	1.6%	214	0.4%	56,543

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 194 households with incomplete plumbing facilities in 2016, representing 0.3 percent of households in Johnson County. This is compared to 0.6 percent of households lacking complete plumbing facilities in 2000.

Table II.53.47 Households with Incomplete Plumbing Facilities Johnson County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	43,823	56,349
Lacking Complete Plumbing Facilities	257	194
Total Households	44,080	56,543
Percent Lacking	0.6%	0.3%

There were 709 households lacking complete kitchen facilities in 2016, compared to 448 households in 2000. This was a change from 1 percent of households in 2000 to 1.3 percent in 2016.

Table II.53.48 Households with Incomplete Kitchen Facilities Johnson County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	43,632	55,834
Lacking Complete Kitchen Facilities	448	709
Total Households	44,080	56,543
Percent Lacking	1%	1.3%

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

mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Johnson County, 14.2 of households had a cost burden and 17.3 percent had a severe cost burden. Some 18.3 percent of renters were cost burdened, and 34.6 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 5.4 percent and a severe cost burden rate of 3.8 percent. Owner occupied households with a mortgage had a cost burden rate of 14 percent, and severe cost burden at 5.8 percent.

Table II.53.49
Cost Burden and Severe Cost Burden by Tenure
 Johnson County
 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	11,788	81.8%	1,924	13.3%	672	4.7%	35	0.2%	14,419
2016 Five-Year ACS	18,212	79.9%	3,196	14%	1,331	5.8%	61	0.3%	22,800
Owner Without a Mortgage									
2000 Census	4,137	93.3%	209	4.7%	68	1.5%	20	0.5%	4,434
2016 Five-Year ACS	9,415	90.5%	563	5.4%	395	3.8%	36	0.3%	10,409
Renter									
2000 Census	8,745	46.8%	3,871	20.7%	5,130	27.5%	936	5%	18,682
2016 Five-Year ACS	9,246	39.6%	4,264	18.3%	8,068	34.6%	1,756	7.5%	23,334
Total									
2000 Census	24,670	65.7%	6,004	16%	5,870	15.6%	991	2.6%	37,535
2016 Five-Year ACS	36,873	65.2%	8,023	14.2%	9,794	17.3%	1,853	3.3%	56,543

Housing Problems by Income

Table II.53.50, at right, shows the HUD calculated Median Family Income (MFI) for a family of four for Johnson County. As can be seen in 2017 the MFI was \$86,800, which compared to \$69,900 for the State of Iowa.

Table II.53.51, shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 3,905 owner-occupied and 4,070 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 1,670 owner-occupied 6,995 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 35,820 households without a housing problem.

Table II.53.50
Median Family Income
 Johnson County
 2000–2017 HUD MFI

Year	MFI	State of Iowa MFI
2000	59,500	49,100
2001	62,900	52,500
2002	64,800	53,700
2003	69,800	54,900
2004	72,100	55,800
2005	72,550	57,650
2006	68,000	57,800
2007	68,200	58,100
2008	71,900	58,500
2009	76,000	62,000
2010	77,800	62,400
2011	79,200	64,000
2012	80,300	64,800
2013	75,800	64,700
2014	79,500	65,300
2015	82,300	67,500
2016	86,900	68,400
2017	86,800	69,900

