

**Johnson County Community College**  
**Fall 2016**  
**Environmental Scan**  
**Economic**

**Trend #1 Kansas Budget – Funding**

The state of Kansas' budget for higher education will continue to be negatively affected. Over the next three to five years, state funding provided to higher education institutions will continue to decrease.

**Trend #2 Annualized inflation**

The inflation rate has risen over the last several months and is expected to continue to increase.

**Trend # 3 Small businesses**

Small businesses drive job creation and job opportunities in communities. Jobs created by small businesses should increase over the next three to five years as the economy continues to recover.

**Trend # 4 Employment Growth / Occupations**

Johnson County is the “job growth engine” for metropolitan Kansas City. Employment is projected to continue to grow in line with the national average.

**Trend # 5 Household Income**

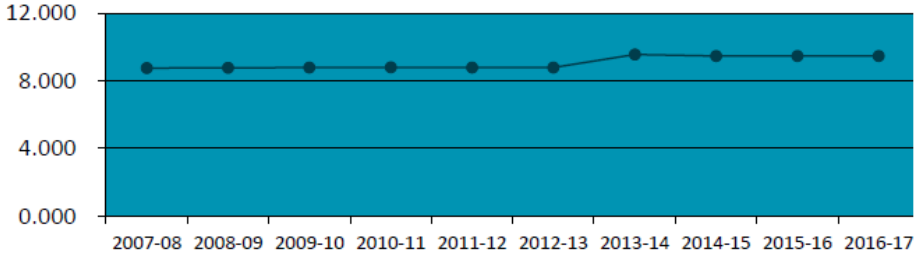
Household Income should increase, but at a slowed rate. Median income figures in Johnson County will continue to show higher than KC Metro and U.S. median income levels.

**Trend # 6 Unemployment**

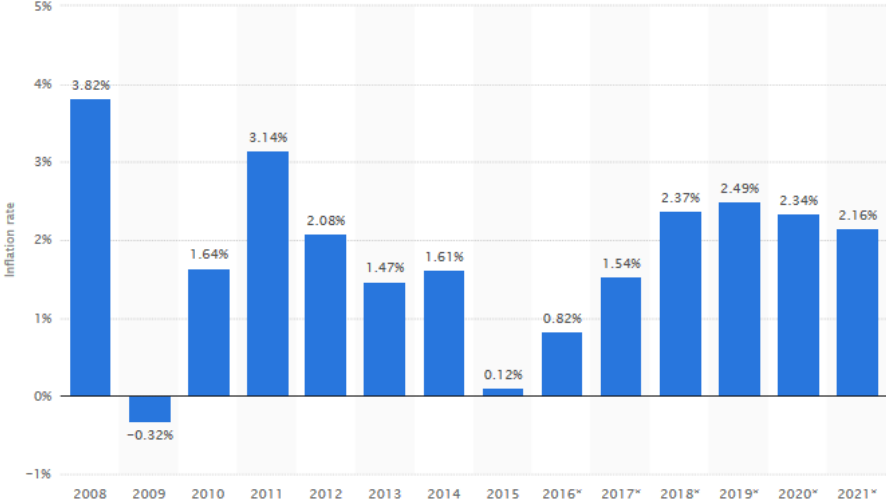
Johnson County has the lowest unemployment rate in the Kansas City metropolitan statistical area (3.3 percent in September 2016).

**Trend # 7 Housing Market**

The Kansas City housing market is expected to increase, although at a slow/steady rate. The Kansas housing market is expected to increase in the next 3 – 5 years due to growth in the Kansas City area.

