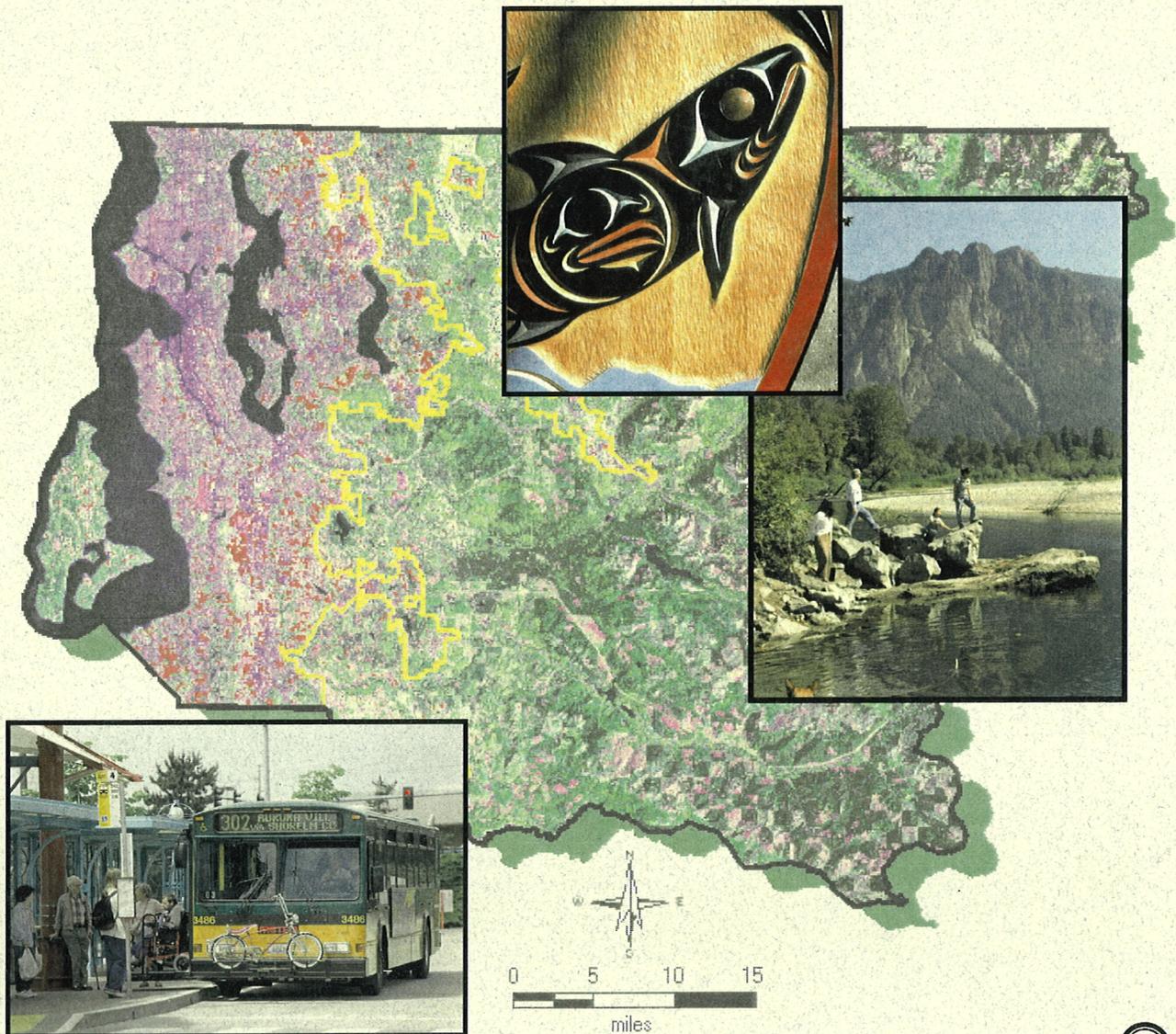

1999 KING COUNTY ANNUAL GROWTH REPORT

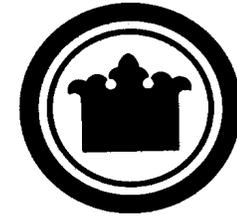
Land development and demographic information for King County,
its cities and unincorporated areas



Statistical Profile:
KING COUNTY

County Executive: Ron Sims

County Info: (206) 296-4040



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

DEMOGRAPHICS

Population, 1990	1,507,319	
Population, 1996	1,628,800	
Population, 1999	1,677,000	
Population Growth, 1980 - '90	+237,400 (18.7%)	
Population Growth, 1990 - '99	+169,681 (11%)	
Population Forecast, 2000	1,686,000 - 1,704,000	
Population Forecast, 2010	1,833,000 - 1,856,000	
Household Growth, 1992 -2012	+195,000 (30.7%)	

1997 Age Structure:

17 and under	402,100	24%
18 - 64	1,066,300	65%
65 and over	177,800	11%

1997 Race and Ethnic Categories:

Non-Hispanic White	1,316,100	80%
African-American	89,000	5%
Asian + Pacific Is.	165,900	10%
Native American	18,000	1%
Hispanic	57,200	3%

LAND AREA

King County Total Land Area:	2,134 square miles (1,365,760 acres)
Unincorporated King County Area	1,758 square miles (1,124,838 acres)
County Urban Growth Area	460 square miles (294,600 acres)
- 39 Cities	376 square miles (240,922 acres)
- Uninc. Urban	84 square miles (53,760 acres)

EMPLOYMENT AND INCOME

1998 Number of Business Units:	63,891	1998 Total Jobs:	1,069,748
		Manufacturing	159,755
1998 Average Annual Wage:	\$41,275	Wholesale/Utilities	149,371
		Retail	174,340
Median Household Income:		Finance/Services	388,278
1989 (1990 Census) \$36,179		Government and Other	198,004
1998 (Estimated) \$47,656			

Major Businesses and Employers:

Households by Income Category, 1989*:		The Boeing Company	City of Seattle	Fred Meyer
0 - 50%	131,490 21%	University of Washington	Group Health Co-operative	Nordstrom
50 - 80%	105,340 17%	Microsoft Corporation	United States Postal Service	QFC, Inc.
80 - 120%	134,829 22%	King County Government	Seattle School District #1	Swedish Hospital
120% +	245,032 40%	Providence Health System	Alaska Air Group, Inc.	Seafirst Corp.
		Safeway Stores Inc.	US West Communications	Safeco

HOUSING

1998 Total Housing Units:	710,453	1990 Census Median House Value:	\$ 140,100
**Single Family	437,312	1998 Median House Sales Price:	\$ 214,950
Multifamily	273,141	1990 Census Median 2-Bdrm. Rental:	\$457
		1998 Median 2-Bdrm. Rental:	\$669

DEVELOPMENT ACTIVITY

1998 Total New Residential Units:	14,253	1998 Formal Plats:	# Plats	#Lots	#Acres
**Single Family	5,818	Applications:	130	5,275	2,978.07
Multifamily	8,435	Recordings:	86	2,213	816.09

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

Development Council of Seattle and King County. Washington State Office of Financial Management, NW Multiple Listing Service, Dupre and Scott Apartment Advisors, Inc.

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

1999 King County Annual Growth Report

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



King County, Washington
Office of Regional Policy and Planning
September, 1999

King County Executive

Ron Sims

Metropolitan King County Council

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Maggi Fimia, District 1

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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 Public Safety

King County Department of Transportation

King County Department of Natural Resources

Each of the 39 Cities of King County

Kitsap County

Pierce County

Snohomish County

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Dupre + Scott Apartment Advisors, Inc.

The Seattle-King County Economic Development Council

Northshore Area Chamber of Commerce

The Suburban Cities Association

Central Puget Sound Real Estate Research Committee

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Introduction

This section describes the purpose, organization, and content of the 1999 Annual Growth Report for King County, Washington. Information on how to obtain a copy of the report follows this section.

Purpose

The 1999 Annual Growth Report (AGR) provides population and land development data for King County, its cities, and its unincorporated areas. The AGR, produced since 1983, has become one of King County's most widely used documents, presenting frequently requested information in an easily used format. The AGR contains growth trend data and maps of the past year's development with illustrative graphs and text.

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

The second purpose of the Annual Growth Report is to provide a foundation for evaluating King County land use and development policies. This purpose is enhanced for the second time this past 2 years by the simultaneous publication of the 1999 Benchmark Report. The data presented in these two documents will assist in monitoring the effectiveness of County and City policies and plans, including the Countywide Planning Policies and the King County Comprehensive Plan, adopted to comply with the State Growth Management Act.

New in the AGR in 1999

This year's report continues to document recent annexations and incorporations which are shifting population growth and development activity out of the jurisdiction of unincorporated King County, and into cities. In recognition of that trend, the past three years' AGRs have shifted their focus from unincorporated areas to the cities.

- In addition to the recent incorporations of Newcastle, Shoreline, Covington, Maple Valley, and Kenmore, this year brings the incorporation of the City of Sammamish, effective August, 1999. A City Statistical Profile of Sammamish is provided in Chapter Six.
- New data regarding home ownership rates in King County found in both AGR and the Benchmark Report
- Again, this year, after an interruption of several years, we have been able to restore consistent information on housing affordability by making use of data from the Northwest Multiple Listing Service (MLS) real estate database. These data give up-to-date average and median home prices by real estate area, for both single-family and condominium/townhouse sales.
- Employment figures have been updated to include 1998 covered employment by city.
- New tables summarizing persons below poverty level by city (1990 Census) and by school age by school district (1995 estimate). See pages 61 and 159.
- More discussion of the status of salmon runs in King County, as well as other recent environmental trends in Chapter One (*Highlights*).
- Continued reporting on Forest Production Activity; forest acreage converted is at its highest level in the last 10 years.
- Also, new this year are some tables and maps in *color*. See pages 1 - 12.

Bound inside the back cover are eleven *colored maps* illustrating the information presented in this AGR.

The AGR and the Benchmark Report: Companion Documents

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

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

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

For Further Information:

Office of Regional Policy and Planning
Room 420 King County Courthouse
516 Third Avenue
Seattle, WA 98104
Telephone: (206) 205-0700 or 205-0708

To purchase a copy of the 1999 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

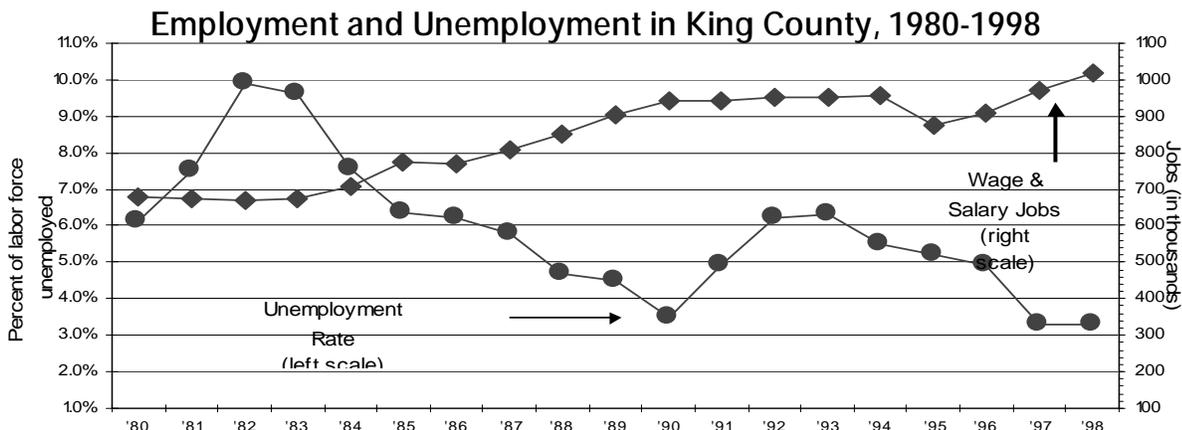
The AGR will be accessible on King County's internet home page at:

www.metrokc.gov/budget/agr/

I. Highlights - - - - 1999

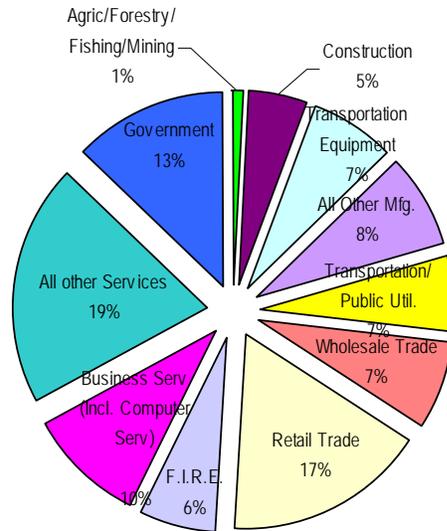
1. Economy reaches a peak in 1998 - '99

Mixed economic signals characterize the current economy. After five slow years, the King County economy has been growing rapidly from 1996 - 1998. More than one million King County residents are now in the labor force, and more than 100,000 additional employees commute from other counties to work in King County. During 1998, the economy created an additional 51,000 new jobs. Unemployment has remained low at 3.3% in 1998, matching lows in 1966 and 1990. Boeing, had more than 106,000 employees in Washington State by mid - 1998, including almost 60,000 in King County. Boeing employment had declined sharply in King County from 1990 to 1995, including both layoffs and a shift of 6,000 employees from Renton to the Everett plant. From 1996 to 1998 all King County Boeing facilities rebounded; although the Renton plant did not regain all the jobs it had in 1990. With 66,400 employees in King County, the aerospace sector is up 16,700 from the low in '95, but still 20,000 below its '90 high.



Fortunately the King County economy is much broader based than the aerospace sector alone. Manufacturing other than aircraft has increased by 10 percent since 1990 and now constitutes fully 59 percent of King County manufacturing jobs. Electronic equipment, food products and apparel have all increased steadily. Microsoft and other computer services firms have led the rapid expansion of sectors other than manufacturing. Employment in computer programming and data processing increased by 29 percent between 1996 and 1998, about three times the rate of total King County job growth. The services sector as a whole has gained 44 percent since 1990, most of this growth coming in the last three years. Retail trade has increased 17 percent on the strength of the construction of new retail centers in Redmond, Bellevue, Woodinville, downtown Seattle and elsewhere. Taken together, all job sectors generate a "gross regional product" of perhaps \$70 billion, or 40 percent of Washington State's \$172 billion economy (1997).

King County Employment by Sector in 1998



In concert with the job growth, real wage levels (wages adjusted for inflation) have increased 24 percent in the last four years. However, a disproportionate amount of this increase has occurred in the computer services and financial sectors, while other sectors, particularly retail and nonprofessional services, continue to earn comparatively low wages. Median household income increased only 5.3% during this time. The gap appears to be widening between large numbers of low-income households and the incomes of a smaller number of households, which are growing dramatically. Other than in computer services, the greatest amount of employment growth since 1990 has been in non-professional services and retail jobs, many of which pay lower wages than manufacturing. The decrease of high-paying manufacturing jobs since 1990 helps explain the slowness of median household income growth.

Prospects: Unlike the 1990 boom, today's King County growth is in a context of continuing strong national economic growth. However, the clouds on last year's horizon continue to darken the sky. The economies of several Asian countries are still struggling -- and they are among the largest customers of King County businesses. Japan, which is Washington State's largest trade partner, continues to endure a sluggish economy, its worst recession since World War II. The effects of the problems in South Korea, Thailand, and Indonesia are beginning to be felt here. It is unclear how long or deeply this will affect Puget Sound. The speed of recovery is dependent on each nation's ability to reform its financial systems and open their economies to more competition. There remains concern and uncertainty about whether the crisis will spread to China, Russia and Taiwan. Economists expect at least one more year of struggle for southeast Asia before markets there return to full strength. However, one positive sign is recent interest among Asian airlines in resuming purchase of Boeing planes.

2. King County's population grows slowly as job numbers stabilize

Population growth typically lags a year or two behind job growth in King County. But this year, population growth is slowing down before any noticeable downturn in jobs. The Washington State Office of Financial Management estimates the Countywide population at about 1,677,000 in April 1999 - up less than one percent since 1998. This number has increased 11 percent since 1990, or about 1.2 percent per year. Countywide population growth is not as rapid as might be expected from the job growth, for two reasons: (1) the economy of the rest of the U. S. is doing well in contrast to earlier Puget Sound booms. Most of the new jobs are being filled locally instead of attracting workers from California and elsewhere as was the case in 1990; and (2) many of the migrants from other states are coming to the adjoining

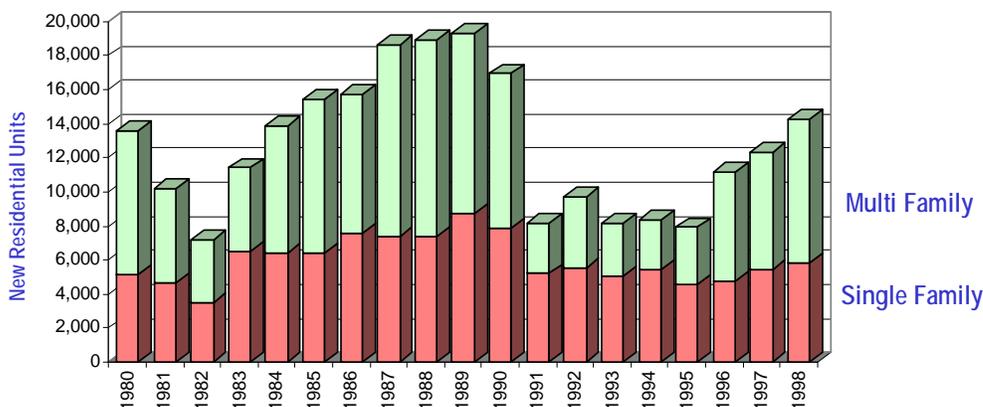
counties of Snohomish, Pierce and Kitsap, and commuting to King County jobs. King County had 55% of the region's population (and two-thirds of its jobs) in 1990, but has only gained 40% of the region's population growth during the 1990s. In the same period, King County garnered almost two-thirds of the region's job growth, so more and more commuting from other counties is required. In addition to these two reasons, some observers believe that average household sizes are declining in the Puget Sound region after some years of stability. The results of the 2000 Census, available in 2001, will answer the current questions about the County's growth rate.

Since 1990, Seattle has gained more than 24,000 people or about four percent. Unincorporated areas, the County's second largest jurisdiction, have lost 133,000 people to new incorporations. The Suburban Cities together have almost 750,000 people, double their collective population in 1989 before Federal Way and SeaTac incorporated.

3. Rate of residential construction continues to increase

Despite the slowing population, residential construction jumped ahead in 1998 to 14,250 new residential units, up 16 percent from 1997 and up 50 percent from the slow years 1992 through 1995. Construction of single family homes was up slightly to 5,800 new houses and mobile homes. Permits for single family construction have stayed remarkably consistent each year since 1991, at about 5,000 new houses in King County. Roughly half of the new houses are in unincorporated areas, although the share is declining with annexations and incorporations.

**Total New Residential Units Permitted
Single Family and Multifamily, 1980 - 1998**

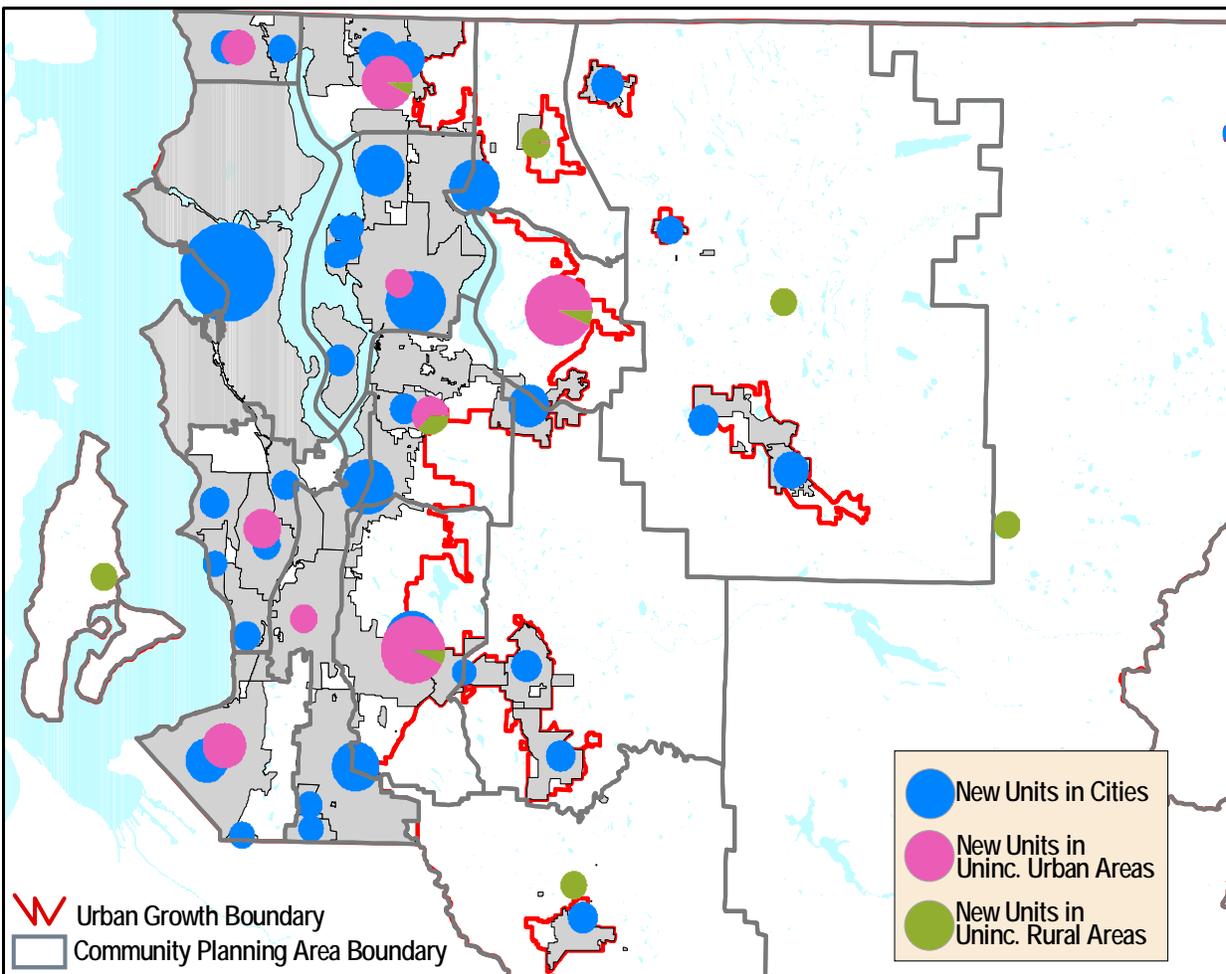


Multifamily construction is much more volatile, and responsive to changes in the regional economy. Multifamily construction increased again in 1998 to 8,400 new apartments and condo units (double the 1992-95 average). Condominium sales have increased significantly, and are now a large share of total home sales (around 20 percent) and construction (nearly 50 percent), in contrast to a few years ago when condos were a tiny share of the market. New construction focused in Seattle, Bellevue, Renton and Auburn; and to a lesser extent Redmond, Issaquah, Kirkland and Kent. Data from selected jurisdictions shows this healthy trend continuing at the same rate in the first quarter of 1999, with large numbers of new permits for multifamily buildings in Seattle and Bellevue. However, total new residential construction has still not returned to levels of the late 1980s, which approached 20,000 new units per year.

4. Residential growth focuses in cities and three unincorporated communities

Nearly three-fourths of the new construction in 1998 occurred within city limits, in marked contrast to trends of the 1970s and 1980s. Seattle received a healthy 28 percent of the County's new residential units, more than 3,900. The Suburban Cities together permitted 6,500 new units, almost half the Countywide total. Bellevue authorized 1,077 new units, Renton 936, and Auburn 731. There were also substantial numbers in Issaquah, Kent, Redmond and Kirkland. Two-thirds of the new housing units in the cities were apartments and condominiums. Building permits by city are reported on pages 67 - 69.

**1995 Through 1998
New Units by Urban and Rural Areas**



With 3,784 new units, unincorporated King County received 27 percent of Countywide new residential growth, a lower share than in earlier years. Three communities received the largest share of unincorporated growth: East Sammamish with 1,318 new housing units, Soos Creek with 887, and Northshore with 519. Urban portions of unincorporated King County accounted for 2,917 new units, about 20 percent of the Countywide growth. In Rural and Resource areas, only 867 new units were built.

* Last year's AGR mistakenly counted 1,100 new units in the Rural area; actual was 952.

That was up somewhat from 1997, but still barely 6 percent of Countywide new construction in 1998.* Only 37 percent of the unincorporated permits were multifamily; many areas designated for multifamily development have annexed to cities in recent years. Building permits by unincorporated area are reported on pages 125 - 127.

Formal plat recordings declined to 2,213 new lots created in 1998. As with the residential building permits, East Sammamish with 576, Soos Creek with 231 and Northshore with 203 in unincorporated King County had the most lots recorded in 1998. The cities of Kent (211), Renton (147) and Snoqualmie (117) led the way in number of lots applied for. Formal plat applications, indicating single family growth to come in a few years, increased 23 percent to 3,672 lots Countywide in 1997.

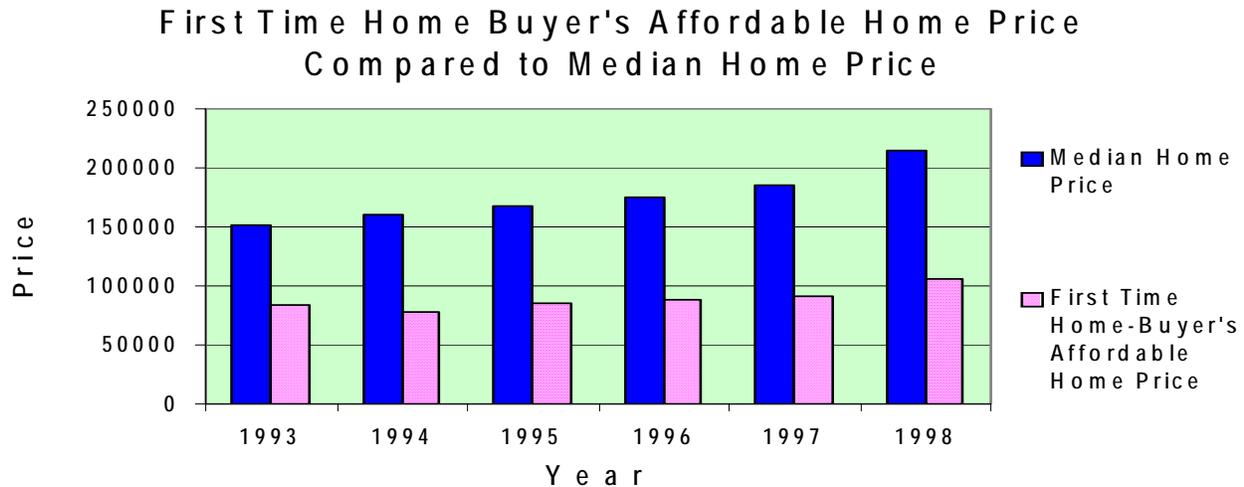
Short plat activity increased in unincorporated King County. The number of lots recorded was up 64 percent from 127 lots in 1997 to 208 in 1998. Applications also increased to 178 lots last year from 158 in 1997, an 11 percent increase. Unincorporated Northshore area led in numbers of recordings with 48 lots while East Sammamish led in applications with 45 lots. However, the number of lots created through short platting remains small compared to formal platting.

5. Intense demand raises the price of housing

Average house sales price (including condominiums) increased 8 percent to \$241,700 in 1998, an increase of 16 percent or \$30,000 since 1995. The median household income has risen only about 5 percent since 1995, and interest rates have fluctuated during the period. As a result, the affordability gap has widened considerably since 1995 (see page 44). This year's AGR contains restored data on house prices, now based on the Northwest Multiple Listing Service. On page 52, average house prices are displayed for four subareas of King County. The Eastside average house sales price was highest at almost \$270,000, and south King County was most affordable at \$156,000. Seattle's average house price rose rapidly like that of the Eastside, and is now more than \$210,000. Average house sales prices by city are on Profiles beginning on page 73. House prices are increasing most rapidly in the areas (Seattle and Eastside) with the greatest job growth, tending to squeeze out low-wage workers from housing opportunities near their jobs. Evidence from the first part of 1999 indicates this pattern of housing price increase is continuing.

Median home price (including both detached single family houses and condos), a more accurate measure of affordability, was about \$196,000 in 1998, or 19 percent less than the average reported above. (The median divides all house sales in two equal halves, one half more expensive and the other less expensive. The median is better because the average is raised by a few very expensive house sales.) Median house prices are only available on a Countywide basis since 1994, and are reported as Indicator # 24 in the Benchmark Report.* "See 1998 Benchmark Report, p. 77. In the Benchmark Report, median house price is reported as \$215,000, but includes only detached single family homes, not condominiums." Although the median income of King County residents is rising, house prices are rising faster. In 1997, there was a gap of \$17,800 between the affordable price and the median house price. In 1998, the gap was \$27,500. The situation is more difficult for renters attempting to buy their first house. The home purchase affordability gap for buyers with a median renter's household income has broadened since 1994, and was more than \$109,000 in 1998. The median renter household with an income of \$32,000 cannot afford to buy a house at the median price of \$196,000. Even with low down payment financing, this household can only afford a house priced at \$105,400. King County and its cities are taking steps to address this need. In 1997, local public funds dedicated to subsidized housing were over \$19 million.

Rent data: Apartment rents increased 5 percent in 1997 and 8 percent in 1998, after a period of slow increase. With vacancy rates still low -- around 3.3 percent countywide -- it is likely that rents will continue to rise rapidly. A two-bedroom apartment is affordable on a median renter's income, but a unit for a larger family is beyond the means of a household with a median renter's income. See Indicator #27 in the Benchmark Report, page 86.



6. King County homeownership rate remains stable

This year's AGR and Benchmark Reports include newly updated estimates of home ownership rates in King County, the first time this information has been available other than the US Census. King County's estimated home ownership rate of 59 percent remains nearly the same as it was in 1990. It is somewhat lower than the 63.7 percent overall rate for the 75 largest metropolitan areas in the U.S.

The home ownership rates in Washington State (63%), and in the United States (66%) have each risen during this decade, although the rate in Washington State is lower than its 1980 rate of 67 percent. The Seattle-Bellevue-Everett Metropolitan Statistical Area, which includes Snohomish and Island Counties experienced a two percent drop in home ownership - from 65 percent to 63 percent - since 1990. As Snohomish County becomes more densely populated, its traditionally high ownership rate has moved closer to the urban average.

The rising cost of home ownership in King County has been somewhat offset by higher income and the availability of lower interest rates during the past few years. However, affordable home ownership opportunities continue to be more abundant in the neighboring counties than in King County. Affordability is an important factor influencing the home ownership rate.

About half of the new multifamily complexes (or 24% of the total new units) are intended to be condominiums. Of these condo units about 80% will be owner-occupied. This means that overall about 66% of new units are destined to be owner-occupied and about 34% are likely to be renter-occupied.

7. Traffic congestion is worsening while transit ridership grows slowly

According to the Federal Highway Administration, traffic in the Seattle area ranks between fourth and eighth most congested in the nation. The broadest measure of travel and traffic congestion is "vehicle miles traveled" (VMT), reported as Indicator # 12 in the Benchmarks Report. Congestion is worsening as more vehicles are being driven more miles. In the 1980s, VMT grew almost four times as fast as the population due to rapid job growth, more two-worker households, and increases in non-work related trips. Since 1990 VMT has grown more slowly, in line with population growth. Benchmark Indicator # 12 shows that per-capita VMT has risen about 5 percent since 1990. Currently, it stands at 9,422 miles per year per capita. Rapid increases in volume of truck traffic have spearheaded this increase, as shown by Indicator # 44.

Other transportation indicators show that transit use has increased in the last two years, but it comprises at best a stable share of VMT. About 55 percent of 1997 travel in King County was by single-occupant vehicle, while transit share increased from 3.8% to 5.7% of all trips. According to the 1990 Census, almost 70 percent of commute trips were by single-occupant vehicle, while transit captured about 9 percent of commute trips.

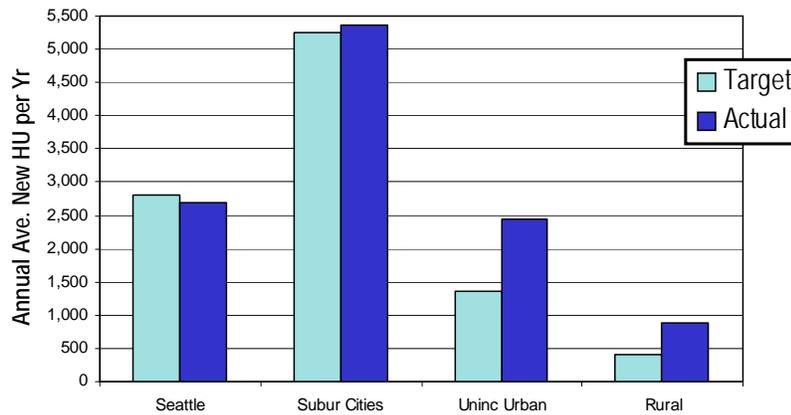
8. Leading indicators reveal likely slowing of rapid growth

"Transportation Concurrency" certificates are a window into the near-future growth we can expect in unincorporated areas of King County. Before subdivisions or building permits can be filed, developers must secure a concurrency certificate from the King County Department of Transportation, under a program that began in January 1995. In four years, concurrency applications for more than 14,000 single family lots and 12,700 multifamily units have been approved in unincorporated King County. (Some of these have already been absorbed into cities including Kent, Maple Valley and Kenmore.)

Single family concurrency applications consist mostly of formal subdivisions. After concurrency approval, many of these have subsequently been filed at the Department of Development and Environmental Services as plat applications, but few have reached construction stage yet. Therefore they show anticipated development (construction in the next five years) in places like East Sammamish, Bear Creek, and Soos Creek. These 14,000 lots indicate a desire for continued development of single family residential homes near the edge of the Urban Growth boundary. They include three Urban Planned Developments (UPDs), large residential communities early in planning stages, on the Bear Creek Plateau and at Grand Ridge (now Issaquah Highlands in the City of Issaquah). They do not include another UPD, Snoqualmie Ridge, now under construction in the City of Snoqualmie.

In contrast to the long lead time for subdivisions, many of the multifamily buildings with concurrency certificates are already under construction. The 12,700 multifamily units in the concurrency pipeline represent significant interest in higher-density development in a suburban setting, in communities including East Sammamish, Soos Creek and Northshore. Unlike the single family dominance of the housing market a few years ago, these concurrency applications indicate market recognition of the need for affordable housing opportunities as King County jobs continue to grow. We do not have a comparable "leading indicator" for multifamily development in the cities of King County, but 1998 building permits indicate a strong market there, too.

Adjusted Target vs. '95 - '98 Construction



9. Growth in some locations is outpacing Growth Targets

The Countywide Planning Policies (CPPs), adopted to implement the State Growth Management Act in 1994, set "growth targets" for households and jobs. Each target is the amount of growth to be accommodated by a jurisdiction during the 20-year Growth Management planning period. The residential targets were expressed as a range of households for each jurisdiction to accommodate between 1992 and 2012. Cities with designated Urban Centers including Seattle, Bellevue, Redmond, Renton, Tukwila, SeaTac, Kent and Federal Way established high target numbers to encourage growth. Growth target ranges are displayed on page 59. In the unincorporated King County jurisdiction, both Rural and Urban targets were set lower than past trends would indicate, in order to encourage growth within cities generally, and designated Urban Centers in particular. The unincorporated Urban target was set at 38,000 new households over the 20 years, only 19% of Countywide growth as opposed to nearly half under old trends. The Rural target was set at less than four percent of Countywide growth, far below the 15% typical in the '80s. This year's AGR reports on our progress after four years of development following adoption of the CPPs.

The graph above compares four years of building permits to targeted shares of development in four subareas: Seattle; the Suburban Cities; unincorporated Urban; and Rural areas. Permits in Seattle constitute 24 percent of Countywide development, a sizeable share and remarkably close to the ambitious 28 percent share set by the CPPs. The 37 Suburban Cities collectively have permitted 47 percent, almost exactly the targeted share. Some of the success cities have had is within designated Urban Centers. However, individual cities differ markedly. The Eastside cities and Renton and Kent have been more successful than southwest King County cities in attracting recent growth.

The unincorporated Urban target was set at 19 percent, a share actually achieved in 1997 and 1998 but exceeded in 1995 and 1996. Rapid growth has taken place, especially in Sammamish and Soos Creek. Concurrency permits indicate that several areas of unincorporated Urban will exceed the target within the next 5 years. The largest targets were established in Soos Creek, Sammamish, and Federal Way, together more than half the unincorporated Urban target. See unincorporated targets on page 136. Several cities have incorporated since the CPPs were adopted in 1994. As new cities form and older cities annex territory, the targets will need to be shifted from unincorporated Urban to cities. When this adjustment is accounted for, the number of issued permits will significantly exceed the adjusted targets. During the first three full years the CPPs have been in effect, more than one-fourth of the Urban unincorporated land area has become city, and so about 10,000 of the original 38,000 target will shift into city

jurisdictions. Calculated this way, the remaining unincorporated urban areas are already approaching their 20-year targets.

The Rural area target was set at less than four percent of Countywide growth, an average of under 400 units per year. In the years since the target was set, actual building construction in Rural and Resource designated areas has been two to three times this annualized average. As a percentage of Countywide construction, Rural activity remains small: less than eight percent of new housing units. This percentage is well below the 13 to 15 % of earlier decades, and far less than Rural growth in other Puget Sound counties. Nevertheless, in the four years 1995 - 1998, new housing construction is nearly halfway (43%) to the 20-year target of up to 8,200 units in Rural areas. Much of this growth is unavoidable due to the large number of pre-existing lots in rural areas.

10. Incorporation and annexation add new city areas

Although King County as a whole is growing slowly, many of its cities are growing rapidly. The suburban cities are acquiring the majority of King County's growth, both through annexation and through new construction within their boundaries. In 1989, unincorporated King County had 590,000 people and the 28 suburban cities together had about 350,000. In the succeeding ten years, ten new cities have formed with more than 250,000 people. Other cities have annexed about 70,000 of the existing population. The 38 Suburban Cities now have more than 700,000 residents. By 2012, the entire Urban area, with 90% of the King County population, is planned to be within city limits.

Four of the new cities have formed within the last year. In 1997, Covington and Maple Valley incorporated next to each other in southeast King County. Both are rapidly-growing, chiefly residential communities, together estimated at nearly 25,000 persons. The City of Kenmore incorporated on August 31, 1998. With about 17,000 people and a large business community, Kenmore occupies the last urban unincorporated area along the Snohomish County boundary.

The newest city is Sammamish which will incorporate on August 31, 1999. The City's 1998 population was estimated at 28,400 and it is growing rapidly. Occupying more than 21 square miles east of Lake Sammamish, the City incorporates the wealthiest remaining community of unincorporated King County. The median house price in 1998 exceeded \$300,000.

Annexations accounted for a further shift of 4,200 persons into cities within the last year. Burien and Shoreline each annexed small islands of unincorporated territory with about 2,000 residents.

11. Decreasing runs of Chinook salmon call for attention to environmental quality

With the listing of Puget Sound Chinook salmon as a threatened species under the Endangered Species Act (ESA), monitoring the condition of salmon runs in King County has become more important than ever. The Puget Sound Basin provides habitat for a total of 209 salmon and steelhead stocks. In a 1992 assessment only about 44% of these stocks were considered healthy. The others were rated as depressed, critical, unknown, or extinct.

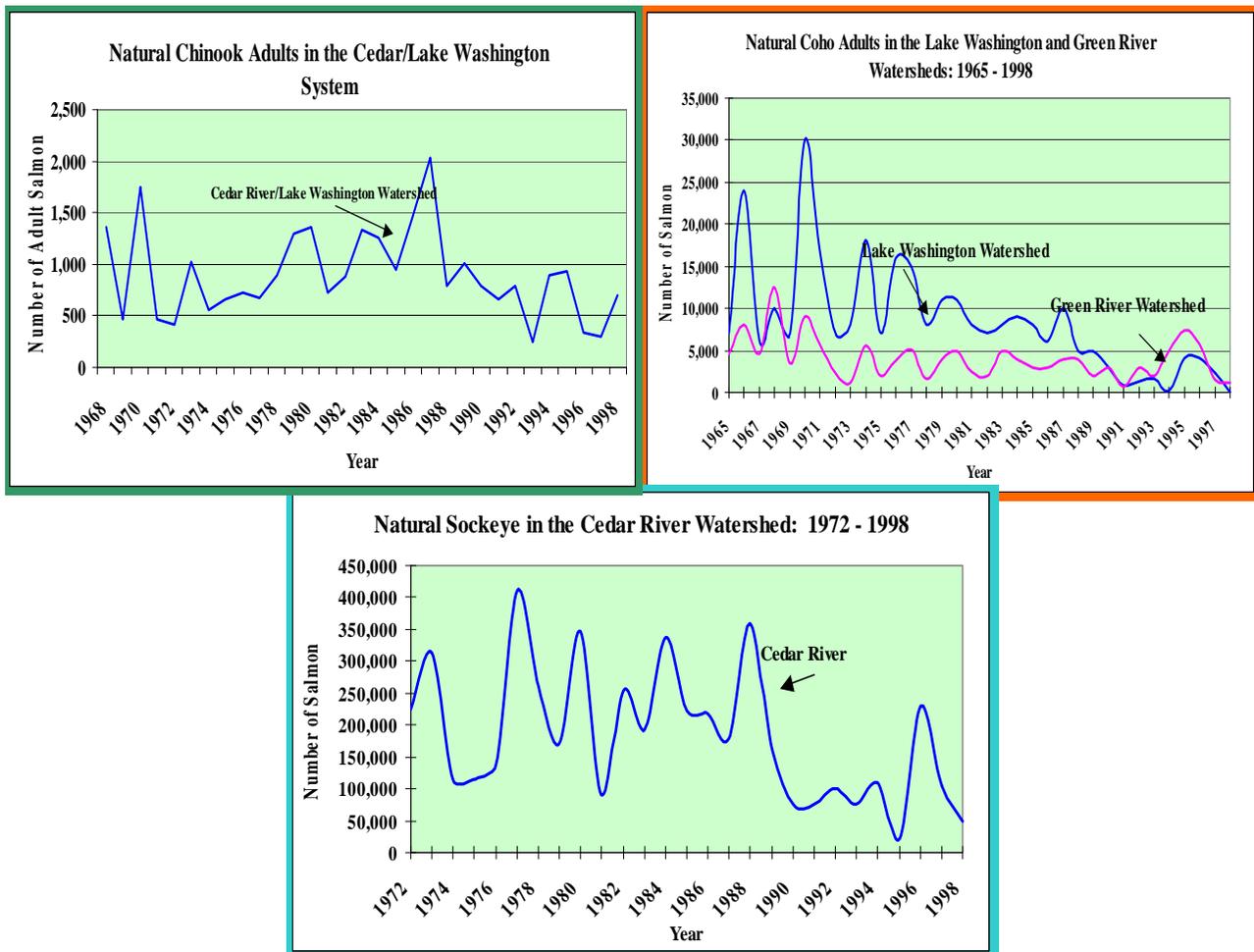
Even in undeveloped river systems, there are large natural fluctuations in salmon spawning and survival from year to year. These biological cycles are driven by changes in the conditions of freshwater and marine environments. However, an analysis of long term trends in the major watersheds of King County indicate that the decline in wild Chinook, Coho, and Sockeye stocks is considerably more long-lived than would be expected from natural fluctuations. For instance, through the 1970s and 1980s the number of

returning Chinook adults in the Lake Washington basin fluctuated between a low of about 450 and a high of over 2000. However, 1993, 1996, and 1997 showed exceptionally low returns in the range of 250-350. Even with an increase to about 700 in 1998, the average size of runs in the 1990s are about one-half the average size of runs during the 1980s.

The number of Chinook in the Snoqualmie-Snohomish watershed showed a declining trend from the late 1970s through the mid-1990s. However, in 1998, adult Chinook returned to this watershed in their highest numbers - over 6,000 - since 1980.

A long-term downward trend is also evident among wild Coho adults which return to spawn in the Lake Washington system. In 1970, a high of 30,000 fish was recorded while a low of 200 was recorded in 1994. After three years of relatively good returns, there were less than 500 adult Coho that returned to the Lake Washington watershed in 1998.

Despite one or two rebounds, wild Sockeye in the Cedar River basin have shown a downward trend since 1989, and are considered a depressed stock in that watershed. They are also considered a depressed stock in the Sammamish tributaries of Big Bear Creek and Issaquah Creek.



It is difficult to determine the relative importance of the each of the factors that influence the status of a particular salmon stock. There is little that can be done to affect the climatic conditions in the marine environment. Despite the natural fluctuations from year to year, many of the variations and

declines in salmon populations that have been observed in the last several decades appear to be mainly the result of human impacts. In addition to the harvesting of wild salmon, habitat deterioration caused by urban and industrial growth, forest management practices, agricultural practices, municipal, industrial, and agricultural diversions, and hydropower have all contributed to diminishing the abundance and diversity of salmon.

12. Progress on other Environmental Issues Is Positive But Fragile

Air Quality King County's air quality has improved over the last 15 years. Better fuel efficiency, higher emission standards for industry and a large number of educational programs aimed at reducing energy consumption have contributed to better air quality. However, a rising population and an increase in the number of vehicle miles traveled (VMT) could increase the amount of pollutants released to the air.

Total VMT has increased 81% between 1985 and 1997 and is likely to increase further with population growth. The use of larger, less fuel-efficient vehicles may also endanger our current achievement in improving air quality. Infrastructure and land use planning that focuses development within urban growth areas, combined with public transit options for the majority of the population, can play a significant role in helping to reduce the number of VMT and thus reduce impacts on air quality from vehicle emissions.

The preservation of greenbelts and forests in the vicinity of urban areas is another critical aspect of maintaining or improving air quality, because of the capacity of trees to absorb pollutants such as CO₂. In order to achieve further improvements in air quality, measures that help reduce levels of pollution in the transportation, residential, commercial and industrial sectors need to be maintained and improved where appropriate.

Energy Consumption The increase in total energy consumption over the last 12 years raises concerns for the future. While the per capita increase in energy use has been modest, total consumption continues to grow and to slightly outpace population increase. The trend during from 1995 - 1997 was toward an increasing per capita consumption. In 1998 that has leveled off again.

There was a sharp rise in gasoline consumption from 1996 - 1997 (3.6%) after a decline of almost 9% from 1990 - 1996. Lower gas prices undoubtedly contributed to this, but so did the popularity of large family vehicles requiring more gas, and the commuting needs of an expanding suburban population. Fortunately, in 1998 per capita gasoline consumption returned to its relatively low 1996 level. Gasoline represents about 44% of total per capita consumption, and thus has a strong impact on air quality.

King County Lakes and Streams About 2/3 of King County lakes are classified as having very high or moderate water clarity. The other 1/3 exhibit the eutrophication (high algae, lower clarity) typical of aging lakes. Streams in King County appear to be in worse shape than its lakes, with over half of the streams classified as moderately or seriously-degraded in biological integrity. Streams in the Cedar River basin are in the best shape, while streams in the Soos Creek Basin of the Green River are the most degraded. New levels of urbanization in any of these basins could further threaten the water quality in the system's streams, and their value as aquatic habitat.

Water Consumption Total consumption fell from a high of 146 million gallons per day (mgd) in 1990 to 134 mgd in 1997, but rose last year to 139 mgd. Per capita water consumption in King County also rose slightly in 1998, after declining significantly for the previous 12 years. Local and regional education efforts, state and federal policies aimed at reducing per capita and total consumption, and rising water prices have all

had a significant impact on reducing water consumption. However, future population and economic growth could continue to raise consumption levels in the long run. It has been observed in other regions that rising personal incomes, a trend in this region, is sometimes correlated with higher levels of residential water consumption. These trends could counteract the declining per capita rates of consumption that prevailed from 1990 - 1997.

13. Implications of the rapid growth

The economic and residential growth we are now experiencing will have a range of impacts in coming years. The Annual Growth and Benchmark Reports will continue to track data to allow wise decisions in the following areas:

- More people with jobs, more money in the economy. Unemployment is the lowest since the 1960s. Poverty rates are probably down again below 1990 Census levels after rising to ten percent of the County population in 1993. However, some families are not sharing the economic growth.
- Measureable labor shortages. In software, aerospace, construction and retail, rapid growth of jobs is outstripping the availability of skilled workers, requiring training in specialized skills. Welfare reform / Jobs Initiative to provide trained workers for high-demand jobs.
- Housing affordability. The average home price has risen 16 percent in two years, making it extremely difficult for renting households to purchase a house or even a condominium. Apartment vacancies are at their lowest level in nine years, leading to rent increases of 5 to 10%. House and apartment construction numbers are up, but not enough to hold prices stable or meet the growing demand for housing.
- Transportation congestion. Travel data and the public perception agree that traffic congestion is worsening, in both peak and off-peak hours. Data from the Concurrency Management System show that certain roads in unincorporated King County are reaching capacity sooner than expected. Regionwide, the Sound Transit program approved by the voters in 1996 will improve transportation options in the long term.
- Increasing infrastructure needs. The rapid residential and job growth requires investment in capital facilities to serve the growth. In addition to transportation, water supply and sewage treatment need investment. The rapid growth may require a new source of water supply for King County residents after the year 2000. A new sewage treatment facility in north King County or south Snohomish County would serve the growing Eastside population and protect water quality. Designation of new open space and recreational lands may become important before opportunities are foreclosed.
- ESA listing of salmon. One of the biggest issues facing King County residents and businesses in 1999 is addressing the environmental concerns raised by the ESA listing of Chinook salmon as a threatened species. The graphs above, and on page 52 - 53 of the Benchmarks Report demonstrate a real decline in salmon runs. King County and other governments in the Puget Sound region are committed to do everything required to save salmon.
- Emerging issue of further managing growth. The State legislature amended the Growth Management Act in 1997 with a requirement to track "buildable lands" in fast-growing Puget Sound counties. In coming years, the Annual Growth Report and Benchmarks Report will both be geared more and more to measuring our success in growing inline with targeted growth, and retaining a supply of buildable land. This measurement will be complicated by a shift of growth into cities as they annex unincorporated areas.
- Jobs housing balance. King County is garnering a majority of job growth in Washington State, while adjoining counties are taking the largest share of residential growth. This difference in job and housing location requires more commuting and more transportation facilities to handle the commutes.

Definitions

King County Growth Terms

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

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

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

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

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

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

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

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

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

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

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

Economic Terms

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

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

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

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

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

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

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

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

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

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

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

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

Residential Development Terms

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

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

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

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

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

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

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

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

Forest Resources (see page 166)

Conversion - Trees are cut and land is converted to some use other than forestry.

Harvest - Trees are cut and then the land is replanted for continued forestry use.

Forest Production District - The King County Comprehensive Plan designated these districts in 1985 as forestry areas with commercial forest production as the predominant land use. Parcels are usually 80 acres or larger and residential development adjacent to the districts is scarce.

Crime (see page 106)

Major Property Crime - Burglary, larceny, motor vehicle theft, and arson.

Violent Crime - Murder, non-negligent (willful) manslaughter, forcible rape, robbery, and aggravated assault. All violent crimes involve force or threat of force.

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

Background

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

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

Purpose

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

When the members of the Growth Management Planning Council (GMPC) approved the policies, they expressed an interest in creating a system that would tell future decision makers whether or not the policies are achieving their intended outcomes. The 2000 Benchmark Report is the fifth annual account to monitor the CPPs.

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

Why a Benchmark Report for the Countywide Planning Policies?

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

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

Data Sources in the Benchmark Report

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

ECONOMIC DEVELOPMENT

Outcomes

PROMOTE FAMILY-WAGE JOBS
 INCREASE INCOME AND REDUCE POVERTY

INCREASE BUSINESS FORMATION, EXPANSION AND
 RETENTION
 CREATE JOBS THAT ADD TO KING COUNTY'S ECONOMIC
 BASE
 INCREASE EDUCATIONAL SKILL LEVELS

Indicators

1. Real wages per worker
2. Personal and median household income: King County compared to the United States
3. Percentage of population below the poverty level
4. New businesses created
5. New jobs created by employment sector
6. Employment in industries that export from the region
7. Educational background of adult population
8. High school graduation rate

ENVIRONMENT

Outcomes

PROTECT AND ENHANCE NATURAL ECOSYSTEMS

IMPROVE AIR QUALITY

PROTECT WATER QUALITY AND QUANTITY

PROTECT WETLANDS
 PROTECT THE DIVERSITY OF PLANTS AND WILDLIFE

INCREASE SALMON STOCK
 DECREASE NOISE LEVELS

DECREASE WASTE DISPOSAL AND INCREASE RECYCLING

Indicators

9. Land cover changes in urban and rural areas over time
10. Air quality
11. Energy consumption
12. Vehicle Miles Traveled (VMT) per year
13. Surface water and groundwater quality
14. Water consumption
15. Change in groundwater levels*
16. Change in wetland acreage and functions.
17. Continuity of terrestrial and aquatic habitat networks*
18. Change in number of salmon
19. Rate of increase in noise from vehicles, planes and yard equipment
20. Pounds of waste disposed and recycled per capita

AFFORDABLE HOUSING

Outcomes

PROVIDE SUFFICIENT AFFORDABLE HOUSING FOR ALL KING COUNTY RESIDENTS

PROMOTE AFFORDABLE HOME OWNERSHIP OPPORTUNITIES

PROMOTE EQUITABLE DISTRIBUTION OF AFFORDABLE LOW-INCOME HOUSING THROUGHOUT KING COUNTY

Indicators

21. Supply and demand for affordable housing
22. Percent of income paid for housing
23. Homelessness
26. Apartment vacancy rate
24. Home purchase affordability gap for buyers with (a) median renter household income and (b) median household income
25. Home ownership rate
27. Trend of housing costs vs. income
28. Public dollars spent for low income housing
29. Housing units affordable to low income households

LAND USE

Outcomes

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

MAKE EFFICIENT USE OF URBAN LAND

ACCOMMODATE RESIDENTIAL AND JOB GROWTH IN URBAN AREAS

ENCOURAGE LIVABLE, DIVERSE COMMUNITIES
BALANCE JOB AND HOUSEHOLD GROWTH

MAINTAIN QUALITY AND QUANTITY OF NATURAL RESOURCE LANDS

Indicators

30. New housing units in Urban Areas and Rural/Resource areas, and in Urban Centers.

31. Employment in Urban Areas, Rural/Resource Areas, Urban Centers and Manufacturing/Industrial Centers.

32. New housing units built through redevelopment

33. Ratio of land consumption to population growth

34. Ratio of achieved density to allowed density of residential development

35. Ratio of land capacity to 20 year household and job targets

36. Land with 6 years of infrastructure capacity *

37. Acres of urban parks and open space

38. Ratio of jobs to housing in Central Puget Sound Counties, and King County sub-regions

39. Acres in forest land and farm land

40. Number and average size of farms

TRANSPORTATION

Outcomes

TRANSPORTATION AND LAND USE LINKAGE

AVAILABILITY OF MODES OTHER THAN SINGLE OCCUPANT VEHICLE
MODE SPLIT

REDUCE COMMERCIAL TRAFFIC CONGESTION

PROTECT AND IMPROVE TRANSPORTATION INFRASTRUCTURE

Indicators

41. Percent of residents who commute one-way within 30 minutes

42. Metro transit ridership

43. Percent of residents who walk or use transit, bicycles or carpools as alternatives to the single occupant vehicle.

44. Ability of goods and services to move efficiently and cost effectively through the region.

45. Number of lane miles of city, county, and state roads and bridges in need of repair and preservation.

* Data for these Indicators were not collected for the 1999 Benchmark Report.

