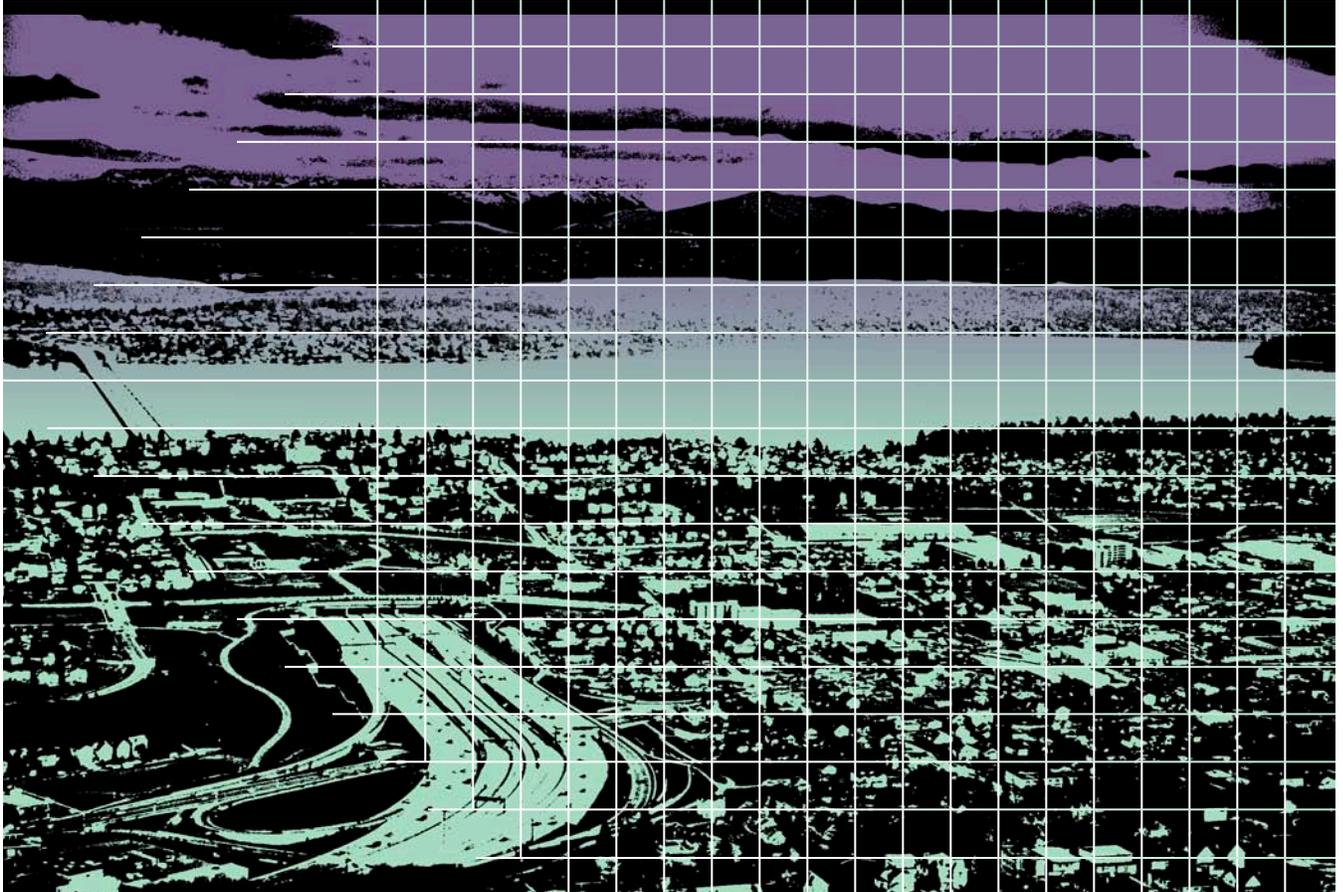


AGR 2005

KING COUNTY, WASHINGTON



A REPORT ON GROWTH AND DEVELOPMENT
TRENDS IN KING COUNTY, ITS CITIES, AND
PLANNING AREAS

THE 2005 ANNUAL GROWTH REPORT



King County

Office of Management and Budget
King County, Washington
November 2005

Statistical Profile on: KING COUNTY

County Executive: Ron Sims
County Info: (206) 296-4040

DEMOGRAPHICS

POPULATION

1980	1,269,898
1990	1,507,319
1995	1,613,600
2000	1,737,034
2003	1,779,300
2004	1,788,300
2005	1,808,300

Population Growth, 1980 - '90: +237,400 (18.7%)
Population Growth, 1990 - '00: +229,715 (15.2%)

Population Forecast, 2010: 1,833,000 - 1,856,000

Hhld Growth Target 2001-2022: 157,932
Households, 2000 Census: 710,916
Ave. Hhld Size, 2000 Census: 2.39



2000 Census Age Structure:

17 and under	390,646	22.5%
18 - 64	1,164,616	67.0%
65 and over	181,772	10.5%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	1,275,127	73.4%	Hispanic or Latino:	95,252	5.5%
Black or African American:	91,798	5.3%	Two or more race:	60,660	3.5%
Asian and Pacific Islander:	195,352	11.2%			
Native American and other:	18,855	1.1%			

LAND AREA

King County Total Land Area:	2,134	square miles (1,365,760 acres)
Unincorporated King County Area:	1,755	square miles (1,120,630 acres)
County Urban Growth Area:	460	square miles (294,268 acres)
- 39 Cities:	379	square miles (245,128 acres)
- Uninc. Urban:	81	square miles (49,140 acres)

EMPLOYMENT AND INCOME

2003 Number of Business Units: 53,826

1999 Average Annual Wage: \$46,050

Median Household Income:

1989 (1990 Census): \$36,179
1999 (2000 Census): \$53,200

*Households by Income Category, 1999:

0 - 50%	154,000	21.7%
50 - 80%	123,200	17.3%
80 - 120%	140,500	19.7%
120% +	293,600	41.3%

2003 Total Jobs: 1,078,012

Construction/Resources	54,758
WTU	104,947
Manufacturing	105,817
Retail	108,767
Information/Technology	153,017
Health	102,052
Other Services/FIRE	218,330
Government/Education	154,083

Major Businesses and Employers:

The Boeing Company	Amazon.Com
University of Washington	Nordstrom
King County Government	Fred Meyer
Providence Health System	Safeco
Alaska Air Group, Inc.	City of Seattle
Group Health Co-operative	Weyerhaeuser
United States Postal Service	Bank of America
Seattle School District #1	Swedish Hospital
Qwest Communications	COSTCO
Safeway Stores Inc.	
Microsoft Corporation	

HOUSING

2000 Census Total Housing Units: 742,237

**Single Family 443,405
Multifamily 298,832

1990 Census Median 2-Bdrm. Rental: \$457
2000 Census Median 2-Bdrm. Rental: \$740

1990 Census Median House Value: \$140,100
2000 Census Median House Value: \$235,000

DEVELOPMENT ACTIVITY

2004 Total New Residential Units: 11,576

**Single Family 6,865
Multifamily 4,711

2004 Formal Plats:	# Plats	#Lots	#Acres
Applications:	157	6,650	2,441.83
Recordings:	98	4,023	1,275.16

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Dept. WA State Office of Financial Management, NW Multiple Listing Service, Dupre and Scott Apartment Advisors, Inc.

* Categories are percents of 2000 Census Median Household Income. ** Single Family includes mobile homes.



King County

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November 2005

Dear Annual Growth Report Reader:

I am pleased to provide you with a copy of the 2005 King County Annual Growth Report (AGR). This is the twenty-third report in a series providing population, economic, and development information for decision-makers in the public and private sectors in King County. Since publication of the first AGR in 1983, this resource book has become one of the county's most respected documents.

King County's Office of Management and Budget prepared the 2005 AGR using data from the county and each of its 39 cities. The AGR includes a one-page statistical profile on each city, and a similar profile of ten "potential annexation areas" in unincorporated King County. I hope you will find the demographic, jobs and housing information useful in understanding your community, and in your life at home, at work and in community decision-making.

This year's AGR highlights King County's increasing diversity as revealed by the U.S. Census. Tables, graphs, text and maps portray the different communities of people and landscape that make King County a wonderful place to live. The report contains new information about housing units, jobs, residential construction and land development. Chapter two of the AGR summarizes the King County Benchmark program which helps us monitor and maintain our excellent quality of life.

If you have questions about the AGR, please call Chandler Felt, Demographer, at 206-205-0712. I hope you enjoy this document and refer to it often.

Sincerely,

Ron Sims

King County Executive



2005 King County Annual Growth Report

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



King County, Washington
October, 2005

King County Executive

Ron Sims

Metropolitan King County Council

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Carolyn Edmonds, District 1

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Many organizations and individuals outside the Office of Management and Budget contributed valuable information to make this report possible. We are especially indebted to the following agencies:

King County Department of Assessments

King County Department of Community and Human Services

King County Department of Development and Environmental Services

King County Department of Transportation

King County Department of Natural Resources and Parks

The Suburban Cities Association of King County

Michael Hubner, Buildable Lands and Land Use Manager

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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Dupre + Scott Apartment Advisors, Inc.

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New Home Trends.Com

Central Puget Sound Real Estate Research Committee

Puget Sound Business Journal

Table of Contents

Statistical Profile of King County	Inside front cover
Table of Contents	i
Introduction to the 2005 Annual Growth Report	iv
I. Highlights - 2005 Annual Growth Report	1
A brief summary text of observations about King County growth, and conclusions from last years' numbers.	
• Puget Sound Economy: On the Upswing	
• King County Population Exceeds 1.8 million	
- Race and Ethnicity	
- Age	
- Households	
- Housing	
- Educational Attainment	
- Languages and Country of Origin	
- Income	
- Poverty	
- Commute Data	
• Housing Affordability: A Multifaceted Issue	
• Dramatic Shift of Population from Unincorporated King County into Cities	
• Ten Years of Growth Management	
• Growth Targets for the 21 st Century	
• Rate of Residential Construction remains stable	
Definitions	11 - 12
II. Benchmark Highlights	13
A summary of major trends and key data points for selected Benchmark Indicators	
Introduction	13
Economic Development	15
Land Use Indicators	17
Environment	19
Transportation	22
Housing Affordability	23

III. King County in the Puget Sound Region 25

Data tables on King, Pierce, Snohomish, and Kitsap Counties to place King County within a regional context

Introduction..... 25
 Population and Income 26
 Nonagricultural Wage and Salary Jobs 28
 Jobs / Housing Balance 30
 Housing Units and Residential Building Permits..... 32
 Number of Lots Applied For and Recorded, 1992 - 2003 34

IV. King County At Large 35

Updates of age, race, employment, housing affordability and income from the 1990 Census. The Subarea section of this chapter has land, job and housing data for urban and rural subareas of King County.

Introduction..... 35
 Population, Age and Race Tables 36
 Income 39
 Employment and Wage Levels 40
 Housing and Rental Affordability 44

Sub County Areas: Introduction and Map 46
 Land Development Indicators 48
 Sub-Regional Job and Housing Data 49
 Housing and Rental Affordability, Subcounty Areas 50
 22-Year Household and Job Growth 52

V. King County's Cities 53

City by city data on plat and building activity with tables of land area, annexations, assessed value and land capacity

Introduction..... 53
 Census Population, Race and Age Tables 54
 Census Housing Unit Count, and by Structure Type 2000 and 2004 58
 Median Income, 1999 60
 Persons Below Poverty Level, 1999 61
 Annexations and Incorporations by King County Cities, 1990 - 2005..... 62
 Residential Land Capacity Estimates for King County Cities, 2001 64
 Adjusted 22-Year Household Targets by Jurisdiction 66
 Land Area and Assessed Values by City, 2005..... 67
 Total Net New Residential Units Authorized, 2000 - 2004..... 68
 New Single and Multifamily Residential Units Authorized, 1993 - 2004 69
 Recorded Formal Plats, 1998 - 2004..... 72
 Covered Employment by Sector, 2003 73
 Covered Employment by City, 1995, 2000, 2001, 2002 and 2003 74

VI. Cities Statistical Profiles 75
 Detailed statistical profile for each of King County's 39 cities.

Introduction..... 75
 Cities from Algona to Yarrow Point..... 76 - 114
 Demographics, Employment and Income, Major Employers,
 Housing and Development Activity

VII. Unincorporated Areas and Statistical Profiles..... 115
 Detailed data for each of the unincorporated areas of King County.

Introduction..... 115
 Unincorporated King County as a whole: 116
 Demographics, Population Forecasts, Residential Permits, Subdivision Activity
 Rural King County Profile 117
 Residential Subdivision Activity and Total New Residential Units Authorized 118
 Transportation Concurrency Approvals 121
 Adjusted 22 Year Household Growth Targets 122
 Residential Land Capacity, 2002 123
 Population and Housing Unit Tables, 1990 and 2000 124

Introduction..... 125
 Major Potential Annexation Areas 125 - 135
 Demographics, Employment and Income, Tax Information,
 Housing and Development Activity
 Data Source..... 136

VIII. Special Districts 137

Introduction..... 137
 School District Map..... 138
 Total Population by School District, 1990-2000 139
 Estimate of School-Age Poverty Population by School District, 1999 140
 Total New Residential Units by School District, 1994-2004..... 141
 King County Council Districts Map 142
 Total Population by Council Districts, 1990 and 2000 143
 Total New Residential Units by Council Districts, 1999-2004 144

IX. Maps..... following page 144

- King County Incorporated Areas, 2005
- Annexations and Incorporations, 1990-2005
- King County Major Potential Annexation Areas
- New Residential Units, 2004
- New Plats / Lots in Recorded Formal Plats, 2004
- Housing and Rental Affordability, 2004

Introduction

More than twenty years of King County Annual Growth Reports: The King County Department of Planning and Community Development published the first Annual Growth Report in 1983 as part of the preparation for what became the King County Comprehensive Plan of 1985. Good planning practice calls for monitoring of development activity and tracking the success of Plan goals. In 1983, the Department's "Land Development Information System" team prepared a baseline report of 1980 Census demographics, vacant land capacity data, and development data in unincorporated King County. The report was published in a loose-leaf binder so that elected officials and planners could add new information as it became available. The report was boldly titled "Annual Growth Report" with the hope that it would become an annual series.

It did in fact become an annual series, known as the AGR. The AGR series has become one of King County's most widely used documents, presenting frequently requested information in an easily used format. Each AGR contains growth trend data and maps of the past year's development with illustrative graphs and text.

Over the years, the Annual Growth Report has fulfilled 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. Since 1997, this second purpose has been enhanced by the simultaneous publication of the Benchmark Report, which has taken over and expanded the monitoring function originally envisioned for the AGR. The data presented in these two documents will assist in tracking 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 2005

This year's report features recent trends in the economy, demographics, and housing affordability in King County. It also emphasizes the long range trend of changing jurisdictions in King County. Since 1989, annexations and incorporations have shifted a large share of population growth and development activity out of the jurisdiction of unincorporated King County, and into cities. This year's AGR provides both city data and reports on "potential annexation areas."

New features include:

- Updated mini-profiles of ten unincorporated communities identified as "potential annexation areas" (PAAs). See Chapter VII, Unincorporated Areas.
- A focus on 1990 to 2000 demographic changes in Chapters I and II.
- Updated employment data for cities in Chapters V and VI.
- New household growth targets for cities and unincorporated communities, adopted in 2002 and extended to 2022.
- Building permit data in Chapter V that reports demolitions and net new units as well as permits.
- A compact summary of recent Benchmark Bulletins in Chapter II, plus a map of housing affordability in the back.
- Corrected subcounty population and development trend data for 4 sub-areas in Chapter IV.
- The 2005 AGR also continues a popular feature from last year, the "About King County" sidebar introduction in Ch. I.

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.

This year the Benchmark Report is being published every other month as a series of five Bulletins, one for each chapter listed above. Summary findings from all five chapters are included in Chapter II of this AGR. The Land Use Bulletin was published in August 2004. Look for the Economic Development Bulletin in October, Affordable Housing in December, and the Transportation and Environmental bulletins early in 2005. While there will be 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, the Annual Growth Report and the Benchmark Report provide a comprehensive picture of current growth conditions in King County. The Benchmark report is at <http://www.metrokc.gov/budget/benchmrk/>

For Further Information:

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To purchase a copy of the 2005 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/budget/agr/agr05/>

I. Highlights - - - - 2005

Puget Sound Economy: On the Upswing

After three years of economic winter, signs of spring were evident everywhere in 2004. The economic downturn had begun abruptly in early 2001, and continued for three difficult years. A sequence of events, including the February 2001 earthquake, Boeing's headquarters move to Chicago, and the dot-com bust triggered the region's worst recession in 30 years. The recession culminated with a reduction in force at Boeing totaling 26,000 jobs. Altogether, the King County economy lost almost 85,000 jobs, or 7% of our year-2000 employment. The unemployment rate increased from barely 3% in 2000 to 6.8% in 2003. The rest of the nation started recovering from recession by 2002, but we struggled until 2004. As a result, population growth slowed to a trickle when the job opportunities were everywhere but here.

During 2004, the situation has started to improve. King County has gained back about 50,000 of the lost jobs, to a total of 1,160,000 jobs. Unemployment stands at only 4.6 percent as of July, 2005. However, some of the new jobs are lower paying than the jobs lost during the recession. There are now far fewer manufacturing jobs, with their high wages, than in 1998, the peak when there were 160,000 jobs. Income and wage data verify that "real" wages (accounting for inflation) have been flat since 2001, and real wages for the lowest-paid workers have lost ground despite legislated increases in minimum wage.

Three years of economic downturn profoundly affected the demographics of King County. The April 2005 State population estimates for cities and counties show only modest increases in population during the last four years. From 2001 to 2004, there is evidence that more people moved out of King County than in, and evidence that families with one or more members out of work looked elsewhere for employment. Many cities in King County showed a slight decline in population for the first time in decades. King County's April 2005 population is estimated at 1,808,300 – only gaining 34,000 in three years – the smallest increase since 1983. Besides the sluggish economy, other factors are contributing to the slowing growth. Notably, the flow of immigration from overseas has dipped somewhat. Many immigrant households, who depend on two or more workers to make ends meet, may be struggling because they are more likely to have lost jobs in this difficult economy. House prices remain high, unlike the situation 20 and 30 years ago when an economic downturn lowered average house sales prices.

Yet, the King County economy is gathering strength after struggling through the worst recession in 30 years. According to the State estimates, the population is starting to grow again, in King County and most of its cities. In downtown Bellevue and downtown Seattle, office vacancy rates have begun to come down, and construction has resumed. The massive Lincoln Square development in Bellevue is nearing completion, years after being proposed, then stalled. Unemployment has come down a full point to less than 5%. In July 2005, aerospace employment in the Puget Sound region stood at 64,000, with about 39,000 of that in King County. Although well below its record employment levels, the aerospace sector continued to provide high wages to local workers – interrupted only briefly by a strike of aero-mechanic workers.

Manufacturing industries other than aerospace were also hit hard by the recession, and now employ 66,000 workers in King County, down 15% from their robust 2001 numbers. Computer and electronic products were particularly hard-hit. In software, Microsoft remains strong, and some other parts of high tech continue to expand despite the shakeout of a few companies. Educational and health services have begun to grow, and are now about 6 percent above their 2001 level. Retail, wholesale, information industries, and professional services, however, are still struggling to return to pre-recession employment levels. Thus the complete picture is mixed, with some bright spots and many industries poised to grow in coming years.

Population of 30 Largest US Counties, 2004

Rank, 2004	County and State	Population, 2004	% Change, 2000-2004	Rank, 2004	County and State	Population, 2004	% Change, 2000-2004
1	Los Angeles, CA	9,937,739	4.4%	16	Santa Clara, CA	1,685,188	0.2%
2	Cook, IL	5,327,777	-0.9%	17	Clark, NV	1,650,671	20.0%
3	Harris, TX	3,644,285	7.2%	18	Tarrant, TX	1,588,088	9.8%
4	Maricopa, AZ	3,501,001	14.0%	19	New York, NY	1,562,723	1.7%
5	Orange, CA	2,987,591	5.0%	20	Bexar, TX	1,493,965	7.3%
6	San Diego, CA	2,931,714	4.2%	21	Suffolk, NY	1,475,488	4.0%
7	Kings, NY	2,475,290	0.4%	22	Philadelphia, PA	1,470,151	-3.1%
8	Miami-Dade, FL	2,363,600	4.9%	23	Middlesex, MA	1,464,628	-0.1%
9	Dallas, TX	2,294,706	3.4%	24	Alameda, CA	1,455,235	0.8%
10	Queens, NY	2,237,216	0.4%	25	Bronx, NY	1,365,536	2.5%
11	Wayne, MI	2,016,202	-2.2%	26	Sacramento, CA	1,352,445	10.5%
12	San Bernardino, CA	1,921,131	12.4%	27	Cuyahoga, OH	1,351,009	-3.1%
13	Riverside, CA	1,871,950	21.1%	28	Nassau, NY	1,339,641	0.4%
14	KING, WA	1,777,143	2.3%	29	Allegheny, PA	1,250,867	-2.4%
15	Broward, FL	1,754,893	8.1%	30	Palm Beach Co, FL	1,243,230	9.9%

Source: US Census 2000, and Census Bureau estimates, 2005.

King County Population Exceeds 1.8 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. The county has gained another 71,000 persons since 2000 to an April 2005 estimate of 1,808,300.

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

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 – one rural, one urban.

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 1,808,000 people, King County is the largest county in Washington State and the 14th largest in the nation. The County has more population than ten States including Montana and Nebraska. As a populous large

residents. The South King County population growth was somewhat surprising 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. Seattle has continued to gain population since 2000.
- 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 136,000 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 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.

Age: 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%.

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

◆ 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

county with a major central city, King County comprises the majority of its metropolitan area, the “Seattle-Bellevue-Everett” metro area of more than 2.5 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 20% 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 – 301,000 -- is equivalent to the total current population of the cities of Bellevue, Federal Way and Shoreline together. King County is forecasted to grow by an additional 240,000 persons (13%) to about 2,048,000 in 2022.

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 prices, both rents and purchase prices, trended upward in 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 outstripped inflation and the growth of income, and meant that many households are paying a large share of their income for housing. Average rents increased through 2002, but declined significantly in 2003 – 2004.

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. Data from the American Community survey indicate that since 2000, educational attainment has increased even more. However, the most recent data on high school graduation shows that only two-thirds of King County public school students graduate “on time” with their class. Graduation rates are a serious issue for almost every district in King County.

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. Since 2000, all of these numbers have increased as immigration has continued, although at a somewhat reduced rate after 2001.

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 2001 payroll exceeding \$53 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 resource 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 remains quite cyclical and has lost more than 50,000 jobs since the end of 2000.

Income: Median household income is the most widely used 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% - still an increase in contrast to the “real” decline during the 1980s. 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. Data from the 2000 Census and the American Community Survey (ACS) point to a bisected pattern of income change: the numbers of well-to-do households (over \$100,000 per year) are increasing rapidly, the numbers of poor households (under \$25,000) are also increasing, but the middle class is shrinking. Just since the 2000 Census, King County has lost 17,700 middle class households making \$25,000 to \$75,000 while gaining almost 30,000 households in the highest bracket.

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 increased dramatically: the 2004 ACS data estimates that 10.4% of King County households are below the poverty level.

Commute data: More than 900,000 King County residents reported commuting to work in 2000, 106,000 more than a decade ago. 69% 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%. From 1990 – 2000 average commute time went up by two minutes to 26.5 minutes, but had declined to about 25.0 minutes according to the 2002 US Census survey. The majority of King County households had two or more vehicles, but 66,000 households or 9.3% had no vehicle available.

Average Wages: 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 2002 was \$47,900, about the same as in 2000. However, it is instructive to separate the approximately 35,000 software employees in King County from the remaining 1,068,000 workers. This three percent of all King County workers, at Microsoft and 400 other packaged-software companies, took home 12 percent of the County’s total payroll, about \$6.5 billion including stock options. That was an average of \$186,000 each in 2002. The remaining 97 percent of workers averaged \$43,400 in 2002, still up a healthy 7.8% from \$40,200 in 2000. In 2003, the average wage for all workers was \$49,000, with all non-software employees earning an average of \$45,700.

King County Jurisdictions

Governmentally, King County is divided into 40 jurisdictions. As of 2005, there are 39 cities ranging in size from Seattle with 573,000 and Bellevue with 116,000 to Skykomish and Beauv 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 379 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 364,000 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 176,000 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. Beginning in 2006, the County Council will be reduced to nine members.

Housing Affordability: a Multifaceted Issue

One of today's most debated topics is the price of housing and housing affordability. The 2000 Census reported a median single family house value in King County of just under \$237,000, which seems out of date only five years later. The Central Puget Sound Multiple Listing Service (MLS) reported a spring 2005 median of \$336,000 and an average price of more than \$400,000. It is popular to say "King County housing prices are out of control and Growth Management is responsible for it." However, housing affordability is actually a more complex set of issues than one sound bite or price index can convey. There is a whole cluster of housing issues, related to different segments of the housing market. Trends for house sales and apartment rentals are going in opposite directions. Average rents have actually declined in King County since 2002, while average single family house prices have gained more than 10% each year even during the worst of the Puget Sound recession. The context is important: prices are rising just as fast in the nation as a whole, and more rapidly in some markets such as California. However, the most rapid price increase here occurred during 1989-1990 before the Growth Management Act was adopted.

The housing market is complex because it involves both supply and demand factors. The demand side has been driven by the lowest interest rates in decades, encouraging many rental households to buy their first house or condo. As a result, home ownership rates have increased markedly, reversing a long trend of decline. Meanwhile, current home owners are upgrading to larger, more expensive houses before interest rates go up. High incomes are another demand factor: despite the recession, King County households have among the nation's highest average incomes. It is probable that average income dipped during 2002 and 2003, but has now started to increase again. Together with low interest rates, rising income has dramatically improved the affordability of home purchase for most King County residents. Creative financing has also allowed more marginal buyers to purchase a house, although there is danger for families with adjustable rate mortgages when interest rates ultimately rise. This means that demand will continue to put pressure on house prices as our population continues to increase.

On the supply side, land supply is indeed limited. The 2002 Buildable Lands Report found there is a sufficient land supply with capacity to accommodate growth through 2022, but not at the low densities prevailing in the past. Land prices are an element of house prices, and land limits are an important constraint, but so are rising lumber prices and labor costs. Builders are responding to these constraints with a greater variety of housing types, and using land efficiently with compact subdivisions and townhouse designs. Few large parcels of vacant land remain in the Urban area, so the design of new communities must be creative. Jurisdictions in King County are responding with new Growth Management tools: comprehensive plan changes, zoning changes, incentives to builders, and infrastructure design. These tools are allowing builders to offer a wider variety of housing types, at differing prices, to meet families' differing needs.

Meanwhile, rental prices have remained fairly stable, the lowest in years, and affordability for most renter households is quite good, except for the lowest income groups (those households below 40% of median household income). Households making less than \$25,000 face an uphill struggle to pay rent without exceeding 30% of their income. The number of these low-income households is increasing, while the proportion of middle-class households is declining since 1990 and especially since 2000. The relative affordability of rental housing may not last much longer, as there is recent evidence that the apartment building sales prices have begun to increase.

Dramatic Shift of Population from Unincorporated King County into Cities

One of the most profound demographic changes of recent years has been the change in jurisdiction of large numbers of King County residents. In the eleven years between 1989 and 2000, nearly 330,000 persons "moved" from unincorporated areas into city limits, through incorporation of ten new cities and numerous large annexations. More than that, this change in jurisdiction shifted the focus of energy and development activity into cities for the first time since World War II. In 1989, almost 41 percent of King County residents lived in unincorporated areas, where the majority of King County growth and development was occurring. At almost 600,000 population, unincorporated King County was the largest jurisdiction in

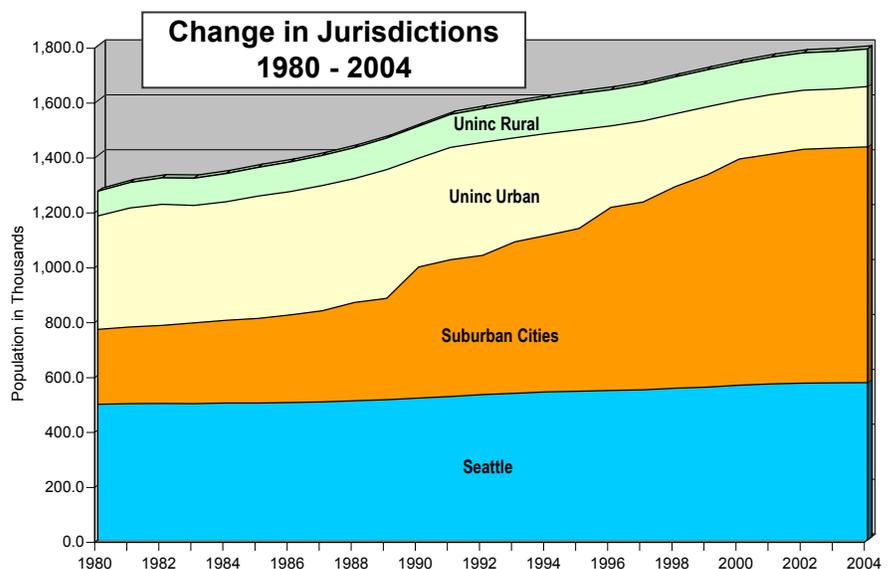
Washington State, and certainly where the action was. Seattle had been losing population for years, and many suburban cities were barely holding their own.

In 1989 – '90, two new cities formed – the first incorporations since 1961. Creation of the cities of Federal Way and SeaTac in February 1990 initiated a trend of city building that is still underway. A total of ten new cities formed during an eleven year period, shifting a quarter million people into city limits. During the same period, another 70,000 persons annexed into existing cities. Several older cities, notably Des Moines, Lake Forest Park, and Kent, doubled or tripled their population through annexation. Other cities, including some of the new ones, added more modest populations through numerous small annexations. In 1999, Sammamish incorporated as the tenth new city in a little more than a decade, moving another 30,000 persons into the “incorporated” column. At the end of the decade of incorporation, the 2000 US Census counted just 350,000 people in unincorporated King County – barely 20 percent of the County total of 1,737,000. Some unincorporated communities had grown during the decade, but much of the growth had been annexed away. By 2004, less than 20 percent of the new residential growth (measured by permitted new housing units) was occurring in unincorporated areas. The suburban cities outside Seattle contain 48% of the County’s population, and more than half of the development activity.

Why did such a dramatic shift occur? There were several reasons. The primary motivation was the desire for local control over land use, growth, and public safety issues. Then in 1990 and 1991, the State Growth Management Act boosted the incorporation movement by stating that cities, not counties, were appropriate entities for providing services to urban development. That encouraged annexation of nearby urban neighborhoods by existing cities. The Growth Management Act also required the designation of Urban Growth Areas, providing concrete limits to city expansion. The presence of an Urban Growth boundary and the recognition of cities set the stage for infilling older communities that had been skipped over during an earlier era of building on the fringe. Finally, residents of a few communities considered annexing to an adjoining city but chose to incorporate instead – again, a matter of local control.

At the same time as the incorporation movement, the older cities gained renewed energy and began growing vigorously. Under the Growth Management Act, a dozen major Urban Centers were designated, all in cities. Several of these Urban Centers have demonstrated remarkable success, with a combination of public and private investment turning around downtowns that had been skipped over. At least three designated centers have experienced renewed activity in recent years, and more renewal in other centers is planned or underway. The Urban Center growth has acted as a catalyst to more general city development: Now, nearly 80 percent of new residential housing units are constructed in cities. Almost all commercial activity is in cities – unincorporated areas now contain less than four percent of countywide jobs.

Governmental structure is changing to respond to this new configuration of growth. There is a renewed spirit of cooperation, mitigating the earlier competition between the county and its cities. King County government has been in the urban services business, but is now moving to divide its services between “local”, mostly to Rural areas that cannot incorporate, and “regional” services to residents of the entire County. However, nearly 220,000 residents still live in Urban unincorporated King County – a population which would be Washington’s second-largest city if it were all in one place. This Urban but not city population is scattered among dozens of neighborhoods in western King County, some of them “islands” completely surrounded by cities.



Many of these remaining Urban unincorporated islands are claimed by an adjacent city as part of its future territory, also known as “Potential Annexation Areas.” Others remain unclaimed or have been passed over during earlier annexations and

incorporations. As budgets become tighter for all governments, the cost to County taxpayers of providing urban services to these remaining neighborhoods is rising, and threatening to compromise King County's ability to provide regional services to all King County residents. In order to minimize service costs, it is imperative to annex the remaining Urban communities into adjacent cities, or for those areas to incorporate as new cities. The intent is that unincorporated King County will consist of only Rural and Resource areas, so the County government can focus on providing countywide "regional" services such as transit, health, courts and jail services.

Ten Years of Growth Management

The year 2004 marks ten years since two major Growth Management plans were adopted in King County. The Growth Management Act (GMA), enacted by the State in 1990 and 1991, required comprehensive plans for each jurisdiction and for whole counties. The King County Countywide Planning Policies (CPPs) were initially adopted in 1992 and significantly amended in mid-1994 as an umbrella set of policies guiding growth in the entire county. The CPPs provided for an Urban Growth Area (UGA) and Urban Centers and set ambitious growth targets for each jurisdiction. The CPPs also specified that a Benchmark Program would monitor the success of the broad countywide policies. Later in 1994, the King County Comprehensive Plan was adopted, delineating the Urban Growth Area, Rural and Resource areas, and providing growth policies for unincorporated communities of King County. Together, these two Plans have helped shape a new kind of metropolitan county better suited to 21st Century growth.

The Benchmark reports, companion reports to the AGR prepared under the auspices of the CPPs, analyze the success of King County's growth management policies over the last ten years. Chapter 2 of this Annual Growth Report summarizes the most recent Benchmark information, showing progress in the following arenas:

- Accommodating the total population forecasted by the State;
- Focusing of development into the UGA and out of Rural areas;
- Growth of designated Urban Centers in cities of King County;
- Preservation of Resource areas, farm and forest land and critical areas including a major agreement to protect forest land in September 2004;
- Rehabilitation of habitat for salmon and other wildlife;
- Increased residential densities in Urban areas;
- Improved home ownership and rental affordability

Ten years ago, the 1994 Annual Growth Report described a pre-Growth Management King County where 13 percent of building permits and 15 percent of lots in new residential subdivisions occurred in Rural areas of the county. The 1994 AGR also portrayed a sprawling metropolitan county dominated by activity in unincorporated areas, where 47% of new residential construction and 57% of new lots occurred outside of city limits. This growth in rural areas and development of unincorporated areas, ill-suited to serve urban land uses, were among the factors that gave rise to the GMA.

Urban Center redevelopment actually began before adoption of the 1994 Plans, but speeded up with the impetus of Urban area investment and limits on Rural sprawl. Centers in Seattle, Bellevue, Kirkland, Redmond and Renton have attracted significant residential as well as business activity, although other designated centers in south King County have struggled to attract a share of development.

Growth Targets for the 21st Century

The Countywide Planning Policies (CPPs), adopted to implement the State Growth Management Act (GMA) in 1994, set “growth targets” for households and jobs. Each target was 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 and jobs for each jurisdiction to accommodate between 1992 and 2012.

The GMA requires a ten-year update of Growth Management plans. During the decade since the first set of targets was adopted, the jurisdictional changes described above have shifted much of the County’s population into cities. Then in January 2002, the Washington State Office of Financial Management (OFM) published a new set of population forecasts for whole counties, out to 2025. These changes prompted an 18-month process in King County to develop new growth targets by jurisdiction. New targets for the period 2001 – 2022 were prepared, and adopted in September, 2002.

The new targets grew out of two principles: that each jurisdiction would take a share of the County’s required growth, and there would be an attempt to balance household and job growth in broad subareas of the County. The methodology removed Rural areas from consideration as locations of growth, and assigned Rural a small share of total household growth – 6,000 new households – to encourage most of King County’s growth to occur within the Urban Growth Area (UGA). The UGA was divided into three contiguous subareas (Seattle-Shoreline; the Eastside; South King County) and a fourth subarea consisting of six Rural Cities with their immediate surroundings. Shares of population and household growth were equated to shares of forecasted job growth in each of the three contiguous Urban subareas. The table on page 36 summarizes the countywide numbers, and page 52 has subarea detail.

See table of new targets on page 66. The table shows 22-year household growth targets for each city and for unincorporated areas within the UGA. In addition, the adopted targets provide for annexation of the entire Urban area by specifying the number of households in potential annexation areas. As cities annex territory, the responsibility to accommodate a specific share of growth goes with the annexation. Before 2022, all of King County will be within city limits except for designated Rural and Resource areas.

The job and household targets were crafted to keep employment and housing growth in balance among the three major subareas. During the 1990s boom, there was much concern about job growth in Seattle and the Eastside exceeding the capability of those areas to accommodate new households. Between 1990 and 2000, King County gained more than 250,000 jobs but only 95,000 housing units and households. Since 2000, with the recession, the relationship has reversed, while housing construction has continued. In the four years – 2000 through 2003, King County lost 81,000 jobs but gained 45,000 new housing units. That brings the 14 year net change to 170,000 jobs and 140,000 housing units – in balance and in keeping with the long range forecasts.

Therefore, 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 throughout the county. In the next few years, once interest rates return to higher levels, slower housing growth should bring us back to the 20–year forecasted trend. Long range prospects are for steady, moderate growth as opposed to the boom levels of the late 1990s.

Rural areas do not have a growth target, but rather an expectation of minimal growth consistent with the trend since 1999. The intent is to be able to accommodate all growth in the UGA, reducing growth pressure on Rural areas. The Rural area forecast 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 was initially two to three times this annualized average. However, as a percentage of Countywide construction, Rural activity has declined: down to 4% of new housing units each year since 2002. 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.

Rate of residential construction remains stable

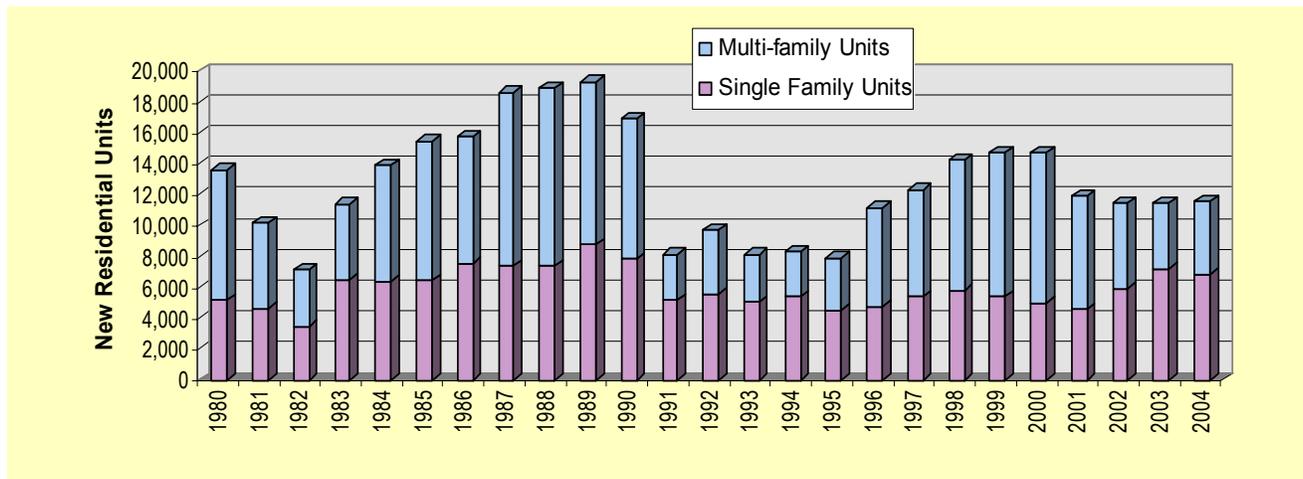
The recession of 2001-2004, so visible in job trends, has barely affected residential construction. Permits for new houses and apartments have continued at around 11,000 new units per year since 2001.

Residential construction increased slightly in 2004 by 137 units to 11,576 new houses and apartment units. Permits for single family construction have stayed remarkably consistent each year since 1993, at about 5,000 – 6,000 new houses in King County except for 2003. Similar to last year, less than one third (31%) of the county's new houses were permitted in unincorporated areas. The cities of Seattle, Issaquah, Renton and Sammamish each permitted more than 400 new houses, while more than 2,100 new houses were authorized in unincorporated areas.

Multifamily construction is often much more volatile, responding to changes in the regional economy. This year, multifamily construction increased to about 4,700 new apartments and condominium units, up 12% (502 units) from 2003. Total new construction is comparable to the mid-1990s, but well below levels of the late 1980s and late 1990s. Seattle completed 2,480 multifamily units, up from last year but well below the boom years around 2000.

With the rise in single family construction, formal platting activity has remained at a high level in 2004. More than 4,000 new residential lots were recorded in subdivisions – down from the 5,300 last year but still well above previous years. The year 2003 was unusual with a very large redevelopment in southeast Seattle. Almost a quarter of the year 2004 recorded lots were in unincorporated King County. The Redmond Ridge Master Plan Development continues to record lots, making Bear Creek the community with the highest number of lots recorded, 271 new lots. There were 253 in Federal Way and 208 in the Tahoma/Raven Heights area. The City of Issaquah among incorporated areas had the highest number of lots recorded with 743, mostly in the Issaquah Highlands Master Plan Development. The City of Maple Valley ranked second with 393 lots and Snoqualmie a close third with 362. Preliminary data for 2005 show a similar rate of development.

Total New Residential Units Permitted Single Family and Multifamily 1980 – 2004



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 four 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 six in King County: Carnation, Duvall, Enumclaw, North Bend, Skykomish, and Snoqualmie.

Subareas - Grouping of King County by geographic areas. See subareas map on page 47.

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.

II. The Benchmark System for Monitoring the Countywide Planning Policies:

Identifying Trends in Community Indicators

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 a coordinated countywide plan across King County's jurisdictions, GMA further required that King County and its now 39 cities develop framework policies- the King County *Countywide Planning Policies*- to guide the development of the jurisdictions' plans.

In order to obtain interjurisdictional coordination, the Growth Management Planning Council (GMPC) is responsible for defining and refining the policies in the *Countywide Planning Policies*. The original *Countywide Planning Policies* were adopted by the Metropolitan King County Council and ratified by the original 31 cities in 1994. Since then, they have been amended several times.

Purpose

The *Countywide Planning Policies* are goals for maintaining and improving the quality of life in King County. To measure our progress in attaining these goals, the GMPC identified 45 community indicators in five policy areas: economics, environment, affordable housing, land use, and transportation. As one of the first and most durable efforts at monitoring outcomes in the public sector, the King County Benchmark Program was created to measure broad quality-of-life outcomes to determine if public policy and programs are making a difference.

Public outcome monitoring is a strategy for a change: it alerts us to what we are doing well, and to where we need to do better. It is intimately connected to both the policy goals that it monitors, and to the strategic planning, programs, and services that are intended to implement those goals. Effective implementation of countywide policies also depends on strategic planning and performance monitoring at the jurisdictional and department levels. For example, monitoring how efficiently we are using urban land countywide presumes that responsible jurisdictions and departments are undertaking the appropriate actions to use urban land efficiently, and are tracking the effectiveness of their programs in achieving the countywide goal.

