

AGR2000

KING COUNTY, WASHINGTON

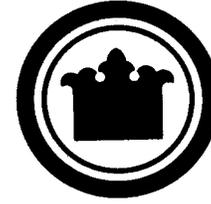


The 2000 Annual Growth Report

A report on growth and development trends
in King County, its cities and planning areas

Statistical Profile:
KING COUNTY

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



DEMOGRAPHICS

Population, 1990	1,507,319
Population, 1996	1,628,800
Population, 2000	1,685,000
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%

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

LAND AREA

King County Total Land Area:	2,134 square miles (1,365,760 acres)
Unincorporated King County Area	1,758 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

1999 Number of Business Units:	64,488	1999 Total Jobs:	1,110,017
1999 Average Annual Wage:	\$46,050	Manufacturing	153,871
Median Household Income:		Wholesale/Utilities	152,213
1989 (1990 Census) \$36,179		Retail	183,723 ●High Tech 91,000
1997 (Estimated) \$53,200		Finance / Services	414,165
		Government/Education	142,483
		AFFM/Construction	63,562

Households by Income Category, 1989*:

0 - 50%	131,490	21%
50 - 80%	105,340	17%
80 - 120%	134,829	22%
120% +	245,032	40%

Major Businesses and Employers:

The Boeing Company	QFC, Inc.	Safeco	Fred Meyer
University of Washington	Group Health Co-operative		Nordstrom
Microsoft Corporation	United States Postal Service		City of Seattle
King County Government	Seattle School District #1		Swedish Hospital
Providence Health System	Alaska Air Group, Inc.		Seafirst Corp.
Safeway Stores Inc.	US West Communications		Weyerhaeuser

HOUSING

1999 Total Housing Units:	739,138	1990 Census Median House Value:	\$ 140,100
**Single Family	449,719	1999 Median House Sales Price:	\$ 235,000
Multifamily	289,419	1990 Census Median 2-Bdrm. Rental:	\$457
		1999 Median 2-Bdrm. Rental:	\$740

DEVELOPMENT ACTIVITY

1999 Total New Residential Units:	14,685	1999 Formal Plats:	# Plats	#Lots	#Acres
**Single Family	5,423	Applications:	90	2,871	843.88
Multifamily	9,262	Recordings:	93	3,218	2,511.81

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

Dept. The Economic Dev. Council of Seattle and King County. WA State Office of Financial Management, NW Multiple Listing Service, Dupre and Scott Apartment Advisors, Inc.

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

2000 King County Annual Growth Report

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



King County, Washington
September, 2000

King County Executive

Ron Sims

Metropolitan King County Council

Pete Von Reichbauer, Chair, District 7

Maggi Fimia, District 1

Cynthia Sullivan, District 2

Louise Miller, District 3

Larry Phillips, District 4

Dwight Pelz, District 5

Rob McKenna, District 6

Greg Nickels, District 8

Kent Pullen, District 9

Larry Gossett, District 10

Jane Hague, District 11

David Irons, District 12

Christopher Vance, District 13

Office of Regional Policy and Planning

Stephanie Warden, Director

ANNUAL GROWTH REPORT STAFF:

Economic Development Section

Ray Moser, Manager

Chandler Felt, Growth Information Supervisor

Nanette Morales, AGR Project Manager

Rose Curran

Cynthia Moffitt

David Ko

CONTRIBUTING STAFF:

Department of Development and Environmental Services

Greg Kipp, Director

George Horning, GIS Supervisor

Dennis Higgins

Paul McCombs

Susan Olsen

Suchatri Yesuwan

Information and Telecommunications Services Division

Tutti Compton, Supervisor

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

King County Department of Assessments

King County Department of Community and Human Services

King County Department of Development and Environmental Services

King County Department of Public Safety

King County Department of Transportation

King County Department of Natural Resources

Each of the 39 Cities of King County

Kitsap County

Pierce County

Snohomish County

Puget Sound Regional Council

US Department of Housing and Urban Development

Washington State Employment Security Department

Washington State Department of Natural Resources

Washington State Office of Financial Management

Dick Conway and Associates

Dupre + Scott Apartment Advisors, Inc.

The Seattle-King County Economic Dev't Council

Northshore Area Chamber of Commerce

The Suburban Cities Association

Central Puget Sound Real Estate Research Committee

Table of Contents

Statistical Profile of King County **Inside front cover**

Table of Contents **i**

Introduction to the 1999 Annual Growth Report **iv**

I. Highlights - 2000 Annual Growth Report **1**

A brief summary text of observations about King County growth, and conclusions from the Benchmark indicators.

- Growth Indicators are Mixed – some up, some down
- Indicators of slowing growth: US Census, enrollments, licenses, house sales
- Indicators of continuing rapid growth: Jobs, Immigration, housing permits
- Income growth; income disparity between software and the other 98%
Income growth has propelled KC to have nation's 8th highest payroll.
- Job growth focuses on King County while population disperses around Puget Sound
- Target achievement – housing construction exceeds annualized targets
- Rate of residential construction continues to increase
Growth in suburban city and Seattle's Central Business District, Renton, Kent, Bellevue and Sammamish
- Housing prices continue to rise
- King County home ownership rate increases a little
- VMT, Transit Ridership, Concurrency Permits as Indicators of Growth?
- City of Sammamish caps a decade of incorporation
- Other Environmental Indicators
- Decreasing runs of Chinook Salmon

Definitions **13 - 14**

II. Benchmark Indicators **15**

Discussion of major trends and key data points for each of the 45 Benchmark Indicators

Introduction **15**

Economic Development **18**

Environment **19**

Housing **23**

Land Use **25**

Transportation **27**

III. King County in the Puget Sound Region.....29

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

Introduction 29
 Population and Income.....30
 Nonagricultural Wage and Salary Jobs32
 Jobs / Housing Balance.....34
 Housing Units and Residential Building Permits.....36
 Number of Lots Applied For and Recorded, 1990 - 199838

IV. King County At Large39

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

Introduction 39
 Population40
 Income43
 Employment and Wage Levels.....44
 Housing and Rental Affordability.....48
 Farms and Land In Farms50

Sub County Areas: Introduction and Map 51
 Land Development Indicators.....53
 Employment by Subarea, Household and Job Growth.....54
 Housing and Rental Affordability, Subcounty Areas56

V. King County's Cities59

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

Introduction 59
 Census and Population Estimates, 1980-2000.....60
 Land Area and Assessed Values by City, 2000.....61
 Number of Existing Housing Units, 1999.....62
 Adjusted 20-Year Household Targets by Jurisdiction.....63
 Median Income, 1989.....64
 Persons Below Poverty Level, 1989.....65
 Annexations and Incorporations by King County Cities, 1980-199966
 Residential Land Capacity Estimates for King County Cities, April 1997.....68
 Recorded Formal Plats, 1999.....70
 New Single Family and Multifamily Residential Units, 1990 - 199971
 Covered Employment, 1990, 1995, 1997 and 199974
 High Technology Jobs and Firms on Selected Cities, 1998 - 199975
 Covered Employment by Sector, 1999.....76
 Crime Rates by City, 1995 - 199777

VI. Cities Statistical Profiles79

Detailed statistical profile for each of King County's 39 cities.

Introduction 79
 Cities from Algona to Yarrow Point 80 - 118
 Demographics, Employment and Income, Major Employers,
 Housing and Development Activity
 Vicinity Maps 119 - 123

VII. Unincorporated Areas and Statistical Profiles 125

Detailed data for each of the County's 12 unincorporated communities, including a summary for the unincorporated area in its entirety.

Introduction 125
 Unincorporated King County as a whole: 126 - 129
 Demographics, Population Forecasts, Residential Permits, Subdivision Activity
 Transportation Concurrency Approvals..... 130
 Total New Residential Units Tables and Graphs 131
 Formal Plat Activity Tables and Graphs 135
 Adjusted 20 Year Household Growth Targets 141
 Residential Land Capacity 142
 Forest Practice Applications 144
 Unincorporated Area Profiles from Bear Creek to Vashon..... 145 - 158
 Demographics, Population Forecasts, Residential Permits, Subdivision Activity

IX. Mapsfollowing page 158

- King County Incorporated Areas, 2000
- Annexations and Incorporations, 1990-2000
- Housing Unit Count, 1998
- New Residential Units, 1999
- New Lots in Recorded Formal Plats, 1999
- Population Growth, 1980 - 1999, by Community Planning Area
- King County High Tech Businesses, 1998
- Housing Affordability in King County, 1999-2000
- Household Growth Targets, 1992-2012

Introduction

This section describes the purpose, organization, and content of the 2000 Annual Growth Report for King County, Washington. Information on how to obtain a copy of the report follows this section.

Purpose

The 2000 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 3 years by the simultaneous publication of the 2000 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 2000

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.

- As of August, 1999, Sammamish is officially a city. A statistical profile of the City of Sammamish is provided in Chapter Six.
- New table on high technology businesses outlining jurisdictions with the most number of high technology jobs and firms.
- New map showing locations of high technology businesses in King County.
- New table and graphs on the relationship of population, employment and housing in the Puget Sound Region (Jobs/Housing Balance)
- Again, this year, after an interruption of several years, we have been able to restore consistent information on housing affordability. 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 1999 covered employment by city.
- More discussion of recent environmental trends and the status of salmon runs in King County in Chapter One (*Highlights*).
- The "Adjusted" (for Annexations and Incorporations) Household Targets Table for both the cities and unincorporated King County. Found on pages 63 and 141.
- New updated data for Farms and Land in Farms table. The last period reported was in 1992.
- More tables and maps in *color*.

Bound inside the back cover are nine *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:

<http://www.metrokc.gov/exec/orpp/agr/agr00/>

I. Highlights - - - - 2000

Growth Indicators are mixed in 1999

After four years of growth boom in King County, there are now mixed signals regarding the actual current growth rate:

- Population increased less than one percent each of the last two years.
- The heated pace of single family house sales in Seattle and the Eastside has begun to slow.
- Job growth slowed but still exceeded 32,000 new jobs in 1999 after several years of 40,000 to 50,000 jobs per year.
- Immigration from overseas continued to bring 10,000 people per year into King County.
- Housing unit growth continued at the rapid pace set in the mid-1990s as builders attempted to catch up with the demand placed by earlier economic growth.

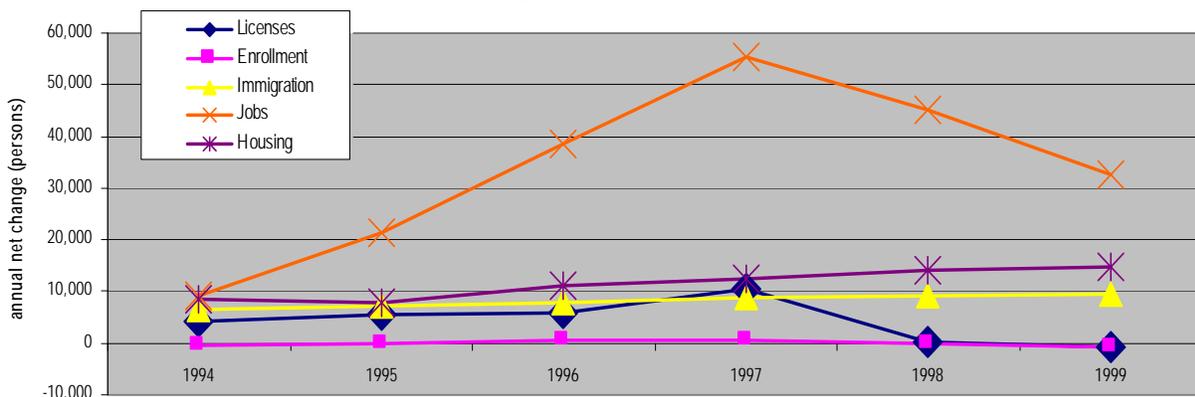
With this confusing pattern of ups and downs, fully ten years from the certainty of decennial (1990) Census data, it is difficult to know how much the population is growing.

Indicators of slowing growth

Population growth continued to slow down in King County during 1999. The Washington State Office of Financial Management (OFM) has estimated King County's April 1, 2000 population at 1,685,600, up only 8,600 from 1999 and less than 20,000 from 1998. The annual increase is less than the excess of births over deaths in the County during 1999. Therefore more people are moving out of the County than moving in. School enrollment and driver license data point to this likely state of slowdown in the County's population. The population growth rate has been slowing since 1997, the last year of rapid population growth. In each of the last three years, annual population growth has been less than one percent.

Three indicators show a slowing population growth rate: school enrollments, drivers licenses, and U S Census Bureau estimates. Each of these points to net outmigration from King County in the last two years. Data available to the Washington State OFM point to a declining growth rate in Washington State and King County in particular. Enrollments in public and private elementary schools have decreased one-half percent in each of the last two years. Drivers license data from other states find that more Washingtonians are moving elsewhere than people from other states moving here. And U S Census Bureau estimates based on tax data show a declining rate of growth. All these figures are Statewide but apply in King County as well. Finally, recent house sales data from the Northwest Multiple Listing Service indicate that the real estate boom is cooling off in numbers of sales although not in real estate price increases.

Annual Change in Population Indicators



Indicators of continuing rapid growth

On the other hand, three indicators continue to show strong King County growth: international immigration, job growth, and housing construction.

Immigration from other countries is an important component of King County population change. Only limited data are available on a county basis, but metropolitan area data from the U S Immigration and Naturalization Service shows an average of 10,000 to 12,000 persons per year moving from overseas into the Puget Sound area. Data available to OFM indicate that most of these immigrants reside in King County. The annual King County numbers have remained constant at around 10,000 for several years. This means that a large proportion of King County's recent total growth has come from international migration as opposed to migration from other parts of the U S. In the last two years, domestic migration must have been strongly negative, i.e., many more people are moving out of King County than moving in.

Job growth has also begun to slow down, but it is still at an historically high rate and is outpacing population growth. During 1999, about 32,000 new jobs were added, an increase of more than three percent. This rate compares with the 40,000 jobs per year during the mid – 1990s and more than 40,000 added jobs per year during the late 1980s. The current growth rate represents a combination of two components of the King County economy: decline in aerospace and continued increase in other sectors. Aerospace, consisting of the Boeing Company and associated firms, typically expands and contracts in a nine- to ten-year cycle of boom and bust. As in the early 1980s and early 1990s, Boeing is now reducing its employment; the aerospace sector, dominated by Boeing, has declined from 67,000 jobs in 1998 to 55,000 in April 2000. Usually these reductions drag down the remainder of the Puget Sound economy because of two factors: the loss of high-paying jobs in aerospace, and the size of the Boeing Company. With eight percent of the metro area's total jobs, a 20 percent drop in Boeing employment represents a large share of total jobs in the metro area. This year, for the first time, the economy is withstanding an aerospace decline without major impact to rest of the economy.

Several factors explain the more favorable situation this decade: manufacturing other than aerospace, and business services including computer software, are continuing to grow while aerospace shrinks. The size of the county's total economy is huge, with a million jobs – King is the ninth largest county in the United States in terms of total employment. The wages (including stock options) paid by software companies are so high, they have sustained the overall income in the region. And the national economy is doing very well, with the lowest unemployment in 30 years, providing a healthy market for products of King County businesses. King County has never before come through a period of Boeing layoffs so unscathed. It is too early to say we have learned how to flatten the business cycle, but at least the severity of the aerospace 10-year downturn is much less this time.

In addition, retail growth driven by the job and income growth has continued at a healthy pace. Retail has benefited from big gains in the stock market as well as wage growth. New retail construction has flourished in downtown Seattle and University Village, Redmond, Bellevue, Tukwila, Renton and other suburban downtowns. Further, an unusually low office vacancy rate has stimulated new office construction throughout King County after several years of little new office development.

Residential construction is the indicator that showed the strongest growth in 1999. The number of new residential units, detailed in the King County Cities chapter, set a decade record at more than 14,600 new houses and apartment units authorized during 1999. This amount is a three percent increase over 1998 and the largest number of new units since 16,900 new units in 1990. What's more, the continued housing boom is broad-based with at least four jurisdictions contributing more than 1,000 new housing units. Seattle permitted 5,200 new housing units – more than in any year in recent memory. Kent and Bellevue each issued more than 1,100 new permits. Unincorporated communities in both East and South King County received large numbers of new houses. Residential construction is an important contributor both to the economy in terms of high-paying construction jobs, and to population growth with the new housing made available.

Incomes rise rapidly – for some King County residents

Ten years after the 1990 Census benchmark, it is difficult to measure current income. Several organizations attempt to estimate the median household income of King County or Puget Sound residents. The AGR has relied on estimates prepared by a private firm, Strategic Mapping, Inc. (Donnelley), whose 1998 estimate, \$47,700, was the lowest available. This year's Annual Growth Report switches to the federal Housing and Urban Development department (HUD) estimate, a higher series. HUD's estimate, \$53,200 in 1999, is up six percent from 1998 but fully 11 percent higher than the \$47,700 reported from Donnelley in the 1999 AGR. More reliable data from the 2000 Census will not become available until mid – 2002.

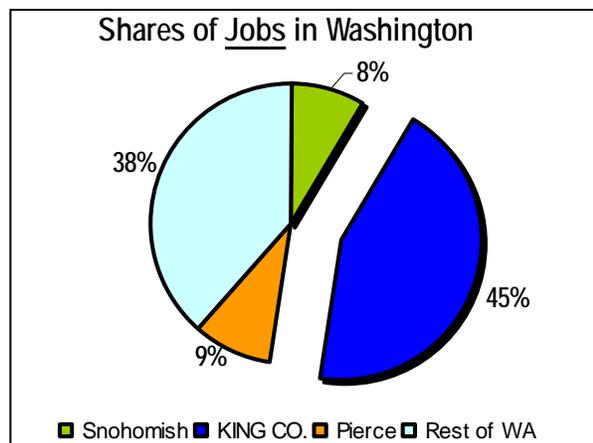
The Washington State Employment Security Department reports average (not the more meaningful median) wages paid to employees covered by unemployment insurance. The average King County wage for 1999 was approximately \$46,000, up a remarkable 11.6 percent from 1998. However, it is instructive to separate the approximately 25,000 software employees in King County from the remaining 1,080,000 workers. This two percent of all King County workers, at Microsoft and 300 other packaged-software companies, took home 19 percent of the County's total payroll, nearly \$10 billion including stock options. That works out to an average of \$400,000 apiece. The remaining 98 percent of workers average \$38,000, up a still-healthy 5.6 percent from 1998.

The significant overall income growth in software and other sectors has propelled King County into eighth place among all 3,100 counties in the United States in total payroll paid during 1998. Measured at \$41 billion by the Census Bureau, King County's total business payroll exceeded that of 26 states, including Oregon which has twice as many people as King County. The growth of payroll was second-highest of all large counties in the U S, just behind Clark County (Las Vegas), Nevada. Among other issues raised by such large numbers is that of disparity of wealth and income between King County and the other parts of Washington State outside the Puget Sound region. In 1998, more than 52% of wages paid in Washington were in King County, somewhat lopsided compared to the 29% of the state's population. Some of that discrepancy reflects high tech jobs in King County, which are detailed in a table on page 75. Because of the high tech wages, this period is an historical first in that jobs and income continue growing despite Boeing decline.

Growth of jobs and population in King and adjoining counties

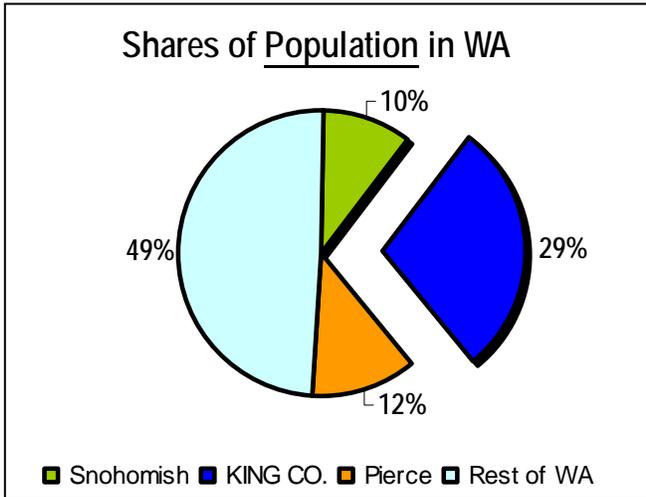
Planning policies and current issue discussions speak of balancing job growth and population or housing growth in the Puget Sound region. This issue is subject to over-simplification, but is actually complex and many-faceted. Some facts:

1. King County, the economic engine of Washington State, had 45 percent of Washington jobs in 1999, but only 29 percent of the population and 30 percent of the housing units. Although it contains only three percent of the state's land area, King County is large and diverse, with many different job centers. Manufacturing and warehousing dominate in South King County. High tech industries are found mostly in Seattle and the Eastside. Services and retail are located all around the county.



2. King County has garnered almost two-thirds of Washington State job growth since 1995. Job growth within the county during the four years from 1995 to 1999 was a stunning 172,000, or 18% over the period. This was 65 percent of the entire State's increase in jobs during the same period. Most of the remaining job growth went to adjoining Snohomish and Pierce Counties, leaving only 15 percent in the remaining 36 counties.

3. In contrast, King County gained only one-fifth of the State's population and housing growth from 1995 to 1999. This amount of growth – more than 36,000 housing units -- is in line with forecasts but seems slow compared to the job growth.
4. Pierce and Snohomish Counties each have less than ten percent of the state's jobs, but more than ten percent of the state's population. Although Pierce is defined as a one-county metropolitan area, it is less than half of King County's size. Larger households and military populations contribute to the larger share of population in these counties.



5. Pierce and Snohomish may have gained only modest job numbers in the 1990s, but together they built more new housing than King County. These two counties increasingly act as bedroom communities for King County job centers. So it is useful to examine the three county region as a unit.
6. The three Puget Sound counties together have 62 percent of the state's jobs and half its population and housing stock. The three have an even larger share of wages paid in the state.
7. In 1999, King County had 1.6 jobs for every housing unit, while the average household in the County has 1.4 workers. In the three counties together, the ratio is a more balanced 1.3 jobs per housing unit, comparable to the nationwide ratio.

8. The Puget Sound region has added almost three times as many jobs (+223,000) since 1995 as housing units (+82,000). In fact, during that period the region added more jobs than people.
9. More than 55% of the new housing units in King County were multifamily, while the vast majority in the other Puget Sound counties were single family.

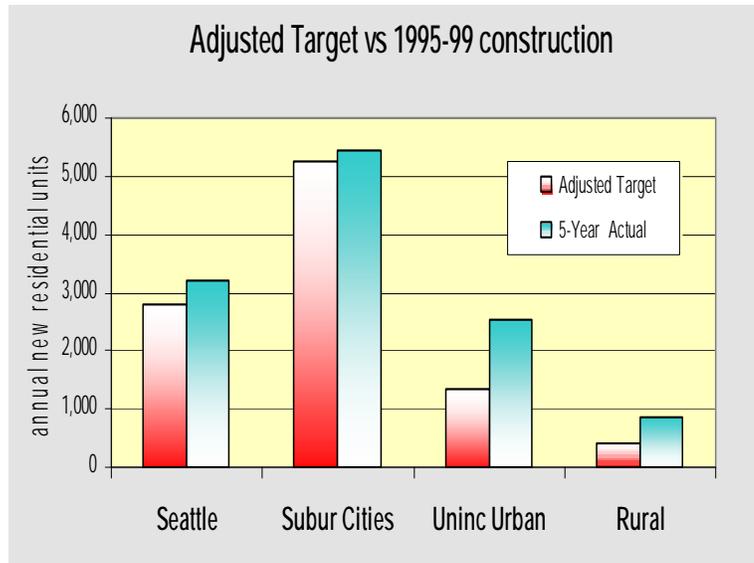
In interpreting all this information, it is important to remember the cyclical nature of the Puget Sound economy. One year or even four years is a short part of the business cycle. During a different four year period, the region or King County may add more housing than jobs. There have even been years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

Growth in most areas of King County 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 63.

In the unincorporated King County jurisdiction, 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, which is 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 five years of development following adoption of the CPPs.

Countywide new residential construction has averaged 23 percent greater than annualized targets would expect. The graph above compares five years of building permits to targeted shares of development in four subareas: Seattle; the Suburban Cities; unincorporated Urban; and Rural areas. Permits in Seattle, averaging more than 3,200 new units per year, exceed the annualized target. The 37 Suburban Cities collectively have permitted 5,400 new housing units, 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 1,900 units, a number actually achieved in 1995 but exceeded since then. Rapid growth has taken place, especially in Sammamish and Soos Creek. 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 141. Several cities have incorporated since the CPPs were adopted in 1994. As new cities form and older cities annex territory, the targets have been adjusted from unincorporated Urban to cities, and will need continual further adjustment. When this adjustment is accounted for, the number of unincorporated permits significantly exceeds 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 incorporated 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, and down to 5 % in 1999. 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 five years 1995 - 1999, new housing construction is more than halfway (52 %) to the 20-year target of up to 8,200 units in Rural areas. Much of this growth is due to the large number of pre-existing lots in rural areas.

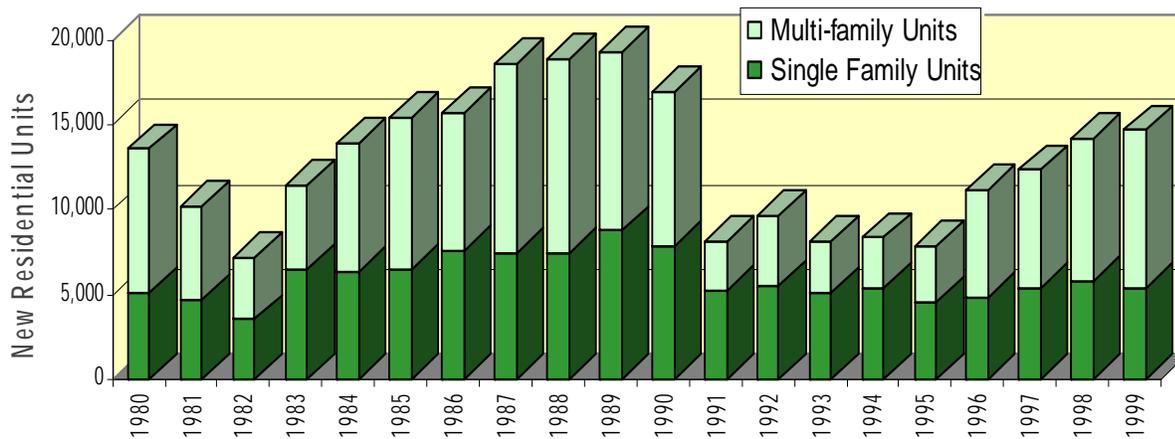
In comparing the actual growth to targets, it is important to remember the cyclical nature of Puget Sound growth. Recent permits have exceeded the annualized targets all over King County. In the next few years, slower growth may balance this rapid growth period and bring us back to the 20 – year forecasted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

Rate of residential construction continues to increase

Despite the slowing population, residential construction continued strongly in 1999, demonstrated by construction of more than 14,600 new residential units. Construction of single family homes was down slightly to 5,400 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 were issued in unincorporated areas, although many of these have since been incorporated into the City of Sammamish.

Multifamily construction is often much more volatile, responding to changes in the regional economy. This year, multifamily construction increased to about 9,200 new apartments and condominium units (triple the 1993-95 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 very small share of the market.

**Total New Residential Units Permitted
Single Family and Multifamily
1980 – 1999**



New residential construction largely focused in Seattle, Bellevue and Kent, and to a lesser extent Renton, Snoqualmie and Kirkland. Data from selected jurisdictions shows this healthy trend continuing at the same rate in the first quarter of 2000, 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.

Residential growth focuses in cities and three unincorporated areas

More than three-fourths of the new construction in 1999 occurred within city limits, in marked contrast to trends of the 1970s and 1980s. Seattle received an amazing 36 percent of the County's new residential units, more than 5,200. The 37 Suburban Cities together permitted 5,900 new units, 40 percent of the Countywide total. The cities of Kent with 1,200, Bellevue with 1,100, Renton with 476 and Snoqualmie with 479 authorized the largest numbers of new units. Two-thirds of the new housing units in the cities were apartments and condominiums. Building permits by city are reported on pages 71-73.

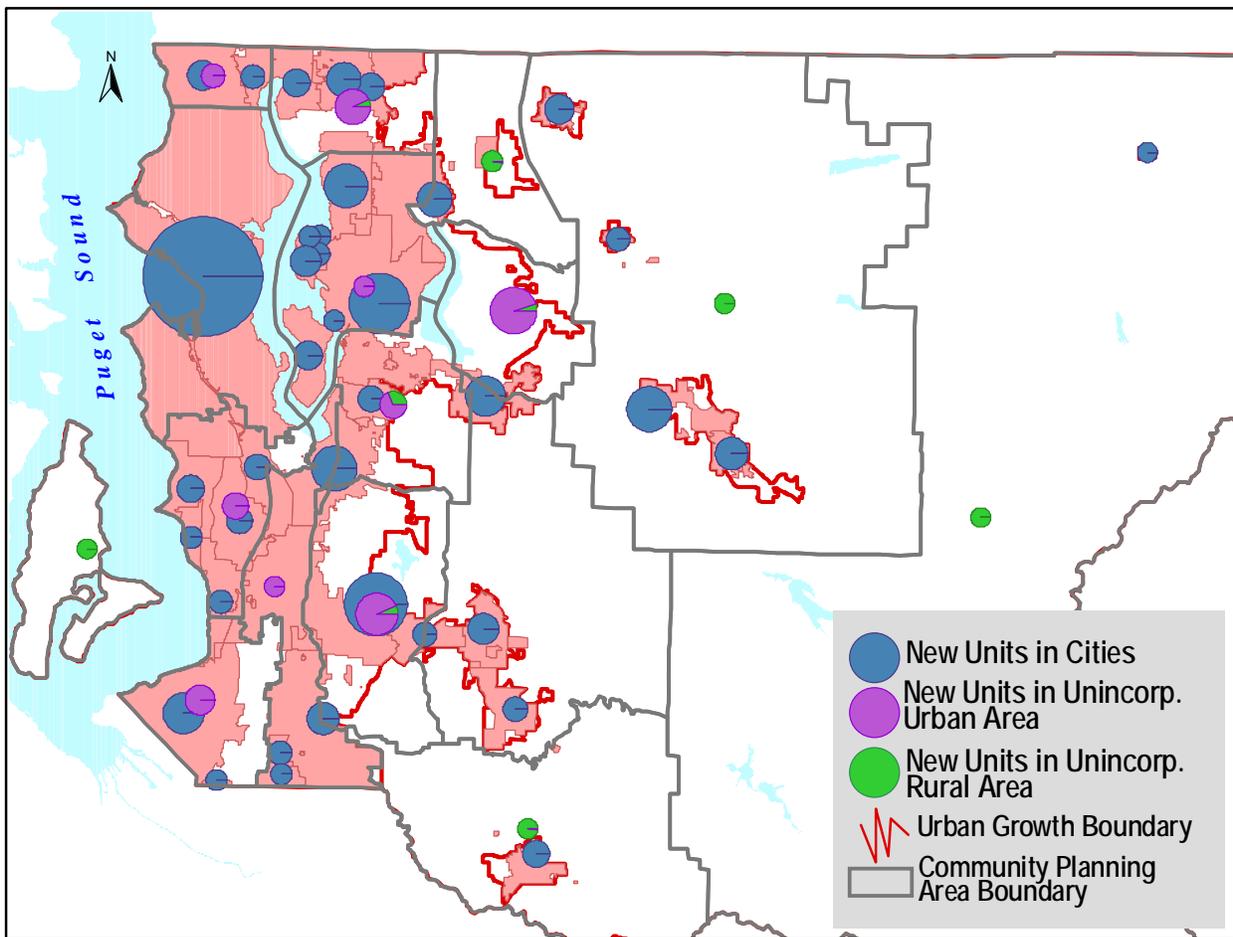
With 3,500 new units, unincorporated King County received 24 percent of Countywide new residential growth, a lower share than in earlier years. Three communities received the largest share of unincorporated growth: East Sammamish with 1,432 new housing units, Soos Creek with 604, and Northshore with 503. Urban portions of

unincorporated King County accounted for 2,778 new units, about 19 percent of the Countywide growth. In Rural and Resource areas, only 730 new units were permitted – about five percent of the Countywide total, and very close to the target. This number was down significantly from 1998. Preliminary data from 2000 hint that permit activity in both Urban and Rural areas will continue to decline this year.

Only 35 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 131-134.

During 1999, the number of lots recorded in formal plats increased 45 percent from 2,213 to 3209. The increase occurred in both unincorporated King County and in the cities. The Bear Creek planning area had the largest number, 529 new lots, followed by East Sammamish with 347. Among the cities, Snoqualmie ranked highest with 457 new lots, entirely within the Snoqualmie Ridge Master Planned Development.

1995 Through 1999 New Units by Urban and Rural Area



Short plat activity in unincorporated King County was down for both recordings and new applications, reflecting the decreasing unincorporated area within the Urban Growth boundary. In 1999, short plat recordings fell from 208 new lots to 134; new applications were received for 156 lots compared to 178 during 1998. The Northshore planning area had the highest number of recordings with 37 new lots, and East Sammamish led with applications for 36 lots. Short plat data are not available for King County cities.

Housing Prices Continue to Rise

During 1999, the cost of housing in King County continued to increase at historically high rates, although it is likely that 2000 will show some stabilization of housing prices.

From 1998 to 1999 the median price of a single family home rose from \$215,000 to \$235,000, a 9.3% increase. The previous year had seen an even steeper rise from \$185,000 to \$215,000, a 16.2% increase. Interest rates were fairly stable during this two year period. While these increases in value are good news for current homeowners, they have made it very difficult for first-time home buyers to enter the market. In 1999, a household earning the median income could afford a home costing about \$199,300. But the median-priced home cost nearly \$36,000 more than this.

Moving from the rental market to the housing market can be very discouraging in King County. The average renter earns only about 67% of median income. Even at 80% of median income, a three-person household earning \$45,000 could afford a home costing just \$135,000. But only 7% of homes in King County sold for that amount or less in 1999. Supposing they could find a house in this price range, the household would need at least \$12,000 in savings to cover a 5% down payment and closing costs.

Condominiums and townhomes provide a more affordable option for some households. However, at \$148,000, even the median-priced condo was out of reach for a typical household earning 80% of median income.

The rental market in King County is somewhat more accommodating. There is an adequate supply of rental units affordable to those earning 50% of median income or more. While average rents have been rising, the annual increase during the 1990's was about 3.9% per year, just slightly higher than inflation. The median rent for a two-bedroom one bath apartment was \$755 in 1999. At 50% of median income, a household of three could afford \$704.

For households below 50% of median income, even the rental market can be disheartening. For the 54,000 households in the County who earn 30% or less of the median income, there are virtually no affordable market-rate units available. A household supported by a full-time worker making \$7 or \$8 per hour would be in this income category. Only 5% of apartments rented for less than \$500 last year, and only 20% for less than \$600.

Homeless individuals in King County numbered about 6,000 in 1999. An individual or household seeking an apartment would typically need anywhere from \$1000 to \$2000 for first and last month's rent and a security deposit. Even with a decently-paying job, these move-in costs are a barrier for a homeless or transitional individual or family seeking housing, as well as for a young person starting out.

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 percapita VMT has risen about 7 percent since 1990. Currently, it stands at 9,567 miles per year per capita. Rapid increases in volume of commercial and 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 54 percent of 1999 travel in King County was by single-occupant vehicle, while transit share remained constant at 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.

Although transit travel is increasing – Metro Transit ridership increased two percent in 1999 – overall travel is probably increasing faster.

An interesting anomaly appears when one compares the increase in VMT in King County with the per capita consumption of automotive gasoline (Benchmark Indicator #11). While both vehicle miles traveled and diesel fuel consumption are up considerably, ordinary gasoline consumption per capita has declined during each of the last two years. Given the popularity of larger, less fuel-efficient vehicles (light trucks and sports utility vehicles), it is difficult to explain this as a function of more efficient vehicles using less gasoline. A more likely explanation is that the increase in vehicle miles traveled is due to the increase in commercial traffic, in commuter traffic from non-county residents, and in other pass-through traffic. Gasoline consumption has not increased proportionately because many of these vehicle owners purchase their gasoline outside of King County, or use diesel fuel.

Leading indicators reveal likely slowing of rapid growth

Before 1995, it was difficult to forecast residential development in specific communities of King County. Under a new program that began in January 1995, "Transportation Concurrency" certificates form 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. Therefore, concurrency approvals are a good predictor of construction 4 or 5 years hence. Concurrency approvals are reported on page 130.

In five years, concurrency applications for more than 15,600 single family lots and 13,500 multifamily units have been approved in unincorporated King County. Some of these have already been absorbed into cities including Kent, Maple Valley and Kenmore. Nearly one-third of the 29,000 concurrency certificates issued since 1995 are now in the City of Sammamish, where completion of some of the housing units may be delayed. In 1999, concurrency applications slowed to 1,300 new single family lots (half in Soos Creek) and 770 new multifamily units (Federal Way and Soos Creek).

Concurrency approval is required for both single family subdivision and multifamily buildings. Following approval, subdivision applications are filed at the Department of Development and Environmental Services. Therefore they show anticipated development (construction in the next five years) in places like East Sammamish, Bear Creek, and Soos Creek. These 15,600 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 13,500 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 1999 building permits as well as low vacancy rates indicate a strong market there, too.