<b>Trend # 1</b>	The state of Kansas’ budget for higher education will continue to be negatively affected.																						
<b>Direction of Change for the next 3-5 years</b>	Over the next three to five years state funding provided to higher education institutions will continue to decrease.																						
<b>Probability of change for the next 3-5 years</b>	There is a <b>high</b> probability that the state higher education budget will continue to decrease in the next 3 – 5 years. This decrease will have a negative impact on JCCC’s budget.																						
<b>Opportunity or threat</b>	This decrease in state funding represents a <b>threat</b> for JCCC.																						
<b>Support rationale</b>	<p>The FY 2014 through FY 2017 governor’s budgeted expenditures for higher education: (dollars in millions)</p> <ul style="list-style-type: none"> <li>○ Actual FY 2012 - 739.2</li> <li>○ Actual FY 2013 – 770.2</li> <li>○ Actual FY 2014 - 761.9</li> <li>○ Actual FY 2015 – 779.9</li> <li>○ Approved FY 2016 – 752.6</li> <li>○ Approved FY 2017 – 753.1</li> </ul> <p>Board of Regents – budgeted the following from the state general fund:</p> <ul style="list-style-type: none"> <li>○ FY 2013 – 195.4 million</li> <li>○ FY 2014 – 198.8 million (approved)</li> <li>○ FY 2015 – 199.7 million (approved)</li> <li>○ FY 2016 – 197.9 million (approved)</li> <li>○ FY 2017 – 190.7 million (approved)</li> </ul> <p>The FY 2016-17 budget will reflect no change to State Aid, although the 2015-16 budget reflected a 5% decrease in State Aid from the previous year. A five year budge projection continues to reflect no increase to State Aid through 2020-21.</p> <p>Governor Brownback continues to make significant cuts to funding for higher education including ordering a 4% cut in state funding for community colleges and technical schools. Total cuts to funding over recent years have now reduced state funding for higher education by roughly 9% (Hancock, P., May 2016, Lawrence Journal-World)</p> <p>Furthermore, the Mill Levy has remained relatively flat over the past several years.</p> <p style="text-align: center;"><b>JCCC Mill Levy</b></p>  <table border="1" style="display: none;"> <caption>JCCC Mill Levy Data</caption> <thead> <tr> <th>Fiscal Year</th> <th>Mill Levy</th> </tr> </thead> <tbody> <tr><td>2007-08</td><td>8.5</td></tr> <tr><td>2008-09</td><td>8.5</td></tr> <tr><td>2009-10</td><td>8.5</td></tr> <tr><td>2010-11</td><td>8.5</td></tr> <tr><td>2011-12</td><td>8.5</td></tr> <tr><td>2012-13</td><td>8.5</td></tr> <tr><td>2013-14</td><td>9.5</td></tr> <tr><td>2014-15</td><td>9.5</td></tr> <tr><td>2015-16</td><td>9.5</td></tr> <tr><td>2016-17</td><td>9.5</td></tr> </tbody> </table>	Fiscal Year	Mill Levy	2007-08	8.5	2008-09	8.5	2009-10	8.5	2010-11	8.5	2011-12	8.5	2012-13	8.5	2013-14	9.5	2014-15	9.5	2015-16	9.5	2016-17	9.5
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<p><b>Sources</b></p>	<p>Johnson County Community College (2013) Trustee, Board Packet October 17, 2013 Retrieved from <a href="http://www.jccc.edu/files/pdf/board/packets/2013/oct-13.pdf">http://www.jccc.edu/files/pdf/board/packets/2013/oct-13.pdf</a></p> <p>Brownback, S. (2013). State of Kansas Comparison Report- The FY 2014 Governor's Budget Report with Legislative Authorizations. Retrieved from <a href="http://budget.ks.gov/publications/FY2014/FY2014_Comparison_Report.pdf">http://budget.ks.gov/publications/FY2014/FY2014_Comparison_Report.pdf</a></p> <p>Brownback, S. (2016). State of Kansas Comparison Report- The FY 2017 Governor's Budget Report with Legislative Authorizations. Retrieved from <a href="http://budget.ks.gov/publications/FY2017/FY2017_Comparison_Report--UPDATED--8-15-2016.pdf">http://budget.ks.gov/publications/FY2017/FY2017_Comparison_Report--UPDATED--8-15-2016.pdf</a></p> <p>Oliff, P., Palacios, V., Johnson, I., &amp; Leachman, M. (2013). Recent Deep State Higher Education Cuts May Harm Students and the Economy for years to Come <a href="http://www.cbpp.org/files/3-19-13sfp.pdf">http://www.cbpp.org/files/3-19-13sfp.pdf</a></p> <p>Board of Trustees Budget Workshop Fiscal Year 2016-2017, April 21, 2016. <a href="http://www.jccc.edu/about/leadership-governance/reports/files/budget/budget-workshop-2016-17.pdf">http://www.jccc.edu/about/leadership-governance/reports/files/budget/budget-workshop-2016-17.pdf</a></p> <p>Hancock, P. (May 2016). Brownback Signs Kansas Budget and Orders \$97 Million in Allotment Cuts, Slashing KU Funding. Lawrence Journal-World. <a href="http://www2.ljworld.com/news/2016/may/18/kansas-budget-plan-slashes-university-and-medicaid/">http://www2.ljworld.com/news/2016/may/18/kansas-budget-plan-slashes-university-and-medicaid/</a></p> <p>Finance and Admin Service: <a href="http://www.jccc.edu/about/leadership-governance/reports/files/budget/management-budget-2016-2017.pdf">http://www.jccc.edu/about/leadership-governance/reports/files/budget/management-budget-2016-2017.pdf</a></p>
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<b>Trend # 2</b>	The inflation rate has risen over the last several months and is expected to continue to increase.																		
<b>Direction of Change for the next 3-5 years</b>	Slight to moderate increase																		
<b>Probability of change for the next 3-5 years</b>	<p><b>Moderate</b> probability due to the unpredictability of the consumer price index (CPI) used to measure inflation and the overall predictability of inflation.</p> <p>Increased inflation increases the prices of goods, including college tuition rates. Increased tuition has a negative effect on college enrollment.</p>																		
<b>Opportunity or threat</b>	Inflation poses a <b>threat</b> to JCCC student enrollment.																		
<b>Support rationale</b>	<p>It was reported in November 2016 that the 10-year expected inflation to be 1.75 percent. This indicates the inflation rate will remain less than 2% on average over the next decade. (Federal Reserve Bank of Cleveland, 2016)</p> <p>However, as illustrated in the graph below, other sources suggest moderately higher increases over the next few years. (Statista 2016)</p> <p><b>Projected annual inflation rate in the United States from 2008 to 2021*</b></p>  <p>© Statista 2016 Source: IMF</p> <p><b>Additional Information:</b> United States; 2008 to 2015</p> <ul style="list-style-type: none"> <li>Actual US Inflation Rates for recent months in 2016 compared to 2013: <table border="1" data-bbox="618 1549 1016 1759"> <thead> <tr> <th></th> <th>2013</th> <th>2016</th> </tr> </thead> <tbody> <tr> <td>○ June</td> <td>1.75%</td> <td>1.01%</td> </tr> <tr> <td>○ July</td> <td>1.96%</td> <td>0.84%</td> </tr> <tr> <td>○ August</td> <td>1.52%</td> <td>1.06%</td> </tr> <tr> <td>○ September</td> <td>1.18%</td> <td>1.46%</td> </tr> <tr> <td>○ October</td> <td>0.96%</td> <td>1.64%</td> </tr> </tbody> </table> </li> </ul>		2013	2016	○ June	1.75%	1.01%	○ July	1.96%	0.84%	○ August	1.52%	1.06%	○ September	1.18%	1.46%	○ October	0.96%	1.64%
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The US inflation rate hit a two year high in October of 2016 at 1.6%.



