

The City of  
MAPLE VALLEY

City of Black Diamond

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The 2002



Clyde Hill

King County

City of Bellevue

Annual Growth



CITY OF DUVALL



Report



City of North Bend



Land development and demographic information for King County, its cities and unincorporated area



LAKE FOREST PARK



King County Budget Office  
King County, Washington  
October, 2002



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*Statistical Profile on:*  
**KING COUNTY**

County Executive: Ron Sims

County Info: (206) 296-4040

**DEMOGRAPHICS**

POPULATION	1980	1990	1995	Census 2000	2002
	1,269,898	1,507,319	1,613,600	1,737,034	1,774,300
Population Growth, 1980 - '90	+237,400 (18.7%)				
Population Growth, 1990 - '00	+229,715 (15.2%)				
2000 Census Population:	1,737,034				
Population Forecast, 2010	1,833,000 - 1,856,000				
Household Growth, 1992 -2012	+195,000 (30.7%)				
<b>2000 Census Age Structure:</b>					
17 and under	390,646	22.5%			
18 - 64	1,164,616	67.0%			
65 and over	181,772	10.5%			
<b>2000 Census Race and Ethnic Categories:</b>					
Non-Hispanic White:	1,275,127	73.4%			
Black or African American:	91,798	5.3%			
Asian and Pacific Islander:	195,352	11.2%			
Native American and other:	18,855	1.1%			
Hispanic or Latino:	95,252	5.5%			
Two or more race:	60,660	3.5%			



**King County is the largest metropolitan county in the State of Washington in terms of population, number of cities and employment. It is the twelfth most populous county in the United States.**

**LAND AREA**

King County Total Land Area:	2,134	square miles (1,365,760 acres)
Unincorporated King County Area	1,753	square miles (1,121,920 acres)
County Urban Growth Area	460	square miles (294,400 acres)
- 39 Cities	381	square miles (243,840 acres)
- Uninc. Urban	79	square miles (50,560 acres)

**EMPLOYMENT AND INCOME**

2000 Number of Business Units:	56,548	<b>2000 Total Jobs:</b>	1,197,366
		Manufacturing	151,516
1999 Average Annual Wage:	\$46,050	Wholesale/Utilities	162,152
		Retail	196,740
<b>Median Household Income:</b>		Finance / Services	452,630
1989 (1990 Census):	\$36,179	Government/Education	153,457
1999 (2000 Census):	\$53,157	AFFM/Construction	79,019

Households by Income Category, 1999:	Major Businesses and Employers:		
	0 - 50%	154,465	22%
50 - 80%	120,754	17%	The Boeing Company Safeco Alaska Air Group, Inc. City of Seattle
80 - 120%	138,449	19%	University of Washington Group Health Co-operative Swedish Hospital
120% +	297,567	42%	Microsoft Corporation United States Postal Service Weyerhaeuser
			King County Government Seattle School District #1 Safeway Stores Inc.
			Providence Health System QWest Communications Bank of America

**HOUSING**

2000 Total Housing Units:	742,237	1990 Census Median House Value:	\$140,100
**Single Family	467,243	2000 Census Median House Value:	\$236,900
Multifamily	274,994	1990 Census Median 2-Bdrm. Rental:	\$457
		2000 Census Median 2-Bdrm. Rental:	\$758

**DEVELOPMENT ACTIVITY**

2001 Total New Residential Units:	11,945	2001 Formal Plats:	# Plats	#Lots	#Acres
**Single Family	4,600	Applications:	59	1,912	863.82
Multifamily	7,345	Recordings:	110	4,748	4,649.71

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Dept. The Economic Dev. Council of Seattle and King County. WA State Office of Financial Management, NW Multiple Listing Service, Dupre and Scott Apartment Advisors, Inc.

\* Categories are percents of 1990 Census Median Household Income. \*\* Single Family includes mobile homes.

# 2002 King County Annual Growth Report

Land development and demographic  
Information for King County,  
Its cities and unincorporated areas



King County, Washington  
September, 2002

**King County Executive**  
Ron Sims

**Metropolitan King County Council**  
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Carolyn Edmonds, District 1  
Kathy Lambert, District 3  
Larry Phillips, District 4  
Dwight Pelz, District 5  
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King County Department of Assessments  
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King County Department of Development and  
Environmental Services  
King County Department of Public Safety  
King County Department of Transportation  
King County Department of Natural Resources

**Each of the 39 Cities of King County**

Kitsap County  
Pierce County  
Snohomish County

Puget Sound Regional Council

US Department of Housing and Urban Development

Washington State Employment Security Department  
Washington State Department of Natural Resources  
Washington State Office of Financial Management

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New Home Trends.Com

The Suburban Cities Association

Central Puget Sound Real Estate Research Committee

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# Introduction

This section describes the purpose, organization, and content of the 2002 Annual Growth Report for King County, Washington. Information on how to obtain a copy of the report follows this section.

## Purpose

The 2002 Annual Growth Report (AGR) provides population and land development data for King County, its cities, and its unincorporated areas. The AGR, produced since 1983, has become one of King County's most widely used documents, presenting frequently requested information in an easily used format. The AGR contains growth trend data and maps of the past year's development with illustrative graphs and text.

The Annual Growth Report has two purposes. The first is to present a standard set of data on growth in King County. Staff of the County's Budget Office collect extensive current information that can answer questions about where, when, and how much growth is occurring in King County.

The second purpose of the Annual Growth Report is to provide a foundation for evaluating King County land use and development policies. This purpose is enhanced again this year by the simultaneous publication of the 2002 Benchmark Report. The data presented in these two documents will assist in monitoring the effectiveness of County and City policies and plans, including the Countywide Planning Policies and the King County Comprehensive Plan, adopted to comply with the State Growth Management Act.

## New in the AGR in 2002

This year's report continues to document recent annexations and incorporations which are shifting population growth and development activity out of the jurisdiction of unincorporated King County, and into cities. In recognition of that trend, this year's AGR scales back the "unincorporated areas" chapter.

New features include:

- Income, poverty and housing unit data from the 2000 Census.
- Land Supply and land capacity data from the King County "Buildable Lands" report.
- A compact summary of the 36 indicators reported in the Benchmarks Report.
- Expanded subcounty population and job trend data for 4 sub-areas in Chapter IV.
- A dot map showing the location of population in 2000.
- AN updated map and table of County Council districts in Chapter VIII.

The 2002 AGR also continues useful additions from last year such as 2000 Census population data and the "About King County" sidebar introduction in Chapter 1.

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## The AGR and the Benchmark Report: Companion Documents

While the Annual Growth Report focuses on providing a broad range of growth-related data, the Benchmark Report is organized into 45 specific indicators which are intended to measure progress in achieving the goals of the 1994 Countywide Planning Policies (CPPs) and the King County Comprehensive Plan. The system for the Benchmark Report was established by defining the desired outcomes of the CPPs, selecting relevant indicators for each outcome, and identifying quantifiable levels of achievement, or targets when appropriate. The Benchmark Report includes measurement and analysis of trends in:

- Economic Development - real wages per worker; median household income; new businesses and new jobs created; and educational levels attained.
- Environmental Issues - air and water quality; noise abatement; protection of ecosystems and species diversity; restoration of salmon stocks; and improvement in waste management.
- Affordable Housing - supply and demand for affordable housing; home purchase and rental affordability; and monetary commitments to affordable housing by local jurisdictions.
- Land Use Policy - apportionment of new housing units and jobs among urban centers, urban growth areas, and rural resource areas; progress of local jurisdictions in meeting housing targets; and preservation of forest, farmland, and open space.
- Transportation - Quantity and type of vehicle trips, modes of commuting, levels of congestion on current roadways, and local road repair requirements.

By publishing these two documents at the same time, the more specific trend analysis provided in the Benchmark Report will complement and extend the more general demographic, housing and economic data presented in the Annual Growth Report; and the AGR will provide the comprehensive framework for the Benchmark indicators. While there is some overlap in data presented, there is a great deal that is unique to each report. Although the purpose of the two reports is different, every effort has been made to assure consistency in the data presented. In cases where there appears to be inconsistencies in data, it may be that a different measure or source is being used – e.g. median home price (reported in Benchmark Report vs. Average Home Price reported in AGR). Used together, these reports provide a comprehensive picture of current growth conditions in King County.

### For Further Information:

King County Budget Office  
Room 420 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104  
Telephone: (206) 205-0712 or 205-0708

### To purchase a copy of the 2001 Annual Growth Report:

Send a \$45.00 check (includes tax plus S&H, without S&H: \$40) made out to "King County Office of Finance" to:  
King County Licensing Division  
Room 411 Administration Building  
500 - 4th Avenue  
Seattle, WA 98104  
ATTN: AGR

The AGR will be accessible on King County's internet home page at:

<http://www.metrokc.gov/exec/orpp/agr/agr02/>



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# I. Highlights - - - - 2002

## Puget Sound Economy: scraping along the bottom

Perhaps the economic downturn began on January 15, 2001, when the Pergola in Pioneer Square was pulled down by an errant truck. It worsened when an earthquake measuring 6.8 hit the Puget Sound region on February 28. The costs to repair infrastructure in King County, including the Alaskan Way Viaduct and the King County Courthouse, are still mounting. In March, the Boeing Company announced it would move its headquarters back East, to Chicago as it turned out. Then Boeing announced that layoffs would begin later in the year. Actual layoffs began late in 2001 and continue even now. As of mid-2002, Boeing has laid off about 30,000 employees nationally, including about 19,000 here in the Puget Sound region.

Psychologically, we hit bottom on September 11, 2001 with the terrorist attacks. Even though New York and Washington DC are far away, we came together as a nation in grief, and the sense of gloom seemed to settle in here for a long time. In 2002, the news didn't get much better. The dot-com bust, continuing into 2002, removed millions in income and eliminated thousands of high-paying jobs. Two years of stock market declines have taken a toll on spending and consumer confidence. The rest of the US suffered a relatively short recession of perhaps three quarters, but was beginning to recover by early 2002. In the Puget Sound region, the recession continues a year later, as unemployment levels continue to grow. In April 2002, regional unemployment stands at 6.6%. The Seattle-Bellevue-Everett metro area lost 97,000 jobs in the 20 months between January 2001 and August 2002. That is the largest decline in jobs since 1982. King County alone has lost more than 60,000 jobs since January 2001, a major blow after several years of expected annual increases in jobs and unemployment near 3%. This has been a shock to a region which had not experienced a recession since 1982, because the 1991 downturn was buffered by counter-cyclical growth among high tech companies. In addition to 60,000 unemployed workers, additional thousands are too discouraged to seek jobs or are working at jobs which don't use their full skills.

However, despite this gloomy situation, there is much positive news about King County and the Puget Sound region:

- King County is a nationally important market, with the ninth largest number of jobs among the nation's 3,100 counties, and a year 2000 payroll of \$54 billion, ranking 8<sup>th</sup> in the nation.
- Although unemployment has increased to about 6.2%, many businesses continue to suffer from a labor shortage. Despite the decline of Microsoft stock to half its mid-2000 value, employment remains strong at Microsoft and the company continues to hire new personnel, although more slowly than before. Much of the computer services industry remains healthy in spite of stock declines.
- Boeing, traditional foundation of the region's economy, has reached its decade low and foresees a stable level of production next year.
- Residential and commercial construction in King County continues to coast upward. After several years with little office construction, several big office complexes are underway in Bellevue, Seattle and Redmond. Record numbers of new housing units were authorized in Seattle in 2000 and 2001 -- more than 6,500 new houses, apartments and condo units. After demolitions are subtracted, this should still add nearly 5,900 units to Seattle's housing stock.
- Bellevue, Seattle, Renton, and other downtown or urban center developments are exhibiting healthy growth.

The upshot of all these events is a King County economy that remains strong despite severe shocks. Unemployment has risen to 6.2 % as of June 2002, but that level is no worse than the historical average. Aerospace employment in the Puget Sound region now stands at 72,000, with about 47,000 of that in King County. Although well below its record employment levels, the aerospace sector continues to provide high wages to local workers. High tech continues to expand despite the shakeout of a few companies. Other services, wholesale, and retail lost employment before the recession hit aerospace, so they may be ready to grow again in the coming year.

The significant overall income growth in software and other sectors propelled King County into eighth place among all 3,100 counties in the United States in total payroll paid during 1998. Measured at \$41 billion by the Census Bureau, King County's total business payroll exceeded that of 26 states, including Oregon, which has twice as many people as King County. Among other issues raised by such large numbers is that of disparity of wealth and income between King County and the other parts of Washington State outside the Puget Sound region. In 1998, more than 52% of wages paid in the state were in King County, in contrast to our 29% share of the state's population. Some of that difference reflects high tech jobs in Seattle and the Eastside as well as high wage manufacturing jobs in South King County.

Long range prospects are mixed. Boeing forecasts production of around 250 airplanes this year and next. Sale of those planes will bring in billions of dollars, much of which will be re-spent in the Puget Sound economy. But with the move of Boeing headquarters to Chicago, long-term prospects for aerospace are less certain, although the company has continued to emphasize its investment in the Puget Sound region. Sales tax and other government revenues are declining at a time when public investment is needed. We are doing remarkably well so far, but if these underlying issues are not addressed, there could be lasting consequences to King County and the Puget Sound region.

## Rank of 30 Largest US Counties

Rank, 2000	County and State	Population, 2000	% Change, 1990 - 2000	Rank, 2000	County and State	Population, 2000	% Change, 1990 - 2000
1	Los Angeles, CA	9,519,300	7.4%	16	Riverside, CA	1,545,400	32.0%
2	Cook, IL	5,376,700	5.3%	17	New York, NY	1,537,200	3.3%
3	Harris, TX	3,400,600	20.7%	18	Philadelphia, PA	1,517,600	-4.3%
4	Mariocopa, AZ	3,072,100	44.8%	19	Middlesex, MA	1,465,400	4.8%
5	Orange, CA	2,846,300	18.1%	20	Tarrant, TX	1,446,200	23.6%
6	San Diego, CA	2,813,800	12.6%	21	Alameda, CA	1,443,700	12.9%
7	Kings, NY	2,465,300	7.2%	22	Suffolk, NY	1,419,400	7.4%
8	Miami-Dade, FL	2,253,400	16.3%	23	Cuyahoga, OH	1,394,000	-1.3%
9	Queens, NY	2,229,400	14.2%	24	Bexar, TX	1,392,900	17.5%
10	Dallas, TX	2,218,900	19.8%	25	Clark, NV	1,375,800	85.5%
11	Wayne, MI	2,061,200	-2.4%	26	Nassau, NY	1,334,500	3.7%
12	KING, WA	1,737,000	15.2%	27	Bronx, NY	1,332,700	10.7%
13	San Bernardino, CA	1,709,400	20.5%	28	Allegheny, PA	1,281,700	-4.1%
14	Santa Clara, CA	1,682,600	12.4%	29	Sacramento, CA	1,223,500	17.5%
15	Broward, FL	1,623,000	29.3%	30	Oakland, MI	1,194,200	10.2%

Source: US Census 2000, March 2001

### King County Geography

*King County, covering 2,130 square miles, is the size of Delaware, but much more geographically diverse. It extends from Puget Sound in the west to 8,000-foot Mt Daniel at the Cascade crest to the east. King County contains a wide variety of landforms including saltwater coastline, river floodplains, plateaus, slopes and mountains, punctuated with lakes and salmon streams. Lake Washington, covering 35 square miles, and Lake Sammamish with 8 square miles are the two largest bodies of fresh water. Vashon Island in Puget Sound and Mercer Island in Lake Washington provide different island environments.*

*King County has a variety of land types or land uses including urban residential, intensive commercial and industrial areas, farms and woodlots, commercial forest, rock and glacier. Thousands of years ago, ice-age glaciers formed the north-south trending shapes of our lakes and hills, making east-west travel more difficult than north-south travel. Four major river basins with salmon-bearing streams are separated by steep-sided plateaus whose slopes are subject to landslides and erosion, complicating the construction of homes, businesses and roads.*

### King County Demographics

*With more than 1,737,000 people, King County is the largest county in Washington State and the 12<sup>th</sup> largest in the nation. The County has more population than ten States including Montana and Nebraska. As a populous large*

## King County Population Exceeds 1.7 million

The 2000 US Census counted 1,737,034 persons in King County on April 1, 2000. This number is an increase of nearly 230,000 or 15 percent above the 1,507,319 counted a decade earlier.

King County, with nearly one third of the State's population, is Washington's growth and economic engine. The County added 230,000 people, or nearly one fourth of the State's growth, during the decade. Highlights about King County population and growth include:

- The rate of population change was slightly slower in the 1990s (15%) than in the 1980s (19%).
- More than 90 percent of the growth during the decade occurred in Urban-designated western King County, with the result that most of the population is still located in the western third of the county.
- Seattle continues to hold nearly one third of the County's total population, and Seattle gained more than one fifth of the Countywide growth during the decade.
- South King County had the biggest share of the County's growth, more than half, and the South remains the largest of three subareas with more than 630,000 residents. The South King County population growth was unexpected because housing construction had lagged behind the Eastside during the decade.
- The Eastside and South King County each grew at similar rates, about 20% over the decade.
- Seattle's growth rate increased during the 1990s after turning around a 30-year decline in the mid-80s; it seemed remarkable for a central city to gain after years of population loss.
- Urban centers in Seattle and Bellevue showed the most dramatic growth, while smaller centers in Renton, Kent, Auburn and Kirkland gained substantial numbers of new residents.
- Rural portions of King County mostly grew at a relatively slow rate. The Rural-designated areas gained only 20,000 persons to a 2000 population of about 137,000 or 8% of the county total. Communities such as Vashon Island, Hobart and the Snoqualmie Valley (outside the cities) grew more slowly than had been predicted early in the 1990s.

**Race and Ethnicity:** Beyond total growth numbers, the other major story of the 2000 Census is the increase in diversity in King County. The Census found that fully 27 percent of King County residents now are persons of color. Non-Hispanic whites are the slowest growing racial group, growing by 1.5%. Between 1990 and 2000, the Hispanic or Latino population more than doubled to 95,000 persons, now 5.5% of the population. The Asian population increased almost 70% to 187,000 persons. The African-American population grew less rapidly, about 23%. The Native American population remained about the same at about 15,000, although another 17,000 persons reported themselves as partly Native American, reporting more than one race.

Seattle became somewhat more diverse, but the dispersion of persons of color outside Seattle was the more interesting trend. At 17 percent Asian, Bellevue had the highest Asian percentage. South King County experienced the most dramatic increase in diversity, with minority populations doubling and tripling in several

*county with a major central city, King County comprises the majority of its metropolitan area, the "Seattle-Bellevue-Everett" metro area of more than 2.4 million persons. King County exhibits growing diversity: 73% of the population is non-Hispanic white, 11% Asian or Pacific Islander, 5% African-American, 1% Native American and 5.5% Latino. We also have an aging population with a median age near 36. More than 181,000 persons, 11% of the population, are now over age 65.*

*King County's population has grown by 15% since 1990, a modest rate compared with Sunbelt metro areas and nearby Puget Sound counties. However, given the large population already here, the growth numbers are significant. The increase in County population since 1990 – 230,000 -- is equivalent to the total current population of the cities of Bellevue, Federal Way and Sammamish together. King County is forecasted to grow by an additional 140,000 persons (8%) to about 1,875,000 in 2012.*

*The number of housing units in King County is growing as fast as our population. The Census counted 742,000 houses, apartment and condo units and mobile homes, an increase of 95,000 units (15%) since 1990. The increase in housing since 1990 is almost evenly divided between single family including mobile homes (+49,000) and multi-family (+46,000 new units). Household size has stabilized after declining in the 1970s and 1980s, and is now estimated at 2.39 persons per household. Slight declines in household size are anticipated in coming years, to about 2.30 by 2020. Housing*

communities. Tukwila has the largest percentage of minorities, 46%. Burien, SeaTac and Federal Way have large Pacific Island communities as well as black, Latino and Asian populations. Data from the 2000 Census on the foreign-born population reveal that much of the increase in diversity is due to immigration, especially from Asia. Countywide, the foreign-born population nearly doubled from 140,000 to 268,000. School district data on languages confirm the sense that South King County communities have large immigrant populations.

<b>Age:</b> The baby boom is maturing into middle years with the age category 45-54 growing the most rapidly at 59%. The senior population as a whole is not growing rapidly, although the over-85 population increased by 44%.	◆ Married with children	150,600
	◆ Married, no children	179,200
	◆ Single Parents, other family	90,200
	◆ Single-person households	217,200
	◆ Other Households	73,800

The number of preschoolers is stable at 105,000, hardly growing during the decade. Population of children (under 18) remained at about one fourth of the total, with most of the decade increase among older children.

**Households:** King County gained 95,000 households during the decade to a Census total of 710,900. As in 1990, King County has more single person households than family households consisting of a married couple with children. The number of married couples without children exceeds the number with children. Single parent households are a smaller percentage of the population in King County than nationally – and smaller in Seattle than in the suburbs. After decades of decline, average household size has stabilized at 2.39, essentially the same as the 2.40 in 1990. Average household size continued to decline in many Eastside communities, while remaining stable in Seattle and actually increasing in several South King County cities.

**Housing:** The 2000 Census reported 95,000 more housing units than existed in 1990 – a total of 742,200. About 447,000 units or 60% of the housing stock consists of single family, including both detached houses and attached townhouses. The number of multifamily units, apartments and condominiums, increased to 275,000 or 37% of the housing stock, up from 35% in 1990. Between 1990 and 2000, the home ownership rate increased one percentage point to 59.8% from the 58.8% of 1990. Fully 425,000 households in the County own their home, an increase of 63,000 from 1990. The increase is encouraging, although the national and State rates went up more – about three percentage points. Increasing house prices and immigration of many low-income persons during the decade dampened the rate of increase here. Median value of single family houses increased 69% from \$140,000 to \$236,900 in 2000. The increase far outstripped inflation and the growth of income, and means that many households are paying a large share of their income for housing. Median rents increased 49% to \$758 including utilities. In Seattle, with almost half the County's rental units, median rent went up 56% to \$721.

**Educational attainment:** King County is a highly educated community in which more than 90% of the adult population have graduated from high school, and 40%, or 475,000 people, have a college education. An additional 280,000 have attended college but do not have a degree. Educational levels are even higher in Seattle, where 47% of adults have a college degree.

*prices, both rents and purchase prices, trended upward in the 1990s: median house price rose 69% from \$140,100 to \$236,900 in 2000, and median rent increased from \$509 to \$758.*

### **King County Economy**

*Employment growth is a driver of King County's population and housing growth. More than 1.1 million workers are employed within the borders of King County, at nearly 65,000 business establishments. With more than 40% of Washington State's jobs and payroll, the County is truly the economic engine of Washington and the Pacific Northwest. With a 1998 payroll exceeding \$41 billion, the King County economy is larger than that of several US states. The US Census reported King County's median household income at \$53,157 in 1999, well above the state and national medians.*

*During the 1990s, the number of jobs grew faster than population and housing, from 900,000 in 1990 to nearly 1,200,000 in 2000. Most workers at these jobs live in King County, but an increasing number commute in from Snohomish, Pierce, and other counties. Manufacturing employment has remained strong despite the ups and downs of aerospace, our largest sector. The composition of the economy is shifting from the traditional manufacturing and resources bases to high tech, services and trade, both local and international. The computer services industry now employs as many as aerospace, although it, too has lost ground. Unemployment was at historic lows near 3% for several years, but the King County economy*

**Languages and Country of Origin:** The Census reported 63,000 persons over age five (3.9% of the population) who do not speak English well or at all. This number is more than twice the corresponding number in 1990, reflecting the significant amount of immigration that occurred in the last decade. Almost half of this linguistically isolated population speak Asian or Pacific Island languages, including Chinese with 37,300 speakers; Vietnamese with 24,100 – triple the 1990 number; Tagalog with 21,200; and Korean with 16,300 speakers. The diversity of European languages also increased greatly, especially Russian which multiplied six-fold to 11,300, and Spanish which now has more than 69,000 speakers.

Between 1990 and 2000, the foreign-born population nearly doubled to 268,300 – 15% of the King County population. Immigrants to King County came from literally all over the world, with Mexico (29,300), China (26,800), Vietnam (25,900), and the Philippines (24,300) sending the most people. King County has 7,200 residents from the Ukraine and 5,500 from Russia – both big increases from the 1990 Census.

**Income:** Median household income is the most [comprehensive] single measure of income. The 2000 Census reported that median household income was \$53,157 in 1999, up 47% from the 1990 Census. Inflation reduced the “real” increase to about 3%. The median, however, does not portray the breadth of the income distribution. More than one third of King County households reported more than \$75,000 income, and almost one third reported incomes under \$35,000. Every community and every ethnic group has households with high and low incomes. However, there is still an income disparity by race. The median for African-American households is \$35,172, a third less than the overall median; Native American and Hispanic households reported similar incomes.

**Poverty:** King County’s population below the poverty level increased even as the overall income increased. The 2000 Census reported that 142,500 persons or 8.4% of the population were below poverty thresholds in 1999, a slight increase from the 8.0% of the 1990 Census. An additional 192,000 persons reported incomes below 200% of the official poverty thresholds, still very low income. In the recession that has occurred since the 2000 Census was taken, the numbers of poor persons have undoubtedly gone up, but no more recent measure is available.

**Commute data:** More than 900,000 King County residents reported commuting to work in 2000, 106,000 more than a decade ago. Two-thirds of these commuters drove to work alone, a smaller share but a larger number than in 1990. Almost 10% took public transportation, a larger share than in 1990. Bus ridership increased nearly 25%. Nevertheless, average commute time went up by two minutes to 26.5 minutes. The majority of King County households had two or more vehicles, but 66,000 households or 9.3% had no vehicle available.

The Washington State Employment Security Department reports average (not the more meaningful median) wages paid to employees covered by unemployment insurance. The average King County wage for 2000 was \$47,709, up 5.7% from 1999. However, it is instructive to separate the approximately 50,000 software employees in King County from the remaining 1,140,000 workers. This five percent of all King County workers, at Microsoft and 300 other packaged-software companies, took home 19 percent of the County’s total payroll, nearly \$10 billion

*remains quite cyclical and has declined by 7% from its January 2001 high.*

### **King County Jurisdictions**

*Governmentally, King County is divided into 40 jurisdictions. As of 2000, there are 39 cities ranging in size from Seattle with 563,000 and Bellevue with 110,000 to Skykomish and Beaux Arts with fewer than 400. Since the 1990 Census when Federal Way and SeaTac were new, eight new cities have incorporated, shifting 160,000 people into city limits. Several older cities have annexed large communities. King County’s 39 cities cover 376 square miles or 18% of the County’s total land area. Each city has a mayor and city council.*

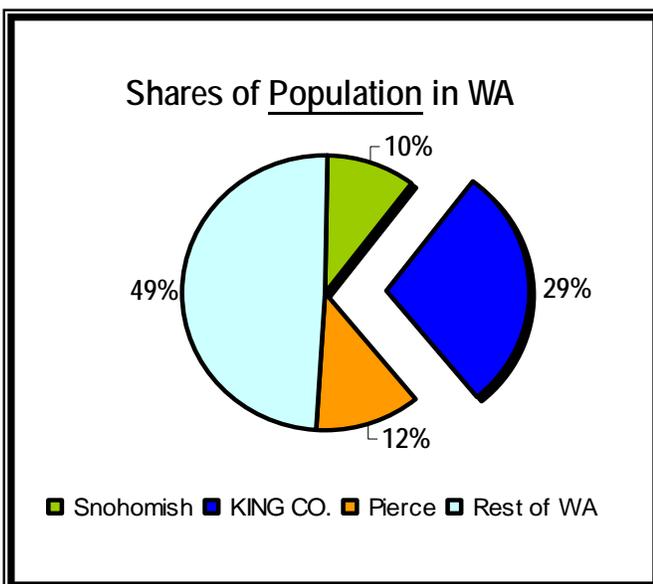
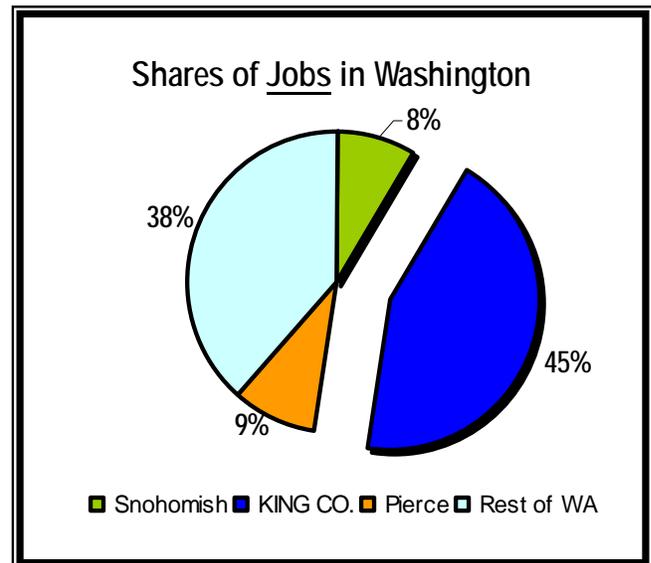
*Unincorporated King County, the territory outside any city, now has about 353,000 people or 20% of the County’s population, on 82% of its land area. Most of that population resides on the Seattle-sized portion within the Urban Growth Area designated by Growth Management. The unincorporated population is 237,000 smaller than it was at its peak in 1989 before the current spate of incorporations began. A very diverse area, unincorporated King County ranges from urban communities such as White Center, Kingsgate and Fairwood to tiny rural communities, to farmland, commercial forest, national forest and wilderness area with almost no residents. The County is governed by a home rule charter providing for a County Executive and 13-member Council.*

including stock options. That is an average of \$187,000 each. The remaining 95 percent of workers average \$40,200, still up a healthy 5.8% from \$38,000 in 1999.

## Growth of jobs and population in King and adjoining counties

Planning policies and current issue discussions speak of balancing job growth and population or housing growth in the Puget Sound region. This issue is subject to over-simplification, but is actually complex and many-faceted. Some facts:

1. King County, the economic engine of Washington State, had 43 percent of Washington jobs in 2000, but only 29 percent of the population and 30 percent of the housing units. Although it contains only three percent of the state's land area, King County is large and diverse, with many different job centers. Manufacturing and warehousing dominate in South Seattle and South King County. High tech industries are found mostly in Seattle and the Eastside. Services and retail are located all around the county.
2. King County has garnered almost two-thirds of Washington State job growth since 1995. Job growth within the county during the four years from 1995 to 2000 was a stunning 212,000 or 22% over the period. This was 58 percent of the entire State's increase in jobs during the same period. Much of the remaining job growth went to adjoining Snohomish and Pierce Counties, with only 27 percent in the remaining 36 counties.
3. In contrast, King County gained only a quarter of the State's population and housing growth from 1995 to 2000. The amount of growth – more than 43,000 housing units – is actually in line with forecasts but has occurred at a slower pace than job growth.
4. Pierce and Snohomish Counties each have less than ten percent of the state's jobs, but more than ten percent of the state's population. Although Pierce is defined as a one-county metropolitan area, it is less than half of King County's size. Larger households and military populations contribute to the larger share of population in these counties.



5. Pierce and Snohomish may have gained only modest job numbers in the 1990s, but together they built more new housing than King County. These two counties increasingly act as bedroom communities for King County job centers. So it is useful to examine the three county region as a unit.
6. The Puget Sound region has added almost three times as many jobs (+223,000) since 1995 as housing units (+82,000). In fact, during that period the region added more jobs than people.

In interpreting all this information, it is important to remember the cyclical nature of the Puget Sound economy.

One year or even four years is a short part of the business cycle. During a different four-year period, the region or King County may add more housing than jobs. There have even been years of net job losses, such as 1991 and 2001. There is rough equilibrium over the ten-year Puget Sound cycle that is not apparent during the current growth boom. Finally, although King County's housing growth may not seem to balance job growth in the short term, the housing growth rate does match growth targets set in 1994 – about 10,000 added housing units each year. Even larger numbers of housing units were built in 1998 and 1999. It's not so much a matter of slow housing growth as it is rapid job growth. To the extent that housing growth lags, it is affordable housing for people with lower-paying jobs that come up short. Job creation has now slowed down, so housing numbers should start to catch up.

## Growth Targets and Land Capacity

The Countywide Planning Policies (CPPs), adopted to implement the State Growth Management Act in 1994, set "growth targets" for households and jobs. Each target is the amount of growth to be accommodated by a jurisdiction during the 20-year Growth Management planning period. The residential targets were expressed as a range of households for each jurisdiction to accommodate between 1992 and 2012. Cities with designated Urban Centers including Seattle, Bellevue, Redmond, Renton, Tukwila, SeaTac, Kent and Federal Way established high target numbers to encourage growth. Current growth target ranges are displayed on page \_\_. A set of new growth target extensions to 2022 are now being prepared.

In 1997, the Washington State legislature adopted the Buildable Lands amendment to the Growth Management Act, (RCW 36.70A.215). The amendment requires six Washington counties and their cities to determine the amount of land suitable for urban development, and evaluate its capacity for growth, based upon measurement of five years of actual development activity. All 40 jurisdictions collaborated to compile and analyze their data on development, land supply and capacity. King County submitted its first five-year Buildable Lands evaluation report in September 2002.

### Key findings:

- King County has achieved 38% of its household target in 40% of the twenty-year planning period (i.e. the first 8 years) King County has housed more than 50% of the population forecast for that period.
- King County has capacity for 263,000 more housing units - more than twice the capacity needed to accommodate the remaining household growth target.
- King County has the capacity for over 600,000 more jobs - several times the remaining target of 110,000 jobs.
- Densities being achieved in four urban sub-areas are sufficient to accommodate targeted growth. Overall residential urban densities exceed 7 dwelling units per acre.

**Residential Densities:** Jurisdictions calculated achieved densities zone by zone for the five-year period. The sub-area averages were calculated by dividing the total net land acres that were developed by the total net number of units permitted. Net land acres excluded critical areas such as wetlands and landslide hazards.

Sub-Area	1996-2000 Residential Permit Densities		Densities in Subdivisions
	Single Family Zones	Multifamily Zones	Recorded Plats in Residential Zones
	dwelling units per acre	dwelling units per acre	dwelling units per acre
EAST COUNTY	3.4	20.4	3.9
SEA-SHORE	6.6	52.2	6.0
SOUTH COUNTY	4.2	17.4	5.4
RURAL CITIES	1.8	8.8	4.4
KING COUNTY URBAN AREA	3.8	22.0	4.6

Single family densities based on building permits averaged 3.8 dwelling units per acre (du/acre) in the Urban Growth Area (UGA). Densities in single family subdivisions were somewhat higher, 4.6 units per acre. Multifamily densities averaged 22 du/acre in the UGA.

Sea-Shore had the highest average densities, 52.2 du/acre in its multifamily zones, and 6.6 du / acre in its single family zones. In all zones combined, development in Urban King County achieved a density of 7.3 du/acre. In the three urban sub-areas, the average density for all zones ranged from 6.4 on the Eastside to 20.0 in SeaShore.

**Land Supply:** The King County UGA contains almost 27,000 acres of vacant or potentially redevelopable residential land. The largest acreages of land supply are in South King County (11,500 acres) and the Eastside (7,300 acres).

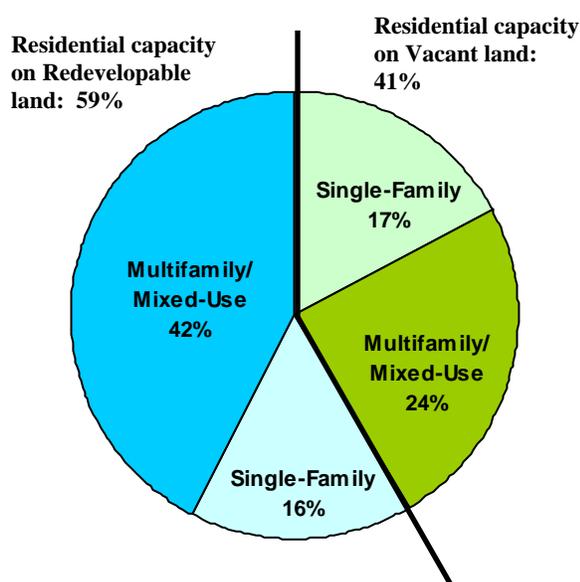
Additional observations about the land supply are in the Buildable Lands report. For example, vacant land accounts for 43% of the land supply in Urban King County while 57% of the land supply is potentially redevelopable land. More than 84% of the residential *land supply* is in single family zones, but more than two-thirds of the *capacity* on residential land is in mixed use and multifamily zones.

**Residential Capacity:** Capacity refers to the number of additional housing units that can be accommodated on vacant and redevelopable land. Land capacity was calculated by each jurisdiction on a zone by zone basis, and then summarized into single family and multifamily categories. Each jurisdiction studied its recent development history, and determined the densities likely to be actually achieved in each zone classification in the future.

Altogether the Urban Growth Area of King County has the capacity for more than 263,000 additional residential units. King County jurisdictions have the capacity for 79,700 new units in single-family zones, 63,000 new units in multifamily residential zones, and another 102,000 units in mixed-use or multiple use zones. The not yet completed portions of urban planned developments (UPDs) constitute another 12,500 units of capacity, and another 5,800 units of capacity are in the Rural Cities' Urban Growth Areas. Almost half of this housing capacity is in the Sea-Shore sub-area, which can accommodate more than 122,000 units.

The graph shows the proportions of development capacity on vacant and redevelopable land in single-family and multifamily zones. In single-family zones, shares of vacant vs. redevelopable capacity are nearly equal. Capacity in multifamily and mixed-use zones is significantly dependent on redevelopment, with nearly two-thirds of the potential units expected on currently under-utilized parcels.

### Capacity on Vacant and Redevelopable Land\*



Countywide Residential Development Capacity		
	Units	Percent of Total
<b>Capacity on Vacant Land</b>		
Single-Family	43,982	17%
Multifamily/Mixed-Use	62,058	24%
<b>All Unit Types</b>	<b>106,040</b>	<b>41%</b>
<b>Capacity on Redevelopable Land</b>		
Single-Family	41,810	16%
Multifamily/Mixed-Use	108,681	42%
<b>All Unit Types</b>	<b>150,491</b>	<b>59%</b>
<b>Total Capacity in UGA</b>	<b>256,531</b>	<b>100%</b>

Capacity totals exclude housing units in the pipeline.

**Capacity in Relation to Target:** King County jurisdictions have permitted more than 68,000 housing units in Urban areas in the first eight years of the planning period. That amount is 36% of the Urban growth target of 188,000 households. As of 2001, the King County UGA has 263,000 units of residential capacity. This is more than twice the capacity needed to accommodate the remaining 2012 housing target of 120,000 units. There is a surplus of 143,000 units of capacity over and above the units needed to accommodate the 2012 target.

Capacity in King County is somewhat unevenly distributed among sub-areas, with Sea-Shore having the largest share (more than 122,000 units). The capacity in Sea-Shore is the result of a fairly limited amount of land that is zoned for high multifamily densities. The development history of the sub-area indicates that it can achieve high densities in the future, even with the smallest land supply of the three urban sub-areas.

Although South King County has more housing capacity numerically than the Eastside, the Eastside has a larger surplus of capacity over its current 2012 target. The South County has more of its current target still to achieve, and thus less surplus capacity (18,200) beyond that target. But sub-area differences in household size play a role. Although the South County achieved less of its housing target, it has accommodated much more than its share of population growth, because it is housing more people per housing unit. The original target allocation did not take this differential into consideration.

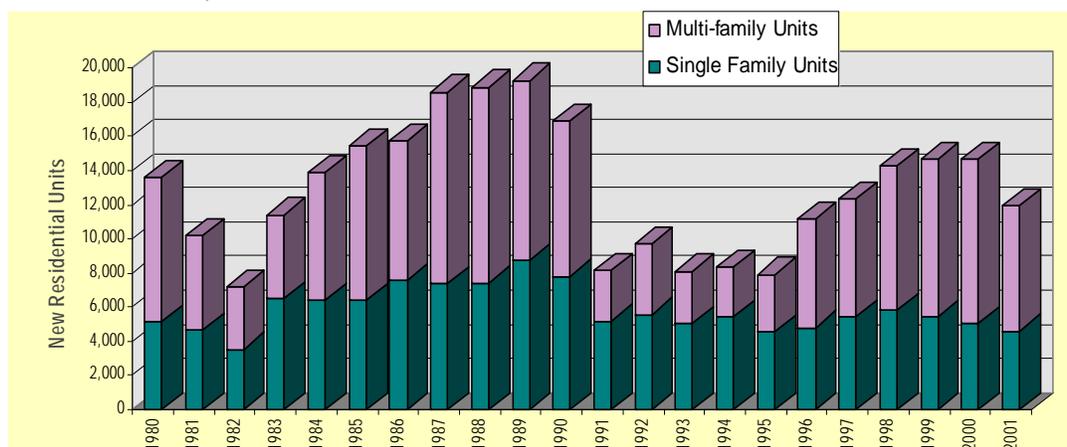
In comparing the actual growth to targets, it is important to remember the cyclical nature of Puget Sound growth. Recent permits have exceeded the annualized targets all over King County. In the next few years, slower growth may balance this rapid growth period and bring us back to the 20-year forecasted trend.

The Rural area forecast or cap was set at less than four percent of Countywide growth, an average of under 400 units per year. In the years since the target was set actual building construction in Rural and Resource designated areas has been two to three times this annualized average. As a percentage of Countywide construction, Rural activity remains small: less than eight percent of new housing units, and down to 4% in 2000. This percentage is well below the 13 to 15% of earlier decades, and far less than Rural growth in other Puget Sound counties. Further, the 2000 Census found fewer than 137,000 persons in Rural areas, only 8% of the Countywide population and 9% of the 1990-2000 population growth. Nevertheless, in the five years 1995 - 1999, new housing construction is more than halfway (52%) to the 20-year target of up to 8,200 units in Rural areas. Much of this growth is due to the large number of pre-existing lots in rural areas.

## Rate of residential construction remains stable

Despite the slowing population growth, residential construction continued strongly in 2001, demonstrated by construction of nearly 12,000 new residential units. Construction of single family homes was down slightly to 4,600 new houses and mobile homes. Permits for single family construction have stayed remarkably consistent each year since 1991, at about 5,000 new houses in King County. Only one third of the new houses were permitted in unincorporated areas.

Multifamily construction is often much more volatile, responding to changes in the regional economy. This year, multifamily construction decreased to about 7,300 new apartments and condominium units (double the 1993-95 average). Total new construction is comparable to the mid-1990s, but well below levels of the late 1980s and late 1990s.



Total New Residential Units Permitted Single Family and Multifamily 1980 - 2001

## Residential growth focuses in cities

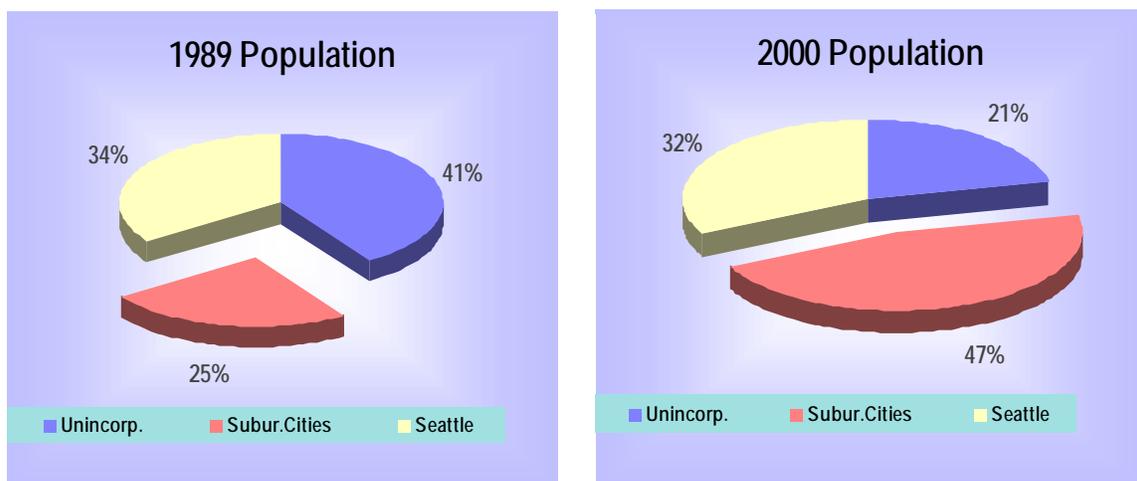
More than 80% of the new construction in 2001 occurred within city limits, in marked contrast to trends of the 1970s and 1980s. Seattle maintained a remarkable 40 percent share of the County's new residential units, more than 4,800. The 38 suburban cities together permitted 5,150 new units, 43 percent of the Countywide total. The city of Redmond permitted 733 units, and Bellevue and Issaquah each had more than 500. Sammamish, Kent, Kirkland and Renton also issued large numbers of permits. Half of the new housing units in the suburban cities were apartments and condominiums. Building permits by city are reported on pages \_\_\_.

Unincorporated King County permitted 1,975 new units, the lowest number since recordkeeping began in the 1970s. This number was less than 20 percent of Countywide new residential growth. The Soos Creek area had the largest share within unincorporated King County, 577 new units. Building permits by unincorporated area are reported on pages 131-132. Urban portions of unincorporated King County accounted for 1,462 new units, about 12 percent of the Countywide growth. In Rural and Resource areas, only 513 new units were permitted – about four percent of the Countywide total, and very close to the annualized target. This number continued a steady decline from around 800 new units during the mid 1990s.

Subdivision activity also focused on the cities of King County. The number of new lots jumped 43% from last year to 4,768 new lots in recorded formal plats, the largest number since 1989. Sammamish, Maple Valley, Renton and Kent each created more than 300 new lots. Unincorporated new lots also increased to 1,844, with the largest numbers in Soos Creek and Bear Creek.

The effect of incorporation and annexation on the location of new growth is becoming apparent. The suburban cities are acquiring the majority of King County's growth, both through annexation and through new construction within their boundaries. For instance, Issaquah and Sammamish together issued permits for more new residential units than were issued on the Eastside in unincorporated King County. In 1989, unincorporated King County had 590,000 people – 41% of the County population – and the 28 suburban cities together had about 350,000. In the succeeding eleven years, ten new cities have formed with more than 250,000 people. Other cities have annexed about 73,000 of the existing unincorporated population. The 38 suburban cities, from Bellevue to Skykomish, now have more than 850,000 residents. By 2012, the entire Urban area, with 90% of the King County population, is planned to be within city limits.

## A Decade of Population Change by Jurisdiction



# Definitions

## King County Growth Terms

**Annexation** - Adding or taking more land into a city's jurisdiction.

**Growth Target** - Policy statement indicating an approved number of new households and jobs to be accommodated in a jurisdiction during the 20-year Growth Management period.

**Incorporated** - Within a city, or the city's jurisdiction. King County contains 35 whole incorporated cities and parts of two others.

**Rural Areas** - Unincorporated areas outside the Urban Designated Area on which little residential or job growth is planned.

**Rural Cities** - Cities in rural areas. There are seven in King County: Black Diamond, Carnation, Duvall, Enumclaw, North Bend, Skykomish, and Snoqualmie.

**Subareas** - Grouping of King County by geographic areas. See subareas map on page 84.

**Suburban Cities** - The cities in King County excluding Seattle. Includes rural cities.

**Transportation Concurrency** - requires that transportation facilities must be available to carry the traffic of a proposed development. A certificate of transportation concurrency is issued when a proposed development meets the county's adopted level of service standards. Concurrency is the first step in the permit process and concurrency approvals are an indicator of future development.

**Unincorporated** - Outside any city and under King County's jurisdiction.

**Urban Centers** - Areas located in cities which are meant to accommodate concentrations of housing and employment over the next 20 years.

**Urban-Designated Areas** - Areas designated for urban use under the Growth Management Act with activities supported by urban services and facilities.

## Economic Terms

**Affordable Housing** - Assumes that no more than 25% of a homeowner's income goes to mortgage payments (exclusive of tax and insurance costs), and that no more than 30% of a renter's income goes to rent payments.

**Affordability Gap** - The difference between the average home sales price or apartment rental price and the affordable price. See pages 80-81.

**Covered Employment** - Workers covered by unemployment insurance. They make up approximately 90% of total employment. Covered employment excludes military, railroad, and self-employed persons.

**Household** - An occupied housing unit; can consist of one person, unrelated persons, or a family.

**Income** - Wage and salary income; self-employment income (farm or non-farm); interest, dividend, and rental income; Social Security income; public assistance; retirement and disability pensions; and other income.

**Mean** - Same as average. The sum of observations divided by the total number of those observations.

**Median Income** - The median divides all households into two equal groups, one half above the median income and the other half below.

**Nonagricultural Wage and Salary Employment** - Includes all full- or part-time jobs listed by place of work. Excludes self-employed, armed services, private household workers and agricultural workers.

**Personal Income** - An aggregate measure of income received by all residents of an area. It includes earnings, rents, interest and dividends, benefits, and transfer payments such as Social Security.

**Per Capita Personal Income** - Personal income divided by the total population of an area.

**Real Income** - An income figure that has been adjusted to account for inflation to represent dollar value in a given year.

**Unemployment rate** - The percentage of the civilian labor force that is unemployed and actively seeking employment.

## Residential Development Terms

**Applications/Recorded Applications** - Applications refer to the first step in the subdivision process, and recording is the last step before issuing of building permits.

**Formal Plat** - A subdivision that creates any number of lots, but typically involves a minimum of five lots (ten in some cities), and requires a public hearing and the approval of the King County Council or city council.

**Multifamily** - Housing structures with more than one unit. Includes duplexes, apartments, and condominiums.

**Redevelopable** - Parcels are defined as those that have an assessed improvement value of less than 50% of the total assessed land value.

**Short Plat** - A subdivision that is limited to four lots (nine in some cities), and is approved administratively by King County's Department of Development and Environmental Services or, when jurisdiction resides in an incorporated area, by cities.

**Single Family** - Individual housing structures including conventional houses and, unless otherwise indicated, mobile homes.

**Subdivision** - Land that has been divided into legal lots, or the process of dividing land into lots.

**Vacant** - Land with no structure, and land with little or no improved value.

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## II. The Benchmark System for the *Countywide Planning Policies*

### Background

In 1990 the Washington State Legislature passed the Growth Management Act (GMA). For the first time in the State's history, all urban counties and their cities were required to develop and adopt comprehensive plans and regulations to implement the plans. To achieve an interjurisdictional coordinated countywide plan, GMA further required that King County and its 35 cities first develop framework policies, the King County *Countywide Planning Policies*, to guide the development of the jurisdictions' plans.

The *Countywide Planning Policies* (CPPs) define the countywide vision for the county and cities' plans. The policies were developed by the Growth Management Planning Council, a group of 15 elected officials, representing all King County citizens, adopted by the Metropolitan King County Council and ratified by the cities in 1994.

### Purpose

The *Countywide Planning Policies* are primarily goals that, if properly implemented, should improve the quality of life in King County during the next twenty years.

When the members of the Growth Management Planning Council (GMPC) approved the policies, they expressed an interest in creating a system that would tell future decision makers whether or not the policies are achieving their intended outcomes. The 2001 Benchmark Report is the sixth annual document to monitor the CPPs.

The purpose of creating a benchmark system is to provide the GMPC, other policy makers and the public with a method for evaluating jurisdictions' progress in implementing the *Countywide Planning Policies*. The system for the Benchmark Report was established by stating the desired outcomes of the CPPs; selecting relevant Indicators for each outcome, and then identifying quantifiable levels of achievement, or targets, for some of the Indicators.

### Why a Benchmark Report for the Countywide Planning Policies?

Generally, the Indicators that the Benchmark Committee has produced should be used as the GMPC originally intended: to enable future decision makers to determine whether or not the *Countywide Planning Policies* are being implemented in a way which achieves their intended outcomes.

The Benchmark System, which includes these Indicators, should also provide early warning if the policies are not having their desired effects. In that case, the system should provide sufficient information to enable policy-makers to determine whether different actions to implement the policies are needed, or whether minor or major revisions to the policies are required. More specifically, the Benchmark System should be used to help the jurisdictions of King County establish priorities, take joint actions, and direct resources to solve problems identified in the *Countywide Planning Policies*.

### Data Sources in the Benchmark Report

The Benchmark Committee strives to provide the best data available for the Indicators to track the *Countywide Planning Policies* as adopted in 1994. In order to ensure data reliability, the Benchmark Committee will revise and, if necessary, correct data on an annual basis, when new and better sources become available.

For information about the Benchmark Report or the Benchmark Program, please contact Rose Curran, Project Manager (206) 205-0715, FAX (206) 205-0719; e-mail: [rose.curran@metrokc.gov](mailto:rose.curran@metrokc.gov). The Benchmark Program address is King County Office of Regional Policy and Planning, Room 402, King County Courthouse, Seattle, WA 98104. 2002 Benchmark Report publication date: October 2002.

The King County *Countywide Planning Policies* Benchmark Report is a product of the Metropolitan King County Growth Management Planning Council. The Report is published annually by the King County Office of Budget. It is a companion to the Annual Growth Report.

## King County Growth Management Planning Council Members

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Ron Sims, King County Executive

### Executive Committee Members:

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Grant Degginger, Deputy Mayor

Jane Hague, Councilmember, King County

Jean Garber, Councilmember, City of Newcastle

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Walt Canter, Commissioner, Special Purpose Districts (Ex-Officio)

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Bob Edwards, Commissioner, Port of Seattle (Ex-Officio)

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Pete von Reichbauer, Councilmember, King County

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Kathy Lambert, Councilmember, King County

Phil Noble, Councilmember, City of Bellevue

Michele Pettiti, Councilmember, City of Sammamish

Peter Steinbrueck, Councilmember, City of Seattle

## HIGHLIGHTS OF THE 2002 BENCHMARK REPORT

With eight years since the passage of the Countywide Planning Policies, and nearly 10 years since King County began developing its current Comprehensive Plan, there are many successes to applaud. Among these are the long-term trends in land use policy, the continuing development of urban centers, the improvement of public transportation, the maintenance of a reasonably healthy economy even in the face of major local cutbacks in employment and a nationwide recession. We have also made some positive strides in safeguarding the quality of our environment.

As always, however, this report contains both good news and bad news. Among the key indicators of healthy growth, there are a number of areas in which we are stagnating, or even moving backwards. This report is intended to be a means to alert County decision-makers to aspects of growth which are problematic, and to which we need to pay further attention, as well as to encourage the continuance of policies and programs that are making a positive difference.

The summary which follows is organized by the major themes and outcomes that are derived from the Countywide Planning Policies. One or two graphics are provided for each outcome, with a few of the most critical observations. Up and down arrow symbols are used to show whether the direction of change has been primarily positive or negative or difficult to determine. It is not always easy to see a trend or to judge its long-term significance, so it is important to review the data in the full report carefully, in order to understand why a particular arrow has been assigned. Note that a higher numerical measure may mean a trend in a negative direction: e.g. a higher percent in poverty indicates a negative trend. This would be indicated with a down arrow.