It is important to note that macro-level outcome measurements such as the 45 Benchmark Indicators are often affected by external factors outside the direct control of government agencies. Some, such as the economic indicators, are less responsive to local government strategies than others, such as land use indicators. But policy goals imply that something can be done. Through concerted efforts in both the public and civic sectors we can have some effect on all of these indicators. The intention is to work collaboratively to define the society we want to create and inhabit. Tracking these indicators allows policy-makers to know if we are improving the quality of our lives in King County and effecting positive change.

The following pages select several indicators from the 45 that make up the King County Benchmark Program and key findings in the five policy areas.

Highlights of the Most Recent Benchmark Indicators

Economic Development. By mid-2003, employment in King County was once again on the rise, after more than two years of recession and job loss. Although unemployment hovered around 7%, wages for those who were employed continued to rise modestly. Median household income was \$60,400, which was about 140% of the national median household income.

These indications of a modest recovery were encouraging. However, the poverty rate in King County in 2002 was 9.2%, an increase from 1980 levels. The distribution of income in the County changed during the 1990 - 2002 period as well, with the lowest and highest income groups increasing while the middle income groups declined slightly as a proportion of the population.

New, more accurate data on the percent of high school students graduating within four years indicated that only 66% of King County public school students graduate “on time” with their cohort. Large disparities between ethnic groups and among different school districts in the County suggest that we have much work ahead to help all students to succeed in school. However, in 2002 42% of all King County residents had a bachelor’s degree or higher, and 91% had graduated from high school, making this one of the most highly-educated communities in the country.

Land Use. The King County Countywide Planning Policy strives to protect the natural environment by reducing the consumption of land and concentrating development. While there has been some growth management success in King County, there is still progress to be made.

Urban centers attracted 21% of residential development and 29% of all jobs created in King County from 1995 to 2004. Residential development in urban centers was growing close to the target percentage of 25%. Urban and manufacturing centers combined have accommodated about 41% of job growth in King County from 1995 to 2002. With a modest economic recovery that began in 2003, opportunities for job growth in all the centers should improve.

King County’s urban population grew 8.9% from 1996 through 2003, while only 4% of urban land was newly-developed in the same period. While this trend meets the policy goal of using urban land more efficiently, even greater efficiencies will be needed in the long run, as the available supply of vacant land in King County continues to diminish. As the supply of vacant land is reduced, it is likely that a greater proportion of development will take place on redevelopable land or at higher densities.

Environment. The trend in air quality has been generally upward since 1980, although the number of good days dipped between 1998 and 2000 because stricter federal standards for particulate matter were put into effect in 1999. Since 2000 there has been a slight improvement in air quality based on the total number of good air quality days.

Of particular concern for King County’s air quality is the level of particulate matter in the air, which is caused predominantly by motor vehicles, diesel engines, and wood-burning. While per capita consumption in residential and commercial energy has declined since 1996, per capita use of automotive energy (gasoline and diesel) has risen. Diesel continues to increase, while gasoline consumption peaked in 2002, and has declined in the past two years. Efforts to decrease automotive energy consumption include reducing the diesel use in King County’s Metro fleet, promoting public transportation, promoting energy-efficient building practices.

A second area of environmental interest in King County is the quality and quantity of our water sources. To protect King County's water quality, the Department of Natural Resources (DNRP) set a target of reducing the number of poor and very poor stream locations to under 50%, and raising the number of measured stream locations rated as good or excellent to 18% by 2007. DNRP appears to be making progress in that direction as the percent of sampled streams in King County in poor or very poor condition decreased from 52% in 2002 to 51% in 2003.

Finally, efforts are being made to decrease the amount of waste produced in King County through recycling, food waste collection programs and commercial paper waste reduction programs. The notable countywide recycling rate of 49.3% is considerably higher than the national average rate of 30% for residential recycling.

Transportation. Issues such as congestion, economic development, pollution, and the mingling of various modes of transportation have been present in King County life for decades. With a growing population and developed landscape, residents are faced with traffic congestion, lost productivity, and health risks- all resulting from an increase of vehicles on our roads.

In 2003, 68% of King County residents drove to work alone. Though this was a decrease from 2002, a larger workforce in 2003 resulted in a slight increase in the average commute time in King County from 2002 up to 25.4 minutes in 2003. The majority of these workers were commuting to work alone. More people drove alone than all other forms of commuting combined, including carpooling, using public transportation, walking, and biking.

Increased congestion contributes to lost productivity for both commuters and commercial transporters. While truck traffic only accounted for 8% of the traffic on King County highways, it has increased faster than car traffic from 1994 levels. While a rise in commercial traffic is a sign of economic health in the region, it also adds stress to an already congested highway system. Moving commercial traffic efficiently and reducing single occupancy vehicle trips are critical for air quality, energy consumption, greenhouse gas emissions, and improved mobility.

Affordable Housing. King County had considerable success in creating and preserving affordable units in 2003. With nearly \$20 million in local funding, over 1,750 units were created or preserved for long-term affordability. This was up from \$17.8 million in 2002 local funding.

However, affordable housing is still lacking for many King County residents. Among all households, 46% of renters and 32% of home owners were paying more than 30% of their income for housing costs in 2002. When households pay more than 30% of their income for housing, resources are often diverted from other essentials such as food, healthcare, clothing, and utilities as well as saving for future needs, such as college tuition and retirement. This is particularly true for those households in the lower income groups.

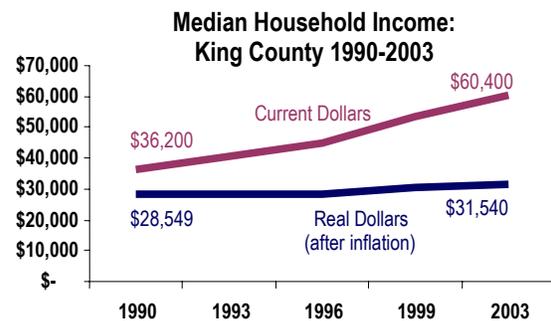
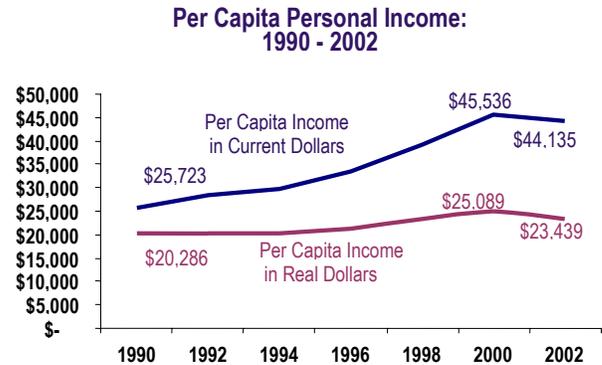
The King County median home price in 2004 was \$293,000, up 9% from 2003. During the 1997-2004 period, home prices grew at a faster rate than incomes, yet despite this King County's home ownership rate rose above 61% for the first time since 1980. With low interest rates and modest signs of a recovery from recession, more King County households took the opportunity to buy a home, many of them for the first time.

The executive summary provided in this chapter highlights only a selection of the trends reported since last fall. The Economic, Affordable Housing, and Land Use Indicators are drawn from their respective reports published in 2004. The Environment and Transportation Indicators are drawn from their 2005 reports.

ECONOMIC DEVELOPMENT

OUTCOME: INCREASE PERSONAL AND MEDIAN HOUSEHOLD INCOME

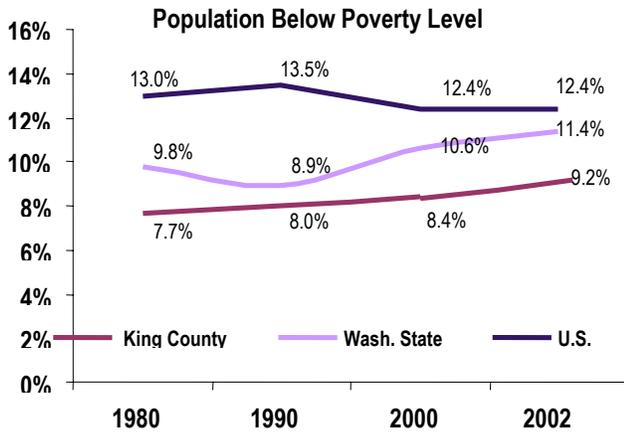
- 2002 per capita personal income for King County residents fell slightly from its high levels in 2000 and 2001. At \$44,135, it was 143% of the national per capita income, down from a high of 155% in 2000. In real dollars, 2002 per capita personal income showed a decrease from the previous three years. However, incomes may show improvement as the region recovers from recession.
- Median household income for King County in 2003 was estimated at \$60,400, which was about 140% of the U.S. median household income. A downward revision from H.U.D.'s estimates of the past few years reflects a more realistic assessment of the effects of the recession from 2001-2003. Even with this revision, both current dollar and real dollar income is higher in 2003 than it was in 2000. Although unemployment hovered around 7% for this period, wages for those who were employed continued to rise modestly.



OUTCOME: INCREASE INCOME AND REDUCE POVERTY

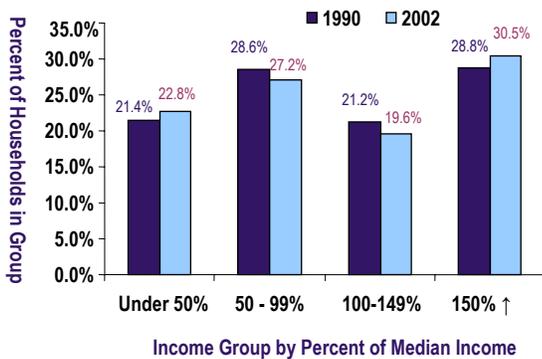
- In 2002, a family of four with a household income under \$18,300 and an individual with an income under \$9,350 was considered to be living in poverty. The percent of the population living in poverty in King County has risen slowly over the last three decades. With an increase of nearly 20% from 1980 levels, the percent of the population in King County living in poverty in 2002 was approximately 9.2%.
- King County's poverty rate remained significantly lower than the national rate. However, the national rate declined by a full

percentage point since 1990, while the King County rate rose one and a half percentage points.



- The distribution of income in the County changed as well. There were fewer households in all the middle income groups and more households in the lowest and highest income groups compared to 1990. In 2002, the poorest households - those earning under 30% of median income (less than \$16,500) - grew from 11.1% of all households to 13.2%. Approximately 15,000 more households were considered very low income. At the same time, nearly 2% more households earned over 150% of the median income.

Household Income Distribution in 1990 and 2002



OUTCOME: INCREASE EDUCATIONAL SKILL LEVELS

- The rate of students in the class of 2003 graduating “on time” was 66.3%. A 2002 nationwide study by the Manhattan Institute ranked Washington state 39th among 50 states in its public school graduation rate. The national nationwide 2001 cohort graduation rate at 70%.
- 42% of King residents have a bachelor’s degree or higher, and 91% have graduated from high school, making this one of the most highly-educated communities in the country. Nationally, just 26% have bachelor’s degree, and 38% have graduated from high school.

Educational Background of Adult Population in King County					
Percent of population over 25 with:	1970	1980	1990	2000	2002*
High School Diploma or Higher	69%	83%	88%	90%	91%
Some college (includes A.A. degree)	16%	23%	32%	31%	31%
Bachelor's Degree or Higher	17%	26%	33%	40%	42%

*Based on ACS 2002 (U.S. Census Bureau), not decennial census

- In King County only 36.5% of American Indians, and about 42% of Black and Hispanic students graduated with their cohort. These groups fared slightly better at the state level, where 42% of American Indians, and 48 - 50% of Black and Hispanic students graduated on time.

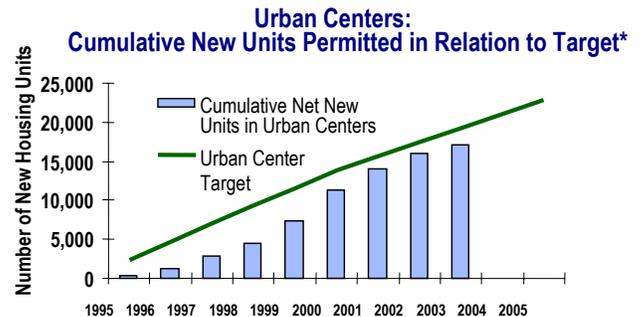
2003 Cohort Graduation and Dropout Rates in Washington State and King County by Ethnicity				
Ethnic Group	WA State	King County		
	On-time Graduation Rate	Percent remaining in cohort at end of Grade 12	On-time Graduation Rate	Annual Dropout Rate
American Indian	41.8%	52.6%	36.5%	14.8%
Asian	71.0%	80.5%	69.0%	5.3%
Black	48.3%	62.5%	42.7%	11.0%
Hispanic	49.5%	62.8%	41.9%	10.7%
White	69.7%	84.1%	73.5%	4.2%
All	65.7%	79.0%	66.3%	5.7%

*The annual dropout rate affects each cohort four times. Hence the overall dropout rate for a cohort is roughly four times the annual rate, although some individuals may dropout, and return, or dropout again.

LAND USE

OUTCOME: ENCOURAGE A GREATER SHARE OF NEW HOUSING GROWTH IN URBAN AREAS AND URBAN CENTERS; LIMIT GROWTH IN RURAL/ RESOURCE AREAS

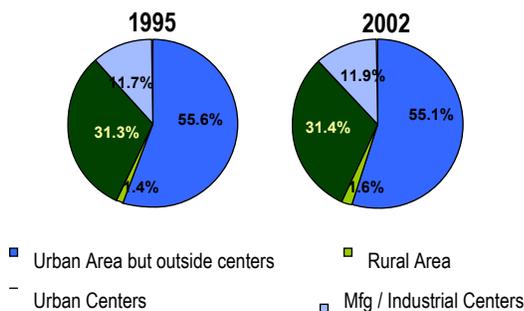
- 96% of King County’s residential growth occurred in the urban growth area, while just 4% occurred in the rural area in 2003. While the recent recession slowed development in the urban centers, over the last nine years the urban centers have succeeded in attracting about 21% of all units built, close to the target percentage of 25%. However, in 2003, new residential units permitted in urban centers accounted for only about 10% of all new residential units permitted. This is well below the target of 25%.



*Target is 25% of the target for all new housing units. It amounts to about 1795 units per year in the urban centers. The target was adjusted in 2002.

OUTCOME: ENCOURAGE A GREATER SHARE OF NEW JOB GROWTH IN URBAN AREAS AND URBAN CENTERS; LIMIT GROWTH IN RURAL/ RESOURCE AREAS

Location of Jobs in King County



- There was only slight change in the location of jobs between 1995 and 2002. In 1995, 43% of all jobs in the County were in the urban and manufacturing centers; in 2002 43.3% are in those centers. Combined, the centers have accommodated about 41% of all job growth during the seven-year period.

OUTCOME: MAKE EFFICIENT USE OF URBAN LAND

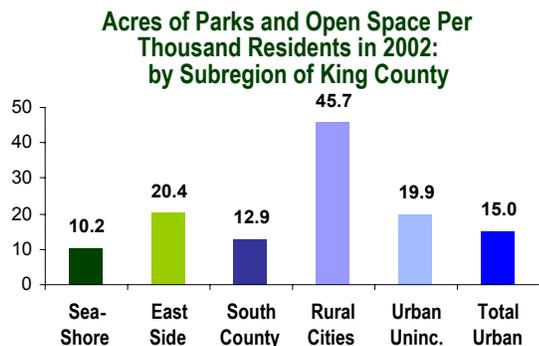
Percent of New Housing Units Built Through Redevelopment by Sub-Area				
	2000	2001	2002	2003
Seattle-Shoreline	71%	81%	77%	72%
Greater East Side	20%	9%	44%	28%
South King County	36%	12%	34%	37%
Rural Cities	0%	0%	8%	12%
Urban Total*	51%	46%	53%	44%
Unincorp KC*	na	29%	23%	17%
Total County	46%	44%	52%	43%

- In 2003, about 43% of all new residential units were permitted on land that had a pre-existing use. In the urban area, the proportion was about 44%. As would be expected, the highest rate of redevelopment is in the older and more densely-populated

Sea-Shore subregion, while the Rural Cities have a relatively low redevelopment rate.

- King County’s urban population grew 8.9% from 1996 through 2003. After growing rapidly during the late 1990s, population growth slowed considerably from 2001-2003. In this same period, about 4% of urban land was newly-developed, reflecting a ratio of land consumption to population growth approximately 1:2 indicating that land was consumed at less than half the rate that the population grew.

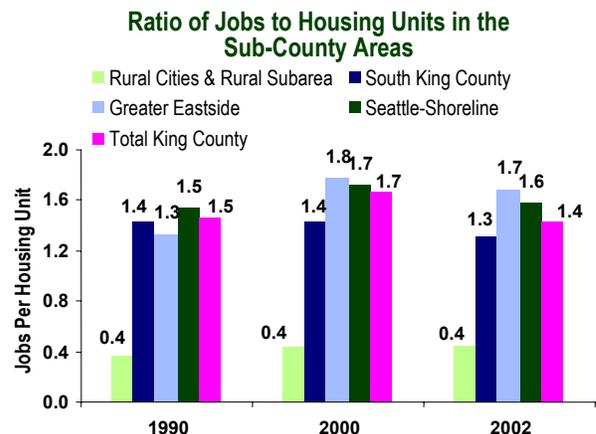
OUTCOME: ENCOURAGE LIVABLE, DIVERSE COMMUNITIES



- In 2003, King County had over 24,500 acres of urban parks and open space, which was an 11% increase in eight years. In 2003, King County offered 15 acres of park land per one thousand urban residents, with the Eastside and unincorporated urban areas having the most generous amounts of parkland. The rural cities had an abundance of park land per resident. Some of these are regional parks that serve residents throughout the county.

OUTCOME: BALANCE JOBS AND HOUSEHOLD GROWTH

- In 2002, King County had just over 1.4 jobs per housing unit, with some significant shifts in the ratio of jobs to housing among the four King County sub-regions. While there was an increase in proportion of jobs in the Eastside since 1990, the jobs-housing ratio in the South County decreased slightly.
- In most cases, the ratio of jobs to housing was much higher in the urban centers than in the County overall. Those with particularly high ratios may need to encourage more residential growth to house local workers and fulfill the purposes of the centers.



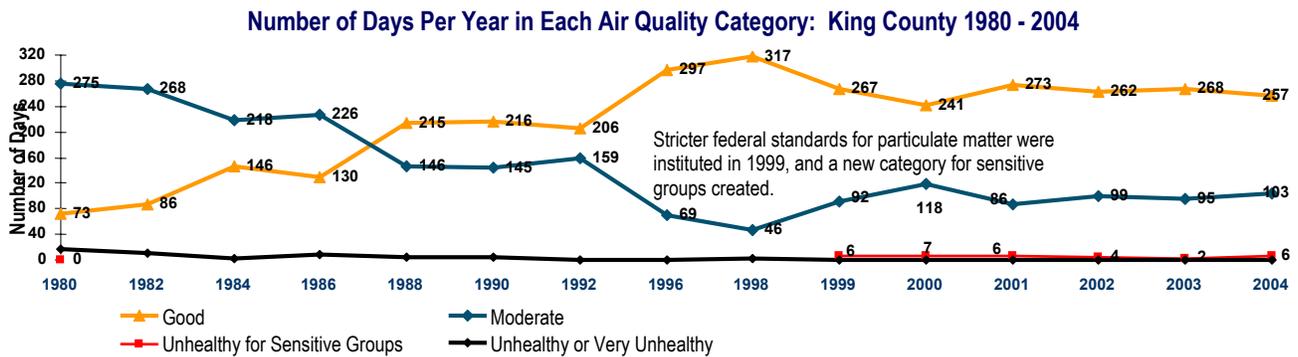
ENVIRONMENT

OUTCOME: IMPROVE AIR QUALITY

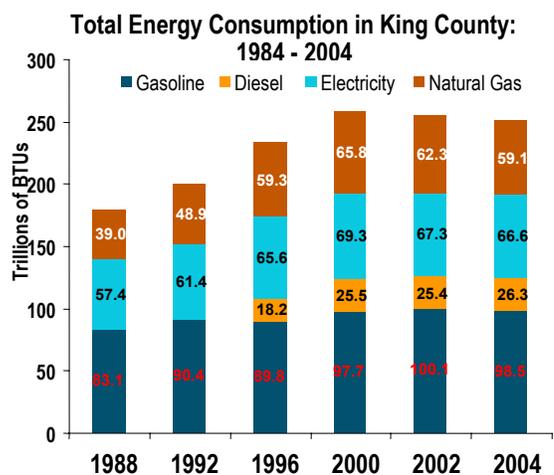
- Compared to 2002, there were 5 fewer “good” air quality days, and 2 more days that were “unhealthy for sensitive groups,” in 2004. Also, an average of five days per year has been classified as “unhealthy for sensitive groups” since this category was created in 1999.
- Exposure to elevated levels of particulate matter- a significant pollutant- aggravates asthma, chronic pulmonary disease, and

heart disease. Asthma disproportionately affects the very young, the very old, and the very poor. It is a leading cause of school absenteeism.

- Motor vehicles are by far the largest overall contributors to air pollution, responsible for about 55% of the total. Vehicles also contribute to ozone, greenhouse gas emissions and other air toxics.



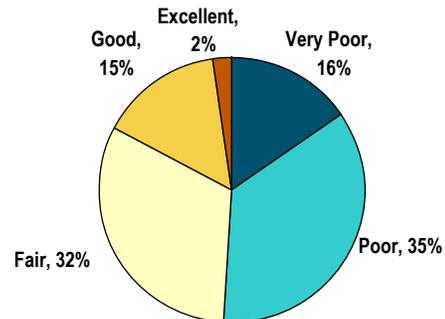
- Excluding diesel, King County’s total energy consumption increased about 10% from 1990 to 2004 and has declined significantly since its high point in 2000. Of the four main types of energy consumed, the use of automotive fuels has risen more rapidly than electricity and natural gas.
- Per capita consumption of electricity and natural gas has declined by nearly 7% since 1996 and is now at about the same level as it was in the mid-1900s after peaking between 1999 and 2002. Though total energy consumption has increased, per capita consumption has decreased, indicating that energy-efficient buildings, appliances, and other conservation measures are having a positive impact.



OUTCOME: PROTECT WATER QUALITY AND QUANTITY

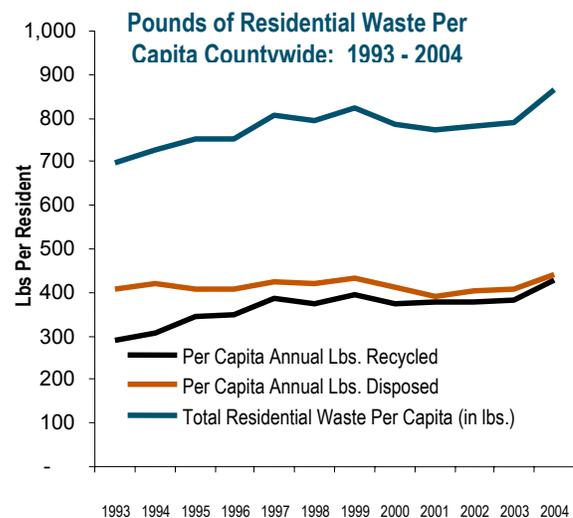
- In 2003, only 2% of the sampled streams in King County were in excellent condition, 32% were in fair condition, and 15% were in good condition. Over 50% of sampled streams in King County were in poor or very poor condition. This is a slight improvement from 2002, when 52% were in poor or very poor condition. Most of the sampled streams are within the Urban Growth Area and results for the stream sub-basins in more-densely settled incorporated areas in King County were generally poorer than for those on the fringe of the urban area.

Percent of Stream Stations in Each Condition
Category: King County 2003



OUTCOME: DECREASE WASTE DISPOSAL AND INCREASE RECYCLING

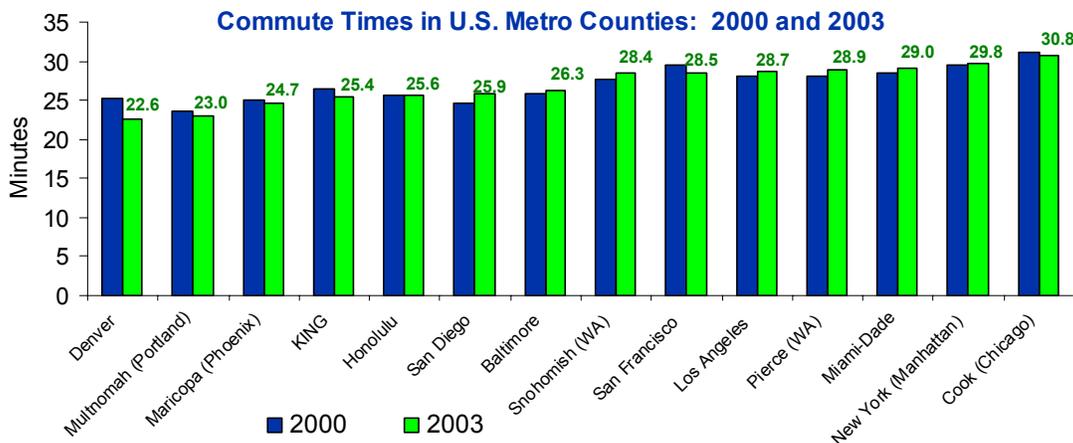
- In both Seattle and King County outside of Seattle, the residential recycling rate is improving gradually, reaching 50% in Seattle in 2004 and just under 49% in King County outside of Seattle. The aggregated countywide recycling rate was 49.3%, which compared very favorably with a U.S. average rate of about 30% for residential recycling.
- There has been a steady increase in the amount of total waste generated in King County during the years from 1993 through 2004, an increase of roughly 2% per year. Fortunately, the number of pounds recycled per capita has risen more rapidly, increasing 47% over 12 years. Despite the increase in recycling rates, the amount of garbage disposed per capita has also risen slowly, increasing by 8% from 1993 to 2004.



TRANSPORTATION

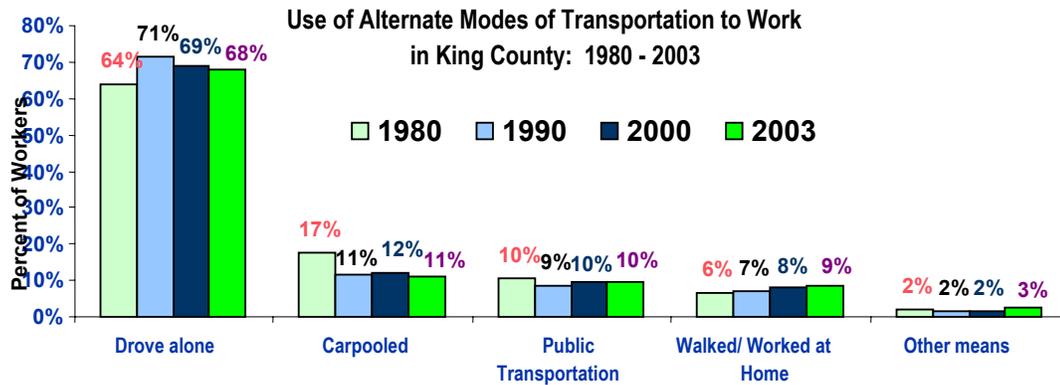
OUTCOME: ENCOURAGE LINKAGES BETWEEN RESIDENCES, COMMERCIAL CENTERS AND WORKPLACE LOCATIONS

- According to the Census Bureau's American Community Survey, King County's average commute trip time in 2003 was 25.4 minutes, down from the 26.5 minutes reported in the 2000 census and up slightly from the 25.0 minutes reported by the ACS in 2002. There are several possible reasons for the decline including the possibility that recession in 2001-2003 may have resulted in fewer workers and commercial vehicles on the road. Overall,
- King County's average commute time is relatively low for major metropolitan counties.
- Of the 14 metropolitan counties below, King County is the fourth lowest. About half of these counties have seen an increase in their average commute time since 2000, while the other half have stayed the same or declined slightly.



OUTCOME: INCREASE THE AVAILABILITY AND USE OF MODES OF TRANSPORTATION OTHER THAN SINGLE OCCUPANCY VEHICLES

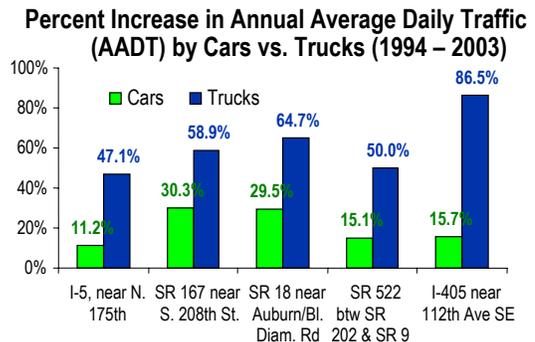
- In 2003, 68% of King County residents drove alone to work. Though down slightly from 1990, it was still higher than the 64% who commuted alone in 1980. Some of the shift could be attributed to a shift back to single occupancy vehicle commutes instead of carpooling, as this graph suggests. Public transportation remained fairly steady, accounting for only 10% of commute trips.
- to SOVs including carpooling, walking and using public transportation. In the more sparsely-populated rural areas, over 85% of residents drove alone or carpoled to work, while only 3% used public transportation. These results may reflect greater public transportation options, availability of sidewalks and trails, and closer proximity of homes to workplaces in the SeaShore sub-region.
- In the densely-populated SeaShore sub-region, commuters were more likely to use alternatives



OUTCOME: IMPROVE ABILITY OF GOODS AND SERVICES TO MOVE EFFICIENTLY AND COST-EFFECTIVELY THROUGH THE REGION

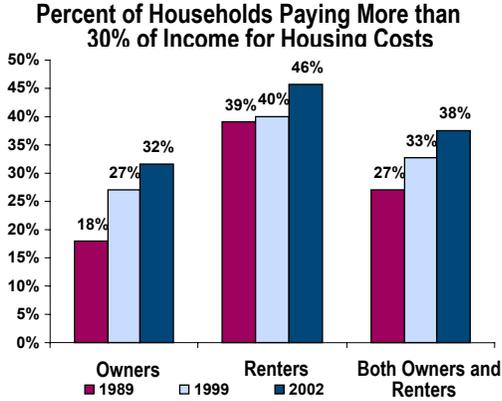
- WS DOT estimated that, in 2003, the cost of weekday delays on major Puget Sound freeways was about \$164 million per year. These delays affect both commuters and commercial transporters in lost productivity, higher fuel costs and wear and tear on vehicles.
- Though it only accounted for 8% of all traffic on King County’s major highways, truck traffic represented a significantly larger proportion than it did in the mid-1990’s. Truck traffic has been most noticeable on the I-405 corridor, where commercial traffic

increased by 86.5% from 1994-1996 levels. Car traffic increased just 15.7% during that same period.



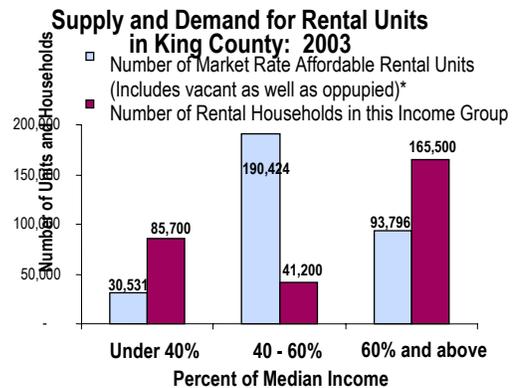
AFFORDABLE HOUSING

OUTCOME: PROVIDE SUFFICIENT AFFORDABLE HOUSING FOR ALL KING COUNTY RESIDENTS



- Among all households, the proportion paying more than 30% of their income for housing costs rose from 27% to 38% since 1989. In 2002, 46% of renters and 32% of home owners paid more than 30% of their income for housing.

- In 2003, there were over 85,700 households earning under 40% of median household income. These households were competing for over 30,000 affordable housing units. The deficit in affordable housing for these lowest income households was only partially compensated for by 30,000 subsidized units in King County.



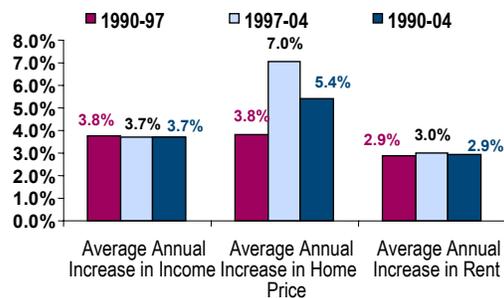
*There are approximately 30,000 subsidized rental units in King County. Most of them are not included in this market rate unit count.

OUTCOME: PROMOTE AFFORDABLE HOME OWNERSHIP OPPORTUNITIES

- Home prices rose over 9% from 2003 to \$293,000 for all homes in King County. From 1997 to 2004, the rise in home prices has outstripped growth in income. During the 14 years since 1990, home prices rose at an annual rate of 5.4%, compared to income growth of just 3.7% annually.
- Though rents fell, more than half of all renter households earn under 70% of median income. These households are tacitly susceptible to home ownership affordability. Should home ownership rates drop, an increase in demand for rental units could

drive up rents, making units less affordable for these households.

Average Annual Increases in Income, Home Price, and Rent: 1990 - 2004



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, 2000, 2003, through 2005

King County and the Puget Sound Region

	Census 1980	Census 1990	Census 2000	2003 OFM Estimates	2004 OFM Estimates	2005 OFM Estimates
<u>King</u>	1,269,898	1,507,319	1,737,034	1,779,300	1,788,300	1,808,300
Seattle	493,846	516,259	563,374	571,900	572,600	573,000
Balance	776,052	991,060	1,173,660	1,207,400	1,215,700	1,235,300
<u>Kitsap</u>	147,152	189,731	231,969	237,000	239,500	240,400
Bremerton	36,208	38,142	37,259	38,730	37,520	34,580
Balance	110,944	151,589	194,710	198,270	201,980	205,820
<u>Pierce</u>	485,667	586,203	700,820	733,700	744,000	755,900
Tacoma	158,501	176,664	193,556	196,300	196,800	198,100
Balance	327,166	409,539	507,264	537,400	547,200	557,800
<u>Snohomish</u>	337,720	465,628	606,024	637,500	644,800	655,800
Everett	54,413	69,961	91,488	95,470	96,840	97,500
Balance	283,307	395,667	514,536	542,030	547,960	558,300
Puget Sound Region	2,240,437	2,748,881	3,275,847	3,387,500	3,416,600	3,460,400
Washington State	4,132,353	4,866,663	5,894,121	6,098,300	6,167,800	6,256,400

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

Median Income, 1999

Counties in the Puget Sound Region

	House- holds in 2000	Median Household Income 1999	Families in 2000	Median Family Income 1999	Total Persons 2000	Per Capita Income 1999
King County	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
Kitsap County	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
Pierce County	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
Snohomish County	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 2000 Census reported 1999 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 2000.

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 2000 through 2004 (in thousands)

KING COUNTY

Industry	2000	2001	2002	2003	2004
Manufacturing	145.6	141.9	128.0	106.4	103.5
-Trans. Equip.	59.8	59.0	52.0	43.4	41.1
-Other Mfg.	85.8	82.9	76.0	63.0	62.4
Mining and Misc.	0.6	0.5	0.5	1.2	0.8
Construction	66.4	63.0	60.0	57.3	59.3
Trans./Pub. Util.	81.4	80.9	74.0	64.1	62.8
Wholesale/Retail	282.6	271.9	262.0	244.1	245.6
Fin./Ins./Real Est.	73.4	76.4	74.0	77.7	77.1
Services	387.8	379.5	368.0	395.9	406.9
Government	154.1	157.4	161.0	160.9	162.7
TOTAL:	1,191.9	1,171.5	1,127.5	1,107.6	1,118.7

KITSAP COUNTY

Industry	2000	2001	2002	2003	2004
Manufacturing	2.3	2.3	2.2	1.7	1.8
-Trans. Equip.	NA	NA	NA	NA	NA
-Other Mfg.	NA	NA	NA	NA	NA
Mining and Misc.	0.7	0.8	0.8	NA	NA
Construction	4.1	4.3	4.4	4.4	4.8
Trans./Pub. Util.	1.9	2.2	2.2	1.0	1.2
Wholesale/Retail	16.8	16.8	17.2	16.3	17.8
Fin./Ins./Real Est.	2.6	2.6	2.7	2.7	2.8
Services	19.7	19.4	20.7	24.8	26.0
Government	26.3	26.5	27.6	27.8	28.2
TOTAL:	74.4	74.9	77.8	78.7	82.6

PIERCE COUNTY

Industry	2000	2001	2002	2003	2004
Manufacturing	23.3	22.4	20.7	18.9	19.1
-Trans. Equip.	2.3	2.3	2.0	NA	NA
-Other Mfg.	21.0	20.1	18.7	NA	NA
Mining and Misc.	0.5	0.5	0.6	0.6	0.4
Construction	16.0	15.8	15.7	17.7	19.1
Trans./Pub. Util.	10.6	10.8	10.5	9.5	9.8
Wholesale/Retail	59.7	59.2	58.5	57.4	59.3
Fin./Ins./Real Est.	13.3	13.1	13.0	13.5	13.8
Services	70.3	70.3	71.5	78.4	80.0
Government	50.0	52.6	53.4	52.9	53.5
TOTAL:	243.7	244.7	243.9	248.9	255.0

SNOHOMISH COUNTY

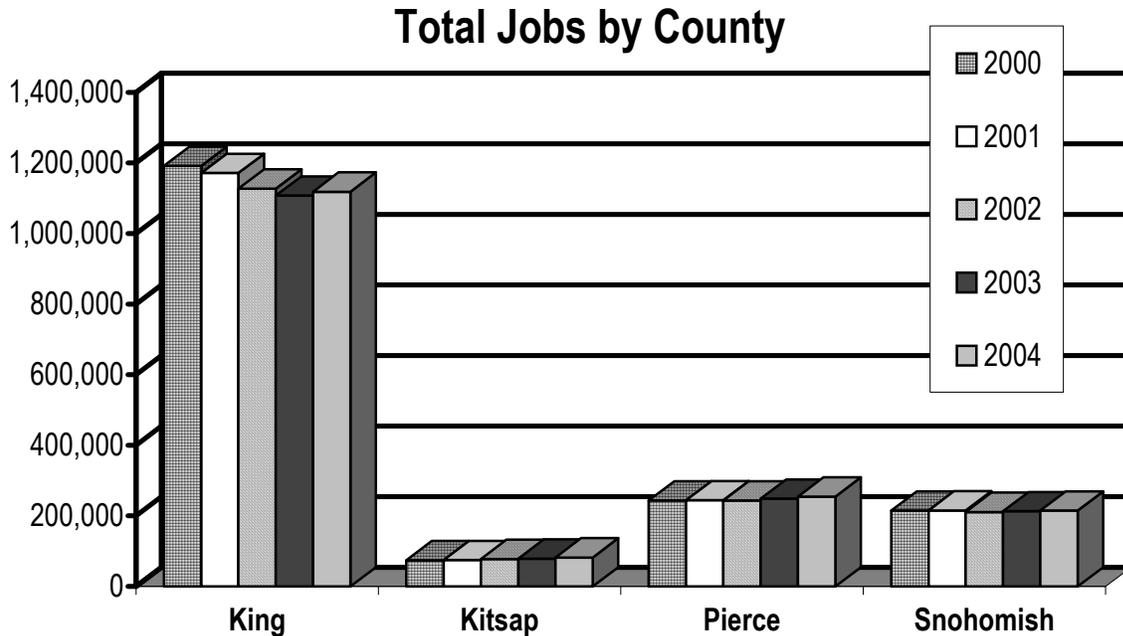
Industry	2000	2001	2002	2003	2004
Manufacturing	54.4	52.9	47.0	43.3	41.3
-Trans. Equip.	31.6	31.2	27.2	24.5	22.7
-Other Mfg.	22.8	21.7	19.8	18.8	18.6
Mining and Misc.	0.5	0.5	0.4	0.5	0.4
Construction	16.9	16.2	15.8	17.7	17.0
Trans./Pub. Util.	6.2	5.8	5.8	3.2	3.4
Wholesale/Retail	49.3	48.9	48.2	48.1	49.2
Fin./Ins./Real Est.	9.6	10.1	11.1	12.4	12.4
Services	46.7	47.2	48.5	53.2	55.4
Government	31.8	34.0	34.7	35.3	36.3
TOTAL:	215.4	215.6	211.5	213.7	215.4

Source: Washington State Employment Security Department 1999 - 2005. Estimates for 2002, 2003 and 2004 were prepared by King County Office of Management and Budget from Employment Security Department source materials.

Caution: Sector classifications differ from those on page 41, especially for manufacturing, transportation / public utilities, and services.

Non-Agricultural Wage and Salary Jobs in Puget Sound Region 2000 through 2004 (in thousands)

Industry	2000	2001	2002	2003	2004
Manufacturing	225.6	219.5	198.0	170.3	165.7
-Trans. Equip.	93.6	93.0	81.5	70.0	65.8
-Other Mfg.	132.0	126.5	116.5	100.3	99.9
Mining and Misc.	2.3	2.3	2.3	2.3	1.7
Construction	103.7	99.3	96.0	97.1	100.2
Trans./Pub. Util.	100.0	99.7	92.5	77.8	77.2
Wholesale/Retail	408.8	396.8	386.0	366.0	371.9
Fin./Ins./Real Est.	99.1	102.2	100.8	106.3	106.1
Services	524.5	516.4	508.7	552.0	568.3
Government	262.5	270.5	276.7	227.0	280.7
TOTAL:	1,726.5	1,706.7	1,661.0	1,649.0	1,671.7



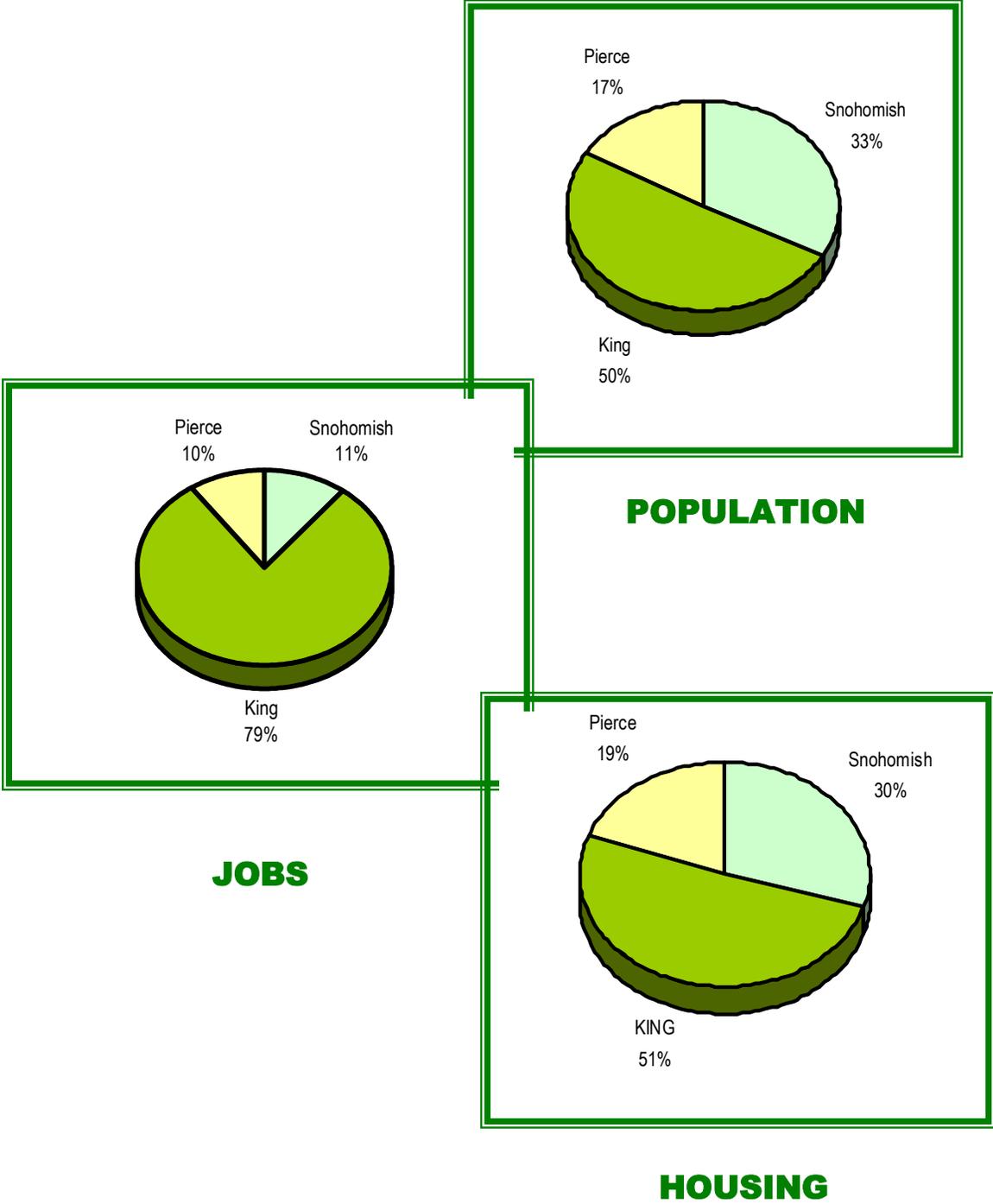
Source: Washington State Employment Security Department, 2001-2005, and King County Office of Management and Budget, 2005.