The Organization for Economic Cooperation and Development (OECD) reiterated that inflation rates have increased the past few months across developed economies globally; although it also indicates increases will remain low or lack stability due to weak global economic growth. (The Wall Street Journal, 2016)

**Sources**

McMahon, T. (2016). What Is the Current Inflation Rate? Retrieved from [http://inflationdata.com/Inflation/Inflation\\_Rate/CurrentInflation.asp](http://inflationdata.com/Inflation/Inflation_Rate/CurrentInflation.asp)

<http://www.tradingeconomics.com/united-states/inflation-cpi>

Federal Reserve Bank of Cleveland, 2016.

<https://www.clevelandfed.org/our-research/indicators-and-data/inflation-expectations.aspx>

<https://www.statista.com/statistics/244983/projected-inflation-rate-in-the-united-states/>

The Wall Street Journal, Nov. 2016.

<http://www.wsj.com/articles/oecd-annual-inflation-rate-rises-for-third-straight-month-1478170805>

<b>Trend # 3</b>	Small businesses drive job creation and job opportunities in communities.																																																
<b>Direction of Change for the next 3-5 years</b>	Jobs created by small businesses should increase over the next three to five years as the economy continues to recover.																																																
<b>Probability of change for the next 3-5 years</b>	There is a probability that small business creation will increase and create job opportunities for JCCC graduates. This trend will have an impact on the ability of our students to perform after graduation by creating job opportunities.																																																
<b>Opportunity or threat</b>	Jobs created by small business represent an <b>opportunity</b> for JCCC students to gain employment after graduation.																																																
<b>Support rationale</b>	<p>Although the gross number of jobs gained through small businesses declined sharply during the Great Recession, there have been increases in the number of new jobs added by small businesses. As the economy continues to recover, this trend should continue.</p> <table border="1"> <caption>TOTAL KS GROSS JOB GAINS BY YEAR</caption> <thead> <tr> <th>Year</th> <th>Total KS Gross Job Gains</th> </tr> </thead> <tbody> <tr><td>1994</td><td>100,000</td></tr> <tr><td>1995</td><td>105,000</td></tr> <tr><td>1996</td><td>105,000</td></tr> <tr><td>1997</td><td>115,000</td></tr> <tr><td>1998</td><td>115,000</td></tr> <tr><td>1999</td><td>110,000</td></tr> <tr><td>2000</td><td>115,000</td></tr> <tr><td>2001</td><td>110,000</td></tr> <tr><td>2002</td><td>100,000</td></tr> <tr><td>2003</td><td>95,000</td></tr> <tr><td>2004</td><td>95,000</td></tr> <tr><td>2005</td><td>100,000</td></tr> <tr><td>2006</td><td>105,000</td></tr> <tr><td>2007</td><td>100,000</td></tr> <tr><td>2008</td><td>95,000</td></tr> <tr><td>2009</td><td>80,000</td></tr> <tr><td>2010</td><td>70,000</td></tr> <tr><td>2011</td><td>85,000</td></tr> <tr><td>2012</td><td>85,000</td></tr> <tr><td>2013</td><td>80,000</td></tr> <tr><td>2014</td><td>90,000</td></tr> <tr><td>2015</td><td>85,000</td></tr> <tr><td>2016</td><td>85,000</td></tr> </tbody> </table>	Year	Total KS Gross Job Gains	1994	100,000	1995	105,000	1996	105,000	1997	115,000	1998	115,000	1999	110,000	2000	115,000	2001	110,000	2002	100,000	2003	95,000	2004	95,000	2005	100,000	2006	105,000	2007	100,000	2008	95,000	2009	80,000	2010	70,000	2011	85,000	2012	85,000	2013	80,000	2014	90,000	2015	85,000	2016	85,000
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<b>Trend # 4</b>	Johnson County is the “job growth engine” for metropolitan Kansas City.																								
<b>Direction of Change for the next 3-5 years</b>	Employment is projected to continue to grow in line with the national average. Most of the growth is projected to occur in the services sector – professional/scientific, administrative support, health, and food/drinking establishments. Kansas City is also projected to see solid growth in the IT sector.																								
<b>Probability of change for the next 3-5 years</b>	<b>MEDIUM</b> – Job growth within Johnson County and the Kansas City metropolitan area has exceeded the national average and this trend is likely to continue.																								
<b>Opportunity or threat</b>	This trend is an <b>opportunity</b> for JCCC to educate and train the workforces for these industry sectors.																								