	There has been a long-term trend in a positive direction, or most recent data shows a marked improvement		There has been a long-term negative trend, or most recent data shows a significant downturn
	There has been little significant movement in this Indicator, or the trend has been mixed.		There is insufficient reliable trend data for this Indicator

## ECONOMIC DEVELOPMENT

After the strong upward economic cycle of the last 6 years, King County has finally felt the full force of economic recession. This year only two of the indicators have received an up arrow, while four show a significant downward trend. King County has been hit in multiple ways over the last two years: first, with the decline of profits, and then the failure of many local high-tech companies. This was followed by a slide, then a fall in the value of most securities, cutbacks at Boeing and subsidiary manufacturers, the economic crisis following September 11, 2001, and an ongoing national recession.

The strength of the economy in the late 1990s was widespread and fundamental. Wages, personal income and household income all rose dramatically in real terms, compared to near stagnation during the previous decade. New businesses and jobs increased well beyond normal levels. There is much reason to have faith in the fundamental soundness of King County's economy, and to see the current downturn as temporary. In fact, the gains in jobs and income over the past ten or eleven years have not been obliterated, even with the significant losses of the past year.

Nevertheless, there are some reasons for long-term concern. The cost of living in King County is such that a family supported by a worker making three times the minimum wage would struggle to make ends meet. The percent of persons in poverty rose in King County during the past decade. The loss of employment in 2001 was the most dramatic since the early 1970s. There was a significant net loss of businesses in the past year. Perhaps most troubling of all is the apparent decline in the rate of high school graduation since 1990.

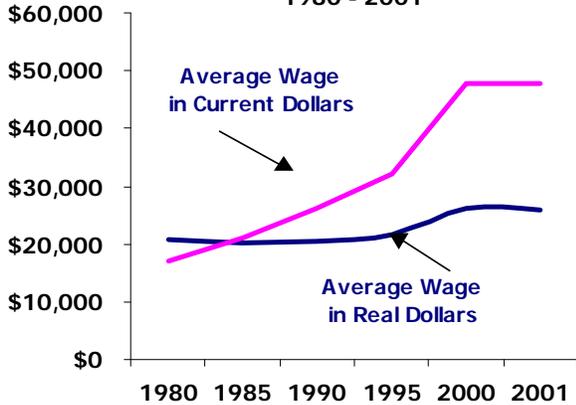
King County is one of the most highly educated areas of the country, yet its youth are dropping out of high school at unusually high rates. There are many factors affecting the local economy that are very difficult to control or ameliorate at the local level. The education and career training of young people, however, is a local responsibility that will insure an educated and skilled workforce in the future, and can lessen some of the current disparities of income.

**Outcome: Promote Family Wage Jobs**



1. Real Wages Per Worker

**Average Wage in Current and Real Dollars: 1980 - 2001**



- The average wage (in current dollars) in King County was \$47,760 during 2001, just \$50 more than in 2000.
- For the second year in a row, real wages per worker (after inflation) declined in King County, falling to

\$25,900 in 2001. They had reached a 20-year high of \$26,400 in 1999.

- Real wages in King County are still well above the 1990–1995 level. Real wages stagnated in the 1980s, increased about 1% per year from 1990 - 1995, and rose over 4% per year from 1995 – 2000.
- There are many workers in King County whose jobs do not pay a “family wage”. A family of three would have had to make at least \$40,000 per year in 2000, just to meet basic needs. This amounts to \$20 per hour, or three times the minimum hourly wage.

**What We Are Doing**

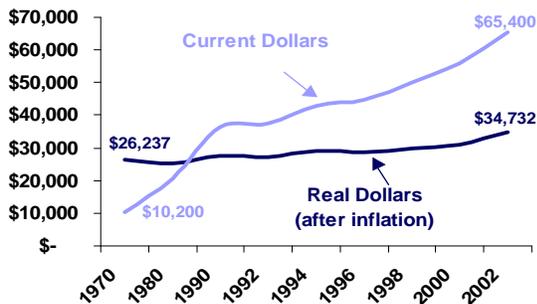
- Aiding low-income workers in transitioning from welfare to the workplace.
- Seeking ways to attract and retain business which pay a “family” or “living” wage, particularly in economically-depressed areas of the County.
- Providing financing incentives to projects that generate union-scale construction jobs.

**Outcome: Increase Income and Reduce Poverty**



2. Median Household Income

**Median Household Income: King County 1970 - 2002**



- Median Household Income for King County is \$65,400 in current dollars. In 1970, it was just \$10,200.
- In real dollars, median household income has grown about .9% per year over the past 32 years. Real income growth has accelerated during the 1990s, with incomes growing nearly 2% faster than inflation from 1990 – 2002.

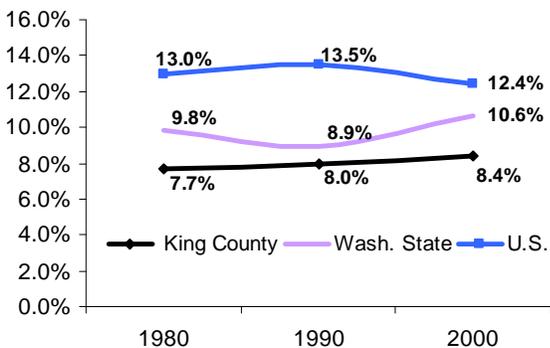
**What We Are Doing**

- Working to increase household income by attracting higher-paying jobs in manufacturing and technology to less affluent areas of the County.

3. Percentage of Population Below Poverty Level



**Population Below Poverty Level**



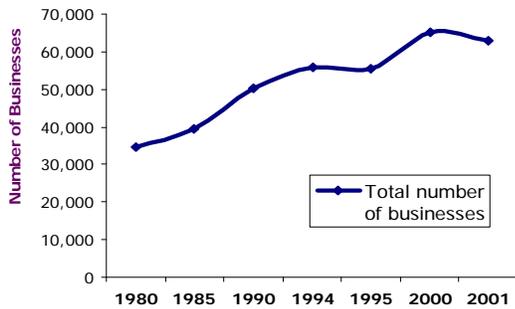
- The percent of King County residents living in households with incomes below the poverty threshold rose from 8.0% to 8.4% between 1990 and 2000. This continued the trend toward more poor people in the County, during a decade when the national poverty rate fell from 13.5% to 12.4%.
- However, the overall poverty rate in King County in 2000, at 8.4% was still considerably lower than the 12.4% national rate, and lower than the 10.6% rate in Washington State.

Outcome: Increase Business Formation, Expansion and Retention

4. New Businesses Created



Total Number of Businesses in King County: 1980 - 2001

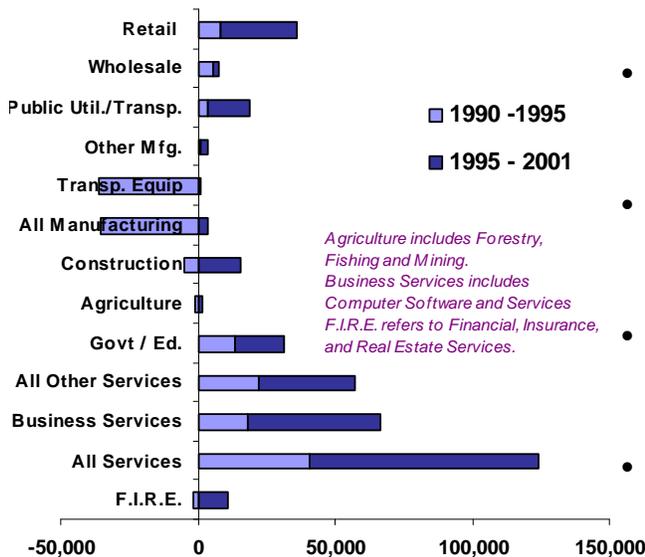


- The total number of businesses in King County declined in 2001, the first such decline in over a decade.
- In the late 1980s, new businesses were formed at a rate of almost 5% per year. The rate of new business formation slowed to about 2.1% per year during 1990 – 1995, but rose again to 3.2% per year in 1995 – 2000.
- Over the long term, business growth has been positive, but the sharp decline in the past year is a new phenomenon which warrants attention. For this reason, this indicator earns a negative arrow.

5. New Jobs Created, by Employment Sector



Change in Employment by Sector: 1990 to 1995 and 1996 to 2001

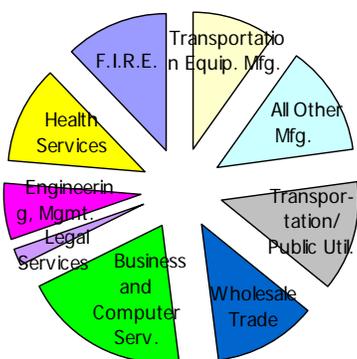


- In 2001, King County lost 20,631 jobs. This is the first year of net job loss since 1993 when approximately 2,500 jobs were lost. It is the first year of a loss of this magnitude since the early 1970s.
- Despite this severe job loss in 2001, King County gained nearly 207,000 net new jobs during the 1990 – 2001 period. Job creation was approximately 22% for the decade, or an average of 2% per year.
- The heaviest losses in manufacturing, including aerospace, occurred during the first half of the 1990s. All of manufacturing lost about 4,600 jobs during the past year, but a more significant loss in aerospace employment is expected in 2002.
- Business Services, which includes Computer Software and Service, lost 12,100 jobs in 2001, or more than half the total job loss. However, this sector gained a net of 66,500 jobs since 1990, or nearly a third of the total employment increase.
- Retail and all other service sectors continued to post considerable gains in employment.

6. Employment in Industries that Export From the Region



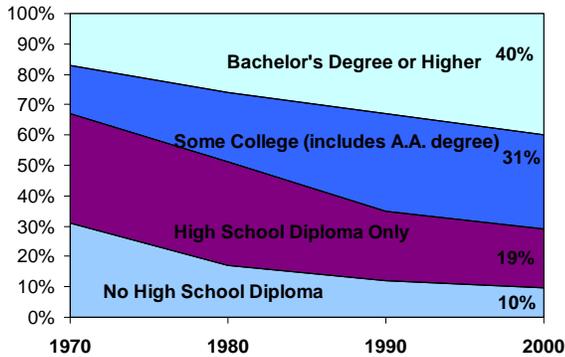
2001 King County Employment in Sectors that Export



- Employment in the Transportation Equipment Industry (mainly aerospace) now accounts for less than 10% of jobs in the county's export industries. In 1980 it accounted for 23% of those jobs.
- The greatest growth in the export industries has been in business / computer and professional services. Business Services now comprises 20% of export industry jobs, compared to 9% in 1980.
- Legal, engineering, health care, and financial services now constitute about 32% of export jobs.

**Outcome: Increase Educational Skill Level**

## 7. Educational Background of Adult Population

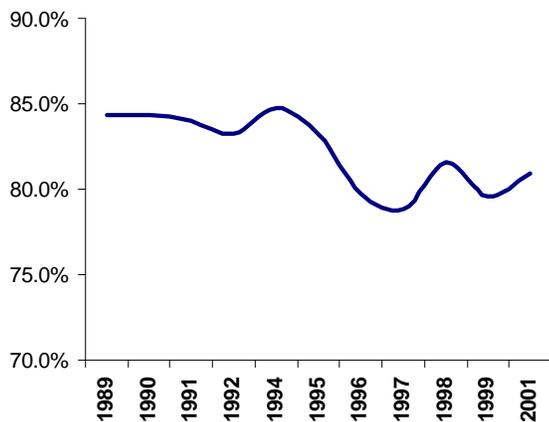
**Educational Attainment of King County Population Over 25 Years of Age**

- King County is a highly-educated community in which 90% of the adult population are high school graduates. This is up from 87% in 1990.
- A record 40% of King County residents had a college degree, compared to 33% in 1990.
- In the U.S. as a whole just 80% have high school diplomas, and 24% of adults have college degrees.

**What We Are Doing**

- Supporting various programs to youth at risk of leaving the educational system.
- Providing GED and work skill training; supporting employers who provide employee training and retraining.

## 8. Twelfth Grade Graduation Rate

**Percent of 12th Graders Graduating**

- Although there have been yearly fluctuations, there appears to be a distinct downward trend in 12<sup>th</sup>

grade graduation rates since 1989. This measure does not include dropouts in earlier grades.

- Although the aggregated King County graduation rate rose slightly between 1997 and 2000, only 6 out of 19 school districts actually reported a higher graduation rate. In the other 13 districts, the graduation rate was lower in 2001 than in 1997.
- A Manhattan Institute Study estimated that one-third of all Washington State public school students fail to graduate. The Washington State Office of the Superintendent of Public Instruction (OSPI) estimated that about 20% fail to graduate.
- A reliable system for tracking the actual number of high school graduates out of a 9<sup>th</sup> grade cohort has not yet been established, making it difficult to know the full extent of this downward trend.

**What We Are Doing**

- Through New Start, providing a Youth Stay in School Program.
- Developing a variety of programs for career exploration, and for career development for out-of-school youth.

**ENVIRONMENT**

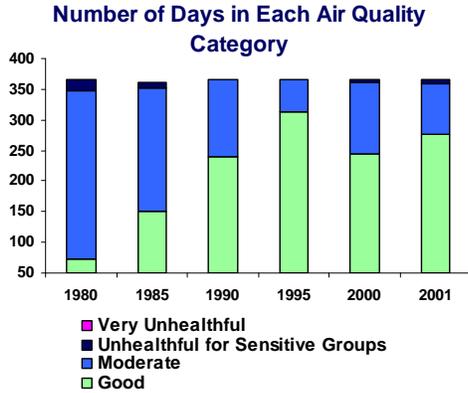
There is slow, but steady improvement in many of the environmental indicators. The indicator for water consumption has shown a significant positive trend towards less consumption over the past decade. Citizens seem to be responding to the need to conserve water. The usual measure for air quality is slowly improving, but awareness has grown of the health risks of air toxics. Monitoring of surface and groundwater quality show slight improvements, but stream degradation remains a concern. King County residents now recycle about six times as much waste as they did in 1977. Per capita measures of energy usage and vehicle miles travel (VMT) are increasing more slowly, or even beginning to decline, but total energy consumption continues to rise with population growth. The increases in total VMT, and in gasoline and diesel consumption are particularly worrisome because they are major contributors to air pollution.

Outcome: Improve Air Quality

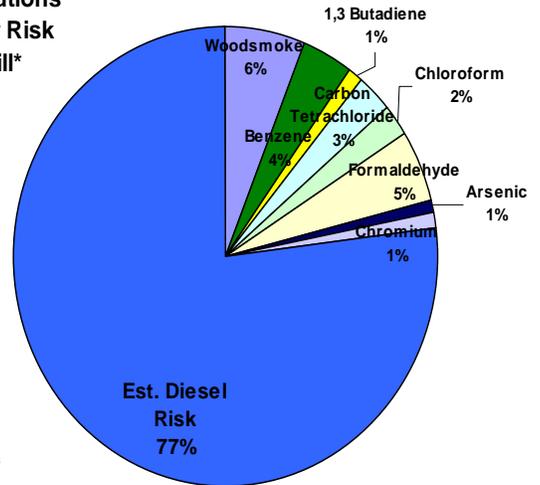


10. Air Quality

The evaluation of air quality in King County is complex. Up until recently attention has focused primarily on six traditional air pollutants. In the past two years more information has become available on the impact of other air toxics on human health.



Percent Contributions to Total Cancer Risk at Beacon Hill\*

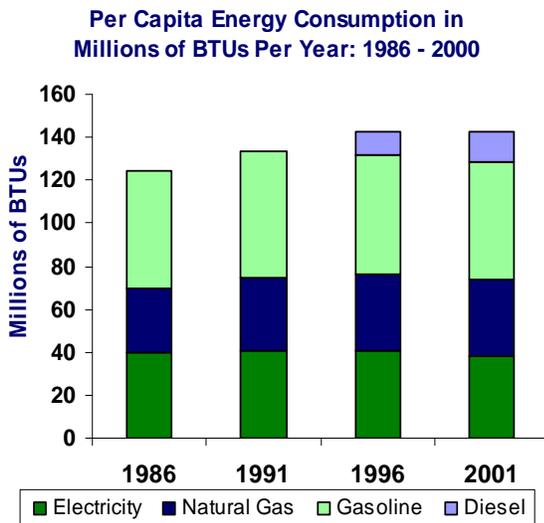


\*Monitored by WA State Dept. of Ecology, 2000 Data

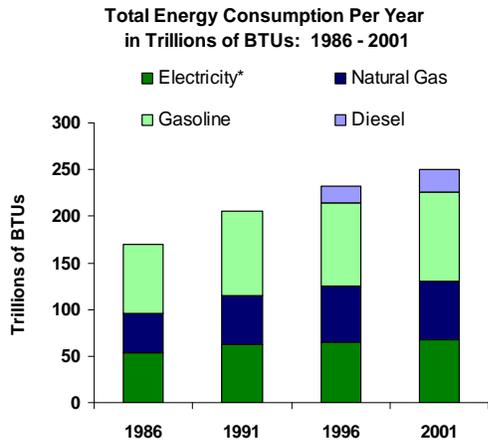
- The number of good air quality days in the greater Seattle/King County region was 276 in 2001. There were 83 days that were rated as "moderate", and six as "unhealthy for sensitive groups". This represents an improvement over 2000.
- In addition to the six common pollutants described above, the Puget Sound Clean Air Agency (PSCAA) defines "air toxics" as "a broad category of chemicals that covers over 400 air pollutants along with wood smoke and diesel particles."
- The primary health concern from many of these chemicals is cancer - particularly lung, nasal and liver cancers, and leukemia.

- Respiratory and heart disease may also be aggravated by some of the same pollutants. Along with diesel soot and wood smoke, Benzene, 1,3 Butadiene, Carbon Tetrachloride, and Formaldehyde, are the worst offenders.
- The main source of these carcinogens is diesel exhaust.
- Based on 1996 air samples, King County was ranked among the worst 5% of U.S. counties for airborne toxins.

11. Energy Consumption



- Per capita consumption of all energy sources other than diesel has increased 4% since 1986. This total does not include diesel fuel because it has only been tracked since 1996.
- Since 1996, per capita diesel fuel consumption has increased 25%. Per capita consumption from all other sources declined by 2%.
- When diesel is included, overall energy consumption per person has remained almost the same as it was in 1996.
- Per capita usage of automotive gasoline is currently just 1% higher than it was in 1986. More efficient vehicles accounted for the stabilization between 1986 and 1996. However there are now a growing number of less efficient vehicles on the road.



- Total energy consumption has increased 34% since 1986 due primarily to population growth and economic growth, but also to some increases in per capita consumption.

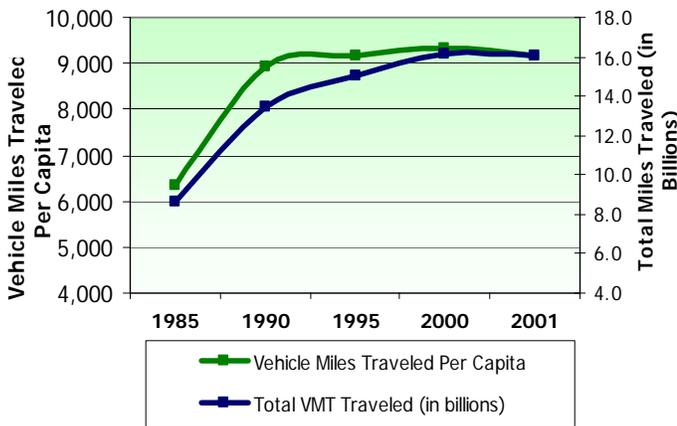
**What We Are Doing**

- Reducing levels of heating and air conditioning in County buildings; turning off lights and computers.
- Reducing gasoline consumption by encouraging alternatives to single-occupancy vehicles, such as buses, rail, carpools, bicycling, and walking.
- Reducing diesel emissions through Diesel Solutions, a public/private program that will accelerate the introduction of low sulfur fuels into Western Washington.

12. Vehicle Miles Traveled (VMT) Per Year



**Vehicle Miles Traveled in King County: Total and Per Capita 1985 - 2001**



- Vehicle Miles Traveled Per Capita in King County has risen just 2.5% from 1990 to 2001, after a rise of about 41% in the five years from 1985 to 1990.
- Total vehicle miles traveled on County roads, has risen 87% over the 16 years from 1985 – 2001. The rate of growth has slowed significantly, from 57% during 1985 – 1990, to 19% from 1990 – 2001.
- While the slower rate of growth in VMT per capita is welcome, the long term trend toward more total miles traveled poses serious threats to air quality in this region
- Motor vehicles are the major source of carbon monoxide and hydrocarbon air pollutants, as well as particulate matter and the carcinogen, benzene.

**What We Are Doing**

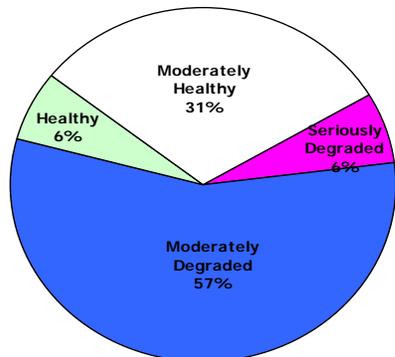
- Encouraging high density residential uses in cities and urban centers so that workers can live close to their jobs.
- Continuing to provide high quality, affordable public transit, and to expand Metro services.

**Outcome: Protect Water Quality and Quantity**



13. Surface Water Quality: Streams

**Proportion of King County Streams in Each Biotic (B-IBI) Status: 1995 - 2001**



- 63% of the monitored King County streams are designated seriously or moderately degraded based on the Benthic Index of Biotic Integrity score.
- Monitoring of these streams only began in 1994-1995, so it is difficult to establish long-term trends.
- There appear to be large differences in the biotic in-tegrity of the streams from one basin to the next. Tributaries of Issaquah Creek are in the best condition, while those of Bear Creek / Sammamish River are least healthy.

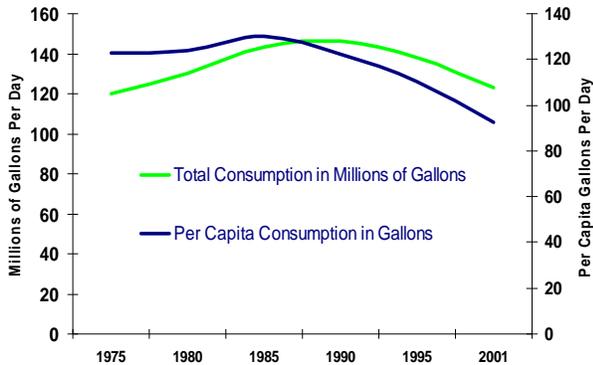
**What We Are Doing**

- Undertaking in-stream habitat restoration, and introducing wider stream buffers where needed.

14. Decrease Water Consumption



**Billed Water Consumption in King County: 1975 - 2001**



- Per capita water usage in 2001 dropped significantly from the 2000 level. At 93 gallons per capita in 2001, water consumption is at its lowest level since 1975 when data collection began.
- 2001, like 1992, began with a major drought. These two years of drought brought about large drops in water consumption. The per capita drop in water consumption was even greater in 2001 than in 1992. Aided by a cool, wet summer, following the winter/spring drought, water consumption remained low during the high-demand months.
- Total water consumption has also decreased to its lowest level since the late 1970s, despite a growing population.

15. Groundwater Quality and Quantity

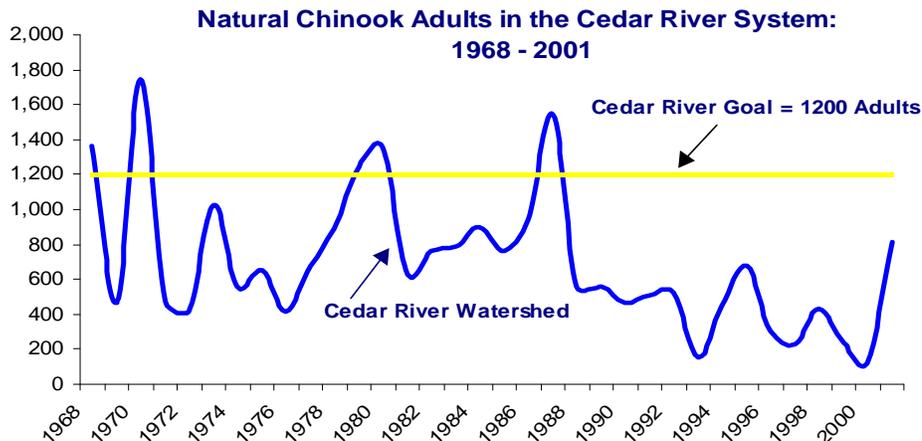


Changes in Groundwater Quality: 1989 - 2002					
	East King Co	Issaquah Creek Valley	Redmond / Bear Creek	Vashon / Maury Island	All Wells Monitored
<b>As</b> Arsenic	+	+	+	+	+
<b>NO<sub>3</sub></b> Nitrate	+	+	+	=	+
<b>Pb</b> Lead	+	+	+	+	+
Numbers at bottom of each cell are the numbers of wells that improved / degraded (out of 67 wells monitored)					
Legend					
Symbol	Meaning				
+	Most concentrations are lower now than previously. Water quality appears <b>better</b> than before				
=	Changes in concentration are mixed, up and down. Water quality <b>about the same NOW</b>				
x	Most Concentrations are higher now. Water quality appears <b>worse</b> now than before				

- This assessment shows that groundwater quality has generally improved since 1989 - 1995 in the areas of King County that have been tested.
- The three chemical substances found in ground-water that are of concern from a health perspective are **arsenic (As)**, **nitrate (NO<sub>3</sub>)**, and **lead (Pb)**. In general, these three showed declining levels, although there were pockets of increase for nitrates.
- The 2001-2002 sampling results indicate that compared to state and federal primary drinking water standards, overall groundwater quality in King County is good. Few of the samples exceeded these health-based standards.
- There is little evidence of any general change in groundwater quantities throughout King County since the earlier rounds of monitoring, although long-term effects of the 2002 drought may not yet be evident.

*Outcome: Increase Salmon Stock*

18. Change in the Number of Salmon



**Chinook:** Cedar River Watershed

- Total number of natural-spawning adult Chinook in the Cedar River watershed rebounded significantly in 2001, reaching 810, its highest number since 1987. In 2000 only 120 adults returned to spawn in the Cedar. The number fluctuated between a low of about 450 and a high of over 2000 through the 1970s and 1980s. Overall, the average of runs in the 1990s are about one-half the average during the 1980s.

*Snohomish/Snoqualmie Watershed*

- In the Snohomish/Snoqualmie watershed there was an overall declining trend from the late 1970s to the mid-1990s. In 1998, however, adult Chinook re-turned to this watershed in the highest number since 1980. This trend has continued with 6,095 adults returning in 2000, and 8,164 in 2001.

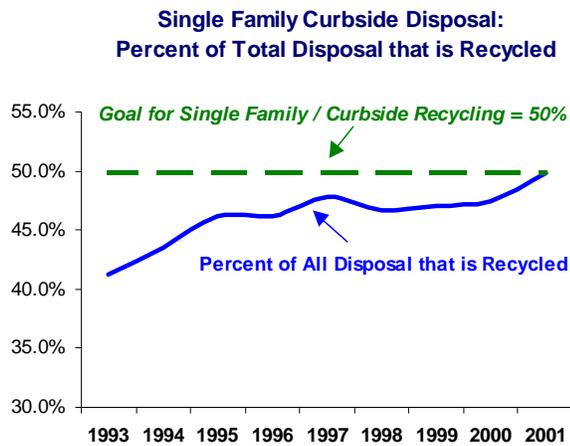
**What We Are Doing**

- Leading or participating in regional watershed planning processes to accomplish early action habitat improvements and to develop long-term salmon habitat conservation plans.

*Outcome: Decrease Waste Disposal and Increase Recycling*



20. Pounds of Waste Disposed and Recycled Per Capita



- King County continues to do well in its recycling efforts. In 2001, about 1,060 lbs. per person were recycled in King County outside of Seattle. This is six times the amount recycled in 1977, and more than twice what was recycled in 1991. Data for the City of Seattle are not included here.

- Of the total waste generated in King County, outside Seattle, about 40% is being recycled. This proportion has remained about the same since the mid-1990s. It is considerably better than 1991, when just 22% was recycled, or 1981 when only 14% was recycled.
- The graph shows residential curbside disposal. Since 1993 there has been a gradual increase in the proportion of residential waste that has been recycled. It remained around 47% from 1998 – 2000, but jumped to nearly 50% in 2001.
- The goal has been to reach 50% recycling by 2006. If the model estimates are correct, that goal has already been reached.

**What We Are Doing**

- Seeking ways to recycle and reduce more of the waste stream not currently included in curbside recycle programs, such as food waste recycling.
- Examining “new wastes” such as used computer equipment, and devising ways to reduce and reuse this waste stream.

## AFFORDABLE HOUSING

Creating sufficient housing affordable to the King County workforce continues to be one of the County's most difficult challenges. There is an adequate supply of rental housing for those above 40% of median income, but below that level there are insufficient affordable units to meet the demand. Rental vacancy rates are up, indicating that the supply of rental housing is easing, and that rents are likely to stabilize. However, the vacancy rates remain below the normal market level (around 5%) that existed prior to 1996.

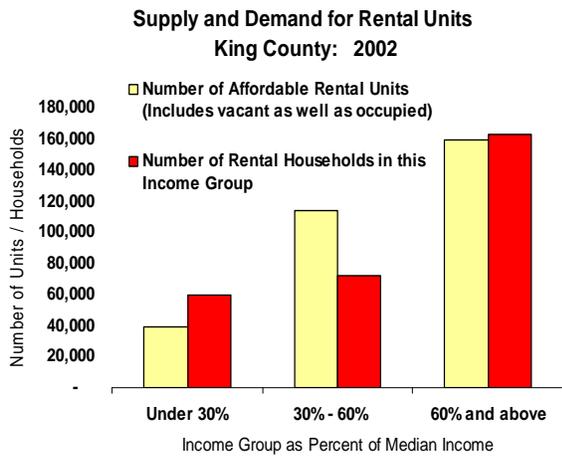
Buying a first home remains extremely difficult for those under 120% of median household income (around \$74,000 in 2001).

21% of households earn below 50% of median income (around \$30,000 in 2001), but only about 14% of the County's housing stock (rental or ownership) is affordable to that group. Only 10 out of King County's 40 jurisdictions have sufficient housing for those earning under 50% of median household income. Fourteen cities have sufficient housing for those under 80% of median income, eleven of them in the South County.

**Outcome: Provide Sufficient Affordable Housing for All King County Residents**

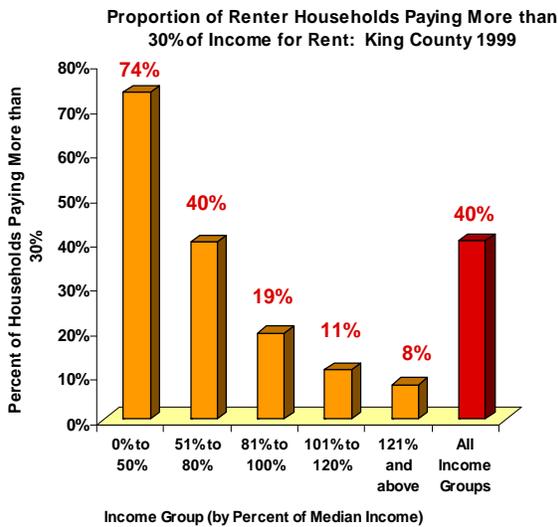


21. Supply and Demand for Affordable Rental Housing



- The greatest deficit in rental housing is for those who earn less than 30% of H.U.D. median income (about \$18,000 for a household of two to three persons). A household supported by a full-time worker earning up to \$9.00 per hour would be in this group.
- Average rent for all multi-family units was \$869 by the spring of 2002, requiring an income of about \$35,000. Half of all units rent for over \$825. This means that average-priced multifamily rentals in the County would be unaffordable to a household supported by one wage-earner making \$16.00 an hour, or two wage-earners each earning \$8.00 an hour.

22. Percent of Income Paid for Housing.

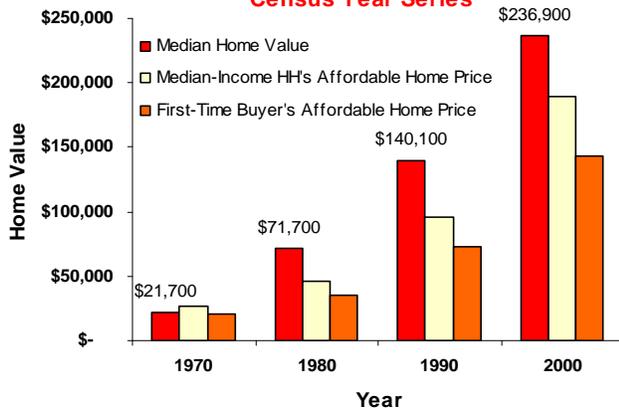


- The lower a household's income, the more likely it is to pay a high percentage of its income for housing costs. This is true for both renters and homeowners.
- About 74% of *renter* households in the two lowest income categories (those earning less than half of the median household income) paid more than 30% of their income to housing costs in 1999. This compares to about 78% in 1989.
- In 1999, nearly 40% of those making 51 – 80% of median income paid over 30% of their income for rent. In 1989, that number was 33%. Low income renters are especially vulnerable to high housing costs. They have no protection from rising monthly rents and build no equity in their homes.
- In 1999, 62% of *homeowner* households in the two lowest income categories paid more than a 30% of their income for housing costs.

23. Home Purchase Affordability Gap

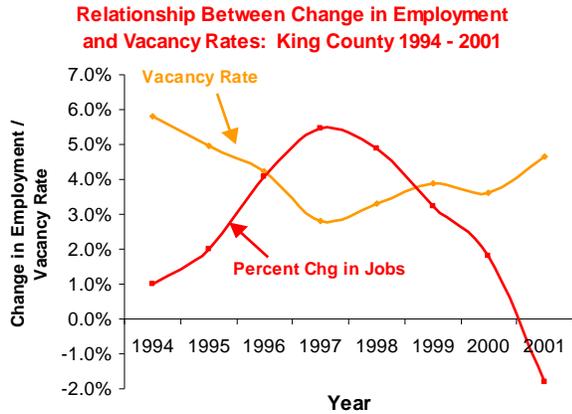


**Affordability Gap for Median Income and First-Time Buyer Households:  
Census Year Series**



- The graph shows the change in the affordability gap over the long term. In 1970, the median-income household could afford more than the cost of a median-priced single-family home. However, since then the affordability gap has been growing.
- In 1980, the gap for a first-time buyer, at 80% of median income, was \$36,400. In 2000, the first-time buyer faced a gap of \$93,000. That household, earning \$45,000, could afford homes priced below \$144,000, about 18% of 2000 home sales, many of them condominiums.

26. Apartment Vacancy Rate

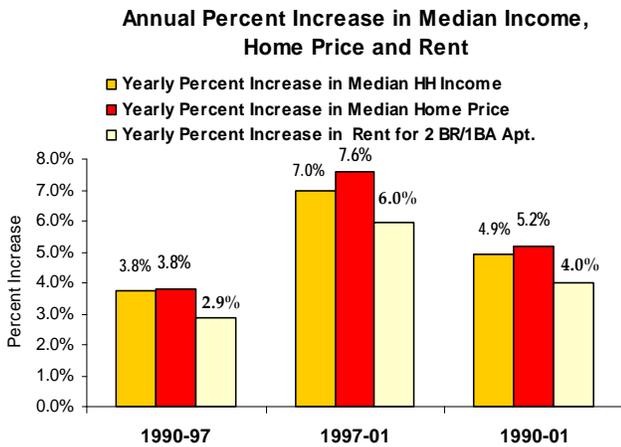


- King County's average vacancy rate rose to 4.7% in 2001, the highest it has been since 1995. Rising vacancy rates mean downward pressure on rents.
- However, this rate is still below the normal market rate of 5% that existed prior to 1996. Vacancy rates were highest in the rural and east subareas, and lowest in Seattle.
- Rental vacancy rates are also influenced by the supply of housing stock. When supply is high in relationship to demand, there will be more vacancies.
- The graph shows the inverse relationship of vacancy rate to employment change.

*Outcome: Promote Affordable Home Ownership Opportunities*

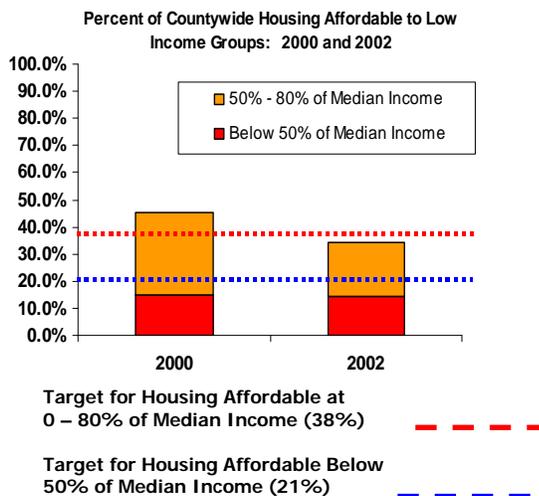


27. Trend of Housing Costs Vs. Income



- The median price for all residences (single family and condo) in 2001 was \$244,000. Home prices increased at a faster rate than median household income from 1997 to 2001, particularly during the second half of the decade.
- In the long term, the annual rate of income growth (4.9% per year) has been slightly behind the annual rate of increase in home prices (5.2% per year).
- The rising trend in home prices began to slow in 2001 as the economy cooled. However, the median price still increased nearly 5% from 2000 to 2001.
- The rate of rent increase has been slower than the rate of income growth for most of the decade. Only in 1998 and 2000 did the rate of rent increase exceed the rate of income growth.

Indicator 29: Existing Housing Units Affordable to Low Income Households



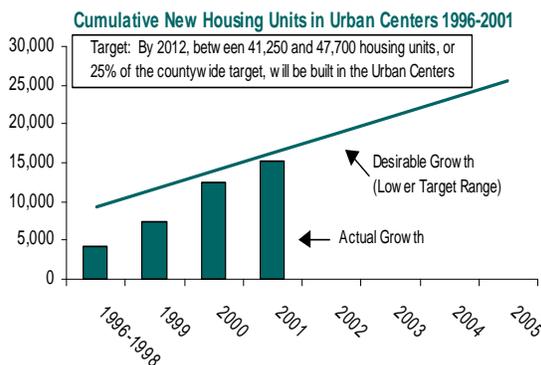
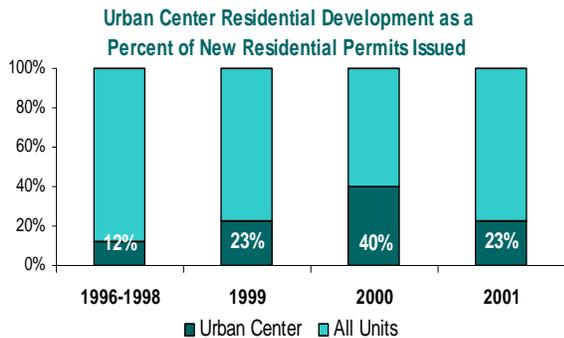
- Currently 14% of the County's housing stock is affordable to those below 50% of median income, and 20% is affordable to those from 50% to 80% of median income. This falls short of the need, especially for the lowest income group.
- To meet demand, at least 21% of the housing stock should be affordable to those earning under 50% of median income, and 17% should be affordable to those earning 50% to 80% of median income.
- Only 14 out of 40 King County jurisdictions have sufficient affordable housing for those under 80% of median income. 11 of those cities are in the South County.

## LAND USE

The outlook for the Land Use Indicators is perhaps the most positive of the five areas. We are continuing to develop land primarily in the urban area. The percent of rural development is declining. The County is nearing its goal of 25% of growth occurring in urban centers. There is adequate land supply and capacity to meet both housing and job targets through 2012 and beyond. There is clearly a need to keep monitoring land use policy to assure that these trends continue. King County has nearly 27,000 acres of urban parks, but the number of acres per person is declining. Park acreage is not keeping pace with population growth.

### Outcome: Encourage Growth in Urban Areas and Urban Centers; Limit Growth in Rural Areas

30. Percent of new housing units in Urban Areas, Rural / Resource Areas, and Urban Centers.



- In 2001 there were 2,804 net new units permitted in the 12 Urban Centers. 86% of these permits were issued in one of Seattle's five urban centers.
- Since 1996, about 15,700 net new units have been built in the urban centers. This represents about 21% of all new units permitted during these six years. The CPP goal is that 25% of new units permitted will be in urban centers.
- The first graph shows the percent of residential permits issued in Urban Centers each year compared to all permits issued. The percent of new development located in urban centers increased to nearly 40% in 2000. 2001 experienced a decline in urban center permits to a level similar to 1999.
- As the second graph indicates, development is currently just under the lower target range.
- Higher density development is new to many cities, and is more susceptible to market trends, community support, and available infrastructure capacity than more traditional suburban housing forms. The economic conditions of late 2001 and 2002 may also be limiting the ability of urban centers to achieve the desirable rate of growth.

31. Employment in Urban and Rural Areas, and in Urban Centers.



Total Employment in Urban Centers			
	1995	2000	Net Change in Jobs: 1995 - 2000
<b>Bellevue</b>	23,018	31,725	8,707
<b>Federal Way</b>	3,180	4,241	1,061
<b>Kent</b>	3,104	3,014	-90
<b>Redmond</b>	4,023	5,797	1,774
<b>Renton</b>	14,007	17,184	3,177
<b>SeaTac</b>	7,081	9,533	2,452
<b>Seattle</b>	226,548	273,064	46,516
1st Hill/Cap. Hill	32,171	36,220	4,049
Downtown	139,504	176,883	37,379
Northgate	9,460	10,655	1,195
Seattle Center	16,721	16,525	-196
Univ. District	28,692	32,781	4,089
<b>Tukwila</b>	17,052	22,749	5,697
<b>Total Jobs in Urban Centers</b>	<b>298,013</b>	<b>367,307</b>	<b>69,294</b>
<b>Total Jobs in King County</b>	<b>940,883</b>	<b>1,151,006</b>	<b>210,123</b>
<b>Percent of New Jobs Created in Urban Centers</b>			<b>33%</b>

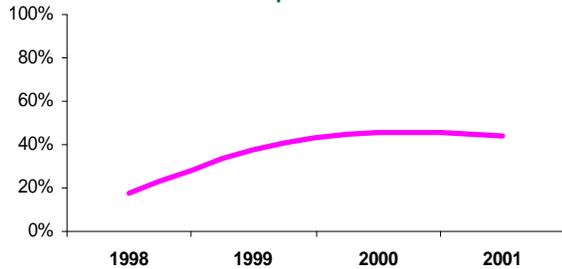
- According to CPPs, 50% of the 2012 job target for new employment should occur within the Urban Centers. This would amount to about 174,000 new jobs in 20 years.
- Between 1995 and 2000 employment in Urban Centers increased by nearly 70,000 jobs. Figure 31.2 shows that Urban Centers accommodated 33% of the new jobs created since 1995.
- However, because total job growth was so strong, the 70,000 jobs in the Centers means that approximately 40% of the Urban Center target has been achieved in 25% of the twenty-year planning period.
- Jobs grew at the highest rate in Bellevue, increasing by 38%, followed by SeaTac (35%) and Tukwila (33%).

**Outcome: Make Efficient Use of Urban Land**



31. Percent of New Residential Units Built Through Redevelopment

**Percent of New Housing Units Built Through Redevelopment 1998-2001**



- In 2001 approximately 44% of new housing units were built on redevelopable land. This was slightly below the 46% in 2000.

- The amount of units built on redevelopable land has increased since 1998. The largest amount of development occurring on land with some pre-existing use is in the Seattle-Shoreline area.
- Development on land which is already at least partially developed is an important measure because approximately half of the land capacity for new dwelling units in cities is estimated to come from reuse of already-developed land.

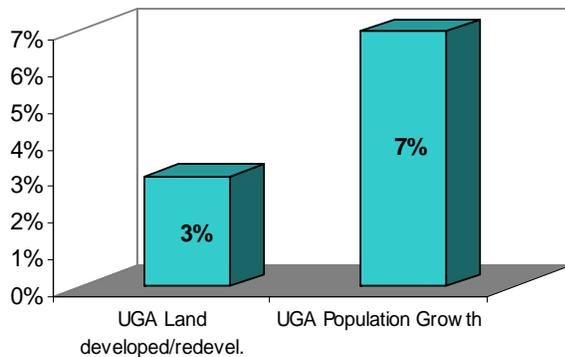
**What We Are Doing**

- Encouraging infill development in urban areas through regulatory measures such as easing height restrictions, zoning for higher densities, and transferring development credits from rural areas.

32. Ratio of Land Consumption to Population Growth



**Land Development and Population Growth within the Urban Growth Boundary 1995-2000**



- Figure 33.1 shows that the population in the Urban Growth Area grew by 7% between 1995 – 2000 while only 3% of land in the Urban Growth Area was developed or redeveloped.

- In 2000 there were 294,600 acres of land within the Urban Growth Area, 90% of it was already developed to some degree. From 1995 – 2000 development took place on 8,700 acres of that land, or about 3%.
- This 3% was developed or redeveloped for private residential or commercial use. Development of land for public purposes is not included.
- Of those 6,400 acres within the UGA, approximately 70% was vacant land. The remaining 30% of residential development occurred on redevelopable land.

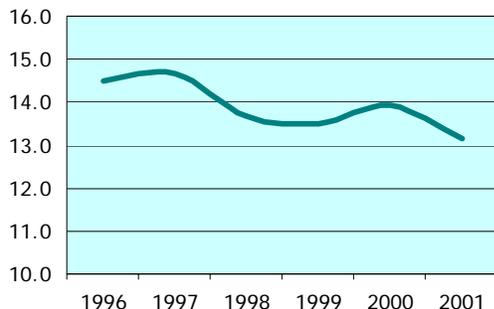
**What We Are Doing**

- Encouraging high density development in urban centers and urban planned developments.
- Providing increased transportation services for high density neighborhoods.

37. Acres of Urban Parks and Open Space



**Acres of Urban Park and Open Space Per Thousand Residents**



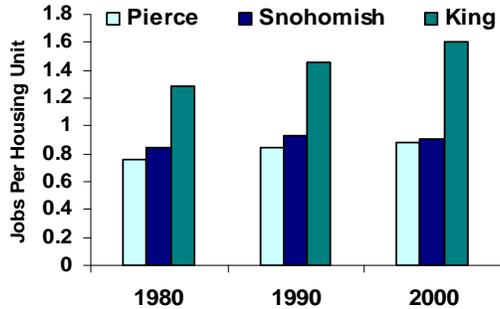
- In urban King County there are approximately 22,600 acres of city and county-owned parks and open space.
- Figure 37.2 shows that park and open space per 1000 residents has declined to less than 13 acres per thousand people in Urban King County. This is due to a large increase in population without a proportionate increase in park space.

**Outcome: Balance Jobs and Household Growth**



38. Ratio of Jobs to Housing in King and Surrounding Counties

**Ratio of Jobs to Housing Units in the Tri-County Region**



- King County historically has been the job center for the region and has a higher jobs-housing ratio than Pierce and Snohomish Counties.
- The graph shows that the jobs-housing ratio increased in Pierce and King counties and de-clined slightly in Snohomish County in 2000. In King County there are more jobs than housing units and in Pierce and Snohomish Counties there are more housing units than jobs.
- The table below shows the jobs-housing ratio for the sub-county region. In 1980 and 1990 Seattle-Shoreline had the highest job-housing ratio.

	1980	1990	2000
Pierce	0.76	0.85	0.88
Snohomish	0.85	0.93	0.91
King	1.28	1.46	1.61

	1980	1990	2000
Rural Subarea	0.38	0.37	0.44
South King County	1.40	1.44	1.44
Greater Eastside	0.90	1.33	1.78
Seattle-Shoreline	1.46	1.54	1.72

**TRANSPORTATION**

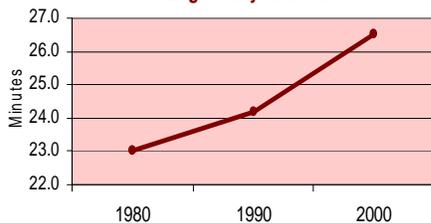
Transportation remains the most troubling of the five policy areas. There are a few bright spots. The volume – capacity ratios on two key highways have improved. The Sounder line carried 3.3 million passengers in 2001, up 42% from the previous year. While there has been a slight decline in Metro ridership, much of this seems attributable to falling employment in 2001. Commute times have lengthened over the decade, and although the percent of commuters traveling to work by single occupancy vehicle has fallen slightly, it still represents 69% of those trips.

**Outcome: Encourage Links between Residences, Commercial Centers, and Workplaces**

41. Average Commute Lengths for Major Destinations in King County



**Average Work Trip Commute Time King County Residents**



- The graph shows that between 1990 and 2000 commute times increased from an average of 24.2 minutes to 26.5 minutes. King County is currently ranked 15<sup>th</sup> among major metropolitan areas for the length of commute time.
- The table shows the travel times and average travel speeds for the 5 slowest of 22 morning and afternoon monitored commute routes. The slow speeds during commute times suggest that these are the most congested areas in the county.
- Three of the top five slowest commutes are between Bellevue and Seattle and travel times increased in the evening.

**What We Are Doing**

- Increasing Metro service in high density suburban areas.
- Developing transit-oriented developments with both residential and park-and-ride capacity at Overlake, Renton, and other population centers.

**Top 5 Slowest Round-Trip Freeway Commutes in King County**

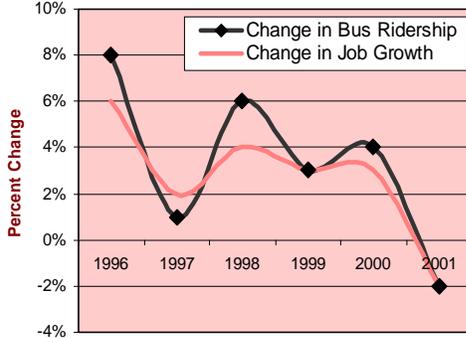
Major Destination and Return Commute Trip	Average Travel Time at 8 AM (min)	Average Travel Time at 5 PM (min)	Average Speed for Total Trip (mph)
1 Tukwilla to Bellevue am Bellevue to Tukwilla pm I-405	23	27	33
2 Seattle to Bellevue am Bellevue to Seattle pm Over SR-520	17	20	34
3 Bellevue to Seattle am Seattle to Bellevue pm Over SR-520	15	19	37
4 Seattle to Bellevue am Bellevue to Seattle pm Over I-90	13	20	39
5 Auburn to Renton am Renton to Auburn pm SR-167	12	21	39

*Outcome: Increase Availability of Other Modes of Transportation than Single Occupancy Vehicle*

Indicator 42: Metro Ridership



**Percent Change in Jobs and Bus Ridership over Time**

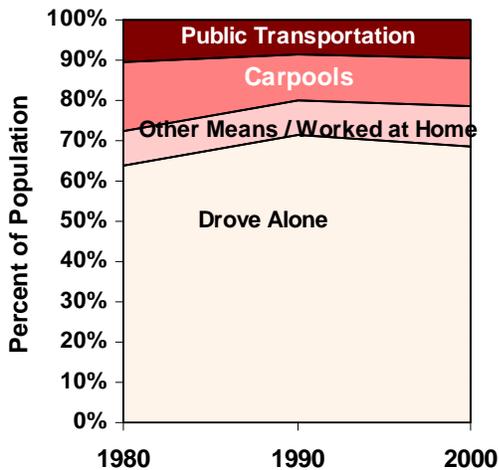


- Metro ridership decreased by 2% in 2001. The average King County resident used transit 56 times. This was down from 58 in 2000.
- The graph shows that transit use increased at a rate relative to job growth since 1996. The decline in transit use in 2001 was the same as the rate of job loss in the county (2%). It appears that the decrease in ridership is closely correlated to the drop in employment, which resulted from an economic recession in 2001.
- Sound Transit service, managed by King County Metro, however, had 3.3 million passengers in 2001. This was a 42% increase from 2000.

Indicator 43: Percent of Residents who Use Other Modes of Transportation than Single-Occupancy Cars



**Modes of Travel to Work**



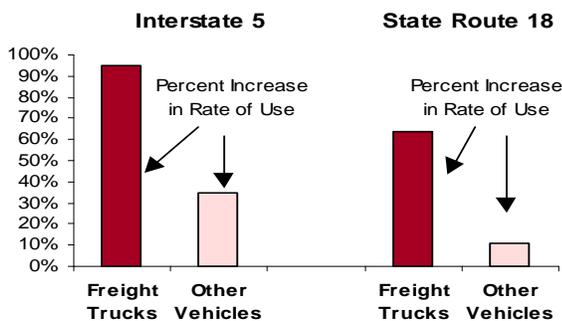
- In King County 69% of commuters drove alone, 12% carpoled, 10% used public transportation, and 10% used other means. Of these other means, 4% walked to work, 4% worked at home, and 2% biked or used other forms of transportation.
- Between 1980 and 1990 the rate of single occupancy vehicle (SOV) use increased by 7%. Since 1990 there has been a slight decline in the rate of SOV use and an increase in carpooling. Although there is a lower rate of SOV's in comparison to other modes, the actual number of SOV trips has increased.
- The graph shows commuter mode split as a percent of population in King County compared to other metropolitan areas. The overall use rate of alternative transportation modes is similar to most other metropolitan areas except New York, where public transportation is much more commonly used.

*Outcome: Reduce Commercial Traffic Congestion*



44. Ability of Goods and Services to Move Efficiently through the Region

**Increase in Use Rates by Commercial vs. Non-Commercial Vehicles from 1993-2001**



- Freight trucks have increased as a share of total vehicles on the road since 1993. On I-5, freight traffic has increased by 64% and cars by 11%. On SR-18, freight traffic has increased by 95% and cars have increased by 35%.
- However, car rather than truck traffic remains the major source of traffic. 95% of vehicles using I-5 at N. 185<sup>th</sup> are cars, and 89% of the vehicles on SR-18 are cars.
- Despite improvements, volume still exceeds capacity at two peak times on I-5, impeding traffic mobility for both commercial and commuting traffic.

## III. King County in the Puget Sound Region

This chapter places King County within the context of the Puget Sound Region and gives an overview of the demographic, economic and development trends of King, Pierce, Snohomish, and Kitsap Counties. King County is the largest of the four counties in terms of both land area and population. King County influences and is affected by forces that have their origin beyond County borders. It is important to consider the role King County occupies and the forces which affect it across jurisdictional boundaries.

This chapter presents summary data for each county, and some tables provide detail on unincorporated areas and the largest city in each county.