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>	
<u>King County</u>						
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%
<u>Snohomish</u>						
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%
<u>Pierce</u>						
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%
<u>Puget Sound (3 Co)</u>						
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%
<u>Washington State</u>						
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, US Census 2000.

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



Housing Units by Structure Type

Counties in the Puget Sound Region, 2000 and 2005

	<u>2000</u>				<u>2005</u>			
	Total Units	1 Unit	2/more units	Mobile Homes	Total Units	1 Unit	2/more Units	Mobile Homes
<u>King County:</u>								
<i>Unincorporated</i>	130,356	104,582	18,694	7,080	136,246	109,396	19,327	7,523
<i>Incorporated</i>	611,881	342,584	256,300	12,997	657,633	361,681	283,091	12,861
SEATTLE	270,536	138,827	130,348	1,361	285,532	140,238	143,933	1,361
Total:	742,237	447,166	274,994	20,077	793,879	471,077	302,418	20,384
<u>Kitsap County:</u>								
<i>Unincorporated</i>	61,326	45,294	7,716	8,316	66,596	49,390	7,682	9,524
<i>Incorporated</i>	31,318	19,584	10,699	1,035	32,702	20,758	10,907	1,037
BREMERTON	16,631	9,007	7,289	335	16,574	8,984	7,236	354
Total:	92,644	64,878	18,415	9,351	99,298	70,148	18,589	10,561
<u>Pierce County:</u>								
<i>Unincorporated</i>	115,227	82,905	13,172	19,150	132,599	96,150	14,946	21,503
<i>Incorporated</i>	161,833	103,203	54,887	3,743	173,358	110,251	58,989	4,118
TACOMA	81,102	53,663	27,064	375	83,685	55,254	28,056	375
Total:	277,060	186,108	68,059	22,893	305,957	206,401	73,935	25,621
<u>Snohomish County:</u>								
<i>Unincorporated</i>	108,986	79,739	15,799	13,448	122,815	90,537	18,356	13,922
<i>Incorporated</i>	127,219	75,439	46,863	4,917	139,609	81,957	52,003	5,649
EVERETT	38,512	18,571	18,720	1,221	41,947	19,868	20,651	1,428
Total:	236,205	155,178	62,662	18,365	262,424	172,494	70,359	19,571

Source: Washington State Office of Financial Management, "Population Trends", 2005. 2000 US Census.

New Privately Owned Residential Units Authorized in Selected Permits-Issuing Places, 1994 - 2004 Counties in the Puget Sound Region

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
King County:											
Single Family	5,478	4,480	4,789	5,434	5,818	5,423	5,010	4,600	5,962	7,230	6,865
Multifamily	2,983	5,118	6,398	6,897	8,435	9,262	9,685	7,345	5,506	4,209	4,711
TOTAL:	8,461	9,598	11,187	12,331	14,253	14,685	14,695	11,945	11,468	11,439	11,576
Kitsap County:											
Single Family	1,483	1,022	1,540	1,555	1,100	1,486	1,421	1,126	1,136	1,376	1,308
Multifamily	256	189	250	184	26	20	83	12	94	84	58
TOTAL:	1,739	1,211	1,790	1,739	1,126	1,506	1,504	1,138	1,230	1,460	1,366
Pierce County:											
Single Family	3,758	2,739	3,733	3,935	4,392	4,515	3,732	3,922	4,750	4,400	4,411
Multifamily	1,253	1,157	999	995	1,304	966	938	1,621	627	752	1,563
TOTAL:	5,011	3,896	4,732	4,930	5,696	5,481	4,670	5,543	5,377	5,152	5,974
Snohomish County:											
Single Family	3,870	2,765	3,968	4,162	4,314	4,384	3,962	3,785	4,061	4,249	4,921
Multifamily	1,340	739	960	1,401	3,553	3,015	2,387	1,612	1,141	1,343	1,243
TOTAL:	5,210	3,504	4,928	5,563	7,867	7,399	6,349	5,397	5,202	5,592	6,164

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 Management and Budget Building Permit Files.
US Census Bureau.

Number of Lots Applied For Counties in the Puget Sound Region, 1994 - 2004

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
King	2,322	2,991	2,979	3,672	5,275	2,871	3,980	1,912	1,777	4,142	6,650
Kitsap	1,069	675	676	393	*125	386	285	na	*21	747	na
Pierce	8,344	2,430	2,718	8,535	*1,968	2,759	2,196	2,604	3,458	5,174	3,645
Snohomish	2,086	2,981	4,070	3,726	1,731 ⁿ	3,600	1,529	1,410	2,837	3,699	7,167
Four County Total	13,821	9,077	10,443	16,326	9,099	9,616	7,990	5,926	8,072	13,762	17,462

Number of Lots Recorded Counties in the Puget Sound Region, 1994 - 2004

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
King	2,730	2,606	1,734	3,402	2,213	3,218	3,335	4,768	4,295	5,334	4,023
Kitsap	1,065	326	728	380	535	339	285	413	687	541	265
Pierce	2,727	2,378	2,464	*6,332	*2,047	2,043	2,824	2,303	2,726	2,145	4,129
Snohomish	2,772	2,464	2,057	2,854	3,356 ⁿ	3,702	2,675	2,391	2,547	3,138	3,580
Four County Total	9,294	7,774	6,983	12,968	8,151	9,302	9,119	9,875	10,255	11,158	11,997

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

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

ⁿ = only for first three quarters of the year

na = not available

Sources:

King County - King County Office of Management and Budget,

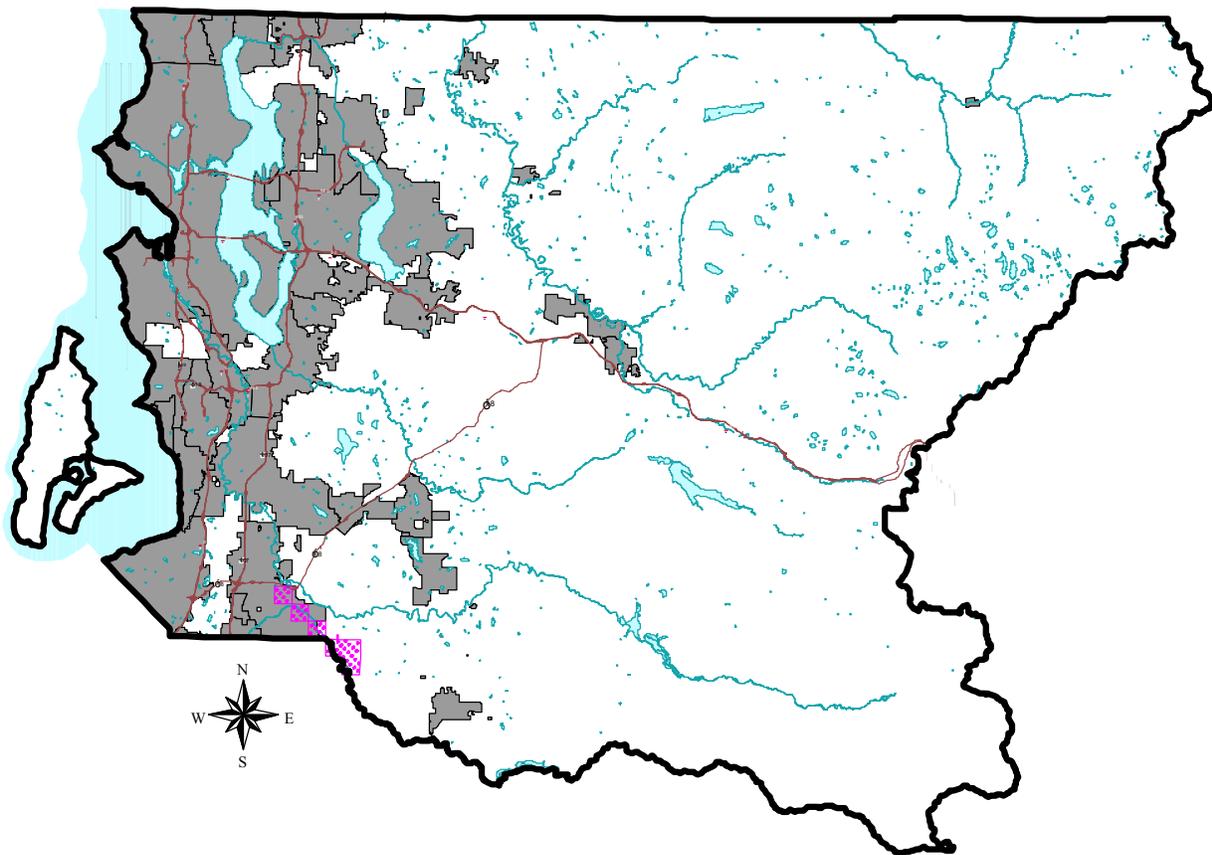
Snohomish County and Pierce County - Michael Britsch, New Home Trends

Kitsap County - Kitsap County and 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 46, a five-page section breaks down selected countywide indicators into four subcounty areas: SeaShore, East, South and Rural. The map on page 47 sketches the locations of these subareas.



Population Trend and Household Forecast King County 1980 - 2022

Population and Household Trend King County 1980-2005

Population:	1980	1990	1992	1994	1996	1998	Census 2000	2004 Estimate	2005 Estimate
Cities	766,811	994,048	1,023,586	1,092,274	1,196,890	1,260,887	1,387,261	1,431,500	1,443,802
Unincorporated	503,087	513,257	540,900	507,226	431,910	404,913	349,773	356,800	364,498
King County	1,269,898	1,507,305	1,564,486	1,599,500	1,628,800	1,665,800	1,737,034	1,788,300	1,808,300

Households:	1980	1990	1992	1994	1996	1998	Census 2000	2004 Estimate	2005 Estimate
Cities	324,145	431,744	441,800	463,000	507,000	537,000	584,974	607,000	612,000
Unincorporated	173,118	184,048	193,200	180,000	153,000	143,000	125,942	128,000	131,000
King County	497,263	615,792	635,000	643,000	660,000	680,000	710,916	735,000	743,000

Population and Household and Forecast King County 2000 - 2022

King County <u>POPULATION</u>	1990	2000	Forecast 2022	22-Year Change 2000 - 2022
Total Population	1,507,300	1,737,000	2,048,500	+ 311,500
Urban Population in Households	-----	1,562,600	1,844,600	+ 282,000

King County <u>HOUSEHOLDS</u>	1990	2000	Forecast 2022	22-Year Change 2000 - 2022
URBAN:	576,800	662,900	814,800	+ 151,900
Cities	431,700	584,900	723,400	+ 138,500
Unincorporated	145,100	78,000	91,400	+ 13,400
RURAL:	39,000	48,000	54,000	+ 6,000
KING COUNTY TOTAL	615,800	710,900	868,800	+ 157,900

Note: The term forecast refers to a prediction based on past trends. The year 2022 household forecast was derived from a population forecast prepared by OFM in 2002. That forecast predicted a Countywide increase of about 311,500 persons between 2000 and 2022. No official OFM population forecast is available for cities or other subcounty areas.

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

Source: US Census, 1990 and 2000.

Population by Race King County

	<u>2000 Census</u>	
	<u>Persons</u>	<u>%</u>
<u>Non-Hispanic</u>	1,641,792	94.5%
<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%
<u>Hispanic</u>	95,242	5.5%
<u>Two or More Race</u>	60,660	3.5%
<u>TOTAL POPULATION</u>	1,737,034	100%

Source: US Census 2000 (PL94-171 data).

** Hispanic origin is not a race category; it may be viewed as a nationality group. Persons of Hispanic origin may be of any race. However, this table treats Hispanic and non-Hispanic persons separately, so that numbers do add to total population.

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

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

Median Household Income for King County and Per Capita Personal Income 1990 - 2004

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 \$)
1990	\$36,465	1.268	\$28,758	0.11%	\$24,593	\$19,395	-1.1%
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%
**1995	\$43,071	1.523	\$28,280	1.69%	\$32,205	\$21,132	4.2%
**1996	\$44,344	1.575	\$28,155	-0.44%	\$34,440	\$21,867	3.5%
**1997	\$45,266	1.630	\$27,959	-0.70%	\$35,382	\$21,706	-0.7%
**1998	\$47,656	1.693	\$29,201	4.44%	\$39,335	\$23,234	7.0%
1999	\$53,200	1.728	\$30,787	5.43%	\$43,100	\$24,942	7.4%
2000	\$55,900	1.792	\$31,194	1.32%	\$44,437	\$24,797	-0.6%
2001	\$61,400	1.857	\$33,064	6.00%	\$43,842	\$23,609	-4.8%
2002	\$60,400	1.893	\$31,907	-3.50%	\$44,585	\$23,552	-0.2%
2003	\$60,400	1.923	\$31,409	-1.56%	\$45,334	\$23,575	0.1%
2004	\$61,300	1.947	\$31,484	0.24%	NA	NA	NA

NA = not available.

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

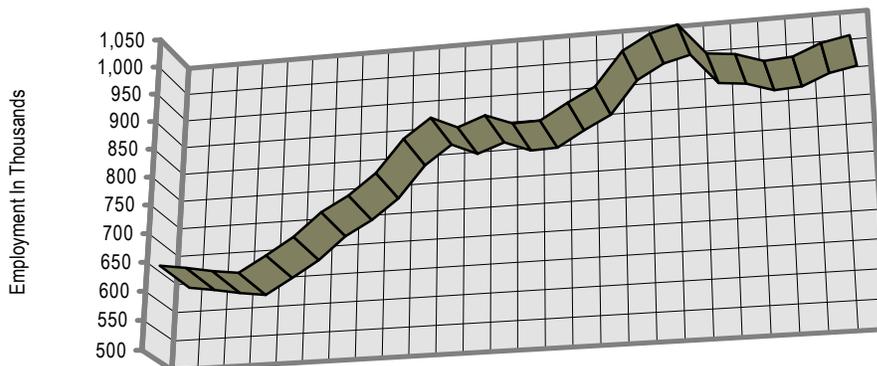
Notes: The index is based on the CPI-U, the Consumer Price Index for All Urban Consumers, for the Seattle Tacoma area. The base is 1982-1984 = 1.00. The Consumer Price Index is prepared by the U.S. Department of Labor, Bureau of Labor Statistics. Per capita personal income was computed using Census Bureau midyear population estimates.

Source: For median household income, US Department of HUD annual estimate of median household income by county, as modified by King County Office of Management and Budget. For per capita personal income, U.S. Dept. of Commerce, Bureau of Economic Analysis (BEA) Website, as reported by Washington State Employment Security 2005.

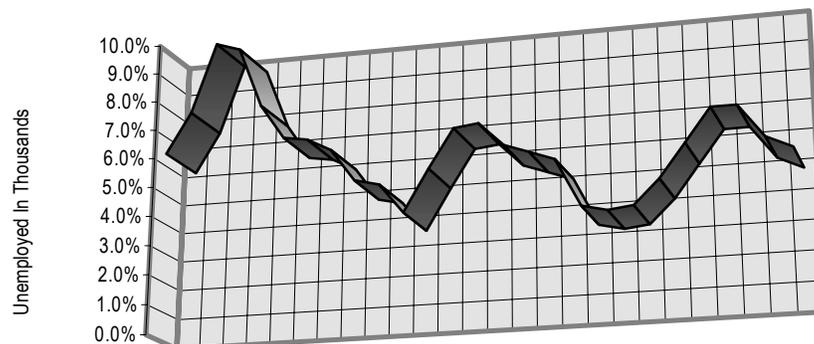
Resident Civilian Labor Force and Employment

King County, 1990-2005

	LABOR FORCE	Total Employment	Total Unemployment	Percent Unemployed
1990	898,900	867,300	31,600	3.5%
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%
1995	922,600	874,800	47,900	5.2%
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%
*2000	980,900	941,400	39,500	4.0%
2001	986,100	936,100	50,000	5.1%
2002	980,600	920,100	60,500	6.2%
2003	984,700	923,300	61,400	6.2%
2004	993,400	942,600	50,800	5.1%
2005	998,200	951,600	46,700	4.7%



Percent Unemployed 1980 - 2005



*** A new series began in 2000; previous data may not be comparable.**

Note: This table reports the resident civilian labor force for the King County portion of the Seattle-Bellevue-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 and benchmarked in 2004.

Source: Washington State Employment Security Department, 2005.

Nonagricultural Wage and Salary Workers in King County
Average Annual Employment in King County by Sector
2000 - 2004, Using "NAICS" Reporting Scheme *

INDUSTRY	2000	2001	2002	2003	2004
GOODS PRODUCING	206,300	196,900	178,800	165,000	163,600
Natural Resource & Mining	1,300	1,300	1,100	1,200	800
Construction	66,900	63,700	58,900	57,300	59,300
Manufacturing	138,100	131,900	118,900	106,400	103,500
Durable Goods	105,000	101,600	90,500	79,000	76,600
Fabricated Metal Products	6,900	6,700	6,300	5,900	6,100
Computer & Electronic Products	13,300	12,500	11,300	9,600	9,100
Transportation Equipment	58,800	58,000	51,100	43,400	41,100
Aerospace Products & Parts	53,400	54,100	47,200	39,600	37,300
Non-Durable Goods	33,100	30,300	28,400	27,400	26,900
Food Products	12,300	11,400	10,400	10,500	10,500
SERVICES PRODUCING	985,000	973,400	948,000	942,600	955,100
Trade, Transportation & Utilities	242,300	236,600	225,400	221,000	222,600
Wholesale Trade	67,000	65,700	63,100	61,800	62,800
Retail Trade	122,500	119,600	115,000	113,400	113,500
Transportation, Warehousing, Utilities	52,800	51,400	47,400	45,800	46,300
Information	71,500	72,600	69,200	68,600	68,100
Software Publishers	31,400	34,500	34,800	35,700	37,800
Telecommunications	19,900	20,600	19,100	18,300	16,500
Financial Activities (Finance, Ins, Real Estate)	77,800	78,600	75,800	77,700	77,100
Professional & Business Services	187,800	174,700	162,800	161,400	163,300
Professional, Scientific & Technical Services	90,300	89,900	81,300	79,100	77,300
Management of Companies	21,000	20,500	20,900	22,200	22,700
Admin. Support, Waste Management	76,500	64,400	60,600	60,100	63,300
Employment Services and Temp's	40,200	28,400	25,100	25,100	27,500
Educational & Health Services	108,700	111,300	113,400	113,000	117,900
Educational Services (private) & Social Assistance	35,200	35,600	36,200	34,300	38,000
Hospitals, Health Care & Residential Care	73,400	75,700	77,200	78,700	79,900
Leisure & Hospitality	102,500	102,300	99,400	100,000	103,100
Food Service and Drinking Places	70,100	70,700	68,500	68,900	69,300
Other Services	39,900	39,300	40,000	40,100	40,300
Government & Education	154,600	158,000	162,100	160,900	162,700
Federal Government	22,000	21,400	21,900	22,700	22,500
State Government including Education	50,400	52,000	53,000	52,900	54,300
Local Government including Education	82,200	84,700	87,100	85,300	85,800
TOTAL NON-AGRICULTURAL EMPLOYMENT IN KING COUNTY	1,191,300	1,170,300	1,126,900	1,107,600	1,118,700

Note: *This table is reported under "NAICS", the new classification scheme for employment in the United States. NAICS (North American Industrial Coding System), replaced the Standard Industrial Code in 2000. Only NAICS coding will be available from now on. For earlier data trends of King County jobs using the SIC code, see next page. **This table reports on job locations in King County, not residents of King County.**

Source: Washington State Employment Security Department, 2005

Jobs and Wage Level by Industry

King County 1991 - 2004

By SIC Codes:

INDUSTRY	1991		1993		1995		1997		1999	
	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage
Ag., Forestry & Fishing	9,600	\$32,400	8,500	\$29,300	8,000	\$31,800	8,631	\$29,632	9,539	\$30,564
Mining	400	\$31,700	400	\$39,500	550	\$38,600	510	\$42,414	527	\$42,884
Construction	46,200	\$29,000	44,100	\$31,200	43,500	\$33,700	49,530	\$37,180	57,485	\$40,805
Manufacturing	166,100	\$36,500	149,300	\$38,500	135,800	\$41,700	153,470	\$44,621	152,427	\$48,902
Trans. & Public Utilities	60,000	\$33,200	60,100	\$35,900	64,000	\$38,000	69,609	\$40,801	75,154	\$44,367
Wholesale Trade	67,500	\$33,000	68,100	\$35,300	72,900	\$38,000	76,402	\$42,197	79,419	\$46,420
Retail Trade	152,400	\$15,800	153,900	\$16,700	163,100	\$17,600	173,727	\$19,502	186,214	\$22,992
Finance, Insur., & Real Est.	64,300	\$30,900	65,200	\$36,000	63,800	\$37,500	65,940	\$45,022	72,219	\$47,988
Services	230,000	\$24,500	250,100	\$27,000	269,000	\$31,300	310,401	\$41,037	345,920	\$58,893
Government	121,500	\$28,900	127,600	\$31,800	130,900	\$33,300	136,179	\$35,462	141,487	\$37,716
TOTAL	918,000	\$27,800	927,300	\$29,900	951,550	\$32,200	1,044,399	\$180,639	1,120,391	\$45,154

By NAICS Classification:

INDUSTRY	2000		2001		2002		2003		2004	
	Cov. Jobs	Ave. Wage								
Construction	63,231	\$43,200	60,118	\$44,500	55,665	\$45,600	54,497	\$45,000	55,839	\$46,500
Manufacturing	136,403	\$53,700	130,293	\$53,500	117,068	\$60,100	104,732	\$58,500	101,975	\$60,600
Transpnt and Warehousing	49,816	\$40,700	48,624	\$42,100	44,805	\$44,100	43,878	\$44,700	44,296	\$47,300
Wholesale Trade	65,050	\$54,100	63,763	\$54,700	61,069	\$55,600	60,047	\$56,300	60,687	\$60,900
Retail Trade	120,173	\$29,400	118,253	\$28,700	112,716	\$29,600	110,795	\$29,800	111,651	\$30,800
Food Services, Hotels	82,011	\$15,600	82,347	\$16,100	79,171	\$16,800	80,128	\$17,100	81,108	\$17,700
Finance, Ins, Real Est.	76,309	\$49,000	77,213	\$51,300	75,283	\$53,600	76,986	\$58,000	75,836	\$60,400
Information	71,058	\$161,700	72,130	\$136,600	68,739	\$124,300	67,855	\$141,400	67,978	\$104,900
Prof & Admin Services	202,182	\$45,200	188,639	\$49,500	176,970	\$50,600	175,580	\$51,000	180,639	\$54,600
Health, Educ and Other Serv.	147,827	\$29,400	152,628	\$30,400	154,613	\$31,600	156,001	\$32,100	156,711	\$34,300
Government	145,116	\$39,500	148,459	\$41,700	151,773	\$43,200	151,329	\$44,500	152,504	\$46,100
Other	5,236	\$50,600	4,913	\$52,400	4,808	\$55,100	4,484	\$58,500	4,137	\$60,900
TOTAL	1,164,412	\$47,338	1,147,380	\$47,183	1,102,680	\$47,917	1,086,312	\$49,343	1,093,361	\$49,094

Source: WA State Employment Security Dept, 2001 - 2005

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.

The top table uses the Standard Industrial Classification (SIC) coding which is no longer in use. Sectors in the bottom table are described using the North American Industrial Classification System (NAICS), which differ in composition from SIC sectors, so they are not comparable.

Jobs and Wage Level by Industry

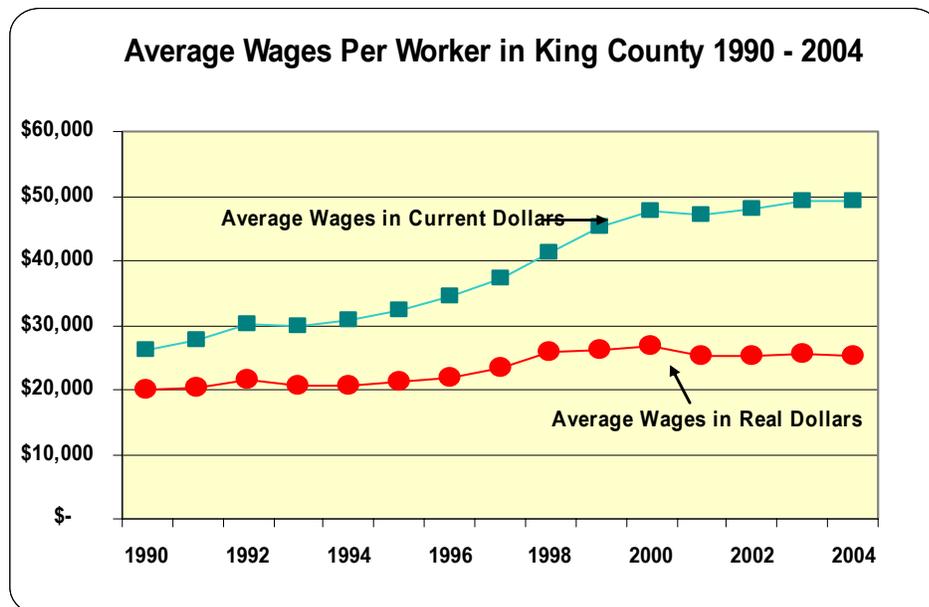
King County 1991 – 2004

Trend Analysis:

The two tables on the opposite page show the trend in average wages by job sector since 1991. In 2004, King County's average annual wage per worker remained stable at just over \$49,000, after increasing slightly in 2003. Following a decade of growth, wages reached a peak in 1999, declined slightly in 2000 - 2001, and are once again on the upswing. The overall average blends high wages in manufacturing, finance, and software products and services with lower wages in retail, non-professional services, education, agriculture, and government. The trend shows the effect of the recession from 2001 to 2003: Total payroll in 2004, \$53.7 billion, is still almost \$2 billion less than the year 2000 payroll of \$55 billion.

The average wage in the software publishing sector, at \$121,000 in 2004, is much higher than other sectors and dominates the "Information Services" industry. When the software sector is excluded, the average wage in King County was \$46,200 in 2004. The annual rise in average wages was 1.2%. These wages, however, reflect the situation of those who are working. They do not reflect the income of the 5.1% of the workforce who were unemployed during 2004.

A "living" or "family" wage in King County would have been about \$43,000 in 2003 for a household with one working adult and two dependents. This is equivalent to \$21.50 per hour, or three times the minimum hourly wage. A living wage has been defined 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." (Northwest Policy Center, University of Washington). It is not a "poverty" wage. Some workers are not employed full-time year round. With a median annual earnings of about \$35,000 for all workers, and about \$45,000 for full-time, year-round workers, roughly half of King County's workers make less than the wage needed to support a family with one worker and two dependents. While many households have more than one worker, about 35% of all households in the County have total (combined) incomes less than the living wage.



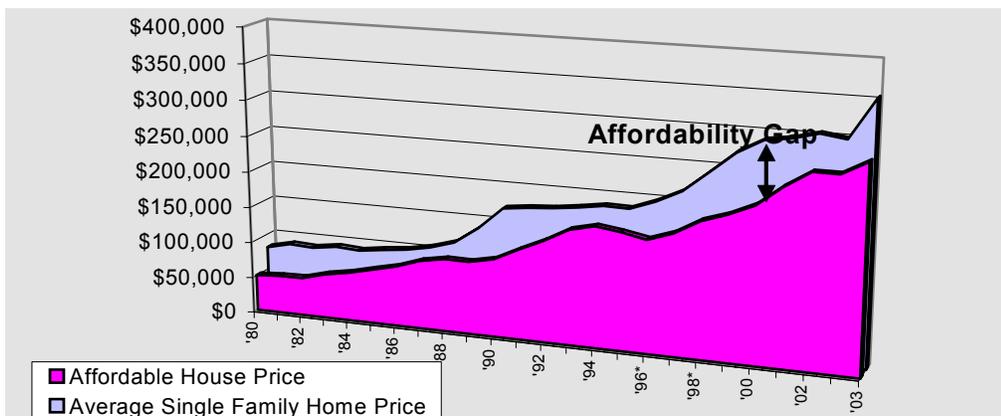
Notes: Real wages are calculated using the Consumer Price Index for All Urban Consumers (CPI-U) for the Seattle-Tacoma area. The base between 1982-1984 = 100. The CPI-U is prepared by the US Department of Labor, Bureau of Statistics.

Housing Affordability in King County

Interest Rates, Incomes, Home Prices and and Affordability Gap, 1980 - 2004

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)
1990	10.04%	\$36,465	\$169,202	(\$61,400)
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	(\$72,643)
2000	7.25%	\$55,900	\$289,800	(\$76,500)
2001	7.00%	\$61,400	\$294,515	(\$54,215)
2002	6.00%	\$60,400	\$303,428	(\$41,128)
2003	6.00%	\$60,400	\$298,914	(\$36,614)
2004	5.50%	\$61,300	\$353,700	(\$72,600)

The Housing Affordability Gap, 1980 - 2004



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.

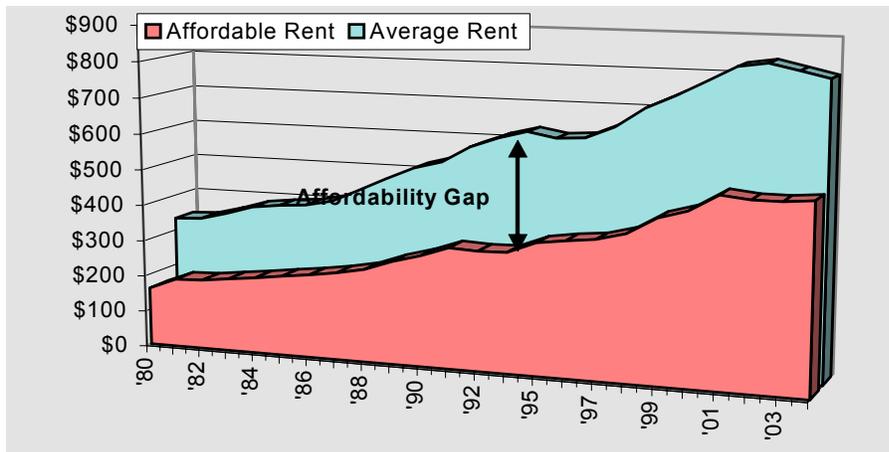
NOTE: Data for the second half of 1995 and part of 1996 are from Multiple Listing Services (MLS), using different methods and geography than the preceding data. The average single family home price for 1995 and 1996 may not be directly comparable with the trend of preceding years. Data since 1996 are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

Rental Affordability Indicators for King County

Incomes, Rent Prices and Affordability Gap, 1980 - 2004

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)
1990	\$24,458	\$12,229	\$537	(\$231)
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	\$41,193	\$20,597	\$826	(\$311)
2002	\$40,522	\$20,261	\$838	(\$331)
2003	\$40,522	\$20,261	\$821	(\$314)
2004	\$41,126	\$20,563	\$803	(\$289)

The Low Income Rental Affordability Gap 1980-2004



Median income - US Dept. of HUD, 1990 and 2000 U.S. Census.

Average rent - Dupre & Scott, Inc. in Central Puget Sound Real Estate Research Report (CPSRERR).

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 and 2000 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 49 and 52 further divide the urban designated area into four subareas:

Sea-Shore - which includes Seattle;

East - which includes the Eastside cities; and

South - which includes the South King County cities.

Rural Cities – the cities of Carnation, Duvall, Enumclaw, North Bend, Skykomish, Snoqualmie and their immediate surroundings.

The Sea-Shore, East, and South subareas also include unincorporated urban areas. By the GMA's definition, rural and resource areas are only unincorporated, although there are six 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 2000, and the target or expected growth in jobs and households during the 20-year Growth Management planning period.

King County Land Development Indicators

1997 - 2004

		New Recorded Lots*		New Residential Units		Existing Housing Units	
		Number	Percent	Number	Percent	Number	Percent
1997	Urban	3,240	95%	11,250	92%	658,200	93%
	<i>Seattle</i>	0	0%	2,587	21%	261,500	37%
	**Urban Balance	3,240	95%	8,792	72%	396,700	56%
	Rural	162	5%	886	7%	41,750	6%
	Resource Lands	0	0%	33	0%	5,520	1%
	KING COUNTY TOTAL	3,402	100%	12,169	100%	705,500	100%
1998	Urban	2,172	98%	13,386	94%	668,300	93%
	<i>Seattle</i>	51	2%	3,933	28%	264,300	37%
	**Urban Balance	2,121	96%	9,453	66%	404,000	56%
	Rural	41	2%	829	6%	42,550	6%
	Resource Lands	0	0%	38	0%	5,550	1%
	KING COUNTY TOTAL	2,213	100%	14,253	100%	716,400	100%
1999	Urban	3,074	96%	13,908	95%	680,300	93%
	<i>Seattle</i>	14	0%	5,287	36%	267,500	37%
	**Urban Balance	3,060	95%	8,621	59%	412,800	57%
	Rural	144	4%	705	5%	43,320	6%
	Resource Lands	0	0%	25	0%	5,580	1%
	KING COUNTY TOTAL	3,218	100%	14,638	100%	729,200	100%
2000	Urban	3,286	99%	14,117	96%	692,800	93%
	<i>Seattle</i>	95	3%	6,536	44%	270,500	36%
	**Urban Balance	3,191	96%	7,581	52%	422,300	57%
	Rural	49	1%	549	4%	43,900	6%
	Resource Lands	0	0%	29	0%	5,600	1%
	KING COUNTY TOTAL	3,335	100%	14,695	100%	742,300	100%
2001	Urban	9,438	99%	11,432	96%	705,500	93%
	<i>Seattle</i>	0	0%	4,819	40%	274,000	36%
	**Urban Balance	9,438	99%	6,613	55%	431,500	57%
	Rural	66	1%	476	4%	44,400	6%
	Resource Lands	0	0%	37	0%	5,625	1%
	KING COUNTY TOTAL	9,504	100%	11,945	100%	755,500	100%
2002	Urban	4,149	97%	10,995	96%	716,000	93%
	<i>Seattle</i>	0	0%	3,459	30%	278,000	36%
	**Urban Balance	4,149	97%	7,536	66%	438,000	57%
	Rural	146	3%	453	4%	44,850	6%
	Resource Lands	0	0%	20	0%	5,650	1%
	KING COUNTY TOTAL	4,295	100%	11,468	100%	766,500	100%
2003	Urban	5,315	99%	8,057	70%	725,080	93%
	<i>Seattle</i>	1,116	21%	2,901	25%	281,000	36%
	**Urban Balance	4,199	79%	5,156	45%	444,080	57%
	Rural	19	0%	451	4%	45,250	6%
	Resource Lands	0	0%	30	0%	5,670	1%
	KING COUNTY TOTAL	5,334	100%	11,439	100%	776,000	100%
2004	Urban	4,009	99%	11,049	95%	733,500	93%
	<i>Seattle</i>	175	4%	3,035	26%	283,000	36%
	**Urban Balance	3,834	95%	8,014	69%	450,500	57%
	Rural	14	0%	484	4%	45,600	6%
	Resource Lands	0	0%	43	0.4%	5,700	1%
	KING COUNTY TOTAL	4,023	100%	11,576	100%	784,800	100%

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. *Does not include Short Plats.

Source: King County Office of Management and Budget 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
KING COUNTY	1,151,100		1,737,000		742,200			1.55	710,900

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
KING COUNTY	895,300		1,507,300		647,200			1.38	615,900

1980

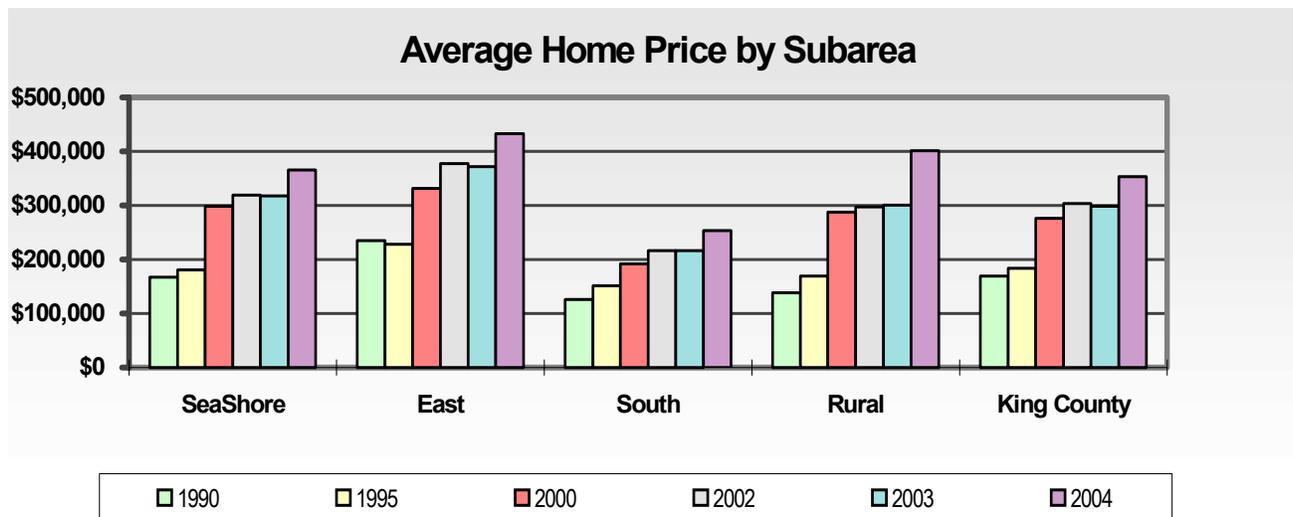
	<u>JOBS ESTIMATE</u>	<u>% of County</u>	<u>TOTAL POPULATION</u>	<u>% of County</u>	<u>TOTAL HOUSING UNITS</u>	<u>% of County</u>	<u>JOBS/ POP RATIO</u>	<u>JOBS/ HSG RATIO</u>	<u>HOUSEHOLDS</u>
Seattle-Shoreline	385,000	58.2%	582,000	45.8%	264,000	50.3%	0.66	1.46	273,300
Greater Eastside	87,000	13.1%	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
KING COUNTY	662,000		1,270,000		525,000			1.26	615,900

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

Note: 1980 data are rough estimates.

Average Sale Price for Single Family Homes, 1990-2004 King County by Subarea

	SeaShore	East	South	Rural	King County
1990	\$166,854	\$234,608	\$125,895	\$138,163	\$169,202
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
2000	\$298,500	\$331,400	\$191,900	\$288,000	\$276,000
2001	na	na	na	na	na
2002	\$319,000	\$377,700	\$216,600	\$297,000	\$303,400
2003	\$317,618	\$372,035	\$216,438	\$300,675	\$298,914
2004	\$365,600	\$432,900	\$253,500	\$401,700	\$353,700



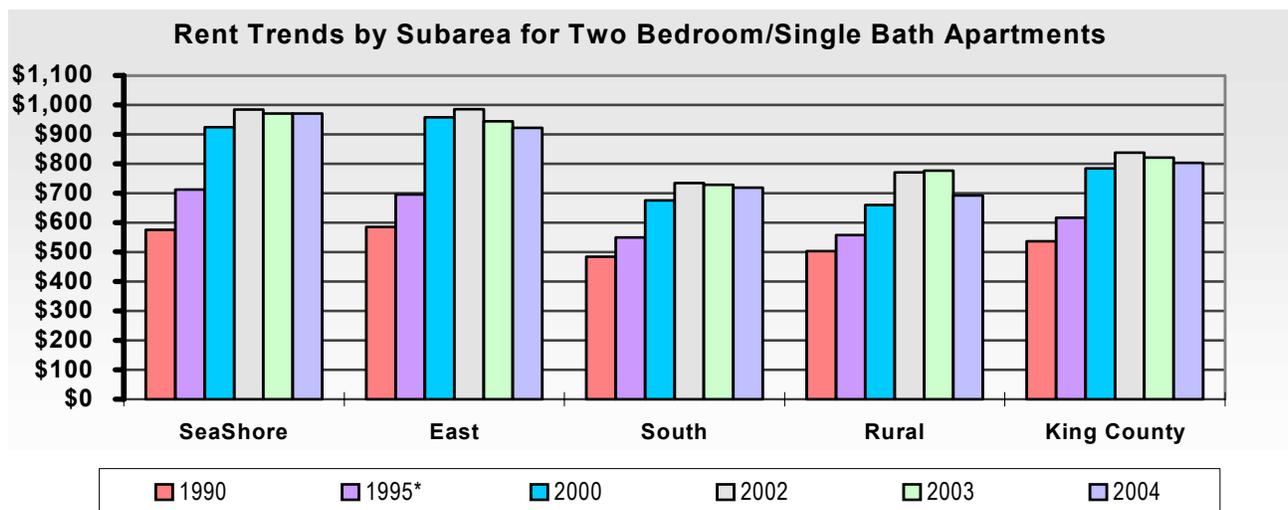
Background/Method:

This table displays the trends in average single family home prices from 1990 to 2004 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 Countywide Planning Policies established monitoring of housing affordability for both urban and rural areas.

NOTES: *Sources of data differ by year and may affect comparability. 1990-1994: King County Housing Affordability Bulletin. 1995: Experiar 1996-1999: Northwest Multiple Listing Service. 2000-2004: Central Puget Sound Real Estate Research Report. Prices from 1996 to present include comdominiums but do not include most sales of new houses.

Rents for Two Bedroom/Single Bath Apartments, 1990-2004 King County by Subarea

	SeaShore	East	South	Rural	King County
1990	\$575	\$586	\$484	\$503	\$537
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
2000	\$925	\$958	\$676	\$660	\$784
2001	\$995	\$994	\$713	\$688	\$826
2002	\$985	\$985	\$735	\$771	\$838
2003	\$971	\$944	\$729	\$777	\$821
2004	\$971	\$922	\$719	\$692	\$803



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 the 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).

