



The 2001 King County Annual Growth Report

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



Office of Regional Policy and Planning
King County, Washington
September, 2001



Statistical Profile on: KING COUNTY

County Executive: Ron Sims

County Info: (206) 296-4040

DEMOGRAPHICS

POPULATION	1980	1990	1995	Census 2000
	1,269,898	1,507,319	1,613,600	1,737,034

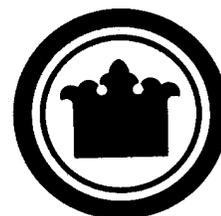
Population Growth, 1980 - '90	+237,400 (18.7%)
Population Growth, 1990 - '00	+229,715 (15.2%)
2000 Census Population:	1,737,034
Population Forecast, 2010	1,833,000 - 1,856,000
Household Growth, 1992 -2012	+195,000 (30.7%)

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



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

LAND AREA

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

EMPLOYMENT AND INCOME

1999 Number of Business Units: 64,488

1999 Total Jobs: 1,110,017

1999 Average Annual Wage: \$46,050

Manufacturing	153,871
Wholesale/Utilities	152,213
Retail	183,723 ● High Tech 91,000
Finance / Services	414,165
Government/Education	142,483
AFFM/Construction	63,562

Median Household Income:

1989 (1990 Census):	\$36,179
1997 (Estimated):	\$53,200

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

HOUSING

2000 Total Housing Units: 750,205

**Single Family 454,274
Multifamily 295,931

1990 Census Median House Value: \$140,100

1999 Median House Sales Price: \$235,000

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

1999 Median 2-Bdrm. Rental: \$740

DEVELOPMENT ACTIVITY

2000 Total New Residential Units: 14,695

**Single Family 5,010
Multifamily 9,685

2000 Formal Plats:	# Plats	#Lots	#Acres
Applications:	100	3,980	1,264.84
Recordings:	83	3,335	1,846.29

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.

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September, 2001

King County Executive
Ron Sims

Metropolitan King County Council

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King County Department of Assessments
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King County Department of Development and Environmental Services
King County Department of Public Safety
King County Department of Transportation
King County Department of Natural Resources

Each of the 39 Cities of King County

Kitsap County
Pierce County
Snohomish County

Puget Sound Regional Council

US Department of Housing and Urban Development
Washington State Employment Security Department
Washington State Department of Natural Resources
Washington State Office of Financial Management

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New Home Trends.Com

Northshore Area Chamber of Commerce

The Suburban Cities Association

Central Puget Sound Real Estate Research Committee

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Introduction

This section describes the purpose, organization, and content of the 2001 Annual Growth Report for King County, Washington. Information on how to obtain a copy of the report follows this section.

Purpose

The 2001 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 again this year 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 2001

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 several years' AGRs have shifted their focus from unincorporated areas to the cities.

- ◆ Population counts and household sizes taken from the 2000 Census for cities and unincorporated areas.
- ◆ New table with Washington State's Office of Financial Management 2001 Population estimates
- ◆ 2000 Census breakdown by race for each city table.
- ◆ Chapter I includes an "About King County" sidebar that provides a general introduction to King County, its economy and jurisdictions.
- ◆ Chapter II, Benchmarks, has a new section outlining "What We Are Doing" to improve King County's quality of life.
- ◆ A completely new Chapter called "Special Districts" (Chapter VIII) containing King County Council Districts and School District population and residential building permit activity
- ◆ New maps of King County Council Districts and School Districts
- ◆ More tables and maps in color

The 2000 Census income and housing data will be published in the 2002 report.

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:

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Telephone: **(206) 205-0700** or **205-0708**

To purchase a copy of the 2001 Annual Growth Report:

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

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

<http://www.metrokc.gov/exec/orpp/agr/agr01/>

I. Highlights - - - 2001

2000 into 2001: a year of profound economic changes

It began on January 15, 2001, when the Pergola in Pioneer Square was pulled down by an errant truck. (In a sense, it actually began with the WTO in November 1999, but that can be viewed as an isolated early warning.) One body blow after another struck the Seattle and King County economy during 2001: An earthquake measuring 6.8; back-to-back announcements by Boeing that their headquarters and the 757 fuselage assembly would both leave Puget Sound; reductions in some dot-com companies and the total disappearance of others; worsening transportation congestion; and a series of events that sent electrical power rates skyrocketing.

The context is a similar slowdown in the national economy – perhaps not a true recession, but a sudden retrenchment after years of expansion that had come to be expected to last indefinitely. In King County, the slowdown arrived after five years of strong economic growth that had been led by both aerospace and the high technology sectors. The slowdown was heralded by the following events:

- Stock prices dropped during 2000, shrinking at least the perception of prosperity – probably not actual incomes very much. But the official measure of “average wages” in 2000 may decline for the first time in several years because exercise of stock options had been part of the definition of “wages” – and fewer people are exercising stock options this year.
- Nationally and locally, numbers of house sales started to drift downward, despite favorable interest rates. This downward trend affected both new houses and resale of existing houses. Locally, the housing market slowed markedly for expensive houses but remains strong for houses under \$300,000.
- Surveys indicate that local and national consumer confidence has declined measurably.
- Amazon and perhaps 100 other dot coms have laid off thousands of workers – more than 8,500 in the first four months of 2001. Several well-known local companies have disappeared entirely. For instance, Drugstore.com has laid off about 200 or one third of its workforce during 2001, and Webvan.com filed for bankruptcy after absorbing HomeGrocer.com. As technology companies have shrunk, their office needs have decreased correspondingly. As much as 2 million square feet of office space in Seattle and the Eastside is now vacant.
- Energy shortages here and in California have raised prices of electrical power and oil products. The shortages threaten to constrain the economy this year. The drought, which contributed to the power shortages, has also begun raising questions about long-term water supply even in the water-rich Puget Sound region.
- The Nisqually earthquake on February 28, 2001 shook Puget Sound, causing profound physical damage to our infrastructure as well as other psychological and financial damage.

- More psychological damage occurred when Boeing announced it would move its headquarters back east – to Chicago as it turned out. Earlier, Boeing had hinted that it might close the Renton plant and move 737 and 757 operations to Everett or elsewhere. This would be a severe blow to South King County with ominous implications for traffic congestion throughout the region. As of summer 2001, it appears that Boeing will stay in Renton.

However, despite these foreboding events, there is much positive news about King County and the Puget Sound region:

- King County is a nationally important market, with the ninth largest number of jobs among the nation's 3,100 counties, and a 1998 payroll of \$41 billion, ranking 8th in the nation.
- Unemployment remains at historic lows, around 4%, as many businesses continue to suffer from a labor shortage. Despite the decline of Microsoft stock to half its mid-2000 value, employment remains strong at Microsoft and the company continues to hire new personnel, although more slowly than before. Much of the computer services industry remains healthy in spite of stock declines.
- Boeing, traditional foundation of the region's economy, has reached its decade low and begun to hire workers. However, most of the Boeing increases are likely to be in Everett, not in King County.
- Dick Conway, regional economist, sees little likelihood of a true recession here, but emphasizes the importance of the nation's economy to the health of the Puget Sound economy.
- Residential and commercial construction in King County continues to coast upward. After several years with little office construction, several big office complexes are underway in Bellevue, Seattle and Redmond. Record numbers of new housing units were authorized in Seattle in 2000 -- more than 6,500 new houses, apartments and condo units. After demolitions are subtracted, this should still add nearly 5,900 units to Seattle's housing stock.
- The possible Boeing production move from Renton to Everett poses wrenching transportation issues for the company, its workers, and the region. However, if it does eventually happen, it will occur over a number of years and allow time for transition. Further, the move would open opportunities for new industrial growth in Renton.
- Also in Renton, the Southport mixed use development is now underway on the Lake Washington shoreline. It will construct residential, office and retail uses over the next two years.
- Bellevue, Seattle, Renton, and other downtown or urban center developments are exhibiting healthy growth.

Finally, the County's two biggest companies, Boeing and Microsoft, continue to act as stabilizing influences by hiring workers despite the regional slowdown in other sectors.

The upshot of all these events is a King County economy that remains strong despite severe shocks. Unemployment has risen to 4.2 % as of April 2001, but that level is better than the historical average. Aerospace employment in the Puget Sound region now stands at 82,000, with about 52,000 of that in King County. Although well below the record employment levels, the aerospace sector is solid and stable, while continuing to provide high wages to local workers. High tech continues to expand despite the shakeout of a few companies.

Prospects are also fairly bright. Boeing forecasts production of around 530 airplanes this year and next, up from 489 in 2000. Sale of those planes is expected to bring in \$57 billion in 2001 and \$63 billion in 2002. With the move of Boeing headquarters to Chicago, long-term prospects for aerospace are less certain, but the company has continued to emphasize its investment in the Puget Sound region. However, sales tax and other government revenues are declining at a time when public investment is needed. We are doing remarkably well so far, but if the underlying issues listed above are not addressed, there could be lasting consequences to King County and the Puget Sound region.

King County Population Exceeds 1.7 million

The 2000 US Census counted 1,737,034 persons in King County on April 1, 2000. This number is an increase of nearly 230,000 or 15 percent above the 1,507,319 counted a decade earlier. Having 1.7 million residents makes King by far the largest county in Washington State, with almost 30 percent of the State's population. It is also the 12th largest of the nation's 3,100 counties or county equivalents (parishes in Louisiana and boroughs in Alaska).

