

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

JC/JWC Economic Development Board  
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2011

## POPULATION CHARACTERISTICS

Date	CSA	Washington County	Johnson City
2000	480,091	107,198	55,469
<b>2010</b>	<b>500,538</b>	<b>122,979</b>	<b>63,152</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

## 2009 AGE DISTRIBUTION, WASHINGTON COUNTY

Age	Percent
Under 5	5.7
5-09	5.5
10-19	12.3
20-29	14.7
30-39	13.4
40-49	14.3
50-59	12.8
60-64	5.7
65+	15.6

Median Age 39.2

Source: Regional Alliance for Economic Development (via 2010 Book of List)

## PER CAPITA INCOME GROWTH

Washington County:	\$28,822 (2007)	\$30,695 (2009)
MSA:	\$27,079 (2007)	\$31,547 (2009)

Source: Bureau of Economic Analysis (BEA)

Second Quarter 2010 COLI 86.0

## Johnson City Facts

Johnson City Metro Area ranks **Number 1** in Retirement; **Number 2** in Golf; ranks as fifth **Least Expensive** Metro Area in the U.S. by **Kiplinger's Personal Finance**. **Johnson City is one of only two MSA regions in Tennessee** found to be designated **Attainment for Air Quality** by the Environmental Protection Agency. Johnson City received Tennessee's first Green City Award. **Johnson City is recognized** as one of the top **Logistics Locations in North America** and features a two-day UPS shipping radius to 65% of the U.S. population. See [www.jcedb.org](http://www.jcedb.org)

## CURRENT ACTUAL TAX RATES

Washington County	\$1.9139
Johnson City	1.5400
<b>City &amp; County Total</b>	<b>\$3.4539</b>

Washington County	\$1.9139
Jonesborough	\$1.1810
<b>City &amp; County Total</b>	<b>\$3.0949</b>

Sullivan County	\$2.1307
Kingsport	\$1.940
<b>City &amp; County Total</b>	<b>\$4.0707</b>

Sullivan County	\$2.1307
Bristol	\$2.190
<b>City &amp; County Total</b>	<b>\$4.3207</b>

Carter County	\$2.280
Elizabethton	\$1.780
<b>City &amp; County Total</b>	<b>\$4.060</b>

Unicoi County	\$2.3750
Erwin	\$0.9451
<b>City &amp; County Total</b>	<b>\$3.3201</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 - 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	Kennametal, Inc.	264
Citi Commerce Solution	1,950	Frontier Health	235
Advance Call Center Technologies	1,400	Dentsply Tulsa Dental	235
Washington County School System	1,200	CenturyLink Customer Solutions Center	232
American Water Heater Co.	1,170	IJ Distrubutors	209
City of Johnson City	853	Mountain Empire Oil	208
Johnson City School System	832	ALLC (former Alemite) Corp.	156
AT&T Mobility	650		

*As reported by each company 07/10*

**2009 NON-AGRICULTURAL EMPLOYMENT BY GROUP  
JOHNSON CITY METRO AREA**

<u>SELECTED GROUP</u>	<u>MSA EMPLOYMENT</u>
Manufacturing	8,400
Goods Producing	11,400
Transport/Utilities/Trade	13,300
Wholesale & Retail	12,100
Financial Activities	4,600
Professional & Business Services	7,500
Government	17,900
Education & Health	13,400

*Source: TN Labor Market Report 1/10*

**WASHINGTON COUNTY ANNUAL AVERAGE UNEMPLOYMENT RATES**

DATE	LABOR		UNEMPLOYMENT	COUNTY	
	FORCE	EMPLOYMENT		UNEMPLOYMENT	RATE
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
2009	61,290	55,810	5,480		8.9

*Source: TN Department of Employment Security 1/10*

**LABOR FORCE**

COUNTY	2008	2009	UNEMPLOYMENT RATE
Washington	61,620	61,290	8.9%
Sullivan	74,360	72,870	9.3%
Carter	29,780	29,830	10.5%
Hawkins	26,760	26,160	10.4%
Unicoi	8,480	8,580	12.1%
Virginia Portion	45,140	44,790	9.5%
<b>MSA</b>	<b>246,140</b>	<b>243,520</b>	<b>9.6%</b>

*Source: TN Department of Employment Security 1/10*

## ECONOMIC GROWTH

<u>TENNESSEE</u>	2008	2009	% Change
Washington County	118,639	120,661	1.71
Sullivan County	153,900	154,160	0.17
Carter County	59,492	59,136	-0.60
Hawkins County	57,477	57,585	2.19
Unicoi County	17,718	17,716	-0.02
<u>VIRGINIA</u>			
Bristol City	17,593	17,083	-2.90
Scott County	22,850	22,872	0.10
Washington County	53,038	54,138	2.08
<b>CSA</b>	<b>500,707</b>	<b>503,351</b>	<b>0.30</b>

Source: U.S. Census Bureau

## BUILDING PERMITS CITY OF JOHNSON CITY

DATE	COMMERCIAL	RESIDENTIAL	TOTAL
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
2009	\$ 71,098,510.00	\$37,862,839.00	\$108,961,349.00

Source: City of Johnson City - Building Division - 01/10

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 2009	Households (000)	Median Household EBI	Total Effective Buying Income	Retail Sales
<u>Tennessee</u>					
Carter	59,136	24,634	\$33,874	\$1,296,691	\$ 439,336,952
Hawkins	57,585	23,396	\$34,971	\$ 1,317,965	\$ 258,471,864
Sullivan	154,160	64,254	\$41,115	\$4,435,247	\$2,063,458,582
Unicoi	17,716	07,777	\$36,316	\$1,458,352	\$ 99,989,881
Washington	120,661	49,327	\$42,571	\$3,168,784	\$1,927,268,498
<u>Virginia</u>					
Bristol City	17,083	07,934	\$33,791	\$ 274,010	\$ 479,604,737
Scott	22,872	09,935	\$33,668	\$ 313,968	\$ 193,382,723
Washington	54,138	22,810	\$41,954	\$1,880,130	\$ 713,365,956
<b>CSA</b>	<b>503,351</b>	<b>210,067</b>	<b>\$298,260</b>	<b>\$8,273,796</b>	<b>\$6,174,879,193</b>

Source: 2010 The Business Journal Book of Lists NOTE: Effective Buying Income (EBI) income less personal tax and non-tax payments. It is commonly known as "disposable" or "after tax" income.

**RETAIL SALES**

	<b>2008</b>	<b>2009</b>	<b>% Change 2008-2009</b>
<b><u>Tennessee</u></b>			
Washington County	\$2,046,483,096	\$1,937,105,970	-5.3
Sullivan County	\$2,222,160,520	\$2,023,759,212	- 8.9
Carter County	\$ 478,446,540	\$ 445,853,571	-6.8
Hawkins County	\$ 312,970,535	\$ 294,049,133	-6.0
Unicoi County	\$ 123,329,393	\$ 123,346,640	-6.8
<b><u>Virginia</u></b>			
Bristol City	\$ 372,751,564	\$ 356,956,762	- 4.2
Scott County	\$ 208,421,644	\$ 213,668,068	2.5
Washington County	\$ 801,640,810	\$ 779,555,425	- 6.5

*Source: First Tennessee Development District 11/10*

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