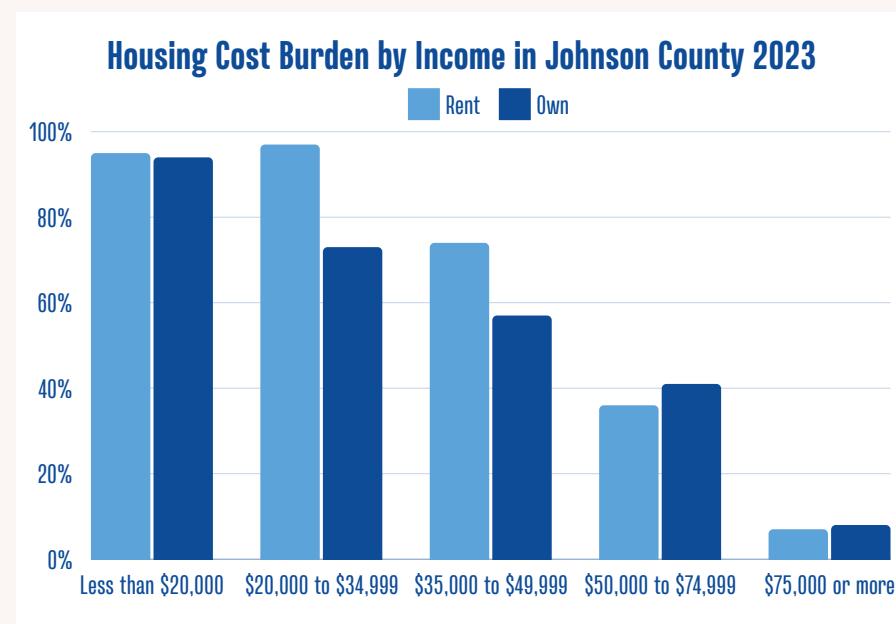


## Who Can Afford to Live in Johnson County?

Where we live matters. Studies have shown that 50% of what contributes to our health outcomes can be attributed to our physical environment and socioeconomic circumstances. Where we live determines what resources and opportunities we can access, including the quality jobs that pay living wages, good schools, parks, libraries, grocery stores, and public transportation that are vital to health and well-being. Our surroundings shape the lifestyle choices that impact our long term health. People paying housing costs that exceed 30% of household income are considered to be “housing cost burdened,” meaning they are paying too much for housing.



When families pay increasingly larger proportions of their income on housing, they experience negative health impacts. These may include foregoing basic medical care, moving frequently or facing evictions, high stress levels that impact physical and mental health, long commute times, limited money for healthy foods, and a lack of quality social connections with family and friends.

**\$1,427**  
Median Rent  


**40%**  
of renters are housing cost burdened

**\$2,163**  
Median Mortgage  

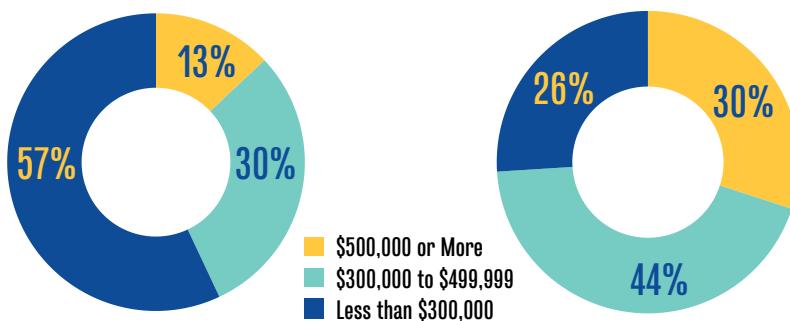

**20%**  
of homeowners are housing cost burdened

In Johnson County, approximately **26%** of households are burdened by the cost of housing. Those who rent are twice as likely to be cost-burdened than those who own their home. Households at lower income levels experience housing cost burden at a higher rate compared to higher income households. Among the 51,532 renters and owners earning less than \$50,000 per year in Johnson County, **41,384 (80%)** are burdened by the cost of housing.

Over a five year period, the number of rental properties available in Johnson County for less than \$1,000 per month dropped by **61%**. In 2018, Johnson County had **26,749** rentals costing less than \$1,000 per month. In 2023,

that number dropped to **10,364**. During that same time period, the number of properties renting for \$2,500 or more increased by **143%**. In Johnson County, housing cost increases are outpacing wage increases. Between 2018 and 2023, median rent in Johnson County increased by **35%**, while median household income increased **18%** (\$86,746 to \$102,702).

## Change in Owner-Occupied Home Value in Johnson County 2018 - 2023



Home values in Johnson County have also shifted in the last five years. In 2018, homes worth less than \$300,000 comprised nearly **60%** of all owner-occupied homes. By 2023, homes under \$300,000 represented **26%** of all owner-occupied homes across the county. While the number of homes at lower values decreased, homes valued at \$500,000 or more increased by **141%** between 2018 and 2023. Median mortgage cost in 2023 was \$2,163, up **35%** since 2018.

Median monthly housing costs in Johnson County are approximately \$1,581. Many workers in our community may struggle to afford housing costs even lower than the median without being housing cost burdened. For example, the median monthly income for a firefighter in Johnson County is \$4,113. In order to meet housing costs that are below the cost burden threshold, a firefighter would need to pay \$1,234 or less per month.

Occupation	Annual Income	Median Monthly Income	Cost Burden Threshold 30% or Less of Monthly Household Income
Food Prep and Service	\$30,457	\$2,538	\$761
Retail Sales Clerk	\$33,482	\$2,790	\$838
Home Health Aide	\$28,152	\$2,346	\$704
Janitor	\$32,992	\$2,749	\$825
Customer Service	\$38,893	\$3,241	\$972
Firefighter	\$49,352	\$4,113	\$1,234
Paramedic	\$52,987	\$4,415	\$1,325
School Social Worker	\$56,160	\$4,680	\$1,404
Elementary Teacher	\$59,149	\$4,929	\$1,479
Police Patrol Officer	\$64,247	\$5,353	\$1,606
Registered Nurse	\$79,986	\$6,665	\$1,999