Table II.53.51
Housing Problems by Income and Tenure

Johnson 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	4	40	30	4	4	82
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	4	0	0	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	75	125	70	205	485
Housing cost burden greater than 50% of income (and none of the above problems)	885	445	185	110	45	1,670
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	325	895	1,295	755	635	3,905
Zero/negative income (and none of the above problems)	60	0	0	0	0	60
has none of the 4 housing problems	395	1,495	3,315	2,645	18,655	26,505
Total	1,679	2,954	4,950	3,584	19,544	32,711
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	245	140	125	25	25	560
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	100	30	45	0	0	175
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	115	185	70	45	15	430
Housing cost burden greater than 50% of income (and none of the above problems)	6,155	735	105	0	0	6,995
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	750	2,295	820	170	35	4,070
Zero/negative income (and none of the above problems)	590	0	0	0	0	590
has none of the 4 housing problems	630	1,370	2,600	1,570	3,145	9,315
Total	8,585	4,755	3,765	1,810	3,220	22,135
Total						
Lacking complete plumbing or kitchen facilities	249	180	155	29	29	642
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	100	34	45	0	0	179
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	125	260	195	115	220	915
Housing cost burden greater than 50% of income (and none of the above problems)	7,040	1,180	290	110	45	8,665
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	1,075	3,190	2,115	925	670	7,975
Zero/negative income (and none of the above problems)	650	0	0	0	0	650
has none of the 4 housing problems	1,025	2,865	5,915	4,215	21,800	35,820
Total	10,264	7,709	8,715	5,394	22,764	54,846

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 below only owner-occupied originated loans for single family units were considered. As can be seen in Table II.53.52 on the following page, of the 4,677 loans in 2016, 2,764 loans were for Home Purchases, 182 were for Home Improvement and 1,731 were for refinancing.



Table II.53.52				
Owner-Occupied Single Family Home Loans by Loan Type				
Johnson County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	2,071	222	1,560	3,853
2009	2,155	281	3,553	5,989
2010	1,940	300	3,197	5,437
2011	1,904	191	2,443	4,538
2012	2,062	184	3,635	5,881
2013	2,863	168	2,704	5,735
2014	2,919	135	1,024	4,078
2015	2,874	172	1,481	4,527
2016	2,764	182	1,731	4,677

Table II.53.53, shows the average loan value by loan type. In 2008, average home purchase loans was \$140,919 in 2012 and \$169,751 in 2016. Overall, average loans were \$152,808 in 2008 and \$178,967 in 2016.

Table II.53.53				
Owner-Occupied Single Family Home Loans by Average Loan Amount				
Johnson County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$146,908	\$60,977	\$173,710	\$152,808
2009	\$135,895	\$81,530	\$173,257	\$155,509
2010	\$132,807	\$91,323	\$172,835	\$154,055
2011	\$138,086	\$89,880	\$169,605	\$153,025
2012	\$140,919	\$104,625	\$172,913	\$159,558
2013	\$145,593	\$101,952	\$159,354	\$150,803
2014	\$141,603	\$70,096	\$174,870	\$147,589
2015	\$152,839	\$83,186	\$179,036	\$158,763
2016	\$169,751	\$121,137	\$199,763	\$178,967

Table II.53.54, shows the total volume of owner-occupied single family loans. In 2008, average home purchase loans was \$290,574,000 in 2012 and \$469,193,000 in 2016. Overall, average loans were \$588,771,000 in 2008 and \$837,029,000 in 2016.

Table II.53.54
Total Volume of Owner-Occupied Single Family Loans
Johnson County
2008 – 2016 HMDA Data

Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$304,246,000	\$13,537,000	\$270,988,000	\$588,771,000
2009	\$292,854,000	\$22,910,000	\$615,581,000	\$931,345,000
2010	\$257,645,000	\$27,397,000	\$552,555,000	\$837,597,000
2011	\$262,916,000	\$17,167,000	\$414,345,000	\$694,428,000
2012	\$290,574,000	\$19,251,000	\$628,537,000	\$938,362,000
2013	\$416,834,000	\$17,128,000	\$430,894,000	\$864,856,000
2014	\$413,339,000	\$9,463,000	\$179,067,000	\$601,869,000
2015	\$439,259,000	\$14,308,000	\$265,152,000	\$718,719,000
2016	\$469,193,000	\$22,047,000	\$345,789,000	\$837,029,000

Survey of Rental Properties

From September through December of 2017, a telephone survey was conducted with landlords and rental property managers throughout Iowa. Table II.53.55 presents some basic statistics about the completed surveys.

