

**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 decreased from 5,217 in 2010 to 5,171 in 2016, or by 0.9 percent. This compares to a statewide population change of 4.4 percent over the period. The number of people from 25 to 34 years of age decreased by 6.3 percent, and the number of people from 55 to 64 years of age increased by 13.1 percent. The white population decreased by 2.7 percent, while the black population increased by 14.2 percent. The Hispanic population increased from 435 to 538 people between 2010 and 2016 or by 23.7 percent. These data are presented in Table II.49.1.

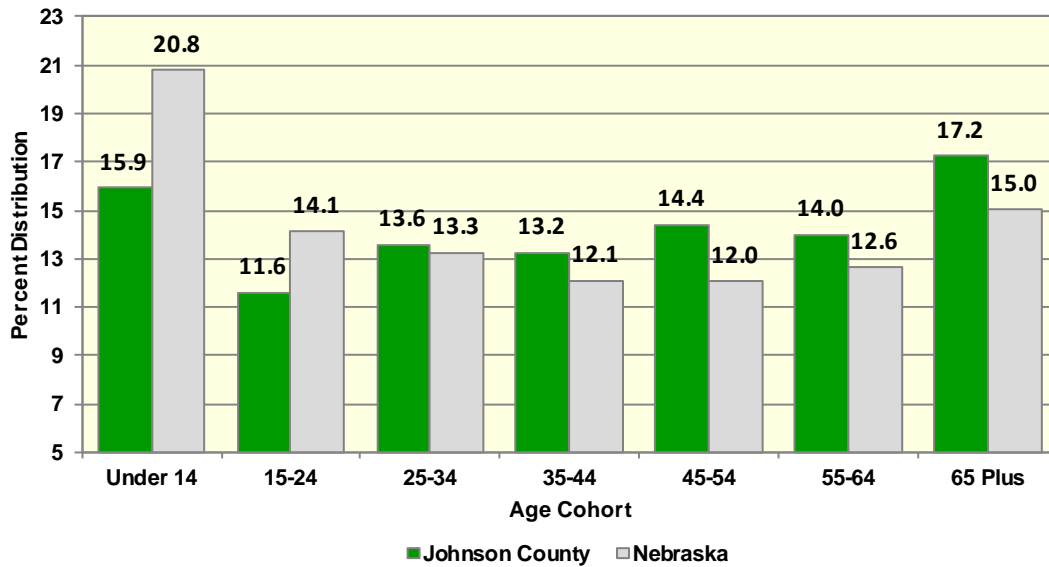
Table II.49.1						
Profile of Population Characteristics						
Johnson County vs. State of Nebraska						
2010 Census and 2016 Current Census Estimates						
Subject	Johnson County			Nebraska		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	5,217	5,171	-0.9%	1,826,341	1,907,116	4.4%
Age						
0 to 14 years	828	823	-0.6%	383,542	396,601	3.4%
15 to 24 years	495	601	21.4%	258,206	269,442	4.4%
25 to 34 years	749	702	-6.3%	245,176	252,946	3.2%
35 to 44 years	650	685	5.4%	220,838	230,528	4.4%
45 to 54 years	936	745	-20.4%	258,726	229,683	-11.2%
55 to 64 years	640	724	13.1%	213,176	241,172	13.1%
65 and Over	919	891	-3%	246,677	286,744	16.2%
Race						
White	4,774	4,646	-2.7%	1,649,264	1,694,976	2.8%
Black	281	321	14.2%	85,971	94,620	10.1%
American Indian and Alaskan Native	61	71	16.4%	23,418	27,318	16.7%
Asian	73	76	4.1%	33,322	47,282	41.9%
Native Hawaiian or Pacific Islander	0	0	0%	2,061	2,425	17.7%
Two or more races	28	57	103.6%	32,305	40,495	25.4%
Ethnicity (of any race)						
Hispanic or Latino	435	538	23.7%	167,405	203,320	21.5%

Table II.49.2, 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 3,015 males, who accounted for 57.8 percent of the population, and the remaining 42.2 percent, or 2,202 persons, were female. In 2016, the number of males was 3,057 persons, and accounted for 59.1 percent of the population, with the remaining 40.9 percent, or 2,114 persons being female.



Table II.49.2 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	
0 to 14 years	433	395	828	414	409	823	-0.6%
15 to 24 years	306	189	495	369	232	601	21.4%
25 to 34 years	520	229	749	528	174	702	-6.3%
35 to 44 years	439	211	650	463	222	685	5.4%
45 to 54 years	570	366	936	479	266	745	-20.4%
55 to 64 years	351	289	640	404	320	724	13.1%
65 and Over	396	523	919	400	491	891	-0.9%
Total	3,015	2,202	5,217	3,057	2,114	5,171	-0.9%
% of Total	57.8%	42.2%	.	59.1%	40.9%	.	

**Diagram II.49.1
Age Distribution**
Johnson County
Nebraska DOT Data: 2008 – First Half 2017



Population Migration Trends

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 calculated from data shown in Table II.49.3, from April 2000 to July 2009, Johnson County natural decrease was estimated to be 41 people. Johnson County has been experiencing net immigration, with 630 persons arriving in the county in the last nine years.⁵ The 2016 population estimates showed a natural decrease of 68 persons. Between 2010 and 2016, Johnson County’s population decreased to 5,171 persons.

The Nebraska Department of Transportation (DOT)’s Department of Motor Vehicles provides another source of information about migration trends. These data represent the net of driver’s license exchanges: licenses issued to new residents of Nebraska and licenses surrendered to other states when Nebraska residents relocate to a new state. Known as the driver’s license exchange data, these records show that the net change in Johnson County decreased from 24 persons in 2015 to 20 persons in 2016, with an additional net movement of 8 in the first six months of 2017. The driver’s license total exchanges for the last 16 years are presented in Table II.49.4.

Table II.49.3	
Population Change	
Johnson County	
1980–2010 Census and Intercensal Data	
1980 Population	5,285
Natural Increase 80–90	-137
Net Migration 80–90	-475
1990 Population	4,673
Natural Increase 90–00	-151
Net Migration 90–00	-34
2000 Population	4,488
Natural Increase 00–09	-41
Net Migration 00–09	630
2009 Population Estimate	5,077
2010 Population	5,217
Natural Increase 10–16	-68
Net Migration 10–16	22
2016 Population Estimate	5,171

Table II.49.4			
Driver's Licenses Exchanged and Surrendered			
Johnson County			
2001–First half of 2017 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	53	34	19
Calendar 2002	52	27	25
Calendar 2003	47	33	14
Calendar 2004	42	27	15
Calendar 2005	35	50	-15
Calendar 2006	45	47	-2
Calendar 2007	53	31	22
Calendar 2008	45	43	2
Calendar 2009	30	31	-1
Calendar 2010	70	53	17
Calendar 2011	48	36	12
Calendar 2012	39	39	0
Calendar 2013	41	29	12
Calendar 2014	48	30	18
Calendar 2015	48	24	24
Calendar 2016	50	30	20
First Half of 2017	20	12	8

⁵ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

School Age Enrollment

According to the Nebraska Department of Education (DOE), the total number of school-age children in Johnson County decreased by 2.5 percent from 852 in 2016 to 831 in 2017, as shown in Table II.49.5. The number of school-age children 5 to 11 years of age decreased from 415 in 2016 to 387 in 2017.

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.

Year	Age Group			Total
	5–11	11–13	14–18	
1992	494	147	311	952
1993	474	155	328	957
1994	462	151	303	916
1995	471	150	336	957
1996	464	156	352	972
1997	442	156	346	944
1998	412	151	357	920
1999	422	131	368	921
2000	400	118	372	890
2001	392	132	349	873
2002	379	120	352	851
2003	492	157	383	1,032
2004	485	147	389	1,021
2005	442	120	340	902
2006	425	116	315	856
2007	393	115	290	798
2008	402	102	298	802
2009	399	122	308	829
2010	418	132	292	842
2011	407	128	298	833
2012	445	137	292	874
2013	397	137	292	826
2014	404	121	311	836
2015	404	113	315	832
2016	415	121	316	852
2017	387	132	312	831

Population Characteristics

Table II.49.6, shows population by age for the 2000 and 2010 Census. The population changed by 16.2 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -7.1 percent to a total of 919 persons in 2010. Those aged 25 to 34 changed by 90.1 percent, and those aged under 5 changed by 13.5 percent.



Table II.49.6 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	245	5.5%	278	5.3%	13.5%
5 to 19	933	20.8%	794	15.2%	-14.9%
20 to 24	166	3.7%	251	4.8%	51.2%
25 to 34	394	8.8%	749	14.4%	90.1%
35 to 54	1,301	29%	1,586	30.4%	21.9%
55 to 64	460	10.2%	640	12.3%	39.1%
65 or Older	989	22%	919	17.6%	-7.1%
Total	4,488	100.0%	5,217	100.0%	16.2%

The elderly population is further explored in Table II.49.7. Those aged 65 to 66 changed by 32.5 percent between 2000 and 2010, resulting in a population of 102 persons. Those aged 85 or older changed by -7.7 percent during the same time period, and resulted in 169 persons over age 85 in 2010.

Table II.49.7 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	77	7.8%	102	11.1%	32.5%
67 to 69	143	14.5%	123	13.4%	-14%
70 to 74	219	22.1%	200	21.8%	-8.7%
75 to 79	223	22.5%	172	18.7%	-22.9%
80 to 84	144	14.6%	153	16.6%	6.2%
85 or Older	183	18.5%	169	18.4%	-7.7%
Total	989	100.0%	919	100.0%	-7.1%

Population by race and ethnicity is shown in Table II.49.8 representing 87.1 percent of the white population in 2010. The black population changed by 5460 percent, representing 5.3 percent of the population in 2010. The American Indian and Asian populations represented 1.1 and 1.4 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 237.2 percent between 2000 and 2010, compared to the 9.7 percent growth rate for non-Hispanics.