ECONOMIC DEVELOPMENT

I. Purpose of Economic Development Indicators

The key outcomes of the Countywide Planning Policies' (CPPs) economic development policies are to:

- Promote Family-Wage Jobs
- Increase Income and Reduce Poverty
- Increase Business Formation, Expansion and Retention
- Create Jobs that Add to King County's Economic Base
- Increase Educational Skills

II. Key Observations

Indicator #1 Real wages per worker.

- Real wages per worker rose 32% from 1994 to 1999, after largely stagnating between 1980 and 1994. A slight increase in 1995 was followed by more significant increases from 1996 - 1999, bringing real wages in King County well above their highest level during the past twenty years. Real wages rose 8.5% in 1999.

Indicator #2 Personal and median household income: King County compared to the United States.

- King County per capita personal income was 150% of the nationwide average in 1998. For the period from 1980 to 1998, the gap between King County personal income and nationwide income widened by 20 percentage points. This may reflect considerable local ownership and income from shares in high-performing Northwest companies.
- Total personal income in the Seattle-Bellevue-Everett metropolitan area with a 10.4% increase from 1997 - 1998, had the second fastest growth in personal income among all metropolitan areas in the U.S. that year.
- Household income in the region exceeded the nationwide average by 29% in 1999. At \$53,200 in nominal dollars, it represents a modest 2% increase in real household income since 1998.

Indicator #3 Percentage of population below the poverty level.

- From 1980 to 1990 there was an increase in the percentage of people living in poverty for all ethnic groups, except non-hispanic whites. More recent data on poverty in King County will be available with the publication of the 2000 census.
- The highest rates of poverty are among Native Americans and Blacks, particularly among families with children. One-third of people in these ethnic groups live in poverty. Smaller percentages of Asian and Hispanic children are below the poverty level. Yet in terms of total numbers, over half of King County's poverty-level children are White.

Indicator #4 New businesses created.

- Business growth was particularly strong in 1998 with a 5.0% increase in new business, while in 1999 it rose just 2.5%. King County's average annual growth rate for new businesses during the 1990's was a modest, but healthy 2.3%.

Indicator #5 New jobs created, by employment sector.

- In the five years from 1994 - 1999 overall employment opportunity increased substantially with nearly 200,000 new jobs added.
- From 1990 to 1999, new job creation was approximately 22%, or an average of 2% percent per year, well above population growth.
- In the 1990s employment in the service sector comprise by far the largest share (59%) of new jobs created. Business Services, which includes the subsector of Computer Software and Services, accounted for 30% of all new jobs in the 1990s. Employment in Business Services grew by 113.5% during the 1990s.

- Job losses in the 1990s have been primarily in the Transportation Equipment Manufacturing sector (which includes aerospace manufacturing). Jobs declined by 28% in that sector, amounting to a loss of nearly 26,500 jobs. However, the 1990s have seen a net gain of nearly 7,000 jobs (a 9% increase) in the manufacturing sector outside of the aerospace industry.
- Overall, the loss of 20,000 jobs in manufacturing since 1990 have been more than offset by the 123,000 new jobs created in the services sector, and 34,500 new jobs in retail from 1990 to 1999.

Indicator #6 Employment in industries that export from the region.

- Current indications are that the region's traditional export employment base in the aerospace industry has peaked, and its dominance of the County's economy will decline over time. Planned cuts in employment have been particularly sharp in 1999. Therefore, the contribution of other manufacturing industries and of the service sector to basic employment is becoming critical for the economic health of the region.
- Manufacturing still accounts for about 27% of King County's jobs in the export sectors. The number of jobs declined in both the transportation equipment sector and in other manufacturing sectors during 1999. During this past decade, there has been a loss of nearly 27,000 jobs in the aerospace and other transportation equipment industries. However, the other manufacturing sectors gained nearly 7,000 jobs. This has resulted in a net loss of about 20,000 jobs in manufacturing over the past 10 years.
- 48% of employment in King County's export industries involve the export of services rather than of raw materials or manufactured goods. After manufacturing, Business Services is the second highest contributor to the basic sector, with 18% of all jobs in the export industries. Another 30% of jobs in the export sector are in legal, engineering/management, health care, and financial/real estate services. Computer software and services, a subsector of Business Services, employs about 3% of all workers in King County and contributes significantly to export activity.

Indicator #7 Educational background of adult population.

- A full 33% of King County adults have a college degree compared with 21% nationally. Nevertheless, research indicates that we are importing college graduates to meet our highly-skilled labor force needs.
- Educational level is a predictor of future income. In 1997, adults in the U.S. with only a high school education earned roughly half of what those with a Bachelor's degree or more earned. Those who dropped out of high school earned about 43% of the earnings of those with a college degree.

Indicator #8 High school graduation rate.

- The graduation rate in King County school districts dropped 6 percentage points between 1994 and 1997. In 1997/98 it rebounded by nearly 3 percentage points. However, there were still 3,127 students (18.4% of all public high school seniors) who failed to graduate with their class.
- 7.5% of all King County high school students were recorded as dropouts, or as having left school with no record of enrollment elsewhere, during 1997/98. This represents a total of 5,481 students.

ENVIRONMENTAL INDICATORS

I. Purpose of Environmental Indicators

The key outcomes of the Countywide Planning Policies' (CPPs) environmental policies are to:

- Protect and Enhance Natural Ecosystems
- Improve Air Quality
- Protect Water Quality and Quantity
- Protect Wetlands
- Increase Salmon Stock
- Decrease Waste Disposal and Increase Recycling

II. Key Observations

Indicator #9 Land cover changes in urban and rural areas over time.

- Available data (1984 and 1992) on land cover changes was collected before the Growth Management Act began to have noticeable effects on land use patterns. New data based on 1998 and 2000 Landsat images will be available in the coming year, and should provide a basis for evaluating whether patterns of development in the region have shifted, or been modified by the GMA.

Indicator #10 Air quality

- Air quality has improved significantly since 1980. The number of good air quality days increased steadily from 73 in 1980 to 343 in 1998. The decline to 272 good days in 1999 reflects the higher federal standard for particulate matter adopted by the Seattle area beginning last year. This also accounts for the rise in the number of "moderate" days, and for the 5 days designated as unhealthy for sensitive groups. Before the change in standards only 1 day had been designated as "unhealthy" since 1980.
- Motor vehicles, with 55% of the total air pollutants, are by far the largest contributors to overall air pollution. New rules for the automobile industry, which will be phased-in starting with 2004 models, will assure that the "light truck" category (including sport utility vehicles, minivans and pickup trucks) will have to meet the same fleetwide average pollution level as standard cars. The allowable pollution for all vehicles will be more stringent than current standards. A related rule requiring cleaner gasoline will help car manufacturers to meet the new standards.
- Industry contributes 21% of pollutants, outdoor burning contributes 12%, and wood stoves and fireplaces contribute another 12%.

Indicator #11 BTU consumption per capita

- Per capita consumption of all energy sources has increased 6.2% since 1986. In 1999, total energy consumption per capita was the highest it has been since 1990. This total does not include diesel fuel, which has only been tracked since 1996.
- In the past year per capita natural gas, electricity, and diesel consumption have all risen sharply while automotive gas usage has fallen.
- Total energy consumption has increased 31.1% since 1986 due to population growth, economic growth, and higher per capita usage. The only energy source which has not increased in per capita usage is gasoline, which has leveled off to approximately the same rate as 1986.
- Per capita diesel fuel usage rose nearly 12% during the four years (1996 – 1999) it has been tracked. Total diesel usage rose 15%. Most of the increase took place between 1998 and 1999. According to the Washington State Dept. of Transportation, this rise is due to an increase in commercial traffic.

Indicator #12 Vehicle miles traveled per year.

- VMT includes travel by commercial and public vehicles as well as private automobiles. The increase in per capita VMT is caused by a combination of factors, including growth in County employment (at a rate considerably higher than population growth), increased travel to King County job centers by residents of adjacent counties, increased propensity to travel, and more commercial traffic. The result has been more vehicles on the road, traveling more miles per capita.
- While per capita VMT continues to increase modestly, total VMT has risen a rapid 19% from 1990 - 1999.
- Fuel consumption and gas tax collection are only partially correlated with VMT. Fuel efficiency on some vehicles has increased over the 1985 to 1999 time period, meaning that it is possible to drive more miles with no more fuel being consumed. With this greater fuel efficiency, the increase in tax revenues has been less than the increase in miles traveled. It is still unclear whether the recent popularity of larger, less fuel-efficient vehicles is affecting fuel consumption per mile and per capita.
- Commercial, pass-through, and non-resident commuters may account for the increase in VMT in King County while per capita gas consumption has remained steady or even dropped. Drivers of these vehicles may not purchase gas in King County in the same proportion as they drive within the County.

Indicator #13 Surface water and groundwater quality

- Water clarity, as measured by the *trophic state index (TSI)* in the major King County Lakes is generally high. Lake Union, however, shows some signs of declining clarity.
- Among the 42 monitored small lakes in the region, about one-third have the lowered water clarity, more algae, and higher total phosphorus values typical of aging lakes. This is a natural process. However, deterioration over a short period of time may indicate that human activity is hastening the decline in a lake's water quality.
- Based on 1998 data, over half of King County's monitored streams are considered seriously or moderately degraded, based on the Benthic Index of Biotic Integrity (B-IBI) score. No new data on streams is available for 1999.

Indicator #14 Water consumption

- In 1999 per capita water consumption, at 104 gallons per day, reached its lowest level since 1993. The 1992 drought brought about a dramatic drop in water consumption. Only 101 gallons per capita were used in 1992, and 103 gallons per capita per day were used in 1993.
- Although per capita consumption rose to 112 gallons per day in 1994, it has shown a declining trend over the past six years. Overall, water consumption per capita is notably lower this decade than in the 1980's when it showed an upward trend.
- Total residential consumption has declined slightly in relation to commercial consumption. Residential uses represented about 44% of direct billed consumption in 1975 and about 40% in 1999.

Indicator #16 Change in wetland acreage and functions.

- Tracking trends in wetland losses is complicated by several factors. Definitions and classifications of wetlands vary among jurisdictions. It is highly unlikely that wetlands will be completely inventoried.
- Data are not available to estimate the amount of wetlands that existed at different periods in time in order to conduct comparisons. In order to track acreage gains or losses more accurately, a representative sample of known wetlands within incorporated and unincorporated King County should be monitored over time.

Indicator #17 Continuity of terrestrial and aquatic habitat networks.

- Out of the 3,655 parcels within or adjacent to the wildlife habitat, 27% have had some type of permit activity recorded since 1994. 17% had permit activity that is covered by King County Code relating to the network.
- As habitats become more fragmented by development much of their function is lost. If habitats are fragmented, there may actually be less usable habitat available than a simple count of acreage would indicate. Many of our threatened and endangered species in King County require relatively large connected blocks of habitat. The designation of the wildlife habitat network by the King County Comprehensive Plan is a first step in helping to preserve that continuity. By tracking and limiting development within and adjacent to the network, fragmentation of the habitat can be prevented before it occurs.

Indicator #18 Change in number of wild stock salmon.

Chinook

- In 1998 the listing of Puget Sound Chinook salmon as a threatened species under the Endangered Species Act was announced. In response to this listing, a Tri-County initiative has been underway to plan for improved Chinook survival, and for the restoration and preservation of salmon habitat throughout the Puget Sound region.
- The total number of adult Chinook in the Lake Washington System reached a new low of 240 in 1999. The number fluctuated between a low of about 450 and a high of over 2,000 through the 1970s and 1980s. Overall, the average of runs in the 1990s are about one-half the average during the 1980s.
- The number of Chinook in the Snohomish/Snoqualmie Watershed has shown a declining trend since the late 1970s, and wild Chinook is classified as depressed in the Snohomish basin. In 1998, however, adult

Chinook returned to this watershed in their highest numbers – over 6,000 - since 1980. This trend has continued into 1999, with 6,374 adults returning to spawn last year.

Coho

- Thirty years ago, in 1970, a high of 30,000 Coho was recorded in the Lake Washington System. A low of 200 was recorded in 1994. After three years of relatively good returns, there were less than 500 adult Coho that returned to the Lake Washington Watershed in 1998, and just 733 in 1999.
- Coho in the Green River Watershed show similar fluctuation. After fairly health returns in 1994 – 1996, the numbers have again fallen off in 1997 – 1999. With the exception of a severe low in 1991, the past three years have had the lowest returns since 1973.

Sockeye

- A very high rate of return to Lake Washington in the summer of 2000 illustrates the volatility of the Sockeye population in this watershed. The combination of ideal spawning conditions in 1996 and a favorable marine climate during the next few years, favored the survival of that year's cohort. These conditions made it possible for hundreds of thousands of adult sockeye to re-enter Lake Washington during the 2000 season, on their way to spawning grounds throughout the Cedar River/Lake Washington watershed. However, historically, a good year such as this, often alternates with very poor years. True trends can only be identified over the long term.
- In contrast to the current season, in 1998 there were only about 60,000 adult Sockeye returns in the Lake Washington/ Cedar River watershed. This total was about 50% of the previous year's total. In 1999 there were only about 24,500 adult returns in the watershed. Even accounting for "good years" there appears to be a long-term trend toward a lower Sockeye population in the Lake Washington/ Cedar River Watershed.

Indicator #19 Rate of increase in noise from vehicles, planes, and yard equipment.

SeaTac International Airport

- Based on its Noise Monitoring System, the Day-Night Sound Level (DNL) values at SeaTac have decreased from an average of 71 – 74 since the early 1990's (when a mediation agreement was developed to reduce overall noise) to 68 – 69 in 1999. By comparing the DNL values, it appears that the noise energy has decreased even though the number of departures and arrivals has increased. This decrease can be attributed to the increase in the number of quieter Stage 3 aircraft at the airport, and the phased elimination of noisier Stage 2 aircraft.

King County International Airport (KCIA)

- Day-Night Sound Level values at KCIA have decreased slightly from the 4th quarter of 1997 to the 4th quarter of 1999, dropping from 70 to 69 at one monitoring location, and from 68 to 66 at a second location.

Indicator #20 Pounds of waste disposed and recycled per capita.

- While King County continues to do well in its recycling efforts, it has been less successful in reducing the total amount of waste generated.
- King County is now recycling close to twice as much per person as it was in 1990. After a leveling off from 1997 – 1998, waste recycled per capita rose substantially between 1998 and 1999. The per capita amount recycled has increased 86% from 1990 – 1999, an annualized growth rate of 6.4%.
- Although solid waste disposal per capita has declined about 4.5% over the past ten years, there has been a trend toward increased waste disposal since 1996. The amount of solid waste rose precipitously between 1998 and 1999, bringing it to its highest level since 1991.

Total waste generated per capita (the sum of disposal per capita and recycling per capita) has increased by over 450 lbs. per person during the past ten years, or approximately 1.8% per year. It increased by over 100 lbs. during the single year from 1998 to 1999. Seattle and King County serve as employment and population centers for the region. The relatively high level of economic activity and the large number of individuals working in the region may be responsible for this increase in waste generation per capita.

AFFORDABLE HOUSING

I. Purpose of Affordable Housing Indicators

The key outcomes of the Countywide Planning Policies' affordable housing policies are to:

- Provide Sufficient Affordable Housing for all King County Residents
- Promote Affordable Home Ownership Opportunities
- Promote Equitable Distribution of Affordable Low-Income Housing throughout King County

II. Key Observations

Indicator #21 Supply and demand for affordable housing.

- There are approximately 101,000 renters in King County who earn less than 50% of median income, including 54,020 renter households who earn less than 30% of median .
- For the 54,020 renter households who earn less than 30% of median income (\$15,960 for a family of three), there are less than 400 market-rate rental units available. Approximately 30,000 of these households are currently living in assisted rental housing, but the other 24,000 households will either be housed in higher cost units than they can afford or will be homeless. An estimated 6,000 individuals in the County are without permanent shelter.
- Although there are about 84,300 market rate units affordable to renters between 30 and 50% of median income, all low income renters must compete with each other and with higher income renters for the limited number of available low-cost units.
- Only 9.3% of single-family rental units (rental houses) are affordable to households with incomes below 50% of the median (\$22,000 - \$31,000).

Indicator #22 Percent of income paid for housing.

- The lower a household's income is, the more likely they are to pay a higher percentage of their income for housing costs. This is true for renters as well as homeowners.
- When low income families pay more than 30% of their income for housing, resources are often diverted from other essentials -- clothing, food and utilities. These households may also be at greater risk of homelessness.
- Nearly 80% of *renter* households in the two lowest income categories, paid more than a third of their income to housing costs in 1990. Low income renters have no protection from rising monthly rents and build no equity in their homes.
- Of *homeowner* households making less than 50% of median income, approximately 45% paid more than a third of their income to housing costs in 1990.

Indicator #23 Homelessness.

- Existing estimates of total persons homeless in King County are in the range of 6,000; this number includes the count of shelter beds (ordinarily fully occupied), and an educated guess of the unsheltered population both within and outside of Seattle. The unsheltered population that is dispersed outside Seattle is the least documented segment of the homeless.
- A major obstacle for homeless people becoming housed is the high cost of moving into a rental unit. A \$782 apartment (average rent of all units in the county) typically requires the first and last month's rent plus a security deposit to move in. Without financial assistance, a homeless person or family would need to save roughly \$2,000 to move into this apartment.

Indicator #24 Home purchase affordability gap for buyers with (a) median renter household income and (b) median household income.

- Although the median income of King County households is rising, the price of homes has continued to increase at a much more rapid rate. The median home price in 1999 was 68% higher than in 1990 (see

Indicator #27), and 9.3% higher than in 1998. A rise of nearly a full percentage point in interest rates has also made the same-priced home less affordable than in 1998.

- Despite relatively low interest rates and rising incomes, home ownership in King County is an affordable option for only a small percentage of moderate income households.
- In 1999, the median renter household had an income of less than \$36,000 and could afford to purchase a home for \$106,700. Only about 1.5% of single family homes sold for this amount or less in 1999.
- At 80% of median income, a household could afford a home at \$127,200. Only about 4.7% of single family homes were priced at or below this amount. The median price for a conventional single family home was \$235,000.
- Currently the median renter can afford to pay only about 45% of the median home price.
- The fast-paced housing market in King County shows signs of slowing in 2000 due to several factors: the local economic boom was tempered in early 2000 by declining values of technology stocks and stock options, and by layoffs in the aerospace industry. At the same time a generous supply of recently-permitted units are coming onto the market.

Indicator #25 Home ownership rate.

- King County's home ownership rate of 59.6% has risen just .8% since 1990. The average for Washington State was 65%. However, since King County is a highly urbanized area, it is more appropriate to compare it to other urbanized counties. The average home ownership rate within the 75 largest metropolitan areas was 64% in 1997.
- Nationwide, the federal policy goal of 67% home ownership was finally achieved during 1999. King County's rate is substantially lower than this national average.
- The rising cost of home ownership in King County was somewhat offset by higher incomes and the availability of low interest rates during the past few years. However, both interest rates and prices rose in 1999, so that affordable home ownership opportunities continue to be more abundant in the neighboring counties than in King County.

Indicator #26 Apartment vacancy rate.

- After showing a marked downward trend from 1994 – 1997, King County's overall average vacancy rate rose slightly to 3.3% in 1998 and to 3.9% in 1999. A vacancy rate of 5% is generally regarded as normal. Vacancy rates vary widely across King County sub-regions.
- A generous supply of new multifamily units coming onto the market should raise the vacancy rate during 2000. Population growth has slowed in King County as well, reducing demand.
- Low vacancy rates suggest high demand for new units and upward pressure on rents. High vacancy rates suggest excess capacity and downward pressure on rents.

Indicator #27 Trend of housing costs vs. income.

- The median price for a single family home was \$235,000 in 1999. The median price for condos was \$148,000.
- Single family home prices have increased 68% since 1990, for an annualized average of nearly 6%. Median household income has increased 47%, for a yearly average of 4.4%. Thus, the rise in home prices has significantly outpaced the rise in income. Increases in average rent have correlated more closely with changes in median income.
- Home prices in the Puget Sound region rank among the highest in the nation. King County has the highest home prices within the region. In the third quarter of 1999, the average home price in King County was 68% higher than in Pierce County and 31% higher than in Snohomish County.
- Average rent for a two bedroom, one bathroom apartment in King County was \$755 in 1999, up 6.6% from \$708 in 1998. At an average of \$1,050 - \$1,200 per month, the rent for a three bedroom unit or a single family home was unaffordable for a household of three earning the median renter's income.

Indicator #28 Public dollars spent for low income housing

- In 1999, local governments in King County spent \$21,839,360 of local public dollars for low income housing. The City of Seattle spent \$13,695,952, and jurisdictions outside of Seattle spent a total of \$8,143,408. These local public dollars also leverage a significant amount of federal and state funds.
- These public monies preserved or created about 960 additional low-income units. Other funding sources such as the Federal Housing Authorities added further new housing, for a total of about 1400 new units in the County. At least 1,700 more units were rehabilitated with public funds.

Indicator #29 Housing affordable to low-income households.

- Overall, South King County and Skykomish have the highest proportion of existing affordable housing.
- Cities east of Lake Washington, including the eastside rural cities, have the lowest proportion of affordable housing. Most cities in the north end of the County also have a lower than average proportion of affordable housing.

Approximately 21% of the population earns less than 50% of the median income, and another 17% earns 50 to 79% of median income. To meet demand, and to satisfy the goal of equitable distribution of affordable housing, at least 37% of a jurisdiction's total housing stock would need to be affordable. 13 King County cities met this criteria in 1999, up from 10 cities in 1998. Only two other cities have 20% - 35% of their housing stock at affordable levels. Nine cities have 10 – 19% affordable housing, while 16 more cities have less than 10% of their units affordable to either rent or buy.

LAND USE

I. Purpose of Land Use Indicators

The intended outcomes of the Countywide Planning Policies' (CPPs) land use policies are to direct the majority of growth into the Urban Areas of the County, particularly in Urban Centers, and to limit growth in Rural and Resource Areas.

The Land Use Indicators will monitor land development trends in King County that support or undermine these outcomes. Over time, the trends established will help the Growth Management Planning Council (GMPC) evaluate the success of the Countywide Planning Policies in achieving their desired outcomes.

II. Key Observations

Indicator #30 New housing units in Urban Areas and Rural/Resource Areas, and in Urban Centers.

- An estimated 13,614 new residential units were added in King County in 1999. The number of new units normally varies widely from year to year. In order to accommodate the County's 20-year target of 172,000 to 223,000 new households, an average of 8,600 to 11,150 units should be permitted to be built each year.
- 95% of King County's new housing units were permitted in Urban Areas in 1999. 5%, or 735 units, were permitted in Rural and Resource Areas. This is part of a declining rural trend since 1997. In order to achieve the 20-year target growth of only 6,000 to 8,000 new units in rural areas, the annual growth rate would need to fall further, to an average of approximately 350 units per year.
- Eight Cities have designated a total of 12 Urban Centers. The Countywide Planning Policy household targets call for 25% of new housing units to be in Urban Centers over the 20-year planning period. This translates to an average of between 2,200 and 2,800 new units in the Centers per year.
- Of the approximately 725,000 existing housing units in the County as a whole, 95% are in Urban Areas.

Indicator #31 Employment in Urban Areas, Rural/Resource Areas, Urban Centers and Manufacturing/Industrial Centers.

- 98.4% of King County's jobs were located in Urban Areas, and 1.6% were located in Rural or Resource Areas in 1999.
- In 1999, 30% of jobs countywide were located within the designated Urban Centers.

Indicator #32 New housing units permitted to be built through redevelopment.

- In 1999, the cities' redevelopment rate was 51%.
- Over 17% of new units were built through redevelopment in Unincorporated King County. The overall redevelopment rate, which includes Unincorporated King County and all the cities was 37%.
- Redevelopment is defined as the development of new residential units or new employment opportunities on land that already had significant improvements, as opposed to development on vacant land. The Benchmark Report measures only residential units in redevelopment, not employment opportunities.
- This Indicator is important because up to half of King County's remaining land capacity is expected to come from redevelopment. In less urbanized portions of the County, where more vacant land is currently available, it is likely that vacant land will be used before new development occurs on already developed land.

Indicator #33 Ratio of land consumption to population growth.

- Puget Sound Regional Council's analysis found that a 19% increase in population between 1980 and 1990 was accompanied by a 37% increase in developed land.

Indicator #34 Ratio of achieved density to allowed density of residential development.

- Depending on the zone type, in 1998, cities achieved from 75% to 85% of maximum allowed density (based on aggregated data).
- Since high-density development helps cities to achieve their housing targets without using up all available land, reaching maximum density in the zones with higher allowed density is particularly desirable.

Indicator #37 Acres of urban parks and open space.

- Together, there are over 22,987 acres of City and County-owned urban parks and open space or over 15 acres per thousand urban residents. This exceeds the national norm of 10.5 acres per person of "close to home" open space.
- In addition to City and County-owned Urban parks and open space, King County residents have access to an estimated 110 miles of County-owned trails, over 550 acres of rural local parks, and over 8,000 acres of rural regional parks and open space, including some city-owned parks and watersheds.
- King County also contains thousands of acres of state parks and forestland, and hundreds of thousands of acres of federally owned National Forest and Wilderness Areas. Policymaking on the city or county level can do little to affect the management of state and federal lands.

Indicator #38 Ratio of jobs to housing in Central Puget Sound counties, and King County subregions.

- A balance of jobs and housing within a community has been associated with shorter and faster commutes and more use of alternatives to the single occupancy vehicle.
- In 1999, the ratio of jobs to housing ratio was 1.5.

Indicator #39 Acres in forestland and farm land.

- King County has over 824,000 acres in the Forest Production District (FPD) and over 41,000 acres in the Agricultural Production District (APD).
- Acres in forestland and farmland have not changed substantially since 1995.

- Future work for this Indicator will focus on those lands deemed most vulnerable to development pressure and will measure acres leaving and acres coming into forest and farm use.

Indicator #40 **Number and average size of farms.**

- The total number of farms in King County declined between 1982 and 1992 from 1,719 to 1,221, a loss of nearly 30%. Total acres in farms also declined 30% from 59,813 to 42,290.
- The average size farm in King County is small: 35 to 36 acres, compared with a statewide average farm size of over 500 acres. Forty-two percent of King County farms are nine acres or less.

TRANSPORTATION

I. Purpose of Transportation Indicators

The key outcomes of the CPPs transportation policies are to:

- Enhance Transportation and Land Use Linkages
- Increase the Availability of Modes other than Single Occupant Vehicle
- Reduce Commercial Traffic Congestion
- Protect and Improve the Transportation Infrastructure

II. Key Observations

Indicator #41 **Percent of residents who commute one-way within 30 minutes.**

- In 1999, about 78% of King County commuters traveled less than thirty minutes to or from work.

Indicator #42 **Metro Transit Ridership**

- Metro transit passenger boardings for 1999 were 96,605,000, an increase of 2,349,000 from the previous year.
- Metro transit ridership, measured in passenger boardings, has increased from 1995 from 50.1 rides per capita to 1999 with 57.6 rides per capita.

Indicator #43 **Percent of residents who walk or use transit, bicycles or carpools as alternatives to the single occupant vehicle.**

- In 1999 the split in the mode of transportation for all day travel was Transit: 5.9%; High Occupancy Vehicle (HOV)/ Carpool: 35.3%; Non-Motorized/Other: 6.9%; Single Occupant Vehicle (SOV): 51.9%.
- The high proportion of trips using the HOV mode (35% in 1999) is characteristic of daily travel, when family members frequently accompany the adult driver on shopping, recreation, and other trip types.
- The U.S. 1990 Census reports the county's mode split for work trips as 74% SOV, 12% HOV, 9% transit, and 5% by non-motorized modes. These figures apply to peak hour travel, and cannot be compared to the all day data reported in the table for this Indicator.

Indicator #44 Ability of goods and services to move efficiently and cost effectively through the region.

- At all three King County sites investigated: SR 18 at Auburn, I-5 at 185th St., and SR 522 at Woodinville, truck traffic has increased substantially between 1993 and 1999. Traffic along I-5 has seen the most increase in congestion from 1995 to 1999, particular by southbound morning travel and afternoon northbound travel with a volume-capacity (v/c) ratio at or above 1.25. At a v/c ratio of .5, travel speeds begin to decline with increasing traffic flow.
- Yet at SR 18 and SR 522, traffic congestion at peak hour has decreased due to a number of factors including road improvement, lane construction and decreases in peak-hour traffic.
- The growth rate of truck traffic in 1999 has far outpaced that of autos, from double the growth rate of auto traffic on SR 18 to five times the growth rate of autos on SR 522.

Indicator #45 Number of lane miles of city, county, and state roads and bridges in need of repair and preservation.

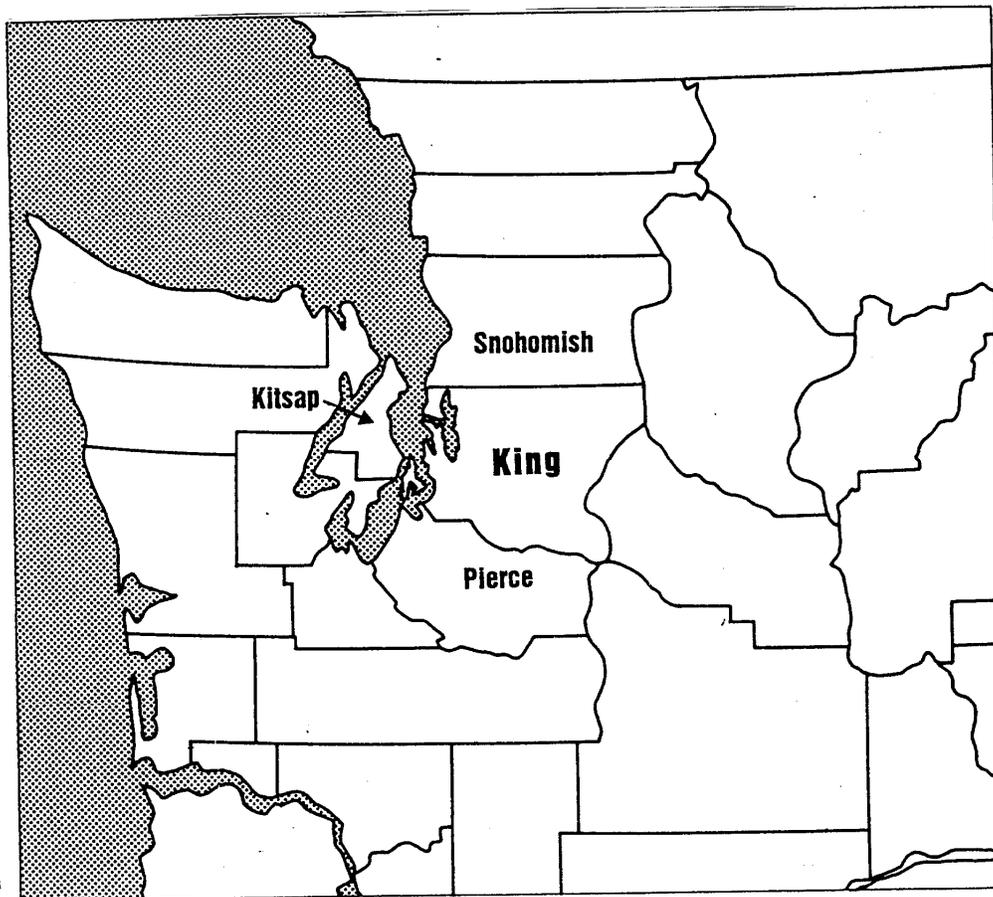
- In 1999, the total countywide lane miles in need of repair and preservation was 4,503.

III. King County in the Puget Sound Region

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

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

- King County: **Seattle**
- Kitsap County: **Bremerton**
- Pierce County: **Tacoma**
- Snohomish County: **Everett**



Population 1980, 1990, 1995 through 1999 King County and the Puget Sound Region

	1980	1990	1995	1996	1997	1998	1999
King	1,269,898	1,507,319	1,613,600	1,628,800	1,646,200	1,665,800	1,677,000
Seattle	493,846	516,259	532,900	534,700	536,600	539,700	540,500
Balance	776,052	991,060	1,080,700	1,094,100	1,109,600	1,126,100	1,136,500
Kitsap	147,152	189,731	220,600	224,700	229,400	229,000	229,700
Bremerton	36,208	38,142	39,610	38,370	38,600	37,260	36,270
Balance	110,944	151,589	180,990	186,330	190,800	191,740	193,430
Pierce	485,667	586,203	660,200	665,200	674,300	686,800	700,000
Tacoma	158,501	176,664	184,500	185,000	185,600	186,000	187,200
Balance	327,166	409,539	475,700	480,200	488,700	500,800	512,800
Snohomish	337,720	465,628	525,600	538,100	551,200	568,100	583,300
Everett	54,413	69,961	79,180	81,810	84,130	84,330	86,730
Balance	283,307	395,667	446,420	456,290	467,070	483,770	496,570
Puget Sound Region	2,240,437	2,748,881	3,020,000	3,056,800	3,101,100	3,149,700	3,190,000
Washington State	4,132,353	4,866,663	5,515,500	5,516,800	5,605,300	5,685,200	5,757,400

Source: Washington State Office of Financial Management.

Median Income, 1989 Counties in the Puget Sound Region

	Households in 1990	Median Household Income 1989	Families in 1990	Median Family Income 1989	Non-Families in 1990	Median Non-Family Income 1989	Total Persons 1990	Per Capita Income 1989
King County	616,691	\$36,179	381,807	\$44,555	234,884	\$23,236	1,507,319	\$18,587
Seattle	236,702	\$29,353	112,969	\$39,860	123,733	\$20,976	516,259	\$18,308
Kitsap County	69,488	\$32,043	50,802	\$36,388	18,686	\$20,289	189,731	\$14,311
Bremerton	14,749	\$22,610	8,985	\$26,423	5,764	\$17,676	38,142	\$11,418
Pierce County	214,795	\$30,412	152,728	\$35,108	62,067	\$18,209	586,203	\$13,439
Tacoma	69,752	\$25,333	43,167	\$31,203	26,585	\$15,550	176,664	\$12,272
Snohomish County	171,851	\$36,847	125,196	\$41,092	46,655	\$23,004	465,642	\$15,769
Everett	28,614	\$28,415	17,658	\$33,493	10,956	\$20,065	69,974	\$13,829

Source: U.S. Census 1990. Summary Tape File 3A, Tables P80A, P107A, P110A, P114A.

Different Measures of Income In King County

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

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

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

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

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

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

Non-Agricultural Wage and Salary Jobs King, Kitsap, Pierce and Snohomish Counties 1991 and 1996 -1998

KING COUNTY

Industry	1991	1996	1997	1998
Manufacturing	166,500	141,400	154,700	162,000
-Trans. Equip.	91,900	59,700	69,300	73,900
-Other Mfg.	74,600	81,700	85,400	88,100
Mining and Misc.	400	500	500	500
Construction	48,600	47,400	52,100	57,100
Trans./Pub. Util.	62,400	68,300	70,700	72,800
Wholesale/Retail	224,400	247,000	256,000	266,100
Fin./Ins./Real Est.	65,200	65,300	68,300	71,200
Services	245,700	301,900	327,400	342,300
Government	129,400	142,100	144,300	147,400
TOTAL:	942,600	1,013,900	1,074,000	1,119,400

KITSAP COUNTY

Industry	1991	1996	1997	1998
Manufacturing	1,700	2,000	2,100	2,300
-Trans. Equip.	NA	NA	NA	NA
-Other Mfg.	NA	NA	NA	NA
Mining and Misc.	500	900	900	900
Construction	3,100	3,300	3,100	3,400
Trans./Pub. Util.	1,700	1,700	1,600	1,700
Wholesale/Retail	14,100	16,000	16,300	16,500
Fin./Ins./Real Est.	2,400	2,600	2,600	2,800
Services	13,500	17,000	17,300	18,300
Government	29,300	26,300	26,200	25,800
TOTAL:	66,300	69,800	70,100	71,700

PIERCE COUNTY

Industry	1991	1996	1997	1998
Manufacturing	20,300	24,200	25,600	25,600
-Trans. Equip.	1,600	2,100	2,600	2,800
-Other Mfg.	18,700	22,100	23,000	22,800
Mining and Misc.	100	200	200	200
Construction	11,200	12,300	12,600	13,300
Trans./Pub. Util.	9,400	10,000	9,600	9,200
Wholesale/Retail	47,900	54,900	57,000	58,500
Fin./Ins./Real Est.	10,400	11,300	11,900	12,500
Services	51,700	61,500	64,600	67,400
Government	44,000	46,900	47,300	48,400
TOTAL:	195,000	221,300	228,800	235,100

SNOHOMISH COUNTY

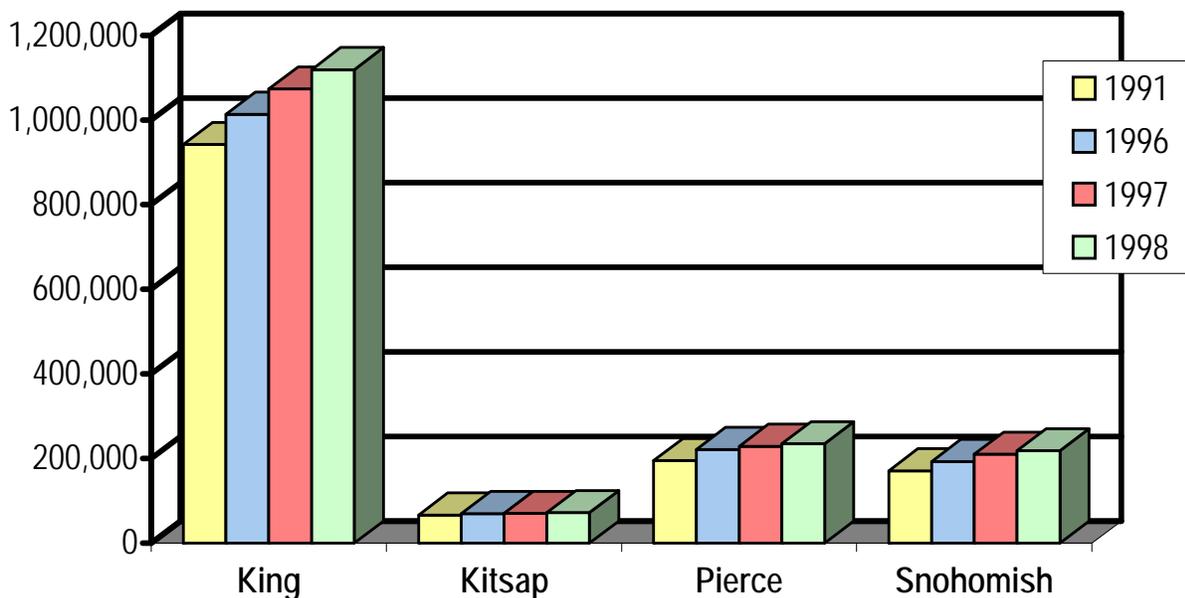
Industry	1991	1996	1997	1998
Manufacturing	50,300	53,200	62,000	65,800
-Trans. Equip.	29,500	32,100	38,000	43,100
-Other Mfg.	20,800	21,100	24,000	22,700
Mining and Misc.	200	200	200	200
Construction	11,200	12,000	13,700	14,400
Trans./Pub. Util.	6,400	5,600	6,000	7,100
Wholesale/Retail	39,300	44,100	46,000	47,000
Fin./Ins./Real Est.	7,300	8,400	9,150	9,200
Services	32,300	40,200	42,500	43,700
Government	23,900	28,900	30,500	30,700
TOTAL:	170,900	192,600	210,050	218,100

Source: Washington State Employment Security Department, 1995, 1996, 1997, 1998.

Non-Agricultural Wage and Salary Jobs in Puget Sound Region 1991, and 1996 - 1998

Industry	1991	1996	1997	1998
Manufacturing	238,800	220,800	244,400	255,700
-Trans. Equip.	123,000	93,900	109,900	119,800
-Other Mfg.	114,100	124,900	132,400	133,600
Mining and Misc.	1,200	1,800	1,800	1,800
Construction	74,100	75,000	81,500	88,200
Trans./Pub. Util.	79,900	85,600	87,900	90,800
Wholesale/Retail	325,700	362,000	375,300	388,100
Fin./Ins./Real Est.	85,300	87,600	91,950	95,700
Services	343,200	420,600	451,800	471,700
Government	226,600	244,200	248,300	252,300
TOTAL:	1,374,800	1,497,600	1,582,950	1,644,300

Total Jobs by County



Source: Washington State Employment Security Department, 1998.

Housing Units by Structure Type Counties in the Puget Sound Region, 1990 and 1998

	1990				1998			
	Total Units	1 unit	2/more units	Mobile Homes	Total Units	1 unit	2/more units	Mobile Homes
King County:								
Unincorporated	192,079	149,677	31,445	10,957	143,017	111,740	21,313	9,964
Incorporated	455,222	243,881	197,157	14,184	567,436	305,331	251,828	10,277
Seattle	249,032	132,330	113,146	3,556	255,641	130,143	125,138	360
Total:	647,301	393,558	228,602	25,141	710,453	417,071	273,141	20,241
Kitsap County:								
Unincorporated	52,512	39,001	5,522	7,989	63,168	44,222	6,959	11,987
Incorporated	21,526	12,169	8,437	920	30,754	19,098	10,277	1,379
Bremerton	15,693	9,190	6,124	379	16,685	9,660	6,526	499
Total:	74,038	51,170	13,759	8,909	93,922	63,320	17,236	13,366
Pierce County:								
Unincorporated	125,448	80,478	24,962	20,008	117,657	76,011	14,711	26,935
Incorporated	103,419	67,515	33,824	2,080	158,839	98,411	55,655	4,773
Tacoma	75,147	49,278	25,154	715	79,324	51,913	26,696	715
Total:	228,867	147,993	58,786	22,088	276,496	174,422	70,366	31,708
Snohomish County:								
Unincorporated	97,573	67,715	12,927	16,931	109,128	74,134	15,413	19,581
Incorporated	86,362	49,474	33,129	3,759	118,066	68,786	44,169	5,111
Everett	30,799	15,682	13,794	1,323	36,815	17,571	17,792	1,452
Total:	183,935	117,189	46,056	20,690	227,194	142,920	59,582	24,692

Source: Washington State Office of Financial Management, "Population Trends", 1998.

New Privately Owned Residential Units Authorized in Selected Permits-Issuing Places, 1991 - 1998 Counties in the Puget Sound Region

	1991	1992	1993	1994	1995	1996	1997	1998
King County:								
- Single Family	4,518	5,242	4,688	5,478	4,480	4,789	5,434	5,818
- Multifamily	2,814	3,759	3,081	2,983	5,118	6,398	6,897	8,435
King County Total:	7,332	9,001	7,769	8,461	9,598	11,187	12,331	14,253
Kitsap County:								
- Single Family	1,701	1,911	1,488	1,483	1,022	1,540	1,555	1,100
- Multifamily	745	431	653	256	189	250	184	26
Kitsap County Total:	2,446	2,342	2,141	1,739	1,211	1,790	1,739	1,126
Pierce County:								
- Single Family	2,939	3,909	4,280	3,758	2,739	3,733	3,935	4,392
- Multifamily	1,263	1,471	1,130	1,253	1,157	999	995	1,304
Pierce County Total:	4,202	5,380	5,410	5,011	3,896	4,732	4,930	5,696
Snohomish County:								
- Single Family	2,288	3,024	3,361	3,870	2,765	3,968	4,162	4,314
- Multifamily	604	902	1,058	1,340	739	960	1,401	3,553
Snoho. County Total:	2,892	3,926	4,419	5,210	3,504	4,928	5,563	7,867

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

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

Data for 1995 cover the period through November, 1995.

Source: C-40 Reports and King County Office of Regional Policy and Planning Building Permit Files. Dept. of Housing and Urban Development

Number of Lots Applied For Counties in the Puget Sound Region, 1990 - 1998

	1990	1991	1992	1993	1994	1995	1996	1997	1998
King	7,215	1,497	1,408	1,564	2,322	2,991	2,979	3,672	5,275
Kitsap	864	865	556	1,242	1,069	675	676	393	*125
Pierce	5,530	2,462	3,374	5,863	8,344	2,430	2,718	8,535	*1,968
Snohomish	2,548	2,118	1,132	971	2,086	2,981	4,070	3,726	1,731 ⁿ
Total of Four Counties	16,157	6,912	6,470	9,640	13,821	9,077	10,443	16,326	9,099

Number of Lots Recorded Counties in the Puget Sound Region, 1990 - 1998

	1990	1991	1992	1993	1994	1995	1996	1997	1998
King	4,240	3,684	2,398	2,782	2,730	2,606	1,734	3,402	2,213
Kitsap	660	950	861	369	1,065	326	728	380	535
Pierce	2,174	2,464	2,564	2,225	2,727	2,378	2,464	*6,332	*2,047
Snohomish	1,235	1,406	2,570	2,316	2,772	2,464	2,057	2,854	3,356 ⁿ
Total of Four Counties	8,309	8,504	8,397	7,693	9,294	7,774	6,983	12,968	8,151

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

* county only data, no data for the cities.

Sources:

King County - King County Office of Budget and Strategic Planning,

Snohomish County - Real Visions Information Services, n = only for first three quarters of 1998.

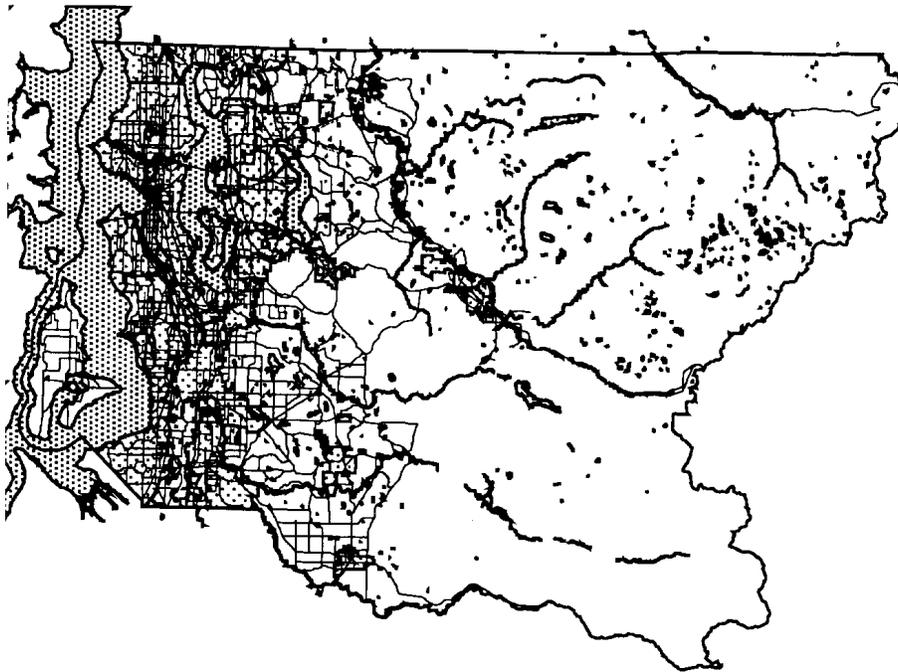
Kitsap County - Kitsap County Assessor's Office

Pierce County - Pierce County Planning and City of Tacoma, data only for unincorporated Pierce County and City of Tacoma

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 43, a five-page section breaks down selected countywide indicators into four subcounty areas: North, East, South and Rural. The map on page 48 sketches the locations of these subareas.



Population Trend and Household Forecast King County 1970 - 2012

Population and Household Trend King County 1970-1999

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

Households:	1970	1980	1990	1992	1994	1996	Estimate 1998
Cities	NA	324,145	431,744	441,800	463,000	507,000	537,000
Unincorporated	NA	173,118	184,048	193,200	180,000	153,000	143,000
King County	393,413	497,263	615,792	635,000	643,000	660,000	680,000

Population and Household and Forecast King County 1990-2012

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

Households:	1990	1992	Forecast 2012	20-Year Change 1992 - 2012
Urban:				
Cities	431,700	442,000	592,800	+ 150,800
Unincorporated	145,100	151,400	189,400	+ 38,000
Rural:				
	39,000	41,600	48,600	+ 7,000
King County	615,800	635,000	830,800	195,800

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

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

Population by Age King County, 1990 - 1998

Age	<u>1990 Census</u>		<u>1998 Estimate</u>		<u>1990 - 1998</u>	
	Persons	%	Persons	%	Change	
0 - 4	104,924	7.0%	106,488	6.4%	1,564	1.5%
5 - 9	98,828	6.6%	116,904	7.0%	18,076	18.3%
10 - 14	87,519	5.8%	107,236	6.4%	19,717	22.5%
15 - 19	87,664	5.8%	102,755	6.2%	15,091	17.2%
20 - 24	113,613	7.5%	99,011	5.9%	(14,602)	-12.9%
25 - 29	145,768	9.7%	129,581	7.8%	(16,187)	-11.1%
30 - 34	154,994	10.3%	140,733	8.4%	(14,261)	-9.2%
35 - 39	143,966	9.6%	159,175	9.6%	15,209	10.6%
40 - 44	126,128	8.4%	154,704	9.3%	28,576	22.7%
45 - 49	93,830	6.2%	133,472	8.0%	39,642	42.2%
50 - 54	68,806	4.6%	107,056	6.4%	38,250	55.6%
55 - 59	58,707	3.9%	75,243	4.5%	16,536	28.2%
60 - 64	55,480	3.7%	55,288	3.3%	(192)	-0.3%
65 - 69	54,619	3.6%	48,508	2.9%	(6,111)	-11.2%
70 - 74	43,003	2.9%	45,396	2.7%	2,393	5.6%
75 - 79	31,859	2.1%	37,171	2.2%	5,312	16.7%
80 - 84	20,561	1.4%	24,920	1.5%	4,359	21.2%
85+	17,050	1.1%	22,159	1.3%	5,109	30.0%
Total	1,507,319	100.0%	1,665,800	100.0%	158,481	10.5%

Source: US Census, 1980 and 1990; Washington State Office of Financial Management, 1999.

Population by Race King County, 1980 and 1990

	<u>1980*</u>		<u>1990</u>		<u>1980 - 1990 Change</u>	
	Persons	%	Persons	%	Persons	%
White	1,122,143	88.4%	1,278,532	84.8%	156,389	13.9%
African American	55,957	4.4%	76,289	5.1%	20,332	36.3%
Native American	12,438	1.0%	17,305	1.1%	4,867	39.1%
Asian / Pacific Islander	62,466	4.9%	118,784	7.9%	56,318	90.2%
Other	16,894	1.3%	16,409	1.1%	(485)	-2.9%
TOTAL:	1,269,898	100.0%	1,507,319	100.0%	237,421	18.7%
<i>Hispanic**</i>	26,634	2.1%	44,337	2.9%	17,703	66.5%

* 1980 totals by racial group have been adjusted to reflect the corrected total population count as reported by the Washington State Office of Financial Management in 1990 Population Trends for Washington State (August 1990), Table 2.

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

Estimated Population by Race King County, 1990 and 1998

	<u>1990*</u>		<u>1998</u>		<u>1990 - 1998 Change</u>	
	Persons	%	Persons	%	Persons	%
<u>Non-Hispanic</u>						
White	1,256,345	83.3%	1,332,575	80.0%	76,230	6.1%
African American	74,851	5.0%	88,993	5.3%	14,142	18.9%
Native American	15,963	1.1%	18,328	1.1%	2,365	14.8%
Asian / Pacific Islander	115,822	7.7%	168,188	10.1%	52,366	45.2%
<u>Hispanic</u>						
	44,337	2.9%	57,716	3.5%	13,379	30.2%
TOTAL:	1,507,319	100.0%	1,665,800	100.0%	158,481	10.5%

NOTE: There were 16,409 Other Race persons in King County in the 1990 Census. Federal OMB Directive 15 reassigns this population to one of the four specific races.

SOURCE: US Bureau of Census (1980 Census and PL 94-171 data for 1990) and Washington State Office of Financial Management (98 est.).

Median Household Income for Seattle-Bellevue-Everett PMSA * and Per Capita Personal Income for King County 1980 - 1998

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 \$)
1980	\$20,497	0.827	\$24,785	N.A.	\$12,933	\$15,638	
1981	\$24,200	0.918	\$26,362	6.36%	\$14,329	\$15,609	-0.2%
1982	\$24,300	0.977	\$24,872	-5.65%	\$15,038	\$15,392	-1.4%
1983	\$25,341	0.993	\$25,520	2.60%	\$15,696	\$15,807	2.7%
1984	\$26,179	1.030	\$25,417	-0.40%	\$16,931	\$16,438	4.0%
1985	\$27,266	1.056	\$25,820	1.59%	\$18,242	\$17,275	5.1%
1986	\$28,108	1.067	\$26,343	2.03%	\$19,508	\$18,283	5.8%
1987	\$29,314	1.092	\$26,844	1.90%	\$20,348	\$18,634	1.9%
1988	\$30,903	1.129	\$27,372	1.97%	\$21,430	\$18,981	1.9%
1989	\$33,956	1.182	\$28,728	4.95%	\$23,183	\$19,613	3.3%
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	1.619	\$27,959	-0.70%	\$33,373	\$20,793	-4.9%
1998**	\$47,656	1.632	\$29,201	4.44%	NA	NA	

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

n/a means not available.

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

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

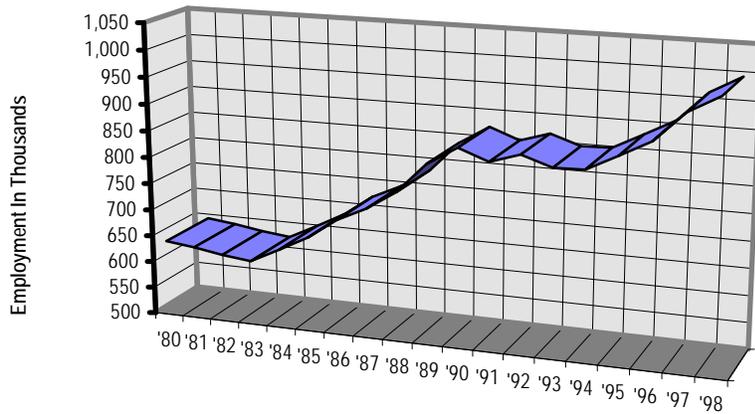
Notes: The index is based on the CPI-U, the Consumer Price Index for All Urban Consumers, for the Seattle Tacoma area. The base is 1982-1984 = 100.