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

Source: US Census 2000, March 2001

Washington State

The initial results of the 2000 US Census reveal more growth, and a higher total population, than had been estimated for King County and Washington State. Some State and regional highlights include:

- Washington State now has a population of nearly six million persons.
- This State gained more than one million people during the 1990 – 2000 decade, but even that was not enough to add a Congressional seat to our current nine.
- Washington ranked 7th of the 50 states in the amount of growth during the decade with a gain of 1,027,000. We also ranked 10th in percentage of growth at 21.1%.
- Washington now ranks 15th in the nation in total population with 5,894,100, up from 18th a decade ago. Washington is now comparable to Massachusetts and Indiana with 6 million residents.
- The four-county Puget Sound region -- King, Pierce, Kitsap and Snohomish Counties -- totals 3,275,800 persons, 55 percent of the State's population.
- The region also gained 527,000 persons, half of the State's growth during the decade.

King County Geography

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

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

King County Demographics

With more than 1,737,000 people, King County is the largest county in Washington State and the 12th largest in the nation. The County has more population than ten States including Idaho, New Hampshire and Nebraska. As a populous large county with a major central city, King County comprises the majority of its metropolitan area,

King County

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

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

Demographic Change

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

the "Seattle-Bellevue-Everett" metro area of more than 2.4 million persons. King County exhibits growing diversity: 73% of the population is non-Hispanic white, 11% Asian or Pacific Islander, 5% African-American, 1% Native American and 5.5% Latino. We also have an aging population with a median age near 36. As the Baby Boom ages and becomes more stable, we can expect somewhat less geographic mobility. More than 181,000 persons, 11% of the population, are now over age 65.

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

The number of housing units in King County is growing as fast as our population. The Census counted 742,000 houses, apartment and condo units and mobile homes, an increase of 95,000 units (15%) since 1990. The increase in housing since 1990 is almost evenly divided between single family including mobile homes (+50,000) and multi-family (+45,000 new units). Household size has stabilized after declining in the 1970s and 1980s, and is now estimated at 2.39 persons per household. Further declines in household size are anticipated in coming years, to about 2.2 in 2012. Housing prices, both rents and

Seattle became a little more diverse, but the dispersion of persons of color outside Seattle was the more interesting trend. At 17 percent Asian, Bellevue had the highest Asian percentage. South King County experienced the most dramatic increase in diversity, with minority populations doubling and tripling in several communities. Tukwila has the largest percentage of minorities, 46%. Burien, SeaTac and Federal Way have large Pacific Island communities as well as black, Latino and Asian populations. Immigration data are not available from the Census yet, but it is safe to guess that a large fraction of King County's recent growth is from overseas. School data, and metropolitan area data from the Immigration and Naturalization Service, suggest that about 10,000 persons per year arrive in the Puget Sound region from other countries, and it is probable that many of these persons have located in South King County communities, primarily because of the affordable housing.

The baby boom is maturing into middle years with the age category 45-54 growing the most rapidly at 59%. The senior population as a whole is not growing rapidly, but the over-85 population increased by 44%.

♦ Married with children	150,600
♦ Married, no children	179,200
♦ Single Parents, other family	90,200
♦ Single-person households	217,200
♦ Other Households	73,800

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

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

The 2000 Census has only released one housing item so far -- ownership status. Between 1990 and 2000, the home ownership rate increased one percentage point to 59.8% from the 58.8% of 1990. Fully 425,000 households in the County own their home, an increase of 63,000 from 1990. The increase is encouraging, although the national and State rates went up more – about 3%. Increasing house prices and immigration of many low-income persons during the decade dampened the rate of increase.

purchase prices, have trended upward in the late 1990s, but not as rapidly as in 1989-90 when the average house purchase price increased 36% in one year.

King County Economy

Employment growth is a driver of King County's population and housing growth. More than 1.1 million workers are employed within the borders of King County, at nearly 65,000 business establishments. With more than 40% of Washington State's jobs and payroll, the County is truly the economic engine of Washington and the Pacific Northwest. With a 1998 payroll exceeding \$41 billion, the King County economy is larger than that of several US states.

The number of jobs is growing faster than population and housing, about 24% from 900,000 in 1990 to more than 1,100,000 today. Most workers at these jobs live in King County, but an increasing number commute in from Snohomish, Pierce, and other counties. Manufacturing employment has remained strong despite the ups and downs of aerospace, our largest sector. The composition of the economy is shifting from the traditional manufacturing and resource bases to high tech, services and trade, both local and international. The computer services industry now employs as many as aerospace. Unemployment has been at historic lows below 4% for several years, but the King County economy remains quite cyclical and shows signs of a return to higher unemployment in the near term.

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 Annual Growth Report (AGR) has relied on estimates prepared by a private firm, Strategic Mapping, Inc. (Donnelley), whose 1998 estimate of \$47,700 seemed the most reliable. In 2000, the AGR switched to the federal Housing and Urban Development department (HUD) estimate, a higher series. HUD's estimate is \$55,900 in 2000, up five percent from \$53,200 in 1999 and well above the Donnelley series. 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 2000 was \$47,709, up 5.7% from 1999. However, it is instructive to separate the approximately 50,000 software employees in King County from the remaining 1,140,000 workers. This five percent of all King County workers, at Microsoft and 300 other packaged-software companies, took home 19 percent of the County's total payroll, nearly \$10 billion including stock options. That is an average of \$187,000 each. The remaining 95 percent of workers average \$40,200, still up a healthy 5.8% from \$38,000 in 1999.

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 US, 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 the state were in King County, in contrast to our 29% share of the state's population. Some of that difference reflects high tech jobs in Seattle and the Eastside as well as high wage manufacturing jobs in South King County.

King County Jurisdictions

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

Unincorporated King County, the territory outside any city, now has about 353,000 people or 20% of the County's population, on 82% of its land area. Most of that population resides on the Seattle-sized portion within the Urban Growth Area designated by Growth Management. The unincorporated population is 237,000 smaller than it was at its peak in 1989 before the current spate of incorporations began.

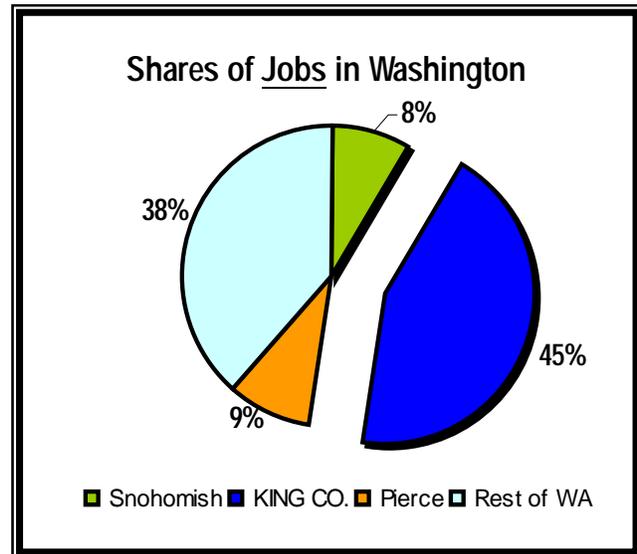
Growth of jobs and population in King and adjoining counties

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:

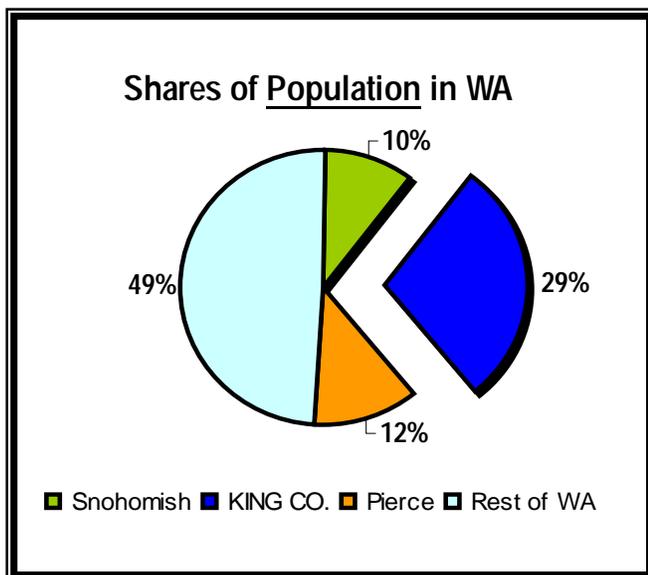
1. King County, the economic engine of Washington State, had 45 percent of Washington jobs in 1999, but only 29 percent of the population and 30 percent of the housing units. Although it contains only three percent of the state's land area, King County is large and diverse, with many different job centers. Manufacturing and warehousing

dominate in South Seattle and South King County. High tech industries are found mostly in Seattle and the Eastside. Services and retail are located all around the county.

2. King County has garnered almost two-thirds of Washington State job growth since 1995. Job growth within the county during the four years from 1995 to 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, with 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. The amount of growth – more than 36,000 housing units – is actually in line with forecasts but has occurred at a slower pace than job growth.



4. Pierce and Snohomish Counties each have less than ten percent of the state's jobs, but more than ten percent of the state's population. Although Pierce is defined as a one-county metropolitan area, it is less than half of King County's size. Larger households and military populations contribute to the larger share of population in these counties.