Table II.49.8					
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	4,198	93.5%	4,546	87.1%	8.3%
Black	5	0.1%	278	5.3%	5,460%
American Indian	18	0.4%	58	1.1%	222.2%
Asian	120	2.7%	71	1.4%	-40.8%
Native Hawaiian/ Pacific Islander	1	0%	0	0%	-100%
Other	88	2%	238	4.6%	170.5%
Two or More Races	58	1.3%	26	0.5%	-55.2%
Total	4,488	100.0%	5,217	100.0%	16.2%
Hispanic	129	2.9%	435	8.3%	237.2%
Non-Hispanic	4,359	97.1%	4,782	91.7%	9.7%

Population by race and ethnicity through 2016 is shown in Table II.49.9. The white population represented 87.1 percent of the population in 2016, compared with the black population accounting for 6.2 percent of the population. Hispanic population represented 9.9 percent of the population in 2016.

Table II.49.9				
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	4,546	87.1%	4,503	87.1%
Black	278	5.3%	318	6.2%
American Indian	58	1.1%	70	1.4%
Asian	71	1.4%	62	1.2%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	238	4.6%	153	3%
Two or More Races	26	0.5%	61	1.2%
Total	5,217	100.0%	5,167	100.0%
Non-Hispanic	4,782	91.7%	4,657	90.1%
Hispanic	435	8.3%	510	9.9%

The population by race is broken down further by ethnicity in Table II.49.10. While the white non-Hispanic population changed by 4.5 percent between 2000 and 2010, the white Hispanic population changed by 516.1 percent. The black non-Hispanic population changed by 5460 percent, while the black Hispanic population changed by percent.

Table II.49.10					
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	4,167	95.6%	4,355	91.1%	4.5%
Black	5	0.1%	278	5.8%	5460%
American Indian	12	0.3%	58	1.2%	383.3%
Asian	120	2.8%	71	1.5%	-40.8%
Native Hawaiian/ Pacific Islander	1	0%	0	0%	-100%
Other	0	0%	1	0%	%
Two or More Races	54	1.2%	19	0.4%	-64.8%
Total Non-Hispanic	4,359	100.0%	4,782	100.0%	9.7%
Hispanic					
White	31	24%	191	43.9%	516.1%
Black	0	0%	0	0%	%
American Indian	6	4.7%	0	0%	-100%
Asian	0	0%	0	0%	%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	88	68.2%	237	54.5%	169.3%
Two or More Races	4	3.1%	7	1.6%	75%
Total Hispanic	129	100.0%	435	100.0%	237.2%
Total Population	4,488	100.0%	5,217	100.0%	16.2%

The change in race and ethnicity between 2010 and 2016 is shown in Table II.49.11. During this time, the total non-Hispanic population was 4,657 persons in 2016. The Hispanic population was 510.

Table II.49.11				
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	4,355	91.1%	4,186	89.9%
Black	278	5.8%	308	6.6%
American Indian	58	1.2%	44	0.9%
Asian	71	1.5%	62	1.3%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	1	0%	2	0%
Two or More Races	19	0.4%	55	1.2%
Total Non-Hispanic	4,782	100.0%	4,657	100.0%
Hispanic				
White	191	43.9%	317	62.2%
Black	0	0%	10	2%
American Indian	0	0%	26	5.1%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	237	54.5%	151	29.6%
Two or More Races	7	1.6%	6	1.2%
Total Hispanic	435	100.0%	510	100.0%
Total Population	5,217	100.0%	5,167	100.0%



Households by type and tenure are shown in Table II.49.12. Family households represented 66.3 percent of households, while non-family households accounted for 33.7 percent. These changed from 65.7 and 34.3 percent, respectively.

Table II.49.12 Household Type by Tenure Johnson County 2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	1,214	65.7%	1,247	66.3%
Married-Couple Family	1,020	84%	993	79.6%
Owner-Occupied	868	85.1%	867	87.3%
Renter-Occupied	152	14.9%	126	12.7%
Other Family	194	16%	254	15.6%
Male Householder, No Spouse Present	63	32.5%	99	24.8%
Owner-Occupied	35	55.6%	83	83.8%
Renter-Occupied	28	44.4%	16	16.2%
Female Householder, No Spouse Present	131	67.5%	155	51.6%
Owner-Occupied	71	54.2%	77	49.7%
Renter-Occupied	60	45.8%	78	50.3%
Non-Family Households	633	34.3%	633	33.7%
Owner-Occupied	396	62.6%	363	57.3%
Renter-Occupied	237	37.4%	270	42.7%
Total	1,847	100.0%	1,880	100.0%

The group quarters population was 955 in 2010, compared to 62 in 2000.

Table II.49.13 Group Quarters Population Johnson County 2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	0	0%	904	94.7%	%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	62	100%	51	5.3%	-17.7%
Other Institutions	0	0%	0	0%	%
Total	62	100.0%	955	100.0%	1440.3%
Noninstitutionalized					
College Dormitories	0	%	0	%	%
Military Quarters	0	%	0	%	%
Other Noninstitutionalized	0	%	0	%	%
Total	0	100.0%	0	100.0%	%
Group Quarters Population	62	100.0%	955	100.0%	1440.3%

The number of foreign born persons are shown in Table II.49.14. An estimated 1.9 percent of the population was born in Mexico with 0.9 percent born in Laos and another 0.3 percent were born in Cuba.

Table II.49.14
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	Mexico	100	1.9%
#2 country of origin	Laos	47	0.9%
#3 country of origin	Cuba	17	0.3%
#4 country of origin	Germany	11	0.2%
#5 country of origin	Honduras	10	0.2%
#6 country of origin	El Salvador	8	0.2%
#7 country of origin	England	6	0.1%
#8 country of origin	Ukraine	6	0.1%
#9 country of origin	Turkey	5	0.1%
#10 country of origin	Philippines	4	0.1%

Limited English Proficiency and the language spoken at home are shown in Table II.49.15. An estimated 2.3 percent of the population speaks Spanish at home, followed by 1.1 percent speaking Other Asian and Pacific Island languages .

Table II.49.15
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	Spanish	112	2.3%
#2 LEP Language	Other Asian and Pacific Island languages	52	1.1%
#3 LEP Language	Tagalog	3	0.1%
#4 LEP Language	Arabic	0	0%
#5 LEP Language	Chinese	0	0%
#6 LEP Language	French, Haitian, or Cajun	0	0%
#7 LEP Language	German or other West Germanic languages	0	0%
#8 LEP Language	Korean	0	0%
#9 LEP Language	Other Indo-European languages	0	0%
#10 LEP Language	Other and unspecified languages	0	0%

Disability

The disability rate from the 2000 Census is shown in Table II.49.16. Some 16.8 percent of the population was disabled in 2000, or a total of 705 persons. The disability rate was highest for those over 65, with 33.1 percent disabled.



Table II.49.16		
Disability by Age		
Johnson County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	46	6.4%
16 to 64	350	13.8%
65 and older	309	33.1%
Total	705	16.8%

Table II.49.17 shows disability by type in 2000. There were 389 physical disabilities in 2000, some 216 employment disabilities, and 239 go-outside-home disabilities.

Table II.49.17	
Total Disabilities Tallied: Aged 5 and Older	
Johnson County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	190
Physical disability	389
Mental disability	166
Self-care disability	119
Employment disability	216
Go-outside-home disability	239
Total	1,319

Disability by age, as estimated by the 2016 ACS, is shown in Table II.49.18. The disability rate for females was 12.3 percent, compared to 13.9 percent for males. The disability rate changed precipitously higher with age, with 49.9 percent of those over 75 experiencing a disability.

Table II.49.18						
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	2	1.4%	0	0%	2	0.8%
5 to 17	16	4.3%	21	5.8%	37	5%
18 to 34	18	5.5%	8	2.7%	26	4.2%
35 to 64	119	15.1%	58	7%	177	11%
65 to 74	39	19.6%	44	20.2%	83	19.9%
75 or Older	84	46.2%	120	52.9%	204	49.9%
Total	278	13.9%	251	12.3%	529	13.1%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.49.19. Some 7.5 percent have an ambulatory disability, 3.2 have an independent living disability, and 1.8 percent have a self-care disability.

Table II.49.19
Total Disabilities Tallied: Aged 5 and Older

Johnson County
2016 Five-Year ACS

Disability Type	Population with Disability	Percent with Disability
Hearing disability	182	4.5%
Vision disability	60	1.5%
Cognitive disability	180	4.7%
Ambulatory disability	284	7.5%
Self-Care disability	70	1.8%
Independent living disability	99	3.2%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.49.20 and Table II.49.21. In 2016, some 2,072 persons were employed and 70 were unemployed. This totaled a labor force of 2,142 persons. The unemployment rate for Johnson County was estimated to be 3.3 in 2016.

Table II.49.20
Employment, Labor Force and Unemployment

Johnson County
2016 Five-Year ACS Data

Employment Status	2016 Five-Year ACS
Employed	2,072
Unemployed	70
Labor Force	2,142
Unemployment Rate	3.3%

In 2016, 89.8 percent of households in Johnson County had a high school education or greater.

Table II.49.21
High School or Greater Education

Johnson County
2016 Five-Year ACS Data

Education Level	Households
High School or Greater	1,689
Total Households	1,880
Percent High School or Above	89.8%

As seen in Table II.49.22, 41.2 percent of the population had a high school diploma or equivalent, another 31 percent have some college, 10.8 percent have a Bachelor's Degree, and 3.9 percent of the population had a graduate or professional degree.