Table II.53.55
Survey of Rental Properties
Johnson County
2017 Survey of Rental Properties

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2017	61	5,099	3	32.4

Table II.53.56, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 65 single family units in Johnson County, with 4 of them available. This translates into a vacancy rate of 6.2 percent in Johnson County, which compares to a single family vacancy rate of 6.7 percent for the State of Iowa. There were 4,679 apartment units reported in the survey, with 135 of them available, which resulted in a vacancy rate of 2.9 percent. This compares to a statewide vacancy rate of 6.7 percent for apartment units across the state.

Table II.53.56
Rental Vacancy Survey by Type
Johnson County
2017 Survey of Rental Properties

Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	65	4	6.2%
Apartments	4,679	135	2.9%
Mobile Homes	0	0	0%
“Other” Units	0	0	0%
Don’t Know	355	13	3.7%
Total	5,099	152	3%

Table II.53.57, reports units by bedroom size. As can be seen there were 851 two bedroom apartment units and 239 three bedroom units. Overall, the 861 two bedroom units accounted for 16.9 percent of all units, and the 254 three bedroom units accounted for 5 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 3,412 units listed as “Don’t Know”. Additional details for additional unit types are reported found below.

Table II.53.57 Rental Units by Bedroom Size Johnson County 2017 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	25	0	0	.	25
One	0	538	0	0	.	538
Two	10	851	0	0	.	861
Three	15	239	0	0	.	254
Four	4	5	0	0	.	9
Don’t Know	36	3,021	0	0	355	3,412
Total	65	4,679	0	0	355	5,099

Table II.53.58, at right, displays the vacancy rate of single family units by the number of bedrooms. Three-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0 percent.

Table II.53.58 Single Family Units by Bedroom Size Johnson County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	0	0	0%
Two	10	2	20%
Three	15	0	0%
Four	4	0	0%
Don’t know	36	2	5.6%
Total	65	4	6.2%

Table II.53.59 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 1.8 percent.

Table II.53.59 Apartment Units by Bedroom Size Johnson County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	25	0	0%
One	538	31	5.8%
Two	851	15	1.8%
Three	239	0	0%
Four	5	0	0%
Don’t know	3,021	89	2.9%
Total	4,679	135	2.9%

Average market-rate rents by unit type are shown in Table II.53.60. 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.53.60					
Average Market Rate Rents by Bedroom Size					
Johnson County					
2017 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$0	\$753.8	\$0	\$0	\$753.8
One	\$0	\$721.5	\$0	\$0	\$721.5
Two	\$1050	\$893.2	\$0	\$0	\$914.5
Three	\$1410	\$1224.9	\$0	\$0	\$1269
Four	\$1675.8	\$1337.7	\$0	\$0	\$1496.4
Total	\$1385.1	\$937.6	\$0	\$0	\$1021.6

Table II.53.61, shows the average rental rates for assisted units by bedroom size and unit type. Since assistance is often based on income of the resident or other case by case determinations average assisted rents can vary across bedroom size.

Table II.53.61					
Average Assisted Rate Rents by Bedroom Size					
Johnson County					
2017 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$0	\$0	\$0	\$0	\$0
One	\$0	\$0	\$0	\$0	\$0
Two	\$0	\$901.5	\$0	\$0	\$901.5
Three	\$0	\$0	\$0	\$0	\$0
Four	\$0	\$1100	\$0	\$0	\$1100
Total	\$0	\$951.5	\$0	\$0	\$951.5

Table II.53.62, shows vacancy rates for single family units by average rental rates for Johnson County. The most common rent for single family units was above 1,500 dollars and the units in this price range had a vacancy rate of 6.7 percent.