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

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

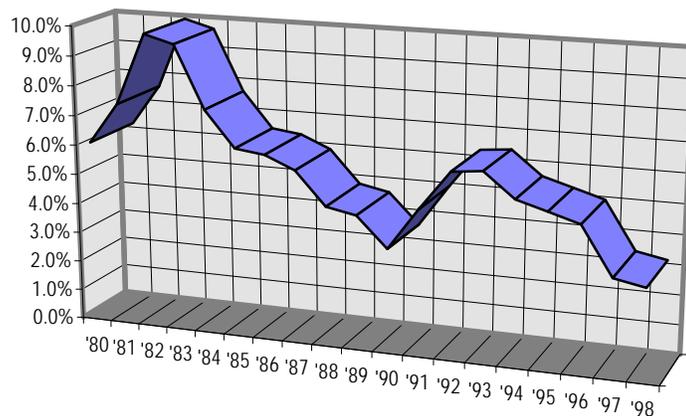
Resident Civilian Labor Force and Employment King County, 1980-1998

	LABOR FORCE	Total Employment	Total Unemployment	Percent Unemployed
1980	684,400	642,400	42,000	6.1%
1985	722,800	676,900	45,900	6.4%
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	924,200	876,200	48,000	5.2%
1996	952,600	906,300	46,300	4.9%
1997	993,600	960,700	32,900	3.3%
1998	1,022,600	991,400	31,200	3.1%



**Resident
Employment
1980 - 1998**

**Percent
Unemployed
1980 - 1998**



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

Source: Washington State Employment Security Department, 1998.

Nonagricultural Wage and Salary Workers in King County, 1990-1998

Average Annual Employment in Thousands

INDUSTRY	1990	1991	1992	1993	1994*	1995*	1996	1997	1998
MANUFACTURING	170.5	166.5	161.4	148.9	141.2	135.9	142.8	154.7	162.0
Durable Goods	136.4	132.6	127.3	113.6	105.0	99.3	103.6	115.7	123.7
Lumber/ Wood Products	1.4	6.4	6.3	6.1	6.4	6.3	6.3	6.0	5.5
Stone, Clay & Glass	3.1	3.0	3.2	3.4	3.5	3.6	3.7	3.8	4.0
Primary Metals	1.8	1.2	1.2	1.2	1.1	1.0	1.1	1.0	1.0
Machinery (non-electrical)	1.1	7.3	7.2	7.0	7.0	7.6	8.1	8.8	9.5
Electrical Machinery**	4.1	4.5	4.3	4.5	4.8	5.4	6.6	7.2	1.9
Instruments**	6.3	6.6	6.7	6.6	6.1	6.1	5.9	6.4	1.4
Furniture and Metal Products	11.1	11.6	11.6	11.3	11.6	11.8	12.6	13.3	14.4
Transportation Equipment	94.0	92.0	86.8	73.5	64.5	57.5	59.5	69.3	73.9
- Aircraft	86.4	85.7	81.4	67.5	57.6	49.7	52.7	62.2	66.4
- Other Transportation Equip.	1.6	6.3	5.4	6.0	6.9	7.8	6.8	7.1	1.6
Non-durable Goods	34.1	34.0	34.1	35.3	36.2	36.6	39.2	39.0	38.3
Food & Kindred Products	11.9	12.1	12.0	12.6	12.5	12.9	15.8	15.2	14.2
Apparel**	3.6	3.4	3.5	3.9	4.1	4.2	4.1	4.4	4.4
Paper & Allied Products	2.1	2.0	2.2	2.4	2.4	2.4	2.6	2.3	2.4
Printing & Publishing	11.4	11.4	11.6	11.9	12.0	12.1	12.0	12.0	11.9
Chemicals	1.1	1.8	1.7	1.8	2.0	1.9	2.0	2.2	2.3
Plastics and Other non-durables	3.4	3.3	3.1	2.7	3.2	3.1	2.7	2.9	3.1
NON-MANUFACTURING	772.4	776.1	790.7	800.6	817.4	844.0	875.8	919.3	957.4
Mining & Quarrying	0.4	0.4	0.4	0.4	0.5	0.5	0.5	0.5	0.5
Construction	49.6	48.6	48.9	46.4	45.8	46.6	48.0	52.1	57.1
Transportation & Utilities	63.1	62.4	62.8	62.4	64.0	66.2	68.3	70.7	72.8
Wholesale/Retail Trade	225.8	224.4	224.6	226.7	231.9	241.7	246.9	256.0	266.1
- Wholesale trade	69.0	69.9	69.8	70.4	71.9	75.0	76.1	79.8	82.6
- Retail Trade	156.8	154.5	154.8	156.3	160.0	166.7	170.8	176.1	183.5
Finance, Insur. & Real Estate	66.2	65.2	65.8	66.3	66.9	64.6	65.7	68.3	71.2
Services	242.4	245.7	254.3	262.6	270.6	283.4	304.3	327.4	342.3
Government & Education	124.9	129.4	133.9	135.8	137.7	141.0	142.1	144.3	147.4
TOTAL EMPLOYMENT IN KING COUNTY	942.9	942.6	952.1	949.5	958.6	979.9	1,018.6	1,074.0	1,119.3

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

** Definition of this sector was revised in 1988.

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

Source: Washington State Employment Security Department, 1996, 1997 and 1998.

Jobs and Wage Level by Industry King County 1990 - 1998

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

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

INDUSTRY	1998	
	Covered Jobs	Average Wages
Ag., Forestry & Fishing	9,333	\$28,869
Mining	520	\$44,206
Construction	54,202	\$38,585
Manufacturing	159,662	\$45,782
Trans. & Public Utilities	72,510	\$43,173
Wholesale Trade	79,124	\$45,277
Retail Trade	181,492	\$21,081
Finance, Insur., & Real Est.	70,261	\$48,968
Services	329,216	\$49,910
Government	139,005	\$36,724
TOTAL	1,095,325	\$41,275

Notes: Average wages paid are calculated by dividing the total wages paid by the number of covered jobs. Average wages are shown in current dollars.

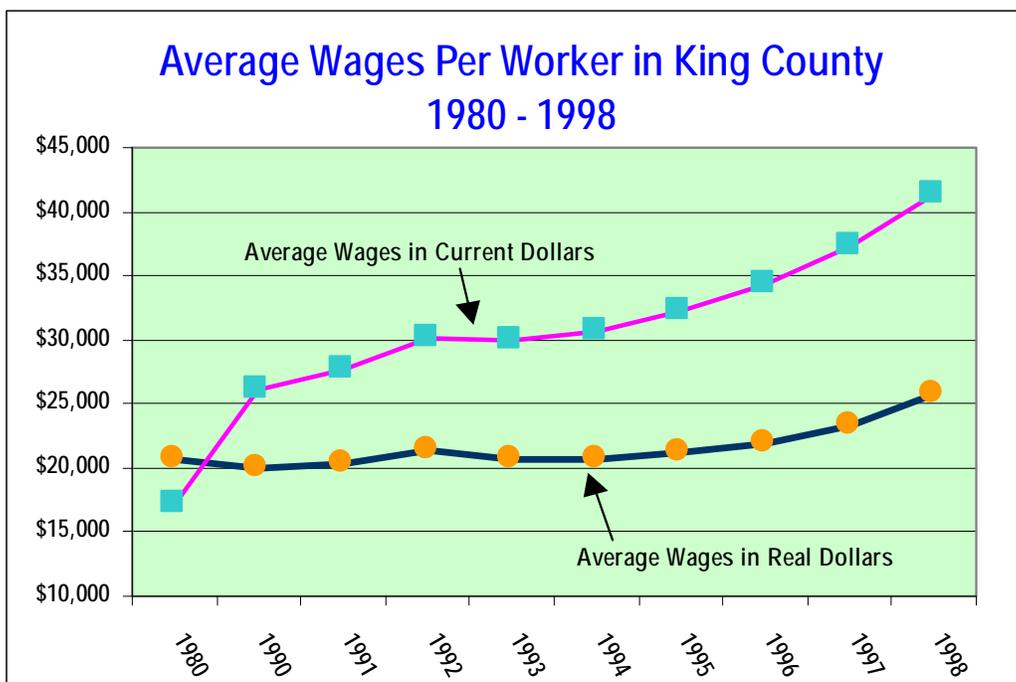
Source: Employment and Payrolls in Washington State By County and Industry Washington State Employment Security Department.

Jobs and Wage Level by Industry King County 1980 - 1998

Trend Analysis:

From 1996 to 1998 overall employment opportunity increased substantially with over 105,000 new jobs added in two years. From 1990 to 1998, new job creation was approximately 19%, or an average of 2.2% per year. Job growth since 1990 has focused more narrowly than the broad growth characteristic of the second half of the 1980s. During that five year period, there was a 30% increase in jobs, of which nearly a third were in the services sector, and the rest were widely distributed across all sectors. In the 1990s Services comprise by far the largest share (59%) of new jobs created. Business Services, which includes the subsector of Computer Software and Services, accounted for 30% of all new jobs in the 1990s. Retail, Trade and Government, Transportation/Public Utilities, and Wholesale Trade contributed the next largest shares of the new jobs, although they are all well below the growth in the Service Sector. Business Services employed nearly 10% of all workers in King County in 1998. 3% of all County workers were employed in the subsector of computer software and services. In comparison, the sector which includes aerospace manufacturing employed about 6.8% of all King County workers in 1998.

In 1998, overall job growth continued at a slightly slower rate than in 1997. However, job growth in the Financial, Insurance and Real Estate Sector and in Retail Trade was considerably higher than in 1997. Additional planned job cuts in the aerospace industry during 1999 will accelerate the downward trend in that sector. The recent economic crises in Asian countries slowed the demand for Northwest exports - agricultural, lumber, and fishing products as well as aircraft. In other sectors, King County's moderate growth should continue, particularly in services, computer software and services, and retail trade.



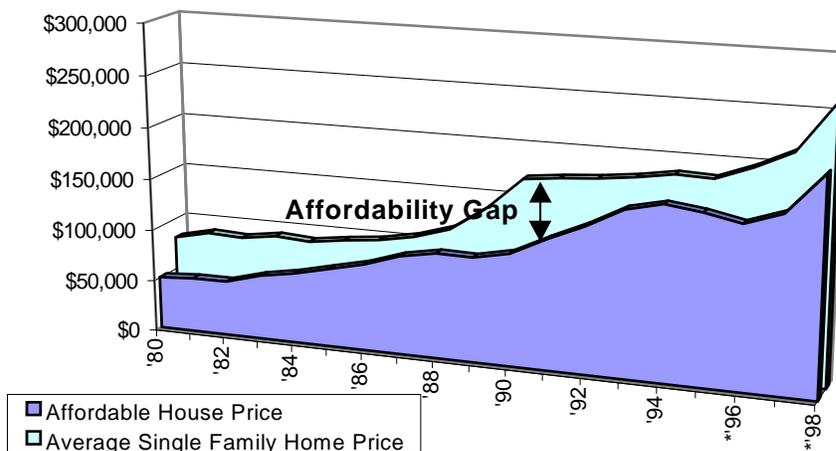
Notes: Real wages are calculated using the Consumer Price Index for All Urban Consumers (CPI-U) for the Seattle-Tacoma area. The base between 1982 - 1984 = 100. The CPI-U is prepared by the US Department of Labor, Bureau of Statistics.

Housing Affordability in King County

Interest Rates, Incomes, Home Prices and and Affordability Gap, 1980 - 1998

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

The Housing Affordability Gap, 1980 - 1998



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

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

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

Method/Background:

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

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

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

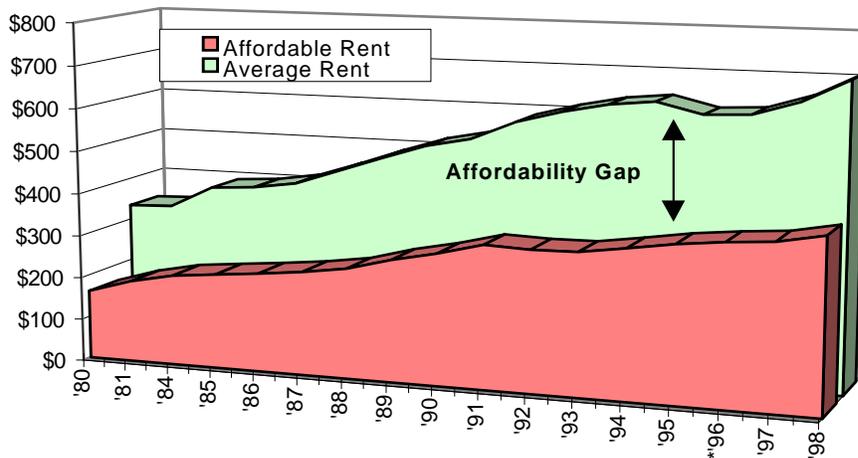
The 1992 Countywide Planning Policies established monitoring of housing trends. Current amendments recommend monitoring affordability based on income categories and Federal Housing Administration (FHA) criteria. This table defines affordability for the median income of all households regardless of size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

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

Rental Affordability Indicators for King County Incomes, Rent Prices and Affordability Gap, 1980 - 1998

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

The Low Income Rental Affordability Gap 1980-1998



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

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

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

Method/Background:

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

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

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

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

*Method of calculating average rent changed in 1995.

Farms and Land In Farms in King County and Washington State 1978, 1982, 1987, and 1992

<u>KING COUNTY</u>				
FARMS & LAND IN FARMS	1978	1982	1987	1992
Number of Farms	1,187	1,719	1,498	1,221
Acres in Farms	53,116	59,813	54,172	42,290
Average Farm Size, in Acres	36	35	36	35
Est. Market Value of Land & Buildings (\$'000s) ¹	NA	NA	\$314,171	\$399,193
Average Estimated Market Value per Farm	\$233,896	\$228,292	\$209,727	\$326,405
Average Estimated Market Value per Acre	\$5,332	\$6,568	\$6,131	\$8,715
Proportion of County Land Area in Farms ²	3.9%	4.4%	4.0%	3.1%

<u>WASHINGTON STATE</u>				
FARMS & LAND IN FARMS	1978	1982	1987	1992
Number of Farms	30,987	36,080	33,559	30,264
Acres in Farms	16,721,836	16,469,678	16,115,568	15,726,007
Average Farm Size, in Acres	540	456	480	520
Est. Market Value of Land & Buildings (\$'000s) ¹	NA	NA	\$11,947,608	\$14,177,661
Average Estimated Market Value per Farm	\$358,679	\$423,352	\$355,976	\$468,482
Average Estimated Market Value per Acre	\$659	\$933	\$739	\$892
Proportion of State Land Area in Farms ³	39.3%	38.7%	37.8%	36.9%

1. Data are based on a sample of farms.
2. County land area is approximately 1.361 million acres.
3. State land area is approximately 42.6 million acres

See Benchmark indicator #39 in the Benchmark Report.

Source: 1992 and 1982 Census of Agriculture, Part 47 Washington State & County Data, Table 6, County Section (1992 and 1987) and Table 1, County Section (1982 and 1978).

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 86-89* further divide the urban designated area into three subareas:

North - which includes Seattle;

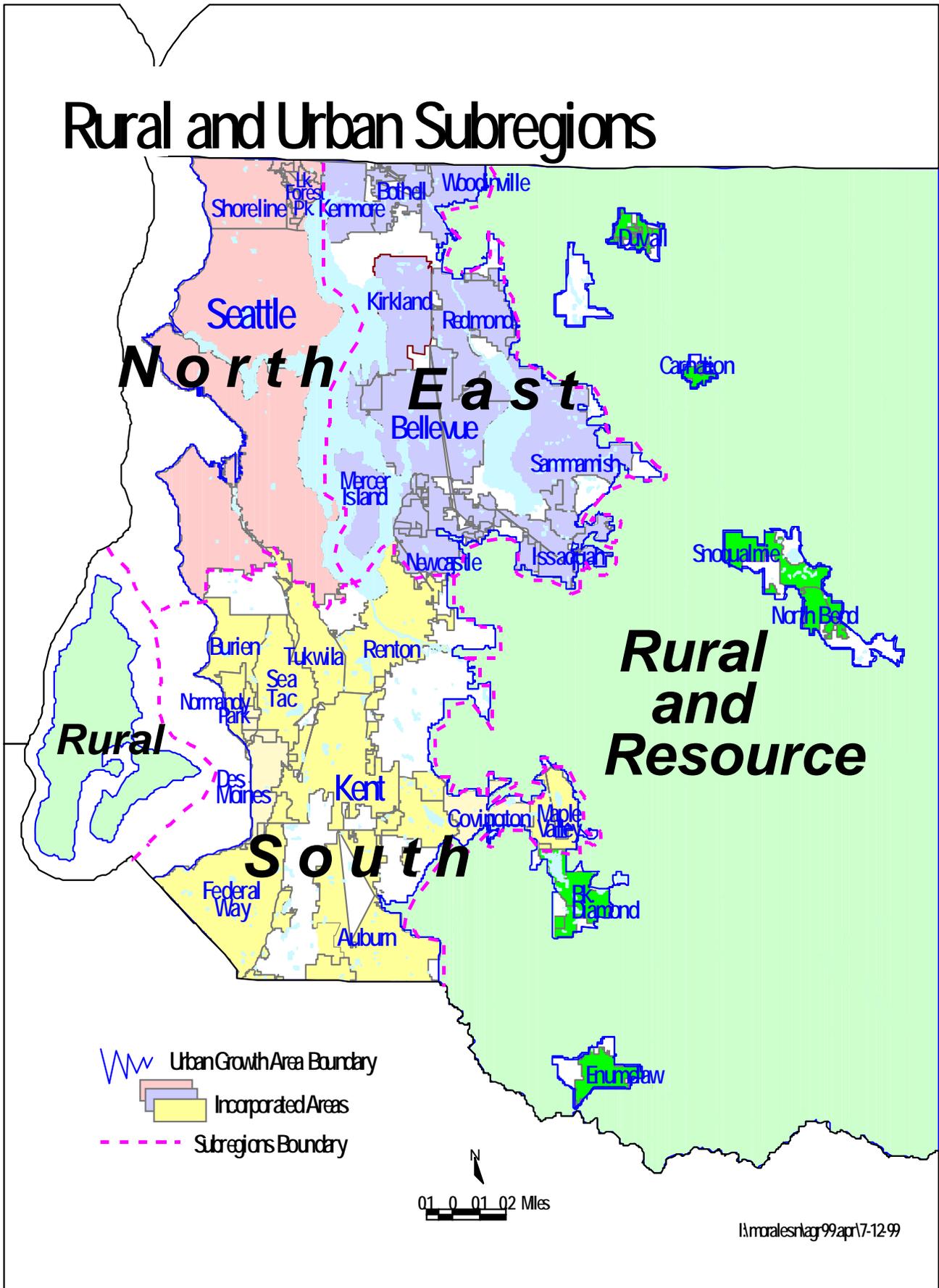
East - which includes the Eastside cities; and

South - which includes the South King County cities.

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

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

Rural and Urban Subregions



King County Land Development Indicators 1994 - 1998

	New Recorded Lots		New Residential Units		Existing Housing Units		
	Number	Percent	Number	Percent	Number	Percent	
1994	Urban	2,430	88%	7,430	88%	629,000	93%
	Seattle	10	0%	1,530	18%	249,600	31%
	Urban Balance**	2,420	88%	5,900	70%	379,400	56%
	Rural	330	12%	900	11%	42,800	6%
Resource Lands	0	0%	100	1%	7,500	1%	
KING COUNTY TOTAL	2,760	100%	8,430	100%	679,300	100%	
1995	Urban	2,347	90%	6,956	89%	630,500	93%
	Seattle	10	0%	1,567	20%	250,500	31%
	Urban Balance**	2,337	90%	5,389	69%	380,000	56%
	Rural	259	10%	802	10%	43,000	6%
Resource Lands	0	0%	31	0%	7,500	1%	
KING COUNTY TOTAL	2,606	100%	7,789	100%	681,000	100%	
1996	Urban	1,524	88%	10,550	135%	637,456	94%
	Seattle	0	0%	2,649	23%	250,682	37%
	Urban Balance**	1,524	88%	7,901	69%	386,774	57%
	Rural	210	12%	878	8%	43,802	6%
Resource Lands	0	0%	37	0%	7,531	1%	
KING COUNTY TOTAL	1,734	100%	11,465	100%	688,789	101%	
1997*	Urban	3,240	95%	11,250	92%	635,042	91%
	Seattle	0	0%	2,587	21%	253,911	36%
	Urban Balance**	3,240	95%	8,792	72%	381,131	54%
	Rural	162	5%	886	7%	57,049	8%
Resource Lands	0	0%	33	0.3%	7,600	1%	
KING COUNTY TOTAL	3,402	100%	12,169	100%	699,691	100%	
1998	Urban	2,172	98.1%	13,386	94%	644,942	91%
	Seattle	51	2%	3,933	28%	256,188	36%
	Urban Balance**	2,121	96%	9,453	66%	388,868	55%
	Rural	41	1.9%	829	6%	57,829	8%
Resource Lands	0	0%	38	0.3%	7,629	1%	
KING COUNTY TOTAL	2,213	100%	14,253	100%	710,400	100%	

NOTES: Urban balance includes seven rural cities. All incorporated cities are designated urban growth area under the Growth Management Act. Unincorporated urban-designated areas are also included. Data for measuring existing housing units changed in 1997. *Data not comparable to previous years.

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

Covered Employment by Subarea King County, March 1997

	Mfg.	W.T.C.U.	Retail	Services	Other	TOTAL
North:						
Seattle	40,880	55,910	60,830	187,340	111,720	456,680
2 Cities + Uninc.	250	380	4,150	5,580	6,760	17,120
North Total:	41,130	56,290	64,980	192,920	118,480	473,800
East Urban:						
13 Cities	27,670	29,010	41,650	94,800	30,580	223,710
Uninc.	930	1,990	2,850	5,800	5,320	16,890
East Total:	28,600	31,000	44,500	100,600	35,900	240,600
South Urban:						
14 Cities	73,830	44,780	47,030	50,700	36,920	253,260
Uninc.	1,570	2,220	3,970	4,800	7,680	20,240
South Total:	75,400	47,000	51,000	55,500	44,600	273,500
Rural Areas:						
7 Cities	500	300	2,620	2,040	2,120	7,580
Uninc. Rural	1,890	1,590	1,400	3,360	6,080	14,320
Rural Total:	2,390	1,890	4,020	5,400	8,200	21,900
CITIES TOTAL:	143,131	130,388	156,030	340,016	187,869	957,434
UNINC. URBAN TOTAL:	2,353	3,650	7,335	10,551	13,935	37,824
UNINC. RURAL TOTAL:	1,890	1,590	1,400	3,360	6,080	14,320
KING COUNTY TOTAL:	147,500	136,200	164,500	354,400	207,200	1,009,700

Covered Employment: Jobs that are covered by State unemployment insurance. Railroad workers, corporate officers, and self-employed proprietors are excluded. Thus, totals do not match other job data in this report.

W.I.C.U.: Wholesale, transportation, communication, and utilities.

Other: Government, education, agriculture-forestry-fishing, and construction.

Services: Includes finance, insurance, real estate as well as services.

Uncoded: Records including 2% of covered jobs have been allocated proportionately to other areas.

North: includes 2 cities, Seattle and Lake Forest Park. The City of Shoreline did not incorporate until 1995.

East: includes 13 cities and unincorporated urban areas. South: includes 14 cities and unincorporated urban areas.

Rural: includes 7 cities (Carnation, Duvall, North Bend, Snoquaimie, Skykomish, Black Diamond and Enumclaw) and rural areas.

See map and explanation of North/East/South/Rural subareas on page 44.

Source: Washington State Employment Security Department, reported by Puget Sound Regional Council, 1996.

20-Year Household and Job Growth 1992 - 2012

1990 Households by Subarea

	Uninc.	Cities	Total
North	23,900	238,100	262,000
East	45,000	84,700	129,700
South	76,800	101,800	178,600
Rural	38,000	7,600	45,600
TOTAL	183,700	432,200	615,900

1990 Total Jobs by Subarea

	Uninc.	Cities	Total
North	18,500	470,500	489,000
East	25,800	163,700	189,500
South	40,700	234,500	275,200
Rural	12,400	6,600	19,000
TOTAL	97,400	875,300	972,700

20-Year Target Household Growth

	Uninc.	Cities*	Total
North	4,300	54,000	58,300
East	15,600	33,500	49,100
South	18,150	53,000	71,150
Rural	6,950	10,300	17,250
TOTAL	45,000	150,800	195,800

20-Year Target Job Growth

	Uninc.	Cities*	Total
North	4,900	132,900	137,800
East	3,400	77,200	80,600
South	14,200	101,850	116,050
Rural	2,500	10,450	12,950
TOTAL	25,000	322,400	347,400

*City/Unincorporated distribution refers to 1992 city boundaries.

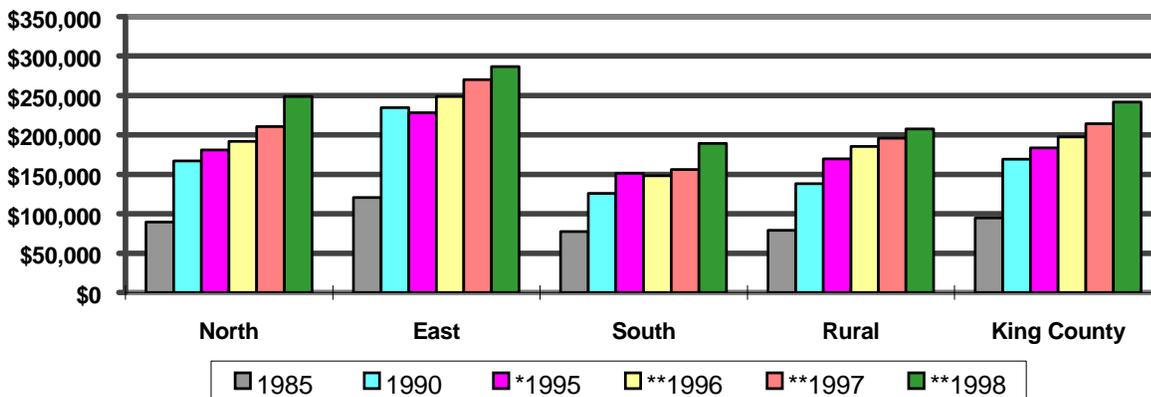
NOTES: Urban-designated areas are **BOLDED**. Target levels of 20-year growth were determined by adoption of the Countywide Planning Policies in July, 1994, and cover the 20 year period from 1992-2012.

Source: King County Planning and Community Development, 1994, and Countywide Planning Policies.

Average Sale Price for Single Family Homes, 1980-1998 King County by Subarea

Year	North	East	South	Rural	King County
1980	\$78,458	\$98,181	\$70,400	\$66,760	\$81,511
1985	\$89,442	\$120,466	\$77,306	\$78,973	\$94,626
1986	\$94,632	\$123,404	\$79,743	\$82,596	\$98,119
1987	\$100,144	\$135,454	\$84,194	\$88,226	\$104,855
1988	\$107,865	\$150,957	\$89,874	\$91,358	\$115,262
1989	\$128,850	\$183,782	\$110,048	\$103,536	\$138,354
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

Average Home Price by Subarea



Background/Method:

This table displays the trends in average single family home prices from 1980 to 1994 for the four geographic subareas in King County. All figures are in current dollars. The home price figures are weighted averages based on census tract averages. Single-family market sales include Condominiums and exclude foreclosures, sales of partial interest, transfers between related parties, sales to relocation services, etc. The 199 Countywide Planning Policies established monitoring of housing affordability for both urban and rural areas.

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

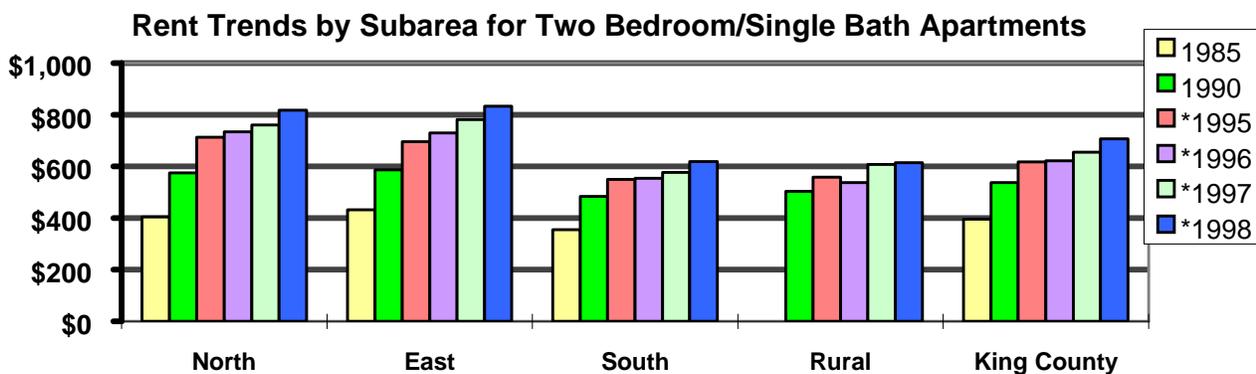
**Source of data for 1996 and 1997 are from the Puget Sound Multiple Listing Service.

Source: King County Housing Affordability Monitoring Report.

Average home sale price data: Seattle-Everett Real Estate Research Report (SERERR)

Rents for Two Bedroom/Single Bath Apartments, 1980-1998 King County by Subarea

Year	North	East	South	Rural	King County
1980	\$314	\$334	\$295	n/a	\$312
1985	\$404	\$432	\$355	n/a	\$395
1986	\$414	\$456	\$374	n/a	\$411
1987	\$458	\$493	\$395	n/a	\$446
1988	\$508	\$515	\$416	\$393	\$482
1989	\$538	\$542	\$448	n/a	\$516
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



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 1997 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: Seattle Everett Real Estate Research Report (SERERR).

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 38 cities that were incorporated as of January 1, 1998, 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, *Community Planning Areas*. The information provided is the most recent available. For most economic and development data this is 1997 and 1998, but for demographic data it is the 1990 Census. Some of the tables present data from prior years for added perspective.

Existing Cities

As of September 1998, King County contained 38 cities, the largest number of any county in Washington State. Those cities are:

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

Recent Incorporations

Data for Federal Way and SeaTac, which incorporated in 1990, Burien and Woodinville, which incorporated in 1993, Newcastle, which incorporated in 1994, and Shoreline which incorporated in late 1995, Covington and Maple Valley in 1997 and Kenmore in 1998, 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 - 1999 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
1989	1,446,000	29	855,550	252	590,450	1,882
1990	1,507,300	31	994,050	284	513,250	1,850
1991	1,542,300	31	1,010,300	285	532,000	1,849
1992	1,564,500	31	1,023,600	290	540,900	1,844
1993	1,587,700	33	1,076,050	302	511,650	1,832
1994	1,599,500	33	1,092,300	306	507,200	1,828
1995	1,613,600	34	1,116,200	315	497,400	1,819
1996	1,628,800	35	1,196,900	330	431,900	1,804
1997	1,646,200	35	1,214,116	338	432,084	1,796
1998	1,665,800	37	1,260,895	347	404,905	1,787
1999	1,677,000	38	1,289,852	355	387,148	1,779

Bold: US Census counts, 1980 and 1990

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

Census and Population Estimates King County and its Cities, April 1, 1999

Jurisdiction	1980 Census	1990 Census	April 1998 Estimate	April 1999 Estimate	Change 1990-1999	% Change 1990-1999
Algona	1,467	1,694	2,100	2,110	416	24.6%
Auburn	26,417	33,102	37,440	38,980	5,878	17.8%
Beaux Arts	328	303	288	289	(14)	-4.6%
Bellevue	73,903	86,874	105,700	106,200	19,326	22.2%
Black Diamond	1,170	1,422	3,720	3,825	2,403	169.0%
Bothell (K.C.portion)	7,943	11,986	14,450	14,500	2,514	21.0%
Burien	-	-	28,110	29,770	29,770	NA
Carnation	951	1,243	1,725	1,785	542	43.6%
Clyde Hill	3,229	2,972	3,005	2,883	(89)	-3.0%
Covington	NA	NA	12,900	13,010	13,010	NA
Des Moines	7,378	17,283	27,200	27,160	9,877	57.1%
Duvall	729	2,770	4,120	4,435	1,665	60.1%
Enumclaw	5,427	7,227	10,550	10,740	3,513	48.6%
Federal Way	-	67,304	76,820	76,910	9,606	14.3%
Hunts Point	483	513	523	472	(41)	-8.0%
Issaquah	5,536	7,786	9,900	10,130	2,344	30.1%
Kenmore	-	-	-	17,168	NA	NA
Kent	22,961	37,960	71,610	73,060	35,100	92.5%
Kirkland	18,785	40,052	44,220	44,860	4,808	12.0%
Lake Forest Park	2,485	4,031	12,800	13,040	9,009	223.5%
Maple Valley	-	-	11,964	12,540	12,540	NA
Medina	3,220	2,981	3,076	2,940	(41)	-1.4%
Mercer Island	21,522	20,816	21,690	21,570	754	3.6%
Milton (K.C.portion)	218	697	860	895	198	28.4%
Newcastle	-	-	8,605	8,605	8,605	NA
Normandy Park	4,268	6,709	7,135	7,035	326	4.9%
North Bend	1,701	2,578	3,675	3,815	1,237	48.0%
Pacific	2,261	4,622	5,455	5,470	848	18.3%
Redmond	23,318	35,800	43,310	43,610	7,810	21.8%
Renton	31,031	41,688	46,270	47,620	5,932	14.2%
SeaTac	-	22,694	23,540	23,570	876	3.9%
Seattle	493,846	516,259	539,700	540,500	24,241	4.7%
Shoreline	-	-	50,390	52,030	52,030	NA
Skykomish	209	273	270	275	2	0.7%
Snoqualmie	1,370	1,546	1,635	1,980	434	28.1%
Tukwila	3,578	11,874	14,990	14,840	2,966	25.0%
Woodinville	-	-	10,130	10,250	10,250	NA
Yarrow Point	1,077	962	1,019	980	18	1.9%
Cities Total:	766,811	994,021	1,260,895	1,289,852	295,831	29.8%
Uninc. King County:	503,087	513,298	404,905	387,148	(126,150)	-24.6%
KC TOTAL:	1,269,898	1,507,319	1,665,800	1,677,000	169,681	11.3%
Washington State:	4,132,204	4,866,692	5,685,200	5,757,400	890,708	18.3%

* The cities of Covington and Maple Valley did not officially incorporate until August, 1997 and Kenmore in August, 1998.

In early 1999, the City of Sammamish will incorporate with approximately 28,400 people.

Source: 1990 US Census, PL 94-171 data, March 1991 and Washington State OFM, 1998 and 1999.

Land Area and Assessed Value by City, 1998

Jurisdiction	Land Area		Number of Parcels	Total Assessed Value (thousands)
	(sq. mi.)	(acres)		
Algona	1.31	837	1,099	176,041
Auburn	20.57	13,162	10,041	2,509,811
Beaux Arts	0.08	52	127	40,158
Bellevue	30.71	19,652	30,866	11,960,341
Black Diamond	6.07	3,887	1,781	235,895
Bothell	5.65	3,615	4,743	1,206,046
Burien	7.37	4,716	9,495	1,828,603
Carnation	0.97	623	700	97,741
Clyde Hill	1.04	667	1,156	520,098
Covington	5.53	3,540	4,811	688,720
Des Moines	6.44	4,121	8,638	1,449,762
Duvall	2.14	1,372	1,732	250,131
Enumclaw	3.82	2,442	3,549	555,062
Federal Way	21.41	13,702	19,974	4,297,182
Hunts Point	0.29	185	212	297,162
Issaquah	8.25	5,281	3,466	1,192,097
Kenmore	6.19	3,960	5,616	1,267,118
Kent	28.52	18,253	17,432	5,117,091
Kirkland	10.55	6,749	12,612	4,269,881
Lake Forest Park	3.58	2,293	4,701	979,202
Maple Valley	5.64	3,609	4,843	735,303
Medina	1.42	911	1,373	945,691
Mercer Island	6.34	4,057	8,145	3,422,292
Milton	0.50	319	442	32,727
Newcastle	4.48	2,865	2,883	589,419
Normandy Park	2.53	1,617	2,523	608,004
North Bend	2.96	1,897	1,564	342,364
Pacific	1.95	1,247	1,606	192,866
Redmond	16.09	10,295	10,958	4,604,506
Renton	16.42	10,507	13,806	3,621,003
Sammamish	21.55	13,791	11,042	2,785,403
Sea Tac	10.20	6,527	7,600	2,140,003
Seattle	83.93	53,718	173,095	51,698,847
Shoreline	11.43	7,312	16,409	3,461,809
Skykomish	0.33	214	271	12,057
Snoqualmie	5.20	3,326	1,103	133,637
Tukwila	8.99	5,751	5,249	2,098,734
Woodinville	5.65	3,618	2,924	987,556
Yarrow Point	0.36	232	443	252,679
Cities Total:	376.44	240,922	409,030	\$117,603,042
Unincorporated King County:	1,757.56	1,124,838	157,754	\$24,102,752
KING COUNTY TOTAL:	2,134.00	1,365,760	566,784	\$141,705,794

Note: Total 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. King County Department of Development and Environmental Services.

Number of Existing Housing Units King County and its Cities, 1998

Jurisdiction	Single Family	Multi-family	Mobile Home	TOTAL UNITS
Algona	614	58	193	865
Auburn	6,384	7,344	2,196	15,924
Beaux Arts	116	2	0	118
Bellevue	25,589	19,123	10	44,722
Black Diamond	1,413	44	224	1,681
Bothell (K.C. portion)	2,978	2,528	934	6,440
Burien	7,731	5,047	174	12,952
Carnation	518	71	44	633
Clyde Hill	1,097	2	0	1,099
Covington	4,206	4	104	4,314
Des Moines	6,575	4,515	307	11,397
Duvall	1,249	82	169	1,500
Enumclaw	2,676	1,132	407	4,215
Federal Way	16,638	13,906	1,185	31,729
Hunts Point	197	0	0	197
Issaquah	2,151	2,417	18	4,586
Kent	12,508	16,594	828	29,930
Kirkland	9,718	11,027	51	20,796
Kenmore	4,869	1,400	67	6,336
Lake Forest Park	4,185	843	13	5,041
Maple Valley	3,940	440	226	4,606
Medina	1,207	2	0	1,209
Mercer Island	6,987	1,942	1	8,930
Milton (K.C. portion)	207	0	125	332
Newcastle	2,240	901	75	3,216
Normandy Park	2,167	492	5	2,664
North Bend	1,096	387	44	1,527
Pacific	1,051	797	166	2,014
Redmond	8,604	10,437	282	19,323
Renton	9,838	10,356	580	20,774
SeaTac	5,497	4,142	981	10,620
Seattle	130,143	125,138	360	255,641
Shoreline	14,747	4,973	98	19,818
Skykomish	166	0	12	178
Snoqualmie	538	160	22	720
Tukwila	2,940	4,274	240	7,454
Woodinville	2,152	1,248	136	3,536
Yarrow Point	399	0	0	399
City Total:	305,331	251,828	10,277	567,436
Uninc. King County:	111,740	21,313	9,964	143,017
KING COUNTY TOTAL:	417,071	273,141	20,241	710,453
Housing Type as a % of total KC:	59%	38%	3%	100%

Source: King County Department of Assessments, September 1998.

20-Year Household Growth Targets King County and its Cities

Jurisdiction	1990 Households	1992-2012 Growth Target
Algona	587	450
Auburn	13,357	7,030
Beaux Arts	119	0
Bellevue	35,756	8,600
Black Diamond	541	2,045
Bothell (K.C.portion)	4,807	1,700
Burien	na	1,596-1,995
Carnation	439	404
Clyde Hill	1,063	12
Covington	na	na
Des Moines	7,054	2,335
Duvall	946	2,044
Enumclaw	2,936	2,700
Federal Way	25,705	13,425-16,556
Hunts Point	187	4
Issaquah	3,170	2,940
Kent	16,246	7,520
Kirkland	17,211	5,328-6,346
Lake Forest Park	1,488	153
Maple Valley	na	na
Medina	1,129	17
Mercer Island	8,007	1,610
Milton (K.C.portion)	266	18
Newcastle	na	na
Normandy Park	2,570	181
North Bend	1,044	1,527
Pacific	1,707	606-1,818
Redmond	14,153	9,878
Renton	18,219	7,925
SeaTac	9,611	5,789
Seattle	236,702	50,000-60,000
Shoreline	na	na
Skykomish	103	17
Snoqualmie	611	2,450-3,100
Tukwila	5,639	4,791-6,014
Woodinville	3,000	1,800
Yarrow Point	371	18
Cities Total:	431,750	131,768 - 172,558
Uninc. King Co. Total:	184,050	40,000-50,000
Unincorporated Urban	146,050	38,000
Unincorporated Rural	38,000	7,000
KING COUNTY TOTAL:	615,800	184,913-212,546

*Figures represent midpoint of range.

Note: Household growth targets are policy statements identifying the number of new households to be accommodated during the 20-year Growth Management Planning period. They are expressed as a range of households to be added within Urban - and Rural - designated areas of each planning area. The unincorporated total targets were established by the Countywide Planning Policies in July 1994; they have not been reduced to account for the incorporation of Newcastle, Shoreline, Covington or Maple Valley.

Source: King County Countywide Planning Policies, July 1994, Appendix 2.

1989 Median Income and Per Capita Income King County and its Cities

Jurisdiction	Households in 1990	Median HH Income 1989	Families in 1990	Median Family Income 1989	Non-families in 1990	Median Non-Family Income	Total Persons in 1990	Per Capita Income 1989
Algona	587	\$32,798	443	\$36,667	144	\$26,484	1,694	\$12,253
Auburn	13,357	\$30,007	8,561	\$35,198	4,796	\$18,632	33,102	\$13,866
Beaux Arts	119	\$79,358	93	\$88,237	26	\$32,500	303	\$46,390
Bellevue	35,756	\$43,800	23,373	\$54,261	12,383	\$26,673	86,874	\$23,816
Black Diamond	541	\$28,155	371	\$32,443	170	\$18,125	1,422	\$12,291
Bothell (KC part)	4,807	\$36,727	3,247	\$45,921	1,560	\$21,105	11,986	\$17,704
Carnation	439	\$30,341	305	\$32,326	134	\$14,219	1,243	\$11,503
Clyde Hill	1,063	\$80,792	927	\$90,700	136	\$28,229	2,972	\$46,074
Des Moines	7,054	\$32,145	4,156	\$38,322	2,898	\$24,030	17,283	\$16,778
Duvall	946	\$37,537	768	\$38,773	178	\$29,306	2,770	\$13,905
Enumclaw	2,936	\$28,200	1,923	\$32,344	1,013	\$16,993	7,227	\$14,219
Federal Way	25,705	\$38,311	17,819	\$43,236	7,886	\$26,928	67,304	\$17,126
Hunts Point	187	\$96,691	150	\$115,233	37	\$31,750	513	\$66,969
Issaquah	3,170	\$35,422	2,090	\$46,367	1,080	\$18,425	7,786	\$18,055
Kent	16,246	\$32,341	9,499	\$37,801	6,747	\$24,533	37,960	\$15,993
Kirkland	17,211	\$38,437	10,035	\$44,649	7,176	\$29,415	40,052	\$21,200
Lake Forest Park	1,488	\$47,653	1,171	\$52,369	317	\$28,482	4,031	\$21,767
Medina	1,129	\$81,896	923	\$87,942	206	\$40,417	2,981	\$45,506
Mercer Island	8,007	\$61,572	6,175	\$71,136	1,832	\$30,000	20,816	\$31,438
Milton (KC part)	266	\$40,446	197	\$41,607	69	\$33,750	697	\$16,049
Normandy Park	2,570	\$53,856	2,039	\$58,102	531	\$29,808	6,709	\$26,079
North Bend	1,044	\$29,020	664	\$36,809	380	\$13,080	2,578	\$13,772
Pacific	1,707	\$32,468	1,221	\$36,316	486	\$27,474	4,622	\$12,864
Redmond	14,153	\$42,299	9,208	\$50,396	4,945	\$29,979	35,800	\$20,037
Renton	18,219	\$32,393	10,632	\$38,993	7,587	\$23,439	41,688	\$16,298
SeaTac	9,611	\$32,437	5,829	\$37,505	3,782	\$23,220	22,694	\$15,579
Seattle	236,702	\$29,353	112,969	\$39,860	123,733	\$20,976	516,259	\$18,308
Skykomish	103	\$35,625	67	\$39,167	36	\$16,250	273	\$15,583
Snoqualmie	611	\$26,678	396	\$29,688	215	\$19,167	1,546	\$12,064
Tukwila	5,639	\$30,141	2,784	\$33,460	2,855	\$25,135	11,874	\$15,982
Yarrow Point	371	\$76,196	307	\$82,578	64	\$31,000	962	\$42,591
Cities Total	431,744	\$33,566	238,342	\$43,225	193,402	\$22,568	994,021	\$18,886
Suburban Cities	195,042	\$38,678	125,373	\$46,257	69,669	\$25,396	477,762	\$19,511
Uninc. KC Total	184,048	\$42,310	143,465	\$46,764	41,482	\$26,350	513,298	\$18,008
KING COUNTY								
TOTAL	615,792	\$36,179	381,807	\$44,555	234,884	\$23,236	1,507,319	\$18,587

Note: See "City Profiles" (Chapter VI) for updated income estimates.

Source: U.S. Census 1990, Summary Tape File 3A, Tables P80A, P107A, P110A, P114A.

Persons Below Poverty Level, 1989

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	1,682	44	8.6%	83	7.9%	15	11.5%	142	8.4%
Auburn	32,404	1,211	14.1%	1,996	9.7%	291	7.6%	3,498	10.8%
Beaux Arts	299	5	7.6%	6	3.0%	3	7.9%	14	4.7%
Bellevue	86,124	1,342	7.3%	3,073	5.2%	392	4.3%	4,807	5.6%
Black Diamond	1,419	41	10.0%	65	8.0%	16	8.2%	122	8.6%
Bothell (K.C. part)	11,825	144	4.9%	255	3.4%	44	2.8%	443	3.7%
Carnation	1,238	54	11.8%	56	8.3%	24	21.6%	134	10.8%
Clyde Hill	2,966	15	2.1%	57	3.1%	18	4.0%	90	3.0%
Des Moines	15,918	365	10.5%	719	6.6%	97	3.3%	1,181	7.4%
Duvall	2,759	44	4.8%	59	3.4%	12	11.1%	115	4.2%
Enumclaw	7,022	220	11.6%	330	8.3%	126	9.4%	676	9.6%
Federal Way	66,695	1,450	8.0%	2,306	5.8%	187	4.5%	3,943	5.9%
Hunts Point	512	0	0.0%	3	1.0%	4	5.3%	7	1.4%
Issaquah	7,497	129	7.3%	290	5.8%	116	11.8%	535	7.1%
Kent	37,619	1,321	14.2%	1,789	6.8%	187	7.5%	3,297	8.8%
Kirkland	39,128	639	7.7%	1,384	5.0%	197	5.2%	2,220	5.7%
Lake Forest Park	3,995	48	4.8%	112	4.3%	18	4.1%	178	4.5%
Medina	2,975	41	5.9%	32	1.7%	6	1.3%	79	2.7%
Mercer Island	20,701	109	2.2%	265	2.1%	102	3.4%	476	2.3%
Milton (K.C. part)	713	20	11.2%	24	6.5%	0	0.0%	44	6.2%
Normandy Park	6,709	49	3.1%	90	2.2%	16	1.5%	155	2.3%
North Bend	2,425	29	4.6%	79	5.3%	52	11.5%	160	6.6%
Pacific	4,592	161	11.1%	254	8.7%	0	0.0%	415	9.0%
Redmond	35,294	380	4.2%	797	3.3%	104	4.2%	1,281	3.6%
Renton	41,305	938	10.1%	1,643	5.9%	317	7.2%	2,898	7.0%
SeaTac	22,479	539	11.0%	1,004	6.6%	167	6.7%	1,710	7.6%
Seattle	498,333	13,279	15.6%	41,652	11.8%	6,750	8.6%	61,681	12.4%
Skykomish	315	32	42.1%	19	10.9%	3	13.0%	54	17.1%
Snoqualmie	1,519	84	19.2%	108	11.3%	10	6.7%	202	13.3%
Tukwila	11,821	300	13.3%	640	7.4%	163	15.9%	1,103	9.3%
Yarrow Point	963	4	1.9%	11	1.8%	3	2.1%	18	1.9%
All Cities	969,246	23,037	11.7%	59,201	8.9%	9,440	7.5%	91,678	9.5%
Suburban Cities	470,913	9,758	8.7%	17,549	5.6%	2,690	5.6%	29,997	6.4%
Unincorp. KC	507,816	9,558	6.7%	14,224	4.3%	2,129	5.2%	25,911	5.1%
King County Total	1,477,062	32,595	9.6%	73,425	7.3%	11,569	6.9%	117,589	8.0%

* does not include persons in institutions

NOTE: See also Poverty Data by School District on Page 159.

SOURCE: U.S. CENSUS 1990, SIF 3A

Annexations and Incorporations by King County Cities 1980 through 1998

JURISDICTION	April 1980 - April 1990			April 1990 - April 1998		
	Acres Certified	Population Certified	Housing Units Certified	Acres Certified	Population Certified	Housing Units Certified
Algona	-	-	-	102.40	0	0
Auburn	318.10	121	57	136.81	74	54
Beaux Arts	-	-	-	-	-	-
Bellevue	1,533.40	3,596	1,219	2,441.67	10,954	4,580
Black Diamond	720.00	0	0	1,569.00	1,495	630
Bothell	812.80	176	73	272.84	339	133
Burien	NA	NA	NA	4,390.40	27,610	12,454
Carnation	350.70	21	9	75.64	45	16
Clyde Hill	-	-	-	-	-	-
Covington	NA	NA	NA	3,944.50	12,500	4,043
Des Moines	988.20	5,036	2,016	1,720.28	9,262	3,796
Duvall	261.10	0	1	389.42	59	35
Sammamish	NA	NA	NA	NA	NA	NA
Enumclaw	429.40	117	42	17.49	0	0
Federal Way	12,740.00	67,304	27,982	700.00	1	2
Hunts Point	-	-	-	-	-	-
Issaquah	378.20	172	80	1,739.60	104	50
Kenmore	NA	NA	NA	NA	NA	NA
Kent	798.10	1,665	656	6,105.04	25,794	9,709
Kirkland	2,681.60	16,614	7,308	3.40	(18)	(6)
Lake Forest Pk	72.30	334	137	1,631.38	9,329	3,804
Maple Valley	NA	NA	NA	3,566.00	10,556	3,644
Medina	3.20	15	7	-	-	-
Mercer Island	-	-	-	-	-	-
Milton	5.80	2	1	17.28	18	9
Newcastle	NA	NA	NA	3,307.00	7,751	3,163
Normandy Park	249.00	1,827	774	49.28	90	43
North Bend	795.50	279	115	-	-	-
Pacific	-	-	-	-	-	-
Redmond	1,326.70	444	195	846.18	179	62
Renton	798.70	461	188	266.53	525	201
Seatac	6,270.60	22,694	10,189	73.29	127	70
Seattle	90.90	0	0	-	-	-
Shoreline	NA	NA	NA	7,121.00	50,514	19,371
Skykomish	-	-	-	-	-	-
Snoqualmie	542.10	94	39	2,252.80	0	0
Tukwila	2,506.20	6,927	3,521	652.16	2,764	1,331
Woodinville	NA	NA	NA	3,915.00	8,882	3,452
Yarrow Point	-	-	-	3.40	36	12
TOTAL	34,672.60	127,899	54,609	47,309.79	178,990	70,658

Source: Washington State Office of Financial Management, April, 1995 and quarterly reports.

Annexations and Incorporations 1998 - 1999

JURISDICTION	April 1998 - April 1999		
	Acres Certified	Population Certified	Housing Units Certified
Algona	-	-	-
Auburn	-	-	-
Beaux Arts	-	-	-
Bellevue	18.56	13	2
Black Diamond	-	-	-
Bothell	20.48	20	7
Burien	282.88	2,002	977
Carnation	-	-	-
Clyde Hill	-	-	-
Covington	-	-	-
Des Moines	-	-	-
Duvall	-	-	-
Sammamish	-	-	-
Enumclaw	-	-	-
Federal Way	71.68	4	1
Hunts Point	-	-	-
Issaquah	-	-	-
Kenmore	3,904.00	16,874	7,001
Kent	-	-	-
Kirkland	-	-	-
Lake Forest Pk	48.00	253	106
Maple Valley	-	-	-
Medina	-	-	-
Mercer Island	-	-	-
Milton	-	-	-
Newcastle	-	-	-
Normandy Park	-	-	-
North Bend	-	-	-
Pacific	-	-	-
Redmond	30.72	92	39
Renton	-	-	-
Seatac	-	-	-
Seattle	-	-	-
Shoreline	189.44	1,850	791
Skykomish	-	-	-
Snoqualmie	-	-	-
Tukwila	-	-	-
Woodinville	-	-	-
Yarrow Point	-	-	-
TOTAL	4,565.76	21,108	8,924

Incorporations Since

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	28,400	9,920

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

Preliminary Residential Land Capacity Estimates for King County Cities, April, 1997

Jurisdiction	SINGLE FAMILY						MULTI FAMILY						TOTAL	
	Vacant		Redev.		Total		Vacant		Redev.		Total		CAPACITY	
	Net Acres	Units	Net Acres	Units	Net Acres	Units	Net Acres	Units	Net Acres	Units	Net Acres	Units	Net Acres	Units
Algona(+)	-	428	-	0	-	428	0.0	0	0.0	0	0.0	0	-	428
Auburn	1121.0	4,415	297.0	1,109	1418.0	5,524	65.0	780	80.0	805	145.0	1,585	1563.0	7,109
Beaux Arts	-	2	-	6	-	8	0.0	0	0.0	0	0.0	0	-	8
Bellevue	-	2,233	-	667	-	2,900	-	768	-	15,132	-	15,900	-	18,800
Blk Diamond	613.0	1,433	213.0	567	826.0	2,000	25.0	275	0.0	0	25.0	275	851.0	2,275
Bothell	-	552	-	29	-	581	-	1,068	-	56	-	1,124	-	1,705
Burien*	310.2	1,250	1217.6	3,568	1527.8	4,818	17.0	342	79.7	1,040	96.6	1,382	1624.4	6,200
Carnation (1), (2)	-	437	-	0	-	437	-	0	-	0	-	0	-	437
Clyde Hill	-	13	-	0	-	13	0.0	0	0.0	0	0.0	0	-	13
DesMoines (3)	114.4	490	-	827	114.4	1,317	17.9	405	-	472	17.9	877	132.4	2,194
Duvall (1)	111.0	573	34.2	141	145.2	714	0	0	0.0	0	0.0	0	145.2	714
Enumclaw (1), (4)	104.1	445	-	466	-	911	30.5	382	-	-	30.5	382	-	1,293
Federal Way	-	3,498	-	826	-	4,324	-	9,271	-	373	-	9,643	-	13,968
Hunts Point	2.3	3	0.0	0	2.3	3	0.0	0	0.0	0	0.0	0	2.3	3
Issaquah (5)	138.2	608	37.3	111	175.6	719	15.5	257	18.1	189	33.6	446	209.1	1,165
Kent	1033.0	3,369	1288.0	4,237	2321.0	7,606	160.0	2,997	129.2	2,387	289.1	5,384	2610.2	12,990
Kirkland (11)	-	-	-	-	-	1,066	-	-	-	-	-	4,543	-	5,609
Lake Forest Pk (+)	-	205	-	0	-	205	-	0	-	0	-	0	-	205
Medina (+)	-	0	-	0	-	0	-	0	-	0	-	0	-	0
Mercer Island (+)	-	200	-	-	-	200	-	200	-	-	-	200	-	400
Milton	5.2	18	33.9	95	39.1	113	0.0	0	25.6	307	25.6	307	64.7	420
Newcastle (6)	351.0	1,030	0.0	0	351.0	1,030	0.0	0	0.0	0	0.0	0	351.0	1,030
Normandy Park	58.0	156	0.0	0	58.0	156	1.2	25	0.0	0	1.2	25	59.2	181
North Bend (+), (1)	-	1,759	-	100	-	1,859	-	278	-	0	-	278	-	2,137
Pacific (+)	-	538	-	-	-	538	-	538	-	0	-	538	-	1,075
Redmond (1)	-	2,555	-	1,029	-	3,584	-	3,120	-	3,383	-	6,503	-	10,087
Renton	427.9	2,586	80.7	471	508.6	3,057	190.0	3,018	125.4	9,531	315.3	12,549	823.9	15,606
SeaTac (7)	230.1	866	1473.8	1,956	1703.9	2,822	15.1	405	69.1	2,663	84.2	3,068	1788.1	5,890
Seattle	-	4,280	-	10,040	-	14,320	-	33,319	-	76,779	-	110,098	-	124,418
Shoreline (8)	62.0	390	132.4	510	194.4	900	2.5	60	21.8	656	24.4	716	218.7	1,616
Skykomish (+)	-	39	-	0	-	39	-	0	-	0	-	0	-	39
Snoqualmie (1),(9)	-	1,689	-	-	-	1,689	-	1,285	-	-	-	1,285	655.0	2,974
Tukwila	410.0	4,674	0.0	0	410.0	4,674	73.0	1,023	0.0	0	73.0	1,023	483.0	5,697
Woodinville (10)	171.0	379	399.0	872	570.0	1,251	23.0	226	1.0	10	24.0	236	594.0	1,487
Yarrow Point	-	20	-	0	-	20	0.0	0	0.0	0	0.0	0	-	20
Cities Total		41,133		27,627		69,825		60,041		113,783		178,367		248,193
Uninc. King County	108,218	45,063	7,582	5,166	115,800	50,229	979	12,816	363	6,502	1,342	19,318	117,142	69,547
TOTAL		86,196		32,793		120,054		72,857		120,285		197,685		317,740

Footnotes:

(+) These cities did not provide 1995 Land Capacity Estimates. Their 1992 estimates, discounted for intervening development, are used as proxies. Estimates were allocated to single family development and multifamily development based on historic development patterns in the jurisdiction.