Table II.49.22
Educational Attainment

Johnson County
2016 Five-Year ACS Data

Education Level	Population	Percent
Less Than High School	548	13.1%
High School or Equivalent	1,722	41.2%
Some College or Associates Degree	1,296	31%
Bachelor's Degree	453	10.8%
Graduate or Professional Degree	162	3.9%
Total Population Above 18 years	4,181	100.0%



ECONOMICS

Labor Force

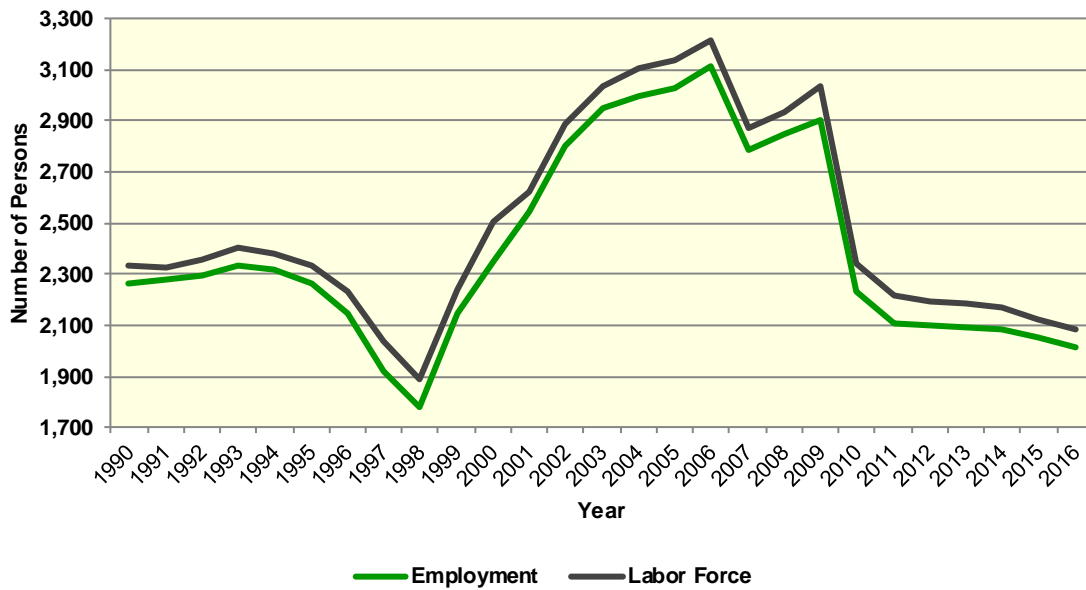
Table II.49.23, shows the labor force statistics for Johnson County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1991 with a rate of 2.3. The highest level of unemployment occurred during 2000 rising to a rate of 6.2. This compared to a statewide low of 2.3 in 1990 and statewide high of 4.6 in 2009. Over the last year the unemployment rate in Johnson County remained unchanged from 3.3 percent in 2015 to 3.3 percent in 2016, which compared to a statewide increase to 3.2 percent.

Table II.49.23 Labor Force Statistics Johnson County 1990 - 2016 BLS Data					
Year	Johnson County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	68	2,265	2,333	2.9%	2.3%
1991	53	2,275	2,328	2.3%	2.7%
1992	65	2,291	2,356	2.8%	2.9%
1993	66	2,335	2,401	2.7%	2.8%
1994	63	2,317	2,380	2.6%	2.6%
1995	72	2,265	2,337	3.1%	2.6%
1996	86	2,147	2,233	3.9%	2.7%
1997	118	1,920	2,038	5.8%	2.5%
1998	114	1,778	1,892	6%	2.6%
1999	89	2,148	2,237	4%	2.8%
2000	155	2,351	2,506	6.2%	2.8%
2001	79	2,546	2,625	3%	3.1%
2002	85	2,802	2,887	2.9%	3.6%
2003	91	2,948	3,039	3%	3.9%
2004	108	2,996	3,104	3.5%	3.9%
2005	113	3,027	3,140	3.6%	3.8%
2006	99	3,115	3,214	3.1%	3.1%
2007	84	2,790	2,874	2.9%	3%
2008	93	2,845	2,938	3.2%	3.3%
2009	127	2,905	3,032	4.2%	4.6%
2010	109	2,234	2,343	4.7%	4.6%
2011	107	2,108	2,215	4.8%	4.4%
2012	95	2,098	2,193	4.3%	4%
2013	96	2,091	2,187	4.4%	3.8%
2014	83	2,085	2,168	3.8%	3.3%
2015	71	2,055	2,126	3.3%	3%
2016	69	2,017	2,086	3.3%	3.2%

Diagram II.49.2, 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 2,017 persons, with the labor force reaching 2,086, indicating there were a total of 69 unemployed persons.



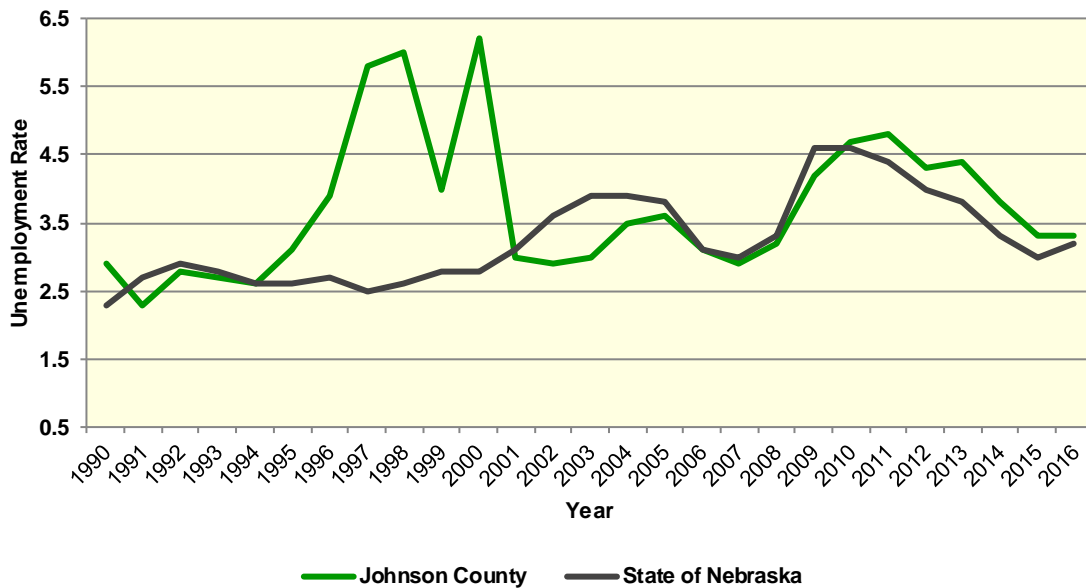
Diagram II.49.2
Employment and Labor Force
 Johnson County
 1990 – 2016 BLS Data



Unemployment

Diagram II.49.3, shows the unemployment rate for both the State and Johnson County. During the 1990’s the average rate for Johnson County was 3.5, which compared to 2.6 statewide. Between 2000 and 2010 the unemployment rate had an average of 3.5, which compared to 3.5 statewide. Since 2010 the average unemployment rate was 4.1. Over the course of the entire period Johnson County had an average unemployment rate higher than the state, 3.7 percent for Johnson County, versus 3.3 statewide.

Diagram II.49.3
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.49.24, 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 51,331,000 dollars. Between 2015 and 2016 the transportation and warehousing industry saw the largest percentage increase, rising by 17.4 percent.

Table II.49.24
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	10,975	21,442	35,768	24,951	55,742	39,096	36,079	32,010	-11.3
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	4,009	0	0	5,959	0	5,825	7,184	7,365	2.5
Manufacturing	0	0	5,058	6,190	6,882	7,074	0	0	0
Wholesale trade	2,934	2,578	2,369	2,534	2,137	1,757	2,560	2,572	0.5
Retail trade	5,586	5,324	5,114	5,040	5,107	4,848	4,585	4,434	-3.3
Transportation and warehousing	1,639	0	0	0	0	2,520	4,251	4,990	17.4
Information	0	0	0	0	0	0	0	0	0
Finance and insurance	2,748	0	4,191	4,560	4,323	4,550	2,850	0	-100
Real estate and rental and leasing	0	0	133	120	197	170	301	0	-100
Professional and technical services	1,500	1,534	1,542	1,539	1,371	0	0	0	0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	514	0	0	0	0	0	0	0	0
Educational services	254	192	189	173	167	169	175	183	4.4
Health care and social assistance	6,262	7,320	7,232	6,070	5,656	5,612	5,544	5,730	3.4
Arts, entertainment, and recreation	0	0	0	0	0	0	0	139	0
Accommodation and food services	0	0	0	0	0	0	0	848	0
Other services, except public administration	0	19,817	4,248	4,042	3,888	0	0	0	0
Government and government enterprises	21,770	49,632	47,859	47,768	47,376	49,934	52,171	51,331	-1.6
Total	76,768	126,648	126,683	115,720	143,103	130,486	132,159	128,153	-3



Table II.49.25, shows the total employment by industry for Johnson County. The most recent estimates show the government and government enterprises industry was the largest employer in Johnson County, with employment reaching 835 jobs in 2016. Between 2015 and 2016 the transportation and warehousing industry saw the largest percentage increase, rising by 7.8 percent.

Table II.49.25
Employment by Industry
Johnson County
BEA Table CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	591	532	549	552	549	545	548	540	-1.5
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	10	0	12	17	12	18	18	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	155	0	0	153	0	169	189	183	-3.2
Manufacturing	0	0	137	151	172	155	0	0	0
Wholesale trade	39	72	66	66	61	64	82	81	-1.2
Retail trade	261	231	224	215	216	236	217	213	-1.8
Transportation and warehousing	37	0	0	0	0	65	77	83	7.8
Information	0	0	0	0	0	0	0	0	0
Finance and insurance	72	0	112	110	107	106	79	0	-100
Real estate and rental and leasing	23	0	26	35	32	31	26	0	-100
Professional and technical services	60	47	46	43	48	0	0	0	0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	52	0	0	0	0	0	0	0	0
Educational services	17	13	14	13	14	13	15	15	0
Health care and social assistance	188	225	230	203	194	206	196	194	-1
Arts, entertainment, and recreation	0	0	0	0	0	0	0	20	0
Accommodation and food services	0	0	0	0	0	0	0	74	0
Other services, except public administration	0	295	102	102	112	0	0	0	0
Government and government enterprises	537	907	867	857	854	881	862	835	-3.1
Total	2,626	2,992	2,770	2,757	2,793	2,839	2,831	2,795	-1.3



Table II.49.26, shows the real average earnings per job by industry for Johnson County. These figures are calculated by dividing the Total Real Earning displayed in Table II.49.24 and Table II.49.25, by Industry. In 2016, the government and government enterprises industry had the highest average earnings reaching 61,474 dollars. Between 2015 and 2016 the transportation and warehousing industry saw the largest percentage increase, rising by 8.9 percent.