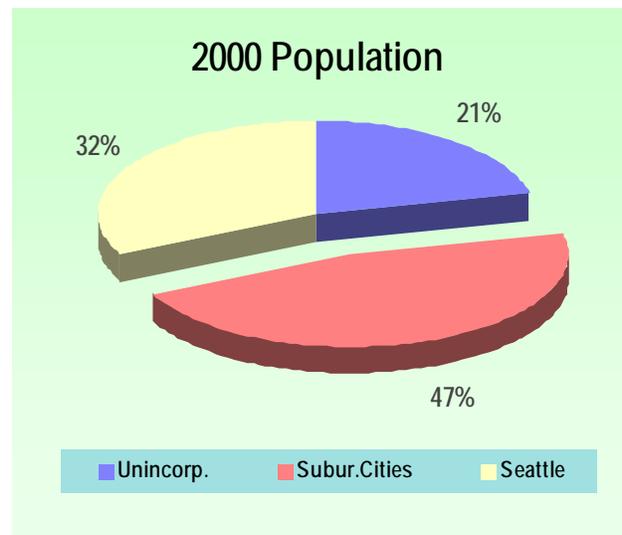
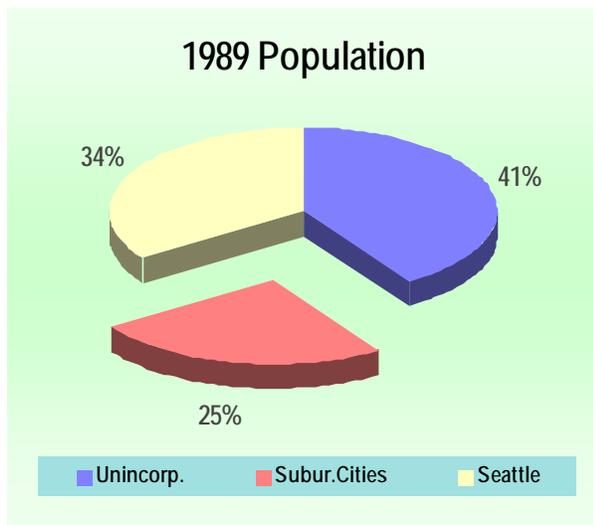
City of Sammamish Caps a Decade of Incorporations

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 eleven years, ten new cities have formed with more than 250,000 people. Other cities have annexed about 72,000 of the existing unincorporated population. The 38 suburban cities (including Bellevue) now have more than 785,000 residents. By 2012, the entire Urban area, with 90% of the King County population, is planned to be within city limits.

The newest city is Sammamish which incorporated on August 31, 1999. The City's April 1, 2000 population was estimated at 30,800 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, and median household income exceeded \$90,000.

Annexations accounted for a further shift of 4,300 persons into cities within the last year. Burien and Shoreline annexed small islands of unincorporated territory, each with about 2,000 residents. Auburn annexed part of the Lea Hill community with about 2,750 residents. Shoreline and Bellevue annexed unincorporated islands with 1,200 and 260 residents respectively. Issaquah annexed neighborhoods north of the City with about 800 residents, but not until May 2000 after the deadline for reporting on page 66 was established.

A Decade of Population Change by Jurisdiction



Environmental Indicators

Water Consumption

Total consumption fell from 146 million gallons per day (mgd) in 1990 to 134 mgd in 1999. Per capita water consumption in King County at 104 gallons per person per day, reached its lowest level since 1993. It is 19 gallons less than in 1975. Local and regional education efforts, increasing numbers of new housing units with small lawns, and rising water prices have all had a significant impact on reducing water consumption. It has been observed in other regions that rising personal incomes is sometimes correlated with higher levels of residential water consumption. However, despite significant growth in personal income this past decade, this has not been the case in King County.

Energy Consumption

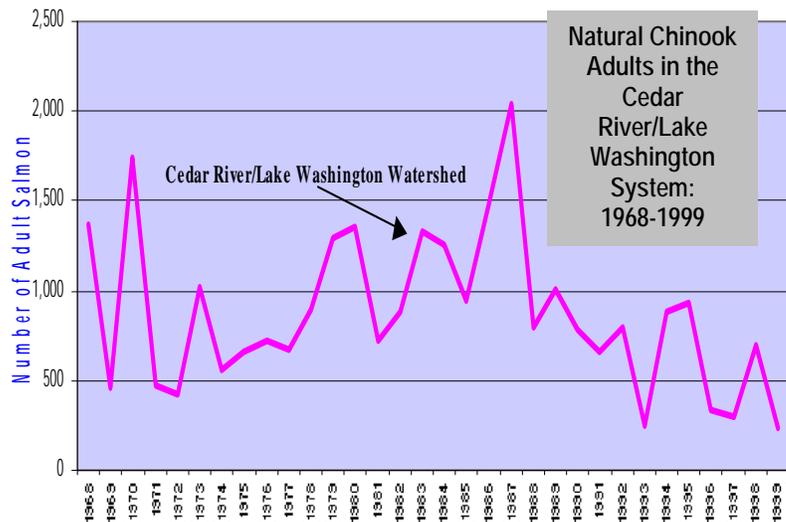
While the per capita increase in energy use has been modest, total consumption continues to grow and to outpace population increase. The trend from 1995 – 1999 has been toward an increasing per capita consumption of all types of energy, except for automotive gasoline. The apparent leveling off of per capita gasoline consumption is good news since gasoline represents about 40% of total per capita consumption, and has a strong impact on air quality. However, as long as total vehicle miles traveled, and per capita VMT, both continue to rise, air quality remains in danger, despite less gasoline consumption by County residents.

Recycling and Waste Generation

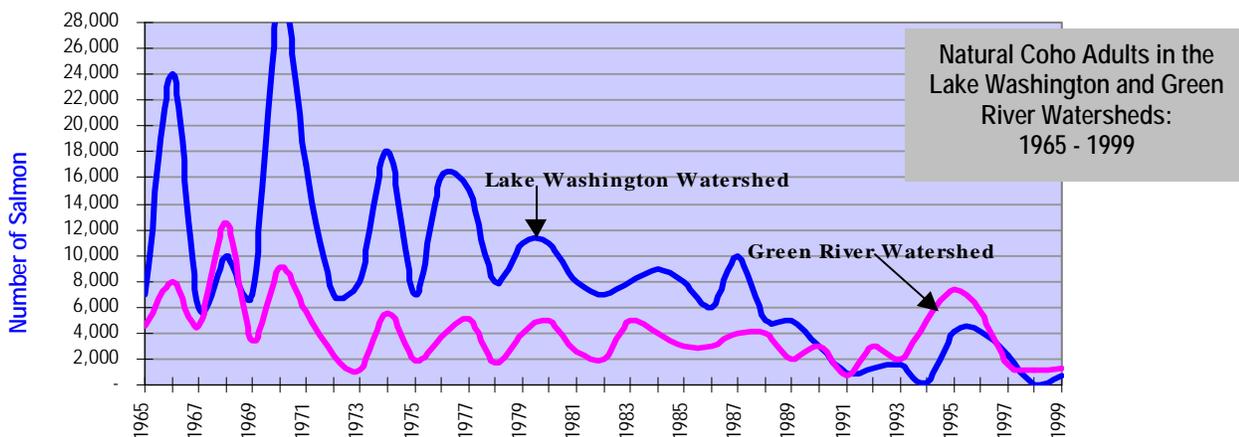
King County has made great strides in recycling, and is currently recycling more per capita (1,160 lbs. per person per year) than ever. However, the total amount of waste generated has also risen to a new high in 1999. This means that while we are recycling more, we are also creating more garbage per person. Each of us generated over 2,800 lbs of waste last year, of which 1,675 lbs. was not recycled, and thus had to be disposed of in other ways.

Decreasing Runs of Chinook Salmon

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.



In 1999 there was a new low of just 240 returning adult Chinook in the Cedar River/ Lake Washington watershed. 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, 1997, and 1999 showed exceptionally low returns, in the range of 240-350 fish. 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. But in both 1998 and 1999 adult Chinook returned to the Snoqualmie-Snohomish watershed in their highest numbers – about 6,300 – 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, and only 733 in 1999.

Despite occasional rebounds, wild Sockeye in the Cedar River basin have shown a downward trend since 1989. The spectacular return of 400,000 or more Sockeye to Lake Washington in the summer of 2000, due to exceptionally good conditions for that cohort, camouflages the longer term trend toward a declining stock. About 300,000 of the adults returning in 2000 are expected to survive fisheries to spawn. However, in 1998 only 60,000 adults returned, and in 1999, only about 24,500.

It is difficult to determine the relative importance of 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.

Covering land with impermeable surfaces (e.g. building and paving) to accommodate residential, commercial and industrial growth decreases the filtration of storm and rainwater through the soil to groundwater, and increases the surface run-off to streams and lakes. The higher peaks and valleys in surface water flow can destroy spawning habitat, and cause flooding. Stormwater run-off can also carry pollutants such as automotive oil and fertilizers into surface water bodies. The cutting of shade trees, the loss of woody debris, and the creation of obstacles to the salmon's journey upstream, as well as other stream channel modifications and water diversions continue to reduce habitat quality for salmon and other aquatic life.

As a result of the listing of Puget Sound Chinook under the Endangered Species Act (ESA), a tri-county effort is now underway to find ways to improve conditions for salmon survival. A draft agreement between local jurisdictions and the federal government on policies to promote salmon recovery in this region (the "4-D Rule") is currently being reviewed. It will be implemented by January 2001, and may have a significant impact on land use planning in King County.

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 144)

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 77)

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 27,000 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.

- King County has 13.2% of its land area in developed uses compared to 11.6% in 1991. A high proportion of its development remains within the Urban Growth Area.

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 per capita 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.
- 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, typical of aging lakes. 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.

- Based on 1998 Landsat data, King County has approximately 35,000 acres of moderate to large wetlands of various types.
- Landsat data will be available about every two years in the future to allow for consistent monitoring of wetland acreage. However, this data needs to be complemented with on the ground wetland inventories.

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 natural 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 natural 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 natural 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.

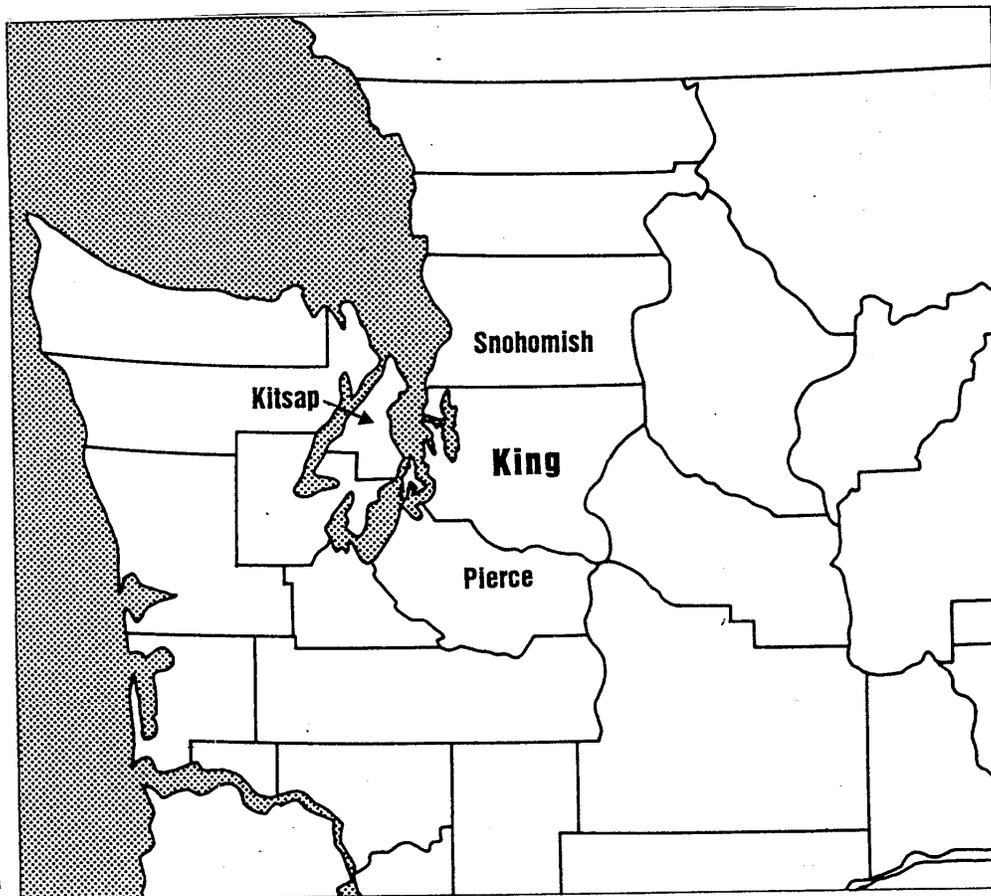
- In 1999, the total countywide lane miles in need of repair and preservation was 4,503.

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

	1990	1995	1996	1997	1998	1999	2000
King	1,507,319	1,613,600	1,628,800	1,646,200	1,665,800	1,677,000	1,685,600
Seattle	516,259	532,900	534,700	536,600	539,700	540,500	540,900
Balance	991,060	1,080,700	1,094,100	1,109,600	1,126,100	1,136,500	1,144,700
Kitsap	189,731	220,600	224,700	229,400	229,000	229,700	230,200
Bremerton	38,142	39,610	38,370	38,600	37,260	36,270	36,160
Balance	151,589	180,990	186,330	190,800	191,740	193,430	194,040
Pierce	586,203	660,200	665,200	674,300	686,800	700,000	706,000
Tacoma	176,664	184,500	185,000	185,600	186,000	187,200	187,200
Balance	409,539	475,700	480,200	488,700	500,800	512,800	518,800
Snohomish	465,628	525,600	538,100	551,200	568,100	583,300	593,500
Everett	69,961	79,180	81,810	84,130	84,330	86,730	87,520
Balance	395,667	446,420	456,290	467,070	483,770	496,570	505,980
Puget Sound Region	2,748,881	3,020,000	3,056,800	3,101,100	3,149,700	3,190,000	3,215,300
Washington State	4,866,663	5,515,500	5,516,800	5,605,300	5,685,200	5,757,400	5,802,800

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 1996 through 1999

KING COUNTY

Industry	1996	1997	1998	1999
Manufacturing	141,400	154,700	162,000	153,100
-Trans. Equip.	59,700	69,300	73,900	67,000
-Other Mfg.	81,700	85,400	88,100	86,100
Mining and Misc.	500	500	500	500
Construction	47,400	52,100	57,100	62,000
Trans./Pub. Util.	68,300	70,700	72,800	77,200
Wholesale/Retail	247,000	256,000	266,100	273,400
Fin./Ins./Real Est.	65,300	68,300	71,200	74,500
Services	301,900	327,400	342,300	360,200
Government	142,100	144,300	147,400	151,000
TOTAL:	1,013,900	1,074,000	1,119,400	1,151,900

KITSAP COUNTY

Industry	1996	1997	1998	1999
Manufacturing	2,000	2,100	2,300	2,400
-Trans. Equip.	NA	NA	NA	NA
-Other Mfg.	NA	NA	NA	NA
Mining and Misc.	900	900	900	900
Construction	3,300	3,100	3,400	3,700
Trans./Pub. Util.	1,700	1,600	1,700	2,000
Wholesale/Retail	16,000	16,300	16,500	16,000
Fin./Ins./Real Est.	2,600	2,600	2,800	2,800
Services	17,000	17,300	18,300	18,800
Government	26,300	26,200	25,800	25,700
TOTAL:	69,800	70,100	71,700	72,300

PIERCE COUNTY

Industry	1996	1997	1998	1999
Manufacturing	24,200	25,600	25,600	24,500
-Trans. Equip.	2,100	2,600	2,800	2,500
-Other Mfg.	22,100	23,000	22,800	22,000
Mining and Misc.	200	200	200	200
Construction	12,300	12,600	13,300	14,900
Trans./Pub. Util.	10,000	9,600	9,200	9,500
Wholesale/Retail	54,900	57,000	58,500	58,800
Fin./Ins./Real Est.	11,300	11,900	12,500	12,800
Services	61,500	64,600	67,400	69,500
Government	46,900	47,300	48,400	49,100
TOTAL:	221,300	228,800	235,100	239,300

SNOHOMISH COUNTY

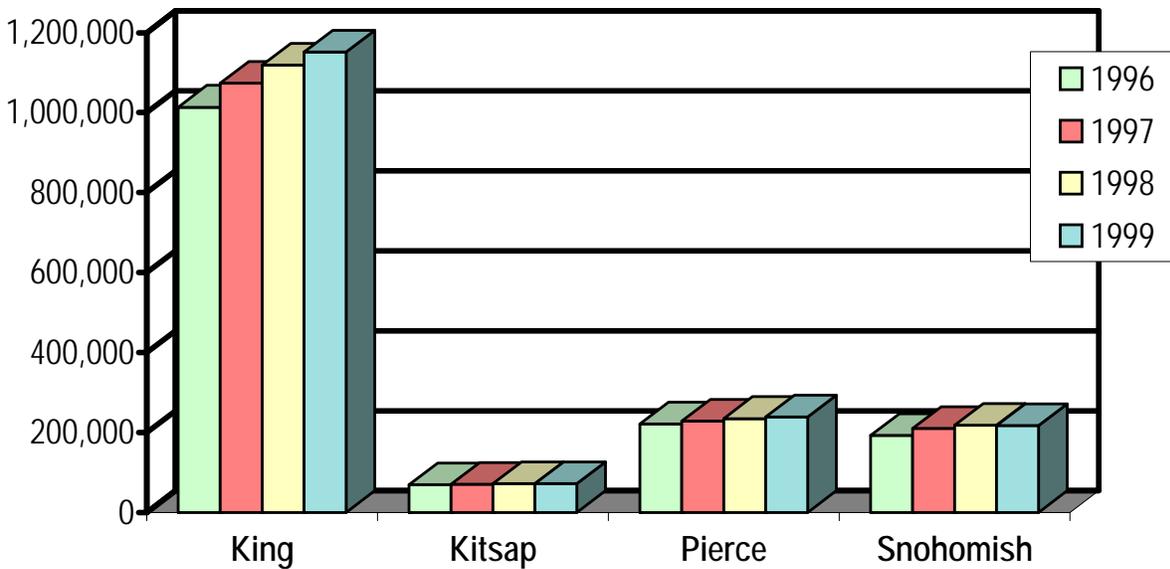
Industry	1996	1997	1998	1999
Manufacturing	53,200	62,000	65,800	60,300
-Trans. Equip.	32,100	38,000	43,100	37,600
-Other Mfg.	21,100	24,000	22,700	22,700
Mining and Misc.	200	200	200	200
Construction	12,000	13,700	14,400	15,700
Trans./Pub. Util.	5,600	6,000	7,100	6,400
Wholesale/Retail	44,100	46,000	47,000	48,100
Fin./Ins./Real Est.	8,400	9,150	9,200	9,300
Services	40,200	42,500	43,700	45,100
Government	28,900	30,500	30,700	31,700
TOTAL:	192,600	210,050	218,100	216,800

Source: Washington State Employment Security Department 1996 - 1999.

Non-Agricultural Wage and Salary Jobs in Puget Sound Region 1996 through 1999

Industry	1996	1997	1998	1999
Manufacturing	220,800	244,400	255,700	240,300
-Trans. Equip.	93,900	109,900	119,800	107,100
-Other Mfg.	124,900	132,400	133,600	130,800
Mining and Misc.	1,800	1,800	1,800	1,800
Construction	75,000	81,500	88,200	96,300
Trans./Pub. Util.	85,600	87,900	90,800	95,100
Wholesale/Retail	362,000	375,300	388,100	396,300
Fin./Ins./Real Est.	87,600	91,950	95,700	99,400
Services	420,600	451,800	471,700	493,600
Government	244,200	248,300	252,300	257,500
TOTAL:	1,497,600	1,582,950	1,644,300	1,680,300

Total Jobs by County



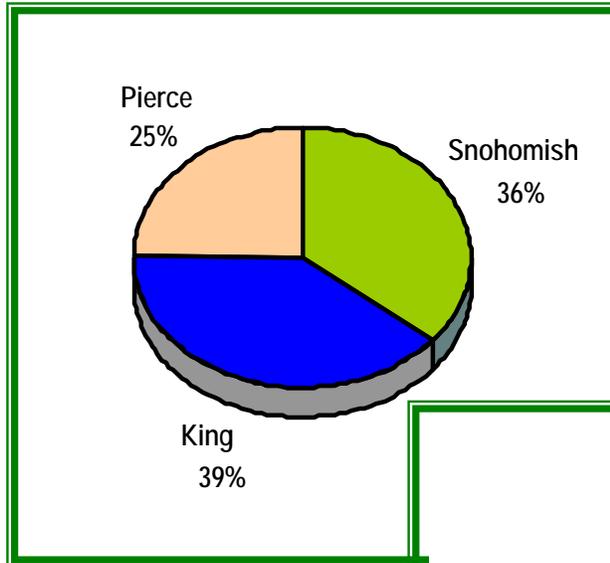
Source: Washington State Employment Security Department, 1998.

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

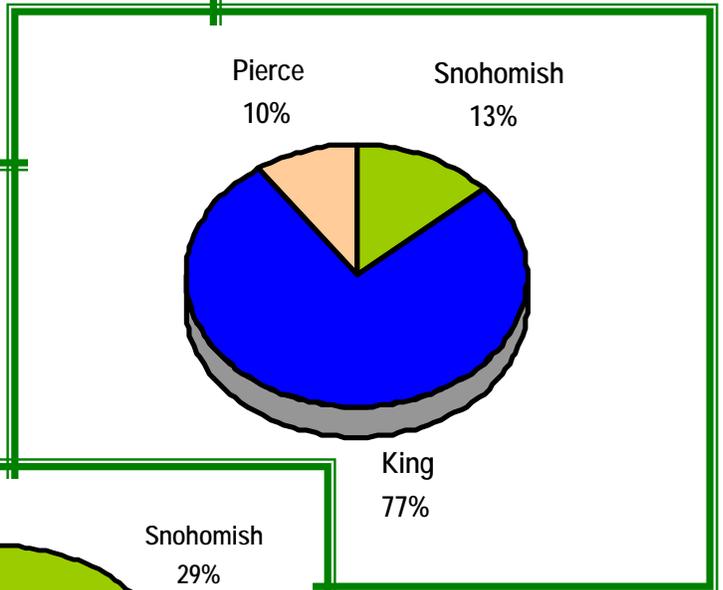
	1995	1999	Percent of WA, 1999	4 - Year Growth		Growth as Percent of WA growth
				#	%	
King County						
Jobs	979,900	1,151,900	44.1%	172,000	17.6%	65.4%
Housing Units	699,200	735,500	29.8%	36,300	5.2%	19.5%
Population	1,613,600	1,677,000	29.1%	63,400	3.9%	19.4%
Snohomish						
Jobs	187,200	216,800	8.3%	29,600	15.8%	11.3%
Housing Units	211,200	234,800	9.5%	23,600	11.2%	12.7%
Population	525,600	583,300	10.1%	57,700	11.0%	17.6%
Pierce						
Jobs	217,500	239,300	9.2%	21,800	10.0%	8.3%
Housing Units	260,700	283,200	11.5%	22,500	8.6%	12.1%
Population	660,200	700,000	12.2%	39,800	6.0%	12.2%
Puget Sound (3 Co)						
Jobs	1,384,600	1,608,000	61.6%	223,400	16.1%	84.9%
Housing Units	1,171,100	1,253,500	50.7%	82,400	7.0%	44.3%
Population	2,799,400	2,960,300	51.4%	160,900	5.7%	49.2%
Washington State						
Jobs	2,347,000	2,610,000	100%	263,000	11.2%	100%
Housing Units	2,284,000	2,470,000	100%	186,000	8.1%	100%
Population	5,430,000	5,757,000	100%	327,000	6.0%	100%

Source: Jobs data are Non-Agricultural Wage and Salary jobs from Washington State Employment Security Department, 2000. Population and Housing units data are from Washington State Office of Financial Management, 1999. Housing unit estimates differ from our own housing estimate on page 62.

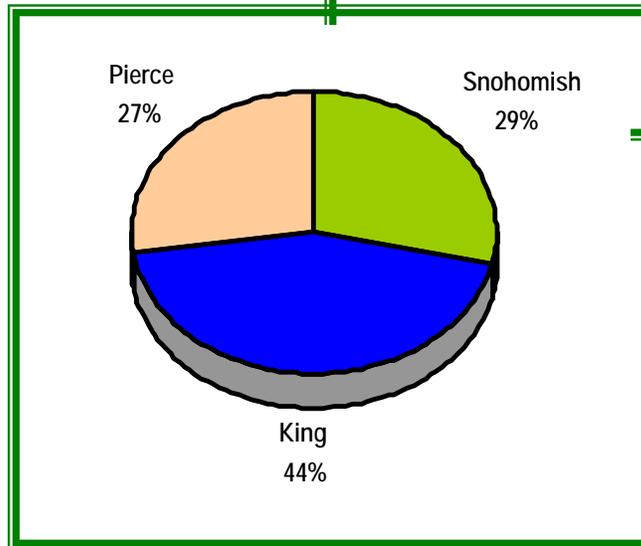
Regional Shares of Growth King, Pierce and Snohomish Counties 1995 through 1999



POPULATION



JOBS



HOUSING

Housing Units by Structure Type Counties in the Puget Sound Region, 1990 and 1999

	1990				1999			
	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	134,021	105,330	19,593	9,098
Incorporated	455,222	243,881	197,157	14,184	605,118	324,124	269,826	11,168
Seattle	249,032	132,330	113,146	3,556	267,493	134,403	132,676	414
Total:	647,301	393,558	228,602	25,141	739,138	429,453	289,419	20,266
Kitsap County:								
Unincorporated	52,512	39,001	5,522	7,989	63,928	44,766	6,804	12,358
Incorporated	21,526	12,169	8,437	920	31,377	19,455	10,522	1,400
Bremerton	15,693	9,190	6,124	379	16,803	9,652	6,655	496
Total:	74,038	51,170	13,759	8,909	95,305	64,221	17,326	13,758
Pierce County:								
Unincorporated	125,448	80,478	24,962	20,008	122,385	78,881	15,324	28,180
Incorporated	103,419	67,515	33,824	2,080	160,807	99,615	56,403	4,789
Tacoma	75,147	49,278	25,154	715	79,723	52,225	26,783	715
Total:	228,867	147,993	58,786	22,088	283,192	178,496	71,727	32,969
Snohomish County:								
Unincorporated	97,573	67,715	12,927	16,931	114,118	76,585	17,546	19,987
Incorporated	86,362	49,474	33,129	3,759	120,720	70,372	45,315	5,033
Everett	30,799	15,682	13,794	1,323	37,383	17,691	18,317	1,375
Total:	183,935	117,189	46,056	20,690	234,838	146,957	62,861	25,020

Source: Washington State Office of Financial Management, "Population Trends", 1999.

New Privately Owned Residential Units Authorized in Selected Permits-Issuing Places, 1991 - 1999 Counties in the Puget Sound Region

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

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

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

Data for 1995 cover the period through November, 1995.

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

Number of Lots Applied For Counties in the Puget Sound Region, 1990 - 1999

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

Number of Lots Recorded Counties in the Puget Sound Region, 1990 - 1999

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
King	4,240	3,684	2,398	2,782	2,730	2,606	1,734	3,402	2,213	3,218
Kitsap	660	950	861	369	1,065	326	728	380	535	339
Pierce	2,174	2,464	2,564	2,225	2,727	2,378	2,464	*6,332	*2,047	2,043
Snohomish	1,235	1,406	2,570	2,316	2,772	2,464	2,057	2,854	3,356 ⁿ	3,702
Total of Four Counties	8,309	8,504	8,397	7,693	9,294	7,774	6,983	12,968	8,151	9,302

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

* county only data, no data for the cities. n = only for first three quarters of 1998.

Sources:

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

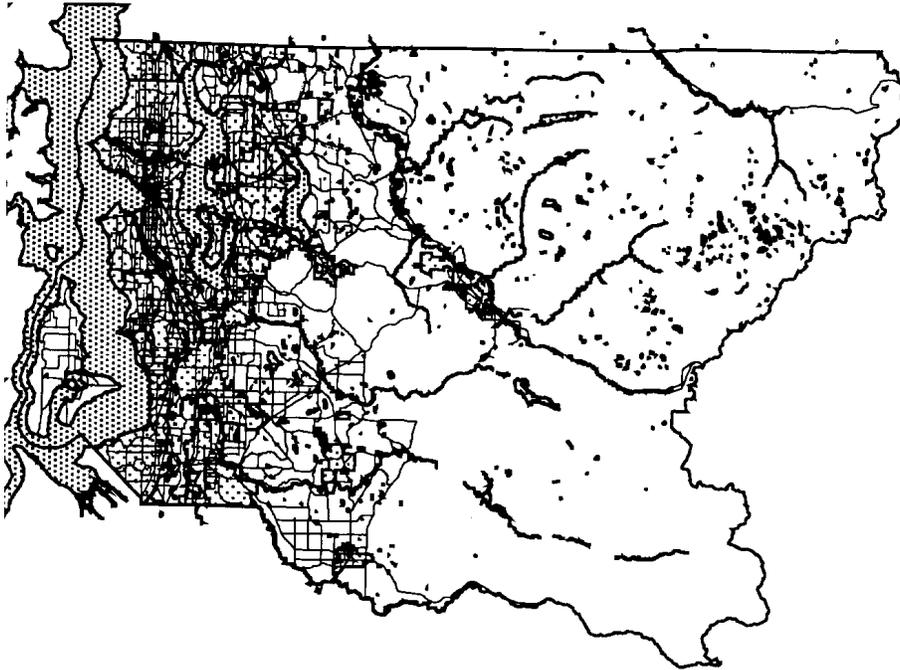
Snohomish County and Pierce County - Michael Britsch, New Home Trends

Kitsap County - Kitsap County Trends Report

IV. King County At Large

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

Beginning on page 51, a five-page section breaks down selected countywide indicators into four subcounty areas: North, East, South and Rural. The map on page 52 sketches the locations of these subareas.



Population Trend and Household Forecast King County 1970 - 2012

Population and Household Trend King County 1970-1998

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 - 1999

Age	1990 Census		1999 Estimate		1990 - 1999	
	Persons	%	Persons	%	Change	
0 - 4	104,924	7.0%	106,461	6.3%	1,537	1.5%
5 - 9	98,828	6.6%	122,936	7.3%	24,108	24.4%
10 - 14	87,519	5.8%	112,547	6.7%	25,028	28.6%
15 - 19	87,664	5.8%	105,651	6.3%	17,987	20.5%
20 - 24	113,613	7.5%	94,794	5.7%	(18,819)	-16.6%
25 - 29	145,768	9.7%	113,204	6.8%	(32,564)	-22.3%
30 - 34	154,994	10.3%	132,768	7.9%	(22,226)	-14.3%
35 - 39	143,966	9.6%	161,287	9.6%	17,321	12.0%
40 - 44	126,128	8.4%	159,026	9.5%	32,898	26.1%
45 - 49	93,830	6.2%	140,311	8.4%	46,481	49.5%
50 - 54	68,806	4.6%	113,860	6.8%	45,054	65.5%
55 - 59	58,707	3.9%	77,320	4.6%	18,613	31.7%
60 - 64	55,480	3.7%	56,398	3.4%	918	1.7%
65 - 69	54,619	3.6%	47,101	2.8%	(7,518)	-13.8%
70 - 74	43,003	2.9%	45,324	2.7%	2,321	5.4%
75 - 79	31,859	2.1%	38,699	2.3%	6,840	21.5%
80 - 84	20,561	1.4%	25,831	1.5%	5,270	25.6%
85+	17,050	1.1%	23,481	1.4%	6,431	37.7%
Total	1,507,319	100.0%	1,677,000	100.0%	169,680	11.3%

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 1990 - 1999

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

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

n/a means not available.

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

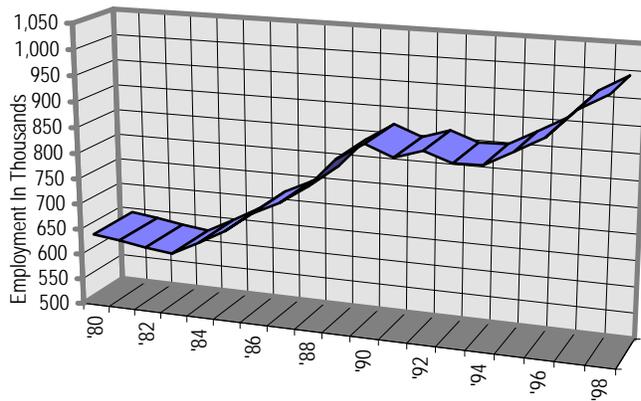
** Median Household Income estimate includes King and Snohomish counties, and was expanded in 1993 to include Island County.

Notes: The index is based on the CPI-U, the Consumer Price Index for All Urban Consumers, for the Seattle Tacoma area. The base is 1982-1984 = 100. The Consumer Price Index is prepared by the U.S. Department of Labor, Bureau of Labor Statistics. Per capita personal income was computed using Census Bureau midyear population estimates. Estimates for 1990-1992 reflect state and county population estimates available as of February 1995.

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

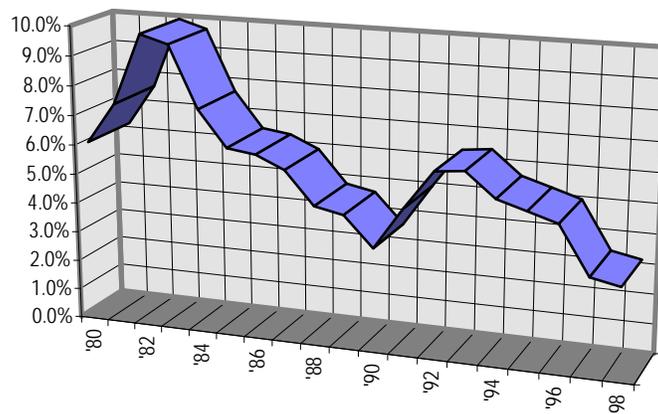
Resident Civilian Labor Force and Employment King County, 1980-1999

	LABOR FORCE	Total Employment	Total Unemployment	Percent Unemployed
1990	898,900	867,300	31,600	3.5%
1991	890,200	846,600	43,600	4.9%
1992	921,700	864,200	57,500	6.2%
1993	903,100	845,900	57,200	6.3%
1994	896,400	847,200	49,200	5.5%
1995	922,600	874,800	47,900	5.2%
1996	945,400	899,300	46,100	4.9%
1997	990,700	957,800	32,900	3.3%
1998	1,015,300	984,200	31,100	3.1%
1999	1,030,400	997,600	32,800	3.2%



**Resident
Employment
1980 - 1999**

**Percent
Unemployed
1980 - 1999**



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

Source: Washington State Employment Security Department, 1999.

Nonagricultural Wage and Salary Workers in King County, 1990-1999

Average Annual Employment in Thousands

Prelim. Prelim.

INDUSTRY	1990	1991	1992	1993	1994*	1995*	1996	1997	1998	1999
MANUFACTURING	170.5	166.5	161.4	148.9	141.2	135.9	142.8	154.7	162.0	152.9
Durable Goods	136.4	132.6	127.3	113.6	105.0	99.3	103.6	115.7	123.7	115.1
Lumber/ Wood Products	7.4	6.4	6.3	6.1	6.4	6.3	6.3	6.0	5.5	5.4
Stone, Clay & Glass	3.1	3.0	3.2	3.4	3.5	3.6	3.7	3.8	4.0	3.2
Primary Metals	1.8	1.2	1.2	1.2	1.1	1.0	1.1	1.0	1.0	1.0
Machinery (non-electrical)	7.7	7.3	7.2	7.0	7.0	7.6	8.1	8.8	9.5	9.4
Electrical Machinery	4.7	4.5	4.3	4.5	4.8	5.4	6.6	7.2	7.9	7.6
Instruments	6.3	6.6	6.7	6.6	6.1	6.1	5.9	6.4	7.4	7.1
Furniture and Metal Products	11.7	11.6	11.6	11.3	11.6	11.8	12.6	13.3	14.4	14.4
Transportation Equipment	94.0	92.0	86.8	73.5	64.5	57.5	59.5	69.3	73.9	67.0
- Aircraft	86.4	85.7	81.4	67.5	57.6	49.7	52.7	62.2	66.4	59.2
- Other Transportation Equip.	7.6	6.3	5.4	6.0	6.9	7.8	6.8	7.1	7.6	7.8
Non-durable Goods	34.1	34.0	34.1	35.3	36.2	36.6	39.2	39.0	38.3	37.8
Food & Kindred Products	11.9	12.1	12.0	12.6	12.5	12.9	15.8	15.2	14.2	13.4
Apparel**	3.6	3.4	3.5	3.9	4.1	4.2	4.1	4.4	4.4	3.9
Paper & Allied Products	2.1	2.0	2.2	2.4	2.4	2.4	2.6	2.3	2.4	2.6
Printing & Publishing	11.4	11.4	11.6	11.9	12.0	12.1	12.0	12.0	11.9	11.6
Chemicals	1.7	1.8	1.7	1.8	2.0	1.9	2.0	2.2	2.3	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	4.2
NON-MANUFACTURING	772.4	776.1	790.7	800.6	817.4	844.0	904.4	919.3	957.4	998.2
Mining & Quarrying	0.4	0.4	0.4	0.4	0.5	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	61.9
Transportation & Utilities	63.1	62.4	62.8	62.4	64.0	66.2	68.3	70.7	72.8	77.1
Wholesale/Retail Trade	225.8	224.4	224.6	226.7	231.9	241.7	246.9	256.0	266.1	273.6
- Wholesale trade	69.0	69.9	69.8	70.4	71.9	75.0	76.1	79.8	82.6	82.4
- Retail Trade	156.8	154.5	154.8	156.3	160.0	166.7	170.8	176.1	183.5	191.2
Finance, Insur. & Real Estate	66.2	65.2	65.8	66.3	66.9	64.6	65.7	68.3	71.2	74.5
Services	242.4	245.7	254.3	262.6	270.6	283.4	304.3	327.4	342.3	359.6
Computer and Software	-	-	-	-	-	-	28.6	33.0	38.2	46.7
Government & Education	124.9	129.4	133.9	135.8	137.7	141.0	142.1	144.3	147.4	151.0
TOTAL EMPLOYMENT IN KING COUNTY	942.9	942.6	952.1	949.5	958.6	979.9	1,047.2	1,074.0	1,119.3	1,151.1

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

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

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

Jobs and Wage Level by Industry King County 1990 - 1999

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		1999	
	Covered Jobs	Average Wages	Covered Jobs	Average Wages
Ag., Forestry & Fishing	9,333	\$28,869	9,539	\$30,564
Mining	520	\$44,206	527	\$42,884
Construction	54,202	\$38,585	57,485	\$40,805
Manufacturing	159,662	\$45,782	152,427	\$48,902
Trans. & Public Utilities	72,510	\$43,173	75,154	\$44,367
Wholesale Trade	79,124	\$45,277	79,419	\$46,420
Retail Trade	181,492	\$21,081	186,214	\$22,992
Finance, Insur., & Real Est.	70,261	\$48,968	72,219	\$47,988
Services	329,216	\$49,910	345,920	\$58,893
Government	139,005	\$36,724	141,487	\$37,716
TOTAL	1,095,325	\$41,275	1,120,391	\$45,154

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.

