

Johnson City/Jonesborough/Washington County Economic & Demographic Profile

JC/JWC Economic Development Board
 603 E. Market Street, Suite 200; Johnson City, TN 37601
 Phone: (423) 975-2380 Fax: (423) 975-2385
 Web Address: www.jcedb.org E-Mail Address: pcsnapp@jcedb.org

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POPULATION CHARACTERISTICS

Date	CSA	Washington County	Johnson City
2000	480,091	107,198	55,469
2008	500,538	118,639	61,028

CSA: Johnson City/Kingsport/Bristol, TN-VA Consolidated Statistical Area

Source: First Tennessee Development District – Census Bureau (Estimates)

FACTS: Washington County 323 Square Miles; Johnson City 39.565 Square Miles

2008 AGE DISTRIBUTION, WASHINGTON COUNTY

Age	Percent
Under 5	7.3
5-09	6.1
10-19	11.4
20-29	14.6
30-39	13.3
40-49	13.8
50-59	13.1
60-64	5.4
65+	15.0

Median Age 39.2

Source: Regional Alliance for Economic Development (via Book of List)

PER CAPITA INCOME GROWTH

Washington County:	\$25,068 (2001)	\$28,822 (2007)
MSA:	\$23,473 (2001)	\$27,079 (2007)

Source: Bureau of Economic Analysis (BEA)

Third Quarter 2009 COLI 86.7

Did You Know That Johnson City:

Ranked #10 “Best Smaller Metro Area for Business and Careers” by Forbes Magazine

Is Recognized as two of “America’s Top 100 Places to Live in 2006” by Relocate-America.com

Ranked in the “Top 40 Hottest Small Cities for Entrepreneurs” by Inc. Magazine

Ranked #7 in the “Top 50 Cities for Doing Business” in the State of Tennessee by Business TN Magazine

CURRENT ACTUAL TAX RATES

Washington County	\$1.9139
Johnson City	1.5400
City & County Total	\$3.4549

Washington County	\$1.9139
Jonesborough	\$1.1810
City & County Total	\$3.0949

Sullivan County	\$2.1307
Kingsport	\$1.940
City & County Total	\$4.0707

Sullivan County	\$2.1307
Bristol	\$2.190
City & County Total	\$4.3207

Carter County	\$2.280
Elizabethton	\$1.780
City & County Total	\$4.060

Unicoi County	\$2.3750
Erwin	\$0.9451
City & County Total	\$3.3201

Per \$100 of taxable value. By Tennessee Law, commercial property is taxed at 40% of assessed value. Residential property is taxed at 25% of assessed value.

Source: TN Comptroller’s Office Division of Property Assessments - 2009

CLIMATE

Average annual temperature:

Summer 76° Winter 41°

Precipitation: 41"

Relative humidity (normal):

1:00 am -81%; 7:00 am-86%

1:00 pm -57%; 7:00 pm-63%

Mean number of days:

Clear - 66; Partly Sunny-123; Cloudy - 176

Season average snowfall: 5 months - 16"

Altitude: 1525' above sea level

TOP EMPLOYERS - JOHNSON CITY/WASHINGTON COUNTY

Mountain States Health Alliance	3,541	TPI Corporation	535
East Tennessee State University	2,330	Dawn of Hope, Inc.	305
James H. Quillen VA Center	1,592	Frontier Health	272
Citi Commerce Solution	1,950	Kennametal Inc.	271
Advance Call Center Technologies	1,400	Johnson City Press	263
Washington County School System	1,200	CenturyLink Customer Solutions Center	232
American Water Heater Co.	1,170	Dentsply Tulsa Dental	230
City of Johnson City	853	Mountain Empire Oil	230
Johnson City School System	832	IJ Distributors	209
AT&T Mobility	650	ALLC (former Alemite) Corp.	156
<i>As reported by each company 11/09</i>		Arbor Crafts (formerly Tarkett)	150

**2008 NON-AGRICULTURAL EMPLOYMENT BY GROUP
JOHNSON CITY METRO AREA**

<u>SELECTED GROUP</u>	<u>MSA EMPLOYMENT</u>
Manufacturing	9,100
Goods Producing	12,200
Transport/Utilities/Trade	13,700
Wholesale & Retail	12,400
Financial Activities	2,400
Professional & Business Services	4,700
Government	17,800
Education & Health	13,300

Source: TN Labor Market Report 1/09

WASHINGTON COUNTY ANNUAL AVERAGE UNEMPLOYMENT RATES

DATE	LABOR FORCE	EMPLOYMENT	UNEMPLOYMENT	COUNTY RATE
1998	52,330	51,010	1,320	2.5
1999	51,490	49,400	2,080	4.0
2000	51,700	49,320	2,380	4.6
2001	53,370	50,980	2,390	4.5
2002	51,940	50,040	1,900	3.7
2003	53,650	39,770	2,670	5.0
2004	54,550	52,190	2,360	4.3
2005	57,850	55,030	2,820	4.9
2006	61,280	58,910	2,370	3.9
2007	60,600	58,120	2,480	4.1
2008	61,620	58,250	3,370	5.5