Table II.49.26
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	18,571	40,305	65,151	45,201	101,533	71,735	65,838	59,278	-10
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	25,867	0	0	38,948	0	34,467	38,013	40,246	5.9
Manufacturing	0	0	36,922	40,994	40,012	45,640	0	0	0
Wholesale trade	75,234	35,812	35,893	38,388	35,032	27,458	31,223	31,753	1.7
Retail trade	21,403	23,049	22,832	23,441	23,643	20,542	21,127	20,817	-1.5
Transportation and warehousing	44,308	0	0	0	0	38,773	55,211	60,120	8.9
Information	0	0	0	0	0	0	0	0	0
Finance and insurance	38,164	0	37,419	41,454	40,401	42,924	36,077	0	0
Real estate and rental and leasing	0	0	5,103	3,420	6,157	5,484	11,574	0	0
Professional and technical services	24,994	32,631	33,512	35,791	28,558	0	0	0	0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	9,878	0	0	0	0	0	0	0	0
Educational services	14,950	14,736	13,484	13,281	11,913	12,998	11,685	12,200	4.4
Health care and social assistance	33,309	32,535	31,443	29,903	29,156	27,242	28,286	29,536	4.4
Arts, entertainment, and recreation	0	0	0	0	0	0	0	6,950	0
Accommodation and food services	0	0	0	0	0	0	0	11,459	0
Other services, except public administration	0	67,177	41,648	39,627	34,717	0	0	0	0
Government and government enterprises	40,540	54,721	55,200	55,739	55,476	56,679	60,523	61,474	1.6
Total	29,234	42,329	45,734	41,973	51,236	45,962	46,683	45,851	-1.8

Table II.49.27 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 \$200,983,000 a -1.4 percent change between 2015 and 2016. The Table shows further annual data for the years 1969 through 2016. In 2010, total employment was 2,992 and 2,795 in 2016, which was a percentage change of -1.3 over this period.

Table II.49.27
Total Employment and Real Personal Income
 Johnson County
 BEA Data 1969 Through 2016

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	78,862	3,908	-3,296	17,379	9,856	98,893	16,998	3,011	26,189
1970	72,216	3,743	-2,935	18,205	10,362	94,105	16,375	2,896	24,936
1971	74,949	3,827	-2,942	18,385	10,992	97,556	16,941	2,788	26,881
1972	82,365	3,905	-2,776	19,705	11,682	107,073	18,956	2,691	30,607
1973	101,638	4,723	-2,996	21,655	13,094	128,667	22,488	2,747	37,000
1974	72,298	4,903	-2,675	22,418	12,911	100,050	18,168	2,761	26,184
1975	80,853	4,744	-3,035	24,286	14,588	111,947	20,050	2,731	29,606
1976	70,232	4,847	-2,971	23,469	14,773	100,657	18,471	2,749	25,547
1977	59,949	4,748	-3,413	24,402	15,354	91,545	16,622	2,743	21,855
1978	82,193	5,027	-3,311	24,834	15,806	114,496	20,699	2,748	29,911
1979	72,685	5,333	-2,981	25,779	15,888	106,039	19,546	2,798	25,979
1980	46,464	5,206	-2,780	30,590	17,022	86,090	16,334	2,761	16,828
1981	67,393	5,388	-2,000	35,110	17,216	112,331	21,589	2,760	24,419
1982	78,350	5,532	-1,663	38,010	17,909	127,074	24,747	2,766	28,326
1983	61,683	5,718	-2,228	39,413	17,992	111,142	21,987	2,851	21,635
1984	58,901	5,459	-24	39,612	18,154	111,183	21,935	2,669	22,070
1985	69,809	5,592	808	38,304	18,732	122,062	24,749	2,584	27,015
1986	75,910	5,958	836	36,884	19,191	126,863	26,254	2,535	29,945
1987	71,452	6,023	1,898	33,694	18,790	119,812	24,930	2,549	28,031
1988	85,351	7,400	1,323	32,602	18,191	130,067	27,096	2,673	31,931
1989	76,284	7,016	2,433	34,036	19,422	125,159	26,478	2,653	28,754
1990	84,720	7,392	2,916	31,445	20,118	131,807	28,248	2,648	31,994
1991	78,942	7,681	3,224	29,603	20,997	125,085	26,653	2,648	29,813
1992	90,839	8,345	3,354	28,705	21,159	135,712	29,274	2,657	34,188
1993	74,833	8,023	4,908	29,065	21,646	122,429	26,448	2,705	27,665
1994	82,329	8,250	6,750	28,355	20,970	130,154	28,263	2,771	29,712
1995	65,180	7,895	8,183	31,956	22,259	119,683	26,109	2,679	24,331
1996	83,868	7,679	10,199	32,746	23,079	142,213	31,207	2,630	31,889
1997	61,553	7,077	14,091	35,094	24,664	128,326	28,099	2,495	24,670
1998	60,404	6,964	17,246	36,061	25,690	132,436	29,300	2,406	25,106
1999	71,121	8,153	15,628	33,082	25,967	137,645	30,601	2,713	26,215
2000	67,180	7,731	18,940	33,180	26,903	138,472	30,731	2,594	25,898
2001	76,768	7,554	23,228	34,619	28,104	155,164	34,550	2,626	29,234
2002	83,559	9,326	27,299	31,490	28,194	161,216	32,720	2,799	29,853
2003	107,482	10,578	28,812	32,845	30,037	188,597	36,965	2,966	36,238
2004	113,361	10,809	26,701	26,355	29,307	184,916	34,422	2,986	37,964
2005	95,983	10,122	20,821	22,084	29,105	157,870	30,030	2,787	34,439
2006	93,540	10,860	19,057	22,875	28,503	153,115	29,126	2,839	32,948
2007	97,566	10,485	15,880	25,855	30,520	159,336	30,861	2,808	34,746
2008	109,397	11,168	13,783	30,422	31,745	174,180	33,477	2,865	38,184
2009	121,396	12,358	9,172	26,873	34,441	179,524	34,530	2,985	40,669
2010	126,648	12,497	8,023	24,708	34,725	181,606	34,784	2,992	42,329
2011	126,683	9,238	15,799	26,234	34,233	193,711	37,259	2,770	45,734
2012	115,720	9,128	17,436	26,279	35,497	185,803	35,945	2,757	41,973
2013	143,103	10,080	17,753	26,574	33,728	211,077	41,122	2,793	51,236
2014	130,486	10,325	17,879	27,993	35,887	201,921	39,026	2,839	45,962
2015	132,159	10,697	17,911	29,335	35,103	203,812	39,293	2,831	46,683
2016	128,153	10,801	18,602	29,644	35,385	200,983	38,867	2,795	45,851



Diagram II.49.4, 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 35,019 dollars, which was lower than the statewide average of 46,130 dollars over the same period.

Diagram II.49.4
Real Average Earnings Per Job
 Johnson County
 BEA Data 1990 - 2016

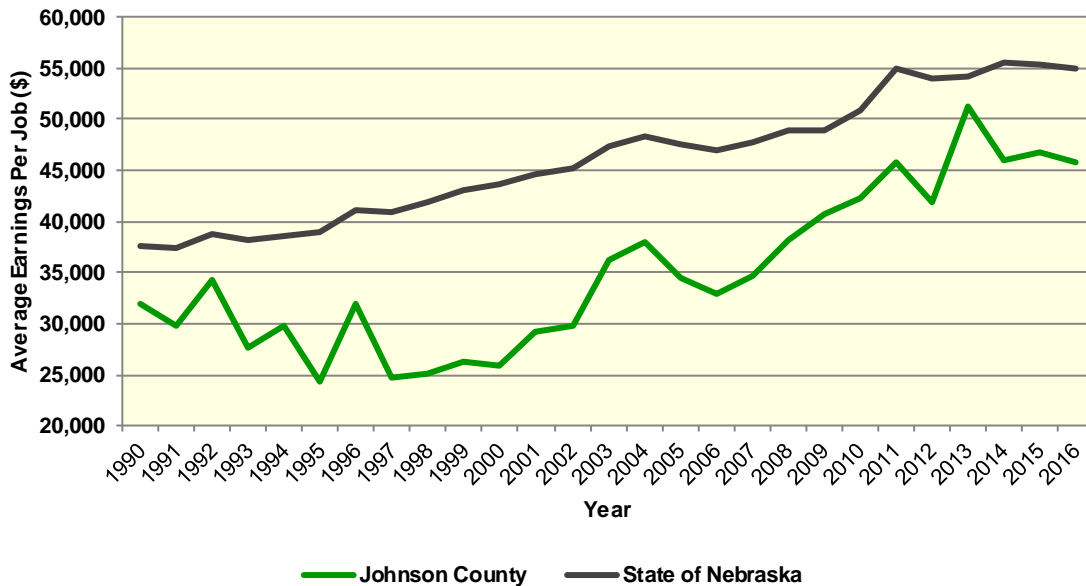
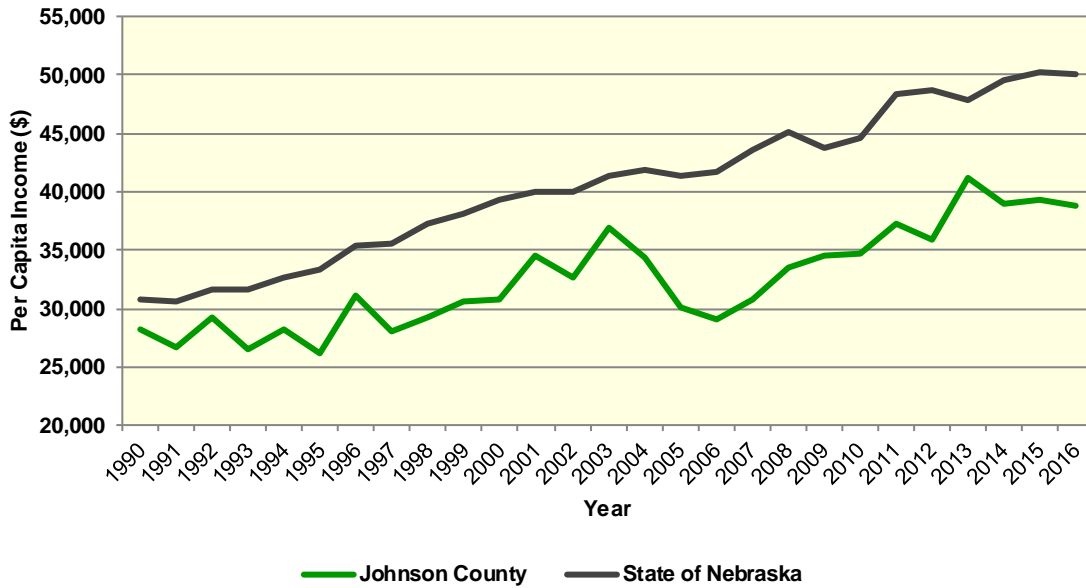


Diagram II.49.5, shows real per capita income in Johnson County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Johnson County was 32,515 dollars, which was lower than the statewide average of 40,548 dollars over the same period.