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

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

One year or even four years is a short part of the business cycle. During a different four-year period, the region or King County may add more housing than jobs. There have even been years of net job losses, such as 1991. There is rough equilibrium over the ten-year Puget Sound cycle that is not apparent during the current growth boom. Finally, although King County's housing growth may not seem to balance job growth in the short term, the housing growth rate does match growth targets set in 1994 – about 10,000 added housing units each year. Even larger numbers of housing units

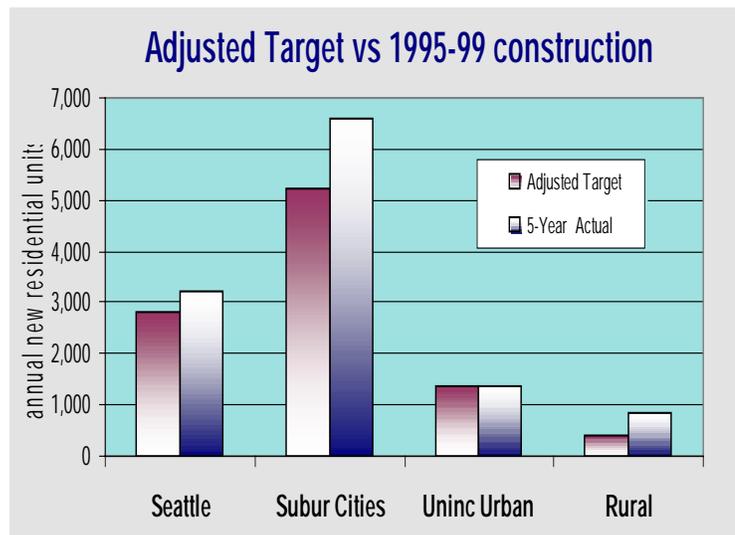
were built in 1998 and 1999. It's not so much a matter of slow housing growth as it is rapid job growth. To the extent that housing growth lags, it is affordable housing for people with lower-paying jobs that come up short. As job creation slows down in coming years, housing numbers should start to catch 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 67.

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. Several cities have incorporated since the CPPs were adopted in 1994. As new cities form and older cities annex territory, portions of the unincorporated Urban target have been shifted into cities. The targets will need continual re-allocation. Similarly, permits issued earlier by the County in recently annexed areas must be "credited" to the annexing city. When these adjustments are accounted for, the number of unincorporated permits matches the adjusted targets. During the first five full years the CPPs have been in effect, more than 40 percent of the Urban unincorporated land area has become city, and so about 12,000 of the original 38,000 growth target has shifted into incorporated jurisdictions.

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

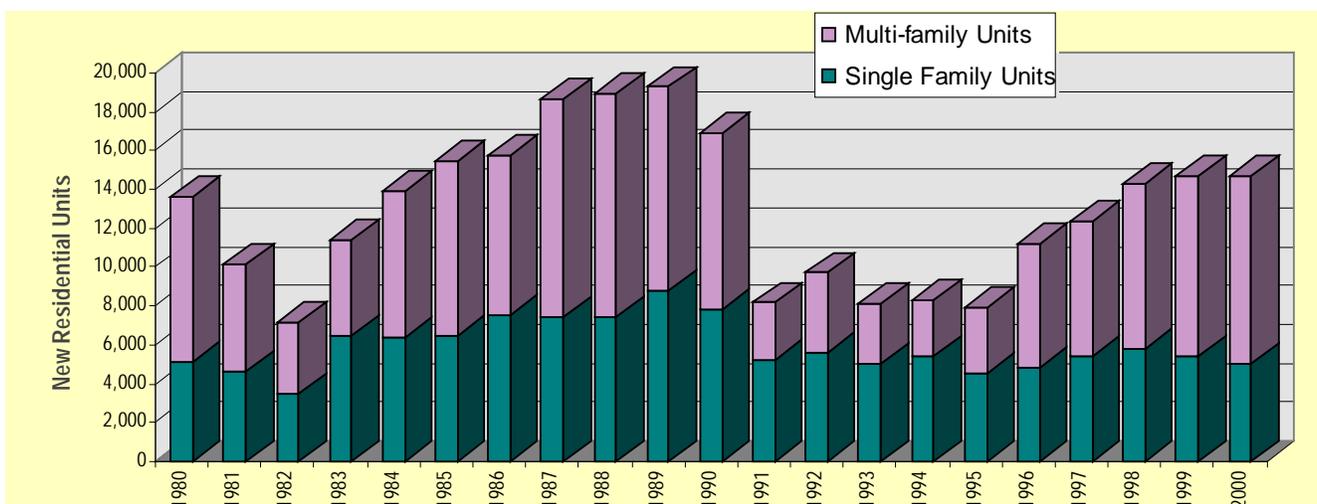
In comparing the actual growth to targets, it is important to remember the cyclical nature of Puget Sound growth. Recent permits have exceeded the annualized targets all over King County. In the next few years, slower growth may balance this rapid growth period and bring us back to the 20-year forecasted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

Rate of residential construction remains stable

Despite the slowing population growth, residential construction continued strongly in 2000, demonstrated by construction of nearly 14,700 new residential units. Construction of single family homes was down slightly to 5,000 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 permitted 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 9,700 new apartments and condominium units (triple the 1993-95 average). Total new construction is the same as in 1999, still below levels of the late 1980s, which approached 20,000 new units per year.

Total New Residential Units Permitted Single Family and Multifamily 1980 - 2000



Residential growth focuses in cities and three unincorporated areas

More than three-fourths of the new construction in 2000 occurred within city limits, in marked contrast to trends of the 1970s and 1980s. Seattle received an amazing 44 percent of the County's new residential units, more than 6,500. The 38 suburban cities together permitted 5,400 new units, 37 percent of the Countywide total. The cities of Renton with 818, Sammamish with 764, Kent with 556, and Bellevue with 500, 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 2,800 new units, unincorporated King County received less than 20 percent of Countywide new residential growth, a lower share than in earlier years. Three communities received two-thirds of unincorporated growth. East Sammamish had 676 new housing units, Bear Creek had 674, and Soos Creek had 515. Urban portions of unincorporated King County accounted for 2,233 new units, about 15 percent of the Countywide growth. In Rural and Resource areas, only 578 new units were permitted – about four percent of the Countywide total, and very close to the annualized target. This number continued a steady decline from around 800 new units during the mid 1990s. Preliminary data from 2001 hint that permit activity in both Urban and Rural areas will continue to decline.

Almost half of the unincorporated permits were multifamily; although nearly 600 of the 1,300 new multifamily units were subsequently annexed to Issaquah. Building permits by unincorporated area are reported on pages 131-132. The number of lots in recorded formal plats remained about the same as in 1999 at 1,334 new lots, primarily in Bear Creek and Soos Creek. As with building permits, the majority of new lots were created in the cities including Renton, Covington and Maple Valley.

Housing Prices Continue to Rise

During 2000, the cost of housing in King County continued to increase, but at a slower rate than in the previous few years. From 1999 to 2000 the median price of a single family home rose from \$235,000 to \$250,000, a 6.4% increase. The previous year had seen a steeper rise from \$215,000 to \$235,000, a 9.3% 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 homebuyers to enter the market. In 2000, a household earning the median income (\$55,900) could afford a home costing about \$213,000. But the median-priced home cost about \$37,000 more.

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 \$140,000. But only 18% of homes in King County sold for that amount or less in 2000. If 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. This affordability gap has impeded first-time homebuyers for many years. Currently, low interest rates are moderating the problem, but the gap remains.

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 1990s was about 3.9% per year, just slightly higher than inflation. The median rent for a two-bedroom one bath apartment was \$819 in 2000. At 50% of median income, a household of three could afford \$740.

For households below 50% of median income, even the rental market can be disheartening. For the 56,000 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. Some of these households rely on public subsidies to help provide housing. Some are paying a large share of their income for housing – and some are homeless.

Homeless individuals in King County numbered about 6,500 in 2000. 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. 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.

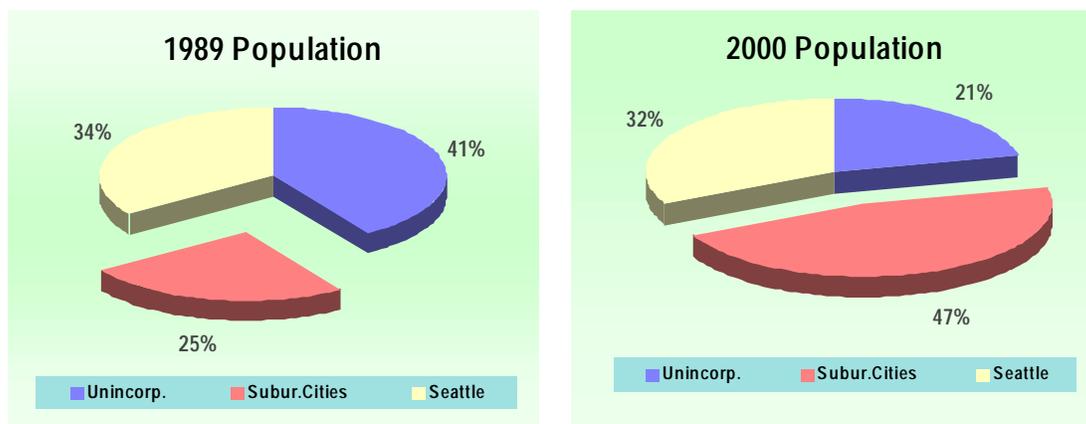
City of Sammamish Caps a Decade of Incorporations

The population change table on page 62 shows that many King County 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, from Bellevue to Skykomish, 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 2000 Census measured the City's April 1, 2000 population at 34,100 and it continues to grow rapidly. Occupying more than 21 square miles east of Lake Sammamish, the City incorporated 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 3,700 persons into cities within the last year. Auburn annexed part of the Lea Hill community with about 2,730 residents. Des Moines annexed an unincorporated island covering 100 acres with about 150 residents. Issaquah annexed neighborhoods north of the City with about 800 residents and much development activity underway.