<b>Support rationale</b>	<p>Many occupations within IT, Health, and Professional-Scientific sectors provide a living wage and do not necessarily require a bachelor degree or higher but rather talent, experience and a credential. JCCC can position itself to provide entry-level training, re-training of displaced workers, and continuing education for these industry sectors.</p> <p>According to data through the Kansas Department of Labor, Computer &amp; Mathematical Occupations are projected to increase by 3,711 with an additional 3,115 job openings due to replacements in Local Area III. Three of the top 10 occupations with the most online job openings (1,286) in August 2013 are computer related with an average hourly wage of \$31.81.</p> <p>In his 2013 State of the County address, Chairman of the Board of County Commissioners Ed Eilert commented that “more than 6,000 new jobs” created in Johnson County in 2011 accounted for 99.8 percent of the job growth in Kansas, and in the first nine months of 2012, Johnson County created almost 7,100 news jobs, approximately 52 percent of the total job growth in the state.</p> <p>The Regional Workforce Intelligence Network’s profile of Johnson County notes that “Johnson County is...a growing employment hub with Sprint’s world headquarters...and the College Boulevard corridor growing into a major employment spine in the metro area.” This report also confirms the strength of jobs in computer occupations (top 3 occupations with highest demand) and the labor demand in health care and social assistance (top 3 industries with highest demand) per WANTED Analytics job postings.</p> <p>The Kansas City metropolitan area job growth for 2015 was 2.2% and the projected annual job growth is 1.7%. Based on a recent list of the Best Places for Business and Careers, the Kansas City metro area was ranked #58 among 200 metropolitan areas including: (Forbes 2016)</p> <table border="1"> <thead> <tr> <th>City (Rank)</th> <th>Population</th> <th>Job Growth</th> <th>Projected Annual Job Growth</th> </tr> </thead> <tbody> <tr> <td>Denver, CO (#1)</td> <td>2,820,200</td> <td>3.7%</td> <td>2.4%</td> </tr> <tr> <td>Columbus, OH (#14)</td> <td>2,024,400</td> <td>2.4%</td> <td>2.0%</td> </tr> <tr> <td>Indianapolis, IN (#21)</td> <td>1,991,200</td> <td>2.5%</td> <td>1.9%</td> </tr> <tr> <td>Nashville, TN (#30)</td> <td>1,832,600</td> <td>3.8%</td> <td>2.3%</td> </tr> <tr> <td>Kansas City (#58)</td> <td>2,088,000</td> <td>2.2%</td> <td>1.7%</td> </tr> </tbody> </table>	City (Rank)	Population	Job Growth	Projected Annual Job Growth	Denver, CO (#1)	2,820,200	3.7%	2.4%	Columbus, OH (#14)	2,024,400	2.4%	2.0%	Indianapolis, IN (#21)	1,991,200	2.5%	1.9%	Nashville, TN (#30)	1,832,600	3.8%	2.3%	Kansas City (#58)	2,088,000	2.2%	1.7%
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<b>Sources</b>	<p>Slow and Steady: Economic Forecast Calls for Moderate Growth in 2014 by Jeff Pinkerton, September 30, 2013 <a href="http://kceconomy.com/2013/09/30/slow-and-steady-economic-forecast-calls-for-moderate-growth-in-2014/">http://kceconomy.com/2013/09/30/slow-and-steady-economic-forecast-calls-for-moderate-growth-in-2014/</a></p> <p>Regional Workforce Intelligence Network Data and Analysis / Mid-America Regional Council; Profile: Johnson County – August 2012 <a href="http://kcworkforce.org/County_Reports/Johnson.pdf">http://kcworkforce.org/County_Reports/Johnson.pdf</a></p> <p>The State of the County Address, the Honorable Ed Eilert, Chairman of the Board of County Commissioners, March 26, 2013 <a href="http://www.jocogov.org/docs/2013SOTC.pdf">http://www.jocogov.org/docs/2013SOTC.pdf</a></p> <p>Current Job Openings, Help Wanted Online (HWOL) Local Area III, Kansas Department of Labor <a href="https://klic.dol.ks.gov/admin/gsipub/htmlarea/uploads/HWOL%20LA3.pdf">https://klic.dol.ks.gov/admin/gsipub/htmlarea/uploads/HWOL%20LA3.pdf</a></p> <p>Industry and Occupational Outlook, Local Area III, Kansas Department of Labor <a href="https://klic.dol.ks.gov/gsipub/index.asp?docid=442">https://klic.dol.ks.gov/gsipub/index.asp?docid=442</a></p> <p>The Best Places for Business and Careers. Forbes (2016 Rankings) <a href="http://www.forbes.com/places/mo/kansas-city/">http://www.forbes.com/places/mo/kansas-city/</a></p> <p>Bureau of Labor Statistics</p>																				