Diagram II.49.5 Real Per Capita Income

Johnson County
BEA Data 1990 - 2016



Quarterly Census of Employment and Wages

The Bureau of Labor Statistics (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. Data from this series are from the period of January 2006 through December 2016 and are presented in Table II.49.28 with the 2016 information considered preliminary. Between 2015 and 2016, total annual employment decreased from 1,637 persons in 2015 to 1,597 in 2016, a change of -2 percent.

**Table II.49.28
Total Monthly Employment**

Johnson County

BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	2,127	1,754	1,834	1,771	1,985	1,698	1,632	1,630	1,621	1,638	1,575
Feb	2,160	1,749	1,801	1,768	2,009	1,657	1,616	1,618	1,616	1,645	1,583
Mar	2,167	1,764	1,795	1,788	2,060	1,680	1,640	1,617	1,646	1,639	1,613
Apr	2,132	1,804	1,839	1,822	2,070	1,662	1,655	1,622	1,678	1,636	1,617
May	2,166	1,827	1,857	1,920	2,007	1,649	1,647	1,637	1,677	1,641	1,641
Jun	2,204	1,830	1,894	1,972	1,910	1,695	1,688	1,684	1,700	1,640	1,615
Jul	2,088	1,765	1,853	1,954	1,812	1,642	1,627	1,626	1,640	1,621	1,605
Aug	2,015	1,774	1,856	1,969	1,793	1,635	1,642	1,626	1,651	1,644	1,571
Sep	2,020	1,805	1,839	1,962	1,758	1,665	1,639	1,634	1,657	1,627	1,571
Oct	2,045	1,811	1,850	1,961	1,770	1,677	1,638	1,654	1,684	1,636	1,597
Nov	2,030	1,818	1,878	1,972	1,747	1,672	1,639	1,662	1,666	1,641	1,589
Dec	2,045	1,826	1,890	1,974	1,730	1,645	1,633	1,673	1,690	1,634	1,589
Annual	2,100	1,794	1,849	1,903	1,888	1,665	1,641	1,640	1,661	1,637	1,597
% Change	5%	-15%	3%	3%	-1%	-12%	-1%	(ND)%	1%	-1%	-2%

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 \$681 in 2015. In 2016, average weekly wages saw a increase of 3 percent over the prior year, rising to 703 dollars, or by 22 dollars. These data are shown in Table II.49.29.

Table II.49.29						
Average Weekly Wages						
Johnson County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	367	376	395	412	388	
2002	405	423	460	461	439	13%
2003	456	461	455	497	467	6%
2004	483	457	494	501	483	3%
2005	477	473	509	523	496	3%
2006	521	516	535	521	523	5%
2007	522	520	549	547	534	2%
2008	545	549	576	647	579	8%
2009	538	566	628	673	603	4%
2010	623	655	562	604	613	2%
2011	544	593	583	631	588	-4%
2012	593	609	617	641	615	5%
2013	590	607	613	645	614	(ND)%
2014	612	625	637	668	636	4%
2015	646	671	711	695	681	7%
2016(p)	683	655	742	734	703	3%

Total business establishments reported by the QCEW are displayed in Table II.49.28. Between 2015 and 2016, the total number of business establishments in Johnson County decreased from 155 to 153 establishments.

Table II.49.30						
Number of Business Establishments						
Johnson County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	152	151	151	147	150	
2002	151	153	157	155	154	3%
2003	152	153	151	149	151	-2%
2004	149	151	146	147	148	-2%
2005	150	151	156	154	153	3%
2006	158	157	157	156	157	3%
2007	157	160	160	157	159	1%
2008	159	159	160	155	158	-1%
2009	151	153	155	155	154	-3%
2010	156	156	152	154	155	1%
2011	154	153	152	153	153	-1%
2012	163	170	167	166	167	9%
2013	170	171	164	165	168	1%
2014	166	166	160	161	163	-3%
2015	158	160	150	150	155	-5%
2016	152	154	153	154	153	-1%

Nebraska Department of Revenue

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 1.9 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 increased by 5.4 percent over the period. On the other hand, by 2016 there were 208 returns for AGIs of \$100,000 or more. Table II.49.31 presents AGI distribution for the years 1991 through 2016.

Table II.49.31										
Income Tax Returns by Adjusted Gross Income										
Johnson County										
1991–2016 DOR Data										
Year	Less than \$10,000	\$10,001–\$15,000	\$15,001–\$25,000	\$25,001–\$35,000	\$35,001–\$50,000	\$50,001–\$75,000	\$75,001–\$100,000	\$100,001–\$250,000	More than \$250,000	Total⁶
1991	724	246	484	275	257	88	0	12	0	2,113
1992	677	208	482	288	272	93	0	13	0	2,061
1993	664	203	479	260	282	126	0	10	0	2,043
1994	711	201	458	272	294	106	0	0	0	2,078
1995	633	226	444	273	291	170	0	17	0	2,068
1996	626	217	446	268	290	196	10	18	0	2,094
1997	665	166	427	268	307	218	22	32	0	2,122
1998	643	190	379	258	294	231	33	31	0	2,082
1999	585	187	384	280	318	251	49	31	0	2,099
2000	608	153	351	270	308	266	64	49	0	2,076
2001	573	155	346	275	312	296	76	38	0	2,071
2002	614	144	394	294	297	284	68	36	0	2,139
2003	546	161	368	299	295	308	78	29	0	2,097
2004	528	165	313	310	286	331	100	41	0	2,087
2005	464	127	304	272	278	310	0	45	0	1,926
2006	405	167	321	293	302	344	0	63	0	2,037
2007	389	145	287	265	285	321	0	88	0	1,957
2008	391	174	290	269	266	368	145	110	0	2,035
2009	387	165	305	270	274	319	150	103	0	2,001
2010	367	160	253	275	279	317	0	127	0	1,979
2011	360	174	268	255	265	310	157	147	0	1,964
2012	337	153	268	235	299	303	197	160	12	1,964
2013	340	147	269	258	261	305	158	187	0	1,966
2014	312	142	289	268	261	323	185	191	0	2,013
2015	325	145	260	272	301	323	225	193	0	2,048
2016	360	139	272	241	294	309	180	208	0	2,041

⁶ Income levels with fewer than 10 returns were not disclosed, but are included in the totals. As a result, income levels may not sum to total.

Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 524 in 2010 to 520 in 2016, with the poverty rate reaching 12.6 percent in 2016. This compared to a state poverty rate of 11.3 percent and a national rate of 14 percent in 2016. Table II.49.32 presents poverty data for the county.

Table II.49.32 Persons in Poverty Johnson County 2000–2016 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	416	9.6%
2001	406	9.3%
2002	442	10%
2003	396	8.8%
2004	393	8.9%
2005	417	9.5%
2006	471	11.1%
2007	450	11.1%
2008	457	11.3%
2009	541	13.3%
2010	524	12.3%
2011	540	12.7%
2012	640	15.3%
2013	616	14.8%
2014	575	13.9%
2015	546	13.2%
2016	520	12.6%

The rate of poverty for Johnson County is shown in Table II.49.33. In 2016, there were an estimated 505 persons living in poverty. This represented a 12.5 percent poverty rate, compared to 8.9 percent poverty in 2000. In 2016, some 9.1 percent of those in poverty were under age 6, and 16.8 percent were 65 or older.

Table II.49.33 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	37	9.4%	46	9.1%
6 to 17	76	19.3%	88	17.4%
18 to 64	176	44.8%	286	56.6%
65 or Older	104	26.5%	85	16.8%
Total	393	100.0%	505	100.0%
Poverty Rate	8.9%	.	12.5%	.

HOUSING

The Census Bureau estimates that the total number of housing units decreased by -1.2 percent in Johnson County between 2010 and 2016, from 2,191 to 2,165. This compared to an estimated 3.8 percent increase statewide, as shown in Table II.49.34.

Table II.49.34 Housing Units State of Nebraska vs. Johnson County 2000 and 2016 Census Data and Intercensal Estimates				
Subject	Nebraska	% Growth Since Census	Johnson County	% Growth Since Census
2000 Census Base	722,656	.	2,117	.
2010 Census	796,793	10.3	2,191	3.5
July 2011 Estimate	801,068	0.5	2,185	-0.3
July 2012 Estimate	804,586	1	2,182	-0.4
July 2013 Estimate	809,062	1.5	2,177	-0.6
July 2014 Estimate	814,835	2.3	2,172	-0.9
July 2015 Estimate	820,725	3	2,169	-1
July 2016 Estimate	827,156	3.8	2,165	-1.2

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 1 authorizations in 2015 to 2 in 2016.

