

# Johnson City/Jonesborough/Washington County Economic & Demographic Profile

## JC/JWC Economic Development Board

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### POPULATION CHARACTERISTICS

Date	CSA	Washington County	Johnson City
2000	480,091	107,198	55,469
<b>2007</b>	<b>497,240</b>	<b>116,657</b>	<b>61,028</b>

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

### 2006 AGE DISTRIBUTION, WASHINGTON COUNTY

Age	Percent
Under 5	5.7
5-14	11.3
15-24	13.2
25-44	21.8
45-59	27.8
60 & Up	20.2
<b>Median Age</b>	<b>39.2</b>

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

### 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)

*Fourth Quarter 2008 COLI 87.2*

### 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	\$2.45
Johnson City	1.93
<b>City &amp; County Total</b>	<b>\$4.38</b>

Washington County	\$2.45
Jonesborough	\$1.54
<b>City &amp; County Total</b>	<b>\$3.99</b>

Sullivan County	\$2.53
Kingsport	\$2.30
<b>City &amp; County Total</b>	<b>\$4.83</b>

Sullivan County	\$2.53
Bristol	\$2.50
<b>City &amp; County Total</b>	<b>\$5.03</b>

Carter County	\$2.22
Elizabethton	\$1.78
<b>City &amp; County Total</b>	<b>\$4.00</b>

Unicoi County	\$2.255
Erwin	\$0.9451
<b>City &amp; County Total</b>	<b>\$3.20</b>

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 - 2008

### 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 – 541
East Tennessee State University – 1990	Embarq Customer Solutions Center – 358
Citi Commerce Solution - 1,950	Kennametal Inc. – 342
James H. Quillen VA Center - 1,540	White's/IGA Foods – 334
American Water Heater Co. – 1,500	Alemite Corp. – 325
Washington County School System – 1,350	IJ Distributors - 300
Frontier Health – 1,200	Arbor Crafts (formerly Tarkett)– 275
Advance Call Center Technologies 1,165	Dentsply Tulsa Dental – 250
City of Johnson City – 885	ALLC (former Alemite) Corp. – 230
Johnson City School System – 832	
AT&T Mobility – 700	

*As reported by each company 1/09*

**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**

	<b>LABOR</b>			<b>COUNTY</b>
<b>DATE</b>	<b>FORCE</b>	<b>EMPLOYMENT</b>	<b>UNEMPLOYMENT</b>	<b>RATE</b>
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**

<b>COUNTY</b>	<b>2007</b>	<b>2008</b>	<b>UNEMPLOYMENT RATE</b>
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%
<b>MSA</b>	<b>245,110</b>	<b>246,140</b>	<b>5.2%</b>

*Source: TN Department of Employment Security*

**2007 ECONOMIC GROWTH  
POPULATION**

<u>TENNESSEE</u>	<b>2000</b>	<b>2007</b>	<b>% Change</b>
Washington County	107,198	116,657	9.0
Sullivan County	153,048	153,519	0.3
Carter County	56,742	59,198	4.3
Hawkins County	53,563	57,054	6.5
Unicoi County	17,667	17,699	0.1
<u>VIRGINIA</u>			
Bristol City	17,367	17,593	1.3
Scott County	23,403	22,787	-2.6
Washington County	51,103	52,733	3.2
<b>CSA</b>	<b>480,091</b>	<b>497,240</b>	<b>3.6</b>

Source: U.S. Census Bureau

**BUILDING PERMITS CITY OF JOHNSON CITY**

<b>DATE</b>	<b>COMMERCIAL</b>	<b>RESIDENTIAL</b>	<b>TOTAL</b>
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 - 2/08

*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)\***

<b>County</b>	<b>2007</b>	<b>2008</b>	<b>Number Change</b>	<b>% Change</b>
Washington County	\$2,119,775,966	\$2,167,234,870	\$ 47,458,904	2.23
Sullivan County	\$2,535,811,743	\$2,850,561,271	\$ 314,749,528	12.41
Carter County	\$ 684,332,721	\$ 693,204,169	\$ 8,871,448	1.29
Hawkins County	\$ 750,833,229	\$ 760,934,300	\$ 10,101,071	1.34
Unicoi County	\$ 202,036,903	\$ 307,845,308	\$ 105,808,405	52.37

\*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)**

<b>County City</b>	<b>Population 12/07</b>	<b>Households (000)</b>	<b>Median Household EBI</b>	<b>Total Effective Buying Income</b>	<b>Retail Sales</b>
<u>Tennessee</u>					
Carter	59,198	26,872	\$29,834	\$1,296,691	\$ 459,046,025
Hawkins	57,054	25,660	\$34,352	\$ 1,317,965	\$ 261,833,824
Sullivan	153,519	72,240	\$36,562	\$4,435,247	\$2,083,976,280
Unicoi	17,699	08,257	\$33,704	\$1,458,352	\$ 99,107,543
Washington	116,657	50,936	\$36,373	\$3,168,784	\$1,966,689,293
<u>Virginia</u>					
Bristol City	17,593	07,800	\$27,848	\$ 274,010	\$ 522,371,185
Scott	22,788	09,900	\$26,684	\$ 313,968	\$ 191,732,603
Washington	52,733	21,800	\$31,075	\$1,880,130	\$ 667,292,195
<b>CSA</b>	<b>497,240</b>	<b>206,900</b>	<b>\$31,217</b>	<b>\$8,273,796</b>	<b>\$6,252,048,949</b>

Source: 1<sup>st</sup> 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**

	<b>2006</b>	<b>2007</b>	<b>% Change 2006-2007</b>
<b><u>Tennessee</u></b>			
Washington County	\$1,872,642,963	\$1,966,689,293	5.0
Sullivan County	\$2,063,106,084	\$2,083,976,280	1.0
Carter County	\$ 443,665,074	\$ 459,046,025	3.5
Hawkins County	\$ 250,267,996	\$ 261,833,824	4.6
Unicoi County	\$ 89,919,732	\$ 99,107,543	10.2
<b><u>Virginia</u></b>			
Bristol City	\$ 386,364,573	\$ 522,371,185	4.0
Scott County	\$ 182,388,473	\$ 191,732,603	11.3
Washington County	\$ 637,856,795	\$ 677,292,195	<b>4.03%</b>

*Source: First Tennessee Development District 12/08*

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