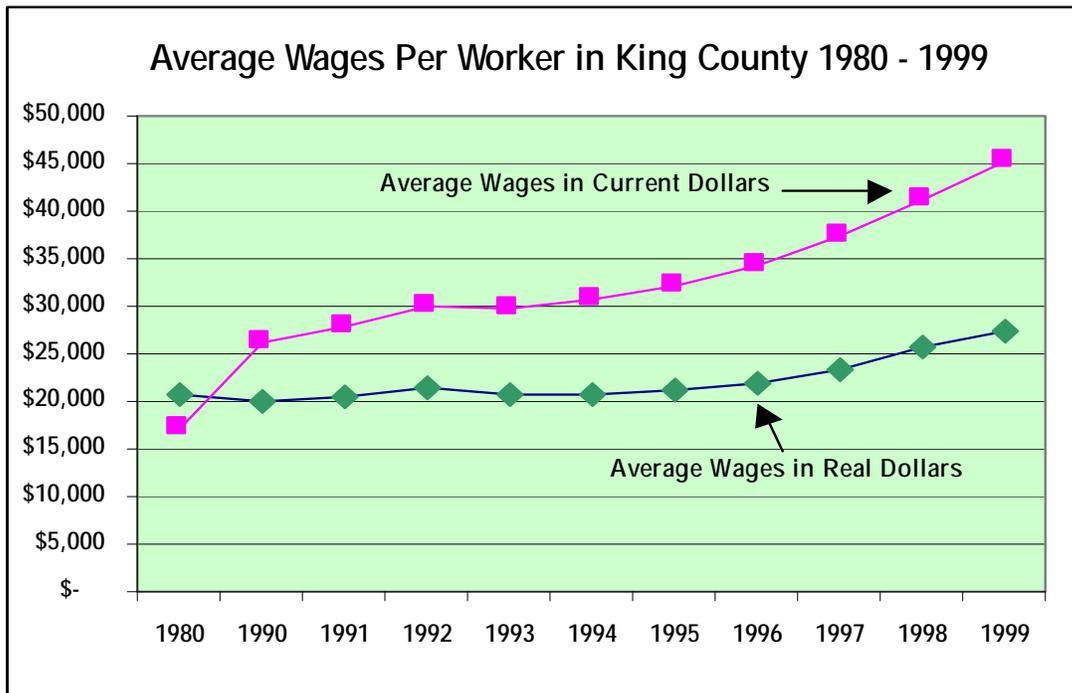
Source: Employment and Payrolls in Washington State By County and Industry Washington State Employment Security Department.

Jobs and Wage Level by Industry King County 1980 – 1998

Trend Analysis:

The King County economy has shown strong growth during the last five years, and real wages (wage levels after accounting for inflation) have increased 32% during this period. Per capita personal income in real terms also rose an astonishing 22% from 1993 – 1998. However, because exercised stock options are considered as wage earnings, both these measures have been affected by strong growth in Northwest securities holdings by County residents. The \$401,000 of average wages paid to the 25,000 workers in the computer software sector is evidence of this trend. As the growth in stock values slows in 2000, it is likely that this growth in real wages and income will level off. Apart from stock earnings, the growth in income reflects high wages in manufacturing, finance, transportation/utilities, and computer services while wages in retail and non-professional services remain relatively low. When the earnings of software workers are excluded, King County workers earned an average of \$38,000 in 1999.

Apart from the high wages in business/computer services, the shift in the economy from high-paying jobs in manufacturing to non-professional service jobs may reduce opportunities for wage and income growth, especially for less educated workers. Although real wages are on the rise, there are still many workers whose jobs do not pay a “family wage” as defined by the King County Comprehensive Plan. A single wage-earner with two children would need to make approximately \$38,750, or \$19.50 per hour to live on a basic needs budget which allows for some ability to deal with emergencies and to plan ahead. This is equivalent to the average wage in the County for all workers outside of the computer software industry, but it is nearly three times the minimum wage.



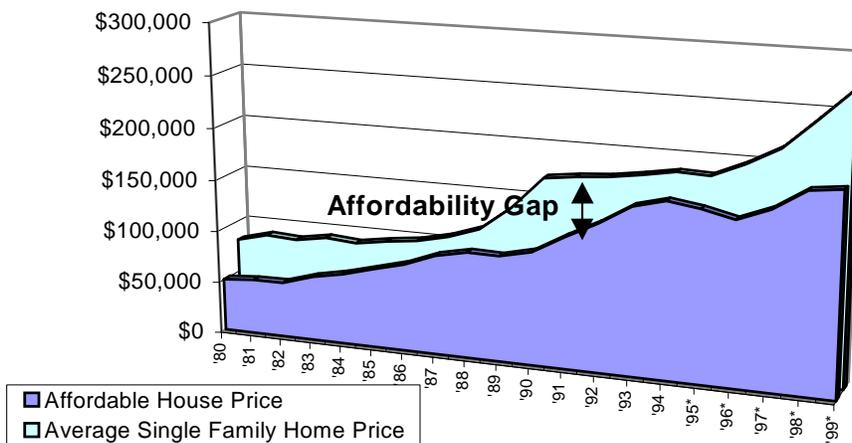
Notes: Real wages are calculated using the Consumer Price Index for All Urban Consumers (CPI-U) for the Seattle-Tacoma area. The base between 1982 – 1984 = 100. The CPI-U is prepared by the US Department of Labor, Bureau of Statistics.

Housing Affordability in King County

Interest Rates, Incomes, Home Prices and and Affordability Gap, 1980 - 1999

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

The Housing Affordability Gap, 1980 - 1999



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.

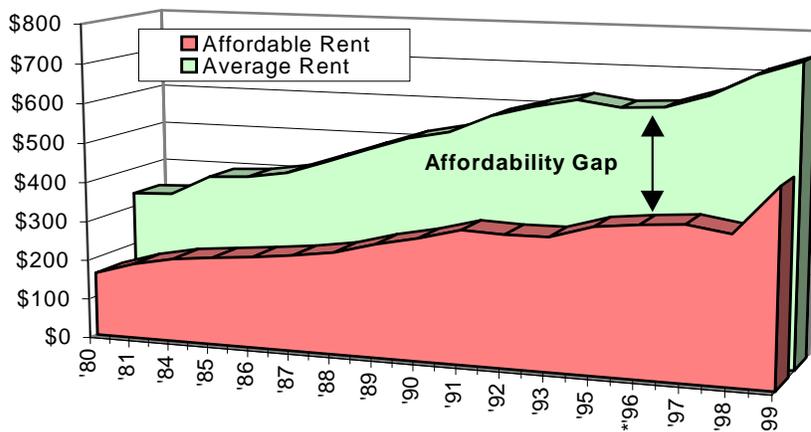
The 1992 Countywide Planning Policies established monitoring of housing trends. Current amendments recommend monitoring affordability based on income categories and Federal Housing Administration (FHA) criteria. This table defines affordability for the median income of all households regardless of size 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 - 1999

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	(\$344)
1999*	\$35,697	\$17,849	\$744	(\$262)

The Low Income Rental Affordability Gap 1980-1999



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 -1997

<u>KING COUNTY</u>					
FARMS & LAND IN FARMS	1978	1982	1987	1992	1997
Number of Farms	1,187	1,719	1,498	1,221	1,091
Acres in Farms	53,116	59,813	54,172	42,290	41,653
Average Farm Size, in Acres	36	35	36	35	38
Est. Market Value of Land & Buildings (\$'000s) ¹	NA	NA	\$314,171	\$399,193	\$413,145
Average Estimated Market Value per Farm	\$233,896	\$228,292	\$209,727	\$326,405	\$378,684
Average Estimated Market Value per Acre	\$5,332	\$6,568	\$6,131	\$8,715	\$8,839
Market Value of Products Sold (\$1000)	-	-	-	\$84,500	\$93,800
Proportion of County Land Area in Farms ²	3.9%	4.4%	4.0%	3.1%	3.1%

<u>WASHINGTON STATE</u>					
FARMS & LAND IN FARMS	1978	1982	1987	1992	1997
Number of Farms	30,987	36,080	33,559	30,264	29,011
Acres in Farms	16,721,836	16,469,678	16,115,568	15,726,007	15,179,710
Average Farm Size, in Acres	540	456	480	520	523
Est. Market Value of Land & Buildings (\$'000s) ¹	NA	NA	\$11,947,608	\$14,177,661	\$18,409,652
Average Estimated Market Value per Farm	\$358,679	\$423,352	\$355,976	\$468,482	\$634,619
Average Estimated Market Value per Acre	\$659	\$933	\$739	\$892	\$1,192
Market Value of Products Sold (\$1000)	-	-	-	\$3,821,200	\$4,767,700
Proportion of State Land Area in Farms ³	39.3%	38.7%	37.8%	36.9%	35.6%

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: 1997, 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 54-57 further divide the urban designated area into three subareas:

North - which includes Seattle;

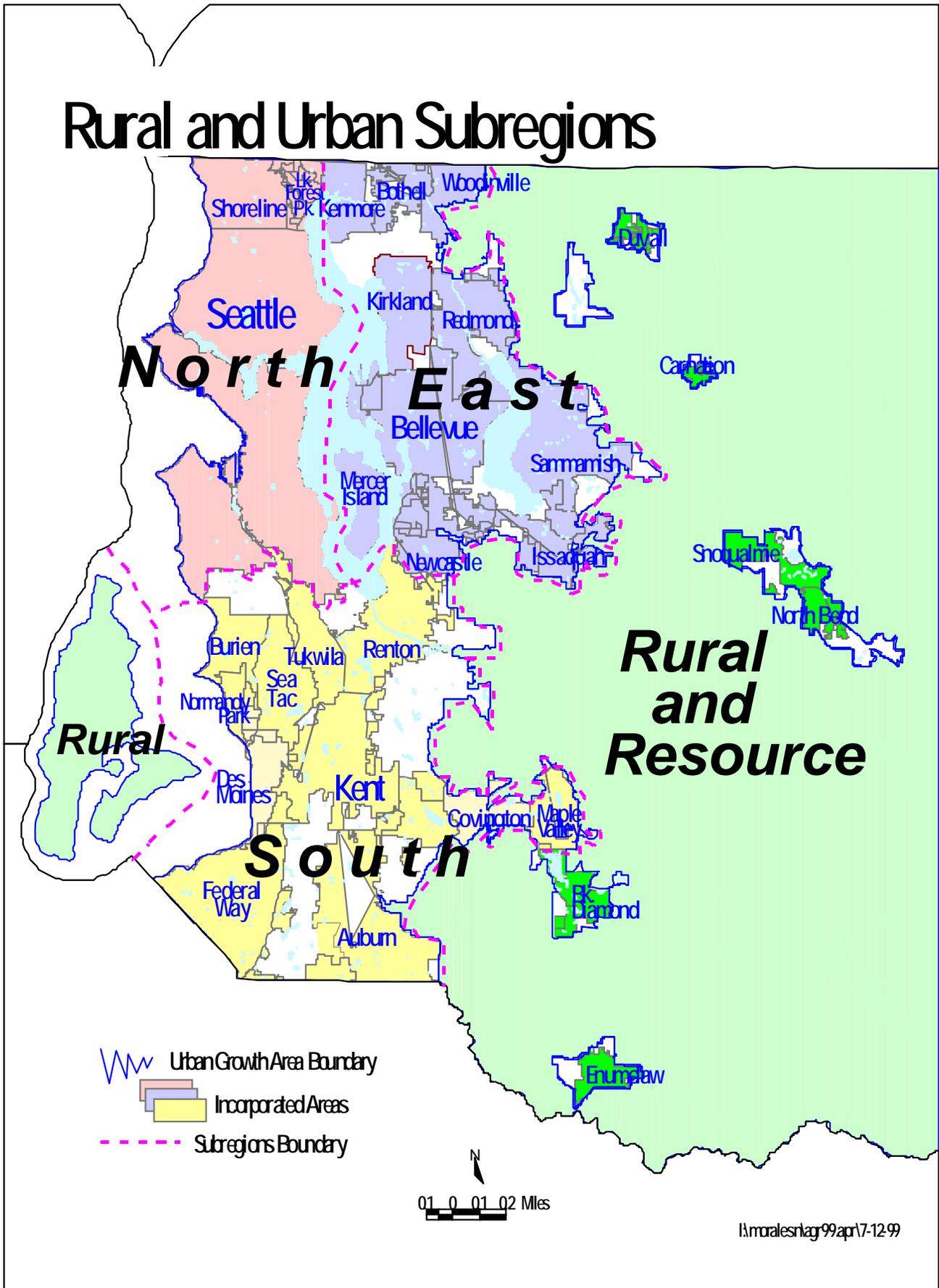
East - which includes the Eastside cities; and

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 - 1999

	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	37%
	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	37%
	Urban Balance**	2,337	90%	5,389	69%	380,000	56%
	Rural	259	10%	802	10%	43,000	6%
	Resource Lands	0	0%	31	0%	7,500	1%
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%	
1999	Urban	3,074	95.5%	13,908	95%	665,814	91%
	Seattle	14	0%	5,287	36%	267,493	37%
	Urban Balance**	3,060	95%	8,621	59%	398,321	54%
	Rural	144	4.5%	705	5%	58,658	8%
	Resource Lands	0	0%	25	0.2%	7,667	1%
KING COUNTY TOTAL	3,218	100%	14,638	100%	732,139	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.

♦ Does not include Short Plats

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.T.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 3 cities, Seattle, Shoreline and Lake Forest Park.

East: includes 15 cities and unincorporated urban areas. **South:** includes 14 cities and unincorporated urban areas.

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

See map and explanation of North/East/South/Rural subareas on page 52.

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

1990 Population by Subarea

	Uninc.	Cities	Total
North	61,300	519,700	581,000
East	126,000	211,000	337,000
South	208,800	246,200	455,000
Rural	117,200	17,100	134,300
TOTAL	513,300	994,000	1,507,300

1999 Population by Subarea

	Uninc.	Cities*	Total
North	1,000	605,000	606,000
East	103,000	284,000	387,000
South	146,000	373,000	519,000
Rural	138,000	27,000	165,000
TOTAL	388,000	1,289,000	1,677,000

*City/Unincorporated distribution refers to 1992 city boundaries.

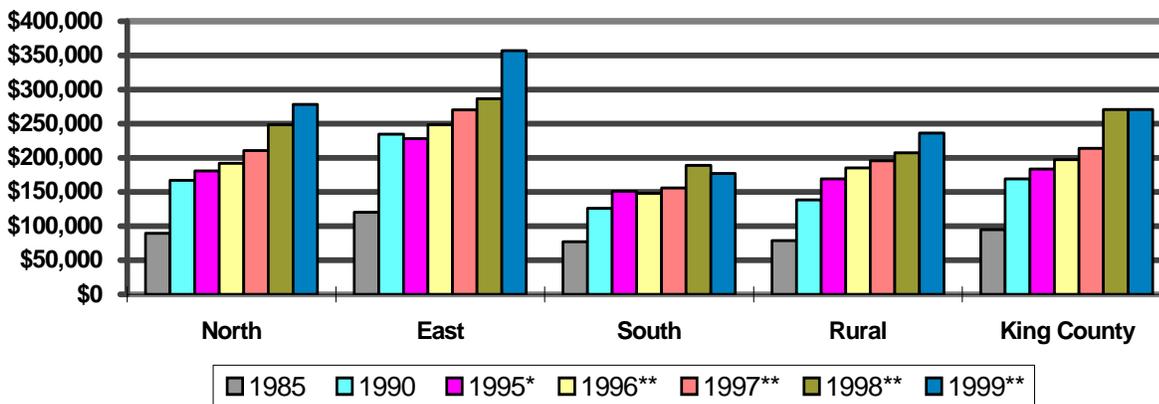
Notes: Urban-designated areas are **BOLDED**. Target levels of 20-year growth were determined by adoption of the Countywide Planning Policies in July, 1994, and cover the 20 year period from 1992-2012.

Source: King County Planning and Community Development, 1999, and Countywide Planning Policies.

Average Sale Price for Single Family Homes, 1980-1999 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
1999**	\$278,204	\$356,890	\$176,985	\$236,078	\$270,743

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 includes Condominiums and exclude foreclosures, sales of partial interest, transfers between related parties, sales to relocation services, etc. The 1992 Countywide Planning Policies established monitoring of housing affordability for both urban and rural areas.

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

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

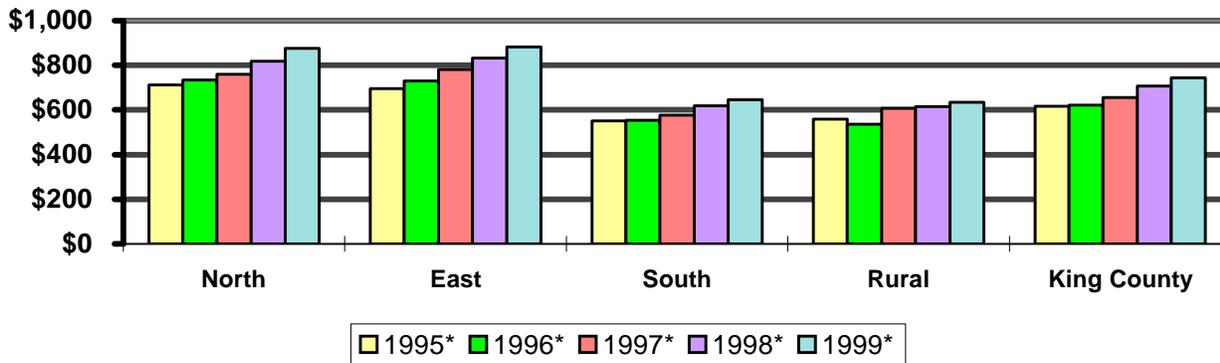
Source: King County Housing Affordability Monitoring Report.

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

Rents for Two Bedroom/Single Bath Apartments, 1980-1999 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
1999*	\$876	\$882	\$645	\$634	\$744

Rent Trends by Subarea for Two Bedroom/Single Bath Apartments



Background/Method:

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

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

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

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

Average Rent: 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 39 cities that were incorporated as of January 1, 1999, 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 1999, King County contained 39 cities, the largest number of any county in Washington State. Those cities are:

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

Recent Incorporations

Data for 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, Kenmore in 1998, and Sammamish in 1999 are provided where available. Because these cities did not formally exist in earlier years, several tables have no data for these cities. The data for these cities' areas prior to their incorporation are part of the unincorporated King County total. The table below shows the shift in population from unincorporated King County to incorporated cities.

1980 - 2000 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
2000	1,685,600	39	1,326,131	380	359,469	1,754

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, 2000

Jurisdiction	1980 Census	1990 Census	April 1999 Estimate	April 2000 Estimate	Change 1990-2000	% Change 1990-2000
Algona	1,467	1,694	2,110	2,080	386	22.8%
Auburn	26,417	33,102	38,980	41,670	8,568	25.9%
Beaux Arts	328	303	289	286	(17)	-5.6%
Bellevue	73,903	86,874	106,200	106,400	19,526	22.5%
Black Diamond	1,170	1,422	3,825	3,835	2,413	169.7%
Bothell (K.C.portion)	7,943	11,986	14,500	14,550	2,564	21.4%
Burien	-	-	29,770	29,650	29,650	NA
Carnation	951	1,243	1,785	1,770	527	42.4%
Clyde Hill	3,229	2,972	2,883	2,886	(86)	-2.9%
Covington	NA	NA	13,010	13,010	13,010	NA
Des Moines	7,378	17,283	27,160	26,730	9,447	54.7%
Duvall	729	2,770	4,435	4,645	1,875	67.7%
Enumclaw	5,427	7,227	10,740	10,760	3,533	48.9%
Federal Way	-	67,304	76,910	77,010	9,706	14.4%
Hunts Point	483	513	472	472	(41)	-8.0%
Issaquah	5,536	7,786	10,130	10,260	2,474	31.8%
Kenmore	-	-	17,168	16,890	16,890	NA
Kent	22,961	37,960	73,060	73,140	35,180	92.7%
Kirkland	18,785	40,052	44,860	45,090	5,038	12.6%
Lake Forest Park	2,485	4,031	13,040	13,070	9,039	224.2%
Maple Valley	-	-	12,540	12,800	12,800	NA
Medina	3,220	2,981	2,940	2,931	(50)	-1.7%
Mercer Island	21,522	20,816	21,570	21,570	754	3.6%
Milton (K.C.portion)	218	697	895	925	228	32.7%
Newcastle	-	-	8,605	8,645	8,645	NA
Normandy Park	4,268	6,709	7,035	7,035	326	4.9%
North Bend	1,701	2,578	3,815	3,840	1,262	49.0%
Pacific	2,261	4,622	5,470	5,475	853	18.5%
Redmond	23,318	35,800	43,610	44,020	8,220	23.0%
Renton	31,031	41,688	47,620	48,270	6,582	15.8%
Sammamish	-	-	-	30,793	NA	NA
SeaTac	-	22,694	23,570	22,840	146	0.6%
Seattle	493,846	516,259	540,500	540,900	24,641	4.8%
Shoreline	-	-	52,030	53,140	53,140	NA
Skykomish	209	273	275	273	0	0.0%
Snoqualmie	1,370	1,546	1,980	2,345	799	51.7%
Tukwila	3,578	11,874	14,840	14,870	2,996	25.2%
Woodinville	-	-	10,250	10,280	10,280	NA
Yarrow Point	1,077	962	980	975	13	1.4%
Cities Total:	766,811	994,021	1,289,852	1,326,131	332,110	33.4%
Uninc. King County:	503,087	513,298	387,148	359,469	(153,829)	-30.0%
KC TOTAL:	1,269,898	1,507,319	1,677,000	1,685,600	178,281	11.8%
Washington State:	4,132,204	4,866,692	5,757,400	5,802,800	936,108	19.2%

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

Source: 1990 US Census, PL 94-171 data, March 1991 and Washington State OFM, 1999 and 2000.

Land Area and Assessed Value by City, 2000

Jurisdiction	Land Area		Number of Parcels	Total Assessed Value (thousands)
	(sq. mi.)	(acres)		
Algona	1.31	837	1,060	202,253
Auburn	21.30	13,633	10,360	2,544,045
Beaux Arts	0.08	53	122	50,954
Bellevue	30.83	19,731	29,278	13,907,334
Black Diamond	6.15	3,936	1,759	294,714
Bothell	5.65	3,615	4,598	1,316,506
Burien	7.44	4,758	9,811	1,969,917
Carnation	1.12	714	691	108,047
Clyde Hill	1.06	676	1,139	642,793
Covington	5.53	3,540	4,765	763,035
Des Moines	6.44	4,119	8,285	1,450,274
Duvall	2.21	1,412	1,803	334,909
Enumclaw	3.82	2,442	3,457	538,128
Federal Way	21.52	13,775	19,781	4,494,070
Hunts Point	0.29	185	165	368,913
Issaquah	9.86	6,312	3,797	1,303,922
Kenmore	6.18	3,952	5,896	1,430,290
Kent	28.61	18,310	16,840	5,511,598
Kirkland	10.51	6,728	12,349	4,916,388
Lake Forest Park	3.58	2,294	4,785	1,147,163
Maple Valley	5.64	3,609	5,050	919,240
Medina	1.42	911	1,288	1,236,333
Mercer Island	6.34	4,057	7,764	4,193,619
Milton	0.55	354	323	40,636
Newcastle	4.48	2,865	2,761	764,800
Normandy Park	2.55	1,635	2,457	663,642
North Bend	2.96	1,897	1,439	405,356
Pacific	1.95	1,247	1,538	210,618
Redmond	15.87	10,157	10,539	5,366,326
Renton	16.81	10,756	13,230	3,830,517
Sammamish	21.52	13,770	12,699	3,793,857
Sea Tac	10.28	6,581	6,814	1,473,246
Seattle	83.93	53,718	164,268	53,589,860
Shoreline	11.59	7,419	16,777	3,704,381
Skykomish	0.33	214	270	12,598
Snoqualmie	5.20	3,326	1,614	282,725
Tukwila	8.99	5,751	4,725	2,130,556
Woodinville	5.65	3,618	2,875	1,193,647
Yarrow Point	0.36	232	428	336,238
Cities Total:	379.90	243,139	397,600	\$127,443,448
Unincorporated King County:	1,754.10	1,122,621	125,069	\$26,124,483
KING COUNTY TOTAL:	2,134.00	1,365,760	522,669	\$153,567,931

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, 1999

Jurisdiction	Single Family	Multi-family	Mobile Home	TOTAL UNITS
Algona	598	61	194	853
Auburn	6,887	7,300	2,266	16,453
Beaux Arts	121	0	0	121
Bellevue	25,621	22,718	12	48,351
Black Diamond	1,283	51	231	1,565
Bothell (K.C. portion)	2,791	2,464	1,171	6,426
Burien	8,020	5,463	169	13,652
Carnation	535	69	47	651
Clyde Hill	1,106	3	0	1,109
Covington	4,129	4	107	4,240
Des Moines	6,516	4,774	311	11,601
Duvall	1,358	89	183	1,630
Enumclaw	2,743	1,209	443	4,395
Federal Way	17,342	13,677	1,350	32,369
Hunts Point	195	8	0	203
Issaquah	2,477	2,788	16	5,281
Kenmore	5,454	1,549	69	7,072
Kent	11,530	19,296	1,325	32,151
Kirkland	9,910	11,187	51	21,148
Lake Forest Park	4,524	861	14	5,399
Maple Valley	3,833	357	243	4,433
Medina	1,161	8	0	1,169
Mercer Island	6,979	1,815	1	8,795
Milton (K.C. portion)	342	3	8	353
Newcastle	2,600	968	23	3,591
Normandy Park	2,352	399	5	2,756
North Bend	1,226	581	49	1,856
Pacific	1,279	761	167	2,207
Redmond	8,695	10,083	295	19,073
Renton	10,523	12,399	647	23,569
Sammamish	9,410	547	85	10,042
SeaTac	5,488	4,030	960	10,478
Seattle	134,403	132,676	414	267,493
Shoreline	15,900	5,315	53	21,268
Skykomish	148	7	12	167
Snoqualmie	693	175	21	889
Tukwila	3,116	4,241	203	7,560
Woodinville	2,436	1,885	23	4,344
Yarrow Point	400	5	0	405
City Total:	324,124	269,826	11,168	605,118
Uninc. King County:	105,330	19,593	9,098	134,021
KING COUNTY TOTAL:	429,454	289,419	20,266	739,139
Housing Type as a % of total KC:	58%	39%	3%	100%

Source: 1990 US Census, 1999 King County Assessor's Files, King County Dept. of Development and Environmental Services and King County Office of Regional Policy and Planning Building Permit Files.

Adjusted 20-Year Household Growth Targets
King County and its Cities
Household Growth Target including Adjustment Based on Annexations and
Incorporations between April, 1994 and January, 1998

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

Notes: Columns B through F are household growth targets, expressed as numbers of households to accommodate during the 20 - year Growth Management period from 1992 to 2012.

Columns B and C represent range of adopted household targets from Appx 2 of the Countywide Planning Policies, 1994.

Column D represents household targets associated with new cities and annexed areas between 4 / 94 and 1 / 98.

Columns E and F represent adjusted range of 20 - year growth target.

The cities of Kenmore and Sammamish, incorporated after January 1998, are not included in this table.

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, STF 3A

Annexations and Incorporations by King County Cities 1980 through 1999

JURISDICTION	April 1980 - April 1990			April 1990 - April 1999		
	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	2,460.23	10,967	4,582
Black Diamond	720.00	0	0	1,569.00	1,495	630
Bothell	812.80	176	73	293.32	359	140
Burien	NA	NA	NA	4,673.28	29,612	13,431
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
Enumclaw	429.40	117	42	17.49	0	0
Federal Way	12,740.00	67,304	27,982	771.68	5	3
Hunts Point	-	0	-	-	-	-
Issaquah	378.20	172	80	1,739.60	104	50
Kenmore	NA	NA	NA	3,904.00	16,874	7,001
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	1,679.38	9,582	3,910
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	876.90	271	101
Renton	798.70	461	188	266.53	525	201
Sammamish	NA	NA	NA	NA	NA	NA
Seatac	6,270.60	22,694	10,189	73.29	127	70
Seattle	90.90	0	-	-	-	-
Shoreline	NA	NA	NA	7,310.44	52,364	20,162
Skykomish	-	-	-	-	-	-
Snoqualmie	542.10	94	39	2,252.80	-	-
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	51,875.55	200,098	79,582

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

Annexations and Incorporations 1999 - 2000

JURISDICTION	April 1999 - April 2000		
	Acres Certified	Population Certified	Housing Units Certified
Algona	-	-	-
Auburn	459.20	2,751	976
Beaux Arts	-	-	-
Bellevue	50.60	260	124
Black Diamond	-	-	-
Bothell	-	-	-
Burien	-	-	-
Carnation	-	-	-
Clyde Hill	-	-	-
Covington	-	-	-
Des Moines	-	-	-
Duvall	47.48	12	5
Enumclaw	-	-	-
Federal Way	45.60	0	0
Hunts Point	-	-	-
Issaquah	20.50	0	0
Kenmore	-	-	-
Kent	63.00	41	18
Kirkland	-	-	-
Lake Forest Pk	-	-	-
Maple Valley	-	-	-
Medina	-	-	-
Mercer Island	-	-	-
Milton	22.00	18	7
Newcastle	-	-	-
Normandy Park	-	-	-
North Bend	-	-	-
Pacific	-	-	-
Redmond	-	-	-
Renton	195.00	77	34
Sammamish	13,556.00	29,400	9,920
Seatac	-	-	-
Seattle	-	-	-
Shoreline	103.00	1,177	530
Skykomish	-	-	-
Snoqualmie	10.00	0	0
Tukwila	-	-	-
Woodinville	-	-	-
Yarrow Point	-	-	-
TOTAL	14,572.38	33,736	11,614

Incorporations Since 1990:

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

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

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

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 39 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, 2000	2,080
Population Growth, 1980-1990	15%
Population Growth, 1990-2000	23%

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

1999 Number of Business Units:	52
<u>Median Household Income:</u>	
1989 (1990 Census)	\$32,798
1997 (Estimated)	\$53,200

<u>1999 Total Jobs:</u>	2,214
Manufacturing	◆
Wholesale/Utilities	313
Retail	50
Finance / Services	◆
Government/Education	18
AFFM/Construction	38

◆ Sector detail is suppressed to protect confidentiality.

Households by Income Category, 1989:

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

Major Businesses and Employers:

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

HOUSING

1999 Total Housing Units:	853
**Single Family	792
Multifamily	61

1990 Census Median House Value:	\$72,300
1999 Median House Sales Price:	\$128,500

1990 Census Median 2-Bdrm. Rental:	\$403
1999 Median 2-Bdrm. Rental:	\$705

DEVELOPMENT ACTIVITY

1999 Total New Residential Units:	17
**Single Family	17
Multifamily	0

1999 Formal Plats:	<u># Plats</u>	<u># Lots</u>	<u># Acres</u>
Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The 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, 2000	41,670
Population Growth, 1980-1990	25%
Population Growth, 1990-2000	26%

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 13,633 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: 1,680

Median Household Income:

1989 (1990 Census)	\$30,007
1997 (Estimated)	\$46,300

Households by Income Category, 1989:

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

1999 Total Jobs: 37,256

Manufacturing	13,705
Wholesale/Utilities	3,856
Retail	6,220
Finance / Services	6,365
Government/Education	3,927
AFFM/Construction	3,183
• High Tech	420

Major Businesses and Employers:

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

HOUSING

1999 Total Housing Units: 16,453

**Single Family	9,153
Multifamily	7,300

1990 Census Median House Value: \$91,500

1999 Median House Sales Price: \$167,500

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

1999 Median 2-Bdrm. Rental: \$585

DEVELOPMENT ACTIVITY

1999 Total New Residential Units: 137

**Single Family	121
Multifamily	16

1999 Formal Plats: # Plats # Lots # Acres

Applications:	0	0	0.00
Recordings:	2	102	57.16

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

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

Statistical Profile:
BEAUX ARTS

City Mayor: Charles R. Lowry

City Info: (425) 454-8580

DEMOGRAPHICS

Population, 1980	328
Population, 1990	303
Population, 2000	286
Population Growth, 1980-1990	-8%
Population Growth, 1990-2000	-6%

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

1999 Number of Business Units:	8
--------------------------------	---

Median Household Income:

1989 (1990 Census)	\$79,358
1997 (Estimated)	\$124,500

Households by Income Category, 1989:

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

1999 Total Jobs: 10

Manufacturing	◆
Wholesale/Utilities	◆
Retail	◆
Finance / Services	6
Government/Education	◆
AFFM/Construction	◆

◆ Sector detail is suppressed to protect confidentiality.

Major Businesses and Employers:

- NA -

HOUSING

1999 Total Housing Units:	121
**Single Family	121
Multifamily	0

1990 Census Median House Value:	\$316,700
1999 Median House Sales Price:	\$326,000

1990 Census Median 2-Bdrm. Rental:	\$325
1999 Median 2-Bdrm. Rental:	n/a

DEVELOPMENT ACTIVITY

1999 Total New Residential Units:	1
**Single Family	1
Multifamily	0

1999 Formal Plats:	<u># Plats</u>	<u># Lots</u>	<u># Acres</u>
Applications:	0	0	0.00
Recordings:	0	0	0.00

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

Statistical Profile:
BELLEVUE

City Mayor: *Chuck Mosher*

City Info: (425) 452 - 7810

DEMOGRAPHICS

Population, 1980	73,903
Population, 1990	86,874
Population, 2000	106,400
Population Growth, 1980-1990	18%
Population Growth, 1990-2000	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 19,731 acres.

EMPLOYMENT AND INCOME

1999 Number of Business Units:	6,624
1990 Median Household Income:	
1989 (1990 Census)	\$43,800
1997 (Estimated)	\$67,100

1999 Total Jobs: 115,731

Manufacturing	7,234
Wholesale/Utilities	15,998
Retail	21,657
Finance / Services	57,451
Government/Education	7,740
AFFM/Construction	5,651
• High Tech	17,200

Households by Income Category, 1989:

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

Major Businesses and Employers:

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

HOUSING

1999 Total Housing Units:	48,351
**Single Family	25,633
Multifamily	22,718
1990 Census Median House Value:	\$192,800
1999 Median House Sales Price:	\$330,000
1990 Census Median 2-Bdrm. Rental:	\$542
1999 Median 2-Bdrm. Rental:	\$860

DEVELOPMENT ACTIVITY

1999 Total New Residential Units:	1,105
**Single Family	242
Multifamily	863

1999 Formal Plats:	<u># Plats</u>	<u>#Lots</u>	<u># Acres</u>
Applications:	9	228	67.26
Recordings:	11	280	101.99

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The Economic Development Council of Seattle and King County. Suburban Cities 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, 2000	3,835
Population Growth, 1980-1990	22%
Population Growth, 1990-2000	170%
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 3,936 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

1999 Number of Business Units: 64

Median Household Income:

1989 (1990 Census)	\$28,155
1997 (Estimated)	\$44,000

Households by Income Category, 1989:

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

1998 Total Jobs: 486

Manufacturing	104
Wholesale/Utilities	58
Retail	116
Finance/Services	25
Government/Education	124
AFFM/Construction	59

Major Businesses and Employers:

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

HOUSING

1999 Total Housing Units: 1,565

**Single Family	1,514
Multifamily	51

1990 Census Median House Value: \$83,200

1999 Median House Sales Price: \$178,950

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

1999 Median 2-Bdrm. Rental: \$522

DEVELOPMENT ACTIVITY

1999 Total New Residential Units: 26

**Single Family	26
Multifamily	0

1999 Formal Plats:

	# Plats	#Lots	# Acres
Applications:	0	0	0.00
Recordings:	2	34	12.82

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

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

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

Statistical Profile:
BOTHELL (King County portion)

City Mayor: Mike Noblet
City Info: (425) 486 - 3256

DEMOGRAPHICS

Population, 1980	7,943
Population, 1990	11,986
Population, 2000	14,550
Population Growth, 1980-1990	51%
Population Growth, 1990-2000	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

1999 Number of Business Units: **637**

Median Household Income:

1989 (1990 Census)	\$36,727
1997 (Estimated)	\$56,800

Households by Income Category, 1989:

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

1999 Total Jobs: 10,203

Manufacturing	1,941
Wholesale/Utilities	588
Retail	1,148
Finance / Services	4,895
Government/Education	1,102
AFFM/Construction	529
• High Tech	1,100

Major Businesses and Employers:

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

HOUSING

1999 Total Housing Units: **6,426**
 **Single Family 3,962
 Multifamily 2,464

1990 Census Median House Value: \$154,800
 1999 Median House Sales Price: \$230,000

1990 Census Median 2-Bdrm. Rental: \$507
 1999 Median 2-Bdrm. Rental: \$900

DEVELOPMENT ACTIVITY

1999 Total New Residential Units: **179**
 **Single Family 74
 Multifamily 105

1999 Formal Plats:	<u># Plats</u>	<u>#Lots</u>	<u># Acres</u>
Applications:	1	11	3.20
Recordings:	4	78	27.01

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

Statistical Profile:
BURIEN

City Mayor: Sally Nelson

City Info: (206) 241 - 4647

DEMOGRAPHICS

Population, 1980	n/a
Population, 1990	27,868
Population, 2000	29,650
Population Growth, 1980-1990	n/a
Population Growth, 1990-2000	6%

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%

Race and Ethnic Categories, 1990:

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



The City of Burien has a total land area of 4,758 acres. One of King County's newest cities, Burien incorporated in March 1993.