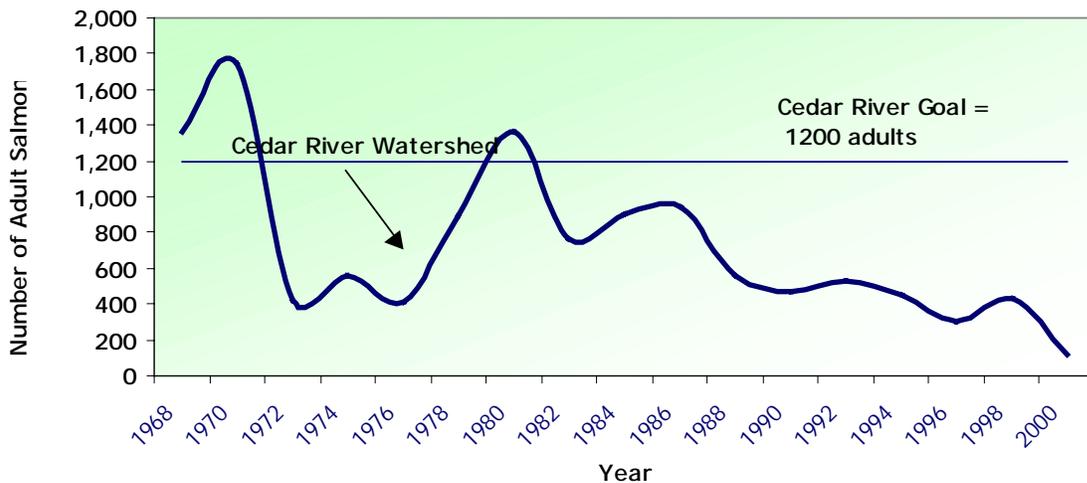
A Decade of Population Change by Jurisdiction



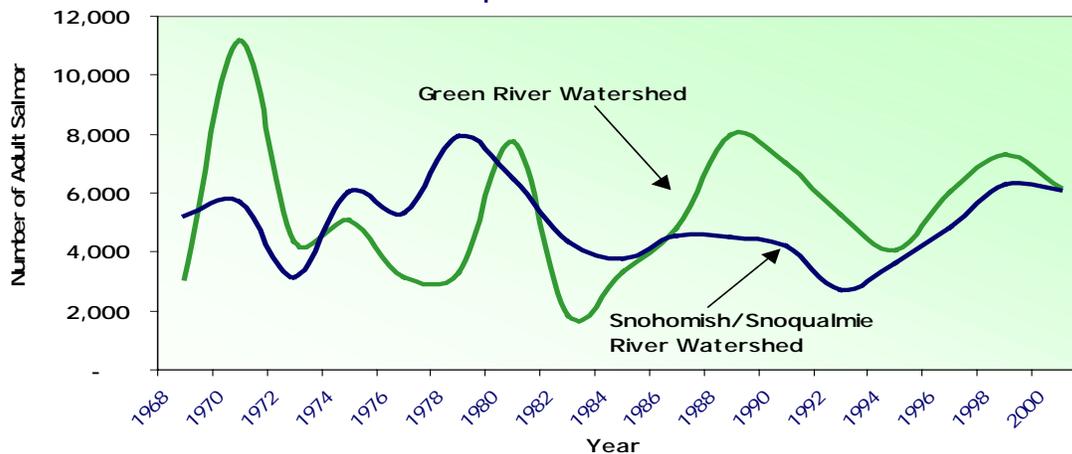
Benchmark Indicators

Chapter 2, following these highlights, reports on the five topics covered by the 2001 King County Benchmark Report: Economy, Environment, Land Use, Housing and Transportation. The chapter covers highlights for each of the 45 quality of life indicators that are more fully detailed in the Benchmark Report. The graphs below illustrate an important Environmental indicator, decreasing salmon runs in two King County river systems.

Natural Chinook Adults in the Cedar River System: 1968 - 2000



Natural Chinook Adults in the Green River and Snohomish/Snoqualmie Watersheds: 1968 - 2000



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

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.

REDUCE COMMERCIAL TRAFFIC CONGESTION

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

PROTECT AND IMPROVE TRANSPORTATION INFRASTRUCTURE

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.

I. ECONOMIC DEVELOPMENT

The Purpose of the 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

Key Findings

Most of the news in the economic sector was still good news in 2000, although clearly the slowdown in the economy is leaving its mark on King County. The most positive signs are in the overall growth of jobs and the increase in all income indicators. However, the loss of manufacturing jobs, and a wavering high school graduation rate remain issues of concern for the long-term economic health of the County.

Wages

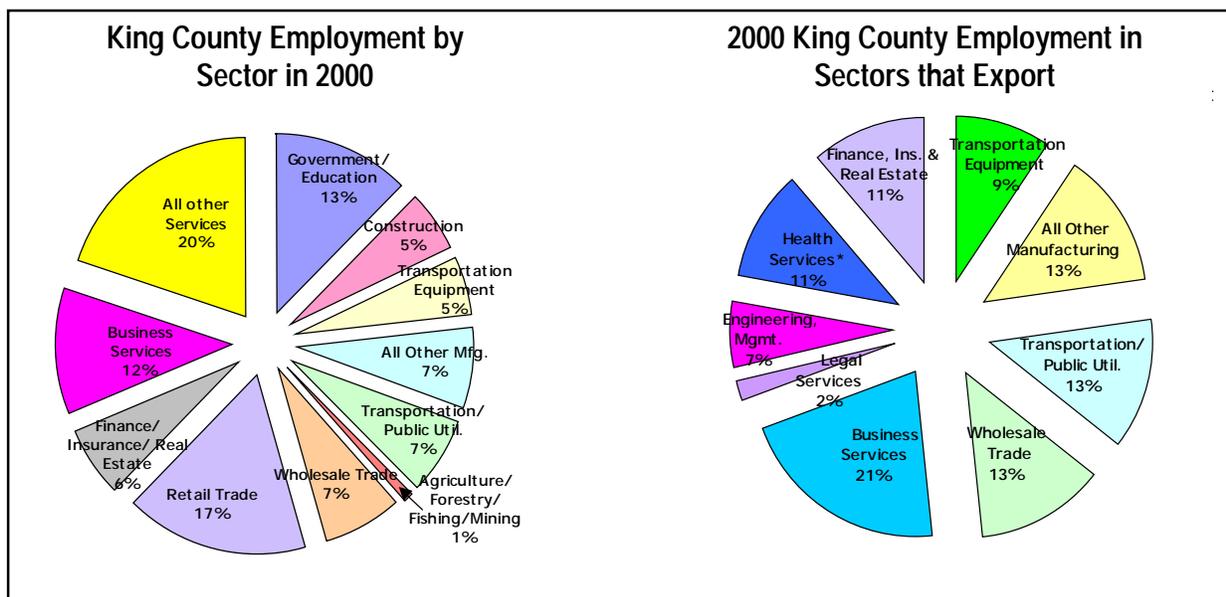
- The average wage in King County was just over \$47,700 during 2000. However, when the earnings of the software sector are excluded, the average earnings of all other workers in the County falls to about \$40,200.
- Wages in real dollars rose an average of 2.5% per year during the 1990s compared to a stagnation of real wages during the 1980s.
- This overall average masks large differences in wage levels among sectors of the economy. For instance, workers in local public education earned an average of \$30,600 or about 64% of the average wage for all workers in King County, and workers in the retail industry, about 17% of the workforce, earned only \$25,800 on the average. On the other hand, workers in the computer software and services sector, representing about 5% of the workforce in King County, earned an average of \$187,400.
- There are still many workers whose jobs do not pay a "family wage". In 2000, a basic, "livable" budget for a family of three, with one working adult, one toddler, and one school-aged child, would require earnings of about \$40,000 per year.

Income

- King County Per Capita Personal Income was \$44,700 in 1999, up from \$40,900 in 1998. In the decade since 1989, it has risen about 93% or an annual average rate of nearly 7%. King County personal income was 157% of the nationwide average in 1999.
- Median household income for King County in 2001 is \$61,400. It was 138% of the nationwide average, having grown from 117% of the national average in 1980. In real dollars, median household income for the County has grown about 1.8% per year. During the 1980s, it grew at just under 1% per year.

Business Formation and New Jobs

- During the last five years of the 1990s, creation of new businesses strengthened from the first half of the decade, showing an average annual growth rate of about 3.2%.
- In the late 1980s, new businesses were formed at a rate of almost 5% per year. From 1990 – 1995, the rate of business formation was about 2.1% per year. Although there are clearly cycles of slower and faster growth, over the long term, business growth appears fairly steady.
- From 1990 to 2000, 227,500 new jobs were added in King County. Job creation was approximately 25% for the decade, or an average of 2% per year.
- In 2000 Services employed 31% of all workers in King County. Nearly 12% of all County workers are in Business Services, with about 5% employed in the subsector of computer software and services.
- For the first time, this year *the Computer Software and Services* sector employed almost exactly the same number of workers as the *Transportation Equipment Manufacturing* sector (which includes aerospace manufacturing). This was due to both an increase in computer-related employment, and a decline in aerospace employment.
- Jobs declined by 36% in the *Transportation Equipment* sector over the decade, amounting to a net loss of 34,150 jobs. Other jobs in manufacturing grew by a modest 9% over the decade.
- Jobs in retail increased 25% and jobs in services (other than business services) increased 32% during the past decade. However, retail jobs pay an average wage of just over \$25,000, and many jobs in the services sector are also relatively low-paying.



The Basic (Export) Sector

- Cuts in employment in the aerospace industry were particularly sharp in 1999-2000. Therefore, the contribution of other industries and of the service sector to basic (export sector) employment is becoming critical for the economic health of the region.
- *Manufacturing*, as a whole, has declined from 43% of export jobs in 1980 to under 14% in 2000. The greatest growth in the export industries has been in business /computer and professional services. *Business Services* now comprises 21% of export industry jobs, compared to 9% in 1980.
- 52% of employment in King County's export industries involve the export of services rather than of raw materials or manufactured goods.

Educational Attainment in King County

- In 1990, 33% of King County adults had a college degree, compared to 21% for the U.S. as a whole. An additional 32% of King County residents had attended some college, but did not obtain a four year degree. 23% of King County adults had a high school diploma with no further education, and 12% did not have a high school diploma or equivalency degree.
- For the 1998-1999 school year the graduation rate in King County school districts was 79.6%, losing 2 percentage points from the 1997-98 rate. The graduation rate in 1999 showed a drop of 5 percentage points from the rate ten years earlier, in 1989.
- Opportunities are bleak for King County youth that drop out of high school. The job pool for uneducated, unskilled workers is shrinking, and pay for these jobs are low. Nationwide, earnings for female high school dropouts fell 29% in real dollars from 1991-1998, and for male high school dropout's earnings in real dollars fell 15%. In 1998, high school dropouts earned only 38% of what those with Bachelor's degrees or more earned.