(1) Residential capacity shown for cities includes capacity within city limits only

(2) Carnation assumed no residential redevelopment within city limits. Carnation's capacity figures are estimates, prepared by King County staff from information contained in the city's current Draft Comprehensive Plan.

(3) Acres in the DC mixed use zone are not reflected in this table, but the zone's capacity of 175 multifamily units is included in the count of 'net units'.

(4) Enumclaw's reported capacity may underestimate actual capacity; reported capacity did not take into account potential for redevelopment, except in the Holdener PUD.

(5) The residential capacity figures Issaquah prepared for this report include only residentially zoned land (single family and multi family), and are based on 1995 zoning. A large portion of Issaquah's housing target anticipates mixed use residential development in CBD and Retail zones, which were not included in the 1995 analysis for this report. Legislative rezones increasing the dwelling unit capacity were adopted in January 1996. The potential housing unit capacity under the 1995 Comprehensive Plan and 1996 legislative rezoning is reported as 2,940 units on vacant or redevelopable land. Although the Comprehensive Plan did not project dwelling units in the Office zone, there have been several residential development projects, suggesting that additional capacity exists in that zone in addition to the CBD and retail zones.

(6) Newcastle's proposed Comprehensive Plan could increase densities by upzoning and designating some mixed use areas; this would increase the vacant land capacity and create potential capacity for redevelopment. Multifamily capacity would be dramatically increased.

(7) Seatac's multifamily capacity will be revised upward when they have completed their commercial capacity analysis for the mixed use portion of their Urban Center.

(8) Shoreline's vacant single family acres do not include vacant acres in Innis Arden and Highlands; however the vacant single family unit totals include capacity in these areas. Although residential development is allowed in commercial zoned land, there have been very few such projects, and the figures reported above do not assume any residential capacity on commercial zoned land. Future policies may affect these assumptions; Shoreline's capacity estimates will be revised during the course of Comprehensive Plan development.

(9) Snoqualmie did not distinguish between vacant and redevelopable capacity.

(10) Woodinville is a newly incorporated city; the capacity figures reported here are as of 1995, prior to adoption of their Comprehensive Plan in June 1996. The 1996 Comprehensive Plan projects enough residential capacity for 1940 new dwelling units.

(11) Kirkland did not distinguish between vacant or redevelopment capacity.

(*) Burien's redevelopment potential is an estimate only; due to lack of usable information on existing square feet of floor area, a 33% reduction in the total holding capacity of redevelopable areas was taken instead.

Recorded Formal Plats

King County and its Cities, 1994 - 1998

Jurisdictions	1994		1995		1996		1997		Plats	1998	
	Lots	Acres	Lots	Acres	Lots	Acres	Lots	Acres		Lots	Acres
Algona	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Auburn	27	87.34	213	63.70	73	33.05	398	96.24	3	78	23.16
Beaux Arts	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Bellevue	288	191.77	176	71.60	0	0.00	272	106.20	3	44	28.50
Black Diamond	0	0.00	129	52.00	13	5.00	0	0.00	0	0	0.00
Bothell	86	25.44	41	19.57	8	4.90	19	4.93	3	42	15.79
Burien	0	0.00	25	5.27	18	3.24	0	0.00	1	18	2.79
Carnation	0	0.00	0	0.00	22	12.65	24	13.58	1	21	14.26
Clyde Hill	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Covington	-	-	-	-	-	-	-	-	0	0	0.00
Des Moines	25	6.16	0	0.00	15	4.30	0	0.00	1	37	9.83
Duvall	74	37.34	83	32.12	114	67.26	51	22.15	4	87	37.45
Enumclaw	0	0.00	27	5.44	0	0.00	6	0.66	1	19	5.53
Federal Way	128	35.63	126	67.72	0	0.00	44	41.93	3	37	15.58
Hunts Point	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Issaquah	34	20.89	0	0.00	5	7.95	160	192.78	1	18	3.30
Kenmore	-	-	-	-	-	-	-	-	0	0	0.00
Kent	52	14.62	135	41.48	31	2.50	206	64.43	10	211	53.08
Kirkland	26	8.63	49	8.44	24	4.40	12	3.18	1	2	0.35
Lake Forest Pk	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Maple Valley	-	-	-	-	-	-	-	-	1	59	10.32
Medina	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Mercer Island	0	0.00	8	2.70	0	0.00	6	1.55	2	13	8.26
Milton (KC part)	0	0.00	0	0.00	27	8.00	0	0.00	0	0	0.00
Newcastle	-	-	24	7.60	40	14.00	0	0.00	2	27	10.14
Normandy Park	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
North Bend	197	66.81	0	0.00	78	15.00	69	14.41	0	0	0.00
Pacific	12	3.55	0	0.00	0	0.00	0	0.00	0	0	0.00
Redmond	174	76.26	45	11.33	52	92.00	120	39.06	2	19	4.20
Renton	70	16.77	148	55.71	301	66.00	63	8.83	5	147	30.84
Sammamish	-	-	-	-	-	-	-	-	-	-	-
SeaTac	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Seattle	10	0.69	10	1.14	0	0.00	0	0.00	2	51	50.05
Shoreline	-	-	-	-	31	5.00	0	0.00	2	16	1.38
Skykomish	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Snoqualmie	0	0.00	0	0.00	15	20.00	209	68.12	2	117	31.50
Tukwila	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Woodinville	12	16.39	6	6.72	32	49.20	26	22.97	3	42	6.54
Yarrow Point	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Cities Total:	1,215	608.29	1,245	452.54	899	414.45	1,685	701.02	53	1,105	362.85
Uninc.Total:	1,543	797.24	1,361	1017.25	835	461.80	1,717	1425.75	33	1,108	513.24
KC TOTAL:	2,758	1,405.53	2,606	1,469.79	1,734	876.25	3,402	2,126.77	86	2,213	876.09
Uninc. KC as a % of all of KC:	56%	51%	52%	69%	48%	55%	50%	61%	38%	50%	59%

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

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

Total New Residential Units Authorized King County and its Cities, 1990 - 1998

Jurisdiction	1990	1991	1992	1993	1994	1995	1996	1997	1998
Algona	36	69	39	23	24	18	18	13	9
Auburn	336	113	196	143	137	308	310	375	731
Beaux Arts	0	1	0	0	0	0	3	0	0
Bellevue	1,015	189	997	397	541	483	506	1,406	1,077
Black Diamond	35	14	25	80	150	50	39	68	43
Bothell (KC Part)	294	106	79	54	291	145	449	256	121
Burien	-	-	-	16	22	24	32	63	83
Carnation	15	8	30	27	19	13	20	27	16
Clyde Hill	11	50	5	3	2	3	2	6	2
Covington	-	-	-	-	-	-	-	-	26
Des Moines	74	44	82	67	36	35	17	55	28
Duvall	43	56	42	29	87	54	51	126	116
Enumclaw	489	242	116	140	172	53	114	28	19
Federal Way	424	260	245	231	193	240	232	507	199
Hunts Point	2	1	0	2	2	2	1	2	2
Issaquah	97	116	156	279	183	187	151	140	522
Kenmore	-	-	-	-	-	-	-	-	-
Kent	630	190	339	151	252	649	906	502	446
Kirkland	606	235	212	180	423	349	534	630	434
Lake Forest Park	112	5	5	0	5	17	15	46	27
Maple Valley	-	-	-	-	-	-	-	-	238
Medina	15	11	9	8	16	12	9	11	12
Mercer Island	110	45	34	21	116	50	69	57	50
Milton (KC Part)	9	4	24	5	n/a	1	51	3	2
Newcastle	-	-	-	-	13	16	68	44	50
Normandy Park	32	0	16	5	14	6	7	7	11
North Bend	24	9	14	83	62	73	105	114	251
Pacific	274	17	62	28	21	38	0	4	6
Redmond	833	156	366	179	327	535	581	457	454
Renton	961	230	290	168	310	227	319	912	936
Sammamish	-	-	-	-	-	-	-	-	-
SeaTac	0	24	39	35	29	23	24	35	40
Seattle	3,138	2,187	2,240	1,907	1,532	1,567	2,706	2,587	3,933
Shoreline	-	-	-	-	-	-	42	152	141
Skykomish	1	0	0	0	1	2	2	3	2
Snoqualmie	3	7	8	2	0	0	10	71	142
Tukwila	11	98	24	18	18	12	49	48	32
Woodinville	-	-	-	0	14	26	192	140	267
Yarrow Point	0	2	0	3	10	2	4	1	1
City Total:	9,630	4,489	5,694	4,284	5,022	5,204	7,638	8,896	10,469
Uninc. King County:	7,306	3,679	4,015	3,835	3,320	2,713	3,549	3,435	3,784
King County Total:	16,936	8,168	9,709	8,119	8,342	7,917	11,187	12,331	14,253
Uninc. King Co. as a % of total King Co.:	43%	45%	41%	47%	40%	34%	32%	28%	27%

Note: "-" means that the particular city was unincorporated at the time. Single family includes mobile homes in unincorporated

King County and in cities after 1980. City data in 1980 excludes mobile homes.

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

New Single Family Units Authorized King County and its Cities, 1980 - 1998

Jurisdiction	1990	1991	1992	1993	1994	1995	1996	1997	1998
Algona	36	69	39	23	12	18	11	13	9
Auburn	173	66	51	129	113	135	209	262	326
Beaux Arts	0	1	0	0	0	0	3	0	0
Bellevue	511	121	230	162	234	249	182	308	330
Black Diamond	35	14	25	80	150	50	39	68	43
Bothell (KC Part)	155	82	77	29	106	128	89	45	31
Burien	-	-	-	16	22	24	30	45	59
Carnation	3	8	30	27	19	13	20	27	16
Clyde Hill	11	50	5	3	2	3	2	6	2
Covington	-	-	-	-	-	-	-	-	26
Des Moines	66	41	60	31	31	35	14	34	28
Duval	39	56	42	29	87	54	51	126	116
Enumclaw	346	230	116	140	160	49	74	28	19
Federal Way	294	260	245	231	185	234	103	151	104
Hunts Point	2	1	0	2	2	2	1	2	2
Issaquah	7	29	45	81	106	68	46	49	149
Kenmore	-	-	-	-	-	-	-	-	-
Kent	62	71	87	65	92	188	308	288	272
Kirkland	151	133	114	101	140	133	130	187	124
Lake Forest Park	4	5	5	0	5	17	15	40	27
Maple Valley	-	-	-	-	-	-	-	-	238
Medina	15	11	9	8	16	12	9	11	12
Mercer Island	68	39	34	21	35	44	49	48	50
Milton (KC Part)	9	4	24	5	n/a	1	49	3	2
Newcastle	-	-	-	-	13	16	68	44	50
Normandy Park	20	0	16	5	14	6	7	7	11
North Bend	24	9	14	49	62	73	105	112	67
Pacific	82	15	62	28	21	18	0	4	6
Redmond	138	98	108	71	124	86	117	114	55
Renton	81	98	104	48	95	135	194	233	293
Sammamish	-	-	-	-	-	-	-	-	-
SeaTac	0	24	37	35	29	23	24	35	40
Seattle	589	434	528	442	428	458	478	461	578
Shoreline	-	-	-	-	-	-	42	126	113
Skykomish	1	0	0	0	1	2	2	3	2
Snoqualmie	3	1	8	2	0	0	10	71	133
Tukwila	11	26	24	18	18	12	18	28	32
Woodinville	-	-	-	0	14	20	14	63	68
Yarrow Point	0	2	0	3	10	2	4	1	1
City Total:	2,936	1,998	2,139	1,884	2,346	2,308	2,517	3,043	3,434
Uninc. King County:	4,890	3,200	3,432	3,174	3,059	2,255	2,272	2,391	2,384
King County Total:	7,826	5,198	5,571	5,058	5,405	4,547	4,789	5,434	5,818
Uninc. King Co. as a % of total King Co.:	62%	62%	62%	63%	57%	50%	47%	44%	41%

Note: "-" means that the particular city was unincorporated at the time. Single family includes mobile homes in uninc. KC and in cities

after 1980. City data in 1980 excludes mobile homes.

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

New Multifamily Units Authorized King County and its Cities, 1990 - 1998

Jurisdiction	1990	1991	1992	1993	1994	1995	1996	1997	1998
Algona	0	0	0	0	12	0	7	0	0
Auburn	163	47	145	14	24	173	101	113	405
Beaux Arts	0	0	0	0	0	0	0	0	0
Bellevue	504	68	767	235	307	234	324	1,098	747
Black Diamond	0	0	0	0	0	0	0	0	0
Bothell (KC Part)	139	24	2	25	185	17	360	211	90
Burien	-	-	-	0	0	0	2	18	24
Carnation	12	0	0	0	0	0	0	0	0
Clyde Hill	0	0	0	0	0	0	0	0	0
Covington	-	-	-	-	-	-	-	-	0
Des Moines	8	3	22	36	5	0	3	21	0
Duvall	4	0	0	0	0	0	0	0	0
Enumclaw	143	12	0	0	12	4	40	0	0
Federal Way	130	0	0	0	8	6	129	356	95
Hunts Point	0	0	0	0	0	0	0	0	0
Issaquah	90	87	111	198	77	119	105	91	373
Kenmore	-	-	-	-	-	-	-	-	-
Kent	568	119	252	86	160	461	598	214	174
Kirkland	455	102	98	79	283	216	404	443	310
Lake Forest Park	108	0	0	0	0	0	0	6	0
Maple Valley	-	-	-	-	-	-	-	-	0
Medina	0	0	0	0	0	0	0	0	0
Mercer Island	42	6	0	0	81	6	20	9	0
Milton (KC Part)	0	0	0	0	n/a	0	2	0	0
Newcastle	-	-	-	-	0	0	0	0	0
Normandy Park	12	0	0	0	0	0	0	0	0
North Bend	0	0	0	34	0	0	0	2	184
Pacific	192	2	0	0	0	20	0	0	0
Redmond	695	58	258	108	203	449	464	343	399
Renton	880	132	186	120	215	92	125	679	643
Sammamish	-	-	-	-	-	-	-	-	-
SeaTac	0	0	2	0	0	0	0	0	0
Seattle	2,549	1,753	1,712	1,465	1,104	1,109	2,228	2,126	3,355
Shoreline	-	-	-	-	-	-	0	26	28
Skykomish	0	0	0	0	0	0	0	0	0
Snoqualmie	0	6	0	0	0	16	0	0	9
Tukwila	0	72	0	0	0	0	31	20	0
Woodinville	-	-	-	0	0	6	178	77	199
Yarrow Point	0	0	0	0	0	0	0	0	0
City Total:	6,694	2,491	3,555	2,400	2,676	2,912	5,121	5,853	7,035
Uninc. King County:	2,416	479	583	661	261	458	1,277	1,044	1,400
King County Total:	9,110	2,970	4,138	3,061	2,937	3,370	6,398	6,897	8,435
Uninc. KC as a % of total King County:	27%	16%	14%	22%	9%	14%	20%	15%	17%

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

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

Covered Employment, March 1990, 1995, 1997 and 1998 King County and its Cities

CITY	1990		1995		1997		1998	
	Employing Units	March Cov. Jobs						
Algona	45	819	57	1,920	56	2,280	60	2,337
Auburn	1,082	26,405	1,464	26,525	1,530	33,646	1,639	35,807
Beaux Arts	NA	NA	9	10	7	12	7	9
Bellevue	5,091	79,920	6,562	97,594	6,351	103,190	6,620	109,790
Black Diamond	29	122	44	227	61	427	67	417
Bothell	392	5,078	520	8,591	485	9,214	538	9,737
Burien	NA	NA	1,080	10,850	959	10,770	1,029	10,441
Carnation	29	385	51	447	41	460	48	443
Clyde Hill	51	486	50	426	47	480	46	599
Covington	NA	NA	NA	NA	191	2,083	233	2,480
Des Moines	284	3,837	469	4,747	450	4,800	568	5,150
Duvall	50	358	101	559	104	630	114	614
Enumclaw	253	3,389	344	3,885	331	3,687	337	3,738
Federal Way	1,463	21,756	1,954	23,859	1,845	24,621	2,062	27,792
Hunts Point	NA	NA	17	28	31	142	34	144
Issaquah	519	6,426	626	7,437	636	10,362	669	10,855
Kenmore	NA	NA	NA	NA	NA	NA	493	3,647
Kent	1,875	45,329	2,557	53,435	2,515	51,961	2,964	57,675
Kirkland	1,675	20,714	2,229	28,682	2,125	31,701	2,191	34,358
Lake Forest Park	98	823	263	1,462	246	1,280	251	1,340
Maple Valley	NA	NA	NA	NA	212	1,724	237	1,856
Medina	53	280	78	293	76	311	94	335
Mercer Island	503	4,908	699	5,901	712	6,205	725	7,131
Newcastle	NA	NA	115	580	127	547	138	627
Normandy Park	89	755	121	489	121	574	124	563
North Bend	97	956	157	1,334	144	1,345	154	1,394
Pacific	53	769	92	845	92	1,037	110	1,214
Redmond	1,703	35,708	2,233	48,388	2,096	52,812	2,231	59,631
Renton	1,170	48,602	1,516	40,587	1,567	46,427	1,721	50,822
SeaTac	582	25,535	818	25,979	760	26,624	818	27,568
Seattle	20,261	413,767	24,296	423,770	24,556	456,714	27,019	474,125
Shoreline	NA	NA	1,057	13,491	1,054	14,854	1,129	14,754
Skykomish	5	31	11	71	12	70	12	60
Snoqualmie	46	545	77	895	82	961	80	909
Tukwila	1,142	48,918	1,516	46,362	1,534	46,725	1,633	50,753
Woodinville	NA	NA	691	8,911	668	8,683	712	9,760
Yarrow Point	NA	NA	15	21	16	67	23	104
Cities Total	38,640	796,621	51,889	888,608	51,840	957,434	56,930	1,018,979
Uninc. King Co.	8,175	98,644	7,932	57,462	7,047	52,144	6,961	50,769
KING COUNTY	46,815	895,265	59,821	946,070	58,887	1,009,578	63,891	1,069,748

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. Corporate officers, railroad employees, and sole proprietors are excluded. For detail by job sector, see Covered Jobs by King County Subarea, page 46.

Source: Washington State Employment Security Department, 1997. Compiled by Puget Sound Regional Council, May 1998.

Covered Employment by Sector, March 1998 King County and its Cities

CITY	COVERED JOBS	AFFM/ Construction	Mfg.	WCTU	Retail	F-I-RE/ Serv.	Gov't / Educ.
Algona	2,337	31	1,861	277	21	33	114
Auburn	35,807	2,847	13,995	4,225	5,629	6,339	2,772
Beaux Arts	9	*	*	*	*	4	2
Bellevue	109,790	5,274	7,453	16,176	20,950	53,853	6,084
Black Diamond	417	34	96	54	130	34	69
Bothell	9,737	417	1,797	581	1,194	4,549	1,199
Burien	10,441	398	208	505	2,788	5,014	1,528
Carnation	443	8	52	9	98	43	233
Clyde Hill	599	31	*	3	*	*	130
Covington	2,480	258	19	95	808	693	607
Des Moines	5,150	283	40	310	897	2,145	1,475
Duvall	614	111	68	27	123	214	71
Enumclaw	3,738	149	275	90	996	1,451	777
Federal Way	27,792	*	*	1,217	7,711	9,356	3,091
Hunts Point	144	*	*	48	*	93	3
Issaquah	10,855	602	939	1,515	4,584	2,406	809
Kenmore	3,647	501	276	399	1,252	1,219	-
Kent	57,675	2,896	19,859	15,222	7,552	8,413	3,733
Kirkland	34,358	2,732	2,498	6,266	7,141	12,550	3,171
Lake Forest Park	1,340	190	13	59	569	387	122
Maple Valley	1,856	306	54	84	575	454	383
Medina	335	3	4	16	42	206	64
Mercer Island	7,131	281	181	966	845	4,066	792
Newcastle	627	125	17	87	158	165	75
Normandy Park	563	69	*	*	214	205	66
North Bend	1,394	110	21	71	875	197	120
Pacific	1,214	236	324	159	86	116	293
Redmond	59,631	3,908	14,600	4,742	7,362	27,037	1,982
Renton	50,822	1,693	24,928	4,290	6,671	8,131	5,109
SeaTac	27,568	595	692	15,547	2,153	6,513	2,068
Seattle	474,125	20,712	42,172	62,339	64,388	201,116	83,398
Shoreline	14,754	610	171	344	3,562	5,060	5,007
Skykomish	60	*	*	*	18	*	29
Snoqualmie	909	*	*	19	228	388	250
Tukwila	50,753	1,869	14,915	7,326	15,161	9,479	2,003
Woodinville	9,760	2,125	2,396	1,094	1,722	1,972	451
Yarrow Point	104	17	*	*	*	*	4
Cities Total	1,018,979	50,547	155,243	144,175	166,667	374,263	128,084
Uninc. King Co.	50,769	8,762	4,512	5,196	7,673	14,015	10,611
KING COUNTY	1,069,748	59,309	159,755	149,371	174,340	388,278	138,695

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

Sectors: AFFM = Agriculture, Forestry, Fishing, Mining

Mfg. = Manufacturing

WCTU = Wholesale, Transportation, Communication, Utilities

FIRE = Finance, Insurance, Real Estate; Serv = Services

Note: Burien and Woodinville incorporated in 1993, and thus, do not have figures for this table. 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, 1998.

Violent Crime and Property Crime Totals King County and Its Cities 1995, 1996 and 1997

CITIES	1995				1996				1997			
	Violent		Property		Violent		Property		Violent		Property	
	Total	Rate Per 1000	Total	Rate Per 1000	Total	Rate Per 1000	Total	Rate Per 1000	Total	Rate Per 1000	Total	Rate Per 1000
Algona	3	1.5	65	33.0	6	2.9	65	31.9	2	1.0	78	37.7
Auburn	190	5.4	3,272	92.9	212	5.9	3,458	95.7	226	6.2	3,624	98.7
Beaux Arts	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Bellevue	169	1.7	5157	50.6	186	1.8	5,192	50.1	157	1.5	5,225	49.9
Blk Diamond	3	1.7	76	43.2	3	1.5	53	26.4	4	1.9	31	14.9
Bothell	36	1.4	930	36.0	35	1.3	950	36.6	45	1.7	896	34.0
Burien	172	6.2	2,610	94.3	172	6.2	2,102	75.5	166	5.9	2,175	77.9
Carnation	2	1.3	44	29.5	1	0.6	12	7.8	n/a	n/a	n/a	n/a
Clyde Hill	5	1.7	39	13.0	2	0.7	46	15.3	0	0.0	61	20.2
Covington	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	10	0.8	250	20.0
Des Moines	90	4.2	1,133	52.8	99	4.3	1,312	57.0	140	5.2	1,394	51.6
Duvall	0	0	60	17.2	3	0.8	70	19.3	0	0.0	38	10.0
Enumclaw	33	3.2	502	49.4	16	1.6	413	40.3	20	1.9	430	41.0
Federal Way	414	5.6	6,055	81.5	427	5.7	5,880	78.1	323	4.3	5,303	69.8
Hunts Point	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Issaquah	13	1.4	699	77.5	16	1.7	686	74.1	17	1.8	799	83.1
Kent	270	6.1	4,535	101.6	291	4.8	5,413	89.6	332	5.4	5,326	85.9
Kirkland	103	2.4	2,110	49.8	106	2.5	2,017	46.7	84	1.9	1,835	42.0
Lk Forest Pk	5	0.7	167	23.4	0	0.0	45	3.6	10	0.8	362	28.9
Maple Valley	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	5	0.5	160	15.2
Medina	0	0.0	65	18.3	1	0.3	42	11.7	5	1.4	53	14.7
Mercer Island	10	0.5	398	18.7	11	0.5	299	13.9	2	0.1	280	13.0
Milton	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Newcastle	n/a	n/a	n/a	n/a	3	0.4	106	12.8	11	1.3	215	25.3
Normandy Pk	8	1.2	140	20.2	11	1.6	163	23.0	12	1.7	183	25.7
North Bend	20	6.8	175	59.8	16	5.2	224	73.0	11	3.4	272	82.9
Pacific	7	1.3	234	44.2	12	2.1	227	40.6	9	1.6	262	46.5
Redmond	74	1.8	1539	38.4	43	1.1	1,585	38.8	68	1.6	1,664	39.4
Renton	250	5.6	3719	82.8	256	5.7	4,014	88.9	227	4.9	4,219	91.9
SeaTac	189	8.2	2,106	91.9	213	9.2	2,134	92.3	167	7.2	1,985	85.1
Seattle	4,904	9.2	50,849	95.4	4,543	8.5	51,343	96.0	5,002	9.3	51,855	96.6
Shoreline	n/a	n/a	n/a	n/a	100	2.1	2,148	44.6	124	2.5	2,246	44.6
Skykomish	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Snoqualmie	3	1.9	122	79.2	6	3.9	112	72.3	5	3.1	147	91.3
Tukwila	242	16.4	3710	251.5	238	16.0	3,494	234.8	172	11.5	3,534	236.7
Woodinville	25	2.6	411	42.7	16	1.6	613	61.7	21	2.1	463	46.4
Yarrow Point	0	0.0	8	8.0	0	0.0	6	5.9	0	0.0	14	13.7
Uninc. KC	1,275	2.6	18,222	36.6	1,024	2.4	15,561	36.0	944	2.3	14,608	35.7
Total KC	8,515	5.3	111,285	68.5	8,101	4.9	111,700	68.1	8,343	5.0	112,109	67.6

Notes: *Violent crimes*: include murder, forcible rape, robbery and aggravated assault. *Property crimes*: include arson, burglary, larceny (theft), and vehicle theft. *n/a* = not available

Source: Office of Financial Management Population Trends. Crime in Washington State. Annual Report (1994, 1995 and 1996).

VI. King County Cities Statistical Profiles

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

Currently, including the new city of Kenmore, there are 38 cities in King County, the largest number in any County in Washington State. Following the individual profiles is a set of five vicinity maps. 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	1998
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		

Statistical Profile:
ALGONA

City Mayor: Glenn Wilson
City Info: (253) 833 - 2897

DEMOGRAPHICS

Population, 1980	1,467
Population, 1990	1,694
Population, 1999	2,110
Population Growth, 1980-1990	15%
Population Growth, 1990-1999	25%

Households, 1990	587
Hhld Growth Target 1992-2012	450

1990 Age Structure:

17 and under	513	30%
18 - 64	1,050	62%
65 and over	131	8%

Race and Ethnic Categories, 1990:

White	1,535	91%
African American	14	1%
Asian	74	4%
Hispanic*	75	4%



The City of Algona has a total land area of 837 acres. Algona incorporated in 1955. The city boasts a noted wetland which is home to herons.

EMPLOYMENT AND INCOME

1998 Number of Business Units: 60

Median Household Income:

1989 (1990 Census)	\$32,798
1994 (Estimated)	\$50,300

Households by Income Category, 1989:

0 - 50%	115	20%
50 - 80%	110	19%
80 - 120%	182	31%
120% +	174	30%

1998 Total Jobs:

Manufacturing	1,861
Wholesale/Utilities	277
Retail	21
Finance/Services	33
Government and Other	145

Major Businesses and Employers:

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

HOUSING

1998 Total Housing Units: 865

**Single Family	807
Multifamily	58

1990 Census Median House Value: \$72,300
1998 Median House Sales Price: \$129,000

1990 Census Median 2-Bdrm. Rental: \$403
1998 Median 2-Bdrm. Rental: \$585

DEVELOPMENT ACTIVITY

1998 Total New Residential Units: 9

**Single Family	9
Multifamily	0

1998 Formal Plats:

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

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Algona. Suburban Cities Association of King County, Washington.

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

Statistical Profile:
AUBURN

City Mayor: Charles A. Booth
City Info: (253) 931 - 3000

DEMOGRAPHICS

Population, 1980	26,417
Population, 1990	33,102
Population, 1999	38,980
Population Growth, 1980-1990	25%
Population Growth, 1990-1999	18%

Households, 1990	13,357
Hhld Growth Target 1992-2012	7,030

1990 Age Structure:

17 and under	8,613	26%
18 - 64	20,638	62%
65 and over	3,851	12%

Race and Ethnic Categories, 1990:

White	30,571	92%
African American	452	1%
Asian	997	3%
Hispanic*	1,010	3%



Incorporated in 1891, the City of Auburn has a total land area of 13,162 acres. The Supermall of the Great Northwest and the Emerald Downs race track in Auburn are among King County's newest businesses.

EMPLOYMENT AND INCOME

1998 Number of Business Units:	1,639
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Median Household Income:

1989 (1990 Census)	\$30,007
1994 (Estimated)	\$38,396

Households by Income Category, 1989:

0 - 50%	3,876	29%
50 - 80%	2,584	19%
80 - 120%	3,153	24%
120% +	3,748	28%

1998 Total Jobs:

35,807	
Manufacturing	13,995
Wholesale/Utilities	4,225
Retail	5,629
Finance/Services	6,339
Government and Other	5,619

Major Businesses and Employers:

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

HOUSING

1998 Total Housing Units:	15,924
**Single Family	8,580
Multifamily	7,344

1990 Census Median House Value:	\$91,500
1998 Median House Sales Price:	\$160,000

1990 Census Median 2-Bdrm. Rental:	\$398
1998 Median 2-Bdrm. Rental:	\$505

DEVELOPMENT ACTIVITY

1998 Total New Residential Units:	731
**Single Family	326
Multifamily	405

1998 Formal Plats:	<u># Plats</u>	<u>#Lots</u>	<u># Acres</u>
Applications:	3	52	16.78
Recordings:	3	78	23.16

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Auburn. Suburban Cities Association of King County, Washington.

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

Statistical Profile:
BEAUX ARTS

City Mayor: Charles R. Lowry

City Info: (425) 454-8580

DEMOGRAPHICS

Population, 1980	328
Population, 1990	303
Population, 1999	289
Population Growth, 1980-1990	-8%
Population Growth, 1990-1999	-5%

Households, 1990	119
Hhld Growth Target 1992-2012	n/a

1990 Age Structure:

17 and under	66	22%
18 - 64	199	66%
65 and over	38	13%

Race and Ethnic Categories, 1990:

White	302	100%
African American	0	0%
Asian	1	0%
Hispanic*	0	0%

BEAUX ARTS VILLAGE

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

The Town of Beaux Arts has a total land area of 52 acres. It is King County's smallest jurisdiction in land area. Beaux Arts Village incorporated in 1954.

EMPLOYMENT AND INCOME

1998 Number of Business Units:	7
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Median Household Income:

1989 (1990 Census)	\$79,358
1994 (Estimated)	n/a

Households by Income Category, 1989:

0 - 50%	6	5%
50 - 80%	11	9%
80 - 120%	12	10%
120% +	95	77%

1998 Total Jobs: 9

Manufacturing	◆
Wholesale/Utilities	◆
Retail	◆
Finance/Services	4
Government and Other	2

◆ Sector detail is suppressed to protect confidentiality.

Major Businesses and Employers:

NA

HOUSING

1998 Total Housing Units:	118
**Single Family	116
Multifamily	2

1990 Census Median House Value:	\$316,700
1998 Median House Sales Price:	\$500,000

1990 Census Median 2-Bdrm. Rental:	\$325
1998 Median 2-Bdrm. Rental:	

DEVELOPMENT ACTIVITY

1998 Total New Residential Units:	0
**Single Family	0
Multifamily	0

1998 Formal Plats:	<u># Plats</u>	<u># Lots</u>	<u># Acres</u>
Applications:	0	0	0
Recordings:	0	0	0

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The Economic Development Council of Seattle and King County. Suburban Cities Association of King County, Washington.
* Persons of Hispanic Origin can be of any race. ** Single Family includes mobile homes.

Statistical Profile:
BELLEVUE

City Mayor: Mike Creighton

City Info: (425) 452 - 7810

DEMOGRAPHICS

Population, 1980	73,903
Population, 1990	86,874
Population, 1999	106,200
Population Growth, 1980-1990	18%
Population Growth, 1990-1999	22%

Households, 1990	35,756
Hhld Growth Target 1992-2012	8,600

1990 Age Structure:

17 and under	18,929	22%
18 - 64	59,558	69%
65 and over	9,024	10%

Race and Ethnic Categories, 1990:

White	75,150	87%
African American	1,939	2%
Asian	8,642	10%
Hispanic*	2,189	3%



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 19,652 acres.

EMPLOYMENT AND INCOME

1998 Number of Business Units:	6,620
--------------------------------	-------

1990 Median Household Income:	
1989 (1990 Census)	\$43,800
1994 (Estimated)	\$55,500

Households by Income Category, 1989:

0 - 50%	5,328	15%
50 - 80%	5,351	15%
80 - 120%	7,035	20%
120% +	18,072	51%

1998 Total Jobs:

1998 Total Jobs:	109,790
Manufacturing	7,453
Wholesale/Utilities	16,176
Retail	20,950
Finance/Services	53,853
Government and Other	11,358

Major Businesses and Employers:

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

HOUSING

1998 Total Housing Units:	44,722
**Single Family	25,599
Multifamily	19,123

1990 Census Median House Value:	\$192,800
1998 Median House Sales Price:	\$299,500

1990 Census Median 2-Bdrm. Rental:	\$542
1998 Median 2-Bdrm. Rental:	\$775

DEVELOPMENT ACTIVITY

1998 Total New Residential Units:	1,077
**Single Family	330
Multifamily	747

1998 Formal Plats:	<u># Plats</u>	<u># Lots</u>	<u># Acres</u>
Applications:	10	313	129.90
Recordings:	3	44	28.50

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The Economic Development Council of Seattle and King County. Suburban Cities Association of King County, Washington.
* Persons of Hispanic Origin can be of any race. ** Single Family includes mobile homes.

Statistical Profile:
BLACK DIAMOND

City Mayor: Howard Botts

City Info: (360) 886 - 2560

DEMOGRAPHICS

Population, 1980	1,170
Population, 1990	1,422
Population, 1999	3,825
Population Growth, 1980-1990	22%
Population Growth, 1990-1999	169%

Households, 1990	541
Hhld Growth Target 1992-2012	2,045

1990 Age Structure:

17 and under	412	29%
18 - 64	816	57%
65 and over	194	14%

Race and Ethnic Categories, 1990:

White	1,388	98%
African American	2	0%
Asian	10	1%
Hispanic*	18	1%

City of Black Diamond



The City of Black Diamond has a total land area of 3,887 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

1998 Number of Business Units:	67
--------------------------------	----

<u>1998 Total Jobs:</u>	417
-------------------------	-----

Median Household Income:

1989 (1990 Census)	\$28,155
1994 (Estimated)	n/a

Manufacturing	96
Wholesale/Utilities	54
Retail	130
Finance/Services	34
Government and Other	103

Households by Income Category, 1989:

0 - 50%	147	27%
50 - 80%	132	24%
80 - 120%	136	25%
120% +	132	24%

Major Businesses and Employers:

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

HOUSING

1998 Total Housing Units:	1,681
**Single Family	1,637
Multifamily	44

1990 Census Median House Value:	\$83,200
1998 Median House Sales Price:	\$179,500

1990 Census Median 2-Bdrm. Rental:	\$341
1998 Median 2-Bdrm. Rental:	

DEVELOPMENT ACTIVITY

1998 Total New Residential Units:	43
**Single Family	43
Multifamily	0

1998 Formal Plats:	<u># Plats</u>	<u># Lots</u>	<u># Acres</u>
Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state unemployment

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

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

Statistical Profile:
BOTHELL (King County portion)

City Mayor: Debbie Treen

City Info: (425) 486 - 3256

DEMOGRAPHICS

Population, 1980	7,943
Population, 1990	11,986
Population, 1999	14,500
Population Growth, 1980-1990	51%
Population Growth, 1990-1999	21%
Households, 1990	4,807
Hhld Growth Target 1992-2012	1,700

1990 Age Structure:

17 and under	2,912	24%
18 - 64	7,522	63%
65 and over	1,552	13%

Race and Ethnic Categories, 1990:

White	11,342	95%
African American	103	1%
Asian	403	3%
Hispanic*	225	2%



The City of Bothell has a total land area of 7,800 acres, including 3,615 acres in King County. The city's incorporation date was the year 1909.

EMPLOYMENT AND INCOME

1998 Number of Business Units:	538
<u>Median Household Income:</u>	
1989 (1990 Census)	\$36,727
1994 (Estimated)	\$50,000

<u>1998 Total Jobs:</u>	9,737
Manufacturing	1,797
Wholesale/Utilities	581
Retail	1,194
Finance/Services	4,549
Gov't and Other	1,616

Households by Income Category, 1989:

0 - 50%	923	19%
50 - 80%	820	17%
80 - 120%	1,089	23%
120% +	1,961	41%

Major Businesses and Employers:

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

HOUSING

1998 Total Housing Units:	6,440
**Single Family	3,912
Multifamily	2,528
1990 Census Median House Value:	\$154,800
1998 Median House Sales Price:	\$226,000
1990 Census Median 2-Bdrm. Rental:	\$507
1998 Median 2-Bdrm. Rental:	\$830

DEVELOPMENT ACTIVITY

1998 Total New Residential Units:	121
**Single Family	31
Multifamily	90

1998 Formal Plats:	<u># Plats</u>	<u>#Lots</u>	<u># Acres</u>
Applications:	2	38	11.10
Recordings:	3	42	15.79

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Bothell. Suburban Cities Association of King County, Washington.

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

Statistical Profile:

City Mayor: Kitty Milne

BURIEN

City Info: (206) 241 - 4647

DEMOGRAPHICS

Population, 1980	n/a
Population, 1990	27,868
Population, 1999	29,770
Population Growth, 1980-1990	n/a
Population Growth, 1990-1999	7%



Households, 1990	(Burien incorporated after CPP adoption)
Hhld Growth Target 1992-2012	

1990 Age Structure:

17 and under	5925	21%
18 - 64	17737	64%
65 and over	4212	15%

The City of Burien has a total land area of 4,716 acres. One of King County's newest cities, Burien incorporated in March 1993.

Race and Ethnic Categories, 1990:

White	25,129	90%
African American	762	3%
Asian	1,188	4%
Hispanic*	934	3%

EMPLOYMENT AND INCOME

1998 Number of Business Units:	1,029
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<u>1998 Total Jobs:</u>	10,441
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Median Household Income:

1989 (1990 Census)	\$36,763
1994 (Estimated)	\$44,000

Manufacturing	208
Wholesale/Utilities	505
Retail	2,788
Finance/Services	5,014
Government and Other	1,926

Households by Income Category, 1989:

0 - 50%	2,740	25%
50 - 80%	2,067	19%
80 - 120%	2,714	25%
120% +	3,509	32%

Major Businesses and Employers:

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

HOUSING

1998 Total Housing Units:	12,952
**Single Family	7,905
Multifamily	5,047

1990 Census Median House Value:	\$107,900
1998 Median House Sales Price:	\$159,950

1990 Census Median 2-Bdrm. Rental:	\$422
1998 Median 2-Bdrm. Rental:	\$575

DEVELOPMENT ACTIVITY

1998 Total New Residential Units:	83
**Single Family	59
Multifamily	24

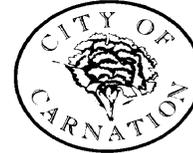
1998 Formal Plats:	<u># Plats</u>	<u># Lots</u>	<u># Acres</u>
Applications:	0	0	0.00
Recordings:	1	18	2.79

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Burien. Suburban Cities Association of King County, Washington.
 * Persons of Hispanic Origin can be of any race. ** Single Family includes mobile homes.

Statistical Profile:
CARNATION

City Mayor: David Hunter

City Info: (425) 333 - 4192



The City of Carnation has a total land area of 623 acres. Carnation became a city in the year 1912. It originally incorporated as "Tolt"; its name changed in 1951.

DEMOGRAPHICS

Population, 1980	913
Population, 1990	1,243
Population, 1999	1,785
Population Growth, 1980-1990	36%
Population Growth, 1990-1999	44%

Households, 1990	439
Hhld Growth Target 1992-2012	404

1990 Age Structure:

17 and under	458	37%
18 - 64	674	54%
65 and over	111	9%

Race and Ethnic Categories, 1990:

White	1,125	91%
African American	4	0%
Asian	98	8%
Hispanic*	37	3%

EMPLOYMENT AND INCOME

1998 Number of Business Units:	48
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1998 Total Jobs:	443
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Median Household Income:

1989 (1990 Census)	\$30,341
1994 (Estimated)	\$42,700

Manufacturing	52
Wholesale/Utilities	9
Retail	98
Finance/Services	43
Government and Other	241

Households by Income Category, 1989:

0 - 50%	135	30%
50 - 80%	74	17%
80 - 120%	132	30%
120% +	105	24%

Major Businesses and Employers:

Remlinger Farms	OFC
Custom Concrete	Riverview School District

HOUSING

1998 Total Housing Units: 633

**Single Family	562
Multifamily	71

1990 Census Median House Value:	\$97,300
1998 Median House Sales Price:	\$239,950

1990 Census Median 2-Bdrm. Rental:	\$435
1998 Median 2-Bdrm. Rental:	

DEVELOPMENT ACTIVITY

1998 Total New Residential Units: 16

**Single Family	16
Multifamily	0

1998 Formal Plats:

	# Plats	# Lots	# Acres
Applications:	0	0	0
Recordings:	1	21	14.26

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state

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

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

Statistical Profile:
CLYDE HILL

City Mayor: Phillip G. Rourke

City Info: (425) 453 - 7800

DEMOGRAPHICS

Population, 1980	3,229
Population, 1990	2,972
Population, 1999	2,883
Population Growth, 1980-1990	-8%
Population Growth, 1990-1999	-3%
Households, 1990	1,063
Hhld Growth Target 1992-2012	12



The Town of Clyde Hill has a total land area of 667 acres. Clyde Hill is one of the "Point Cities". The city incorporated in 1953, the same year as neighboring Bellevue.

1990 Age Structure:

17 and under	707	24%
18 - 64	1,815	61%
65 and over	450	15%

Race and Ethnic Categories, 1990:

White	2,810	95%
African American	8	1%
Asian	152	5%
Hispanic*	22	1%

EMPLOYMENT AND INCOME

1998 Number of Business Units: **46**

Median Household Income:

1989 (1990 Census)	\$80,792
1994 (Estimated)	\$91,400

Households by Income Category, 1989:

0 - 50%	72	7%
50 - 80%	72	7%
80 - 120%	113	11%
120% +	801	75%

1998 Total Jobs: **599**

Manufacturing	◆	◆ Sector detail is suppressed to protect confidentiality.
Wholesale/Utilities	3	
Retail	◆	
Finance/Services	◆	
Government and Other	161	

HOUSING

1998 Total Housing Units: **1,099**

**Single Family	1,097
Multifamily	2

1990 Census Median House Value: \$389,800
1998 Median House Sales Price: \$600,000

1990 Census Median 2-Bdrm. Rental: \$1,001
1998 Median 2-Bdrm. Rental: \$1,001

Major Businesses and Employers:

Points Drive Market	BP Gas Station
Bellevue School District	

DEVELOPMENT ACTIVITY

1998 Total New Residential Units:	2	1998 Formal Plats:	<u># Plats</u>	<u>#Lots</u>	<u># Acres</u>
**Single Family	2	Applications:	0	0	0.00
Multifamily	0	Recordings:	0	0	0.00

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The Town of Clyde Hill. Suburban Cities Association of King County, Washington.
* Persons of Hispanic Origin can be of any race. ** Single Family includes mobile homes.

Statistical Profile:
COVINGTON

City Mayor: Pat Sullivan

City Info: (253) 638 - 1110

DEMOGRAPHICS

Population, 1980	n/a
Population, 1990	11,100
Population, 1999	13,010
Population Growth, 1980-1990	n/a
Population Growth, 1990-1999	17%

Households, 1990	3,400
Hhld Growth Target 1992-2012	(Covington incorporated after CPP adoption)

1990 Age Structure:

17 and under	3,920	35%
18 - 64	6,860	62%
65 and over	320	2.9%

Race and Ethnic Categories, 1990:

White	10,350	93%
African American	230	2.1%
Asian	270	2.4%
Hispanic*	310	2.8%

City of
Covington

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

EMPLOYMENT AND INCOME

1998 Number of Business Units:	233
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Median Household Income:

1989 (1990 Census)	\$43,800
1994 (Estimated)	

1998 Total Jobs:

2,480	
Manufacturing	19
Wholesale/Utilities	95
Retail	808
Finance/Services	693
Government and Other	865

Households by Income Category, 1989:

0 - 50%	
50 - 80%	NA
80 - 120%	
120% +	

Major Businesses and Employers:

Fred Meyer	Safeway
Les Schwab Tires	QFC
Godfather's Pizza	

HOUSING

1998 Total Housing Units:

4,314	
**Single Family	4,310
Multifamily	4

1990 Census Median House Value:	\$96,000
1998 Median House Sales Price:	\$150,000

1990 Census Median 2-Bdrm. Rental:	\$550
1998 Median 2-Bdrm. Rental:	\$660

DEVELOPMENT ACTIVITY

1998 Total New Residential Units:

26	
**Single Family	26
Multifamily	0

1998 Formal Plats:	# Plats	#Lots	#Acres
Applications:	0	0	0
Recordings:	0	0	0

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state

unemployment insurance, from WA State Employment Security Department. The City of Woodinville. Suburban Cities Association of King County, Washington.

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

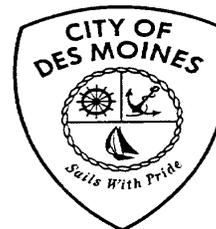
**Statistical Profile:
DES MOINES**

City Mayor: Scott Thomasson

City Info: (206) 878 - 4595

DEMOGRAPHICS

Population, 1980	7,378
Population, 1990	17,283
Population, 1999	27,160
Population Growth, 1980-1990	134%
Population Growth, 1990-1999	57%
Households, 1990	7,054
Hhld Growth Target 1992-2012	2,335



One of the cities located along the shoreline of Puget Sound, the City of Des Moines was incorporated in 1959. The city has a total land area of 4,121 acres. This includes the Woodmont area annexation.

1990 Age Structure:

17 and under	3,477	20%
18 - 64	10,832	63%
65 and over	2,974	17%

Race and Ethnic Categories, 1990:

White	15,371	89%
African American	648	4%
Asian	897	5%
Hispanic*	529	3%

EMPLOYMENT AND INCOME

1998 Number of Business Units: 568

1998 Total Jobs: 5,150

Median Household Income:

1989 (1990 Census)	\$32,145
1994 (Estimated)	\$42,400

Manufacturing	40
Wholesale/Utilities	310
Retail	897
Finance/Services	2,145
Government and Other	1,758

Households by Income Category, 1989:

0 - 50%	1,497	21%
50 - 80%	1,620	23%
80 - 120%	1,653	23%
120% +	2,339	33%

Major Businesses and Employers:

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

HOUSING

1998 Total Housing Units: 11,397

**Single Family	6,882
Multifamily	4,515

1990 Census Median House Value:	\$109,100
1998 Median House Sales Price:	\$156,950

1990 Census Median 2-Bdrm. Rental:	\$453
1998 Median 2-Bdrm. Rental:	\$575

DEVELOPMENT ACTIVITY

1998 Total New Residential Units: 28

**Single Family	28
Multifamily	0

1998 Formal Plats:

	# Plats	#Lots	# Acres
Applications:	0	0	0.00
Recordings:	1	37	9.83

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state enemployment insurance, from WA State Employment Security Department. The Economic Development Council of Seattle and King County. Suburban Cities Assoc. of King County, Washington.
* Persons of Hispanic Origin can be of any race. ** Single Family includes mobile homes.

Statistical Profile:
DUVALL

City Mayor: Glen Kuntz

City Info: (425) 788 - 1185

DEMOGRAPHICS

Population, 1980	729
Population, 1990	2,770
Population, 1999	4,435
Population Growth, 1980-1990	280%
Population Growth, 1990-1999	60%

Households, 1990	946
Hhld Growth Target 1992-2012	2,044

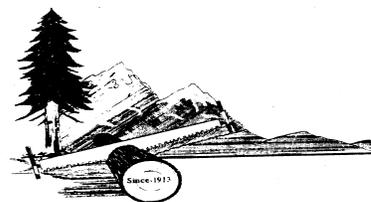
1990 Age Structure:

17 and under	918	33%
18 - 64	1,744	63%
65 and over	108	4%

Race and Ethnic Categories, 1990:

White	2,694	97%
African American	7	0%
Asian	16	1%
Hispanic*	72	3%

CITY OF DUVALL



The City of Duvall has a total land area of 1,372 acres. Duvall was incorporated in the year 1913.

EMPLOYMENT AND INCOME

1998 Number of Business Units:	114
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Median Household Income:

1989 (1990 Census)	\$37,537
1994 (Estimated)	\$56,200

Households by Income Category, 1989:

0 - 50%	111	12%
50 - 80%	187	20%
80 - 120%	316	33%
120% +	345	36%

1998 Total Jobs: 614

Manufacturing	68
Wholesale/Utilities	27
Retail	123
Finance/Services	214
Government and Other	182

Major Businesses and Employers:

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

HOUSING

1998 Total Housing Units:	1,500
**Single Family	1,418
Multifamily	82

1990 Census Median House Value:	\$139,300
1998 Median House Sales Price:	\$249,990

1990 Census Median 2-Bdrm. Rental:	\$481
1998 Median 2-Bdrm. Rental:	

DEVELOPMENT ACTIVITY

1998 Total New Residential Units:	116
**Single Family	116
Multifamily	0

1998 Formal Plats:	<u># Plats</u>	<u># Lots</u>	<u># Acres</u>
Applications:	6	170	52.24
Recordings:	4	87	37.45

Sources: 1990 Census of Pop. and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Duvall. Suburban Cities Association of King County, Washington.

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

Statistical Profile:
ENUMCLAW

City Mayor: George Rossman

City Info: (360) 825 - 3591

DEMOGRAPHICS

Population, 1980	5,427
Population, 1990	7,227
Population, 1999	10,740
Population Growth, 1980-1990	33%
Population Growth, 1990-1999	49%

Households, 1990	2,936
Hhld Growth Target 1992-2012	2,700

1990 Age Structure:

17 and under	1,900	26%
18 - 64	3,991	55%
65 and over	1,336	18%

Race and Ethnic Categories, 1990:

White	7,034	97%
African American	16	1%
Asian	66	1%
Hispanic*	114	2%



The City of Enumclaw has a total land area of 2,442 acres. Enumclaw was incorporated in 1913.

EMPLOYMENT AND INCOME

1998 Number of Business Units:	337
--------------------------------	-----

Median Household Income:

1989 (1990 Census)	\$28,200
1994 (Estimated)	\$43,800

Households by Income Category, 1989:

0 - 50%	912	31%
50 - 80%	588	20%
80 - 120%	746	26%
120% +	677	23%

1998 Total Jobs: 3,738

Manufacturing	275
Wholesale/Utilities	90
Retail	996
Finance/Services	1,451
Government and Other	926

Major Businesses and Employers:

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

HOUSING

1998 Total Housing Units:	4,215
**Single Family	3,083
Multifamily	1,132

1990 Census Median House Value:	\$86,100
1998 Median House Sales Price:	\$148,900

1990 Census Median 2-Bdrm. Rental:	\$392
1998 Median 2-Bdrm. Rental:	\$610

DEVELOPMENT ACTIVITY

1998 Total New Residential Units:	19
**Single Family	19
Multifamily	0

1998 Formal Plats:	<u># Plats</u>	<u>#Lots</u>	<u># Acres</u>
Applications:	0	0	0.00
Recordings:	1	19	5.53

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state enemployment insurance, from WA State Employment Security Department. The Economic Development Council of Seattle and King County. Suburban Cities Assoc. of King County, Washington.
* Persons of Hispanic Origin can be of any race. ** Single Family includes mobile homes.

Statistical Profile:
FEDERAL WAY

City Mayor: Ron Gintz

City Info: (253) 661 - 4000

DEMOGRAPHICS

Population, 1980	n/a
Population, 1990	67,304
Population, 1999	76,910
Population Growth, 1980-1990	n/a
Population Growth, 1990-1999	14%
Households, 1990	25,705
Hhld Growth Target 1992-2012	13,425 - 16,556



The City of Federal Way has a total land area of 13,702 acres. Federal Way incorporated in 1990. It is King County's third largest city, the most populous in South King County.