EMPLOYMENT AND INCOME

1999 Number of Business Units: 1,033

Median Household Income:

1989 (1990 Census)	\$36,763
1997 (Estimated)	\$53,300

Households by Income Category, 1989:

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

1999 Total Jobs:

Manufacturing	151
Wholesale/Utilities	500
Retail	2,867
Finance/Services	5,700
Gov't/Education	1,401
AFFM/Construction	422

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

1999 Total Housing Units:	13,652
**Single Family	8,189
Multifamily	5,463

1990 Census Median House Value:	\$107,900
1999 Median House Sales Price:	\$175,000

1990 Census Median 2-Bdrm. Rental:	\$422
1999 Median 2-Bdrm. Rental:	\$595

DEVELOPMENT ACTIVITY

1999 Total New Residential Units:	55
**Single Family	39
Multifamily	16

1999 Formal Plats:	<u># Plats</u>	<u># Lots</u>	<u># Acres</u>
Applications:	0	0	0.00
Recordings:	0	0	0.00

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

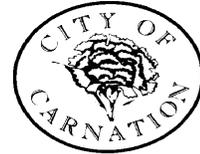
Statistical Profile:
CARNATION

City Mayor: Bob Patterson

City Info: (425) 333 - 4192

DEMOGRAPHICS

Population, 1980	913
Population, 1990	1,243
Population, 2000	1,770
Population Growth, 1980-1990	36%
Population Growth, 1990-2000	42%
Households, 1990	439
Hhld Growth Target 1992-2012	404



The City of Carnation has a total land area of 714 acres. Carnation became a city in the year 1912. It originally incorporated as "Tolt"; its name changed in 1951.

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

1999 Number of Business Units: 50

Median Household Income:

1989 (1990 Census)	\$30,341
1997 (Estimated)	\$47,300

Households by Income Category, 1989:

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

1999 Total Jobs:

429
Manufacturing 79
Wholesale/Utilities 42
Retail 111
Finance / Services 43
Government/Education 144
AFFM/Construction 10

Major Businesses and Employers:

Remlinger Farms	OFC
Custom Concrete	Riverview School District

HOUSING

1999 Total Housing Units: 651

**Single Family	582
Multifamily	69

1990 Census Median House Value: \$97,300
1999 Median House Sales Price: \$245,000

1990 Census Median 2-Bdrm. Rental: \$435
1999 Median 2-Bdrm. Rental: n/a

DEVELOPMENT ACTIVITY

1999 Total New Residential Units: 16

**Single Family	16
Multifamily	0

1999 Formal Plats:

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

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

Statistical Profile:
CLYDE HILL

City Mayor: George S. Martin

City Info: (425) 453 - 7800

DEMOGRAPHICS

Population, 1980	3,229
Population, 1990	2,972
Population, 2000	2,886
Population Growth, 1980-1990	-8%
Population Growth, 1990-2000	-3%
Households, 1990	1,063
Hhld Growth Target 1992-2012	12



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

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

1999 Number of Business Units: 49

Median Household Income:

1989 (1990 Census)	\$80,792
1997 (Estimated)	\$124,200

Households by Income Category, 1989:

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

1999 Total Jobs: 361

Manufacturing	◆	◆ Sector detail is suppressed to protect confidentiality.
Wholesale/Utilities	4	
Retail	◆	
Finance/Services	◆	
Government/Education	117	
AFFM/Construction	27	

Major Businesses and Employers:

Points Drive Market BP Gas Station
Bellevue School District

HOUSING

1999 Total Housing Units: 1,109

**Single Family	1,106
Multifamily	3

1990 Census Median House Value: \$389,800
1999 Median House Sales Price: \$650,000

1990 Census Median 2-Bdrm. Rental: \$1,001
1999 Median 2-Bdrm. Rental: n/a

DEVELOPMENT ACTIVITY

1999 Total New Residential Units: 14

**Single Family	14
Multifamily	0

1999 Formal Plats: # Plats # Lots # Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

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

Statistical Profile:
COVINGTON

City Mayor: Julie Holbrook

City Info: (253) 638 - 1110

DEMOGRAPHICS

Population, 1980	n/a
Population, 1990	11,100
Population, 2000	13,010
Population Growth, 1980-1990	n/a
Population Growth, 1990-2000	17%

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

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 four newest cities. It incorporated on August 31, 1997. The city covers 3,540 acres.

EMPLOYMENT AND INCOME

1999 Number of Business Units: 224

Median Household Income:

1989 (1990 Census)	\$43,800
1997 (Estimated)	\$69,000

Households by Income Category, 1989:

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

1999 Total Jobs: 2,344

Manufacturing	28
Wholesale/Utilities	99
Retail	852
Finance / Services	755
Government/Education	345
AFFM/Construction	265

Major Businesses and Employers:

Fred Meyer	Safeway
Les Scwab Tires	QFC
Godfather's Pizza	

HOUSING

1999 Total Housing Units: 4,240

**Single Family	4,236
Multifamily	4

1990 Census Median House Value: \$96,000
1999 Median House Sales Price: \$150,250

1990 Census Median 2-Bdrm. Rental: \$550
1999 Median 2-Bdrm. Rental: \$665

DEVELOPMENT ACTIVITY

1999 Total New Residential Units: 20

**Single Family	20
Multifamily	0

1999 Formal Plats:

	<u># Plats</u>	<u>#Lots</u>	<u>#Acres</u>
Applications:	9	364	75.47
Recordings:	1	18	6.00

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

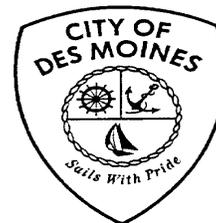
Statistical Profile: DES MOINES

City Mayor: Scott Thomasson

City Info: (206) 878 - 4595

DEMOGRAPHICS

Population, 1980	7,378
Population, 1990	17,283
Population, 2000	26,730
Population Growth, 1980-1990	134%
Population Growth, 1990-2000	55%
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 4,119 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

1999 Number of Business Units:	575
<u>Median Household Income:</u>	
1989 (1990 Census)	\$32,145
1997 (Estimated)	\$51,600

<u>1999 Total Jobs:</u>	5,302
Manufacturing	44
Wholesale/Utilities	321
Retail	975
Finance / Services	2,207
Government/Education	1,460
AFFM/Construction	295

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

1999 Total Housing Units:	11,601
**Single Family	6,827
Multifamily	4,774
1990 Census Median House Value:	\$109,100
1999 Median House Sales Price:	\$165,850
1990 Census Median 2-Bdrm. Rental:	\$453
1999 Median 2-Bdrm. Rental:	\$657

DEVELOPMENT ACTIVITY

1999 Total New Residential Units:	16
**Single Family	12
Multifamily	4

1999 Formal Plats:	<u># Plats</u>	<u># Lots</u>	<u># Acres</u>
Applications:	0	0	0.00
Recordings:	1	7	1.43

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The 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, 2000	4,645
Population Growth, 1980-1990	280%
Population Growth, 1990-2000	68%

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

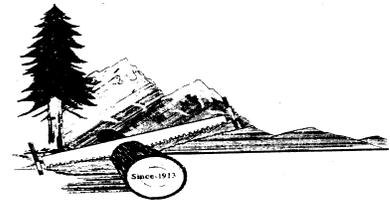
1990 Age Structure:

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 1,412 acres. Duvall was incorporated in the year 1913.

EMPLOYMENT AND INCOME

1999 Number of Business Units:	120
--------------------------------	-----

Median Household Income:

1989 (1990 Census)	\$37,537
1997 (Estimated)	\$61,900

Households by Income Category, 1989:

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

1999 Total Jobs: 769

Manufacturing	56
Wholesale/Utilities	34
Retail	133
Finance / Services	240
Government/Education	160
AFFM/Construction	146

Major Businesses and Employers:

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

HOUSING

1999 Total Housing Units:	1,630
**Single Family	1,541
Multifamily	89

1990 Census Median House Value:	\$139,300
1999 Median House Sales Price:	\$258,000

1990 Census Median 2-Bdrm. Rental:	\$481
1999 Median 2-Bdrm. Rental:	\$530

DEVELOPMENT ACTIVITY

1999 Total New Residential Units:	89
**Single Family	89
Multifamily	0

1999 Formal Plats:	<u># Plats</u>	<u># Lots</u>	<u># Acres</u>
Applications:	0	0	0.00
Recordings:	3	79	16.03

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

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

Statistical Profile:
ENUMCLAW

City Mayor: George Rossman

City Info: (360) 825 - 3591

DEMOGRAPHICS

Population, 1980	5,427
Population, 1990	7,227
Population, 2000	10,760
Population Growth, 1980-1990	33%
Population Growth, 1990-2000	49%
Households, 1990	2,936
Hhld Growth Target 1992-2012	2,700



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

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%

EMPLOYMENT AND INCOME

1999 Number of Business Units: 348

1999 Total Jobs: 4,081

Median Household Income:

1989 (1990 Census)	\$28,200
1997 (Estimated)	\$44,600

Manufacturing	292
Wholesale/Utilities	106
Retail	1,030
Finance/Services	1,468
Gov't/Education	1,029
AFFM/Construction	156

Households by Income Category, 1989:

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

Major Businesses and Employers:

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

HOUSING

1999 Total Housing Units: 4,395

**Single Family	3,186
Multifamily	1,209

1990 Census Median House Value: \$86,100

1999 Median House Sales Price: \$159,000

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

1999 Median 2-Bdrm. Rental: \$598

DEVELOPMENT ACTIVITY

1999 Total New Residential Units: 52

**Single Family	52
Multifamily	0

1999 Formal Plats: # Plats # Lots # Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

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

Statistical Profile:
FEDERAL WAY

City Mayor: Michael Park

City Info: (253) 661 - 4000

DEMOGRAPHICS

Population, 1980	n/a
Population, 1990	67,304
Population, 2000	77,010
Population Growth, 1980-1990	n/a
Population Growth, 1990-2000	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 13,775 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

1999 Number of Business Units:	2,118
<u>Median Household Income:</u>	
1989 (1990 Census)	\$38,311
1997 (Estimated)	\$61,700

<u>1999 Total Jobs:</u>	30,113
Manufacturing	3,210
Wholesale/Utilities	1,701
Retail	8,155
Finance / Services	12,606
Government/Education	3,215
AFFM/Construction	1,226
• High Tech	750

Households by Income Category, 1989:

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

Major Businesses and Employers:

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

HOUSING

1999 Total Housing Units:	32,369
**Single Family	18,692
Multifamily	13,677

1990 Census Median House Value:	\$118,800
1999 Median House Sales Price:	\$165,200

1990 Census Median 2-Bdrm. Rental:	\$476
1999 Median 2-Bdrm. Rental:	\$660

DEVELOPMENT ACTIVITY

1999 Total New Residential Units:	344
**Single Family	119
Multifamily	225

1999 Formal Plats:	<u># Plats</u>	<u>#Lots</u>	<u>#Acres</u>
Applications:	4	199	79.23
Recordings:	2	65	19.73

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

**Statistical Profile:
HUNTS POINT**

City Mayor: Fred McConkey

City Info: (425) 455 - 1834

DEMOGRAPHICS

Population, 1980	480
Population, 1990	513
Population, 2000	472
Population Growth, 1980-1990	7%
Population Growth, 1990-2000	-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

1999 Number of Business Units:	31
--------------------------------	----

Median Household Income:

1989 (1990 Census)	\$96,691
1997 (Estimated)	\$148,600

Households by Income Category, 1989:

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

1999 Total Jobs:

1999 Total Jobs:	148
Manufacturing	◆
Wholesale/Utilities	52
Retail	◆
Finance / Services	94
Government/Education	◆
AFFM/Construction	◆

◆ Sector detail is suppressed to protect confidentiality.

Major Businesses and Employers:
n/a

HOUSING

1999 Total Housing Units: 203

**Single Family	195
Multifamily	8

1990 Census Median House Value:	\$500,000
1999 Median House Sales Price:	\$2,450,000

1990 Census Median 2-Bdrm. Rental:	\$1,000
1999 Median 2-Bdrm. Rental:	n/a

DEVELOPMENT ACTIVITY

1999 Total New Residential Units:	4	1999 Formal Plats:	<u># Plats</u>	<u>#Lots</u>	<u># Acres</u>
**Single Family	4	Applications:	0	0	0.00
Multifamily	0	Recordings:	0	0	0.00

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

Statistical Profile:
ISSAQUAH

City Mayor: Ava Frisinger

City Info: (425) 887 - 3000

DEMOGRAPHICS

Population, 1980	5,536
Population, 1990	7,786
Population, 2000	10,260
Population Growth, 1980-1990	41%
Population Growth, 1990-2000	32%

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 6,312 acres. This acreage includes the annexation of Grand Ridge.

EMPLOYMENT AND INCOME

1999 Number of Business Units:	693
--------------------------------	-----

Median Household Income:

1989 (1990 Census)	\$35,422
1997 (Estimated)	\$59,700

Households by Income Category, 1989:

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

1999 Total Jobs:

Manufacturing	883
Wholesale/Utilities	1,936
Retail	4,636
Finance / Services	2,822
Government/Education	1,057
AFFM/Construction	749
• High Tech	2,300

Major Businesses and Employers:

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

HOUSING

1999 Total Housing Units:	5,281
**Single Family	2,493
Multifamily	2,788

1990 Census Median House Value:	\$168,200
1999 Median House Sales Price:	\$329,950

1990 Census Median 2-Bdrm. Rental:	\$523
1999 Median 2-Bdrm. Rental:	\$930

DEVELOPMENT ACTIVITY

1999 Total New Residential Units:	315
**Single Family	69
Multifamily	246

1999 Formal Plats:	<u># Plats</u>	<u># Lots</u>	<u># Acres</u>
Applications:	0	0	0.00
Recordings:	4	108	36.22

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

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

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

Statistical Profile:
KENMORE

City Mayor: Dick Taylor

City Info: (425) 398-8900

DEMOGRAPHICS

Population, 1980		n/a
Population, 1990		15,100
Population, 2000		16,890
Population Growth, 1980-1990		n/a
Population Growth, 1990-2000		12%
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 3,952 acres.

EMPLOYMENT AND INCOME

1999 Number of Business Units:	478	1999 Total Jobs:	4,455
		Manufacturing	292
Median Household Income:		Wholesale/Utilities	782
1989 (1990 Census)	\$43,000	Retail	924
1997 (Estimated)	\$66,900	Finance / Services	1,437
		Government/Education	459
Households by Income Category, 1989:		AFFM/Construction	561
0 - 50%	733	13%	
50 - 80%	851	15%	
80 - 120%	1,306	23%	
120% +	2,833	50%	
		Major Businesses and Employers:	
		Lonestar Cement Company	QFC
		Plywood Supplies	Safeway
		Kenmore Lanes Bowling Alley	Rite Aid

HOUSING

1999 Total Housing Units:	7,072
**Single Family	5,523
Multifamily	1,549
1990 Census Median House Value:	\$154,000
1999 Median House Sales Price:	\$229,950
1990 Census Median 2-Bdrm. Rental:	\$540
1999 Median 2-Bdrm. Rental:	\$759

DEVELOPMENT ACTIVITY

1999 Total New Residential Units:	59	1999 Formal Plats:	# Plats	#Lots	#Acres
**Single Family	8	Applications:	0	0	0.00
Multifamily	51	Recordings:	3	36	5.86

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

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

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

Statistical Profile:
KENT

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

DEMOGRAPHICS

Population, 1980	23,152
Population, 1990	37,960
Population, 2000	73,140
Population Growth, 1980-1990	64%
Population Growth, 1990-2000	93%
Households, 1990	16,246
Hhld Growth Target 1992-2012	7,520



The City of Kent has a total land area of 18,310 acres. Kent became a city in the year 1890. Kent is the 4th most populated city in King County.

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%

EMPLOYMENT AND INCOME

1999 Number of Business Units: 2,964

1990 Median Household Income:

1989 (1990 Census)	\$32,341
1997 (Estimated)	\$57,800

1999 Total Jobs: 59,212

Manufacturing	19,826
Wholesale/Utilities	15,087
Retail	7,942
Finance / Services	8,901
Government/Education	4,362
AFFM/Construction	3,094
• High Tech	1,450

Households by Income Category, 1989:

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

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

1999 Total Housing Units: 32,151

**Single Family	12,855
Multifamily	19,296

1990 Census Median House Value: \$107,100

1999 Median House Sales Price: \$185,950

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

1999 Median 2-Bdrm. Rental: \$670

DEVELOPMENT ACTIVITY

1999 Total New Residential Units: 1,217

**Single Family	269
Multifamily	948

1999 Formal Plats:

	<u># Plats</u>	<u>#Lots</u>	<u># Acres</u>
Applications:	7	132	47.79
Recordings:	5	114	32.55

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

City Info: (425) 828 - 1100

DEMOGRAPHICS

Population, 1980	18,779
Population, 1990	40,052
Population, 2000	45,090
Population Growth, 1980-1990	113%
Population Growth, 1990-2000	13%
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 6,728 acres. This city incorporated in 1905. The city absorbed Houghton in 1968 and annexed Juanita and Rose Hill in 1988.

EMPLOYMENT AND INCOME

1999 Number of Business Units: 2,143

Median Household Income:

1989 (1990 Census)	\$38,437
1997 (Estimated)	\$62,900

Households by Income Category, 1989:

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

1999 Total Jobs: 30,198

Manufacturing	2,361
Wholesale/Utilities	3,464
Retail	7,295
Finance / Services	10,956
Government/Education	3,705
AFFM/Construction	2,638
•High Tech	3,450

Major Businesses and Employers:

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

HOUSING

1999 Total Housing Units: 21,148

**Single Family	9,961
Multifamily	11,187

1990 Census Median House Value: \$160,200

1999 Median House Sales Price: \$284,800

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

1999 Median 2-Bdrm. Rental: \$920

DEVELOPMENT ACTIVITY

1999 Total New Residential Units: 419

**Single Family	209
Multifamily	210

1999 Formal Plats: # Plats # Lots # Acres

Applications:	1	17	2.16
Recordings:	1	16	3.36

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

Statistical Profile:
LAKE FOREST PARK

City Mayor: David Hutchinson

City Info: (206) 368 - 5440

DEMOGRAPHICS

Population, 1980	2,485
Population, 1990	4,031
Population, 2000	13,070
Population Growth, 1980-1990	62%
Population Growth, 1990-2000	224%
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 2,294 acres. Lake Forest Park was incorporated in 1961. Since 1993, the city has annexed several areas, tripling its population.

EMPLOYMENT AND INCOME

1999 Number of Business Units: 245

Median Household Income:

1989 (1990 Census)	\$47,653
1997 (Estimated)	\$69,900

Households by Income Category, 1989:

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

1999 Total Jobs: 1,299

Manufacturing	31
Wholesale/Utilities	67
Retail	449
Finance / Services	393
Government/Education	174
AFFM/Construction	185

Major Businesses and Employers:

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

HOUSING

1999 Total Housing Units: 5,399

**Single Family	4,538
Multifamily	861

1990 Census Median House Value: \$172,100

1999 Median House Sales Price: \$260,000

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

1999 Median 2-Bdrm. Rental: \$700

DEVELOPMENT ACTIVITY

1999 Total New Residential Units: 18

**Single Family	18
Multifamily	0

1999 Formal Plats: # Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

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

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

Statistical Profile:
MAPLE VALLEY

City Mayor: Laure Iddings

City Info: (425) 413 - 8000

DEMOGRAPHICS

Population, 1980		n/a
Population, 1990		6,660
Population, 2000		12,800
Population Growth, 1980-1990		n/a
Population Growth, 1990-2000		92%
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 four newest cities. It incorporated on August 31, 1997.

EMPLOYMENT AND INCOME

1999 Number of Business Units:	240	<u>1999 Total Jobs:</u>	2,021
		Manufacturing	55
<u>Median Household Income:</u>		Wholesale/Utilities	80
1989 (1990 Census)	\$43,500	Retail	522
1997 (Estimated)	\$77,400	Finance / Services	524
		Government/Education	556
<u>Households by Income Category, 1989:</u>		AFFM/Construction	284
0 - 50%			
50 - 80%	NA	<u>Major Businesses and Employers:</u>	
80 - 120%		Safeway	Seafirst Bank QFC
120% +		Al's Auto Supply	McDonald's Restaurant

HOUSING

1999 Total Housing Units:	4,433
**Single Family	4,076
Multifamily	357
1990 Census Median House Value:	\$124,500
1999 Median House Sales Price:	\$190,000
1990 Census Median 2-Bdrm. Rental:	\$550
1999 Median 2-Bdrm. Rental:	\$665

DEVELOPMENT ACTIVITY

1999 Total New Residential Units:	114	1999 Formal Plats:	# Plats	#Lots	#Acres
**Single Family	114	Applications:	0	0	0.00
Multifamily	0	Recordings:	2	54	11.10

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

Statistical Profile:
MEDINA

City Mayor: David Becker

City Info: (425) 454 - 9222

DEMOGRAPHICS

Population, 1980	3,220
Population, 1990	2,981
Population, 2000	2,931
Population Growth, 1980-1990	-7%
Population Growth, 1990-2000	-2%
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

1999 Number of Business Units:	82	1999 Total Jobs:	359
Median Household Income:		Manufacturing	◆
1989 (1990 Census)	\$81,896	Wholesale/Utilities	16
1997 (Estimated)	\$126,500	Retail	41
Households by Income Category, 1989:		Finance / Services	229
0 - 50%	85 7%	Government/Education	54
50 - 80%	70 6%	AFFM/Construction	◆
80 - 120%	101 9%		
120% +	887 78%	Major Businesses and Employers:	
		Chevron Gas Station	City of Medina
		Overlake Golf and Country Club	

HOUSING

1999 Total Housing Units:	1,169
**Single Family	1,161
Multifamily	8
1990 Census Median House Value:	\$420,800
1999 Median House Sales Price:	\$790,000
1990 Census Median 2-Bdrm. Rental:	\$815
1999 Median 2-Bdrm. Rental:	n/a

DEVELOPMENT ACTIVITY

1999 Total New Residential Units:	17	1999 Formal Plats:	# Plats	#Lots	#Acres
**Single Family	17	Applications:	0	0	0.00
Multifamily	0	Recordings:	0	0	0.00

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

Statistical Profile:
MERCER ISLAND

City Mayor: Alan Merkle

City Info: (206) 236 - 5300

DEMOGRAPHICS

Population, 1980	21,522
Population, 1990	20,816
Population, 2000	21,570
Population Growth, 1980-1990	-3%
Population Growth, 1990-2000	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

1999 Number of Business Units: 709

Median Household Income:

1989 (1990 Census)	\$61,572
1997 (Estimated)	\$98,300

Households by Income Category, 1989:

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

1999 Total Jobs: 6,747

Manufacturing	◆
Wholesale/Utilities	1,010
Retail	939
Finance / Services	3,326
Government/Education	897
AFFM/Construction	◆
▽ High Tech	1,000

◆ Sector detail is suppressed to protect confidentiality.

Major Businesses and Employers:

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

HOUSING

1999 Total Housing Units: 8,795

**Single Family	6,980
Multifamily	1,815

1990 Census Median House Value: \$335,900
1999 Median House Sales Price: \$587,500

1990 Census Median 2-Bdrm. Rental: \$571
1999 Median 2-Bdrm. Rental: \$875

DEVELOPMENT ACTIVITY

1999 Total New Residential Units: 59

**Single Family	59
Multifamily	0

1999 Formal Plats:

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

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

Statistical Profile:
MILTON (King County portion)

City Mayor: John E. Williams

City Info: (253) 922 - 8733

DEMOGRAPHICS

Population, 1980	218
Population, 1990	697
Population, 2000	925
Population Growth, 1980-1990	220%
Population Growth, 1990-2000	33%
Households, 1990	266
Hhld Growth Target 1992-2012	18



The City of Milton has a total land area of 1,400 acres of which 354 acres is in King County. Incorporated in 1907, most of this city is in Pierce County.

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

1999 Number of Business Units: n/a

Median Household Income:

1989 (1990 Census)	\$40,446
1997 (Estimated)	\$64,000

Households by Income Category, 1989:

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

1999 Total Jobs:

n/a	
Manufacturing	
Wholesale/Utilities	
Retail	n/a
Finance / Services	
Government/Education	
AFFM/Construction	

Major Businesses and Employers:
n/a

HOUSING

1999 Total Housing Units: 353

**Single Family	350
Multifamily	3

1990 Census Median House Value:	\$102,900
1999 Median House Sales Price:	\$149,000

1990 Census Median 2-Bdrm. Rental:	\$608
1999 Median 2-Bdrm. Rental:	n/a

DEVELOPMENT ACTIVITY

1999 Total New Residential Units: 2

**Single Family	2
Multifamily	0

1999 Formal Plats:

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

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

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

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

Statistical Profile:
NEWCASTLE

City Mayor: Sonny Putter

City Info: (425) 649 - 4444

DEMOGRAPHICS

Population, 1980	n/a
Population, 1990	5,400
Population, 2000	8,645
Population Growth, 1980-1990	n/a
Population Growth, 1990-2000	60%

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

1999 Number of Business Units:	144
Median Household Income:	
1989 (1990 Census)	\$57,500
1997 (Estimated)	\$88,700

1999 Total Jobs: 650

Manufacturing	◆
Wholesale/Utilities	88
Retail	163
Finance / Services	268
Government/Education	65
AFFM/Construction	◆

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:

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

HOUSING

1999 Total Housing Units: 3,591

**Single Family	2,623
Multifamily	968

1990 Census Median House Value:	\$176,000
1999 Median House Sales Price:	\$343,800

1990 Census Median 2-Bdrm. Rental:	\$640
1999 Median 2-Bdrm. Rental:	\$825

DEVELOPMENT ACTIVITY

1999 Total New Residential Units: 40

**Single Family	40
Multifamily	0

1999 Formal Plats:

	# Plats	#Lots	#Acres
Applications:	6	81	25.33
Recordings:	1	121	32.21

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

Statistical Profile: NORMANDY PARK

City Mayor: Charlie Harris

City Info: (206) 248 - 7603

DEMOGRAPHICS

Population, 1980	4,268
Population, 1990	6,709
Population, 2000	7,035
Population Growth, 1980-1990	57%
Population Growth, 1990-2000	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 1,635 acres. This city, on the shore of Puget Sound, incorporated in 1953.

EMPLOYMENT AND INCOME

1999 Number of Business Units:	123
--------------------------------	-----

Median Household Income:

1989 (1990 Census)	\$53,856
1997 (Estimated)	\$82,600

Households by Income Category, 1989:

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

1999 Total Jobs: 575

Manufacturing	0
Wholesale/Utilities	10
Retail	222
Finance / Services	195
Government/Education	89
AFFM/Construction	59

Major Businesses and Employers:

City of Normandy Park	QFC
Logan Lumber	XL Sooper

HOUSING

1999 Total Housing Units:	2,756
**Single Family	2,357
Multifamily	399

1990 Census Median House Value:	\$196,300
1999 Median House Sales Price:	\$274,950

1990 Census Median 2-Bdrm. Rental:	\$419
1999 Median 2-Bdrm. Rental:	\$575

DEVELOPMENT ACTIVITY

1999 Total New Residential Units:	7
**Single Family	7
Multifamily	0

1999 Formal Plats:	# Plats	#Lots	#Acres
Applications:	0	0	0.00
Recordings:	0	0	0.00

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

Statistical Profile:
NORTH BEND

City Mayor: Joan Murray Simpson

City Info: (425) 888 - 1211

DEMOGRAPHICS

Population, 1980	1,701
Population, 1990	2,578
Population, 2000	3,840
Population Growth, 1980-1990	52%
Population Growth, 1990-2000	49%

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

1999 Number of Business Units:	168
--------------------------------	-----

Median Household Income:

1989 (1990 Census)	\$29,020
1997 (Estimated)	\$46,400

Households by Income Category, 1989:

0 - 50%	319	31%
50 - 80%	191	19%
80 - 120%	241	24%
120% +	274	27%

1999 Total Jobs:

1999 Total Jobs:	1,750
Manufacturing	24
Wholesale/Utilities	84
Retail	1,007
Finance / Services	234
Government/Education	217
AFFM/Construction	184

Major Businesses and Employers:

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

HOUSING

1999 Total Housing Units:	1,856
**Single Family	1,275
Multifamily	581

1990 Census Median House Value:	\$121,400
1999 Median House Sales Price:	\$289,000

1990 Census Median 2-Bdrm. Rental:	\$420
1999 Median 2-Bdrm. Rental:	\$795

DEVELOPMENT ACTIVITY

1999 Total New Residential Units:	145
**Single Family	4
Multifamily	141

1999 Formal Plats:	<u># Plats</u>	<u>#Lots</u>	<u>#Acres</u>
Applications:	0	0	0.00
Recordings:	0	0	0.00

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

City Info: (253) 929 - 1100

DEMOGRAPHICS

Population, 1980	2,261
Population, 1990	4,622
Population, 2000	5,475
Population Growth, 1980-1990	104%
Population Growth, 1990-2000	18%
Households, 1990	1,707
Hhld Growth Target 1992-2012	606 - 1,818



The City of Pacific covers an area of 1,247 acres in King County. Pacific became a city in 1909. In 1995, it annexed into Pierce County.

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

1999 Number of Business Units:	106
Median Household Income:	
1989 (1990 Census)	\$32,468
1997 (Estimated)	\$52,600

1999 Total Jobs:	1,029
Manufacturing	350
Wholesale/Utilities	122
Retail	91
Finance / Services	119
Government/Education	142
AFFM/Construction	205

Households by Income Category, 1989:

0 - 50%	302	18%
50 - 80%	326	19%
80 - 120%	602	35%
120% +	476	28%

Major Businesses and Employers:

Freightline Trucking	Webstone Water District
Cool's Restaurant	Bradbury Medallion Homes
Gordon Trucking	City of Pacific

HOUSING

1999 Total Housing Units:	2,207
**Single Family	1,446
Multifamily	761

1990 Census Median House Value:	\$88,900
1999 Median House Sales Price:	\$143,000

1990 Census Median 2-Bdrm. Rental:	\$425
1999 Median 2-Bdrm. Rental:	\$613

DEVELOPMENT ACTIVITY

1999 Total New Residential Units:	3
**Single Family	3
Multifamily	0

1999 Formal Plats:	# Plats	#Lots	#Acres
Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of 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, 2000	44,020
Population Growth, 1980-1990	54%
Population Growth, 1990-2000	23%

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 10,157 acres. Incorporated in 1912, Redmond is the home of the largest software company in the nation, Microsoft.

EMPLOYMENT AND INCOME

1999 Number of Business Units:	2,231
--------------------------------	-------

Median Household Income:

1989 (1990 Census)	\$42,299
1997 (Estimated)	\$69,100

Households by Income Category, 1989:

0 - 50%	1,818	13%
50 - 80%	2,097	15%
80 - 120%	3,401	24%
120% +	6,898	49%

<u>1999 Total Jobs:</u>	65,073
Manufacturing	14,064
Wholesale/Utilities	7,675
Retail	7,862
Finance / Services	29,449
Government/Education	1,644
AFFM/Construction	4,379
• High Tech	26,250

Major Businesses and Employers:

Microsoft	Interpoint Corporation	Primex Aerospace Co.
Nintendo	United Parcel Service	Physio Control Corp.
Pacific Circuits	Spacelabs Medical, Inc.	Safeco
Eddie Bauer, Inc.	Allied Signal Avionics, Inc.	

HOUSING

1999 Total Housing Units:	19,073
**Single Family	10,083
Multifamily	8,990

1990 Census Median House Value:	\$168,600
1999 Median House Sales Price:	\$275,500

1990 Census Median 2-Bdrm. Rental:	\$594
1999 Median 2-Bdrm. Rental:	\$938

DEVELOPMENT ACTIVITY

1999 Total New Residential Units:	191	1999 Formal Plats:	# Plats	#Lots	#Acres
**Single Family	85	Applications:	3	109	28.57
Multifamily	106	Recordings:	4	107	22.47

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

Statistical Profile:
RENTON

City Mayor: Jesse Tanner

City Info: (425) 430 - 6400

DEMOGRAPHICS

Population, 1980	30,612
Population, 1990	41,688
Population, 2000	48,270
Population Growth, 1980-1990	36%
Population Growth, 1990-2000	16%

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%



With Boeing as its primary employer, Renton is the home of the 727 and 757 aircraft. It has a total land area of 10,756 acres. Renton became a city in the year 1901.

EMPLOYMENT AND INCOME

1999 Number of Business Units:	1,674
--------------------------------	-------

Median Household Income:

1989 (1990 Census)	\$32,393
1997 (Estimated)	\$53,200

<u>1999 Total Jobs:</u>	52,030
-------------------------	--------

Manufacturing	24,050
Wholesale/Utilities	4,537
Retail	7,045
Finance / Services	9,861
Government/Education	4,873
AFFM/Construction	1,664
• High Tech	1,050

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:

Valley Medical Center	Sid Eland	Boeing
US West Communications	Sound Ford	PACCAR
KRAFT/Perry Brothers	ACME Poultry	
Container Corporation of America		

HOUSING

1999 Total Housing Units:	23,569
**Single Family	11,170
Multifamily	12,399

1990 Census Median House Value:	\$106,300
1999 Median House Sales Price:	\$194,950

1990 Census Median 2-Bdrm. Rental:	\$440
1999 Median 2-Bdrm. Rental:	\$715

DEVELOPMENT ACTIVITY

1999 Total New Residential Units:	476
**Single Family	203
Multifamily	273

1999 Formal Plats:	<u># Plats</u>	<u>#Lots</u>	<u>#Acres</u>
Applications:	9	410	95.84
Recordings:	7	155	53.31

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

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

Statistical Profile:
SAMMAMISH

City Mayor: Jack Barry
City Info: (425) 898 - 0660



The City of Sammamish is the newest of King County's cities. It incorporated on August 31, 1999 and covers 13,770 acres.

DEMOGRAPHICS

Population, 1980		n/a
Population, 1990		21,550
Population, 2000		30,793
Population Growth, 1980-1990		n/a
Population Growth, 1990-2000		43%
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%

EMPLOYMENT AND INCOME

1999 Number of Business Units:	574	1999 Total Jobs:	4,358
		Manufacturing	60
Median Household Income:		Wholesale/Utilities	349
1989 (1990 Census)	\$60,700	Retail	1,259
1997 (Estimated)	\$93,000	Finance / Services	1,340
		Government/Education	845
Households by Income Category, 1989:		AFFM/Construction	505
0 - 50%	350	5%	
50 - 80%	340	5%	
80 - 120%	1,030	15%	
120% +	5,280	75%	
		Major Businesses and Employers:	
		Issaquah School District	Safeway Store
		Lake Washington School District	QFC, Inc.

HOUSING

1999 Total Housing Units:	10,042
**Single Family	9,495
Multifamily	547
1990 Census Median House Value:	\$229,000
1999 Median House Sales Price:	\$364,000
1990 Census Median 2-Bdrm. Rental:	\$800
1999 Median 2-Bdrm. Rental:	n/a

DEVELOPMENT ACTIVITY

1999 Total New Residential Units:	- NA -	1999 Formal Plats:	# Plats	#Lots	#Acres
**Single Family		Applications:		- NA -	
Multifamily		Recordings:	2	113	104.78

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

Statistical Profile:
SEATAC

City Mayor: Shirley Thompson

City Info: (206) 241 - 9100

DEMOGRAPHICS

Population, 1980	n/a	
Population, 1990	22,694	
Population, 2000	22,840	
Population Growth, 1980-1990	n/a	
Population Growth, 1990-2000	1%	

Households, 1990	9,611	
Hhld Growth Target 1992-2012	5,789	

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%



The City of SeaTac has a total land area of 6,581 acres. SeaTac incorporated the same year Federal Way did, in 1990. SeaTac is the location of the Seattle-Tacoma International Airport.

EMPLOYMENT AND INCOME

1999 Number of Business Units:	827
--------------------------------	-----

Median Household Income:

1989 (1990 Census)	\$32,437
1997 (Estimated)	\$49,200

Households by Income Category, 1989:

0 - 50%	2,212	23%
50 - 80%	1,990	21%
80 - 120%	2,432	25%
120% +	3,030	31%

1999 Total Jobs: 29,732

Manufacturing	649
Wholesale/Utilities ⁿ	17,354
Retail	2,200
Finance / Services	6,597
Government/Education	2,256
AFFM/Construction	676

ⁿ = includes transportation services

Major Businesses and Employers:

US Postal Service	Port of Seattle	
DoubleTree Hotels	United Airlines	NW Airlines
HOST International	Alaska Airlines	Marriott Hotel
Horizon Air Industries	The Boeing Co.	