King County: **Seattle**

Kitsap County: **Bremerton**

Pierce County: **Tacoma**

Snohomish County: **Everett**



## Population 1980, 1990, 1995 through 2000 King County and the Puget Sound Region

	Census 1980	Census 1990	Census 2000	<i>2002 OFM Estimates</i>
<b><u>King</u></b>	<b>1,269,898</b>	<b>1,507,319</b>	<b>1,737,034</b>	<i>1,774,300</i>
Seattle	493,846	516,259	563,374	<i>570,800</i>
Balance	776,052	991,060	1,173,660	<i>1,203,500</i>
<b><u>Kitsap</u></b>	<b>147,152</b>	<b>189,731</b>	<b>231,969</b>	<i>234,700</i>
Bremerton	36,208	38,142	37,259	<i>37,530</i>
Balance	110,944	151,589	194,710	<i>197,170</i>
<b><u>Pierce</u></b>	<b>485,667</b>	<b>586,203</b>	<b>700,820</b>	<i>725,000</i>
Tacoma	158,501	176,664	193,556	<i>194,900</i>
Balance	327,166	409,539	507,264	<i>530,100</i>
<b><u>Snohomish</u></b>	<b>337,720</b>	<b>465,628</b>	<b>606,024</b>	<i>628,000</i>
Everett	54,413	69,961	91,488	<i>96,070</i>
Balance	283,307	395,667	514,536	<i>531,930</i>
<b>Puget Sound Region</b>	<b>2,240,437</b>	<b>2,748,881</b>	<b>3,275,847</b>	<i>3,362,000</i>
<b>Washington State</b>	<b>4,132,353</b>	<b>4,866,663</b>	<b>5,894,000</b>	<i>5,757,400</i>

Source: Washington State Office of Financial Management and 2000 US Census.

## Median Income, 1999

### Counties in the Puget Sound Region

	Households in 2000	Median Household Income 1999	Families in 2000	Median Family Income 1999	Total Persons 2000	Per Capita Income 1999
<b>King County</b>	711,235	\$53,200	423,511	\$66,035	1,737,034	\$29,521
Seattle	258,499	\$45,736	115,498	\$62,195	563,374	\$30,306
<b>Kitsap County</b>	86,393	\$46,840	61,518	\$53,878	231,969	\$22,317
Bremerton	15,025	\$30,950	8,427	\$36,358	37,259	\$16,724
<b>Pierce County</b>	260,897	\$45,204	181,466	\$52,098	700,820	\$20,948
Tacoma	76,127	\$37,879	46,446	\$45,567	193,556	\$19,130
<b>Snohomish County</b>	224,966	\$53,060	158,994	\$60,726	606,024	\$23,417
Everett	36,255	\$40,100	21,937	\$46,743	91,488	\$20,577

Source: U.S. Census 2000.

### Different Measures of Income In King County

**Income** refers to money coming in to individuals and families from all sources: wages, interest, dividends, rents, social security and pensions. The 1990 Census reported 1989 income for households and families in King County.

**Household Income** is income earned by each household, which often includes more than one wage earner. A household is the person or group of people who occupy a housing unit.

**Family income** is income earned by each family of two or more related persons living together. Family income is higher than household income because it excludes single-person households who generally have lower incomes. Almost two thirds of King County families had two or more wage earners in 1990.

**Per capita income** divides the total income by the total number of people in King County whether or not they earn any income.

The **median** is the midpoint of all household or family incomes. Fifty percent of the households or families have incomes below the median, and fifty percent are above the median.

The **mean** or **average** (not reported here) divides total income by the number of households or families. It is higher than the median because of the elevating effect of a few very high incomes. For this reason, the median is more often used to represent typical household or family income.

## Non-Agricultural Wage and Salary Jobs King, Kitsap, Pierce and Snohomish Counties 1997 through 2001

### KING COUNTY

Industry	1997	1998	1999	2000	2001
Manufacturing	154,700	162,000	153,100	145,600	141,900
-Trans. Equip.	69,300	73,900	67,000	59,800	59,000
-Other Mfg.	85,400	88,100	86,100	85,800	82,900
Mining and Misc.	500	500	500	600	500
Construction	52,100	57,100	62,000	66,400	63,000
Trans./Pub. Util.	70,700	72,800	77,200	81,400	80,900
Wholesale/Retail	256,000	266,100	273,400	282,600	271,900
Fin./Ins./Real Est.	68,300	71,200	74,500	73,400	76,400
Services	327,400	342,300	360,200	387,800	379,500
Government	144,300	147,400	151,000	154,100	157,400
<b>TOTAL:</b>	<b>1,074,000</b>	<b>1,119,400</b>	<b>1,151,900</b>	<b>1,191,900</b>	<b>1,171,400</b>

### KITSAP COUNTY

Industry	1997	1998	1999	2000	2001
Manufacturing	2,100	2,300	2,400	2,300	2,300
-Trans. Equip.	NA	NA	NA	NA	NA
-Other Mfg.	NA	NA	NA	NA	NA
Mining and Misc.	900	900	900	700	800
Construction	3,100	3,400	3,700	4,100	4,300
Trans./Pub. Util.	1,600	1,700	2,000	1,900	2,200
Wholesale/Retail	16,300	16,500	16,000	16,800	16,800
Fin./Ins./Real Est.	2,600	2,800	2,800	2,600	2,600
Services	17,300	18,300	18,800	19,700	19,400
Government	26,200	25,800	25,700	26,300	26,500
<b>TOTAL:</b>	<b>70,100</b>	<b>71,700</b>	<b>72,300</b>	<b>74,400</b>	<b>75,000</b>

### PIERCE COUNTY

Industry	1997	1998	1999	2000	2001
Manufacturing	25,600	25,600	24,500	23,300	22,400
-Trans. Equip.	2,600	2,800	2,500	2,300	2,300
-Other Mfg.	23,000	22,800	22,000	21,000	20,100
Mining and Misc.	200	200	200	200	200
Construction	12,600	13,300	14,900	16,000	15,800
Trans./Pub. Util.	9,600	9,200	9,500	10,600	10,800
Wholesale/Retail	57,000	58,500	58,800	59,700	59,200
Fin./Ins./Real Est.	11,900	12,500	12,800	13,300	13,100
Services	64,600	67,400	69,500	70,300	70,300
Government	47,300	48,400	49,100	50,000	52,600
<b>TOTAL:</b>	<b>228,800</b>	<b>235,100</b>	<b>239,300</b>	<b>243,400</b>	<b>244,400</b>

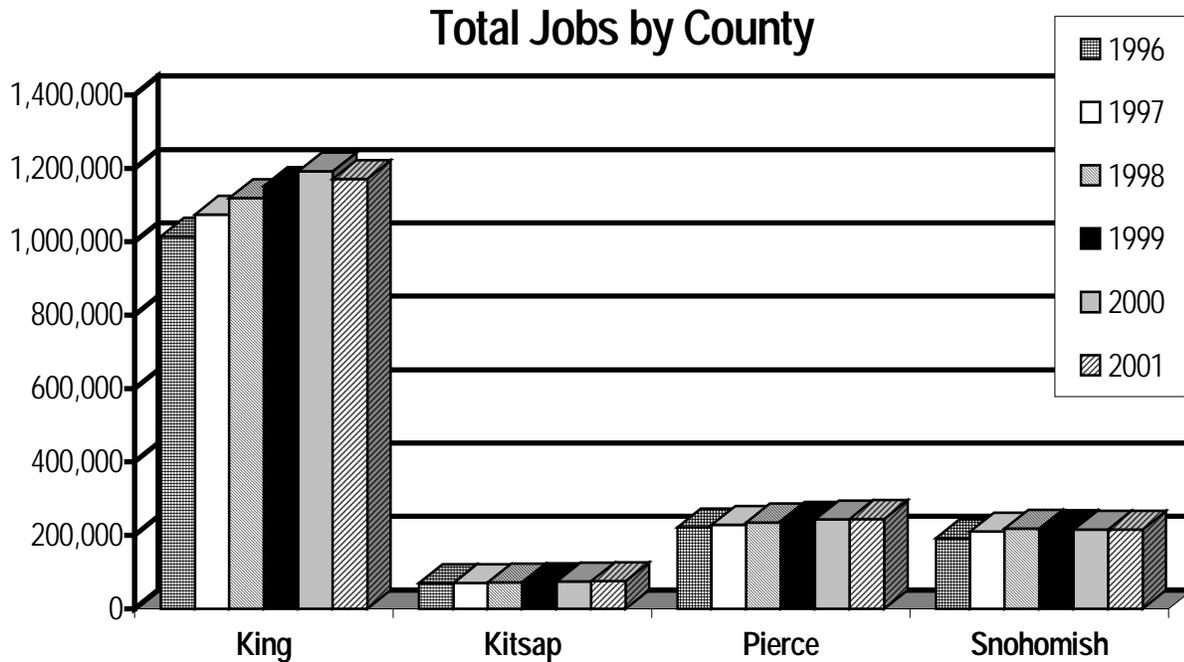
### SNOHOMISH COUNTY

Industry	1997	1998	1999	2000	2001
Manufacturing	62,000	65,800	60,300	54,400	52,900
-Trans. Equip.	38,000	43,100	37,600	31,600	31,200
-Other Mfg.	24,000	22,700	22,700	22,800	21,700
Mining and Misc.	200	200	200	500	500
Construction	13,700	14,400	15,700	16,900	16,200
Trans./Pub. Util.	6,000	7,100	6,400	6,200	5,800
Wholesale/Retail	46,000	47,000	48,100	49,300	48,900
Fin./Ins./Real Est.	9,150	9,200	9,300	9,600	10,100
Services	42,500	43,700	45,100	46,700	47,200
Government	30,500	30,700	31,700	31,800	34,000
<b>TOTAL:</b>	<b>210,050</b>	<b>218,100</b>	<b>216,800</b>	<b>215,400</b>	<b>215,600</b>

Source: Washington State Employment Security Department 1996 - 2001, 2002.

## Non-Agricultural Wage and Salary Jobs in Puget Sound Region 1997 through 2001

Industry	1997	1998	1999	2000	2001
Manufacturing	244,400	255,700	240,300	225,600	219,500
-Trans. Equip.	109,900	119,800	107,100	93,100	92,500
-Other Mfg.	132,400	133,600	130,800	130,200	124,700
Mining and Misc.	1,800	1,800	1,800	2,000	2,000
Construction	81,500	88,200	96,300	103,700	99,300
Trans./Pub. Util.	87,900	90,800	95,100	100,000	99,700
Wholesale/Retail	375,300	388,100	396,300	408,800	396,800
Fin./Ins./Real Est	91,950	95,700	99,400	99,100	102,200
Services	451,800	471,700	493,600	524,500	516,400
Government	248,300	252,300	257,500	262,500	270,500
<b>TOTAL:</b>	<b>1,582,950</b>	<b>1,644,300</b>	<b>1,680,300</b>	<b>1,680,300</b>	<b>1,706,400</b>



Source: Washington State Employment Security Department, 2001.

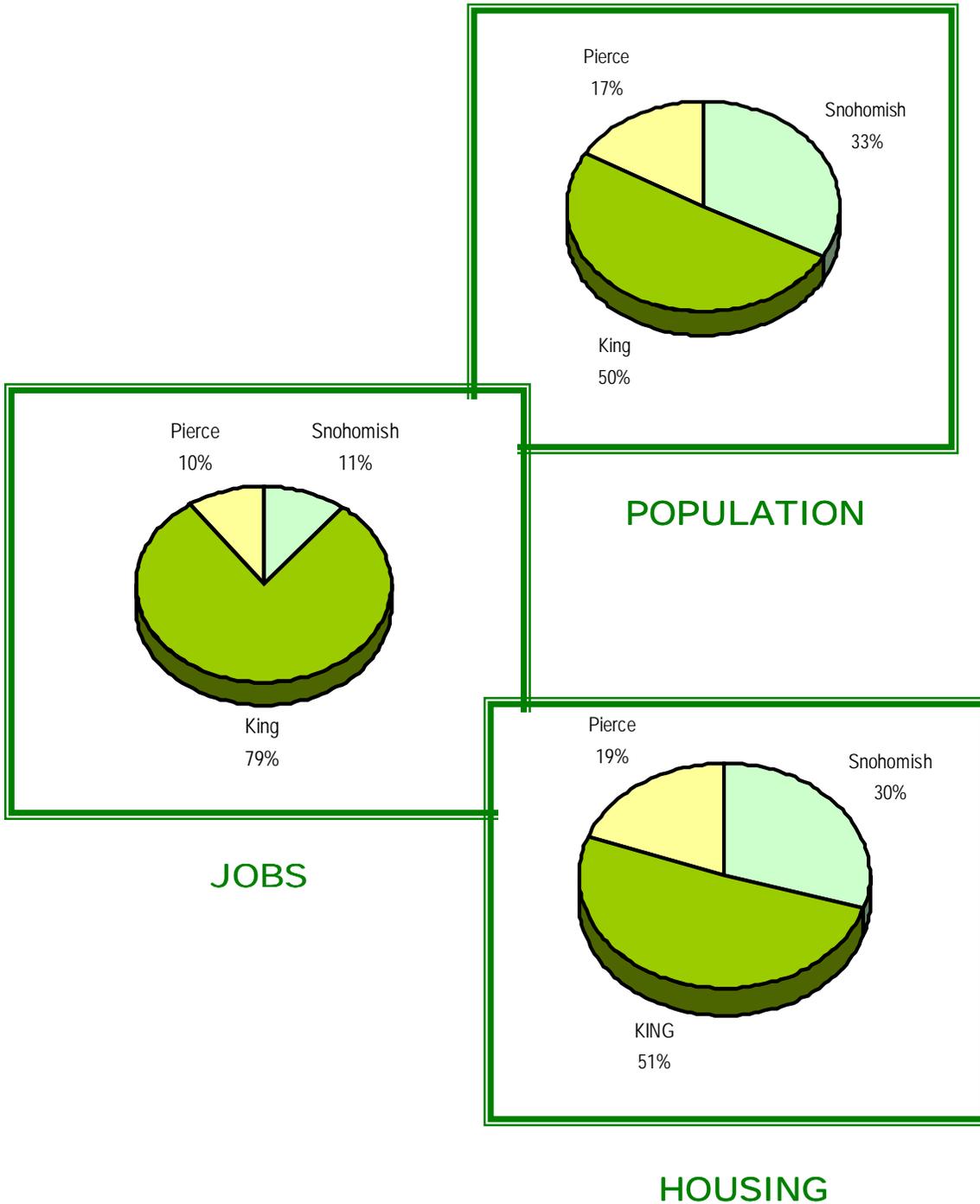
## Jobs / Housing Balance: King County in the Puget Sound Region

	<u>1995</u>	<u>2000</u>	<u>Percent of WA,2000</u>	<u>5 - Year Growth</u>		<u>Growth as Percent of WA growth</u>
				<u>#</u>	<u>%</u>	
<b><u>King County</u></b>						
Jobs	979,900	1,192,000	44.0%	212,100	21.6%	58.1%
Housing Units	699,200	742,236	30.3%	43,036	6.2%	25.7%
Population	1,613,600	1,737,034	29.5%	123,434	7.6%	26.6%
<b><u>Snohomish</u></b>						
Jobs	187,200	215,400	7.9%	28,200	15.1%	7.7%
Housing Units	211,200	236,203	9.6%	25,003	11.8%	14.9%
Population	525,600	606,024	10.3%	80,424	15.3%	17.3%
<b><u>Pierce</u></b>						
Jobs	217,500	243,400	9.0%	25,900	11.9%	7.1%
Housing Units	260,700	277,060	11.3%	16,360	6.3%	9.8%
Population	660,200	700,820	11.9%	40,620	6.2%	8.8%
<b><u>Puget Sound (3 Co)</u></b>						
Jobs	1,384,600	1,650,800	60.9%	266,200	19.2%	73.0%
Housing Units	1,171,100	1,255,499	51.2%	84,399	7.2%	50.3%
Population	2,799,400	3,043,878	51.6%	244,478	8.7%	52.7%
<b><u>Washington State</u></b>						
Jobs	2,347,000	2,711,800	100%	364,800	15.5%	100%
Housing Units	2,284,000	2,451,734	100%	167,734	7.3%	100%
Population	5,430,000	5,894,000	100%	464,000	8.5%	100%

**Source:** Jobs data are Non-Agricultural Wage and Salary jobs from Washington State Employment Security Department, 2001.

Population and Housing units data are from Washington State Office of Financial Management, 1999. US Census 2001.

# Regional Shares of Growth King, Pierce and Snohomish Counties 1995 through 2000



## Housing Units by Structure Type

### Counties in the Puget Sound Region, 1990 and 2000

	<u>1990</u>				<u>2000</u>			
	Total Units	1 unit	2/more units	Mobile Homes	Total Units	1 unit	2/more units	Mobile Homes
<b><u>King County:</u></b>								
<i>Unincorporated</i>	192,079	149,677	31,445	10,957	136,006	106,420	20,328	9,258
<i>Incorporated</i>	455,222	243,881	197,157	14,184	614,277	327,306	275,603	11,290
<b>SEATTLE</b>	249,032	132,330	113,146	3,556	270,134	134,761	134,959	414
<b>Total:</b>	<b>647,301</b>	<b>393,558</b>	<b>228,602</b>	<b>25,141</b>	<b>739,138</b>	<b>429,453</b>	<b>295,931</b>	<b>20,266</b>
<b><u>Kitsap County:</u></b>								
<i>Unincorporated</i>	52,512	39,001	5,522	7,989	64,971	45,488	6,811	12,672
<i>Incorporated</i>	21,526	12,169	8,437	920	31,729	19,661	10,682	1,386
<b>BREMERTON</b>	15,693	9,190	6,124	379	16,796	9,633	6,655	508
<b>Total:</b>	<b>74,038</b>	<b>51,170</b>	<b>13,759</b>	<b>8,909</b>	<b>96,700</b>	<b>65,149</b>	<b>17,493</b>	<b>14,058</b>
<b><u>Pierce County:</u></b>								
<i>Unincorporated</i>	125,448	80,478	24,962	20,008	126,709	81,723	15,859	29,127
<i>Incorporated</i>	103,419	67,515	33,824	2,080	162,546	101,076	56,691	4,779
<b>TACOMA</b>	75,147	49,278	25,154	715	80,187	52,572	26,900	715
<b>Total:</b>	<b>228,867</b>	<b>147,993</b>	<b>58,786</b>	<b>22,088</b>	<b>289,255</b>	<b>182,799</b>	<b>72,550</b>	<b>33,906</b>
<b><u>Snohomish County:</u></b>								
<i>Unincorporated</i>	97,573	67,715	12,927	16,931	116,935	78,401	18,644	19,890
<i>Incorporated</i>	86,362	49,474	33,129	3,759	124,828	72,374	47,002	5,452
<b>EVERETT</b>	30,799	15,682	13,794	1,323	38,057	17,878	18,823	1,356
<b>Total:</b>	<b>183,935</b>	<b>117,189</b>	<b>46,056</b>	<b>20,690</b>	<b>241,763</b>	<b>150,775</b>	<b>65,646</b>	<b>25,342</b>

Source: Washington State Office of Financial Management, "Population Trends", 2000. 2000 US Census.

## New Privately Owned Residential Units Authorized in Selected Permits-Issuing Places, 1991 - 2001 Counties in the Puget Sound Region

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
<b>King County:</b>											
Single Family	4,518	5,242	4,688	5,478	4,480	4,789	5,434	5,818	5,423	5,010	4,600
Multifamily	2,814	3,759	3,081	2,983	5,118	6,398	6,897	8,435	9,262	9,685	7,345
<b>TOTAL:</b>	<b>7,332</b>	<b>9,001</b>	<b>7,769</b>	<b>8,461</b>	<b>9,598</b>	<b>11,187</b>	<b>12,331</b>	<b>14,253</b>	<b>14,685</b>	<b>14,695</b>	<b>11,945</b>
<b>Kitsap County:</b>											
Single Family	1,701	1,911	1,488	1,483	1,022	1,540	1,555	1,100	1,486	1,421	1,126
Multifamily	745	431	653	256	189	250	184	26	20	83	12
<b>TOTAL:</b>	<b>2,446</b>	<b>2,342</b>	<b>2,141</b>	<b>1,739</b>	<b>1,211</b>	<b>1,790</b>	<b>1,739</b>	<b>1,126</b>	<b>1,506</b>	<b>1,504</b>	<b>1,138</b>
<b>Pierce County:</b>											
Single Family	2,939	3,909	4,280	3,758	2,739	3,733	3,935	4,392	4,515	3,732	3,922
Multifamily	1,263	1,471	1,130	1,253	1,157	999	995	1,304	966	938	1,621
<b>TOTAL:</b>	<b>4,202</b>	<b>5,380</b>	<b>5,410</b>	<b>5,011</b>	<b>3,896</b>	<b>4,732</b>	<b>4,930</b>	<b>5,696</b>	<b>5,481</b>	<b>4,670</b>	<b>5,543</b>
<b>Snohomish County:</b>											
Single Family	2,288	3,024	3,361	3,870	2,765	3,968	4,162	4,314	4,384	3,962	3,785
Multifamily	604	902	1,058	1,340	739	960	1,401	3,553	3,015	2,387	1,612
<b>TOTAL:</b>	<b>2,892</b>	<b>3,926</b>	<b>4,419</b>	<b>5,210</b>	<b>3,504</b>	<b>4,928</b>	<b>5,563</b>	<b>7,867</b>	<b>7,399</b>	<b>6,349</b>	<b>5,397</b>

**Notes:** City data are not complete in Kitsap and Pierce Counties

In King County, single family includes mobile homes. Data for other counties exclude mobile homes.

Data for 1995 cover the period through November, 1995.

**Source:** C-40 Reports and King County Office of Regional Policy and Planning Building Permit Files. Department of Housing and Urban Development and Kitsap County Trends Report.

## Number of Lots Applied For Counties in the Puget Sound Region, 1990 - 2001

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
<b>King</b>	7,215	1,497	1,408	1,564	2,322	2,991	2,979	3,672	5,275	2,871	3,980	1,912
<b>Kitsap</b>	864	865	556	1,242	1,069	675	676	393	*125	386	285	na
<b>Pierce</b>	5,530	2,462	3,374	5,863	8,344	2,430	2,718	8,535	*1,968	2,759	2,196	2,604
<b>Snohomish</b>	2,548	2,118	1,132	971	2,086	2,981	4,070	3,726	1,731 <sup>n</sup>	3,600	1,529	1,410
<b>Four County Total</b>	<b>16,157</b>	<b>6,912</b>	<b>6,470</b>	<b>9,640</b>	<b>13,821</b>	<b>9,077</b>	<b>10,443</b>	<b>16,326</b>	<b>9,099</b>	<b>9,616</b>	<b>7,990</b>	<b>5,926</b>

## Number of Lots Recorded Counties in the Puget Sound Region, 1990 - 2001

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
<b>King</b>	4,240	3,684	2,398	2,782	2,730	2,606	1,734	3,402	2,213	3,218	3,335	9,500
<b>Kitsap</b>	660	950	861	369	1,065	326	728	380	535	339	285	413
<b>Pierce</b>	2,174	2,464	2,564	2,225	2,727	2,378	2,464	*6,332	*2,047	2,043	2,824	2,303
<b>Snohomish</b>	1,235	1,406	2,570	2,316	2,772	2,464	2,057	2,854	3,356 <sup>n</sup>	3,702	2,675	2,391
<b>Four County Total</b>	<b>8,309</b>	<b>8,504</b>	<b>8,397</b>	<b>7,693</b>	<b>9,294</b>	<b>7,774</b>	<b>6,983</b>	<b>12,968</b>	<b>8,151</b>	<b>9,302</b>	<b>9,119</b>	<b>14,607</b>

**Notes:** These tables refer to formal plats and do not include short plats.

\* county only data, no data for the cities.

" = only for first three quarters of the year

na = not available

**Sources:**

**King County** - King County Office of Regional Policy and Planning,

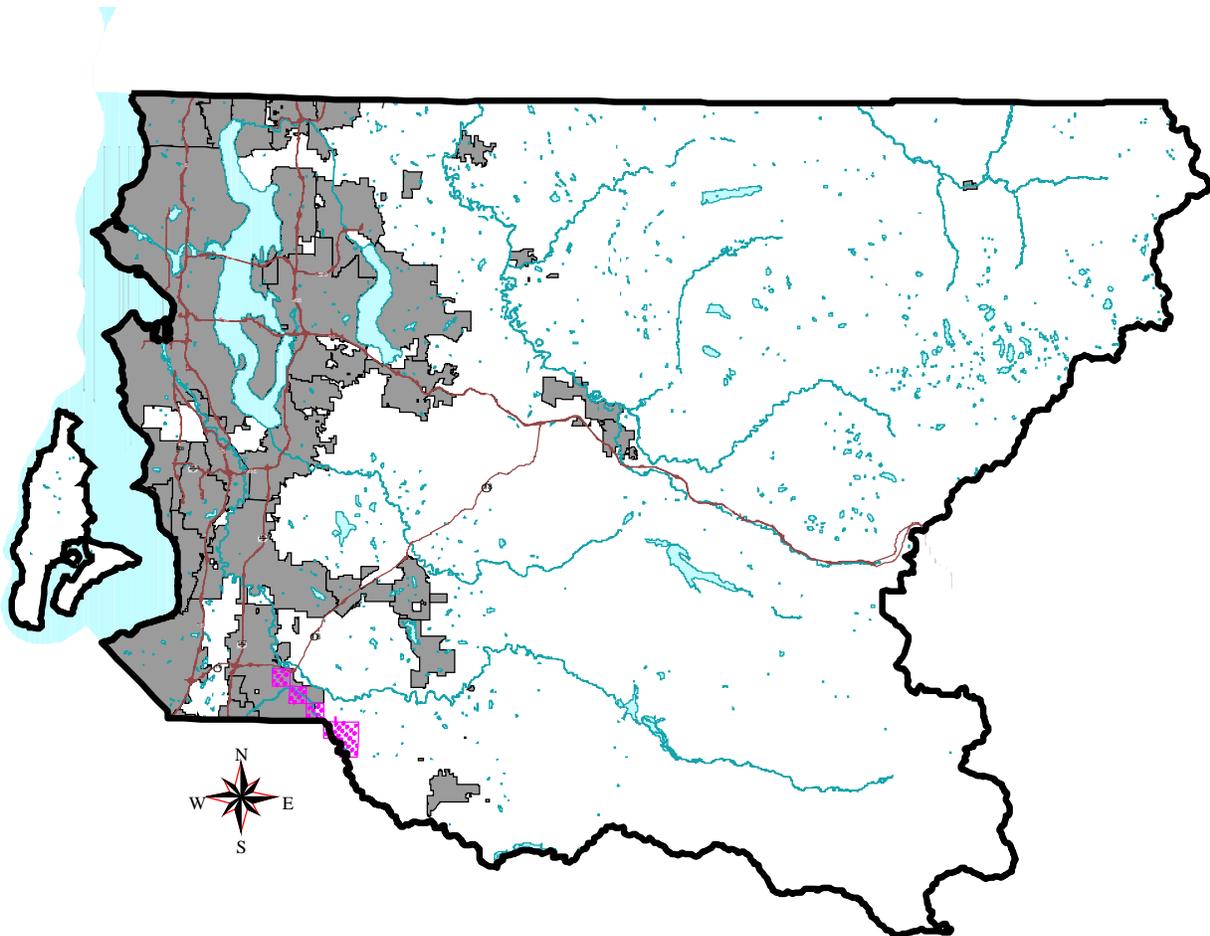
**Snohomish County and Pierce County** - Michael Britsch, New Home Trends

**Kitsap County** - Kitsap County Trends Report

## IV. King County At Large

This chapter provides tables covering King County as a whole. Several updated measures of King County's economic, demographic and housing status are available only on a countywide basis. Other information such as building permits, are available for cities as well as the county, and can be found in Chapter V, King County's Cities. Countywide indicators from the Benchmarks program are in Chapter II, Benchmarks.

Beginning on page 50, a five-page section breaks down selected countywide indicators into four subcounty areas: North, East, South and Rural. The map on page 54 sketches the locations of these subareas.



# Population Trend and Household Forecast

## King County 1970 - 2012

### Population and Household Trend King County 1970-2000

Population:	1970	1980	1990	1992	1994	1996	Estimate 1998	Census 2000
Cities	747,625	766,811	994,048	1,023,586	1,092,274	1,196,890	1,260,887	<b>1,387,261</b>
Unincorporated	411,750	503,087	513,257	540,900	507,226	431,910	404,913	<b>349,773</b>
<b>King County</b>	<b>1,159,375</b>	<b>1,269,898</b>	<b>1,507,305</b>	<b>1,564,486</b>	<b>1,599,500</b>	<b>1,628,800</b>	<b>1,665,800</b>	<b>1,737,034</b>

Households:	1970	1980	1990	1992	1994	1996	Estimate 1998	Census 2000
Cities	NA	324,145	431,744	441,800	463,000	507,000	537,000	<b>584,974</b>
Unincorporated	NA	173,118	184,048	193,200	180,000	153,000	143,000	<b>125,942</b>
<b>King County</b>	<b>393,413</b>	<b>497,263</b>	<b>615,792</b>	<b>635,000</b>	<b>643,000</b>	<b>660,000</b>	<b>680,000</b>	<b>710,916</b>

### Population and Household and Forecast King County 1990-2012

King County <u>POPULATION</u>	1990	1992	Forecast 2012	20-Year Change 1992 - 2012
High	-----	-----	1,966,500	+ 402,000
Medium	1,507,319	1,564,500	1,875,800	+ 311,300
Low	-----	-----	1,811,200	+ 246,700

King County <u>HOUSEHOLDS</u>	1990	1992	Forecast 2012	20-Year Change 1992 - 2012
<b>U R B A N :</b>				
Cities	431,700	442,000	592,800	+ 150,800
Unincorporated	145,100	151,400	189,400	+ 38,000
<b>R U R A L :</b>	39,000	41,600	48,600	+ 7,000
<b>KING COUNTY TOTAL</b>	<b>615,800</b>	<b>635,000</b>	<b>830,800</b>	<b>195,800</b>

**Note:** The term forecast refers to a prediction based on past trends. The year 2012 household forecast was derived from a population forecast prepared by OFM in 1992. That forecast predicted a Countywide increase of about 293,100 persons between 1992 and 2012. No official GMA population forecast is available for cities or other subcounty areas. The year 2010 forecast for Unincorporated King County in Chapter 7 was prepared by the Puget Sound Regional Council using a different method and assumptions.

**Source:** U S Census 1970, 1980, 1990, 2000; Washington State Office of Financial Management; Countywide Planning Policies.

## Population by Age

### King County, 1990 and 2000

Age	<u>1990 Census</u>		<u>2000 Census</u>		<u>1990 - 2000</u>	
	Persons	%	Persons	%	Change	
<b>0 - 4</b>	104,924	7.0%	105,321	6.1%	397	0.4%
<b>5 - 9</b>	98,828	6.6%	111,162	6.4%	12,334	12.5%
<b>10 - 14</b>	87,519	5.8%	109,992	6.3%	22,473	25.7%
<b>15 - 19</b>	87,664	5.8%	108,261	6.2%	20,597	23.5%
<b>20 - 24</b>	113,613	7.5%	116,597	6.7%	2,984	2.6%
<b>25 - 34</b>	300,762	20.0%	294,443	17.0%	(6,319)	-2.1%
<b>35 - 44</b>	270,094	17.9%	308,823	17.8%	38,729	14.3%
<b>45 - 54</b>	162,636	10.8%	259,136	14.9%	96,500	59.3%
<b>55 - 59</b>	58,707	3.9%	83,442	4.8%	24,735	42.1%
<b>60 - 64</b>	55,480	3.7%	58,085	0.03	2,605	4.7%
<b>65 - 74</b>	97,622	6.5%	88,884	5.1%	(8,738)	-9.0%
<b>75 - 84</b>	52,420	3.5%	68,348	3.9%	15,928	30.4%
<b>85+</b>	17,050	1.1%	24,540	1.4%	7,490	43.9%
<b>Total</b>	<b>1,507,319</b>	<b>100.0%</b>	<b>1,737,034</b>	<b>100.0%</b>	<b>229,715</b>	<b>15.2%</b>

Source: US Census, 1990 and 2000.

## Population by Race King County

	<u>2000 Census</u>	
	<u>Persons</u>	<u>%</u>
<b><u>Non-Hispanic</u></b>	<b>1,641,792</b>	<b>94.5%</b>
<i>White</i>	1,275,127	73.4%
<i>African American</i>	91,798	5.3%
<i>Asian</i>	186,615	10.7%
<i>Pacific Islander</i>	8,737	0.5%
<i>Native American</i>	14,278	0.8%
<i>Other</i>	4,577	0.3%
<b><u>Hispanic</u></b>	<b>95,242</b>	<b>5.5%</b>
<b><u>Two or More Race</u></b>	<b>60,660</b>	<b>3.5%</b>
<b><u>TOTAL POPULATION</u></b>	<b>1,737,034</b>	<b>100%</b>

Washington State Office of Financial Management in 1990 Population Trends for Washington State (August 1990), Table 2.

\*\* Hispanic origin is not a race category; it may be viewed as a nationality group. Persons of Hispanic origin may be of any race and are counted in other racial categories shown. Therefore, Hispanic origin should not be added to the other race categories.

## Estimated Change in Population by Race King County, 1990 and 2000

	<u>1990*</u>		<u>2000</u>		<u>1990 - 2000 Change</u>	
	<u>Persons</u>	<u>%</u>	<u>Persons</u>	<u>%</u>	<u>Persons</u>	<u>%</u>
<b><u>Non-Hispanic</u></b>						
<b>White</b>	1,256,345	83.3%	1,275,127	73.4%	18,782	1.5%
<b>Black / African American</b>	74,851	5.0%	91,798	5.3%	16,947	22.6%
<b>Asian / Pacific Islander</b>	115,822	7.7%	195,352	11.2%	79,530	68.7%
<b>Native American</b>	15,963	1.1%	14,278	0.8%	(1,685)	-10.6%
<b>Other</b>	16,409	1.1%	4,577	0.3%	(11,832)	-72.1%
<b><u>Hispanic</u></b>	44,337	2.9%	95,242	5.5%	50,905	114.8%
<b><u>Two or More Race</u></b>	na	na	60,660	3.5%		
<b>TOTAL:</b>	<b>1,507,319</b>	<b>100.0%</b>	<b>1,737,034</b>	<b>100.0%</b>	<b>229,715</b>	<b>15.2%</b>

**Note:** In the 1990 Census, Federal OMB Directive 15 reassigns this population to one of the four specific races.

**Source:** US Bureau of Census (1980 Census and PL 94-171 data for 1990 and 2000) and Washington State Office of Financial Management (1998 Estimates)

## Median Household Income for Seattle-Bellevue-Everett PMSA \* and Per Capita Personal Income for King County 1990 - 2000

Year	Median Household Income (Current \$)	Consumer Price Index Yearly Average	Median Household Income (Real \$)	Percent Change (Real \$)	Per Capita Personal Income (Current \$)	Per Capita Personal Income (Real \$)	Percent Change (Real \$)
<b>1990</b>	<b>\$36,465</b>	<b>1.268</b>	<b>\$28,758</b>	<b>0.11%</b>	<b>\$24,593</b>	<b>\$19,395</b>	<b>-1.1%</b>
1991	\$39,658	1.341	\$29,573	2.84%	\$26,031	\$19,412	0.1%
1992	\$39,225	1.390	\$28,219	-4.58%	\$27,747	\$19,962	2.8%
**1993	\$39,338	1.429	\$27,528	-2.45%	\$28,587	\$19,783	-0.9%
**1994	\$41,104	1.478	\$27,811	1.03%	\$30,054	\$20,279	2.5%
<b>**1995</b>	<b>\$43,071</b>	<b>1.493</b>	<b>\$28,849</b>	<b>3.73%</b>	<b>\$32,205</b>	<b>\$21,132</b>	<b>4.2%</b>
**1996	\$44,344	1.575	\$28,155	-2.40%	\$34,440	\$21,867	3.5%
**1997	\$45,266	1.630	\$27,959	-0.70%	\$33,373	\$20,793	-4.9%
**1998	\$47,656	1.693	\$29,201	4.44%	\$40,905	\$24,392	17.3%
1999	\$53,200	1.747	\$30,452	4.28%	\$44,719	\$25,642	5.1%
<b>2000</b>	<b>\$55,900</b>	<b>1.821</b>	<b>\$30,799</b>	<b>1.14%</b>	<b>\$45,536</b>	<b>\$25,006</b>	<b>-2.5%</b>
2001	\$61,400	1.888	\$32,521	5.59%	NA	NA	NA

For data and observations about King County Median Household Income and Personal Income Per Capita, refer to the 1998 Benchmarks Report, p.7.

n/a means not available.

\* The PMSA, Primary Metropolitan Statistical Area, includes King and Snohomish Counties through 1992; thereafter it includes Island County as well.

\*\* Median Household Income estimate includes King and Snohomish counties, and was expanded in 1993 to include Island County.

**Notes:** The index is based on the CPI-U, the Consumer Price Index for All Urban Consumers, for the Seattle Tacoma area. The base is 1982-1984 = 100.

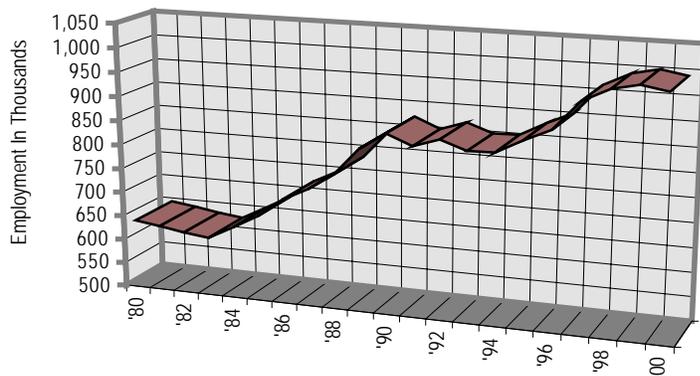
The Consumer Price Index is prepared by the U.S. Department of Labor, Bureau of Labor Statistics. Per capita personal income was computed using Census Bureau midyear population estimates. Estimates for 1990-1992 reflect state and county population estimates available as of February 1995.

**Source:** For median household income, Strategic Mapping, Inc.'s (formerly Donnelly) Market Profile Analysis. For per capita personal income, U.S. Dept. of Commerce, Bureau of Economic Analysis, Regional Economic Measurement Division, Survey of Current Business, April 1995; and Puget Sound Regional Council estimates, 1995. 1993 - 1996 personal income data was updated by BEA in 1998.

# Resident Civilian Labor Force and Employment

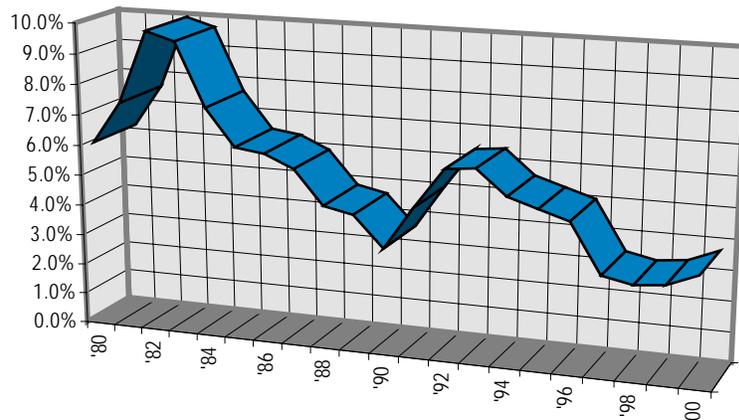
## King County, 1980-2001

	LABOR FORCE	Total Employment	Total Unemployment	Percent Unemployed
<b>1990</b>	<b>898,900</b>	<b>867,300</b>	<b>31,600</b>	<b>3.5%</b>
1991	890,200	846,600	43,600	4.9%
1992	921,700	864,200	57,500	6.2%
1993	903,100	845,900	57,200	6.3%
1994	896,400	847,200	49,200	5.5%
<b>1995</b>	<b>922,600</b>	<b>874,800</b>	<b>47,900</b>	<b>5.2%</b>
1996	945,400	899,300	46,100	4.9%
1997	990,700	957,800	32,900	3.3%
1998	1,015,300	984,200	31,100	3.1%
1999	1,028,700	995,900	32,800	3.2%
<b>2000</b>	<b>1,023,200</b>	<b>986,500</b>	<b>36,700</b>	<b>3.6%</b>
2001	999,500	948,400	51,100	5.1%



**Resident  
Employment  
1980-2000**

**Percent  
Unemployed  
1980 - 2000**



**Note:** This table reports the resident civilian labor force for the King County portion of the Seattle-Everett Primary Metropolitan Statistical Area. It reports only on residents of King County, excluding Snohomish County residents who commute to jobs in King County. Data are annual averages as revised in 1996.

**Source:** Washington State Employment Security Department, 2000.

## Nonagricultural Wage and Salary Workers in King County, 1990-2001

### Average Annual Employment in Thousands

Prelim.

INDUSTRY	1990	1991	1992	1993	1994*	1995*	1996	1997	1998	1999	2000	2001
<b>MANUFACTURING</b>	<b>170.5</b>	<b>166.5</b>	<b>161.4</b>	<b>148.9</b>	<b>141.2</b>	<b>135.9</b>	<b>142.8</b>	<b>154.7</b>	<b>162.0</b>	<b>152.9</b>	<b>145.6</b>	<b>141.9</b>
<b>Durable Goods</b>	<b>136.4</b>	<b>132.6</b>	<b>127.3</b>	<b>113.6</b>	<b>105.0</b>	<b>99.3</b>	<b>103.6</b>	<b>115.7</b>	<b>123.7</b>	<b>115.1</b>	<b>107.9</b>	<b>106.0</b>
Lumber/ Wood Products	/.4	6.4	6.3	6.1	6.4	6.3	6.3	6.0	5.5	5.4	5.3	5.5
Stone, Clay & Glass	3.1	3.0	3.2	3.4	3.5	3.6	3.7	3.8	4.0	3.2	3.5	3.1
Primary Metals	1.8	1.2	1.2	1.2	1.1	1.0	1.1	1.0	1.0	1.0	1.1	1.2
Machinery (non-electrical)	/.1	7.3	7.2	7.0	7.0	7.6	8.1	8.8	9.5	9.4	9.2	9.0
Electrical Machinery	4.1	4.5	4.3	4.5	4.8	5.4	6.6	7.2	7.9	7.6	7.6	7.4
Instruments	6.3	6.6	6.7	6.6	6.1	6.1	5.9	6.4	7.4	7.1	7.2	6.0
Furniture and Metal Products	11.1	11.6	11.6	11.3	11.6	11.8	12.6	13.3	14.4	14.4	13.6	14.8
<b>Trans. Equipment</b>	<b>94.0</b>	<b>92.0</b>	<b>86.8</b>	<b>73.5</b>	<b>64.5</b>	<b>57.5</b>	<b>59.5</b>	<b>69.3</b>	<b>73.9</b>	<b>67.0</b>	<b>60.4</b>	<b>59.0</b>
- Aircraft	86.4	85.7	81.4	67.5	57.6	49.7	52.7	62.2	66.4	59.2	53.4	53.6
- Other Transportation Equip.	/.6	6.3	5.4	6.0	6.9	7.8	6.8	7.1	7.6	7.8	7.0	5.4
<b>Non-durable Goods</b>	<b>34.1</b>	<b>34.0</b>	<b>34.1</b>	<b>35.3</b>	<b>36.2</b>	<b>36.6</b>	<b>39.2</b>	<b>39.0</b>	<b>38.3</b>	<b>37.8</b>	<b>37.8</b>	<b>35.9</b>
Food & Kindred Products	11.9	12.1	12.0	12.6	12.5	12.9	15.8	15.2	14.2	13.4	13.7	12.9
Apparel**	3.6	3.4	3.5	3.9	4.1	4.2	4.1	4.4	4.4	3.9	3.6	3.6
Paper & Allied Products	2.1	2.0	2.2	2.4	2.4	2.4	2.6	2.3	2.4	2.6	2.4	2.4
Printing & Publishing	11.4	11.4	11.6	11.9	12.0	12.1	12.0	12.0	11.9	11.6	12.0	11.5
Chemicals	1.1	1.8	1.7	1.8	2.0	1.9	2.0	2.2	2.3	2.3	2.5	2.5
Plastics and Other non-durables	3.4	3.3	3.1	2.7	3.2	3.1	2.7	2.9	3.1	4.2	3.6	3.1
<b>NON-MANUFACTURING</b>	<b>772.4</b>	<b>776.1</b>	<b>790.7</b>	<b>800.6</b>	<b>817.4</b>	<b>844.0</b>	<b>904.4</b>	<b>919.3</b>	<b>957.4</b>	<b>998.2</b>	<b>1,046.3</b>	<b>1,029.5</b>
<b>Mining &amp; Quarrying</b>	<b>0.4</b>	<b>0.4</b>	<b>0.4</b>	<b>0.4</b>	<b>0.5</b>	<b>0.5</b>	<b>0.5</b>	<b>0.5</b>	<b>0.5</b>	<b>0.5</b>	<b>0.6</b>	<b>0.5</b>
<b>Construction</b>	<b>49.6</b>	<b>48.6</b>	<b>48.9</b>	<b>46.4</b>	<b>45.8</b>	<b>46.6</b>	<b>48.0</b>	<b>52.1</b>	<b>57.1</b>	<b>61.9</b>	<b>66.4</b>	<b>63.0</b>
<b>Trans. &amp; Utilities</b>	<b>63.1</b>	<b>62.4</b>	<b>62.8</b>	<b>62.4</b>	<b>64.0</b>	<b>66.2</b>	<b>68.3</b>	<b>70.7</b>	<b>72.8</b>	<b>77.1</b>	<b>81.4</b>	<b>80.9</b>
<b>Wholesale/Retail Trade</b>	<b>225.8</b>	<b>224.4</b>	<b>224.6</b>	<b>226.7</b>	<b>231.9</b>	<b>241.7</b>	<b>246.9</b>	<b>256.0</b>	<b>266.1</b>	<b>273.6</b>	<b>282.6</b>	<b>271.9</b>
- Wholesale trade	69.0	69.9	69.8	70.4	71.9	75.0	76.1	79.8	82.6	82.4	83.3	11.9
- Retail Trade	156.8	154.5	154.8	156.3	160.0	166.7	170.8	176.1	183.5	191.2	199.3	194.0
<b>Finance, Insur. &amp; Real Est</b>	<b>66.2</b>	<b>65.2</b>	<b>65.8</b>	<b>66.3</b>	<b>66.9</b>	<b>64.6</b>	<b>65.7</b>	<b>68.3</b>	<b>71.2</b>	<b>74.5</b>	<b>73.4</b>	<b>76.4</b>
<b>Services</b>	<b>242.4</b>	<b>245.7</b>	<b>254.3</b>	<b>262.6</b>	<b>270.6</b>	<b>283.4</b>	<b>304.3</b>	<b>327.4</b>	<b>342.3</b>	<b>359.6</b>	<b>387.8</b>	<b>379.5</b>
Computer and Software	-	-	-	-	-	-	28.6	33.0	38.2	46.7	59.0	61.1
<b>Gov't &amp; Education</b>	<b>124.9</b>	<b>129.4</b>	<b>133.9</b>	<b>135.8</b>	<b>137.7</b>	<b>141.0</b>	<b>142.1</b>	<b>144.3</b>	<b>147.4</b>	<b>151.0</b>	<b>154.1</b>	<b>157.4</b>
<b>TOTAL EMPLOYMENT IN KING COUNTY</b>	<b>942.9</b>	<b>942.6</b>	<b>952.1</b>	<b>949.5</b>	<b>958.6</b>	<b>979.9</b>	<b>1,047.2</b>	<b>1,074.0</b>	<b>1,119.3</b>	<b>1,151.1</b>	<b>1,192.0</b>	<b>1,171.4</b>

\* 1994 and 1995 are preliminary estimates by Washington State Employment Security Department.

Notes: This table refers to jobs in King County, not residents of King County.

Source: Washington State Employment Security Department, 1999 and 2000.

## Jobs and Wage Level by Industry

### King County 1990 - 2001

INDUSTRY	1990		1991		1992		1993	
	Cov. Jobs	Ave. Wage						
Ag., Forestry & Fishing	9,100	\$30,400	9,600	\$32,400	9,200	\$33,000	8,500	\$29,300
Mining	400	\$29,500	400	\$31,700	400	\$35,500	400	\$39,500
Construction	48,400	\$27,000	46,200	\$29,000	46,500	\$23,000	44,100	\$31,200
Manufacturing	171,500	\$34,900	166,100	\$36,500	161,300	\$39,400	149,300	\$38,500
Trans. & Public Utilities	60,500	\$31,900	60,000	\$33,200	60,800	\$34,800	60,100	\$35,900
Wholesale Trade	67,600	\$31,100	67,500	\$33,000	66,300	\$35,000	68,100	\$35,300
Retail Trade	154,800	\$15,000	152,400	\$15,800	152,500	\$16,700	153,900	\$16,700
Finance, Insur., & Real Est.	65,800	\$29,400	64,300	\$30,900	64,500	\$34,500	65,200	\$36,000
Services	228,200	\$22,100	230,000	\$24,500	237,000	\$27,700	250,100	\$27,000
Government	117,300	\$27,400	121,500	\$28,900	125,700	\$30,400	127,600	\$31,800
<b>TOTAL</b>	<b>923,700</b>	<b>\$26,100</b>	<b>918,000</b>	<b>\$27,800</b>	<b>926,300</b>	<b>\$30,000</b>	<b>927,300</b>	<b>\$29,900</b>

INDUSTRY	1994		1995		1996		1997	
	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage
Ag., Forestry & Fishing	8,200	\$30,000	8,000	\$31,800	8,100	\$29,000	8,631	\$29,632
Mining	500	\$39,900	550	\$38,600	500	\$37,800	510	\$42,414
Construction	43,500	\$32,000	43,500	\$33,700	45,700	\$35,100	49,530	\$37,180
Manufacturing	139,800	\$39,800	135,800	\$41,700	140,100	\$43,300	153,470	\$44,621
Trans. & Public Utilities	61,800	\$36,600	64,000	\$38,000	84,200	\$39,000	69,609	\$40,801
Wholesale Trade	69,800	\$36,500	72,900	\$38,000	74,400	\$40,100	76,402	\$42,197
Retail Trade	157,900	\$17,300	163,100	\$17,600	169,200	\$18,500	173,727	\$19,502
Finance, Insur., & Real Est.	65,900	\$35,300	63,800	\$37,500	66,300	\$39,700	65,940	\$45,022
Services	256,900	\$28,700	269,000	\$31,300	364,300	\$34,400	310,401	\$41,037
Government	128,500	\$32,700	130,900	\$33,300	37,400	\$41,000	136,179	\$35,462
<b>TOTAL</b>	<b>932,800</b>	<b>\$30,700</b>	<b>951,550</b>	<b>\$32,200</b>	<b>990,300</b>	<b>\$34,400</b>	<b>1,044,399</b>	<b>\$37,299</b>

INDUSTRY	1998		1999		2000		2001	
	Cov. Jobs	Ave. Wage						
Ag., Forestry & Fishing	9,333	\$28,869	9,539	\$30,564	9,716	\$30,984	9,583	\$31,679
Mining	520	\$44,206	527	\$42,884	581	\$45,250	559	\$45,373
Construction	54,202	\$38,585	57,485	\$40,805	62,991	\$43,315	59,006	\$44,503
Manufacturing	159,662	\$45,782	152,427	\$48,902	144,266	\$54,233	139,678	\$54,471
Trans. & Public Utilities	72,510	\$43,173	75,154	\$44,367	79,815	\$50,104	79,570	\$52,204
Wholesale Trade	79,124	\$45,277	79,419	\$46,420	80,701	\$51,742	75,179	\$53,359
Retail Trade	181,492	\$21,081	186,214	\$22,992	193,402	\$25,803	191,154	\$25,553
Finance, Insur., & Real Est.	70,261	\$48,968	72,219	\$47,988	72,237	\$52,340	74,938	\$54,554
Services	329,216	\$49,910	345,920	\$58,893	362,502	\$58,929	352,423	\$54,950
Government	139,005	\$36,724	141,487	\$37,716	145,006	\$39,558	148,496	\$44,569
<b>TOTAL</b>	<b>1,095,325</b>	<b>\$41,275</b>	<b>1,120,391</b>	<b>\$45,154</b>	<b>1,151,217</b>	<b>\$47,709</b>	<b>1,130,586</b>	<b>\$47,076</b>

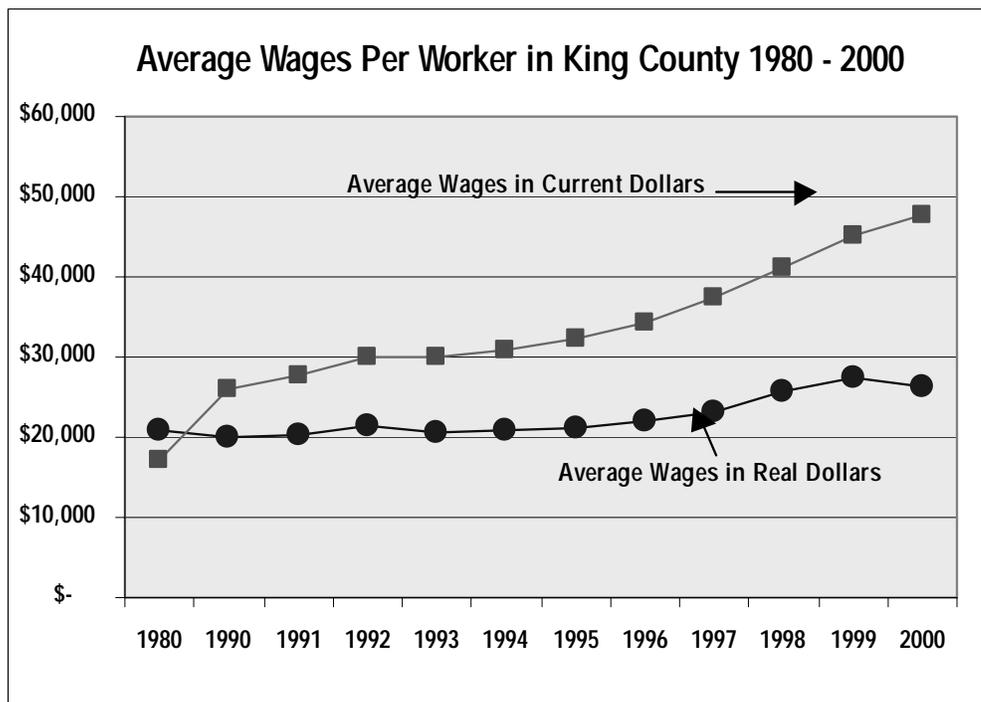
**Notes:** Average wages paid are calculated by dividing the total wages paid by the number of covered jobs. Average wages are shown in current dollars.  
**Source:** Employment and Payouts in Washington State by County and Industry Washington State Employment Security Department.