1990 Age Structure:

17 and under	18,149	27%
18 - 64	44,993	67%
65 and over	4,162	6%

Race and Ethnic Categories, 1990:

White	58,320	87%
African American	2,699	4%
Asian	4,859	7%
Hispanic*	2,210	3%

EMPLOYMENT AND INCOME

1998 Number of Business Units: 2,062

Median Household Income:

1989 (1990 Census)	\$38,311
1994 (Estimated)	\$53,000

Households by Income Category, 1989:

0 - 50%	4,162	16%
50 - 80%	4,450	17%
80 - 120%	6,478	25%
120% +	10,668	41%

1998 Total Jobs: 27,792

Manufacturing	◆	
Wholesale/Utilities	◆	◆ Sector detail is suppressed to protect confidentiality.
Retail	7,711	
Finance/Services	9,356	
Government and Other	3,091	

Major Businesses and Employers:

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

HOUSING

1998 Total Housing Units: 31,729

**Single Family	17,823
Multifamily	13,906

1990 Census Median House Value: \$118,800
1998 Median House Sales Price: \$159,950

1990 Census Median 2-Bdrm. Rental: \$476
1998 Median 2-Bdrm. Rental: \$610

DEVELOPMENT ACTIVITY

1998 Total New Residential Units: 199

**Single Family	104
Multifamily	95

1998 Formal Plats:

	# Plats	#Lots	#Acres
Applications:	7	330	123.04
Recordings:	3	37	15.58

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Federal Way. Suburban Cities Association of King County, Washington.
* Persons of Hispanic Origin can be of any race. ** Single Family includes mobile homes.

**Statistical Profile:
HUNTS POINT**

City Mayor: Erselle S. Eade

City Info: (425) 455 - 1834

DEMOGRAPHICS

Population, 1980	480
Population, 1990	513
Population, 1999	472
Population Growth, 1980-1990	7%
Population Growth, 1990-1999	-8%

Households, 1990	187
Hhld Growth Target 1992-2012	4

1990 Age Structure:

17 and under	126	25%
18 - 64	311	61%
65 and over	76	15%

Race and Ethnic Categories, 1990:

White	502	98%
African American	0	0%
Asian	10	2%
Hispanic*	5	1%



Incorporated in 1955, the Town of Hunts Point has a total land area of 185 acres. This city is one of the "Point Cities".

EMPLOYMENT AND INCOME

1998 Number of Business Units:	34
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Median Household Income:

1989 (1990 Census)	\$96,691
1994 (Estimated)	n/a

Households by Income Category, 1989:

0 - 50%	12	6%
50 - 80%	8	4%
80 - 120%	18	9%
120% +	154	80%

<u>1998 Total Jobs:</u>	144
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Manufacturing	◆
Wholesale/Utilities	48
Retail	◆
Finance/Services	93
Government and Other	3

◆ Sector detail is suppressed to protect confidentiality.

Major Businesses and Employers:

n/a

HOUSING

1998 Total Housing Units:	197
**Single Family	197
Multifamily	0

1990 Census Median House Value:	\$500,000
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1998 Median House Sales Price:	\$1,950,000
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1990 Census Median 2-Bdrm. Rental:	\$1,000
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1998 Median 2-Bdrm. Rental:	
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DEVELOPMENT ACTIVITY

1998 Total New Residential Units:	2
**Single Family	2
Multifamily	0

1998 Formal Plats:	<u># Plats</u>	<u># Lots</u>	<u># Acres</u>
Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state unemployment

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

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

Statistical Profile:
ISSAQUAH

City Mayor: Ava Frisinger

City Info: (425) 887 - 3000

DEMOGRAPHICS

Population, 1980	5,536
Population, 1990	7,786
Population, 1999	10,130
Population Growth, 1980-1990	41%
Population Growth, 1990-1999	30%

Households, 1990	3,170
Hhld Growth Target 1992-2012	2,940

1990 Age Structure:

17 and under	1,773	23%
18 - 64	5,033	65%
65 and over	980	12%

Race and Ethnic Categories, 1990:

White	7,485	96%
African American	30	1%
Asian	188	2%
Hispanic*	163	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 5,281 acres. This acreage includes the annexation of Grand Ridge.

EMPLOYMENT AND INCOME

1998 Number of Business Units:	669
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Median Household Income:

1989 (1990 Census)	\$35,422
1994 (Estimated)	\$52,800

Households by Income Category, 1989:

0 - 50%	765	24%
50 - 80%	498	16%
80 - 120%	630	20%
120% +	1,257	40%

1998 Total Jobs:

10,855	
Manufacturing	939
Wholesale/Utilities	1,515
Retail	4,584
Finance/Services	2,406
Government and Other	1,411

Major Businesses and Employers:

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

HOUSING

1998 Total Housing Units: 4,586

**Single Family	2,169
Multifamily	2,417

1990 Census Median House Value:	\$168,200
1998 Median House Sales Price:	\$269,950

1990 Census Median 2-Bdrm. Rental:	\$523
1998 Median 2-Bdrm. Rental:	\$850

DEVELOPMENT ACTIVITY

1998 Total New Residential Units: 522

**Single Family	149
Multifamily	373

1998 Formal Plats:

	# Plats	#Lots	# Acres
Applications:	1	33	8.30
Recordings:	1	18	3.30

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state unemployment

insurance, from WA State Employment Security Department. The Economic Development Council of Seattle and King County. Suburban Cities Association of King County, Washington.

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

Statistical Profile:
KENMORE

City Mayor: Jack B. Crawford

City Info: (425) 398-8900

DEMOGRAPHICS

Population, 1980		n/a
Population, 1990		15,100
Population, 1999		17,168
Population Growth, 1980-1990		n/a
Population Growth, 1990-1999		14%
Households, 1990		5,944
Hhld Growth Target 1992-2012	(Kenmore incorporated after CPP adoption)	
1990 Age Structure:		
17 and under	3,968	26%
18 - 64	9,799	65%
65 and over	1,306	9%
Race and Ethnic Categories, 1990:		
White	13,914	92%
African American	147	1%
Asian	831	6%
Hispanic*	300	2%



The City of Kenmore is one of the newest of King County's cities. It incorporated on August 31, 1998 and covers 3,960 acres.

EMPLOYMENT AND INCOME

1998 Number of Business Units:	493	1998 Total Jobs:	3,647
		Manufacturing	276
Median Household Income:		Wholesale/Utilities	399
1989 (1990 Census)	\$43,000	Retail	1,252
1994 (Estimated)		Finance/Services	1,219
		Government and Other	501
Households by Income Category, 1989:		Major Businesses and Employers:	
0 - 50%	733	Lonestar Cement Company	QFC
50 - 80%	851	Plywood Supplies	Safeway
80 - 120%	1,306	Kenmore Lanes Bowling Alley	Rite Aid
120% +	2,833		

HOUSING

1998 Total Housing Units:	6,336
**Single Family	4,936
Multifamily	1,400
1990 Census Median House Value:	\$154,000
1998 Median House Sales Price:	\$225,500
1990 Census Median 2-Bdrm. Rental:	\$540
1998 Median 2-Bdrm. Rental:	\$682

DEVELOPMENT ACTIVITY

1998 Total New Residential Units:	n/a	1998 Formal Plats:	# Plats	#Lots	#Acres
**Single Family		Applications:	0	0	0.00
Multifamily		Recordings:	0	0	0.00

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state

unemployment insurance, from WA State Employment Security Department. The City of Woodinville. Suburban Cities Association of King County, Washington.

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

Statistical Profile:
KENT

City Mayor: Jim White
City Info: (253) 859 - 3370

DEMOGRAPHICS

Population, 1980	23,152
Population, 1990	37,960
Population, 1999	73,060
Population Growth, 1980-1990	64%
Population Growth, 1990-1999	92%

Households, 1990	16,246
Hhld Growth Target 1992-2012	7,520

1990 Age Structure:

17 and under	9,330	25%
18 - 64	26,152	69%
65 and over	2,478	7%

Race and Ethnic Categories, 1990:

White	33,860	89%
African American	1,455	4%
Asian	1,668	4%
Hispanic*	1,462	4%



The City of Kent has a total land area of 18,253 acres. Kent became a city in the year 1890. Kent is the 4th most populated city in King County.

EMPLOYMENT AND INCOME

1998 Number of Business Units:	2,964
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1990 Median Household Income:	
1989 (1990 Census)	\$32,341
1994 (Estimated)	\$46,300

Households by Income Category, 1989:

0 - 50%	3,403	21%
50 - 80%	3,473	21%
80 - 120%	4,340	27%
120% +	5,018	31%

<u>1998 Total Jobs:</u>	57,675
Manufacturing	19,859
Wholesale/Utilities	15,222
Retail	7,552
Finance/Services	8,413
Government and Other	6,629

Major Businesses and Employers:

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

HOUSING

1998 Total Housing Units:	29,930
**Single Family	13,336
Multifamily	16,594

1990 Census Median House Value:	\$107,100
1998 Median House Sales Price:	\$171,995

1990 Census Median 2-Bdrm. Rental:	\$458
1998 Median 2-Bdrm. Rental:	\$630

DEVELOPMENT ACTIVITY

1998 Total New Residential Units:	446
**Single Family	272
Multifamily	174

1998 Formal Plats:	<u># Plats</u>	<u># Lots</u>	<u># Acres</u>
Applications:	16	438	114.16
Recordings:	10	211	53.08

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The Economic Development Council of Seattle and King County. Suburban Cities Assoc. of King County, Washington.
* Persons of Hispanic Origin can be of any race. ** Single Family includes mobile homes.

Statistical Profile:
KIRKLAND

City Mayor: *Michael Muse*

City Info: (425) 828 - 1100

DEMOGRAPHICS

Population, 1980	18,779
Population, 1990	40,052
Population, 1999	44,860
Population Growth, 1980-1990	113%
Population Growth, 1990-1999	12%
Households, 1990	17,211
Hhld Growth Target 1992-2012	5,328 - 6,346

1990 Age Structure:

17 and under	8,302	21%
18 - 64	27,925	70%
65 and over	3,825	9%

Race and Ethnic Categories, 1990:

White	37,154	93%
African American	603	2%
Asian	1,741	4%
Hispanic*	947	2%



The City of Kirkland has a total land area of 6,749 acres. This city incorporated in 1905. The city absorbed Houghton in 1968 and annexed Juanita and Rose Hill in 1988.

EMPLOYMENT AND INCOME

1998 Number of Business Units: 2,191

Median Household Income:

1989 (1990 Census)	\$38,437
1994 (Estimated)	\$52,800

Households by Income Category, 1989:

0 - 50%	2,661	15%
50 - 80%	3,068	18%
80 - 120%	4,378	25%
120% +	7,211	42%

1998 Total Jobs: 34,358

Manufacturing	2,498
Wholesale/Utilities	6,266
Retail	7,141
Finance/Services	12,550
Government and Other	5,903

Major Businesses and Employers:

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

HOUSING

1998 Total Housing Units: 20,796

**Single Family	9,769
Multifamily	11,027

1990 Census Median House Value:	\$160,200
1998 Median House Sales Price:	\$243,950

1990 Census Median 2-Bdrm. Rental:	\$559
1998 Median 2-Bdrm. Rental:	\$800

DEVELOPMENT ACTIVITY

1998 Total New Residential Units: 434

**Single Family	124
Multifamily	310

1998 Formal Plats:

	# Plats	# Lots	# Acres
Applications:	3	51	10.28
Recordings:	1	2	0.35

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Kirkland. Suburban Cities Association of King County, Washington.
* Persons of Hispanic Origin can be of any race. ** Single Family includes mobile homes.

Statistical Profile:
LAKE FOREST PARK

City Mayor: David Hutchinson

City Info: (206) 368 - 5440

DEMOGRAPHICS

Population, 1980	2,485
Population, 1990	4,031
Population, 1999	13,040
Population Growth, 1980-1990	62%
Population Growth, 1990-1999	223%

Households, 1990	1,488
Hhld Growth Target 1992-2012	153

1990 Age Structure:

17 and under	990	25%
18 - 64	2,601	64%
65 and over	440	11%

Race and Ethnic Categories, 1990:

White	3,761	93%
African American	42	1%
Asian	204	5%
Hispanic*	79	2%



The City of Lake Forest Park has a total land area of 2,293 acres. Lake Forest Park was incorporated in 1961. Since 1993, the city has annexed several areas, tripling its population.

EMPLOYMENT AND INCOME

1998 Number of Business Units:	251
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Median Household Income:

1989 (1990 Census)	\$47,653
1994 (Estimated)	\$58,200

Households by Income Category, 1989:

0 - 50%	149	10%
50 - 80%	185	13%
80 - 120%	297	20%
120% +	849	57%

<u>1998 Total Jobs:</u>	1,340
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Manufacturing	13
Wholesale/Utilities	59
Retail	569
Finance/Services	387
Government and Other	312

Major Businesses and Employers:

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

HOUSING

1998 Total Housing Units:	5,041
**Single Family	4,198
Multifamily	843

1990 Census Median House Value:	\$172,100
1998 Median House Sales Price:	\$245,000

1990 Census Median 2-Bdrm. Rental:	\$504
1998 Median 2-Bdrm. Rental:	\$600

DEVELOPMENT ACTIVITY

1998 Total New Residential Units:	27
**Single Family	27
Multifamily	0

1998 Formal Plats:	<u># Plats</u>	<u>#Lots</u>	<u>#Acres</u>
Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Lake Forest Park. Suburban Cities Association of King County, Washington.

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

Statistical Profile:
MAPLE VALLEY

City Mayor: Laure Iddings
City Info: (425) 413 - 8000

DEMOGRAPHICS

Population, 1980	n/a	
Population, 1990	6,660	
Population, 1999	12,540	
Population Growth, 1980-1990	n/a	
Population Growth, 1990-1999	88%	
Households, 1990	2,250	
Hhld Growth Target 1992-2012	(Maple Valley incorporated after CPP adoption)	
<u>1990 Age Structure:</u>		
17 and under	2,240	34%
18 - 64	4,100	62%
65 and over	320	5%
<u>Race and Ethnic Categories, 1990:</u>		
White	6,370	96%
African American	60	1%
Asian	120	2%
Hispanic*	140	2%

City of Maple
Valley

With a total of 3,609 acres of land area, the City of Maple Valley is one of King County's three newest cities. It incorporated on August 31, 1997.

EMPLOYMENT AND INCOME

1998 Number of Business Units:	237	<u>1998 Total Jobs:</u>	1,856
		Manufacturing	54
<u>Median Household Income:</u>		Wholesale/Utilities	84
1989 (1990 Census)	\$43,500	Retail	575
1994 (Estimated)		Finance/Services	454
		Government and Other	689
<u>Households by Income Category, 1989:</u>		<u>Major Businesses and Employers:</u>	
0 - 50%		Safeway	Seafirst Bank QFC
50 - 80%	NA	Al's Auto Supply	McDonald's Restaurant
80 - 120%			
120% +			

HOUSING

1998 Total Housing Units:	4,606
**Single Family	4,166
Multifamily	440
1990 Census Median House Value:	\$124,500
1998 Median House Sales Price:	\$185,000
1990 Census Median 2-Bdrm. Rental:	\$550
1998 Median 2-Bdrm. Rental:	\$660

DEVELOPMENT ACTIVITY

1998 Total New Residential Units:	238	1998 Formal Plats:	# Plats	#Lots	#Acres
**Single Family	238	Applications:	0	0	0
Multifamily	0	Recordings:	1	59	10.32

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Woodinville. Suburban Cities Association of King County, Washington.

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

Statistical Profile:
MEDINA

City Mayor: David Becker

City Info: (425) 454 - 9222

DEMOGRAPHICS

Population, 1980	3,220
Population, 1990	2,981
Population, 1999	2,940
Population Growth, 1980-1990	-7%
Population Growth, 1990-1999	-1%

Households, 1990	1,129
Hhld Growth Target 1992-2012	17

1990 Age Structure:

17 and under	696	23%
18 - 64	1,832	61%
65 and over	453	15%

Race and Ethnic Categories, 1990:

White	2,852	96%
African American	8	1%
Asian	107	4%
Hispanic*	37	1%



The City of Medina has a total land area of 911 acres. Medina incorporated in 1955.

EMPLOYMENT AND INCOME

1998 Number of Business Units:	94
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Median Household Income:

1989 (1990 Census)	\$81,896
1994 (Estimated)	\$89,800

Households by Income Category, 1989:

0 - 50%	85	7%
50 - 80%	70	6%
80 - 120%	101	9%
120% +	887	78%

1998 Total Jobs:

Manufacturing	4
Wholesale/Utilities	16
Retail	42
Finance/Services	206
Government and Other	67

Major Businesses and Employers:

- City of Medina
- Overlake Golf and Country Club
- Chevron Gas Station

HOUSING

1998 Total Housing Units:	1,209
**Single Family	1,207
Multifamily	2

1990 Census Median House Value:	\$420,800
1998 Median House Sales Price:	625000

1990 Census Median 2-Bdrm. Rental:	\$815
1998 Median 2-Bdrm. Rental:	

DEVELOPMENT ACTIVITY

1998 Total New Residential Units:	12
**Single Family	12
Multifamily	0

1998 Formal Plats:	<u># Plats</u>	<u>#Lots</u>	<u>#Acres</u>
Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state

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

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

Statistical Profile:
MERCER ISLAND

City Mayor: Gordy Edberg

City Info: (206) 236 - 5300



DEMOGRAPHICS

Population, 1980	21,522
Population, 1990	20,816
Population, 1999	21,570
Population Growth, 1980-1990	-3%
Population Growth, 1990-1999	4%

Households, 1990	8,007
Hhld Growth Target 1992-2012	1,610

1990 Age Structure:

17 and under	4,929	24%
18 - 64	12,895	62%
65 and over	2,992	14%

Race and Ethnic Categories, 1990:

White	18,733	90%
African American	300	1%
Asian	1,674	8%
Hispanic*	300	1%

Unique among King County cities, Mercer Island is an island located in the middle of Lake Washington. It has a total land area of 4,057 acres. Mercer Island incorporated in 1960.

EMPLOYMENT AND INCOME

1998 Number of Business Units:	725
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Median Household Income:

1989 (1990 Census)	\$61,572
1994 (Estimated)	\$76,100

Households by Income Category, 1989:

0 - 50%	630	8%
50 - 80%	833	10%
80 - 120%	1,168	14%
120% +	5,428	67%

1998 Total Jobs:

7,131
Manufacturing 181
Wholesale/Utilities 966
Retail 845
Finance/Services 4,066
Government and Other 1,073

Major Businesses and Employers:

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

HOUSING

1998 Total Housing Units:	8,930
**Single Family	6,988
Multifamily	1,942

1990 Census Median House Value:	\$335,900
1998 Median House Sales Price:	\$486,000

1990 Census Median 2-Bdrm. Rental:	\$571
1998 Median 2-Bdrm. Rental:	\$825

DEVELOPMENT ACTIVITY

1998 Total New Residential Units:	50
**Single Family	50
Multifamily	0

1998 Formal Plats:	<u># Plats</u>	<u>#Lots</u>	<u>#Acres</u>
Applications:	0	0	0.00
Recordings:	2	13	8.26

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state

unemployment insurance, from WA State Employment Security Department. The City of Mercer Island. Suburban Cities Association of King County, Washington.

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

Statistical Profile:
MILTON (King County portion)

City Mayor: John E. Williams

City Info: (253) 922 - 8733

DEMOGRAPHICS

Population, 1980	218
Population, 1990	697
Population, 1999	895
Population Growth, 1980-1990	220%
Population Growth, 1990-1999	28%
Households, 1990	266
Hhld Growth Target 1992-2012	18



The City of Milton has a total land area of 1,400 acres of which 319 acres is in King County. Incorporated in 1907, most of this city is in Pierce County.

1990 Age Structure:

17 and under	179	26%
18 - 64	367	53%
65 and over	151	22%

Race and Ethnic Categories, 1990:

White	654	94%
African American	5	1%
Asian	28	4%
Hispanic*	14	2%

EMPLOYMENT AND INCOME

1998 Number of Business Units: n/a

Median Household Income:

1989 (1990 Census)	\$40,446
1994 (Estimated)	n/a

Households by Income Category, 1989:

0 - 50%	41	15%
50 - 80%	40	15%
80 - 120%	70	26%
120% +	121	45%

1998 Total Jobs: n/a

Manufacturing	
Wholesale/Utilities	
Retail	n/a
Finance/Services	
Government and Other	

Major Businesses and Employers:
n/a

HOUSING

1998 Total Housing Units: 332

**Single Family	332
Multifamily	0

1990 Census Median House Value:	\$102,900
1998 Median House Sales Price:	\$156,950

1990 Census Median 2-Bdrm. Rental:	\$608
1998 Median 2-Bdrm. Rental:	\$585

DEVELOPMENT ACTIVITY

1998 Total New Residential Units: 2

**Single Family	2
Multifamily	0

1998 Formal Plats:

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

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The Economic Development Council of Seattle and King County. Suburban Cities Assoc. of King County, Washington.
* Persons of Hispanic Origin can be of any race. ** Single Family includes mobile homes.

**Statistical Profile:
NEWCASTLE**

City Mayor: Gary Adams

City Info: (425) 649 - 4444

DEMOGRAPHICS

Population, 1980	n/a
Population, 1990	5,400
Population, 1999	8,605
Population Growth, 1980-1990	n/a
Population Growth, 1990-1999	59%

Households, 1990	2,000
Hhld Growth Target 1992-2012	(Newcastle incorporated after CPP adoption)

1990 Age Structure:

17 and under	1,300	24%
18 - 64	3,700	68%
65 and over	430	8%

Race and Ethnic Categories, 1990:

White	4,800	89%
African American	110	2%
Asian	470	9%
Hispanic*	100	2%



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

1998 Number of Business Units:	138
<u>Median Household Income:</u>	
1989 (1990 Census)	\$57,500
1994 (Estimated)	\$77,600

<u>1998 Total Jobs:</u>	627
Manufacturing	17
Wholesale/Utilities	87
Retail	158
Finance/Services	165
Government and Other	200

Households by Income Category, 1989:

0 - 50%	100	5%
50 - 80%	160	8%
80 - 120%	350	18%
120% +	1,350	69%

Major Businesses and Employers:

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

HOUSING

1998 Total Housing Units:	3,216
**Single Family	2,315
Multifamily	901

1990 Census Median House Value:	\$176,000
1998 Median House Sales Price:	\$293,000

1990 Census Median 2-Bdrm. Rental:	\$640
1998 Median 2-Bdrm. Rental:	\$845

DEVELOPMENT ACTIVITY

1998 Total New Residential Units:	50
**Single Family	50
Multifamily	0

1998 Formal Plats:	# Plats	#Lots	#Acres
Applications:	5	148	42.41
Recordings:	2	27	10.14

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state

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

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

Statistical Profile: NORMANDY PARK

City Mayor: John Wiltse

City Info: (206) 248 - 7603



DEMOGRAPHICS

Population, 1980	4,268
Population, 1990	6,709
Population, 1999	7,035
Population Growth, 1980-1990	57%
Population Growth, 1990-1999	5%

Households, 1990	2,570
Hhld Growth Target 1992-2012	181

1990 Age Structure:

17 and under	1,558	23%
18 - 64	4,063	61%
65 and over	1,088	16%

Race and Ethnic Categories, 1990:

White	6,349	95%
African American	53	1%
Asian	230	3%
Hispanic*	96	1%

The City of Normandy Park has a total land area of 1,617 acres. This city, on the shore of Puget Sound, incorporated in 1953.

EMPLOYMENT AND INCOME

1998 Number of Business Units:	124
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Median Household Income:

1989 (1990 Census)	\$53,856
1994 (Estimated)	\$65,800

Households by Income Category, 1989:

0 - 50%	311	12%
50 - 80%	243	9%
80 - 120%	425	16%
120% +	1,620	62%

<u>1998 Total Jobs:</u>	563
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Manufacturing	◆
Wholesale/Utilities	◆
Retail	214
Finance/Services	205
Government and Other	135

◆ Sector detail is suppressed to protect confidentiality.

Major Businesses and Employers:

City of Normandy Park	QFC
Logan Lumber	XL Sooper

HOUSING

1998 Total Housing Units:	2,664
**Single Family	2,172
Multifamily	492

1990 Census Median House Value:	\$196,300
1998 Median House Sales Price:	\$273,600

1990 Census Median 2-Bdrm. Rental:	\$419
1998 Median 2-Bdrm. Rental:	\$430

DEVELOPMENT ACTIVITY

1998 Total New Residential Units:	11
**Single Family	11
Multifamily	0

1998 Formal Plats:	# Plats	#Lots	#Acres
Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The Economic Development Council of Seattle and King County. Suburban Cities Assoc. of King County, Washington.
* Persons of Hispanic Origin can be of any race. ** Single Family includes mobile homes.

Statistical Profile:
NORTH BEND

City Mayor: Joan Murray Simpson

City Info: (425) 888 - 1211

DEMOGRAPHICS

Population, 1980	1,701
Population, 1990	2,578
Population, 1999	3,815
Population Growth, 1980-1990	52%
Population Growth, 1990-1999	48%

Households, 1990	1,044
Hhld Growth Target 1992-2012	1,527

1990 Age Structure:

17 and under	641	25%
18 - 64	1,484	58%
65 and over	453	18%

Race and Ethnic Categories, 1990:

White	2,502	95%
African American	18	1%
Asian	21	1%
Hispanic*	55	2%



Incorporated in 1909, The City of North Bend has a total land area of 1,897 acres. North Bend is a gateway to recreation sites at Snoqualmie Pass.

EMPLOYMENT AND INCOME

1998 Number of Business Units:	154
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Median Household Income:

1989 (1990 Census)	\$29,020
1994 (Estimated)	\$39,200

Households by Income Category, 1989:

0 - 50%	319	31%
50 - 80%	191	19%
80 - 120%	241	24%
120% +	274	27%

1998 Total Jobs: 1,394

Manufacturing	21
Wholesale/Utilities	71
Retail	875
Finance/Services	197
Government and Other	230

Major Businesses and Employers:

QFC	Thriftway
Nintendo	
Factory Source of America (Outlet Mall)	

HOUSING

1998 Total Housing Units:	1,527
**Single Family	1,140
Multifamily	387

1990 Census Median House Value:	\$121,400
1998 Median House Sales Price:	\$283,400

1990 Census Median 2-Bdrm. Rental:	\$420
1998 Median 2-Bdrm. Rental:	\$700

DEVELOPMENT ACTIVITY

1998 Total New Residential Units:	251
**Single Family	67
Multifamily	184

1998 Formal Plats:	# Plats	#Lots	#Acres
Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of North Bend. Suburban Cities Association of King County, Washington.

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

Statistical Profile:
PACIFIC (King County portion)

City Mayor: Debra Jorgensen

City Info: (253) 929 - 1100

DEMOGRAPHICS

Population, 1980	2,261
Population, 1990	4,622
Population, 1999	5,470
Population Growth, 1980-1990	104%
Population Growth, 1990-1999	18%
Households, 1990	1,707
Hhld Growth Target 1992-2012	606 - 1,818



The City of Pacific has a total land area of 1,247 acres. Pacific became a city in 1909. In 1995, it annexed into Pierce County.

1990 Age Structure:

17 and under	1,444	31%
18 - 64	2,919	63%
65 and over	259	6%

Race and Ethnic Categories, 1990:

White	4,251	87%
African American	30	1%
Asian	222	5%
Hispanic*	143	3%

EMPLOYMENT AND INCOME

1998 Number of Business Units: 110

1998 Total Jobs: 1,214

Median Household Income:

1989 (1990 Census)	\$32,468
1994 (Estimated)	\$49,800

Manufacturing	324
Wholesale/Utilities	159
Retail	86
Finance/Services	116
Government and Other	529

Households by Income Category, 1989:

0 - 50%	302	18%
50 - 80%	326	19%
80 - 120%	602	35%
120% +	476	28%

Major Businesses and Employers:

City of Pacific	Bradbury Medallion Homes
Cool's Restaurant	Freightline Trucking
Gordon Trucking	Webstone Water District

HOUSING

1998 Total Housing Units: 2,014

**Single Family	1,217
Multifamily	797

1990 Census Median House Value: \$88,900
1998 Median House Sales Price: \$144,000

1990 Census Median 2-Bdrm. Rental: \$425
1998 Median 2-Bdrm. Rental: \$585

DEVELOPMENT ACTIVITY

1998 Total New Residential Units: 6

**Single Family	6
Multifamily	0

1998 Formal Plats:

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

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Pacific. Suburban Cities Association of King County, Washington.

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

Statistical Profile:
REDMOND

City Mayor: Rosemarie M. Ives

City Info: (425) 556 - 2900

DEMOGRAPHICS

Population, 1980	23,318
Population, 1990	35,800
Population, 1999	43,610
Population Growth, 1980-1990	54%
Population Growth, 1990-1999	22%

Households, 1990	14,153
Hhld Growth Target 1992-2012	9,878

1990 Age Structure:

17 and under	9,060	25%
18 - 64	24,263	68%
65 and over	2,477	7%

Race and Ethnic Categories, 1990:

White	32,604	91%
African American	472	1%
Asian	2,250	6%
Hispanic*	882	2%



The City of Redmond has a total land area of 10,295 acres. Incorporated in 1912, Redmond is the home of the largest software company in the nation, Microsoft.

EMPLOYMENT AND INCOME

1998 Number of Business Units: 2,231

Median Household Income:

1989 (1990 Census)	\$42,299
1994 (Estimated)	\$59,300

Households by Income Category, 1989:

0 - 50%	1,818	13%
50 - 80%	2,097	15%
80 - 120%	3,401	24%
120% +	6,898	49%

1998 Total Jobs: 59,631

Manufacturing	14,600
Wholesale/Utilities	4,742
Retail	7,362
Finance/Services	27,037
Government and Other	5,890

Major Businesses and Employers:

Microsoft	Spacelabs Medical, Inc.
Nintendo	Interpoint Corporation
Eddie Bauer, Inc.	Allied Signal Avionics, Inc.
Pacific Circuits	United Parcel Service
Physio Control Corp.	Primex Aerospace Co.

HOUSING

1998 Total Housing Units:	19,323
**Single Family	8,886
Multifamily	10,437

1990 Census Median House Value:	\$168,600
1998 Median House Sales Price:	\$246,000

1990 Census Median 2-Bdrm. Rental:	\$594
1998 Median 2-Bdrm. Rental:	\$843

DEVELOPMENT ACTIVITY

1998 Total New Residential Units:	454
**Single Family	55
Multifamily	399

1998 Formal Plats:	# Plats	#Lots	#Acres
Applications:	7	313	92.72
Recordings:	2	19	4.20

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The Economic Development Council of Seattle and King County. Suburban Cities Assoc. of King County, Washington.
* Persons of Hispanic Origin can be of any race. ** Single Family includes mobile homes.

Statistical Profile:
RENTON

City Mayor: *Jesse Tanner*

City Info: (425) 430 - 6400



With Boeing as its primary employer, Renton is the home of the 727 and 757 aircraft. It has a total land area of 10,507 acres. Renton became a city in the year 1901.

DEMOGRAPHICS

Population, 1980	30,612
Population, 1990	41,688
Population, 1999	47,620
Population Growth, 1980-1990	36%
Population Growth, 1990-1999	14%

Households, 1990	18,219
Hhld Growth Target 1992-2012	7,925

1990 Age Structure:

17 and under	9,264	22%
18 - 64	28,034	67%
65 and over	4,390	11%

Race and Ethnic Categories, 1990:

White	34,790	83%
African American	2,731	7%
Asian	3,227	8%
Hispanic*	1,234	3%

EMPLOYMENT AND INCOME

1998 Number of Business Units:	1,721
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Median Household Income:

1989 (1990 Census)	\$32,393
1994 (Estimated)	\$46,000

<u>1998 Total Jobs:</u>	50,822
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Manufacturing	24,928
Wholesale/Utilities	4,290
Retail	6,671
Finance/Services	8,131
Government and Other	6,802

Households by Income Category, 1989:

0 - 50%	4,306	24%
50 - 80%	3,506	19%
80 - 120%	4,259	23%
120% +	6,113	34%

Major Businesses and Employers:

Boeing	Valley Medical Center
PACCAR	US West Communications
ACME Poultry	KRAFT/Perry Brothers
Sound Ford	Container Corporation of America
Sid Eland	

HOUSING

1998 Total Housing Units:	20,774
**Single Family	10,418
Multifamily	10,356

1990 Census Median House Value:	\$106,300
1998 Median House Sales Price:	\$175,000

1990 Census Median 2-Bdrm. Rental:	\$440
1998 Median 2-Bdrm. Rental:	\$646

DEVELOPMENT ACTIVITY

1998 Total New Residential Units:	936
**Single Family	293
Multifamily	643

1998 Formal Plats:	# Plats	#Lots	#Acres
Applications:	8	179	40.51
Recordings:	5	147	30.84

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The Economic Development Council of Seattle and King County. Suburban Cities Assoc. of King County, Washington.

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

Statistical Profile:
SAMMAMISH

City Mayor: Phil Dyer
City Info: (425) 898 - 0660

DEMOGRAPHICS

Population, 1980	n/a
Population, 1990	21,550
Population, 1998	28,400
Population Growth, 1980-1990	n/a
Population Growth, 1990-1998	32%

Households, 1990	7,000
Hhld Growth Target 1992-2012	(Sammamish incorporated after CPP adoption)

1990 Age Structure:

17 and under	6,800	32%
18 - 64	13,850	64%
65 and over	900	4%

Race and Ethnic Categories, 1990:

White	20,500	95%
African American	130	1%
Asian	580	3%
Hispanic*	360	2%

City of
Sammamish

The City of Sammamish is the newest of King County's cities. It incorporated on August 31, 1999 and covers 13,556 acres.

EMPLOYMENT AND INCOME

1998 Number of Business Units:	360
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<u>1998 Total Jobs:</u>	2,600
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Median Household Income:

1989 (1990 Census)	\$60,700
1994 (Estimated)	

Manufacturing	50
Wholesale/Utilities	270
Retail	500
Finance/Services	840
Government and Other	940

Households by Income Category, 1989:

0 - 50%	350	5%
50 - 80%	340	5%
80 - 120%	1,030	15%
120% +	5,280	75%

Major Businesses and Employers:

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

HOUSING

1998 Total Housing Units:	9,920
**Single Family	9,380
Multifamily	540

1990 Census Median House Value:	\$229,000
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1998 Median House Sales Price:

1990 Census Median 2-Bdrm. Rental:	\$800
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1998 Median 2-Bdrm. Rental:

DEVELOPMENT ACTIVITY

1998 Total New Residential Units:	- NA -
**Single Family	
Multifamily	

1998 Formal Plats:	<u># Plats</u>	<u>#Lots</u>	<u>#Acres</u>
Applications:	- NA -		
Recordings:	- NA -		

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Woodinville. Suburban Cities Association of King County, Washington.
* Persons of Hispanic Origin can be of any race. ** Single Family includes mobile homes.

Statistical Profile:
SEATAC

City Mayor: Terry Anderson

City Info: (206) 241 - 9100

DEMOGRAPHICS

Population, 1980	n/a	
Population, 1990	22,694	
Population, 1999	23,570	
Population Growth, 1980-1990	n/a	
Population Growth, 1990-1999	4%	
Households, 1990	9,611	
Hhld Growth Target 1992-2012	5,789	



The City of SeaTac has a total land area of 6,527 acres. SeaTac incorporated the same year Federal Way did, in 1990. SeaTac is the location of the Seattle-Tacoma International Airport.

1990 Age Structure:

17 and under	4,896	22%
18 - 64	15,314	67%
65 and over	2,484	11%

Race and Ethnic Categories, 1990:

White	19,629	86%
African American	1,029	5%
Asian	1,246	5%
Hispanic*	805	4%

EMPLOYMENT AND INCOME

1998 Number of Business Units: 818

1998 Total Jobs: 27,568

Median Household Income:

1989 (1990 Census)	\$32,437
1994 (Estimated)	\$40,300

Manufacturing	692	
Wholesale/Utilities ⁿ	15,547	ⁿ = includes transportation services
Retail	2,153	
Finance/Services	6,513	
Government and Other	2,663	

Households by Income Category, 1989:

0 - 50%	2,212	23%
50 - 80%	1,990	21%
80 - 120%	2,432	25%
120% +	3,030	31%

Major Businesses and Employers:

US Postal Service	NW Airlines
Red Lion Hotel	United Airlines
HOST International	Boeing
Horizon Air Industries	Marriott Hotel
Alaska Airlines	Port of Seattle

HOUSING

1998 Total Housing Units: 10,620

**Single Family	6,478
Multifamily	4,142

1990 Census Median House Value:	\$93,500
1998 Median House Sales Price:	\$135,000

1990 Census Median 2-Bdrm. Rental:	\$426
1998 Median 2-Bdrm. Rental:	\$510

DEVELOPMENT ACTIVITY

1998 Total New Residential Units: 40

**Single Family	40
Multifamily	0

1998 Formal Plats:

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

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The Economic Development Council of Seattle and King County. Suburban Cities Assoc. of King County, Washington.
* Persons of Hispanic Origin can be of any race. ** Single Family includes mobile homes.

Statistical Profile:
SEATTLE

City Mayor: Paul Schell
City Info: (206) 386 - 1234

DEMOGRAPHICS

Population, 1980	493,846
Population, 1990	516,259
Population, 1999	540,500
Population Growth, 1980-1990	5%
Population Growth, 1990-1999	5%
Households, 1990	236,702
Hhld Growth Target 1992-2012	50,000 - 60,000

1990 Age Structure:

17 and under	84,930	16%
18 - 64	352,929	68%
65 and over	78,450	15%

Race and Ethnic Categories, 1990:

White	388,858	75%
African American	51,948	10%
Asian	60,819	12%
Hispanic*	18,349	4%



***Incorporated in the year 1865,
Seattle is the oldest city in
King County. It has a total
land area of 53,718 acres.
Seattle is the largest city in the
Pacific Northwest.***

EMPLOYMENT
AND INCOME

1998 Number of Business Units: 27,019

Median Household Income:

1989 (1990 Census)	\$29,353
1994 (Estimated)	\$38,000

Households by Income Category, 1989:

0 - 50%	70,392	30%
50 - 80%	46,307	20%
80 - 120%	47,336	20%
120% +	72,873	31%

1998 Total Jobs: 474,125

Manufacturing	42,172
Wholesale/Utilities	62,339
Retail	64,388
Finance/Services	201,116
Government and Other	104,110

Major Businesses and Employers:

Swedish Hospital	Boeing	Harborview Hospital
Port of Seattle	Nordstrom	Providence Hospital
The Westin Hotel	The Hilton	Four Seasons Hotel
City of Seattle	Bon Marche	University of Wash.
Pike Place Market		
METRO-King County Government		

HOUSING

1998 Total Housing Units: 255,641
 **Single Family 130,503
 Multifamily 125,138

1990 Census Median House Value: \$137,900
 1998 Median House Sales Price: \$223,000

1990 Census Median 2-Bdrm. Rental: \$425
 1998 Median 2-Bdrm. Rental: \$650

DEVELOPMENT
ACTIVITY

1998 Total New Residential Units: 3,933
 **Single Family 578
 Multifamily 3,355

1998 Formal Plats: # Plats #Lots #Acres
 Applications: 0 0 0.00
 Recordings: 2 51 50.05

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Seattle. Suburban Cities Association of King County, Washington.
 * Persons of Hispanic Origin can be of any race. ** Single Family includes mobile homes.

Statistical Profile:
SHORELINE

City Mayor: Scott Jepsen

City Info: (206) 546-1700

DEMOGRAPHICS

Population, 1980	n/a	
Population, 1990	47,100	
Population, 1999	52,030	
Population Growth, 1980-1990	n/a	
Population Growth, 1990-1999	10%	
Households, 1990	n/a	
Hhld Growth Target 1992-2012	(Shoreline was incorporated after CPP adoption)	
<u>1990 Age Structure:</u>		
17 and under	10,400	22%
18 - 64	29,900	63%
65 and over	6,600	14%
<u>Race and Ethnic Categories, 1990:</u>		
White	41,100	87%
African American	720	2%
Asian	4,300	9%
Hispanic*	1,060	2%



The City of Shoreline has a total land area of 7,312 acres. Shoreline is among the youngest cities in King County, incorporated only in late 1995. With a population of over 50,000, it is Washington's twelfth largest city.

EMPLOYMENT AND INCOME

1998 Number of Business Units:	1,129	1998 Total Jobs:	14,754
		Manufacturing	171
<u>Median Household Income:</u>		Wholesale/Utilities	344
1989 (1990 Census)	\$37,900	Retail	3,562
1994 (Estimated)	\$48,400	Finance/Services	5,060
		Government and Other	5,617
<u>Households by Income Category, 1989:</u>		<u>Major Businesses and Employers:</u>	
0 - 50%	3,356	Fred Meyer	CRISTA Ministries Sears
50 - 80%	2,983	GTE Northwest	Shoreline School District
80 - 120%	4,474	Compass Alliance	Pan Pacific Development
120% +	7,830	Marshall's	Shoreline Community College

HOUSING

1998 Total Housing Units:	19,818
**Single Family	14,845
Multifamily	4,973
1990 Census Median House Value:	\$136,000
1998 Median House Sales Price:	\$484,950
1990 Census Median 2-Bdrm. Rental:	\$510
1998 Median 2-Bdrm. Rental:	\$680

DEVELOPMENT ACTIVITY

1998 Total New Residential Units:	141	1998 Formal Plats:	# Plats	#Lots	#Acres
**Single Family	113	Applications:	3	28	3.66
Multifamily	28	Recordings:	2	16	1.38

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state

unemployment insurance, from WA State Employment Security Department. Shoreline Chamber of Commerce. Suburban Cities Association of King County, Washington.

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

Statistical Profile:
SKYKOMISH

City Mayor: Theo Cleveland
City Info: (360) 677 - 2388

DEMOGRAPHICS

Population, 1980	209
Population, 1990	273
Population, 1999	275
Population Growth, 1980-1990	31%
Population Growth, 1990-1999	1%

Households, 1990	103
Hhld Growth Target 1992-2012	17

1990 Age Structure:

17 and under	76	28%
18 - 64	174	64%
65 and over	23	8%

Race and Ethnic Categories, 1990:

White	264	97%
African American	1	0%
Asian	2	1%
Hispanic*	9	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

1998 Number of Business Units:	12
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Median Household Income:

1989 (1990 Census)	\$35,625
1994 (Estimated)	n/a

Households by Income Category, 1989:

0 - 50%	29	24%
50 - 80%	20	17%
80 - 120%	29	24%
120% +	42	35%

1998 Total Jobs: 60

Manufacturing	◆
Wholesale/Utilities	◆
Retail	18
Finance/Services	◆
Government and Other	29

◆ Sector detail is suppressed to protect confidentiality.

Major Businesses and Employers:

NA

HOUSING

1998 Total Housing Units:	178
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**Single Family	178
Multifamily	0

1990 Census Median House Value:	\$49,700
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1998 Median House Sales Price:	\$122,000
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1990 Census Median 2-Bdrm. Rental:	\$275
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1998 Median 2-Bdrm. Rental:	
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DEVELOPMENT ACTIVITY

1998 Total New Residential Units:	2
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**Single Family	2
Multifamily	0

1998 Formal Plats:	<u># Plats</u>	<u>#Lots</u>	<u>#Acres</u>
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Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The Economic Development Council of Seattle and King County. Suburban Cities Assoc. of King County, Washington.
* Persons of Hispanic Origin can be of any race. ** Single Family includes mobile homes.

**Statistical Profile:
SNOQUALMIE**

City Mayor: Randy "Fuzzy" Fletcher

City Info: (425) 888 - 1555

DEMOGRAPHICS

Population, 1980	1,370
Population, 1990	1,546
Population, 1999	1,980
Population Growth, 1980-1990	13%
Population Growth, 1990-1999	28%
Households, 1990	611
Hhld Growth Target 1992-2012	2,450 - 3,100

1990 Age Structure:

17 and under	438	28%
18 - 64	958	62%
65 and over	150	10%

Race and Ethnic Categories, 1990:

White	1,461	95%
African American	3	0%
Asian	16	1%
Hispanic*	62	4%



The City of Snoqualmie has a total land area of 3,326 acres. Incorporated in 1903, Snoqualmie's primary industry is tourism, generated by the Snoqualmie Falls and other attractions.

EMPLOYMENT AND INCOME

1998 Number of Business Units: 80

Median Household Income:

1989 (1990 Census)	\$26,678
1994 (Estimated)	\$36,000

Households by Income Category, 1989:

0 - 50%	182	30%
50 - 80%	138	23%
80 - 120%	131	22%
120% +	148	25%

1998 Total Jobs: 909

Manufacturing	◆
Wholesale/Utilities	◆
Retail	228
Finance/Services	388
Government and Other	250

◆ Sector detail is suppressed to protect confidentiality.

Major Businesses and Employers:

Salish Lodge	City of Snoqualmie
Weyerhaeuser	Snoqualmie Valley School District

HOUSING

1998 Total Housing Units:	720
**Single Family	560
Multifamily	160

1990 Census Median House Value:	\$96,100
1998 Median House Sales Price:	\$148,000

1990 Census Median 2-Bdrm. Rental:	\$386
1998 Median 2-Bdrm. Rental:	\$700

DEVELOPMENT ACTIVITY

1998 Total New Residential Units:	142
**Single Family	133
Multifamily	9

1998 Formal Plats:	<u># Plats</u>	<u>#Lots</u>	<u>#Acres</u>
Applications:	2	316	67.20
Recordings:	2	117	31.50

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The Economic Development Council of Seattle and King County. Suburban Cities Assoc. of King County, Washington.
* Persons of Hispanic Origin can be of any race. ** Single Family includes mobile homes.

**Statistical Profile:
TUKWILA**

City Mayor: John "Wally" Rants

City Info: (206) 433 - 1800

DEMOGRAPHICS

Population, 1980	3,578	
Population, 1990	11,874	
Population, 1999	14,840	
Population Growth, 1980-1990	232%	
Population Growth, 1990-1999	25%	
Households, 1990	5,639	
Hhld Growth Target 1992-2012	4,791 - 6,014	
1990 Age Structure:		
17 and under	2,255	19%
18 - 64	8,591	72%
65 and over	1,028	9%
Race and Ethnic Categories, 1990:		
White	9,830	83%
African American	755	6%
Asian	880	7%
Hispanic*	436	4%



The City of Tukwila has a total land area of 5,751 acres. This city was incorporated in 1908. Tukwila is a major retail and manufacturing center for South King County.

EMPLOYMENT AND INCOME

1998 Number of Business Units:	1,633	1998 Total Jobs:	50,753
Median Household Income:		Manufacturing	14,915
1989 (1990 Census)	\$30,141	Wholesale/Utilities	7,326
1994 (Estimated)	\$38,000	Retail	15,161
Households by Income Category, 1989:		Finance/Services	9,479
0 - 50%	1,286	Government and Other	3,872
50 - 80%	1,384		
80 - 120%	1,522	Major Businesses and Employers:	
120% +	1,432	Boeing	Tukwila Warehousing METRO
		NC Machinery	United Parcel Service Nordstrom
		Kenworth Trucking	Red Dot Corporation Bon Marche

HOUSING

1998 Total Housing Units:	7,454
**Single Family	3,180
Multifamily	4,274
1990 Census Median House Value:	\$93,900
1998 Median House Sales Price:	\$150,000
1990 Census Median 2-Bdrm. Rental:	\$433
1998 Median 2-Bdrm. Rental:	\$600

DEVELOPMENT ACTIVITY

1998 Total New Residential Units:	32	1998 Formal Plats:	# Plats	#Lots	#Acres
**Single Family	32	Applications:	1	16	3.14
Multifamily	0	Recordings:	0	0	0.00

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The Economic Development Council of Seattle and King County. Suburban Cities Assoc. of King County, Washington.
* Persons of Hispanic Origin can be of any race. ** Single Family includes mobile homes.

Statistical Profile:
WOODINVILLE

City Mayor: Donald J. Brocka

City Info: (425) 489 - 2700

DEMOGRAPHICS

Population, 1980	n/a
Population, 1990	8,800
Population, 1999	10,250
Population Growth, 1980-1990	n/a
Population Growth, 1990-1999	16%

Households, 1990	3,000
Hhld Growth Target 1992-2012	1,800

1990 Age Structure:

17 and under	2,555	29%
18 - 64	5,625	64%
65 and over	621	7%

Race and Ethnic Categories, 1990:

White	8,257	94%
African American	101	1%
Asian	319	4%
Hispanic*	215	2%



The City of Woodinville has a total land area of 3,618 acres. Incorporated in 1993, Woodinville is one of King County's newest cities.

EMPLOYMENT AND INCOME

1998 Number of Business Units: 712

Median Household Income:

1989 (1990 Census)	\$38,249
1994 (Estimated)	\$60,900

Households by Income Category, 1989:

0 - 50%	370	12%
50 - 80%	360	12%
80 - 120%	640	21%
120% +	1,630	55%

1998 Total Jobs:

Manufacturing	2,396
Wholesale/Utilities	1,094
Retail	1,722
Finance/Services	1,972
Government and Other	2,576

Major Businesses and Employers:

- Chateau Ste. Michelle Winery
- Molbak Nursery
- Northshore School District

HOUSING

1998 Total Housing Units: 3,535

**Single Family	2,287
Multifamily	1,248

1990 Census Median House Value: \$198,000

1998 Median House Sales Price: \$262,000

1990 Census Median 2-Bdrm. Rental: \$568

1998 Median 2-Bdrm. Rental: \$760

DEVELOPMENT ACTIVITY

1998 Total New Residential Units: 267

**Single Family	68
Multifamily	199

1998 Formal Plats: # Plats #Lots #Acres

Applications:	3	76	60.50
Recordings:	3	42	6.54

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Woodinville. Suburban Cities Association of King County, Washington.
* Persons of Hispanic Origin can be of any race. ** Single Family includes mobile homes.

Statistical Profile:
YARROW POINT

City Mayor: *Jeanne Berry*

City Info: (425) 454 - 6994

DEMOGRAPHICS

Population, 1980	1,064
Population, 1990	962
Population, 1999	980
Population Growth, 1980-1990	-10%
Population Growth, 1990-1999	2%

Households, 1990	371
Hhld Growth Target 1992-2012	18

1990 Age Structure:

17 and under	211	22%
18 - 64	608	63%
65 and over	143	15%

Race and Ethnic Categories, 1990:

White	933	97%
African American	0	0%
Asian	27	3%
Hispanic*	13	1%

Town of
Yarrow Point

The City of Yarrow Point has a total land area of 232 acres. This city is one of the "Point Cities". Yarrow Point was incorporated in 1959.

EMPLOYMENT AND INCOME

1998 Number of Business Units: 23

Median Household Income:

1989 (1990 Census)	\$76,196
1994 (Estimated)	n/a

Households by Income Category, 1989:

0 - 50%	30	8%
50 - 80%	19	5%
80 - 120%	46	12%
120% +	278	74%

1998 Total Jobs: 104

Manufacturing	◆
Wholesale/Utilities	◆
Retail	◆
Finance/Services	◆
Government and Other	21

◆ Sector detail is suppressed to protect confidentiality.