HOUSING

1999 Total Housing Units:	10,478
**Single Family	6,448
Multifamily	4,030

1990 Census Median House Value:	\$93,500
1999 Median House Sales Price:	\$154,550

1990 Census Median 2-Bdrm. Rental:	\$426
1999 Median 2-Bdrm. Rental:	\$572

DEVELOPMENT ACTIVITY

1999 Total New Residential Units:	39
**Single Family	36
Multifamily	3

1999 Formal Plats:	# Plats	#Lots	#Acres
Applications:	0	0	0.00
Recordings:	0	0	0.00

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

Statistical Profile:
SEATTLE

City Mayor: Paul Schell
City Info: (206) 386 - 1234

DEMOGRAPHICS

Population, 1980	493,846
Population, 1990	516,259
Population, 2000	540,900
Population Growth, 1980-1990	5%
Population Growth, 1990-2000	5%
Households, 1990	236,702
Hhld Growth Target 1992-2012	50,000 - 60,000



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.

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%

EMPLOYMENT AND INCOME

1999 Number of Business Units: 27,196

1999 Total Jobs: 492,760

Median Household Income:

1989 (1990 Census)	\$29,353
1997 (Estimated)	\$45,800

Manufacturing	39,448
Wholesale/Utilities	61,755
Retail	67,736
Finance / Services	213,544
Government/Education	88,045
AFFM/Construction	22,232
• High Tech	25,250

Households by Income Category, 1989:

0 - 50%	70,392	30%
50 - 80%	46,307	20%
80 - 120%	47,336	20%
120% +	72,873	31%

Major Businesses and Employers:

Swedish Hospital	The Hilton	Boeing	Harborview Hospital
Port of Seattle	Nordstrom	Bon Marche	Providence Hospital
The Westin Hotel	Four Seasons Hotel	University of Washington	
City of Seattle	Pike Place Market	METRO-King County Government	

HOUSING

1999 Total Housing Units: 267,493

**Single Family	134,817
Multifamily	132,676

1990 Census Median House Value:	\$137,900
1999 Median House Sales Price:	\$245,000

1990 Census Median 2-Bdrm. Rental:	\$425
1999 Median 2-Bdrm. Rental:	\$725

DEVELOPMENT ACTIVITY

1999 Total New Residential Units: 5,287

**Single Family	720
Multifamily	4,567

1999 Formal Plats:

	# Plats	#Lots	#Acres
Applications:	0	0	0.00
Recordings:	1	14	0.39

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

Statistical Profile:
SHORELINE

City Mayor: Scott Jepsen

City Info: (206) 546-1700

DEMOGRAPHICS

Population, 1980		n/a
Population, 1990		47,100
Population, 2000		53,140
Population Growth, 1980-1990		n/a
Population Growth, 1990-2000		13%
Households, 1990		n/a
Hhld Growth Target 1992-2012	(Shoreline was incorporated after CPP adoption)	
1990 Age Structure:		
17 and under	10,400	22%
18 - 64	29,900	63%
65 and over	6,600	14%
Race and Ethnic Categories, 1990:		
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 7,419 acres. Shoreline is among the youngest cities in King County, incorporated only in late 1995. With a population of over 50,000, it is Washington's twelfth largest city.

EMPLOYMENT AND INCOME

1999 Number of Business Units:	1,163	1999 Total Jobs:	13,746	
		Manufacturing	181	
Median Household Income:		Wholesale/Utilities	464	
1989 (1990 Census)	\$37,900	Retail	3,793	
1997 (Estimated)	\$59,800	Finance / Services	5,038	
		Government/Education	3,573	
Households by Income Category, 1989:		AFFM/Construction	697	
0 - 50%	3,356 18%	• High Tech	230	
50 - 80%	2,983 16%			
80 - 120%	4,474 24%	Major Businesses and Employers:		
120% +	7,830 42%	Sears	Shoreline School District	GTE Northwest
		Marshall's	Pan Pacific Development	CRISTA Ministries
		Fred Meyer	Shoreline Community College	Compass Alliance

HOUSING

1999 Total Housing Units:	21,268
**Single Family	15,953
Multifamily	5,315
1990 Census Median House Value:	\$136,000
1999 Median House Sales Price:	\$199,500
1990 Census Median 2-Bdrm. Rental:	\$510
1999 Median 2-Bdrm. Rental:	\$750

DEVELOPMENT ACTIVITY

1999 Total New Residential Units:	96	1999 Formal Plats:	<u># Plats</u>	<u>#Lots</u>	<u>#Acres</u>
**Single Family	96	Applications:	6	1	7.08
Multifamily	0	Recordings:	1	7	0.56

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

Statistical Profile:
SKYKOMISH

City Mayor: Theo Cleveland

City Info: (360) 677 - 2388

DEMOGRAPHICS

Population, 1980	209
Population, 1990	273
Population, 2000	273
Population Growth, 1980-1990	31%
Population Growth, 1990-2000	0%

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

1999 Number of Business Units: 14

Median Household Income:

1989 (1990 Census)	\$35,625
1997 (Estimated)	\$53,200

Households by Income Category, 1989:

0 - 50%	29	24%
50 - 80%	20	17%
80 - 120%	29	24%
120% +	42	35%

1999 Total Jobs: 100

Manufacturing	0
Wholesale/Utilities	◆
Retail	44
Finance / Services	◆
Government/Education	51
AFFM/Construction	0

◆ Sector detail is suppressed to protect confidentiality.

Major Businesses and Employers:

NA

HOUSING

1999 Total Housing Units:	167
**Single Family	160
Multifamily	7

1990 Census Median House Value:	\$49,700
1999 Median House Sales Price:	\$100,000

1990 Census Median 2-Bdrm. Rental:	\$275
1999 Median 2-Bdrm. Rental:	n/a

DEVELOPMENT ACTIVITY

1999 Total New Residential Units:	0
**Single Family	
Multifamily	

1999 Formal Plats:	<u># Plats</u>	<u>#Lots</u>	<u>#Acres</u>
Applications:	0	0	0.00
Recordings:	0	0	0.00

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

Statistical Profile: SNOQUALMIE

City Mayor: Randy "Fuzzy" Fletcher

City Info: (425) 888 - 1555

DEMOGRAPHICS

Population, 1980	1,370	
Population, 1990	1,546	
Population, 2000	2,345	
Population Growth, 1980-1990	13%	
Population Growth, 1990-2000	52%	
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

1999 Number of Business Units:	86	1999 Total Jobs:	2,391	
Median Household Income:		Manufacturing	16	
1989 (1990 Census)	\$26,678	Wholesale/Utilities	29	
1997 (Estimated)	\$43,000	Retail	234	
Households by Income Category, 1989:		Finance / Services	1,741	◆ Sector detail is suppressed to protect confidentiality.
0 - 50%	182	Government/Education	357	
50 - 80%	138	AFFM/Construction	14	
80 - 120%	131			
120% +	148			
		Major Businesses and Employers:		
		Salish Lodge	City of Snoqualmie	
		Weyerhaeuser	Snoqualmie Valley School District	
		Puget Sound Energy		

HOUSING

1999 Total Housing Units:	889
**Single Family	714
Multifamily	175
1990 Census Median House Value:	\$96,100
1999 Median House Sales Price:	\$260,900
1990 Census Median 2-Bdrm. Rental:	\$386
1999 Median 2-Bdrm. Rental:	\$775

DEVELOPMENT ACTIVITY

1999 Total New Residential Units:	479	1999 Formal Plats:	# Plats	#Lots	#Acres
**Single Family	297	Applications:	3	401	151.46
Multifamily	182	Recordings:	9	457	133.25

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

Statistical Profile:
TUKWILA

City Mayor: Steve Mullet
City Info: (206) 433 - 1800

DEMOGRAPHICS

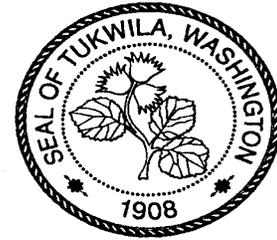
Population, 1980	3,578
Population, 1990	11,874
Population, 2000	14,870
Population Growth, 1980-1990	232%
Population Growth, 1990-2000	25%
Households, 1990	5,639
Hhld Growth Target 1992-2012	4,791 - 6,014

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

1999 Number of Business Units: 1,614

Median Household Income:

1989 (1990 Census)	\$30,141
1997 (Estimated)	\$47,500

Households by Income Category, 1989:

0 - 50%	1,286	23%
50 - 80%	1,384	25%
80 - 120%	1,522	27%
120% +	1,432	25%

1999 Total Jobs: 52,141

Manufacturing	15,677
Wholesale/Utilities	7,400
Retail	16,547
Finance / Services	9,398
Government/Education	1,812
AFFM/Construction	1,307
• High Tech	2,650

Major Businesses and Employers:

Tukwila Warehousing	Bon Marche	Boeing
Red Dot Corporation	Kenworth Trucking	Nordstrom
United Parcel Service	NC Machinery	METRO

HOUSING

1999 Total Housing Units: 7,560

**Single Family	3,319
Multifamily	4,241

1990 Census Median House Value: \$93,900

1999 Median House Sales Price: \$157,500

1990 Census Median 2-Bdrm. Rental: \$433

1999 Median 2-Bdrm. Rental: \$633

DEVELOPMENT ACTIVITY

1999 Total New Residential Units: 41

**Single Family	41
Multifamily	0

1999 Formal Plats: # Plats #Lots #Acres

Applications:	2	62	16.25
Recordings:	0	0	0.00

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

Statistical Profile:
WOODINVILLE

City Mayor: Randy Ransom

City Info: (425) 489 - 2700

DEMOGRAPHICS

Population, 1980	n/a
Population, 1990	8,800
Population, 2000	10,280
Population Growth, 1980-1990	n/a
Population Growth, 1990-2000	17%

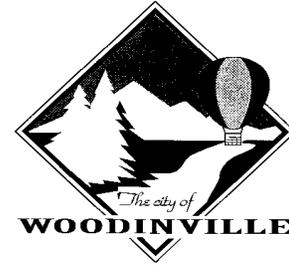
Households, 1990	3,000
Hhld Growth Target 1992-2012	1,800

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

1999 Number of Business Units:	752
--------------------------------	-----

Median Household Income:

1989 (1990 Census)	\$38,249
1997 (Estimated)	\$72,000

Households by Income Category, 1989:

0 - 50%	370	12%
50 - 80%	360	12%
80 - 120%	640	21%
120% +	1,630	55%

1999 Total Jobs: 10,383

Manufacturing	2,278
Wholesale/Utilities	1,154
Retail	1,810
Finance / Services	2,313
Government/Education	429
AFFM/Construction	2,399
• High Tech	950

Major Businesses and Employers:

Chateau Ste. Michelle Winery	Molbak Nursery
Northshore School District	Columbia Winery

HOUSING

1999 Total Housing Units:	4,344
**Single Family	2,459
Multifamily	1,885

1990 Census Median House Value:	\$198,000
---------------------------------	-----------

1999 Median House Sales Price:	\$278,000
--------------------------------	-----------

1990 Census Median 2-Bdrm. Rental:	\$568
------------------------------------	-------

1999 Median 2-Bdrm. Rental:	\$830
-----------------------------	-------

DEVELOPMENT ACTIVITY

1999 Total New Residential Units:	57
**Single Family	57
Multifamily	0

1999 Formal Plats: # Plats #Lots #Acres

Applications:	4	92	26.54
Recordings:	1	9	9.65

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

Statistical Profile:
YARROW POINT

City Mayor: Jeanne Berry

City Info: (425) 454 - 6994

DEMOGRAPHICS

Population, 1980	1,064
Population, 1990	962
Population, 2000	975
Population Growth, 1980-1990	-10%
Population Growth, 1990-2000	1%

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:	16
--------------------------------	----

Median Household Income:

1989 (1990 Census)	\$76,196
1997 (Estimated)	\$117,000

Households by Income Category, 1989:

0 - 50%	30	8%
50 - 80%	19	5%
80 - 120%	46	12%
120% +	278	74%

1999 Total Jobs:

Manufacturing	0
Wholesale/Utilities	0
Retail	◆
Finance / Services	◆
Government/Education	3
AFFM/Construction	19

◆ Sector detail is suppressed to protect confidentiality.

Major Businesses and Employers:
NA

HOUSING

1999 Total Housing Units: 405

**Single Family	400
Multifamily	5

1990 Census Median House Value:	\$421,600
1999 Median House Sales Price:	\$850,000

1990 Census Median 2-Bdrm. Rental:	\$733
1999 Median 2-Bdrm. Rental:	n/a

DEVELOPMENT ACTIVITY

1999 Total New Residential Units: 6

**Single Family	6
Multifamily	0

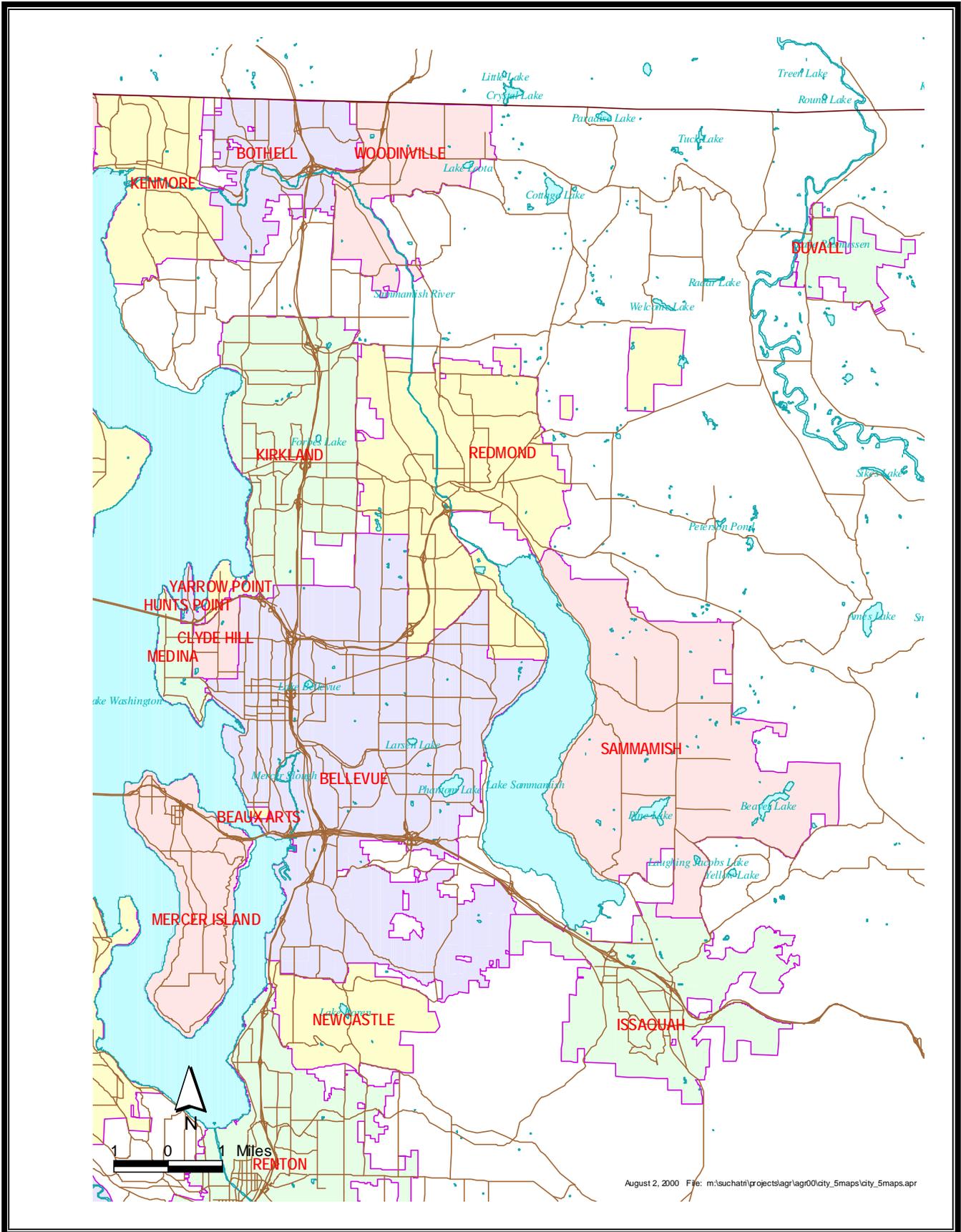
1999 Formal Plats: # Plats #Lots #Acres

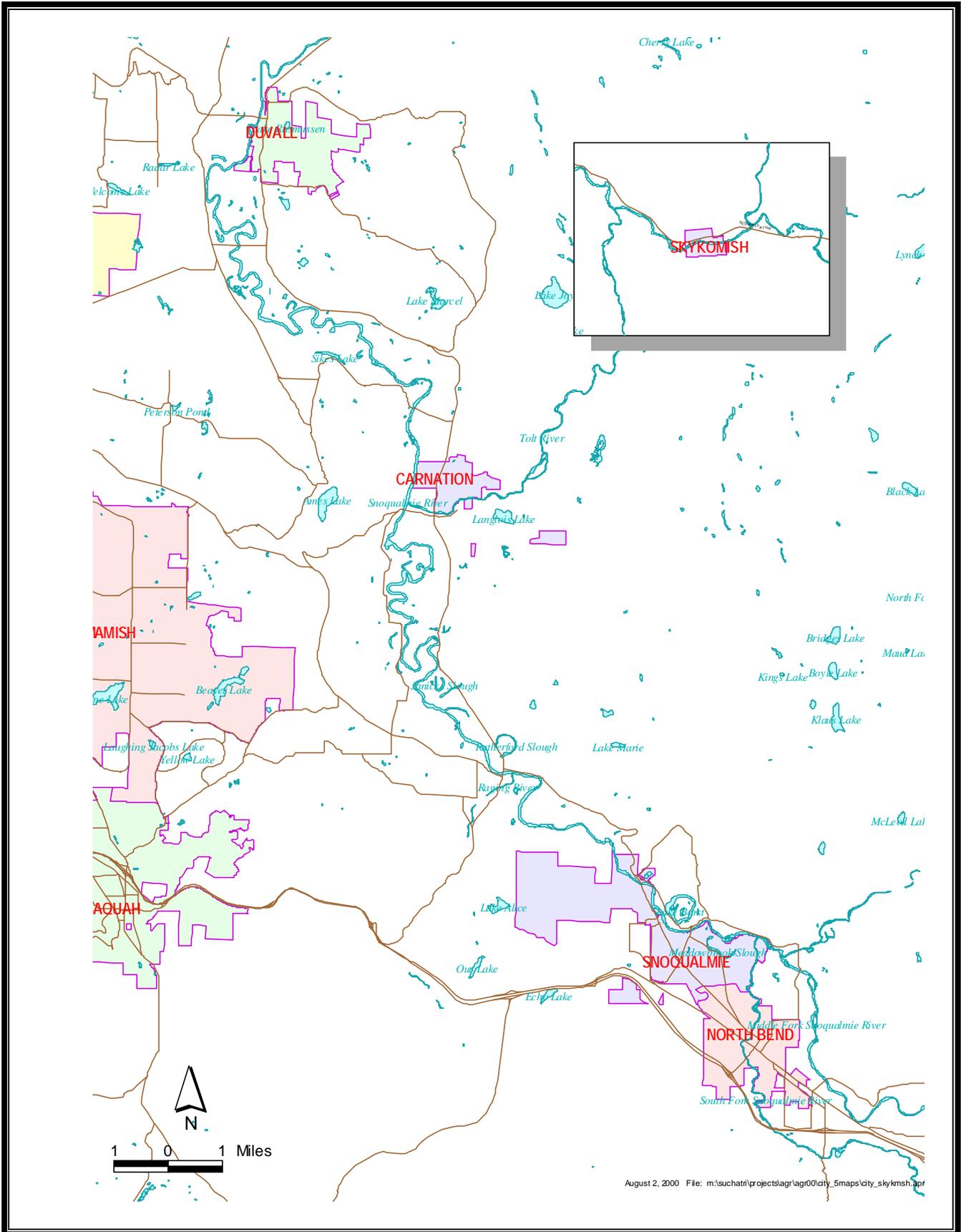
Applications:	0	0	0.00
Recordings:	0	0	0.00

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

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

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





August 2, 2000 File: m:\schatn\projects\agr00\city_5maps\city_skykmsh.apr

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 158.

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 145 cover the following communities:

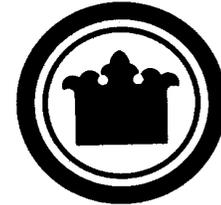
Bear Creek
East Sammamish
Enumclaw
Federal Way/Southwest
Highline
Newcastle
Northshore
Shoreline
Snoqualmie Valley
Soos Creek
Tahoma/Raven Heights
Vashon

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**



DEMOGRAPHICS

Population, 1980	503,226
Population, 1990	513,298
Population, 2000	359,469
Population Growth, 1980-1990	2%
Population Growth, 1990-2000	-30%
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%

Unincorporated King County has a total land area of 1,758 square miles (1,125,000 acres). Most of unincorporated King County's 387,000 people live in urban areas of western King County.

EMPLOYMENT AND INCOME

1999 Number of Business Units: 6,586

Median Household Income:

1989 (1990 Census)	\$42,310
1997 (Estimated)	\$70,000

Households by Income Category, 1989:

0 - 50%	22,533	13%
50 - 80%	22,879	13%
80 - 120%	39,646	23%
120% +	88,300	51%

1999 Total Jobs: 46,559

Manufacturing	4,735
Wholesale/Utilities	5,075
Retail	7,631
Finance / Services	13,370
Government/Education	6,371
AFFM/Construction	9,377
• High Tech	2,250

Major Businesses and Employers:

K2	School Districts	Safeway	Weyerhaeuser
QFC	King County Gov't	Albertson's	Plywood Supply

HOUSING

1999 Total Housing Units: 134,021

**Single Family	114,428
Multifamily	19,593

1990 Census Median House Value: \$146,300
1999 Median House Sales Price: \$225,000

1990 Census Median 2-Bdrm. Rental: \$490
1999 Median 2-Bdrm. Rental: \$790

DEVELOPMENT ACTIVITY

1999 Total New Residential Units: 3,516

**Single Family	2,210
Multifamily	1,306

		# Plats	#Lots	#Acres
1999 Formal Plats:	Applications:	29	707	217.70
	Recordings:	26	1,244	1,823.93
1999 Short Plats:	Applications:	62	156	398.30
	Recordings:	47	134	141.48

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

Employment Security Department. King County Office of Budget and Strategic Planning. Suburban Cities Assoc. of King County, Washington.

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

Unincorporated King County

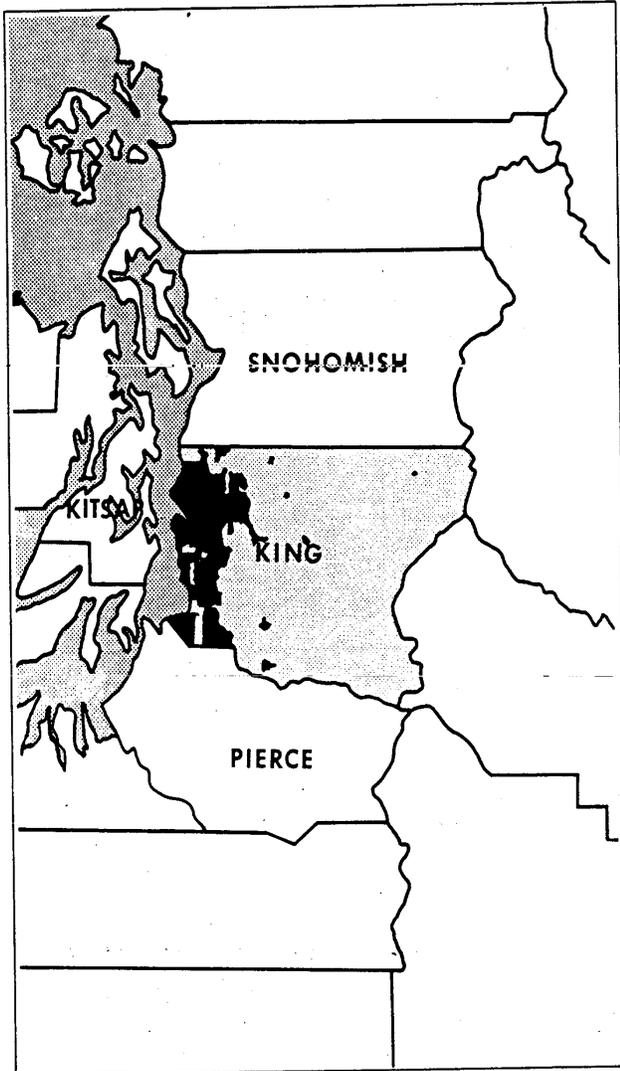
Highlights

In the last decade, unincorporated King County experienced a net decrease of more than 150,000 people, bringing the 2000 total population to 359,469. The decrease was due chiefly to transfer of population into cities through annexation and incorporation. Presently, there has been eight cities that has incorporated with a combined total of more than 150,000 people. The formation of the city of Sammamish in 1999 was the last incorporation that further reduced the unincorporated population by 28,000.

The number of new residential units decreased 7 percent to 3,516 in 1999. The decrease was primarily due to single family, from 2,384 to 2,210 units, while multifamily construction also declined from 2,393 units to 2,260. Subdivision recordings was up 136 lots, from 1,108 lots in 1998 to 1,244 in 1999. Short plat applications and recordings both experienced an decrease in 1999.

Plan Status

The 2000 King County Comprehensive Plan is currently being reviewed. It is scheduled to be adopted in the late fall or early winter of 2000.



Area

1,754 Square Miles Unincorporated Area, 2,134 Square Miles Total including 39 Cities.

Demographic Summary - Unincorporated Area

	1990	1995	1997	1998	1999	% Change 1990-1999
Population						
Unincorp. Area	513,300	497,400	432,100	404,900	387,100	-24.6%
Pop. per sq. mi.	277	273	242	229	220	-20.6%
Households						
Total	184,050	176,600	153,400	145,000	138,700	-24.6%
Household size	2.77	2.80	2.81	2.79	2.78	0.4%
Housing Units						
Total	192,100	185,800	161,400	152,600	147,000	-23.5%
Single family	147,100	144,800	125,300	117,150	113,000	-23.2%
Mobile homes	9,000	10,150	10,300	10,500	10,200	13.3%
Multifamily	36,000	30,850	25,800	24,950	23,800	-33.9%

Population

	Incorp.	Unincorp.	Total
1970 Census	748,600	410,700	1,159,300
1980 Census	766,500	503,250	1,269,750
1990 Census	994,100	513,250	1,507,350
1998 Estimate	1,289,852	387,148	1,677,000
2000 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
1990	124	4,017	4,899.99
1991	34	1,017	1,294.74
1992	17	758	2,348.53
1993	13	749	314.18
1994	21	1,386	873.92
1995	29	2,019	1,603.16
1996	33	1,525	452.82
1997	55	2,299	881.57
1998	53	2,774	2,186.54
1999	29	707	217.70
Total 1990-1999	408	17,251	15,073.15

Recorded Formal Plats

YEAR	Plats	Lots	Acres
1990	66	2,712	1,703.80
1991	51	2,575	1,571.13
1992	57	1,579	1,102.60
1993	60	1,634	937.01
1994	48	1,543	797.24
1995	50	1,361	1,017.30
1996	28	835	461.80
1997	40	1,717	1,425.75
1998	33	1,108	513.24
1999	26	1,244	1,823.12
Total 1990-1999	459	16,308	11,352.99

Applications for Short Plats

YEAR	Plats	Lots	Acres
1990	424	1,363	4,108.26
1991	160	422	718.00
1992	109	292	365.47
1993	54	157	296.13
1994	110	297	609.21
1995	68	202	315.35
1996	54	163	390.22
1997	53	158	339.00
1998	63	178	286.41
1999	62	156	398.30
Total 1990-1999	1,157	3,388	7,826.35

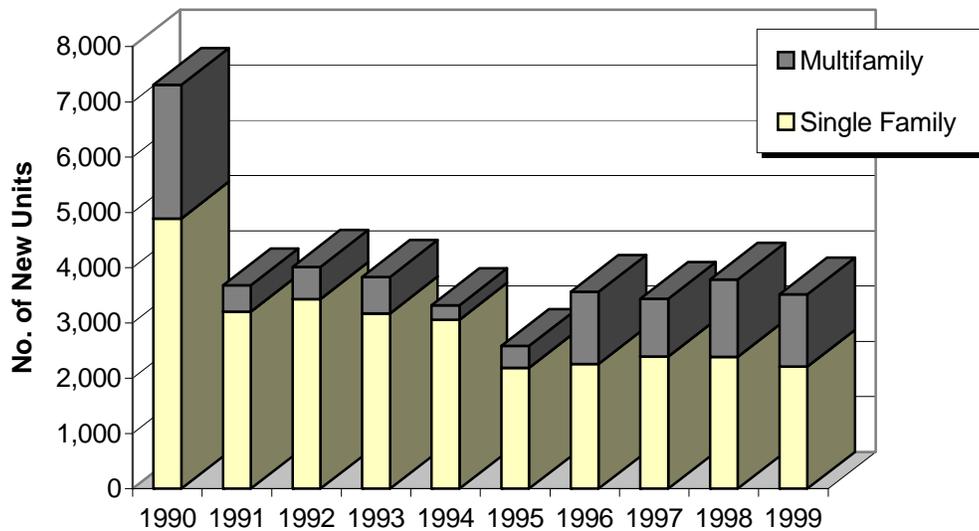
Recorded Short Plats

YEAR	Plats	Lots	Acres
1990	129	391	848.30
1991	138	385	1,102.83
1992	124	352	377.14
1993	116	332	617.48
1994	116	317	225.01
1995	125	334	669.66
1996	83	234	270.44
1997	46	127	151.20
1998	74	208	174.22
1999	47	134	141.48
Total 1990-1999	998	2,814	4,577.76

Residential Permits and Units Unincorporated King County

YEAR	Single Family		Multifamily		Total	
	Permits	Units	Permits	Units	Permits	Units
1990	4,890	4,890	44	2,416	4,934	7,306
1991	3,198	3,200	14	479	3,212	3,679
1992	3,432	3,432	24	583	3,456	4,015
1993	3,174	3,174	14	661	3,188	3,835
1994	3,059	3,059	9	261	3,068	3,320
1995	2,191	2,188	15	396	2,206	2,584
1996	2,259	2,259	35	1,303	2,294	3,562
1997	2,391	2,391	19	1,044	2,410	3,435
1998	2,384	2,384	9	1,400	2,393	3,784
1999	2,210	2,210	58	1,306	2,268	3,516
Total 1990-1998	29,188	29,187	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 - 1999

Urban Area

Planning Area	1995		1996		1997		1998		1999	
	Single Family	Multi-family								
Bear Creek	3,750	200	0	0	0	0	0	0	4	0
East King County	0	0	0	0	0	0	0	0	0	0
East Sammamish	2,921	1,150	1,044	1,882	1,116	1,478	82	170	66	0
Eastside/Gr. River Valley	8	0	0	0	3	0	0	0	0	0
Enumclaw	0	0	0	0	0	0	0	0	0	0
Federal Way	208	0	50	0	334	487	246	65	106	350
Highline	87	0	13	11	95	622	52	586	82	75
Newcastle	39	50	30	0	37	4	242	245	156	0
Northshore	190	190	135	1,546	204	660	410	192	118	24
Shoreline	4	33	0	0	0	14	0	21	0	0
Snoqualmie Valley	0	0	0	0	0	0	0	0	0	0
Soos Creek	1,057	1,025	565	544	460	664	303	280	570	321
Tahoma/Raven Heights	246	320	2	0	652	0	0	320	0	0
TOTAL:	8,510	2,968	1,839	3,983	2,901	3,929	1,335	1,879	1,102	770

Rural Area

Planning Area	1995		1996		1997		1998		1999	
	Single Family	Multi-family								
Bear Creek	125	-	8	-	9	-	4	-	1	-
East King County	0	-	0	-	1	-	0	-	1	-
East Sammamish	3	-	3	-	1	-	0	-	0	-
Eastside/Gr. River Valley	0	-	0	-	0	-	0	-	0	-
Enumclaw	1	-	8	-	1	-	0	-	0	-
Newcastle	4	-	1	-	2	-	1	-	5	-
Northshore	4	-	0	-	0	-	2	-	0	-
Snoqualmie Valley	105	-	26	-	9	-	66	-	50	-
Soos Creek	31	-	8	-	18	-	28	-	20	-
Tahoma/Raven Heights	12	-	13	-	20	-	83	-	51	-
Vashon	2	-	10	-	0	-	12	-	73	-
TOTAL:	287	-	77	-	61	-	196	-	201	-

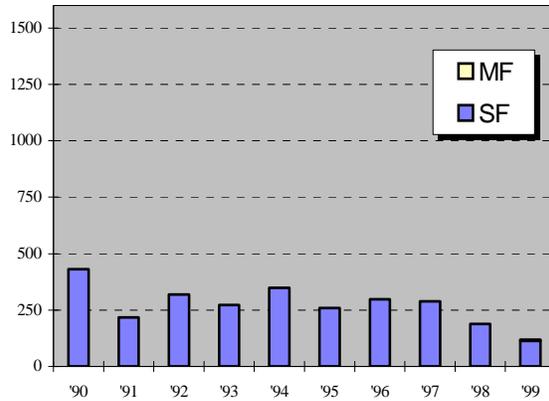
Notes: Concurrency is the first step in the permit process and concurrency approvals are an indicator of future development.

Units listed by date concurrency applications received.

Source: King County Department of Transportation, Planning Division, June 1999.

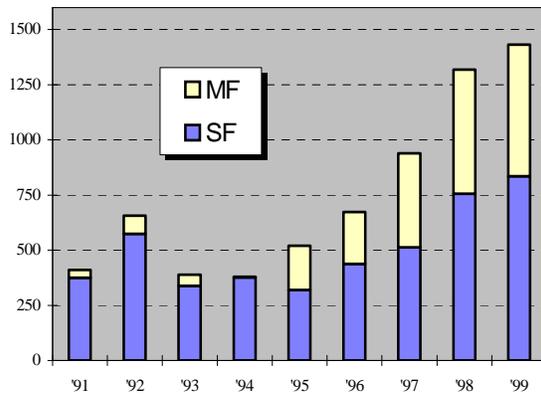
Total New Residential Units Unincorporated King County Single Family and Multifamily, 1990 - 1999

BEAR CREEK



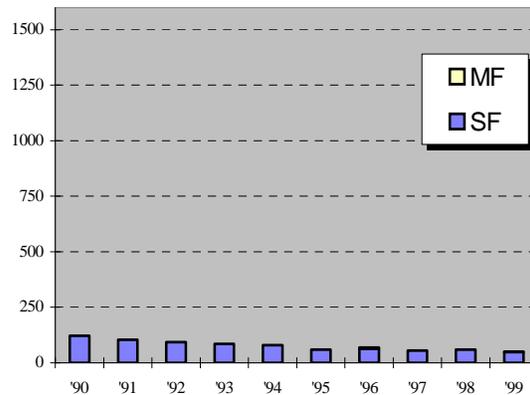
YEAR	SF	MF	TOTAL
'90	430	0	430
'91	217	0	217
'92	319	0	319
'93	272	0	272
'94	349	0	349
'95	259	0	259
'96	297	0	297
'97	289	0	289
'98	189	0	189
'99	114	4	118
TOTAL	2,735	4	2,739

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
'99	835	597	1,432
TOTAL	5,254	2,726	7,980

ENUMCLAW

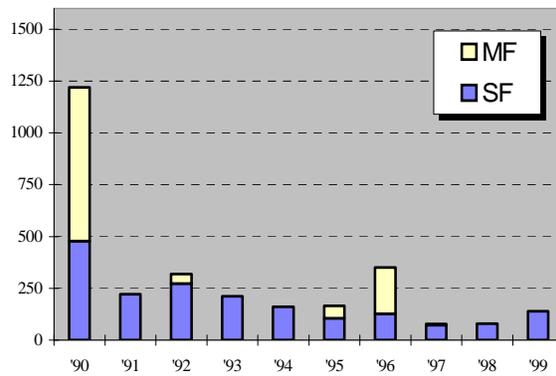


YEAR	SF	MF	TOTAL
'90	121	0	121
'91	104	0	104
'92	93	0	93
'93	85	0	85
'94	79	0	79
'95	59	0	59
'96	64	4	68
'97	54	0	54
'98	59	0	59
'99	48	2	50
TOTAL	766	6	772

Total New Residential Units

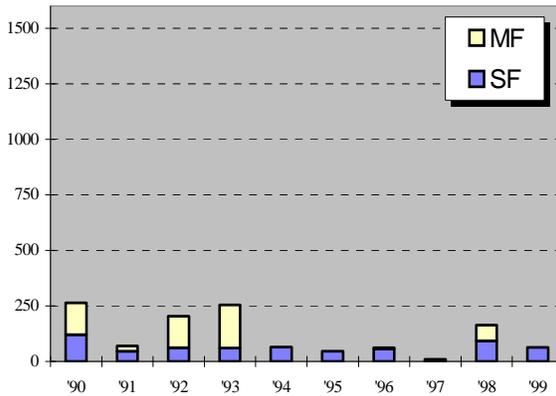
Continued....

FEDERAL WAY / S.W.