22-Year Household and Job Growth By Sub-area, 2000 - 2022

2000 Households by Sub-area

	Uninc.	Cities	Total
Sea-Shore	<i>12,000</i>	<i>284,200</i>	296,200
East	<i>22,600</i>	<i>133,200</i>	155,800
South	<i>43,400</i>	<i>158,400</i>	201,800
Rural	48,000	<i>9,100</i>	57,100
TOTAL	126,000	584,900	710,900

2000 Covered Jobs by Sub-area

	Uninc.	Cities	Total
Sea-Shore	<i>6,700</i>	<i>526,300</i>	533,000
East	<i>7,700</i>	<i>282,800</i>	290,500
South	<i>12,600</i>	<i>288,600</i>	301,200
Rural	18,100	<i>8,700</i>	26,800
TOTAL	45,100	1,106,400	1,151,500

22-Year Household Growth Target

	Uninc.*	Cities*	Total
Sea-Shore	<i>1,670</i>	<i>54,700</i>	56,370
East	<i>6,800</i>	<i>40,850</i>	47,650
South	<i>4,930</i>	<i>37,420</i>	42,350
Rural	N A	<i>5,560</i>	5,560
TOTAL	13,400	138,530	151,930

22-Year Job Growth Target

	Uninc.*	Cities*	Total
Sea-Shore	<i>700</i>	<i>95,150</i>	95,850
East	<i>4,640</i>	<i>93,890</i>	98,530
South	<i>2,580</i>	<i>86,920</i>	89,500
Rural	N A	<i>5,250</i>	5,250
TOTAL	7,920	281,210	289,130

1990 Population by Subarea

	Uninc.	Cities	Total
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
TOTAL	513,300	994,000	1,507,300

2000 Population by Subarea

	Uninc.	Cities*	Total
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
TOTAL	352,900	1,384,100	1,737,000

*City/Unincorporated distribution refers to 2000 city boundaries.

Notes: Urban-designated areas are *ITALICIZED*. Targets apply to Urban areas only. All numbers are rounded.

These targets were adopted in November 2002 by Growth Management Planning Council, and cover the 22 year period from 2001-2022.

Source: King County Office of Management and Budget, and Countywide Planning Policies as amended, 2002.

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 2003, 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 2004, 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, 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 - 2005 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.)
1980	1,269,900	29	766,800	230	503,100	1,904
1990	1,507,300	31	994,050	284	513,250	1,850
1995	1,613,600	34	1,116,200	315	497,400	1,819
2000	1,737,034	39	1,387,261	374	349,773	1,760
2001	1,758,300	39	1,404,721	376	353,579	1,758
2002	1,774,312	39	1,423,176	378	351,136	1,756
2003	1,779,300	39	1,427,457	379	351,843	1,755
2004	1,788,300	39	1,431,505	379	356,795	1,755
2005	1,808,300	39	1,443,802	379	364,498	1,755

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	40,314	7,212	21.8%
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%
Cities Total:	766,811	994,021	1,384,674	390,653	39.3%
Uninc. King County:	503,087	513,298	352,360	(160,938)	-31.4%
KING COUNTY TOTAL:	1,269,898	1,507,319	1,737,034	229,715	15.2%
WASHINGTON STATE:	4,132,204	4,866,692	5,894,121	1,027,429	21.1%

Note: "-" means that the city incorporated after this Census was taken. Year 2000 data as reported by US Census, 2001.

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

2005 Washington State Population Estimates

King County and its Cities, April 1, 2005

Jurisdiction	1990 Census	2000 <i>Corrected</i>	2004 Estimate	2005 Estimate	Change 2000-2005	% Change 2000-2005
Algona	1,694	2,460	2,605	2,660	200	8.1%
Auburn	33,102	42,901	43,670	43,540	639	1.5%
Beaux Arts	303	307	300	297	(10)	-3.3%
Bellevue	86,874	109,827	116,500	115,500	5,673	5.2%
Black Diamond	1,422	3,970	4,000	4,080	110	2.8%
Bothell (K.C.portion)	11,986	16,119	16,250	16,250	131	0.8%
Burien	-	31,881	31,130	31,040	(841)	-2.6%
Carnation	1,243	1,893	1,895	1,900	7	0.4%
Clyde Hill	2,972	2,890	2,790	2,780	(110)	-3.8%
Covington	-	13,783	15,190	16,610	2,827	20.5%
Des Moines	17,283	29,267	29,020	28,960	(307)	-1.0%
Duvall	2,770	4,616	5,545	5,595	979	21.2%
Enumclaw	7,227	11,116	11,160	11,190	74	0.7%
Federal Way	67,304	83,259	83,590	85,800	2,541	3.1%
Hunts Point	513	443	450	450	7	1.6%
Issaquah	7,786	11,212	15,510	17,060	5,848	52.2%
Kenmore	-	18,678	19,170	19,290	612	3.3%
Kent	37,960	79,524	84,560	84,920	5,396	6.8%
Kirkland	40,052	45,054	45,800	45,740	686	1.5%
Lake Forest Park	4,031	12,871	12,770	12,730	(141)	-1.1%
Maple Valley	-	14,209	16,280	17,870	3,661	25.8%
Medina	2,981	3,011	2,955	2,930	(81)	-2.7%
Mercer Island	20,816	22,036	21,830	21,710	(326)	-1.5%
Milton (K.C.portion)	697	814	800	815	1	0.1%
Newcastle	-	7,737	8,375	8,890	1,153	14.9%
Normandy Park	6,709	6,392	6,400	6,385	(7)	-0.1%
North Bend	2,578	4,746	4,660	4,685	(61)	-1.3%
Pacific	4,622	5,373	5,545	5,640	267	5.0%
Redmond	35,800	45,256	46,900	47,600	2,344	5.2%
Renton	41,688	50,052	55,360	56,840	6,788	13.6%
Sammamish	-	34,104	36,560	38,640	4,536	13.3%
SeaTac	22,694	25,496	25,130	25,140	(356)	-1.4%
Seattle	516,259	563,376	572,600	573,000	9,624	1.7%
Shoreline	-	53,296	52,740	52,500	(796)	-1.5%
Skykomish	273	214	210	210	(4)	-1.9%
Snoqualmie	1,546	1,631	5,110	6,345	4,714	289.0%
Tukwila	11,874	17,181	17,240	17,110	(71)	-0.4%
Woodinville	-	9,809	9,915	10,140	331	3.4%
Yarrow Point	962	1,008	990	960	(48)	-4.8%
Cities Total:	994,021	1,387,812	1,431,505	1,443,802	55,990	4.0%
Uninc. King County:	513,298	349,234	356,795	364,498	15,264	4.4%
King County	1,507,319	1,737,046	1,788,300	1,808,300	51,254	3.0%
Washington State	4,866,692	5,894,121	6,167,800	6,256,400	273,679	4.6%

Note: "-" means that the city incorporated after 1990. *Italics* represent corrections by the US Census Bureau or Washington State.

Source: Washington State Office of Financial Management, 2000 through 2004.

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%
Cities Total	1,384,570	79,822 6%	995,954	72%	79,747	6%	164,543	12%	14,685	1%	49,819	4%
Uninc. KC	352,464	15,420 4%	279,173	79%	12,051	3%	30,809	9%	4,170	1%	10,841	3%
King County	1,737,034	95,242 5%	1,275,127	73%	91,798	5%	195,352	11%	18,855	1%	60,660	3%

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	40,314	3,100	7,634	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
Cities Total:	1,384,674	81,882	210,220	938,680	153,892
Uninc. King County:	352,360	23,439	75,105	225,936	27,880
KC TOTAL:	1,737,034	105,321	285,325	1,164,616	181,772

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.

2000 Census Housing Unit Count

King County and its Cities

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

Note: Single family includes both detached houses and attached townhouses.

Source: 2000 US Census, Profile DP-4.

Existing Housing Units by Structure Type

King County and its Cities, 2005

City	Single Family	Multi-Family	Mobile Home, other	TOTAL UNITS
Algona	789	39	151	979
Auburn	8,653	7,964	2,390	19,007
Beaux Arts	124	0	0	124
Bellevue	30,254	21,798	72	52,124
Black Diamond	1,294	37	248	1,579
Bothell (KC portion)	3,257	3,191	841	7,289
Burien	8,271	5,527	126	13,924
Carnation	582	63	14	659
Clyde Hill	1,068	2	0	1,070
Covington	5,259	243	137	5,639
DesMoines	7,125	4,396	433	11,954
Duvall	1,753	139	181	2,073
Enumclaw	2,853	1,227	483	4,563
Federal Way	18,546	13,660	1,253	33,459
Hunts' Point	194	0	0	194
Issaquah	4,203	4,642	12	8,857
Kenmore	5,599	2,091	376	8,066
Kent	16,499	16,631	1,576	34,706
Kirkland	11,502	11,589	56	23,147
Lake Forest Pk	4,413	778	28	5,219
Maple Valley	5,596	463	317	6,376
Medina	1,172	0	0	1,172
Mercer Island	6,979	1,942	11	8,932
Milton	241	1	98	340
Newcastle	2,739	941	19	3,699
Normandy Pk	2,210	545	24	2,779
North Bend	1,274	579	50	1,903
Pacific	1,235	848	110	2,193
Redmond	11,059	10,767	378	22,204
Renton	13,595	12,498	487	26,580
Sammamish	12,752	1,258	92	14,102
SeaTac	5,555	3,908	844	10,307
Seattle	140,238	143,933	1,361	285,532
Shoreline	15,969	5,499	239	21,707
Skykomish	146	3	14	163
Snoqualmie	2,110	503	17	2,630
Tukwila	3,505	4,107	269	7,881
Woodinville	2,684	1,276	154	4,114
Yarrow Point	384	3	0	387
City Total:	361,681	283,091	12,861	657,633
Uninc. King County:	109,396	19,327	7,523	136,246
KING COUNTY TOTAL:	471,077	302,418	20,384	793,879

Note: Single family includes includes both detached houses and attached townhouses.

Source: Washington State Office of Financial Management, 2005 and King County Office of Management and Budget.

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
Cities Total	585,340	n a	327,658	n a	1,387,261	n a
Uninc. KC Total *	126,150	\$65,290	95,853	\$71,300	349,773	n a
King County	711,490	\$53,157	423,511	\$66,035	1,737,034	\$29,521

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

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

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)	15,971	214	5.2%	521	4.9%	72	4.7%	807	5.1%
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	542,979	12,335	14.0%	45,024	11.0%	6,709	9.9%	64,068	11.8%
Shoreline	52,377	786	6.6%	2,308	6.9%	520	6.7%	3,614	6.9%
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%
All Cities	1,354,816	31,377	10.6%	80,698	8.6%	11,751	7.6%	123,826	9.1%
Suburban Cities	811,837	19,042	9.2%	35,674	6.7%	5,042	5.9%	59,758	7.4%
Unincorp. KC	351,489	6,577	2.4%	10,957	4.4%	1,186	3.9%	18,720	5.3%
King County Total	1,706,305	37,954	9.9%	91,655	8.0%	12,937	7.4%	142,546	8.4%

Note: * does not include persons in institutions

Source: U S Census 2000, SF 3A

Annexations and Incorporations by King County Cities 1990 through 2004

JURISDICTION	April 1990 - April 2000			April 2000 - April 2004		
	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	160.17	499	194
Beaux Arts	-	-	-	-	-	-
Bellevue	2,510.83	11,227	4,706	630.30	2,747	1,124
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	401	147
Duvall	436.90	71	40	11.85	0	0
Enumclaw	17.49	0	0	-	-	-
Federal Way	817.28	5	3	1.25	0	0
Hunts Point	-	-	-	-	-	-
Issaquah	1,760.10	104	50	1,478.18	2,495	1,635
Kenmore	3,904.00	16,874	7,001	-	-	-
Kent	6,168.04	25,835	9,727	276.13	882	316
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	70.77	34	18
Renton	461.53	602	235	226.11	587	300
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	7.24	19	7
Yarrow Point	3.40	36	12	-	-	-
TOTAL	66,447.93	233,834	91,196	3,002.60	7,676	3,746

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

Annexations and Incorporations 2004 - 2005

JURISDICTION April 2004 - April 2005

JURISDICTION	Acres Certified	Population Certified	Housing Units Certified
Algona	-	-	-
Auburn	72.90	2	1
Beaux Arts	-	-	-
Bellevue	-	-	-
Black Diamond	-	-	-
Bothell	-	-	-
Burien	-	-	-
Carnation	-	-	-
Clyde Hill	-	-	-
Covington	-	-	-
Des Moines	-	-	-
Duvall	-	-	-
Enumclaw	-	-	-
Federal Way	634.40	2,722	1,217
Hunts Point	-	-	-
Issaquah	-	-	-
Kenmore	-	-	-
Kent	-	-	-
Kirkland	-	-	-
Lake Forest Pk	-	-	-
Maple Valley	-	-	-
Medina	-	-	-
Mercer Island	-	-	-
Milton	-	-	-
Newcastle	-	-	-
Normandy Park	-	-	-
North Bend	-	-	-
Pacific	(72.69)	(2)	(1)
Redmond	149.31	367	133
Renton	91.96	102	43
Sammamish	-	-	-
Seatac	-	-	-
Seattle	-	-	-
Shoreline	-	-	-
Skykomish	-	-	-
Snoqualmie	47.07	0	0
Tukwila	-	-	-
Woodinville	-	-	-
Yarrow Point	-	-	-
TOTAL	922.95	3,191	1,393

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
Cities Total:	6,696.64	10,984.07	1,061.85	2,788.35	1,057.95	22,588.87	63,342	159,684	15,291	238,317
UKC East	420.68	292.16	41.16	5.49	-	759.49	2,432	870	3,100	6,402
UKC SS	87.22	12.27	47.43	2.30	-	149.22	527	749	-	1,276
UKC South	1,957.43	1,043.55	186.37	28.51	-	3,215.86	13,442	3,841	-	17,283
UKC Total:	2,465.33	1,347.98	274.96	36.30	-	4,124.56	16,401	5,460	3,100	24,961
URBAN KC TOTAL:	9,161.97	12,332.05	1,336.80	2,824.65	1,057.95	26,713.43	79,743	165,144	18,391	263,278

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.

Revised 22-year Household Growth Targets King County and its Cities, 2001 - 2022

Household Growth Target to be accommodated by each jurisdiction
Between January 2001 and 2022

Jurisdiction	A 1990 Households	B Original 1992-2012 Growth Target	C 2000 Households	D Adopted Household Growth Target 2001-2022	E PAA H'hold Target
Algona	587	404	845	298	
Auburn	13,357	8,088	16,108	6,003	815
Beaux Arts	119	0	121	3	
Bellevue	35,756	8,727	45,836	10,117	178
Black Diamond	541	1,624	1,456	1,099	
Bothell	4,807	1,951	6,401	1,751	584
Burien	12,000	1,796	13,399	1,552	
Carnation *	439	404	636	246	
Clyde Hill	1,063	12	1,054	21	
Covington	3,400	1,493	4,398	1,373	
Des Moines	7,054	2,154	11,337	1,576	2
Duvall *	946	1,661	1,596	1,037	
Enumclaw *	2,936	2,425	4,317	1,927	
Federal Way	25,705	15,239	31,437	6,188	1,161
Hunts Point	187	4	165	1	
Issaquah	3,170	3,380	4,840	3,993	802
Kenmore	n.a.	n.a.	7,307	2,325	
Kent	16,246	9,075	31,113	4,284	546
Kirkland	17,211	5,837	20,736	5,480	747
Lake Forest Park	1,488	451	5,029	538	
Maple Valley	2,250	1,539	4,809	300	
Medina	1,129	17	1,111	31	
Mercer Island	8,007	1,122	8,437	1,437	
Milton	266	29	339	50	33
Newcastle	2,000	833	3,028	863	1
Normandy Park	2,570	135	2,609	100	
North Bend *	1,044	1,527	1,841	636	
Pacific	1,707	1,212	1,992	721	39
Redmond	14,153	11,617	19,102	9,083	390
Renton	18,219	8,960	21,708	6,198	1,739
Sammamish	n.a.	n.a.	11,131	3,842	
Seattle	236,702	53,877	258,499	51,510	
SeaTac	9,611	5,525	9,708	4,478	0
Shoreline	n.a.	2,559	20,716	2,651	
Skykomish	103	27	104	20	
Snoqualmie *	611	2,784	632	1,697	
Tukwila	5,639	5,388	7,186	3,200	8
Woodinville	3,000	1,797	3,512	1,869	
Yarrow Point	371	18	379	28	
City Total:	454,400	163,683	584,974	138,526	7,045
Unincorp. KC:	161,400	33,501	125,942	19,406	6,361
- urban	123,400	26,501	79,042	13,406	6,361
- rural **	38,000	7,000	46,900	6,000	n.a.
King County Total:	615,800	197,184	710,916	157,932	n.a.

NOTES: Column D indicates the approximate number of households each jurisdiction is expected to accommodate during the 22 year period 2001 - 2022. These growth targets were adopted by the King County Growth Management Planning Council in November, 2002. The targets replace the earlier 1992 - 2012 numbers which are shown as Column B.

Column E shows the unincorporated household targets associated with designated Potential Annexation Areas (PAAs) of selected cities.

* Targets of five rural cities include surrounding growth areas. ** Rural-designated areas are expected to grow by no more than 6000 hseholds.

Land Area and Assessed Value by City, 2005

Jurisdiction	Land Area		Number of Parcels	Total Assessed Value (thousands)
	(sq. mi.)	(acres)		
Algona	1.31	837	1,156	\$ 306,458
Auburn	21.61	13,831	10,861	\$ 4,430,443
Beaux Arts	0.08	53	126	\$ 76,340
Bellevue	31.85	20,385	31,872	\$ 22,291,739
Black Diamond	6.19	3,960	1,793	\$ 434,616
Bothell	5.67	3,627	4,663	\$ 2,463,062
Burien	7.43	4,758	9,903	\$ 2,922,767
Carnation	1.16	745	697	\$ 157,775
Clyde Hill	1.06	676	1,137	\$ 1,069,981
Covington	5.87	3,757	6,005	\$ 1,332,014
Des Moines	6.56	4,198	8,382	\$ 2,204,311
Duvall	2.21	1,417	2,171	\$ 616,458
Enumclaw	3.84	2,459	3,516	\$ 812,350
Federal Way	22.54	14,425	21,256	\$ 6,502,361
Hunts Point	0.29	187	202	\$ 638,432
Issaquah	10.59	6,776	5,951	\$ 3,345,447
Kenmore	6.18	3,952	6,404	\$ 2,144,783
Kent	29.05	18,592	18,467	\$ 8,830,649
Kirkland	10.52	6,733	12,488	\$ 7,896,394
Lake Forest Park	3.59	2,296	4,833	\$ 1,690,944
Maple Valley	5.62	3,598	6,810	\$ 1,581,468
Medina	1.42	909	1,282	\$ 2,144,866
Mercer Island	6.34	4,057	7,827	\$ 6,449,429
Milton	0.55	355	347	\$ 62,878
Newcastle	4.47	2,862	3,417	\$ 1,404,734
Normandy Park	2.55	1,633	2,471	\$ 975,290
North Bend	2.96	1,897	1,530	\$ 542,089
Pacific	1.82	1,167	1,669	\$ 316,253
Redmond	16.22	10,380	11,756	\$ 9,320,369
Renton	17.51	11,207	16,293	\$ 6,697,750
Sammamish	18.22	11,659	15,100	\$ 6,461,340
Sea Tac	10.30	6,595	6,519	\$ 3,430,802
Seattle	84.96	54,373	170,957	\$ 88,278,106
Shoreline	11.70	7,488	17,152	\$ 5,579,304
Skykomish	0.33	214	265	\$ 20,258
Snoqualmie	6.47	4,138	2,990	\$ 1,004,146
Tukwila	9.00	5,761	5,101	\$ 3,451,874
Woodinville	5.66	3,625	3,241	\$ 1,897,492
Yarrow Point	0.36	232	427	\$ 567,408
Cities Total:	384.08	245,814	427,037	\$ 210,353,181
Unincorporated King County:	1,750	1,119,946	142,656	\$ 38,558,601
KING COUNTY TOTAL:	2,134	1,365,760	569,693	\$ 248,911,782

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 and King County Office of Management and Budget.

Total Net New Residential Units Authorized

King County and its Cities, 2000 - 2004

Jurisdiction	Gross Units	Demos	Net Units	Gross Units	Demos	Net Units	Gross Units	Demos	Net Units	Gross Units	Demos	Net Units	Gross Units	Demos	Net Units
	2000			2001			2002			2003			2004		
Algona	19	1	18	12	1	11	41	0	41	29	1	28	12	1	11
Auburn	380	2	378	183	1	182	83	5	78	143	16	127	56	6	50
Beaux Arts	0	0	0	2	0	2	1	1	0	0	1	-1	0	1	-1
Bellevue	500	30	470	526	41	485	434	53	381	275	26	249	151	55	96
Black Diamond	14	1	13	8	1	7	5	1	4	15	3	12	7	3	4
Bothell (KC Part)	149	8	141	30	5	25	134	13	121	13	0	13	142	3	139
Burien	33	14	19	28	9	19	33	6	27	46	9	37	38	42	-4
Carnation	4	0	4	1	1	0	2	1	1	0	0	0	0	1	-1
Clyde Hill	15	14	1	10	11	-1	17	17	0	13	12	1	17	14	3
Covington	52	16	36	228	6	222	359	6	353	357	5	352	269	10	259
Des Moines	55	7	48	31	1	30	17	9	8	35	6	29	65	5	60
Duvall	97	2	95	208	3	205	87	1	86	40	4	36	33	2	31
Enumclaw	21	1	20	28	6	22	62	3	59	29	1	28	14	5	9
Federal Way	78	3	75	41	1	40	206	5	201	127	4	123	123	9	114
Hunts Point	4	1	3	3	5	-2	3	1	2	3	3	0	3	2	1
Issaquah	85	8	77	508	13	495	201	1	200	469	1	468	809	1	808
Kenmore	209	2	207	87	7	80	145	7	138	222	9	213	164	3	161
Kent	556	23	533	457	18	439	363	16	347	308	67	241	306	12	294
Kirkland	181	49	132	410	63	347	261	66	195	184	74	110	521	102	419
Lake Forest Park	9	3	6	13	3	10	17	6	11	13	5	8	50	7	43
Maple Valley	146	0	146	170	7	163	345	4	341	389	8	381	343	0	343
Medina	17	13	4	11	12	-1	10	13	-3	3	5	-2	17	16	1
Mercer Island	151	45	106	55	32	23	132	50	82	48	41	7	358	56	302
Milton (KC Part)	1	0	1	1	0	1	0	0	0	0	0	0	9	0	9
Newcastle	281	2	279	71	6	65	119	10	109	132	2	130	140	3	137
Normandy Park	12	1	11	6	0	6	93	2	91	8	2	6	9	2	7
North Bend	4	0	4	3	1	2	0	1	-1	7	1	6	5	2	3
Pacific	4	0	4	18	0	18	102	3	99	20	0	20	43	5	38
Redmond	182	7	175	733	16	717	471	6	465	452	6	446	359	17	342
Renton	818	17	801	404	23	381	643	24	619	765	27	738	646	53	593
Sammamish	764	6	758	490	20	470	530	2	528	516	21	495	423	0	423
SeaTac	26	49	-23	35	13	22	38	3	35	190	5	185	43	6	37
Seattle	6,536	798	5,738	4,819	462	4,357	3,459	198	3,261	2,901	347	2,554	3,035	640	2,395*
Shoreline	76	28	48	89	18	71	118	14	104	151	16	135	99	24	75
Skykomish	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
Snoqualmie	310	0	310	136	0	136	293	2	291	306	0	306	360	1	359
Tukwila	61	27	34	54	11	43	60	9	51	35	6	29	40	9	31
Woodinville	30	2	28	59	6	53	134	0	134	37	1	36	189	12	177
Yarrow Point	4	6	-2	2	0	2	5	5	0	3	3	0	8	7	1
City Total:	11,884	1,186	10,698	9,970	823	9,147	9,023	564	8,459	8,284	738	7,546	8,907	1,137	7,770
Uninc. King County:	2,811	160	2,651	1,975	85	1,890	2,445	68	2,377	3,155	115	3,040	2,669	91	2,578
King County Total:	14,695	1,346	13,349	11,945	908	11,037	11,468	632	10,836	11,439	853	10,586	11,576	1,228	10,348

* Seattle reports units COMPLETED

Source: Individual cities of King County and King County Office of Management and Budget Building Permit Files.
Puget Sound Regional Council Building Permit Files.

Total New Residential Units Authorized King County and its Cities, 1994 - 2004

Jurisdiction	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Algona	24	18	18	13	9	17	19	12	41	29	12
Auburn	137	308	310	375	731	137	380	183	83	143	56
Beaux Arts	0	0	3	0	0	1	0	2	1	0	0
Bellevue	541	483	506	1,406	1,077	1,105	500	526	434	275	151
Black Diamond	150	50	39	68	43	26	14	8	5	15	7
Bothell (KC Part)	291	145	449	256	121	179	149	30	134	13	142
Burien	22	24	32	63	83	55	33	28	33	46	38
Carnation	19	13	20	27	16	16	4	1	2	0	0
Clyde Hill	2	3	2	6	2	14	15	10	17	13	17
Covington	-	-	-	-	26	20	52	228	359	357	269
Des Moines	36	35	17	55	28	16	55	31	17	35	65
Duvall	87	54	51	126	116	89	97	208	87	40	33
Enumclaw	172	53	114	28	19	52	21	28	62	29	14
Federal Way	193	240	232	507	199	344	78	41	206	127	123
Hunts Point	2	2	1	2	2	4	4	3	3	3	3
Issaquah	183	187	151	140	522	315	85	508	201	469	809
Kenmore	-	-	-	-	-	59	209	87	145	222	164
Kent	252	649	906	502	446	1,217	556	457	363	308	306
Kirkland	423	349	534	630	434	419	181	410	261	184	521
Lake Forest Park	5	17	15	46	27	18	9	13	17	13	50
Maple Valley	-	-	-	-	238	114	146	170	345	389	343
Medina	16	12	9	11	12	17	17	11	10	3	17
Mercer Island	116	50	69	57	50	74	151	55	132	48	358
Milton (KC Part)	n/a	1	51	3	2	2	1	1	0	0	9
Newcastle	13	16	68	44	50	40	281	71	119	132	140
Normandy Park	14	6	7	7	11	7	12	6	93	8	9
North Bend	62	73	105	114	251	145	4	3	0	7	5
Pacific	21	38	0	4	6	3	4	18	102	20	43
Redmond	327	535	581	457	454	191	182	733	471	452	359
Renton	310	227	319	912	936	476	818	404	643	765	646
Sammamish	-	-	-	-	-	NA	764	490	530	516	423
SeaTac	29	23	24	35	40	39	26	35	38	190	43
Seattle	1,532	1,567	2,706	2,587	3,933	5,287	6,536	4,819	3,459	2,901	3,035 *
Shoreline	-	-	42	152	141	96	76	89	118	151	99
Skykomish	1	2	2	3	2	0	0	0	0	0	1
Snoqualmie	0	0	10	71	142	479	310	136	293	306	360
Tukwila	18	12	49	48	32	41	61	54	60	35	40
Woodinville	14	26	192	140	267	57	30	59	134	37	189
Yarrow Point	10	2	4	1	1	6	4	2	5	3	8
City Total:	5,022	5,204	7,638	8,896	10,469	11,177	11,884	9,970	9,023	8,284	8,907
Uninc. King County:	3,320	2,713	3,549	3,435	3,784	3,508	2,811	1,975	2,445	3,155	2,669
King County Total:	8,342	7,917	11,187	12,331	14,253	14,685	14,695	11,945	11,468	11,439	11,576
<i>Uninc. King County as a % of total King County:</i>											
	40%	34%	32%	28%	27%	24%	19%	17%	21%	28%	23%

* Seattle reports units COMPLETED

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 Management and Budget Building Permit Files.

New Single Family Units Authorized King County and its Cities, 1994 - 2004

Jurisdiction	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Algona	12	18	11	13	9	17	19	8	41	29	12
Auburn	113	135	209	262	326	121	236	51	41	83	31
Beaux Arts	0	0	3	0	0	1	0	2	1	0	0
Bellevue	234	249	182	308	330	242	266	151	165	132	139
Black Diamond	150	50	39	68	43	26	14	8	2	15	7
Bothell (KC Part)	106	128	89	45	31	74	38	30	69	13	18
Burien	22	24	30	45	59	39	22	28	25	35	38
Carnation	19	13	20	27	16	16	4	1	2	0	0
Clyde Hill	2	3	2	6	2	14	15	10	17	13	17
Covington	-	-	-	-	26	20	45	217	159	357	269
Des Moines	31	35	14	34	28	12	23	19	17	35	62
Duvall	87	54	51	126	116	89	97	120	87	40	33
Enumclaw	160	49	74	28	19	52	21	28	18	19	12
Federal Way	185	234	103	151	104	119	44	24	156	115	123
Hunts Point	2	2	1	2	2	4	4	3	3	3	3
Issaquah	106	68	46	49	149	69	83	46	95	372	510
Kenmore	-	-	-	-	-	8	94	43	90	146	79
Kent	92	188	308	288	272	269	294	194	247	306	282
Kirkland	140	133	130	187	124	209	121	148	138	153	244
Lake Forest Park	5	17	15	40	27	18	9	13	14	13	50
Maple Valley	-	-	-	-	238	114	146	170	345	389	290
Medina	16	12	9	11	12	17	17	11	10	3	17
Mercer Island	35	44	49	48	50	74	73	32	36	38	63
Milton (KC Part)	n/a	1	49	3	2	2	1	1	0	0	9
Newcastle	13	16	68	44	50	40	86	71	98	132	98
Normandy Park	14	6	7	7	11	7	12	6	8	8	9
North Bend	62	73	105	112	67	4	4	3	0	7	5
Pacific	21	18	0	4	6	3	4	18	17	20	43
Redmond	124	86	117	114	55	85	121	138	122	260	216
Renton	95	135	194	233	293	203	348	308	466	550	438
Sammamish	-	-	-	-	-	NA	373	384	356	516	423
SeaTac	29	23	24	35	40	36	26	35	38	34	43
Seattle	428	458	478	461	578	720	414	463	696	996	555
Shoreline	-	-	42	126	113	96	74	77	62	76	45
Skykomish	1	2	2	3	2	0	0	0	0	0	1
Snoqualmie	0	0	10	71	133	297	256	130	214	256	358
Tukwila	18	12	18	28	32	41	61	54	60	35	40
Woodinville	14	20	14	63	68	57	30	9	86	37	146
Yarrow Point	10	2	4	1	1	6	4	2	5	3	8
City Total:	2,346	2,308	2,517	3,043	3,434	3,221	3,499	3,056	4,006	5,239	4,736
Uninc.King County:	3,059	2,255	2,272	2,391	2,384	2,202	1,511	1,544	1,954	1,991	2,129
King County Total:	5,405	4,547	4,789	5,434	5,818	5,423	5,010	4,600	5,960	7,230	6,865
<i>Uninc.King County as a % of total King County:</i>											
	57%	50%	47%	44%	41%	41%	30%	34%	33%	28%	31%

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 Management and Budget Building Permit Files.

New Multifamily Units Authorized King County and its Cities, 1994 - 2004

Jurisdiction	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Algona	12	0	7	0	0	0	0	4	0	0	0
Auburn	24	173	101	113	405	16	144	132	42	60	25
Beaux Arts	0	0	0	0	0	0	0	0	0	0	0
Bellevue	307	234	324	1,098	747	863	234	375	269	143	12
Black Diamond	0	0	0	0	0	0	0	0	3	0	0
Bothell (KC Part)	185	17	360	211	90	105	111	0	65	0	124
Burien	0	0	2	18	24	16	11	0	8	11	0
Carnation	0	0	0	0	0	0	0	0	0	0	0
Clyde Hill	0	0	0	0	0	0	0	0	0	0	0
Covington	-	-	-	-	0	0	7	11	200	0	0
Des Moines	5	0	3	21	0	4	32	12	0	0	3
Duvall	0	0	0	0	0	0	0	88	0	0	0
Enumclaw	12	4	40	0	0	0	0	0	44	10	2
Federal Way	8	6	129	356	95	225	34	17	50	12	0
Hunts Point	0	0	0	0	0	0	0	0	0	0	0
Issaquah	77	119	105	91	373	246	2	462	106	97	299
Kenmore	-	-	-	-	-	51	115	44	55	76	85
Kent	160	461	598	214	174	948	262	263	116	2	24
Kirkland	283	216	404	443	310	210	60	262	123	31	277
Lake Forest Park	0	0	0	6	0	0	0	0	3	0	0
Maple Valley	-	-	-	-	0	0	0	0	0	0	53
Medina	0	0	0	0	0	0	0	0	0	0	0
Mercer Island	81	6	20	9	0	0	78	23	96	10	295
Milton (KC Part)	n/a	0	2	0	0	0	0	0	0	0	0
Newcastle	0	0	0	0	0	0	195	0	21	0	42
Normandy Park	0	0	0	0	0	0	0	0	85	0	0
North Bend	0	0	0	2	184	141	0	0	0	0	0
Pacific	0	20	0	0	0	0	0	0	85	0	0
Redmond	203	449	464	343	399	106	61	595	349	192	143
Renton	215	92	125	679	643	273	470	96	177	215	208
Sammamish	-	-	-	-	-	NA	391	106	174	0	0
SeaTac	0	0	0	0	0	3	0	0	0	156	0
Seattle	1,104	1,109	2,228	2,126	3,355	4,567	6,122	4,356	2,763	1,905	2,480
Shoreline	-	-	0	26	28	0	2	12	56	75	54
Skykomish	0	0	0	0	0	0	0	0	0	0	0
Snoqualmie	0	16	0	0	9	182	54	6	79	50	2
Tukwila	0	0	31	20	0	0	0	0	0	0	0
Woodinville	0	6	178	77	199	0	0	50	48	0	43
Yarrow Point	0	0	0	0	0	0	0	0	0	0	0
City Total:	2,676	2,912	5,121	5,853	7,035	7,956	8,385	6,914	5,017	3,045	4,171
Uninc. King County:	261	458	1,277	1,044	1,400	1,306	1,300	431	491	1,164	540
King County Total:	2,937	3,370	6,398	6,897	8,435	9,262	9,685	7,345	5,508	4,209	4,711
<i>Uninc. KC as a % of total King County:</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>	<i>9%</i>	<i>28%</i>	<i>11%</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 Management and Budget building permit file.

Recorded Formal Plats

King County and its Cities, 1999 - 2004

Jurisdictions	1999		2000		2001		2002		2003		2004		
	Lots	Acres	Plats	Lots	Acres								
Algona	0	0.00	0	0.00	0	0.00	23	8.52	-	-	1	12	3.05
Auburn	102	57.16	27	6.92	0	0.00	56	18.75	27	5.50	1	10	1.87
Beaux Arts	0	0.00	0	0.00	0	0.00	0	0.00	-	-	0	0	0.00
Bellevue	280	101.99	31	7.34	59	22.34	58	18.65	9	4.17	0	0	0.00
Black Diamond	34	12.82	0	0.00	0	0.00	0	0.00	-	-	0	0	0.00
Bothell	78	27.01	0	0.00	16	4.67	15	0.00	-	-	2	25	7.10
Burien	0	0.00	6	1.45	0	0.00	0	0.00	-	-	0	0	0.00
Carnation	0	0.00	0	0.00	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	18	6	336	59	61	14	394	89.50	231	47.36	2	69	15.86
Des Moines	7	1.43	0	0.00	18	3.00	0	0.00	34	4.35	0	0	0.00
Duvall	79	16.03	59	13.52	154	39.13	32	10.77	16	4.59	0	0	0.00
Enumclaw	0	0.00	80	18.56	0	0.00	9	2.80	-	-	0	0	0.00
Federal Way	65	19.73	0	0.00	100	39.49	65	13.12	47	12.26	5	158	52.06
Hunts Point	0	0.00	0	0.00	0	0.00	0	0.00	-	-	0	0	0.00
Issaquah	108	36.22	0	0.00	219	469.28	479	291.58	285	38.74	15	743	243.15
Kenmore	36	6	23	5	26	9	150	28.33	35	6.30	4	93	28.56
Kent	114	32.55	136	38.42	313	79.12	169	45.53	132	26.75	7	156	42.26
Kirkland	16	3.36	45	10.04	16	2.17	11	3.22	10	1.80	1	15	2.19
Lake Forest Pk	0	0.00	0	0.00	0	0.00	0	0.00	-	-	1	14	8.84
Maple Valley	54	11.10	206	42.89	369	82.90	165	98.45	393	101.50	9	393	87.08
Medina	0	0.00	0	0.00	0	0.00	0	0.00	-	-	0	0	0.00
Mercer Island	0	0.00	21	5.85	0	0.00	0	0.00	-	-	1	6	1.65
Milton (KC part)	0	0.00	0	0.00	0	0.00	0	0.00	21	5.66	0	0	0.00
Newcastle	121	32.21	227	85.08	0	0.00	297	228.63	44	11.95	1	44	9.65
Normandy Park	0	0.00	0	0.00	0	0.00	0	0.00	-	-	0	0	0.00
North Bend	0	0.00	0	0.00	0	0.00	0	0.00	-	-	0	0	0.00
Pacific	0	0.00	0	0.00	20	5.55	0	0.00	8	2.31	1	6	1.41
Redmond	107	22.47	106	28.05	251	165.43	114	37.80	168	36.41	5	296	77.13
Renton	155	53.31	350	86.30	350	99.98	637	197.76	389	87.39	8	220	87.98
Sammamish	113	105	160	53	620	316	369	185.22	259	90.04	6	180	84.07
SeaTac	0	0.00	6	1.25	0	0.00	10	2.63	-	-	0	0	0.00
Seattle	14	0.39	95	49.07	0	0.00	11	16.20	1,116	72.81	2	175	121.67
Shoreline	7	0.56	17	2.31	9	1.80	29	4.69	-	-	0	0	0.00
Skykomish	0	0.00	0	0.00	0	0.00	0	0.00	-	-	0	0	0.00
Snoqualmie	457	133.25	23	16.25	233	68.02	155	71.74	242	81.19	5	362	111.89
Tukwila	0	0.00	40	9.15	16	3.14	0	0.00	20	6.84	0	0	0.00
Woodinville	9	9.65	7	9.89	74	22.69	7	1.50	136	50.19	3	52	17.73
Yarrow Point	0	0.00	0	0.00	0	0.00	0	0.00	-	-	0	0	0.00
Cities Total:	1,974	687.88	2,001	549.40	2,924	1448.28	3,255	1,375.39	3,622	698.11	80	3,029	1,005.20
Uninc.Total:	1,244	1823.93	1,334	1296.89	1,844	3204.57	1,040	1,380.31	1,712	1,049.92	19	994	269.96
KC TOTAL:	3,218	2,511.81	3,335	1,846.29	4,768	4,652.85	4,295	2,755.70	5,334	1,748.03	99	4,023	1,275.16
<i>Uninc. King County as a % of total King County:</i>													
	39%	73%	40%	70%	39%	69%	24%	50%	32%	60%	19%	25%	21%

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

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

Covered Employment by Sector, March 2003

King County and its Cities

Jurisdiction	COVERED JOBS	Construction / Resources	WTU	Mfg.	Retail	Info./ Tech.	Health	Other Serv/ FIRE	Gov't / Educ.
Algona	1,082	11	250	679	-	3	0	34	57
Auburn	31,583	1,911	3,664	8,444	4,782	783	2,590	3,999	4,784
Beaux Arts	24	*	-	-	*	-	0	6	2
Bellevue	110,774	5,062	8,348	6,218	13,263	25,697	10,167	23,024	6,861
Black Diamond	462	113	32	*	37	7	*	83	129
Bothell	9,800	851	345	475	739	2,899	683	1,057	1,937
Burien	12,137	349	786	181	1,810	518	3,313	2,454	2,219
Carnation	596	32	27	*	42	6	23	71	278
Clyde Hill	630	43	15	*	*	7	*	43	170
Covington	2,032	201	*	*	348	63	182	490	573
Des Moines	5,613	326	252	18	461	151	1,280	1,268	1,620
Duvall	1,080	118	13	56	168	13	67	176	190
Enumclaw	4,143	150	103	238	736	133	644	745	733
Federal Way	29,904	740	1,137	475	5,685	1,964	4,210	6,725	3,677
Hunts Point	22	*	*	-	-	-	0	17	2
Issaquah	16,275	634	851	1,985	2,792	1,506	1,529	2,410	1,266
Kenmore	4,261	378	301	65	316	90	410	1,196	677
Kent	59,033	4,384	13,992	14,344	6,148	2,843	2,474	7,258	5,035
Kirkland	30,866	2,316	2,090	1,902	4,164	4,458	2,610	6,588	4,581
Lake Forest Pk	1,418	143	46	9	261	70	126	396	215
Maple Valley	2,697	314	76	31	492	112	177	654	736
Medina	407	*	15	*	49	11	0	175	71
Mercer Island	6,799	350	176	44	591	935	699	1,746	909
Milton	12	8	*	-	-	-	*	0	0
Newcastle	1,057	*	77	*	163	101	36	191	51
Normandy Pk	622	89	22	-	127	36	111	89	118
North Bend	2,194	156	82	15	814	68	280	439	273
Pacific	621	114	145	76	*	-	16	82	130
Redmond	78,286	2,957	2,777	9,672	3,706	41,572	3,270	6,641	2,106
Renton	48,820	1,970	3,743	15,351	6,948	2,506	3,303	6,642	6,516
Sammamish	4,469	458	261	21	393	220	261	1,250	1,398
SeaTac	26,552	473	14,445	552	501	391	201	6,823	1,891
Seattle	467,571	17,843	39,518	28,318	37,201	60,019	57,367	99,763	86,537
Shoreline	16,184	751	174	239	2,735	316	1,819	4,240	5,215
Skykomish	61	*	-	-	*	-	0	0	38
Snoqualmie	1,847	223	39	115	44	122	60	610	472
Tukwila	40,584	1,437	6,146	11,403	7,479	1,931	887	7,531	1,417
Woodinville	12,855	2,766	1,345	2,553	1,656	-	362	2,312	487
Yarrow Point	67	*	*	*	*	-	0	16	4
Cities Total	1,033,440	47,715	101,340	103,759	104,702	150,792	99,187	207,443	143,376
Uninc. King Co.	44,572	7,043	3,607	2,058	4,065	2,225	2,866	10,887	10,707
KING COUNTY	1,078,012	54,758	104,947	105,817	108,767	153,017	102,052	218,330	154,083

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

SECTORS: **Construction/Resources**=Construction, Forestry, Fishing, Mining, Resources **WTU** = Wholesale, Trans., Utilities, **Mfg.** = Manufacturing;
Retail excludes restaurants **Info./Tech.** = Information, Technology **Health** = Health Services; **Other Serv/FIRE** = Services,
 Finance, Insurance, Real Estate.

Note: 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, 2003, and Puget Sound Regional Council, 2004.