Educational Attainment in Washington State

- In 1999, 91.2% of Washington State's adult population had a high school diploma or higher. Washington ranked second among all the states in the percent of its population who had graduated from high school. In 1990, 88% of King County's adult population had a high school diploma or higher. More recent census data on educational attainment in King County will be available next year.
- Nearly 29% of Washington State adults had a bachelor's degree or higher in 1999. Washington ranked ninth among all the states. Nationally, about 25% of adults had bachelor's degrees.

What We Are Doing for Economic Development

- Providing workforce training, placement, and retention for individuals with multiple employment disadvantages through the Jobs Initiative, and aiding low income workers in transitioning from welfare to the workplace, through the Welfare to Work Program.
- Providing financing incentives to projects that generate union-scale construction jobs, and that also reserve a fixed percentage of permanent employment for low- and moderate-income workers.
- Requiring the use of apprentices during construction at County-funded projects, in order to encourage youth to enter trades that will pay a family wage.
- As a Brownfields Showcase Community, helping to preserve and reclaim contaminated industrial land, and thus to retain and expand the number of family-wage jobs in the County.

- Seeking to attract higher-paying technology and manufacturing jobs, especially to less affluent areas of the County. Working to insure sufficient physical and technological infrastructure in the urban areas to allow new industries to flourish.
- Providing loans to qualified small businesses that do not have access to traditional financing.
- Providing support, training, and advocacy for disadvantaged businesses.
- Providing various kinds of support to families with children and youth at risk of leaving the educational system.

II. ENVIRONMENT

The Purpose of the Environmental Indicators

The key outcomes of the Countywide Planning Policies' 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

Key Findings

Benchmarks in the environmental area show mixed results. King County continues to make impressive progress in reducing water consumption, increasing recycling, and maintaining groundwater levels. King County lakes are generally in good shape. However, the protection of air quality, of fish and wildlife habitats, and of stream and wetland quality remain major challenges.

Air Quality and Vehicle Miles Traveled

- The number of good air quality days declined to 272 good days in 1999 and 245 good days in 2000. A higher federal standard for particulate matter that was adopted in Seattle in 1999 may account for more days being designated "moderate" or "unhealthful" rather than "good".
- Prior to these past two years the number of good air quality days had increased from 73 good days in 1980 to 343 good days in 1998.
- King County has been the site of major research studies on the affects of fine particle air pollution on childhood asthma. The hospitalization rate for children in Seattle's inner city was more than 600 per 100,000, while it was 100 per 100,000 for suburban children.
- Motor vehicles are by far the largest contributors to overall air pollution with 55% of the total, followed by industry with 21%, outdoor burning with 12%, and wood stoves and fireplaces with 12%. Outdoor burning, wood stoves and fireplaces contribute to the amount of particulate matter in the air. Small engines such as gas-powered lawnmowers, along with most vehicles, contribute to ozone in the air.

- Based on 1996 air samples, King County was ranked among the worst 5% of U.S. counties for airborne toxins. For instance, King County ranked high in levels of benzene, a known carcinogen which is found in gasoline.
- Vehicle Miles Traveled *Per Capita* in King County has risen just 4.4% from 1990 to 2000, after a rise of about 41% in the five years from 1985 to 1990.
- *Total* Vehicle Miles Traveled on County roads, however, has risen 20% since 1990, after rising 92% from 1985 to 1990.
- While the slower rate of growth in VMT is welcome, the continuing rise in the total number of miles traveled poses serious threats to air quality in this region.

Energy Consumption

- Total energy consumption has increased 35% since 1986 due primarily to population growth and economic growth, but also to some increases in per capita consumption. Most of this increase has been in residential usage of natural gas, and in diesel fuel.
- Per capita usage of automotive gasoline has fluctuated throughout this 15 year period, but it is currently at the same level as it was in 1986. More efficient vehicles probably account for most of this stabilization.
- Although the per capita consumption of gasoline has remained steady, the total usage of gasoline and diesel fuels continues to climb with population growth, and to endanger air quality.

Water Quality and Quantity

- Water clarity remains moderate to good in King County's three major lakes: Lake Washington, Lake Sammamish and Lake Union. About 29% of the smaller, monitored lakes in King County have poor or very poor water clarity, while 71% have good or moderate water clarity.
- 53% of King County streams are designated seriously or moderately degraded as measured by the Benthic Index of Biotic Integrity (B-IBI). Maintenance or restoration of healthy streams are an important part of preserving habitat for salmon and other aquatic species.
- While there are wide differences in each watershed, generally streams that are tributaries of Issaquah Creek in the Sammamish watershed are in the best condition, with all but two classified as healthy or moderately healthy. On the other hand, five out of eight monitored streams in the Middle-Green River sub-basin are seriously to moderately degraded.
- Conservation of water by King County residents, not only assures that adequate water will be available for our own needs throughout a dry season, but it also determines whether adequate water can be maintained in streams to protect fish and wildlife habitats.
- Per capita water usage in 2000 remained at about the same level as 1999. At just under 105 gallons per capita in 1999 and 2000, water consumption, is at its lowest level since 1993.
- Overall, water consumption per capita is notably lower this decade than in the 1980's when it showed an upward trend.
- Total water consumption has decreased since 1990, despite a growing population.
- Based on 2001 sampling results, overall groundwater quality in King County appears to be high. Very few of the samples exceeded Washington State Department of Health primary drinking water quality standards.
- Groundwater quantity does not seem to have changed significantly since the previous sampling in 1989-1995. As with surface water, conservation efforts assure that aquifer storage levels will remain high. When this occurs, groundwater will discharge and streams will have higher baseflows. If too much water is withdrawn from the

aquifer, storage will be low, and streams will have low base-flows. They may even dry up altogether in dry summer months.

- Changes of land use in an aquifer's recharge area - for instance, from natural vegetation to impervious surfaces such as pavement or concrete - can permanently reduce recharge amounts.

Wetlands

- King County has approximately 32,000 acres of identified wetlands. Because trend data is not yet available it is difficult to say whether or not there has been any net loss of wetland acreage.
- Wetlands are biologically highly productive ecosystems and are essential to a vast diversity of species, including birds, fish, reptiles, invertebrates and mammals for feeding, nesting, cover and breeding.

Habitat Networks

- King County is home to a number of threatened or vulnerable species. Among these are the bald eagle, the peregrine falcon, grey wolves, spotted owls, common loons, piliated woodpeckers, and great blue herons. Many of these species, as well as other native species that are currently thriving, require relatively large connected blocks of habitat. The designation of the wildlife habitat network by the King County Comprehensive Plan is helping to preserve that continuity.
- There are still significant gaps in the wildlife networks, and development activity continues to take place in areas adjacent to the habitat network.
- Loopholes in the wildlife network codes, make it difficult to ensure protection of these habitats. Efforts to close the loopholes have been postponed several years until comprehensive policies and codes to protect aquatic and terrestrial habitat can be implemented.

Salmon

- Qualitative and quantitative data from over the last century indicate a precipitous and continuous decline in the abundance of native, naturally spawning salmon in Puget Sound watersheds, and in watersheds up and down the West Coast generally. For some stocks the decline has been an order of magnitude, e.g., from 10,000 returning fish a decade or two ago to 1,000 now.
- The gravity of this decline has been confirmed by the listing of Chinook salmon and bull trout under the Endangered Species Act, and by the real potential that a number of other salmonid stocks, including coho and kokanee, will be reviewed for listing as well.
- The total number of natural-spawning adult Chinook in the Lake Washington System reached a new low of 120 in 2000, after a low of 240 in 1999. The count of adult Chinook has been sparse compared to other stocks since data collection began in 1968.
- In the Snohomish/Snoqualmie Watershed there was an overall declining trend from the late 1970s to the mid-1990s. In 1998, however, adult Chinook returned to this watershed in their highest numbers – over 6,000 - since 1980. This trend has continued into 2000, with 6,095 adults returning to spawn this past year.
- In 1970, a high of 30,000 Coho was recorded in the Lake Washington System while a low of 200 was recorded in 1994. In 2000 about 1,950 Coho adults returned to Lake Washington, after several years of very low returns. However, the average return in the 1990s was much lower than in the 1970s and 1980s.

Recycling and Waste Disposal

- King County continues to do well in its recycling efforts. In 2000, nearly 1,100 lbs. per person were recycled in King County outside of Seattle, up significantly from about 250 lbs. in 1980, and 380 lbs. in 1990. King County is now recycling over four times as much per person as it was in 1980, and almost three times as much as it was in 1990.

- Although both the total and per capita amounts of waste generated continue to grow, the proportion of waste that is recycled has grown considerably since 1990.
- Since 1993 there has been a gradual increase in the proportion of residential waste that has been recycled. It has remained around 47% for the past three years. The goal is to reach 50% recycling by 2006.
- About 77% of residents living in single family homes or buildings with four units or less participate in curbside recycling.