Major Businesses and Employers:

NA

HOUSING

1998 Total Housing Units:	399
**Single Family	399
Multifamily	0

1990 Census Median House Value:	\$421,600
1998 Median House Sales Price:	\$675,000

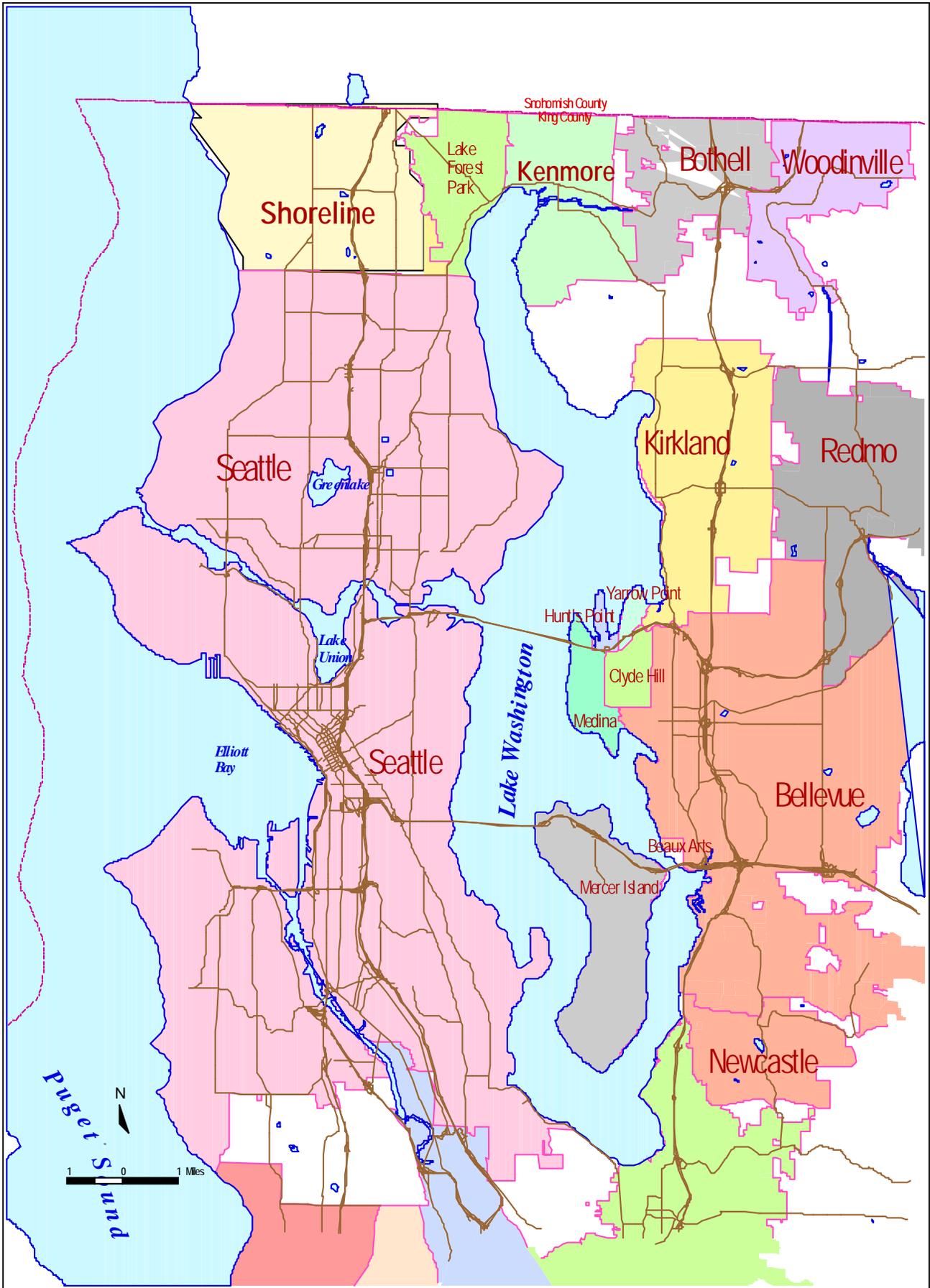
1990 Census Median 2-Bdrm. Rental:	\$733
1998 Median 2-Bdrm. Rental:	

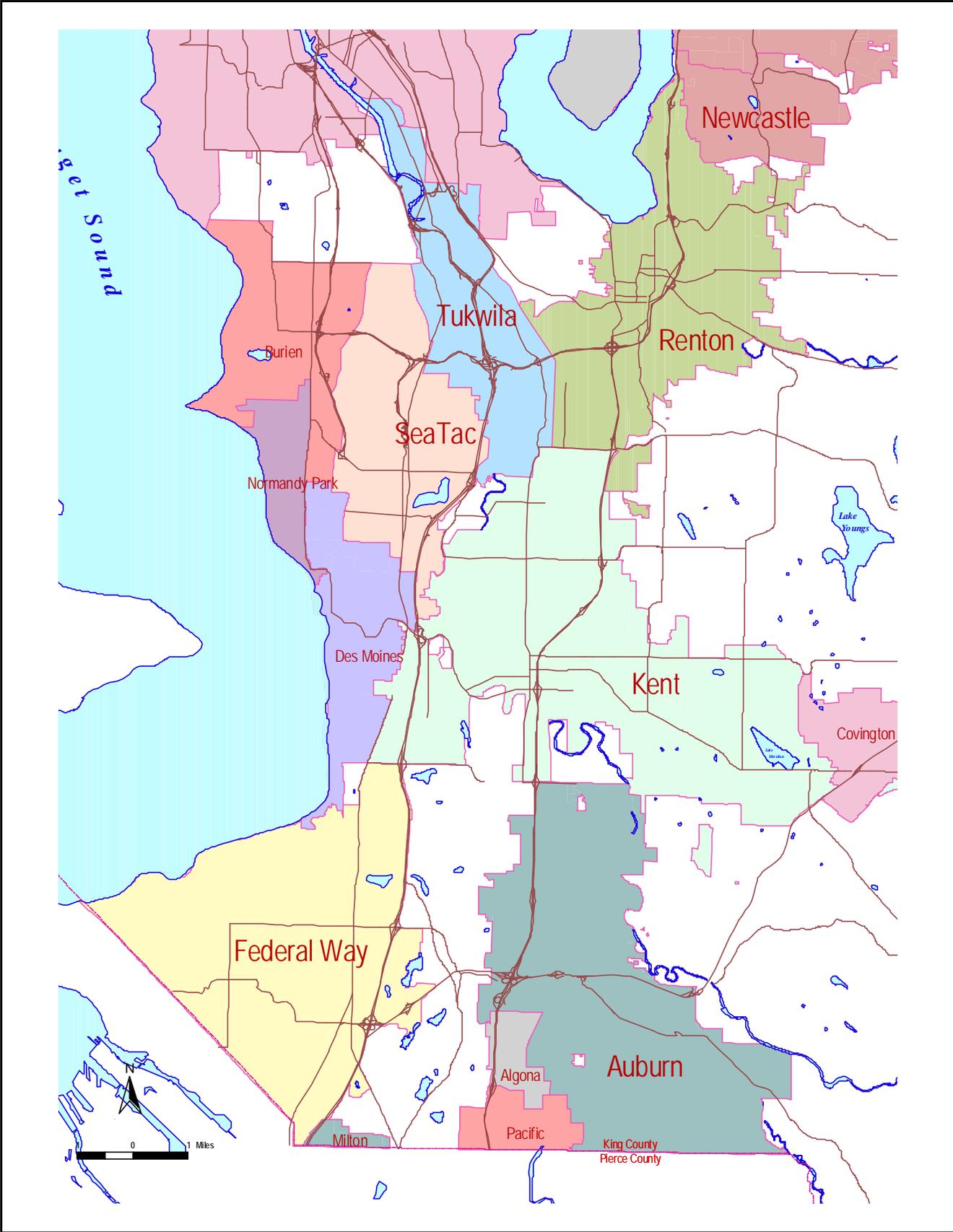
DEVELOPMENT ACTIVITY

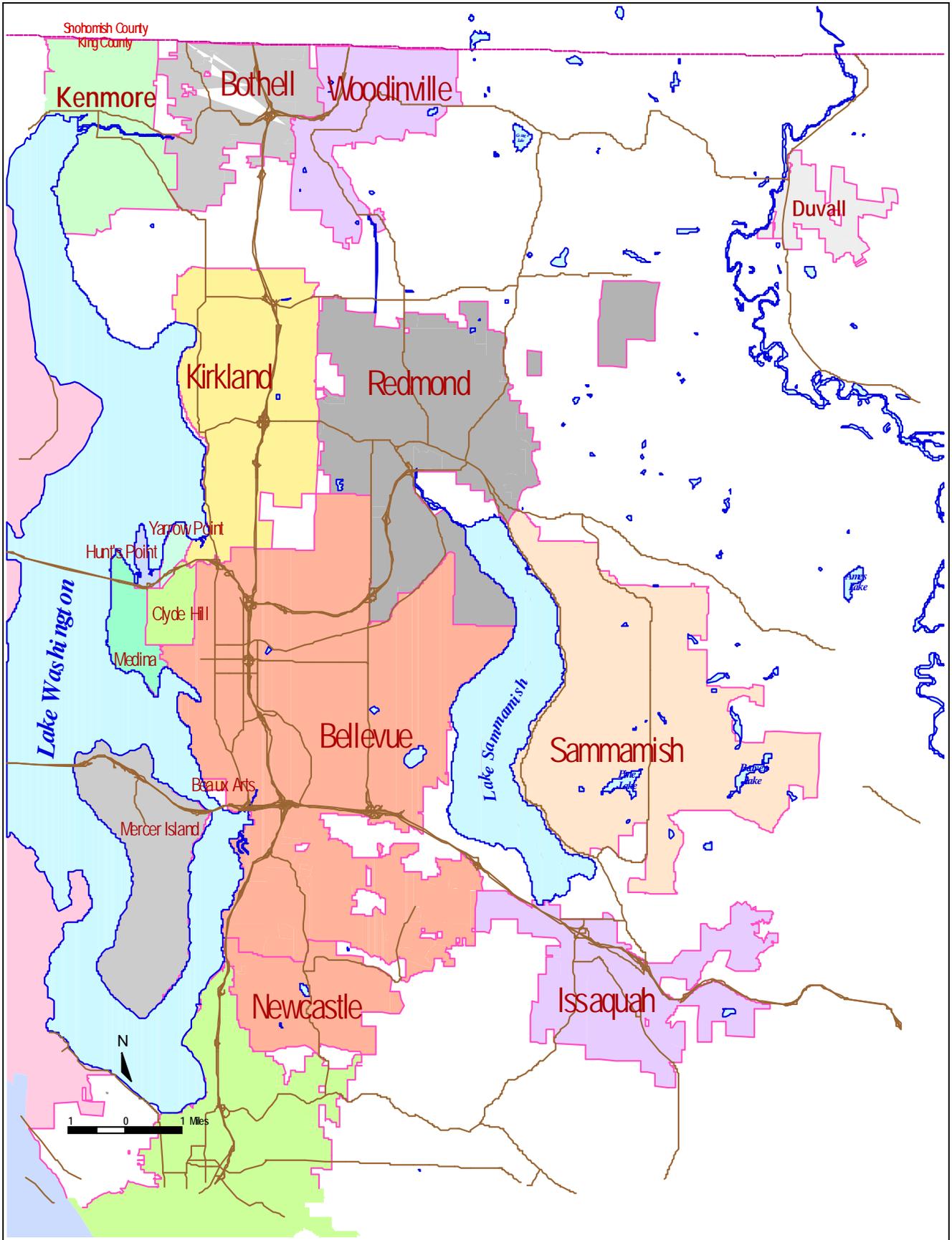
1998 Total New Residential Units:	1
**Single Family	1
Multifamily	0

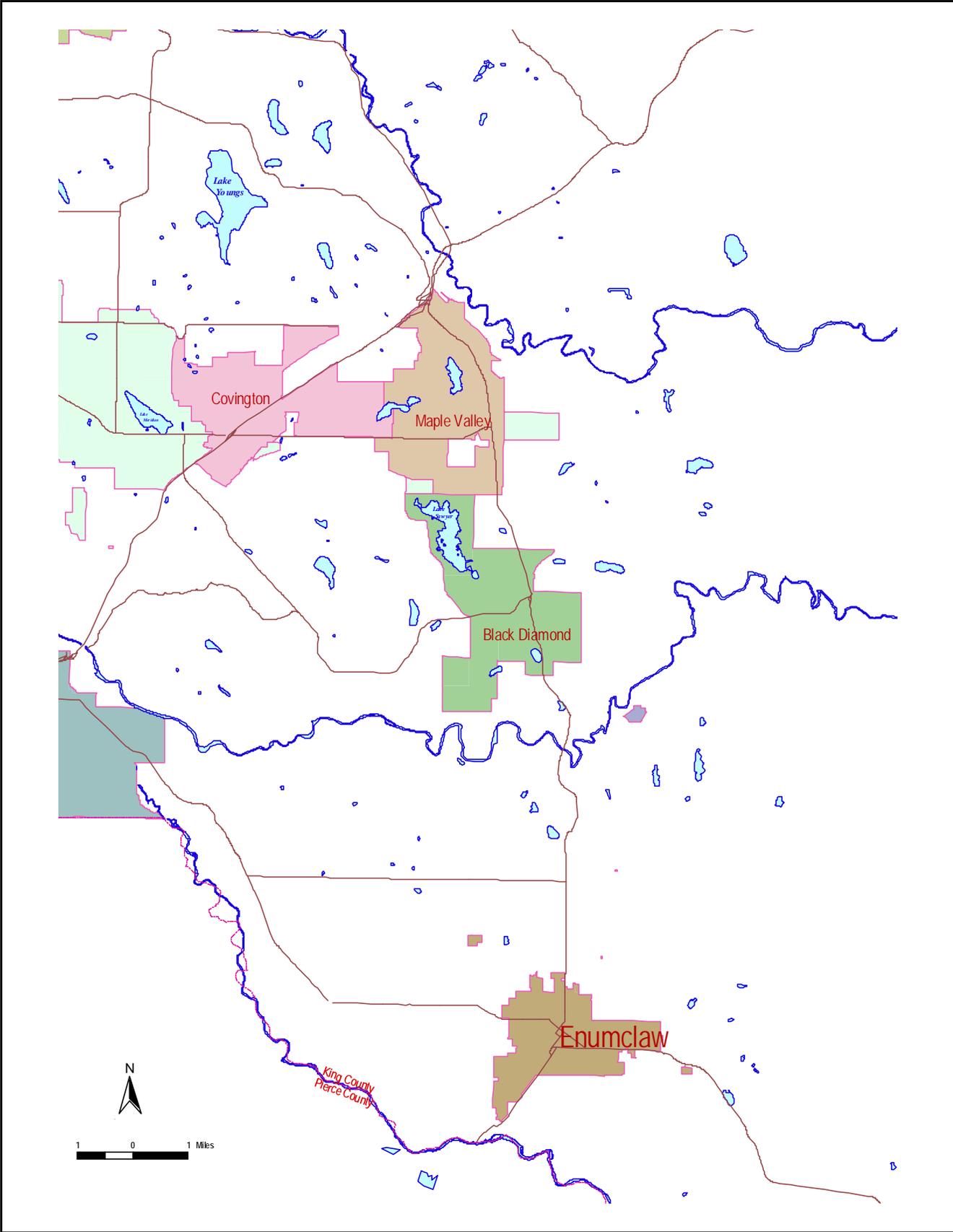
1998 Formal Plats:	<u># Plats</u>	<u>#Lots</u>	<u>#Acres</u>
Applications:	0	0	0.00
Recordings:	0	0	0.00

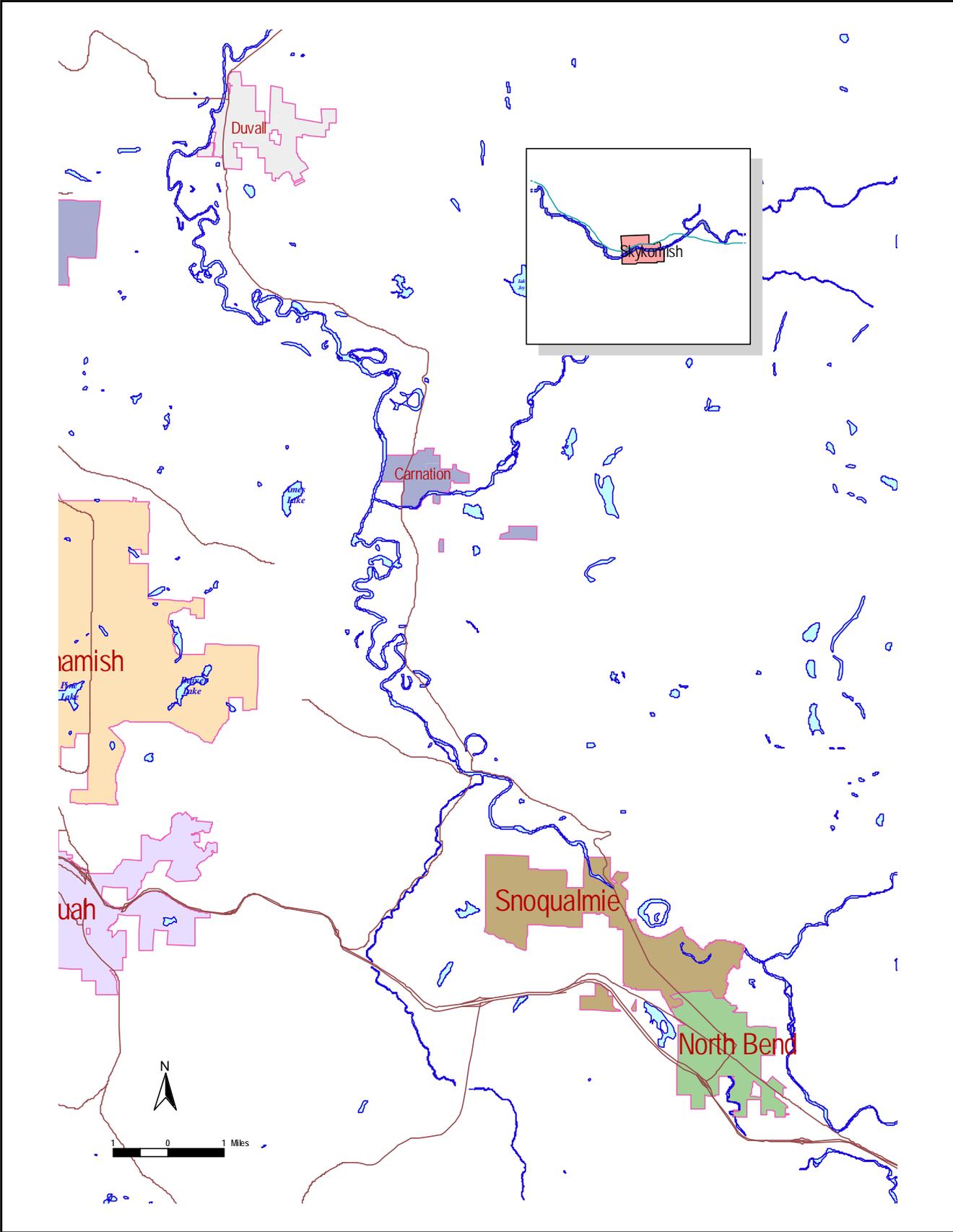
Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The Economic Development Council of Seattle and King County. Suburban Cities Assoc. of King County, Washington.
* Persons of Hispanic Origin can be of any race. ** Single Family includes mobile homes.











VII. Unincorporated Areas

The unincorporated portions of King County are divided into 15 areas for six-to-ten-year land use and capital improvement planning.

This chapter provides comparative information about development activity in these areas. Following the comparative tables are one-page profiles similar to the city profiles, for 12 of the unincorporated communities. Three other areas - East King County, Eastside and Green River Valley - contain very small unincorporated populations. These are summarized on *page 151*.

The comparative section includes data on formal plats, short plats, building permits for new residential land capacity, and forest practices. The profiles beginning on *page 138* cover the following communities:

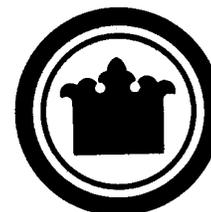
Bear Creek
East Sammamish
Enumclaw
Federal Way/Southwest
Highline
Newcastle
Northshore
Shoreline
Snoqualmie Valley
Soos Creek
Tahoma/Raven Heights
Vashon

Most of the designated Planning Areas contain cities within their boundaries. The data presented in the Unincorporated Area profiles are only for the unincorporated portions of the community, unless otherwise noted.

A map displaying current population of each Planning Area is in the back of this report.

For definitions of terms used in this chapter, see *pages 13 - 14*.

**Statistical Profile:
UNINCORPORATED KING COUNTY**



Unincorporated King County has a total land area of 1,758 square miles (1,125,000 acres). Most of unincorporated King County's 405,000 people live in urban areas of western King County.

DEMOGRAPHICS

Population, 1980	503,226
Population, 1990	513,298
Population, 1999	387,148
Population Growth, 1980-1990	2%
Population Growth, 1990-1999	-25%
Households, 1990	184,048
Hhld Growth Target 1992-2012	40,000 - 50,000

1990 Age Structure:

17 and under	143,556	28%
18 - 64	328,870	64%
65 and over	40,871	8%

Race and Ethnic Categories, 1990:

White	464,418	90%
African American	10,914	2%
Asian	28,009	5%
Hispanic*	12,745	2%

EMPLOYMENT AND INCOME

1998 Number of Business Units: 6,961

1998 Total Jobs: 50,769

Median Household Income:

1989 (1990 Census)	\$42,310
1994 (Estimated)	\$62,800

Manufacturing	4,512
Wholesale/Utilities	5,196
Retail	7,673
Finance/Services	14,015
Government and Other	19,373

Households by Income Category, 1989:

0 - 50%	22,533	13%
50 - 80%	22,879	13%
80 - 120%	39,646	23%
120% +	88,300	51%

Major Businesses and Employers:

School Districts	K2	Weyerhaeuser
King County Gov't	QFC	Albertson's
Plywood Supply	Safeway	

HOUSING

1998 Total Housing Units: 143,017

**Single Family	121,704
Multifamily	21,313

1990 Census Median House Value: \$146,300
1998 Median House Sales Price: \$210,000

1990 Census Median 2-Bdrm. Rental: \$490
1998 Median 2-Bdrm. Rental: \$675

DEVELOPMENT ACTIVITY

1998 Total New Residential Units: 3,784

**Single Family	2,384
Multifamily	1,400

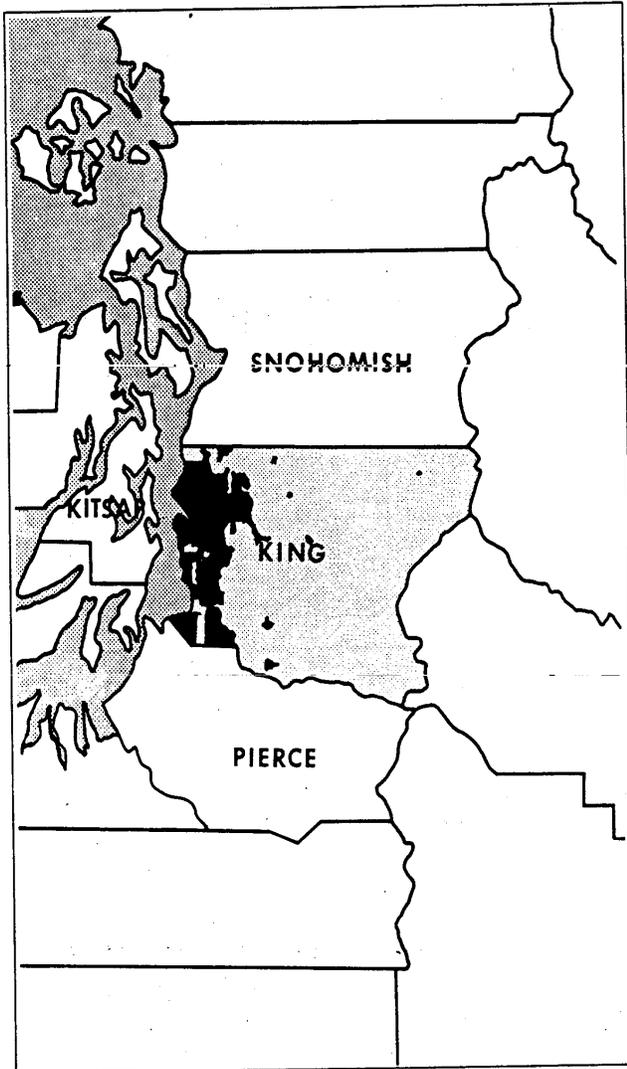
		# Plats	#Lots	#Acres
1998 Formal Plats:	Applications:	53	2,774	2,186.54
	Recordings:	33	1,108	513.24
1998 Short Plats:	Applications:	63	178	286.41
	Recordings:	74	208	174.22

Sources: 1990 Census of Population and Housing; King County Housing Affordability Bulletin, June 1995; Puget Sound Regional Council tally of jobs covered by state unemployment

insurance, from WA State Employment Security Department. King County Office of Budget and Strategic Planning. Suburban Cities Assoc. of King County, Washington.

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

Unincorporated King County



Area

1,771 Square Miles Unincorporated Area, 2,134 Square Miles Total including 38 Cities.

Highlights

Between 1990 and 1998 unincorporated King County experienced a net decrease of more than 108,000 persons, bringing the 1998 total population to 404,900. The decrease was due chiefly to transfer of population into cities through annexation and incorporation. Since 1990, seven cities have incorporated with a combined total of more than 130,000 people. During 1999, formation of one more city, Sammamish, will further reduce the unincorporated population by 28,000.

The number of new residential units increased 6 percent to 3,784 in 1998. The increase was due to multifamily, from 1,044 to 1,400 units, while single family construction decreased from 2,391 units to 2,384.

Subdivision recordings decreased from 1,717 new lots in 1997 to 1,108 in 1998. Short plat applications and recordings both experienced an increase in 1998.

Plan Status

In December 1994, the King County Comprehensive Plan was adopted replacing the 1985 Comprehensive Plan. The Comprehensive Plan was amended in December 1995 and December 1996.

Demographic Summary - Unincorporated Area

	1990	1995	1996	1997	1998	% Change 1990-1998
Population						
Unincorp. Area	513,300	497,400	431,900	432,100	404,900	-21.1%
Pop. per sq. mi.	277	273	240	242	229	-17.3%
Households						
Total	184,050	176,600	152,600	153,400	145,000	-21.2%
Household size	2.77	2.80	2.82	2.81	2.79	0.7%
Housing Units						
Total	192,100	185,800	160,800	161,400	152,600	-20.6%
Single family	147,100	144,800	125,700	125,300	117,150	-20.4%
Mobile homes	9,000	10,150	9,950	10,300	10,500	16.7%
Multifamily	36,000	30,850	25,150	25,800	24,950	-30.7%

Population

	Incorp.	Unincorp.	Total
1970 Census	748,600	410,700	1,159,300
1980 Census	766,500	503,250	1,269,750
1990 Census	994,100	513,250	1,507,350
1998 Estimate	1,260,887	404,913	1,665,800
2000 Forecast	1,322,200	364,000	1,686,200
2010 Forecast	1,433,400	423,000	1,856,400

Note: Forecasts assume no further incorporations after Kenmore and Sammamish in 1999. However, it is probable that the annexation will actually continue to reduce the unincorporated population.

Residential Subdivision Activity Unincorporated King County

Applications for Formal Plats

YEAR	Plats	Lots	Acres
1980	72	4,191	1,812.83
1985	56	3,020	1,637.96
Total 1980-1989	840	45,142	27,039.59
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
Total 1990-1998	379	16,544	14,855.45

Recorded Formal Plats

YEAR	Plats	Lots	Acres
1980	82	2,891	1,260.70
1985	75	3,374	1,587.03
Total 1980-1989	734	28,265	14,633.92
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
Total 1990-1998	433	15,064	9,529.87

Applications for Short Plats

YEAR	Plats	Lots	Acres
1980	1,086	3,105	7,762.51
1985	759	2,172	5,954.14
Total 1980-1989	6,878	20,014	48,974.47
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
Total 1990-1998	1,095	3,232	7,428.05

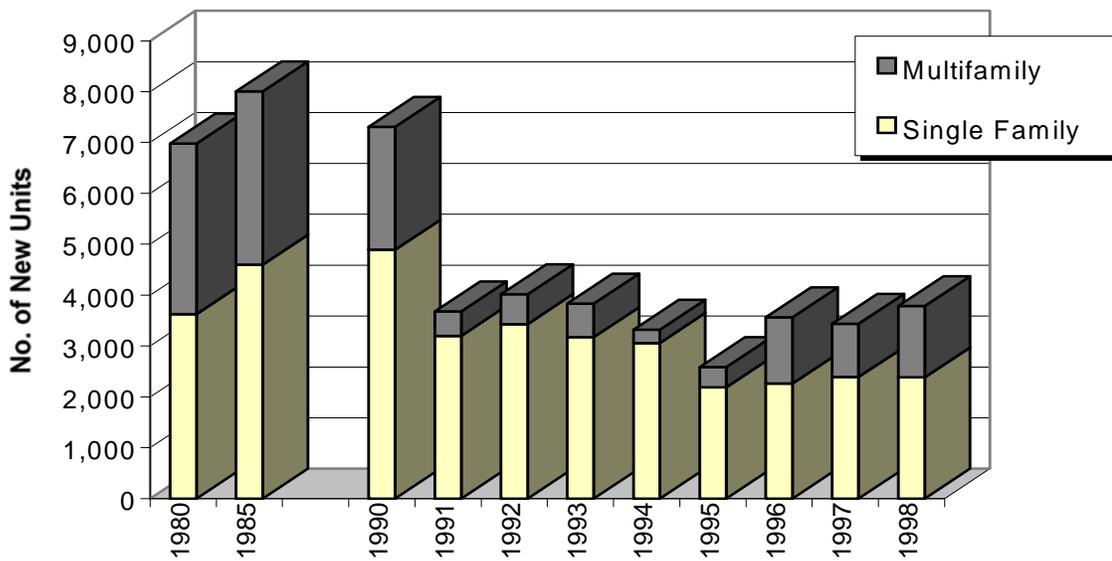
Recorded Short Plats

YEAR	Plats	Lots	Acres
1980	652	2,026	5,683.32
1985	337	1,009	2,404.30
Total 1980-1989	4,158	12,389	31,504.56
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
Total 1990-1998	951	2,680	4,436.28

Residential Permits and Units

YEAR	Single Family		Multifamily		Total	
	Permits	Units	Permits	Units	Permits	Units
1980	3,628	3,628	89	3,348	3,717	6,976
1985	4,596	4,596	86	3,410	4,682	8,006
Total 1980-1989	46,136	46,167	646	29,268	46,782	75,435
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
Total 1990-1998	26,978	26,977	183	8,543	27,161	35,520

Total New Residential Units



Transportation Concurrency Approvals

Unincorporated King County by Community Planning Area In Housing Units, 1995 - 1998

Urban Area

Planning Area	1995		1996		1997		1998	
	Single Family	Multi-family						
Bear Creek	3,750	200	0	0	0	0	0	0
East King County	0	0	0	0	0	0	0	0
East Sammamish	2,921	1,150	1,044	1,882	1,116	1,478	82	170
Eastside/Gr. River Valley	8	0	0	0	3	0	0	0
Enumclaw	0	0	0	0	0	0	0	0
Federal Way	208	0	50	0	334	487	246	65
Highline	87	0	13	11	95	622	52	586
Newcastle	39	50	30	0	37	4	242	245
Northshore	190	190	135	1,546	204	660	410	192
Shoreline	4	33	0	0	0	14	0	21
Snoqualmie Valley	0	0	0	0	0	0	0	0
Soos Creek	1,057	1,025	565	544	460	664	303	280
Tahoma/Raven Heights	246	320	2	0	652	0	0	320
TOTAL:	8,510	2,968	1,839	3,983	2,901	3,929	1,335	1,879

Rural Area

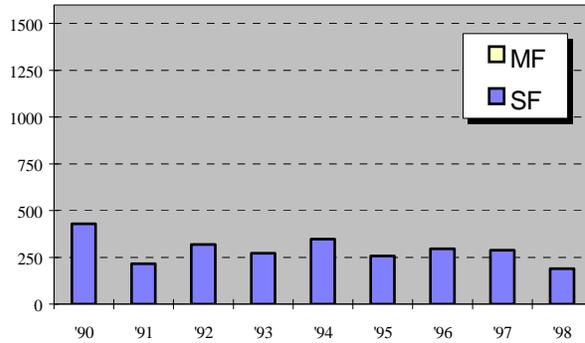
Planning Area	1995		1996		1997		1998	
	Single Family	Multi-family						
Bear Creek	125	-	8	-	9	-	4	-
East King County	0	-	0	-	1	-	0	-
East Sammamish	3	-	3	-	1	-	0	-
Eastside/Gr. River Valley	0	-	0	-	0	-	0	-
Enumclaw	1	-	8	-	1	-	0	-
Newcastle	4	-	1	-	2	-	1	-
Northshore	4	-	0	-	0	-	2	-
Snoqualmie Valley	105	-	26	-	9	-	66	-
Soos Creek	31	-	8	-	18	-	28	-
Tahoma/Raven Heights	12	-	13	-	20	-	83	-
Vashon	2	-	10	-	0	-	12	-
TOTAL:	287	-	77	-	61	-	196	-

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 1998.

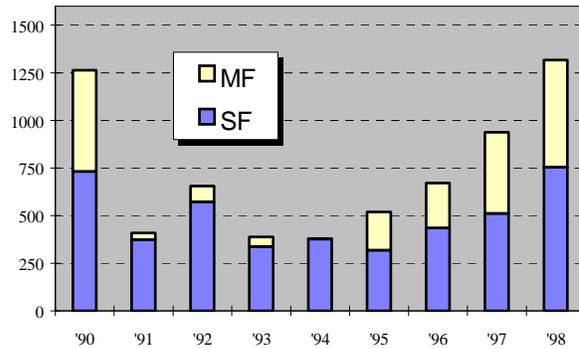
Total New Residential Units Unincorporated King County Single Family and Multifamily, 1990 - 1998

BEAR CREEK



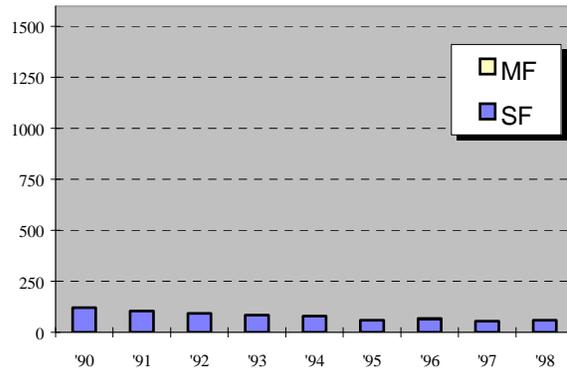
YEAR	SF	MF	TOTAL
'90	430	0	430
'91	217	0	217
'92	319	0	319
'93	272	0	272
'94	349	0	349
'95	259	0	259
'96	297	0	297
'97	289	0	289
'98	189	0	189
TOTAL	2,621	0	2,621

EAST SAMMAMISH



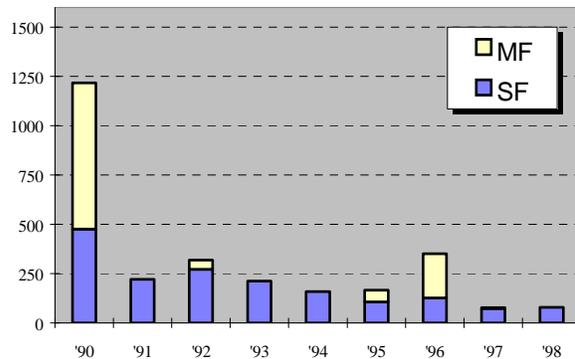
YEAR	SF	MF	TOTAL
'90	733	531	1,264
'91	375	35	410
'92	573	83	656
'93	338	51	389
'94	377	2	379
'95	319	201	520
'96	437	236	673
'97	512	427	939
'98	755	563	1,318
TOTAL	4,419	2,129	6,548

ENUMCLAW



YEAR	SF	MF	TOTAL
'90	121	0	121
'91	104	0	104
'92	93	0	93
'93	85	0	85
'94	79	0	79
'95	59	0	59
'96	64	4	68
'97	54	0	54
'98	59	0	59
TOTAL	718	4	722

FEDERAL WAY / S.W.

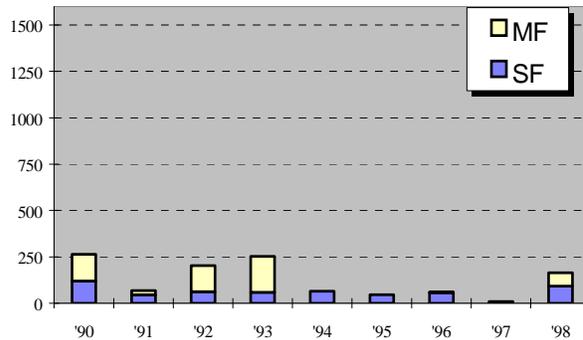


YEAR	SF	MF	TOTAL
'90	477	741	1,218
'91	221	0	221
'92	273	46	319
'93	212	0	212
'94	160	0	160
'95	106	60	166
'96	127	224	351
'97	73	4	77
'98	79	0	79
TOTAL	1,728	1,075	2,803

Total New Residential Units

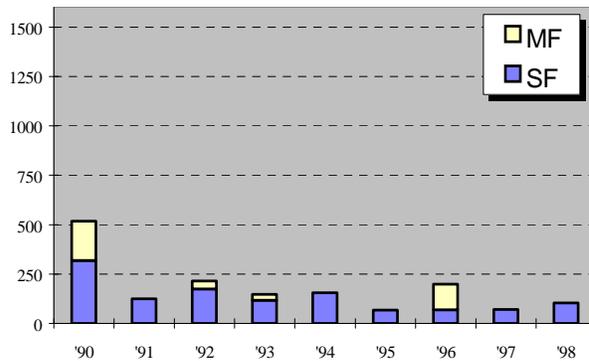
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HIGHLINE



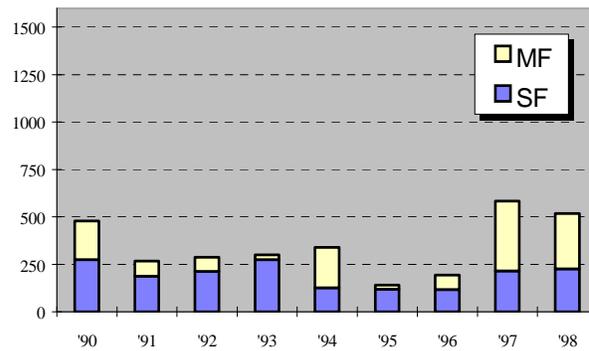
YEAR	SF	MF	TOTAL
'90	120	144	264
'91	47	22	69
'92	62	141	203
'93	60	194	254
'94	65	0	65
'95	47	0	47
'96	57	4	61
'97	10	0	10
'98	92	72	164
TOTAL	560	577	1,137

NEWCASTLE



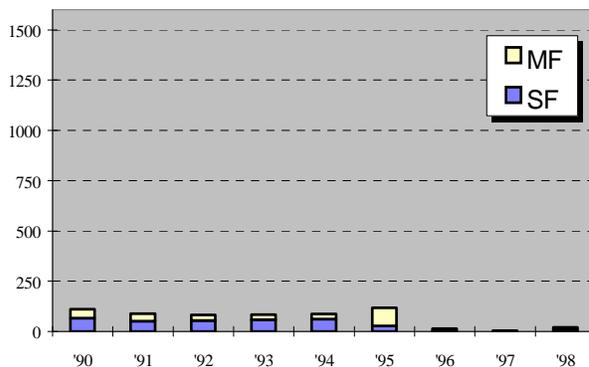
YEAR	SF	MF	TOTAL
'90	319	200	519
'91	125	0	125
'92	175	40	215
'93	118	30	148
'94	156	0	156
'95	67	0	67
'96	69	130	199
'97	71	0	71
'98	104	0	104
TOTAL	1,204	400	1,604

NORTHSHORE



YEAR	SF	MF	TOTAL
'90	275	203	478
'91	187	81	268
'92	213	74	287
'93	275	24	299
'94	126	213	339
'95	120	21	141
'96	117	76	193
'97	215	368	583
'98	226	293	519
TOTAL	1,754	1,353	3,107

SHORELINE

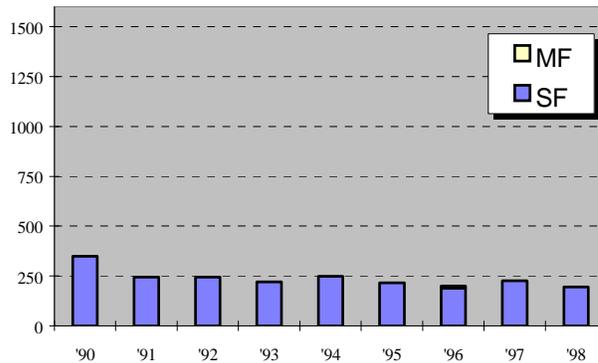


YEAR	SF	MF	TOTAL
'90	67	44	111
'91	51	37	88
'92	55	26	81
'93	58	25	83
'94	62	25	87
'95	28	90	118
'96	3	10	13
'97	3	0	3
'98	7	14	21
TOTAL	334	271	605

Total New Residential Units

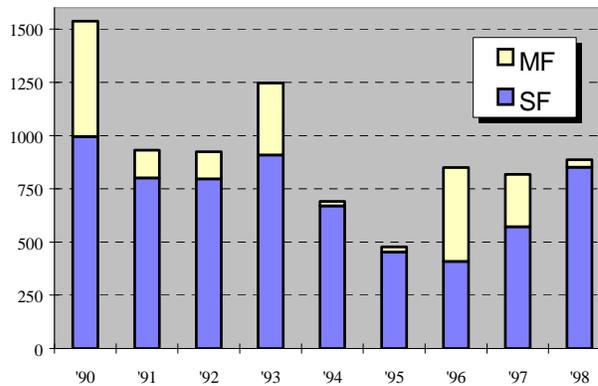
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SNOQUALMIE VALLEY



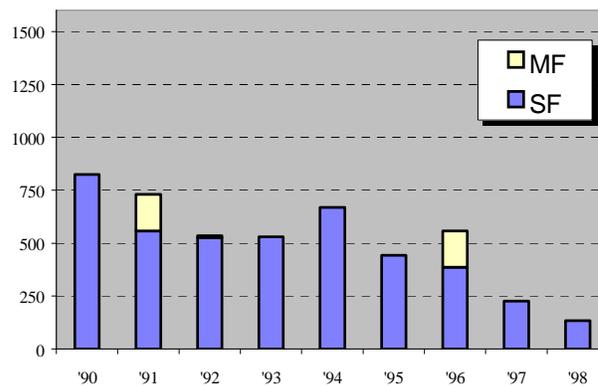
YEAR	SF	MF	TOTAL
'90	349	0	349
'91	245	0	245
'92	246	0	246
'93	221	0	221
'94	249	0	249
'95	216	0	216
'96	191	10	201
'97	227	0	227
'98	196	0	196
TOTAL	2,140	10	2,150

SOOS CREEK



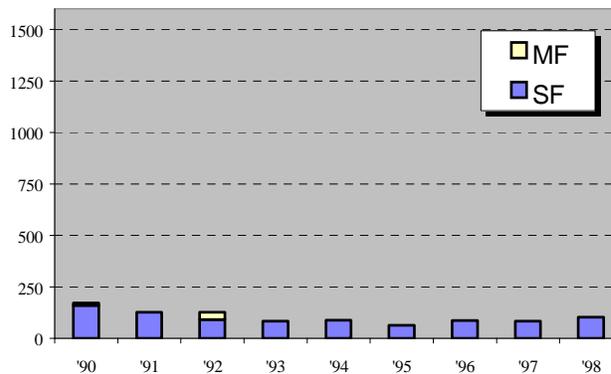
YEAR	SF	MF	TOTAL
'90	996	541	1,537
'91	801	130	931
'92	796	127	923
'93	910	337	1,247
'94	670	21	691
'95	453	24	477
'96	410	439	849
'97	572	245	817
'98	851	36	887
TOTAL	6,459	1,900	8,359

TAHOMA / RAVEN HEIGHTS



YEAR	SF	MF	TOTAL
'90	824	0	824
'91	558	172	730
'92	525	10	535
'93	530	0	530
'94	669	0	669
'95	443	0	443
'96	387	170	557
'97	227	0	227
'98	134	0	134
TOTAL	4,297	352	4,649

VASHON

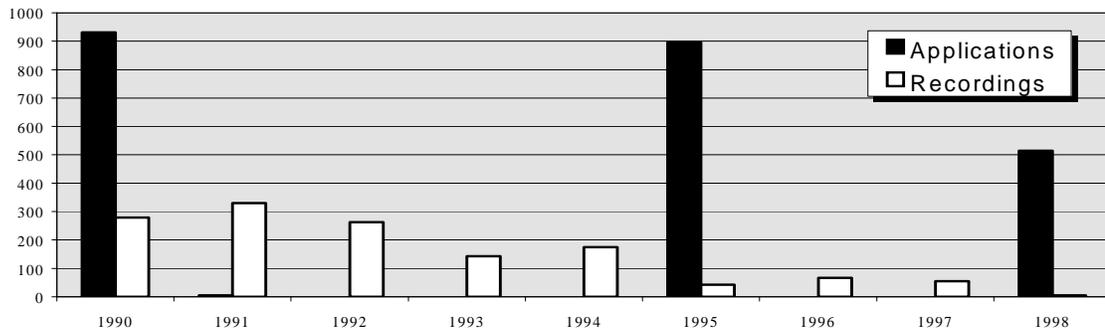


YEAR	SF	MF	TOTAL
'90	159	12	171
'91	127	0	127
'92	91	36	127
'93	83	0	83
'94	88	0	88
'95	63	0	63
'96	87	0	87
'97	83	0	83
'98	103	0	103
TOTAL	884	48	932

Residential Subdivision Activity Unincorporated King County Applications and Recorded Formal Plats, 1990 - 1998

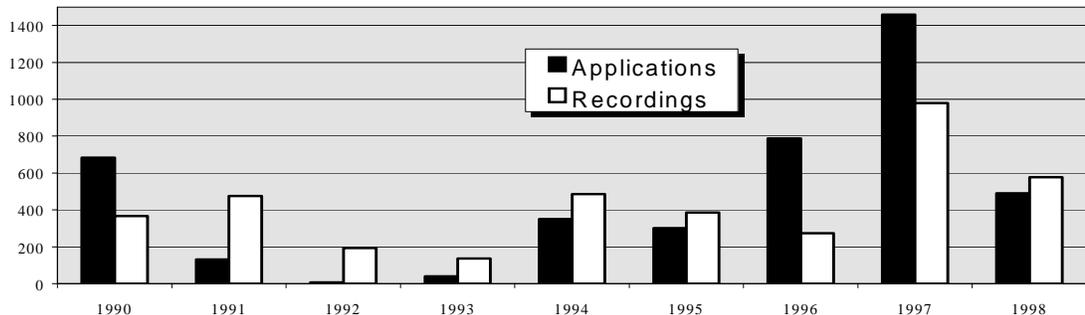
**BEAR
CREEK**

YEAR	Applications			Recordings		
	Plats	Lots	Acres	Plats	Lots	Acres
1990	12	931	1,517.06	9	279	440.97
1991	2	5	3.87	7	330	357.79
1992	0	0	0.00	11	263	311.32
1993	0	0	0.00	10	143	205.22
1994	0	0	0.00	8	175	191.82
1995	1	896	807.07	4	42	42.65
1996	0	0	0.00	4	67	30.92
1997	0	0	0.00	3	55	66.79
1998	1	514	265.00	1	5	3.54
TOTAL	15	1,832	2,328.00	56	1,354	1,651.02



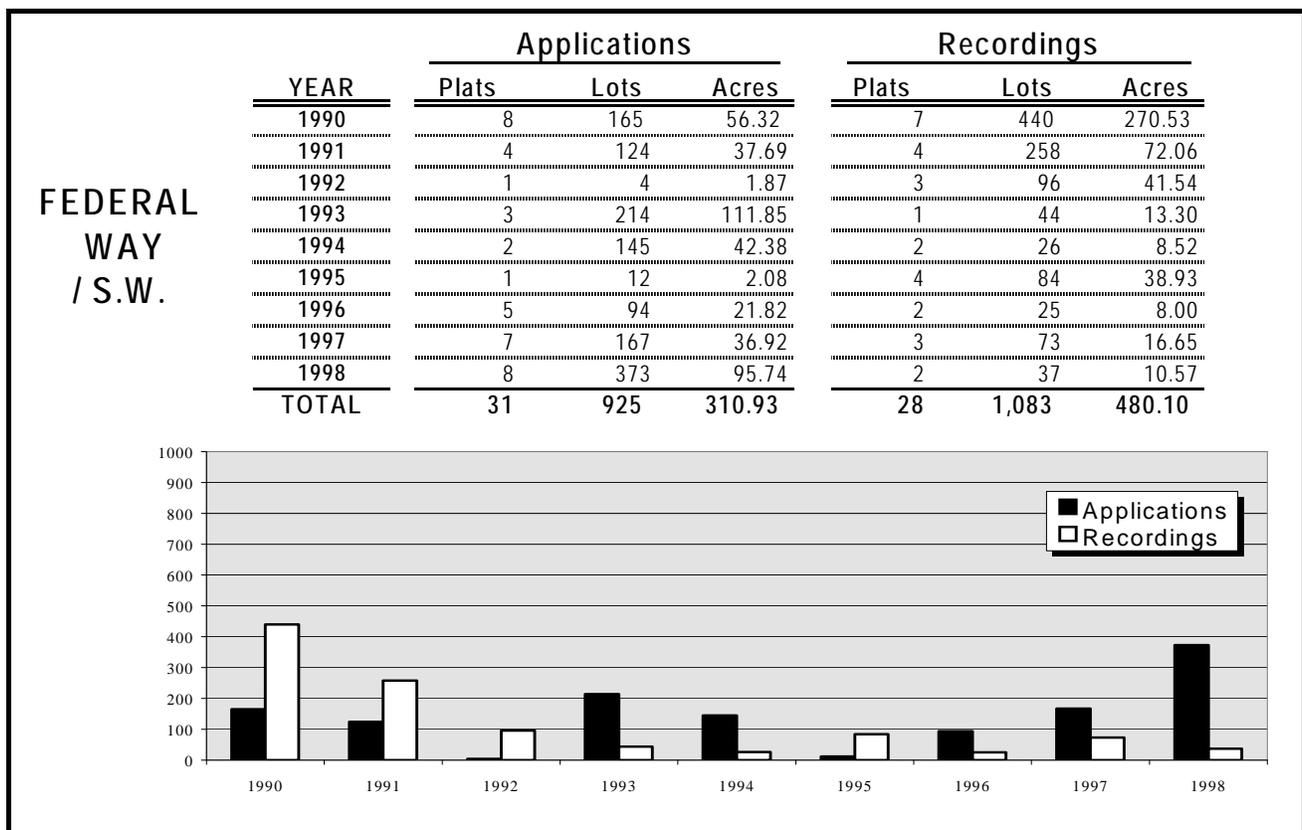
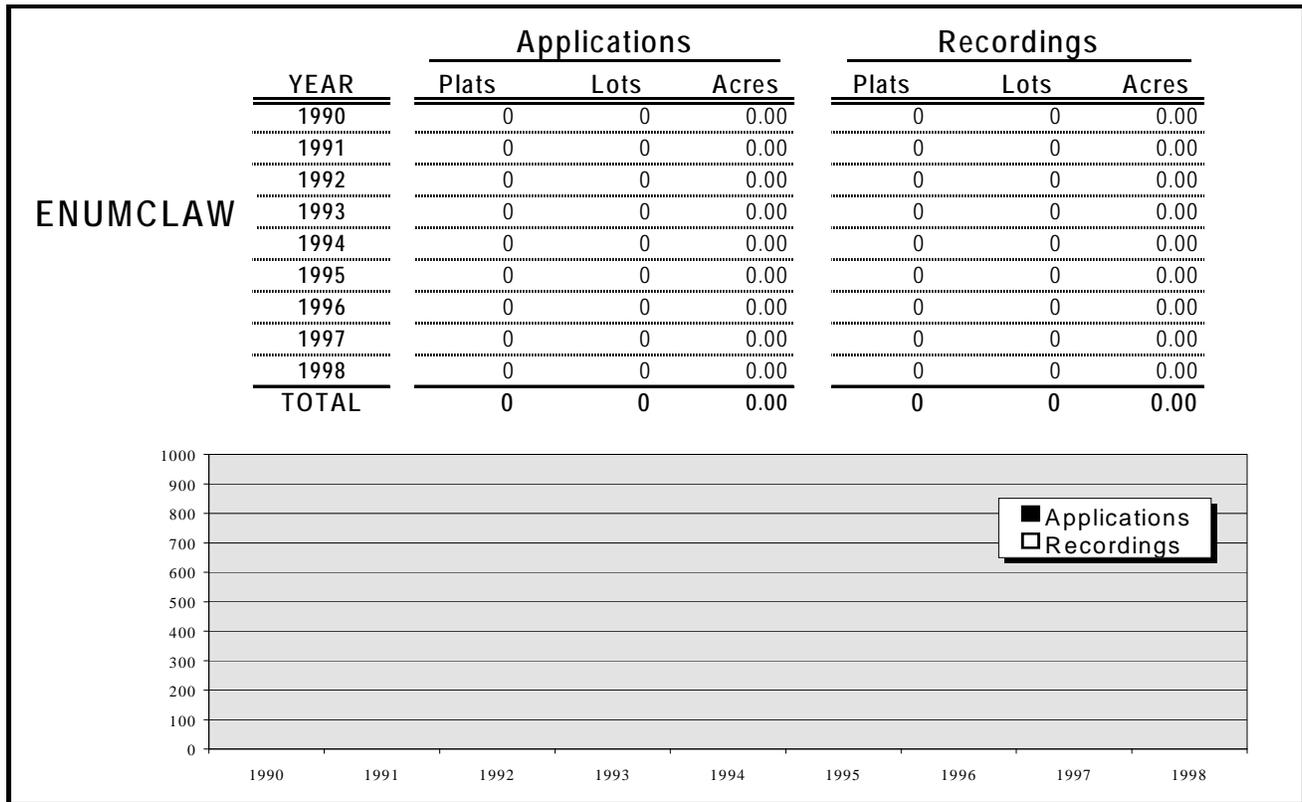
**EAST
SAMMAMISH**

YEAR	Applications			Recordings		
	Plats	Lots	Acres	Plats	Lots	Acres
1990	16	683	2,082.48	8	366	144.23
1991	2	131	43.49	9	476	181.46
1992	1	6	2.76	7	192	281.77
1993	2	39	11.86	3	136	46.13
1994	3	350	104.11	8	486	232.77
1995	4	300	137.99	7	386	389.77
1996	9	787	255.95	5	273	185.30
1997	24	1,459	598.91	11	978	492.05
1998	17	490	187.57	11	576	307.75
TOTAL	61	3,755	3,237.55	69	3,869	2,261.23



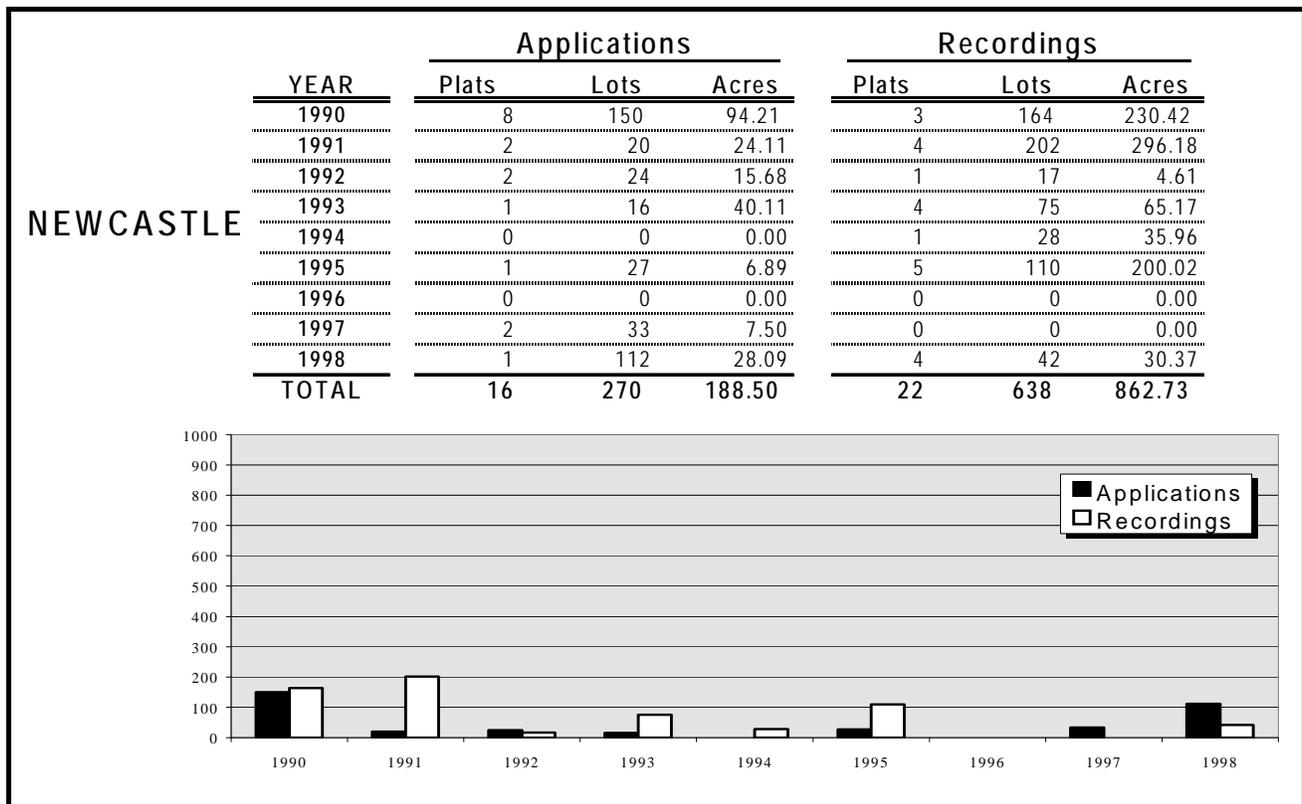
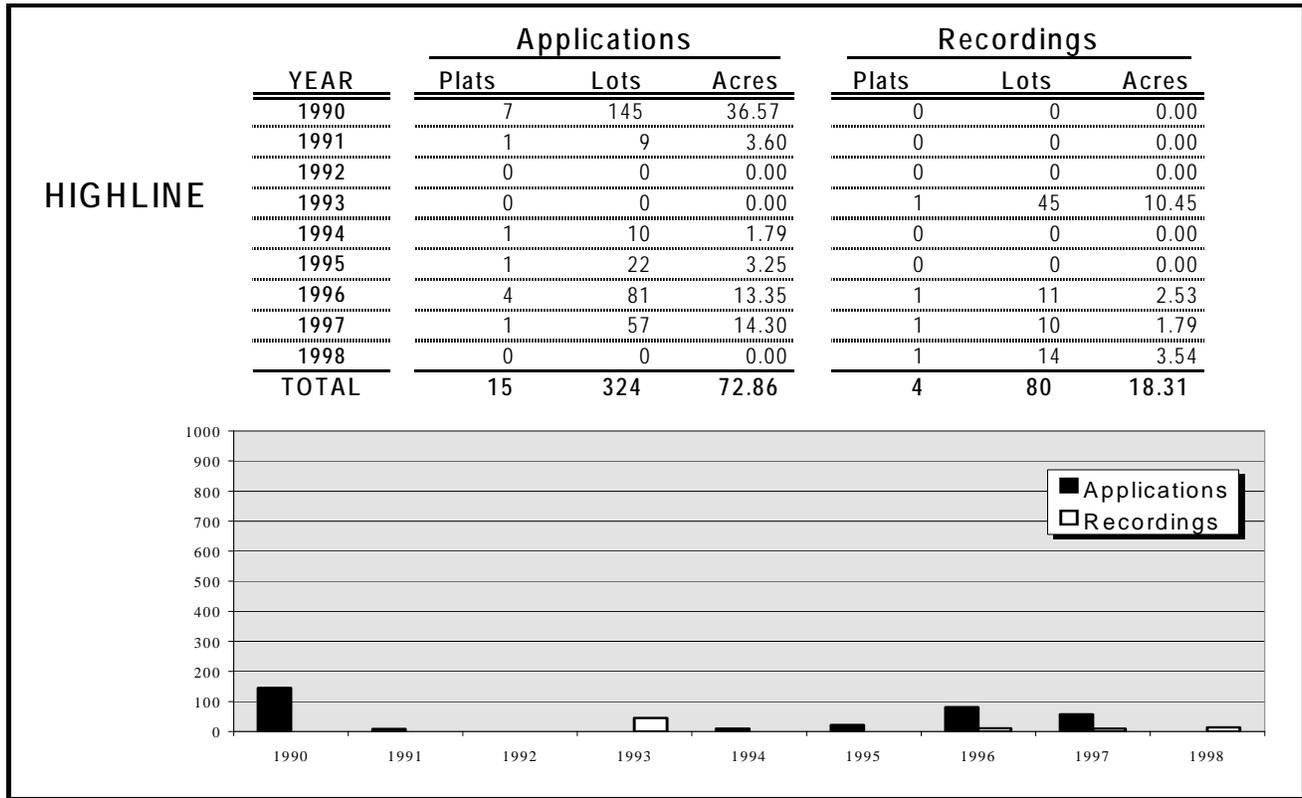
Applications and Recorded Formal Plats