Table II.53.62			
Single Family Market Rate Rents by Vacancy Status			
Johnson County			
2017 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	0	0	0%
\$750 to \$1,000	6	1	16.7%
\$1,000 to \$1,250	1	0	0%
\$1,250 to \$1,500	10	0	0%
Above \$1,500	45	3	6.7%
Missing	3	0	0%
Total	65	4	6.2%

The average rent and availability of apartment units is displayed in Table II.53.63. The most common rent for apartment rents was between 1,000 and 1,250 dollars and the units in this price range had a vacancy rate of 1.5 percent.

Table II.53.63 Apartment Market Rate Rents by Vacancy Status Johnson County 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	249	22	8.8%
\$750 to \$1,000	1,645	67	4.1%
\$1,000 to \$1,250	2,633	40	1.5%
\$1,250 to \$1,500	18	1	5.6%
Above \$1,500	0	0	0%
Missing	134	5	3.7%
Total	4,679	135	2.9%

Respondents were asked if utilities are included in the rent and as shown in Table II.53.64 below 34 respondents, or 69.4 percent, included some sort of utility in the rent.

Table II.53.64 Are there any utilities included with the rent? Johnson County 2017 Survey of Rental Properties	
Period	Respondent
Yes	34
No	15
% Offering Utilities	69.4%

The type of utility included in the rent is shown in Table II.53.65. There were 6 respondents who included electricity, 10 respondents who included natural gas, 26 respondents who included water and sewer and 28 respondents included trash collection in the rent.

Table II.53.65 Which utilities are included with the rent? Johnson County 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	6
Natural Gas	10
Water/Sewer	26
Trash Collection	28

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 II.53.66, there were 22 single family units which property managers considered accessible, with an additional 654 accessible apartment units. Respondents also indicated there were a total of 135 persons with disabilities currently residing in accessible units.

Table II.53.66 Accessible Units by Bedroom Size Johnson County 2017 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	1	0	0		1
One	0	174	0	0		174
Two	0	133	0	0		133
Three	1	1	0	0		2
Four	1	0	0	0		1
Don't Know	20	345	0	0	-1	364
Total	22	654	0	0	-1	675

Table II.53.67, shows the breakdown of accessible and not accessible single family units by bedroom size. As can be seen 0 two bedroom single family units are accessible, with 6.7 percent of three bedroom units were considered accessible. Overall, 33.8 percent of all single family units were considered accessible by survey respondents.

Table II.53.67 Single Family Units by Accessibility and Bedroom Size Johnson County 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Single Family Units	Percentage Accessible
Studio	0	0	0	%0
One	0	0	0	0%
Two	10	0	10	0%
Three	14	1	15	6.7%
Four	3	1	4	25%
Don't know	16	20	36	55.6%
Total	43	22	65	33.8%

Table II.53.68, shows the breakdown of accessible and not accessible apartment units by bedroom size. As can be seen 15.6 percent or 133 two bedroom apartment units are accessible, with 0.4 percent of three bedroom units were considered accessible. Overall, 14 percent of all apartment units were considered accessible by survey respondents.

Table II.53.68 Apartment Units by Accessibility and Bedroom Size Johnson County 2017 Survey of Rental Properties				
Number of Bedrooms	Not Accessible	Accessible Units	Apartment Units	Percentage Accessible
Studio	24	1	25	4%
One	364	174	538	32.3%
Two	718	133	851	15.6%
Three	238	1	239	0.4%
Four	5	0	5	0%
Don't know	2,676	345	3,021	11.4%
Total	4,025	654	4,679	14%

Perceived Need for Rental Units

Table II.53.69, at right, shows the number of survey respondents who keep a waiting list. As can be seen 18 respondents said they keep a waitlist, with an estimated 810 number of persons on the wait list.

Table II.53.69 Do you keep a waiting list? Johnson County 2017 Survey of Rental Properties	
Period	Respondent
Yes	18
No	30
Waitlist Size	810

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.53.70, 12 respondents said there was no need for renovating single family units, with 2 respondents saying there was extreme need for renovating single family units. Likewise, 12 respondents indicated no need for renovating existing apartment units, with 2 respondents saying there was extreme need for renovating existing apartment units.