Covered Employment, March 1995, 2000, 2001, 2002 and 2003

King County and its Cities

CITY	<u>1995</u>		<u>2000</u>		<u>2001</u>		<u>2002</u>		<u>2003</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	57	1,920	53	1,849	57	1,531	51	1,350	37	1,082
Auburn	1,464	26,525	1,669	38,393	1,730	38,056	1,538	36,026	1,225	31,583
Beaux Arts	9	10	9	17	10	18	8	20	11	24
Bellevue	6,562	97,594	6,407	120,170	6,302	121,872	5,468	111,594	5,607	110,774
Black Diamond	44	227	70	427	69	427	64	482	64	462
Bothell	520	8,591	560	10,320	572	12,307	458	11,017	470	9,800
Burien	1,080	10,850	1,060	12,149	1,100	12,039	912	12,107	955	12,137
Carnation	51	447	42	591	53	549	48	550	51	596
Clyde Hill	50	426	56	424	53	519	48	570	55	630
Covington	NA	NA	223	2,467	223	2,575	199	2,418	162	2,032
Des Moines	469	4,747	576	5,846	568	5,873	433	5,706	451	5,613
Duvall	101	559	117	902	117	1,126	105	994	108	1,080
Enumclaw	344	3,885	368	4,158	354	4,194	314	4,232	317	4,143
Federal Way	1,954	23,859	2,073	29,258	2,085	30,409	1,755	30,012	1,858	29,904
Hunts Point	17	28	23	35	20	25	13	26	13	22
Issaquah	626	7,437	807	14,611	836	15,518	740	15,506	774	16,275
Kenmore	NA	NA	465	4,396	474	4,278	393	4,280	387	4,261
Kent	2,557	53,435	2,930	59,920	2,971	60,179	2,674	58,845	2,709	59,033
Kirkland	2,229	28,682	2,215	38,827	2,208	34,388	1,899	31,593	1,908	30,866
Lake Forest Park	263	1,462	254	1,348	273	1,604	212	1,404	211	1,418
Maple Valley	NA	NA	239	2,741	245	2,902	203	2,517	221	2,697
Medina	78	293	76	357	68	348	48	304	69	407
Mercer Island	699	5,901	677	6,679	687	7,165	576	6,959	595	6,799
Milton	NA	7	4	3	9	6	5	5	8	12
Newcastle	115	580	128	1,019	136	1,113	113	1,083	132	1,057
Normandy Park	121	489	118	568	120	575	90	541	104	622
North Bend	157	1,334	162	1,842	168	2,071	174	2,287	172	2,194
Pacific	92	845	85	885	89	933	78	877	59	621
Redmond	2,233	48,388	2,114	67,707	2,075	78,105	1,791	76,830	1,850	78,286
Renton	1,516	40,587	1,631	55,094	1,739	56,169	1,517	51,984	1,574	48,820
Sammamish	NA	NA	553	4,757	574	4,539	479	4,027	521	4,469
SeaTac	818	25,979	765	31,160	787	31,801	687	30,164	705	26,552
Seattle	24,296	423,770	26,326	510,221	25,975	502,389	21,570	479,241	22,081	467,571
Shoreline	1,057	13,491	1,224	14,793	1,300	15,304	1,054	14,684	1,094	16,184
Skykomish	11	71	13	106	14	83	13	78	11	61
Snoqualmie	77	895	72	1,104	93	1,343	105	1,452	117	1,847
Tukwila	1,516	46,362	1,584	47,824	1,545	44,072	1,391	35,624	1,431	40,584
Woodinville	691	8,911	782	13,457	814	14,144	746	13,459	769	12,855
Yarrow Point	15	21	18	49	18	53	16	54	20	67
Cities Total	51,889	888,608	56,548	1,106,476	56,531	1,110,691	47,988	1,050,902	48,906	1,033,440
Uninc. King Co.	7,932	57,462	5,978	46,261	6,041	44,923	4,774	43,509	4,920	44,572
KING COUNTY	59,821	946,070	62,526	1,152,737	62,572	1,155,525	52,762	1,094,411	53,826	1,078,012

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. For detail by job sector, see Covered Jobs by sector, page 73.

Source: Washington State Employment Security Department, 2002. Compiled by Puget Sound Regional Council, May 2004.

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, there are 39 cities in King County, the largest number in any County in Washington State. A map called "King County Current City Boundaries" is found at the back of this document. It shows all 39 cities.

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 and housing 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 2000 Census and PSRC. Development activity data were provided by individual cities.

Note: In some of King County's newest cities, a 1990 population is shown. This refers to the unincorporated population of the land area which subsequently incorporated.

Statistical Profile on: ALGONA

City Mayor: Joe Scholz
City Info. line: (253) 833 - 2897

DEMOGRAPHICS

POPULATION

1980	1,467	Population Growth, 1980-1990:	15%
1990	1,694	Population Growth, 1990-2000:	45%
1995	1,970		
2000	2,460	Households, 2000 Census:	845
2003	2,590	Ave. Hhld Size, 2000 Census:	2.91
2004	2,605		
2005	2,660		

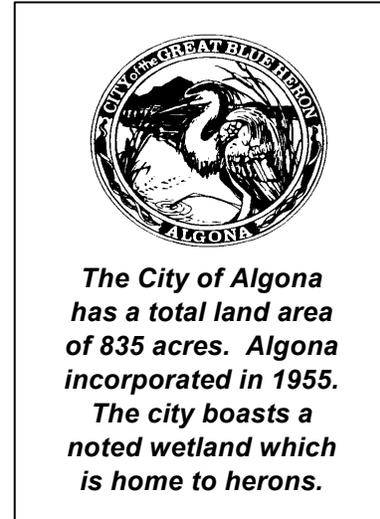
Household Growth Target for 2001-2022: 298

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%
Hispanic or Latino*:	147	6%
Two or more race:	66	3%



EMPLOYMENT AND INCOME

2003 Number of Business Units: 37

Median Household Income:

1989 (1990 Census):	\$32,798
1999 (2000 Census):	\$50,833

Households by Income Category, 1999:

0 - 50%	149	18%
50 - 80%	162	19%
80 - 120%	206	27%
120% +	329	36%

2003 Total Jobs:	1,082
Construction/Resources	11
WTU	250
Manufacturing	679
Retail	-
Information/Technology	3
Health	-
Other Services/FIRE	34
Government/Education	57

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 879

**Single Family: 818
Multifamily: 61

1990 Census Median 2-Bdrm. Rental: \$403
2000 Census Median 2-Bdrm. Rental: \$781

1990 Census Median House Value: \$72,300
2000 Census Median House Value: \$136,000

DEVELOPMENT ACTIVITY

2004 Total New Residential Units: 12
**Single Family 12
Multifamily 0

2004 Formal Plats:	# Plats	#Lots	# Acres
Applications:	0	0	0.00
Recordings:	1	12	3.05

Sources: 2000 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. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: AUBURN (King County portion)

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

DEMOGRAPHICS

POPULATION

1980	26,417	Population Growth, 1980-1990:	25%
1990	33,102	Population Growth, 1990-2000:	22%
1995	35,230		
2000	40,314	Households, 2000 Census:	16,108
2003	43,890	Ave. Hhld Size, 2000 Census:	2.47
2004	43,670		
2005	43,540		



Incorporated in 1891, the City of Auburn has a total land area of 13,831 acres. The Supermall of the Great Northwest and the Emerald Downs race track in Auburn are among its' largest businesses.

Household Growth Target for 2001-2022: 6,003

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%
Hispanic or Latino*:	3,019	7%
Two or more race:	1,528	4%

EMPLOYMENT AND INCOME

2003 Number of Business Units: 1,225

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%	2,930	20%
120% +	4,593	27%

2003 Total Jobs: 31,583

Construction/Resources	1,911
WTU	3,664
Manufacturing	8,444
Retail	4,782
Information/Technology	783
Health	2,590
Other Services/FIRE	3,999
Government/Education	4,784

Major Businesses and Employers:

Boeing
Auburn Regional Medical Center
Social Security Administration
Certainteed Corporation
Zones Corp. Solutions, Inc.
Emerald Downs

HOUSING

2000 Census Housing Unit Count: 16,742

**Single Family 8,970
Multifamily 7,772

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

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

1990 Census Median House Value: \$91,500

2000 Census Median House Value: \$153,400

DEVELOPMENT ACTIVITY

2004 Total New Residential Units: 56

**Single Family 31
Multifamily 25

2004 Formal Plats: # Plats #Lots # Acres

Applications:	7	553	153.33
Recordings:	1	10	1.87

Sources: 2000 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. * 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	328	Population Growth, 1980-1990:	-8%
1990	303	Population Growth, 1990-2000:	1%
1995	285		
2000	307	Households, 2000 Census:	121
2003	302	Ave. Hhld Size, 2000 Census:	2.52
2004	300		
2005	297		

Household Growth Target for 2001-2022: 3

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%
Hispanic or Latino*:	0	0%
Two or more race:	1	0%

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

*The Town of Beaux Arts has a total land area of 53 acres. It is King County's smallest jurisdiction in land area.
Beaux Arts Village incorporated in 1954.*

EMPLOYMENT AND INCOME

2003 Number of Business Units: 11

2003 Total Jobs:	24
Construction/Resources	*
WTU	-
Manufacturing	-
Retail	*
Information/Technology	-
Health	-
Other Services/FIRE	6
Government/Education	2

Major Businesses and Employers:

- NA -

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%	18	17%
120% +	86	69%

* Sector detail is suppressed to protect confidentiality.

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

2004 Total New Residential Units: 1
 **Single Family 1
 Multifamily 0

2004 Formal Plats:	# Plats	#Lots	# Acres
Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 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 Beaux Arts. * 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	73,903	Population Growth, 1980-1990:	18%
1990	86,874	Population Growth, 1990-2000:	26%
1995	102,000		
2000	109,827	Households, 2000 Census:	45,836
2003	116,400	Ave. Hhld Size, 2000 Census:	2.36
2004	116,500		
2005	115,500		

Household Growth Target for 2001-2022: 10,117

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%
Hispanic or Latino*:	5,827	5%
Two or more race:	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 20,390 acres.

EMPLOYMENT AND INCOME

2003 Number of Business Units: 5,607

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%	7,678	19%
120% +	23,887	50%

2003 Total Jobs: 110,774

Construction/Resources	5,062
WTU	8,348
Manufacturing	6,218
Retail	13,263
Information/Technology	25,697
Health	10,167
Other Services/FIRE	23,024
Government/Education	6,861

Major Businesses and Employers:

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

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

2004 Total New Residential Units: 151

**Single Family	139
Multifamily	12

2004 Formal Plats: # Plats #Lots #Acres

Applications:	2	32	5.65
Recordings:	0	0	0.00

Sources: 2000 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. * 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

POPULATION

1980	1,170	Population Growth, 1980-1990:	22%
1990	1,422	Population Growth, 1990-2000:	179%
1995	1,760		
2000	3,970	Households, 2000 Census:	1,456
2003	3,995	Ave. Hhld Size, 2000 Census:	2.73
2004	4,000		
2005	4,080		

Household Growth Target for 2001-2022: 1,099

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%
Hispanic or Latino*:	107	3%
Two or more race:	102	3%

City of Black Diamond



The City of Black Diamond has a total land area of 3,973 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

2003 Number of Business Units: 64

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%	247	17%
120% +	766	53%

2003 Total Jobs:	462
Construction/Resources	113
WTU	32
Manufacturing	*
Retail	37
Information/Technology	7
Health	*
Other Services/FIRE	83
Government/Education	129

Major Businesses and Employers:

Anesthesia Supply Company
Enumclaw School Dist.
Palmer Coking Coal Company
City of Black Diamond

* Sector detail is suppressed to protect confidentiality.

HOUSING

2000 Census Housing Unit Count: 1,478
**Single Family 1,416
Multifamily 62

1990 Census Median 2-Bdrm. Rental: \$341
2000 Census Median 2-Bdrm. Rental: \$878

1990 Census Median House Value: \$83,200
2000 Census Median House Value: \$194,200

DEVELOPMENT ACTIVITY

2004 Total New Residential Units: 7
**Single Family 7
Multifamily 0

2004 Formal Plats:	# Plats	#Lots	# Acres
Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 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 Black Diamond. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: BOTHELL (King County portion)

City Mayor: Patrick Ewing
City Info: (425) 486 - 3256

DEMOGRAPHICS

POPULATION

1980	7,943
1990	11,986
1995	13,510
2000	16,185
2003	16,250
2004	16,250
2005	16,250

Population Growth, 1980-1990: 51%
Population Growth, 1990-2000: 35%

Households, 2000 Census: 6,401
Ave. Hhld Size, 2000 Census: 2.51

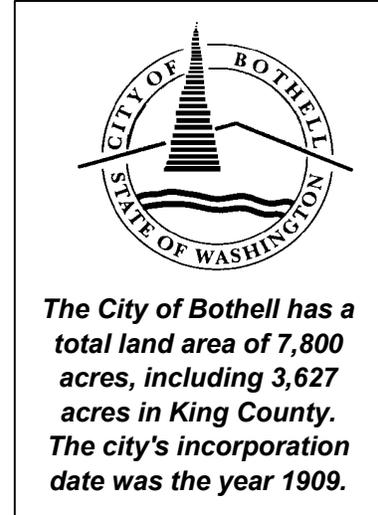
Household Growth Target for 2001-2022: 1,751

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%
Hispanic or Latino*:	719	4%
Two or more race:	431	3%



EMPLOYMENT AND INCOME

2003 Number of Business Units: 470

2003 Total Jobs: 9,800

Major Businesses and Employers:

Median Household Income:

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

Construction/Resources	851
WTU	345
Manufacturing	475
Retail	739
Information/Technology	2,899
Health	683
Other Services/FIRE	1,057
Government/Education	1,937

- Phillips Ultrasound
- AT&T Wireless
- Washington Mutual
- The Seattle Times
- Phillips Electric
- Home Depot
- Matsushita Avionics Systems
- Washington Mutual
- Allstate Insurance

Households by Income Category, 1999:

0 - 50%	2,140	33%
50 - 80%	1,989	31%
80 - 120%	2,119	38%
120% +	5,619	83%

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

2004 Total New Residential Units: 142

**Single Family	18
Multifamily	124

2004 Formal Plats: #Plats #Lots #Acres

Applications:	3	262	170.92
Recordings:	2	25	7.10

Sources: 2000 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. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: BURIEN

City Mayor: Noel Gibb
City Info: (206) 241 - 4647

DEMOGRAPHICS

POPULATION

1980	n/a	Population Growth, 1980-1990:	n/a
1990	27,868	Population Growth, 1990-2000:	14%
1995	27,680		
2000	31,881	Households, 2000 Census:	13,399
2003	31,480	Ave. Hhld Size, 2000 Census:	2.36
2004	31,130		
2005	31,040		

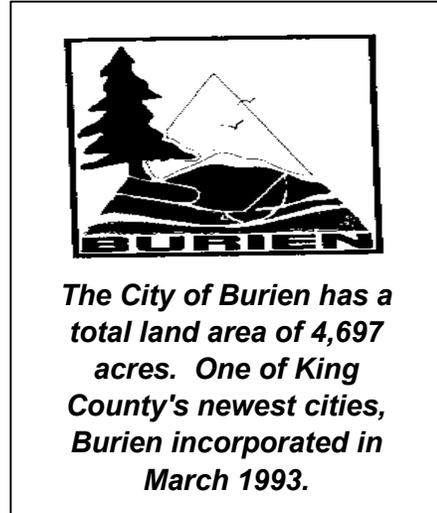
Household Growth Target for 2001-2022: 1,552

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%
Hispanic or Latino*:	3,397	11%
Two or more race:	1,110	3%



EMPLOYMENT AND INCOME

2003 Number of Business Units: 955

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%	2,253	17%
120% +	4,410	33%

2003 Total Jobs: 12,137

Construction/Resources	349
WTU	786
Manufacturing	181
Retail	1,810
Information/Technology	518
Health	3,313
Other Services/FIRE	2,454
Government/Education	2,219

Major Businesses and Employers:

Highline Community Hospital
Interstate Protective Services, Inc.
Advantage Sales and Marketing
Puget Sound Educational Serv Dist
Lifecare Center of Burien
Wizards Restaurant
Highline School District
Fred Meyer

HOUSING

2000 Census Housing Unit Count: 14,024

**Single Family 8,300
Multifamily 5,724

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

1990 Census Median House Value: \$107,900

2000 Census Median House Value: \$175,100

DEVELOPMENT ACTIVITY

2004 Total New Residential Units: 38

**Single Family 38
Multifamily 0

2004 Formal Plats: # Plats #Lots # Acres

Applications:	1	5	0.93
Recordings:	0	0	0.00

Sources: 2000 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. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: CARNATION

City Mayor: Yvonne Funderburg
City Info: (425) 333 - 4192

DEMOGRAPHICS

POPULATION

1980	913	Population Growth, 1980-1990:	36%
1990	1,243	Population Growth, 1990-2000:	52%
1995	1,490		
2000	1,893	Households, 2000 Census:	636
2003	1,905	Ave. Hhld Size, 2000 Census:	2.98
2004	1,895		
2005	1,900		

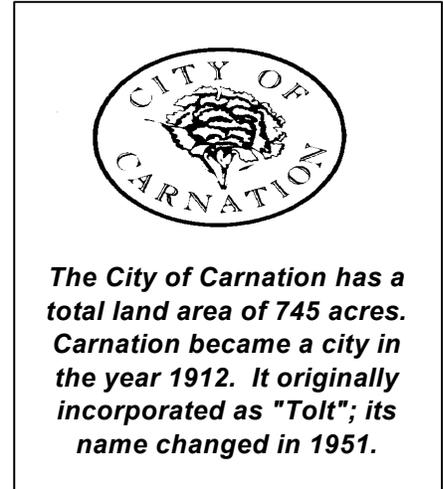
Household Growth Target for 2001-2022: 246

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

2003 Number of Business Units: 51

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%	115	18%
120% +	309	49%

2003 Total Jobs: 596

Construction/Resources	32
WTU	27
Manufacturing	*
Retail	42
Information/Technology	6
Health	23
Other Services/FIRE	71
Government/Education	278

Major Businesses and Employers:

Remlinger Farms
Custom Concrete
QFC
Riverview School District

* Sector detail is suppressed to protect confidentiality.

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

2004 Total New Residential Units: 0
**Single Family 0
Multifamily 0

2004 Formal Plats:	<u># Plats</u>	<u>#Lots</u>	<u># Acres</u>
Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 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. * 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

POPULATION

1980	3,229	Population Growth, 1980-1990:	-8%
1990	2,972	Population Growth, 1990-2000:	-3%
1995	3,000		
2000	2,890	Households, 2000 Census:	1,054
2003	2,830	Ave. Hhld Size, 2000 Census:	2.74
2004	2,790		
2005	2,780		

Household Growth Target for 2001-2022: 21

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

2003 Number of Business Units: 55

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%	71	7%
120% +	845	80%

2003 Total Jobs:

630
Construction/Resources 43
WTU 15
Manufacturing *
Retail *
Information/Technology 7
Health *
Other Services/FIRE 43
Government/Education 170

Major Businesses and Employers:

Bellevue School District
Union 76
Tully's Coffee

* Sector detail is suppressed to protect confidentiality.

HOUSING

2000 Census Housing Unit Count: 1,074

**Single Family 1,071
Multifamily 3

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

1990 Census Median House Value: \$389,800

2000 Census Median House Value: \$677,200

DEVELOPMENT ACTIVITY

2004 Total New Residential Units: 17

**Single Family 17
Multifamily 0

2004 Formal Plats: # Plats # Lots # Acres

Applications: 0 0 0.00
Recordings: 0 0 0.00

Sources: 2000 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 Clyde Hill. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: COVINGTON

City Mayor: Tim Goddard
City Info: (253) 638 - 1110

DEMOGRAPHICS

POPULATION

1980	n/a	Population Growth, 1980-1990:	n/a
1990	11,100	Population Growth, 1990-2000:	24%
1995	n/a		
2000	13,783	Households, 2000 Census:	4,398
2003	14,850	Ave. Hhld Size, 2000 Census:	3.13
2004	15,190		
2005	16,610		

Household Growth Target for 2001-2022: 1,373

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%



EMPLOYMENT AND INCOME

2003 Number of Business Units: 162

Median Household Income:

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

Households by Income Category, 1999:

0 - 50%	304	7%
50 - 80%	704	16%
80 - 120%	1,074	24%
120% +	2,315	53%

2003 Total Jobs:	2,032
Construction/Resources	201
WTU	*
Manufacturing	*
Retail	348
Information/Technology	63
Health	182
Other Services/FIRE	490
Government/Education	573

Major Businesses and Employers:

Starbucks
Pier One
Valley Medical Center Multi-Care
Pet-Co
Fred Meyer
QFC
Safeway

* Sector detail is suppressed to protect confidentiality.

HOUSING

2000 Census Housing Unit Count: 4,466

**Single Family 4,407
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

2004 Total New Residential Units: 269

**Single Family 269
Multifamily 0

2004 Formal Plats:	# Plats	#Lots	#Acres
Applications:	3	146	30.66
Recordings:	2	69	15.86

Sources: 2000 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. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: DES MOINES

City Mayor: Bob Sheckler
City Info: (206) 878 - 4595

DEMOGRAPHICS

POPULATION

1980	7,378
1990	17,283
1995	21,450
2000	29,267
2003	29,120
2004	29,020
2005	28,960

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

Households, 2000 Census: 11,337
Ave. Hhld Size, 2000 Census: 2.47

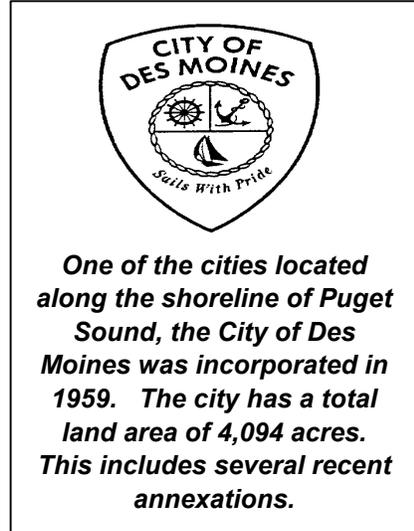
Household Growth Target for 2001-2022: 1,576

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%
Hispanic or Latino*:	1,936	7%
Two or more race:	1,200	4%



EMPLOYMENT AND INCOME

2003 Number of Business Units: 451

2003 Total Jobs:	5,613
Construction/Resources	326
WTU	252
Manufacturing	18
Retail	461
Information/Technology	151
Health	1,280
Other Services/FIRE	1,268
Government/Education	1,620

Major Businesses and Employers:

- Highline School District
- Highline Community College
- City of Des Moines
- Wesley Homes Care Center
- Judson Park Retirement Home
- Seatoma Convalescent Center

Median Household Income:

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

Households by Income Category, 1999:

0 - 50%	2,457	22%
50 - 80%	2,319	20%
80 - 120%	2,229	20%
120% +	4,319	38%

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

2004 Total New Residential Units: 65

**Single Family	62
Multifamily	3

2004 Formal Plats:	# Plats	#Lots	# Acres
Applications:	2	39	12.70
Recordings:	0	0	0.00

Sources: 2000 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 Des Moines. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: DUVALL

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

DEMOGRAPHICS

POPULATION

1980	729
1990	2,770
1995	3,490
2000	4,616
2003	5,460
2004	5,545
2005	5,595

Population Growth, 1980-1990: 280%
Population Growth, 1990-2000: 67%

Households, 2000 Census: 1,596
Ave. Hhld Size, 2000 Census: 2.88

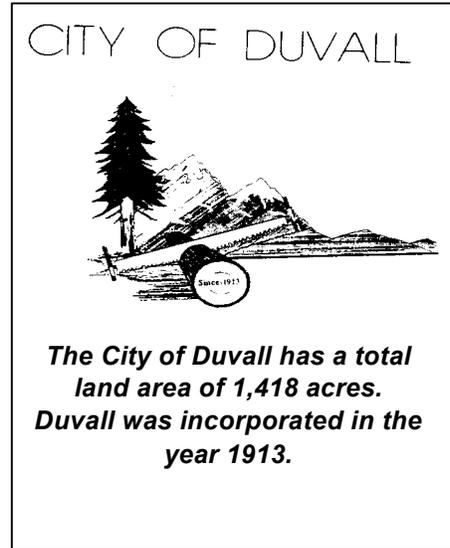
Household Growth Target for 2001-2022: 1,037

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%
Hispanic or Latino*:	172	4%
Two or more race:	93	2%



EMPLOYMENT AND INCOME

2003 Number of Business Units: 108

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%	264	17%
120% +	958	60%

2003 Total Jobs: 1,080

Construction/Resources	118
WTU	13
Manufacturing	56
Retail	168
Information/Technology	13
Health	67
Other Services/FIRE	176
Government/Education	190

Major Businesses and Employers:

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

HOUSING

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

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

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

DEVELOPMENT ACTIVITY

2004 Total New Residential Units: 33
**Single Family 33
Multifamily 0

2004 Formal Plats:	# Plats	#Lots	# Acres
Applications:	1	30	1.18
Recordings:	0	0	0.00

Sources: 2000 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 Duvall. * 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

POPULATION

1980	5,427	Population Growth, 1980-1990:	33%
1990	7,227	Population Growth, 1990-2000:	54%
1995	10,170		
2000	11,116	Households, 2000 Census:	4,317
2003	11,140	Ave. Hhld Size, 2000 Census:	2.52
2004	11,160		
2005	11,190		

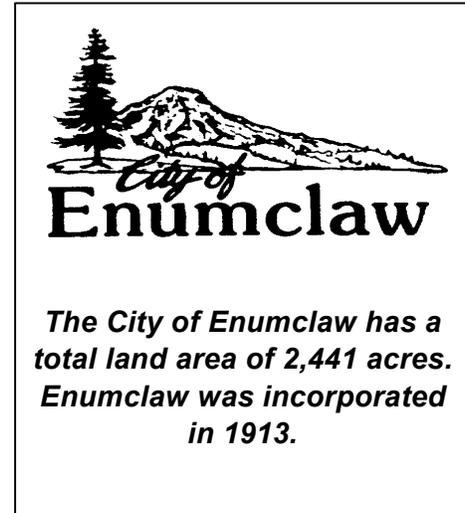
Household Growth Target for 2001-2022: 1,927

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

2003 Number of Business Units: 317

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%	788	18%
120% +	1,485	34%

2003 Total Jobs: 4,143

Construction/Resources	150
WTU	103
Manufacturing	238
Retail	736
Information/Technology	133
Health	644
Other Services/FIRE	745
Government/Education	733

Major Businesses and Employers:

Enumclaw Hospital
Helac Corporation
City of Enumclaw
Safeway
Enumclaw School District
Mutual of Enumclaw
QFC

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

2004 Total New Residential Units: 14
**Single Family 12
Multifamily 2

2004 Formal Plats: # Plats #Lots # Acres
Applications: 0 0 0.00
Recordings: 0 0 0.00

Sources: 2000 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 Enumclaw. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: FEDERAL WAY

City Mayor: Dean McColgan
City Info: (253) 835-7000

DEMOGRAPHICS

POPULATION

1980	n/a	Population Growth, 1980-1990:	n/a
1990	67,304	Population Growth, 1990-2000:	24%
1995	74,290		
2000	83,259	Households, 2000 Census:	31,467
2003	83,500	Ave. Hhld Size, 2000 Census:	2.63
2004	83,590		
2005	85,800		

Household Growth Target for 2001-2022: 6,188

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%
Hispanic or Latino*:	6,266	8%
Two or more race:	3,701	4%



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

EMPLOYMENT AND INCOME

2003 Number of Business Units: 1,858

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%	6,273	20%
120% +	12,096	38%

2003 Total Jobs:	29,904
Construction/Resources	740
WTU	1,137
Manufacturing	475
Retail	5,685
Information/Technology	1,964
Health	4,210
Other Services/FIRE	6,725
Government/Education	3,677

Major Businesses and Employers:

- Federal Way School District
- City of Federal Way
- St. Francis Hospital
- Enchanted Parks
- Weyerhaeuser
- US Postal Service
- World Vision
- COSTCO

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

2004 Total New Residential Units: 123
**Single Family 123
Multifamily 0

2004 Formal Plats:	<u># Plats</u>	<u>#Lots</u>	<u>#Acres</u>
Applications:	1	34	9.57
Recordings:	5	158	52.06

Sources: 2000 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. * 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

POPULATION

1980	480	Population Growth, 1980-1990:	7%
1990	513	Population Growth, 1990-2000:	-14%
1995	500		
2000	443	Households, 2000 Census:	165
2003	445	Ave. Hhld Size, 2000 Census:	2.68
2004	450		
2005	450		

Household Growth Target for 2001-2022: 1

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 182 acres. This city is one of the "Point Cities".

EMPLOYMENT AND INCOME

2003 Number of Business Units: 13

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	9%
80 - 120%	10	7%
120% +	127	81%

2003 Total Jobs: 22

Construction/Resources	*
WTU	*
Manufacturing	-
Retail	-
Information/Technology	-
Health	-
Other Services/FIRE	17
Government/Education	2

Major Businesses and Employers:

- NA -

* Sector detail is suppressed to protect confidentiality.

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

2004 Total New Residential Units: 3

**Single Family	3
Multifamily	0

2004 Formal Plats: # Plats #Lots # Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 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 Hunts Point. * 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) 837 - 3000

DEMOGRAPHICS

POPULATION

1980	5,536	Population Growth, 1980-1990:	41%
1990	7,786	Population Growth, 1990-2000:	44%
1995	9,025		
2000	11,212	Households, 2000 Census:	4,840
2003	15,110	Ave. Hhld Size, 2000 Census:	2.27
2004	15,510		
2005	17,060		

Household Growth Target for 2001-2022: 3,993

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%
Hispanic or Latino*:	555	5%
Two or more race:	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 6,769 acres. This acreage includes several recent annexations.

EMPLOYMENT AND INCOME

2003 Number of Business Units: 774

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%	839	17%
120% +	2,367	49%

2003 Total Jobs: 16,275

Construction/Resources	634
WTU	851
Manufacturing	1,985
Retail	2,792
Information/Technology	1,506
Health	1,529
Other Services/FIRE	2,410
Government/Education	1,266

Major Businesses and Employers:

KC Library System
Siemens Medical Systems
Providence Marionwood
Issaquah School District
COSTCO
Zetec
Microsoft

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

2004 Total New Residential Units: 809

**Single Family	510
Multifamily	299

2004 Formal Plats: # Plats # Lots # Acres

Applications:	16	723	246.59
Recordings:	15	743	243.15

Sources: 2000 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. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: KENMORE

City Mayor: Steven Colwell
City Info: (425) 398-8900

DEMOGRAPHICS

POPULATION

1980	n/a	Population Growth, 1980-1990:	n/a
1990	15,100	Population Growth, 1990-2000:	24%
1995	n/a		
2000	18,678	Households, 2000 Census:	7,307
2003	19,200	Ave. Hhld Size, 2000 Census:	2.54
2004	19,170		
2005	19,290		

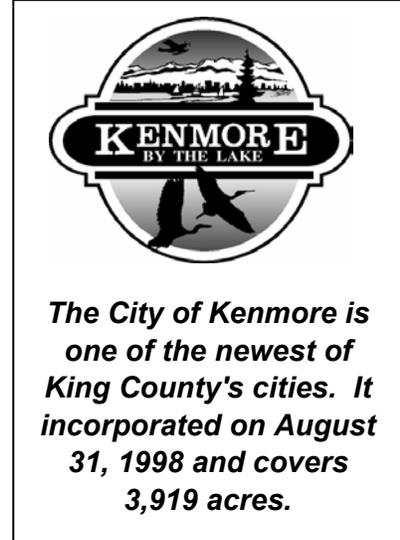
Household Growth Target for 2001-2022: 2,325

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

2003 Number of Business Units: 387

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%	1,400	19%
120% +	3,769	52%

2003 Total Jobs:	4,261
Construction/Resources	378
WTU	301
Manufacturing	65
Retail	316
Information/Technology	90
Health	410
Other Services/FIRE	1,196
Government/Education	677

Major Businesses and Employers:

Bastyr University
Kenmore Lanes Bowling Alley
Safeway
Kenmore Air
Plywood Supplies

HOUSING

2000 Census Housing Unit Count: 7,488

**Single Family	5,345
Multifamily	2,143

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

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

DEVELOPMENT ACTIVITY

2004 Total New Residential Units: 164

**Single Family	79
Multifamily	85

2004 Formal Plats:	# Plats	#Lots	#Acres
Applications:	8	194	51.90
Recordings:	4	73	28.56

Sources: 2000 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. * 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

POPULATION

1980	23,152
1990	37,960
1995	44,620
2000	79,524
2003	84,210
2004	84,560
2005	84,920

Population Growth, 1980-1990: 64%
Population Growth, 1990-2000: 109%

Households, 2000 Census: 31,113
Ave. Hhld Size, 2000 Census: 2.53

Household Growth Target for 2001-2022: 4,284

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%
Hispanic or Latino*:	6,466	8%
Two or more race:	3,568	4%



EMPLOYMENT AND INCOME

2003 Number of Business Units: 2,709

2003 Total Jobs: 59,033

Major Businesses and Employers:

Median Household Income:

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

Construction/Resources	4,384
WTU	13,992
Manufacturing	14,344
Retail	6,148
Information/Technology	2,843
Health	2,474
Other Services/FIRE	7,258
Government/Education	5,035

- Boeing Company
- Kent School District
- City of Kent
- REI
- KC Regional Justice Center
- Hexcel Corporation Plant 1
- Sysco Food Services
- Mikron Industries

Households by Income Category, 1999:

0 - 50%	7,920	25%
50 - 80%	6,240	20%
80 - 120%	6,141	20%
120% +	10,753	35%

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

2004 Total New Residential Units: 306

**Single Family	282
Multifamily	24

2004 Formal Plats: # Plats #Lots # Acres

Applications:	20	969	286.63
Recordings:	7	156	42.26

Sources: 2000 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. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: KIRKLAND

City Mayor: Mary-Alyce Burleigh
City Info: (425) 587-3000

DEMOGRAPHICS

POPULATION

1980	18,779	Population Growth, 1980-1990:	113%
1990	40,052	Population Growth, 1990-2000:	12%
1995	42,350		
2000	45,054	Households, 2000 Census:	20,736
2003	45,630	Ave. Hhld Size, 2000 Census:	2.13
2004	45,800		
2005	45,740		

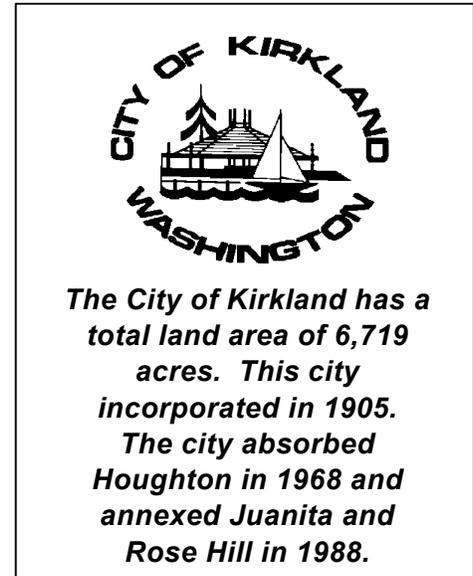
Household Growth Target for 2001-2022: 5,480

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%
Hispanic or Latino*:	1,852	4%
Two or more race:	1,178	3%



EMPLOYMENT AND INCOME

2003 Number of Business Units: 1,908

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%	3,825	18%
120% +	10,429	50%

2003 Total Jobs:	30,866
Construction/Resources	2,316
WTU	2,090
Manufacturing	1,902
Retail	4,164
Information/Technology	4,458
Health	2,610
Other Services/FIRE	6,588
Government/Education	4,581

Major Businesses and Employers:

Evergreen Hospital
Kenworth Truck Co.
Captaris Customer Mgmt. Grp.
Convergys
City of Kirkland
Larry's Market
COSTCO
Fred Meyer

HOUSING

2000 Census Housing Unit Count: 21,939

**Single Family	9,782
Multifamily	12,157

1990 Census Median 2-Bdrm. Rental: \$559
2000 Census Median 2-Bdrm. Rental: \$972

1990 Census Median House Value: \$160,200
2000 Census Median House Value: \$283,100

DEVELOPMENT ACTIVITY

2004 Total New Residential Units: 521

**Single Family	244
Multifamily	277

2004 Formal Plats: # Plats # Lots # Acres

Applications:	0	0	0.00
Recordings:	1	14	8.84

Sources: 2000 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. * 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

POPULATION

1980	2,485	Population Growth, 1980-1990:	62%
1990	4,031	Population Growth, 1990-2000:	226%
1995	7,130		
2000	13,142	Households, 2000 Census:	5,029
2003	12,750	Ave. Hhld Size, 2000 Census:	2.55
2004	12,770		
2005	12,730		

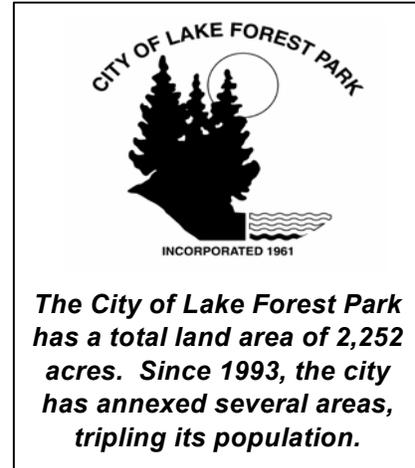
Household Growth Target for 2001-2022: 538

2000 Census Age Structure:

17 and under	2,941	22%
18 - 64	8,492	65%
65 and over	1,709	13%

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%
Hispanic or Latino*:	294	2%
Two or more race:	437	3%



EMPLOYMENT AND INCOME

2003 Number of Business Units: 211

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%	737	15%
120% +	3,043	61%

2003 Total Jobs: 1,418

Construction/Resources	143
WTU	46
Manufacturing	9
Retail	261
Information/Technology	70
Health	126
Other Services/FIRE	396
Government/Education	215

Major Businesses and Employers:

City of Lake Forest Park
Shoreline School District
Shoreline Community College
Third Place Books
Albertson's

HOUSING

2000 Census Housing Unit Count: 5,243

**Single Family	4,413
Multifamily	830

1990 Census Median 2-Bdrm. Rental: \$504
2000 Census Median 2-Bdrm. Rental: \$837

1990 Census Median House Value: \$172,100
2000 Census Median House Value: \$264,925

DEVELOPMENT ACTIVITY

2004 Total New Residential Units: 50

**Single Family	50
Multifamily	0

2004 Formal Plats: #Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	1	14	8.84

Sources: 2000 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. * 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	n/a	Population Growth, 1980-1990:	n/a
1990	6,660	Population Growth, 1990-2000:	113%
1995	n/a		
2000	14,209	Households, 2000 Census:	4,809
2003	15,730	Ave. Hhld Size, 2000 Census:	2.95
2004	16,280		
2005	17,870		

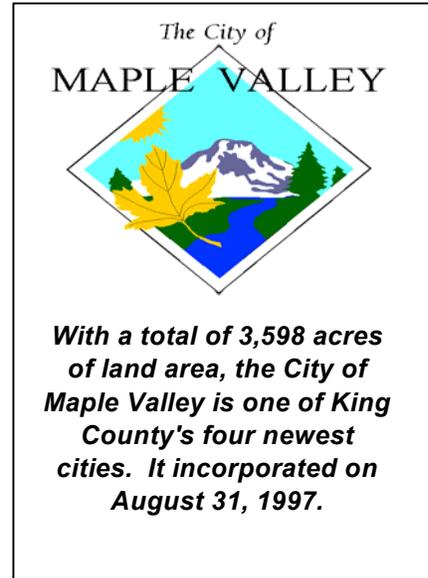
Household Growth Target for 2001-2022: 300

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%
Hispanic or Latino*:	506	4%
Two or more race:	453	3%



EMPLOYMENT AND INCOME

2003 Number of Business Units: 221

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%	972	20%
120% +	2,772	58%

2003 Total Jobs: 2,697

Construction/Resources	314
WTU	76
Manufacturing	31
Retail	492
Information/Technology	112
Health	177
Other Services/FIRE	654
Government/Education	736

Major Businesses and Employers:

Johnson's Home & Garden
Tahoma School District
QFC
Windermere Real Estate
TRM

HOUSING

2000 Census Housing Unit Count: 4,876

**Single Family	4,344
Multifamily	532

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

1990 Census Median House Value: \$124,500

2000 Census Median House Value: \$198,800

DEVELOPMENT ACTIVITY

2004 Total New Residential Units: 343

**Single Family	290
Multifamily	53

2004 Formal Plats: # Plats #Lots #Acres

Applications:	15	680	144.81
Recordings:	9	393	87.08

Sources: 2000 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. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: MEDINA

City Mayor: Mary Odermat
City Info: (425) 454 - 9222

DEMOGRAPHICS

POPULATION

1980	3,220	Population Growth, 1980-1990: -7%
1990	2,981	Population Growth, 1990-2000: 1%
1995	3,050	
2000	3,011	Households, 2000 Census: 1,111
2003	2,970	Ave. Hhld Size, 2000 Census: 2.71
2004	2,955	
2005	2,930	

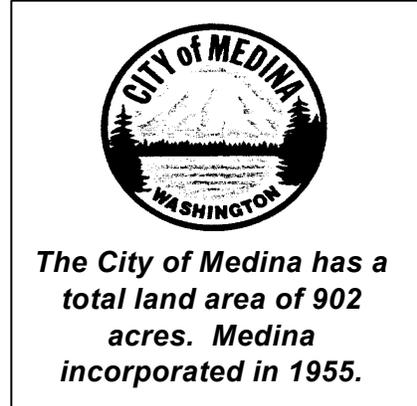
Household Growth Target for 2001-2022: 31

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%
Hispanic or Latino*:	42	1%
Two or more race:	47	2%



EMPLOYMENT AND INCOME

2003 Number of Business Units: 69

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%	79	7%
120% +	867	78%

2003 Total Jobs: 407

Construction/Resources	*
WTU	15
Manufacturing	*
Retail	49
Information/Technology	11
Health	-
Other Services/FIRE	175
Government/Education	71

Major Businesses and Employers:

Chevron Gas Station
Overlake Golf & Country Club
Medina Elementary School
City of Medina

* Sector detail is suppressed to protect confidentiality.

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

2004 Total New Residential Units: 17

**Single Family 17
Multifamily 0

2004 Formal Plats: # Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 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 Medina. * 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

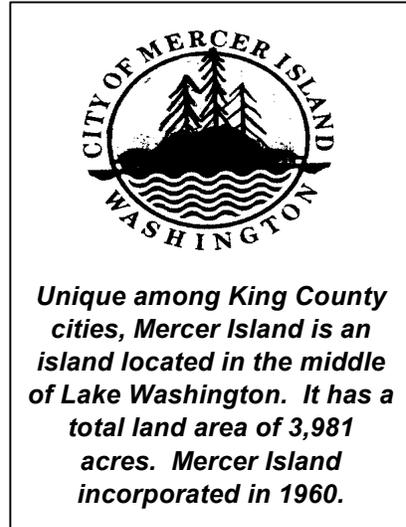
DEMOGRAPHICS

POPULATION

1980	21,522
1990	20,816
1995	21,290
2000	22,036
2003	21,840
2004	21,830
2005	21,710

Population Growth, 1980-1990: -3%
Population Growth, 1990-2000: 6%

Households, 2000 Census: 8,437
Ave. Hhld Size, 2000 Census: 2.58



Household Growth Target for 2001-2022: 1,437

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%
Hispanic or Latino*:	410	2%
Two or more race:	420	2%

EMPLOYMENT AND INCOME

2003 Number of Business Units: 595

2003 Total Jobs: 6,799

Major Businesses and Employers:

Median Household Income:

1989 (1990 Census):	\$61,572
1999 (2000 Census):	\$91,904

Construction/Resources	350
WTU	176
Manufacturing	44
Retail	591
Information/Technology	935
Health	699
Other Services/FIRE	1,746
Government/Education	909

Farmer's New World Life Insurance
Mercer Island School District
City of Mercer Island
Pacific Care

Households by Income Category, 1999:

0 - 50%	895	11%
50 - 80%	840	10%
80 - 120%	976	12%
120% +	5,723	68%

HOUSING

2000 Census Housing Unit Count: 8,806

**Single Family 6,840
Multifamily 1,966

1990 Census Median 2-Bdrm. Rental: \$571
2000 Census Median 2-Bdrm. Rental: \$1,014

1990 Census Median House Value: \$335,900
2000 Census Median House Value: \$573,900

DEVELOPMENT ACTIVITY

2004 Total New Residential Units: 358

**Single Family 63
Multifamily 295

2004 Formal Plats: # Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	1	6	1.65

Sources: 2000 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. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: MILTON (King County portion)

City Mayor: Katrina Asay
City Info: (253) 922 - 8733

DEMOGRAPHICS

POPULATION

1980	218	Population Growth, 1980-1990:	220%
1990	697	Population Growth, 1990-2000:	17%
1995	795		
2000	814	Households, 2000 Census:	339
2003	820	Average Hhld Size, 2000 Census:	2.39
2004	800		
2005	815		

Household Growth Target for 2001-2022: 50

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

2003 Number of Business Units: 8

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%

2003 Total Jobs: 12

Construction/Resources	8
WTU	*
Manufacturing	-
Retail	-
Information/Technology	-
Health	*
Other Services/FIRE	-
Government/Education	-

Major Businesses and Employers:

- NA -

* Sector detail is suppressed to protect confidentiality.