The real value of single-family building permits increased from \$162,107 in 2015 to \$184,446 in 2016. This compares to an increase in permit value statewide, with values rising from \$203,629 in 2015 to \$206,586 in 2016. Additional details are given in Table II.49.35.

Table II.49.35 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	2	0	0	12	14	129,213	52,319
1981	3	0	4	0	7	91,870	0
1982	2	0	0	0	2	139,490	0
1983	4	2	0	0	6	124,844	0
1984	5	0	0	0	5	60,972	0
1985	1	0	0	0	1	19,470	0
1986	3	0	0	0	3	95,420	0
1987	1	0	0	0	1	74,446	0
1988	5	0	0	0	5	105,933	0
1989	0	0	0	0	0	0	0
1990	0	0	0	0	0	0	0
1991	2	6	0	0	8	68,648	0
1992	3	0	0	0	3	63,171	0
1993	7	0	0	0	7	107,644	0
1994	4	2	0	0	6	96,158	0
1995	5	0	0	0	5	101,987	0
1996	6	0	0	0	6	91,947	0
1997	2	0	0	0	2	135,714	0
1998	2	0	4	0	6	148,389	0
1999	5	0	0	12	17	201,569	46,399
2000	6	0	0	0	6	82,120	0
2001	12	0	0	0	12	120,158	0
2002	12	0	0	0	12	118,331	0
2003	4	0	0	0	4	89,080	0
2004	7	0	0	0	7	111,456	0
2005	3	2	0	0	5	110,085	0
2006	2	0	0	0	2	166,667	0
2007	3	0	0	0	3	97,560	0
2008	9	0	0	0	9	144,911	0
2009	1	0	0	0	1	109,988	0
2010	2	0	0	0	2	68,810	0
2011	3	0	0	0	3	159,835	0
2012	0	0	0	0	0	0	0
2013	1	0	0	0	1	260,607	0
2014	3	0	0	0	3	114,354	0
2015	1	0	0	0	1	162,107	0
2016	2	0	0	0	2	184,446	0



Diagram II.49.6
Single-Family Permits
 Johnson County
 Census Bureau Data, 1980–2016

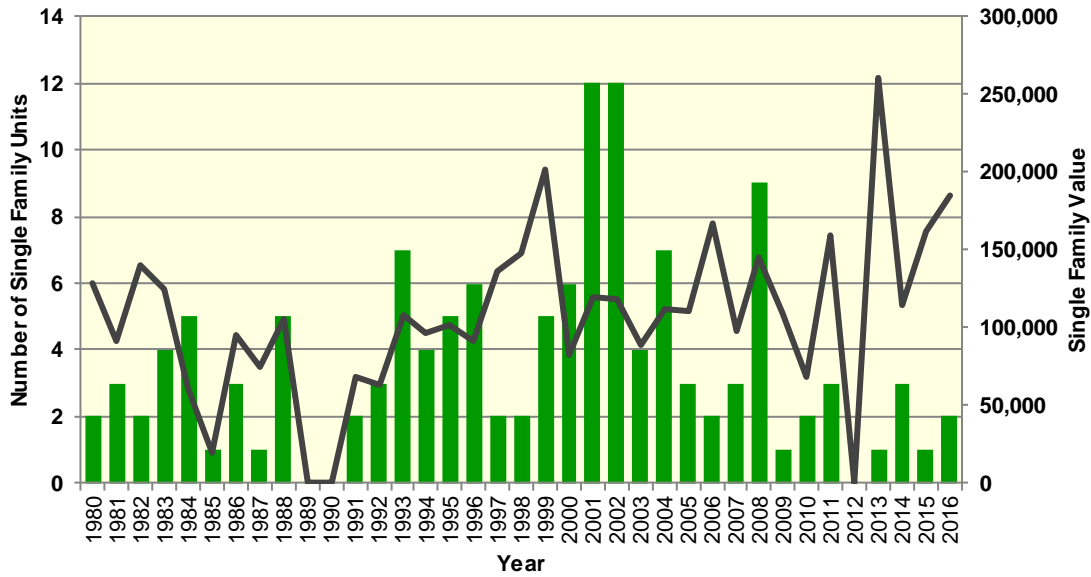
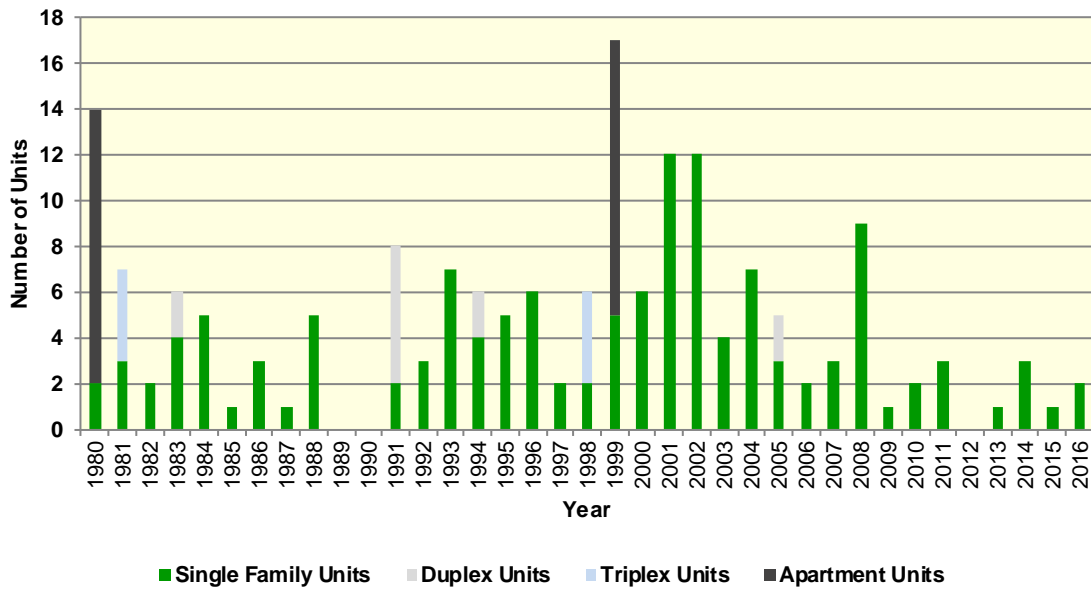


Diagram II.49.7
Total Permits by Unit Type
 Johnson County
 Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.49.36. In 2016, there were 2,162 housing units, up from 2,116 in 2000. Single-family units accounted for 85.7 percent of units in 2016, compared to 85.1 in 2000. Apartment units accounted for 4 percent in 2016, compared to 3.6 percent in 2000.

Table II.49.36 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	1,801	85.1%	1,852	85.7%
Duplex	49	2.3%	25	1.2%
Tri- or Four-Plex	72	3.4%	55	2.5%
Apartment	76	3.6%	87	4%
Mobile Home	114	5.4%	143	6.6%
Boat, RV, Van, Etc.	4	0.2%	0	0%
Total	2,116	100.0%	2,162	100.0%

Some 84.3 percent of housing was occupied in 2010, compared to 89.2 percent in 2000. Owner-occupied housing changed -3.6 percent between 2000 and 2010, ending with owner-occupied units representing 74.2 percent of units. Vacant units changed by 50.2 percent, resulting in 344 vacant units in 2010.

Table II.49.37 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	1,887	89.2%	1,847	84.3%	-2.1%
Owner-Occupied	1,421	75.3%	1,370	74.2%	-3.6%
Renter-Occupied	466	24.7%	477	25.8%	2.4%
Vacant Housing Units	229	10.8%	344	15.7%	50.2%
Total Housing Units	2,116	100.0%	2,191	100.0%	3.5%

Table II.49.38 shows housing units by tenure from 2010 to 2016. By 2016, there were 2,162 housing units. An estimated 73.9 percent were owner-occupied, and 13 percent were vacant.

Table II.49.38 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	1,847	84.3%	1,880	87%
Owner-Occupied	1,370	74.2%	1,390	73.9%
Renter-Occupied	477	25.8%	490	26.1%
Vacant Housing Units	344	15.7%	282	13%
Total Housing Units	2,191	100.0%	2,162	100.0%



Households by household size are shown in Table II.49.39. There were a total of 1,847 households in 2010, down from 1,887 in 2000. One person households changed by -2.3 percent between 2000 and 2010, while two person households changed by 4 percent. Three and four person households changed by 0.8 and -25.3 respectively, representing 13.2 percent and 9.6 percent of the population in 2010.

Table II.49.39					
Households by Household Size					
Johnson County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	565	29.9%	552	29.9%	-2.3%
Two Persons	697	36.9%	725	39.3%	4%
Three Persons	242	12.8%	244	13.2%	0.8%
Four Persons	237	12.6%	177	9.6%	-25.3%
Five Persons	103	5.5%	101	5.5%	-1.9%
Six Persons	32	1.7%	30	1.6%	-6.2%
Seven Persons or More	11	0.6%	18	1%	63.6%
Total	1,887	100.0%	1,847	100.0%	-2.1%

Households by income is shown in Table II.49.40. Households earning more than \$100,000 per year represented 15.9 percent of households in 2016, compared to 4.2 percent in 2000. Households earning between \$50,000 and \$74,999 represented 21.3 percent of households in 2016, compared to 18.4 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 14.5 percent of households in 2016, compared to 19.4 percent in 2000.

Table II.49.40				
Households by Income				
Johnson County				
2000 Census SF3 & 2016 Five-Year ACS Data				
Income	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	365	19.4%	273	14.5%
\$15,000 to \$19,999	200	10.6%	111	5.9%
\$20,000 to \$24,999	169	9%	101	5.4%
\$25,000 to \$34,999	278	14.8%	164	8.7%
\$35,000 to \$49,999	353	18.8%	324	17.2%
\$50,000 to \$74,999	347	18.4%	401	21.3%
\$75,000 to \$99,999	90	4.8%	208	11.1%
\$100,000 or More	79	4.2%	298	15.9%
Total	1,881	100.0%	1,880	100.0%

Table II.49.41 shows households by year home built. Housing units built between 2000 and 2009, account for 9.1 percent and those built in 2010 or later accounted for 1.6 percent of households. Households built in the 1970's, 1980's, and 1990's account for 11.6 percent, 7.2 percent, and 6.2, respectively. Housing units built prior to 1939 represented 37.6 percent of households in 2016.