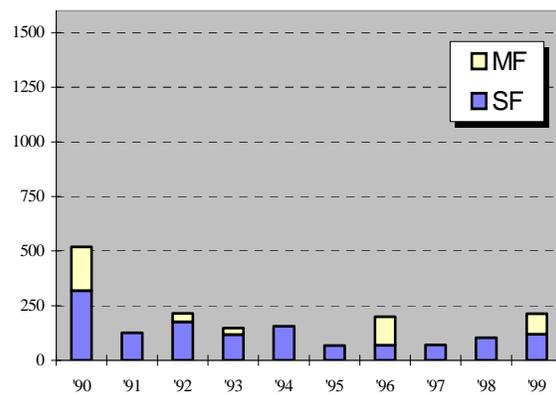
YEAR	SF	MF	TOTAL
'90	477	741	1,218
'91	221	0	221
'92	273	46	319
'93	212	0	212
'94	160	0	160
'95	106	60	166
'96	127	224	351
'97	73	4	77
'98	79	0	79
'99	139	0	139
TOTAL	1,867	1,075	2,942

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
'99	64	0	64
TOTAL	624	577	1,201

NEWCASTLE

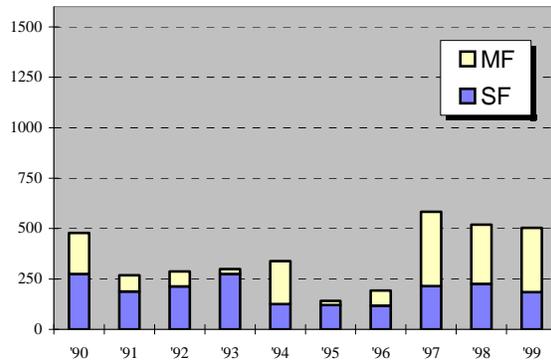


YEAR	SF	MF	TOTAL
'90	319	200	519
'91	125	0	125
'92	175	40	215
'93	118	30	148
'94	156	0	156
'95	67	0	67
'96	69	130	199
'97	71	0	71
'98	104	0	104
'99	120	94	214
TOTAL	1,324	494	1,818

Total New Residential Units

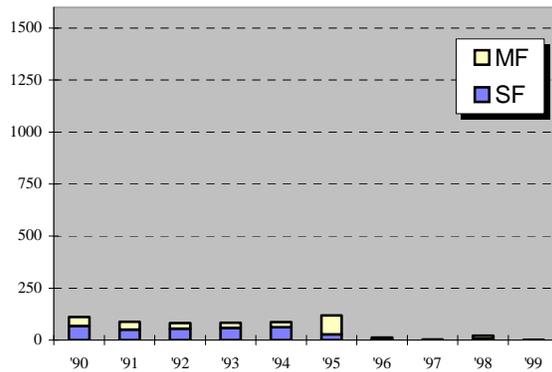
Continued...

NORTHSHORE



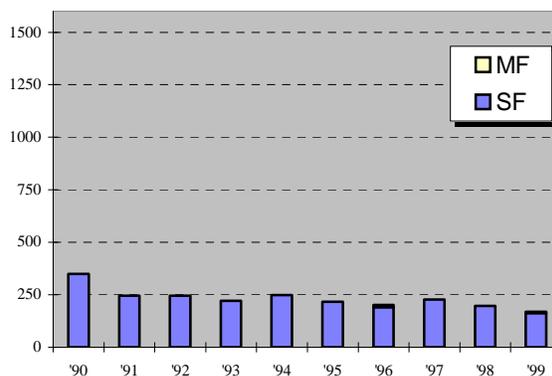
YEAR	SF	MF	TOTAL
'90	275	203	478
'91	187	81	268
'92	213	74	287
'93	275	24	299
'94	126	213	339
'95	120	21	141
'96	117	76	193
'97	215	368	583
'98	226	293	519
'99	184	319	503
TOTAL	1,938	1,672	3,610

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
'99	2	0	2
TOTAL	336	271	607

SNOQUALMIE VALLEY

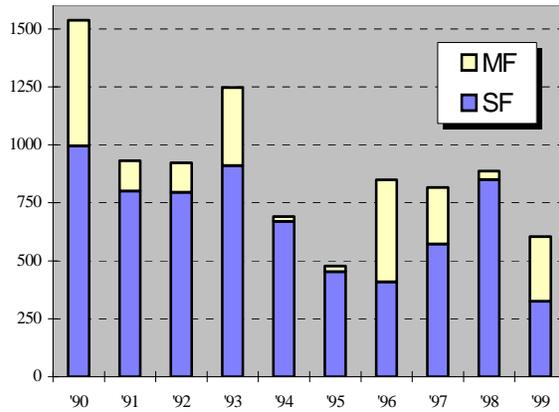


YEAR	SF	MF	TOTAL
'90	349	0	349
'91	245	0	245
'92	246	0	246
'93	221	0	221
'94	249	0	249
'95	216	0	216
'96	191	10	201
'97	227	0	227
'98	196	0	196
'99	163	6	169
TOTAL	2,303	16	2,319

Total New Residential Units

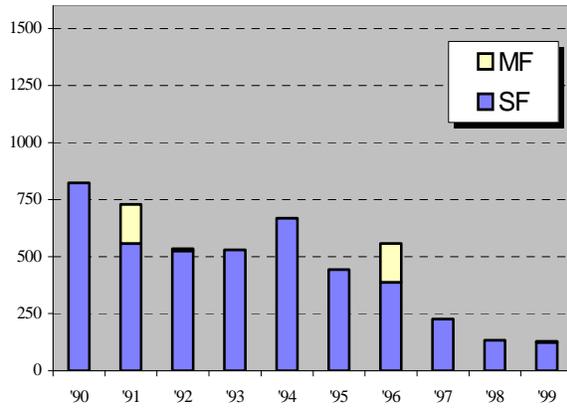
Continued...

SOOS CREEK



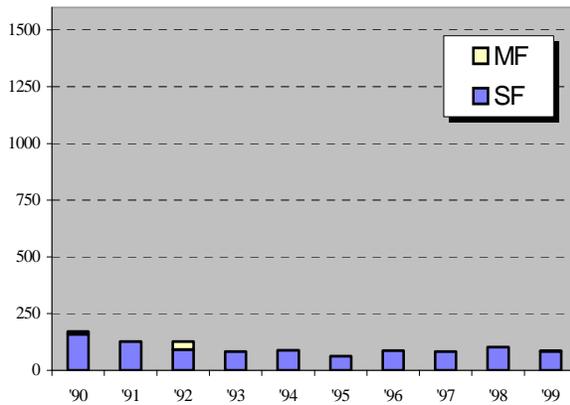
YEAR	SF	MF	TOTAL
'90	996	541	1,537
'91	801	130	931
'92	796	127	923
'93	910	337	1,247
'94	670	21	691
'95	453	24	477
'96	410	439	849
'97	572	245	817
'98	851	36	887
'99	326	278	604
TOTAL	6,785	2,178	8,963

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
'99	125	4	129
TOTAL	4,422	356	4,778

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
'99	84	2	86
TOTAL	968	50	1,018

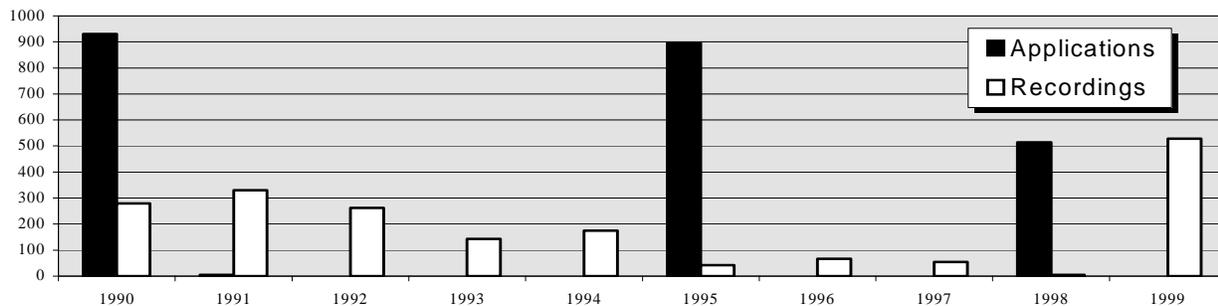
Residential Subdivision Activity

Unincorporated King County

Applications and Recorded Formal Plats, 1990 - 1999

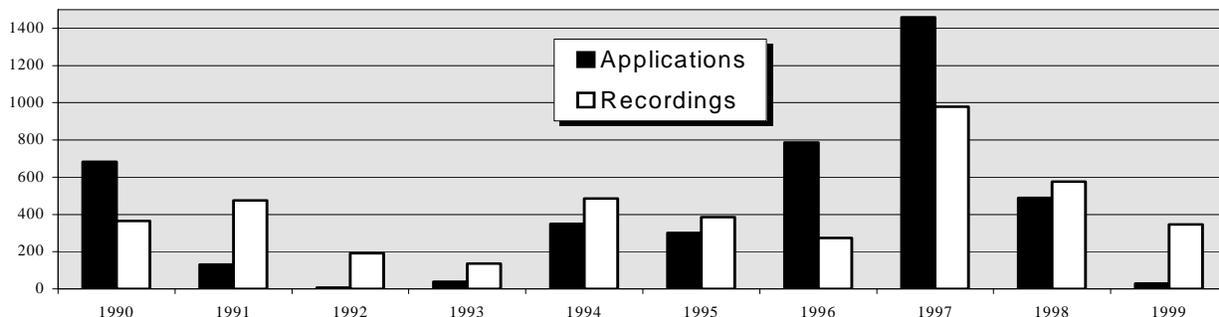
BEAR CREEK

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
1999	0	0	0.00	3	529	1352.00
TOTAL	16	2,346	2,593.00	60	1,888	3,003.02

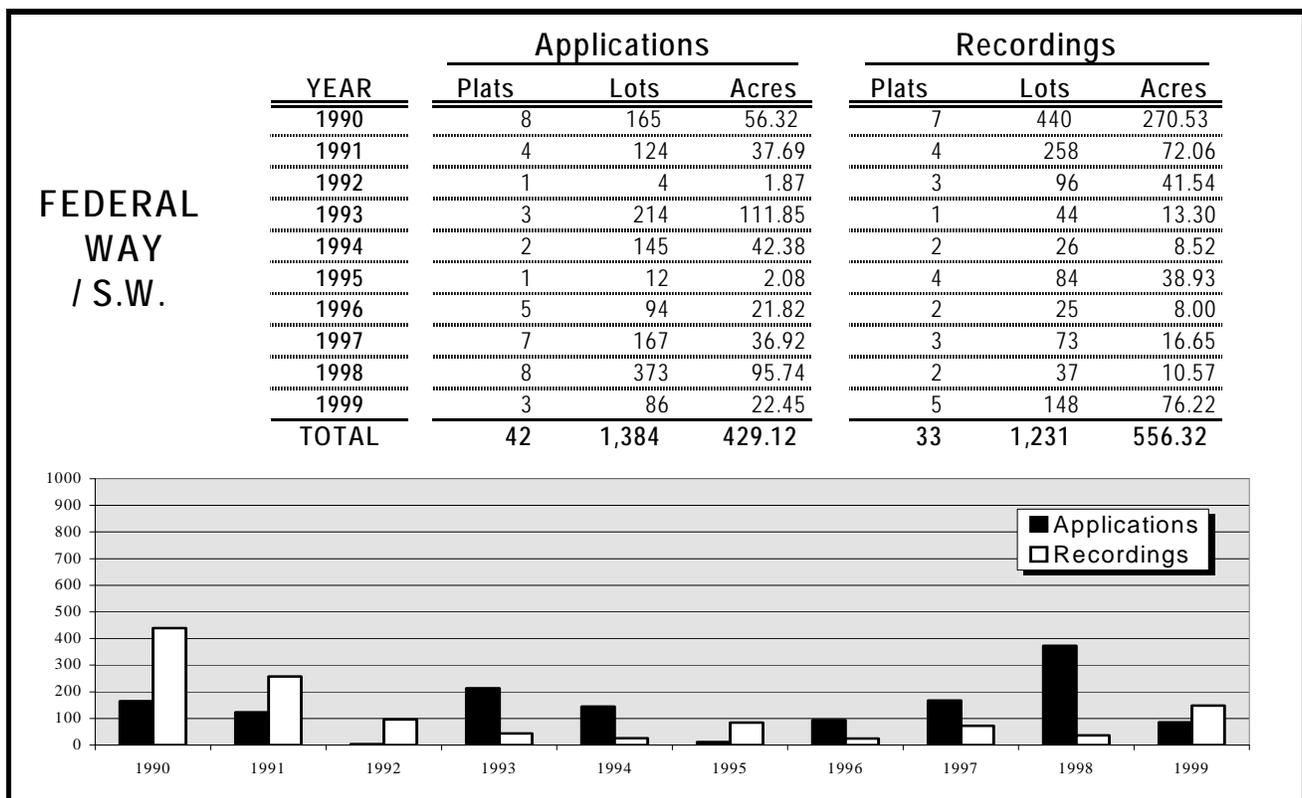
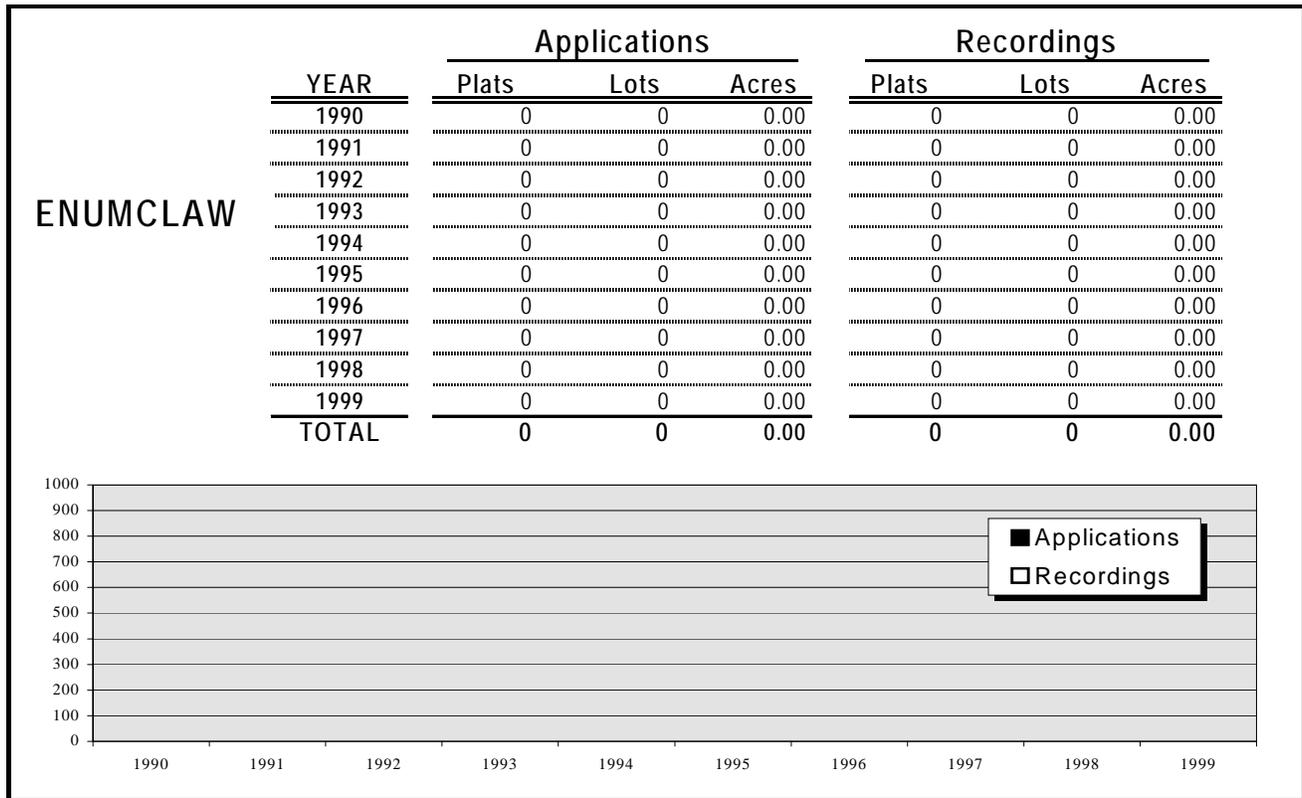


EAST SAMMAMISH

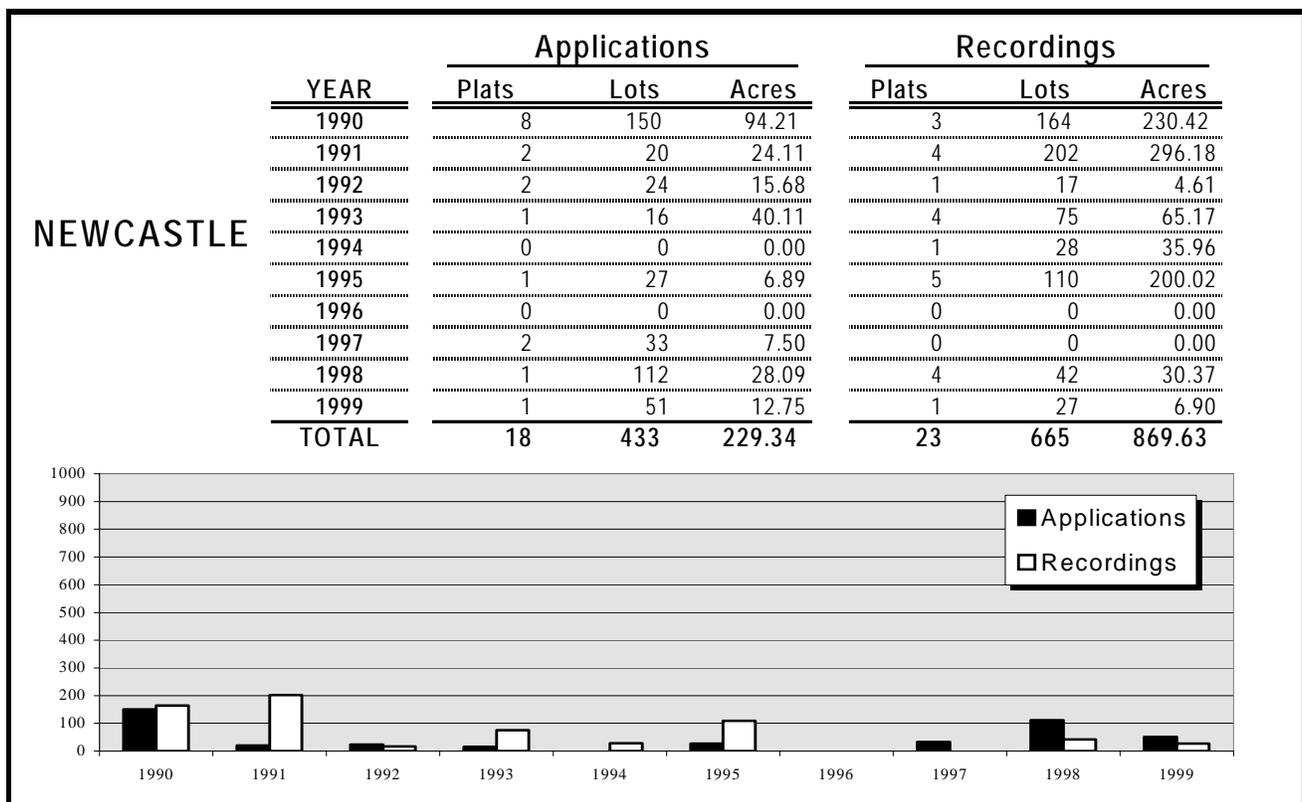
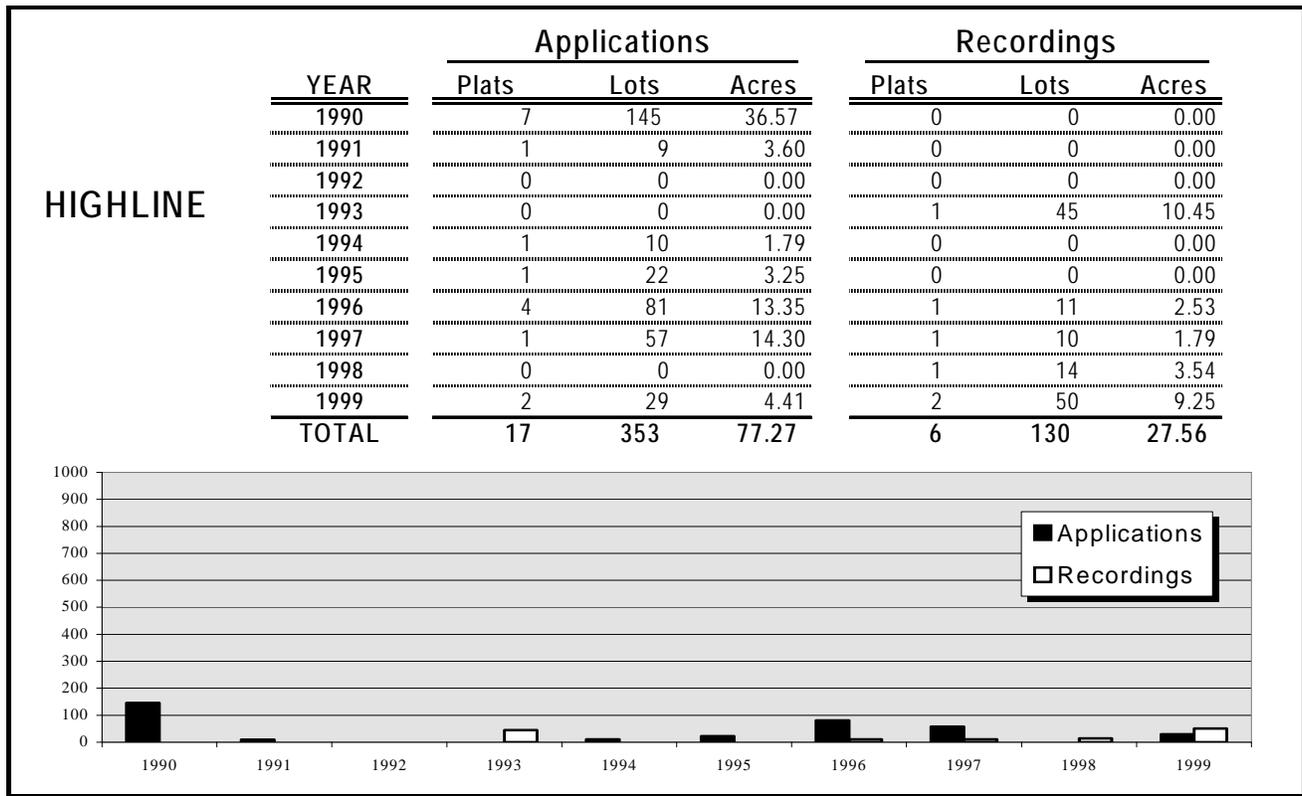
YEAR	Applications			Recordings		
	Plats	Lots	Acres	Plats	Lots	Acres
1990	16	683	2,082.48	8	366	144.23
1991	2	131	43.49	9	476	181.46
1992	1	6	2.76	7	192	281.77
1993	2	39	11.86	3	136	46.13
1994	3	350	104.11	8	486	232.77
1995	4	300	137.99	7	386	389.77
1996	9	787	255.95	5	273	185.30
1997	24	1459	598.91	11	978	492.05
1998	17	490	187.57	11	576	307.75
1999	1	29	7.33	9	347	170.58
TOTAL	79	4,274	3,432.45	78	4,216	2,431.81



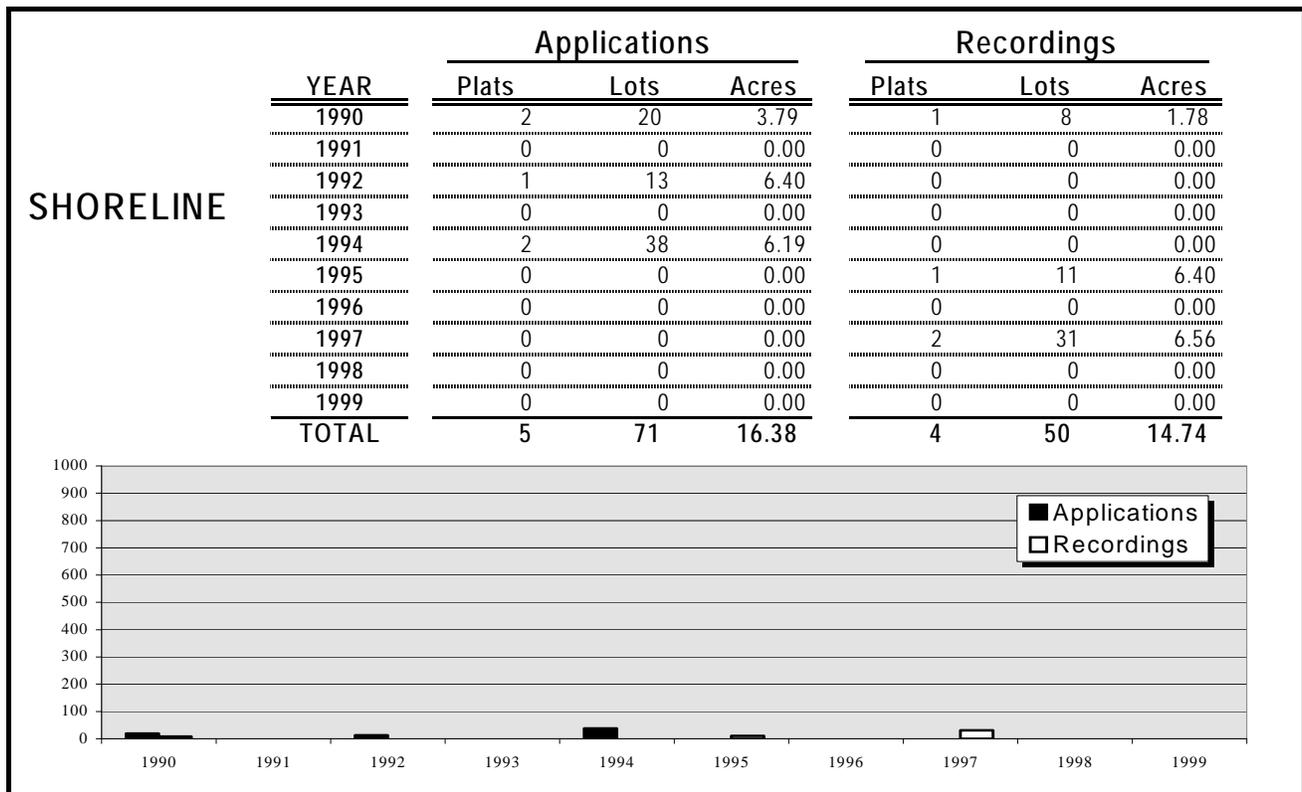
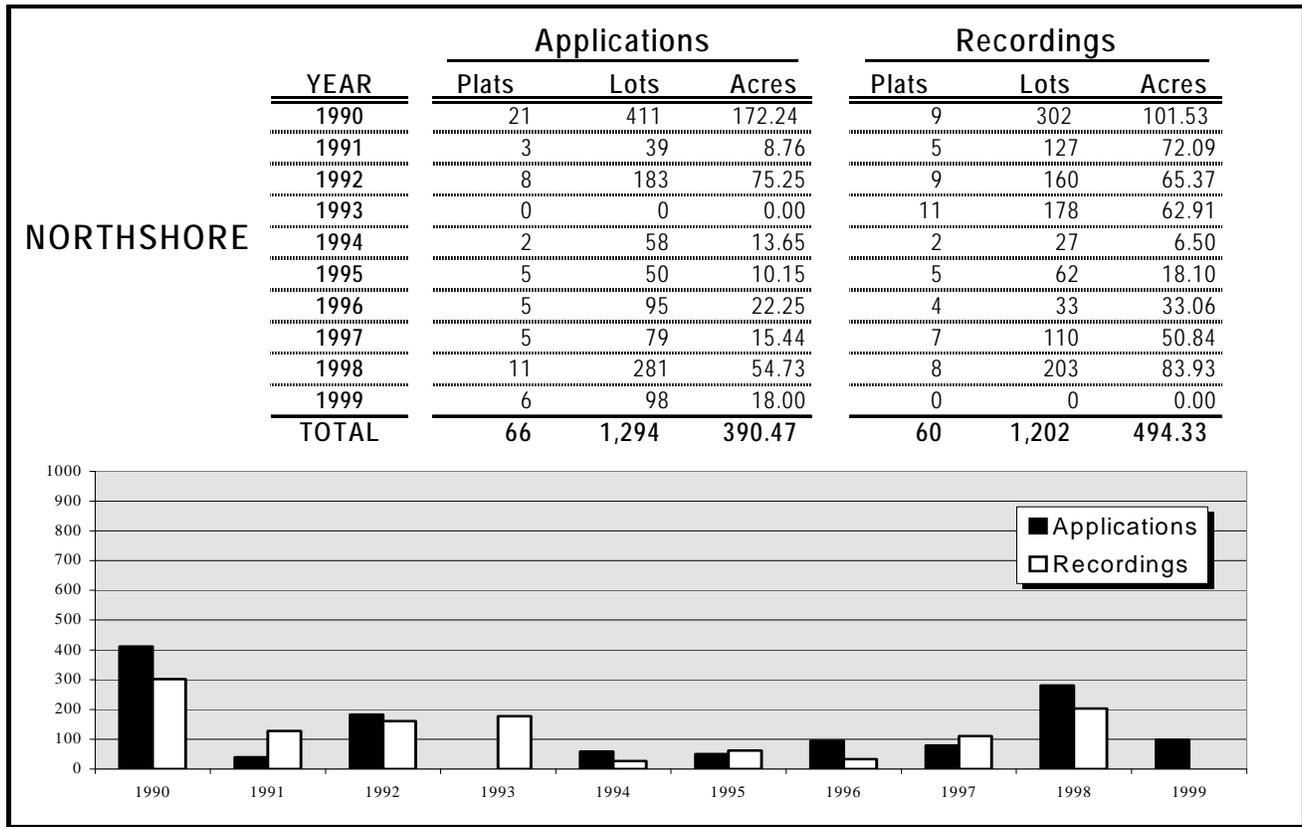
Applications and Recorded Formal Plats Continued...



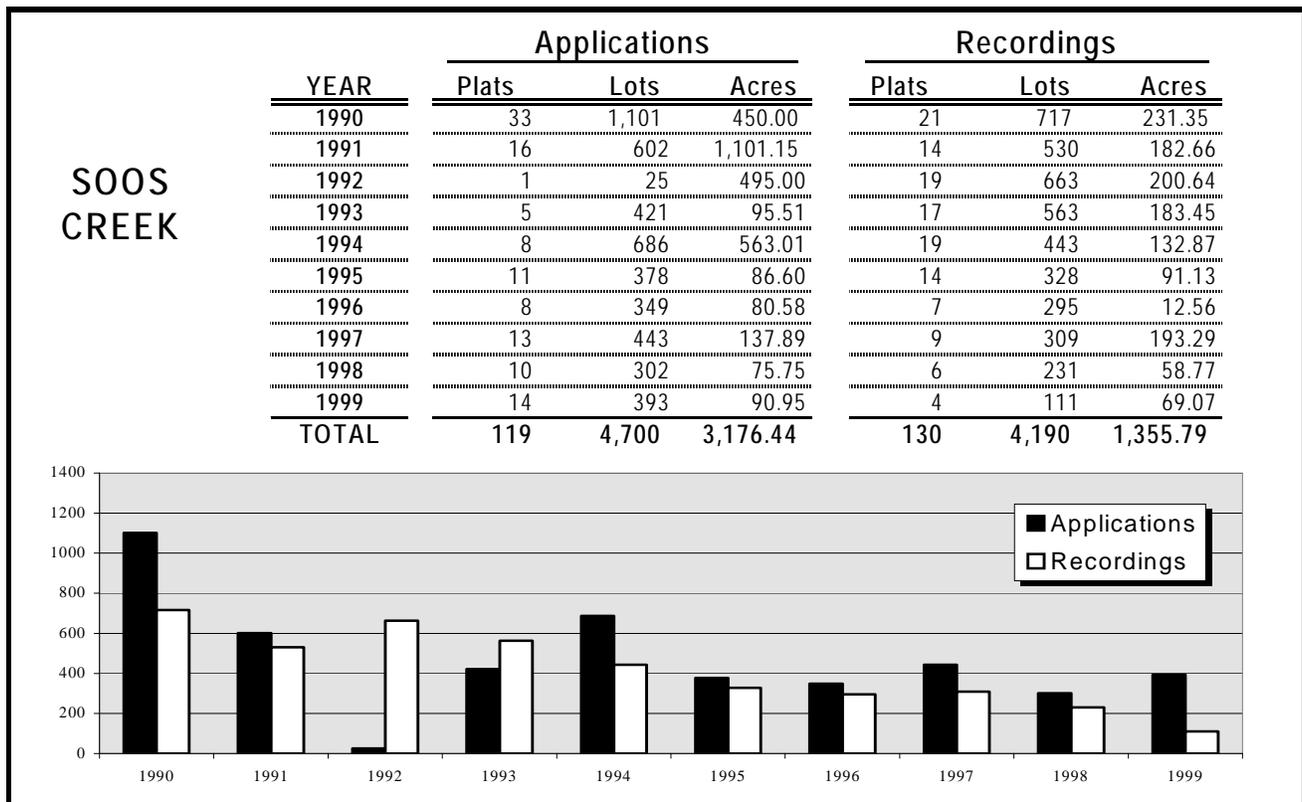
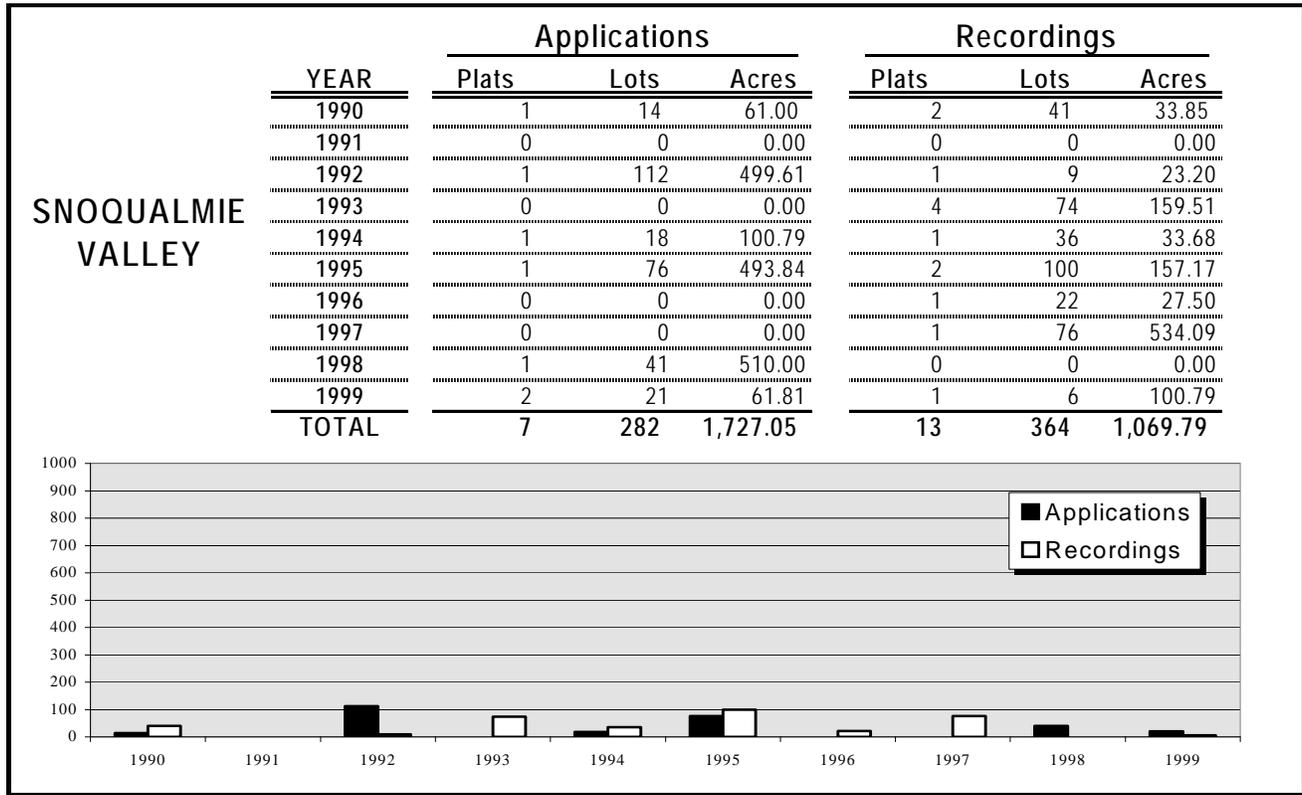
Applications and Recorded Formal Plats Continued...



Applications and Recorded Formal Plats Continued...



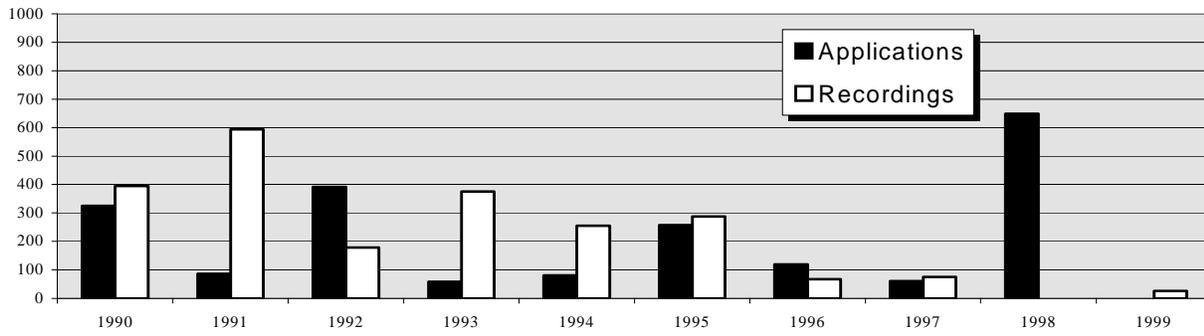
Applications and Recorded Formal Plats Continued...



Applications and Recorded Formal Plats Continued...