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

2004 Total New Residential Units: 9

**Single Family	9
Multifamily	0

2004 Formal Plats: #Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 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 Milton. * 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

POPULATION

1980	n/a	Population Growth, 1980-1990:	n/a
1990	5,400	Population Growth, 1990-2000:	43%
1995	8,052		
2000	7,737	Households, 2000 Census:	3,028
2003	8,320	Ave. Hhld Size, 2000 Census:	2.55
2004	8,375		
2005	8,890		

Household Growth Target for 2001-2022: 863

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%
Hispanic or Latino*:	223	3%
Two or more race:	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

2003 Number of Business Units: 132

Median Household Income:

1989 (1990 Census):	\$57,500
1999 (2000 Census):	\$80,320

Households by Income Category, 1999:

0 - 50%	299	10%
50 - 80%	363	12%
80 - 120%	424	14%
120% +	2,004	66%

2003 Total Jobs: 1,057

Construction/Resources	*
WTU	77
Manufacturing	*
Retail	163
Information/Technology	101
Health	36
Other Services/FIRE	191
Government/Education	51

* Sector detail is suppressed to protect confidentiality.

Major Businesses and Employers:

Rainier Moving Systems
Valley Medical Center Clinic
Aviation Supplies and Academics, Inc.
QFC
Bartell's
Safeway
Mutual Materials
Airefco, Inc

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

2004 Total New Residential Units: 140

**Single Family	98
Multifamily	42

200 Formal Plats: # Plats #Lots #Acres

Applications:	3	32	9.30
Recordings:	1	44	9.65

Sources: 2000 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 Newcastle. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: NORMANDY PARK

City Mayor: John Wiltse
City Info: (206) 248 - 7603

DEMOGRAPHICS

POPULATION

1980	4,268	Population Growth, 1980-1990:	57%
1990	6,709	Population Growth, 1990-2000:	-5%
1995	6,935		
2000	6,392	Households, 2000 Census:	2,609
2003	6,345	Ave. Hhld Size, 2000 Census:	2.45
2004	6,400		
2005	6,385		

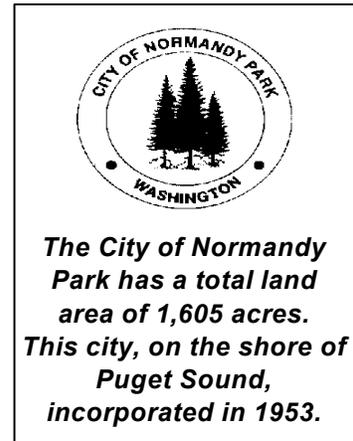
Household Growth Target for 2001-2022: 100

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%
Hispanic or Latino*:	156	2%
Two or more race:	140	2%



EMPLOYMENT AND INCOME

2003 Number of Business Units: 104

Median Household Income:

1989 (1990 Census):	\$53,856
1999 (2000 Census):	\$70,367

Households by Income Category, 1999:

0 - 50%	446	17%
50 - 80%	345	13%
80 - 120%	375	14%
120% +	1,432	55%

2003 Total Jobs: 622

Construction/Resources	89
WTU	22
Manufacturing	*
Retail	127
Information/Technology	36
Health	111
Other Services/FIRE	89
Government/Education	118

Major Businesses and Employers:

Dunn Lumber
Starbucks
Manhattan Drug
QFC
Kid's Country
Normandy Pk Assisted Living Facility

* Sector detail is suppressed to protect confidentiality.

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

2004 Total New Residential Units: 9

**Single Family	9
Multifamily	0

2004 Formal Plats:	# Plats	# Lots	# Acres
Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 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 Normandy Park. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: NORTH BEND

City Mayor: Ken Hearing
City Info: (425) 888 - 1211

DEMOGRAPHICS

POPULATION

1980	1,701	Population Growth, 1980-1990:	52%
1990	2,578	Population Growth, 1990-2000:	84%
1995	2,925		
2000	4,746	Households, 2000 Census:	1,841
2003	4,680	Ave. Hhld Size, 2000 Census:	2.53
2004	4,660		
2005	4,685		

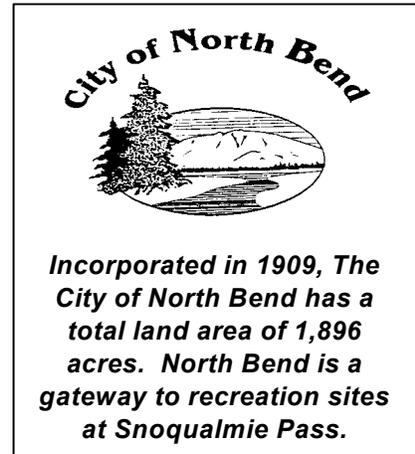
Household Growth Target for 2001-2022: 636

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

2003 Number of Business Units: 172

Median Household Income:

1989 (1990 Census):	\$29,020
1999 (2000 Census):	\$61,534

Households by Income Category, 1999:

0 - 50%	368	20%
50 - 80%	261	14%
80 - 120%	325	18%
120% +	946	51%

2003 Total Jobs: 2,194

Construction/Resources	156
WTU	82
Manufacturing	15
Retail	814
Information/Technology	68
Health	280
Other Services/FIRE	439
Government/Education	273

Major Businesses and Employers:

Market Place
Factory Source of America (Outlet Mall)
Nintendo
QFC

* Sector detail is suppressed to protect confidentiality.

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

2004 Total New Residential Units: 5

**Single Family	5
Multifamily	0

2004 Formal Plats: # Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 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. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: PACIFIC (King County portion)

City Mayor: Richard Hildreth
City Info: (253) 929 - 1100

DEMOGRAPHICS

POPULATION

1980	2,261	Population Growth, 1980-1990:	104%
1990	4,622	Population Growth, 1990-2000:	16%
1995	5,300		
2000	5,373	Households, 2000 Census:	1,992
2003	5,525	Ave. Hhld Size, 2000 Census:	2.53
2004	5,545		
2005	5,640		

Household Growth Target for 2001-2022: 721

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%
Hispanic or Latino*:	358	7%
Two or more race:	181	3%



The City of Pacific covers an area of 1,168 acres in King County. Pacific became a city in 1909. In 1995, it annexed into Pierce County.

EMPLOYMENT AND INCOME

2003 Number of Business Units: 59

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%	416	21%
120% +	654	33%

2003 Total Jobs:	621
Construction/Resources	114
WTU	145
Manufacturing	76
Retail	*
Information/Technology	-
Health	16
Other Services/FIRE	82
Government/Education	130

Major Businesses and Employers:

Gordon Trucking
Valley Freightliner
UPS Distribution Center
Fire Systems West
Auburn School District
City of Pacific

* Sector detail is suppressed to protect confidentiality.

HOUSING

2000 Census Housing Unit Count: 2,054

**Single Family	1,255
Multifamily	799

1990 Census Median 2-Bdrm. Rental: \$425
2000 Census Median 2-Bdrm. Rental: \$714

1990 Census Median House Value: \$88,900
2000 Census Median House Value: \$145,900

DEVELOPMENT ACTIVITY

2004 Total New Residential Units: 43

**Single Family	43
Multifamily	0

2004 Formal Plats:	# Plats	#Lots	#Acres
Applications:	0	0	0.00
Recordings:	1	6	1.41

Sources: 2000 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. * 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	23,318	Population Growth, 1980-1990:	54%
1990	35,800	Population Growth, 1990-2000:	26%
1995	40,030		
2000	45,256	Households, 2000 Census:	19,102
2003	46,480	Ave. Hhld Size, 2000 Census:	2.33
2004	46,900		
2005	47,600		

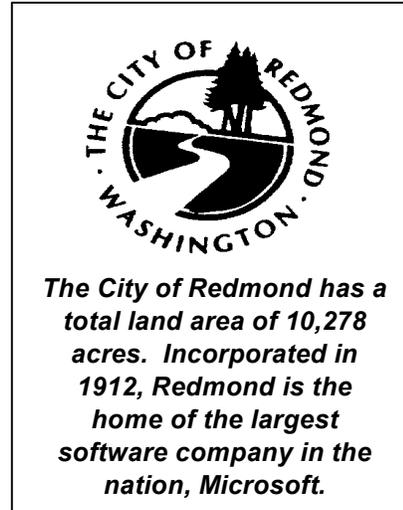
Household Growth Target for 2001-2022: 9,083

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%
Hispanic or Latino*:	2,538	6%
Two or more race:	1,198	3%



EMPLOYMENT AND INCOME

2003 Number of Business Units: 1,850

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%	3,255	17%
120% +	10,656	56%

2003 Total Jobs:	78,286
Construction/Resources	2,957
WTU	2,777
Manufacturing	9,672
Retail	3,706
Information/Technology	41,572
Health	3,270
Other Services/FIRE	6,641
Government/Education	2,106

Major Businesses and Employers:

AT & T Wireless Services, Inc.	
Volt Technical Resources, LLC	
Medtronic Physio-Control Corp.	
Honeywell International, Inc	
Group Health Cooperative Hospital	
Eurest Dining Services	
Genie Industries	
Eddie Bauer	Nintendo
Safeco	Microsoft

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

2004 Total New Residential Units: 359

**Single Family	216
Multifamily	143

2004 Formal Plats: #Plats #Lots #Acres

Applications:	8	216	59.61
Recordings:	5	296	77.13

Sources: 2000 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. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: RENTON

City Mayor: Kathy Keolker-Wheeler
City Info: (425) 430 - 6400

DEMOGRAPHICS

POPULATION

1980	30,612	Population Growth, 1980-1990:	36%
1990	41,688	Population Growth, 1990-2000:	20%
1995	44,890		
2000	50,052	Households, 2000 Census:	21,708
2003	54,900	Ave. Hhld Size, 2000 Census:	2.29
2004	55,360		
2005	56,840		

Household Growth Target for 2001-2022: 6,198

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%
Hispanic or Latino*:	3,818	8%
Two or more race:	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 11,006 acres. Renton became a city in the year 1901.

EMPLOYMENT AND INCOME

2003 Number of Business Units: 1,574

Median Household Income:

1989 (1990 Census):	\$32,393
1999 (2000 Census):	\$45,820

Households by Income Category, 1999:

0 - 50%	5,561	24%
50 - 80%	4,228	19%
80 - 120%	4,122	23%
120% +	7,707	34%

2003 Total Jobs:	48,820
Construction/Resources	1,970
WTU	3,743
Manufacturing	15,351
Retail	6,948
Information/Technology	2,506
Health	3,303
Other Services/FIRE	6,642
Government/Education	6,516

Major Businesses and Employers:

The Boeing Company	
Valley Medical Center	
Renton School District	
Federal Aviation Admin.	
Young's Columbia of WA	
PACCAR Inc.	
ER Solutions	Wal Mart
City of Renton	IKEA

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

2004 Total New Residential Units: 646

**Single Family	438
Multifamily	208

2004 Formal Plats: #Plats #Lots #Acres

Applications:	15	353	117.39
Recordings:	8	220	87.98

Sources: 2000 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. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: SAMMAMISH

City Mayor: Don Gerend
City Info: (425) 898 - 0660

DEMOGRAPHICS

POPULATION

1980	n/a	Population Growth, 1980-1990:	n/a
1990	21,550	Population Growth, 1990-2000:	58%
1995	n/a		
2000	34,104	Households, 2000 Census:	11,131
2003	35,930	Ave. Hhld Size, 2000 Census:	3.06
2004	36,560		
2005	38,640		

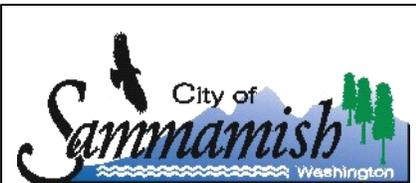
Household Growth Target for 2001-2022: 3,842

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%
Hispanic or Latino*:	853	3%
Two or more race:	758	2%



*The City of Sammamish is
the newest of King
County's cities. It
incorporated on August
31, 1999 and covers
11,659 acres.*

EMPLOYMENT AND INCOME

2003 Number of Business Units: 521

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%	1,146	10%
120% +	8,724	78%

2003 Total Jobs:	4,469
Construction/Resources	458
WTU	261
Manufacturing	21
Retail	393
Information/Technology	220
Health	261
Other Services/FIRE	1,250
Government/Education	1,398

Major Businesses and Employers:

Issaquah School District
Lake Washington School District
Safeway Store
QFC, Inc.

HOUSING

2000 Census Housing Unit Count: **11,682**
**Single Family 10,877
Multifamily 805

1990 Census Median 2-Bdrm. Rental: \$800
2000 Census Median 2-Bdrm. Rental: \$1,121

1990 Census Median House Value: \$229,000
2000 Census Median House Value: \$362,900

DEVELOPMENT ACTIVITY

2004 Total New Residential Units: **423**
**Single Family 423
Multifamily 0

2004 Formal Plats:	# Plats	#Lots	#Acres
Applications:	3	47	19.50
Recordings:	6	180	84.07

Sources: 2000 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. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: SEATAC

City Mayor: Frank Hansen
City Info: (206) 973 - 4800

DEMOGRAPHICS

POPULATION

1980	n/a	Population Growth, 1980-1990:	n/a
1990	22,694	Population Growth, 1990-2000:	8%
1995	22,910		
2000	24,496	Households, 2000 Census:	9,708
2003	25,100	Ave. Hhld Size, 2000 Census:	2.53
2004	25,130		
2005	25,140		

Household Growth Target for 2001-2022: 4,478

2000 Census Age Structure:

17 and under	6,217	25%
18 - 64	16,805	69%
65 and over	2,474	10%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	14,666	60%
Black or African American:	2,266	9%
Asian and Pacific Islander:	3,468	14%
Native American and other:	423	2%
Hispanic or Latino*:	3,302	13%
Two or more race:	1,371	6%



The City of SeaTac has a total land area of 6,574 acres. SeaTac incorporated the same year Federal Way did, in 1990. SeaTac is the location of the Seattle-Tacoma International Airport.

EMPLOYMENT AND INCOME

2003 Number of Business Units: 705

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%	1,889	19%
120% +	2,953	30%

2003 Total Jobs:	26,552
Construction/Resources	473
WTU	14,445
Manufacturing	552
Retail	501
Information/Technology	391
Health	201
Other Services/FIRE	6,823
Government/Education	1,891

Major Businesses and Employers:

Alaska Airlines, Inc.
The Boeing Co.
Port of Seattle
HMS Host
US Postal Service
Northwest Airlines
Horizon Air
United Airlines
Doubletree Hotel

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

2004 Total New Residential Units: 43

**Single Family	43
Multifamily	0

2004 Formal Plats:	# Plats	#Lots	#Acres
Applications:	1	16	4.63
Recordings:	0	0	0.00

Sources: 2000 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. * 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	493,846	Population Growth, 1980-1990:	5%
1990	516,259	Population Growth, 1990-2000:	9%
1995	532,900		
2000	563,374	Households, 2000 Census:	258,499
2003	571,900	Ave. Hhld Size, 2000 Census:	2.08
2004	572,600		
2005	573,000		

Household Growth Target for 2001-2022: 51,510

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%
Hispanic or Latino*:	29,719	5%
Two or more race:	21,691	4%



Incorporated in the year 1865, Seattle is the oldest city in King County. It has a total land area of 53,853 acres. Seattle is the largest city in the Pacific Northwest.

EMPLOYMENT AND INCOME

2003 Number of Business Units: 22,081

Median Household Income:

1989 (1990 Census):	\$29,353
1999 (2000 Census):	\$45,736

Households by Income Category, 1999:

0 - 50%	71,652	30%
50 - 80%	47,149	20%
80 - 120%	42,519	20%
120% +	97,315	31%

2003 Total Jobs: 467,571

Construction/Resources	17,843
WTU	39,518
Manufacturing	28,318
Retail	37,201
Information/Technology	60,019
Health	57,367
Other Services/FIRE	99,763
Government/Education	86,537

Major Businesses and Employers:

Harborview Hospital	Boeing
Providence Hospital	Nordstrom
Four Seasons Hotel	The Hilton
Swedish Hospital	Bon Marche
Port of Seattle	City of Seattle
Pike Place Market	
University of Washington	
The Westin Hotel	
METRO-King County Gov't	

HOUSING

2000 Census Housing Unit Count: 270,536

**Single Family	134,269
Multifamily	136,267

1990 Census Median House Value: \$137,900

2000 Census Median House Value: \$259,600

1990 Census Median 2-Bdrm. Rental: \$425

2000 Census Median 2-Bdrm. Rental: \$721

DEVELOPMENT ACTIVITY

2004 Total New Residential Units: 3,035

**Single Family	555
Multifamily	2,480

2004 Formal Plats: # Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	2	175	121.67

Sources: 2000 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. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: SHORELINE

City Mayor: Ron Hansen
City Info: (206) 546-1700

DEMOGRAPHICS

POPULATION

1980	n/a	Population Growth, 1980-1990:	n/a
1990	47,100	Population Growth, 1990-2000:	13%
1995	n/a		
2000	53,025	Households, 2000 Census:	20,716
2003	52,730	Ave. Hhld Size, 2000 Census:	2.50
2004	52,740		
2005	52,500		

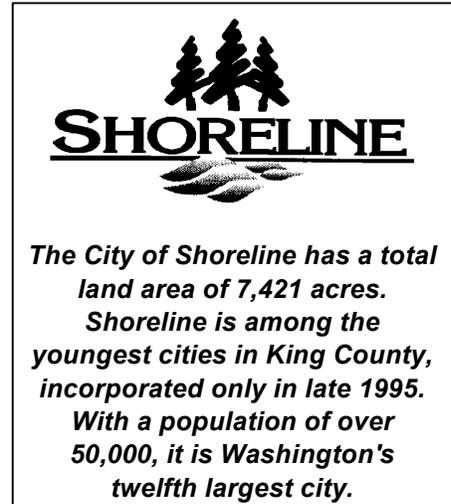
Household Growth Target for 2001-2022: 2,651

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%
Hispanic or Latino*:	2,054	4%
Two or more race:	2,003	4%



EMPLOYMENT AND INCOME

2003 Number of Business Units: 1,094

Median Household Income:

1989 (1990 Census):	\$37,900
1999 (2000 Census):	\$51,658

Households by Income Category, 1999:

0 - 50%	4,241	20%
50 - 80%	3,915	19%
80 - 120%	4,044	20%
120% +	8,546	41%

2003 Total Jobs: 16,184

Construction/Resources	751
WTU	174
Manufacturing	239
Retail	2,735
Information/Technology	316
Health	1,819
Other Services/FIRE	4,240
Government/Education	5,215

Major Businesses and Employers:

Sears
Marshall's
Fred Meyer
Shoreline School District
Shoreline Community College
CRISTA Ministries
Top Foods
Central Market

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

2004 Total New Residential Units: 99

**Single Family	45
Multifamily	54

2004 Formal Plats: # Plats #Lots #Acres

Applications:	3	61	2.98
Recordings:	0	0	0.00

Sources: 2000 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 Shoreline. * 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	209	Population Growth, 1980-1990:	31%
1990	273	Population Growth, 1990-2000:	-22%
1995	270		
2000	214	Households, 2000 Census:	104
2003	210	Ave. Hhld Size, 2000 Census:	2.06
2004	210		
2005	210		

Household Growth Target for 2001-2022: 20

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%
Hispanic or Latino*:	6	3%
Two or more race:	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

2003 Number of Business Units: 11

Median Household Income:

1989 (1990 Census):	\$35,625
1999 (2000 Census):	\$45,357

Households by Income Category, 1999:

0 - 50%	31	29%
50 - 80%	21	20%
80 - 120%	25	24%
120% +	30	29%

2003 Total Jobs: 61

Construction/Resources	*
WTU	-
Manufacturing	-
Retail	*
Information/Technology	-
Health	-
Other Services/FIRE	-
Government/Education	38

Major Businesses and Employers:

Skykomish School Dist.
Stevens Pass Ski Area
Sky River & Motel
Cascadia Motel

* Sector detail is suppressed to protect confidentiality.

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

2004 Total New Residential Units: 1

**Single Family	1
Multifamily	0

2004 Formal Plats: # Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 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 Skykomish. * 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	1,370	Population Growth, 1980-1990:	13%
1990	1,546	Population Growth, 1990-2000:	5%
1995	1,540		
2000	1,631	Households, 2000 Census:	632
2003	4,785	Ave. Hhld Size, 2000 Census:	2.58
2004	5,110		
2005	6,345		

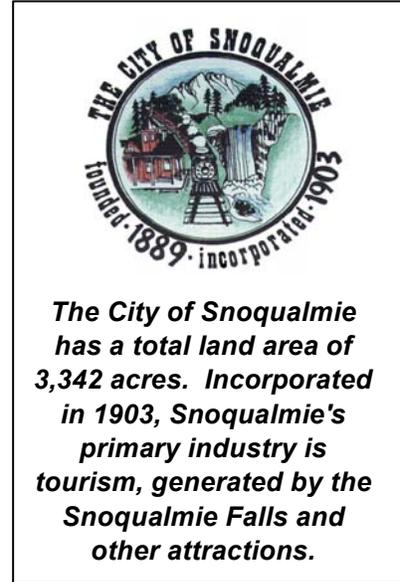
Household. Growth Target for 2001-2022: 1,697

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%
Hispanic or Latino*:	85	5%
Two or more race:	41	3%



EMPLOYMENT AND INCOME

2003 Number of Business Units: 117

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%	129	20%
120% +	279	44%

2003 Total Jobs: 1,847

Construction/Resources	223
WTU	39
Manufacturing	115
Retail	44
Information/Technology	122
Health	60
Other Services/FIRE	610
Government/Education	472

Major Businesses and Employers:

Weyerhaeuser
Puget Sound Energy
Snoqualmie Golf Course
Snoqualmie Valley School District
Phillips Oral Health Care
City of Snoqualmie
Salish Lodge

HOUSING

2000 Census Housing Unit Count: 666

**Single Family	502
Multifamily	164

1990 Census Median 2-Bdrm. Rental:	\$386
2000 Census Median 2-Bdrm. Rental:	\$813

1990 Census Median House Value:	\$96,100
2000 Census Median House Value:	\$172,900

DEVELOPMENT ACTIVITY

2004 Total New Residential Units: 360

**Single Family	358
Multifamily	2

2004 Formal Plats: # Plats #Lots #Acres

Applications:	5	670	367.75
Recordings:	5	362	111.89

Sources: 2000 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. * 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	3,578
1990	11,874
1995	14,750
2000	17,181
2003	17,230
2004	17,240
2005	17,110

Population Growth, 1980-1990: 232%
Population Growth, 1990-2000: 45%

Households, 2000 Census: 7,186
Ave. Hhld Size, 2000 Census: 2.38

Household Growth Target for 2001-2022: 3,200

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%
Hispanic or Latino*:	2,329	14%
Two or more race:	965	6%



The City of Tukwila has a total land area of 5,783 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

2003 Number of Business Units: 1,431

Median Household Income:

1989 (1990 Census):	\$30,141
1999 (2000 Census):	\$40,718

Households by Income Category, 1999:

0 - 50%	1,999	28%
50 - 80%	1,689	24%
80 - 120%	1,443	20%
120% +	2,037	28%

2003 Total Jobs: 40,584

Construction/Resources	1,437
WTU	6,146
Manufacturing	11,403
Retail	7,479
Information/Technology	1,931
Health	887
Other Services/FIRE	7,531
Government/Education	1,417

Major Businesses and Employers:

Nordstrom	COSTCO
J.C. Penney Co.	UPS
King County Metro	
The Bon Macy's	
Boeing Employees Credit Union	
Group Health Cooperative Lab	
The Boeing Company	
University of Phoenix	

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

2004 Total New Residential Units: 40

**Single Family	40
Multifamily	0

2004 Formal Plats: #Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 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. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: WOODINVILLE

City Mayor: Don Brocha
City Info: (425) 489 - 2700

DEMOGRAPHICS

POPULATION

1980	n/a	Population Growth, 1980-1990:	n/a
1990	8,800	Population Growth, 1990-2000:	4%
1995	9,615		
2000	9,194	Households, 2000 Census:	3,512
2003	9,905	Ave. Hhld Size, 2000 Census:	2.61
2004	9,915		
2005	10,140		

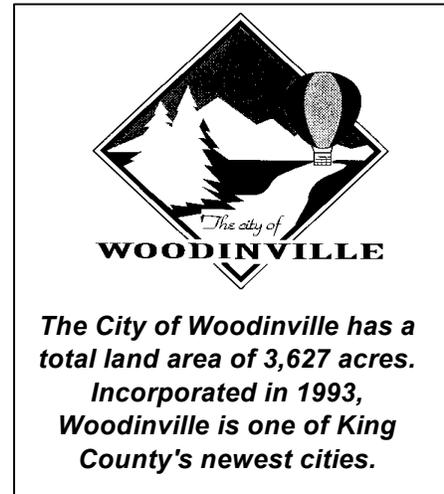
Household Growth Target for 2001-2022: 1,869

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%
Hispanic or Latino*:	658	7%
Two or more race:	256	3%



EMPLOYMENT AND INCOME

2003 Number of Business Units: 769

Median Household Income:

1989 (1990 Census):	\$38,249
1999 (2000 Census):	\$68,114

Households by Income Category, 1999:

0 - 50%	468	13%
50 - 80%	442	13%
80 - 120%	587	17%
120% +	1,966	56%

2003 Total Jobs: 12,855

Construction/Resources	2,766
WTU	1,345
Manufacturing	2,553
Retail	1,656
Information/Technology	-
Health	362
Other Services/FIRE	2,312
Government/Education	487

Major Businesses and Employers:

Stimson Lane Ltd.
Mackie Designs
Woodinville Lumber, Inc.
Hos Bros. Construction, Inc.
Molbak's
Top Food & Drug

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

2004 Total New Residential Units: 189

**Single Family	146
Multifamily	43

2004 Formal Plats: #Plats #Lots #Acres

Applications:	5	209	80.05
Recordings:	3	52	17.73

Sources: 2000 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. * 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	1,064	Population Growth, 1980-1990:	-10%
1990	962	Population Growth, 1990-2000:	5%
1995	995		
2000	1,008	Households, 2000 Census:	379
2003	1,000	Ave. Hhld Size, 2000 Census:	2.66
2004	990		
2005	960		

Household Growth Target for 2001-2022: 28

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 230 acres. This city is one of the "Point Cities". Yarrow Point was incorporated in 1959.

EMPLOYMENT AND INCOME

2003 Number of Business Units: 20

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%	35	9%
120% +	292	77%

2003 Total Jobs: 67

Construction/Resources	*
WTU	*
Manufacturing	*
Retail	*
Information/Technology	-
Health	-
Other Services/FIRE	16
Government/Education	4

Major Businesses and Employers:

- NA -

* Sector detail is suppressed to protect confidentiality.

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

2004 Total New Residential Units: 8

**Single Family 8
Multifamily 0

2004 Formal Plats: # Plats #Lots #Acres

Applications: 0 0 0.00
Recordings: 0 0 0.00

Sources: 2000 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 Yarrow Point. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

VII. Unincorporated Areas and Profiles

This chapter provides information on unincorporated areas of King County, that is, areas outside of any city. Unincorporated areas cover 82 percent of King County's land area, but now contain less than 20 percent of King County's population and development activity. This year's Annual Growth Report features a new breakdown of unincorporated communities called "potential annexation areas" (PAAs). Under the Growth Management Act, urban services should be provided by cities, so it is expected that the entire Urban-designated area of King County will be annexed into existing cities within the next ten years. In this chapter are one-page profiles of ten large PAAs which comprise most of the remaining unincorporated Urban Growth Area. There is also a profile of Rural- and Resource- designated areas, which cannot annex into a city. Each profile, similar to the City Profiles in the previous chapter, contains a snapshot of demographic, economic, and development activity in the area. The ten major PAAs, annexing city and their year-2000 population are as follows:

Potential Annexation Area	Annexing City	2000 Population
East Federal Way	Federal Way	20,300
East Renton	Renton	7,400
Eastgate	Bellevue	4,600
Fairwood	Renton	39,400
Kent Northeast	Kent	23,600
Kirkland	Kirkland	31,700
Klahanie	Issaquah	11,000
Lea Hill	Auburn	8,200
North Highline	none	32,400
West Hill	none	14,000

In addition to the ten designated major PAAs, there are smaller scattered Urban unincorporated neighborhoods totaling about 22,000 people, some of which are also identified as PAAs. Outside the Urban Growth Area, there are Rural-designated areas with about 136,000 people. A map showing the ten major PAAs and other unincorporated areas is at the back of the book.

Community Planning Areas – A Retrospective

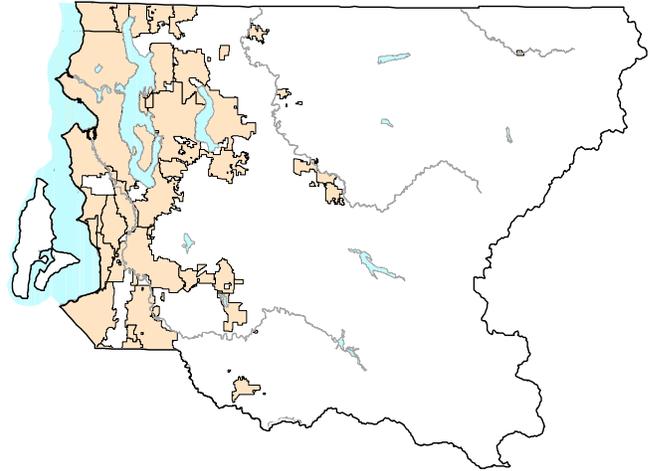
Two tables in this chapter present data by "community planning area." Community planning areas were delineated in the 1970s to represent communities or groups of neighborhoods with common land use issues. The planning areas acted as a useful geographic breakdown of King County, especially for unincorporated 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.

Now that the unincorporated population is smaller, the unincorporated community planning areas have lost much of their relevance. The new PAA geography is being used instead of community planning areas. For convenience, some information will continue to be presented by planning area, but many of the areas are now mostly incorporated.

The next chapter, Chapter VIII, contains two sets of geographic boundaries that future Annual Growth Reports will use: school districts and King County Council districts.

Unincorporated King County Urban and Rural Areas

Unincorporated King County consists of both rural areas and urban areas outside city limits. Land uses include farms, forests, residential and some commercial uses. In the last decade, unincorporated King County experienced a net decrease of more than 160,000 people, bringing the 2000 total population to 352,000. The decrease was due chiefly to transfer of population into the cities through annexations and incorporations. Since 1990, eight cities have incorporated with a combined total of more than 150,000 people. Most of the unincorporated population, about 220,000 people, live in urban areas of western King County. Many of these urban communities are planned for timely annexation into adjoining cities. Ten of these urban communities are featured in the profiles starting on page 126.



QUICK FACTS

Land Area: 1,123,000 Acres or 1,755 Square Miles

King County Council Districts: parts of 10 Districts

School Districts: 17 Districts

Water Districts: 23 Districts

Sewer Districts: 11 Districts

Fire Districts: 29 Districts

TAX INFO

2005 Assessed Valuation: \$38,559 million
'04 Uninc. Area Levy (\$1.745 per1,000):\$ 62,805,800

2003 Real Estate Sales: \$3,432.2 million
Local Option REET Revenue (0.5%): \$17,160,811

2004 Taxable Retail Sales: \$1,561.8 million
Local Option Sales Tax Rev (.85% of 1%): \$13,274,940

EMPLOYMENT

Number of Business Units: 4,920

Year 2003 Total Jobs: 44,572

Construction&Resource: 7,043

WTU: 3,607

Manufacturing: 2,058

Retail: 4,065

Info/Technology: 2,225

Health: 2,866

Other Serv/FIRE: 10,887

Gov't/Education: 10,707

Source: WA Employment Security Dep't

INCOME

Median Household Income: \$65,290

Number of Households: 125,942

Households by Income Category:

0 – 80% 36,000 (29%)

80 – 140% 35,000 (28%)

140%+ 55,000 (43%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 352,500

2005 Population: 364,498

Pop. Per Sq. Mile: 203

Median Age: 36.2

Age Structure:

17 and under 98,700 28%

18 – 64 225,900 64%

65 and over 27,900 8%

Race Categories:

Non-hispanic White: 279,173 (79%)

Black or African Am.: 12,051 (3%)

Asian and Pacific Is: 30,809 (9%)

Native Am. and other: 4,170 (1%)

Hispanic or Latino: 15,420 (4%)

Two or more race: 10,841 (3%)

HOUSING

Total Housing Units: 130,356

Single Family: 104,582

Multifamily: 18,694

Mobile Homes: 7,080

Percent Homeowners: 79%

Average Household Size: 2.79

Median House Value: \$240,000

Median 2 Bedroom Rental: \$790

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2004 New Residential Units: 2,669

Single Family: 2,142

Multifamily: 527

2004 Formal Plats/Lots:

Applications: 1,236 lots in 37 plats

Recordings: 994 lots in 19 plats

2002 Land Capacity:

Residential In Acres: 4,125

In Units: 24,960

Commercial In Acres: 355

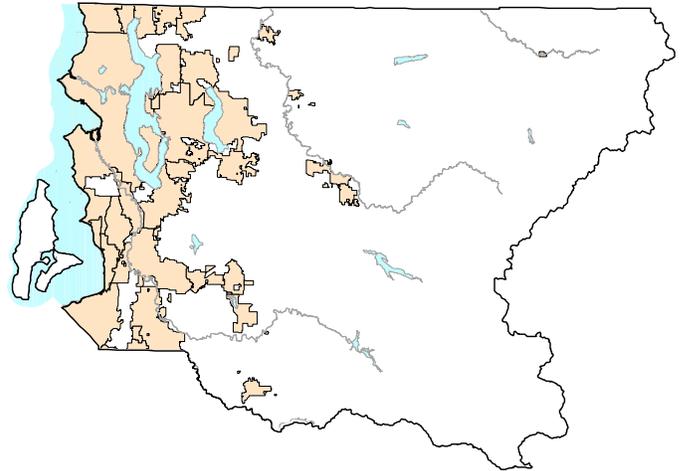
In Jobs: 8,760

*includes 24,900urban; about 17,000 rural.

RURAL

Unincorporated King County

Rural unincorporated King County covers central and eastern King County and Vashon Island – areas outside the Urban Growth Boundary. These areas are designated Rural, Agricultural or Forest Resource by the King County Comprehensive Plan. Uses include forest, farmland, woodlands and low-density residential. Urban services such as sewer service are not provided in Rural areas. Rural areas, which cannot be annexed into a city, cover the majority of King County's land area but contain less than one-tenth of the County's population. Rural unincorporated King County has grown very slowly since Growth Management took effect in the mid-1990s: less than five percent of countywide new residential construction and population growth occur in these areas.



QUICK FACTS

Land Area: 1,072,600 Acres or 1,676 Square Miles

King County Council Districts: parts of 4 Districts

School Districts: 11 Districts

Water Districts: 13 Districts

Sewer Districts: 3 Districts

Fire Districts: 16 Districts

TAX INFO

2005 Assessed Valuation: \$17,846 million
'04 Uninc. Area Levy (\$1.745 per 1,000): \$28,736,200

2003 Real Estate Sales: \$1,673.2 million
Local Option REET Revenue (0.5%): \$8,366,314

2002 Taxable Retail Sales: \$488.3 million
Local Option Sales Tax Rev (0.85% of 1%): \$4,883,000

EMPLOYMENT

Number of Business Units: n a

Year 2003 Total Jobs: 18,414

Manufacturing:	859
Wholesale/Utilities:	1,590
Retail:	1,333
Finance/Services:	5,864
Government/Education:	4,364
AFFM/Construction:	4,405

Source: WA Employment Security Dept, 2001

INCOME

Median Household Income: \$73,400
Number of Households: 46,900

Households by Income Category:

0 – 80%	10,800	(23%)
80 – 140%	13,400	(29%)
140%+	22,700	(48%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 135,000
2004 Population: 137,000
Pop. Per Sq. Mile: 80

Median Age: 38.2

Age Structure:

17 and under	39,300	29%
18 – 64	86,350	64%
65 and over	9,350	7%

Race Categories:

Non-hispanic White:	122,500	(91 %)
Black or African Am.:	800	(0.6%)
Asian and Pacific Is:	3,200	(2.4%)
Native Am. and other:	1,800	(1.3%)
Hispanic or Latino:	3,700	(2.7%)
Two or more race:	3,000	(2.2%)

HOUSING

Total Housing Units: 49,500

Single Family:	43,900
Multifamily:	1,500
Mobile Homes:	4,100

Percent Homeowners: 88%
Average Household Size: 2.89
Median House Value: \$320,000
Median 2 Bedroom Rental: \$750

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2004 New Residential Units: 527
Single Family: 525
Multifamily: 2

2004 Formal Plats/Lots:

Applications: 241 lots in 9 plats
Recordings: 14 lots in 2 plats

2002 Land Capacity:

Residential In Acres: n a
In Units: 17,000

Commercial In Acres: n a
In Jobs: n a

Residential Subdivision Activity

Unincorporated King County, 1990 - 2004

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
2002	16	713	679.58
2003	31	2,525	802.58
2004	37	1,236	678.45
Total 1990-2004	541	23,055	17,980.94

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
2002	30	1,040	1,380.31
2003	33	1,712	1,049.92
2004	19	994	269.96
Total 1990-2004	603	23,212	18,554.64

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
2002	30	86	220.94
2003	40	116	94.54
2004	70	358	205.20
Total 1990-2004	1,407	4,261	9,179.18

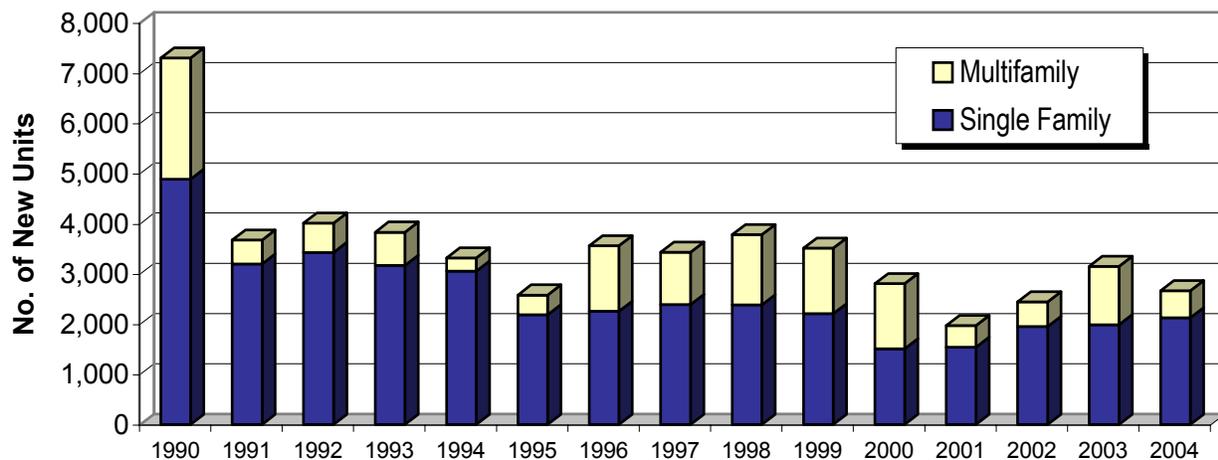
Recorded Short Plats

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
2002	32	82	68.42
2003	41	121	397.29
2004	32	88	65.23
Total 1990-2004	1,186	3,361	5,535.95

Residential Permits and Units Unincorporated King County, 1990 – 2004

YEAR	<u>Single Family</u>		<u>Multifamily</u>		<u>Total</u>	
	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
2002	1,954	1,954	25	491	1,979	2,445
2003	1,985	1,991	13	1,163	1,998	3,154
2004	2,128	2,128	19	541	2,147	2,669
Total 1990-2003	38,310	38,315	378	13,775	38,688	52,090

Total New Residential Units



Total New Residential Units Authorized by Unincorporated King County Areas, 1993 - 2004

TOTAL

Community Planning Area:	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Bear Creek	272	349	259	297	289	189	118	674	247	500	592	497
East Sammamish	389	379	520	673	939	1,318	1,432	676	263	123	64	98
Enumclaw	85	79	59	68	54	59	50	53	42	51	43	44
Federal Way / Southwest	212	160	166	351	77	79	139	207	235	420	518	306
Highline	254	65	47	61	10	164	64	82	94	97	557	131
Newcastle	148	156	67	199	71	104	214	75	65	32	78	96
Northshore	299	339	141	193	583	519	503	187	133	214	134	140
Shoreline	83	87	118	13	3	21	2	1	0	0	0	0
Snoqualmie Valley	221	249	216	201	227	196	169	141	102	113	105	122
Soos Creek	1,247	691	477	849	817	887	604	515	577	527	838	983
Tahoma Raven Heights	530	669	443	557	227	134	129	119	91	297	183	183
Vashon	83	88	63	87	83	103	86	72	120	60	34	57
TOTAL:	3,823	3,311	2,576	3,549	3,380	3,773	3,510	2,811	1,975	2,445	3,146	2,669

Single Family

Community Planning Area:	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Bear Creek	272	349	259	297	289	189	114	287	247	309	532	493
East Sammamish	338	377	319	437	512	755	835	23	52	82	64	98
Enumclaw	85	79	59	64	54	59	48	53	42	51	43	44
Federal Way / Southwest	212	160	106	127	73	79	139	203	163	418	158	258
Highline	60	65	47	57	10	92	64	76	50	51	74	76
Newcastle	118	156	67	69	71	104	120	64	65	102	78	48
Northshore	275	126	120	117	215	226	184	151	133	180	134	128
Shoreline	58	62	28	3	3	7	2	1	0	0	0	0
Snoqualmie Valley	221	249	216	191	227	196	163	135	102	111	105	120
Soos Creek	910	670	453	410	572	851	326	327	558	331	578	606
Tahoma Raven Heights	530	669	443	387	227	134	125	115	91	280	183	183
Vashon	83	88	63	87	83	103	84	68	48	39	34	55
TOTAL:	3,162	3,050	2,180	2,246	2,336	2,795	2,204	1,511	1,557	1,954	1,983	2,128

Multifamily

Community Planning Area:	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Bear Creek	0	0	0	0	0	0	4	387	0	181	60	4
East Sammamish	51	2	201	236	427	563	597	654	211	76	0	0
Enumclaw	0	0	0	4	0	0	2	0	0	0	0	0
Federal Way / Southwest	0	0	60	224	4	0	0	4	72	2	360	48
Highline	194	0	0	4	0	72	0	6	44	46	483	55
Newcastle	30	0	0	130	0	0	94	11	0	0	0	48
Northshore	24	213	21	76	368	293	319	36	0	34	0	12
Shoreline	25	25	90	10	0	14	0	0	0	0	0	0
Snoqualmie Valley	0	0	0	10	0	0	6	6	0	102	0	2
Soos Creek	337	21	24	439	245	36	278	188	19	20	260	377
Tahoma Raven Heights	0	0	0	170	0	0	4	4	0	9	0	0
Vashon	0	0	0	0	0	0	2	4	72	21	0	2
TOTAL:	661	261	396	1,303	1,044	978	1,306	1,300	418	491	1,163	541

Note: East King County, Eastside and Green River Valley are not reported because they contain very small unincorporated portions.