What We Are Doing for the Environment

- Reducing gasoline consumption by encouraging transit ridership, creating bicycle trails, promoting pedestrian-friendly urban design, and increasing availability of alternatives to travel by single-occupancy vehicles, such as buses, vanpools, carpools, bicycling, and walking.
- Reducing diesel emissions through Diesel Solutions, a public/private program that will accelerate the introduction of low sulfur fuels into Western Washington.
- Maintaining bans on outdoor burning and use of wood stoves when conditions warrant.
- Educating consumers on ways to conserve on household energy; providing sample compact fluorescent bulbs to replace incandescent bulbs.
- Promoting intensive conservation measures, including low-flow showerheads and faucets, low-flush toilets, and water-efficient clothes and dishwaters.
- Limiting lawn and garden watering during high demand times; promoting native landscaping requiring less additional watering.
- Protecting fisheries and wildlife by allowing adequate in-stream flows in rivers and streams.
- Undertaking in-stream habitat restoration, removing culverts that impede fish migration, and providing flood control.
- Enhancing and protecting streambanks with revegetation projects and rechannelization.
- Purchasing land at the headwaters of salmon streams and conserving it as "open space".
- Providing incentives to protect wetlands through programs such as Wetland Mitigation Banking.
- Addressing the overflow of sewers into Lake Union through a Combined Sewer Overflow Control Program, begun in the late 1980s.
- Continuing to monitor lake water quality to track any changes due to storm sewer overflow events, sewer pipe and pump system breakdowns, or shoreline activities.
- Tracking and mitigating development activities that may affect lake and stream water quality or wetlands.
- Discouraging practices, which contribute to either chemical or biological contamination of wells and springs: excess use of fertilizers, run-off from traffic areas, from industrial and construction activity, and from agricultural activity involving animal waste.
- Limiting development activity in rural areas, particularly if it involves increases in impervious surface, in order to protect the quantity of water in aquifers and to assure an adequate base flow in streams.
- Purchasing land to conserve open space that will augment the wildlife network.
- Leading the Tri-County Endangered Species Act (ESA) Response together with Pierce and Snohomish Counties and various stakeholders to develop local responses to ESA listings that protect habitat and restore salmon populations.
- Securing federal and state money for habitat acquisition and restoration work. Since 1998, King County has received almost \$16 million for habitat improvements.
- Informing and involving the public about salmon recovery issues.
- Introducing wider stream buffers where needed to protect fish habitat, through the new Fish and Wildlife Ordinance.

- Seeking ways to recycle and reduce more of the waste stream not currently included in curbside recycle programs, such as food waste recycling.
- Examining “new wastes” such as used computer equipment, and devising ways to reduce and reuse this waste stream.
- Encouraging King County manufacturers to practice environmental stewardship by considering, at the product design stage, how to reduce toxic materials, conserve energy, reuse materials, and recycle.
- Educating and encouraging builders and residents to consider sustainable or “green” building practices, such as the use of recycled construction materials, and structure design which minimizes resource use.

III. AFFORDABLE HOUSING

The Purpose of the 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

Key Findings

Providing affordable home ownership opportunities remains a major challenge in King County. A very modest 1% increase in the rate of home ownership was far short of the gains statewide and nationally. Even more critical, however, is the need for rental housing for low- and very low-income households, those earning below 50% of median income.

- The greatest deficit in rental housing is for those who earn less than 30% of H.U.D. median income (\$17,750 for a family of three). There were only 500 market-rate rentals affordable to this group of approximately 56,000 renter households. A household supported by one full-time worker, earning up to \$9 per hour would be in this group.
- The average-priced multifamily rentals in the County, at \$819 per month, would be unaffordable to a household supported by one wage-earner making \$16.00 an hour, or two wage-earners each earning \$8.00 an hour.
- Less than 10% of single-family rental houses are affordable to those with incomes below 50% of the median (\$23,000 - \$33,000). About 70% of single family rentals cost \$1000 or more to rent.
- Existing estimates of total persons homeless in King County are in the range of 6,500 on any given night; this number includes approximately 4,500 persons in shelters or transitional housing, unsheltered persons in Seattle, and unsheltered persons outside of Seattle.
- The median price of a single family home in 2000 was \$250,000. During 2000 a typical first-time buyer, at 80% of median income, earned about \$43,000. With a 5% down payment, that household could afford a home priced no more than \$140,000. Only 17.6% of all home sales in King County in 2000 (both single family and condo) were priced at that amount or less.
- The median-income household earned about \$55,900 in 2000. With a 20% down payment, that household could afford a home priced around \$213,000, still \$37,000 less than the cost of a median-priced single-family home.
- The rising trend in home prices has begun to reverse itself in 2001 as the economy cools. The median home price was down about 2.5% during the first quarter of 2001.

- Interest rates fell slightly at the end of 2000 and the beginning of 2001, but they may not have fallen enough to significantly affect affordability.
- The home ownership rate in King County rose exactly 1 percentage point during the 1990s, from 59% to 60%. This is a very modest increase during a period when home ownership rates in Washington State rose from 62 to 65% and in the United States from 64% to 67%.
- The lowest home ownership rates are in Kent, Tukwila, Seattle and Renton, with rates less than 48%. These cities have a combination of a high number of multifamily dwellings and a higher than average percent of single-family rentals.
- King County's average vacancy rate fell slightly to 3.6% in 2000. After showing a downward trend from 1994 – 1997, it had risen to 3.9% in 1999. A vacancy rate of 5% is generally regarded as a normal market rate. Lower rates indicate that there are fewer units available.
- In 2000, King County jurisdictions contributed \$19,998,000 of local public dollars toward long-term affordable housing for King County citizens who earn below 80% of the median income. These local dollars leverage a significant amount of federal and state funds.
- In King County and the suburban cities, approximately 554 new low-income housing units were funded with the help of local public dollars. Another 644 affordable units were supported through regulatory flexibility and incentives.
- In Seattle, local and federal dollars leveraged the creation of 586 low-income rental units. Another 119 affordable units were created through the HomeBuyer Assistance Program, and the Transfer of Development Rights Program.
- Approximately 21% of the population earn less than 50% of the median income, and another 17% earn 50% to 80% of median income. To meet demand, and to satisfy the goal of equitable distribution of affordable housing, at least 38% of a jurisdiction's total housing stock would need to be affordable. 22 out of 40 King County jurisdictions met these criteria in 2000.
- Only 12 cities had sufficient units affordable to those earning below 50% of median income. All of these were in South King County, except Skykomish.

What We Are Doing for Housing

- Contributing about \$20 million per year in local public funds to create and preserve affordable housing.
- Adding from 1000 to 1500 new long-term affordable housing units to the housing stock each year.
- Permitting accessory dwelling units (ADUs) in urban and suburban neighborhoods.
- Completing a transit-oriented development (T.O.D.) at Overlake Park and Ride, which will include affordable housing units.
- Working with developers and cities to create other T.O.D.'s at several sites in the County.
- Setting affordable housing targets to assure an equitable distribution of housing for low-income households (under 50% of median and 50 – 80% of median) throughout the County.
- Providing operating support to transitional housing programs and rental assistance to homeless families with children, using funds from a state grant. In 2000, these funds housed over 230 homeless families for up to 12 months.
- Providing emergency shelter in King County outside Seattle. \$498,000 in federal and state funds helped to shelter 2,218 homeless households for 83,675 bed nights.
- Supporting transitional housing operations and homeless shelters, offering legal assistance, and providing services such as health care, to homeless families and individuals with \$734,000 in general funds.
- Making surplus County land available for affordable housing developments where feasible.

- Encouraging and zoning for a wide variety of housing choices within the Urban Growth Areas, and allowing more dense development in appropriate areas. In particular, promoting innovative design that integrates efficient land use and more land- and energy-efficient housing styles.
- Revitalizing existing neighborhoods through redevelopment.
- Allowing attached housing as a permitted use in all urban residential zones in Unincorporated King County. Permitting clustering of housing where sensitive areas might prevent developers from reaching zoned densities.
- Promoting measures, which can reduce processing, time for platting and permitting, and lower some land development costs.

IV. LAND USE

The Purpose of the 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 into Urban Centers, and
- Limit growth in Rural and Resource Areas.
- Monitor land development trends in King County that support or undermine these outcomes.

Key Findings

The County is making considerable progress towards its land use goals. In 2000 it reduced residential development in rural areas to about 4% of all housing growth. It is building a higher percentage of housing in Urban Centers, and countywide, it is meeting its target for new housing. Employment growth has been more rapid than forecast, but there are challenges in continuing to focus growth into urban centers outside of Seattle. Continuing to reduce growth in the rural area, and to increase efficient land-use in some suburban areas, are also critical tasks.

Housing in Urban vs. Rural Areas

- In 2000, 96% of all new housing units permitted were within the Urban Growth Area. This continues the trend of slower growth in the Rural Area while growth accelerates in the Urban Area.
- While growth in the rural area has slowed since 1995, the growth rate, averaging about 800 units per year, is still double that projected in the CPPs. In order to remain within the 20-year target, the rural area growth will have to average no more than 250 units per year over the next 12 years.
- The target of the CPPs is for 25% of all new housing units to be built in the Urban Centers. From 1995 to 2000 about 18% of all new housing units were built in the Urban Centers. However, the percent has been increasing. 39% of all new housing units built in 2000 were in Urban Centers. 80% of these were in the Seattle Urban Centers.

Progress Towards Housing and Job Targets

- King County as a whole is doing very well in achieving its twenty-year housing goal. After 8 years (1993 – 2000), or 40% of the 20-year planning period, King County has permitted about 45% of its household target. This amounts to about 85,000 net new units. The mid-point of the current twenty-year target range is about 190,000 net new units.

- The rate of new employment growth in King County has been nearly twice the rate forecast in the Countywide Planning Policies. In the five years from 1994 – 1999, nearly 198,000 net new jobs were created in King County, or over 50% of the twenty-year target of 312,000 – 399,000 net new jobs.
- Job growth has begun to slow. There were 35,450 new jobs added in 1999, and 20,443 in 2000. It is likely that the trend toward fewer new jobs will continue over the next couple of years.