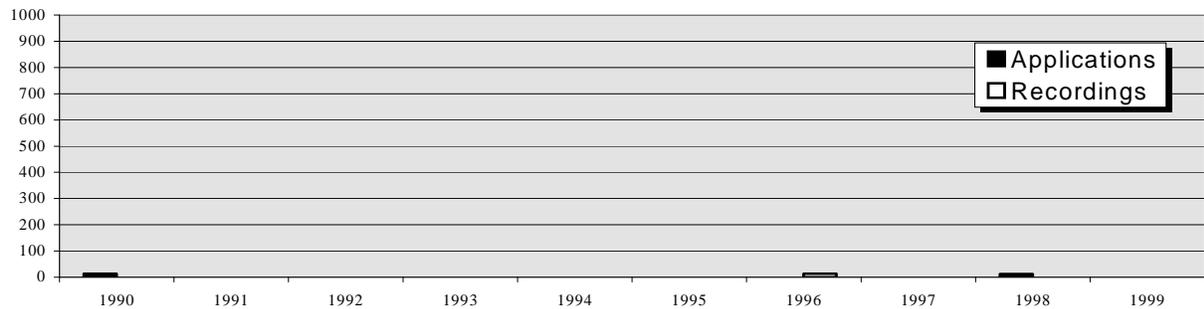
TAHOMA / RAVEN HEIGHTS

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
1999	0	0	0.00	1	26	39.12
TOTAL	37	2,030	3,458.57	48	2,255	1,433.57



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
1999	0	0	0.00	0	0	0.00
TOTAL	2	26	14.80	1	13	3.24



20-Year Household Growth Targets Unincorporated King County by Community Planning Area

Revised for Reduction of Unincorporated Urban Targets to accommodate Annexations and Incorporations after CPP adoption.

Jurisdiction	1990 HOUSEHOLDS	ORIGINAL 1994 Growth Target			Household Reduction (Adjusted Cities Target)	RURAL Growth Target	New URBAN Target Growth Range As of 1-1-98	
		*Urban	*Rural	TOTAL			low:	High:
		Bear Creek	6,600	3,400			1,600	4,300-5,700
East King County	300	0	50	0-100	0	50	0	0
East Sammamish	10,500	7,650	950	8,000-9,200	388	950	6,812	7,712
Eastside/Green River Valley	1,350	0	0	0	0	0	0	0
Enumclaw	4,100	0	300	250-350	0	300	0	0
Federal Way	10,800	3,750	0	3,300-4,200	756	0	2,544	3,444
Highline	32,200	1,650	0	1,400-1,900	64	0	1,336	1,836
Newcastle	16,000	3,050	400	2,900-4,000	1,212	400	1,388	2,288
Northshore	23,600	3,000	250	2,800-3,700	116	250	2,484	3,284
Shoreline	23,500	3,000	0	2,600-3,400	2,870	0	0	260
Snoqualmie Valley	7,500	0	1,100	900-1,300	0	1,100	0	0
Soos Creek	32,100	9,100	650	9,150-10,350	3,093	650	5,507	6,507
Tahoma/Raven Heights	11,600	3,400	1,300	4,100-5,300	2,696	1,300	304	1,104
Vashon	3,800	0	400	300-500	0	400	0	0
Uninc. King Co. Total:	184,050	38,000	7,000	40,048-50,000	11,523	7,000	22,947	30,007
Cities Total:	431,750			131,768 - 172,558			142,646	184,719
KING COUNTY TOTAL:	615,800	38,000	7,000	184,913-212,546			171,171	223,196

* Figures represent midpoint of range.

Notes: Household growth targets are policy statements identifying the number of new households to be accommodated during the 20 - year Growth Mangement Planning period. They are expressed as a range of households to be added within the Urban and Rural designated areas of each planning area. The unincorporated total targets were originally established by the Countywide Planning Policies in July, 1994.

The "Reduction of Unincorporated Urban Targets, Household Growth Target Reduction by Planning Area" Table established a breakdown by Subarea of the King County new household targets for the Urban Growth Area, which reflects annexations and Incorporations that have occurred since the adoption of this plan in 1994. Although they may be defined through future planning with affected communities and adjacent cities, these ranges are intended to be used as guide for future planning of land uses and decisions on services and infrastructure.

1. Bear Creek Urban Area consists almost entirely of designated UPD.
2. Only small area of Shoreline remained unincorporated in January 1998. Range reduced accordingly.
3. Low and High range totals do not agree exactly with CPPs Appendix 2A because of Shoreline
4. This table accounts for adjustments through January 1998 only.
5. The cities of Kenmore and Sammamish incorporated after 1-1-98.

Source: King County Comprehensive Plan, 2000.

Preliminary Residential Dwelling Unit Capacity Unincorporated King County, 1995

URBAN LAND

Unincorporated Area	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.

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	50	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	188	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	1,069	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	3,859	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)	541	586	198	n/a	453	697	511	448	548
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 158.

Unincorporated Areas with profiles include:

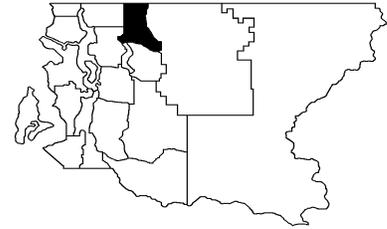
- Bear Creek**
- East Sammamish**
- Enumclaw**
- Federal Way/Southwest**
- Highline**
- Newcastle**
- Northshore**
- Shoreline**
- Snoqualmie Valley**
- Soos Creek**
- Tahoma/Raven Heights**
- Vashon**

BEAR CREEK

Community Planning Area

POPULATION

	1970	1980	1990	1999 Estimate	2000 Forecast	2010 Forecast
Incorp.	100	1,000	2,700	3,900	3,700	4,400
Unincorp.	6,000	12,250	20,900	26,700	27,800	33,200
TOTAL:	6,100	13,250	23,600	30,600	31,500	37,600



Population Growth, 1980 - 1990: 78%
 Population Growth, 1990 - 1999: 30%

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	1999	% Change 1990-1999
POPULATION:									
Unincorp. Area	12,250	20,900	23,900	24,500	25,200	25,800	26,400	26,700	28%
Pop.per sq.mi.	270	470	537	550	566	580	595	600	28%
HOUSEHOLDS:									
Total	3,800	6,600	7,650	7,950	8,200	8,460	8,700	8,800	33%
Household Size	3.23	3.17	3.12	3.09	3.07	3.05	3.04	3.02	
HOUSING UNITS:									
Total	4,000	6,800	7,950	8,270	8,520	8,800	9,060	9,230	36%
Single Family	3,580	6,200	7,350	7,670	7,910	8,190	8,430	8,580	38%
Mobile Homes	300	450	450	450	460	460	480	500	11%
Multifamily	120	150	150	150	150	150	150	150	0%

1990 Median House Value: \$207,700

1990 Median Rental: \$600

1999 Total New Residential Permits/Units: 118
 Single Family** 114
 Multifamily 2 / 4

1999 Formal Plats: # Plats #Lots #Acres
 Applications: 0 0 0.00
 Recordings: 3 529 1,352.00

1999 Short Plats: 1 4 5.40
 Applications: 2 6 8.33
 Recordings:

DEVELOPMENT ACTIVITY

Sources: 1990 Census of Population and Housing

* Persons of Hispanic Origin can be of any race.

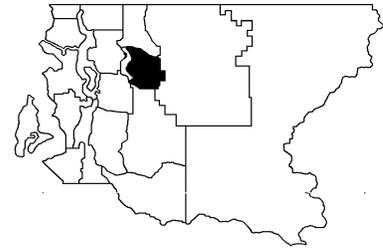
** Single Family includes mobile homes.

EAST SAMMAMISH

Community Planning Area

POPULATION

	1970	1980	1990	1999 Estimate	2000 Forecast	2010 Forecast
Incorp.	100	200	250	300	300	500
Unincorp.	5,900	12,100	31,050	44,700	42,900	51,700
TOTAL:	6,000	12,300	31,300	45,000	43,200	52,200



Population Growth, 1980 - 1990: 154%
 Population Growth, 1990 - 1999: 44%

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 Planning 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 be incorporated with about 29,400 people.

POPULATION

DEMOGRAPHIC SUMMARY

	1980	1990	1994	1995	1996	1997	1998	1999***	% Change 1990-1999
POPULATION:									
Unincorp. Area	12,100	31,050	37,500	38,100	39,400	41,000	42,900	44,700	44%
Pop.per sq.mi.	290	750	908	922	954	1,025	1,075	1,120	49%
HOUSEHOLDS:									
Total	3,890	10,500	12,700	13,000	13,600	14,200	15,000	15,900	51%
Household Size	3.06	2.92	2.95	2.91	2.88	2.87	2.85	2.80	
HOUSING UNITS:									
Total	4,110	10,900	13,650	13,990	14,500	15,100	15,940	17,100	57%
Single Family	3,860	9,700	11,710	12,050	12,380	12,780	13,240	13,880	43%
Mobile Homes	130	200	220	220	220	220	220	220	10%
Multifamily	120	1,000	1,720	1,720	1,900	2,100	2,480	3,000	200%

1990 Median House Value: \$230,800

1990 Median Rental: \$790

***The April 1, 1999 population shown here includes about 29,400 in the City of Sammamish, incorporated later in the year. The remaining unincorp. area has 15,300 people in about 7,000 housing units.

1999 Total New Residential Permits/Units: 1,432
 Single Family** 835
 Multifamily 39 / 597

1999 Formal Plats:	# Plats	#Lots	#Acres
Applications:	1	29	7.33
Recordings:	9	347	170.58

1999 Short Plats:	# Plats	#Lots	#Acres
Applications:	15	36	52.12
Recordings:	8	26	18.97

DEVELOPMENT ACTIVITY

Sources: 1990 Census of Population and Housing

* Persons of Hispanic Origin can be of any race.

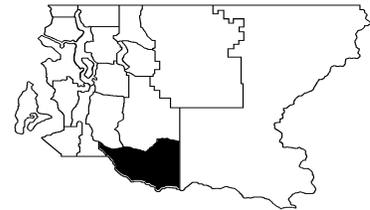
** Single Family includes mobile homes.

ENUMCLAW

Community Planning Area

POPULATION

	1970	1980	1990	1999 Estimate	2000 Forecast	2010 Forecast
Incorp.	5,700	6,650	8,800	11,900	12,300	13,500
Unincorp.	8,400	10,600	12,400	13,900	15,400	16,700
TOTAL:	14,100	17,250	21,200	25,800	27,700	30,200



Population Growth, 1980 - 1990: 23%
 Population Growth, 1990 - 1999: 22%

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 (78,000 acres).

POPULATION

DEMOGRAPHIC SUMMARY

	1980	1990	1994	1995	1996	1997	1998	1999	% Change 1990-1999
POPULATION:									
Unincorp. Area	10,600	12,400	13,400	13,500	13,600	13,700	13,800	13,900	12%
Pop. per sq. mi.	90	107	116	117	118	119	120	121	13%
HOUSEHOLDS:									
Total	3,420	4,100	4,450	4,520	4,600	4,650	4,700	4,750	16%
Household Size	3.10	3.01	3.01	2.99	2.97	2.95	2.94	2.92	
HOUSING UNITS:									
Total	3,530	4,250	4,670	4,750	4,800	4,860	4,900	4,950	16%
Single Family	2,830	3,250	3,500	3,550	3,580	3,620	3,640	3,680	13%
Mobile Homes	400	700	870	900	920	940	960	970	39%
Multifamily	300	300	300	300	300	300	300	300	0%

1990 Median House Value: \$127,100

1990 Median Rental: \$390

1999 Total New Residential Permits/Units: 50
 Single Family** 48
 Multifamily 1 / 2

1999 Formal Plats: # Plats # Lots # Acres
 Applications: 0 0 0.00
 Recordings: 0 0 0.00

1999 Short Plats:
 Applications: 4 9 47.44
 Recordings: 1 2 10.00

DEVELOPMENT ACTIVITY

Sources: 1990 Census of Population and Housing

* Persons of Hispanic Origin can be of any race.

** Single Family includes mobile homes.

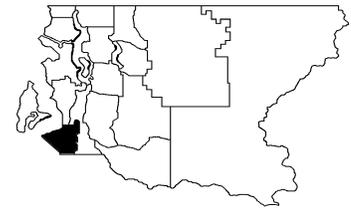
FEDERAL WAY

Community Planning Area

POPULATION

POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1999</u> Estimate	<u>2000</u> Forecast	<u>2010</u> Forecast
Incorp.	-	200	68,000	85,300	85,300	102,200
Unincorp.	46,600	68,400	30,600	27,900	30,600	32,500
TOTAL:	46,600	68,600	98,600	113,200	115,900	134,700



Population Growth, 1980 - 1990: 44%
 Population Growth, 1990 - 1999: 15%

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%

The Federal Way Community Planning Area includes portions of Milton, Des Moines, Kent and all of the City of Federal Way. The total land area is 38 square miles or 24,320 acres.

DEMOGRAPHIC SUMMARY

	1980	1990	1994	1995	1996	1997	1998	1999	% Change 1990-1999
POPULATION:									
Unincorp. Area	68,400	30,600	33,100	33,300	33,600	30,200	27,800	27,900	-9%
Pop.per sq.mi.	1,790	1,770	1,913	2,055	2,087	2,054	1,960	1,970	11%
HOUSEHOLDS:									
Total	22,820	10,800	11,700	11,800	12,000	10,700	9,800	9,860	-9%
Household Size	2.99	2.83	2.83	2.82	2.80	2.82	2.84	2.83	
HOUSING UNITS:									
Total	24,460	11,200	12,400	12,550	12,710	11,300	10,330	10,400	-7%
Single Family	17,520	8,400	9,120	9,250	9,340	7,920	7,900	7,970	-5%
Mobile Homes	1,140	900	980	1,000	1,020	1,030	1,050	1,050	17%
Multifamily	5,800	1,900	2,300	2,300	2,350	2,350	1,380	1,380	-27%

1990 Median House Value: \$107,300

1990 Median Rental: \$500

DEVELOPMENT ACTIVITY

1999 Total New Residential Permits/Units:	139
Single Family**	139
Multifamily	0
1999 Formal Plats:	<u># Plats</u> <u>#Lots</u> <u>#Acres</u>
Applications:	3 86 22.45
Recordings:	5 148 76.22
1999 Short Plats:	
Applications:	3 6 4.86
Recordings:	1 4 1.52

Sources: 1990 Census of Population and Housing

* Persons of Hispanic Origin can be of any race.

** Single Family includes mobile homes.

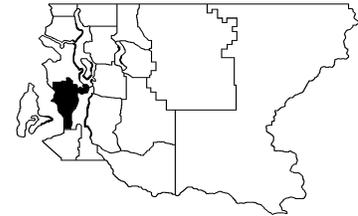
HIGHLINE

Community Planning Area

POPULATION

POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1999</u> Estimate	<u>2000</u> Forecast	<u>2010</u> Forecast
Incorp.	8,600	13,150	55,100	94,300	96,400	110,900
Unincorp.	125,800	110,950	78,700	45,200	44,500	47,000
TOTAL:	134,400	124,100	133,800	139,500	140,900	157,900



Population Growth, 1980 - 1990: 8%
 Population Growth, 1990 - 1999: 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 or all of the Cities of Kent, Tukwila, 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.

DEMOGRAPHIC SUMMARY

	1980	1990	1994	1995	1996	1997	1998	1999	% Change 1990-1999
POPULATION:									
Unincorp. Area	110,950	78,700	50,000	49,800	47,900	48,000	47,700	45,200	-43%
Pop.per sq.mi.	3,300	4,120	5,555	5,533	5,545	5,560	5,525	5,510	34%
HOUSEHOLDS:									
Total	43,950	32,200	19,900	19,900	19,100	19,200	19,200	18,400	-43%
Household Size	2.50	2.41	2.50	2.49	2.49	2.48	2.47	2.44	
HOUSING UNITS:									
Total	46,130	33,600	20,640	20,670	19,900	19,950	19,950	19,200	-43%
Single Family	30,950	20,950	12,610	12,640	11,880	11,930	11,940	11,520	-45%
Mobile Homes	1,540	650	400	400	400	400	410	420	-35%
Multifamily	13,640	12,000	7,630	7,630	7,620	7,620	7,600	7,250	-40%
1990 Median House Value:	\$98,800								
1990 Median Rental:	\$410								

1998 Total New Residential Permits/Units: 64
 Single Family** 64
 Multifamily 0

1999 Formal Plats: # Plats #Lots #Acres
 Applications: 2 29 3.89
 Recordings: 2 50 9.25

1999 Short Plats:
 Applications: 9 21 3.89
 Recordings: 5 12 1.52

Sources: 1990 Census of Population and Housing

* Persons of Hispanic Origin can be of any race.

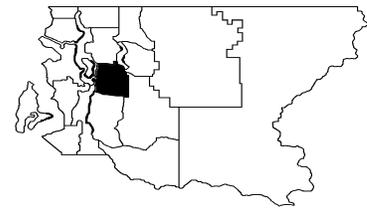
** Single Family includes mobile homes.

NEWCASTLE

Community Planning Area

POPULATION

	1970	1980	1990	1999 Estimate	2000 Forecast	2010 Forecast
Incorp.	17,300	22,850	35,150	63,200	63,200	69,400
Unincorp.	34,200	42,200	44,850	29,600	29,600	32,800
TOTAL:	51,500	65,050	80,000	92,800	92,800	102,200



Population Growth, 1980 - 1990: 23%
 Population Growth, 1990 - 1999: 16%

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), Issaquah (portion), and Newcastle.

POPULATION

DEMOGRAPHIC SUMMARY

	1980	1990	1994	1995	1996	1997	1998	1999	% Change 1990-1999
POPULATION:									
Unincorp. Area	42,200	44,850	39,300	30,200	29,300	29,600	29,500	29,600	-34%
Pop.per sq.mi.	1,100	1,300	1,275	1,195	1,185	1,260	1,260	1,265	-3%
HOUSEHOLDS:									
Total	13,370	16,000	13,800	10,300	10,000	10,160	10,150	10,200	-36%
Household Size	3.16	2.81	2.85	2.93	2.93	2.91	2.90	2.88	
HOUSING UNITS:									
Total	14,100	16,700	14,450	10,700	10,400	10,550	10,550	10,650	-36%
Single Family	12,550	13,900	12,300	9,900	9,600	9,620	9,600	9,690	-30%
Mobile Homes	350	400	380	330	330	330	350	360	-10%
Multifamily	1,200	2,400	1,770	470	470	600	600	600	-75%
1990 Median House Value:	\$168,100								
1990 Median Rental:	\$600								

1999 Total New Residential Permits/Units: 214
 Single Family** 120
 Multifamily 5 / 94

1999 Formal Plats: # Plats #Lots #Acres
 Applications: 1 51 12.75
 Recordings: 1 27 6.90

1999 Short Plats:
 Applications: 8 18 32.91
 Recordings: 10 27 32.48

DEVELOPMENT ACTIVITY

Sources: 1990 Census of Population and Housing

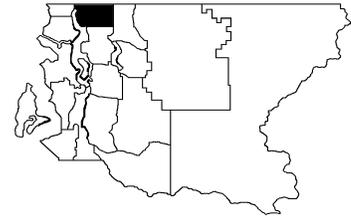
* Persons of Hispanic Origin can be of any race. ** Single Family includes mobile homes.

NORTHSHORE

Community Planning Area

POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	1999 <u>Estimate</u>	2000 <u>Forecast</u>	2010 <u>Forecast</u>
Incorp.	4,900	9,350	24,500	56,400	55,000	60,300
Unincorp.	33,000	58,550	68,600	48,600	48,800	52,200
TOTAL:	37,900	67,900	93,100	105,000	103,800	112,500



Population Growth, 1980 - 1990: 37%
 Population Growth, 1990 - 1999: 13%

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.

	1980	1990	1994	1995	1996	1997	1998	1999	% Change 1990-1999
POPULATION:									
Unincorp. Area	58,550	68,600	63,100	63,700	63,900	64,200	65,200	48,600	-29%
Pop.per sq.mi.	1,760	2,280	3,525	3,558	3,670	3,720	3,780	4,400	93%
HOUSEHOLDS:									
Total	18,900	23,600	21,650	21,940	22,000	22,100	22,600	16,400	-31%
Household Size	3.08	2.89	2.91	2.90	2.90	2.90	2.88	2.95	
HOUSING UNITS:									
Total	19,800	24,500	22,320	22,640	22,700	22,880	23,400	17,200	-30%
Single Family	15,850	18,500	17,360	17,470	17,530	17,630	17,800	13,100	-29%
Mobile Homes	450	500	450	450	450	460	470	100	-80%
Multifamily	3,500	5,500	4,510	4,720	4,720	4,790	5,130	4,000	-27%

1990 Median House Value: \$169,700

1990 Median Rental: \$560

1999 Total New Residential Permits/Units: 503
 Single Family** 184
 Multifamily 2 / 319

1999 Formal Plats: # Plats #Lots #Acres
 Applications: 6 98 18.00
 Recordings: 0 0 0.00

1999 Short Plats:
 Applications: 9 27 10.85
 Recordings: 12 37 17.75

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

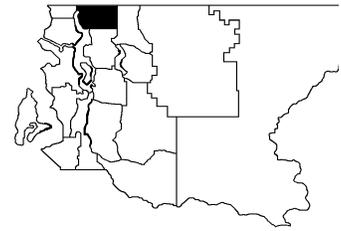
SHORELINE

Community Planning Area

POPULATION

POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1999 Estimate</u>	<u>2000 Forecast</u>	<u>2010 Forecast</u>
Incorp.	2,500	2,500	4,000	65,200	64,100	66,300
Unincorp.	61,100	58,500	60,700	800	2,400	2,000
TOTAL:	63,600	61,000	64,700	66,000	66,500	68,300



Population Growth, 1980 - 1990: 6%
 Population Growth, 1990 - 1999: 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 10,600 acres. Less than 2% of the area and population remain unincorporated.

DEMOGRAPHIC SUMMARY

	1980	1990	1994	1995	1996	1997	1998	1999	<i>% Change 1990-1999</i>
POPULATION:									
Unincorp. Area	58,500	61,300	61,600	58,500	5,200	3,200	2,900	800	-99%
Pop.per sq.mi.	3,990	4,240	4,400	4,398	3,150	3,720	3,820	3,500	-17%
HOUSEHOLDS:									
Total	21,050	23,500	23,700	22,400	2,300	1,550	1,400	450	-98%
Household Size	2.71	2.54	2.53	2.54	2.26	2.06	2.10	1.78	
HOUSING UNITS:									
Total	21,770	18,800	24,400	23,080	2,400	1,600	1,450	600	-97%
Single Family	17,140	18,100	18,200	17,160	1,260	750	600	100	-99%
Mobile Homes	180	100	100	100	0	0	0	0	-100%
Multifamily	4,450	600	6,100	5,820	1,140	850	850	500	-17%
1990 Median House Value:	\$148,500								
1990 Median Rental:	\$500								

DEVELOPMENT ACTIVITY

1999 Total New Residential Permits/Units:	2		
Single Family**	2		
Multifamily	0		
1999 Formal Plats:	<u># Plats</u>	<u>#Lots</u>	<u>#Acres</u>
Applications:	0	0	0.00
Recordings:	0	0	0.00
1999 Short Plats:			
Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 1990 Census of Population and Housing

* Persons of Hispanic Origin can be of any race.

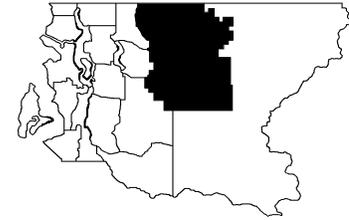
** Single Family includes mobile homes.

SNOQUALMIE VALLEY

Community Planning Area

POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1999</u> Estimate	<u>2000</u> Forecast	<u>2010</u> Forecast
Incorp.	4,000	4,700	8,200	12,000	12,500	17,200
Unincorp.	9,600	15,150	21,200	25,800	26,400	32,600
TOTAL:	13,600	19,850	29,400	37,800	38,900	49,800



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 Growth, 1980 - 1990: 48%
 Population Growth, 1990 - 1999: 29%

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%

POPULATION

DEMOGRAPHIC SUMMARY

	1980	1990	1994	1995	1996	1997	1998	1999	% Change 1990-1999
<u>POPULATION:</u>									
Unincorp. Area	15,150	21,200	24,000	24,500	25,100	25,500	25,700	25,800	22%
Pop. per sq. mi.	39	56	64	65	67	68	69	69	23%
<u>HOUSEHOLDS:</u>									
Total	5,110	7,500	8,440	8,650	8,900	9,100	9,250	9,400	25%
Household Size	2.86	2.80	2.81	2.80	2.79	2.77	2.70	2.69	
<u>HOUSING UNITS:</u>									
Total	5,380	7,700	8,780	9,010	9,220	9,400	9,570	9,750	27%
Single Family	4,520	6,100	6,900	7,050	7,220	7,330	7,430	7,580	24%
Mobile Homes	600	1,300	1,580	1,660	1,700	1,760	1,830	1,860	43%
Multifamily	260	300	300	300	300	310	310	310	3%
1990 Median House Value:	\$128,400								
1990 Median Rental:	\$460								

1999 Total New Residential Permits/Units:	169
Single Family**	163
Multifamily	3 / 6

1999 Formal Plats:	# Plats	#Lots	#Acres
Applications:	2	21	61.81
Recordings:	1	6	100.79

1999 Short Plats:	# Plats	#Lots	#Acres
Applications:	6	12	89.56
Recordings:	0	0	0.00

DEVELOPMENT ACTIVITY

Sources: 1990 Census of Population and Housing

* Persons of Hispanic Origin can be of any race.

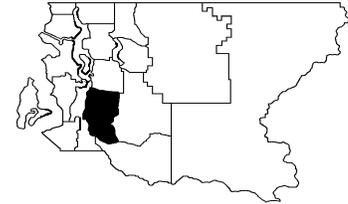
** Single Family includes mobile homes.

SOOS CREEK

Community Planning Area

POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1999</u> Estimate	<u>2000</u> Forecast	<u>2010</u> Forecast
Incorp.	11,700	17,650	31,450	67,300	69,500	68,600
Unincorp.	48,400	71,050	95,350	84,000	78,000	88,500
TOTAL:	60,100	88,700	126,800	151,300	147,500	157,100



Population Growth, 1980 - 1990: 43%
 Population Growth, 1990 - 1999: 19%

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 total land area for Soos Creek is 73 square miles or, 46,720 acres.

POPULATION

DEMOGRAPHIC SUMMARY

	1980	1990	1994	1995	1996	1997	1998	1999	% Change 1990-1999
POPULATION:									
Unincorp. Area	71,050	95,350	105,500	104,300	90,500	91,800	82,600	84,000	-12%
Pop.per sq.mi.	1,100	1,485	16,660	1,673	1,595	1,620	1,600	1,625	9%
HOUSEHOLDS:									
Total	22,450	32,100	35,800	35,800	31,000	31,700	28,630	29,300	-9%
Household Size	3.16	2.97	2.94	2.94	2.92	2.90	2.89	2.87	
HOUSING UNITS:									
Total	23,460	33,400	37,660	37,400	32,500	33,250	30,100	30,900	-7%
Single Family	19,620	25,900	28,730	28,780	25,270	25,500	22,300	22,640	-13%
Mobile Homes	990	2,000	2,330	2,350	2,130	2,250	2,380	2,420	21%
Multifamily	2,850	5,500	6,600	6,270	5,100	5,500	5,420	5,840	6%

1990 Median House Value: \$126,200

1990 Median Rental: \$510

1999 Total New Residential Permits/Units: 604
 Single Family** 326
 Multifamily 3 / 278

1999 Formal Plats: # Plats #Lots #Acres
 Applications: 14 393 90.95
 Recordings: 4 111 69.07

1999 Short Plats:
 Applications: 3 9 54.48
 Recordings: 4 10 23.63

DEVELOPMENT ACTIVITY

Sources: 1990 Census of Population and Housing

* Persons of Hispanic Origin can be of any race.

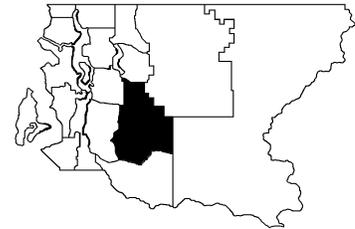
** Single Family includes mobile homes.

TAHOMA / RAVEN HEIGHTS

Community Planning Area

POPULATION

	1970	1980	1990	1999 Estimate	2000 Forecast	2010 Forecast
Incorp.	5,400	6,500	8,900	30,600	30,000	30,500
Unincorp.	13,700	24,400	35,100	26,400	26,300	28,100
TOTAL:	19,100	30,900	44,000	57,000	56,300	58,600



Population Growth, 1980 - 1990: 42%
 Population Growth, 1990 - 1999: 30%

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 total land area is 149 square miles or 68,540 acres.

POPULATION

DEMOGRAPHIC SUMMARY

	1980	1990	1994	1995	1996	1997	1998	1999	% Change 1990-1999
POPULATION:									
Unincorp. Area	24,400	35,100	41,400	42,500	43,700	44,600	26,300	26,400	-25%
Pop. per sq. mi.	170	255	300	308	320	326	207	208	-18%
HOUSEHOLDS:									
Total	7,800	11,600	13,900	14,400	14,800	15,300	9,500	9,600	-17%
Household Size	3.13	3.01	2.96	2.94	2.94	2.90	2.76	2.75	
HOUSING UNITS:									
Total	8,250	12,100	14,680	15,280	15,700	16,200	10,000	10,150	-16%
Single Family	7,320	10,500	12,530	13,070	13,450	13,660	8,050	8,170	-22%
Mobile Homes	740	1,400	1,740	1,800	1,840	1,980	1,850	1,880	34%
Multifamily	190	200	410	410	410	560	100	100	-50%

1990 Median House Value: \$136,900

1990 Median Rental: \$490

1999 Total New Residential Permits/Units: 129
 Single Family** 125
 Multifamily 2 / 4

1999 Formal Plats: # Plats # Lots # Acres
 Applications: 0 0 0.00
 Recordings: 1 26 39.12

1999 Short Plats:
 Applications: 3 10 93.67
 Recordings: 4 9 27.27

DEVELOPMENT ACTIVITY

Sources: 1990 Census of Population and Housing

* Persons of Hispanic Origin can be of any race.

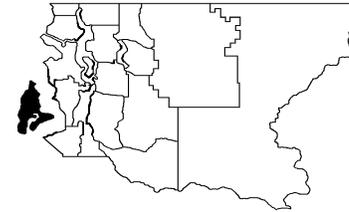
** Single Family includes mobile homes.

VASHON

Community Planning Area

POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>1999</u> Estimate	<u>2000</u> Forecast	<u>2010</u> Forecast
Incorp.	0	0	0	0	0	0
Unincorp.	6,500	7,400	9,300	10,700	10,800	11,000
TOTAL:	6,500	7,400	9,300	10,700	10,800	11,000



Population Growth, 1980 - 1990: 26%
 Population Growth, 1990 - 1999: 15%

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.

POPULATION

DEMOGRAPHIC SUMMARY

	1980	1990	1994	1995	1996	1997	1998	1999	% Change 1990-1999
<u>POPULATION:</u>									
Unincorp. Area	7,400	9,300	10,200	10,300	10,400	10,500	10,600	10,700	15%
Pop. per sq. mi.	200	250	276	278	281	284	286	289	16%
<u>HOUSEHOLDS:</u>									
Total	2,890	3,800	4,270	4,330	4,400	4,460	4,530	4,600	21%
Household Size	2.53	2.43	2.36	2.36	2.34	2.33	2.32	2.31	
<u>HOUSING UNITS:</u>									
Total	3,100	4,500	5,000	5,080	5,140	5,220	5,270	5,360	19%
Single Family	2,650	4,000	4,420	4,480	4,520	4,570	4,600	4,670	17%
Mobile Homes	150	200	240	260	280	310	330	350	75%
Multifamily	300	300	340	340	340	340	340	340	13%
1990 Median House Value:	\$151,700								
1990 Median Rental:	\$400								

1999 Total New Residential Permits/Units: 86
 Single Family** 84
 Multifamily 1 / 2

1999 Formal Plats: # Plats # Lots # Acres
 Applications: 0 0 0.00
 Recordings: 0 0 0.00

1999 Short Plats:
 Applications: 0 0 0.00
 Recordings: 0 0 0.00

DEVELOPMENT ACTIVITY

Sources: 1990 Census of Population and Housing

* Persons of Hispanic Origin can be of any race.

** Single Family includes mobile homes.

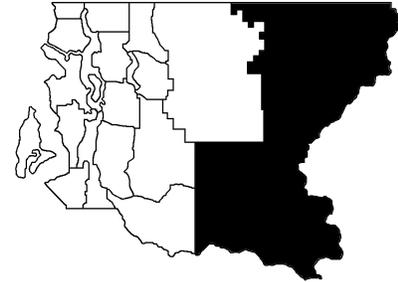
OTHER COMMUNITY PLANNING AREAS

EAST KING COUNTY

POPULATION

	1970	1980	1990	1999 Estimate	2000 Forecast	2010 Forecast
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 - 1999: 16%



EASTSIDE

POPULATION

	1970	1980	1990	1999 Estimate	2000 Forecast	2010 Forecast
Incorp.	111,900	136,450	162,500	177,600	179,000	197,000
Unincorp.	8,000	8,300	1,300	1,200	2,000	2,000
TOTAL:	119,900	144,750	163,800	178,800	181,000	199,000

Population Growth, 1980 - 1990: 13%
 Population Growth, 1990 - 1999: 9%

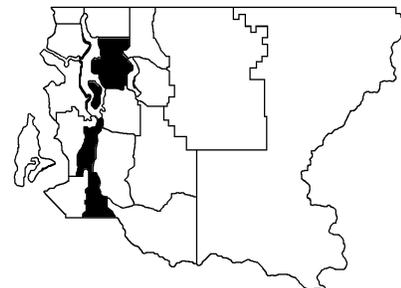
The three remaining planning areas have unincorporated populations that are too small to provide reliable demographic detail. This profile displays only total population for East King County, Eastside, and Green River Valley.

GREEN RIVER VALLEY

POPULATION

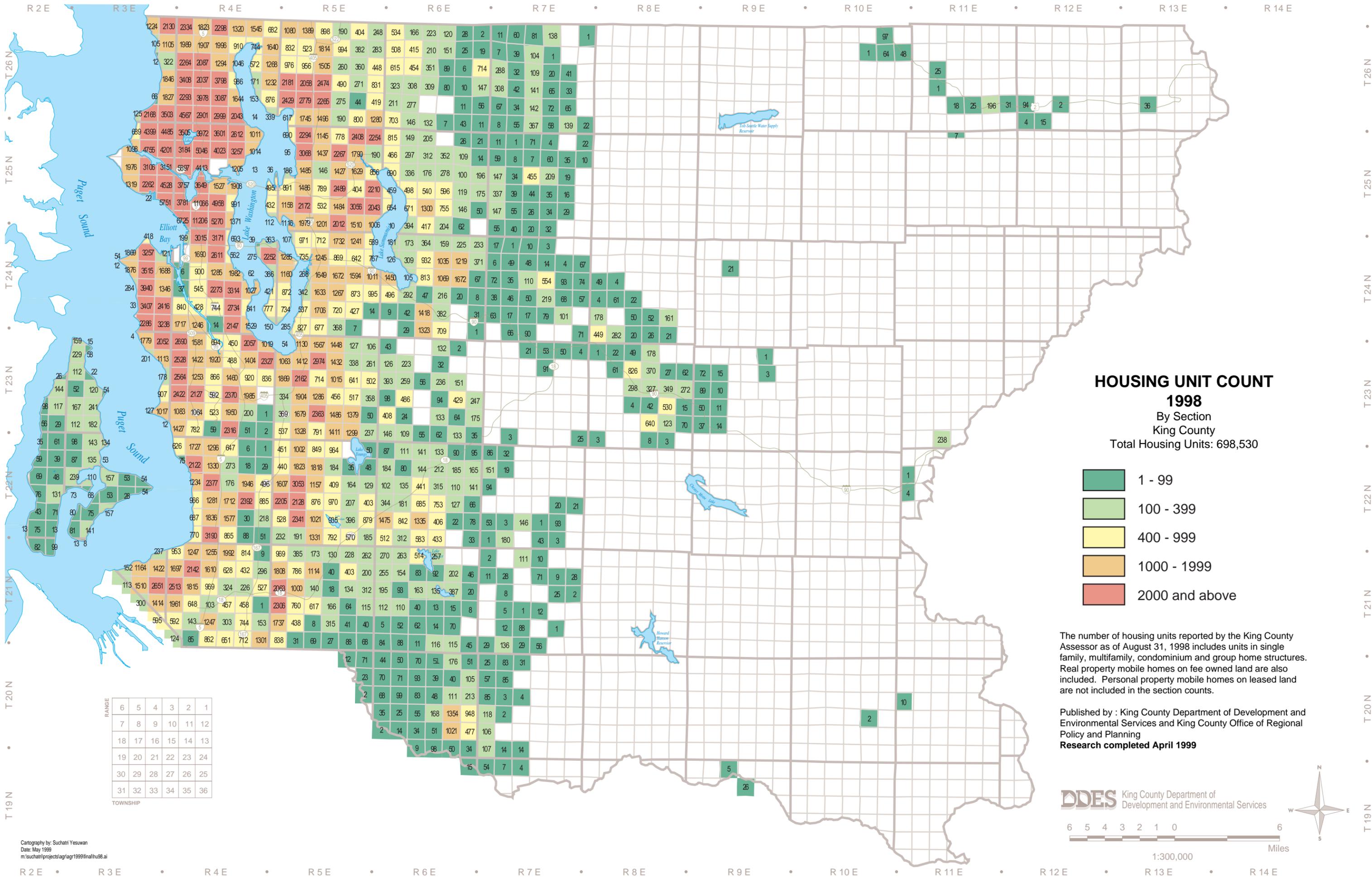
	1970	1980	1990	1999 Estimate	2000 Forecast	2010 Forecast
Incorp.	45,300	51,250	68,100	81,100	81,500	100,000
Unincorp.	3,000	2,950	2,500	900	2,500	3,000
TOTAL:	48,300	54,200	70,600	82,000	84,000	103,000

Population Growth, 1980 - 1990: 30%
 Population Growth, 1990 - 1999: 16%



Sources: 1990 Census of Population and Housing

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



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.