Source: King County Department of Development and Environmental Services

Transportation Concurrency Approvals Unincorporated King County by Community Planning Area In Housing Units, 1996 - 2004

URBAN AREA

Planning Area	1996		1997		1998		1999		2000		2001		2002		2003		2004	
	Single Family	Multi-family																
Bear Creek	0	0	0	0	0	0	4	0	0	0	183	0	1,325	24	0	0	0	0
East King County	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
East Sammamish	1,130	1,728	1,112	902	53	162	48	0	13	30	0	0	28	13	11	0	64	0
Eastside/Gr. River Valley	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Enumclaw	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Federal Way	50	0	325	487	242	65	122	350	67	0	368	26	23	5	146	0	448	0
Highline	13	11	70	72	47	556	62	82	115	0	35	0	26	212	251	577	38	285
Newcastle	27	0	37	4	128	74	140	0	92	9	219	10	306	0	70	0	173	33
Northshore	135	1,546	144	502	355	162	111	20	69	0	77	154	18	203	46	13	192	18
Shoreline	0	0	0	14	0	21	0	0	0	0	0	0	0	0	0	0	0	0
Snoqualmie Valley	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0
Soos Creek	589	513	388	323	295	302	524	204	250	285	875	162	581	239	969	140	1,069	156
Tahoma/Raven Heights	2	0	652	0	0	0	0	0	7	0	8	0	90	320	281	0	255	320
TOTAL:	1,946	3,798	2,731	2,304	1,120	1,342	1,011	656	613	324	1,765	352	2,397	1,016	1,784	730	2,239	812

RURAL AREA

Planning Area	1996		1997		1998		1999		2000		2001		2002		2003		2004	
	Single Family	Multi-family																
Bear Creek	8	-	5	-	-	-	0	-	16	-	14	-	0	-	0	-	0	-
East King County	0	-	1	-	-	-	0	-	15	-	0	-	0	-	0	-	0	-
East Sammamish	3	-	1	-	-	-	1	-	20	-	-	-	9	-	0	-	0	-
Eastside/Gr. River Valley	0	-	0	-	-	-	0	-	-	-	-	-	0	-	0	-	0	-
Enumclaw	8	-	1	-	-	-	4	-	28	-	7	-	9	-	8	-	19	-
Newcastle	1	-	2	-	1	-	5	-	3	-	4	-	8	-	44	-	0	-
Northshore	0	-	0	-	2	-	0	-	-	-	-	-	0	-	0	-	0	-
Snoqualmie Valley	26	-	9	-	59	-	34	-	17	-	27	-	23	-	80	-	58	-
Soos Creek	4	-	18	-	25	-	16	-	8	-	8	-	153	-	0	-	4	-
Tahoma/Raven Heights	13	-	12	-	83	-	51	-	7	-	8	-	11	-	15	-	38	-
Vashon	10	-	0	-	12	-	67	-	25	-	-	-	0	-	14	40	8	-
TOTAL:	73	-	49	-	182	-	178	-	139	-	68	-	213	-	161	40	127	-

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 2005.

Household Growth Targets by Sub-region Unincorporated King County, 2001 - 2022

Sub-Region	<u>Adopted Household Growth Target, 2001 - 2022</u>				
	<u>Unincorporated King County</u>			Cities' Targets	Sub-region Totals
	Total	in designated Pot. Anxtn Areas	outside PAAs		
East King County	6,801	2,702	4,099 *	40,844	47,645
South King County	4,935	4,343	592	37,420	42,355
Sea-Shore (N. Highline)	1,670	0	1,670	54,699	56,369
Rural Cities ** (expansion area)	0	0	0 **	5,563	5,563
Urban Area Total	13,406	7,045	6,361	138,526	151,932
Rural Area	6,000 ***			0	6,000
King County Total	19,406			138,526	157,932

Notes:

* The 4,099 target outside East County PAAs consists of the Bear Creek UPD/FCC.

** Rural-city target numbers include their unincorporated expansion areas.

*** Targets apply to Urban areas only. The Rural area does not have a growth target.

Growth in Rural areas is forecast to be 6,000 households or 4% of Countywide total growth.

Source: Growth Management Planning Council Motion 02-2, November 2002 and technical corrections continued in motion 04-4, September 2004.

Residential Land Supply and Capacity

Findings from Buildable Lands Report, 2002

Unincorporated Urban King County, by Sub-Regions

Sub-Region	VACANT		REDEVELOPABLE AND MIXED USE		TOTAL	
	Net Acres	Net Units	Net Acres	Net Units	Net Acres	Net Units
East King County	461.84	2,128	297.65	1,174	759.49	**6,402
South King County	2,143.80	11,677	1,072.06	5,606	3,215.86	17,283
Sea-Shore (including North Highline)	134.65	1,145	14.57	131	149.22	1,276
Rural Cities (expansion areas) *	711.00	2,629	341.00	1,537	1,052.00	4,166
Urban Unincorporated King County	2,740.29	14,950	1,384.28	10,011	4,124.57	24,961

For Methodology, please refer to page 61 of this report.

Source: King County Buildable Lands Evaluation Report, 2002.

* Capacity in the Rural Cities expansion Areas was measured and tabulated as a component of Rural City capacity. It is reported here for convenience, but not included in the Urban unincorporated totals.

** includes capacity of 3,100 units in the Bear Creek Urban Planned Developments

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
SEATTLE	<i>516,300</i>	<i>0</i>	<i>516,300</i>	<i>563,400</i>	<i>0</i>	<i>563,400</i>
King County Total	994,200	513,200	1,507,300	1,384,200	352,800	1,737,000

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
Unincorp. KC Total	184,100	192,100	126,000	131,000

Source: US Census 1990 and 2000 and King County Office of Management and Budget.

King County Major Potential Annexation Areas

Under the Growth Management Act, unincorporated areas within King County's Urban Growth Area are encouraged to annex into cities. This section of the Unincorporated Areas chapter identifies ten large communities slated for early annexation to an adjoining city. More than half of the unincorporated population – 192,000 persons in 2000 – resides in these ten "Potential Annexation Areas" (PAAs). On the following pages, one-page PAA Profiles describe the location, economic and tax data, and demographics of each Potential Annexation Area. The ten PAAs are as follows:

East Federal Way

East Renton

Eastgate

Fairwood (including communities of Cascade, Lake Desire and Petrovitsky)

Kent Northeast

Kirkland (including communities of Juanita, Finn Hill and Kingsgate)

Klahanie

Lea Hill

North Highline (including communities of White Center and Boulevard Park)

West Hill (including communities of Skyway and Bryn Mawr)

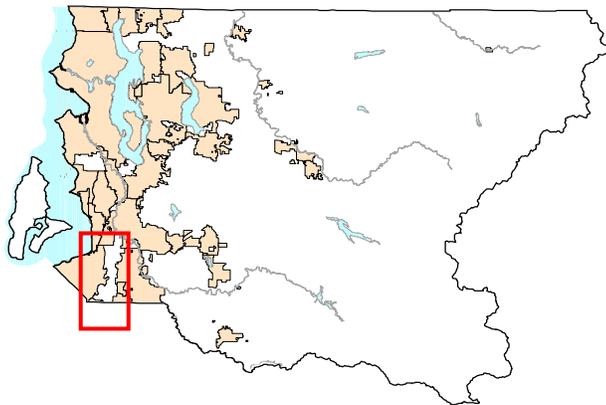
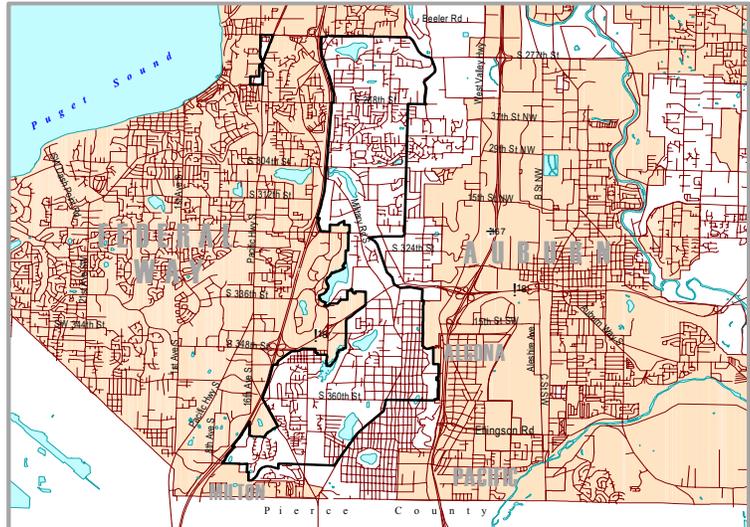
Following the PAA profiles is a "Sources and Notes" page which identifies data sources and explanations of the profile information.

An additional 22,000 persons live in other Urban-designated areas not within a specific large PAA. Some of these neighborhoods are smaller PAAs, but others are not claimed by a specific city. Outside the Urban Growth Area are Rural and Resource designated areas, with about 135,000 residents in 2000. A Profile covering Rural unincorporated King County is on page 117.

A map of PAAs and other unincorporated communities is in the map section at the back of the AGR.

East Federal Way Potential Annexation Area

Located east of Interstate 5 and the City of Federal Way, west of the City of Auburn's westerly PAA, the area comprises most of the remaining urban-designated land between Federal Way, Auburn and the Pierce County line. Other Urban-designated unincorporated neighbor-hoods to the east and southeast are not included in the East Federal Way PAA, but are associated with the cities of Auburn, Pacific or Milton.



QUICK FACTS

Land Area: 5,045.69 Acres or 7.88 Square Miles

King County Council District: 7
School District: 210 Federal Way
Water District: Lakehaven
Sewer District: Lakehaven
Fire District: 39

Annexing City: Federal Way
Annexation Status:

TAX INFO

2005 Assessed Valuation: \$1,200 million
 '04 Uninc. Area Levy (\$1.745 per 1,000): \$2,436,350

2004 Real Estate Sales: \$908 million
 Local Option REET Revenue (0.5%): \$454,095

2004 Taxable Retail Sales: \$51 million
 Local Option Sales Tax Rev (0.85% of 1%): \$435,171

EMPLOYMENT

Number of Business Units: 154

Year 2003 Total Jobs: 1,149
 Manufacturing: *
 Wholesale/Utilities: 14
 Retail: 57
 Finance/Services: 253
 Government/Education: 533
 Construction/Resource: 255

Source: WA Employment Security Dep't, 2003

INCOME

Median Household Income: 62,400
Number of Households: 7,030

Household by Income Category:

0 – 80%	1,870	(27%)
80 – 140%	2,500	(35%)
140%+	2,660	(38%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 20,350
2004 Population: 21,500
Pop. Per Sq. Mile: 2,730

Median Age: 36.1

Age Structure:

17 and under	5,900	(29.0%)
18 – 64	12,870	(63.3%)
65 and over	1,580	(7.7%)

Race Categories:

Non-hispanic White	16,550	(81.3%)
Black or African Am.:	710	(3.5%)
Asian and Pacific Is:	1,400	(6.9%)
Native Am. and other:	190	(1.0%)
Hispanic or Latino:	700	(3.5%)
Two or more race:	800	(3.9%)

HOUSING

Total Housing Units: 7,180
 Single Family: 6,060 (84%)
 Multifamily: 620 (9%)
 Mobile Homes: 500 (7%)

Percent Homeowners: 85%
Average Household Size: 2.90
Median House Value: \$173,300
Median 2 Bedroom Rental: \$890

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2004 New Residential Permits: 255
 Single Family: 207
 Multifamily: 3 / 48

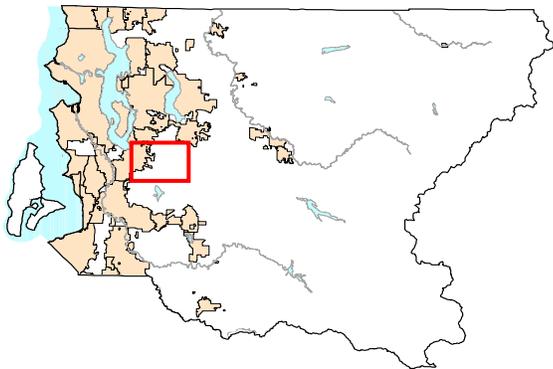
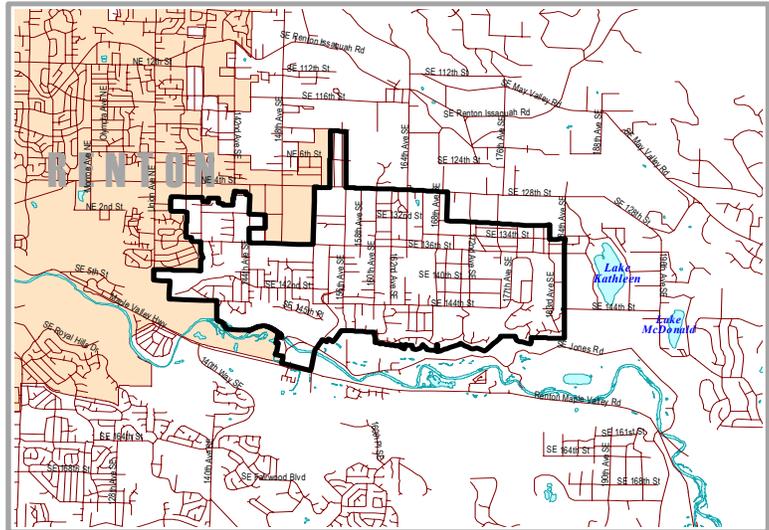
2004 Formal Plats/Lots:
 Applications: 3 / 154
 Recordings: 4 / 226

2002 Land Capacity:
Residential In Acres: 689.82
 In Units: 3,598

Commercial In Acres: n a
 In Jobs:

East Renton Potential Annexation Area

Located east of the City of Renton, north of the Cedar River. The PAA encompasses most of the remaining Urban Growth Area on the plateau east of Renton out to 184th Avenue SE. Recently, this area has developed primarily through annexation of small parcels into the City of Renton in order to receive City of Renton sewer and water service.



QUICK FACTS

Land Area: 2,126.25 Acres or 3.32 Square Miles

King County Council District: 9
School District: 403 Renton / 411 Issaquah
Water District: 90
Sewer District:
Fire District: 25

Annexing City: Renton
Annexation Status:

TAX INFO

2005 Assessed Valuation: \$757 million
 '04 Uninc. Area Levy (\$1.745 per 1,000): \$1,130,930

2004 Real Estate Sales: \$65.7 million
 Local Option REET Revenue (0.5%): \$328,472

2004 Taxable Retail Sales: \$18.5 million
 Local Option Sales Tax Rev (0.85% of 1%): \$156,830

EMPLOYMENT

Number of Business Units: 65

Year 2003 Total Jobs: 703

Manufacturing:	0
Wholesale/Utilities:	25
Retail:	8
Finance/Services:	130
Government/Education:	351
Construction/Resource:	192

Source: WA Employment Security Dep't, 2003

INCOME

Median Household Income: \$65,300

Number of Households: 2,600

Household by Income Category:

0 – 80%	565	(22%)
80 – 140%	1,050	(40%)
140%+	985	(38%)

DEMOGRAPHICS

2000 Census Population: 7,370
2004 Population: 7,500
Pop. Per Sq. Mile: 2,260

Median Age: 38.2

Age Structure:

17 and under	1,960	(26.7%)
18 – 64	4,830	(65.5%)
65 and over	580	(7.8%)

Race Categories:

Non-hispanic White	6,500	(88.2%)
Black or African Am.:	110	(1.5%)
Asian and Pacific Is:	240	(3.2%)
Native Am. and other:	70	(1.0%)
Hispanic or Latino:	250	(3.4%)
Two or more race:	200	(2.7%)

HOUSING

Total Housing Units: 2,650

Single Family:	2,430	(92%)
Multifamily:	50	(2%)
Mobile Homes:	170	(6%)

Percent Homeowners: 90%
Average Household Size: 2.80
Median House Value: \$199,400
Median 2 Bedroom Rental: \$ 906

Source: 2000 US Census

DEVELOPMENT ACTIVITY

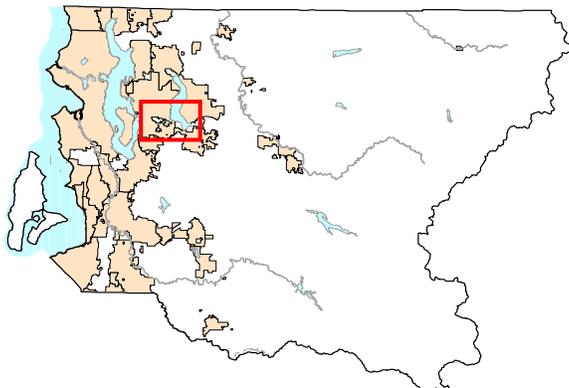
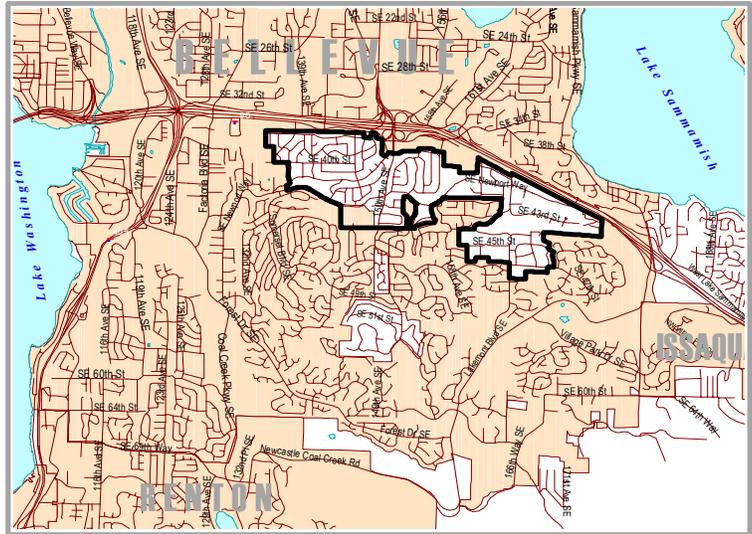
2004 New Residential Permits: 18
 Single Family: 18
 Multifamily: 0 / 0

2004 Formal Plats/Lots:
 Applications: 1 / 38
 Recordings: 0 / 0

2002 Land Capacity:
Residential In Acres: 248.35
 In Units: 1,091
Commercial In Acres: n a
 In Jobs:

Eastgate Potential Annexation Area

Eastgate is an island of unincorporated area entirely surrounded by the City of Bellevue, south of Interstate 90. The Eastgate potential annexation area does not include the Hilltop neighborhood. The area is almost entirely residential.



QUICK FACTS

Land Area: 786.68 Acres or 1.23 Square Miles

King County Council District: 6

School District: 405 Bellevue / 411 Issaquah

Water District: Bellevue

Sewer District: Bellevue

Fire District: 14 and 10

Annexing City: Bellevue

Annexation Status:

TAX INFO

2005 Assessed Valuation: \$545.7 million
 '04 Uninc. Area Levy (\$1.745 per 1,000): \$939,840

2004 Real Estate Sales: \$59.4 million
 Local Option REET Revenue (0.5%): \$296,931

2004 Taxable Retail Sales: \$12.7 million
 Local Option Sales Tax Rev (0.85% of 1%): \$108,082

EMPLOYMENT

Number of Business Units: 53

Year 2003 Total Jobs: 246

Manufacturing: 0

Wholesale/Utilities: 56

Retail: *

Finance/Services: 109

Government/Education: 27

Construction/Resource: *

Source: WA Employment Security Dep't, 2003

INCOME

Median Household Income: \$65,600

Number of Households: 1,710

Household by Income Category:

0 – 80%	385	(22.5%)
80 – 140%	640	(37.5%)
140%+	685	(40%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 4,558

2004 Population: 4,600

Pop. Per Sq. Mile: 3,705

Median Age: 37.0

Age Structure:

17 and under	1,088	(23.9%)
18 – 64	2,963	(65.0%)
65 and over	507	(11.1%)

Race Categories:

Non-hispanic White	3,682	(80.8%)
Black or African Am.:	74	(1.6%)
Asian and Pacific Is:	457	(10.0%)
Native Am. and other:	25	(0.5%)
Hispanic or Latino:	200	(4.5%)
Two or more race:	120	(2.7%)

HOUSING

Total Housing Units: 1,743

Single Family: 1,588 (91%)

Multifamily: 155 (9%)

Mobile Homes: 0 (0%)

Percent Homeowners: 77.6%

Average Household Size: 2.66

Median House Value: \$ 222,900

Median 2 Bedroom Rental: \$ 1,132

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2004 New Residential Permits: 14

Single Family: 14

Multifamily: 0 / 0

2004 Formal Plats/Lots:

Applications: 1 / 15

Recordings: 0 / 0

2002 Land Capacity:

Residential In Acres: 24.15

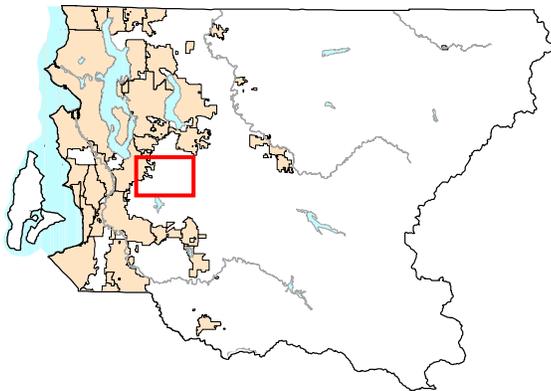
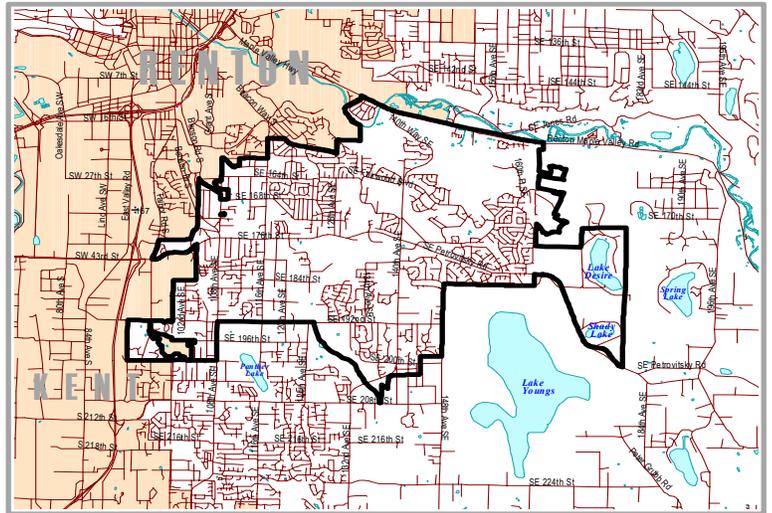
In Units: 100

Commercial In Acres: n a

In Jobs:

Fairwood Potential Annexation Area

The largest of the ten PAAs, Fairwood - Petrovitsky is located southeast of the City of Renton and northeast of Kent. The area is bounded by the Urban Growth Boundary on the east and Lake Youngs Watershed on the southeast. From west to east, neighborhoods include Spring Glen, part of Benson Hill, Cascade, Fairwood, and Lake Desire. The County, with the assistance of a community group, completed a governance study in 2000 for this area.



QUICK FACTS

Land Area: 6,876.04 Acres or 10.74 Square Miles

King County Council District: 9 and 5

School District: 415 Kent / 403 Renton

Water District: Soos Creek, Cedar River

Sewer District: Soos Creek, Cedar River

Fire District: 40, 37, 25

Annexing City: Renton

Annexation Status:

Expected Annexation Date:

TAX INFO

2005 Assessed Valuation: \$3,648 million
'04 Uninc. Area Levy (\$1.745 per 1,000): \$5,621,900

2004 Real Estate Sales: \$482.4 million
Local Option REET Revenue (0.5%): \$2,412,082

2004 Taxable Retail Sales: \$218.5 million
Local Option Sales Tax Rev (0.85% of 1%): \$1,857,274

EMPLOYMENT

Number of Business Units: 463

Year 2003 Total Jobs: 4,537

Manufacturing:	95
Wholesale/Utilities:	96
Retail:	792
Finance/Services:	2,392
Government/Education:	1,033
Construction/Resource:	129

Source: WA Employment Security Dep't, 2003

INCOME

Median Household Income: \$58,000

Number of Households: 14,630

Household by Income Category:

0 - 80%	4,920	(33.6%)
80 - 140%	4,640	(31.7%)
140%+	5,070	(34.7%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 39,430

2004 Population: 41,500

Pop. Per Sq. Mile: 3,860

Median Age: 35.4

Age Structure:

17 and under	10,340	(26.2%)
18 - 64	26,110	(66.2%)
65 and over	2,980	(7.6%)

Race Categories:

Non-hispanic White	28,050	(71.1%)
Black or African Am.:	2,350	(6.0%)
Asian and Pacific Is:	5,450	(13.8%)
Native Am. and other:	200	(0.5%)
Hispanic or Latino:	1,620	(4.1%)
Two or more race:	1,760	(4.5%)

HOUSING

Total Housing Units: 15,080

Single Family:	10,110	(67%)
Multifamily:	4,370	(29%)
Mobile Homes:	600	(4%)

Percent Homeowners: 70.2%

Average Household Size: 2.65

Median House Value: \$192,800

Median 2 Bedroom Rental: \$853

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2004 New Residential Permits: 646

Single Family: 269

Multifamily: 7 / 377

2004 Formal Plats/Lots:

Applications: 4 / 146

Recordings: 2 / 50

2002 Land Capacity:

Residential In Acres: 604.01

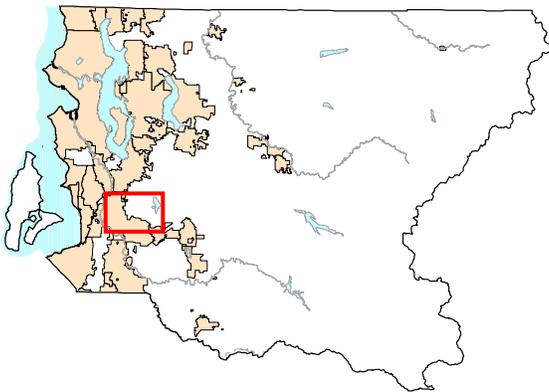
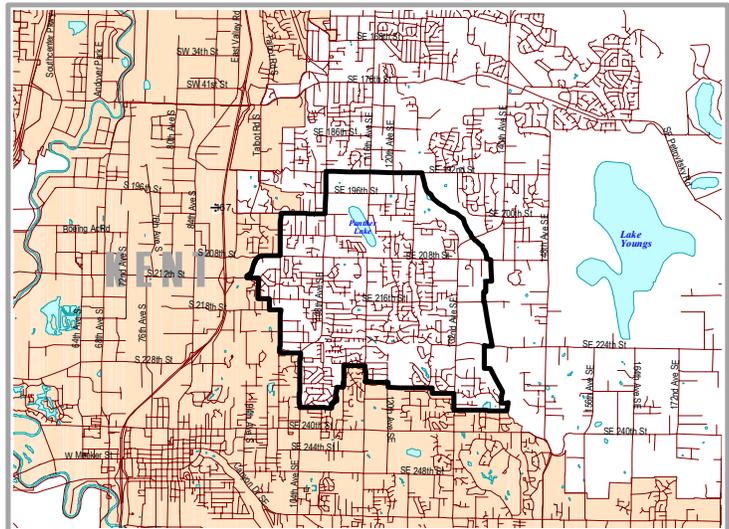
In Units: 3,801

Commercial In Acres:

In Jobs:

Kent Northeast Potential Annexation Area

The Kent Northeast area is located east of the City of Kent, on the west plateau of Soos Creek. To the north is the large unincorporated area of Fairwood / Petrovitsky, part of the City of Renton's PAA. Kent Northeast includes the communities of Benson Hill and Panther Lake as well as neighborhoods near Soos Creek Park.



QUICK FACTS

Land Area: 3,200 Acres or 5.0 Square Miles

King County Council District: 9 and 5

School District: 415 Kent

Water District: Soos Creek

Sewer District: Soos Creek

Fire District: 37

Annexing City: Kent

Annexation Status:

TAX INFO

2005 Assessed Valuation: \$1,715 million
'04 Uninc. Area Levy (\$1.745 per 1,000): \$2,724,000

2004 Real Estate Sales: \$185.7 million
Local Option REET Revenue (0.5%): \$928,624

2004 Taxable Retail Sales: \$67.7 million
Local Option Sales Tax Rev (0.85% of 1%): \$575,634

EMPLOYMENT

Number of Business Units: 213

Year 2003 Total Jobs: 1,588

Manufacturing:	17
Wholesale/Utilities:	19
Retail:	289
Finance/Services:	559
Government/Education:	589
Construction/Resource:	115

Source: WA Employment Security Dep't, 2003

INCOME

Median Household Income: \$ 65,700

Number of Households: 7,940

Household by Income Category:

0 – 80%	2,170	(27.3%)
80 – 140%	2,500	(31.5%)
140%+	3,270	(41.2%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 23,555

2004 Population: 23,300

Pop. Per Sq. Mile: 4,660

Median Age: 34.9

Age Structure:

17 and under	7,130	(30.3%)
18 – 64	14,700	(62.4%)
65 and over	1,725	(7.3%)

Race Categories:

Non-hispanic White	16,850	(71.5%)
Black or African Am.:	1,100	(4.7%)
Asian and Pacific Is:	3,550	(15.1%)
Native Am. and other:	150	(0.6%)
Hispanic or Latino:	880	(3.7%)
Two or more race:	1,025	(4.4%)

HOUSING

Total Housing Units: 8,138

Single Family:	6,440	(79.2%)
Multifamily:	1,160	(14.2%)
Mobile Homes:	540	(6.6%)

Percent Homeowners: 81%

Average Household Size: 2.97

Median House Value: \$ 188,000

Median 2 Bedroom Rental: \$ 740

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2004 New Residential Permits: 152

Single Family: 152

Multifamily: 0 / 0

2004 Formal Plats/Lots:

Applications: 5 / 209

Recordings: 4 / 152

2002 Land Capacity:

Residential In Acres: 306.93

In Units: 1,725

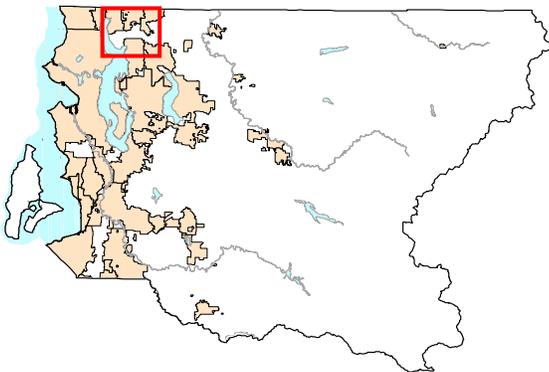
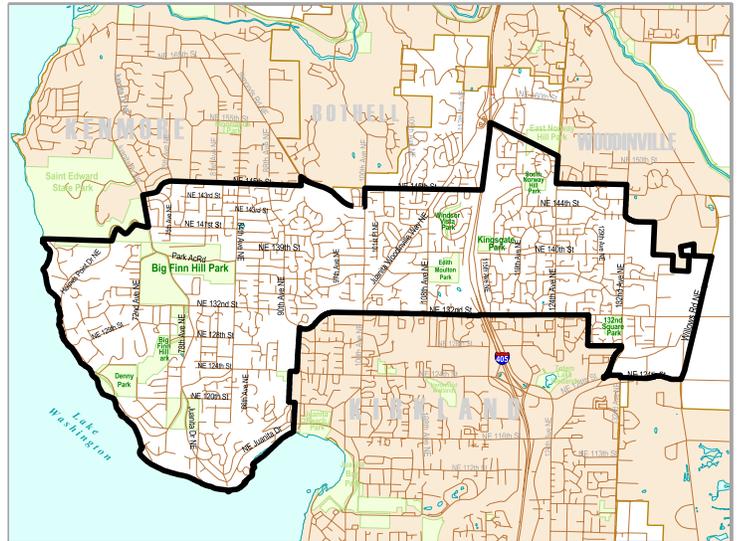
Commercial In Acres:

In Jobs:

Kirkland

Potential Annexation Area

The City of Kirkland's PAA is comprised of the Finn Hill, Juanita and Kingsgate neighborhoods. These areas are generally located to the north of the City of Kirkland, and south of the cities of Kenmore, Bothell and Woodinville. The City of Bothell has a PAA that abuts the City of Kirkland's. In 2001 and again in 2002, the City of Kirkland, with the assistance of the County, completed an annexation fiscal analysis.



QUICK FACTS

Land Area: 4,437.85 Acres or 6.94 Square Miles
King County Council District: 6, 1 and 3
School District: 414 Lake Washington / 417 Northshore
Water District: NE Lake Washington
Sewer District: Northshore
Fire District: 41 and Woodinville Fire District
Annexing City: Kirkland
Annexation Status:

TAX INFO

2005 Assessed Valuation: \$3,862 million
 '04 Uninc. Area Levy (\$1.745 per 1,000): \$6,019,040
2004 Real Estate Sales: \$393.4 million
 Local Option REET Revenue (0.5%): \$1,966,831
2004 Taxable Retail Sales: \$137 million
 Local Option Sales Tax Rev (0.85% of 1%): \$1,164,157

EMPLOYMENT

Number of Business Units: 461
Year 2003 Total Jobs: 3,964
 Manufacturing: 188
 Wholesale/Utilities: 322
 Retail: 418
 Finance/Services: 2,027
 Government/Education: 610
 Construction/Resource: 399

Source: WA Employment Security Dep't, 2003

INCOME

Median Household Income: \$69,800
Number of Households: 11,485
Households by Income Category:
 0 – 80% 2,665 (23%)
 80 – 140% 3,690 (32%)
 140%+ 5,130 (45%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 31,723
2004 Population: 32,600
Pop. Per Sq. Mile: 4,700
Median Age: 34.9
Age Structure:
 17 and under 8,500 (26.8%)
 18 – 62 21,200 (66.9%)
 65 and over 2,000 (6.3%)
Race Categories:
 Non-hispanic White: 25,930 (81.8%)
 Black or African Am.: 470 (1.5%)
 Asian and Pacific Is: 2,600 (8.3%)
 Native Am. and other: 150 (0.5%)
 Hispanic or Latino: 1,370 (4.3%)
 Two or more race: 1,170 (3.7%)

HOUSING

Total Housing Units: 11,811
 Single Family: 9,300 (78.7%)
 Multifamily: 2,490 (21.1%)
 Mobile Homes: 21 (0.2%)
Percent Homeowners: 76.8%
Average Household Size: 2.75
Median House Value: \$ 239,200
Median 2 Bedroom Rental: \$880

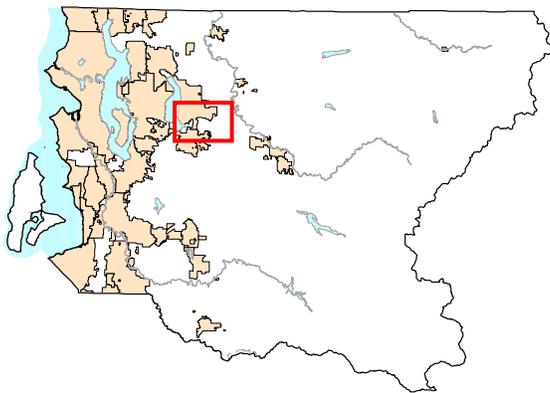
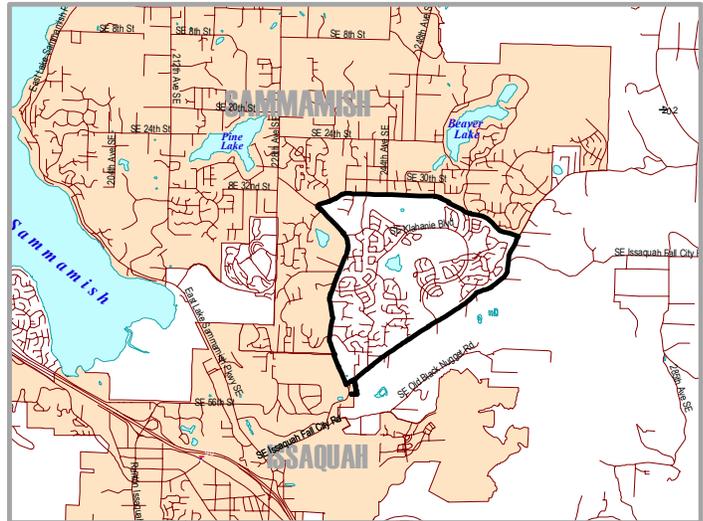
Source: 2000 US Census

DEVELOPMENT ACTIVITY

2004 New Residential Units: 50
 Single Family: 38
 Multifamily: 3 / 12
2004 Formal Plats/Lots:
 Applications: 3 / 67
 Recordings: 0 / 0
2002 Land Capacity:
Residential In Acres: 152.79
 In Units: 770
Commercial In Acres: 11.00
 In Jobs: 150

Klahanie Potential Annexation Area

Klahanie, located on the southeast corner of the City of Sammamish and the northeast corner of the City of Issaquah, is a fully built-out community of 11,000 residents. The City of Issaquah which has claimed the entire area as a PAA, conducted an annexation feasibility study in 2003. The Klahanie community is slated to vote on annexation in November 2005.



QUICK FACTS

Land Area: 1,230.34 Acres or 1.92 Square Miles

King County Council District: 3
School District: 411 Issaquah
Water District: Sammamish Plateau
Sewer District: Sammamish Plateau
Fire District: 10

Annexing City: Issaquah
Annexation Status:

TAX INFO

2005 Assessed Valuation: \$1,172.2 million
 '04 Uninc. Area Levy (\$1.745 per 1,000): \$1,976,960

2004 Real Estate Sales: \$135.1 million
 Local Option REET Revenue (0.5%): \$675,428

2004 Taxable Retail Sales: \$31.9 million
 Local Option Sales Tax Rev (0.85% of 1%): \$270,744

EMPLOYMENT

Number of Business Units: 105

Year 2003 Total Jobs: 794

- Manufacturing: *
- Wholesale/Utilities: 32
- Retail: 109
- Finance/Services: 569
- Government/Education: 72
- Construction/Resource: *

Source: WA Employment Security Dep't, 2003

INCOME

Median Household Income: \$84,700
Number of Households: 3,670

Household by Income Category:

0 – 80%	620	(16.9%)
80 – 140%	860	(23.3%)
140%+	2,190	(59.7%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 10,953
2004 Population: 11,000
Pop. Per Sq. Mile: 5,705

Median Age: 32.4

Age Structure:

17 and under	3,920	(35.8%)
18 – 64	6,680	(61.0%)
65 and over	350	(3.2%)

Race Categories:

Non-hispanic White	8,400	(76.7%)
Black or African Am.:	100	(0.9%)
Asian and Pacific Is:	1,720	(15.7%)
Native Am. and other:	50	(0.5%)
Hispanic or Latino:	320	(2.9%)
Two or more race:	360	(3.3%)

HOUSING

Total Housing Units: 3,797

- Single Family: 2,900 (76.3%)
- Multifamily: 890 (23.4%)
- Mobile Homes: 10 (0.3%)

Percent Homeowners: 77.6%
Average Household Size: 2.99
Median House Value: \$ 303,500
Median 2 Bedroom Rental: \$ 1,235

Source: 2000 US Census

DEVELOPMENT ACTIVITY

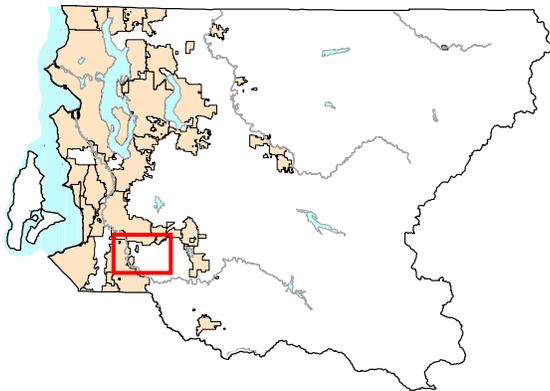
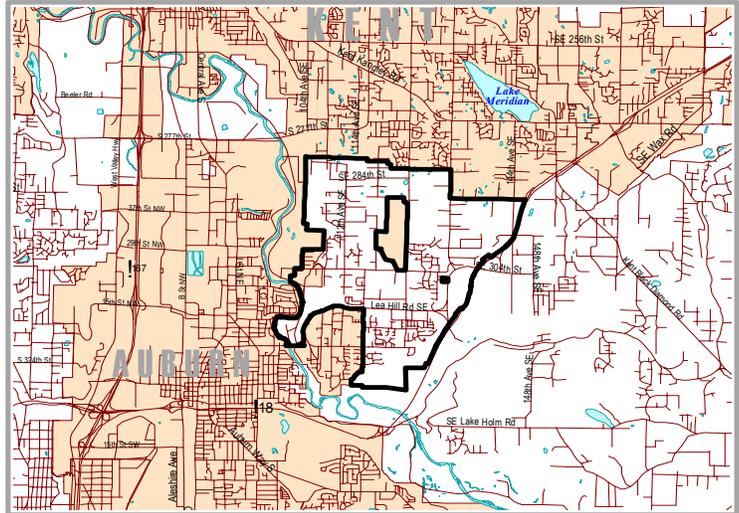
2004 New Residential Permits: 0
 Single Family: 0
 Multifamily: 0 / 0

2004 Formal Plats/Lots:
 Applications: 0 / 0
 Recordings: 0 / 0

2002 Land Capacity:
Residential In Acres: 38.90
 In Units: 326
Commercial In Acres:
 In Jobs:

Lea Hill Potential Annexation Area

Lea Hill is located directly east of the City of Auburn and south of the City of Kent. The City of Auburn annexed a portion of Lea Hill in March 2000 which brought an additional 2,700 persons into the city. Although Auburn completed an annexation feasibility study in early 2003, it is unclear as to when the City will resume annexation of this area.