## Jobs and Wage Level by Industry

### King County 1990 – 2001

#### Trend Analysis:

The average wage in King County decreased 1.3% to \$47,076 in 2001, reflecting lower wages in services, retail and high tech. This decrease follows seven years of substantial increases. Wages in real dollars rose an average of 2.5% per year during the 1990s compared to a stagnation of real wages during the 1980s. This overall average blends high wages in manufacturing, finance, and computer services with low wages in retail, non-professional services, education, agriculture, and government. Workers in local public education earned an average of \$30,600 or about 64% of the average wage for all workers in King County. Teachers, as opposed to other school workers, earn about 85% of the average County wage. When the earnings of the software sector are excluded, the average earnings of all other workers in the County falls to about \$40,200. There are still many workers whose jobs do not pay a “family wage”. The Northwest Job Gap Study, published by the Northwest Policy Center at the University of Washington defines a “living wage” as one which “allows families to meet their basic needs without resorting to public assistance, and provides them some ability to deal with emergencies and to plan ahead. It is not a poverty wage.” Using this latter definition, a needs-based budget for King County in 2000, indicated that a family of three, with one working adult, one toddler, and one school-aged child, would have needed to make at least \$20 per hour. This “family wage” was equivalent to the average wage for the County when the computer software and services sector was excluded. However, it was three times the minimum hourly wage.



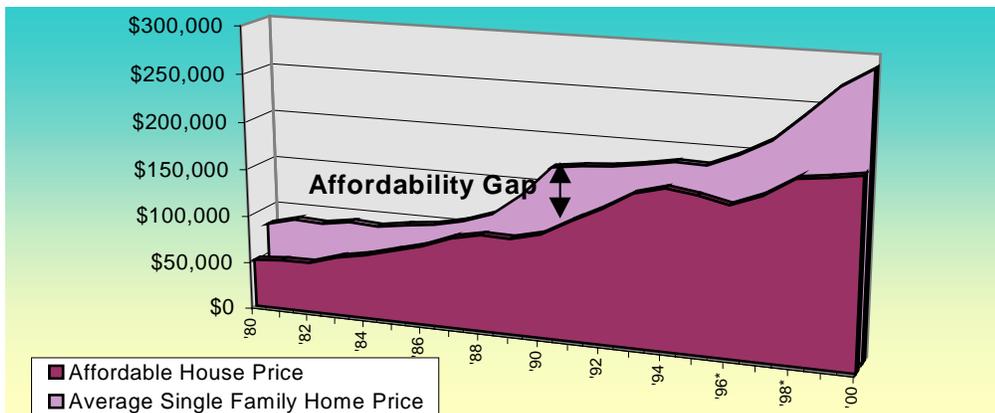
**Notes:** Real wages are calculated using the Consumer Price Index for All Urban Consumers (CPI-U) for the Seattle-Tacoma area. The base between 1982 – 1984 = 100. The CPI-U is prepared by the US Department of Labor, Bureau of Statistics.

# Housing Affordability in King County

Interest Rates, Incomes, Home Prices and and Affordability Gap, 1980 - 2001

Year	Interest Rate	Median Household Income	Average Single Family Home Price	Affordability Gap
1980	12.36%	\$20,497	\$81,511	(\$31,000)
1985	10.77%	\$27,266	\$94,626	(\$18,700)
1988	8.85%	\$30,903	\$115,262	(\$13,900)
1989	9.97%	\$33,956	\$138,354	(\$37,400)
1990	10.04%	\$36,465	\$169,202	(\$61,400)
1991	9.33%	\$39,658	\$173,113	(\$48,400)
1992	7.93%	\$39,225	\$175,631	(\$35,500)
1993	6.72%	\$39,338	\$179,902	(\$21,500)
1994	6.67%	\$41,104	\$185,359	(\$19,000)
1995*	7.40%	\$43,071	\$184,247	(\$22,247)
1996*	8.17%	\$44,344	\$197,352	(\$42,452)
1997*	7.60%	\$45,266	\$213,882	(\$46,882)
1998*	7.00%	\$47,656	\$241,734	(\$55,234)
1999*	7.50%	\$53,200	\$270,743	(\$80,543)
2000	7.25%	\$55,900	\$289,800	(\$94,800)
2001	7.00%	\$53,157	\$294,515	(\$113,215)

## The Housing Affordability Gap, 1980 - 2001



**Income** - Strategic Mapping Information Services' Market Profiles Analysis (Seattle-Everett MSA).

**Interest rate, house price data** - Seattle Everett Real Estate Research Report.

**Source:** King County Housing Affordability Monitoring Reports (1988 - 1996). Multiple Listing Service.

### Method/Background:

Affordability is based on conventional lending assumptions: 25 percent income for principal and interest, 20 percent down payment, 30-yr. term at prevailing market interest rates. Interest rates are calculated by blending adjustable rate mortgages and fixed rate mortgages.

The monthly affordable payment assumes 25 percent of monthly median income. The affordable home price is determined using a present value formula based on interest rate, affordable monthly payment and term.

The affordability gap shows the difference between the average sale price and the affordable home price. When average sales price exceeds the affordable home price, the gap is portrayed with negative (parenthetical) values.

The 1992 Countywide Planning Policies established monitoring of housing trends. Current amendments recommend monitoring affordability based on income categories and Federal Housing Administration (FHA) criteria. This table defines affordability for the median income of all households regardless of size and assumes conventional, not FHA, lending criteria.

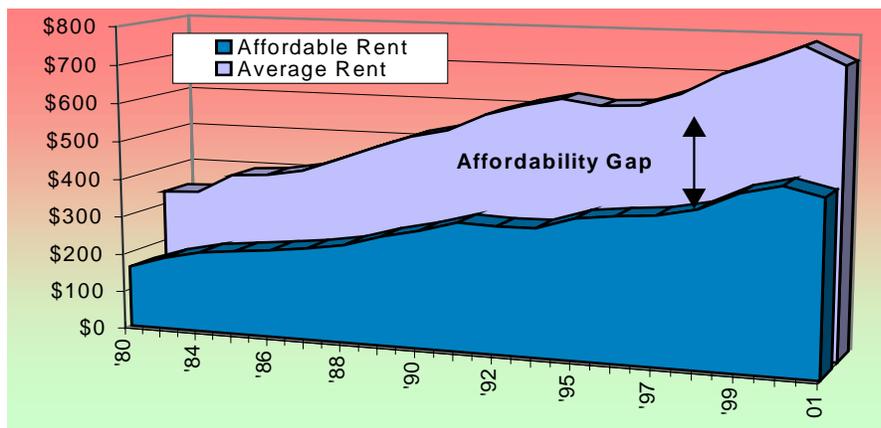
**NOTE:** Data for the second half of 1995 and part of 1996 are from Multiple Listing Services (MLS), using different methods and geography than the preceding data. The average single family home price for 1995 and 1996 may not be directly comparable with the trend of preceding years. Data for 1996 and 1997 are from Northwest Multiple Listing Service.

## Rental Affordability Indicators for King County

### Incomes, Rent Prices and Affordability Gap, 1980 - 2001

Year	Median Renter Income	Low Renter Income	Average 2 BR / 1 BA Rent Price	Low Income Affordability Gap
1980	\$12,886	\$6,443	\$334	(\$173)
1985	\$17,782	\$8,891	\$395	(\$173)
1988	\$20,590	\$10,295	\$482	(\$225)
1989	\$22,784	\$11,392	\$516	(\$231)
1990	\$24,458	\$12,229	\$537	(\$231)
1991	\$26,607	\$13,303	\$582	(\$249)
1992	\$26,316	\$13,158	\$610	(\$281)
1993	\$26,392	\$13,196	\$631	(\$301)
1994	\$27,577	\$13,788	\$642	(\$297)
1995*	\$28,896	\$14,448	\$617	(\$256)
1996*	\$29,750	\$14,875	\$622	(\$250)
1997*	\$30,369	\$15,184	\$655	(\$275)
1998*	\$31,972	\$15,986	\$708	(\$308)
1999*	\$35,697	\$17,849	\$744	(\$298)
2000	\$37,509	\$18,754	\$784	(\$315)
2001	\$35,663	\$17,832	\$740	(\$294)

### The Low Income Rental Affordability Gap 1980-2001



**Median income** - Strategic Mapping Information Services. Renter income percentage- 1990 U.S. Census.

**Average rent** - Dupre & Scott, Inc. in Seattle Everett Real Estate Research Report (SERERR).

**Sources:**  
King County Housing Affordability Monitoring Report (1988-1996).

#### Method/Background:

Median renter income is 67.1% of median household income, a ratio derived from the 1990 census. Low income renter income is one-half the median renter income. The 1980 Census ratio was 62.4%. The new ratio was phased in incrementally from '80-'89.

Rental affordability assumes that no more than 30% of income is spent on rent. The affordability gap is the difference between the average contract rent and 30 percent of monthly household income (annual income divided by 12). When the average rent price exceeds the affordable rent price, the gap is portrayed as negative (parenthetical) values.

Rental affordability for low income households is presented because, countywide, affordable rent for median renter households closely approximates or exceeds countywide average rent.

The 1992 Countywide Planning Policies established monitoring of housing trends including rental affordability. Rental affordability is defined for only two income categories, the median renter and 50 percent of median renter.

\*Method of calculating average rent changed in 1995.

## King County Subareas

The Growth Management Act (GMA) requires that counties designate urban areas to accommodate most of the planned growth, and rural areas to take very little growth. This section of the Annual Growth Report provides a selection of growth indicators for urban and rural subareas of King County.

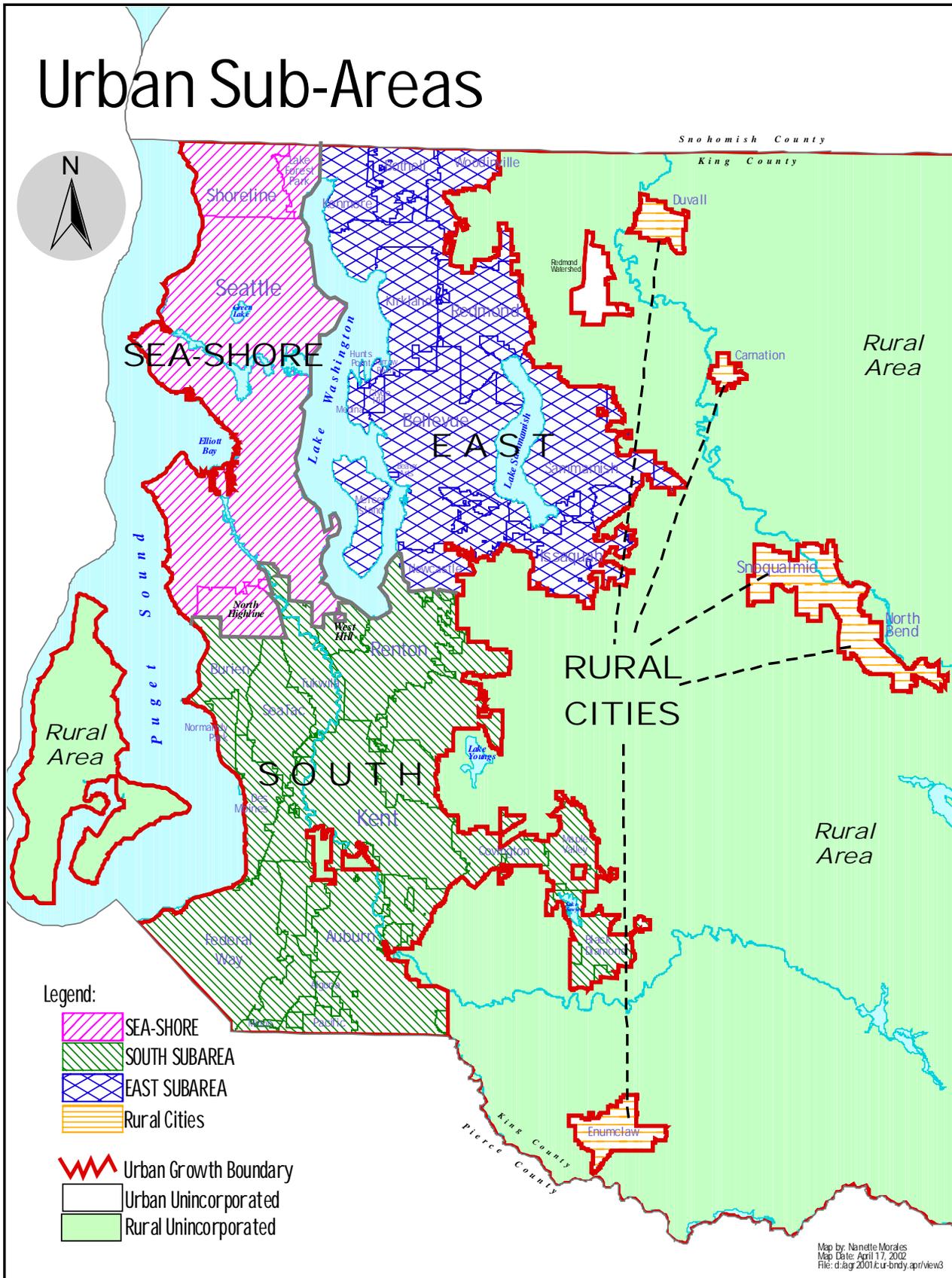
In some of the tables, the urban areas are broken into cities and unincorporated urban. The job and housing tables on pages 56-59 further divide the urban designated area into three subareas:

- Sea-Shore*** - which includes Seattle;
- East*** - which includes the Eastside cities; and
- South*** - which includes the South King County cities.

The North, East, and South subareas also include unincorporated urban areas. By the GMA's definition, rural and resource areas are only unincorporated, although there are seven urban-designated cities within the Rural subarea.

The tables in this section provide information on housing prices, the locations of jobs and households in 1990, and the target or expected growth in jobs and households during the 20-year Growth Management planning period.

# Urban Sub-Areas



# King County Land Development Indicators

## 1995 - 2001

		<u>New Recorded Lots</u> ◆		<u>New Residential Units</u>		<u>Existing Housing Units</u>	
		Number	Percent	Number	Percent	Number	Percent
<b>1995</b>	Urban	2,347	90%	6,956	89%	630,500	93%
	<i>Seattle</i>	10	0%	1,567	20%	250,500	37%
	**Urban Balance	2,337	90%	5,389	69%	380,000	56%
	Rural	259	10%	802	10%	43,000	6%
	Resource Lands	0	0%	31	0%	7,500	1%
	<b>KING COUNTY TOTAL</b>	<b>2,606</b>	<b>100%</b>	<b>7,789</b>	<b>100%</b>	<b>681,000</b>	<b>100%</b>
<b>1996</b>	Urban	1,524	88%	10,550	135%	637,550	93%
	<i>Seattle</i>	0	0%	2,649	23%	250,700	36%
	**Urban Balance	1,524	88%	7,901	69%	386,850	56%
	Rural	210	12%	878	8%	43,720	6%
	Resource Lands	0	0%	37	0%	7,530	1%
	<b>KING COUNTY TOTAL</b>	<b>1,734</b>	<b>100%</b>	<b>11,465</b>	<b>100%</b>	<b>688,800</b>	<b>100%</b>
<b>1997*</b>	Urban	3,240	95%	11,250	92%	647,600	93%
	<i>Seattle</i>	0	0%	2,587	21%	253,900	36%
	**Urban Balance	3,240	95%	8,792	72%	393,700	56%
	Rural	162	5%	886	7%	44,500	6%
	Resource Lands	0	0%	33	0%	7,600	1%
	<b>KING COUNTY TOTAL</b>	<b>3,402</b>	<b>100%</b>	<b>12,169</b>	<b>100%</b>	<b>699,700</b>	<b>100%</b>
<b>1998</b>	Urban	2,172	98%	13,386	94%	657,500	93%
	<i>Seattle</i>	51	2%	3,933	28%	256,177	36%
	**Urban Balance	2,121	96%	9,453	66%	401,437	57%
	Rural	41	2%	829	6%	45,280	6%
	Resource Lands	0	0%	38	0%	7,620	1%
	<b>KING COUNTY TOTAL</b>	<b>2,213</b>	<b>100%</b>	<b>14,253</b>	<b>100%</b>	<b>710,400</b>	<b>100%</b>
<b>1999</b>	Urban	3,074	96%	13,908	95%	678,400	93%
	<i>Seattle</i>	14	0%	5,287	36%	267,493	37%
	**Urban Balance	3,060	95%	8,621	59%	410,907	56%
	Rural	144	4%	705	5%	46,100	6%
	Resource Lands	0	0%	25	0%	7,650	1%
	<b>KING COUNTY TOTAL</b>	<b>3,218</b>	<b>100%</b>	<b>14,638</b>	<b>100%</b>	<b>732,150</b>	<b>100%</b>
<b>2000*</b>	Urban	3,286	99%	14,117	96%	691,200	93%*
	<i>Seattle</i>	95	3%	6,536	44%	270,524	36%
	**Urban Balance	3,191	96%	7,581	52%	420,700	57%
	Rural	49	1%	549	4%	51,000	7%*
	Resource Lands	0	0%	29	0%	n a	n a
	<b>KING COUNTY TOTAL</b>	<b>3,335</b>	<b>100%</b>	<b>14,695</b>	<b>100%</b>	<b>742,237</b>	<b>100%*</b>
<b>2001</b>	Urban	4,160	88%	11,432	96%	700,500	93%
	<i>Seattle</i>	0	0%	4,819	40%	274,000	36%
	**Urban Balance	4,160	88%	6,613	55%	426,500	57%
	Rural	588	12%	476	4%	51,500	7%
	Resource Lands	0	0%	37	0%	n a	n a
	<b>KING COUNTY TOTAL</b>	<b>4,748</b>	<b>100%</b>	<b>11,945</b>	<b>100%</b>	<b>752,000</b>	<b>100%</b>

**Notes:** \*\*Urban balance includes six rural cities. All cities are designated urban growth area under the Growth Management Act. Unincorporated urban-designated areas are also included. \*Data not comparable to previous years; 2000 Census is used. ◆Does not include Short Plats

**Source:** King County Office of Regional Policy and Planning and Department of Development and Environmental Services.

## Sub-Regional Jobs and Housing Data

### 2000

	<u>COVERED JOBS</u>	<u>% of County</u>	<u>TOTAL POPULATION</u>	<u>% of County</u>	<u>TOTAL HOUSING UNITS</u>	<u>% of County</u>	<u>JOBS/ POP RATIO</u>	<u>JOBS/ HSG RATIO</u>	<u>HOUSEHOLDS</u>
Seattle-Shoreline	532,500	46.3%	661,500	38.1%	309,500	41.7%	0.80	1.72	296,200
Greater Eastside	290,600	25.2%	387,200	22.3%	163,000	22.0%	0.75	1.78	155,300
South King County	301,200	26.2%	527,100	30.3%	209,200	28.2%	0.57	1.44	201,700
Rural Subarea	26,800	2.3%	161,200	9.3%	60,500	8.2%	0.17	0.44	57,700
<b>KING COUNTY</b>	<b>1,151,100</b>		<b>1,737,000</b>		<b>742,200</b>			<b>1.55</b>	<b>710,900</b>

### 1990

	<u>COVERED JOBS</u>	<u>% of County</u>	<u>TOTAL POPULATION</u>	<u>% of County</u>	<u>TOTAL HOUSING UNITS</u>	<u>% of County</u>	<u>JOBS/ POP RATIO</u>	<u>JOBS/ HSG RATIO</u>	<u>HOUSEHOLDS</u>
Seattle-Shoreline	443,100	49.5%	609,500	40.4%	287,000	44.3%	0.73	1.54	273,300
Greater Eastside	181,000	20.2%	337,000	22.4%	136,000	21.0%	0.54	1.33	129,700
South King County	253,600	28.3%	426,500	28.3%	176,000	27.2%	0.59	1.44	167,300
Rural Subarea	17,600	2.0%	134,300	8.9%	48,200	7.4%	0.13	0.37	45,600
<b>KING COUNTY</b>	<b>895,300</b>		<b>1,507,300</b>		<b>647,200</b>			<b>1.38</b>	<b>615,900</b>

### 1980

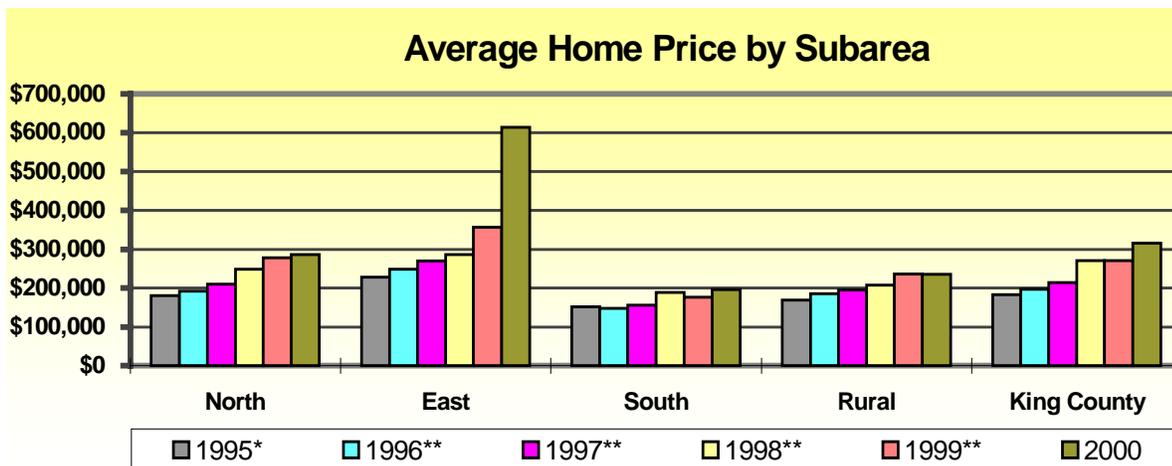
	<u>JOBS ESTIMATE</u>	<u>% of County</u>	<u>TOTAL POPULATION</u>	<u>% of County</u>	<u>TOTAL HOUSING UNITS</u>	<u>% of County</u>	<u>JOBS/ POP RATIO</u>	<u>JOBS/ HSG RATIO</u>	<u>HOUSEHOLDS</u>
Seattle-Shoreline	385,000	58.2%	582,000	45.8%	264,000	50.3%	0.66	1.46	273,300
Greater Eastside	87,000	13.1%	258,000	20.3%	97,000	18.5%	0.34	0.90	129,700
South King County	175,000	26.4%	320,000	25.2%	125,000	23.8%	0.55	1.40	167,300
Rural Subarea	15,000	2.3%	110,000	8.7%	39,000	7.4%	0.14	0.38	45,600
<b>KING COUNTY</b>	<b>662,000</b>		<b>1,270,000</b>		<b>525,000</b>			<b>1.26</b>	<b>615,900</b>

Sources: US Census, PSRC, WA-ESD, KC-ORPP. July 2002.

Note: 1980 data are rough estimates.

## Average Sale Price for Single Family Homes, 1980-2000 King County by Subarea

Year	North	East	South	Rural	King County
<b>1980</b>	<b>\$78,458</b>	<b>\$98,181</b>	<b>\$70,400</b>	<b>\$66,760</b>	<b>\$81,511</b>
1985	\$89,442	\$120,466	\$77,306	\$78,973	\$94,626
1986	\$94,632	\$123,404	\$79,743	\$82,596	\$98,119
1987	\$100,144	\$135,454	\$84,194	\$88,226	\$104,855
1988	\$107,865	\$150,957	\$89,874	\$91,358	\$115,262
1989	\$128,850	\$183,782	\$110,048	\$103,536	\$138,354
<b>1990</b>	<b>\$166,854</b>	<b>\$234,608</b>	<b>\$125,895</b>	<b>\$138,163</b>	<b>\$169,202</b>
1991	\$171,855	\$227,852	\$131,246	\$138,361	\$173,113
1992	\$172,404	\$227,964	\$135,861	\$145,470	\$175,631
1993	\$174,031	\$232,785	\$140,622	\$156,873	\$179,902
1994	\$181,580	\$243,490	\$141,200	\$163,967	\$185,359
1995*	\$180,700	\$228,200	\$151,300	\$169,400	\$183,700
1996**	\$191,754	\$248,513	\$148,138	\$185,130	\$197,352
1997**	\$210,503	\$269,972	\$155,960	\$195,877	\$213,882
1998**	\$248,560	\$286,533	\$189,001	\$207,360	\$241,734
1999**	\$278,204	\$356,890	\$176,985	\$236,078	\$270,743
<b>2000</b>	<b>\$286,733</b>	<b>\$614,680</b>	<b>\$196,053</b>	<b>\$235,267</b>	<b>\$315,300</b>



### Background/Method:

This table displays the trends in average single family home prices from 1980 to 1994 for the four geographic subareas in King County. All figures are in current dollars. The home price figures are weighted averages based on census tract averages. Single-family market sales includes Condominiums and exclude foreclosures, sales of partial interest, transfers between related parties, sales to relocation services, etc. The 1992 Countywide Planning Policies established monitoring of housing affordability for both urban and rural areas.

**NOTE:** \*Source of data for the second half of 1995 are from a different source (Experian), using different methods and geography than the preceding data. The average single family home price for this source may not be directly compared with the trend of preceding years.

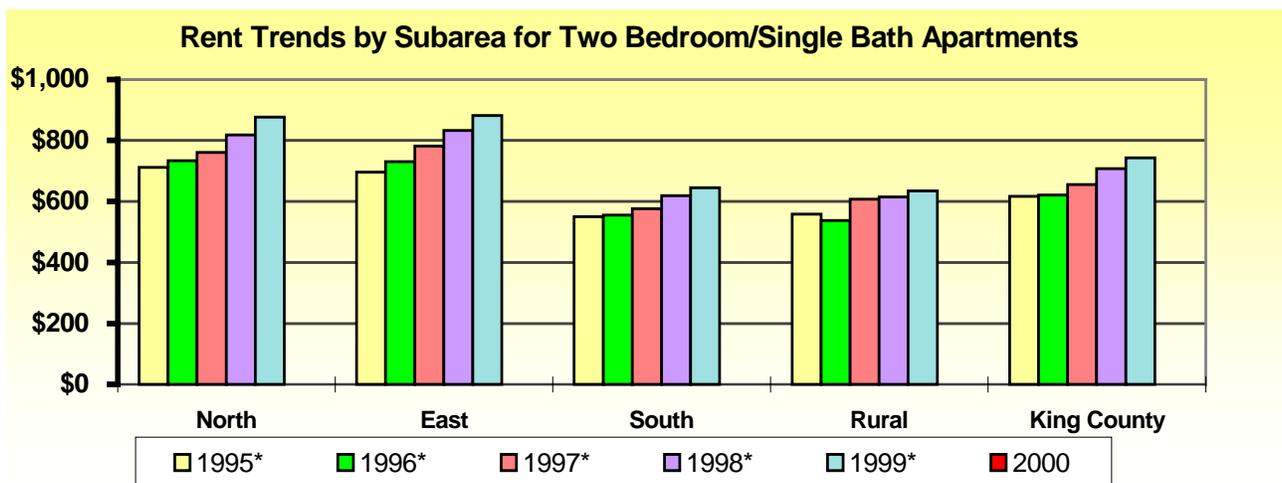
\*\*Source of data for 1996 and 1997 are from the Puget Sound Multiple Listing Service.

**Source:** King County Housing Affordability Monitoring Report.

Average home sale price data: Central Puget Sound Real Estate Research Report (SERERR)

## Rents for Two Bedroom/Single Bath Apartments, 1980-2000 King County by Subarea

Year	North	East	South	Rural	King County
<b>1980</b>	<b>\$314</b>	<b>\$334</b>	<b>\$295</b>	<b>n/a</b>	<b>\$312</b>
1985	\$404	\$432	\$355	n/a	\$395
1986	\$414	\$456	\$374	n/a	\$411
1987	\$458	\$493	\$395	n/a	\$446
1988	\$508	\$515	\$416	\$393	\$482
1989	\$538	\$542	\$448	n/a	\$516
<b>1990</b>	<b>\$575</b>	<b>\$586</b>	<b>\$484</b>	<b>\$503</b>	<b>\$537</b>
1991	\$623	\$621	\$507	\$532	\$582
1992	\$655	\$630	\$519	\$566	\$610
1993	\$677	\$656	\$532	\$578	\$631
1994	\$704	\$669	\$533	\$577	\$642
1995*	\$712	\$696	\$550	\$558	\$617
1996*	\$734	\$730	\$554	\$537	\$622
1997*	\$761	\$782	\$576	\$607	\$655
1998*	\$818	\$833	\$619	\$615	\$708
1999*	\$876	\$882	\$645	\$634	\$744
<b>2000</b>	<b>\$925</b>	<b>\$958</b>	<b>\$676</b>	<b>\$660</b>	<b>\$784</b>



### Background/Method:

Average rent per subarea is a weighted average based on a twice yearly survey of apartment properties with more than 20 units. The survey is conducted by Dupre & Scott Apartment Advisors, Inc. and is reported by subarea. This table presents a modified format of subareas by north, south, east, and rural. Average rent figures report only occupied units and exclude new construction (units still leasing). All figures presented are in current dollars.

The 1992 Countywide Planning Policies established monitoring of housing trends in King County. The Affordable Housing and Data Technical Forums recommend monitoring rent trends to meet annual targets for each jurisdiction and rural areas.

\* The 1995 thru 1999 King County Total is the average of all of King County, unlike the previous years, which were the aggregate total of all the subareas.

Source: King County Housing Affordability Monitoring Report (1988 - 1996).

Average Rent: Central Puget Sound Real Estate Research Report (CPSRERR).

# 20-Year Household and Job Growth

## 1992 - 2012

### 1990 Households by Subarea

	<u>Uninc.</u>	<u>Cities</u>	<u>Total</u>
Sea-Shore	<i>35,200</i>	<i>238,100</i>	273,300
East	<i>45,000</i>	<i>84,700</i>	129,700
South	<i>65,500</i>	<i>101,800</i>	167,300
Rural	38,000	<i>7,600</i>	45,600
<b>TOTAL</b>	<b>183,700</b>	<b>432,200</b>	<b>615,900</b>

### 1990 Total Jobs by Subarea

	<u>Uninc.</u>	<u>Cities</u>	<u>Total</u>
Sea-Shore	<i>24,500</i>	<i>470,500</i>	495,000
East	<i>25,800</i>	<i>163,700</i>	189,500
South	<i>34,700</i>	<i>234,500</i>	269,200
Rural	12,400	<i>6,600</i>	19,000
<b>TOTAL</b>	<b>97,400</b>	<b>875,300</b>	<b>972,700</b>

### 20-Year Target Household Growth

	<u>Uninc.</u>	<u>Cities*</u>	<u>Total</u>
Sea-Shore	<i>5,100</i>	<i>54,000</i>	59,100
East	<i>15,600</i>	<i>33,500</i>	49,100
South	<i>17,350</i>	<i>53,000</i>	70,350
Rural	6,950	<i>10,300</i>	17,250
<b>TOTAL</b>	<b>45,000</b>	<b>150,800</b>	<b>195,800</b>

### 20-Year Target Job Growth

	<u>Uninc.</u>	<u>Cities*</u>	<u>Total</u>
Sea-Shore	<i>5,900</i>	<i>132,900</i>	138,800
East	<i>3,400</i>	<i>77,200</i>	80,600
South	<i>13,200</i>	<i>101,850</i>	115,050
Rural	2,500	<i>10,450</i>	12,950
<b>TOTAL</b>	<b>25,000</b>	<b>322,400</b>	<b>347,400</b>

### 1990 Population by Subarea

	<u>Uninc.</u>	<u>Cities</u>	<u>Total</u>
SEA-SHORE	89,800	519,700	609,500
EAST	126,000	211,000	337,000
SOUTH	180,300	246,200	426,500
RURAL	117,200	17,100	134,300
<b>TOTAL</b>	<b>513,300</b>	<b>994,000</b>	<b>1,507,300</b>

### 2000 Population by Subarea

	<u>Uninc.</u>	<u>Cities*</u>	<u>Total</u>
SEA-SHORE	32,000	629,500	661,500
EAST	61,900	326,600	388,500
SOUTH	122,000	404,000	526,000
RURAL	137,000	24,000	161,000
<b>TOTAL</b>	<b>352,900</b>	<b>1,384,100</b>	<b>1,737,000</b>

\*City/Unincorporated distribution refers to 1992 city boundaries.

**Notes:** Urban-designated areas are *ITALICIZED*. Target levels of 20-year growth were determined by adoption of the Countywide Planning Policies in July, 1994, and cover the 20 year period from 1992-2012.

**Source:** Office of Regional Policy and Planning, and Countywide Planning Policies, 1994.

## V. King County's Cities

This section provides a more detailed view of demographic, economic, and development patterns than the previous chapters. Each of the following tables presents a breakdown for each of the 39 cities that were incorporated as of January 1, 2000, in (or partially in) King County. In these tables, the extensive unincorporated areas of King County are presented as one figure. The next chapter, City Profiles, provides a more in-depth look at individual cities. Further breakdown of unincorporated King County is in Chapter 7, Unincorporated Areas. The information provided is the most recent available. For most economic and development data this is 2001, but for demographic data it is the 2000 Census. Some of the tables present data from prior years for added perspective.

### Existing Cities

As of September 2001, King County contained 39 cities, the largest number of any county in Washington State. Those cities are:

Algona	Carnation	Hunts Point	Medina	Redmond	Snoqualmie
Auburn	Clyde Hill	Issaquah	Mercer Is	Renton	Tukwila
Beaux Arts	Covington	Kenmore	Milton (part)	Sammamish	Woodinville
Bellevue	Des Moines	Kent	Newcastle	SeaTac	Yarrow Point
Black Diamond	Duvall	Kirkland	Normandy Pk	Seattle	
Bothell (part)	Enumclaw	Lake Forest Pk	North Bend	Shoreline	
Burien	Federal Way	Maple Valley	Pacific	Skykomish	

### Recent Incorporations

Data for Burien and Woodinville, which incorporated in 1993, Newcastle, which incorporated in 1994, and Shoreline which incorporated in late 1995, Covington and Maple Valley in 1997, Kenmore in 1998, and Sammamish in 1999 are provided where available. Because these cities did not formally exist in earlier years, several tables have no data for these cities. The data for these cities' areas prior to their incorporation are part of the unincorporated King County total. The table below shows the shift in population from unincorporated King County to incorporated cities.

## 1980 - 2001 Annual Population Estimates King County and Unincorporated King County

	King County Population	Number of Cities	Cities Population	City Area (sq.mi.)	Uninc. KC Population	Uninc. Area (sq.mi.)
<b>1980</b>	<b>1,269,900</b>	<b>29</b>	<b>766,800</b>	<b>230</b>	<b>503,100</b>	<b>1,904</b>
<b>1990</b>	<b>1,507,300</b>	<b>31</b>	<b>994,050</b>	<b>284</b>	<b>513,250</b>	<b>1,850</b>
<b>1995</b>	<b>1,613,600</b>	<b>34</b>	<b>1,116,200</b>	<b>315</b>	<b>497,400</b>	<b>1,819</b>
1996	1,628,800	35	1,196,900	330	431,900	1,804
1997	1,646,200	35	1,214,116	338	432,084	1,796
1998	1,665,800	37	1,260,895	347	404,905	1,787
1999	1,677,000	38	1,289,852	355	387,148	1,779
<b>2000</b>	<b>1,737,034</b>	<b>39</b>	<b>1,387,261</b>	<b>383</b>	<b>349,773</b>	<b>1,751</b>
2001	1,758,300	39	1,404,721	381	353,579	1,753

**Bold:** US Census counts, 1980, 1990 and 2000.

**Source:** WA State Office of Financial Management (OFM). Estimates are rounded.

## 2000 Census Population

### King County and its Cities, April 1, 2000

Jurisdiction	1980 Census	1990 Census	2000 Census	Change 1990-2000	% Change 1990-2000
Algona	1,467	1,694	2,460	766	45.2%
Auburn	26,417	33,102	42,901	9,799	29.6%
Beaux Arts	328	303	307	4	1.3%
Bellevue	73,903	86,874	109,827	22,953	26.4%
Black Diamond	1,170	1,422	3,970	2,548	179.2%
Bothell (K.C.portion)	7,943	11,986	16,185	4,199	35.0%
Burien	-	-	31,881	31,881	NA
Carnation	951	1,243	1,893	650	52.3%
Clyde Hill	3,229	2,972	2,890	(82)	-2.8%
Covington	-	-	13,783	13,783	NA
Des Moines	7,378	17,283	29,267	11,984	69.3%
Duvall	729	2,770	4,616	1,846	66.6%
Enumclaw	5,427	7,227	11,116	3,889	53.8%
Federal Way	-	67,304	83,259	15,955	23.7%
Hunts Point	483	513	443	(70)	-13.6%
Issaquah	5,536	7,786	11,212	3,426	44.0%
Kenmore	-	-	18,678	18,678	NA
Kent	22,961	37,960	79,524	41,564	109.5%
Kirkland	18,785	40,052	45,054	5,002	12.5%
Lake Forest Park	2,485	4,031	13,142	9,111	226.0%
Maple Valley	-	-	14,209	14,209	NA
Medina	3,220	2,981	3,011	30	1.0%
Mercer Island	21,522	20,816	22,036	1,220	5.9%
Milton (K.C.portion)	218	697	814	117	16.8%
Newcastle	-	-	7,737	7,737	NA
Normandy Park	4,268	6,709	6,392	(317)	-4.7%
North Bend	1,701	2,578	4,746	2,168	84.1%
Pacific	2,261	4,622	5,373	751	16.2%
Redmond	23,318	35,800	45,256	9,456	26.4%
Renton	31,031	41,688	50,052	8,364	20.1%
Sammamish	-	-	34,104	NA	NA
SeaTac	-	22,694	25,496	2,802	12.3%
Seattle	493,846	516,259	563,374	47,115	9.1%
Shoreline	-	-	53,025	53,025	NA
Skykomish	209	273	214	(59)	-21.6%
Snoqualmie	1,370	1,546	1,631	85	5.5%
Tukwila	3,578	11,874	17,181	5,307	44.7%
Woodinville	-	-	9,194	9,194	NA
Yarrow Point	1,077	962	1,008	46	4.8%
<b>Cities Total:</b>	<b>766,811</b>	<b>994,021</b>	<b>1,387,261</b>	<b>393,240</b>	<b>39.6%</b>
<b>Uninc. King County:</b>	<b>503,087</b>	<b>513,298</b>	<b>349,773</b>	<b>(163,525)</b>	<b>-31.9%</b>
<b>KC TOTAL:</b>	<b>1,269,898</b>	<b>1,507,319</b>	<b>1,737,034</b>	<b>229,715</b>	<b>15.2%</b>
<b>WASHINGTON STATE:</b>	<b>4,132,204</b>	<b>4,866,692</b>	<b>5,894,121</b>	<b>1,027,429</b>	<b>21.1%</b>

Note: "-" means that the particular city was unincorporated at the time.

Source: 2000 US Census, PL 94-171 data, March 2001 and Washington State OFM, 2000.

## 2002 Washington State Population Estimates

### King County and its Cities, April 1, 2002

Jurisdiction	1990 Census	2000 Census	2002 Estimates	Change 2000-2002	% Change 2000-2002
Algona	1,694	2,460	2,525	65	2.6%
Auburn	33,102	42,901	43,970	1,069	2.5%
Beaux Arts	303	307	295	(12)	-3.9%
Bellevue	86,874	109,827	117,000	7,173	6.5%
Black Diamond	1,422	3,970	4,015	45	1.1%
Bothell (K.C.portion)	11,986	16,185	16,330	145	0.9%
Burien	-	31,881	31,810	(71)	-0.2%
Carnation	1,243	1,893	1,905	12	0.6%
Clyde Hill	2,972	2,890	2,895	5	0.2%
Covington	-	13,783	14,395	612	4.4%
Des Moines	17,283	29,267	29,510	243	0.8%
Duvall	2,770	4,616	5,190	574	12.4%
Enumclaw	7,227	11,116	11,195	79	0.7%
Federal Way	67,304	83,259	83,850	591	0.7%
Hunts Point	513	443	455	12	2.7%
Issaquah	7,786	11,212	13,790	2,578	23.0%
Kenmore	-	18,678	19,180	502	2.7%
Kent	37,960	79,524	84,275	4,751	6.0%
Kirkland	40,052	45,054	45,790	736	1.6%
Lake Forest Park	4,031	13,142	12,860	(282)	-2.1%
Maple Valley	-	14,209	15,040	831	5.8%
Medina	2,981	3,011	3,010	(1)	0.0%
Mercer Island	20,816	22,036	21,955	(81)	-0.4%
Milton (K.C.portion)	697	814	815	1	0.1%
Newcastle	-	7,737	8,205	468	6.0%
Normandy Park	6,709	6,392	6,395	3	0.0%
North Bend	2,578	4,746	4,735	(11)	-0.2%
Pacific	4,622	5,373	5,405	32	0.6%
Redmond	35,800	45,256	46,040	784	1.7%
Renton	41,688	50,052	53,840	3,788	7.6%
Sammamish	-	34,104	34,660	556	1.6%
SeaTac	22,694	25,496	25,320	(176)	-0.7%
Seattle	516,259	563,374	570,800	7,426	1.3%
Shoreline	-	53,025	53,250	225	0.4%
Skykomish	273	214	215	1	0.5%
Snoqualmie	1,546	1,631	4,210	2,579	158.1%
Tukwila	11,874	17,181	17,270	89	0.5%
Woodinville	-	9,194	9,215	21	0.2%
Yarrow Point	962	1,008	1,010	2	0.2%
<b>Cities Total:</b>	<b>994,021</b>	<b>1,387,261</b>	<b>1,422,625</b>	<b>35,364</b>	<b>2.5%</b>
<b>Uninc. King County:</b>	<b>513,298</b>	<b>349,773</b>	<b>351,675</b>	<b>1,902</b>	<b>0.5%</b>
<b>KC TOTAL:</b>	<b>1,507,319</b>	<b>1,737,034</b>	<b>1,774,300</b>	<b>37,266</b>	<b>2.1%</b>
<b>WASHINGTON STATE:</b>	<b>4,866,692</b>	<b>5,894,121</b>	<b>6,041,700</b>	<b>147,579</b>	<b>2.5%</b>

Note: "-" means that the particular city was unincorporated at the time.

Source: Washington State OFM, 1999 through 2002.

## 2000 U S Census Hispanic and Non-Hispanic Population by Race King County and Its Cities

CITY	2000 Total Population	Hispanic or Latino	Single Race not Hispanic								Two or more race
			White		Black or Afr-Amer		Asian and Pac. Is.		Nat.Amer. and other		
Algona	2,460	147 6%	2,012 82%	40 2%	149 6%	46 2%	66 3%				
Auburn *	40,314	3,019 7%	32,220 80%	956 2%	1,586 4%	1,005 2%	1,528 4%				
Beaux Arts	307	- 0%	298 97%	- 0%	7 2%	1 0%	1 0%				
Bellevue	109,569	5,827 5%	78,698 72%	2,100 2%	19,259 18%	562 1%	3,123 3%				
Black Diamond	3,970	107 3%	3,650 92%	3 0%	41 1%	67 2%	102 3%				
Bothell	16,185	719 4%	13,733 85%	183 1%	988 6%	131 1%	431 3%				
Burien	31,881	3,397 11%	22,799 72%	1,587 5%	2,572 8%	416 1%	1,110 3%				
Carnation	1,893	74 4%	1,699 90%	- 0%	67 4%	35 2%	18 1%				
Clyde Hill	2,890	43 1%	2,564 89%	16 1%	211 7%	9 0%	47 2%				
Covington	13,783	617 4%	11,841 86%	325 2%	446 3%	171 1%	383 3%				
Des Moines	29,267	1,936 7%	20,986 72%	2,069 7%	2,779 9%	297 1%	1,200 4%				
Duvall	4,616	172 4%	4,218 91%	21 0%	92 2%	20 0%	93 2%				
Enumclaw	11,116	380 3%	10,276 92%	31 0%	98 1%	97 1%	234 2%				
Federal Way	83,259	6,266 8%	55,050 66%	6,439 8%	10,996 13%	807 1%	3,701 4%				
Hunts Point	443	10 2%	413 93%	2 0%	12 3%	- 0%	6 1%				
Issaquah	11,212	555 5%	9,523 85%	95 1%	680 6%	83 1%	276 2%				
Kenmore	18,678	655 4%	15,822 85%	253 1%	1,365 7%	95 1%	488 3%				
Kent	79,524	6,466 8%	53,964 68%	6,444 8%	7,994 10%	1,088 1%	3,568 4%				
Kirkland	45,054	1,852 4%	37,438 83%	688 2%	3,580 8%	318 1%	1,178 3%				
Lake Forest Park	13,142	294 2%	11,071 84%	205 2%	1,051 8%	84 1%	437 3%				
Maple Valley	14,209	506 4%	12,625 89%	143 1%	367 3%	115 1%	453 3%				
Medina	3,011	42 1%	2,757 92%	5 0%	149 5%	11 0%	47 2%				
Mercer Island	22,036	410 2%	18,249 83%	250 1%	2,623 12%	84 0%	420 2%				
Milton (King Co)	814	29 4%	719 88%	9 1%	25 3%	8 1%	24 3%				
Newcastle	7,737	223 3%	5,700 74%	121 2%	1,421 18%	57 1%	215 3%				
Normandy Park	6,392	156 2%	5,695 89%	64 1%	309 5%	28 0%	140 2%				
North Bend	4,746	180 4%	4,271 90%	32 1%	113 2%	52 1%	98 2%				
Pacific	5,527	358 6%	4,572 83%	65 1%	266 5%	85 2%	181 3%				
Redmond	45,256	2,538 6%	34,593 76%	659 1%	5,947 13%	321 1%	1,198 3%				
Renton	50,052	3,818 8%	32,759 65%	4,142 8%	6,896 14%	488 1%	1,949 4%				
Sammamish	34,104	853 3%	29,361 86%	273 1%	2,708 8%	151 0%	758 2%				
SeaTac	25,496	3,302 13%	14,666 58%	2,266 9%	3,468 14%	423 2%	1,371 5%				
Seattle	563,374	29,719 5%	382,532 68%	46,545 8%	76,227 14%	6,660 1%	21,691 4%				
Shoreline	53,025	2,054 4%	39,878 75%	1,435 3%	7,126 13%	529 1%	2,003 4%				
Skykomish	214	6 3%	199 93%	1 0%	2 1%	- 0%	6 3%				
Snoqualmie	1,631	85 5%	1,416 87%	14 1%	32 2%	43 3%	41 3%				
Tukwila	17,181	2,329 14%	9,297 54%	2,174 13%	2,169 13%	247 1%	965 6%				
Woodinville	9,194	658 7%	7,458 81%	84 1%	690 8%	48 1%	256 3%				
Yarrow Point	1,008	20 2%	932 92%	8 1%	32 3%	3 0%	13 1%				
<b>Cities Total</b>	<b>1,384,570</b>	<b>79,822 6%</b>	<b>995,954 72%</b>	<b>79,747 6%</b>	<b>164,543 12%</b>	<b>14,685 1%</b>	<b>49,819 4%</b>				
<b>Uninc. KC</b>	<b>352,464</b>	<b>15,420 4%</b>	<b>279,173 79%</b>	<b>12,051 3%</b>	<b>30,809 9%</b>	<b>4,170 1%</b>	<b>10,841 3%</b>				
<b>King County</b>	<b>1,737,034</b>	<b>95,242 5%</b>	<b>1,275,127 73%</b>	<b>91,798 5%</b>	<b>195,352 11%</b>	<b>18,855 1%</b>	<b>60,660 3%</b>				

Note: \*The 2000 Census did not include 2,587 persons annexed to Auburn in March 2000, reported on pg.62.

Source: U S Census 2000, PL 94 - 171 file, March 2001.

## 2000 U.S. Census Population by Age

### King County and its Cities

Jurisdiction	2000 Census Population	Age Under 5	Age 5 - 17	Age 18 - 64	Age Over 65
Algona	2,460	163	591	1,550	156
Auburn	42,901	3,100	10,221	24,917	4,663
Beaux Arts	307	11	57	179	60
Bellevue	109,827	6,182	17,218	71,738	14,689
Black Diamond	3,970	319	811	2,511	329
Bothell (K.C.portion)	16,185	967	3,110	10,563	1,545
Burien	31,881	1,932	5,329	20,235	4,385
Carnation	1,893	187	464	1,135	107
Clyde Hill	2,890	169	586	1,587	548
Covington	13,783	1,092	3,569	8,607	515
Des Moines	29,267	1,924	5,039	17,957	4,347
Duvall	4,616	459	1,035	2,975	147
Enumclaw	11,116	803	2,442	6,257	1,614
Federal Way	83,259	6,508	17,003	53,382	6,366
Hunts Point	443	26	89	258	70
Issaquah	11,212	682	1,802	7,603	1,125
Kenmore	18,678	1,069	3,502	12,177	1,930
Kent	79,524	6,676	15,335	51,675	5,838
Kirkland	45,054	2,474	5,848	32,120	4,612
Lake Forest Park	13,142	617	2,324	8,492	1,709
Maple Valley	14,209	1,312	3,494	8,763	640
Medina	3,011	206	610	1,706	489
Mercer Island	22,036	997	4,727	12,198	4,114
Milton (K.C.portion)	814	44	158	499	113
Newcastle	7,737	605	1,206	5,415	511
Normandy Park	6,392	278	1,141	3,674	1,299
North Bend	4,746	474	820	2,948	504
Pacific	5,373	482	1,086	3,505	300
Redmond	45,256	2,888	6,820	31,329	4,219
Renton	50,052	3,521	7,392	34,016	5,123
Sammamish	34,104	2,851	8,535	21,358	1,360
SeaTac	25,496	1,831	4,386	16,805	2,474
Seattle	563,374	26,215	61,612	407,740	67,807
Shoreline	53,025	2,769	9,151	33,391	7,714
Skykomish	214	9	30	135	40
Snoqualmie	1,631	158	314	1,058	101
Tukwila	17,181	1,233	2,891	11,712	1,345
Woodinville	9,194	599	1,848	5,951	796
Yarrow Point	1,008	50	211	559	188
<b>Cities Total:</b>	<b>1,387,261</b>	<b>81,882</b>	<b>212,807</b>	<b>938,680</b>	<b>153,892</b>
<b>Uninc. King County:</b>	<b>352,360</b>	<b>23,439</b>	<b>75,105</b>	<b>225,936</b>	<b>27,880</b>
<b>KC TOTAL:</b>	<b>1,739,621</b>	<b>105,321</b>	<b>287,912</b>	<b>1,164,616</b>	<b>181,772</b>

Notes: " - " means that the particular city was unincorporated at the time.

Source: 2000 US Census, PL 94-171 data, March 2001 and Washington State OFM, 2000.

## Land Area and Assessed Value by City, 2002

Jurisdiction	Land Area		Number of Parcels	Total Assessed Value (thousands)
	(sq. mi.)	(acres)		
Algona	1.31	837	1,113	265,203
Auburn	21.45	13,726	10,732	3,928,335
Beaux Arts	0.08	53	123	68,899
Bellevue	31.70	20,291	31,620	19,705,692
Black Diamond	6.19	3,959	1,779	358,660
Bothell	5.67	3,627	4,636	1,823,459
Burien	7.44	4,758	9,842	2,382,652
Carnation	1.16	745	697	137,293
Clyde Hill	1.06	676	1,140	854,274
Covington	5.55	3,554	5,235	948,855
Des Moines	6.56	4,198	8,285	1,828,326
Duvall	2.21	1,417	2,077	476,016
Enumclaw	3.82	2,442	3,511	672,049
Federal Way	21.53	13,779	19,802	5,620,635
Hunts Point	0.29	187	202	531,196
Issaquah	9.93	6,358	4,169	2,362,753
Kenmore	6.18	3,952	6,078	1,768,808
Kent	29.04	18,588	17,789	7,579,363
Kirkland	10.51	6,728	12,273	6,726,540
Lake Forest Park	3.58	2,294	4,804	1,392,039
Maple Valley	5.62	3,598	5,746	1,138,794
Medina	1.42	909	1,287	1,715,691
Mercer Island	6.34	4,057	7,854	5,705,115
Milton	0.55	354	326	51,125
Newcastle	4.48	2,865	3,286	1,007,185
Normandy Park	2.55	1,633	2,463	796,605
North Bend	2.96	1,897	1,524	489,204
Pacific	1.94	1,239	1,582	253,644
Redmond	15.92	10,191	11,023	8,213,241
Renton	17.06	10,921	14,514	5,565,475
Sammamish	21.58	13,810	14,120	5,082,720
Sea Tac	10.27	6,574	6,503	3,041,736
Seattle	83.93	53,718	166,047	74,953,452
Shoreline	11.70	7,490	17,050	4,545,786
Skykomish	0.33	214	267	17,473
Snoqualmie	5.26	3,364	2,066	583,629
Tukwila	9.06	5,796	5,070	3,340,379
Woodinville	5.66	3,623	2,990	1,563,376
Yarrow Point	0.36	232	422	463,604
<b>Cities Total:</b>	<b>382.27</b>	<b>244,653</b>	<b>410,047</b>	<b>\$177,959,283</b>
<b>Unincorporated King County:</b>	<b>1,751.73</b>	<b>1,121,107</b>	<b>139,989</b>	<b>\$31,855,880</b>
<b>KING COUNTY TOTAL:</b>	<b>2,134.00</b>	<b>1,365,760</b>	<b>550,036</b>	<b>\$209,815,163</b>

Note: Total taxable assessed value is equal to real property assessed value plus personal property assessed value.

Personal property assessed value is equal to approximately 8% of total assessed value.

Source: King County Department of Assessments.