Geographic Distribution of Jobs

- About 25 – 30% of new jobs were in Urban Centers. This falls short of the goal that 50% of new jobs would be located in the Urban Centers. However, as with housing, the proportion of new employment locating in Urban Centers is growing slowly each year.
- The geographic distribution of jobs in King County is becoming more balanced. In 1980, Seattle was the regional job center with 58% of jobs located in the Seattle-Shoreline area. 28% of King County jobs were located in South King County and only 14% were located on the Eastside.
- By 2000, Seattle-Shoreline's share of total jobs had shrunk to 46% while the Eastside grew to 28%. South King County's share decreased slightly to 26%.

Jobs-Housing Balance

- Historically, King County, as the regional jobs center, has had a higher jobs-housing ratio than Snohomish or Pierce County. There were 1,110,000 covered jobs and 739,100 housing units in King County in 1999, or 1.50 jobs per housing unit.
- The jobs-housing ratio has remained virtually the same in Seattle-Shoreline and in South King County over the last decade. In other words, there has been a proportional rate of growth in housing and jobs in those sub-county regions.
- The rapid job growth on the Eastside has driven up the jobs-housing ratio from .80 in 1980 to 1.19 in 1990 and 1.46 in 1999. This is consistent with the change in the Eastside from a bedroom community to a thriving economic center.

Redevelopment and Increasing Achieved Densities

- In 2000, at least 46% of all new housing were built on redeveloped land. Most of this redevelopment was in the Seattle-Shoreline area, but South King County also built about 36% of its new units on redeveloped land.
- In 1999, urban King County achieved a density of just over 5 dwelling units per acre in its single family zones, and of approximately 21 dwelling units per acre in its multifamily zones. Achieved density appears to be about 75 – 85% of zoned density in the cities that have reported this data.

Parks and Open Space

- Countywide, there were 13.9 acres of parks and open space per thousand residents in the urban area, down from 14.5 in 1996. This decline is mainly due to an adjustment of the urban growth boundary that took most of the Cougar Mountain Wildland out of the “urban parkland” category, and put it in the rural area of the County. A ratio of 10 – 15 acres per resident is recommended.
- During 2000, about 500 acres of parks or open space were created, or were transferred from County ownership to cities.

What We Are Doing About Land Use

- Preserving open space in rural areas in exchange for higher densities in urban areas through the Transfer of Development Credits Program and Four to One Program.
- Allowing clustering of housing in urban areas to maximize net densities, and easing height restrictions in some urban settings.
- Encouraging “transit-oriented development” in urban centers.
- Seeking to attract new employment to Urban Centers and Manufacturing/Industrial Centers.
- Permitting high density housing in Urban Centers so that more workers can live close to jobs.
- In a collaborative effort among all jurisdictions, preparing to extend growth targets based on new population forecasts.

V. TRANSPORTATION

The Purpose of the 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

Key Findings

Improving traffic mobility is a high priority for both citizens and policy-makers in King County. Significant strides are being made in increasing transit and carpool ridership, and reducing dependence on single occupancy vehicles. This is especially evident in commute trips. Nevertheless, over 50% of all daily trips are still by single-occupancy vehicle; we are traveling more, and several major King County highways are over-capacity every day. Although freight trucks account for only about 5 – 10% of vehicles on the major roads, commercial traffic is increasing on these roads faster than car traffic.

Transit Ridership

- In 2000, transit ridership in King County surpassed 100 million rides given on motorbus, trolleybus, streetcar, DART and Sound Transit.
- Transit ridership grew by 3.8%, or an additional 3.7 million boardings, in the year 2000. This data includes 2.3 million Sound Transit rides managed by King County Metro.
- Figure 42.2 shows that the per capita annual transit ridership has steadily risen since 1995. In 2000, the average King County resident rode the bus fifty-eight times a year.
- The capacity of King County park and ride lots decreased by 547 stalls since 1999 due to closure of underutilized leased park and ride lots and the temporary closure of the Overlake Park and Ride.
- The Seattle-Shoreline, I-90/SR-520 Corridor and South King County park and rides are near full capacity. However park and rides in Northeast King County are underutilized with less than 70% of spaces occupied. This may be due to

a number of factors such as frequency of bus service, length of travel time downtown compared to automobiles, and accessibility of facilities.

- Since 1990 there has been a modest upward trend in the use of other modes of transportation than single-occupancy vehicle. As a proportion of all daily trips, SOV use has declined 4.4 percentage points, while Transit and HOV/Carpool use have each increased about 2 percentage points. Non-motorized and other modes have also increased slightly.
- Over half of all daily travel trips are still made in single occupancy vehicles. However, considering only work trips, commuters are more likely to use transit, carpool, or find other means of transportation than single occupancy vehicles to commute to work. In 1999, nearly 32% of work trips were by means other than single occupancy vehicle.
- Although 90 – 95% of the vehicles on the road are cars or small pickups, freight trucks have increased as a share of total vehicles on the road since 1993. Truck traffic on I-5 has increased by 46% and cars by 13% in the past seven years. On SR 18, truck traffic increased by 8% while car traffic increased 4.4%. With both more cars and more trucks on the road, commercial traffic is less able to move efficiently throughout the region.
- Traffic congestion on major King County highways is near or above capacity (volume to capacity ratio $> .80$) from around 2 PM to 6 PM. This corresponds with the period when cars are most frequently on the road. Truck traffic peaks between 9 am up to 2 PM when most people are at work. However after 2 PM, the number of truck drivers on the road decreases as they try to avoid commuting during the afternoon rush hour.
- Volume to capacity ratios for I-5 at 185th shows it to be beyond capacity both north and southbound in the evening peak hour and beyond capacity southbound in the morning. By this measure, congestion grew significantly worse from 1995 – 1999.

What We Are Doing About Transportation

- Updating the Six-Year Transit Development Plan
- Promoting alternatives to single-occupancy vehicle use through public education, improvements to the transit system, car and vanpool alternatives, and maintenance and creation of bike paths.
- Creating 6,400 new park and ride spaces by 2004 including expansions involving:
 - ◆ 500 spaces at Northgate,
 - ◆ 1,000 spaces at Eastgate,
 - ◆ 700 spaces at Pacific Highway South and
 - ◆ 500 spaces at the Issaquah Highlands park and ride.
- Supporting the development of the Sound Transit commuter rail and light rail systems.
- Pursuing transit-oriented development (T.O.D.'s) and other land use policies, which increase proximity of jobs and housing, so that commute distances, will be shorter.

III. King County in the Puget Sound Region

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

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

King County: **Seattle**

Kitsap County: **Bremerton**

Pierce County: **Tacoma**

Snohomish County: **Everett**



Population 1980, 1990, 1995 through 2000

King County and the Puget Sound Region

	Census 1980	Census 1990	1995	1996	1997	1998	1999	Census 2000
King	1,269,898	1,507,319	1,613,600	1,628,800	1,646,200	1,665,800	1,677,000	1,737,034
Seattle	493,846	516,259	532,900	534,700	536,600	539,700	540,500	563,374
Balance	776,052	991,060	1,080,700	1,094,100	1,109,600	1,126,100	1,136,500	1,173,660
Kitsap	147,152	189,731	220,600	224,700	229,400	229,000	229,700	231,969
Bremerton	36,208	38,142	39,610	38,370	38,600	37,260	36,270	37,259
Balance	110,944	151,589	180,990	186,330	190,800	191,740	193,430	194,710
Pierce	485,667	586,203	660,200	665,200	674,300	686,800	700,000	700,820
Tacoma	158,501	176,664	184,500	185,000	185,600	186,000	187,200	193,556
Balance	327,166	409,539	475,700	480,200	488,700	500,800	512,800	507,264
Snohomish	337,720	465,628	525,600	538,100	551,200	568,100	583,300	606,024
Everett	54,413	69,961	79,180	81,810	84,130	84,330	86,730	91,488
Balance	283,307	395,667	446,420	456,290	467,070	483,770	496,570	514,536
Puget Sound Region	2,240,437	2,748,881	3,020,000	3,056,800	3,101,100	3,149,700	3,190,000	3,275,847
Washington State	4,132,353	4,866,663	5,515,500	5,516,800	5,605,300	5,685,200	5,757,400	5,894,000

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

Median Income, 1989 Counties in the Puget Sound Region

	House- holds 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 2000

KING COUNTY

Industry	1996	1997	1998	1999	2000
Manufacturing	141,400	154,700	162,000	153,100	145,600
-Trans. Equip.	59,700	69,300	73,900	67,000	59,800
-Other Mfg.	81,700	85,400	88,100	86,100	85,800
Mining and Misc.	500	500	500	500	600
Construction	47,400	52,100	57,100	62,000	66,400
Trans./Pub. Util.	68,300	70,700	72,800	77,200	81,400
Wholesale/Retail	247,000	256,000	266,100	273,400	282,600
Fin./Ins./Real Est.	65,300	68,300	71,200	74,500	73,400
Services	301,900	327,400	342,300	360,200	387,800
Government	142,100	144,300	147,400	151,000	154,100
TOTAL:	1,013,900	1,074,000	1,119,400	1,151,900	1,191,900

KITSAP COUNTY

Industry	1996	1997	1998	1999	2000
Manufacturing	2,000	2,100	2,300	2,400	2,300
-Trans. Equip.	NA	NA	NA	NA	NA
-Other Mfg.	NA	NA	NA	NA	NA
Mining and Misc.	900	900	900	900	700
Construction	3,300	3,100	3,400	3,700	4,100
Trans./Pub. Util.	1,700	1,600	1,700	2,000	1,900
Wholesale/Retail	16,000	16,300	16,500	16,000	16,800
Fin./Ins./Real Est.	2,600	2,600	2,800	2,800	2,600
Services	17,000	17,300	18,300	18,800	19,700
Government	26,300	26,200	25,800	25,700	26,300
TOTAL:	69,800	70,100	71,700	72,300	74,400