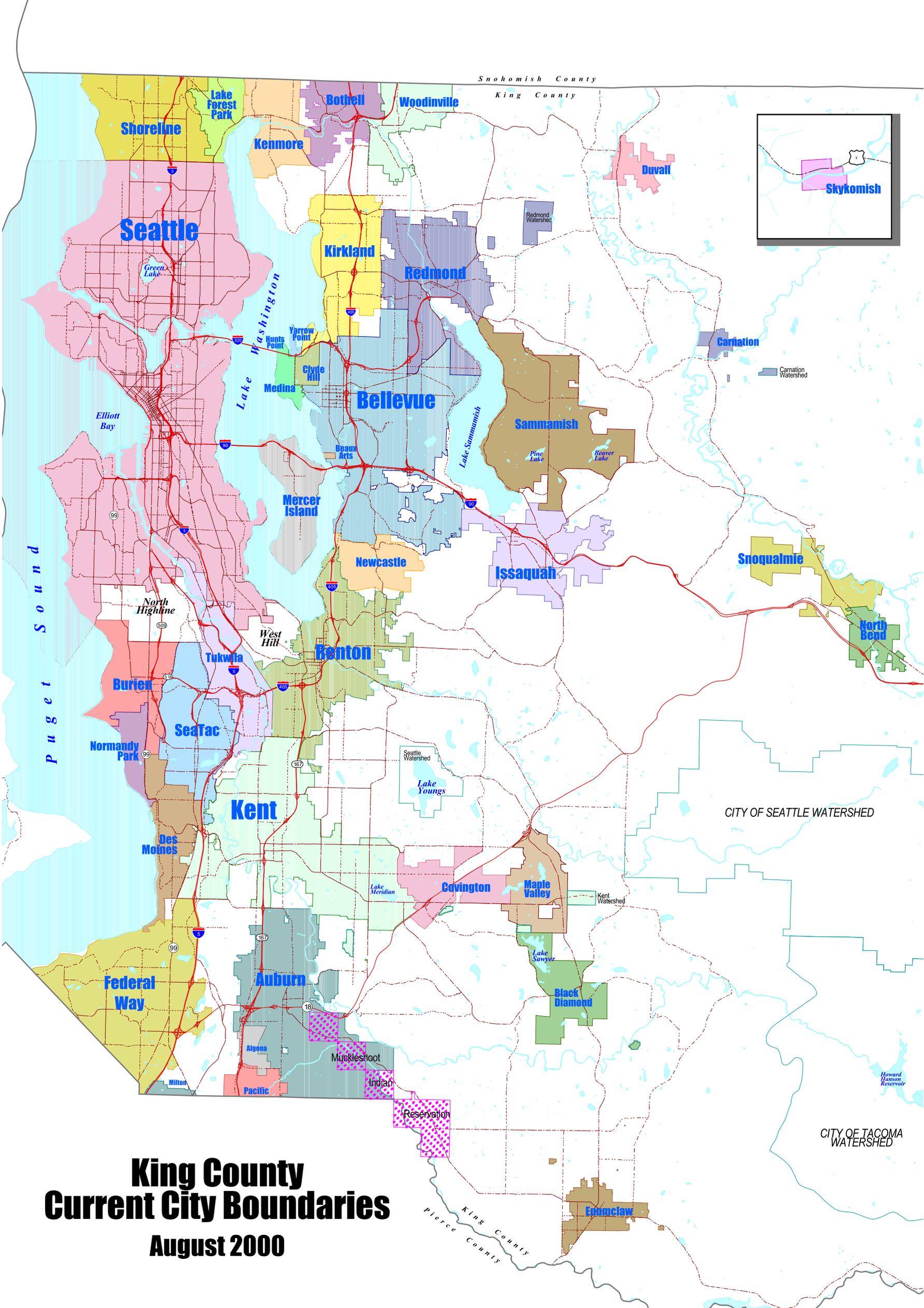
Published by : King County Department of Development and Environmental Services and King County Office of Regional Policy and Planning
Research completed April 1999

DES 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
 m:\suchatit\projects\agri\1999\final\hu98.ai

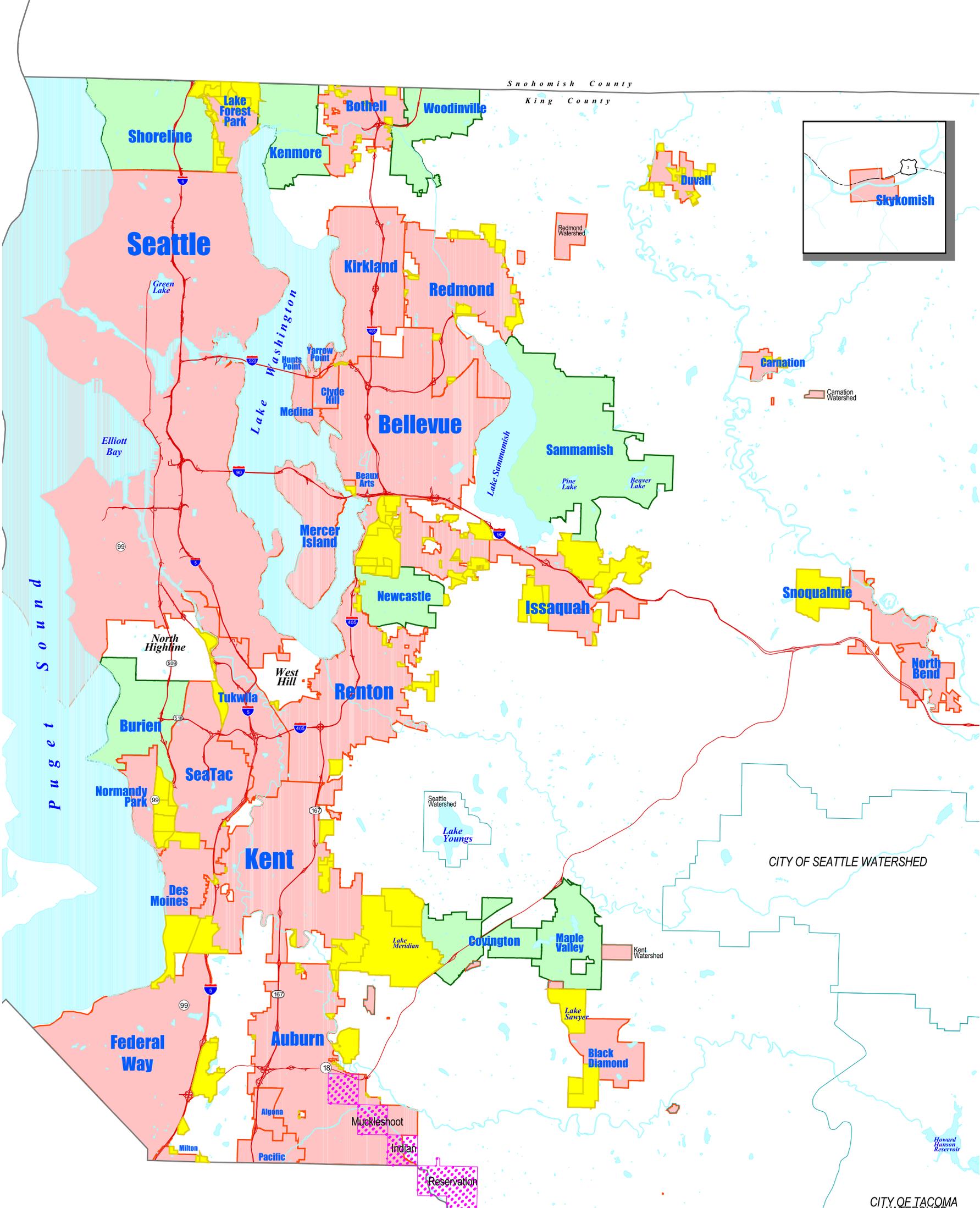


King County Current City Boundaries August 2000

Incorporated Areas

Source: King County Department of Development and Environmental Services (DDES)





King County Cities Annexations and Incorporations 1990 - 2000

- Incorporated Areas as of 1990
- Incorporations from 1991 - 2000
- Annexations from 1990 - 2000
- 1999 Urban Growth Boundary Line

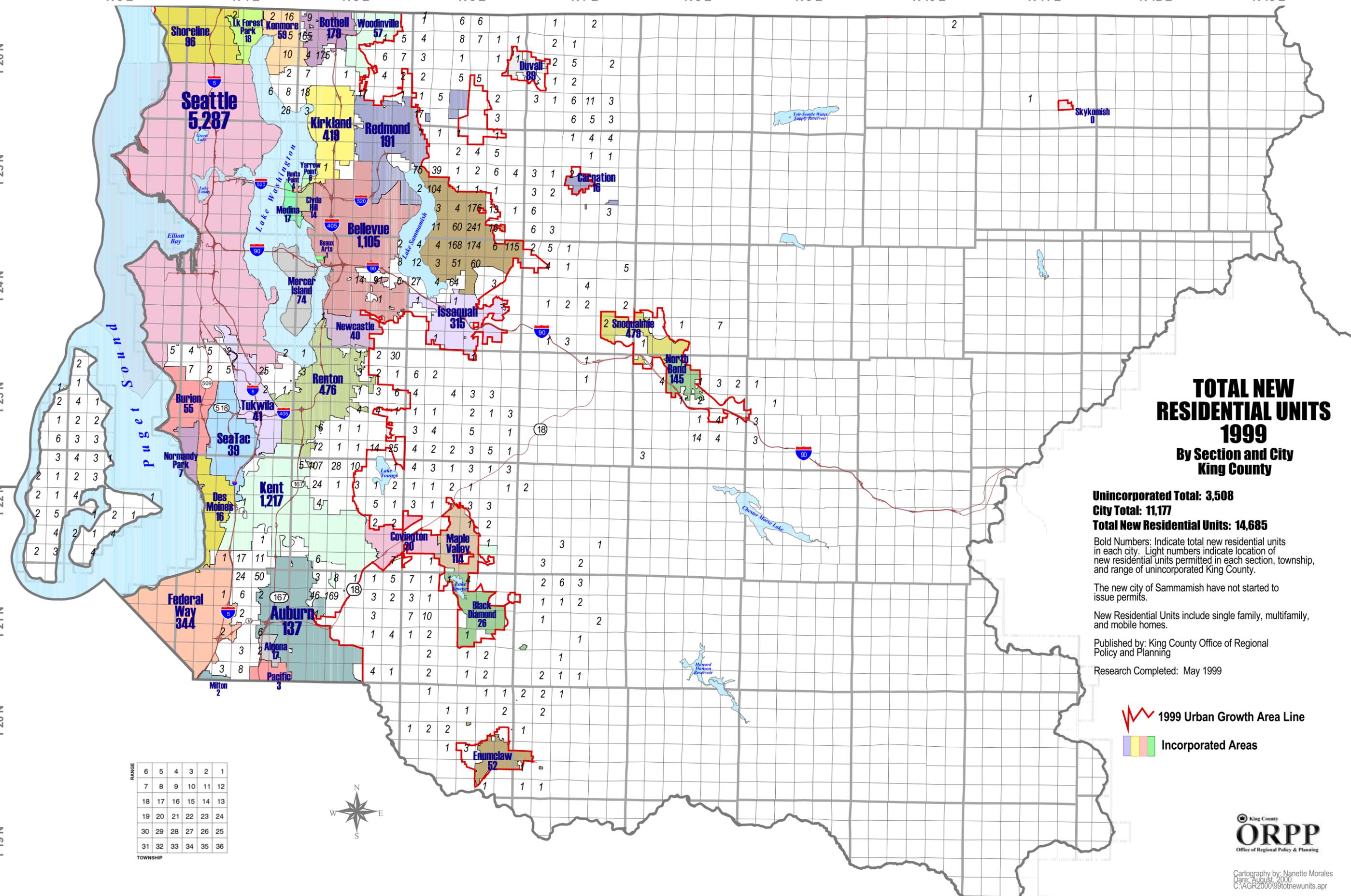
Source: King County Department of Development and Environmental Services (DDES)



R3E R4E R5E R6E R7E R8E R9E R10E R11E R12E R13E

T 26 N
T 25 N
T 24 N
T 23 N
T 22 N
T 21 N
T 20 N
T 19 N

T 26 N
T 25 N
T 24 N
T 23 N
T 22 N
T 21 N
T 20 N
T 19 N



TOTAL NEW RESIDENTIAL UNITS 1999

By Section and City King County

Unincorporated Total: 3,508
City Total: 11,177
Total New Residential Units: 14,685

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 city of Sammamish have not started to issue permits.

New Residential Units include single family, multifamily, and mobile homes.

Published by: King County Office of Regional Policy and Planning

Research Completed: May 1999

-  1999 Urban Growth Area Line
-  Incorporated Areas

RANGE	6	5	4	3	2	1
	7	8	9	10	11	12
	18	17	16	15	14	13
	19	20	21	22	23	24
	30	29	28	27	26	25
	31	32	33	34	35	36
TOWNSHIP						



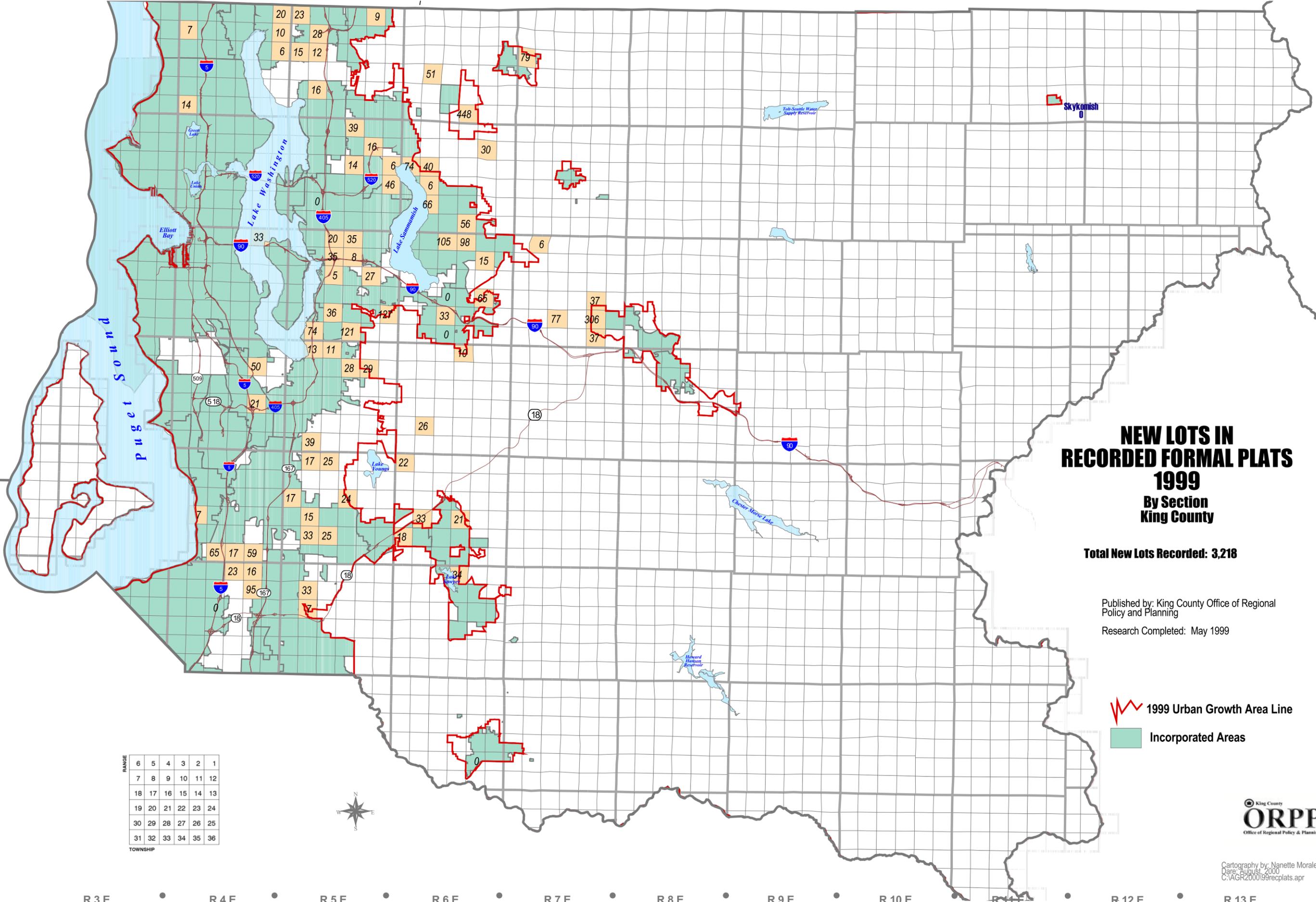
Cartography by: Nanette Morales
 Date: August, 2000
 C:\AGR2000\99totnewunits.apr

R3E R4E R5E R6E R7E R8E R9E R10E R11E R12E R13E

R3E R4E R5E R6E R7E R8E R9E R10E R11E R12E R13E

T 26 N
T 25 N
T 24 N
T 23 N
T 22 N
T 21 N
T 20 N
T 19 N

T 26 N
T 25 N
T 24 N
T 23 N
T 22 N
T 21 N
T 20 N
T 19 N



**NEW LOTS IN
RECORDED FORMAL PLATS
1999
By Section
King County**

Total New Lots Recorded: 3,218

Published by: King County Office of Regional Policy and Planning
Research Completed: May 1999

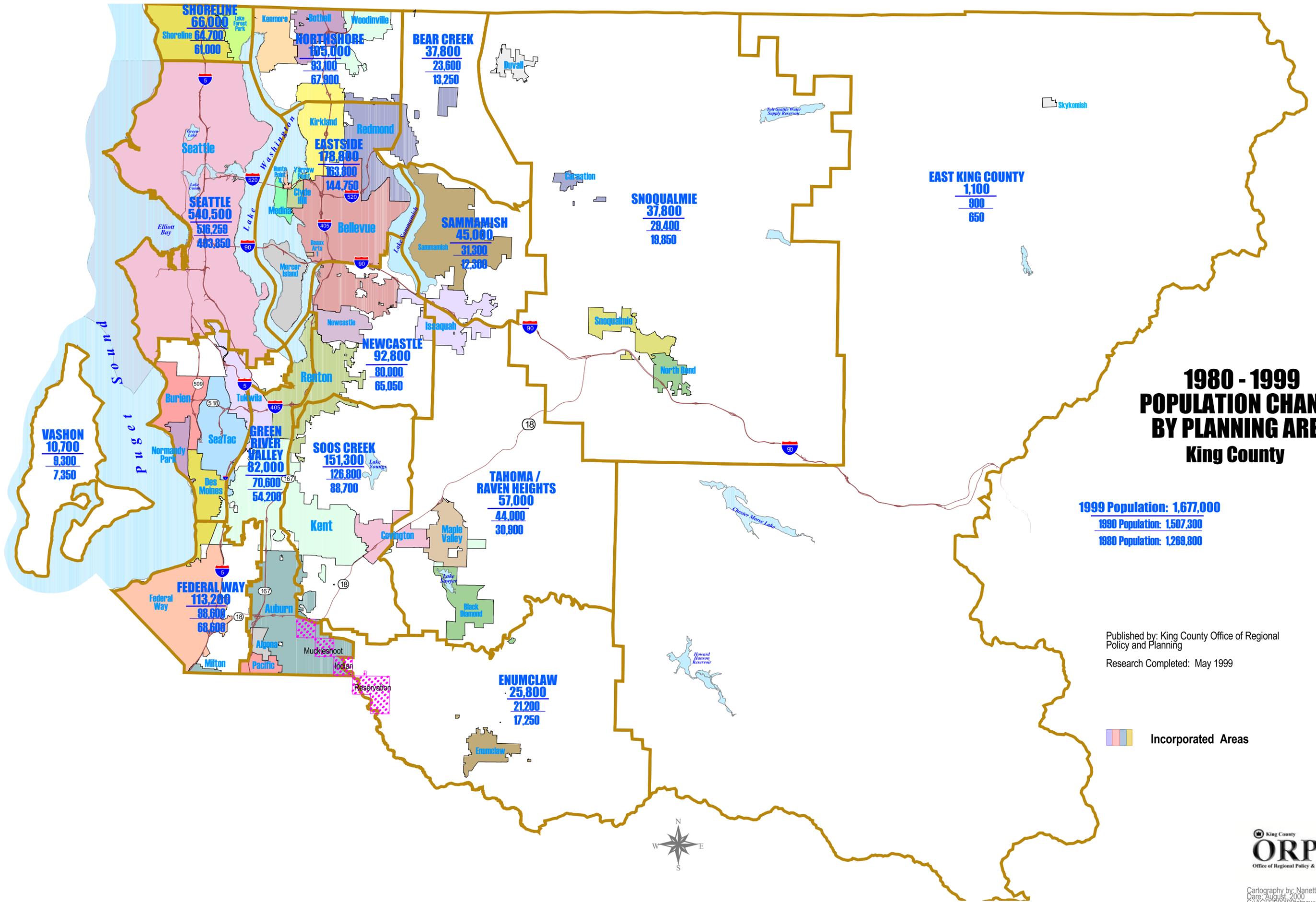
-  1999 Urban Growth Area Line
-  Incorporated Areas

RANGE	6	5	4	3	2	1
	7	8	9	10	11	12
	18	17	16	15	14	13
	19	20	21	22	23	24
	30	29	28	27	26	25
TOWNSHIP	31	32	33	34	35	36



Cartography by: Nanette Morales
Date: August, 2000
C:\AGR2000\99recplats.apr

R3E R4E R5E R6E R7E R8E R9E R10E R11E R12E R13E



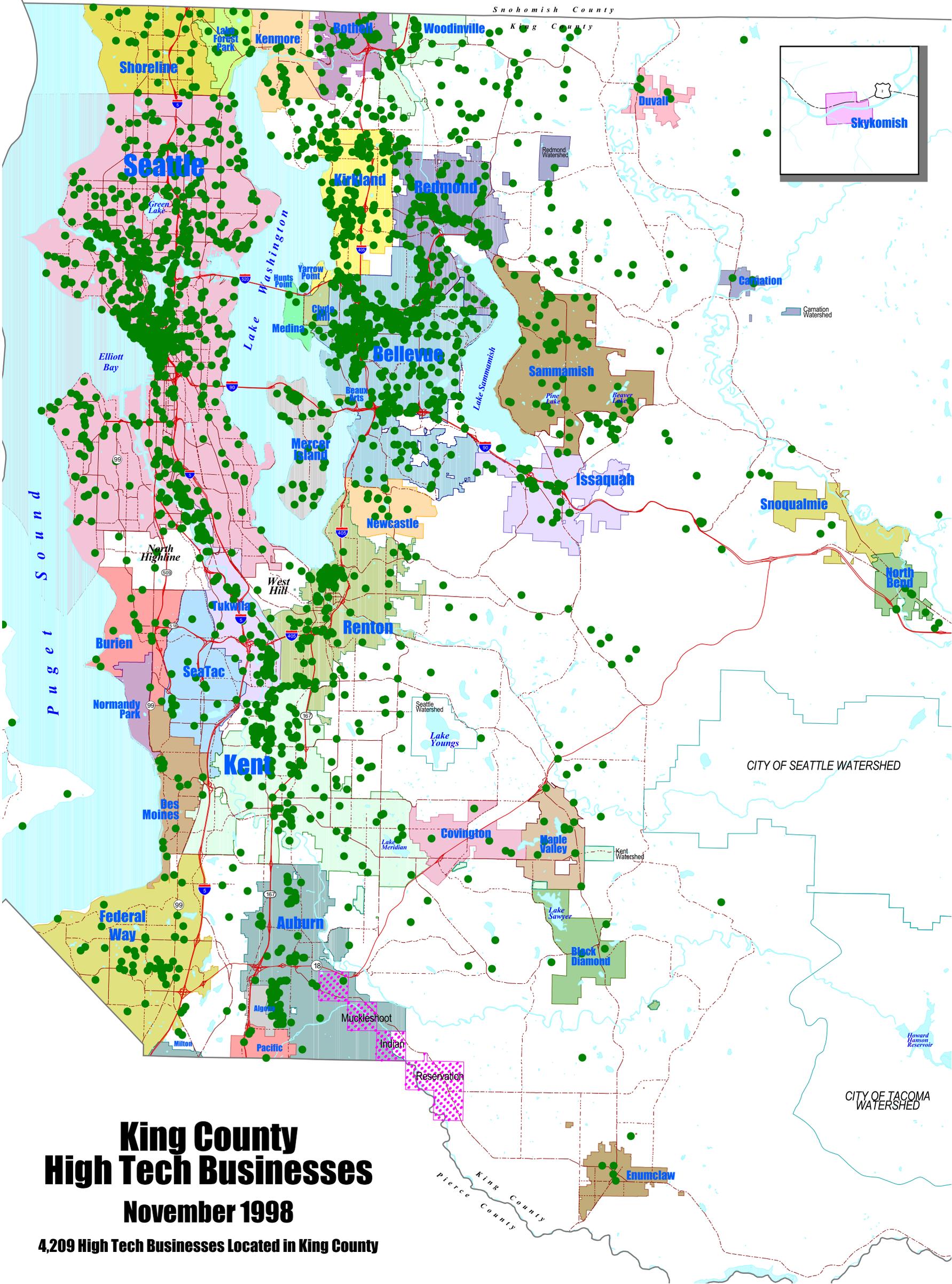
1980 - 1999 POPULATION CHANGE BY PLANNING AREA King County

1999 Population: **1,677,000**
 1990 Population: **1,507,300**
 1980 Population: **1,269,800**

Published by: King County Office of Regional Policy and Planning
 Research Completed: May 1999

Incorporated Areas





King County High Tech Businesses November 1998

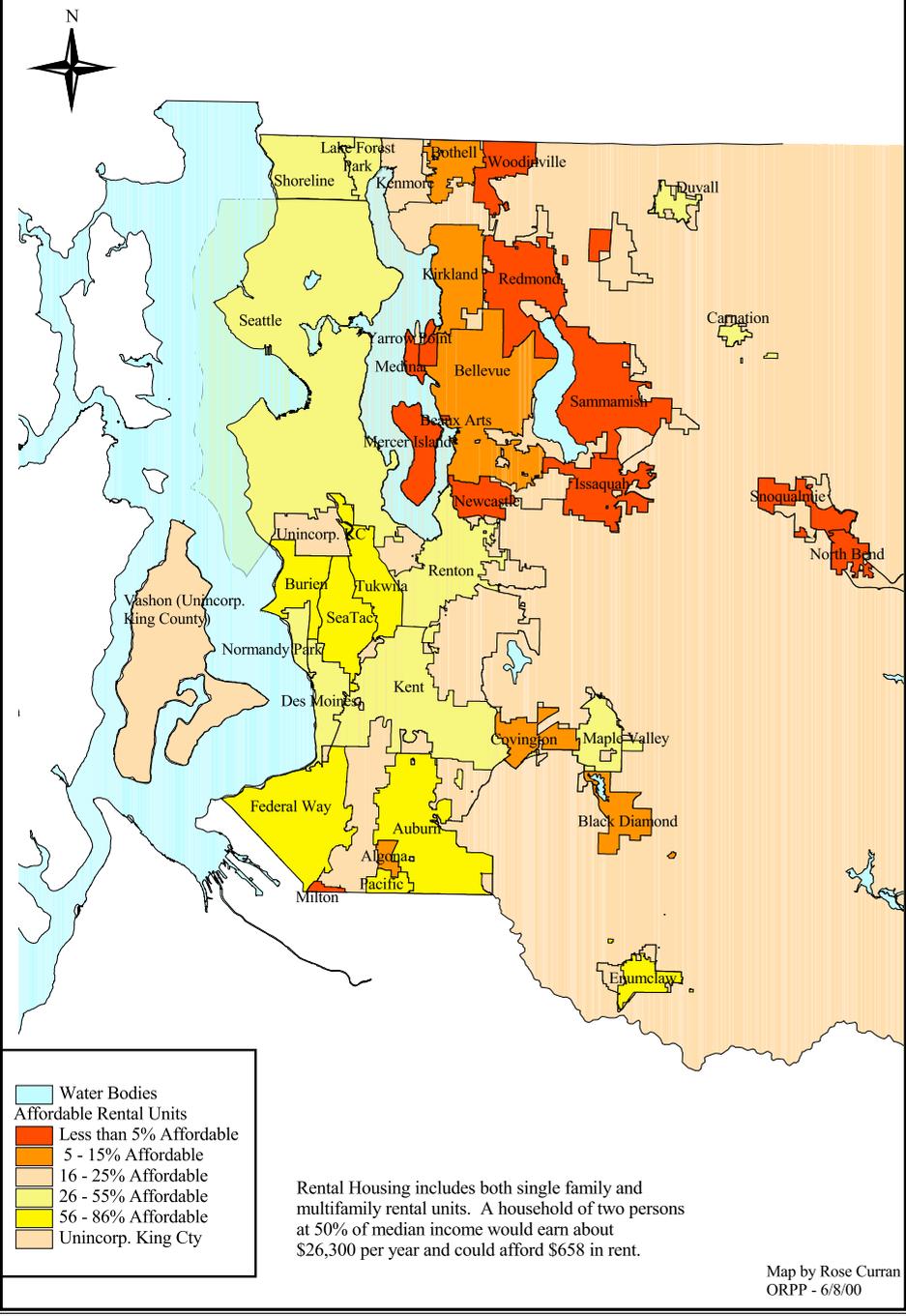
4,209 High Tech Businesses Located in King County

- High Tech Businesses
- Incorporated Areas

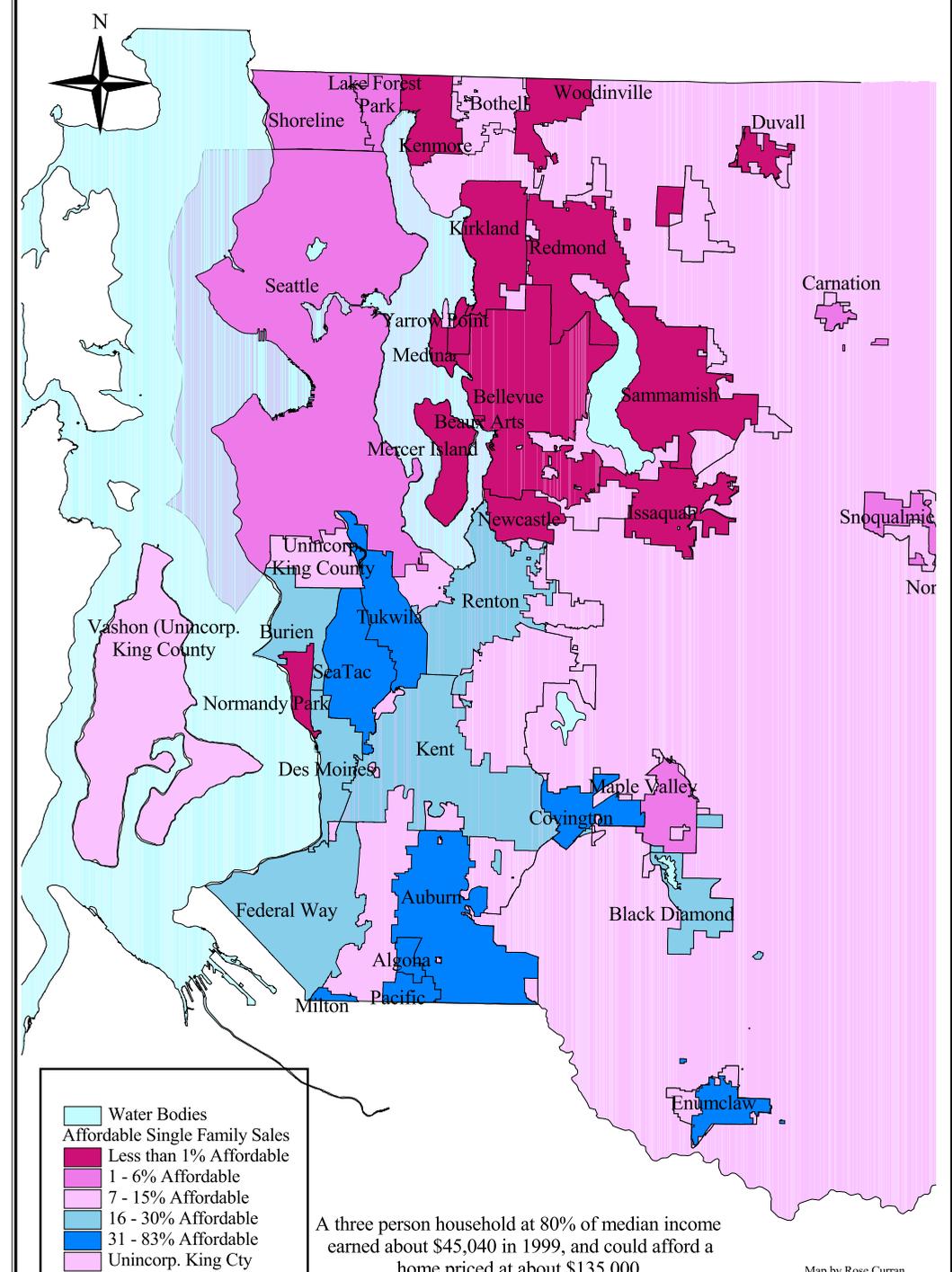
Source: Puget Sound Regional Council



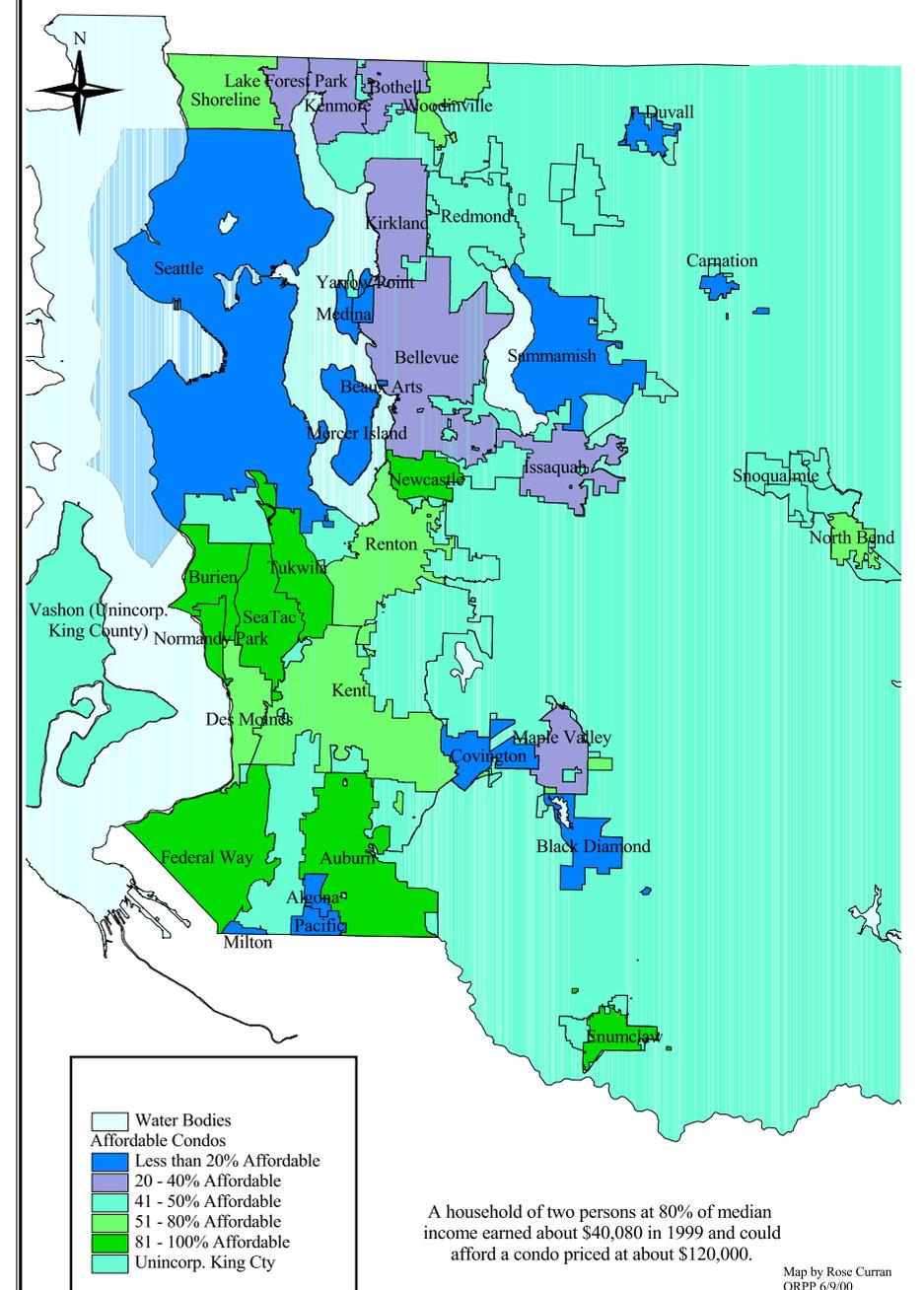
Percent of Rental Housing* Affordable to Households Earning 50% of the Median Income 1999



Percent of Single Family Homes Sales Affordable to Households Earning 80% of Median Income: 1999



Percent of Condo Sales Affordable at 80% of Median Income - 1999



Affordability of Rental Housing and Housing for Sale in King County: 1999 - 2000