## 2000 Census Housing Unit Count

### King County and its Cities

City	Single Family	Mobile Home	Multi-Family	TOTAL UNITS
Algona	698	145	36	879
Auburn	7,280	2,390	7,072	16,742
Beaux Arts	123	0	0	123
Bellevue	28,503	66	19,734	48,303
Black Diamond	1,209	234	35	1,478
Bothell (KC portion)	3,080	1,200	2700	6,980
Burien	8,301	186	5,537	14,024
Carnation	568	9	62	639
Clyde Hill	1,074	0	0	1,074
Covington	4,303	138	25	4,466
DesMoines	7,009	457	4,388	11,854
Duvall	1,388	184	68	1,640
Enumclaw	2,794	492	1,216	4,502
Federal Way	18,053	1,232	13,304	32,589
Hunts' Point	186	0	0	186
Issaquah	2,816	36	2,234	5,086
Kenmore	5,235	361	1,892	7,488
Kent	15,209	1,459	15,866	32,534
Kirkland	11,073	55	10,811	21,939
Lake Forest Pk	4,425	30	788	5,243
Maple Valley	4,264	201	411	4,876
Medina	1,160	0	0	1,160
Mercer Island	6,934	11	1,861	8,806
Milton	250	80	0	330
Newcastle	2,401	33	735	3,169
Normandy Pk	2,165	24	455	2,644
North Bend	1,301	53	600	1,954
Pacific	1,174	130	750	2,054
Redmond	10,401	320	9,575	20,296
Renton	11,442	494	10,763	22,699
Sammamish	10,907	85	690	11,682
SeaTac	5,444	874	3,714	10,032
Seattle	138,827	1,361	130,348	270,536
Shoreline	15,770	189	5,371	21,330
Skykomish	152	16	4	172
Snoqualmie	489	22	155	666
Tukwila	3,379	281	4,157	7,817
Woodinville*	2,405	149	940	3,494
Yarrow Point	392	0	3	395
<b>City Total:</b>	<b>342,584</b>	<b>12,997</b>	<b>256,300</b>	<b>611,881</b>
<b>Uninc. King County:</b>	<b>104,582</b>	<b>7,080</b>	<b>18,694</b>	<b>130,356</b>
<b>KING COUNTY TOTAL:</b>	<b>447,166</b>	<b>20,077</b>	<b>274,994</b>	<b>742,237</b>
<i>Housing Type as a % of total KC:</i>	<i>60%</i>	<i>3%</i>	<i>37%</i>	<i>100%</i>

Source: 2000 US Census, Profile DP-4.

Note: Single family includes attached townhouses.

## Annexations and Incorporations by King County Cities 1990 through 2001

JURISDICTION	April 1990 - April 2000			April 2000 - April 2001		
	Acres Certified	Population Certified	Housing Units Certified	Acres Certified	Population Certified	Housing Units Certified
Algona	102.40	0	0	-	-	-
Auburn	596.01	2,825	1,030	24.00	32	86
Beaux Arts	-	-	-	-	-	-
Bellevue	2,510.83	11,227	4,706	7.19	6	2
Black Diamond	1,569.00	1,495	630	-	-	-
Bothell	293.32	359	140	10.00	2	2
Burien	4,673.28	29,612	13,431	-	-	-
Carnation	75.64	45	16	30.52	10	3
Clyde Hill	-	-	-	-	-	-
Covington	3,944.50	12,500	4,043	-	-	-
Des Moines	1,720.28	9,262	3,796	100.08	147	401
Duvall	436.90	71	40	-	-	-
Enumclaw	17.49	0	0	-	-	-
Federal Way	817.28	5	3	1.25	0	0
Hunts Point	-	-	-	-	-	-
Issaquah	1,760.10	104	50	1,024.00	796	481
Kenmore	3,904.00	16,874	7,001	-	-	-
Kent	6,168.04	25,835	9,727	-	-	-
Kirkland	3.40	(18)	(6)	-	-	-
Lake Forest Pk	1,679.38	9,582	3,910	-	-	-
Maple Valley	3,566.00	10,556	3,644	-	-	-
Medina	-	-	-	-	-	-
Mercer Island	-	-	-	-	-	-
Milton	39.28	36	16	-	-	-
Newcastle	3,307.00	7,751	3,163	-	-	-
Normandy Park	49.28	90	43	-	-	-
North Bend	-	-	-	-	-	-
Pacific	-	-	-	-	-	-
Redmond	876.90	271	101	-	-	-
Renton	461.53	602	235	51.88	12	4
Sammamish	13,556.00	29,400	9,920	-	-	-
Seatac	73.29	127	70	-	-	-
Seattle	-	-	-	-	-	-
Shoreline	7,413.44	53,541	20,692	-	-	-
Skykomish	-	-	-	-	-	-
Snoqualmie	2,262.80	-	-	-	-	-
Tukwila	652.16	2,764	1,331	-	-	-
Woodinville	3,915.00	8,882	3,452	-	-	-
Yarrow Point	3.40	36	12	-	-	-
<b>TOTAL</b>	<b>66,447.93</b>	<b>233,834</b>	<b>91,196</b>	<b>1,248.92</b>	<b>1,005</b>	<b>979</b>

Source: Washington State Office of Financial Management, September 2000 and quarterly reports.

## Annexations and Incorporations 2001 - 2002

JURISDICTION	April 2001 - April 2002		
	Acres Certified	Population Certified	Housing Units Certified
Algona	-	-	-
Auburn	99.59	274	93
Beaux Arts	-	-	-
Bellevue	540.34	2,727	1,116
Black Diamond	-	-	-
Bothell	-	-	-
Burien	-	-	-
Carnation	-	-	-
Clyde Hill	-	-	-
Covington	-	-	-
Des Moines	-	-	-
Duvall	-	-	-
Enumclaw	-	-	-
Federal Way	-	-	-
Hunts Point	-	-	-
Issaquah	40.18	0	0
Kenmore	-	-	-
Kent	266.60	882	309
Kirkland	-	-	-
Lake Forest Pk	-	-	-
Maple Valley	-	-	-
Medina	-	-	-
Mercer Island	-	-	-
Milton	-	-	-
Newcastle	-	-	-
Normandy Park	-	-	-
North Bend	-	-	-
Pacific	-	-	-
Redmond	29.00	25	12
Renton	165.10	566	293
Sammamish	-	-	-
Seatac	-	-	-
Seattle	-	-	-
Shoreline	-	-	-
Skykomish	-	-	-
Snoqualmie	-	-	-
Tukwila	-	-	-
Woodinville	-	-	-
Yarrow Point	-	-	-
<b>TOTAL</b>	<b>1,140.81</b>	<b>4,474</b>	<b>1,823</b>

### Incorporations Since 1990:

CITY	DATE	ACRES	POP.	HOUSING
				UNITS
Federal Way	February, 1990	12,740	67,304	27,982
SeaTac	February, 1990	6,271	22,694	10,189
Burien	March, 1993	4,390	27,610	12,454
Woodinville	March, 1993	3,904	8,800	3,427
Newcastle	October, 1994	3,307	7,751	3,163
Shoreline	August, 1995	6,938	48,600	18,600
Covington	August, 1997	3,960	12,800	4,330
Maple Valley	August, 1997	3,698	10,980	3,620
Kenmore	August, 1998	3,974	16,900	5,944
Sammamish	August, 1999	13,556	29,400	9,920

Note: The information in this table is as of date of incorporation. See "City Profiles Chapter" for current information about these cities.

## Residential Land Supply and Capacity

### Findings from Buildable Lands Report, 2001

JURISDICTION	LAND SUPPLY (in acres)						HOUSING UNIT CAPACITY (in units)			
	Single Family		Multi Family		UGA & UPDs	TOTAL ACRES	Single Family Units	Multi Family Units	UGA & UPD	TOTAL UNIT CAPACITY
	Vacant	Redev.	Vacant	Redev.						
Algona	21.62	22.01	5.91	8.60	-	58.15	172	104	50	326
Auburn	870.24	914.99	35.10	82.62	-	1,902.95	4,046	1,441	790	6,276
Beaux Arts	-	3.26	-	-	-	3.26	6	-	-	6
Bellevue	252.65	274.89	79.12	177.48	-	784.14	1,370	14,383	-	15,753
Black Diamond	389.58	83.19	33.80	7.45	-	514.02	2,363	607	-	2,970
Bothell	110.29	226.03	44.25	23.68	-	404.25	1,405	876	-	2,280
Burien	61.21	228.08	8.61	54.05	-	351.95	1,019	1,047	-	2,067
Carnation	22.67	18.35	0.90	3.89	46.00	91.81	102	26	80	208
Clyde Hill	4.83	14.92	-	-	-	19.75	23	-	-	23
Covington	226.64	348.46	5.36	1.79	-	582.26	3,370	33	-	3,403
Des Moines	72.06	121.27	23.75	38.24	-	255.32	646	1,367	-	2,013
Duvall	69.33	99.60	6.07	18.38	151.30	344.68	669	280	688	1,638
Enumclaw	124.05	119.04	8.65	11.55	269.86	533.15	856	426	1,079	2,361
Federal Way	479.73	526.13	79.51	61.08	-	1,146.45	2,987	2,274	277	5,538
Hunts Point	0.78	-	-	-	-	0.78	2	-	-	2
Issaquah	284.00	293.10	125.27	44.91	-	747.28	1,726	2,910	4,241	8,877
Kenmore	139.01	206.85	2.74	59.40	-	408.00	1,239	2,198	1,200	4,637
Kent	295.83	851.14	40.58	36.82	-	1,224.37	4,978	1,586	250	6,814
Kirkland	121.09	428.98	40.81	111.16	-	702.04	1,684	2,418	-	4,102
Lake Forest Pk	61.26	134.17	-	3.48	-	198.91	452	84	-	536
Maple Valley	234.76	145.80	24.02	3.35	-	407.92	2,133	307	330	2,770
Medina	6.13	16.75	-	-	-	22.89	40	-	-	40
Mercer Island	159.08	188.97	2.34	9.65	-	360.04	1,279	681	311	2,272
Milton	1.70	9.65	1.12	1.63	-	14.10	41	311	-	353
Newcastle	167.07	187.06	7.72	33.10	-	394.95	1,025	1,228	318	2,572
Normandy Park	39.91	77.13	-	-	-	117.04	170	-	-	170
North Bend	-	-	0.62	3.35	363.00	366.97	708	177	1,832	2,717
Pacific	42.49	73.21	21.77	2.00	-	139.47	630	356	-	985
Redmond	328.35	232.88	95.74	157.66	-	814.63	2,046	7,618	-	9,663
Renton	234.53	138.77	66.58	178.47	-	618.35	2,000	7,101	1,519	10,620
Sammamish	552.90	877.84	26.97	4.14	-	1,461.85	3,635	526	-	4,161
Seatac	105.61	308.41	43.39	56.35	-	513.76	1,178	3,209	-	4,386
Seattle	787.00	1,937.50	198.00	1,485.30	-	4,407.80	15,411	102,810	-	118,221
Shoreline	89.05	1,300.72	3.44	66.30	-	1,459.50	801	1,506	-	2,307
Skykomish	12.38	-	-	-	-	12.38	39	-	-	39
Snoqualmie	56.77	12.57	-	-	227.79	297.13	59	-	2,155	2,214
Tukwila	140.02	257.15	17.43	42.26	-	456.86	1,744	1,272	-	3,016
Woodinville	124.38	292.25	12.27	0.23	-	429.13	1,254	523	170	1,947
Yarrow Point	7.64	12.96	-	-	-	20.60	34	-	-	34
<b>Cities Total:</b>	<b>6,696.64</b>	<b>10,984.07</b>	<b>1,061.85</b>	<b>2,788.35</b>	<b>1,057.95</b>	<b>22,588.87</b>	<b>63,342</b>	<b>159,684</b>	<b>15,291</b>	<b>238,317</b>
<i>UKC East</i>	<i>420.68</i>	<i>292.16</i>	<i>41.16</i>	<i>5.49</i>		<i>759.49</i>	<i>2,432</i>	<i>870</i>	<i>3,100</i>	<i>6,402</i>
<i>UKC SS</i>	<i>87.22</i>	<i>12.27</i>	<i>47.43</i>	<i>2.30</i>		<i>149.22</i>	<i>527</i>	<i>749</i>	-	<i>1,276</i>
<i>UKC South</i>	<i>1,957.43</i>	<i>1,043.55</i>	<i>186.37</i>	<i>28.51</i>		<i>3,215.86</i>	<i>13,442</i>	<i>3,841</i>	-	<i>17,283</i>
<b>Uninc. Total:</b>	<b>2,465.33</b>	<b>1,347.98</b>	<b>274.96</b>	<b>36.30</b>	-	<b>4,124.56</b>	<b>16,401</b>	<b>5,460</b>	<b>3,100</b>	<b>24,961</b>
<b>KC URBAN TOTAL:</b>	<b>9,161.97</b>	<b>12,332.05</b>	<b>1,336.80</b>	<b>2,824.65</b>	<b>1,057.95</b>	<b>26,713.43</b>	<b>79,743</b>	<b>165,144</b>	<b>18,391</b>	<b>263,278</b>

## Residential Land Supply and Capacity: King County Buildable Lands Report, 2002

The table on the opposite page summarizes the findings of King County's Buildable Lands Evaluation Report, 2002.

In 1997, the Washington State legislature adopted the Buildable Lands amendment to the Growth Management Act, (RCW 36.70A.215). The amendment requires six Washington counties and their cities to determine the amount of land suitable for urban development, and evaluate its capacity for growth, based upon measurement of five years of actual development activity. All 40 jurisdictions in King County collaborated to compile and analyze their data on land development, density, land supply and capacity. King County submitted its first five-year Buildable Lands evaluation report in September 2002.

**Key Findings:** King County has achieved 38% of its household target in 40% of the twenty-year planning period (i.e. the first 8 years of the 1993-2012 period). We have housed more than 50% of the population forecast for that period.

King County has capacity for 263,000 more housing units - more than twice the capacity needed to accommodate the remaining household growth target.

King County has the capacity for over 600,000 more jobs - several times the remaining target of 110,000 jobs.

Densities being achieved in four urban sub-areas are sufficient to accommodate targeted growth. Overall residential urban densities exceed 7 dwelling units per acre.

**Land Supply:** Residential land supply includes vacant land parcels and partly used parcels with potential for redevelopment. The King County UGA contains almost 27,000 acres of vacant or potentially redevelopable residential land. The largest acreages of land supply are in South King County (11,500 acres) and the Eastside (7,300 acres).

**Residential Capacity:** Capacity refers to the number of additional housing units that can be accommodated on vacant and redevelopable land. Land capacity was calculated by each jurisdiction on a zone by zone basis, and then summarized into single family and multifamily categories. The Urban Growth Area of King County has the capacity for more than 263,000 additional residential units. King County jurisdictions have the capacity for 79,700 new units in single-family zones, 63,000 new units in multifamily residential zones, and another 102,000 units in mixed-use or multiple use zones. The not yet completed portions of urban planned developments (UPDs) or other large developments constitute another 12,500 units of capacity, and another 5,800 units of capacity are in the Rural Cities' Urban Growth Areas. These last two components are shown as "UGA and UPDs" in the table, but not all such developments are presented in the land supply section of the table.

**Methodology:** The land supply inventory in King County—a composite of inventories conducted by each individual jurisdiction—represents a snapshot of approximately January 2001. Most cities and the county produced new inventories expressly for the purposes of Buildable Lands, based on land parcel data from the King County Assessor. Vacant or potentially redevelopable status was determined from assessed improvements value and map or field inventory of sites. Lands encumbered by critical areas (sensitive areas) were removed, and deductions were made for rights-of-way, public purposes and a "market factor" to account for land that may not be developed immediately. The table displays net land supply in acres after all these factors were accounted for.

The residential land supply was converted into residential capacity, measured in single family and multifamily housing units that can be accommodated on the land. Densities actually achieved in the five-year analysis period were the basis for determining densities to apply to the land supply. Each jurisdiction prepared its own capacity analysis on a zone-by-zone basis with its own understanding of local issues and regulations, but within a common methodological framework agreed on by all the jurisdictions. Finally, the data were compiled at the sub-area and County Urban area level to arrive at Countywide conclusions of residential capacity presented here.

See King County's Buildable Lands Evaluation Report for more information, detailed methodology and data.

## Adjusted 20-Year Household Growth Targets King County and its Cities, 1992 - 2012

Household Growth Target including Adjustment Based on Annexations and  
Incorporations between April, 1994 and January, 1998

Jurisdiction	A	B C		D	E F	
	1990 Households	Original 1994 Growth Target		Target Added by Annex. and Incorp. 4/94 to 1/98	Adjusted Range of Household Growth from 1992-2012	
		Low:	High:		Low:	High:
Algona	587	346	462	0	346	462
Auburn	13,357	6,553	9,610	6	6,559	9,616
Beaux Arts	119	0	0	0	0	0
Bellevue	35,756	7,680	9,550	112	7,792	9,662
Black Diamond	541	947	1,119	591	1,538	1,710
Bothell	4,807	1,448	2,413	20	1,468	2,433
Burien	12,000	1,596	1,995	0	1,596	1,995
Carnation	439	404	404	0	404	404
Clyde Hill	1,063	12	12	0	12	12
Covington	3,400	n/a	n/a	1,493	1,343	1,642
Des Moines	7,054	1,437	2,155	358	1,795	2,513
Duvall	946	1,563	1,759	0	1,563	1,759
Enumclaw	2,936	2,182	2,667	0	2,182	2,667
Federal Way	25,705	13,425	16,566	243	13,668	16,809
Hunts Point	187	4	4	0	4	4
Issaquah	3,170	1,879	3,508	686	2,565	4,194
Kent	16,246	6,120	7,500	2,265	8,385	9,765
Kirkland	17,211	5,328	6,346	0	5,328	6,346
Lake Forest Pk	1,488	101	168	316	417	484
Maple Valley	2,250	n/a	n/a	1,539	1,385	1,692
Medina	1,129	17	17	0	17	17
Mercer Island	8,007	1,056	1,188	0	1,056	1,188
Milton	266	18	18	11	29	29
Newcastle	2,000	n/a	n/a	833	749	916
Normandy Park	2,570	135	135	0	135	135
North Bend	1,044	1,266	1,787	0	1,266	1,787
Pacific	1,707	606	1,818	0	606	1,818
Redmond	14,153	9,637	12,760	418	10,055	13,178
Renton	18,219	7,730	10,049	70	7,800	10,119
Seattle	236,702	48,233	59,520	0	48,233	59,520
SeaTac	9,611	3,546	7,500	2	3,548	7,502
Shoreline	na	n/a	n/a	2,559	2,303	2,814
Skykomish	103	27	27	0	27	27
Snoqualmie	611	1,942	3,625	0	1,942	3,625
Tukwila	5,639	4,761	6,014	0	4,761	6,014
Woodinville	3,000	1,750	1,842	1	1,751	1,843
Yarrow Point	371	18	18	0	18	18
<b>City Total:</b>	<b>454,400</b>	<b>131,767</b>	<b>172,556</b>	<b>11,523</b>	<b>142,646</b>	<b>184,719</b>
<b>Unincorp. KC:</b>	<b>161,400</b>	<b>40,048</b>	<b>50,000</b>	<b>-11,523</b>	<b>28,525</b>	<b>38,477</b>
- urban	123,400	34,248	41,800	-11,523	22,725	30,277
- rural	38,000	5,800	8,200	0	5,800	8,200
<b>King County Total:</b>	<b>615,800</b>	<b>171,815</b>	<b>222,556</b>	<b>0</b>	<b>171,171</b>	<b>223,196</b>

**Notes:** Columns B through F are hhld. growth targets, expressed as numbers of hhlds. to accommodate during the 20-yr Growth Mngmt. Period 1992-2012. Columns B and C represent range of adopted household targets from Appx 2 of the Countywide Planning Policies, 1994. Column D represents hhld. targets associated with new cities and annexed areas between 4 / 94 and 1 / 98. Columns E and F represent adjusted range of 20-year growth target. The cities of Kenmore and Sammamish, incorporated after January 1998, are not included in this table.

**Methodology:** Col. B growth targets were based on city boundaries as of April 1994. Col. D are the additional households to be accommodated due to incorporation and annexation between April '94 and January '98. These additional households constitute a proportional share of the urban unincorp. target by Community Planning Area. The additional households are based on the land-area proportion of urban uninc. areas less designated parks and mapped water bodies. That proportion is applied to the Planning Area's urban target, the midrange of the table on pg. 30 of the King County Comprehensive Plan.

## Recorded Formal Plats

### King County and its Cities, 1997 - 2001

Jurisdictions	1997		1998		1999		2000		2001		
	Lots	Acres	Lots	Acres	Lots	Acres	Lots	Acres	Plats	Lots	Acres
Algona	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Auburn	398	96.24	78	23.16	102	57.16	27	6.92	0	0	0.00
Beaux Arts	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Bellevue	272	106.20	44	28.50	280	101.99	31	7.34	1	59	22.34
Black Diamond	0	0.00	0	0.00	34	12.82	0	0.00	0	0	0.00
Bothell	19	4.93	42	15.79	78	27.01	0	0.00	1	16	4.67
Burien	0	0.00	18	2.79	0	0.00	6	1.45	0	0	0.00
Carnation	24	13.58	21	14.26	0	0.00	0	0.00	0	0	0.00
Clyde Hill	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Covington	-	-	0	0	18	6	336	59	3	61	14.24
Des Moines	0	0.00	37	9.83	7	1.43	0	0.00	1	18	3.00
Duvall	51	22.15	87	37.45	79	16.03	59	13.52	5	154	39.13
Enumclaw	6	0.66	19	5.53	0	0.00	80	18.56	0	0	0.00
Federal Way	44	41.93	37	15.58	65	19.73	0	0.00	3	100	39.49
Hunts Point	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Issaquah	160	192.78	18	3.30	108	36.22	0	0.00	6	219	469.28
Kenmore	-	-	0	0	36	6	23	5	3	26	9.48
Kent	206	64.43	211	53.08	114	32.55	136	38.42	10	313	79.12
Kirkland	12	3.18	2	0.35	16	3.36	45	10.04	1	16	2.17
Lake Forest Pk	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Maple Valley	-	-	59	10.32	54	11.10	206	42.89	4	369	82.90
Medina	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Mercer Island	6	1.55	13	8.26	0	0.00	21	5.85	0	0	0.00
Milton (KC part)	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Newcastle	0	0.00	27	10.14	121	32.21	227	85.08	0	0	0.00
Normandy Park	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
North Bend	69	14.41	0	0.00	0	0.00	0	0.00	0	0	0.00
Pacific	0	0.00	0	0.00	0	0.00	0	0.00	1	20	5.55
Redmond	120	39.06	19	4.20	107	22.47	106	28.05	5	251	165.43
Renton	63	8.83	147	30.84	155	53.31	350	86.30	9	350	99.98
Sammamish	-	-	-	-	113	105	160	53	11	620	315.85
SeaTac	0	0.00	0	0.00	0	0.00	6	1.25	0	0	0.00
Seattle	0	0.00	51	50.05	14	0.39	95	49.07	0	0	0.00
Shoreline	0	0.00	16	1.38	7	0.56	17	2.31	1	9	1.80
Skykomish	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Snoqualmie	209	68.12	117	31.50	457	133.25	23	16.25	4	233	68.02
Tukwila	0	0.00	0	0.00	0	0.00	40	9.15	1	16	3.14
Woodinville	26	22.97	42	6.54	9	9.65	7	9.89	1	74	22.69
Yarrow Point	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
<b>Cities Total:</b>	<b>1,685</b>	<b>701.02</b>	<b>1,105</b>	<b>362.85</b>	<b>1,974</b>	<b>687.88</b>	<b>2,001</b>	<b>549.40</b>	<b>71</b>	<b>2,924</b>	<b>1,448.28</b>
<b>Uninc.Total:</b>	<b>1,717</b>	<b>1425.75</b>	<b>1,108</b>	<b>513.24</b>	<b>1,244</b>	<b>1823.93</b>	<b>1,334</b>	<b>1296.89</b>	<b>41</b>	<b>1,844</b>	<b>3,204.57</b>
<b>KC TOTAL:</b>	<b>3,402</b>	<b>2,126.77</b>	<b>2,213</b>	<b>876.09</b>	<b>3,218</b>	<b>2,511.81</b>	<b>3,335</b>	<b>1,846.29</b>	<b>112</b>	<b>4,768</b>	<b>4,652.85</b>
<i>Uninc. King County as a % of total King County:</i>	<i>50%</i>	<i>61%</i>	<i>50%</i>	<i>59%</i>	<i>39%</i>	<i>13%</i>	<i>40%</i>	<i>10%</i>	<i>31%</i>	<i>39%</i>	<i>69%</i>

Note: "-" means that the particular city was unincorporated at the time.

Source: King County Office of Budget and Strategic Planning Formal Plat Files.

## Total New Residential Units Authorized

### King County and its Cities, 1992 - 2001

Jurisdiction	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Algona	39	23	24	18	18	13	9	17	19	12
Auburn	196	143	137	308	310	375	731	137	380	183
Beaux Arts	0	0	0	0	3	0	0	1	0	2
Bellevue	997	397	541	483	506	1,406	1,077	1,105	500	526
Black Diamond	25	80	150	50	39	68	43	26	14	8
Bothell (KC Part)	79	54	291	145	449	256	121	179	149	30
Burien	-	16	22	24	32	63	83	55	33	28
Carnation	30	27	19	13	20	27	16	16	4	1
Clyde Hill	5	3	2	3	2	6	2	14	15	10
Covington	-	-	-	-	-	-	26	20	52	228
Des Moines	82	67	36	35	17	55	28	16	55	31
Duvall	42	29	87	54	51	126	116	89	97	208
Enumclaw	116	140	172	53	114	28	19	52	21	28
Federal Way	245	231	193	240	232	507	199	344	78	41
Hunts Point	0	2	2	2	1	2	2	4	4	3
Issaquah	156	279	183	187	151	140	522	315	85	508
Kenmore	-	-	-	-	-	-	-	59	209	87
Kent	339	151	252	649	906	502	446	1,217	556	457
Kirkland	212	180	423	349	534	630	434	419	181	410
Lake Forest Park	5	0	5	17	15	46	27	18	9	13
Maple Valley	-	-	-	-	-	-	238	114	146	170
Medina	9	8	16	12	9	11	12	17	17	11
Mercer Island	34	21	116	50	69	57	50	74	151	55
Milton (KC Part)	24	5	n/a	1	51	3	2	2	1	1
Newcastle	-	-	13	16	68	44	50	40	281	71
Normandy Park	16	5	14	6	7	7	11	7	12	6
North Bend	14	83	62	73	105	114	251	145	4	3
Pacific	62	28	21	38	0	4	6	3	4	18
Redmond	366	179	327	535	581	457	454	191	182	733
Renton	290	168	310	227	319	912	936	476	818	404
Sammamish	-	-	-	-	-	-	-	NA	764	490
SeaTac	39	35	29	23	24	35	40	39	26	35
Seattle	2,240	1,907	1,532	1,567	2,706	2,587	3,933	5,287	6,536	4,819
Shoreline	-	-	-	-	42	152	141	96	76	89
Skykomish	0	0	1	2	2	3	2	0	0	0
Snoqualmie	8	2	0	0	10	71	142	479	310	136
Tukwila	24	18	18	12	49	48	32	41	61	54
Woodinville	-	53	14	26	192	140	267	57	30	59
Yarrow Point	0	3	10	2	4	1	1	6	4	2
<b>City Total:</b>	<b>5,694</b>	<b>4,337</b>	<b>5,022</b>	<b>5,204</b>	<b>7,638</b>	<b>8,896</b>	<b>10,469</b>	<b>11,177</b>	<b>11,884</b>	<b>9,970</b>
<b>Uninc. King County:</b>	<b>4,015</b>	<b>3,835</b>	<b>3,320</b>	<b>2,713</b>	<b>3,549</b>	<b>3,435</b>	<b>3,784</b>	<b>3,508</b>	<b>2,811</b>	<b>1,975</b>
<b>King County Total:</b>	<b>9,709</b>	<b>8,172</b>	<b>8,342</b>	<b>7,917</b>	<b>11,187</b>	<b>12,331</b>	<b>14,253</b>	<b>14,685</b>	<b>14,695</b>	<b>11,945</b>

*Uninc. King County as a % of total King County:*

41%    47%    40%    34%    32%    28%    27%    24%    19%    17%

Note: This table reports new units authorized and does not include demolitions. " - " means that the particular city was unincorporated at the time.

Source: Individual cities of King County and King County Office of Regional Policy and Planning Building Permit Files.

# New Single Family Units Authorized

## King County and its Cities, 1992 - 2001

Jurisdiction	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Algona	39	23	12	18	11	13	9	17	19	8
Auburn	51	129	113	135	209	262	326	121	236	51
Beaux Arts	0	0	0	0	3	0	0	1	0	2
Bellevue	230	162	234	249	182	308	330	242	266	151
Black Diamond	25	80	150	50	39	68	43	26	14	8
Bothell (KC Part)	77	29	106	128	89	45	31	74	38	30
Burien	-	16	22	24	30	45	59	39	22	28
Carnation	30	27	19	13	20	27	16	16	4	1
Clyde Hill	5	3	2	3	2	6	2	14	15	10
Covington	-	-	-	-	-	-	26	20	45	217
Des Moines	60	31	31	35	14	34	28	12	23	19
Duvall	42	29	87	54	51	126	116	89	97	120
Enumclaw	116	140	160	49	74	28	19	52	21	28
Federal Way	245	231	185	234	103	151	104	119	44	24
Hunts Point	0	2	2	2	1	2	2	4	4	3
Issaquah	45	81	106	68	46	49	149	69	83	46
Kenmore	-	-	-	-	-	-	-	8	94	43
Kent	87	65	92	188	308	288	272	269	294	194
Kirkland	114	101	140	133	130	187	124	209	121	148
Lake Forest Park	5	0	5	17	15	40	27	18	9	13
Maple Valley	-	-	-	-	-	-	238	114	146	170
Medina	9	8	16	12	9	11	12	17	17	11
Mercer Island	34	21	35	44	49	48	50	74	73	32
Milton (KC Part)	24	5	n/a	1	49	3	2	2	1	1
Newcastle	-	-	13	16	68	44	50	40	86	71
Normandy Park	16	5	14	6	7	7	11	7	12	6
North Bend	14	49	62	73	105	112	67	4	4	3
Pacific	62	28	21	18	0	4	6	3	4	18
Redmond	108	71	124	86	117	114	55	85	121	138
Renton	104	48	95	135	194	233	293	203	348	308
Sammamish	-	-	-	-	-	-	-	NA	373	384
SeaTac	37	35	29	23	24	35	40	36	26	35
Seattle	528	442	428	458	478	461	578	720	414	463
Shoreline	-	-	-	-	42	126	113	96	74	77
Skykomish	0	0	1	2	2	3	2	0	0	0
Snoqualmie	8	2	0	0	10	71	133	297	256	130
Tukwila	24	18	18	12	18	28	32	41	61	54
Woodinville	-	0	14	20	14	63	68	57	30	9
Yarrow Point	0	3	10	2	4	1	1	6	4	2
<b>City Total:</b>	<b>2,139</b>	<b>1,884</b>	<b>2,346</b>	<b>2,308</b>	<b>2,517</b>	<b>3,043</b>	<b>3,434</b>	<b>3,221</b>	<b>3,499</b>	<b>3,056</b>
<b>Uninc. King County:</b>	<b>3,432</b>	<b>3,174</b>	<b>3,059</b>	<b>2,255</b>	<b>2,272</b>	<b>2,391</b>	<b>2,384</b>	<b>2,202</b>	<b>1,511</b>	<b>1,544</b>
<b>King County Total:</b>	<b>5,571</b>	<b>5,058</b>	<b>5,405</b>	<b>4,547</b>	<b>4,789</b>	<b>5,434</b>	<b>5,818</b>	<b>5,423</b>	<b>5,010</b>	<b>4,600</b>
<i>Uninc. King County as a % of total King County:</i>										
	62%	63%	57%	50%	47%	44%	41%	41%	30%	34%

Note: This table reports new units authorized and does not include demolitions. " - " means that the particular city was unincorporated at the time.

Source: Individual cities of King County and King County Office of Regional Policy and Planning Building Permit Files.

## New Multifamily Units Authorized

### King County and its Cities, 1992 - 2001

Jurisdiction	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Algona	0	0	12	0	7	0	0	0	0	4
Auburn	145	14	24	173	101	113	405	16	144	132
Beaux Arts	0	0	0	0	0	0	0	0	0	0
Bellevue	767	235	307	234	324	1,098	747	863	234	375
Black Diamond	0	0	0	0	0	0	0	0	0	0
Bothell (KC Part)	2	25	185	17	360	211	90	105	111	0
Burien	-	0	0	0	2	18	24	16	11	0
Carnation	0	0	0	0	0	0	0	0	0	0
Clyde Hill	0	0	0	0	0	0	0	0	0	0
Covington	-	-	-	-	-	-	0	0	7	11
Des Moines	22	36	5	0	3	21	0	4	32	12
Duvall	0	0	0	0	0	0	0	0	0	88
Enumclaw	0	0	12	4	40	0	0	0	0	0
Federal Way	0	0	8	6	129	356	95	225	34	17
Hunts Point	0	0	0	0	0	0	0	0	0	0
Issaquah	111	198	77	119	105	91	373	246	2	462
Kenmore	-	-	-	-	-	-	-	51	115	44
Kent	252	86	160	461	598	214	174	948	262	263
Kirkland	98	79	283	216	404	443	310	210	60	262
Lake Forest Park	0	0	0	0	0	6	0	0	0	0
Maple Valley	-	-	-	-	-	-	0	0	0	0
Medina	0	0	0	0	0	0	0	0	0	0
Mercer Island	0	0	81	6	20	9	0	0	78	23
Milton (KC Part)	0	0	n/a	0	2	0	0	0	0	0
Newcastle	-	-	0	0	0	0	0	0	195	0
Normandy Park	0	0	0	0	0	0	0	0	0	0
North Bend	0	34	0	0	0	2	184	141	0	0
Pacific	0	0	0	20	0	0	0	0	0	0
Redmond	258	108	203	449	464	343	399	106	61	595
Renton	186	120	215	92	125	679	643	273	470	96
Sammamish	-	-	-	-	-	-	-	NA	391	106
SeaTac	2	0	0	0	0	0	0	3	0	0
Seattle	1,712	1,465	1,104	1,109	2,228	2,126	3,355	4,567	6,122	4,356
Shoreline	-	-	-	-	0	26	28	0	2	12
Skykomish	0	0	0	0	0	0	0	0	0	0
Snoqualmie	0	0	0	16	0	0	9	182	54	6
Tukwila	0	0	0	0	31	20	0	0	0	0
Woodinville	-	53	0	6	178	77	199	0	0	50
Yarrow Point	0	0	0	0	0	0	0	0	0	0
<b>City Total:</b>	<b>3,555</b>	<b>2,453</b>	<b>2,676</b>	<b>2,912</b>	<b>5,121</b>	<b>5,853</b>	<b>7,035</b>	<b>7,956</b>	<b>8,385</b>	<b>6,914</b>
<b>Uninc. King County:</b>	<b>583</b>	<b>661</b>	<b>261</b>	<b>458</b>	<b>1,277</b>	<b>1,044</b>	<b>1,400</b>	<b>1,306</b>	<b>1,300</b>	<b>431</b>
<b>King County Total:</b>	<b>4,138</b>	<b>3,114</b>	<b>2,937</b>	<b>3,370</b>	<b>6,398</b>	<b>6,897</b>	<b>8,435</b>	<b>9,262</b>	<b>9,685</b>	<b>7,345</b>
<i>Uninc. KC as a % of total King County:</i>	<i>14%</i>	<i>21%</i>	<i>9%</i>	<i>14%</i>	<i>20%</i>	<i>15%</i>	<i>17%</i>	<i>14%</i>	<i>13%</i>	<i>6%</i>

Note: "-" means that the particular city was unincorporated at the time. Multifamily includes duplexes.

Source: Individual cities of King County and King County Office of Regional Policy and Planning building permit file.

## 1999 Median Income and Per Capita Income King County and its Cities

Jurisdiction	Households in 2000	Median Household Income 1999	Families in 2000	Median Family Income 1999	Total Persons in 2000	Per Capita Income 1999
Algona	845	\$50,833	651	\$52,462	2,460	\$19,734
Auburn	16,108	\$39,208	10,065	\$45,426	42,901	\$19,630
Beaux Arts	121	\$96,916	101	\$110,038	307	\$56,496
Bellevue	45,836	\$62,338	29,138	\$76,868	109,827	\$36,905
Black Diamond	1,456	\$67,092	1,125	\$72,981	3,970	\$26,936
Bothell (KC part) *	6,756	\$59,264	4,100	\$68,580	16,185	\$26,483
Burien	13,399	\$41,577	8,092	\$53,814	31,881	\$23,737
Carnation	636	\$60,156	496	\$64,167	1,893	\$21,907
Clyde Hill	1,054	\$132,468	918	\$150,237	2,890	\$78,252
Covington	4,398	\$63,711	3,656	\$65,173	13,783	\$22,230
Des Moines	11,337	\$48,971	7,306	\$57,003	29,267	\$24,127
Duvall	1,596	\$71,300	1,327	\$78,740	4,616	\$27,764
Enumclaw	4,317	\$43,820	2,851	\$56,270	11,116	\$20,596
Federal Way	31,467	\$49,278	21,396	\$55,833	83,259	\$22,451
Hunts Point	165	\$179,898	122	\$200,000+	443	\$113,815
Issaquah	4,840	\$57,892	2,911	\$77,274	11,212	\$34,222
Kenmore	7,307	\$61,756	4,937	\$72,139	18,678	\$31,692
Kent	31,113	\$46,046	19,564	\$52,274	79,524	\$21,390
Kirkland	20,736	\$60,332	10,942	\$73,395	45,054	\$38,903
Lake Forest Park	5,029	\$74,149	3,802	\$84,316	13,142	\$33,419
Maple Valley	4,809	\$67,159	3,989	\$70,008	14,209	\$24,859
Medina	1,111	\$133,756	892	\$149,637	3,011	\$81,742
Mercer Island	8,437	\$91,904	6,266	\$110,830	22,036	\$53,799
Milton (KC part) *	320	\$48,166	200	\$53,732	814	\$22,400
Newcastle	3,028	\$80,320	2,250	\$91,381	7,737	\$35,057
Normandy Park	2,609	\$70,367	1,918	\$78,102	6,392	\$33,845
North Bend	1,841	\$61,534	1,334	\$69,402	4,746	\$28,229
Pacific	1,992	\$45,673	1,425	\$47,694	5,373	\$18,228
Redmond	19,102	\$66,735	11,471	\$78,430	45,256	\$36,233
Renton	21,708	\$45,820	12,188	\$55,747	50,052	\$24,346
Sammamish	11,131	\$101,592	9,736	\$104,356	34,104	\$42,971
SeaTac	9,708	\$41,202	6,063	\$47,630	25,496	\$19,717
Seattle	258,499	\$45,736	115,498	\$62,195	563,374	\$30,306
Shoreline	20,716	\$51,658	13,650	\$61,450	53,025	\$24,959
Skykomish	104	\$45,357	66	\$48,500	214	\$22,829
Snoqualmie	632	\$52,697	460	\$58,889	1,631	\$22,239
Tukwila	7,186	\$40,718	4,036	\$42,442	17,181	\$22,354
Woodinville	3,512	\$68,114	2,409	\$81,251	9,194	\$31,458
Yarrow Point	379	\$117,940	307	\$126,075	1,008	\$72,135
<b>Cities Total</b>	<b>585,340</b>	<b>n a</b>	<b>327,658</b>	<b>n a</b>	<b>1,387,261</b>	<b>n a</b>
<b>Uninc. KC Total *</b>	<b>126,150</b>	<b>\$65,290</b>	<b>95,853</b>	<b>\$71,300</b>	<b>349,773</b>	<b>n a</b>
<b>King County</b>	<b>711,490</b>	<b>\$53,157</b>	<b>423,511</b>	<b>\$66,035</b>	<b>1,737,034</b>	<b>\$29,521</b>

Note: \* Number of families and income are estimated for Bothell, Milton and unincorporated King County.

Source: U.S. Census 2000, DP-3 Profiles, 2002.

## Covered Employment by Sector, March 2000

### King County and its Cities

CITY	COVERED JOBS	AFFM/ Construction	Mfg.	WTCU	Retail	F-I-RE/ Serv.	Gov't / Educ.
Algona	1,849	60	1,399	277	71	25	18
Auburn	38,393	3,652	11,858	5,953	6,946	7,074	2,912
Beaux Arts	17	*	0	0	*	7	1
Bellevue	120,170	6,388	8,140	17,143	21,233	60,404	6,863
Black Diamond	427	113	*	*	105	42	132
Bothell	10,320	527	1,530	463	1,528	4,973	1,299
Burien	12,149	511	182	728	3,144	5,867	1,717
Carnation	591	25	146	42	101	37	240
Clyde Hill	424	38	*	13	*	215	147
Covington	2,467	253	24	45	953	713	479
Des Moines	5,846	318	33	200	1,392	2,266	1,636
Duvall	902	188	63	24	210	213	204
Enumclaw	4,158	216	344	123	1,177	1,593	704
Federal Way	29,258	1,029	3,103	1,606	7,830	12,215	3,476
Hunts Point	35	*	*	9	-	23	2
Issaquah	14,611	917	830	1,458	5,620	4,127	1,197
Kenmore	4,396	575	96	473	937	1,761	555
Kent	59,920	4,353	17,810	17,086	7,481	9,154	4,036
Kirkland	38,827	3,316	2,332	8,554	7,971	12,630	4,024
Lake Forest Park	1,348	153	41	63	377	503	212
Maple Valley	2,741	422	72	81	795	709	661
Medina	357	*	*	14	48	223	64
Mercer Island	6,679	357	33	475	892	3,939	983
Newcastle	1,019	54	75	108	232	424	125
Normandy Park	568	79	0	10	189	187	104
North Bend	1,842	151	22	73	992	387	218
Pacific	885	212	159	150	75	123	167
Redmond	67,707	4,289	14,797	3,757	8,102	35,086	1,676
Renton	55,094	1,752	22,738	5,129	9,248	10,995	5,232
Sammamish	4,757	472	43	332	1,819	1,079	1,012
SeaTac	31,160	552	708	18,119	2,381	7,045	2,354
Seattle	510,221	24,520	39,864	62,398	72,842	223,306	87,290
Shoreline	14,793	629	159	405	4,174	5,313	4,114
Skykomish	106	0	0	*	51	*	50
Snoqualmie	1,104	*	15	*	133	545	377
Tukwila	47,824	1,854	13,279	7,648	10,684	12,372	1,987
Woodinville	13,457	2,875	3,768	1,445	2,406	2,478	485
Yarrow Point	49	8	*	0	*	19	3
<b>Cities Total</b>	<b>1,151,105</b>	<b>69,949</b>	<b>147,933</b>	<b>158,307</b>	<b>189,457</b>	<b>440,353</b>	<b>145,106</b>
<b>Uninc. King Co.</b>	<b>46,261</b>	<b>9,070</b>	<b>3,583</b>	<b>3,845</b>	<b>7,283</b>	<b>12,277</b>	<b>8,351</b>
<b>KING COUNTY</b>	<b>1,197,366</b>	<b>79,019</b>	<b>151,516</b>	<b>162,152</b>	<b>196,740</b>	<b>452,630</b>	<b>153,457</b>

\* Sector detail is suppressed for cities with few employers in order to protect confidentiality of the small number of firms in these cities.

Sectors: **AFFM** = Agriculture, Forestry, Fishing, Mining; **Mfg.** = Manufacturing; **WCTU** = Wholesale, Trans., Communication, Utilities; **FIRE** = Finance, Insurance, Real Est.; **Serv** = Services

Note: Sammamish is included in this table even though not incorporated until after April 1999. Covered employment is the number of jobs covered by state unemployment insurance. Corporate officers, railroad employees, and sole proprietors are excluded.

Source: Washington State Employment Security Department, 1999, and Puget Sound Regional Council, 2000.

## Covered Employment, March 1990, 1995, 1997, 1999 and 2000 King County and its Cities

CITY	<u>1990</u>		<u>1995</u>		<u>1997</u>		<u>1999</u>		<u>2000</u>	
	Number of Firms	March Cov. Jobs	Number of Firms	March Cov. Jobs	Number of Firms	March Cov. Jobs	Number of Firms	March Cov. Jobs	Number of Firms	March Cov. Jobs
Algona	45	819	57	1,920	56	2,280	52	2,214	53	1,849
Auburn	1,082	26,405	1,464	26,525	1,530	33,646	1,680	37,256	1,669	38,393
Beaux Arts	NA	NA	9	10	7	12	8	10	9	17
Bellevue	5,091	79,920	6,562	97,594	6,351	103,190	6,624	115,731	6,407	120,170
Black Diamond	29	122	44	227	61	427	64	486	70	427
Bothell	392	5,078	520	8,591	485	9,214	637	10,203	560	10,320
Burien	NA	NA	1,080	10,850	959	10,770	1,033	11,041	1,060	12,149
Carnation	29	385	51	447	41	460	50	429	42	591
Clyde Hill	51	486	50	426	47	480	49	361	56	424
Covington	NA	NA	NA	NA	191	2,083	224	2,344	223	2,467
Des Moines	284	3,837	469	4,747	450	4,800	575	5,302	576	5,846
Duvall	50	358	101	559	104	630	120	769	117	902
Enumclaw	253	3,389	344	3,885	331	3,687	348	4,081	368	4,158
Federal Way	1,463	21,756	1,954	23,859	1,845	24,621	2,118	30,113	2,073	29,258
Hunts Point	NA	NA	17	28	31	142	31	148	23	35
Issaquah	519	6,426	626	7,437	636	10,362	693	12,083	807	14,611
Kenmore	NA	NA	NA	NA	NA	NA	478	4,455	465	4,396
Kent	1,875	45,329	2,557	53,435	2,515	51,961	2,964	59,212	2,930	59,920
Kirkland	1,675	20,714	2,229	28,682	2,125	31,701	2,143	30,419	2,215	38,827
Lake Forest Park	98	823	263	1,462	246	1,280	245	1,299	254	1,348
Maple Valley	NA	NA	NA	NA	212	1,724	240	2,021	239	2,741
Medina	53	280	78	293	76	311	82	359	76	357
Mercer Island	503	4,908	699	5,901	712	6,205	709	6,747	677	6,679
Newcastle	NA	NA	115	580	127	547	144	650	128	1,019
Normandy Park	89	755	121	489	121	574	123	575	118	568
North Bend	97	956	157	1,334	144	1,345	168	1,750	162	1,842
Pacific	53	769	92	845	92	1,037	106	1,029	85	885
Redmond	1,703	35,708	2,233	48,388	2,096	52,812	2,278	65,072	2,114	67,707
Renton	1,170	48,602	1,516	40,587	1,567	46,427	1,674	52,030	1,631	55,094
Sammamish	NA	NA	NA	NA	NA	NA	574	4,319	553	4,757
SeaTac	582	25,535	818	25,979	760	26,624	827	29,732	765	31,160
Seattle	20,261	413,767	24,296	423,770	24,556	456,714	27,196	492,760	26,326	510,221
Shoreline	NA	NA	1,057	13,491	1,054	14,854	1,163	13,746	1,224	14,793
Skykomish	5	31	11	71	12	70	14	100	13	106
Snoqualmie	46	545	77	895	82	961	86	2,391	72	1,104
Tukwila	1,142	48,918	1,516	46,362	1,534	46,725	1,614	52,141	1,584	47,824
Woodinville	NA	NA	691	8,911	668	8,683	752	10,323	782	13,457
Yarrow Point	NA	NA	15	21	16	67	16	54	18	49
<b>Cities Total</b>	<b>38,640</b>	<b>796,621</b>	<b>51,889</b>	<b>888,608</b>	<b>51,840</b>	<b>957,434</b>	<b>57,902</b>	<b>1,063,755</b>	<b>56,548</b>	<b>957,434</b>
Uninc. King Co.	8,175	98,644	7,932	57,462	7,047	52,144	6,586	46,261	5,978	46,261
<b>KING COUNTY</b>	<b>46,815</b>	<b>895,265</b>	<b>59,821</b>	<b>946,070</b>	<b>58,887</b>	<b>1,009,578</b>	<b>64,488</b>	<b>1,110,016</b>	<b>62,526</b>	<b>1,003,695</b>

Notes: Burien and Woodinville incorporated in 1993, Covington and Maple Valley in 1997, thus, do not have figures for this table. Covered employment is the number of jobs covered by state unemployment insurance. Number of Firms means firms with employees covered by unemployment insurance. Corporate officers, railroad employees, and sole proprietors are excluded.

Source: Washington State Employment Security Department, 1997. Compiled by Puget Sound Regional Council, May 1999.

## Persons Below Poverty Level, 1999

### King County and its Cities

Jurisdiction	Total Persons*	Persons Below Poverty Level						Total in Poverty	
		Age under 18		Age 18 - 64		65 and over		Number	%
		Number	%	Number	%	Number	%		
Algona	2,456	26	3.4%	67	4.3%	16	10.3%	109	4.4%
Auburn	39,721	1,678	12.6%	3,017	12.1%	397	8.5%	5,092	12.8%
Beaux Arts	307	3	4.4%	8	4.5%	2	3.3%	13	4.2%
Bellevue	108,778	1,353	5.8%	3,907	5.4%	902	6.1%	6,162	5.7%
Black Diamond	3,970	10	0.9%	27	1.1%	0	0.0%	37	0.9%
Bothell (K.C. part)	29,934	397	9.7%	964	9.1%	134	8.7%	807	2.7%
Burien	31,614	933	12.8%	1,765	8.7%	263	6.0%	2,961	9.4%
Carnation	1,893	49	7.5%	73	6.4%	6	5.6%	128	6.8%
Clyde Hill	2,890	3	0.4%	19	1.2%	0	0.0%	22	0.8%
Covington	13,783	192	4.1%	262	3.0%	36	7.0%	490	3.6%
Des Moines	28,005	713	10.2%	1,338	7.5%	90	2.1%	2,141	7.6%
Duvall	4,591	100	6.7%	77	2.6%	0	0.0%	177	3.9%
Enumclaw	10,861	226	7.0%	528	8.4%	150	9.3%	904	8.3%
Federal Way	82,787	2,955	12.6%	4,332	8.1%	409	6.4%	7,696	9.3%
Hunts Point	443	0	0.0%	3	1.2%	2	2.9%	5	1.1%
Issaquah	10,985	138	5.6%	338	4.4%	49	4.4%	525	4.8%
Kenmore	18,591	348	7.6%	628	5.2%	82	4.2%	1,058	5.7%
Kent	78,826	3,652	16.6%	4,936	9.6%	535	9.2%	9,123	11.6%
Kirkland	44,206	548	6.6%	1,582	4.9%	207	4.5%	2,337	5.3%
Lake Forest Park	12,835	90	3.1%	385	4.5%	38	2.2%	513	4.0%
Maple Valley	14,197	129	2.7%	220	2.5%	24	3.8%	373	2.6%
Medina	3,011	0	0.0%	18	1.1%	5	1.0%	23	0.8%
Mercer Island	21,757	217	3.8%	385	3.2%	93	2.3%	695	3.2%
Milton (K.C. part)	800	20	9.9%	35	7.0%	10	8.8%	65	8.1%
Newcastle	7,722	21	1.2%	106	2.0%	35	6.8%	162	2.1%
Normandy Park	6,392	76	5.4%	102	2.8%	77	5.9%	255	4.0%
North Bend	4,654	82	6.3%	133	4.5%	11	2.2%	226	4.9%
Pacific	5,519	184	11.7%	400	11.4%	0	0.0%	584	10.6%
Redmond	44,423	623	6.4%	1,485	4.7%	254	6.0%	2,362	5.3%
Renton	49,651	1,494	13.7%	2,903	8.5%	401	7.8%	4,798	9.7%
Sammamish	34,104	217	1.9%	417	2.0%	40	2.9%	674	2.0%
SeaTac	24,609	983	15.8%	1,660	9.9%	196	7.9%	2,839	11.5%
Seattle	536,719	12,335	14.0%	45,024	11.0%	6,709	9.9%	64,068	11.9%
Shoreline	51,723	786	6.6%	2,308	6.9%	520	6.7%	3,614	7.0%
Skykomish	214	3	7.7%	16	11.9%	0	0.0%	19	8.9%
Snoqualmie	1,631	80	16.9%	73	6.9%	2	2.0%	155	9.5%
Tukwila	17,084	756	18.3%	1,308	11.2%	103	7.7%	2,167	12.7%
Woodinville	9,171	123	5.0%	275	4.6%	15	1.9%	413	4.5%
Yarrow Point	1,008	17	6.5%	17	3.0%	0	0.0%	34	3.4%
<b>All Cities</b>	<b>1,361,865</b>	<b>31,560</b>	<b>10.7%</b>	<b>81,141</b>	<b>8.6%</b>	<b>11,813</b>	<b>7.7%</b>	<b>123,826</b>	<b>9.1%</b>
<b>Suburban Cities</b>	<b>825,146</b>	<b>19,225</b>	<b>9.3%</b>	<b>36,117</b>	<b>6.8%</b>	<b>5,104</b>	<b>5.9%</b>	<b>59,758</b>	<b>7.2%</b>
<b>Unincorp. KC</b>	<b>344,440</b>	<b>6,394</b>	<b>2.4%</b>	<b>10,514</b>	<b>4.4%</b>	<b>1,124</b>	<b>3.9%</b>	<b>18,720</b>	<b>5.4%</b>
<b>King County Total</b>	<b>1,706,305</b>	<b>37,954</b>	<b>9.9%</b>	<b>91,655</b>	<b>8.0%</b>	<b>12,937</b>	<b>7.4%</b>	<b>142,546</b>	<b>8.4%</b>

Note: \* does not include persons in institutions

Source: U S Census 2000, STF 3A

## VI. King County Cities Statistical Profiles

This section provides a closer look at individual cities in King County. Each page provides a brief summary of the city's demographic, economic, housing and development activity. The format is similar to the King County Statistical Profile on the inside front cover, so the reader can compare cities to each other and to King County as a whole. Each profile lists the current mayor and a phone number to call for further information.

Currently, including the newest city, Sammamish, there are 39 cities in King County, the largest number in any County in Washington State. Here are the cities of King County and their incorporation dates:

Algona	1955	Maple Valley	1997
Auburn	1891	Medina	1955
Beaux Arts Village	1954	Mercer Island	1960
Bellevue	1953	Milton	1907
Black Diamond	1959	Newcastle	1994
Bothell	1909	Normandy Park	1953
Burien	1993	North Bend	1909
Carnation	1912	Pacific	1909
Clyde Hill	1953	Redmond	1912
Covington	1997	Renton	1901
Des Moines	1959	Sammamish	1999
Duvall	1913	SeaTac	1990
Enumclaw	1913	Seattle	1865
Federal Way	1990	Shoreline	1995
Hunts Point	1955	Skykomish	1909
Issaquah	1892	Snoqualmie	1903
Kenmore	1998	Tukwila	1908
Kent	1890	Woodinville	1993
Kirkland	1905	Yarrow Point	1959
Lake Forest Park	1961		

**Sources:** Population, age and race data are from the 2000 Census. Business and jobs data were compiled by Puget Sound Regional Council from Washington State Employment Security records. Household income data are from the 1990 Census and PSRC. Housing unit estimates are from the King County Department of Assessments.