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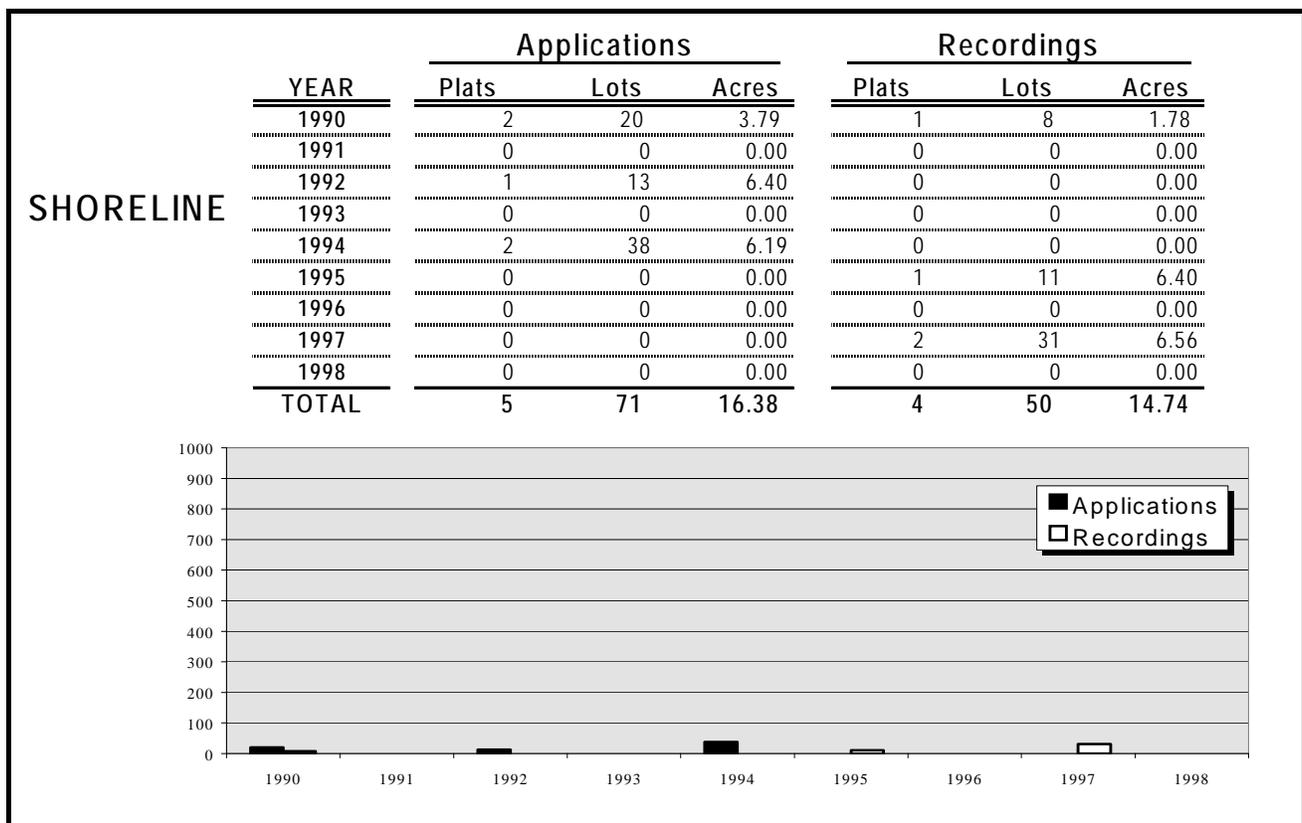
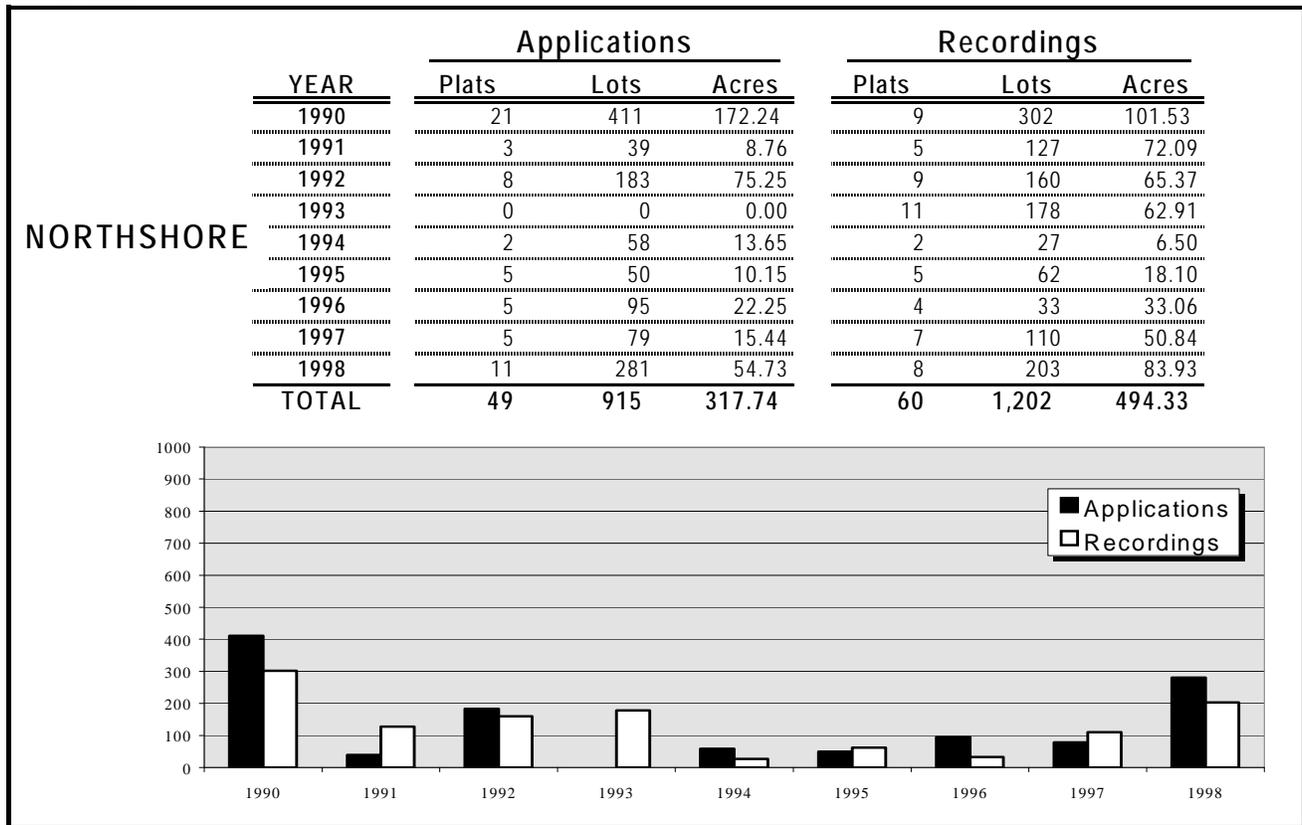
Applications and Recorded Formal Plats

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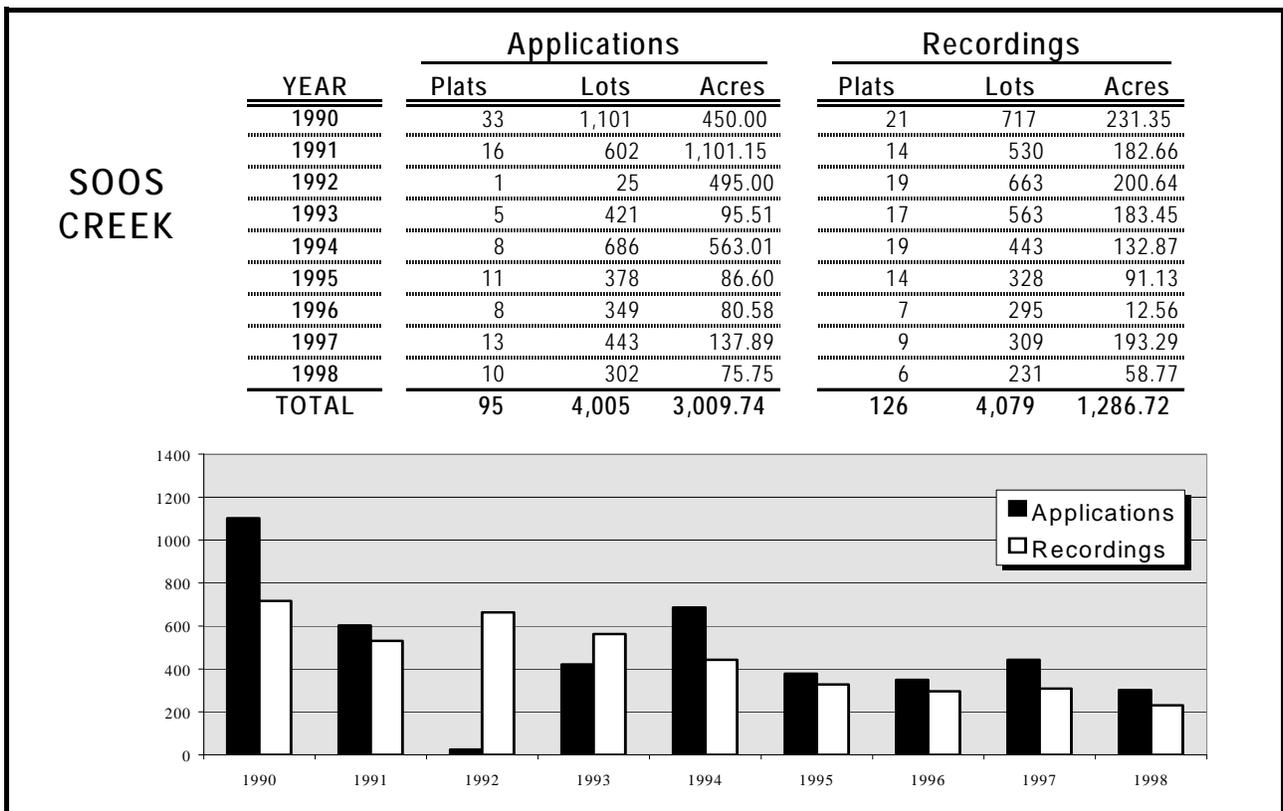
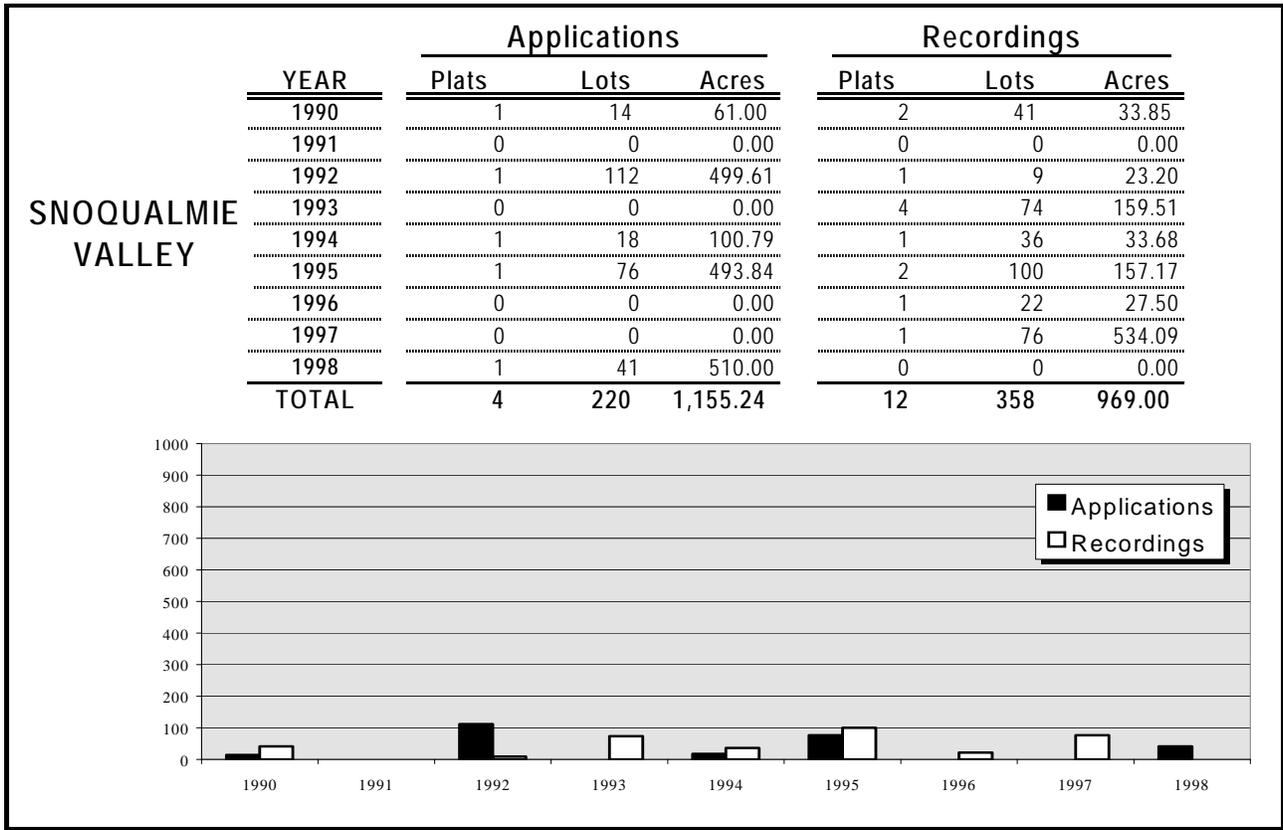
Applications and Recorded Formal Plats

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Applications and Recorded Formal Plats

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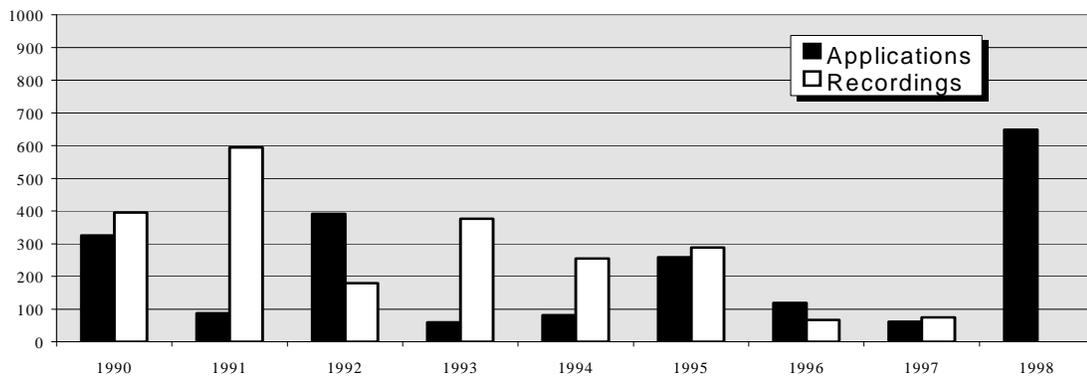


Applications and Recorded Formal Plats

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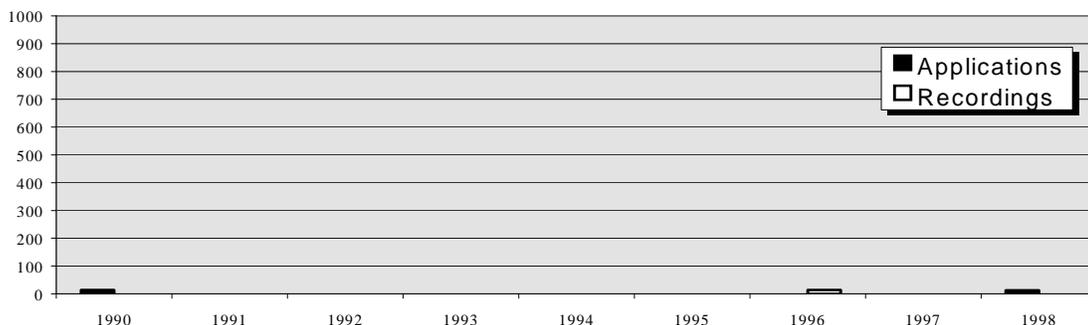
TAHOMA / RAVEN HEIGHTS

YEAR	Applications			Recordings		
	Plats	Lots	Acres	Plats	Lots	Acres
1990	15	325	404.77	6	395	249.14
1991	4	87	72.07	7	594	354.19
1992	2	391	1,742.01	6	179	174.15
1993	2	59	54.85	9	376	191.17
1994	2	81	42.00	5	255	130.34
1995	4	258	55.29	8	288	73.08
1996	2	119	58.87	3	67	158.69
1997	3	61	70.61	3	75	63.69
1998	3	649	958.10	0	0	0.00
TOTAL	34	1,381	2,500.47	47	2,229	1,394.45



VASHON

YEAR	Applications			Recordings		
	Plats	Lots	Acres	Plats	Lots	Acres
1990	1	14	3.24	0	0	0.00
1991	0	0	0.00	0	0	0.00
1992	0	0	0.00	0	0	0.00
1993	0	0	0.00	0	0	0.00
1994	0	0	0.00	0	0	0.00
1995	0	0	0.00	0	0	0.00
1996	0	0	0.00	1	13	3.24
1997	0	0	0.00	0	0	0.00
1998	1	12	11.56	0	0	0.00
TOTAL	2	26	14.80	1	13	3.24



Preliminary Residential Dwelling Unit Capacity Unincorporated King County, 1995

URBAN LAND

Unincorporated Area	VACANT		REDEVELOPABLE		TOTAL	
	Net Acres	Net Units	Net Acres	Net Units	Net Acres	Net Units
Bear Creek	2,130	3,950	0	0	2,130	3,950
Eastside	0	0	0	0	0	0
East King County	0	0	0	0	0	0
Enumclaw	0	0	0	0	0	0
East Sammamish	8,228	12,008	601	1,849	8,829	13,857
Federal Way	1,547	5,065	263	919	1,810	5,984
Green River Valley	165	217	38	43	203	260
Highline	354	3,431	107	685	461	4,116
Newcastle	1,225	1,965	151	372	1,376	2,337
Northshore	1,191	3,327	453	2,417	1,644	5,744
Soos Creek	2,420	9,074	716	1,610	3,136	10,684
Shoreline	27	132	26	152	53	284
Snoqualmie	1,137	1,160	105	538	1,242	1,698
Tahoma/Raven Heights	972	4,164	162	1,472	1,134	5,636
Vashon	0	0	0	0	0	0
Urban Total:	19,396	44,144	2,622	8,258	22,018	54,550

RURAL LAND

Unincorporated Area	VACANT		REDEVELOPABLE		TOTAL	
	Net Acres	Net Units	Net Acres	Net Units	Net Acres	Net Units
Bear Creek	4,388	1,592	368	21	4,756	1,613
Eastside		0	0	0	0	0
East King County	35,050	1,004	179	4	35,229	1,008
Enumclaw	8,512	994	0	0	8,512	994
East Sammamish	2,953	526	302	22	3,255	548
Federal Way	0	0	0	0	0	0
Green River Valley	0	0	0	0	0	0
Highline	0	0	0	0	0	0
Newcastle	1,146	443	73	13	1,219	456
Northshore	473	212	285	30	758	242
Soos Creek	2,977	850	289	27	3,266	877
Shoreline	0	0	0	0	0	0
Snoqualmie	23,242	3,045	2,551	552	25,793	3,597
Tahoma/Raven Heights	4,914	2,126	815	901	5,729	3,027
Vashon	6,146	2,594	461	41	6,607	2,635
Rural Total:	89,801	13,386	5,323	1,611	95,124	14,997

Dwelling unit capacity is measured in housing units that can be accommodated on vacant land parcels (vacant land capacity) and on partly developed parcels (redevelopment capacity) in urban and rural designated areas of unincorporated King County.

NOTES:

(1) Dwelling unit capacity provides an estimate of the ability of jurisdictions to accommodate future household growth on residentially zoned lands. Dwelling unit capacity has two components: dwelling units that can be built on vacant land, and additional units that can be accommodated on partly utilized or already developed land.

(2) Capacity estimates in the table have been discounted for factors that reduce site yields: critical areas, right-of-way, and lands for other public purposes such as parks and schools. The estimates also have been discounted for "market" factors to allow for the fact that not all lands will be available for use within the 20-year planning horizon jurisdictions are using for Growth Management Act planning.

(3) The estimates in the tables are for current boundaries and zoning as of December 1995. Capacities in the cities of Newcastle (incorporated October 1994) and Shoreline (incorporated August 1995) are not included in this table. The cities of Covington and Maple Valley were still unincorporated in 1995, so their capacity is included in the table.

Source: King County Department of Development and Environmental Services.

20-Year Household Growth Targets Unincorporated King County by Community Planning Area

Jurisdiction	1990 Households	1992-2012 Growth Target		
		*Urban	*Rural	TOTAL
Bear Creek	6,600	3,400	1,600	4,300-5,700
East King County	300	0	50	0-100
East Sammamish	10,500	7,650	950	8,000-9,200
Eastside/Green River Valley	1,350	0	0	0
Enumclaw	4,100	0	300	250-350
Federal Way	10,800	3,750	0	3,300-4,200
Highline	32,200	1,650	0	1,400-1,900
Newcastle	16,000	3,050	400	2,900-4,000
Northshore	23,600	3,000	250	2,800-3,700
Shoreline	23,500	3,000	0	2,600-3,400
Snoqualmie Valley	7,500	0	1,100	900-1,300
Soos Creek	32,100	9,100	650	9,150-10,350
Tahoma/Raven Heights	11,600	3,400	1,300	4,100-5,300
Vashon	3,800	0	400	300-500
Uninc. King Co. Total:	184,050	38,000	7,000	40,000-50,000
Cities Total:	431,750			131,768 - 172,558
KING COUNTY TOTAL:	615,800	38,000	7,000	184,913-212,546

* Figures represent midpoint of range.

Note: Household growth targets are policy statements identifying the number of new households to be accommodated during the 20 - year Growth Mangement Planning period. They are expressed as a range of households to be added within Urban - and Rural - designated areas of each planning area. The unincorporated total targets were established by the Countywide Planning Policies in July 1994; they have not been reduced to account for the incorporation of Newcastle, Shoreline, Covington or Maple Valley.

Source: King County Comprehensive Plan, December 1994.

Forest Practice Applications in Unincorporated King County Land Outside U.S. Forest Service Jurisdiction, 1990 - 1998

	1990	1991	1992	1993*	1994	1995	1996	1997	1998
Forest acres harvested and replanted**									
Acres Harvested	10,159	12,493	8,222	10,127	11,361	9,692	8,625	10,565	8,802
Inside Forest Production District (Class 2,3)	9,022	10,814	4,200	6,249	9,178	8,022	6,974	8,790	7,656
Outside Forest Production District (Class 2,3)	948	1,155	2,474	3,685	2,183	1,653	1,604	1,663	495
Class 4 Special**	189	524	1,548	193	0	18	47	112	651
Total No. of Harvest Applications	256	269	214	381	350	297	304	308	214
Inside Forest Production District	190	201	121	133	165	153	180	205	163
Outside Forest Production District	66	68	93	248	185	144	124	103	51
Forest acres converted (Class 4 General)****									
Acres Converted	728	426	445	1,131	306	674	754	541	1,483
Inside Forest Production District	1	71	7	13	0	0	4	58	145
Outside Forest Production District	727	355	438	1,118	306	674	750	483	1,338
Total No. of Conversion Applications	61	29	28	100	32	41	56	37	35
Inside Forest Production District	5	12	1	4	0	0	1	3	8
Outside Forest Production District	56	17	27	96	32	41	55	34	27
TOTAL ACRES CUT	10,887	12,919	8,667	11,258	11,667	10,366	9,379	11,106	10,285
Community Planning Areas (Total Acres Cut)									
Bear Creek	189	35	111	162	161	312	132	26	1,091
East King County	4,426	6,478	2,872	2,854	2,978	2,951	2,238	3,155	3,529
East Sammamish	65	47	69	599	247	320	288	270	184
Enumclaw	526	1,040	900	970	540	1,201	1,484	1,068	980
Federal Way	0	0	15	88	20	2	6	50	28
Newcastle	171	118	122	97	92	131	80	11	3
Northshore	3	2	21	3	16	24	52	11	5
Snoqualmie	4,928	4,160	2,673	3,858	6,284	4,330	3,699	5,479	3,684
Soos Creek	48	14	228	546	114	188	365	58	39
Tahoma Raven Heights	467	905	1,533	1,963	1,179	949	950	836	688
Vashon Island	60	35	111	103	29	69	56	61	52
Other (urban) Community Planning Areas *&	0	84	12	9	6	0	29	81	4
Total Number of Forest Practice Applications	40	345	326	259	481	431	420	360	345
Number of Approved Forest Practice Apps.	315	298	242	n/a	382	360	334	327	237
Number of Disapproved Forest Practice Apps.	30	28	17	n/a	49	60	26	18	12
Disapproved Applications (Total Acres)									
Harvest (Class 2,3,4S)	269	3	5	n/a	285	442	252	436	539
Conversion (Class 4G)	272	583	193	n/a	168	255	259	12	9

*1993 data are for Forest Practice Applications submitted for approval; complete records re final approval/disapproval are not available.

** Classes 2,3, and 4-Special apps. are issued where forestry will be continued; the land must be reforested within 3 yrs after harvest.

*** Class 4-Special forest applications are issued where the proposal has potential for a substantial impact on the environment and must comply with requirements of the State Environmental Policy Act.

**** Class 4-General applications are forest practices including harvests on lands that will be converted to a use other than forestry. The future use may be urban, pasture, mining or other use incompatible with forestry. Reforestation is not required.

*& Other (Urban) Community Planning Areas: Eastside, Green River, Highline and Shoreline.

Source: Washington Department of Natural Resources and King County Department of Development and Environmental Services

Unincorporated Area Statistical Profiles

This section provides a closer look at each unincorporated community. Each page provides a brief summary of the area's demographic, economic, housing and development activity. The format is similar to the city profiles in Chapter VI so the reader can compare areas to each other and to the cities.

Limited information is available for three areas with very small unincorporated populations. These three - East King County, Eastside, and Green River Valley - are grouped as "Other" unincorporated areas on *page 151*.

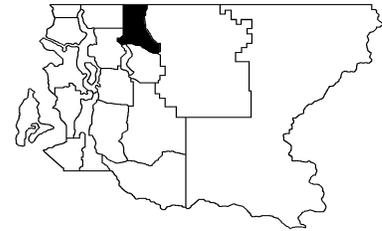
Unincorporated Areas with profiles include:

- Bear Creek**
- East Sammamish**
- Enumclaw**
- Federal Way/Southwest**
- Highline**
- Newcastle**
- Northshore**
- Shoreline**
- Snoqualmie Valley**
- Soos Creek**
- Tahoma/Raven Heights**
- Vashon**

Unincorporated Area: **BEAR CREEK**

POPULATION

	1970	1980	1990	1998 Estimate	2000 Forecast	2010 Forecast
Incorp.	100	1,000	2,700	4,100	3,700	4,400
Unincorp.	6,000	12,250	20,900	26,400	27,800	33,200
TOTAL:	6,100	13,250	23,600	30,500	31,500	37,600



Population Growth, 1980 - 1990: 78%
 Population Growth, 1990 - 1998: 29%

1990 Age Structure:

17 and under	6,840	29%
18 - 64	13,282	56%
65 and over	940	4.0%

Race and Ethnic Categories, 1990:

White	20,300	86%
African American	110	0.5%
Asian	430	1.8%
Hispanic*	430	1.8%

With a total land area of 48 sq.mi. (30,720 acres), Bear Creek Planning Area includes a portion of the City of Redmond.

POPULATION

DEMOGRAPHIC SUMMARY

	1980	1990	1994	1995	1996	1997	1998	% Change 1990-1998
POPULATION:								
Unincorp. Area	12,250	20,900	23,900	24,500	25,200	25,800	26,400	26.3%
Pop.per sq.mi.	270	470	537	550	566	580	595	26.6%
HOUSEHOLDS:								
Total	3,800	6,600	7,650	7,950	8,200	8,460	8,700	31.8%
Household Size	3.23	3.17	3.12	3.09	3.07	3.05	3.04	
HOUSING UNITS:								
Total	4,000	6,800	7,950	8,270	8,520	8,800	9,060	33.2%
Single Family	3,580	6,200	7,350	7,670	7,910	8,190	8,430	36.0%
Mobile Homes	300	450	450	450	460	460	480	6.7%
Multifamily	120	150	150	150	150	150	150	0.0%

1990 Median House Value: \$207,700

1990 Median Rental: \$600

1998 Total New Residential Permits/Units: 189
 Single Family** 189
 Multifamily 0

1998 Formal Plats: # Plats #Lots
 Applications: 1 514
 Recordings: 1 5

1998 Short Plats:
 Applications: 1 4
 Recordings: 4 13

Sources: 1990 Census of Population and Housing

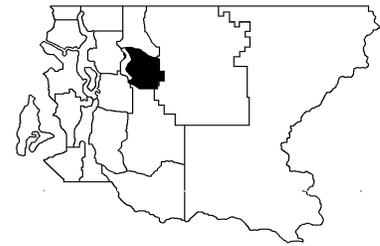
* Persons of Hispanic Origin can be of any race.

** Single Family includes mobile homes.

Unincorporated Area: EAST SAMMAMISH

POPULATION

	1970	1980	1990	1998 Estimate	2000 Forecast	2010 Forecast
Incorp.	100	200	250	300	300	500
Unincorp.	5,900	12,100	31,050	42,900	42,900	51,700
TOTAL:	6,000	12,300	31,300	43,200	43,200	52,200



Population Growth, 1980 - 1990: 154%
 Population Growth, 1990 - 1998: 38%

1990 Age Structure:

17 and under	9,780	31%
18 - 64	19,320	62%
65 and over	1,950	6.2%

Race and Ethnic Categories, 1990:

White	29,630	95%
African American	190	0.6%
Asian	1,010	3.2%
Hispanic*	520	1.7%

A portion of the City of Issaquah is included in the East Sammamish Community Planing Area. The area has a total land area of 43 square miles (27,700 acres). On August 31, 1999, the new City of Sammamish will incorporate with about 28,000 people.

POPULATION

DEMOGRAPHIC SUMMARY

	1980	1990	1994	1995	1996	1997	1998	% Change 1990-1998
POPULATION:								
Unincorp. Area	12,100	31,050	37,500	38,100	39,400	41,000	42,900	38.2%
Pop.per sq.mi.	290	750	908	922	954	1,025	1,075	43.3%
HOUSEHOLDS:								
Total	3,890	10,500	12,700	13,000	13,600	14,200	15,000	42.9%
Household Size	3.06	2.92	2.95	2.91	2.88	2.87	2.85	
HOUSING UNITS:								
Total	4,110	10,900	13,650	13,990	14,500	15,100	15,940	46.2%
Single Family	3,860	9,700	11,710	12,050	12,380	12,780	13,240	36.5%
Mobile Homes	130	200	220	220	220	220	220	10.0%
Multifamily	120	1,000	1,720	1,720	1,900	2,100	2,480	148.0%
1990 Median House Value:	\$230,800							
1990 Median Rental:	\$790							

1998 Total New Residential Permits/Units:	1,318
Single Family**	755
Multifamily	563

1998 Formal Plats:	# Plats	#Lots
Applications:	17	490
Recordings:	11	576

1998 Short Plats:		
Applications:	14	45
Recordings:	8	22

DEVELOPMENT ACTIVITY

Sources: 1990 Census of Population and Housing

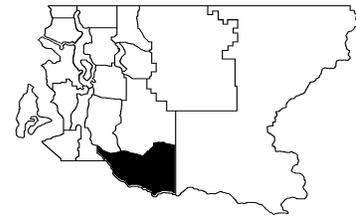
* Persons of Hispanic Origin can be of any race.

** Single Family includes mobile homes.

Unincorporated Area: **ENUMCLAW**

POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1998</u> <u>Estimate</u>	<u>2000</u> <u>Forecast</u>	<u>2010</u> <u>Forecast</u>
Incorp.	5,700	6,650	8,800	12,400	12,300	13,500
Unincorp.	8,400	10,600	12,400	13,800	15,400	16,700
TOTAL:	14,100	17,250	21,200	26,200	27,700	30,200



Population Growth, 1980 - 1990: 23%
 Population Growth, 1990 - 1998: 24%

1990 Age Structure:

17 and under	3,760	18%
18 - 64	7,620	36%
65 and over	1,020	4.8%

Race and Ethnic Categories, 1990:

White	11,270	53%
African American	40	0.2%
Asian	120	0.6%
Hispanic*	260	1.2%

Portions of the City of Auburn and all of the City of Enumclaw, are included in the Enumclaw Community Planning Area. The area has a total land area of 122 square miles (78,080 acres).

POPULATION

DEMOGRAPHIC SUMMARY

	1980	1990	1994	1995	1996	1997	1998	% Change 1990-1998
POPULATION:								
Unincorp. Area	10,600	12,400	13,400	13,500	13,600	13,700	13,800	11.3%
Pop.per sq.mi.	90	107	116	117	118	119	120	12.1%
HOUSEHOLDS:								
Total	3,420	4,100	4,450	4,520	4,600	4,650	4,700	14.6%
Household Size	3.10	3.01	3.01	2.99	2.97	2.95	2.94	
HOUSING UNITS:								
Total	3,530	4,250	4,670	4,750	4,800	4,860	4,900	15.3%
Single Family	2,830	3,250	3,500	3,550	3,580	3,620	3,640	12.0%
Mobile Homes	400	700	870	900	920	940	960	37.1%
Multifamily	300	300	300	300	300	300	300	0.0%

1990 Median House Value: \$127,100

1990 Median Rental: \$390

1998 Total New Residential Permits/Units: 59
 Single Family** 59
 Multifamily 0

1998 Formal Plats: # Plats #Lots
 Applications: 0 0
 Recordings: 0 0

1998 Short Plats:
 Applications: 1 2
 Recordings: 1 2

DEVELOPMENT ACTIVITY

Sources: 1990 Census of Population and Housing

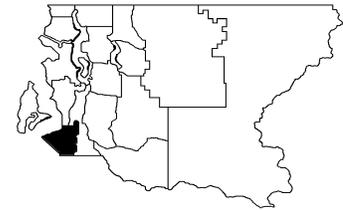
* Persons of Hispanic Origin can be of any race.

** Single Family includes mobile homes.

Unincorporated Area: **FEDERAL WAY**

POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1998</u> <u>Estimate</u>	<u>2000</u> <u>Forecast</u>	<u>2010</u> <u>Forecast</u>
Incorp.	-	200	68,000	84,400	85,300	102,200
Unincorp.	46,600	68,400	30,600	27,800	30,600	32,500
TOTAL:	46,600	68,600	98,600	112,200	115,900	134,700



The Federal Way Community Planning Area includes a portion of the City of Milton and all of the City of Federal Way. The total land area is 38 square miles or 24,320 acres. In 1997, the cities of Des Moines and Kent annexed into the planning area.

Population Growth, 1980 - 1990: 44%
Population Growth, 1990 - 1998: 14%

1990 Age Structure:

17 and under	8,640	9%
18 - 64	20,010	20%
65 and over	1,950	2.0%

Race and Ethnic Categories, 1990:

White	27,850	28%
African American	700	0.7%
Asian	1,460	1.5%
Hispanic*	820	0.8%

	<u>1980</u>	<u>1990</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>% Change</u> <u>1990-1998</u>
POPULATION:								
Unincorp. Area	68,400	30,600	33,100	33,300	33,600	30,200	27,800	-9.2%
Pop.per sq.mi.	1,790	1,770	1,913	2,055	2,087	2,054	1,960	10.7%
HOUSEHOLDS:								
Total	22,820	10,800	11,700	11,800	12,000	10,700	9,800	-9.3%
Household Size	2.99	2.83	2.83	2.82	2.80	2.82	2.84	
HOUSING UNITS:								
Total	24,460	11,200	12,400	12,550	12,710	11,300	10,330	-7.8%
Single Family	17,520	8,400	9,120	9,250	9,340	7,920	7,900	-6.0%
Mobile Homes	1,140	900	980	1,000	1,020	1,030	1,050	16.7%
Multifamily	5,800	1,900	2,300	2,300	2,350	2,350	1,380	-27.4%

1990 Median House Value: \$107,300

1990 Median Rental: \$500

1998 Total New Residential Permits/Units:	79
Single Family**	79
Multifamily	0

1998 Formal Plats:	<u># Plats</u>	<u>#Lots</u>
Applications:	8	373
Recordings:	2	37

1998 Short Plats:		
Applications:	1	2
Recordings:	3	7

Sources: 1990 Census of Population and Housing

* Persons of Hispanic Origin can be of any race.

** Single Family includes mobile homes.

POPULATION

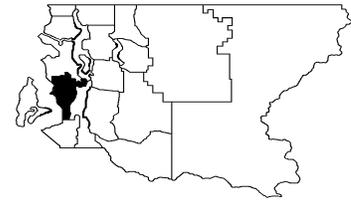
DEMOGRAPHIC
SUMMARY

DEVELOPMENT
ACTIVITY

Unincorporated Area: HIGHLINE

POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1998</u> <u>Estimate</u>	<u>2000</u> <u>Forecast</u>	<u>2010</u> <u>Forecast</u>
Incorp.	8,600	13,150	55,100	91,600	96,400	110,900
Unincorp.	125,800	110,950	78,700	47,700	44,500	47,000
TOTAL:	134,400	124,100	133,800	139,300	140,900	157,900



Population Growth, 1980 - 1990: 8%
 Population Growth, 1990 - 1998: 4%

1990 Age Structure:

17 and under	18,380	14%
18 - 64	50,260	38%
65 and over	10,060	7.5%

Race and Ethnic Categories, 1990:

White	64,500	48%
African American	4,490	3.4%
Asian	6,880	5.1%
Hispanic*	3,240	2.4%

The Highline Community Planning Area includes portions of the Cities of Kent, and Tukwila, all of the Cities of Burien, SeaTac, Des Moines and Normandy Park. The total land area is 38 square miles or 24,320 acres. Unincorporated communities include North Highline and West Hill.

POPULATION

DEMOGRAPHIC SUMMARY

	1980	1990	1994	1995	1996	1997	1998	% Change 1990-1998
POPULATION:								
Unincorp. Area	110,950	78,700	50,000	49,800	47,900	48,000	47,700	-39.4%
Pop.per sq.mi.	3,300	4,120	5,555	5,533	5,545	5,560	5,525	34.1%
HOUSEHOLDS:								
Total	43,950	32,200	19,900	19,900	19,100	19,200	19,200	-40.4%
Household Size	2.50	2.41	2.50	2.49	2.49	2.48	2.47	
HOUSING UNITS:								
Total	46,130	33,600	20,640	20,670	19,900	19,950	19,950	-40.6%
Single Family	30,950	20,950	12,610	12,640	11,880	11,930	11,940	-43.0%
Mobile Homes	1,540	650	400	400	400	400	410	-36.9%
Multifamily	13,640	12,000	7,630	7,630	7,620	7,620	7,600	-36.7%

1990 Median House Value: \$98,800

1990 Median Rental: \$410

1998 Total New Residential Permits/Units: 164
 Single Family** 92
 Multifamily 72

1998 Formal Plats: # Plats #Lots
 Applications: 0 0
 Recordings: 1 14

1998 Short Plats:
 Applications: 2 4
 Recordings: 2 8

DEVELOPMENT ACTIVITY

Sources: 1990 Census of Population and Housing

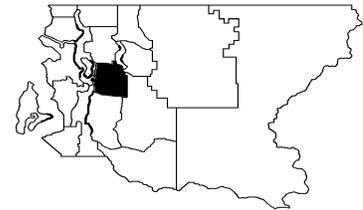
* Persons of Hispanic Origin can be of any race.

** Single Family includes mobile homes.

Unincorporated Area: NEWCASTLE

POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1998</u> <u>Estimate</u>	<u>2000</u> <u>Forecast</u>	<u>2010</u> <u>Forecast</u>
Incorp.	17,300	22,850	35,150	62,200	63,200	69,400
Unincorp.	34,200	42,200	44,850	29,500	29,600	32,800
TOTAL:	51,500	65,050	80,000	91,700	92,800	102,200



Population Growth, 1980 - 1990: 23%
 Population Growth, 1990 - 1998: 15%

1990 Age Structure:

17 and under	11,260	14%
18 - 64	30,260	38%
65 and over	3,330	4.2%

Race and Ethnic Categories, 1990:

White	41,080	51%
African American	660	0.8%
Asian	2,590	3.2%
Hispanic*	830	1.0%

With a total land area of 47 square miles (30,080 acres), the Newcastle Community Planning area includes the Cities of Bellevue (portion), Renton (portion), and Newcastle.

POPULATION

DEMOGRAPHIC SUMMARY

	1980	1990	1994	1995	1996	1997	1998	% Change 1990-1998
POPULATION:								
Unincorp. Area	42,200	44,850	39,300	30,200	29,300	29,600	29,500	-34.2%
Pop.per sq.mi.	1,100	1,300	1,275	1,195	1,185	1,260	1,260	0.3%
HOUSEHOLDS:								
Total	13,370	16,000	13,800	10,300	10,000	10,160	10,150	-36.6%
Household Size	3.16	2.81	2.85	2.93	2.93	2.91	2.90	
HOUSING UNITS:								
Total	14,100	16,700	14,450	10,700	10,400	10,550	10,550	-36.8%
Single Family	12,550	13,900	12,300	9,900	9,600	9,620	9,600	-30.9%
Mobile Homes	350	400	380	330	330	330	350	-12.5%
Multifamily	1,200	2,400	1,770	470	470	600	600	-75.0%
1990 Median House Value:	\$168,100							
1990 Median Rental:	\$600							

DEVELOPMENT ACTIVITY

1998 Total New Residential Permits/Units:	104	
Single Family**	104	
Multifamily	0	
1998 Formal Plats:	<u># Plats</u>	<u>#Lots</u>
Applications:	1	112
Recordings:	5	42
1998 Short Plats:		
Applications:	5	11
Recordings:	4	9

Sources: 1990 Census of Population and Housing

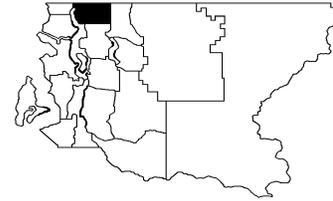
* Persons of Hispanic Origin can be of any race.

** Single Family includes mobile homes.

Unincorporated Area: NORTHSHORE

POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1998</u> Estimate	<u>2000</u> Forecast	<u>2010</u> Forecast
Incorp.	4,900	9,350	24,500	39,100	55,000	60,300
Unincorp.	33,000	58,550	68,600	65,200	48,800	52,200
TOTAL:	37,900	67,900	93,100	104,300	103,800	112,500



Population Growth, 1980 - 1990: 37%
 Population Growth, 1990 - 1998: 12%

1990 Age Structure:

17 and under	20,770	22%
18 - 64	44,170	47%
65 and over	3,660	3.9%

Race and Ethnic Categories, 1990:

White	63,810	69%
African American	790	0.8%
Asian	3,290	3.5%
Hispanic*	1,560	1.7%

The cities of Woodinville, Bothell (portion), Kirkland (portion) and Redmond (portion) are within the Northshore Community Planning Area. The community of Kenmore incorporated in late 1998 with a population of about 17,000. The total land area is 39 square miles or 24,960 acres.

POPULATION

DEMOGRAPHIC SUMMARY

	1980	1990	1994	1995	1996	1997	1998	% Change 1990-1998
POPULATION:								
Unincorp. Area	58,550	68,600	63,100	63,700	63,900	64,200	65,200	-5.0%
Pop.per sq.mi.	1,760	2,280	3,525	3,558	3,670	3,720	3,780	65.8%
HOUSEHOLDS:								
Total	18,900	23,600	21,650	21,940	22,000	22,100	22,600	-4.2%
Household Size	3.08	2.89	2.91	2.90	2.90	2.90	2.88	
HOUSING UNITS:								
Total	19,800	24,500	22,320	22,640	22,700	22,880	23,400	-4.5%
Single Family	15,850	18,500	17,360	17,470	17,530	17,630	17,800	-3.8%
Mobile Homes	450	500	450	450	450	460	470	-6.0%
Multifamily	3,500	5,500	4,510	4,720	4,720	4,790	5,130	-6.7%

1990 Median House Value: \$169,700

1990 Median Rental: \$560

Note: Population estimate is for April, 1998. In August, 1998, the incorporation of Kenmore reduced the unincorporated population to about 48,300.

DEVELOPMENT ACTIVITY

1998 Total New Residential Permits/Units: 519
 Single Family** 226
 Multifamily 293

1998 Formal Plats: # Plats #Lots
 Applications: 11 281
 Recordings: 8 203

1998 Short Plats:
 Applications: 14 43
 Recordings: 18 48

Sources: 1990 Census of Population and Housing

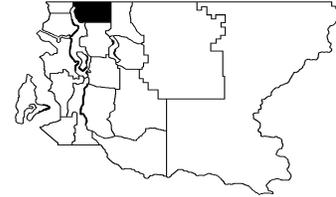
* Persons of Hispanic Origin can be of any race. ** Single Family includes mobile homes.

Unincorporated Area: **SHORELINE**

POPULATION

POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1998</u> <u>Estimate</u>	<u>2000</u> <u>Forecast</u>	<u>2010</u> <u>Forecast</u>
Incorp.	2,500	2,500	4,000	63,200	64,100	66,300
Unincorp.	61,100	58,500	60,700	2,900	2,400	2,000
TOTAL:	63,600	61,000	64,700	66,100	66,500	68,300



Population Growth, 1980 - 1990: 6%
 Population Growth, 1990 - 1998: 2%

1990 Age Structure:

17 and under	13,800	21%
18 - 64	38,680	60%
65 and over	8,220	12.7%

Race and Ethnic Categories, 1990:

White	53,450	83%
African American	950	1.5%
Asian	5,470	8.5%
Hispanic*	1,360	2.1%

The cities of Lake Forest Park and Shoreline are within the Shoreline Community Planning area. The total land area is 16 square miles or 10,240 acres. Only 5% of the area and population remain unincorporated.

DEMOGRAPHIC SUMMARY

	1980	1990	1994	1995	1996	1997	1998	<i>% Change 1990-1998</i>
POPULATION:								
Unincorp. Area	58,500	61,300	61,600	58,500	5,200	3,200	2,900	-95.3%
Pop.per sq.mi.	3,990	4,240	4,400	4,398	3,150	3,720	3,820	-9.9%
HOUSEHOLDS:								
Total	21,050	23,500	23,700	22,400	2,300	1,550	1,400	-94.0%
Household Size	2.71	2.54	2.53	2.54	2.26	2.06	2.10	
HOUSING UNITS:								
Total	21,770	18,800	24,400	23,080	2,400	1,600	1,450	-92.3%
Single Family	17,140	18,100	18,200	17,160	1,260	750	600	-96.7%
Mobile Homes	180	100	100	100	0	0	0	-100.0%
Multifamily	4,450	600	6,100	5,820	1,140	850	850	41.7%
1990 Median House Value:	\$148,500							
1990 Median Rental:	\$500							

DEVELOPMENT ACTIVITY

1998 Total New Residential Permits/Units:	21
Single Family**	7
Multifamily	14
1998 Formal Plats:	
# Plats	<u>#Lots</u>
Applications:	0
Recordings:	0
1998 Short Plats:	
Applications:	1
Recordings:	0

Sources: 1990 Census of Population and Housing

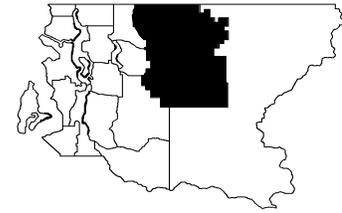
* Persons of Hispanic Origin can be of any race.

** Single Family includes mobile homes.

Unincorporated Area: SNOQUALMIE VALLEY

POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1998</u> <u>Estimate</u>	<u>2000</u> <u>Forecast</u>	<u>2010</u> <u>Forecast</u>
Incorp.	4,000	4,700	8,200	11,200	12,500	17,200
Unincorp.	9,600	15,150	21,200	25,800	26,400	32,600
TOTAL:	13,600	19,850	29,400	37,000	38,900	49,800



Population Growth, 1980 - 1990: 48%
 Population Growth, 1990 - 1998: 26%

1990 Age Structure:

17 and under	6,910	24%
18 - 64	13,020	44%
65 and over	1,270	4.3%

Race and Ethnic Categories, 1990:

White	20,490	70%
African American	90	0.3%
Asian	270	0.9%
Hispanic*	460	1.6%

**The Snoqualmie Valley
Community Planning Area
includes the Cities of Carnation,
Duvall, North Bend and
Snoqualmie. There is a total of
395 square miles or 252,800 acres
of land in this area.**

POPULATION

DEMOGRAPHIC
SUMMARY

	1980	1990	1994	1995	1996	1997	1998	% Change 1990-1998
POPULATION:								
Unincorp. Area	15,150	21,200	24,000	24,500	25,100	25,500	25,800	21.7%
Pop.per sq.mi.	39	56	64	65	67	68	69	23.2%
HOUSEHOLDS:								
Total	5,110	7,500	8,440	8,650	8,900	9,100	9,250	23.3%
Household Size	2.86	2.80	2.81	2.80	2.79	2.77	2.70	
HOUSING UNITS:								
Total	5,380	7,700	8,780	9,010	9,220	9,400	9,570	24.3%
Single Family	4,520	6,100	6,900	7,050	7,220	7,330	7,430	21.8%
Mobile Homes	600	1,300	1,580	1,660	1,700	1,760	1,830	40.8%
Multifamily	260	300	300	300	300	310	310	3.3%

1990 Median House Value: \$128,400

1990 Median Rental: \$460

1998 Total New Residential Permits/Units: 196
 Single Family** 196
 Multifamily 0

1998 Formal Plats: # Plats #Lots
 Applications: 1 41
 Recordings: 0 0

1998 Short Plats:
 Applications: 1 4
 Recordings: 13 44

DEVELOPMENT
ACTIVITY

Sources: 1990 Census of Population and Housing

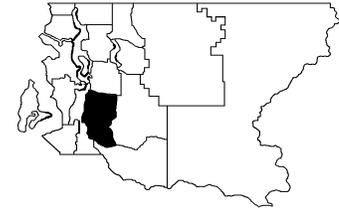
* Persons of Hispanic Origin can be of any race.

** Single Family includes mobile homes.

Unincorporated Area: **SOOS CREEK**

POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1998</u> <u>Estimate</u>	<u>2000</u> <u>Forecast</u>	<u>2010</u> <u>Forecast</u>
Incorp.	11,700	17,650	31,450	66,600	69,500	68,600
Unincorp.	48,400	71,050	95,350	82,600	78,000	88,500
TOTAL:	60,100	88,700	126,800	149,200	147,500	157,100



Population Growth, 1980 - 1990: 43%
 Population Growth, 1990 - 1998: 18%

1990 Age Structure:

17 and under	29,070	23%
18 - 64	60,870	48%
65 and over	5,410	4.3%

Race and Ethnic Categories, 1990:

White	85,630	68%
African American	2,290	1.8%
Asian	5,720	4.5%
Hispanic*	2,430	1.9%

Soos Creek Community Planning Area includes portions of the City of Renton, Kent, Auburn and Covington. The April 1997 unincorporated population shown here does not reflect incorporation of part of the City of Covington in August 1997. The total land area for Soos Creek is 73 square miles or, 46,720 acres.

POPULATION

DEMOGRAPHIC SUMMARY

	1980	1990	1994	1995	1996	1997	1998	% Change 1990-1998
POPULATION:								
Unincorp. Area	71,050	95,350	105,500	104,300	90,500	91,800	82,600	-13.4%
Pop.per sq.mi.	1,100	1,485	16,660	1,673	1,595	1,620	1,600	7.8%
HOUSEHOLDS:								
Total	22,450	32,100	35,800	35,800	31,000	31,700	28,630	-10.8%
Household Size	3.16	2.97	2.94	2.94	2.92	2.90	2.89	
HOUSING UNITS:								
Total	23,460	33,400	37,660	37,400	32,500	33,250	30,100	-9.9%
Single Family	19,620	25,900	28,730	28,780	25,270	25,500	22,300	-13.9%
Mobile Homes	990	2,000	2,330	2,350	2,130	2,250	2,380	19.0%
Multifamily	2,850	5,500	6,600	6,270	5,100	5,500	5,420	-1.5%

1990 Median House Value: \$126,200

1990 Median Rental: \$510

1998 Total New Residential Permits/Units: 887
 Single Family** 851
 Multifamily 36

1998 Formal Plats: # Plats #Lots
 Applications: 10 302
 Recordings: 6 231

1998 Short Plats:
 Applications: 13 36
 Recordings: 7 19

Sources: 1990 Census of Population and Housing

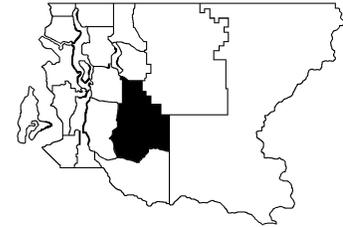
* Persons of Hispanic Origin can be of any race.