QUICK FACTS

Land Area: 2,766.87 Acres or 4.32 Square Miles

King County Council District: 7

School District: 408 Auburn / 415 Kent

Water District: Auburn

Sewer District: Auburn

Fire District: 44 and 37

Annexing City: Auburn

Annexation Status:

TAX INFO

2005 Assessed Valuation: \$725.1 million
'04 Uninc. Area Levy (\$1,745 per 1,000): \$1,167,560

2004 Real Estate Sales: \$106.4 million
Local Option REET Revenue (0.5%): \$532,181

2004 Taxable Retail Sales: \$30 million
Local Option Sales Tax Rev (0.85% of 1%): \$253,830

EMPLOYMENT

Number of Business Units: 38

Year 2003 Total Jobs: 1,221
 Manufacturing: 0
 Wholesale/Utilities: 17
 Retail: *
 Finance/Services: 54
 Government/Education: 1,038
 Construction/Resource: 98

Source: WA Employment Security Dep't, 2003

INCOME

Median Household Income: \$65,700
Number of Households: 2,705

Household by Income Category:

0 – 80%	715	(26.5%)
80 – 140%	880	(32.5%)
140%+	1,110	(41%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 8,171
2004 Population: 9,500
Pop. Per Sq. Mile: 2,200

Median Age: 32.6

Age Structure:

17 and under	2,575	(31.5%)
18 – 64	5,160	(63.2%)
65 and over	435	(5.3%)

Race Categories:

Non-hispanic White	6,820	(83.5%)
Black or African Am.:	180	(2.2%)
Asian and Pacific Is:	370	(4.6%)
Native Am. and other:	70	(0.9%)
Hispanic or Latino:	400	(4.9%)
Two or more race:	330	(4.0%)

HOUSING

Total Housing Units: 2,794

Single Family:	2,054	(73.5%)
Multifamily:	485	(17.4%)
Mobile Homes:	255	(9.1%)

Percent Homeowners: 80 %
Average Household Size: 2.98
Median House Value: \$ 210,800
Median 2 Bedroom Rental: \$ 814

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2004 New Residential Permits: 116

Single Family: 116
Multifamily: 0 / 0

2004 Formal Plats/Lots:

Applications: 5 / 287
Recordings: 0 / 0

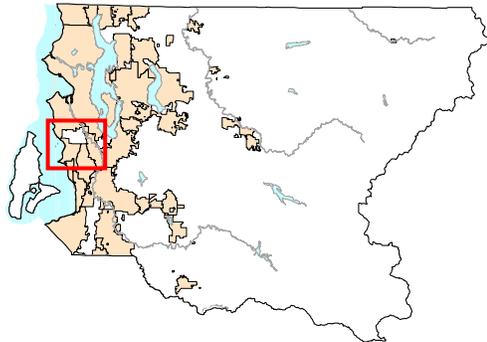
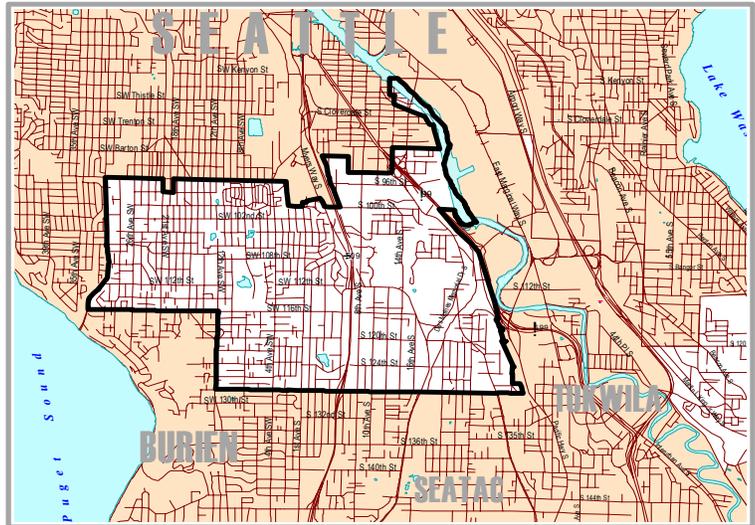
2002 Land Capacity:

Residential In Acres: 417.75
In Units: 1,674

Commercial In Acres:
In Jobs:

North Highline Potential Annexation Area

North Highline, including White Center and Boulevard Park, is one of the largest remaining unincorporated areas in the County. It has one of the most ethnically diverse populations in King County. In 1999, the County, with the assistance of a community advisory group, completed a governance study for the area. In 2001, the County and City of Burien partnered on an annexation feasibility study which assessed the fiscal impact to the city if it were to annex the lower third (South of 116th Street) of the community. Although there has been some interest in this area, none of the adjacent cities of Burien, Seattle, Tukwila or SeaTac currently claim any portion of this community as a potential annexation area.



QUICK FACTS

Land Area: 3,956.96 Acres or 6.18 Square Miles

King County Council District: 8
School District: 401 Highline / 1 Seattle
Water District: Seattle, 45, 20
Sewer District: SW Suburban, Val Vue
Fire District: North Highline

Annexing City: Unclaimed by any adjacent city
Annexation Status:

TAX INFO

2005 Assessed Valuation: \$1,915.4 million
 '04 Uninc. Area Levy (\$1.745 per 1,000): \$3,244,050

2004 Real Estate Sales: \$207.6 million
 Local Option REET Revenue (0.5%): \$1,038,215

2004 Taxable Retail Sales: \$168.1 million
 Local Option Sales Tax Rev (0.85% of 1%): \$1,429,075

EMPLOYMENT

Number of Business Units: 637

Year 2003 Total Jobs: 5,408

- Manufacturing: 800
- Wholesale/Utilities: 1,024
- Retail: 538
- Finance/Services: 1,849
- Government/Education: 742
- Construction/Resource: 455

Source: WA Employment Security Dep't, 2003

INCOME

Median Household Income: \$39,950
Number of Households: 11,930

Households by Income Category:

0 – 80%	6,310	(53%)
80 – 140%	3,620	(30%)
140%+	2,000	(17%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 32,035
2004 Population: 32,500
Pop. Per Sq. Mile: 5,260

Median Age: 33.4

Age Structure:

17 and under	8,460	(26.4%)
18 – 64	20,525	(64.1%)
65 and over	3,050	(9.5%)

Race Categories:

Non-hispanic White:	17,000	(53%)
Black or African Am.:	2,100	(7%)
Asian and Pacific Is:	6,300	(20%)
Native Am. and other:	500	(1%)
Hispanic or Latino:	4,200	(13%)
Two or more race:	1,900	(6%)

HOUSING

Total Housing Units: 12,330

- Single Family: 8,030 (65%)
- Multifamily: 4,070 (33%)
- Mobile Homes: 230 (2%)

Percent Homeowners: 54.2%
Average Household Size: 2.68
Median House Value: \$149,400
Median 2 Bedroom Rental: \$640

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2004 New Residential Permits: 100

- Single Family: 47
- Multifamily: 5 / 53

2004 Formal Plats/Lots:

- Applications: 0 / 0
- Recordings: 0 / 0

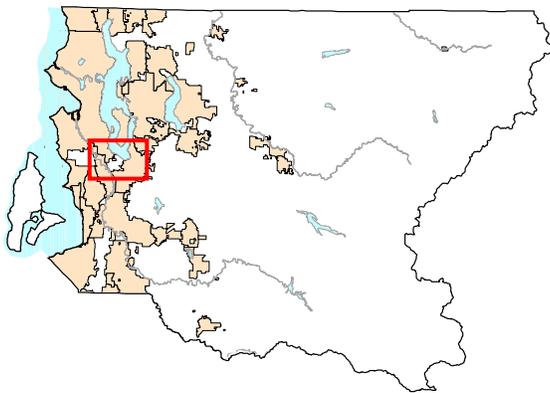
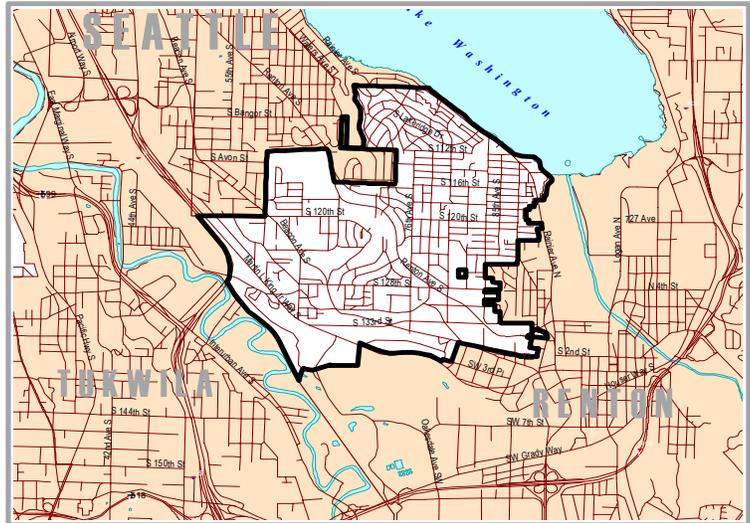
2002 Land Capacity:

- Residential In Acres: 149.22
In Units: 1,276
- Commercial In Acres: 116.97
In Jobs: 1,544

West Hill

Potential Annexation Area

West Hill is an unincorporated island bordering the southern end of Lake Washington, surrounded by the cities of Seattle, Renton and Tukwila. It is comprised of the neighborhoods of Bryn Mawr, Lakeridge, Skyway, and Earlington. The area is primarily residential and is supported by older and increasingly fewer commercial establishments. West Hill is one of the few unincorporated Urban areas that lacks a PAA designation.



QUICK FACTS

Land Area: 1,958.08 Acres or 3.06 Square Miles

King County Council District: 2, 8 and 5

School District: 403 Renton

Water District: Bryn Mawr, Skyway

Sewer District: Bryn Mawr, Skyway

Fire District: 20

Annexing City: Unclaimed by any adjacent city

Annexation Status:

TAX INFO

2005 Assessed Valuation: \$1,092.5 million
 '04 Uninc. Area Levy (\$1.745 per 1,000): \$1,850,300

2004 Real Estate Sales: \$115.2 million
 Local Option REET Revenue (0.5%): \$576,097

2004 Taxable Retail Sales: \$44 million
 Local Option Sales Tax Rev (0.85% of 1%): \$374,314

EMPLOYMENT

Number of Business Units: 152

Year 2003 Total Jobs: 1,181

- Manufacturing: *
- Wholesale/Utilities: 12
- Retail: 102
- Finance/Services: 515
- Government/Education: 333
- Construction/Resource: 90

Source: WA Employment Security Dep't, 2003

INCOME

Median Household Income: \$47,385

Number of Households: 5,570

Household by Income Category:

0 – 80%	2,430	(44%)
80 – 140%	1,810	(32%)
140%+	1,330	(24%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 13,977

2004 Population: 14,200

Pop. Per Sq. Mile: 4,640

Median Age: 38.0

Age Structure:

17 and under	3,190	(22.8%)
18 – 64	8,850	(63.3%)
65 and over	1,940	(13.9%)

Race Categories:

Non-hispanic White	5,960	(43%)
Black or African Am.:	3,500	(25%)
Asian and Pacific Is:	3,100	(22%)
Native Am. and other:	100	(1%)
Hispanic or Latino:	620	(4%)
Two or more race:	700	(5%)

HOUSING

Total Housing Units: 5,780

- Single Family: 4,190 (72.5%)
- Multifamily: 1,390 (24%)
- Mobile Homes: 200 (3.5%)

Percent Homeowners: 66.7%

Average Household Size: 2.50

Median House Value: \$ 181,400

Median 2 Bedroom Rental: \$ 742

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2004 New Residential Permits: 30

- Single Family: 30
- Multifamily: 0 / 0

2004 Formal Plats/Lots:

- Applications: 2 / 39
- Recordings: 1 / 48

2002 Land Capacity:

- Residential In Acres: 167.04
- In Units: 1,913
- Commercial In Acres: n a
- In Jobs:

Sources and Notes:

Data are taken from the 2000 US Census; the Washington State Office of Financial Management; Washington State Employment Security Department; and several departments of King County. Compiled by the Growth Information Team in the King County Office of Management and Budget.

The ten Potential Annexation Areas cover most but not all of Urban-designated unincorporated King County; the remaining smaller communities, covering 26 square miles with about 22,000 persons in 2000, are included in the Unincorporated Area Total profile on page 116.

TAX INFO

2005 Assessed Valuation:

total taxable (not exempt) assessed valuation in Jan. 2003
unincorporated area road levy @ \$1.745 per \$1,000.

2004 Real Estate Sales:

Real Estate Excise Tax (REET) # 1 and 2 totaling 0.5% of sales price

2004 Taxable Retail Sales:

estimated local option sales tax revenue @ 0.85% of 1.0% of taxable retail sales from business activity in this area, and wireless telephone, construction, and automobile sales associated with residential in this area.

Source: King County Office of Management and Budget

For further information see www.metrokc.gov/budget/revenue/

QUICK FACTS

Land Area Source: King County GIS Center and King County Office of Management and Budget.

EMPLOYMENT

Source: WA Employment Security Department via Puget Sound Regional Council

Count of firms with employees covered by unemployment, March 2003.

Year 2003 Total Covered Jobs & Establishments:

Manufacturing
Wholesale/Utilities/Transportation
Retail
Finance/Services
Government / Education
Agric, Forest, Fishing, Construction

INCOME

Source: US Census 2000.

Household Income in 1999 reported in 2000

Households by Income Category:

0 – 80% Low / mod. Income < \$42,500
80 – 140% Middle income households
140%+ Upper middle / upper > \$75,000

DEMOGRAPHICS

Source: US Census 2000.
Via US Census Bureau website,
www.census.gov.
2004 Population: OMB

Race Categories:

Race numbers are approximate and may not add exactly to area total.
Persons of Hispanic Origin can be of any race.

Non-hispanic White
Black or African American
Asian and Pacific Islander
Native American and other
Hispanic or Latino
Two or more races, not counted above.

HOUSING

Source: US Census 2000.

Total Housing Units

Single Family includes townhouses
Multifamily includes ap'ts, condos
Mobile Homes includes other units

Percent Homeowners: % of occupied units.

Average Household Size

Median House Value owner occupied
Median Rent including utilities

DEVELOPMENT ACTIVITY

2004 Total New Residential Units

Source: KC DDES building permits

2004 Formal Plats/Lots:

Source: KC Office of Mgmt and Budget
Growth Information Team

2001 Land Capacity:

Source: KC Buildable Lands Evaluation Report 2002. **Urban areas only.**

Residential In Acres of vacant and potentially redevelopable land parcels;
In Units that can be accommodated.

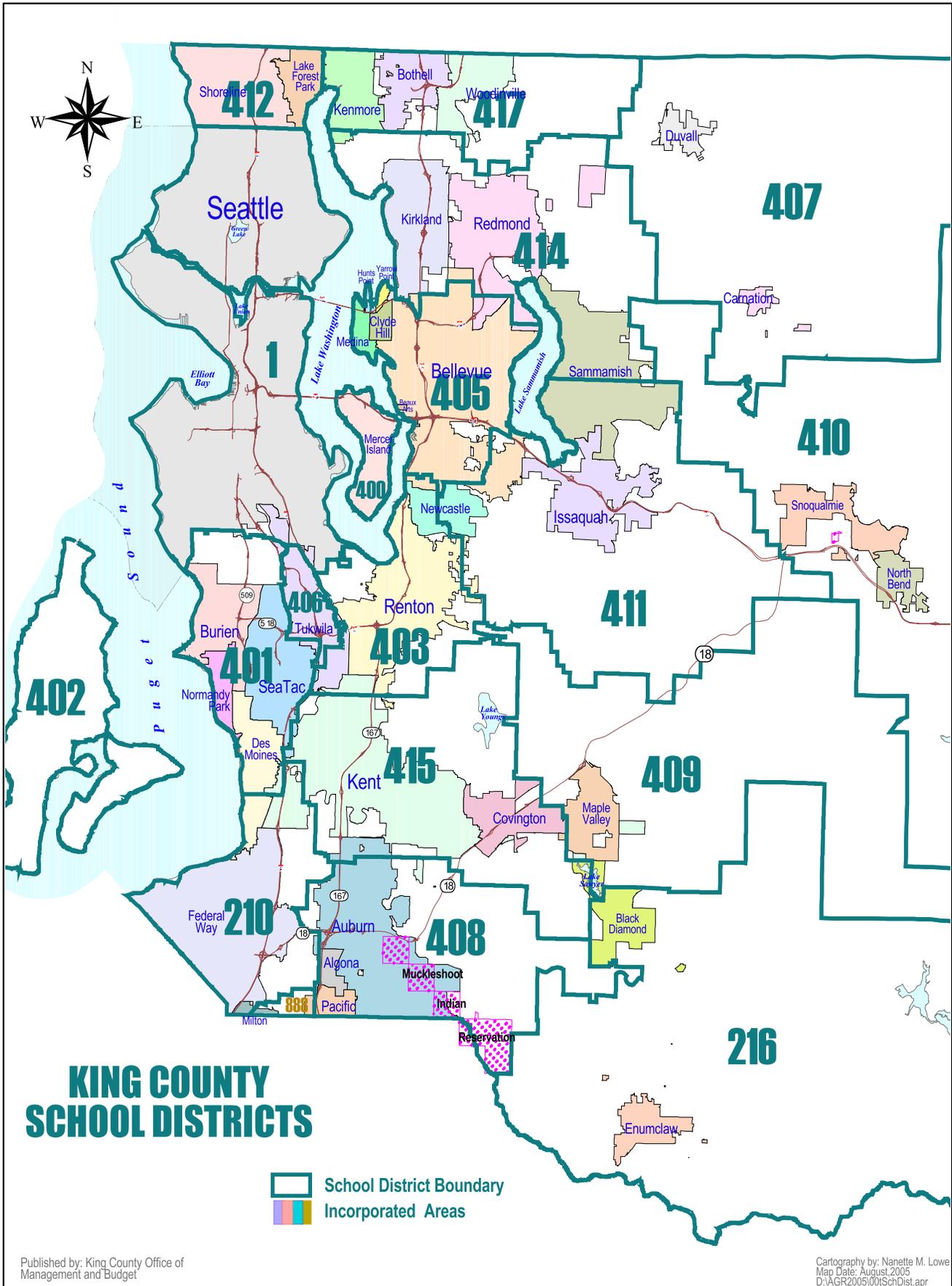
Commercial In Acres of vacant, redev.
In Jobs that can be accommodated.

Note: some of job capacity is in projects not counted in vacant commercial acreage.

VIII. District Data

King County has a complex system of utility and service districts for fire, water, sewers, and schools. Like in the previous years, this chapter of the 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	<u>1990</u> POPULATION	<u>2000</u> POPULATION	<u>1990-2000 Change</u>	
			#	%
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%
TOTAL:	1,507,300	1,737,000	229,700	15%

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 Persons Below Poverty Level, 1999

School age and total population

King County School Districts, 2000 Census

School District	TOTAL POPULATION*	Persons below poverty		Population Age 5 - 17	Age 5 - 17 below poverty	
		Number	Percent		Number	Percent
Auburn 408	66,710	6,900	10.3%	13,365	1,555	11.6%
Bellevue 405	113,725	6,300	5.5%	17,585	1,125	6.4%
Enumclaw 216	25,420	1,435	5.6%	5,654	279	4.9%
Federal Way 210	122,585	10,565	8.6%	24,710	2,745	11.1%
Highline 401	119,525	12,495	10.5%	21,405	2,880	13.5%
Issaquah 411	72,850	2,600	3.6%	15,345	585	3.8%
Kent 415	137,030	10,340	7.5%	29,285	2,855	9.7%
Lk. Washington 414	151,240	6,640	4.4%	26,585	1,240	4.7%
Mercer Island	21,845	695	3.2%	4,669	189	4.0%
Northshore 417 **	72,000	3,200	4.4%	14,900	770	5.2%
Renton 403	95,005	7,565	8.0%	14,970	1,850	12.4%
Riverview 407	15,670	580	3.7%	3,500	185	5.3%
Seattle	543,970	64,145	11.8%	59,905	9,020	15.1%
Shoreline 412	65,565	4,125	6.3%	11,330	610	5.4%
Skykomish 404	645	85	13.2%	114	30	26.3%
Snoqualmie 410	25,585	1,120	4.4%	5,055	285	5.6%
Tahoma 409	28,610	860	3.0%	6,499	159	2.4%
Tukwila 406	15,875	2,105	13.3%	2,720	525	19.3%
Vashon Island 402	10,065	600	6.0%	1,819	124	6.8%
Fife **	2,400	200	8.3%	500	50	10.0%
King County Total:	1,706,320	142,555	8.4%	279,915	27,061	9.7%
Balance of WA State:	4,058,880	469,815	11.6%	816,485	114,639	14.0%
WA State Total:	5,765,200	612,370	10.6%	1,096,400	141,700	12.9%

Notes: * Total indicates non-institutional population for which poverty data are tabulated. All data are rounded.

** Portion of Northshore and Fife school districts in King County is estimated.

Source: 2000 US Census, US Census Bureau, and National Center for Education Statistics, 2004.

New Residential Units by School District

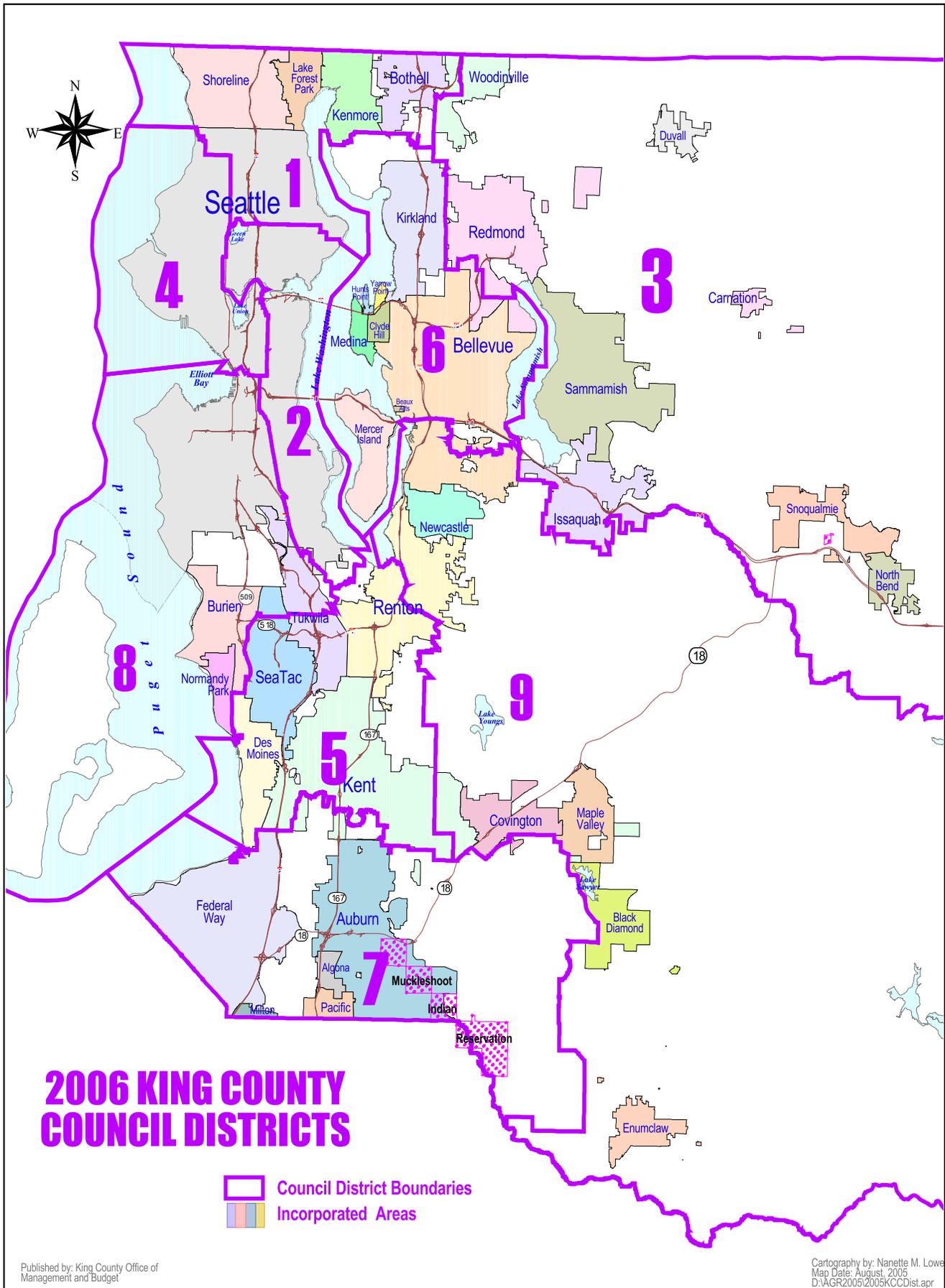
Unincorporated King County, 1994 - 2004

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>	<u>2002</u>	<u>2003</u>	<u>2004</u>
Auburn 408	187	149	248	129	189	265	241	236	279	298	171
Bellevue 405	7	5	5	5	23	92	23	10	2	0	0
Enumclaw 216	82	62	70	63	71	62	55	50	62	47	61
Federal Way 210	87	152	328	40	57	132	117	181	302	470	291
Highline 401	50	33	35	31	119	28	53	71	74	68	100
Issaquah 411	339	517	765	699	530	647	735	290	117	73	98
Kent 415	499	338	597	470	180	279	138	295	252	401	431
Lk. Washington 414	346	211	280	489	1,062	1,020	762	315	618	638	434
Northshore 417	408	167	234	558	472	445	80	46	98	81	105
Renton 403	249	80	101	202	587	133	203	89	79	719	464
Riverview 407	100	95	103	179	131	104	67	55	54	63	140
Shoreline 412	88	115	12	3	21	1	0	0	0	0	0
Skykomish 404	4	3	6	7	7	3	4	4	9	6	4
Snoqualmie 410	201	188	179	189	125	122	98	105	115	95	169
Tahoma 409	458	367	485	195	83	74	76	60	247	148	126
Vashon Island 402	93	72	87	83	103	86	72	120	60	34	55
Fife 800 (KC Portion)	69	16	17	25	21	7	86	47	77	13	20
TOTAL:	3,267	2,554	3,552	3,367	3,781	3,500	2,810	1,974	2,445	3,154	2,669

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.



Population by King County Council District 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
TOTAL:	1,507,300	1,737,000	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 District
Unincorporated King County
1999 through 2003**

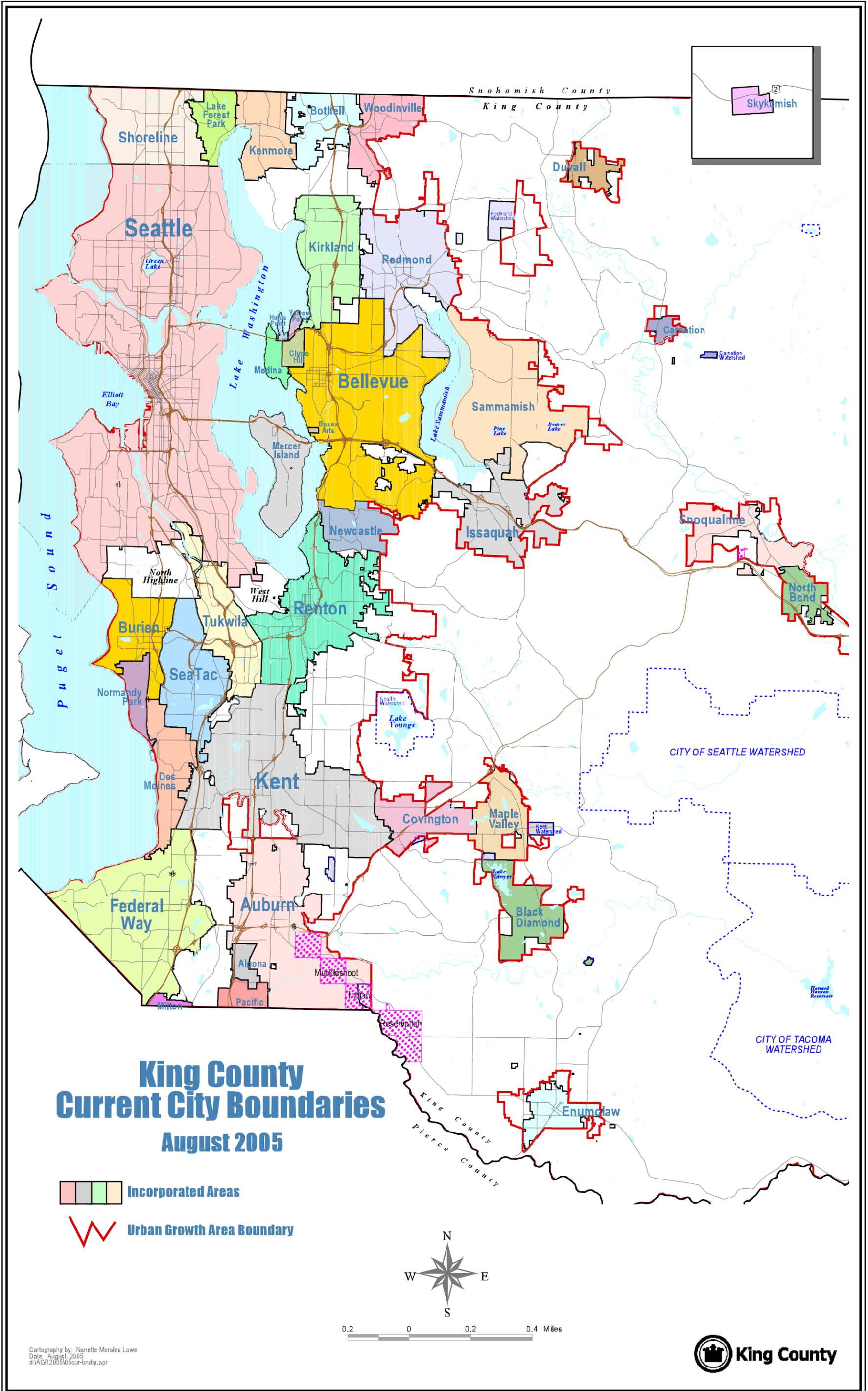
District	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>
District 1	209	36	19	76	52
District 2	-	-	-	-	-
District 3	-	790	411	730	765
District 4	-	-	-	-	-
District 5	45	58	57	120	557
District 6	-	163	78	12	12
District 7	124	207	235	417	518
District 8	104	97	184	88	99
District 9	-	395	508	388	663
District 10	-	-	-	-	-
District 11	93	104	94	79	64
District 12	-	956	366	404	300
District 13	-	4	23	131	124
TOTAL:	575	2,810	1,975	2,445	3,154

**New Residential Units by
The "NEW" King County Council District
Unincorporated King County
2004**

District	<u>2004</u>
District 1	81
District 2	5
District 3	787
District 4	
District 5	311
District 6	52
District 7	514
District 8	160
District 9	759
TOTAL:	2,669

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 2005

Incorporated Areas

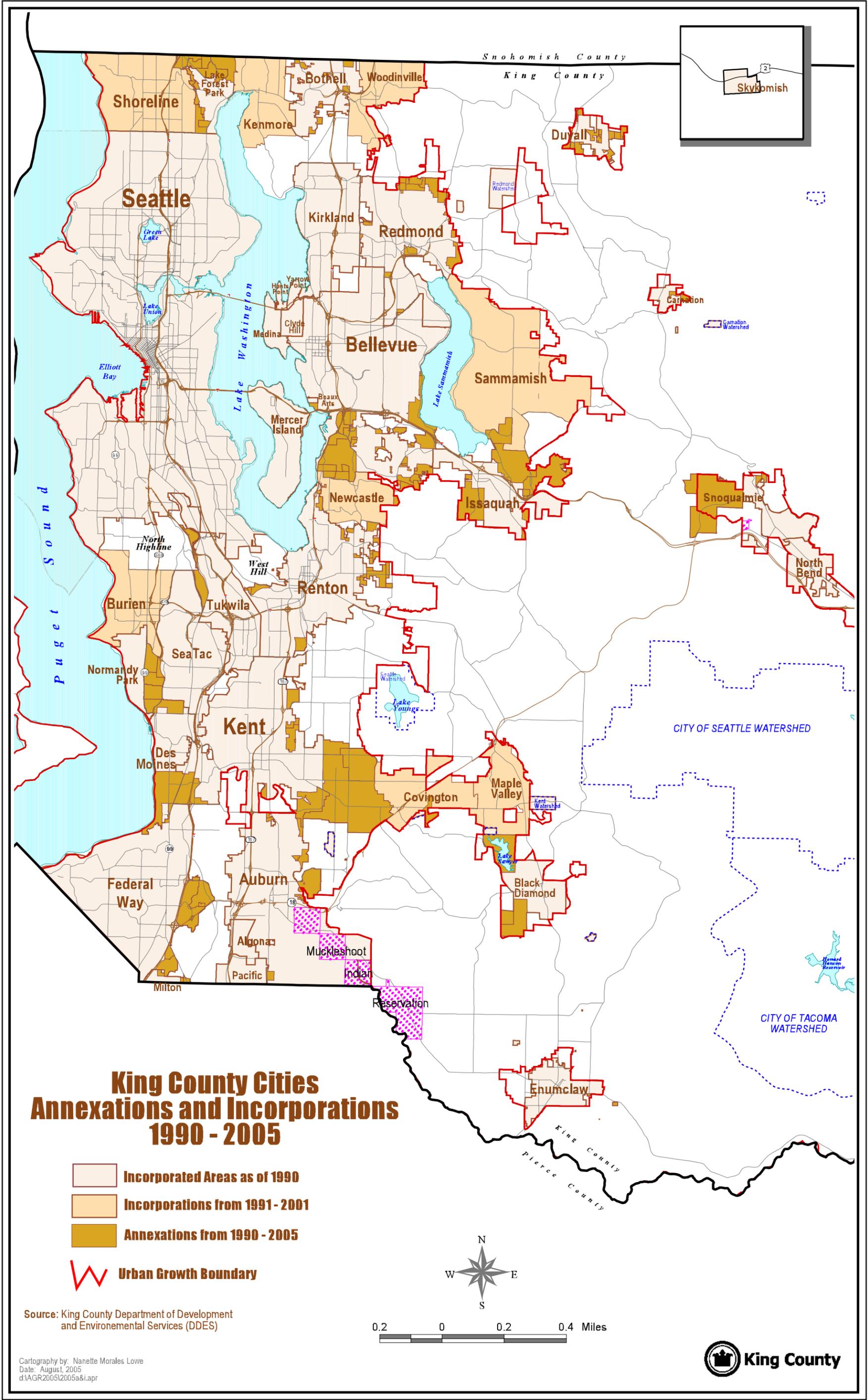
Urban Growth Area Boundary



0.2 0 0.2 0.4 Miles

Cartography by: Nanelle Morales Lowe
Date: August 2005
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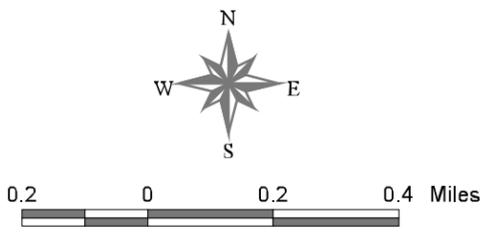


King County Cities Annexations and Incorporations 1990 - 2005

- Incorporated Areas as of 1990
- Incorporations from 1991 - 2001
- Annexations from 1990 - 2005

Urban Growth Boundary

Source: King County Department of Development and Environmental Services (DDES)



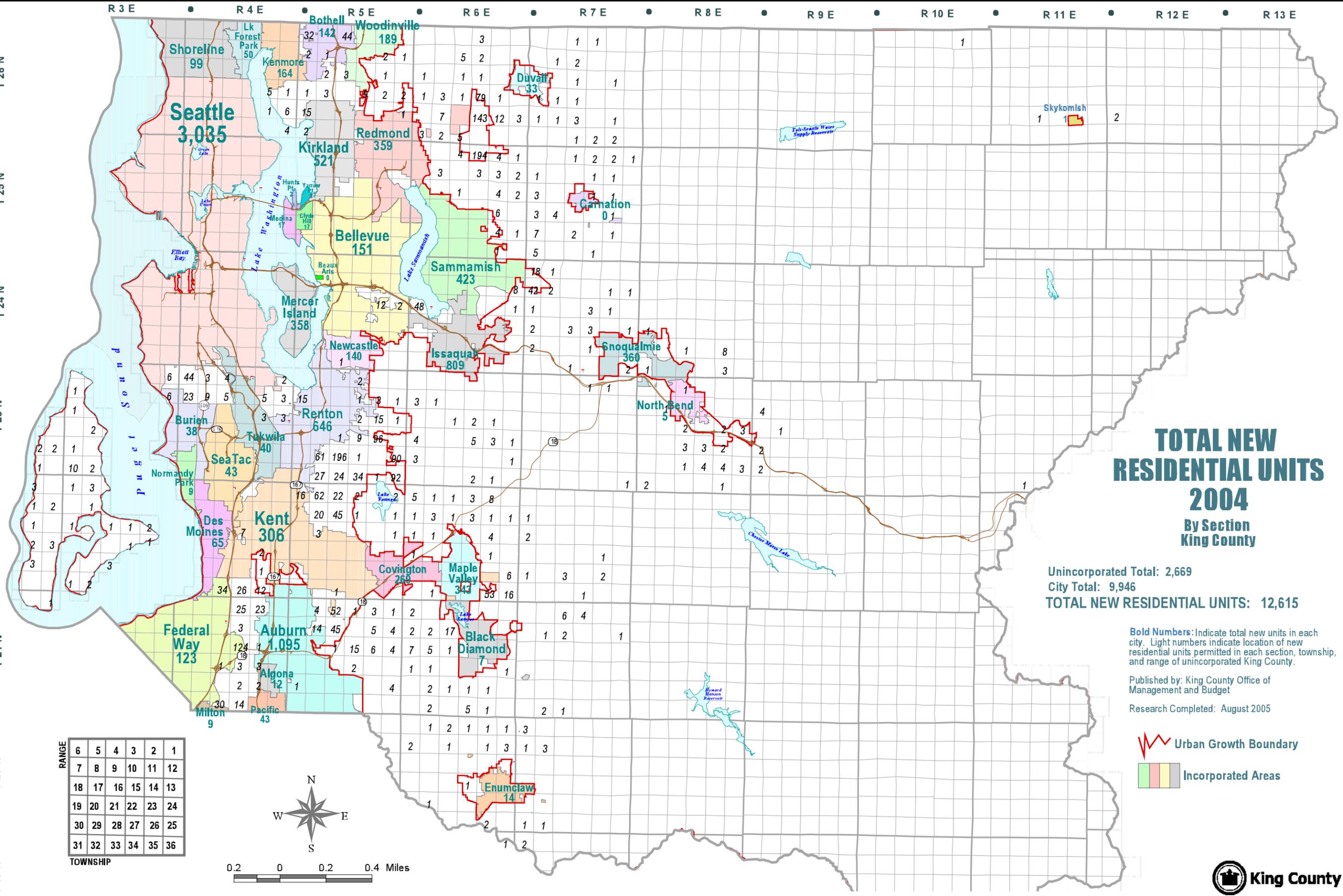
Cartography by: Nanette Morales Lowe
Date: August, 2005
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T 25 N
T 24 N
T 23 N
T 22 N
T 21 N
T 20 N
T 19 N



TOTAL NEW RESIDENTIAL UNITS 2004

By Section King County

Unincorporated Total: 2,669
City Total: 9,946
TOTAL NEW RESIDENTIAL UNITS: 12,615

Bold Numbers: 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 Management and Budget

Research Completed: August 2005

Urban Growth Boundary
 Incorporated Areas

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

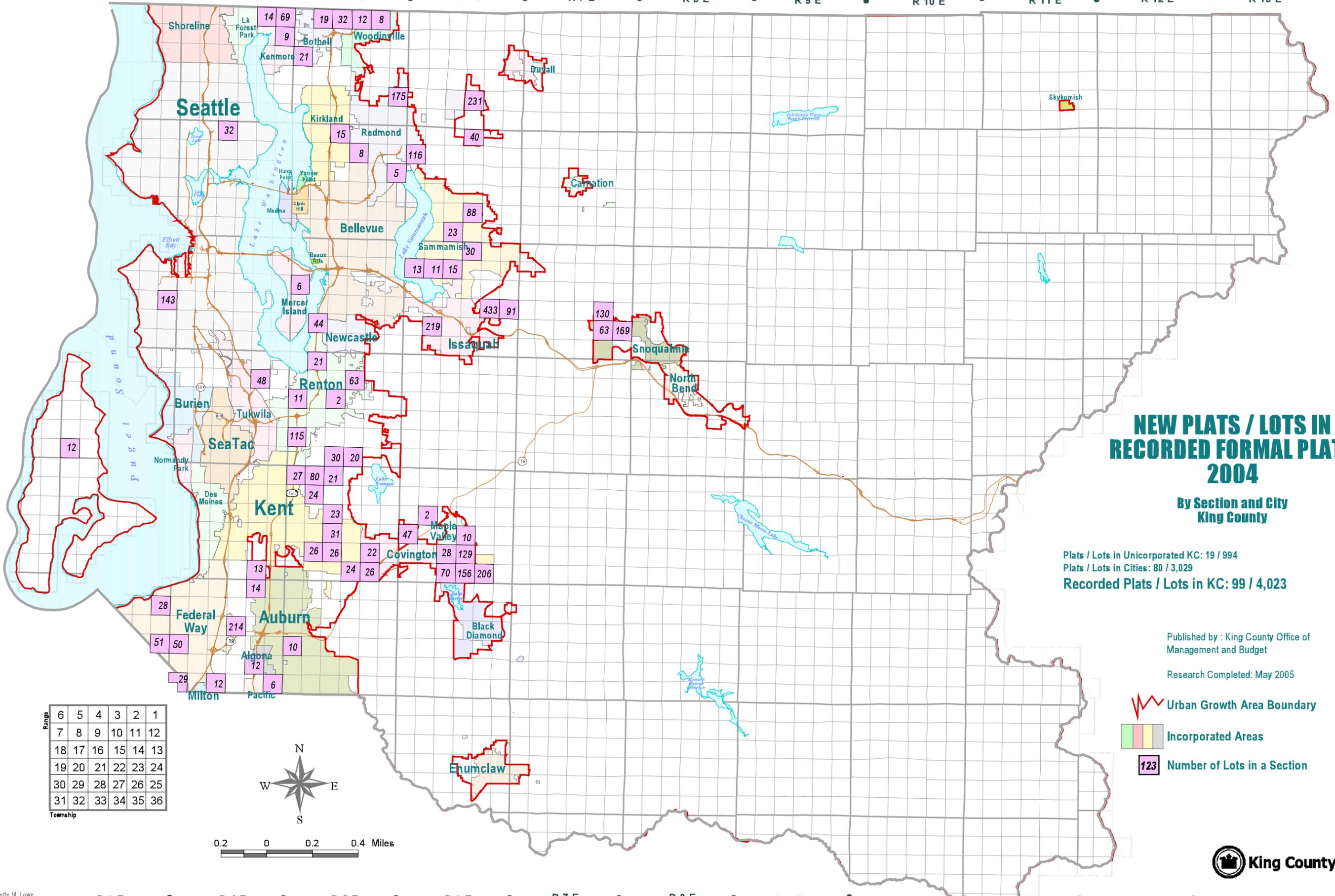


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NEW PLATS / LOTS IN RECORDED FORMAL PLATS 2004

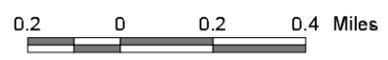
By Section and City
King County

Plats / Lots in Unincorporated KC: 19 / 994
Plats / Lots in Cities: 80 / 3,029
Recorded Plats / Lots in KC: 99 / 4,023

Published by : King County Office of Management and Budget
Research Completed: May 2005

-  Urban Growth Area Boundary
-  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



R 3 E R 4 E R 5 E R 6 E R 7 E R 8 E R 9 E R 10 E R 11 E R 12 E R 13 E