*Statistical Profile on:*

# ALGONA

City Mayor: Glenn R. Wilson  
 City Info. line: (253) 833 - 2898

## DEMOGRAPHICS

<b>POPULATION</b>	1980	1990	1995	Census 2000	2002
	1,467	1,694	1,970	2,460	2,525

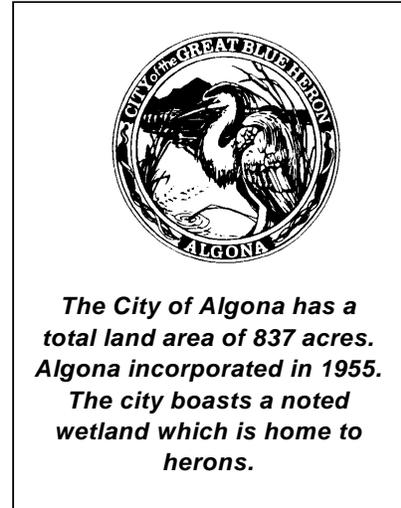
Population Growth, 1980-1990: 15%  
 Population Growth, 1990-2000: 45%  
 Households, 2000 Census: 845  
 Average Hhld Size, 2000 Census: 2.91  
 Hhld. Growth Target Range for 1992-2012: 346 to 462

**2000 Census Age Structure:**

17 and under	754	31%
18 - 64	1,550	63%
65 and over	156	6%

**2000 Census Race and Ethnic Categories:**

Non-Hispanic White:	2,012	82%
Black or African American:	40	2%
Asian and Pacific Islander:	149	6%
Native American and other:	46	2%
<i>Hispanic or Latino*:</i>	147	6%
<i>Two or more race:</i>	66	3%



## EMPLOYMENT AND INCOME

<b>2000 Number of Business Units:</b>	53	<b>2000 Total Jobs:</b>	1,849
		Manufacturing	1,399
<b>Median Household Income:</b>		Wholesale/Utilities	277
1989 (1990 Census):	\$32,798	Retail	71
1999 (2000 Census):	\$50,833	Finance / Services	25
		Government/Education	18
		AFFM/Construction	60

**Households by Income Category, 1999:**

0 - 50%	149	18%
50 - 80%	162	19%
80 - 120%	229	27%
120% +	306	36%

**Major Businesses and Employers:**

Peter Pan Seafood	Boeing	ACCUDUCT
Available Hardware	TARCO	Tilton Truss
Proficient Foods	Dyna Craft	SCS Industries

## HOUSING

<b>2000 Census Housing Unit Count:</b>	879	<b>1990 Census Median 2-Bdrm. Rental:</b>	\$403
<i>**Single Family:</i>	818	<b>2000 Census Median 2-Bdrm. Rental:</b>	\$781
<i>Multifamily:</i>	61		
<b>1990 Census Median House Value:</b>	\$72,300		
<b>2000 Census Median House Value:</b>	\$136,000		

## DEVELOPMENT ACTIVITY

<b>2001 Total New Residential Units:</b>	12	<b>2001 Formal Plats:</b>	<b># Plats</b>	<b># Lots</b>	<b># Acres</b>
<i>**Single Family</i>	8	Applications:	0	0	0.00
<i>Multifamily</i>	4	Recordings:	0	0	0.00

**Sources:** 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Algona. Suburban Cities Association of King County, Washington.  
 \* Persons of Hispanic Origin can be of any race. \*\* Single Family includes mobile homes.

*Statistical Profile on:*

**AUBURN**

City Mayor: Peter B. Lewis  
City Info: (253) 931 - 3000

**DEMOGRAPHICS**

<u>POPULATION</u>	1980	1990	1995	Census 2000	2002
	26417	33,102	35,230	40,314	43,970

Population Growth, 1980-1990: 25%  
Population Growth, 1990-2000: 22%  
Households, 2000 Census: 16,108  
Average Hhld Size, 2000 Census: 2.47  
Hhld Growth Target Range for 1992-2012: 6,559 to 9,616

2000 Census Age Structure:

17 and under	10,734	27%
18 - 64	24,917	62%
65 and over	4,663	12%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	32,220	80%
Black or African American:	956	2%
Asian and Pacific Islander:	1,586	4%
Native American and other:	1,005	2%
<i>Hispanic or Latino*:</i>	<i>3,019</i>	<i>7%</i>
<i>Two or more race:</i>	<i>1,528</i>	<i>4%</i>



***Incorporated in 1891, the City of Auburn has a total land area of 13,634 acres. The Supermall of the Great Northwest and the Emerald Downs race track in Auburn are among its' largest businesses.***

**EMPLOYMENT AND INCOME**

2000 Number of Business Units: 1,669

Median Household Income:

1989 (1990 Census): \$30,007  
1999 (2000 Census): \$39,208

Households by Income Category, 1999:

0 - 50%	5,289	33%
50 - 80%	3,279	20%
80 - 120%	3,249	20%
120% +	4,274	27%

2000 Total Jobs: 38,393

Manufacturing	11,858
Wholesale/Utilities	5,953
Retail	6,946
Finance / Services	7,074
Government/Education	2,912
AFFM/Construction	3,652

Major Businesses and Employers:

General Services Administration	Boeing
Federal Aviation Administration	City of Auburn
Supermall of the Great Northwest	Auburn General Hospital

**HOUSING**

2000 Census Housing Unit Count: 16,742

*\*\*Single Family 8,970*  
*Multifamily 7,772*

1990 Census Median House Value: \$91,500  
2000 Census Median House Value: \$153,400

1990 Census Median 2-Bdrm. Rental: \$398  
2000 Census Median 2-Bdrm. Rental: \$639

**DEVELOPMENT ACTIVITY**

2001 Total New Residential Units: 183

*\*\*Single Family 51*  
*Multifamily 132*

2001 Formal Plats:	# Plats	# Lots	# Acres
Applications:	1	7	2.02
Recordings:	0	0	0.00

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Auburn. Suburban Cities Association of King County, Washington.

\* Persons of Hispanic Origin can be of any race. \*\* Single Family includes mobile homes.

*Statistical Profile on:*

**BEAUX ARTS**

City Mayor: Charles R. Lowry  
City Info: (425) 454-8580

**DEMOGRAPHICS**

POPULATION	1980	1990	1995	Census 2000	2002
	328	303	285	307	295

Population Growth, 1980-1990: -8%  
Population Growth, 1990-2000: 1%  
Households, 2000 Census: 121  
Average Hhld Size, 2000 Census: 2.54  
Hhld Growth Target Range for 1992-2012: 0

2000 Census Age Structure:

17 and under	68	22%
18 - 64	179	58%
65 and over	60	20%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	298	97%
Black or African American:	0	0%
Asian and Pacific Islander:	7	2%
Native American and other:	1	0%
<i>Hispanic or Latino*</i> :	0	0%
<i>Two or more race:</i>	1	0%

**BEAUX ARTS VILLAGE**

10550 S.E. 27th • Beaux Arts, WA 98004

*The Town of Beaux Arts has a total land area of 52 acres. It is King County's smallest jurisdiction in land area.*

*Beaux Arts Village incorporated in 1954.*

**EMPLOYMENT AND INCOME**

2000 Number of Business Units: 9

Median Household Income:

1989 (1990 Census): \$79,358  
1999 (2000 Census): \$96,916

Households by Income Category, 1999:

0 - 50%	9	7%
50 - 80%	9	7%
80 - 120%	21	17%
120% +	83	69%

2000 Total Jobs: 17

Manufacturing	0
Wholesale/Utilities	0
Retail	*
Finance / Services	7
Government/Education	1
AFFM/Construction	*

\* Sector detail is suppressed to protect confidentiality.

Major Businesses and Employers:

- NA -

**HOUSING**

2000 Census Housing Unit Count: 123  
*\*\*Single Family 119*  
*Multifamily 4*

1990 Census Median 2-Bdrm. Rental: \$325  
2000 Census Median 2-Bdrm. Rental: \$983

1990 Census Median House Value: \$316,700  
2000 Census Median House Value: \$610,700

**DEVELOPMENT ACTIVITY**

2001 Total New Residential Units: 2  
*\*\*Single Family 2*  
*Multifamily 0*

2001 Formal Plats: # Plats # Lots # Acres  
Applications: 0 0 0.00  
Recordings: 0 0 0.00

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. Suburban Cities Association of King County, Washington.  
\* Persons of Hispanic Origin can be of any race. \*\* Single Family includes mobile homes.

*Statistical Profile on:*

**BELLEVUE**

City Mayor: Connie Marshall  
 City Info: (425) 452 - 7810

**DEMOGRAPHICS**

POPULATION	1980	1990	1995	Census 2000	2002
	73,903	86,874	102,000	109,827	117,000

Population Growth, 1980-1990: 18%  
 Population Growth, 1990-2000: 26%

Households, 2000 Census: 45,836  
 Average Hhld Size, 2000 Census: 2.37  
 Hhld Growth Target Range 1992-2012: 7,792 - 9,662

2000 Census Age Structure:

17 and under	23,142	21%
18 - 64	71,738	65%
65 and over	14,689	13%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	78,698	72%
Black or African American:	2,100	2%
Asian and Pacific Islander:	19,259	18%
Native American and other:	562	1%
<i>Hispanic or Latino*</i> :	5,827	5%
<i>Two or more race:</i>	3,123	3%



**City of Bellevue**

*Bellevue is the fifth largest city in Washington State, and the second largest in King County. Incorporated in the year 1953, this city has a total land area of 20,291 acres.*

**EMPLOYMENT AND INCOME**

2000 Number of Business Units: 6,407

2000 Total Jobs: 120,170

Manufacturing	8,140
Wholesale/Utilities	17,143
Retail	21,233
Finance / Services	60,404
Government/Education	6,863
AFFM/Construction	6,388

Median Household Income:

1989 (1990 Census): \$43,800  
 1999 (2000 Census): \$62,338

Households by Income Category, 1999:

0 - 50%	7,432	16%
50 - 80%	6,790	15%
80 - 120%	8,612	19%
120% +	22,954	50%

Major Businesses and Employers:

The Boeing Company	US West	Nordstrom
Overlake Hospital	Safeway	Microsoft
Puget Sound Energy	Bellevue School District	
City of Bellevue	Bellevue Community College	

**HOUSING**

2000 Census Housing Unit Count: 48,303

*\*\*Single Family 25,912*  
*Multifamily 22,391*

1990 Census Median 2-Bdrm. Rental: \$542  
 2000 Census Median 2-Bdrm. Rental: \$916

1990 Census Median House Value: \$192,800  
 2000 Census Median House Value: \$299,400

**DEVELOPMENT ACTIVITY**

2001 Total New Residential Units: 526

*\*\*Single Family 151*  
*Multifamily 375*

2001 Formal Plats: # Plats # Lots # Acres

Applications:	0	0	0.00
Recordings:	1	59	22.34

Sources: 1990 Census of Population and Housing: Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Bellevue. The Economic Development Council of Seattle and King County. Suburban Cities Association of King County, Washington.  
 \* Persons of Hispanic Origin can be of any race. \*\* Single Family includes mobile homes.

*Statistical Profile on:*

**BLACK DIAMOND**

City Mayor: Howard Botts  
City Info: (360) 886 - 2560

**DEMOGRAPHICS**

<u>POPULATION</u>	1980	1990	1995	Census 2000	2002
	1,170	1,422	1,760	3,970	4,015

Population Growth, 1980-1990: 22%  
Population Growth, 1990-2000: 179%  
Households, 2000 Census: 1,456  
Average Hhld Size, 2000 Census: 2.73  
Hhld Growth Target Range 1992-2012: 1,538 - 1,710

2000 Census Age Structure:

17 and under	1,130	28%
18 - 64	2,511	63%
65 and over	329	8%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	3,650	92%
Black or African American:	3	0%
Asian and Pacific Islander:	41	1%
Native American and other:	67	2%
<i>Hispanic or Latino*:</i>	107	3%
<i>Two or more race:</i>	102	3%

*City of Black Diamond*



**The City of Black Diamond has a total land area of 3,937 acres. The city was incorporated in the year 1959, although it was founded at the turn of the century as a mining company town.**

**EMPLOYMENT AND INCOME**

2000 Number of Business Units: 70

Median Household Income:

1989 (1990 Census): \$28,155  
1999 (2000 Census): \$67,092

Households by Income Category, 1999:

0 - 50%	242	17%
50 - 80%	141	10%
80 - 120%	283	19%
120% +	730	50%

2000 Total Jobs: 427

Manufacturing	*
Wholesale/Utilities	*
Retail	105
Finance/Services	42
Government/Education	132
AFFM/Construction	113

\* Sector detail is suppressed to protect confidentiality.

Major Businesses and Employers:

Pacific Coal Company	City of Black Diamond
Palmer Coking Coal Co.	Anesthesia Company

**HOUSING**

2000 Census Housing Unit Count: 1,478

\*\*Single Family 1,416  
Multifamily 62

1990 Census Median House Value: \$83,200

2000 Census Median House Value: \$194,200

1990 Census Median 2-Bdrm. Rental: \$341

2000 Census Median 2-Bdrm. Rental: \$878

**DEVELOPMENT ACTIVITY**

2001 Total New Residential Units: 8

\*\*Single Family 8  
Multifamily 0

2001 Formal Plats: # Plats #Lots # Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance,

from WA State Employment Security Department. The Economic Development Council of Seattle and King County. Suburban Cities Assoc. of King County.

\* Persons of Hispanic Origin can be of any race. \*\* Single Family includes mobile homes.

*Statistical Profile on:*

**BOTHELL** (King County portion)

City Mayor: Bob Bandarra  
City Info: (425) 486 - 3256

**DEMOGRAPHICS**

POPULATION	1980	1990	1995	Census 2000	2002
	7,943	11,986	13,510	16,185	16,330

Population Growth, 1980-1990: 51%  
Population Growth, 1990-2000: 35%  
Households, 2000 Census: 6,401  
Average Hhld Size, 2000 Census: 2.51  
Hhld Growth Target Range 1992-2012: 1,468 - 2,433

2000 Census Age Structure:

17 and under	4,077	25%
18 - 64	10,562	65%
65 and over	1,546	10%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	13,733	85%
Black or African American:	183	1%
Asian and Pacific Islander:	988	6%
Native American and other:	131	1%
<i>Hispanic or Latino*</i> :	719	4%
<i>Two or more race:</i>	431	3%



**The City of Bothell has a total land area of 7,800 acres, including 3,626 acres in King County. The city's incorporation date was the year 1909.**

**EMPLOYMENT AND INCOME**

2000 Number of Business Units: 560

2000 Total Jobs:

Manufacturing	1,530
Wholesale/Utilities	463
Retail	1,528
Finance / Services	4,973
Government/Education	1,299
AFFM/Construction	527

Median Household Income:

1989 (1990 Census): \$36,727  
1999 (2000 Census): \$59,264

Households by Income Category, 1999:

0 - 50%	2,140	33%
50 - 80%	1,989	31%
80 - 120%	2,401	38%
120% +	5,338	83%

Major Businesses and Employers:

Seattle Times	Univ. of Washington	GTE	Mariott Hotels
Quinton Instruments	State Farm Insurance Co.		PRECOR
Wyndham Hotels	Shoreline Comm. College		Microsoft

**HOUSING**

2000 Census Housing Unit Count: 6,588  
*\*\*Single Family 4,029*  
*Multifamily 2,559*

1990 Census Median 2-Bdrm. Rental: \$507  
2000 Census Median 2-Bdrm. Rental: \$900

1990 Census Median House Value: \$154,800  
2000 Census Median House Value: \$269,970

**DEVELOPMENT ACTIVITY**

2001 Total New Residential Units: 149  
*\*\*Single Family*  
*Multifamily*

2001 Formal Plats:

	# Plats	# Lots	# Acres
Applications:	0	0	0.00
Recordings:	1	16	4.67

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Bothell. Suburban Cities Association of King County, Washington.  
\* Persons of Hispanic Origin can be of any race. \*\* Single Family includes mobile homes.

*Statistical Profile on:*

**BURIEN**

City Mayor: Wing Woo  
City Info: (206) 241 - 4647

**DEMOGRAPHICS**

<u>POPULATION</u>	1980	1990	1995	Census 2000	2002
	n/a	27,868	27,680	31,881	31,810

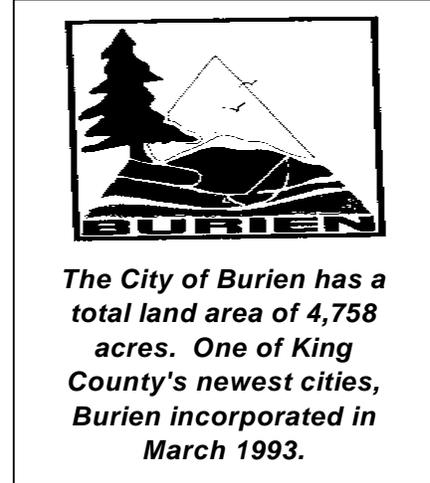
Population Growth, 1980-1990: n/a  
 Population Growth, 1990-2000: 14%  
 Households, 2000 Census: 13,399  
 Average Hhld Size, 2000 Census: 2.36  
 Hhld Growth Target Range 1992-2012: 1,596 - 1,995

2000 Census Age Structure:

17 and under	7,261	23%
18 - 64	20,235	63%
65 and over	4,385	14%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	22,799	72%
Black or African American:	1,587	5%
Asian and Pacific Islander:	2,572	8%
Native American and other:	416	1%
<i>Hispanic or Latino*:</i>	3,397	11%
<i>Two or more race:</i>	1,110	3%



**EMPLOYMENT AND INCOME**

2000 Number of Business Units: 1,060

Median Household Income:  
 1989 (1990 Census): \$36,763  
 1999 (2000 Census): \$41,577

Households by Income Category, 1999:

0 - 50%	3,921	29%
50 - 80%	2,772	21%
80 - 120%	2,500	19%
120% +	4,163	31%

2000 Total Jobs:

Manufacturing	182
Wholesale/Utilities	728
Retail	3,144
Finance/Services	5,867
Gov't/Education	1,717
AFFM/Construction	511

Major Businesses and Employers:

Highline Care Center	Highline School District	Stock Market
Performance Brokers	Highline Community Hospital	Fred Meyer
Southgate Ford	Alliance of American Veterans	

**HOUSING**

2000 Census Housing Unit Count: 14,024  
*\*\*Single Family 8,300*  
*Multifamily 5,724*

1990 Census Median House Value: \$107,900  
 2000 Census Median House Value: \$175,100

1990 Census Median 2-Bdrm. Rental: \$422  
 2000 Census Median 2-Bdrm. Rental: \$666

**DEVELOPMENT ACTIVITY**

2001 Total New Residential Units: 28  
*\*\*Single Family 28*  
*Multifamily 0*

2001 Formal Plats:

	<u># Plats</u>	<u>#Lots</u>	<u># Acres</u>
Applications:	1	8	3.17
Recordings:	0	0	0.00

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Burien. Suburban Cities Association of King County, Washington.  
 \* Persons of Hispanic Origin can be of any race. \*\* Single Family includes mobile homes.

*Statistical Profile on:*

**CARNATION**

City Mayor: Stuart Lisk  
City Info: (425) 333 - 4192

**DEMOGRAPHICS**

<u>POPULATION</u>	1980	1990	1995	Census 2000	2002
	913	1,243	1,490	1,893	1,905

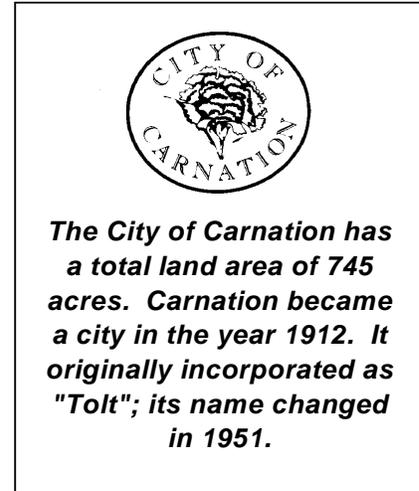
Population Growth, 1980-1990: 36%  
Population Growth, 1990-2000: 52%  
Households, 2000 Census: 636  
Average Hhld Size, 2000 Census: 2.98  
Hhld Growth Target Range 1992-2012: 404

2000 Census Age Structure:

17 and under	651	34%
18 - 64	1,135	60%
65 and over	107	6%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	1,699	90%
Black or African American:	0	0%
Asian and Pacific Islander:	67	4%
Native American and other:	35	2%
<i>Hispanic or Latino*:</i>	74	4%
<i>Two or more race:</i>	18	1%



**EMPLOYMENT AND INCOME**

2000 Number of Business Units: 42

<u>2000 Total Jobs:</u>	
Manufacturing	146
Wholesale/Utilities	42
Retail	101
Finance / Services	37
Government/Education	240
AFFM/Construction	25

Median Household Income:

1989 (1990 Census): \$30,341  
1999 (2000 Census): \$60,156

Households by Income Category, 1999:

0 - 50%	92	14%
50 - 80%	98	15%
80 - 120%	128	20%
120% +	296	47%

Major Businesses and Employers:

Remlinger Farms	QFC
Custom Concrete	Riverview School District

**HOUSING**

2000 Census Housing Unit Count: 639  
*\*\*Single Family 577*  
*Multifamily 62*

1990 Census Median 2-Bdrm. Rental: \$435  
2000 Census Median 2-Bdrm. Rental: \$832

1990 Census Median House Value: \$72,300  
2000 Census Median House Value: \$198,400

**DEVELOPMENT ACTIVITY**

2001 Total New Residential Units: 1  
*\*\*Single Family 1*  
*Multifamily 0*

<u>2001 Formal Plats:</u>	<u># Plats</u>	<u>#Lots</u>	<u># Acres</u>
Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Carnation. Suburban Cities Association of King County, Washington.  
*\* Persons of Hispanic Origin can be of any race. \*\* Single Family includes mobile homes.*

*Statistical Profile on:*

**CLYDE HILL**

City Mayor: George S. Martin  
City Info: (425) 453 - 7800

**DEMOGRAPHICS**

<u>POPULATION</u>	1980	1990	1995	Census 2000	2002
	3,229	2,972	3,000	2,890	2,895

Population Growth, 1980-1990: -8%  
Population Growth, 1990-2000: -3%

Households, 2000 Census: 1,054  
Average Hhld Size, 2000 Census: 2.74  
Hhld Growth Target Range 1992-2012: 12

2000 Census Age Structure:

17 and under	755	26%
18 - 64	1,587	55%
65 and over	518	18%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	2,564	89%
Black or African American:	16	1%
Asian and Pacific Islander:	211	7%
Native American and other:	9	0%
<i>Hispanic or Latino*:</i>	43	1%
<i>Two or more race:</i>	47	2%

**Clyde Hill**  
TOWN OF CLYDE HILL

*The Town of Clyde Hill has a total land area of 676 acres. Clyde Hill is one of the "Point Cities". The city incorporated in 1953, the same year as neighboring Bellevue.*

**EMPLOYMENT AND INCOME**

2000 Number of Business Units: 56

Median Household Income:

1989 (1990 Census): \$80,792  
1999 (2000 Census): \$132,468

Households by Income Category, 1999:

0 - 50%	85	8%
50 - 80%	68	6%
80 - 120%	80	8%
120% +	837	79%

2000 Total Jobs: 424

Manufacturing	◆	
Wholesale/Utilities	◆	13
Retail	◆	
Finance/Services		215
Government/Education		147
AFFM/Construction		38

◆ Sector detail is suppressed to protect confidentiality.

Major Businesses and Employers:

Points Drive Market BP Gas Station  
Bellevue School District

**HOUSING**

2000 Census Housing Unit Count: 1,074  
*\*\*Single Family 1,071*  
*Multifamily 3*

1990 Census Median House Value: \$389,800  
2000 Census Median House Value: \$677,200

1990 Census Median 2-Bdrm. Rental: \$1,001  
2000 Census Median 2-Bdrm. Rental: \$1,750

**DEVELOPMENT ACTIVITY**

2001 Total New Residential Units: 10  
*\*\*Single Family 10*  
*Multifamily 0*

2001 Formal Plats: # Plats # Lots # Acres  
Applications: 0 0 0.00  
Recordings: 0 0 0.00

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The Town of Clyde Hill. Suburban Cities Association of King County, Washington.  
\* Persons of Hispanic Origin can be of any race. \*\* Single Family includes mobile homes.

*Statistical Profile on:*

**COVINGTON**

City Mayor: Pat Sullivan  
City Info: (253) 638 - 1110

**DEMOGRAPHICS**

<u>POPULATION</u>	1980	1990	1995	Census 2000	2002
	n/a	11,100	n/a	13,783	14,395

Population Growth, 1980-1990: n/a  
 Population Growth, 1990-2000: 24%

Households, 2000 Census: 4,398  
 Average Hhld Size, 2000 Census: 3.13  
 Hhld Growth Target Range 1992-2012: 1,343 - 1,642

2000 Census Age Structure:

17 and under	4,661	34%
18 - 64	8,607	62%
65 and over	515	4%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	11,841	86%
Black or African American:	325	2%
Asian and Pacific Islander:	446	3%
Native American and other:	171	1%
<i>Hispanic or Latino*:</i>	617	4%
<i>Two or more race:</i>	383	3%



**The City of Covington is one of King County's four newest cities. It incorporated on August 31, 1997. The city covers 3,540 acres.**

**EMPLOYMENT AND INCOME**

2000 Number of Business Units: 223

2000 Total Jobs: 2,467

Median Household Income:

1989 (1990 Census): \$43,800  
 1999 (2000 Census): \$63,711

Manufacturing	24
Wholesale/Utilities	45
Retail	953
Finance / Services	713
Government/Education	479
AFFM/Construction	253

Households by Income Category, 1999:

0 - 50%	304	7%
50 - 80%	704	16%
80 - 120%	1,225	28%
120% +	2,165	49%

Major Businesses and Employers:

Fred Meyer	Godfather's Pizza	QFC
Les Schwab Tires	Safeway	

**HOUSING**

2000 Census Housing Unit Count: 4,466  
*\*\*Single Family 4,401*  
*Multifamily 59*

1990 Census Median 2-Bdrm. Rental: \$550  
 2000 Census Median 2-Bdrm. Rental: \$1,008

1990 Census Median House Value: \$96,000  
 2000 Census Median House Value: \$162,900

**DEVELOPMENT ACTIVITY**

2001 Total New Residential Units: 228  
*\*\*Single Family 211*  
*Multifamily 17*

2001 Formal Plats:	# Plats	#Lots	#Acres
Applications:	5	331	70.87
Recordings:	3	61	14.24

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Covington. Suburban Cities Association of King County, Washington.  
 \* Persons of Hispanic Origin can be of any race. \*\* Single Family includes mobile homes.

*Statistical Profile on:*

**DES MOINES**

City Mayor: Don Wasson  
City Info: (206) 878 - 4595

**DEMOGRAPHICS**

<u>POPULATION</u>	1980	1990	1995	Census 2000	2002
	7,378	17,283	21,450	29,267	29,510

Population Growth, 1980-1990: 134%  
Population Growth, 1990-2000: 69%

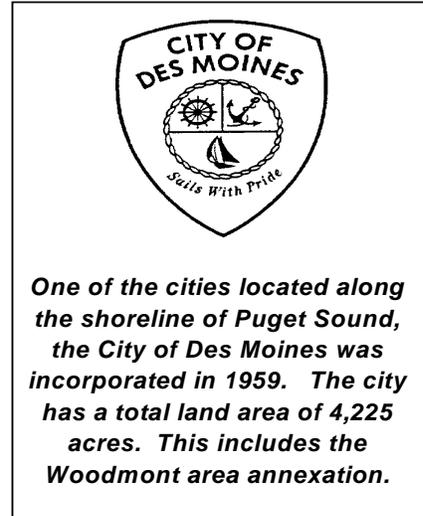
Households, 2000 Census: 11,337  
Average Hhld Size, 2000 Census: 2.47  
Hhld Growth Target Range 1992-2012: 1,795 - 2,513

2000 Census Age Structure:

17 and under	6,963	24%
18 - 64	17,957	61%
65 and over	4,347	15%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	20,986	72%
Black or African American:	2,068	7%
Asian and Pacific Islander:	2,779	9%
Native American and other:	297	1%
<i>Hispanic or Latino*:</i>	1,936	7%
<i>Two or more race:</i>	1,200	4%



**EMPLOYMENT AND INCOME**

2000 Number of Business Units: 576

Median Household Income:  
1989 (1990 Census): \$32,145  
1999 (2000 Census): \$48,971

2000 Total Jobs:

Manufacturing	33
Wholesale/Utilities	200
Retail	1,392
Finance / Services	2,266
Government/Education	1,636
AFFM/Construction	318

Households by Income Category, 1999:

0 - 50%	2,457	22%
50 - 80%	2,319	20%
80 - 120%	2,501	22%
120% +	4,047	36%

Major Businesses and Employers:

City of Des Moines	Wesley Homes Care Center	Safeway Stores
Furney's Nursery	Judson Park Retirement Home	Masonic Home
Anthony's Home Port	Highline Community College	
Highline School District	Seatoma Convalescent Center	

**HOUSING**

2000 Census Housing Unit Count: 11,854  
*\*\*Single Family 7,152*  
*Multifamily 4,702*

1990 Census Median 2-Bdrm. Rental: \$453  
2000 Census Median 2-Bdrm. Rental: \$705

1990 Census Median House Value: \$109,100  
2000 Census Median House Value: \$174,700

**DEVELOPMENT ACTIVITY**

2001 Total New Residential Units: 31  
*\*\*Single Family 19*  
*Multifamily 12*

2001 Formal Plats:

	# Plats	# Lots	# Acres
Applications:	3	52	17.45
Recordings:	1	18	3.00

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The Economic Development Council of Seattle and King County. Suburban Cities Assoc. of King County, Washington.  
\* Persons of Hispanic Origin can be of any race. \*\* Single Family includes mobile homes.

*Statistical Profile on:*

**DUVALL**

City Mayor: Becky Nixon  
City Info: (425) 788 - 1185

**DEMOGRAPHICS**

<u>POPULATION</u>	1980	1990	1995	Census 2000	2002
	729	2,770	3,490	4,616	5,190

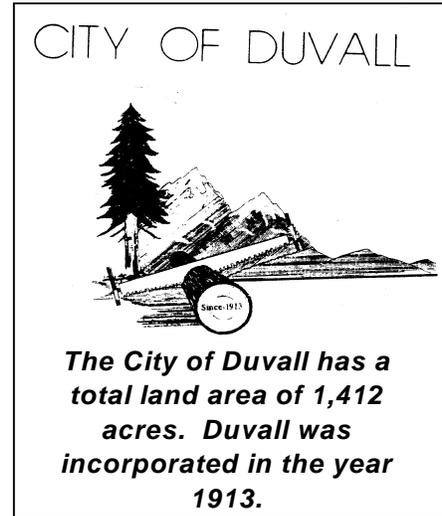
Population Growth, 1980-1990: 280%  
Population Growth, 1990-2000: 67%  
Households, 2000 Census: 1,596  
Average Hhld Size, 2000 Census: 2.88  
Hhld Growth Target Range 1992-2012: 1,563 - 1,759

2000 Census Age Structure:

17 and under	1,494	32%
18 - 64	2,975	64%
65 and over	147	3%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	4,218	91%
Black or African American:	21	0%
Asian and Pacific Islander:	92	2%
Native American and other:	20	0%
<i>Hispanic or Latino*:</i>	172	4%
<i>Two or more race:</i>	93	2%



**EMPLOYMENT AND INCOME**

2000 Number of Business Units: 117

Median Household Income:  
1989 (1990 Census): \$37,537  
1999 (2000 Census): \$71,300

Households by Income Category, 1999:

0 - 50%	172	11%
50 - 80%	214	13%
80 - 120%	298	19%
120% +	925	58%

2000 Total Jobs:

Manufacturing	63
Wholesale/Utilities	24
Retail	210
Finance / Services	213
Government/Education	204
AFFM/Construction	188

Major Businesses and Employers:

Riverview School District	Penst Designs
Cherry Valley Family Grocer	City of Duvall

**HOUSING**

2000 Census Housing Unit Count: 1,640  
*\*\*Single Family 1,539*  
*Multifamily 101*

1990 Census Median House Value: \$139,300  
2000 Census Median House Value: \$252,200

1990 Census Median 2-Bdrm. Rental: \$481  
2000 Census Median 2-Bdrm. Rental: \$729

**DEVELOPMENT ACTIVITY**

2001 Total New Residential Units: 208  
*\*\*Single Family 120*  
*Multifamily 88*

2001 Formal Plats:

	<u># Plats</u>	<u>#Lots</u>	<u># Acres</u>
Applications:	0	0	0.00
Recordings:	5	154	39.13

Sources: 1990 Census of Pop. and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Duvall. Suburban Cities Association of King County, Washington.

\* Persons of Hispanic Origin can be of any race. \*\* Single Family includes mobile homes.

*Statistical Profile on:*

# ENUMCLAW

City Mayor: John G. Wise  
 City Info: (360) 825 - 3591

## DEMOGRAPHICS

<u>POPULATION</u>	1980	1990	1995	Census 2000	2002
	5,427	7,227	10,170	11,116	11,195

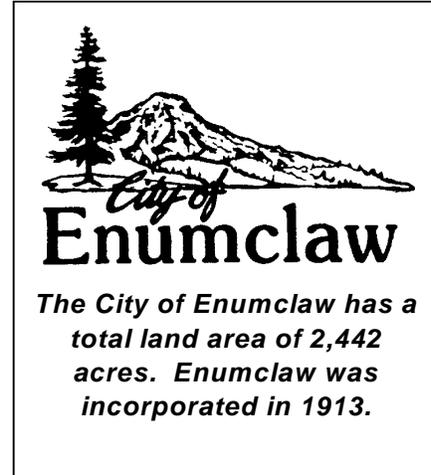
Population Growth, 1980-1990: 33%  
 Population Growth, 1990-2000: 54%  
 Households, 2000 Census: 4,317  
 Average Hhld Size, 2000 Census: 2.52  
 Hhld Growth Target Range 1992-2012: 2,182 - 2,667

2000 Census Age Structure:

17 and under	3,245	29%
18 - 64	6,257	56%
65 and over	1,614	15%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	10,276	92%
Black or African American:	31	0%
Asian and Pacific Islander:	98	1%
Native American and other:	97	1%
<i>Hispanic or Latino*:</i>	380	3%
<i>Two or more race:</i>	234	2%



## EMPLOYMENT AND INCOME

2000 Number of Business Units: 368

2000 Total Jobs: 4,158

Manufacturing	344
Wholesale/Utilities	123
Retail	1,177
Finance/Services	1,593
Gov't/Education	704
AFFM/Construction	216

Median Household Income:  
 1989 (1990 Census): \$28,200  
 1999 (2000 Census): \$43,820

Households by Income Category, 1999:

0 - 50%	1,218	28%
50 - 80%	828	19%
80 - 120%	883	20%
120% +	1,390	32%

Major Businesses and Employers:

Fugate Ford/Mazda	Enumclaw City Offices	Weyerhaeuser
Helac Corporation	Enumclaw School District	QFC
Farman's Foods	Mutual of Enumclaw Insurance	

## HOUSING

2000 Census Housing Unit Count: 4,502  
*\*\*Single Family 3,167*  
*Multifamily 1,335*

1990 Census Median 2-Bdrm. Rental: \$392  
 2000 Census Median 2-Bdrm. Rental: \$661

1990 Census Median House Value: \$86,100  
 2000 Census Median House Value: \$160,000

## DEVELOPMENT ACTIVITY

2001 Total New Residential Units: 28  
*\*\*Single Family 28*  
*Multifamily 0*

2001 Formal Plats:

	# Plats	# Lots	# Acres
Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state enemployment insurance, from WA State Employment Security Department. The Economic Development Council of Seattle and King County. Suburban Cities Assoc. of King County, Washington.  
 \* Persons of Hispanic Origin can be of any race. \*\* Single Family includes mobile homes.

*Statistical Profile on:*

**FEDERAL WAY**

City Mayor: Jeanne Burbridge  
City Info: (253) 661 - 4000

**DEMOGRAPHICS**

POPULATION	1980	1990	1995	Census 2000	2002
	n/a	67,304	74,290	83,259	83,850

Population Growth, 1980-1990: n/a  
 Population Growth, 1990-2000: 24%  
 Households, 2000 Census: 31,467  
 Average Hhld Size, 2000 Census: 2.63  
 Hhld Growth Target Range 1992-2012: 13,668 - 16,809

**2000 Census Age Structure:**

17 and under	23,511	28%
18 - 64	53,382	64%
65 and over	6,366	8%

**2000 Census Race and Ethnic Categories:**

Non-Hispanic White:	55,050	66%
Black or African American:	6,439	8%
Asian and Pacific Islander:	10,996	13%
Native American and other:	807	1%
<i>Hispanic or Latino*:</i>	<i>6,266</i>	<i>8%</i>
<i>Two or more race:</i>	<i>3,701</i>	<i>4%</i>



**The City of Federal Way has a total land area of 13,779 acres. Federal Way incorporated in 1990. It is King County's third largest city, the most populous in South King County.**

**EMPLOYMENT AND INCOME**

2000 Number of Business Units: 2,073

**2000 Total Jobs:** 29,258

Manufacturing	3,103
Wholesale/Utilities	1,606
Retail	7,830
Finance / Services	12,215
Government/Education	3,476
AFFM/Construction	1,029

**Median Household Income:**  
 1989 (1990 Census): \$38,311  
 1999 (2000 Census): \$49,278

**Households by Income Category, 1999:**

0 - 50%	7,081	23%
50 - 80%	6,023	19%
80 - 120%	7,031	22%
120% +	11,337	36%

**Major Businesses and Employers:**

Weyerhaeuser	Paragon Trade Brands	Sears
Fred Meyer	Reliance Insurance Company	COSTCO
Olympic Sports	St. Francis Community Hospital	Worldvision

**HOUSING**

2000 Census Housing Unit Count: 32,589  
*\*\*Single Family 18,082*  
*Multifamily 14,507*

1990 Census Median 2-Bdrm. Rental: \$476  
 2000 Census Median 2-Bdrm. Rental: \$737

1990 Census Median House Value: \$118,800  
 2000 Census Median House Value: \$178,000

**DEVELOPMENT ACTIVITY**

2001 Total New Residential Units: 41  
*\*\*Single Family 24*  
*Multifamily 17*

**2001 Formal Plats:**

	# Plats	#Lots	#Acres
Applications:	2	42	12.57
Recordings:	3	100	39.49

**Sources:** 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Federal Way. Suburban Cities Association of King County, Washington.  
 \* Persons of Hispanic Origin can be of any race. \*\* Single Family includes mobile homes.

*Statistical Profile on:*

**HUNTS POINT**

City Mayor: Fred McConkey  
 City Info: (425) 455 - 1834

**DEMOGRAPHICS**

<u>POPULATION</u>	1980	1990	1995	Census 2000	2002
	480	513	500	443	455

Population Growth, 1980-1990: 7%  
 Population Growth, 1990-2000: -14%

Households, 2000 Census: 165  
 Average Hhld Size, 2000 Census: 2.68  
 Hhld Growth Target Range 1992-2012: 4

2000 Census Age Structure:

17 and under	115	26%
18 - 64	258	58%
65 and over	70	16%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	413	93%
Black or African American:	2	0%
Asian and Pacific Islander:	12	3%
Native American and other:	0	0%
<i>Hispanic or Latino*:</i>	10	2%
<i>Two or more race:</i>	6	1%

***Town of Hunts Point***

***Incorporated in 1955,  
 the Town of Hunts  
 Point has a total land  
 area of 187 acres. This  
 city is one of the***

**EMPLOYMENT AND INCOME**

2000 Number of Business Units: 23

Median Household Income:  
 1989 (1990 Census): \$96,691  
 1999 (2000 Census): \$179,898

Households by Income Category, 1999:

0 - 50%	7	4%
50 - 80%	13	8%
80 - 120%	13	8%
120% +	124	75%

2000 Total Jobs: 35

Manufacturing	◆	
Wholesale/Utilities	9	◆ Sector detail is suppressed to protect confidentiality.
Retail	0	
Finance / Services	23	
Government/Education	2	
AFFM/Construction	◆	

Major Businesses and Employers:

n/a

**HOUSING**

2000 Census Housing Unit Count: 186  
     \*\*Single Family 181  
     Multifamily 5

1990 Census Median 2-Bdrm. Rental: \$1,000  
 2000 Census Median 2-Bdrm. Rental: \$888

1990 Census Median House Value: \$500,000  
 2000 Census Median House Value: \$1,000,000

**DEVELOPMENT ACTIVITY**

2001 Total New Residential Units: 3  
     \*\*Single Family 3  
     Multifamily 0

2001 Formal Plats:

	<u># Plats</u>	<u># Lots</u>	<u># Acres</u>
Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state enemployment insurance, from WA State Employment Security Department. The Economic Development Council of Seattle and King County. Suburban Cities Assoc. of King County, Washington.  
 \* Persons of Hispanic Origin can be of any race. \*\*Single Family includes mobile homes.

*Statistical Profile on:*

**ISSAQUAH**

City Mayor: Ava Frisinger  
City Info: (425) 887 - 3000

**DEMOGRAPHICS**

<u>POPULATION</u>	1980	1990	1995	Census 2000	2002
	5,536	7,786	9,025	11,212	13,790

Population Growth, 1980-1990: 41%  
Population Growth, 1990-2000: 44%  
Households, 2000 Census: 4,840  
Average Hhld Size, 2000 Census: 2.27  
Hhld Growth Target Range 1992-2012: 2,565 - 4,194

2000 Census Age Structure:

17 and under	2,484	22%
18 - 64	7,603	68%
65 and over	1,125	10%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	9,523	85%
Black or African American:	95	1%
Asian and Pacific Islander:	680	6%
Native American and other:	83	1%
<i>Hispanic or Latino*:</i>	555	5%
<i>Two or more race:</i>	276	2%



*Incorporated in 1892, The City of Issaquah was originally called "Gilman" and had its name changed to "Issaquah" in 1899. This city has a total land area of 7,336 acres. This acreage includes the annexation of Grand Ridge/Issaquah Highlands.*

**EMPLOYMENT AND INCOME**

2000 Number of Business Units: 807

<u>2000 Total Jobs:</u>	14,611
Manufacturing	830
Wholesale/Utilities	1,458
Retail	5,620
Finance / Services	4,127
Government/Education	1,197
AFFM/Construction	917

Median Household Income:

1989 (1990 Census):	\$35,422
1999 (2000 Census):	\$57,892

Households by Income Category, 1999:

0 - 50%	846	17%
50 - 80%	799	17%
80 - 120%	935	19%
120% +	2,271	47%

Major Businesses and Employers:

Microsoft	Polymer	Zetec
City of Issaquah	Issaquah School District	QFC
COSTCO	Boeing Computer Services	

**HOUSING**

2000 Census Housing Unit Count: 5,086  
*\*\*Single Family 2,327*  
*Multifamily 2,759*

1990 Census Median 2-Bdrm. Rental:	\$523
2000 Census Median 2-Bdrm. Rental:	\$902

1990 Census Median House Value: \$168,200  
2000 Census Median House Value: \$308,500

**DEVELOPMENT ACTIVITY**

2001 Total New Residential Units: 508  
*\*\*Single Family 46*  
*Multifamily 462*

2001 Formal Plats:	# Plats	# Lots	# Acres
Applications:	0	0	0.00
Recordings:	6	219	469.28

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State

Employment Security Department. The City of Issaquah. The Economic Development Council of Seattle and King County. Suburban Cities Association of King County, Washington.  
*\* Persons of Hispanic Origin can be of any race. \*\* Single Family includes mobile homes.*

*Statistical Profile on:*

**KENMORE**

City Mayor: Deborah Chase  
City Info: (425) 398-8900

**DEMOGRAPHICS**

<u>POPULATION</u>	1980	1990	1995	Census 2000	2002
	n/a	15,100	n/a	18,678	19,180

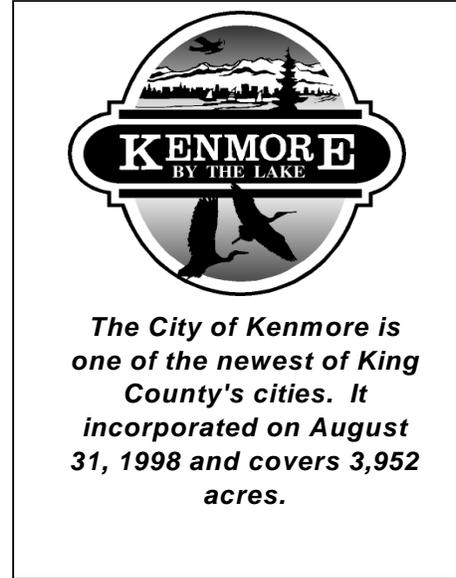
Population Growth, 1980-1990: n/a  
Population Growth, 1990-2000: 24%  
Households, 2000 Census: 7,307  
Average Hhld Size, 2000 Census: 2.54  
Hhld Growth Target Range 1992-2012: 974 - 1,190

2000 Census Age Structure:

17 and under	4,571	24%
18 - 64	12,177	65%
65 and over	1,930	10%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	15,822	85%
Black or African American:	253	1%
Asian and Pacific Islander:	1,365	7%
Native American and other:	95	1%
<i>Hispanic or Latino*:</i>	655	4%
<i>Two or more race:</i>	488	3%



**EMPLOYMENT AND INCOME**

2000 Number of Business Units: 465

Median Household Income:  
1989 (1990 Census): \$43,000  
1999 (2000 Census): \$61,756

Households by Income Category, 1999:

0 - 50%	1,135	16%
50 - 80%	1,051	14%
80 - 120%	1,584	22%
120% +	3,586	49%

2000 Total Jobs:

Manufacturing	96
Wholesale/Utilities	473
Retail	937
Finance / Services	1,761
Government/Education	555
AFFM/Construction	575

Major Businesses and Employers:

Plywood Supplies	QFC
Lonestar Cement Company	Safeway
Kenmore Lanes Bowling Alley	Rite Aid

**HOUSING**

2000 Census Housing Unit Count: 7,488  
*\*\*Single Family 5,345*  
*Multifamily 2,143*

1990 Census Median House Value: \$154,000  
2000 Census Median House Value: \$246,000

1990 Census Median 2-Bdrm. Rental: \$540  
2000 Census Median 2-Bdrm. Rental: \$836

**DEVELOPMENT ACTIVITY**

2001 Total New Residential Units: 87  
*\*\*Single Family 43*  
*Multifamily 44*

2001 Formal Plats:

	# Plats	#Lots	#Acres
Applications:	0	0	0.00
Recordings:	3	26	9.48

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Kenmore. Suburban Cities Association of King County, Washington.  
\* Persons of Hispanic Origin can be of any race. \*\* Single Family includes mobile homes.

*Statistical Profile on:*

**KENT**

City Mayor: Jim White  
City Info: (253) 856-5700

**DEMOGRAPHICS**

<u>POPULATION</u>	1980	1990	1995	Census 2000	2002
	23,152	37,960	44,620	79,524	84,275

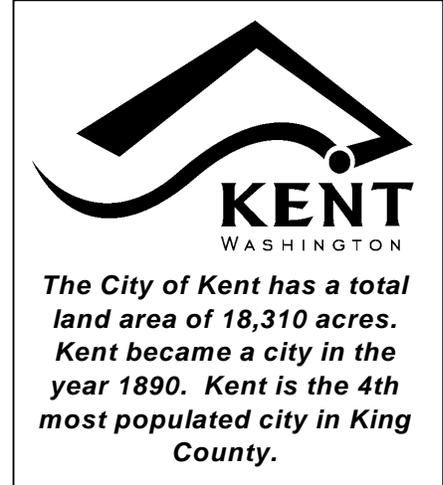
Population Growth, 1980-1990: 64%  
Population Growth, 1990-2000: 109%  
Households, 2000 Census: 31,113  
Average Hhld Size, 2000 Census: 2.53  
Hhld Growth Target Range 1992-2012: 8,385 - 9,765

2000 Census Age Structure:

17 and under	22,011	28%
18 - 64	51,675	65%
65 and over	5,838	7%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	53,964	68%
Black or African American:	6,444	8%
Asian and Pacific Islander:	7,994	10%
Native American and other:	1,088	1%
<i>Hispanic or Latino*:</i>	<i>6,466</i>	<i>8%</i>
<i>Two or more race:</i>	<i>3,568</i>	<i>4%</i>



**EMPLOYMENT AND INCOME**

2000 Number of Business Units: 2,930

Median Household Income:

1989 (1990 Census): \$32,341  
1999 (2000 Census): \$46,046

Households by Income Category, 1999:

0 - 50%	7,920	25%
50 - 80%	6,240	20%
80 - 120%	6,884	22%
120% +	10,010	32%

<u>2000 TOTAL JOBS:</u>	
Manufacturing	17,810
Wholesale/Utilities	17,086
Retail	7,481
Finance / Services	9,154
Government/Education	4,036
AFFM/Construction	4,353

Major Businesses and Employers:

Sysco Food Services	Boeing Defense and Space Group
Continental Mills	Food Services of America
Sun Sportswear	Heath Techna Aerospace Co.
Kent School District	Flow International Corporation

**HOUSING**

2000 Census Housing Unit Count: 32,534  
*\*\*Single Family 14,747*  
*Multifamily 17,787*

1990 Census Median 2-Bdrm. Rental: \$458  
2000 Census Median 2-Bdrm. Rental: \$724

1990 Census Median House Value: \$107,100  
2000 Census Median House Value: \$178,000

**DEVELOPMENT ACTIVITY**

2001 Total New Residential Units: 457  
*\*\*Single Family 194*  
*Multifamily 263*

2001 Formal Plats:	<u># Plats</u>	<u># Lots</u>	<u># Acres</u>
Applications:	6	130	38.11
Recordings:	10	313	79.12

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State

Employment Security Department. The City of Kent. The Economic Development Council of Seattle and King County. Suburban Cities Assoc. of King County, Washington.

\* Persons of Hispanic Origin can be of any race. \*\* Single Family includes mobile homes.

*Statistical Profile on:*

**KIRKLAND**

City Mayor: Larry Springer

City Info: (425) 828 - 1100

**DEMOGRAPHICS**

<u>POPULATION</u>	1980	1990	1995	Census 2000	2002
	18,779	40,052	42,350	45,054	45,790

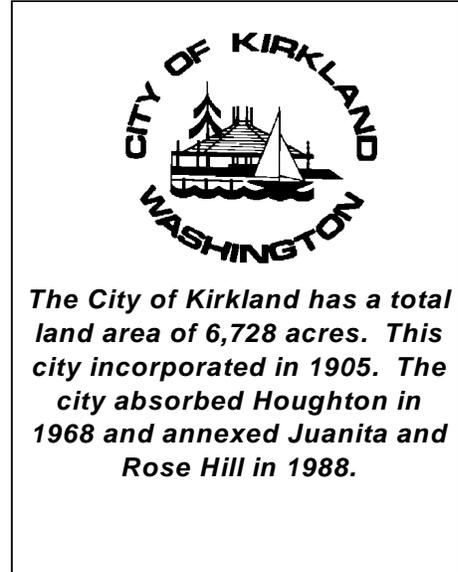
Population Growth, 1980-1990: 113%  
 Population Growth, 1990-2000: 12%  
 Households, 2000 Census: 20,736  
 Average Hhld Size, 2000 Census: 2.13  
 Hhld Growth Target Range 1992-2012: 5,328 - 6,346

2000 Census Age Structure:

17 and under	8,322	18%
18 - 64	32,120	71%
65 and over	4,612	10%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	37,438	83%
Black or African American:	688	2%
Asian and Pacific Islander:	3,580	8%
Native American and other:	318	1%
<i>Hispanic or Latino*:</i>	1,852	4%
<i>Two or more race:</i>	1,178	3%



**EMPLOYMENT AND INCOME**

2000 Number of Business Units: 2,215

Median Household Income:

1989 (1990 Census): \$38,437  
 1999 (2000 Census): \$60,332

Households by Income Category, 1999:

0 - 50%	3,071	15%
50 - 80%	3,306	16%
80 - 120%	4,302	21%
120% +	9,951	48%

2000 Total Jobs: 38,827

Manufacturing	2,332
Wholesale/Utilities	8,554
Retail	7,971
Finance / Services	12,630
Government/Education	4,024
AFFM/Construction	3,316

Major Businesses and Employers:

Evergreen Hospital	Drug Emporium	Wall Data
McCaw Cellular	Woodmark Hotel	Fred Meyer
COSTCO		Lamonts

**HOUSING**

2000 Census Housing Unit Count: 21,939

\*\*Single Family 9,782  
 Multifamily 12,157

1990 Census Median House Value: \$160,200

2000 Census Median House Value: \$283,100

1990 Census Median 2-Bdrm. Rental: \$559

2000 Census Median 2-Bdrm. Rental: \$972

**DEVELOPMENT ACTIVITY**

2001 Total New Residential Units: 410

\*\*Single Family 148  
 Multifamily 262

2001 Formal Plats: # Plats #Lots # Acres

Applications:	1	10	1.80
Recordings:	1	16	2.17

Sources: 1990 Census of Population and Housing: Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Kirkland. Suburban Cities Association of King County, Washington.  
 \* Persons of Hispanic Origin can be of any race. \*\* Single Family includes mobile homes.

*Statistical Profile on:*

**LAKE FOREST PARK**

City Mayor: David Hutchinson

City Info: (206) 368 - 5440

**DEMOGRAPHICS**

<u>POPULATION</u>	1980	1990	1995	Census 2000	2002
	2,485	4,031	7,130	13,142	12,860

Population Growth, 1980-1990: 62%  
 Population Growth, 1990-2000: 226%  
 Households, 2000 Census: 5,029  
 Average Hhld Size, 2000 Census: 2.55  
 Hhld Growth Target Range 1992-2012: 417 - 484

2000 Census Age Structure:

17 and under	754	6%
18 - 64	1,550	12%
65 and over	156	1%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	11,071	84%
Black or African American:	205	2%
Asian and Pacific Islander:	1,051	8%
Native American and other:	84	1%
<i>Hispanic or Latino*</i> :	294	2%
<i>Two or more race:</i>	437	3%



**The City of Lake Forest Park has a total land area of 2,294 acres. Lake Forest Park was incorporated in 1961. Since 1993, the city has annexed several areas, tripling its population.**

**EMPLOYMENT AND INCOME**

2000 Number of Business Units: 254

Median Household Income:

1989 (1990 Census): \$47,653  
 1999 (2000 Census): \$74,149

Households by Income Category, 1999:

0 - 50%	573	11%
50 - 80%	738	15%
80 - 120%	832	17%
120% +	2,948	59%

2000 Total Jobs: 1,348

Manufacturing	41
Wholesale/Utilities	63
Retail	377
Finance / Services	503
Government/Education	212
AFFM/Construction	153

Major Businesses and Employers:

City of Lake Forest Park	Albertson's	Lamonts
Shoreline School District	Taco Bell	

**HOUSING**

2000 Census Housing Unit Count: 5,243

*\*\*Single Family 4,413*  
*Multifamily 830*

1990 Census Median House Value: \$172,100

2000 Census Median House Value: \$264,925

1990 Census Median 2-Bdrm. Rental: \$504

2000 Census Median 2-Bdrm. Rental: \$837

**DEVELOPMENT ACTIVITY**

2001 Total New Residential Units: 13

*\*\*Single Family 13*  
*Multifamily 0*

2001 Formal Plats: # Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Lake Forest Park. Suburban Cities Association of King County, Washington.