<b>Trend # 5</b>	Household income should increase, but at a slowed rate.
<b>Direction of Change for the next 3-5 years</b>	Median income figures in Johnson County will continue to show higher than KC Metro and U.S. median income levels.
<b>Probability of change for the next 3-5 years</b>	Moderate – it is difficult to respond, as no one is making long range predictions on this topic
<b>Opportunity or threat</b>	Opportunity – Less household income could attract families to consider JCCC as their educational option due to lower tuition cost.
<b>Support rationale</b>	<ul style="list-style-type: none"> <li>• New data shows that median household income in the US has stagnated for the longest period since the government began collecting such data in 1967</li> <li>• In 2012 the median household income was \$51,627, still below pre-recession 2007 level of \$55,627 and also below the all-time peak level reached in 1999 - The typical American household had 9% less income in 2012 than it did 13 years earlier (figures adjusted for inflation)</li> <li>• In June of 2016, the median annual household income was \$57,206, slightly above pre-recession levels. (Worstall, T., 2016, Forbes)</li> <li>• Historical Real Median Household Income for the U.S.: <ul style="list-style-type: none"> <li>2015 - \$55,775</li> <li>2014 - \$53,719</li> <li>2013 - \$53,167</li> </ul> </li> <li>• Median Household Income for: <ul style="list-style-type: none"> <li>Johnson County (2010 figures) \$70,166    \$82,892 (2015 est.)</li> <li>Kansas City Metro                    \$53,919    \$58,850 (2016 Forbes)</li> </ul> </li> </ul>
<b>Sources</b>	<p>Four Takeaways from Tuesday’s Census Income and Poverty Release  PewResearchCenter, Sept. 2013  <a href="http://www.pewresearchj/prg/fact-tank/2013">http://www.pewresearchj/prg/fact-tank/2013</a></p> <p>U.S. Household Income  U.S. Census Records – Department of Numbers  <a href="http://www.deptofnumbers.com/income/us/">http://www.deptofnumbers.com/income/us/</a></p> <p>Worstall, T. (Aug. 2016). US Median Household Income Is Now Back To Pre-Recession Peak. Forbes.  <a href="http://www.forbes.com/sites/timworstall/2016/08/08/us-median-household-income-is-now-back-to-pre-recession-peak/#29452a637014">http://www.forbes.com/sites/timworstall/2016/08/08/us-median-household-income-is-now-back-to-pre-recession-peak/#29452a637014</a></p> <p>The Best Places for Business and Careers. Forbes (2016 Rankings)  <a href="http://www.forbes.com/places/mo/kansas-city/">http://www.forbes.com/places/mo/kansas-city/</a></p>