Source: TN Department of Employment Security

LABOR FORCE

COUNTY	2007	2008	UNEMPLOYMENT RATE
Washington	60,600	61,620	5.5%
Sullivan	73,530	74,360	5.2%
Carter	29,810	29,780	6.4%
Hawkins	26,180	26,760	6.6%
Unicoi	8,440	8,480	7.2%
Virginia Portion	44,550	45,140	4.6%
MSA	245,110	246,140	5.2%

Source: TN Department of Employment Security

**2008 ECONOMIC GROWTH
POPULATION**

<u>TENNESSEE</u>	2000	2008	% Change
Washington County	107,198	118,639	10.7
Sullivan County	153,048	153,900	0.6
Carter County	56,742	59,492	4.9
Hawkins County	53,563	57,477	7.3
Unicoi County	17,667	17,718	0.3
<u>VIRGINIA</u>			
Bristol City	17,367	17,593	1.3
Scott County	23,403	22,850	-2.4
Washington County	51,103	53,038	3.8
CSA	480,091	500,707	4.3

Source: U.S. Census Bureau

BUILDING PERMITS CITY OF JOHNSON CITY

DATE	COMMERCIAL	RESIDENTIAL	TOTAL
1998	\$ 55,363,081.00	\$42,658,810.00	\$ 98,021,891.00
1999	\$ 61,391,357.00	\$42,223,059.00	\$133,614,416.00
2000	\$ 85,569,120.00	\$32,463,760.00	\$118,032,880.00
2001	\$ 46,220,387.00	\$37,122,143.00	\$ 83,342,530.00
2002	\$ 38,490,121.00	\$47,941,918.00	\$ 86,432,039.00
2003	\$ 51,822,567.00	\$71,165,755.00	\$122,988,833.00
2004	\$ 62,078,055.00	\$86,209,379.00	\$151,287,434.00
2005	\$ 96,797,160.25	\$90,357,244.50	\$187,154,404.75
2006	\$107,723,044.00	\$85,719,093.00	\$193,442,137.00
2007	\$135,564,571.00	\$66,990,761.00	\$202,555,332.00
2008	\$131,647,484.00	\$68,421,616.00	\$200,069,100.00

Source: City of Johnson City - Building Division – 12/08

Commercial: New, repair/additions, office/schools, signs, excavation/demolitions, churches

Residential: New, repair/additions, swimming pools, mobile homes, residential demolition

TAXABLE PROPERTY (TOTAL ASSESSED VALUE)*

County	2008	2009	Number Change	% Change
Washington County	\$2,167,234,870	\$2,865,074,222	\$ 697,839,352	32.0
Sullivan County	\$2,850,561,271	\$3,479,783,986	\$ 629,222,715	22.0
Carter County	\$ 693,204,169	\$ 700,358,500	\$ 9,154,331	2.0
Hawkins County	\$ 760,934,300	\$ 780,616,886	\$ 19,682,586	2.6
Unicoi County	\$ 307,845,308	N/A at this time	\$	

**Source: TN Comptroller of the Treasury. Includes residential property taxed at 25% of assessed value, & industrial property taxed at 40% assessed value*

JOHNSON CITY-KINGSPORT-BRISTOL, TN/VA METROPOLITAN STATISTICAL AREA (MSA)

County City	Population 12/08	Households (000)	Median Household EBI	Total Effective Buying Income	Retail Sales
<u>Tennessee</u>					
Carter	59,492	26,872	\$29,834	\$1,296,691	\$ 439,336,952
Hawkins	57,477	25,660	\$34,352	\$ 1,317,965	\$ 258,471,864
Sullivan	153,900	72,240	\$36,562	\$4,435,247	\$2,063,458,582
Unicoi	17,718	08,257	\$33,704	\$1,458,352	\$ 99,989,881
Washington	118,639	50,936	\$36,373	\$3,168,784	\$1,927,268,498
<u>Virginia</u>					
Bristol City	17,593	07,800	\$27,848	\$ 274,010	\$ 479,604,737
Scott	22,850	09,900	\$26,684	\$ 313,968	\$ 193,382,723
Washington	53,038	21,800	\$31,075	\$1,880,130	\$ 713,365,956
CSA	500,707	206,900	\$31,217	\$8,273,796	\$6,174,879,193

Source: 1st TN Development District & Census 2000 Summary File 1, 2006 Census Bureau Estimates NOTE: Effective Buying Income (EBI) income less personal tax and non-tax payments. It is commonly known as "disposable" or "after tax" income.

TOTAL RETAIL SALES

	2007	2008	% Change 2007-2008
<u>Tennessee</u>			
Washington County	\$1,966,686,874	\$1,927,268,498	-2.0
Sullivan County	\$2,083,973,661	\$2,063,458,582	- 1.0
Carter County	\$ 459,045,458	\$ 439,336,952	-4.3
Hawkins County	\$ 261,833,494	\$ 258,471,864	-1.3
Unicoi County	\$ 99,107,414	\$ 99,989,881	0.9
<u>Virginia</u>			
Bristol City	\$ 522,371,185	\$ 479,604,737	- 8.2
Scott County	\$ 191,732,603	\$ 193,382,723	0.9
Washington County	\$ 667,292,195	\$ 713,365,956	6.9

Source: First Tennessee Development District 08/09