\* Persons of Hispanic Origin can be of any race. \*\* Single Family includes mobile homes.

*Statistical Profile on:*

**MAPLE VALLEY**

City Mayor: Laure A. Iddings  
City Info: (425) 413 - 8800

**DEMOGRAPHICS**

POPULATION	1980	1990	1995	Census 2000	2002
	n/a	6,660	n/a	14,209	15,040

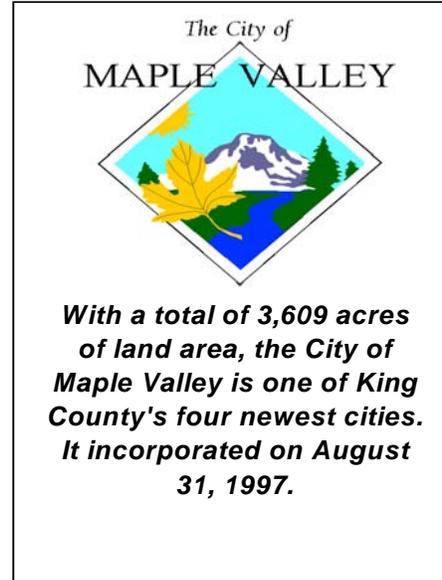
Population Growth, 1980-1990: n/a  
 Population Growth, 1990-2000: 113%  
 Households, 2000 Census: 4,809  
 Average Hhld Size, 2000 Census: 2.95  
 Hhld Growth Target Range 1992-2012: 1,385 - 1,692

2000 Census Age Structure:

17 and under	4,806	34%
18 - 64	8,763	62%
65 and over	640	5%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	12,625	89%
Black or African American:	143	1%
Asian and Pacific Islander:	367	3%
Native American and other:	115	1%
<i>Hispanic or Latino*:</i>	506	4%
<i>Two or more race:</i>	453	3%



**EMPLOYMENT AND INCOME**

2000 Number of Business Units: 239

Median Household Income:  
 1989 (1990 Census): \$43,500  
 1999 (2000 Census): \$67,159

Households by Income Category, 1999:

0 - 50%	435	9%
50 - 80%	637	13%
80 - 120%	1,111	23%
120% +	2,632	55%

2000 Total Jobs: 2,741

Manufacturing	72
Wholesale/Utilities	81
Retail	795
Finance / Services	709
Government/Education	661
AFFM/Construction	421.7619

Major Businesses and Employers:

Safeway	Seafirst Bank	QFC
Al's Auto Supply	McDonald's Restaurant	

**HOUSING**

2000 Census Housing Unit Count: 4,876  
*\*\*Single Family 4,344*  
*Multifamily 532*

1990 Census Median House Value: \$124,500  
 2000 Census Median House Value: \$198,800

1990 Census Median 2-Bdrm. Rental: \$550  
 2000 Census Median 2-Bdrm. Rental: \$823

**DEVELOPMENT ACTIVITY**

2001 Total New Residential Units: 170  
*\*\*Single Family 170*  
*Multifamily 0*

2001 Formal Plats:

	# Plats	#Lots	#Acres
Applications:	2	82	20.79
Recordings:	4	369	82.90

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Maple Valley. Suburban Cities Association of King County, Washington.  
 \* Persons of Hispanic Origin can be of any race. \*\* Single Family includes mobile homes.

*Statistical Profile on:*

**MEDINA**

City Mayor: Daniel Becker

City Info: (425) 454 - 9222

**DEMOGRAPHICS**

<u>POPULATION</u>	1980	1990	1995	Census 2000	2002
	3,220	2,981	3,050	3,011	3,010

Population Growth, 1980-1990: -7%  
 Population Growth, 1990-2000: 1%

Households, 2000 Census: 1,111  
 Average Hhld Size, 2000 Census: 2.71  
 Hhld Growth Target Range 1992-2012: 17

2000 Census Age Structure:

17 and under	816	27%
18 - 64	1,706	57%
65 and over	489	16%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	2,757	92%
Black or African American:	5	0%
Asian and Pacific Islander:	149	5%
Native American and other:	11	0%
<i>Hispanic or Latino*</i> :	42	1%
<i>Two or more race:</i>	47	2%



**The City of Medina has a total land area of 909 acres. Medina incorporated in 1955.**

**EMPLOYMENT AND INCOME**

2000 Number of Business Units: 76

Median Household Income:

1989 (1990 Census): \$81,896  
 1999 (2000 Census): \$133,756

Households by Income Category, 1999:

0 - 50%	82	7%
50 - 80%	67	6%
80 - 120%	89	8%
120% +	856	77%

2000 Total Jobs: 357

Manufacturing	◆
Wholesale/Utilities	14
Retail	48
Finance / Services	223
Government/Education	64
AFFM/Construction	◆

◆ Sector detail is suppressed to protect confidentiality.

Major Businesses and Employers:

Chevron Gas Station City of Medina  
 Overlake Golf and Country Club

**HOUSING**

2000 Census Housing Unit Count: 1,160  
*\*\*Single Family 1,160*  
*Multifamily 0*

1990 Census Median 2-Bdrm. Rental: \$815  
 2000 Census Median 2-Bdrm. Rental: \$1,625

1990 Census Median House Value: \$420,800  
 2000 Census Median House Value: \$789,600

**DEVELOPMENT ACTIVITY**

2001 Total New Residential Units: 11  
*\*\*Single Family 11*  
*Multifamily 0*

2001 Formal Plats:	<u># Plats</u>	<u>#Lots</u>	<u>#Acres</u>
Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The Economic Development Council of Seattle and King County. Suburban Cities Assoc. of King County, Washington.  
 \* Persons of Hispanic Origin can be of any race. \*\* Single Family includes mobile homes.

*Statistical Profile on:***MERCER ISLAND**

City Mayor: Alan Merkle

City Info: (206) 236 - 5300

**DEMOGRAPHICS**

<u>POPULATION</u>	1980	1990	1995	Census 2000	2002
	21,522	20,816	21,290	22,036	21,955

Population Growth, 1980-1990:	-3%
Population Growth, 1990-2000:	6%
Households, 2000 Census:	8,437
Average Hhld Size, 2000 Census:	2.58
Hhld Growth Target Range 1992-2012:	1,056 - 1,188

2000 Census Age Structure:

17 and under	5,724	26%
18 - 64	12,198	55%
65 and over	4,114	19%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	18,249	83%
Black or African American:	250	1%
Asian and Pacific Islander:	2,623	12%
Native American and other:	84	0%
<i>Hispanic or Latino*:</i>	410	2%
<i>Two or more race:</i>	420	2%



*Unique among King County cities, Mercer Island is an island located in the middle of Lake Washington. It has a total land area of 4,057 acres. Mercer Island incorporated in 1960.*

**EMPLOYMENT AND INCOME**

2000 Number of Business Units: 677

Median Household Income:

1989 (1990 Census):	\$61,572
1999 (2000 Census):	\$91,904

Households by Income Category, 1999:

0 - 50%	895	11%
50 - 80%	840	10%
80 - 120%	1,095	13%
120% +	5,604	66%

2000 Total Jobs: 6,679

Manufacturing	33
Wholesale/Utilities	475
Retail	892
Finance / Services	3,939
Government/Education	983
AFFM/Construction	357

Major Businesses and Employers:

City of Mercer Island	Pacific Care
Mercer Island School District	OFC
Farmer's New World Life Insurance	

**HOUSING**

2000 Census Housing Unit Count: 8,806

*\*\*Single Family 6,840*  
*Multifamily 1,966*

1990 Census Median House Value: \$335,900

2000 Census Median House Value: \$573,900

1990 Census Median 2-Bdrm. Rental: \$571

2000 Census Median 2-Bdrm. Rental: \$1,014

**DEVELOPMENT ACTIVITY**

2001 Total New Residential Units: 55

*\*\*Single Family 32*  
*Multifamily 23*

2001 Formal Plats: # Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Mercer Island. Suburban Cities Association of King County, Washington.

\* Persons of Hispanic Origin can be of any race. \*\* Single Family includes mobile homes.

*Statistical Profile on:***MILTON** (King County portion)

City Mayor: John E. Williams

City Info: (253) 922 - 8733

**DEMOGRAPHICS**

<u>POPULATION</u>	1980	1990	1995	Census 2000	2002
	218	697	795		

Population Growth, 1980-1990: 220%  
 Population Growth, 1990-2000: -100%

Households, 2000 Census: 339  
 Average Hhld Size, 2000 Census: 2.39  
 Hhld Growth Target Range 1992-2012: 29

2000 Census Age Structure:

17 and under	202	25%
18 - 64	499	61%
65 and over	113	14%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	719	88%
Black or African American:	9	1%
Asian and Pacific Islander:	25	3%
Native American and other:	8	1%
<i>Hispanic or Latino*</i> :	29	4%
<i>Two or more race:</i>	24	3%



*The City of Milton has a total land area of 1,400 acres of which 354 acres is in King County. Incorporated in 1907, most of this city is in Pierce County.*

**EMPLOYMENT AND INCOME**

2000 Number of Business Units: 4

Median Household Income:

1989 (1990 Census): \$40,446  
 1999 (2000 Census): \$64,000

Households by Income Category, 1999:

0 - 50%	41	15%
50 - 80%	40	15%
80 - 120%	70	26%
120% +	121	45%

2000 Total Jobs:

Manufacturing  
 Wholesale/Utilities  
 Retail  
 Finance / Services  
 Government/Education  
 AFFM/Construction

Major Businesses and Employers:

n/a

**HOUSING**

2000 Census Housing Unit Count: 355  
 \*\*Single Family 352  
 Multifamily 3

1990 Census Median 2-Bdrm. Rental: \$608  
 2000 Census Median 2-Bdrm. Rental: n/a

1990 Census Median House Value: \$102,900  
 2000 Census Median House Value: \$164,225

**DEVELOPMENT ACTIVITY**

2001 Total New Residential Units: 0  
 \*\*Single Family  
 Multifamily

2001 Formal Plats: # Plats #Lots #Acres  
 Applications: 0 0 0.00  
 Recordings: 0 0 0.00

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance,

from WA State Employment Security Department. The Economic Development Council of Seattle and King County. Suburban Cities Assoc. of King County, Washington.

\* Persons of Hispanic Origin can be of any race. \*\* Single Family includes mobile homes.

*Statistical Profile on:***NEWCASTLE**

City Mayor: John Dulcich

City Info: (425) 649 - 4444

**DEMOGRAPHICS**

<u>POPULATION</u>	1980	1990	1995	Census 2000	2002
	n/a	5,400	8,052	7,737	8,205

Population Growth, 1980-1990:	n/a
Population Growth, 1990-2000:	43%
Households, 2000 Census:	3,028
Average Hhld Size, 2000 Census:	2.55
Hhld Growth Target Range 1992-2012:	749 - 916

2000 Census Age Structure:

17 and under	1,811	23%
18 - 64	5,415	70%
65 and over	511	7%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	5,700	74%
Black or African American:	121	2%
Asian and Pacific Islander:	1,421	18%
Native American and other:	57	1%
<i>Hispanic or Latino*</i> :	223	3%
<i>Two or more race:</i>	215	3%



**The City of Newcastle has a total land area of 2,865 acres. Newcastle originally incorporated as "Newport Hills" in early 1994, and later that year changed its name to Newcastle.**

**EMPLOYMENT AND INCOME**

2000 Number of Business Units: 128

2000 Total Jobs: 1,019Median Household Income:

1989 (1990 Census):	\$57,500
1999 (2000 Census):	\$80,320

Manufacturing	75
Wholesale/Utilities	108
Retail	232
Finance / Services	424
Government/Education	125
AFFM/Construction	54

Households by Income Category, 1999:

0 - 50%	299	10%
50 - 80%	363	12%
80 - 120%	485	16%
120% +	1,943	64%

Major Businesses and Employers:

Rainier Moving Systems	Mutual Materials	QFC
Valley Medical Center Clinic	Airefco, Inc.	Bartell's
Aviation Supplies and Academics, Inc.		Safeway

**HOUSING**

2000 Census Housing Unit Count: 3,169

*\*\*Single Family 2,380*  
*Multifamily 789*

1990 Census Median 2-Bdrm. Rental: \$640

2000 Census Median 2-Bdrm. Rental: \$941

1990 Census Median House Value: \$176,000

2000 Census Median House Value: \$322,500

**DEVELOPMENT ACTIVITY**

2001 Total New Residential Units: 71

*\*\*Single Family 71*  
*Multifamily 0*

2001 Formal Plats: # Plats #Lots #Acres

Applications:	1	44	9.60
Recordings:	0	0	0.00

**Sources:** 1990 Census of Population and Housing: Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State

Employment Security Department. The Economic Development Council of Seattle and King County. Suburban Cities Assoc. of King County, Washington.

\* Persons of Hispanic Origin can be of any race. \*\* Single Family includes mobile homes.

*Statistical Profile on:***NORMANDY PARK**

City Mayor: John Wittse

City Info: (206) 248 - 7603

**DEMOGRAPHICS**

<u>POPULATION</u>	1980	1990	1995	Census 2000	2002
	4,268	6,709	6,935	6,392	6,395

Population Growth, 1980-1990: 57%  
 Population Growth, 1990-2000: -5%

Households, 2000 Census: 2,609  
 Average Hhld Size, 2000 Census: 2.45  
 Hhld Growth Target Range 1992-2012: 135

2000 Census Age Structure:

17 and under	1,419	22%
18 - 64	3,674	57%
65 and over	1,299	20%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	5,695	89%
Black or African American:	64	1%
Asian and Pacific Islander:	309	5%
Native American and other:	28	0%
<i>Hispanic or Latino*:</i>	156	2%
<i>Two or more race:</i>	140	2%



**The City of Normandy Park  
 has a total land area of 1,635  
 acres. This city, on the  
 shore of Puget Sound,  
 incorporated in 1953.**

**EMPLOYMENT AND INCOME**

2000 Number of Business Units: 118

2000 Total Jobs: 568Median Household Income:

1989 (1990 Census): \$53,856  
 1999 (2000 Census): \$70,367

Manufacturing	0
Wholesale/Utilities	10
Retail	189
Finance / Services	187
Government/Education	104
AFFM/Construction	79

Households by Income Category, 1999:

0 - 50%	446	17%
50 - 80%	345	13%
80 - 120%	421	16%
120% +	1,386	53%

Major Businesses and Employers:

City of Normandy Park	QFC
Logan Lumber	XL Sooper

**HOUSING**

2000 Census Housing Unit Count: 2,644

\*\*Single Family 2,124  
 Multifamily 520

1990 Census Median 2-Bdrm. Rental: \$419

2000 Census Median 2-Bdrm. Rental: \$689

1990 Census Median House Value: \$196,300

2000 Census Median House Value: \$301,900

**DEVELOPMENT ACTIVITY**

2001 Total New Residential Units: 6

\*\*Single Family 6  
 Multifamily 0

2001 Formal Plats: # Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The Economic Development Council of Seattle and King County. Suburban Cities Assoc. of King County, Washington.

\* Persons of Hispanic Origin can be of any race. \*\* Single Family includes mobile homes.

*Statistical Profile on:***NORTH BEND**

City Mayor: Joan Murray Simpson

City Info: (425) 888 - 1211

**DEMOGRAPHICS**

<u>POPULATION</u>	1980	1990	1995	Census 2000	2002
	1,701	2,578	2,925	4,746	4,735

Population Growth, 1980-1990: 52%  
 Population Growth, 1990-2000: 84%

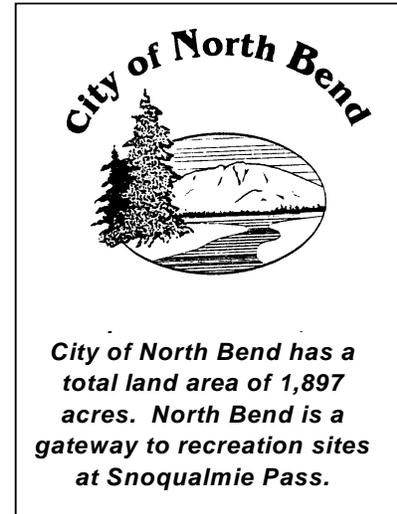
Households, 2000 Census: 1,841  
 Average Hhld Size, 2000 Census: 2.53  
 Hhld Growth Target Range 1992-2012: 1,266 - 1,787

2000 Census Age Structure:

17 and under	1,294	27%
18 - 64	2,948	62%
65 and over	504	11%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	4,271	90%
Black or African American:	32	1%
Asian and Pacific Islander:	113	2%
Native American and other:	52	1%
<i>Hispanic or Latino*:</i>	180	4%
<i>Two or more race:</i>	98	2%

**EMPLOYMENT AND INCOME**

2000 Number of Business Units: 162

2000 Total Jobs: 1,842Median Household Income:

1989 (1990 Census): \$29,020  
 1999 (2000 Census): \$61,534

Manufacturing	22
Wholesale/Utilities	73
Retail	992
Finance / Services	387
Government/Education	218
AFFM/Construction	151

Households by Income Category, 1999:

0 - 50%	368	20%
50 - 80%	261	14%
80 - 120%	366	20%
120% +	905	49%

Major Businesses and Employers:

Market Place	Nintendo
Factory Source of America (Outlet Mall)	QFC

**HOUSING**

2000 Census Housing Unit Count: 1,954

\*\*Single Family 1,230  
 Multifamily 724

1990 Census Median 2-Bdrm. Rental: \$420

2000 Census Median 2-Bdrm. Rental: \$1,001

1990 Census Median House Value: \$121,400

2000 Census Median House Value: \$273,400

**DEVELOPMENT ACTIVITY**

2001 Total New Residential Units: 3

\*\*Single Family 3  
 Multifamily 0

2001 Formal Plats: # Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of North Bend. Suburban Cities Association of King County, Washington.

\* Persons of Hispanic Origin can be of any race. \*\* Single Family includes mobile homes.

*Statistical Profile on:***PACIFIC** (King County portion)City Mayor: Howard Erickson  
City Info: (253) 929 - 1100**DEMOGRAPHICS**

<u>POPULATION</u>	1980	1990	1995	Census 2000	2002
	2,261	4,622	5,300	5,373	5,405

Population Growth, 1980-1990: 104%  
Population Growth, 1990-2000: 16%

Households, 2000 Census: 1,992  
Average Hhld Size, 2000 Census: 2.53  
Hhld Growth Target Range 1992-2012: 606 - 1,818

2000 Census Age Structure:

17 and under	1,722	32%
18 - 64	3,505	65%
65 and over	300	6%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	4,572	85%
Black or African American:	65	1%
Asian and Pacific Islander:	266	5%
Native American and other:	85	2%
<i>Hispanic or Latino*:</i>	<i>358</i>	<i>7%</i>
<i>Two or more race:</i>	<i>181</i>	<i>3%</i>



**The City of Pacific covers an area of 1,247 acres in King County. Pacific became a city in 1909. In 1995, it annexed into Pierce County.**

**EMPLOYMENT AND INCOME**

2000 Number of Business Units: 85

Median Household Income:

1989 (1990 Census): \$32,468  
1999 (2000 Census): \$45,673

Households by Income Category, 1999:

0 - 50%	489	25%
50 - 80%	421	21%
80 - 120%	462	23%
120% +	609	31%

2000 Total Jobs: 885

Manufacturing	159
Wholesale/Utilities	150
Retail	75
Finance / Services	123
Government/Education	167
AFFM/Construction	212

Major Businesses and Employers:

Freightline Trucking	Webstone Water District
Cool's Restaurant	Bradbury Medallion Homes
Gordon Trucking	City of Pacific

**HOUSING**

2000 Census Housing Unit Count: 2,054

*\*\*Single Family 1,255*  
*Multifamily 799*

1990 Census Median House Value: \$88,900

2000 Census Median House Value: \$145,900

1990 Census Median 2-Bdrm. Rental: \$425

2000 Census Median 2-Bdrm. Rental: \$714

**DEVELOPMENT ACTIVITY**

2001 Total New Residential Units: 18

*\*\*Single Family 18*  
*Multifamily 0*

2001 Formal Plats: # Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	1	20	5.55

**Sources:** 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Pacific. Suburban Cities Association of King County, Washington.

\* Persons of Hispanic Origin can be of any race. \*\* Single Family includes mobile homes.

*Statistical Profile on:*

# REDMOND

City Mayor: Rosemarie M. Ives

City Info: (425) 556 - 2900

## DEMOGRAPHICS

POPULATION	1980	1990	1995	Census 2000	2002
	23,318	35,800	40,030	45,256	46,040

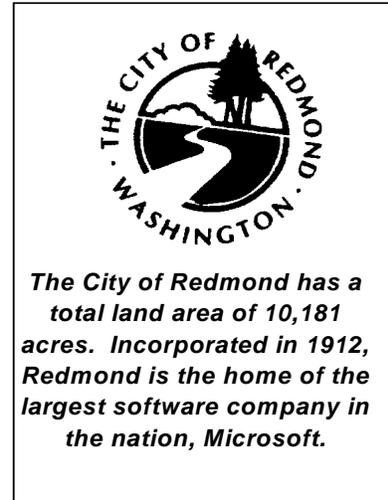
Population Growth, 1980-1990: 54%  
 Population Growth, 1990-2000: 26%  
 Households, 2000 Census: 19,102  
 Average Hhld Size, 2000 Census: 2.33  
 Hhld Growth Target Range 1992-2012: 10,055 - 13,178

2000 Census Age Structure:

17 and under	9,708	21%
18 - 64	31,329	69%
65 and over	4,219	9%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	34,593	76%
Black or African American:	659	1%
Asian and Pacific Islander:	5,947	13%
Native American and other:	321	1%
<i>Hispanic or Latino*:</i>	<i>2,538</i>	<i>6%</i>
<i>Two or more race:</i>	<i>1,198</i>	<i>3%</i>



## EMPLOYMENT AND INCOME

2000 Number of Business Units: 2,114

2000 Total Jobs: 67,707

Manufacturing	14,797
Wholesale/Utilities	3,757
Retail	8,102
Finance / Services	35,086
Government/Education	1,676
AFFM/Construction	4,289

Median Household Income:

1989 (1990 Census): \$42,299  
 1999 (2000 Census): \$66,735

Households by Income Category, 1999:

0 - 50%	2,424	13%
50 - 80%	2,847	15%
80 - 120%	3,685	19%
120% +	10,226	54%

Major Businesses and Employers:

Interpoint Corporation	Microsoft	Allied Signal Avionics, Inc.
United Parcel Service	Nintendo	Eddie Bauer, Inc.
Spacelabs Medical, Inc.	Pacific Circuits	Safeco
Primex Aerospace Co.	Physio Control Corp.	

## HOUSING

2000 Census Housing Unit Count: 20,296

*\*\*Single Family 8,735*  
*Multifamily 11,561*

1990 Census Median 2-Bdrm. Rental: \$594

2000 Census Median 2-Bdrm. Rental: \$1,021

1990 Census Median House Value: \$168,600

2000 Census Median House Value: \$269,400

## DEVELOPMENT ACTIVITY

2001 Total New Residential Units: 733

*\*\*Single Family 138*  
*Multifamily 595*

2001 Formal Plats: # Plats #Lots #Acres

Applications:	3	77	30.28
Recordings:	5	251	165.43

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State

Employment Security Department. The City of Redmond. The Economic Development Council of Seattle and King County. Suburban Cities Assoc. of King County, Washington.

\* Persons of Hispanic Origin can be of any race. \*\* Single Family includes mobile homes.

*Statistical Profile on:***RENTON**

City Mayor: Jesse Tanner

City Info: (425) 430 - 6400

**DEMOGRAPHICS**

<u>POPULATION</u>	1980	1990	1995	Census 2000	2002
	30,612	41,688	44,890	50,052	53,840

Population Growth, 1980-1990:	36%
Population Growth, 1990-2000:	20%
Households, 2000 Census:	21,708
Average Hhld Size, 2000 Census:	2.29
Hhld Growth Target Range 1992-2012:	7,800 - 10,119

2000 Census Age Structure:

17 and under	10,913	22%
18 - 64	34,016	68%
65 and over	5,123	10%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	32,759	65%
Black or African American:	4,142	8%
Asian and Pacific Islander:	6,896	14%
Native American and other:	488	1%
<i>Hispanic or Latino*</i> :	3,818	8%
<i>Two or more race:</i>	1,949	4%



**With Boeing as its primary employer, Renton is the home of the 737 and 757 aircraft. It has a total land area of 10,888 acres. Renton became a city in the year 1901.**

**EMPLOYMENT AND INCOME**

2000 Number of Business Units: 1,631

Median Household Income:

1989 (1990 Census):	\$32,393
1999 (2000 Census):	\$45,820

2000 Total Jobs: 55,094

Manufacturing	22,738
Wholesale/Utilities	5,129
Retail	9,248
Finance / Services	10,995
Government/Education	5,232
AFFM/Construction	1,752

Households by Income Category, 1999:

0 - 50%	5,561	26%
50 - 80%	4,228	19%
80 - 120%	4,623	21%
120% +	7,206	33%

Major Businesses and Employers:

Valley Medical Center	Sid Eland	Boeing
US West Communications	Sound Ford	
KRAFT/Perry Brothers	ACME Poultry	
Container Corporation of America	PACCAR	

**HOUSING**

2000 Census Housing Unit Count: 22,699

\*\*Single Family 10,721  
Multifamily 11,978

1990 Census Median 2-Bdrm. Rental: \$440

2000 Census Median 2-Bdrm. Rental: \$723

1990 Census Median House Value: \$72,300

2000 Census Median House Value: \$183,800

**DEVELOPMENT ACTIVITY**

2001 Total New Residential Units: 404

\*\*Single Family 308  
Multifamily 96

2001 Formal Plats: # Plats #Lots #Acres

Applications:	4	102	26.93
Recordings:	9	350	99.98

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State

Employment Security Department. The City of Renton. The Economic Development Council of Seattle and King County. Suburban Cities Assoc. of King County, Washington.

\* Persons of Hispanic Origin can be of any race. \*\* Single Family includes mobile homes.

## Statistical Profile on:

## SAMMAMISH

City Mayor: Troy Romero

City Info: (425) 898 - 0660

## DEMOGRAPHICS

POPULATION	1980	1990	1995	Census 2000	2002
	n/a	21,550	n/a	34,104	34,660

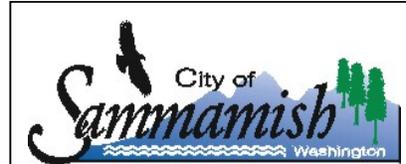
Population Growth, 1980-1990:	n/a
Population Growth, 1990-2000:	58%
Households, 2000 Census:	11,131
Average Hhd Size, 2000 Census:	3.06
Hhd Growth Target Range 1992-2012:	4,920 - 6,010

2000 Census Age Structure:

17 and under	11,386	33%
18 - 64	21,358	63%
65 and over	1,360	4%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	29,361	86%
Black or African American:	273	1%
Asian and Pacific Islander:	2,708	8%
Native American and other:	151	0%
<i>Hispanic or Latino*:</i>	<i>853</i>	<i>3%</i>
<i>Two or more race:</i>	<i>758</i>	<i>2%</i>



**The City of Sammamish is  
the newest of King  
County's cities. It  
incorporated on August  
31, 1999 and covers  
13,783 acres.**

## EMPLOYMENT AND INCOME

2000 Number of Business Units: 553

Median Household Income:

1989 (1990 Census):	\$60,700
1999 (2000 Census):	\$101,592

Households by Income Category, 1999:

0 - 50%	580	5%
50 - 80%	722	6%
80 - 120%	1,316	12%
120% +	8,553	77%

2000 Total Jobs: 4,757

Manufacturing	43
Wholesale/Utilities	332
Retail	1,819
Finance / Services	1,079
Government/Education	1,012
AFFM/Construction	472

Major Businesses and Employers:

Issaquah School District	Safeway Store
Lake Washington School District	QFC, Inc.

## HOUSING

2000 Census Housing Unit Count: 11,682

*\*\*Single Family 10,877*  
*Multifamily 805*

1990 Census Median House Value:	\$229,000
2000 Census Median House Value:	\$362,900

1990 Census Median 2-Bdrm. Rental:	\$800
2000 Census Median 2-Bdrm. Rental:	\$1,121

## DEVELOPMENT ACTIVITY

2001 Total New Residential Units: 490

*\*\*Single Family 384*  
*Multifamily 106*

2001 Formal Plats:	# Plats	#Lots	#Acres
Applications:	0	0	0.00
Recordings:	11	620	315.85

Sources: 1990 Census of Population and Housing: Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Sammamish. Suburban Cities Association of King County, Washington.  
\* Persons of Hispanic Origin can be of any race. \*\* Single Family includes mobile homes.

*Statistical Profile on:*

**SEATAC**

City Mayor: Kathy Gehring-Waters

City Info: (206) 241 - 9100

**DEMOGRAPHICS**

POPULATION	1980	1990	1995	Census 2000	2002
	n/a	22,694	22,910	24,496	25,320

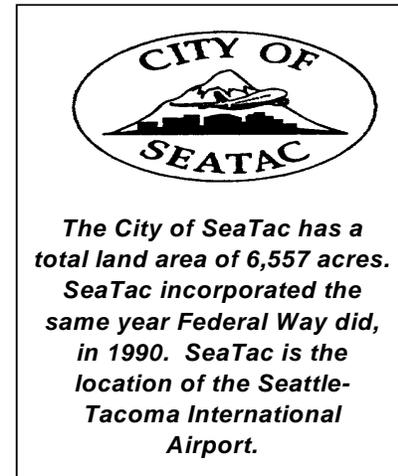
Population Growth, 1980-1990: n/a  
 Population Growth, 1990-2000: 8%  
 Households, 2000 Census: 9,708  
 Average Hhld Size, 2000 Census: 2.53  
 Hhld Growth Target Range 1992-2012: 3,548 - 7,502

2000 Census Age Structure:

17 and under	6,217	24%
18 - 64	16,805	66%
65 and over	2,474	10%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	14,666	58%
Black or African American:	2,266	9%
Asian and Pacific Islander:	3,468	14%
Native American and other:	423	2%
<i>Hispanic or Latino*:</i>	3,302	13%
<i>Two or more race:</i>	1,371	5%



**EMPLOYMENT AND INCOME**

2000 Number of Business Units: 765

Median Household Income:

1989 (1990 Census): \$32,437  
 1999 (2000 Census): \$41,202

Households by Income Category, 1999:

0 - 50%	2,723	28%
50 - 80%	2,218	23%
80 - 120%	2,099	22%
120% +	2,744	28%

2000 Total Jobs: 31,160

Manufacturing	708
wholesale/Utilities*	18,119
Retail	2,381
Finance / Services	7,045
Government/Education	2,354
AFFM/Construction	552

\* = includes transportation services

Major Businesses and Employers:

US Postal Service	United Airlines	Horizon Air Industries
DoubleTree Hotels	Alaska Airlines	Port of Seattle
HOST International	The Boeing Co.	Marriott Hotel
		NW Airlines

**HOUSING**

2000 Census Housing Unit Count: 10,032

\*\*Single Family 6,205  
 Multifamily 3,827

1990 Census Median 2-Bdrm. Rental: \$426

2000 Census Median 2-Bdrm. Rental: \$654

1990 Census Median House Value: \$93,500

2000 Census Median House Value: \$157,800

**DEVELOPMENT ACTIVITY**

2001 Total New Residential Units: 35

\*\*Single Family 35  
 Multifamily 0

2001 Formal Plats: # Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State

Employment Security Department. The City of SeaTac. The Economic Development Council of Seattle and King County. Suburban Cities Assoc. of King County, Washington.

\* Persons of Hispanic Origin can be of any race. \*\* Single Family includes mobile homes.

## Statistical Profile on:

## SEATTLE

City Mayor: Greg Nickels

City Info: (206) 386 - 1234

## DEMOGRAPHICS

POPULATION	1980	1990	1995	Census 2000	2002
	493,846	516,259	532,900	563,374	570,800

Population Growth, 1980-1990:	5%
Population Growth, 1990-2000:	9%
Households, 2000 Census:	258,499
Average Hhld Size, 2000 Census:	2.08
Hhld Growth Target Range 1992-2012:	48,233 - 59,520

2000 Census Age Structure:

17 and under	87,827	16%
18 - 64	407,740	72%
65 and over	67,807	12%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	382,532	68%
Black or African American:	46,545	8%
Asian and Pacific Islander:	76,227	14%
Native American and other:	6,660	1%
<i>Hispanic or Latino*</i> :	29,719	5%
<i>Two or more race:</i>	21,691	4%



**Incorporated in the year 1865,  
Seattle is the oldest city in  
King County. It has a total  
land area of 53,718 acres.  
Seattle is the largest city in the  
Pacific Northwest.**

## EMPLOYMENT AND INCOME

2000 Number of Business Units: 26,326

2000 Total Jobs: 510,221Median Household Income:

1989 (1990 Census):	\$29,353
1999 (2000 Census):	\$45,736

Manufacturing	39,864
Wholesale/Utilities	62,398
Retail	72,842
Finance / Services	223,306
Government/Education	87,290
AFFM/Construction	24,520

Households by Income Category, 1999:

0 - 50%	71,652	28%
50 - 80%	47,149	18%
80 - 120%	47,408	18%
120% +	92,427	36%

Major Businesses and Employers:

Harborview Hospital	Boeing	Swedish Hospital	Port of Seattle
Providence Hospital	Bon Marche	The Westin Hotel	City of Seattle
Four Seasons Hotel	The Hilton	University of Washington	
Pike Place Market	Nordstrom	METRO-King County Government	

## HOUSING

2000 Census Housing Unit Count: 270,536

**Single Family	134,269
Multifamily	136,267

1990 Census Median 2-Bdrm. Rental: \$425

2000 Census Median 2-Bdrm. Rental: \$721

1990 Census Median House Value: \$137,900

2000 Census Median House Value: \$259,600

## DEVELOPMENT ACTIVITY

2001 Total New Residential Units: 4,819

**Single Family	463
Multifamily	4,356

2001 Formal Plats: # Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance,

from WA State Employment Security Department. The City of Seattle. Suburban Cities Association of King County, Washington.

\* Persons of Hispanic Origin can be of any race. \*\* Single Family includes mobile homes.

# SHORELINE

City Mayor: Scott Jepsen  
City Info: (206) 546-1700

## DEMOGRAPHICS

POPULATION	1980	1990	1995	Census 2000	2002
	n/a	47,100	n/a	53,025	53,250

Population Growth, 1980-1990: n/a  
 Population Growth, 1990-2000: 13%  
 Households, 2000 Census: 20,716  
 Average Hhld Size, 2000 Census: 2.50  
 Hhld Growth Target Range 1992-2012: 2,303 - 2,814

**2000 Census Age Structure:**

17 and under	11,920	22%
18 - 64	33,391	63%
65 and over	7,714	15%

**2000 Census Race and Ethnic Categories:**

Non-Hispanic White:	39,878	75%
Black or African American:	1,435	3%
Asian and Pacific Islander:	7,126	13%
Native American and other:	529	1%
<i>Hispanic or Latino*:</i>	<i>2,054</i>	<i>4%</i>
<i>Two or more race:</i>	<i>2,003</i>	<i>4%</i>



*The City of Shoreline has a total land area of 7,419 acres. Shoreline is among the youngest cities in King County, incorporated only in late 1995. With a population of over 50,000, it is Washington's twelfth largest city.*

## EMPLOYMENT AND INCOME

2000 Number of Business Units: 1,224

**Median Household Income:**

1989 (1990 Census): \$37,900  
 1999 (2000 Census): \$51,658

**2000 Total Jobs:** 14,793

Manufacturing	159
Wholesale/Utilities	405
Retail	4,174
Finance / Services	5,313
Government/Education	4,114
AFFM/Construction	629

**Households by Income Category, 1999:**

0 - 50%	4,241	20%
50 - 80%	3,915	19%
80 - 120%	4,541	22%
120% +	8,049	39%

**Major Businesses and Employers:**

GTE Northwest	Shoreline School District	Sears
CRISTA Ministries	Pan Pacific Development	Marshall's
Compass Alliance	Shoreline Community College	Fred Meyer

## HOUSING

2000 Census Housing Unit Count: 21,330

*\*\*Single Family 15,451*  
*Multifamily 5,879*

1990 Census Median 2-Bdrm. Rental: \$510

2000 Census Median 2-Bdrm. Rental: \$798

1990 Census Median House Value: \$136,000

2000 Census Median House Value: \$219,950

## DEVELOPMENT ACTIVITY

2001 Total New Residential Units: 89

*\*\*Single Family 77*  
*Multifamily 12*

2001 Formal Plats: # Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	1	9	1.80

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by State unemployment insurance;

from WA State Employment Security Department. Shoreline Chamber of Commerce. Suburban Cities Association of King County, Washington.

\* Persons of Hispanic Origin can be of any race. \*\* Single Family includes mobile homes.

*Statistical Profile on:*

# SKYKOMISH

City Mayor: Charlotte L. Mackner

City Info: (360) 677 - 2388

## DEMOGRAPHICS

POPULATION	1980	1990	1995	Census 2000	2002
	209	273	270	214	215

Population Growth, 1980-1990: 31%  
 Population Growth, 1990-2000: -22%

Households, 2000 Census: 104  
 Average Hhld Size, 2000 Census: 2.06  
 Hhld Growth Target Range 1992-2012: 27

2000 Census Age Structure:

17 and under	39	18%
18 - 64	135	63%
65 and over	40	19%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	199	93%
Black or African American:	1	0%
Asian and Pacific Islander:	2	1%
Native American and other:	0	0%
<i>Hispanic or Latino*:</i>	6	3%
<i>Two or more race:</i>	6	3%

Town of  
Skykomish

**The Town of Skykomish has a total land area of 214 acres. Incorporated in 1909, this city has the smallest number of people of all of the cities in King County.**

## EMPLOYMENT AND INCOME

2000 Number of Business Units: 13

Median Household Income:

1989 (1990 Census): \$35,625  
 1999 (2000 Census): \$45,357

<u>2000 Total Jobs:</u>	106
Manufacturing	0
Wholesale/Utilities	◆
Retail	51
Finance / Services	◆
Government/Education	50
AFFM/Construction	0

◆ Sector detail is suppressed to protect confidentiality.

Households by Income Category, 1999:

0 - 50%	31	29%
50 - 80%	21	20%
80 - 120%	27	26%
120% +	27	26%

Major Businesses and Employers:

NA

## HOUSING

2000 Census Housing Unit Count: 172  
 \*\*Single Family 166  
 Multifamily 6

1990 Census Median 2-Bdrm. Rental: \$275  
 2000 Census Median 2-Bdrm. Rental: \$625

1990 Census Median House Value: \$49,700  
 2000 Census Median House Value: \$97,500

## DEVELOPMENT ACTIVITY

2001 Total New Residential Units: 0  
 \*\*Single Family 0  
 Multifamily 0

2001 Formal Plats:	# Plats	#Lots	#Acres
Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 1990 Census of Population and Housing: Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State

Employment Security Department. The Economic Development Council of Seattle and King County. Suburban Cities Assoc. of King County, Washington.

\* Persons of Hispanic Origin can be of any race. \*\* Single Family includes mobile homes.

## Statistical Profile on:

## SNOQUALMIE

City Mayor: Randy "Fuzzy" Fletcher

City Info: (425) 888 - 1555

## DEMOGRAPHICS

POPULATION	1980	1990	1995	Census 2000	2002
	1,370	1,546	1,540	1,631*	4,210

Population Growth, 1980-1990: 13%

Population Growth, 1990-2000: 5%

Households, 2000 Census: 632

Average Hhld Size, 2000 Census: 2.58

Hhld Growth Target Range 1992-2012: 1,942 - 3,625

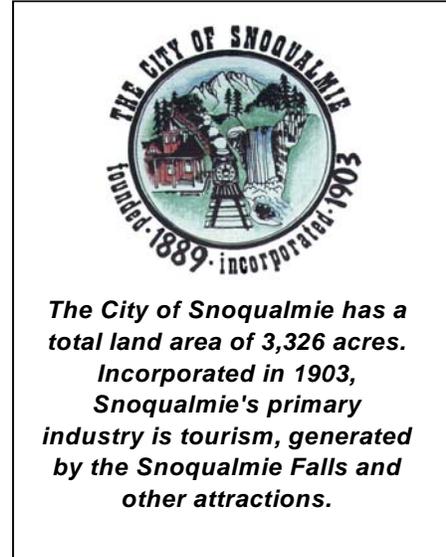
2000 Census Age Structure:

17 and under	472	29%
18 - 64	1,058	65%
65 and over	101	6%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	1,416	87%
Black or African American:	14	1%
Asian and Pacific Islander:	32	2%
Native American and other:	43	3%
<i>Hispanic or Latino*:</i>	85	5%
<i>Two or more race:</i>	41	3%

\* Snoqualmie's April  
2001 population is  
established at 3,416



## EMPLOYMENT AND INCOME

2000 Number of Business Units: 72

Median Household Income:

1989 (1990 Census):	\$26,678
1999 (2000 Census):	\$52,697

Households by Income Category, 1999:

0 - 50%	130	21%
50 - 80%	95	15%
80 - 120%	146	23%
120% +	262	41%

2000 Total Jobs: 1,104

Manufacturing	15
Wholesale/Utilities	*
Retail	133
Finance / Services	545
Government/Education	377
AFFM/Construction	*

Major Businesses and Employers:

Salish Lodge	City of Snoqualmie
Weyerhaeuser	Snoqualmie Valley School District
Puget Sound Energy	

## HOUSING

2000 Census Housing Unit Count: 666

\*\*Single Family 502  
Multifamily 164

1990 Census Median House Value: \$96,100

2000 Census Median House Value: \$172,900

1990 Census Median 2-Bdrm. Rental: \$386

2000 Census Median 2-Bdrm. Rental: \$813

## DEVELOPMENT ACTIVITY

2001 Total New Residential Units: 136

\*\*Single Family 130  
Multifamily 6

2001 Formal Plats: # Plats #Lots #Acres

Applications:	2	105	25.15
Recordings:	4	233	68.02

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State

Employment Security Department. The City of Snoqualmie. The Economic Development Council of Seattle and King County. Suburban Cities Assoc. of King County, Washington.

\* Persons of Hispanic Origin can be of any race. \*\* Single Family includes mobile homes.

*Statistical Profile on:***TUKWILA**

City Mayor: Steve M. Mullet

City Info: (206) 433 - 1800

**DEMOGRAPHICS**

POPULATION	1980	1990	1995	Census 2000	2002
	3,578	11,874	14,750	17,181	17,270

Population Growth, 1980-1990:	232%
Population Growth, 1990-2000:	45%
Households, 2000 Census:	7,186
Average Hhd Size, 2000 Census:	2.38
Hhd Growth Target Range 1992-2012:	4,761 - 6,014

2000 Census Age Structure:

17 and under	4,124	24%
18 - 64	11,712	68%
65 and over	1,345	8%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	9,297	54%
Black or African American:	2,174	13%
Asian and Pacific Islander:	2,169	13%
Native American and other:	247	1%
<i>Hispanic or Latino*:</i>	2,329	14%
<i>Two or more race:</i>	965	6%



**The City of Tukwila has a total land area of 5,778 acres. This city was incorporated in 1908. Tukwila is a major retail and manufacturing center for South King County, and one of King County's most diverse cities.**

**EMPLOYMENT AND INCOME**

2000 Number of Business Units: 1,584

2000 Total Jobs: 47,824

Median Household Income:

1989 (1990 Census):	\$30,141
1999 (2000 Census):	\$40,718

Manufacturing	13,279
Wholesale/Utilities	7,648
Retail	10,684
Finance / Services	12,372
Government/Education	1,987
AFFM/Construction	1,854

Households by Income Category, 1999:

0 - 50%	1,999	28%
50 - 80%	1,689	24%
80 - 120%	1,591	22%
120% +	1,889	26%

Major Businesses and Employers:

Tukwila Warehousing	Bon Marche	Boeing
Red Dot Corporation	Kenworth Trucking	Nordstrom
United Parcel Service	NC Machinery	METRO

**HOUSING**

2000 Census Housing Unit Count: 7,817

*\*\*Single Family 3,318*  
*Multifamily 4,499*

1990 Census Median 2-Bdrm. Rental: \$433

2000 Census Median 2-Bdrm. Rental: \$697

1990 Census Median House Value: \$93,900

2000 Census Median House Value: \$150,100

**DEVELOPMENT ACTIVITY**

2001 Total New Residential Units: 54

*\*\*Single Family 54*  
*Multifamily 0*

2001 Formal Plats: # Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	1	16	3.14

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State

Employment Security Department. The City of Tukwila. The Economic Development Council of Seattle and King County. Suburban Cities Assoc. of King County, Washington.

\* Persons of Hispanic Origin can be of any race. \*\* Single Family includes mobile homes.

*Statistical Profile on:***WOODINVILLE**

City Mayor: Scott Hageman

City Info: (425) 489 - 2700

**DEMOGRAPHICS**

<u>POPULATION</u>	1980	1990	1995	Census 2000	2002
	n/a	8,800	9,615	9,194	9,215

Population Growth, 1980-1990: n/a  
 Population Growth, 1990-2000: 4%

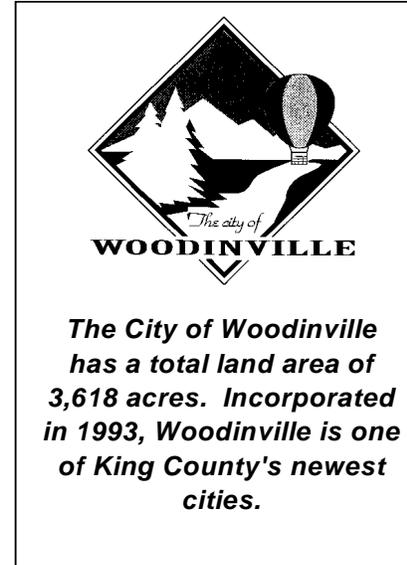
Households, 2000 Census: 3,512  
 Average Hhd Size, 2000 Census: 2.61  
 Hhd Growth Target Range 1992-2012: 1,751 - 1,843

2000 Census Age Structure:

17 and under	2,447	27%
18 - 64	5,951	65%
65 and over	796	9%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	7,458	81%
Black or African American:	84	1%
Asian and Pacific Islander:	690	8%
Native American and other:	48	1%
<i>Hispanic or Latino*</i> :	658	7%
<i>Two or more race:</i>	256	3%

**EMPLOYMENT AND INCOME**

2000 Number of Business Units: 782

2000 Total Jobs: 13,457Median Household Income:

1989 (1990 Census): \$38,249  
 1999 (2000 Census): \$68,114

Manufacturing	3,768
Wholesale/Utilities	1,445
Retail	2,406
Finance / Services	2,478
Government/Education	485
AFFM/Construction	2,875

Households by Income Category, 1999:

0 - 50%	468	13%
50 - 80%	442	13%
80 - 120%	664	19%
120% +	1,888	54%

Major Businesses and Employers:

Chateau Ste. Michelle Winery	Molbak Nursery
Northshore School District	Columbia Winery

**HOUSING**

2000 Census Housing Unit Count: 3,494

*\*\*Single Family* 2,269  
*Multifamily* 1,225

1990 Census Median 2-Bdrm. Rental: \$568

2000 Census Median 2-Bdrm. Rental: \$899

1990 Census Median House Value: \$198,000

2000 Census Median House Value: \$270,300

**DEVELOPMENT ACTIVITY**

2001 Total New Residential Units: 59

*\*\*Single Family* 9  
*Multifamily* 50

2001 Formal Plats: # Plats #Lots #Acres

Applications:	2	44	16.89
Recordings:	1	74	22.69

**Sources:** 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from

WA State Employment Security Department. The City of Woodinville. Suburban Cities Association of King County, Washington.

\* *Persons of Hispanic Origin can be of any race.* \*\* *Single Family includes mobile homes.*

*Statistical Profile on:*

# YARROW POINT

City Mayor: Jeanne R. Berry

City Info: (425) 454 - 6994

## DEMOGRAPHICS

POPULATION	1980	1990	1995	Census 2000	2002
	1,064	962	995	1,008	1,010

Population Growth, 1980-1990: -10%  
 Population Growth, 1990-2000: 5%

Households, 2000 Census: 379  
 Average Hhld Size, 2000 Census: 2.66  
 Hhld Growth Target Range 1992-2012: 18

2000 Census Age Structure:

17 and under	261	26%
18 - 64	559	55%
65 and over	188	19%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	932	92%
Black or African American:	8	1%
Asian and Pacific Islander:	32	3%
Native American and other:	3	0%
<i>Hispanic or Latino*:</i>	20	2%
<i>Two or more race:</i>	13	1%

Town of  
Yarrow Point

**The City of Yarrow Point has a total land area of 232 acres. This city is one of the "Point Cities". Yarrow Point was incorporated in 1959.**

## EMPLOYMENT AND INCOME

2000 Number of Business Units: 18

Median Household Income:

1989 (1990 Census): \$76,196  
 1999 (2000 Census): \$117,940

Households by Income Category, 1999:

0 - 50%	27	7%
50 - 80%	25	6%
80 - 120%	41	11%
120% +	287	76%

<u>2000 Total Jobs:</u>	49
Manufacturing	◆
Wholesale/Utilities	0
Retail	◆
Finance / Services	19
Government/Education	3
AFFM/Construction	8

◆ Sector detail is suppressed to protect confidentiality.

Major Businesses and Employers:

NA

## HOUSING

2000 Census Housing Unit Count: 395

\*\*Single Family 382  
 Multifamily 13

1990 Census Median 2-Bdrm. Rental: \$733  
 2000 Census Median 2-Bdrm. Rental: \$1,350

1990 Census Median House Value: \$421,600  
 2000 Census Median House Value: \$767,200

## DEVELOPMENT ACTIVITY

2001 Total New Residential Units: 2  
 \*\*Single Family 2  
 Multifamily 0

2001 Formal Plats:	# Plats	#Lots	#Acres
Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The Economic Development Council of Seattle and King County. Suburban Cities Assoc. of King County, Washington.

\* Persons of Hispanic Origin can be of any race. \*\* Single Family includes mobile homes.

## VII. Unincorporated Areas

### Community Planning Areas – A Retrospective

Community planning areas were delineated in the 1970s to represent communities or groups of neighborhoods with common land use issues. Working with neighborhood groups, the County planning department developed community plans to implement comprehensive plan land use policy in the short range, six to 12 years. The planning areas acted as a useful kind of geographic breakdown of King County, especially for unincorporated areas information. Of the 16 areas covering the entire County, 13 were primarily unincorporated. Beginning with the second Annual Growth Report in 1984, community planning areas were the dominant geographic structure to report the demographic, economic, and development activity of the County. As late as 1989, more than 40 % of the King County population resided in unincorporated areas, and more than half the new residential growth was occurring in those areas. An important chapter of each Annual Growth Report, with Area Profiles, reflected this significance.

Beginning in 1990, new cities began to incorporate, and older cities annexed large portions of the community planning areas. Now, in 2001, only 19 % of the County's population resides in unincorporated communities. Less than one-fourth of the residential growth occurs there. Fewer than half of the "unincorporated community planning areas" are now chiefly unincorporated. For instance, the Shoreline area now contains no unincorporated population.

Because of this transition, the unincorporated community planning areas have lost much of their relevance. Therefore this year is the last year they will be reported. This 2001 Annual Growth Report contains 2000 Census counts for the old areas, demonstrating the shift to city population in many of them. Forecasts prepared some years ago are retained on the Profile pages, in some cases a source of amusement because 2010 forecasts have been exceeded as of 2000.

The next chapter, Chapter 8, contains two sets of geographic boundaries that future Annual Growth Reports will use: school districts and King County Council districts.

This chapter will provide some comparative information about development activity in these areas:

- Bear Creek
- East Sammamish
- Enumclaw
- Federal Way/Southwest
- Highline
- Newcastle
- Northshore
- Shoreline
- Snoqualmie Valley
- Soos Creek
- Tahoma/Raven Heights
- Vashon

*Statistical Profile on:***UNINCORPORATED KING COUNTY****DEMOGRAPHICS**

<u>POPULATION</u>	1980	1990	1995	Census 2000	2002
	503,226	513,298	497,403	352,464	351,675

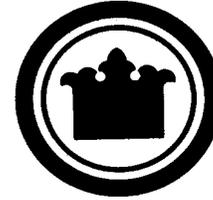
Population Growth, 1980-1990:	2%
Population Growth, 1990-2000:	-31%
Households, 2000 Census:	125,942
Average Hhld Size, 2000 Census:	2.79
Hhld Growth Target Range 1992-2012:	28,525 - 38,477

**2000 Census Age Structure:**

17 and under	98,648	28%
18 - 64	225,936	64%
65 and over	27,880	8%

**2000 Census Race and Ethnic Categories:**

Non-Hispanic White:	279,173	79%
Black or African American:	12,051	3%
Asian and Pacific Islander:	30,809	9%
Native American and other:	4,170	1%
<i>Hispanic or Latino*:</i>	<i>15,420</i>	<i>4%</i>
<i>Two or more race:</i>	<i>10,841</i>	<i>3%</i>



**Unincorporated King County has a total land area of 1,758 square miles (1,125,000 acres). Most of unincorporated King County's 352,000 people live in urban areas of western King County.**

**EMPLOYMENT AND INCOME**

2000 Number of Business Units: 5,978

**2000 Total Jobs:** 46,261**Median Household Income:**

1989 (1990 Census):	<b>\$42,310</b>
1999 (2000 Census):	<b>\$65,290</b>

Manufacturing	3,583
Wholesale/Utilities	3,845
Retail	7,283
Finance / Services	12,277
Government/Education	8,351
AFFM/Construction	9,070

**Households by Income Category, 1999:**

0 - 50%	18,358	14.6%
50 - 80%	17,633	14.0%
80 - 120%	25,285	20.0%
120% +	64,874	51.4%

**Major Businesses and Employers:**

School Districts	K2	Weyerhaeuser	Safeway
King County Gov't	QFC	Plywood Supply	Albertson's

**HOUSING**

2000 Census Housing Unit Count: 130,356

*\*\*Single Family 111,662*  
*Multifamily 18,694*

1990 Census Median 2-Bdrm. Rental: \$490

2000 Census Median 2-Bdrm. Rental: \$790

1990 Census Median House Value: \$146,300

2000 Census Median House Value: \$240,000

2000 Total New Residential Units: 1,975

*\*\*Single Family 1,544*  
*Multifamily 431*

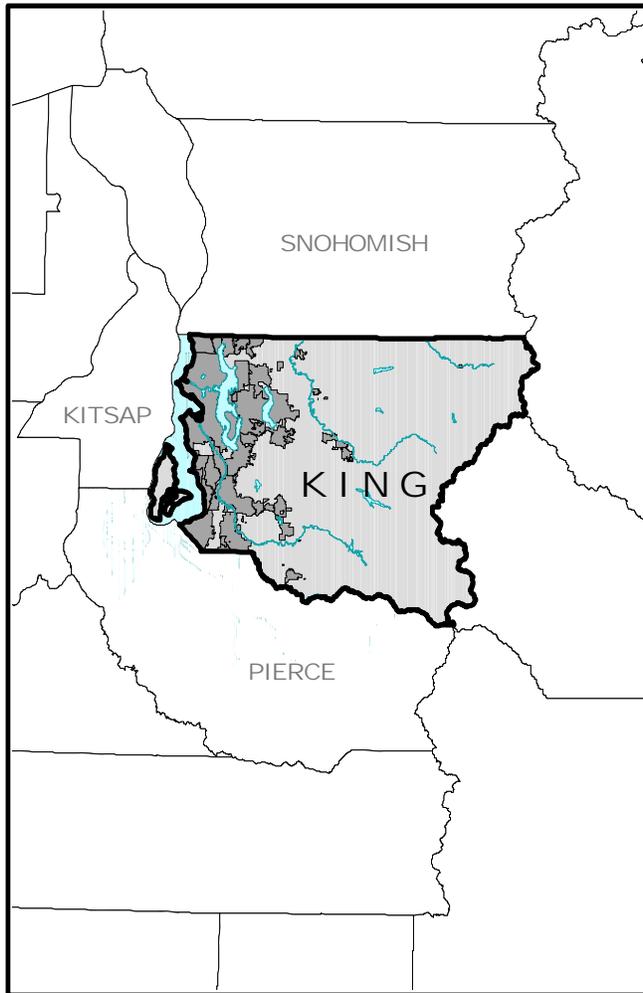
**DEVELOPMENT ACTIVITY**

2000 Short Plats:	<u># Plats</u>	<u>#Lots</u>	<u>#Acres</u>	2001 Formal Plats:	<u># Plats</u>	<u>#Lots</u>	<u>#Acres</u>
Applications:	52	152	393.30	Applications:	24	807	567.35
Recordings:	23	75	42.56	Recordings:	39	1,824	3,204.57

**Sources:** 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State

Employment Security Department. King County Office of Budget and Strategic Planning. Suburban Cities Assoc. of King County, Washington.