Table II.49.41				
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	957	50.7%	706	37.6%
1940 to 1949	164	8.7%	98	5.2%
1950 to 1959	145	7.7%	162	8.6%
1960 to 1969	165	8.7%	242	12.9%
1970 to 1979	240	12.7%	218	11.6%
1980 to 1989	100	5.3%	136	7.2%
1990 to 1999	116	6.1%	116	6.2%
2000 to 2009	.	.	172	9.1%
2010 or Later	.	.	30	1.6%
Total	1,887	100.0%	1,880	100.0%

The distribution of unit types by race are shown in Table II.49.42. An estimated 86.1 percent of white households occupy single-family homes, while 100 percent of black households do. Some 3.7 percent of white households occupy apartments. An estimated 100 percent of Asian, and 33.3 percent of American Indian households occupy single-family homes.

Table II.49.42							
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	86.1%	100%	33.3%	100%	%	67.6%	100%
Duplex	1.3%	0%	66.7%	0%	%	0%	0%
Tri- or Four-Plex	2%	0%	0%	0%	%	0%	0%
Apartment	3.7%	0%	0%	0%	%	8.1%	0%
Mobile Home	6.9%	0%	0%	0%	%	24.3%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	%	0%	0%
Total	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.49.43. An estimated 27 percent of vacant units were for rent in 2010, a 27.4 percent change since 2000. In addition, some 9 percent of vacant units were for sale, a change of -39.2 percent between 2000 and 2010. "Other" vacant units represented 52.6 percent of vacant units in 2010. This is a change of 162.3 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.49.43 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	73	31.9%	93	27%	27.4%
For Sale	51	22.3%	31	9%	-39.2%
Rented or Sold, Not Occupied	18	7.9%	14	4.1%	-22.2%
For Seasonal, Recreational, or Occasional Use	14	6.1%	25	7.3%	78.6%
For Migrant Workers	4	1.7%	0	0%	-100%
Other Vacant	69	30.1%	181	52.6%	162.3%
Total	229	100.0%	344	100.0%	50.2%

The disposition of vacant units between 2010 and 2016 are shown in Table II.49.44. By 2016, for rent units accounted for 12.8 percent of vacant units, while for sale units accounted for 9.9 percent. “Other” vacant units accounted for 55.7 percent of vacant units, representing a total of 157 “other” vacant units.

Table II.49.44 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	93	27%	36	12.8%
For Sale	31	9%	28	9.9%
Rented Not Occupied	3	0.9%	24	8.5%
Sold Not Occupied	11	3.2%	6	2.1%
For Seasonal, Recreational, or Occasional Use	25	7.3%	31	11%
For Migrant Workers	0	0%	0	0%
Other Vacant	181	52.6%	157	55.7%
Total	344	100.0%	282	100.0%

Department of Property Assessment Division

The Department of Property Assessment Division (PAD) provided a database of residential property transactions over the last 19 years. Property transactions are primarily related to existing buildings, with very few for new construction. During fiscal years 1999 through 2017, there were 887 property transactions in Johnson County. Of these, 839 were for single-family homes during this 19-year period, as shown in Table II.49.45.

Table II.49.45						
Residential Property Transactions						
Johnson County						
Fiscal Years 1999–2017 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	57	5	0	0	1	63
2000	63	5	0	0	1	69
2001	52	6	0	0	0	58
2002	66	5	0	0	0	71
2003	59	9	0	0	0	68
2004	58	1	0	0	0	59
2005	67	0	0	0	0	67
2006	60	4	0	0	0	64
2007	37	0	0	0	0	37
2008	32	0	0	0	2	34
2009	31	0	0	1	0	32
2010	14	0	0	2	0	16
2011	27	0	0	0	0	27
2012	39	2	0	0	0	41
2013	32	0	0	0	0	32
2014	34	3	0	0	0	37
2015	43	0	0	0	0	43
2016	35	0	0	1	0	36
2017	33	0	0	0	0	33
Total	839	40	0	4	4	887

The PAD data also include descriptions of the quality of the building, which refers to the grade of materials and workmanship used in the original construction. Of the 486 single-family home property transactions for units built before 1930, 1.2 percent of units were of low quality and 49.8 percent were of fair quality. Conversely, of the 14 homes built from 2001 through 2010, 0 percent of units were of low quality and 7.1 percent of fair quality. Table II.49.46 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.49.46										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Johnson County										
Fiscal Years 1999–2017 PAD Data										
Quality	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2017	Missing	Total
Low	6	0	2	3	1	0	0	0	0	12
Fair	242	65	35	24	3	5	1	0	0	375
Average	220	64	53	46	8	19	11	0	0	421
Good	16	1	1	1	1	7	2	0	0	29
Very Good	0	0	0	0	0	0	0	0	0	0
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	2	0	0	0	0	0	0	0	0	2
Total	486	130	91	74	13	31	14	0	0	839

In regard to the current condition of residential dwellings, of the same 486 single-family homes built before 1930, 31.7 percent of the homes were worn out or badly worn, and 53.9 percent were in average condition. Table II.49.47 provides details about the condition of single-family residential dwellings by year built.

Table II.49.47 Single-Family Homes by Year Built and Condition Johnson County Fiscal Years 1999–2017 PAD Data										
Condition	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2017	Missing	Total
Worn Out	18	2	1	2	0	0	0	0	0	23
Badly Worn	136	23	8	6	1	0	0	0	0	174
Average	262	91	69	52	11	28	14	0	0	527
Good	65	14	13	13	1	1	0	0	0	107
Very Good	4	0	0	1	0	0	0	0	0	5
Excellent	1	0	0	0	0	2	0	0	0	3
Missing	0	0	0	0	0	0	0	0	0	0
Total	486	130	91	74	13	31	14	0	0	839

Housing Costs

Between 2010 and 2017, the average price of an existing single-family home changed from \$61,943 to \$80,470, a total increase of 29.9 percent, as shown in Table II.49.48.

Single-family home prices from the PAD database also indicated a general increase in average home prices and average floor area for newer homes. The average home price for single-family homes in Johnson County ranged from \$42,891 for homes built before 1930 to \$169,382 for homes built from 2001 to 2010.⁷ Homes built from 2001 through 2010 were also larger, averaging 1,378 square feet per unit. Table II.49.49, provides additional details about single-family homes.

Table II.49.48 Average Sales Price of Single-Family Homes Johnson County Fiscal Years 1999–2017 PAD Data	
Fiscal Year	Average Sales Price (\$)
1999	44,089
2000	49,051
2001	45,288
2002	65,650
2003	48,066
2004	59,622
2005	57,041
2006	59,753
2007	71,156
2008	51,133
2009	52,146
2010	61,943
2011	75,085
2012	73,902
2013	51,400
2014	73,571
2015	54,093
2016	84,042
2017	80,470
Average	59,265

Table II.49.49 Single-Family Homes by Year Built, Average Sales Price, Average Floor Area, and Price Per Square Foot Johnson County Fiscal Years 1999–2017 PAD Data			
Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ⁸ (\$)
Before 1930	42,891	1,403	30.57
1931-1960	52,972	1,217	43.52
1961-1970	75,202	1,218	61.75
1971-1980	90,061	1,404	64.15
1981-1990	121,738	1,479	82.29
1991-2000	146,142	1,633	89.48
2001-2010	169,382	1,378	122.89
2011-2017	0	0	0
Average	59,265	1,363	43.47

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

⁷ When a manufactured home is placed on a permanent foundation, the Assessor considers the property a single-family dwelling. Hence, these property transactions are seen even though a single-family new construction permit was probably not issued for the manufactured home.

⁸ Price per sq. ft. may not compute precisely due to rounding-off of sales price and floor area.



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.49.50. In 2016, an estimated 1.5 percent of households were overcrowded, and an additional 0.1 percent were severely overcrowded.

Table II.49.50 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	1,395	98.6%	13	0.9%	7	0.5%	1,415
2016 Five-Year ACS	1,374	98.8%	14	1%	2	0.1%	1,390
Renter							
2000 Census	456	96.6%	4	0.8%	12	2.5%	472
2016 Five-Year ACS	476	97.1%	14	2.9%	0	0%	1,880
Total							
2000 Census	1,851	98.1%	17	0.9%	19	1%	1,887
2016 Five-Year ACS	1,850	98.4%	28	1.5%	2	0.1%	1,880

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 no households with incomplete plumbing facilities in 2016, representing 0 percent of households in Johnson County. This is compared to 0.6 percent of households lacking complete plumbing facilities in 2000.

Table II.49.51 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	1,875	1,880
Lacking Complete Plumbing Facilities	12	0
Total Households	1,887	1,880
Percent Lacking	0.6%	0%

There were 24 households lacking complete kitchen facilities in 2016, compared to 17 households in 2000. This was a change from 0.9 percent of households in 2000 to 1.3 percent in 2016.

Table II.49.52 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	1,870	1,856
Lacking Complete Kitchen Facilities	17	24
Total Households	1,887	1,880
Percent Lacking	0.9%	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, 10 percent of households had a cost burden and 9.5 percent had a severe cost burden. Some 17.3 percent of renters were cost burdened, and 19.4 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 5.1 percent and a severe cost burden rate of 1.8 percent. Owner occupied households with a mortgage had a cost burden rate of 10 percent, and severe cost burden at 10.6 percent.

Table II.49.53
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	342	82.2%	51	12.3%	19	4.6%	4	1%	416
2016 Five-Year ACS	522	79.3%	66	10%	70	10.6%	0	0%	658
Owner Without a Mortgage									
2000 Census	469	85.7%	47	8.6%	18	3.3%	13	2.4%	547
2016 Five-Year ACS	675	92.2%	37	5.1%	13	1.8%	7	1%	732
Renter									
2000 Census	232	61.1%	55	14.5%	49	12.9%	44	11.6%	380
2016 Five-Year ACS	278	56.7%	85	17.3%	95	19.4%	32	6.5%	490
Total									
2000 Census	1,043	77.7%	153	11.4%	86	6.4%	61	4.5%	1,343
2016 Five-Year ACS	1,475	78.5%	188	10%	178	9.5%	39	2.1%	1,880

Housing Problems by Income

Table II.49.54, 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 \$59,400, which compared to \$68,200 for the State of Nebraska.