Table II.53.70 How would you rate the need for renovation of existing units in the city? Johnson County 2017 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	12	12	11	8
Low Need	9	9	8	7
Moderate Need	12	11	10	9
High Need	3	3	2	2
Extreme Need	2	2	2	0
Average Need	2.3	2.3	2.3	2.2

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table II.53.71, 27 respondents said there was no need for new single family units, with 3 respondents saying there was extreme need for constructing new single family units. Likewise, 28 respondents indicated no need for new apartment units, with 2 respondents saying there was extreme need for constructing new apartment units.

Table II.53.71
How would you rate the need for construction of new units in the city?

Johnson County
 2017 Survey of Rental Properties

Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	27	28	24	20
Low Need	4	4	4	4
Moderate Need	5	5	4	2
High Need	3	4	2	2
Extreme Need	3	2	2	1
Average Need	1.8	1.8	1.7	1.6

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 II.53.72, shows the *strong growth scenario* for the Johnson County. As can be seen there were 33,209 owner-occupied and 23,334 renter-occupied households in 2016, for a total of 56,543 households. In 2030, there will be a projected 65,595 households, of which 38,322 are projected to be owner occupied and the remaining 27,273 are expected to be renter-occupied.

By 2050, there are projected to be 44,120 owner-occupied households, of which 2,266 owner-occupied households are expected to have incomes of 0-30 percent of MFI and 6,683 are projected to have incomes of 50.1-80.0 percent of MFI. In 2050, there are projected to be 30,281 renter households, of which 11,739 renter households are expected to have incomes between 0 and 30.0 percent of median family income 5,141 renter households with incomes between 50.1-



80.0 percent of MFI. Overall households are projected to reach 74,401 occupied units by 2050, of which 14,005 are expected to have incomes on between 0 and 30 percent of MFI.

Table II.53.72 Housing Demand Forecast								
Johnson County Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	1,706	1,805	1,884	1,968	2,048	2,123	2,195	2,266
30.1-50%	3,000	3,176	3,315	3,462	3,602	3,735	3,861	3,986
50.1-80%	5,031	5,325	5,558	5,805	6,041	6,262	6,475	6,683
80.1-95%	2,863	3,031	3,163	3,304	3,438	3,564	3,685	3,804
95.1-115%	3,812	4,035	4,212	4,399	4,578	4,746	4,907	5,065
115+%	16,797	17,780	18,558	19,383	20,170	20,911	21,619	22,316
Total	33,209	35,152	36,690	38,322	39,876	41,341	42,741	44,120
Renter								
0-30%	9,046	9,964	10,250	10,573	10,889	11,188	11,470	11,739
30.1-50%	5,010	5,519	5,677	5,856	6,031	6,197	6,353	6,502
50.1-80%	3,962	4,364	4,489	4,631	4,769	4,900	5,024	5,141
80.1-95%	1,586	1,747	1,797	1,854	1,909	1,961	2,011	2,058
95.1-115%	1,180	1,300	1,337	1,379	1,421	1,460	1,496	1,531
115+%	2,550	2,809	2,889	2,980	3,070	3,154	3,233	3,309
Total	23,334	25,703	26,440	27,273	28,089	28,859	29,587	30,281
Total								
0-30%	10,752	11,770	12,135	12,541	12,938	13,311	13,665	14,005
30.1-50%	8,010	8,695	8,992	9,318	9,634	9,931	10,214	10,488
50.1-80%	8,992	9,689	10,047	10,436	10,810	11,162	11,498	11,825
80.1-95%	4,449	4,777	4,960	5,157	5,347	5,525	5,696	5,862
95.1-115%	4,992	5,335	5,549	5,779	5,998	6,205	6,403	6,596
115+%	19,347	20,589	21,448	22,364	23,239	24,064	24,852	25,625
Total	56,543	60,855	63,130	65,595	67,966	70,200	72,328	74,401