** Single Family includes mobile homes.

Unincorporated Area: **TAHOMA / RAVEN HEIGHTS**

POPULATION

	1970	1980	1990	1998 Estimate	2000 Forecast	2010 Forecast
Incorp.	5,400	6,500	8,900	29,800	30,000	30,500
Unincorp.	13,700	24,400	35,100	26,400	26,300	28,100
TOTAL:	19,100	30,900	44,000	56,200	56,300	58,600



Population Growth, 1980 - 1990: 42%
 Population Growth, 1990 - 1998: 28%

1990 Age Structure:

17 and under	10,980	25%
18 - 64	22,280	51%
65 and over	1,840	4.2%

Race and Ethnic Categories, 1990:

White	33,610	76%
African American	390	0.9%
Asian	550	1.3%
Hispanic*	730	1.7%

The two new cities of Maple Valley and Covington plus the Cities of Black Diamond and Issaquah are within the Tahoma/Raven Heights Community Planning Area. The April 1997 population estimate reflects incorporation of the City of Maple Valley and part of Covington in August 1997. The total land area is 149 square miles or 68,540 acres.

POPULATION

DEMOGRAPHIC SUMMARY

	1980	1990	1994	1995	1996	1997	1998	% Change 1990-1998
POPULATION:								
Unincorp. Area	24,400	35,100	41,400	42,500	43,700	44,600	26,400	-24.8%
Pop.per sq.mi.	170	255	300	308	320	326	208	
HOUSEHOLDS:								
Total	7,800	11,600	13,900	14,400	14,800	15,300	9,500	-18.1%
Household Size	3.13	3.01	2.96	2.94	2.94	2.90	2.76	
HOUSING UNITS:								
Total	8,250	12,100	14,680	15,280	15,700	16,200	10,000	-17.4%
Single Family	7,320	10,500	12,530	13,070	13,450	13,660	8,050	-23.3%
Mobile Homes	740	1,400	1,740	1,800	1,840	1,980	1,850	32.1%
Multifamily	190	200	410	410	410	560	100	-50.0%
1990 Median House Value:		\$136,900						
1990 Median Rental:		\$490						

1998 Total New Residential Permits/Units: 134
 Single Family** 134
 Multifamily 0

1998 Formal Plats:	# Plats	#Lots
Applications:	3	649
Recordings:	0	0

1998 Short Plats:		
Applications:	2	5
Recordings:	8	20

DEVELOPMENT ACTIVITY

Sources: 1990 Census of Population and Housing

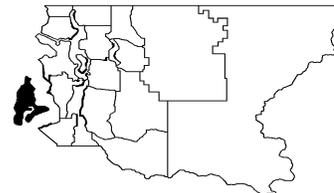
* Persons of Hispanic Origin can be of any race. ** Single Family includes mobile homes.

Unincorporated Area: VASHON

POPULATION

POPULATION

	1970	1980	1990	1998 Estimate	2000 Forecast	2010 Forecast
Incorp.	0	0	0	0	0	0
Unincorp.	6,500	7,400	9,300	10,600	10,800	11,000
TOTAL:	6,500	7,400	9,300	10,600	10,800	11,000



Population Growth, 1980 - 1990: 26%
 Population Growth, 1990 - 1998: 14%

1990 Age Structure:

17 and under	2,430	26%
18 - 64	5,720	62%
65 and over	1,150	12.4%

Race and Ethnic Categories, 1990:

White	9,030	97%
African American	40	0.4%
Asian	140	1.5%
Hispanic*	160	1.7%

Vashon Community Planning Area is the only area that does not contain any incorporated cities. The total acreage for this island is 23,680 or 37 square miles.

DEMOGRAPHIC SUMMARY

	1980	1990	1994	1995	1996	1997	1998	% Change 1990-1998
POPULATION:								
Unincorp. Area	7,400	9,300	10,200	10,300	10,400	10,500	10,600	14.0%
Pop.per sq.mi.	200	250	276	278	281	284	286	14.5%
HOUSEHOLDS:								
Total	2,890	3,800	4,270	4,330	4,400	4,460	4,530	19.2%
Household Size	2.53	2.43	2.36	2.36	2.34	2.33	2.32	
HOUSING UNITS:								
Total	3,100	4,500	5,000	5,080	5,140	5,220	5,270	17.1%
Single Family	2,650	4,000	4,420	4,480	4,520	4,570	4,600	15.0%
Mobile Homes	150	200	240	260	280	310	330	65.0%
Multifamily	300	300	340	340	340	340	340	13.3%
1990 Median House Value:	\$151,700							
1990 Median Rental:	\$400							

1998 Total New Residential Permits/Units: 103
 Single Family** 103
 Multifamily 0

1998 Formal Plats: # Plats #Lots
 Applications: 1 12
 Recordings: 0 0

1998 Short Plats:
 Applications: 1 2
 Recordings: 3 9

DEVELOPMENT ACTIVITY

Sources: 1990 Census of Population and Housing

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

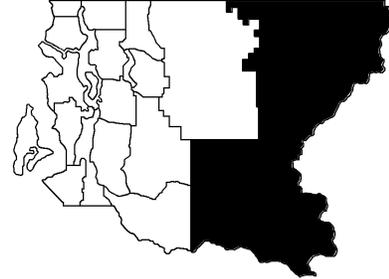
Unincorporated Area: OTHER PLANNING AREAS

EAST KING COUNTY

POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1998</u> <u>Estimate</u>	<u>2000</u> <u>Forecast</u>	<u>2010</u> <u>Forecast</u>
Incorp.	300	200	250	300	400	400
Unincorp.	500	400	700	800	900	900
TOTAL:	800	600	950	1,100	1,300	1,300

Population Growth, 1980 - 1990: 58%
Population Growth, 1990 - 1998: 16%



EASTSIDE

POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1998</u> <u>Estimate</u>	<u>2000</u> <u>Forecast</u>	<u>2010</u> <u>Forecast</u>
Incorp.	111,900	136,450	162,500	176,700	179,000	197,000
Unincorp.	8,000	8,300	1,300	1,500	2,000	2,000
TOTAL:	119,900	144,750	163,800	178,200	181,000	199,000

Population Growth, 1980 - 1990: 13%
Population Growth, 1990 - 1998: 9%

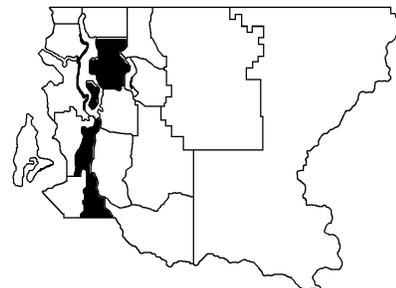
The three remaining planning areas have unincorporated populations that are too small to provide reliable demographic detail. This profile displays only total population for East King County, Eastside, and Green River Valley.

GREEN RIVER VALLEY

POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1998</u> <u>Estimate</u>	<u>2000</u> <u>Forecast</u>	<u>2010</u> <u>Forecast</u>
Incorp.	45,300	51,250	68,100	79,300	81,500	100,000
Unincorp.	3,000	2,950	2,500	1,000	2,500	3,000
TOTAL:	48,300	54,200	70,600	80,300	84,000	103,000

Population Growth, 1980 - 1990: 30%
Population Growth, 1990 - 1998: 14%



Sources: 1990 Census of Population and Housing

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

VIII. Utility and Service Districts

King County has a complex system of utility and service districts for fire, water, sewers, and schools. This year's Annual Growth Report includes maps of fire, water, sewer, and school districts. The sewer and water district maps indicate actual service areas as well as district boundaries. The fire district map shows fire station locations. The school district map shows all school buildings and support facilities in the County.

The following section reports the number of housing units by structure type in each of these districts from the County Assessor's files as of August 1996 and the number of new residential units authorized by building permits in unincorporated King County. A new table "Estimate of school age poverty population by school districts" is also found in this chapter.

Number of Existing Housing Units by Sewer District Unincorporated King County 1996

Sewer District	Single Family	Multi-family	Mobile Homes	Total Units
Bryn Mawr - Lakeridge	1,994	150	35	2,179
Cedar River (WD 108)	4,275	1,069	363	5,707
Coal Creek (WD 107)	5,349	3,045	81	8,475
Midway (Des Moines)	7,480	8,816	1,335	17,631
Federal Way (Lakehaven)	24,564	13,562	2,134	40,260
Highlands	101	0	0	101
Mercer Island	6,781	1,640	1	8,422
Northshore (NE Lk Wash)	17,249	10,561	385	28,195
Northeast Sammamish	3,804	26	7	3,837
Samm. Plateau - (WD 82)	9,174	2,059	123	11,356
Shoreline (Ronald)	9,201	4,373	100	13,674
Skyway	1,709	1,047	138	2,894
Snoqualmie Pass	77	159	0	236
Soos Creek	22,932	5,303	1,630	29,865
Southwest Suburban	13,090	7,653	193	20,936
Stevens Pass	0	1	0	1
Val Vue *	6,523	5,736	324	12,583
Vashon Island	232	198	19	449
Woodinville (WD 104)	11,031	2,809	349	14,189
TOTAL:	145,566	68,207	7,217	220,990

* In 1996 Val Vue annexed Rainier Vista Sewer District

Notes: The number of housing units are within the district limits, and do not represent the number of sewer or water connections. In 1996 Eastgate Sewer District was absorbed by the City of Bellevue.

See map of Sewer Districts at back of report.

Source: King County Department of Assessments, September 1996.

Number of Existing Housing Units by Water District Unincorporated King County 1996

Water District	Single Family	Multi-family	Mobile Homes	Total Units
Bryn Mawr - Lakeridge	1,853	150	35	2,038
Cascade View (WD 122)	202	0	76	278
Cedar River (WD 108)	4,275	1,069	363	5,707
Coal Creek (WD 107)	5,349	3,045	81	8,475
Covington (WD 105)	9,808	98	962	10,868
Federal Way (Lakehaven)	23,981	13,553	2,176	39,710
Highline (WD 75)	14,034	9,411	1,420	24,865
Northshore (NE Lk Wash)	16,397	8,538	382	25,317
Rose Hill (WD 81) *	6,706	4,417	31	11,154
Samm. Plateau (WD 82)	9,174	2,059	123	11,356
Skyway	1,225	790	12	2,027
Soos Creek	14,387	4,345	986	19,718
Woodinville (WD 104)	11,031	2,809	349	14,189
Water District 01	202	0	0	202
Water District 19	947	196	87	1,230
Water District 20	7,020	5,236	148	12,404
Water District 42	8,404	4,658	56	13,118
Water District 45	799	257	30	1,086
Water District 49	3,152	3,046	36	6,234
Water District 54	493	813	4	1,310
Water District 83	871	10	0	881
Water District 85	493	78	3	574
Water District 86	493	13	47	553
Water District 87	68	201	5	274
Water District 90	4,644	30	388	5,062
Water District 94	123	0	12	135
Water District 111	3,052	1,283	340	4,675
Water District 117	39	0	0	39
Water District 119	831	0	213	1,044
Water District 123	76	2	7	85
Water District 125	2,601	3,447	415	6,463
Water District 127	652	23	173	848
TOTAL:	153,382	69,577	8,960	231,919

* In 1995 the Rose Hill Water District was absorbed by the Cities of Kirkland and Redmond.

Note: The number of housing units are within the district limits, and do not represent the number of sewer or water connections.

See map of Water Districts at back of report.

Source: King County Department of Assessments, September 1996.

Number of Existing Housing Units by Fire District Unincorporated King County, 1996

Fire District	Single Family	Multi-family	Mobile homes	Total Units
Fire District 2 *	9,558	6,162	157	15,877
Fire District 4 (Shoreline)	14,409	5,260	116	19,785
Fire District 10	16,060	3,110	911	20,081
Fire District 11 (North Highline)	7,040	4,438	224	11,702
Fire District 13	4,075	260	290	4,625
Fire District 14	2,171	313	2	2,486
Fire District 16** (Northshore)	9,511	3,078	329	12,918
Fire District 17	832	15	105	952
Fire District 20	4,031	1,532	176	5,739
Fire District 24***	190	4	2	196
Fire District 25	3,445	122	279	3,846
Fire District 26	5,023	3,683	264	8,970
Fire District 27	1,402	31	307	1,740
Fire District 28	2,180	16	331	2,527
Fire District 31	218	8	15	241
Fire District 34	6,965	584	365	7,914
Fire District 36 (Woodinville)	11,339	2,364	284	13,987
Fire District 37	11,753	1,839	1,213	14,805
Fire District 38	3,084	31	477	3,592
Fire District 39	25,909	15,767	2,190	43,866
Fire District 40	8,347	3,170	278	11,795
Fire District 41	7,279	1,757	50	9,086
Fire District 43	9,338	285	1,206	10,829
Fire District 44	4,985	530	791	6,306
Fire District 45	2,363	81	526	2,970
Fire District 46	1,148	2	187	1,337
Fire District 47	356	0	166	522
Fire District 49	77	159	0	236
Fire District 50	390	3	36	429
TOTAL:	173,478	54,604	11,277	239,359

* In 1995, Fire District 2 expanded to serve the City of Burien

** In 1996, Fire District 5 was absorbed by Fire District 16

*** In 1992, most of Fire District 24 was absorbed by the City of SeaTac.

See map of Fire Districts at back of report.

Source: King County Department of Assessments, 1996.

Number of Existing Housing Units by School District King County, 1996

School District	Single Family	Multi-family	Mobile Homes	Total Units
Auburn 408	12,077	7,610	3,280	22,967
Bellevue 405	28,020	18,752	12	46,784
Enumclaw 216	6,395	1,120	1,223	8,738
Federal Way 210	26,745	16,326	2,092	45,163
Fife (K.C. portion)	968	2	190	1,160
Highline 401	27,871	18,014	1,717	47,602
Issaquah 411	17,133	6,389	762	24,284
Kent 415	27,740	17,104	2,321	47,165
Lake Washington 414	35,428	22,501	651	58,580
Mercer Island 400	6,781	1,640	1	8,422
Northshore 417	17,287	5,941	1,512	24,740
Renton 403	21,786	14,845	1,212	37,843
Riverview 407	3,866	159	872	4,897
Seattle 1	128,968	121,669	368	251,005
Shoreline 412	19,054	6,260	130	25,444
Skykomish 404	530	7	48	585
Snoqualmie Valley 410	6,511	764	1,025	8,300
South Central 406	2,351	4,817	204	7,372
Tahoma 409	7,328	287	1,140	8,755
Vashon Island 402	4,075	260	290	4,625
TOTAL:	400,914	264,467	19,050	684,431

See map of School Districts at back of report.

Source: King County Department of Assessments, September 1996.

New Residential Units by School District Unincorporated King County, 1994 - 1998

School District	<u>1994</u> Total New Units	<u>1995</u> Total New Units	<u>1996</u> Total New Units	<u>1997</u> Total New Units	<u>1998</u> Total New Units
Auburn 408	187	149	248	129	189
Bellevue 405	7	5	5	5	23
Enumclaw 216	82	62	70	63	71
Federal Way 210	87	152	328	40	57
Highline 401	50	33	35	31	119
Issaquah 411	339	517	765	699	530
Kent 415	499	338	597	470	180
Lk. Washington 414	346	211	280	489	1062
Northshore 417	408	167	234	558	472
Renton 403	249	80	101	202	587
Riverview 407	100	95	103	179	131
Shoreline 412	88	115	12	3	21
Skykomish 404	4	3	6	7	7
Snoqualmie 410	201	188	179	189	125
Tahoma 409	458	367	485	195	83
Vashon Island 402	93	72	87	83	103
Fife 800 (KC Portion)	69	16	17	25	21
TOTAL:	3,267	2,554	3,552	3,367	3,781

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.

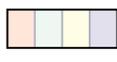
Estimate of School-Age Poverty Population, 1995
Persons age 5 - 17 below poverty level in 1995
King County School Districts

School District	Total Population	Population Age 5-17	Age 5-17 Below Poverty	Percent Below Poverty
Auburn 408	58,488	11,866	1,397	11.8%
Bellevue 405	115,332	18,258	1,427	7.8%
Enumclaw 216	21,049	4,552	389	8.5%
Federal Way 210	110,319	21,170	1,679	7.9%
Highline 401	119,010	19,181	2,960	15.4%
Issaquah 411	53,254	10,538	208	2.0%
Kent 415	117,711	24,752	2,311	9.3%
Lake Washington 414	140,220	26,934	1,481	5.5%
Mercer Island 400	22,282	4,195	149	3.6%
Northshore 417	98,623	21,556	771	3.6%
Renton 403	86,691	14,342	1,116	7.8%
Riverview 407	12,651	2,885	191	6.6%
Seattle 1	553,934	61,261	11,320	18.5%
Shoreline 412	69,407	11,706	927	7.9%
Skykomish 404	650	116	17	14.7%
Snoqualmie Valley 410	20,721	4,550	261	5.7%
South Central 406	14,747	1,955	313	16.0%
Tahoma 409	20,427	4,377	182	4.2%
Vashon Island 402	9,965	2,030	127	6.3%
King County Total	1,645,481	266,224	27,226	10.2%
Balance of WA State	3,876,068	780,861	106,370	13.6%
WA State Total	5,521,549	1,047,085	133,596	12.8%

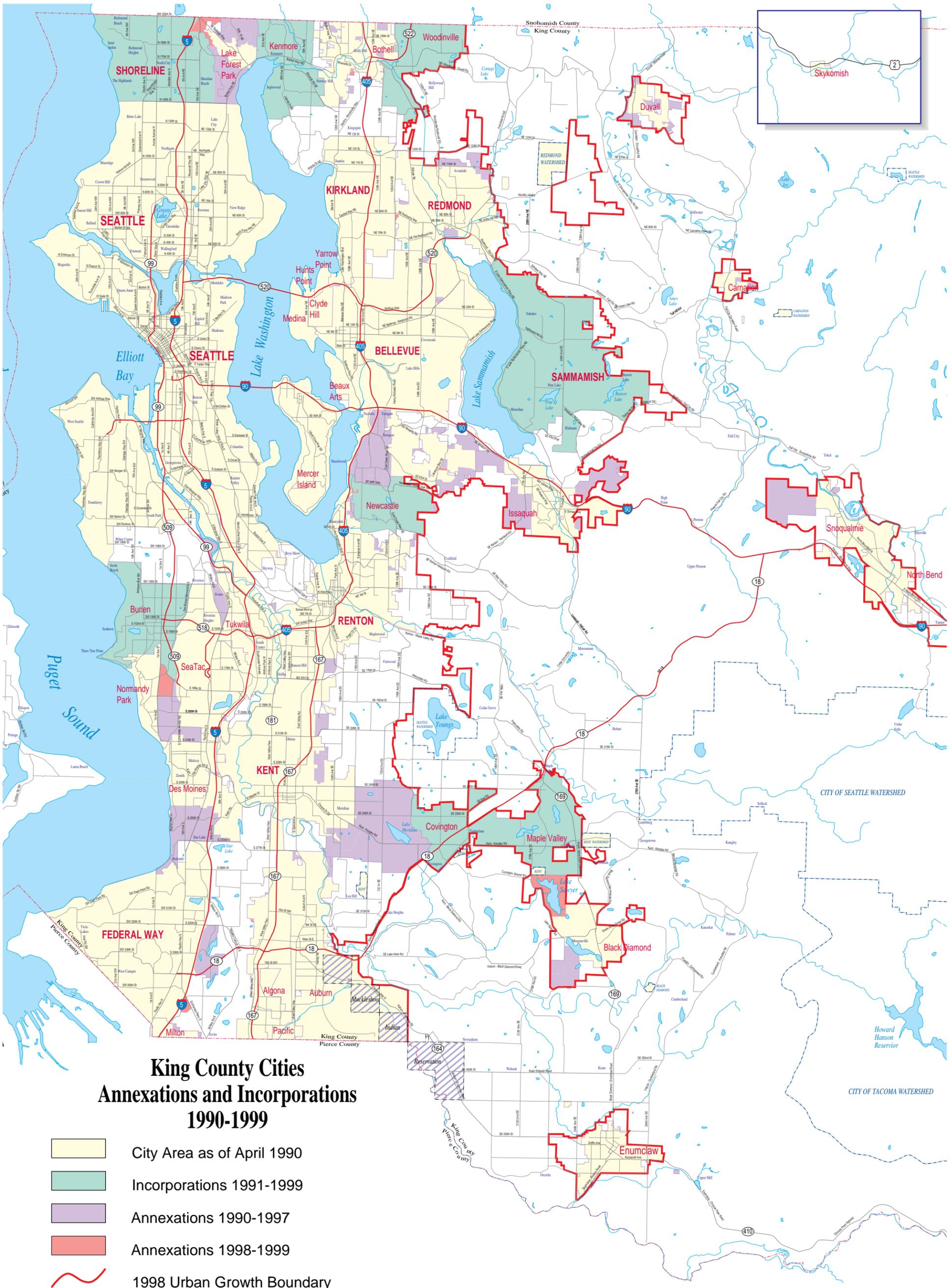
Source: U S Census Bureau, 1999.



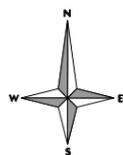
King County Current City Boundaries August 1999

 Incorporated Areas

Source: King County Department of Development and Environmental Services (DDES)

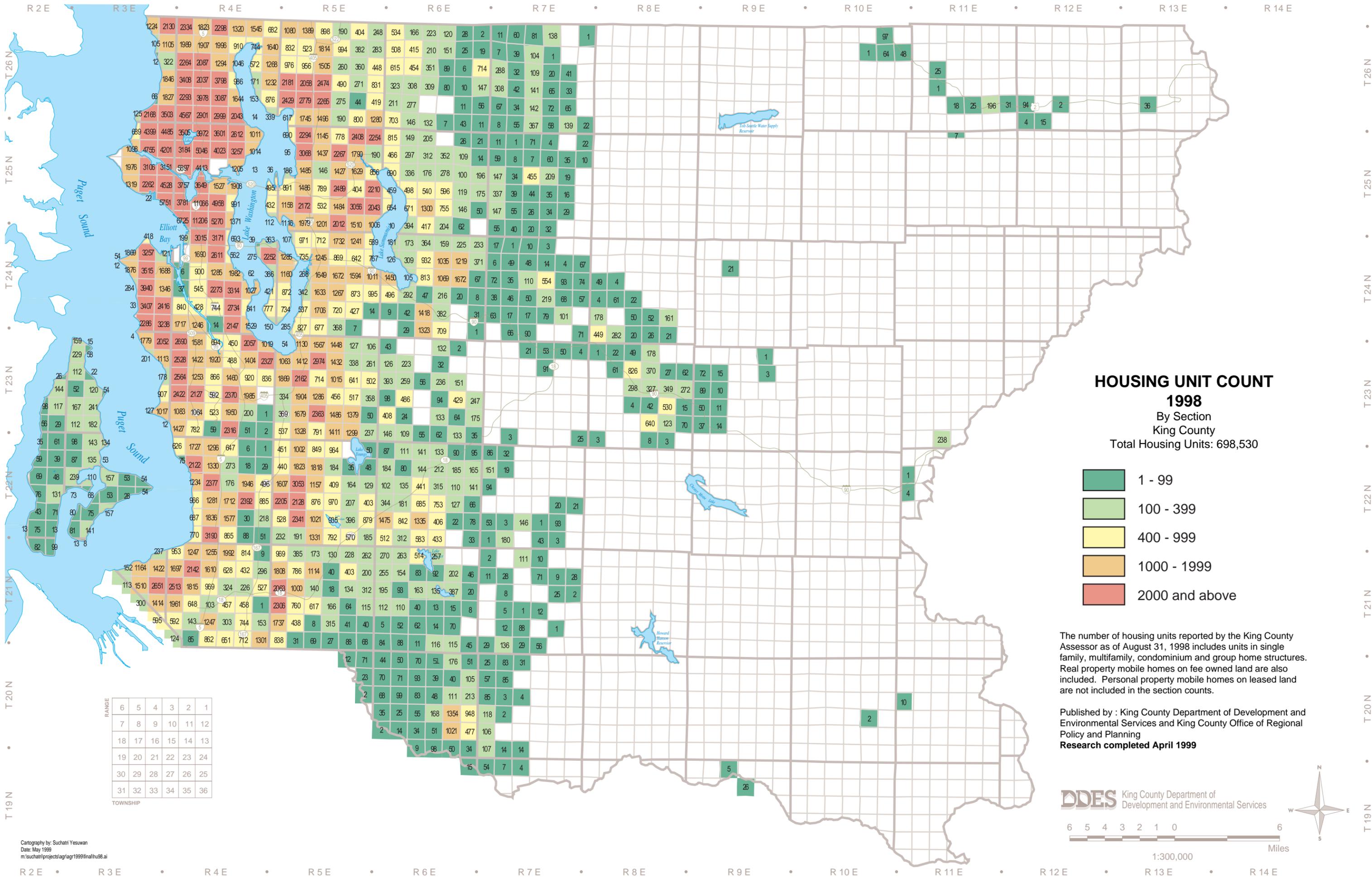


Source: King County Department of Development and Environmental Services (DDES)



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Cartography by : Suchatri Yesuwan
Date: August, 1999
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HOUSING UNIT COUNT
1998
 By Section
 King County
 Total Housing Units: 698,530

- 1 - 99
- 100 - 399
- 400 - 999
- 1000 - 1999
- 2000 and above

The number of housing units reported by the King County Assessor as of August 31, 1998 includes units in single family, multifamily, condominium and group home structures. Real property mobile homes on fee owned land are also included. Personal property mobile homes on leased land are not included in the section counts.

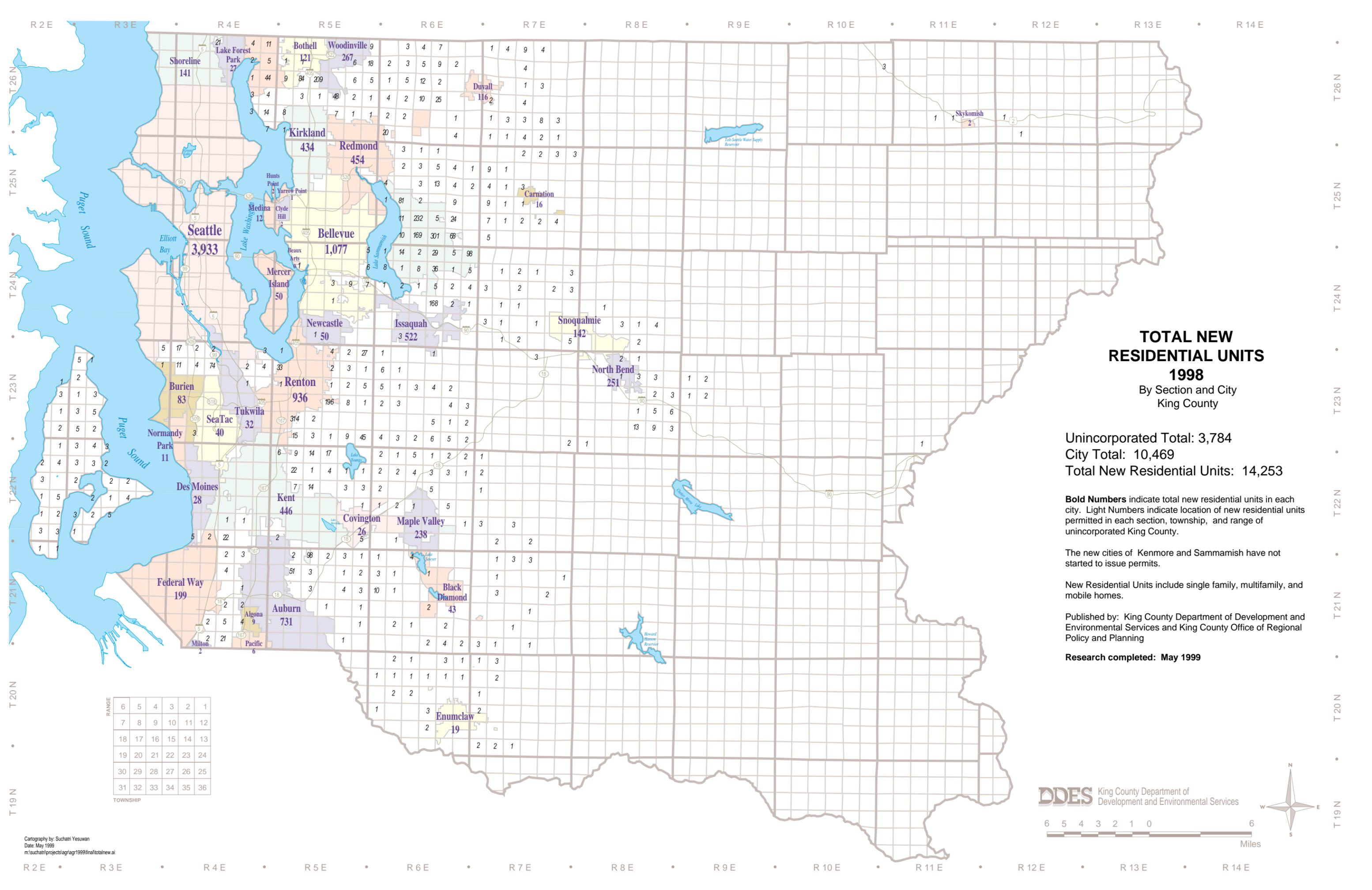
Published by : King County Department of Development and Environmental Services and King County Office of Regional Policy and Planning
Research completed April 1999

DDES King County Department of Development and Environmental Services



RANGE	6	5	4	3	2	1
	7	8	9	10	11	12
	18	17	16	15	14	13
	19	20	21	22	23	24
	30	29	28	27	26	25
	31	32	33	34	35	36
TOWNSHIP						

Cartography by: Suchatit Yesuwan
 Date: May 1999
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TOTAL NEW RESIDENTIAL UNITS 1998
By Section and City
King County

Unincorporated Total: 3,784
City Total: 10,469
Total New Residential Units: 14,253

Bold Numbers indicate total new residential units in each city. Light Numbers indicate location of new residential units permitted in each section, township, and range of unincorporated King County.

The new cities of Kenmore and Sammamish have not started to issue permits.

New Residential Units include single family, multifamily, and mobile homes.

Published by: King County Department of Development and Environmental Services and King County Office of Regional Policy and Planning

Research completed: May 1999

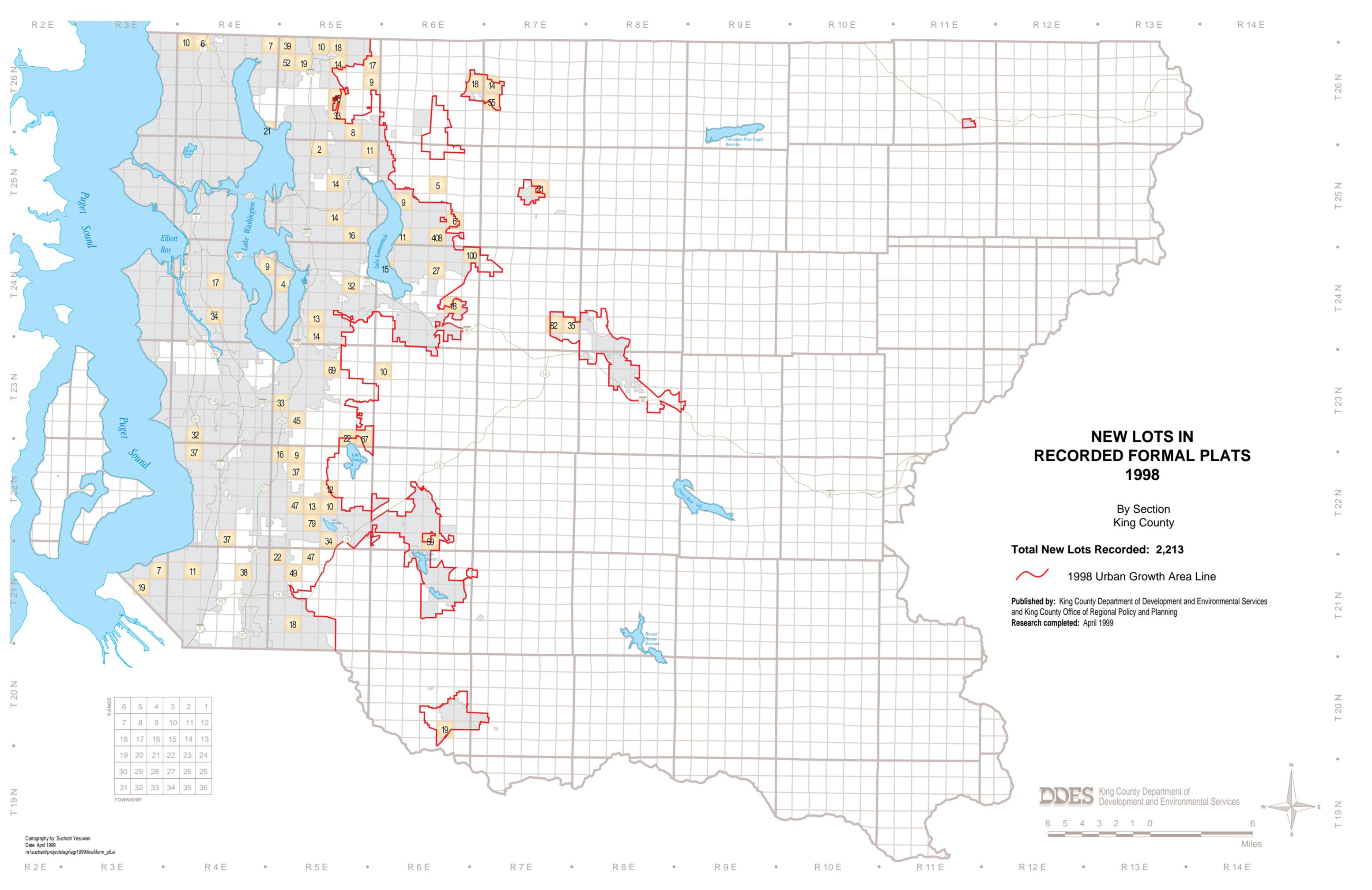
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7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

TOWNSHIP

DDES King County Department of Development and Environmental Services

6 5 4 3 2 1 0 6
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Cartography by: Suchatri Yesuwan
Date: May 1999
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NEW LOTS IN RECORDED FORMAL PLATS 1998

By Section
King County

Total New Lots Recorded: 2,213

 1998 Urban Growth Area Line

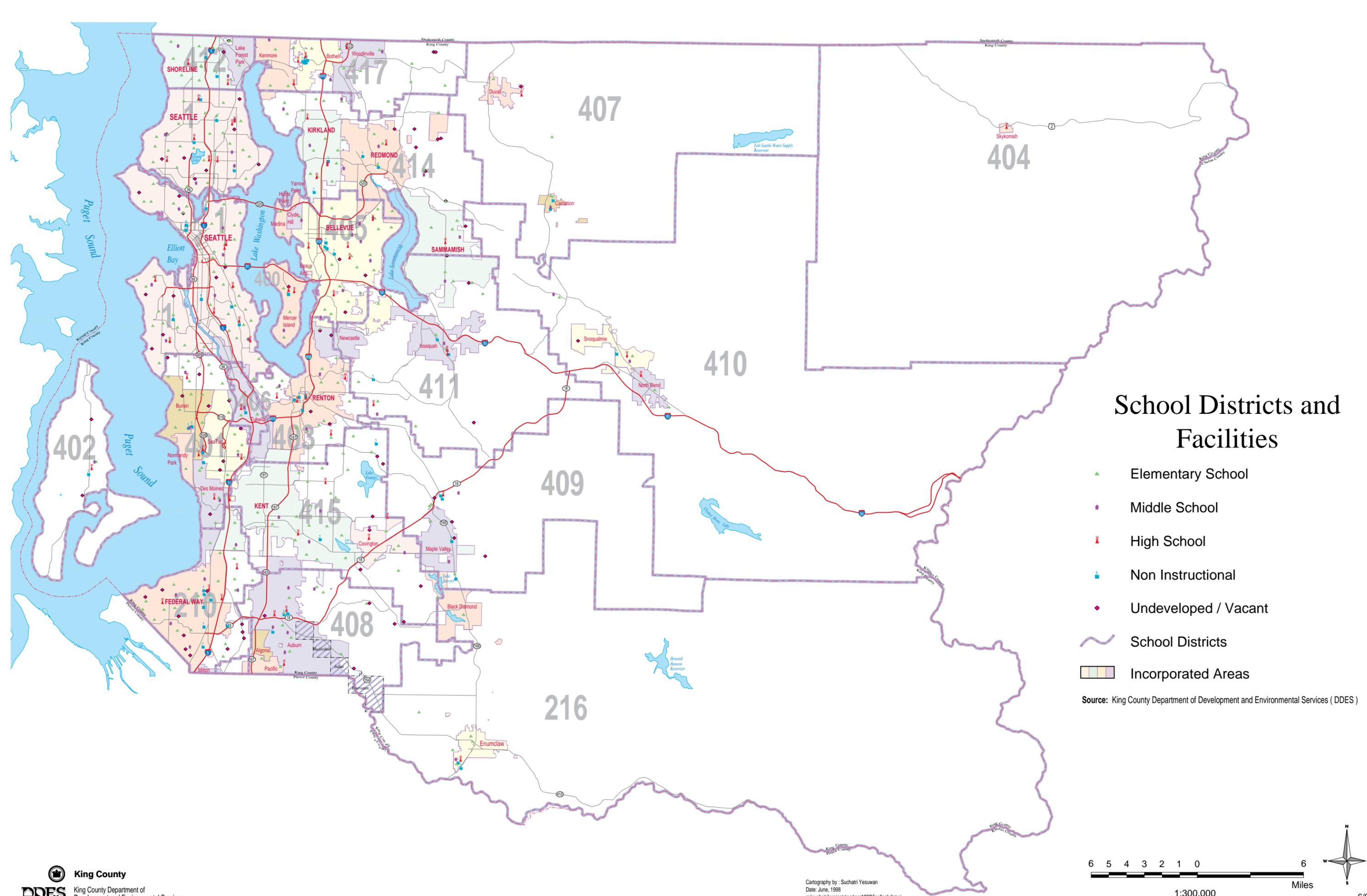
Published by: King County Department of Development and Environmental Services
and King County Office of Regional Policy and Planning
Research completed: April 1999

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

TOWNSHIP

DDES King County Department of
Development and Environmental Services

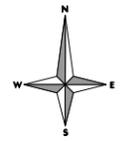


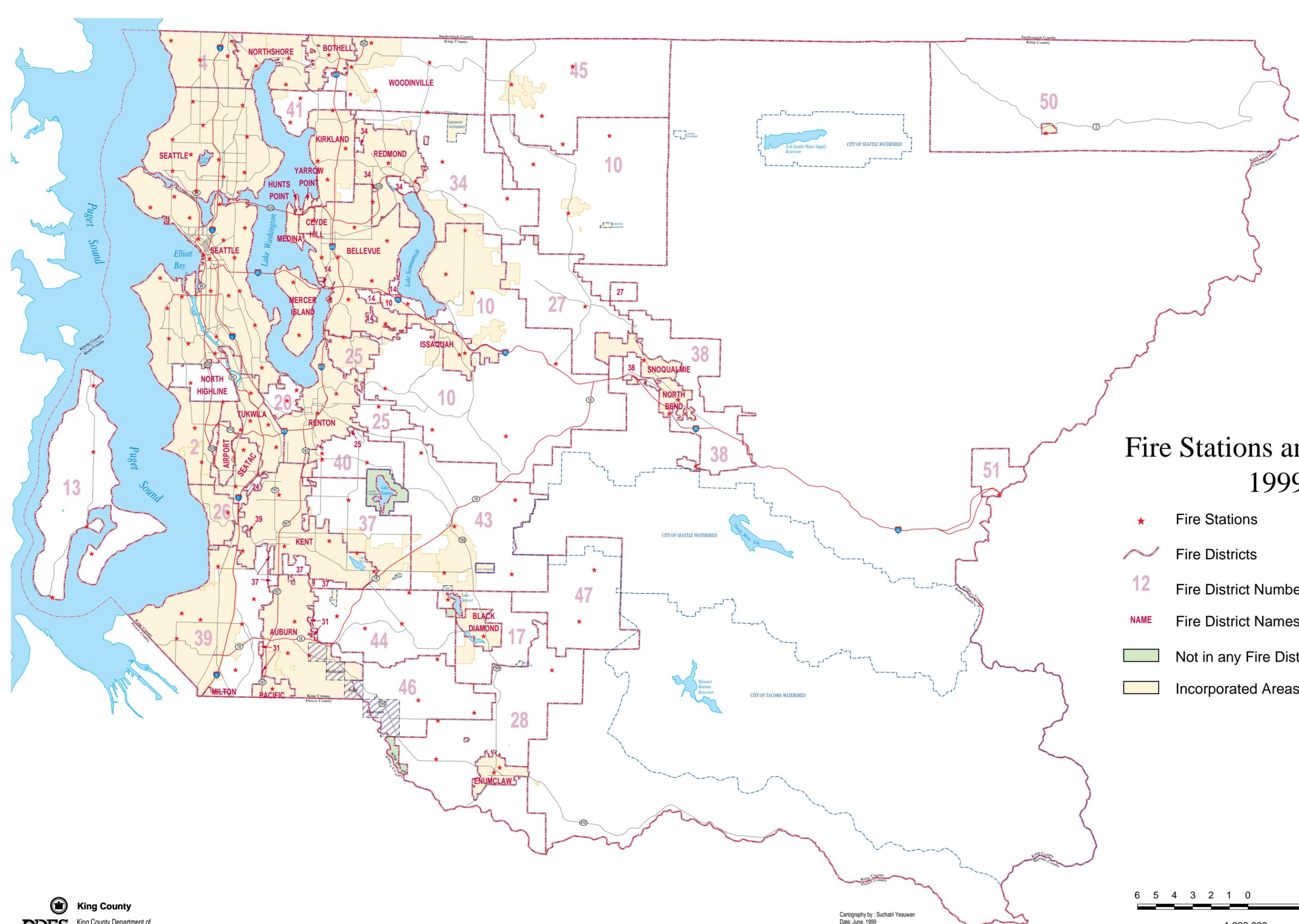


School Districts and Facilities

- ▲ Elementary School
- Middle School
- ✕ High School
- Non Instructional
- ◆ Undeveloped / Vacant
- School Districts
- Incorporated Areas

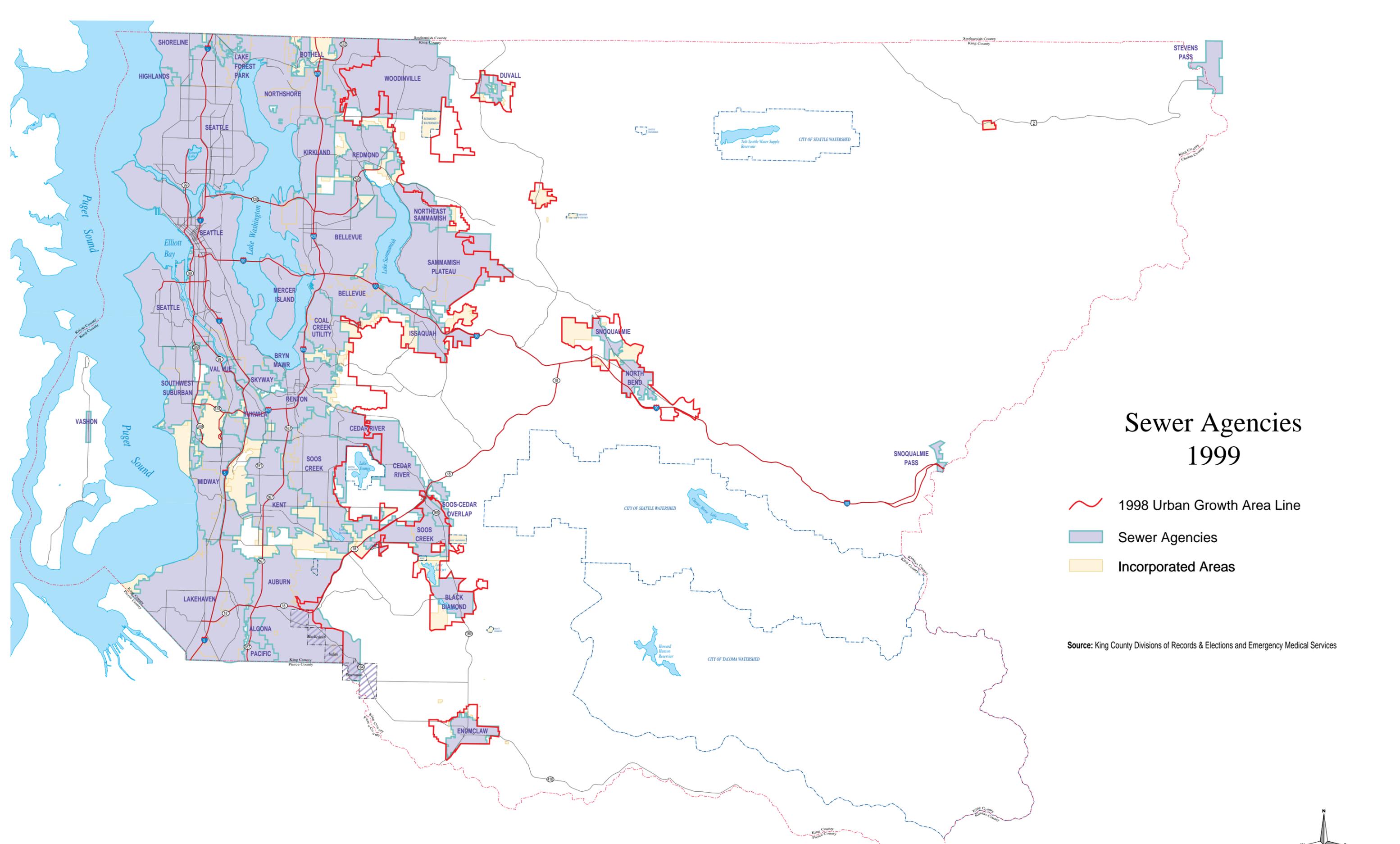
Source: King County Department of Development and Environmental Services (DDES)





Fire Stations and Districts 1999

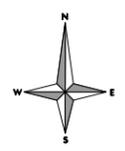
- ★ Fire Stations
- Fire Districts
- 12 Fire District Numbers
- NAME Fire District Names
- Not in any Fire District
- Incorporated Areas

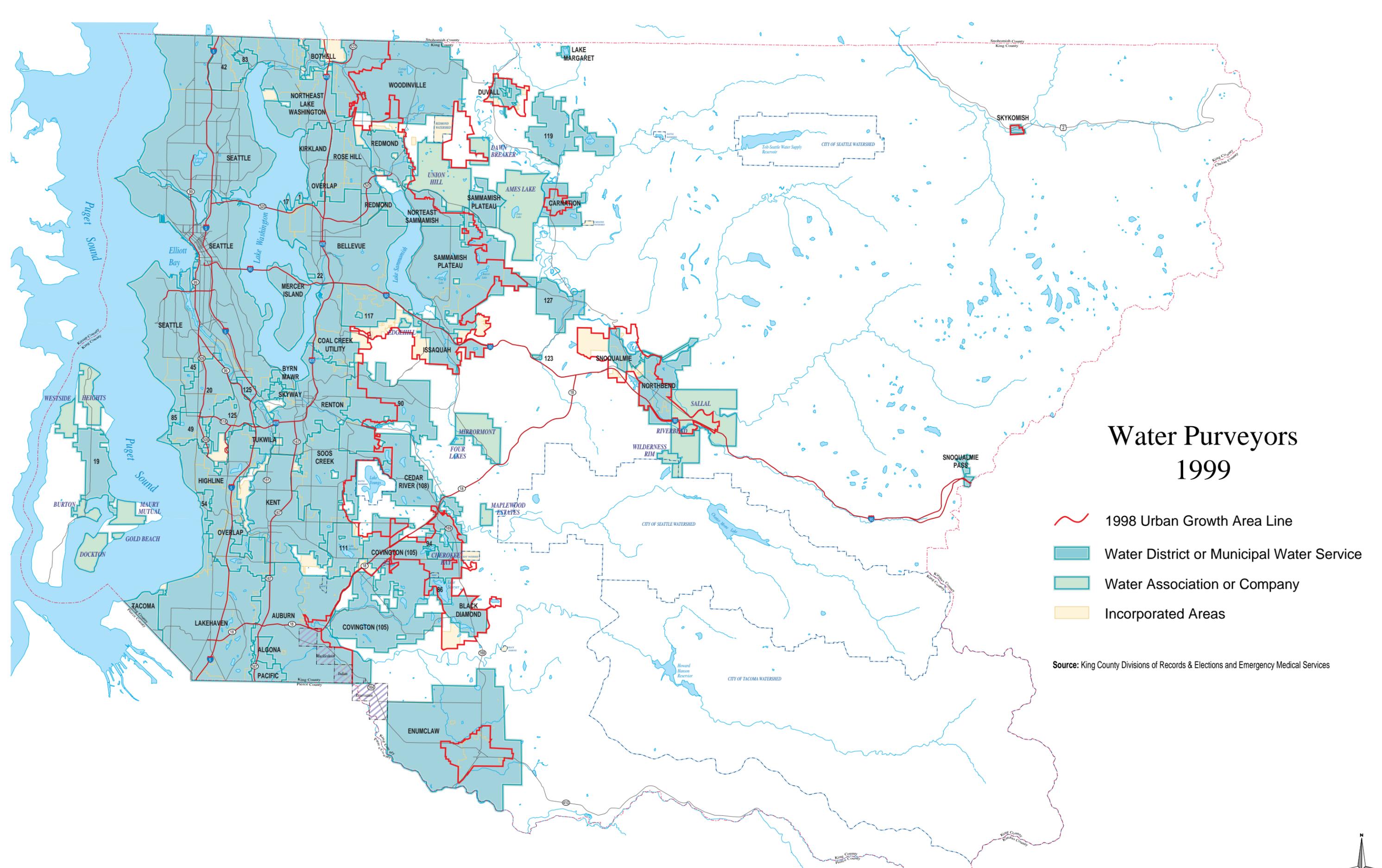


Sewer Agencies 1999

-  1998 Urban Growth Area Line
-  Sewer Agencies
-  Incorporated Areas

Source: King County Divisions of Records & Elections and Emergency Medical Services

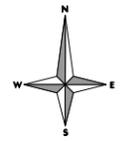


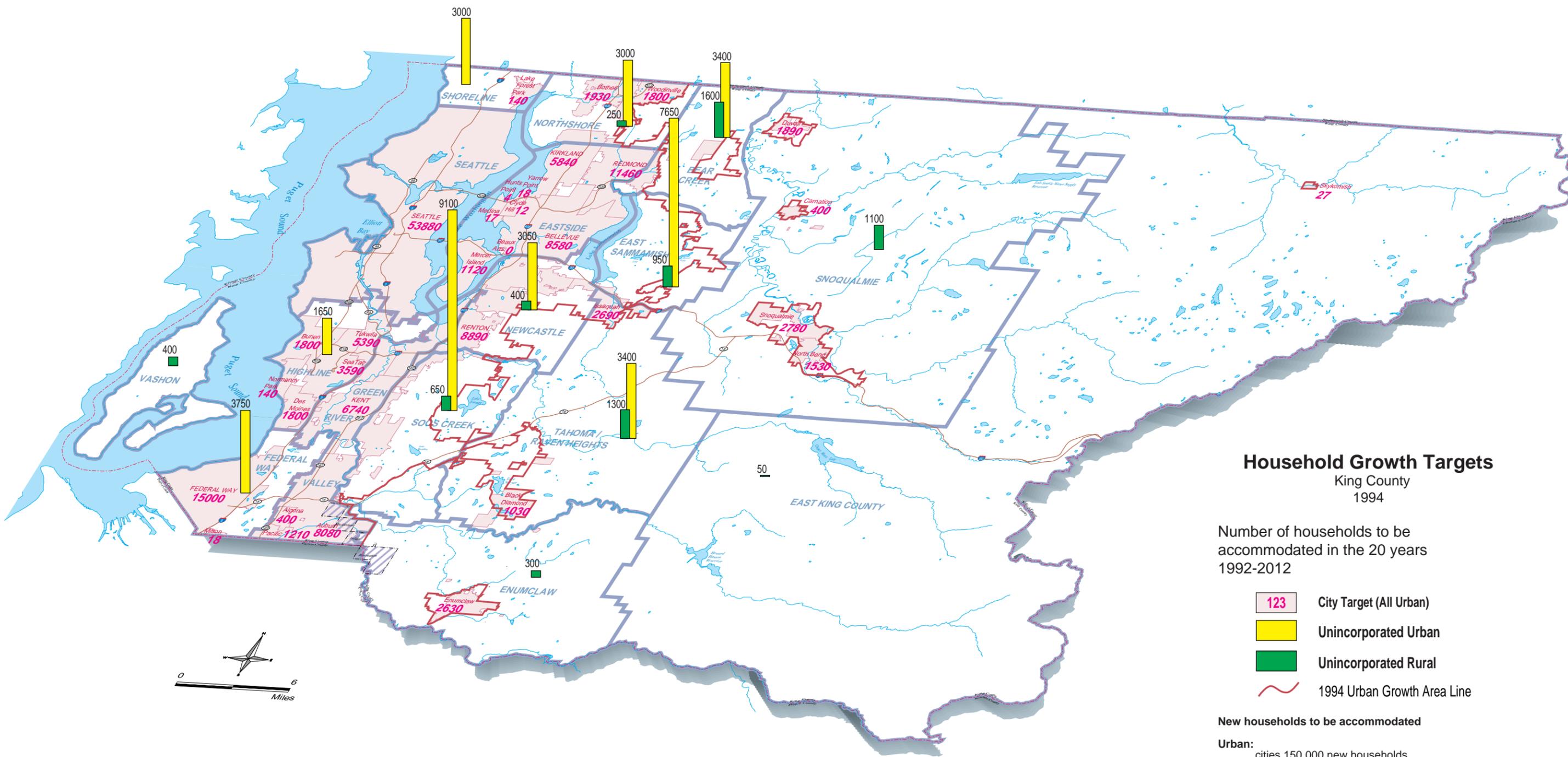


Water Purveyors 1999

-  1998 Urban Growth Area Line
-  Water District or Municipal Water Service
-  Water Association or Company
-  Incorporated Areas

Source: King County Divisions of Records & Elections and Emergency Medical Services





Household Growth Targets

King County
1994

Number of households to be accommodated in the 20 years 1992-2012

- 123 City Target (All Urban)
- Unincorporated Urban
- Unincorporated Rural
- 1994 Urban Growth Area Line

New households to be accommodated

Urban:
cities 150,000 new households
unincorporated 38,000 new households

Rural:
unincorporated 7,000 new households

King County Total: 195,000 new households

Research completed: December 1994
Source: Countywide Planning Policies, 1994