<b>Trend # 6</b>	Johnson County has one of the lowest unemployment rate in the Kansas City metropolitan statistical area (3.3 percent in September 2016).
<b>Direction of Change for the next 3-5 years</b>	Economic growth in the Kansas City metropolitan area and in Johnson County should continue.
<b>Probability of change for the next 3-5 years</b>	<b>LOW</b> – The unemployment rate in Johnson County is not projected to change significantly over the next 3-5 years.
<b>Opportunity or threat</b>	This trend could be a <b>threat</b> for JCCC because more Johnson Countians will be employed and not need additional education or retraining because of layoffs, downsizing, etc.
<b>Support rationale</b>	<p>Unemployment is a driver of an economy’s health and plays an important role in community college enrollment. According to a new study by Nicholas W. Hillman and Erica Lee Orians, <i>Community Colleges and Labor Market Conditions: How Does Enrollment Demand Change Relative to Local Unemployment Rates?</i>, “The findings suggest that community college enrollment demand is counter-cyclical to changes in the labor market, as enrollments rise during periods of weak economic conditions.”</p> <p>The Kansas City metropolitan area job growth for 2015 was 2.2% and the projected annual job growth is 1.7%. (2016)</p> <p>Employment continues to increase in Johnson County. Between June 2014 to June 2015, the county experienced the fastest rate of job growth in KS followed closely by Wyandotte County. Employment gains in both counties exceeded the national job growth rate. It should also be noted that the Kansas City metropolitan area has had annual job gains of at least 10,000 since June 2013 according to an August 2016 BLS news release. This trend in area job growth is likely to continue.</p> <p>The national unemployment rate as of Oct. 2016 was 4.9%.  The unemployment rate for the state of Kansas as of Sept. 2016 was 4.0%.  The unemployment rate for the Kansas City metropolitan statistical area in Sept. 2016 was 3.8% and for Johnson County during that same month the unemployment rate was 3.3%.</p>
<b>Sources</b>	<p>Hillman, Nicholas W. &amp; Orians, Erica Lee. <i>Community Colleges and Labor Market Conditions: How Does Enrollment Demand Change Relative to Local Unemployment Rates?</i> Research in Higher Education, November 2013, Volume 54, Issue 7, pp. 765-780</p> <p>Greater Kansas City Chamber of Commerce. 2013 Economic Forecast: Averting the Fiscal Cliff. November 9, 2012</p> <p>Local Area Unemployment Statistics Map, States of Kansas and Missouri by County, August 2013 unemployment rates, Bureau of Labor Statistics  <a href="http://data.bls.gov/map/MapToolServlet">http://data.bls.gov/map/MapToolServlet</a></p> <p>The Best Places for Business and Careers. Forbes (2016 Rankings)  <a href="http://www.forbes.com/places/mo/kansas-city/">http://www.forbes.com/places/mo/kansas-city/</a></p> <p>Bureau of Labor Statistics</p>