\* Persons of Hispanic Origin can be of any race. \*\* Single Family includes mobile homes.



# Unincorporated King County

## Highlights

In the last decade, unincorporated King County experienced a net decrease of more than 160,000 people, bringing the 2000 total population to 352,800. The decrease was due chiefly to transfer of population into cities through annexation and incorporation. Since 1990, eight cities have incorporated with a combined total of more than 150,000 people. The formation of the city of Sammamish in 1999 was the last incorporation that further reduced the unincorporated population by 29,000.

The number of new residential units decreased 20 percent to 2,811 in 2000. The decrease was primarily due to single family, down 700 to 1,511 new units, while multifamily construction remained at 1,300 new units. Subdivision recordings increased slightly to 1,334 new lots in 2000. Short plat applications and recordings both experienced a slight increase in 2000.

## Plan Status

The "King County Comprehensive Plan 2000" was adopted in February 2001 as an update to the 1994 Comprehensive Plan.

### Area

1,758 Square Miles Unincorporated Area and 2,134 Square Miles Total including 39 Cities.

### Demographic Summary - Unincorporated Area

	1990	1995	1997	1998	Census 2000	Percent Change 1990-2000
<b>Population</b>						
Unincorp. Area	513,300	497,400	432,100	404,900	352,800	-31.3%
Pop. per sq. mi.	277	273	242	229	201	-27.4%
<b>Households</b>						
Total	184,050	176,600	153,400	145,000	125,942	-31.6%
Household size	2.77	2.80	2.81	2.79	2.79	0.7%
<b>Housing Units</b>						
Total	192,100	185,800	161,400	152,600	136,006	-29.2%
Single family	147,100	144,800	125,300	117,150	106,420	-27.7%
Mobile homes	9,000	10,150	10,300	10,500	9,258	2.9%
Multifamily	36,000	30,850	25,800	24,950	20,328	-43.5%

### Population

	Incorp.	Unincorp.	Total
1970 Census	748,600	410,700	1,159,300
1980 Census	766,500	503,250	1,269,750
1990 Census	994,100	513,250	1,507,350
1998 Estimate	1,289,852	387,148	1,677,000
2000 Census	1,384,200	352,800	1,737,000
2010 Forecast	1,433,400	423,000	1,856,400

**Note:** Forecasts assume no further incorporations after Sammamish in 1999. However, it is probable that the annexation will actually continue to reduce the unincorporated population.

# Residential Subdivision Activity

## Unincorporated King County, 1990 - 2001

### Applications for Formal Plats

YEAR	Plats	Lots	Acres
1990	124	4,017	4,899.99
1991	34	1,017	1,294.74
1992	17	758	2,348.53
1993	13	749	314.18
1994	21	1,386	873.92
1995	29	2,019	1,603.16
1996	33	1,525	452.82
1997	55	2,299	881.57
1998	53	2,774	2,186.54
1999	29	707	217.70
2000	25	523	179.83
2001	24	807	567.35
<b>Total 1990-2001</b>	<b>457</b>	<b>18,581</b>	<b>15,820.33</b>

### Recorded Formal Plats

YEAR	Plats	Lots	Acres
1990	66	2,712	1,703.80
1991	51	2,575	1,571.13
1992	57	1,579	1,102.60
1993	60	1,634	937.01
1994	48	1,543	797.24
1995	50	1,361	1,017.30
1996	28	835	461.80
1997	40	1,717	1,425.75
1998	33	1,108	513.24
1999	26	1,244	1,823.12
2000	23	1,334	1,296.89
2001	39	1,824	3,204.57
<b>Total 1990-2001</b>	<b>521</b>	<b>19,466</b>	<b>15,854.45</b>

### Applications for Short Plats

YEAR	Plats	Lots	Acres
1990	424	1,363	4,108.26
1991	160	422	718.00
1992	109	292	365.47
1993	54	157	296.13
1994	110	297	609.21
1995	68	202	315.35
1996	54	163	390.22
1997	53	158	339.00
1998	63	178	286.41
1999	62	156	398.30
2000	58	161	438.85
2001	52	152	393.30
<b>Total 1990-2001</b>	<b>1,267</b>	<b>3,701</b>	<b>8,658.50</b>

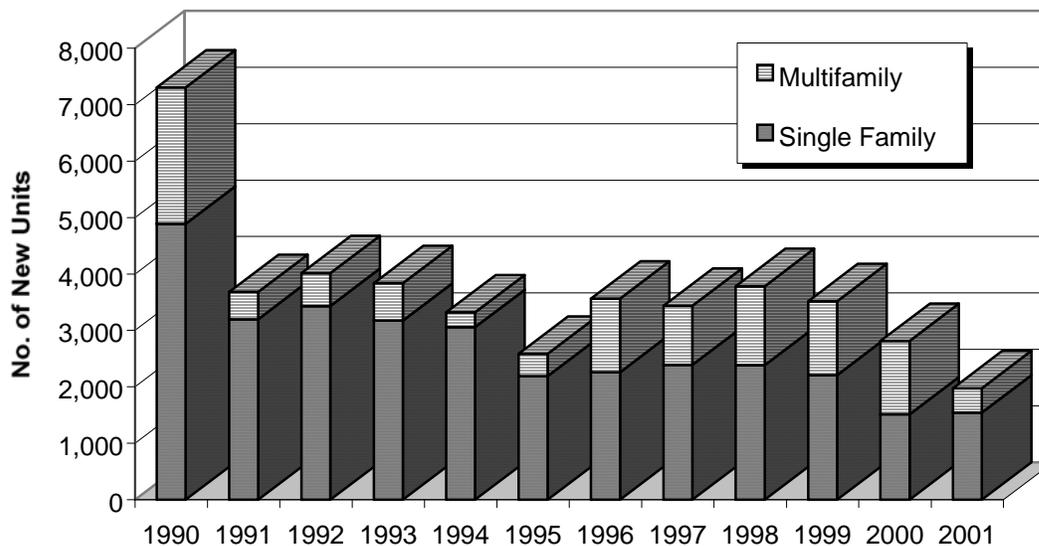
### Recorded Short Plats

YEAR	Plats	Lots	Acres
1990	129	391	848.30
1991	138	385	1,102.83
1992	124	352	377.14
1993	116	332	617.48
1994	116	317	225.01
1995	125	334	669.66
1996	83	234	270.44
1997	46	127	151.20
1998	74	208	174.22
1999	47	134	141.48
2000	60	181	384.69
2001	23	75	42.56
<b>Total 1990-2001</b>	<b>1,081</b>	<b>3,070</b>	<b>5,005.01</b>

## Residential Permits and Units Unincorporated King County, 1990 - 2001

YEAR	Single Family		Multifamily		Total	
	Permits	Units	Permits	Units	Permits	Units
1990	4,890	4,890	44	2,416	4,934	7,306
1991	3,198	3,200	14	479	3,212	3,679
1992	3,432	3,432	24	583	3,456	4,015
1993	3,174	3,174	14	661	3,188	3,835
1994	3,059	3,059	9	261	3,068	3,320
1995	2,191	2,188	15	396	2,206	2,584
1996	2,259	2,259	35	1,303	2,294	3,562
1997	2,391	2,391	19	1,044	2,410	3,435
1998	2,384	2,384	9	1,400	2,393	3,784
1999	2,210	2,210	58	1,306	2,268	3,516
2000	1,511	1,511	29	1,300	1,540	2,811
2001	1,544	1,544	51	431	1,595	1,975
<b>Total 1990-2001</b>	<b>32,243</b>	<b>32,242</b>	<b>321</b>	<b>11,580</b>	<b>32,564</b>	<b>43,822</b>

### Total New Residential Units



## Total New Residential Units Authorized by Unincorporated King County Areas, 1990 - 2001

### TOTAL

Community Planning Area:	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Bear Creek	430	217	319	272	349	259	297	289	189	118	674	247
East Sammamish	1,264	410	656	389	379	520	673	939	1,318	1,432	676	263
Enumclaw	121	104	93	85	79	59	68	54	59	50	53	42
Federal Way / Southwest	1,218	221	319	212	160	166	351	77	79	139	207	235
Highline	264	69	203	254	65	47	61	10	164	64	82	94
Newcastle	519	125	215	148	156	67	199	71	104	214	75	65
Northshore	478	268	287	299	339	141	193	583	519	503	187	133
Shoreline	111	88	81	83	87	118	13	3	21	2	1	0
Snoqualmie Valley	349	245	246	221	249	216	201	227	196	169	141	102
Soos Creek	1,537	931	923	1,247	691	477	849	817	887	604	515	577
Tahoma Raven Heights	824	730	535	530	669	443	557	227	134	129	119	91
Vashon	171	127	127	83	88	63	87	83	103	86	72	120
<b>TOTAL:</b>	<b>7,286</b>	<b>3,535</b>	<b>4,004</b>	<b>3,823</b>	<b>3,311</b>	<b>2,576</b>	<b>3,549</b>	<b>3,380</b>	<b>3,773</b>	<b>3,510</b>	<b>2,811</b>	<b>1,975</b>

### Single Family

Community Planning Area:	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Bear Creek	430	217	319	272	349	259	297	289	189	114	287	247
East Sammamish	733	375	573	338	377	319	437	512	755	835	23	52
Enumclaw	121	104	93	85	79	59	64	54	59	48	53	42
Federal Way / Southwest	477	221	273	212	160	106	127	73	79	139	203	163
Highline	120	47	62	60	65	47	57	10	92	64	76	50
Newcastle	319	125	175	118	156	67	69	71	104	120	64	65
Northshore	275	187	213	275	126	120	117	215	226	184	151	133
Shoreline	67	51	55	58	62	28	3	3	7	2	1	0
Snoqualmie Valley	349	245	246	221	249	216	191	227	196	163	135	102
Soos Creek	996	801	796	910	670	453	410	572	851	326	327	558
Tahoma Raven Heights	824	558	525	530	669	443	387	227	134	125	115	91
Vashon	159	127	91	83	88	63	87	83	103	84	68	48
<b>TOTAL:</b>	<b>4,870</b>	<b>3,058</b>	<b>3,421</b>	<b>3,162</b>	<b>3,050</b>	<b>2,180</b>	<b>2,246</b>	<b>2,336</b>	<b>2,795</b>	<b>2,204</b>	<b>1,511</b>	<b>1,557</b>

### Multifamily

Community Planning Area:	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Bear Creek	0	0	0	0	0	0	0	0	0	4	387	0
East Sammamish	531	35	83	51	2	201	236	427	563	597	654	211
Enumclaw	0	0	0	0	0	0	4	0	0	2	0	0
Federal Way / Southwest	741	0	46	0	0	60	224	4	0	0	4	72
Highline	144	22	141	194	0	0	4	0	72	0	6	44
Newcastle	200	0	40	30	0	0	130	0	0	94	11	0
Northshore	203	81	74	24	213	21	76	368	293	319	36	0
Shoreline	44	37	26	25	25	90	10	0	14	0	0	0
Snoqualmie Valley	0	0	0	0	0	0	10	0	0	6	6	0
Soos Creek	541	130	127	337	21	24	439	245	36	278	188	19
Tahoma Raven Heights	0	172	10	0	0	0	170	0	0	4	4	0
Vashon	12	0	36	0	0	0	0	0	0	2	4	72
<b>TOTAL:</b>	<b>2,416</b>	<b>477</b>	<b>583</b>	<b>661</b>	<b>261</b>	<b>396</b>	<b>1,303</b>	<b>1,044</b>	<b>978</b>	<b>1,306</b>	<b>1,300</b>	<b>418</b>

Note: East King County, Eastside and Green River Valley contain very small unincorporated portions that is why they are not being reported.

Source: King County Department of Development and Environmental Services

## Transportation Concurrency Approvals

### Unincorporated King County by Community Planning Area

#### In Housing Units, 1995 - 2001

#### URBAN AREA

Planning Area	1995		1996		1997		1998		1999		2000		2001	
	Single Family	Multi-family												
Bear Creek	3,750	200	0	0	0	0	0	0	4	0	0	0	183	0
East King County	0	0	0	0	0	0	0	0	0	0	0	0	0	0
East Sammamish	2,629	1,196	1,130	1,728	1,112	902	53	162	48	-	13	30	0	0
Eastside/Gr. River Valley	8	0	0	0	3	0	0	0	0	0	0	0	0	0
Enumclaw	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Federal Way	208	0	50	0	325	487	242	65	122	350	67	0	368	26
Highline	87	0	13	11	70	72	47	556	62	82	115	0	35	0
Newcastle	39	50	27	0	37	4	128	74	140	0	92	9	219	10
Northshore	186	190	135	1,546	144	502	355	162	111	20	69	-	77	154
Shoreline	4	33	0	0	0	14	0	21	0	0	0	0	0	0
Snoqualmie Valley	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Soos Creek	1,057	1,015	589	513	388	323	295	302	524	204	250	285	875	162
Tahoma/Raven Heights	245	225	2	0	652	0	0	0	0	0	7	0	8	0
<b>TOTAL:</b>	<b>8,213</b>	<b>2,909</b>	<b>1,946</b>	<b>3,798</b>	<b>2,731</b>	<b>2,304</b>	<b>1,120</b>	<b>1,342</b>	<b>1,011</b>	<b>656</b>	<b>613</b>	<b>324</b>	<b>1,765</b>	<b>352</b>

#### RURAL AREA

Planning Area	1995		1996		1997		1998		1999		2000		2001	
	Single Family	Multi-family												
Bear Creek	125	-	8	-	5	-	-	-	0	-	16.00	-	14	-
East King County	0	-	0	-	1	-	-	-	0	-	15.00	-	0	-
East Sammamish	3	-	3	-	1	-	-	-	1	-	20	-	-	-
Eastside/Gr. River Valley	0	-	0	-	0	-	-	-	0	-	-	-	-	-
Enumclaw	1	-	8	-	1	-	-	-	4	-	28.00	-	7	-
Newcastle	5	-	1	-	2	-	1	-	5	-	3	-	4	-
Northshore	4	-	0	-	0	-	2.00	-	0	-	-	-	-	-
Snoqualmie Valley	97	-	26	-	9	-	59.00	-	34	-	17.00	-	27	-
Soos Creek	31	-	4	-	18	-	25	-	16	-	8	-	8	-
Tahoma/Raven Heights	12	-	13	-	12	-	83.00	-	51	-	7.00	-	8	-
Vashon	2	-	10	-	0	-	12.00	-	67	-	25.00	-	-	-
<b>TOTAL:</b>	<b>280</b>	<b>-</b>	<b>73</b>	<b>-</b>	<b>49</b>	<b>-</b>	<b>182</b>	<b>-</b>	<b>178</b>	<b>-</b>	<b>139</b>	<b>-</b>	<b>68</b>	<b>-</b>

Notes: Concurrency is the first step in the permit process and concurrency approvals are an indicator of future development.

Units listed by date concurrency applications received.

Source: King County Department of Transportation, Planning Division, June 2002.

## 20-Year Household Growth Targets

### Unincorporated King County by Community Planning Area

Revised for Reduction of Unincorporated Urban Targets to accommodate Annexations and Incorporations after CPP adoption.

Jurisdiction	1990 HOUSEHOLDS	ORIGINAL 1994 Growth Target			Household Reduction (Adjusted Cities Target)	RURAL Growth Target	New URBAN Target Growth Range As of 1-1-98	
		*Urban	*Rural	TOTAL			low:	High:
		Bear Creek	6,600	3,400			1,600	4,300-5,700
East King County	300	0	50	0-100	0	50	0	0
East Sammamish	10,500	7,650	950	8,000-9,200	388	950	6,812	7,712
Eastside/Green River Valley	1,350	0	0	0	0	0	0	0
Enumclaw	4,100	0	300	250-350	0	300	0	0
Federal Way	10,800	3,750	0	3,300-4,200	756	0	2,544	3,444
Highline	32,200	1,650	0	1,400-1,900	64	0	1,336	1,836
Newcastle	16,000	3,050	400	2,900-4,000	1,212	400	1,388	2,288
Northshore	23,600	3,000	250	2,800-3,700	116	250	2,484	3,284
Shoreline	23,500	3,000	0	2,600-3,400	2,870	0	0	260
Snoqualmie Valley	7,500	0	1,100	900-1,300	0	1,100	0	0
Soos Creek	32,100	9,100	650	9,150-10,350	3,093	650	5,507	6,507
Tahoma/Raven Heights	11,600	3,400	1,300	4,100-5,300	2,696	1,300	304	1,104
Vashon	3,800	0	400	300-500	0	400	0	0
<b>Uninc. King Co. Total:</b>	<b>184,050</b>	<b>38,000</b>	<b>7,000</b>	<b>40,048-50,000</b>	<b>11,523</b>	<b>7,000</b>	<b>22,947</b>	<b>30,007</b>
<b>Cities Total:</b>	<b>431,750</b>			<b>131,768 - 172,558</b>			<b>142,646</b>	<b>184,719</b>
<b>KING COUNTY TOTAL:</b>	<b>615,800</b>	<b>38,000</b>	<b>7,000</b>	<b>184,913-212,546</b>			<b>171,171</b>	<b>223,196</b>

\* Figures represent midpoint of range.

**Notes:** Household growth targets are policy statements identifying the number of new households to be accommodated during the 20 - year Growth Mangement Planning period. They are expressed as a range of households to be added within the Urban and Rural designated areas of each plannir area. The unincorporated total targets were originally established by the Countywide Planning Policies in July, 1994.

The "Reduction of Unincorporated Urban Targets, Household Growth Target Reduction by Planning Area" Table established a breakdown by Subarea of the King County new household targets for the Urban Growth Area, which reflects annexations and Incorporations that have occurred since the adoption of this plan in 1994. Although they may be defined through future planning with affected communities and adjacent cities, these ranges are intended to be used as guide for future planning of land uses and decisions on services and infrastructure.

1. Bear Creek Urban Area consists almost entirely of designated UPD.
2. Only small area of Shoreline remained unincorporated in January 1998. Range reduced accordingly.
3. Low and High range totals do not agree exactly with CPPs Appendix 2A because of Shoreline
4. This table accounts for adjustments through January 1998 only.
5. The cities of Kenmore and Sammamish incorporated after 1-1-98.

**Source:** King County Comprehensive Plan, 2000.

## Preliminary Residential Dwelling Unit Capacity Unincorporated King County, 1995

### URBAN LAND

Unincorporated Area:	<u>VACANT</u>		<u>REDEVELOPABLE</u>		<u>TOTAL</u>	
	Net Acres	Net Units	Net Acres	Net Units	Net Acres	Net Units
Bear Creek	2,130	3,950	0	0	2,130	3,950
Eastside	0	0	0	0	0	0
East King County	0	0	0	0	0	0
Enumclaw	0	0	0	0	0	0
East Sammamish	8,228	12,008	601	1,849	8,829	13,857
Federal Way	1,547	5,065	263	919	1,810	5,984
Green River Valley	165	217	38	43	203	260
Highline	354	3,431	107	685	461	4,116
Newcastle	1,225	1,965	151	372	1,376	2,337
Northshore	1,191	3,327	453	2,417	1,644	5,744
Soos Creek	2,420	9,074	716	1,610	3,136	10,684
Shoreline	27	132	26	152	53	284
Snoqualmie	1,137	1,160	105	538	1,242	1,698
Tahoma/Raven Heights	972	4,164	162	1,472	1,134	5,636
Vashon	0	0	0	0	0	0
<b>Urban Total:</b>	<b>19,396</b>	<b>44,144</b>	<b>2,622</b>	<b>8,258</b>	<b>22,018</b>	<b>54,550</b>

Dwelling unit capacity is measured in housing units that can be accommodated on vacant land parcels (vacant land capacity) and on partly developed parcels (redevelopment capacity)

#### Notes:

(1) Dwelling unit capacity provides an estimate of ability of jurisdictions to accommodate future household growth on residentially zoned land. Dwe unit capacity has two components: dwelling units that can be built on vacant land, and additional units that can be accommodated on partly utilized or already developed land.

(2) Capacity estimates in the table have been discounted for factors that reduce site yields: critical areas, right-of-way and lands for other public purposes such as parks and schools. The estimates also have been discounted for "market" factors to allow for the fact that not all lands will be available for use within the 20-yr planning horizon jurisdictions are using for Growth Management Act planning.

(3) The estimates in the tables are for current boundaries and zoning as of December 1995. Capacities in the cities of Newcastle (incorporated Oct. 1994) and Shoreline (incorporated Aug. '95) are not included in this table. The cities of Covington, Maple Valley, Kenmore and Sammamish were still unincorporated in '95, so their capacity is included in this table.

### RURAL LAND

Unincorporated Area:	<u>VACANT</u>		<u>REDEVELOPABLE</u>		<u>TOTAL</u>	
	Net Acres	Net Units	Net Acres	Net Units	Net Acres	Net Units
Bear Creek	4,388	1,592	368	21	4,756	1,613
Eastside		0	0	0	0	0
East King County	35,050	1,004	179	4	35,229	1,008
Enumclaw	8,512	994	0	0	8,512	994
East Sammamish	2,953	526	302	22	3,255	548
Federal Way	0	0	0	0	0	0
Green River Valley	0	0	0	0	0	0
Highline	0	0	0	0	0	0
Newcastle	1,146	443	73	13	1,219	456
Northshore	473	212	285	30	758	242
Soos Creek	2,977	850	289	27	3,266	877
Shoreline	0	0	0	0	0	0
Snoqualmie	23,242	3,045	2,551	552	25,793	3,597
Tahoma/Raven Heights	4,914	2,126	815	901	5,729	3,027
Vashon	6,146	2,594	461	41	6,607	2,635
<b>Rural Total:</b>	<b>89,801</b>	<b>13,386</b>	<b>5,323</b>	<b>1,611</b>	<b>95,124</b>	<b>14,997</b>

Source: King County Department of Development and Environmental Services and King County Office of Regional Policy and Planning.

## Population by Community Planning Area 1990 and 2000 by Jurisdiction

	<u>1990 Census</u>			<u>2000 Census</u>		
	Cities	Unincorp.	Total	Cities	Unincorp.	Total
Bear Creek	2,700	20,900	23,600	3,100	28,200	31,300
East King County	250	700	950	200	800	1,000
East Sammamish	250	31,050	31,300	34,500	15,600	50,100
Eastside	162,500	1,300	163,800	182,500	600	183,100
Enumclaw	8,800	12,400	21,200	12,100	13,000	25,100
Federal Way	68,000	30,600	98,600	92,000	28,200	120,200
Green River Valley	68,100	2,500	70,600	85,900	200	86,100
Highline	55,100	78,700	133,800	100,800	46,000	146,800
Newcastle	35,150	44,850	80,000	67,200	28,400	95,600
NorthShore	24,500	68,600	93,100	57,600	45,200	102,800
Shoreline	4,000	60,700	64,700	66,200	0	66,200
Snoqualmie Valley	8,200	21,200	29,400	12,900	25,600	38,500
Soos Creek	31,450	95,350	126,800	71,000	86,500	157,500
Tahoma-Raven Hts.	8,900	35,100	44,000	34,800	24,400	59,200
Vashon	0	9,300	9,300	0	10,100	10,100
<b>SEATTLE</b>	<b>516,300</b>	<b>0</b>	<b>516,300</b>	<b>563,400</b>	<b>0</b>	<b>563,400</b>
<b>King County Total</b>	<b>994,200</b>	<b>513,200</b>	<b>1,507,300</b>	<b>1,384,200</b>	<b>352,800</b>	<b>1,737,000</b>

## Housing Units by Community Planning Area Unincorporated King County Only

	<u>1990 Census</u>		<u>2000 Census</u>	
	Households	Housing Units	Households	Housing Units
Bear Creek	6,600	6,800	9,000	9,300
East King County	300	600	300	600
East Sammamish	10,500	10,900	6,000	6,200
Eastside	550	600	220	240
Enumclaw	4,100	4,250	4,750	4,900
Federal Way	10,800	11,200	9,600	9,900
Green River Valley	1,000	1,050	80	90
Highline	32,200	33,600	17,500	18,100
Newcastle	16,000	16,700	10,000	10,300
NorthShore	23,600	24,500	16,300	16,900
Shoreline	23,500	24,200	0	0
Snoqualmie Valley	7,500	7,700	9,500	9,800
Soos Creek	32,100	33,400	30,400	31,300
Tahoma-Raven Hts.	11,600	12,100	8,300	8,600
Vashon	3,800	4,500	4,200	4,860
<b>Unincorp. KC Total</b>	<b>184,100</b>	<b>192,100</b>	<b>126,000</b>	<b>131,000</b>

Source: US Census 1990 and 2000 and King County Office of Regional Policy and Planning.

## VIII. Special Districts

King County has a complex system of utility and service districts for fire, water, sewers, and schools. This year's Annual Growth Report includes maps of school districts and King County Council Districts.

The following section reports the population and residential building permit activity in unincorporated King County by these special districts. A table called "Estimate of school age poverty population by school districts" is also found in this chapter.



## Population by School District 1990 - 2000

School District	1990 POPULATION	2000 POPULATION	1990-2000 Change	
			#	%
Auburn 408	54,650	67,700	13,050	24%
Bellevue 405	107,700	114,600	6,900	6%
Enumclaw 216	19,700	25,500	5,800	29%
Federal Way 210	103,200	123,000	19,800	19%
Highline 401	111,100	122,500	11,400	10%
Issaquah 411	49,500	73,200	23,700	48%
Kent 415	109,900	137,600	27,700	25%
Lk. Washington 414	131,100	153,500	22,400	17%
Mercer Island	20,800	22,000	1,200	6%
Northshore 417	59,800	72,000	12,200	20%
Renton 403	81,200	95,500	14,300	18%
Riverview 407	11,850	15,800	3,950	33%
Seattle	517,500	564,200	46,700	9%
Shoreline 412	64,800	66,000	1,200	2%
Skykomish 404	600	600	0	0%
Snoqualmie 410	19,300	25,900	6,600	34%
South Central	13,900	16,000	2,100	15%
Tahoma 409	19,000	28,800	9,800	52%
Vashon Island 402	9,300	10,100	800	9%
Fife 800 (KC Portion)	2,400	2,500	100	4%
<b>TOTAL:</b>	<b>1,507,300</b>	<b>1,737,000</b>	<b>229,700</b>	<b>15%</b>

Note: \*Northshore and Fife school districts are each in parts of two counties. Estimated King County portions of the districts are presented here.

Source: US Census 2000 and Washington State Office of Financial Management, April 2001.

# Estimate of School-Age Poverty Population, 1995

## Persons age 5- 17 below poverty level in 1995

### King County School Districts

School District	TOTAL POPULATION	Population Age 5 - 17	Age 5 - 17 Below Poverty	
			Number	Percent
Auburn 408	58,488	11,866	1,397	11.8%
Bellevue 405	115,332	18,258	1,427	7.8%
Enumclaw 216	21,049	4,552	389	8.5%
Federal Way 210	110,319	21,170	1,679	7.9%
Highline 401	119,010	19,181	2,960	15.4%
Issaquah 411	53,254	10,538	208	2.0%
Kent 415	117,711	24,752	2,311	9.3%
Lk. Washington 414	140,220	26,934	1,481	5.5%
Mercer Island	22,282	4,195	149	3.6%
Northshore 417	98,623	21,556	771	3.6%
Renton 403	86,691	14,342	1,116	7.8%
Riverview 407	12,651	2,885	191	6.6%
Seattle	553,934	61,261	11,320	18.5%
Shoreline 412	69,407	11,706	927	7.9%
Skykomish 404	650	116	17	14.7%
Snoqualmie 410	20,721	4,550	261	5.7%
South Central	14,747	1,955	313	16.0%
Tahoma 409	20,427	4,377	182	4.2%
Vashon Island 402	9,965	2,030	127	6.3%
<b>King County Total:</b>	<b>1,645,481</b>	<b>266,224</b>	<b>27,226</b>	<b>10.2%</b>
<b>Balance of WA State:</b>	<b>3,876,068</b>	<b>780,861</b>	<b>106,370</b>	<b>13.6%</b>
<b>WA State Total:</b>	<b>5,521,549</b>	<b>1,047,085</b>	<b>133,596</b>	<b>12.8%</b>

Source: US Census Bureau 1999.

## New Residential Units by School District

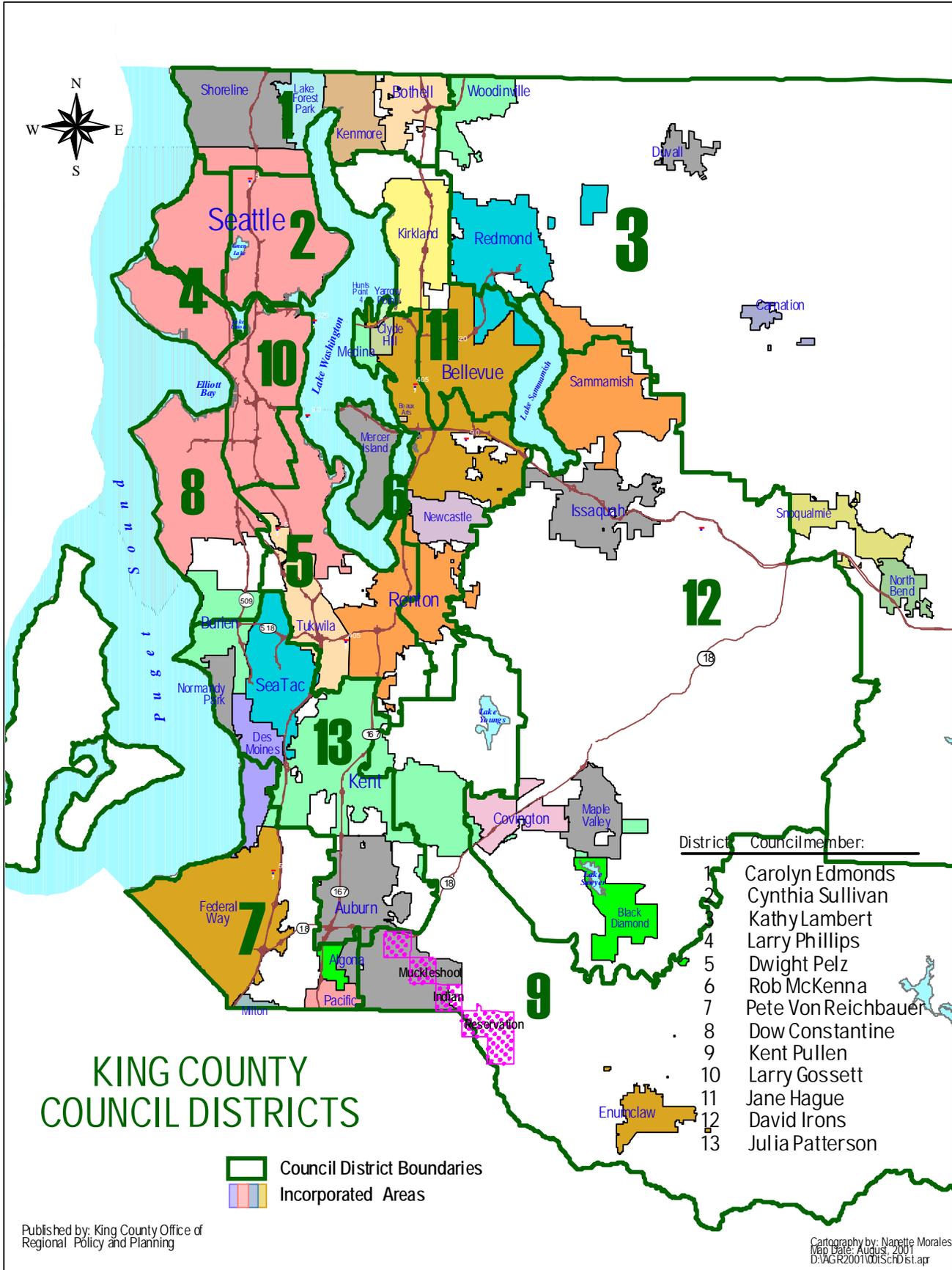
### Unincorporated King County, 1994 - 2001

School District	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>
Auburn 408	187	149	248	129	189	265	241	236
Bellevue 405	7	5	5	5	23	92	23	10
Enumclaw 216	82	62	70	63	71	62	55	50
Federal Way 210	87	152	328	40	57	132	117	181
Highline 401	50	33	35	31	119	28	53	71
Issaquah 411	339	517	765	699	530	647	735	290
Kent 415	499	338	597	470	180	279	138	295
Lk. Washington 414	346	211	280	489	1,062	1,020	762	315
Northshore 417	408	167	234	558	472	445	80	46
Renton 403	249	80	101	202	587	133	203	89
Riverview 407	100	95	103	179	131	104	67	55
Shoreline 412	88	115	12	3	21	1	0	0
Skykomish 404	4	3	6	7	7	3	4	4
Snoqualmie 410	201	188	179	189	125	122	98	105
Tahoma 409	458	367	485	195	83	74	76	60
Vashon Island 402	93	72	87	83	103	86	72	120
Fife 800 (KC Portion)	69	16	17	25	21	7	86	47
<b>TOTAL:</b>	<b>3,267</b>	<b>2,554</b>	<b>3,552</b>	<b>3,367</b>	<b>3,781</b>	<b>3,500</b>	<b>2,810</b>	<b>1,974</b>

*See map of school districts at back of report.*

Note: This information includes only the portions of school districts in unincorporated King County.

Source: King County Department of Development and Environmental Services, residential building permits issued.



Published by: King County Office of Regional Policy and Planning

Cartography by: Nagette Morales  
 Map date: August, 2001  
 DWGR2001001ScrD.st.apr

## Population by King County Council Districts 1990 and 2000

Council District	<u>1990</u> POPULATION	<u>2000</u> POPULATION	<u>2000 POPULATION IN:</u>		
			Seattle	Other Cities	Unincorporated King County
District 1	115,200	133,500	24,100	100,950	8,450
District 2	116,400	133,600	133,600	0	0
District 3	114,550	133,650	0	64,700	68,950
District 4	116,450	133,500	133,500	0	0
District 5	117,000	133,600	55,950	42,550	35,100
District 6	114,500	133,500	0	117,250	16,250
District 7	116,500	134,000	0	107,000	27,000
District 8	117,250	133,700	82,500	15,000	36,200
District 9	115,150	133,800	0	71,400	62,400
District 10	116,300	133,750	133,750	0	0
District 11	116,500	133,800	0	111,700	22,100
District 12	115,400	133,400	0	70,700	62,700
District 13	116,100	133,200	0	124,000	9,200
<b>TOTAL:</b>	<b>1,507,300</b>	<b>1,737,000</b>	563,400	825,250	348,350

Note: Council district boundaries were redrawn in 2001; 2000 population is for new districts, which are not comparable to 1990.

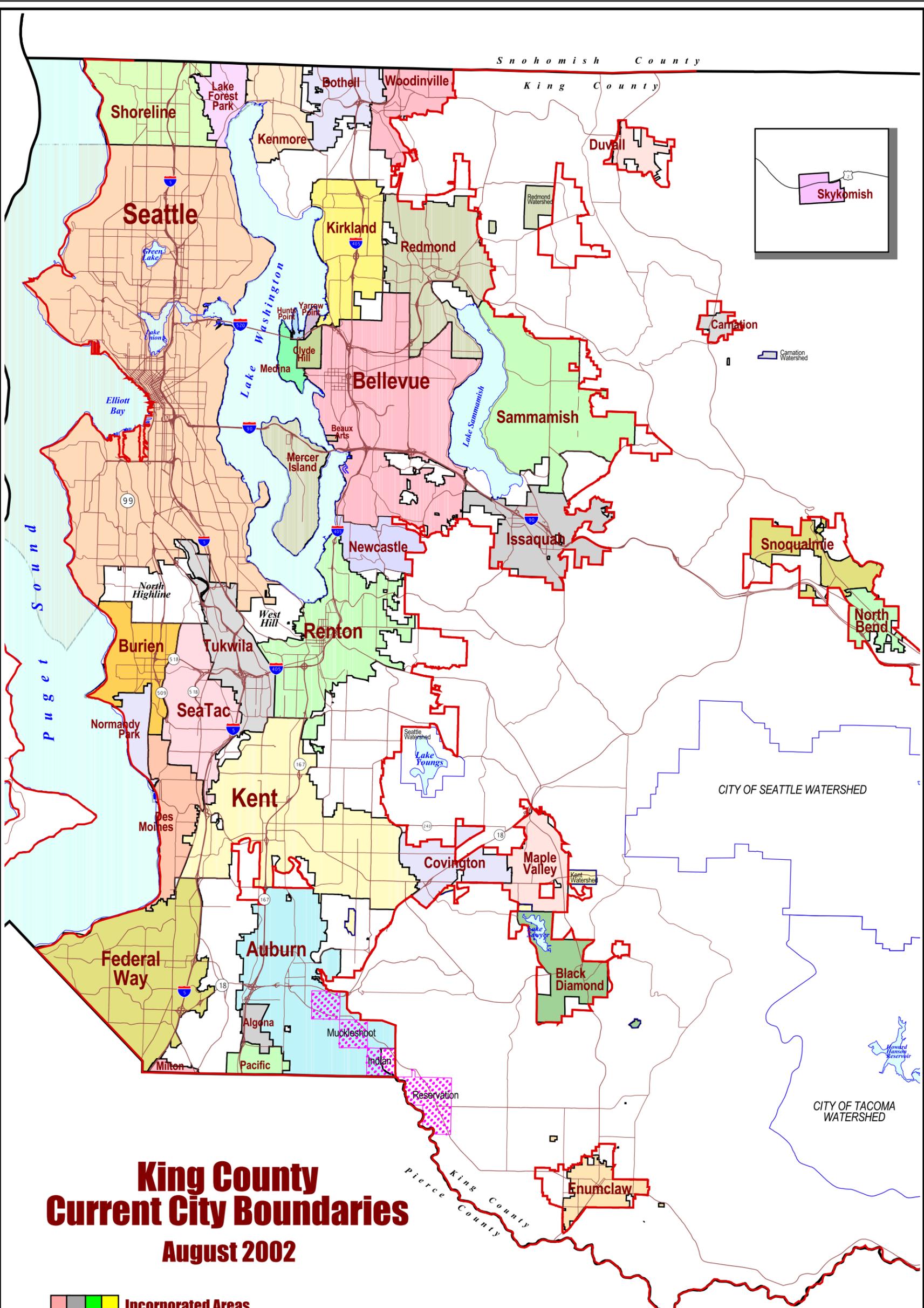
Source: US Census 1990 and 2000 and Washington State Office of Financial Management, April 2001.

**New Residential Units by King County Council Districts  
(Unincorporated) King County  
1999 through 2001**

District	<u>1999</u>	<u>2000</u>	<u>2001</u>
District 1	209	36	19
District 2	-	-	-
District 3	-	790	411
District 4	-	-	-
District 5	45	58	57
District 6	-	163	78
District 7	124	207	235
District 8	104	97	184
District 9	-	395	508
District 10	-	-	-
District 11	93	104	94
District 12	-	956	366
District 13	-	4	23
<b>TOTAL:</b>	<b>575</b>	<b>2,810</b>	<b>1,975</b>

Note: This information includes only the portions of council districts in unincorporated King County.

Source: King County Department of Development and Environmental Services, residential building permits issued.



# King County Current City Boundaries August 2002

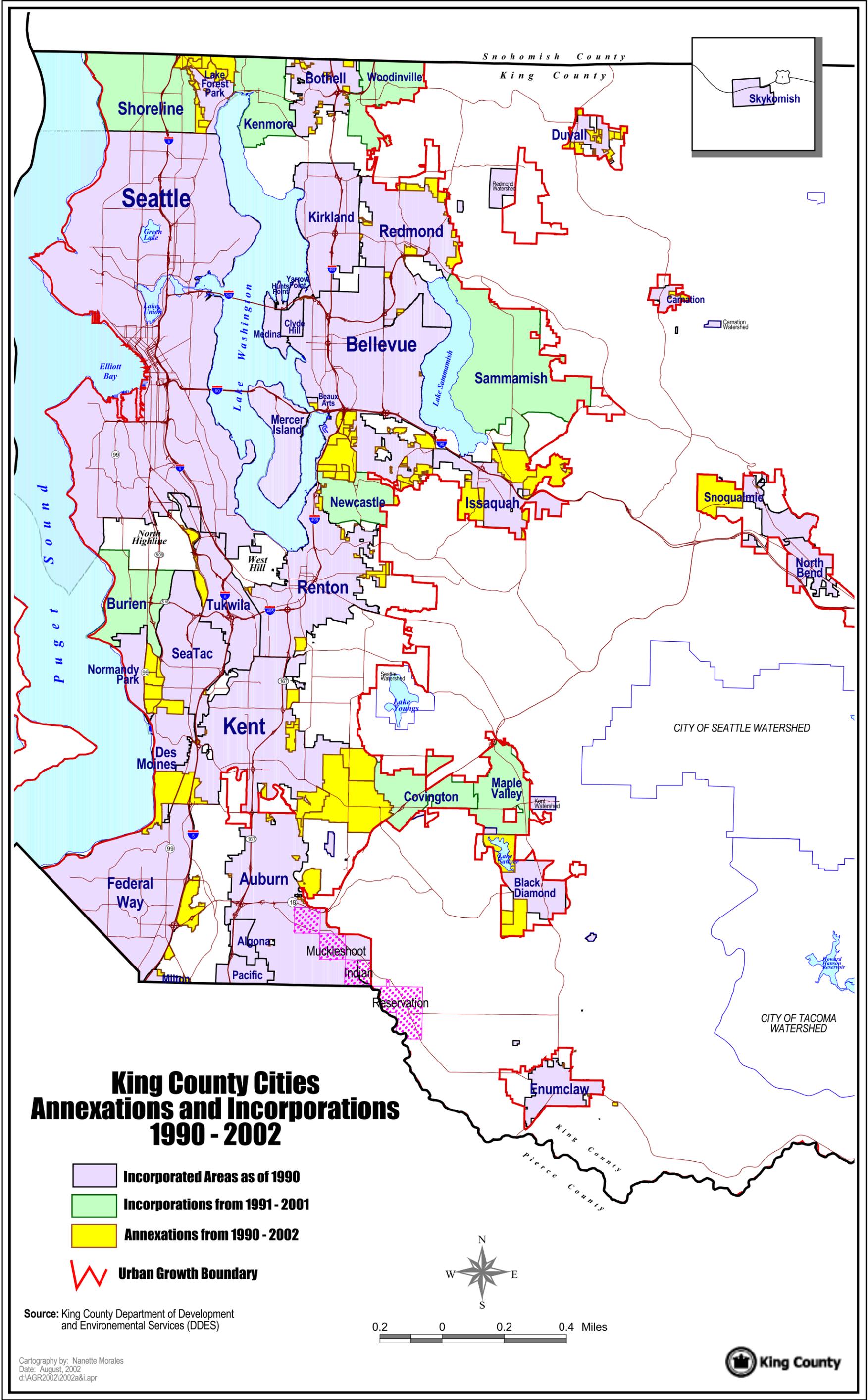
- Incorporated Areas**
- ⎓ **Urban Growth Area Boundary**



0.2 0 0.2 0.4 Miles

Cartography by: Nanette Morales  
Date: August, 2002  
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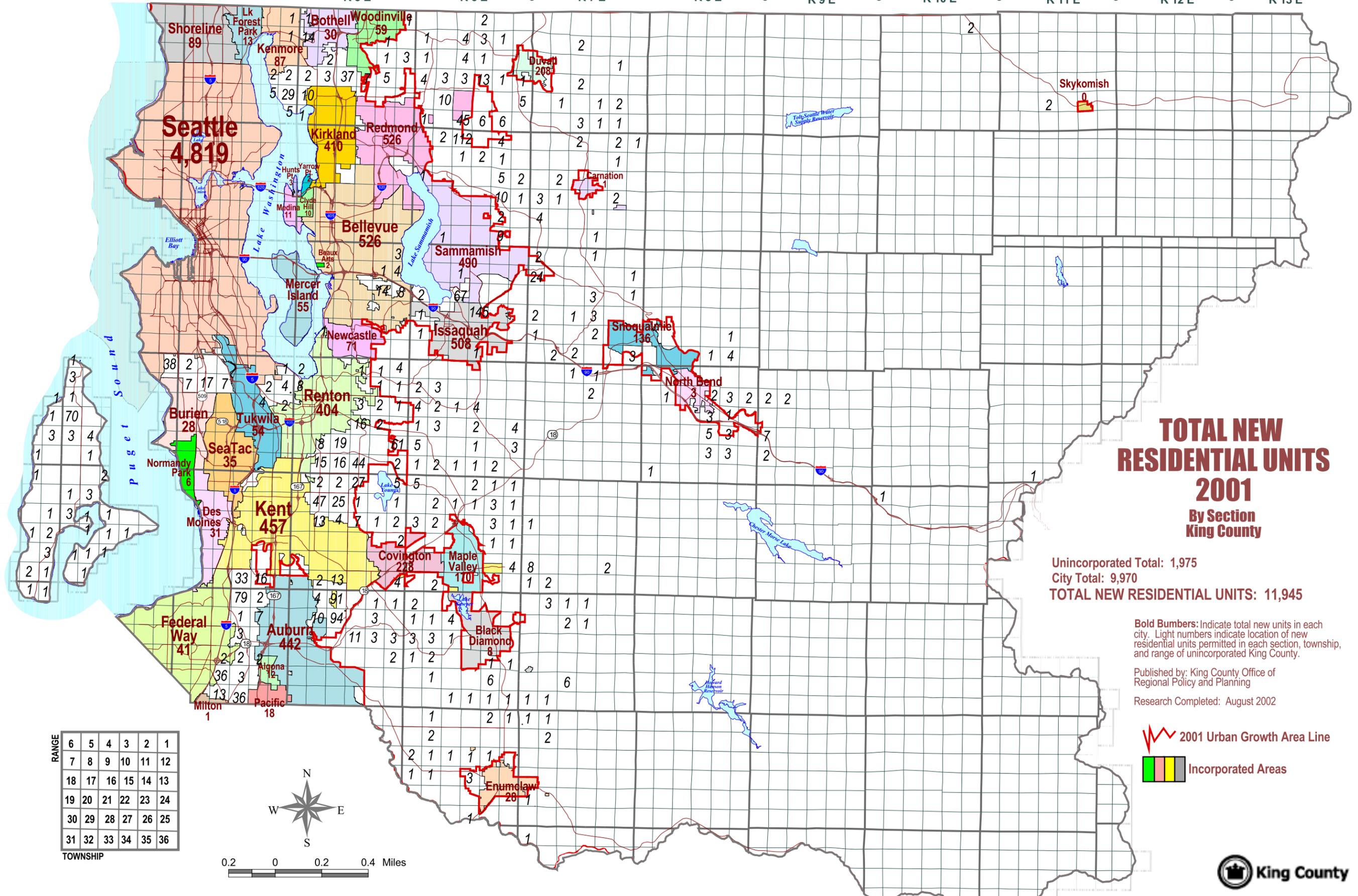
Cartography by: Nanette Morales  
 Date: August, 2002  
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R3E R4E R5E R6E R7E R8E R9E R10E R11E R12E R13E

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T 24 N  
T 23 N  
T 22 N  
T 21 N  
T 20 N  
T 19 N

T 26 N  
T 25 N  
T 24 N  
T 23 N  
T 22 N  
T 21 N  
T 20 N  
T 19 N



# TOTAL NEW RESIDENTIAL UNITS 2001

## By Section King County

Unincorporated Total: 1,975  
City Total: 9,970  
**TOTAL NEW RESIDENTIAL UNITS: 11,945**

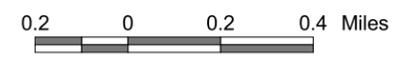
**Bold Bumpers:** Indicate total new units in each city. Light numbers indicate location of new residential units permitted in each section, township, and range of unincorporated King County.

Published by: King County Office of Regional Policy and Planning

Research Completed: August 2002

2001 Urban Growth Area Line  
 Incorporated Areas

RANGE	6	5	4	3	2	1
	7	8	9	10	11	12
	18	17	16	15	14	13
	19	20	21	22	23	24
	30	29	28	27	26	25
	31	32	33	34	35	36
TOWNSHIP						

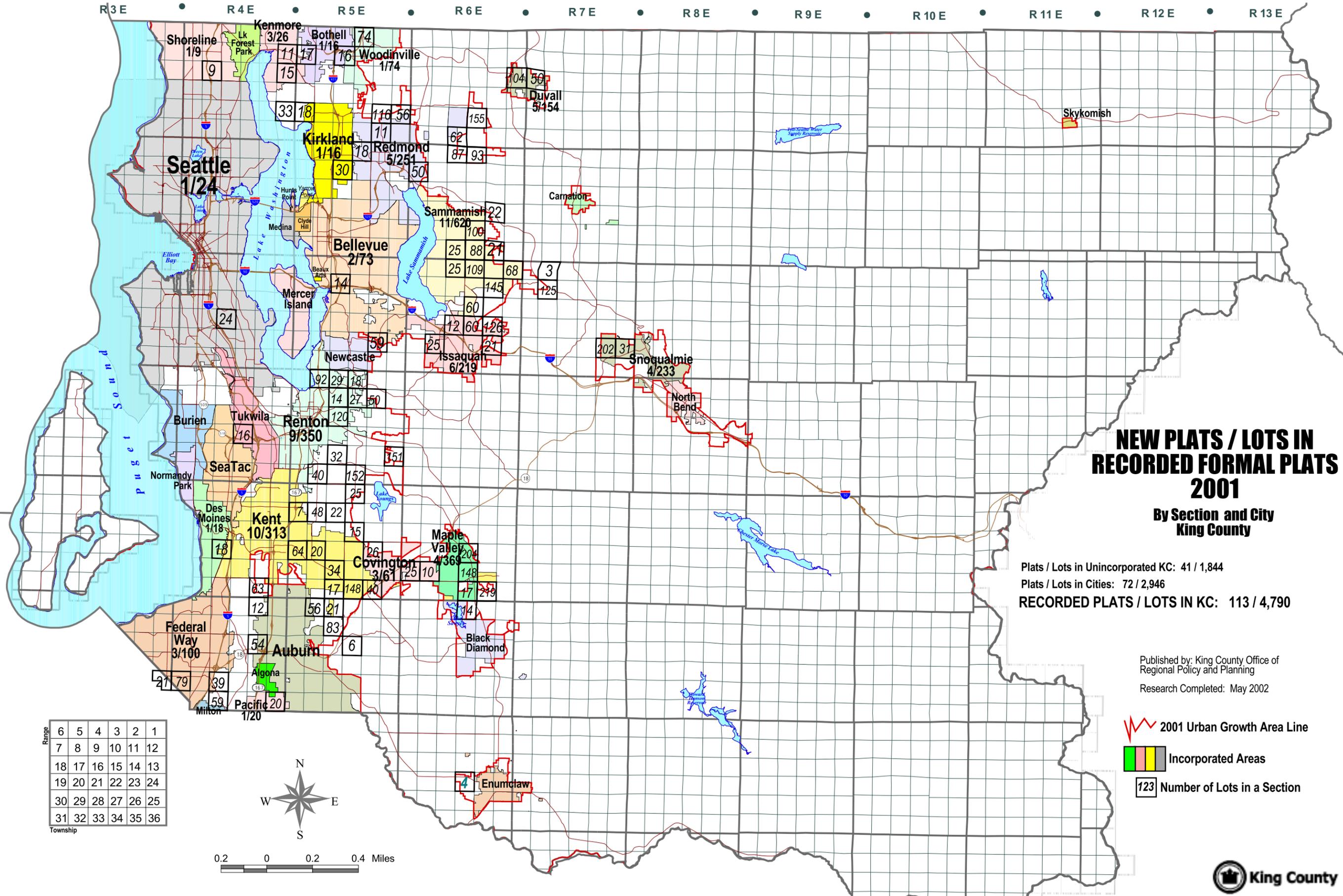


R3E R4E R5E R6E R7E R8E R9E R10E R11E R12E R13E

R3E R4E R5E R6E R7E R8E R9E R10E R11E R12E R13E

T 26 N  
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T 20 N  
T 19 N

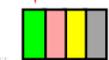


## NEW PLATS / LOTS IN RECORDED FORMAL PLATS 2001

By Section and City  
King County

Plats / Lots in Unincorporated KC: 41 / 1,844  
 Plats / Lots in Cities: 72 / 2,946  
**RECORDED PLATS / LOTS IN KC: 113 / 4,790**

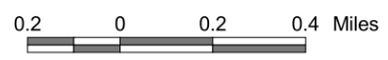
Published by: King County Office of Regional Policy and Planning  
 Research Completed: May 2002

-  2001 Urban Growth Area Line
-  Incorporated Areas
-  Number of Lots in a Section

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

Range

Township



R3E R4E R5E R6E R7E R8E R9E R10E R11E R12E R13E