Table II.49.55 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 114 owner-occupied and 58 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 108 owner-occupied and 79 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 1,475 households without a housing problem.

Table II.49.54 Median Family Income Johnson County 2000–2017 HUD MFI		
Year	MFI	State of Nebraska MFI
2000	38,900	50,400
2001	40,900	53,400
2002	42,300	55,100
2003	47,000	55,400
2004	48,300	56,300
2005	49,900	57,400
2006	51,900	59,400
2007	50,700	58,200
2008	52,300	59,800
2009	52,900	62,000
2010	53,400	62,600
2011	57,800	63,500
2012	58,600	64,400
2013	56,900	64,600
2014	60,300	66,000
2015	58,400	66,800
2016	55,400	66,500
2017	59,400	68,200

Table II.49.55
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	0	0	4	0	0	4
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	4	0	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4	0	10	0	0	14
Housing cost burden greater than 50% of income (and none of the above problems)	40	50	10	4	4	108
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	30	25	30	4	25	114
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
has none of the 4 housing problems	30	120	210	150	650	1,160
Total	108	195	268	158	679	1,408
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	20	10	4	0	4	38
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)	4	0	10	0	0	14
Housing cost burden greater than 50% of income (and none of the above problems)	75	4	0	0	0	79
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	25	25	4	0	4	58
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
has none of the 4 housing problems	20	30	45	70	150	315
Total	159	69	63	70	158	519
Total						
Lacking complete plumbing or kitchen facilities	20	10	8	0	4	42
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	4	0	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	8	0	20	0	0	28
Housing cost burden greater than 50% of income (and none of the above problems)	115	54	10	4	4	187
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	55	50	34	4	29	172
Zero/negative income (and none of the above problems)	19	0	0	0	0	19
has none of the 4 housing problems	50	150	255	220	800	1,475
Total	267	264	331	228	837	1,927

Home Mortgage Loans

The FFEIC The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975. Data collected under the HMDA provide a comprehensive portrait of home loan activity, including information pertaining to home purchase loans, home improvement loans, and refinancing. For the analysis only owner-occupied originated loans for single-family units were considered. As can be seen in Table II.49.56, of the 69 loans in 2016, 27 loans were for Home Purchases, 12 were for Home Improvement and 30 were for refinancing.



Table II.49.56				
Owner-Occupied Single-Family Home Loans by Loan Type				
Johnson County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	22	22	82	126
2009	19	18	80	117
2010	22	15	73	110
2011	18	6	63	87
2012	19	13	62	94
2013	17	9	49	75
2014	18	8	28	54
2015	35	14	24	73
2016	27	12	30	69

Table II.49.57 shows the average loan value by loan type. In 2008, average home purchase loans was \$62,864 and \$78,316 in 2012 and \$124,000 in 2016. Overall, average loans were \$75,889 in 2008 and \$123,870 in 2016.

Table II.49.57				
Owner-Occupied Single-Family Home Loans by Average Loan Amount				
Johnson County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$62,864	\$22,455	\$93,720	\$75,889
2009	\$94,579	\$29,111	\$88,388	\$80,274
2010	\$103,364	\$13,800	\$93,151	\$84,373
2011	\$82,389	\$52,667	\$97,254	\$91,103
2012	\$78,316	\$21,615	\$95,210	\$81,617
2013	\$54,765	\$31,556	\$117,918	\$93,240
2014	\$112,833	\$25,125	\$176,464	\$132,833
2015	\$105,029	\$40,643	\$113,833	\$95,575
2016	\$124,000	\$57,333	\$150,367	\$123,870

Table II.49.58 shows the total volume of owner-occupied single-family loans. In 2008, average home purchase loans was \$1,383,000 and \$1,488,000 in 2012 and \$3,348,000 in 2016. Overall, average loans were \$9,562,000 in 2008 and \$8,547,000 in 2016.

Table II.49.58 Total Volume of Owner-Occupied Single-Family Loans Johnson County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	1,383,000	494,000	7,685,000	9,562,000
2009	1,797,000	524,000	7,071,000	9,392,000
2010	2,274,000	207,000	6,800,000	9,281,000
2011	1,483,000	316,000	6,127,000	7,926,000
2012	1,488,000	281,000	5,903,000	7,672,000
2013	931,000	284,000	5,778,000	6,993,000
2014	2,031,000	201,000	4,941,000	7,173,000
2015	3,676,000	569,000	2,732,000	6,977,000
2016	3,348,000	688,000	4,511,000	8,547,000

Survey of Rental Properties

From September through December of 2017, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table II.49.59 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in Johnson County. The number of completed surveys remained unchanged from 8 in 2016 to 8 in 2017. Between 2016 and 2017 the vacancy rate for all units decreased by 0.4 percentage points and was at 4.7 percent in 2017.

Table II.49.59 Survey of Rental Properties Johnson County 2002–2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	4	102	3.9	56.4
2003	2	30	6.7	30
2004	4	49	12.2	85.3
2005	7	97	14.4	42.9
2006	4	58	25.9	235.4
2007	6	52	26.9	128
2008	6	57	35.1	134.8
2009	8	79	24.1	101.3
2010	9	65	13.8	75.5
2011	14	94	11.7	88.2
2012	15	148	9.5	40.9
2013	12	124	13.7	105
2014	12	118	4.2	112.5
2015	8	85	2.4	0
2016	8	79	5.1	56.7
2017	8	85	4.7	

Table II.49.60 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 12 single-family units in Johnson County, with 0 of them available. This translates into a vacancy rate of 0 percent in Johnson County, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska. There were 49 apartment units reported in the survey, with 4 of them available, which resulted in a vacancy rate of 8.2 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all units types over the last five years was 6.9 percent.

Table II.49.60 Rental Vacancy Survey by Type Johnson County 2017 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	12	0	0%	1.3%
Apartments	49	4	8.2%	10.4%
Mobile Homes	0	0	%	%
"Other" Units	0	0	0%	.
Don't Know	24	0	0%	0%
Total	85	4	4.7%	6.9%

Table II.49.61, reports units by number of bedrooms. Two bedroom units were the most common type of reported single-family unit, with 5 units. The most common apartment units were one bedroom units, with 15 units.

Table II.49.61 Rental Units by Number of Bedrooms 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	4	15	0	0	.	19
Two	5	9	0	0	.	14
Three	0	0	0	0	.	0
Four	1	0	0	0	.	1
Don't Know	2	24	0	0	24	50
Total	12	49	0	0	24	85

Table II.49.62 displays the vacancy rate of single-family units by the number of bedrooms. Two bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

Table II.49.62 Single-Family Units by Number of Bedrooms Johnson County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	4	0	0%
Two	5	0	0%
Three	0	0	%
Four	1	0	0%
Don't know	2	0	0%
Total	12	0	0%

Table II.49.63 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were one bedroom units, which had a vacancy rate of 0 percent.



Table II.49.63 Apartment Units by Number of Bedrooms Johnson County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	1	0	0%
One	15	0	0%
Two	9	0	0%
Three	0	0	%
Four	0	0	%
Don't know	24	4	16.7%
Total	49	4	8.2%

Average market-rate rents by unit type are shown in Table II.49.64. 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.49.64 Average Market Rate Rents by Number of Bedrooms Johnson County 2017 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$375	\$337.5	\$	\$	\$350
Two	\$450	\$475	\$	\$	\$462.5
Three	\$	\$	\$	\$	\$
Four	\$700	\$	\$	\$	\$700
Don't know	\$	\$	\$	\$	
Total	\$475	\$381.3	\$	\$	\$445.8

Table II.49.65 shows vacancy rates for single-family units by average rental rates for Johnson County. The most common rent for single-family units was \$500 to \$750 dollars and units in this price range had a vacancy rate of 0 percent.

Table II.49.65 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	4	0	0%
\$500 to \$750	5	0	0%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	3	0	0%
Total	12	0	0%



The average rent and availability of apartment units is displayed in Table II.49.66. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 0 percent.

Table II.49.66 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	19	0	0%
\$500 to \$750	0	0	%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	30	4	13.3%
Total	49	4	8.2%

Respondents were asked if utilities are included in the rent and, as shown in Table II.49.67, 4 respondents, or 66.7 percent, included some sort of utility in the rent.

Table II.49.67 Are there any utilities included with the rent? Johnson County 2017 Survey of Rental Properties	
Period	Respondent
Yes	4
No	2
% Offering Utilities	66.7%

The type of utility included in the rent is shown in Table II.49.68. There were 2 respondents who included electricity, 1 respondent who included natural gas, 4 respondents who included water and sewer and 4 respondents included trash collection in the rent.

Table II.49.68 Which utilities are included with the rent? Johnson County 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	2
Natural Gas	1
Water/Sewer	4
Trash Collection	4

Table II.49.69 shows the number of survey respondents who keep a waiting list. As can be seen, 2 respondents said they keep a waitlist, with an estimated 5 persons on the wait list.

Table II.49.69 Do you keep a waiting list? Johnson County 2017 Survey of Rental Properties	
Period	Respondent
Yes	2
No	3
Waitlist Size	5

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.49.70 most respondents indicated there was moderate need for the renovation of existing family units and moderate need for the renovation of existing apartment units.

Table II.49.70 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	1	1		
Low Need	1	1		
Moderate Need	2	2	2	2
High Need	1	1	1	1
Extreme Need	0	0		

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table II.49.71 most respondents indicated there was no need for the construction of new family units and no need for the construction of new apartment units.

Table II.49.71 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	3	3	1	1
Low Need	0	0		
Moderate Need	1	1	1	1
High Need	0	0		
Extreme Need	0	0		