<b>Trend # 7</b>	The Kansas City housing market is expected to increase, although at a slow/steady rate.
<b>Direction of Change for the next 3-5 years</b>	The Kansas housing market is expected to increase in the next 3 – 5 years, due to growth in the Kansas City area. The economic outlook is improving.
<b>Probability of change for the next 3-5 years</b>	Moderate – the Kansas City area will lead the expected, moderate Kansas housing market increase.
<b>Opportunity or threat</b>	This trend is an <b>opportunity</b> for Johnson County Community College, as the potential population increases could have a positive effect on enrollment.
<b>Support rationale</b>	<ul style="list-style-type: none"> <li>• New home construction in KS has risen sharply – attributed to gain in the Kansas City market. Year-to-date permits are the highest in five years. Permitting activity is up 24.0% in the state with the number of permits in Johnson County (968) the highest number in the Kansas City metro this year, up 281 over last year.</li> <li>• The Kansas City housing market is on the rebound with new construction on the rise.</li> <li>• New permits for single family homes is expected to end the year (2013) up 36.3%, still well below normal levels before the housing boom – (Kansas City averaged 9,000 single family permits per year).</li> <li>• Next year (2014) new home construction is expected to rise by 12.7%.</li> <li>• In both new and existing home sales, Kansas City is trending upward. Between January and September 2012, new home sales totaled 1,644. Through September 2013 new home sales totaled 1,904. For existing homes the numbers for 2012 were 18,741, and for 2013 the numbers were 20,682.</li> <li>• ‘Following only modest growth in 2014, home sales activity in Northeast Kansas has strengthened considerably’ in 2015 and is likely to continue to do so. (Wichita State University Center for Real Estate 2016 Kansas Housing Markets Forecast)</li> <li>• Both total home sales and building permits has increase each year since 2012 for the state of Kansas as well as in Kansas City.</li> </ul>
<b>Sources</b>	<p>Picking Up Steam – 2013 Kansas Housing Market Forecast  <a href="http://realestate.wichita.edu/draft/research/Web/Forecast/2013">http://realestate.wichita.edu/draft/research/Web/Forecast/2013</a></p> <p>KC Housing Market Overview: <a href="http://gobankingrates.com">http://gobankingrates.com</a></p> <p>Kansas City Start Reports on Johnson County Housing Momentum  <a href="http://kchba.org">http://kchba.org</a></p> <p>2014 Kansas Housing Markets Forecast  <a href="http://realestate.wichita.edu/draft/research/Web/Forecast/2014">http://realestate.wichita.edu/draft/research/Web/Forecast/2014</a></p> <p>Housing Market Looking Solid For Now: <a href="http://kceconomy.com/2013/10/16">http://kceconomy.com/2013/10/16</a></p> <p>Wichita State University Center for Real Estate 2016 Kansas Housing Markets Forecast  <a href="https://kansasrealtor.com/wp-content/uploads/2015/10/Kansas-2016-Housing-forecast.pdf">https://kansasrealtor.com/wp-content/uploads/2015/10/Kansas-2016-Housing-forecast.pdf</a></p>