PIERCE COUNTY

Industry	1996	1997	1998	1999	2000
Manufacturing	24,200	25,600	25,600	24,500	23,300
-Trans. Equip.	2,100	2,600	2,800	2,500	2,300
-Other Mfg.	22,100	23,000	22,800	22,000	21,000
Mining and Misc.	200	200	200	200	200
Construction	12,300	12,600	13,300	14,900	16,000
Trans./Pub. Util.	10,000	9,600	9,200	9,500	10,600
Wholesale/Retail	54,900	57,000	58,500	58,800	59,700
Fin./Ins./Real Est.	11,300	11,900	12,500	12,800	13,300
Services	61,500	64,600	67,400	69,500	70,300
Government	46,900	47,300	48,400	49,100	50,000
TOTAL:	221,300	228,800	235,100	239,300	243,400

SNOHOMISH COUNTY

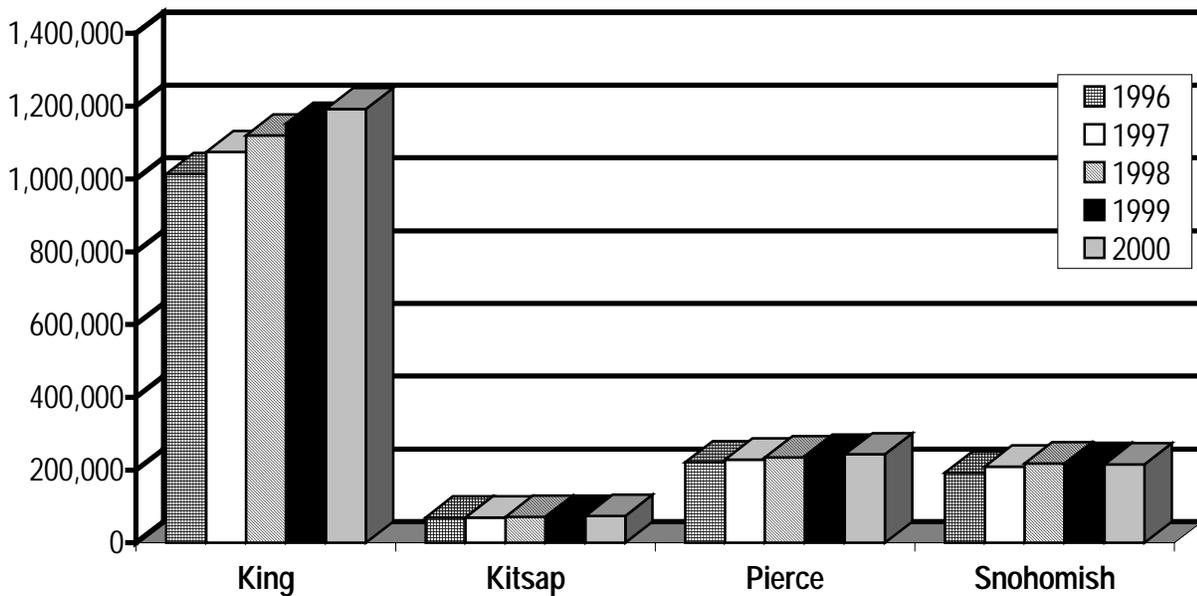
Industry	1996	1997	1998	1999	2000
Manufacturing	53,200	62,000	65,800	60,300	54,400
-Trans. Equip.	32,100	38,000	43,100	37,600	31,600
-Other Mfg.	21,100	24,000	22,700	22,700	22,800
Mining and Misc.	200	200	200	200	500
Construction	12,000	13,700	14,400	15,700	16,900
Trans./Pub. Util.	5,600	6,000	7,100	6,400	6,200
Wholesale/Retail	44,100	46,000	47,000	48,100	49,300
Fin./Ins./Real Est.	8,400	9,150	9,200	9,300	9,600
Services	40,200	42,500	43,700	45,100	46,700
Government	28,900	30,500	30,700	31,700	31,800
TOTAL:	192,600	210,050	218,100	216,800	215,400

Source: Washington State Employment Security Department 1996 - 2001.

Non-Agricultural Wage and Salary Jobs in Puget Sound Region 1996 through 2000

Industry	1996	1997	1998	1999	2000
Manufacturing	220,800	244,400	255,700	240,300	225,600
-Trans. Equip.	93,900	109,900	119,800	107,100	93,100
-Other Mfg.	124,900	132,400	133,600	130,800	130,200
Mining and Misc.	1,800	1,800	1,800	1,800	2,000
Construction	75,000	81,500	88,200	96,300	103,700
Trans./Pub. Util.	85,600	87,900	90,800	95,100	100,000
Wholesale/Retail	362,000	375,300	388,100	396,300	408,800
Fin./Ins./Real Est.	87,600	91,950	95,700	99,400	99,100
Services	420,600	451,800	471,700	493,600	524,500
Government	244,200	248,300	252,300	257,500	262,500
TOTAL:	1,497,600	1,582,950	1,644,300	1,680,300	1,680,300

Total Jobs by County



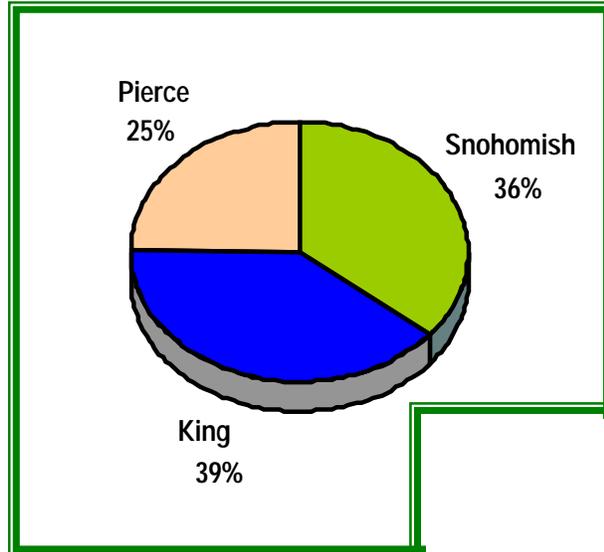
Source: Washington State Employment Security Department, 2000.

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

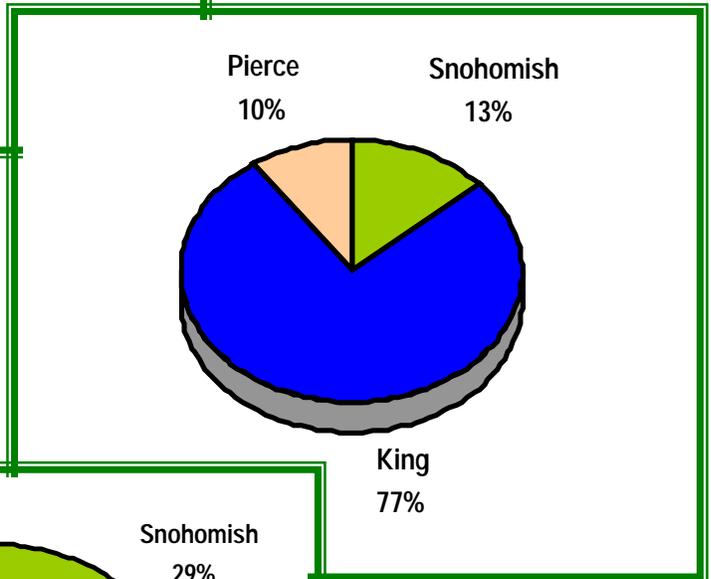
	<u>1995</u>	<u>1999</u>	<u>Percent of WA, 1999</u>	<u>4 - Year Growth</u>		<u>Growth as Percent of WA growth</u>
				<u>#</u>	<u>%</u>	
<u>King County</u>						
Jobs	979,900	1,151,900	44.1%	172,000	17.6%	65.4%
Housing Units	699,200	735,500	29.8%	36,300	5.2%	19.5%
Population	1,613,600	1,677,000	29.1%	63,400	3.9%	19.4%
<u>Snohomish</u>						
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%
<u>Pierce</u>						
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%
<u>Puget Sound (3 Co)</u>						
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%
<u>Washington State</u>						
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.

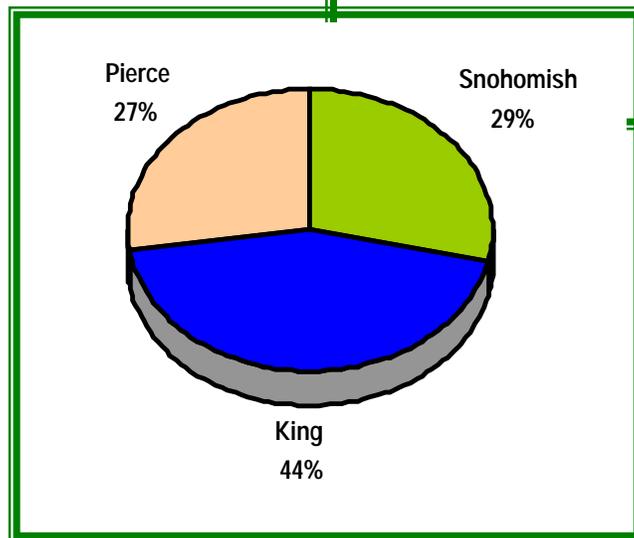
Regional Shares of Growth King, Pierce and Snohomish Counties 1995 through 1999



POPULATION



JOBS



HOUSING

Housing Units by Structure Type

Counties in the Puget Sound Region, 1990 and 2000

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

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

New Privately Owned Residential Units Authorized in Selected Permits-Issuing Places, 1991 - 2000 Counties in the Puget Sound Region

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

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

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

Data for 1995 cover the period through November, 1995.

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

Number of Lots Applied For Counties in the Puget Sound Region, 1990 - 2000

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

Number of Lots Recorded Counties in the Puget Sound Region, 1990 - 2000

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

Notes: 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 the year

Sources:

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

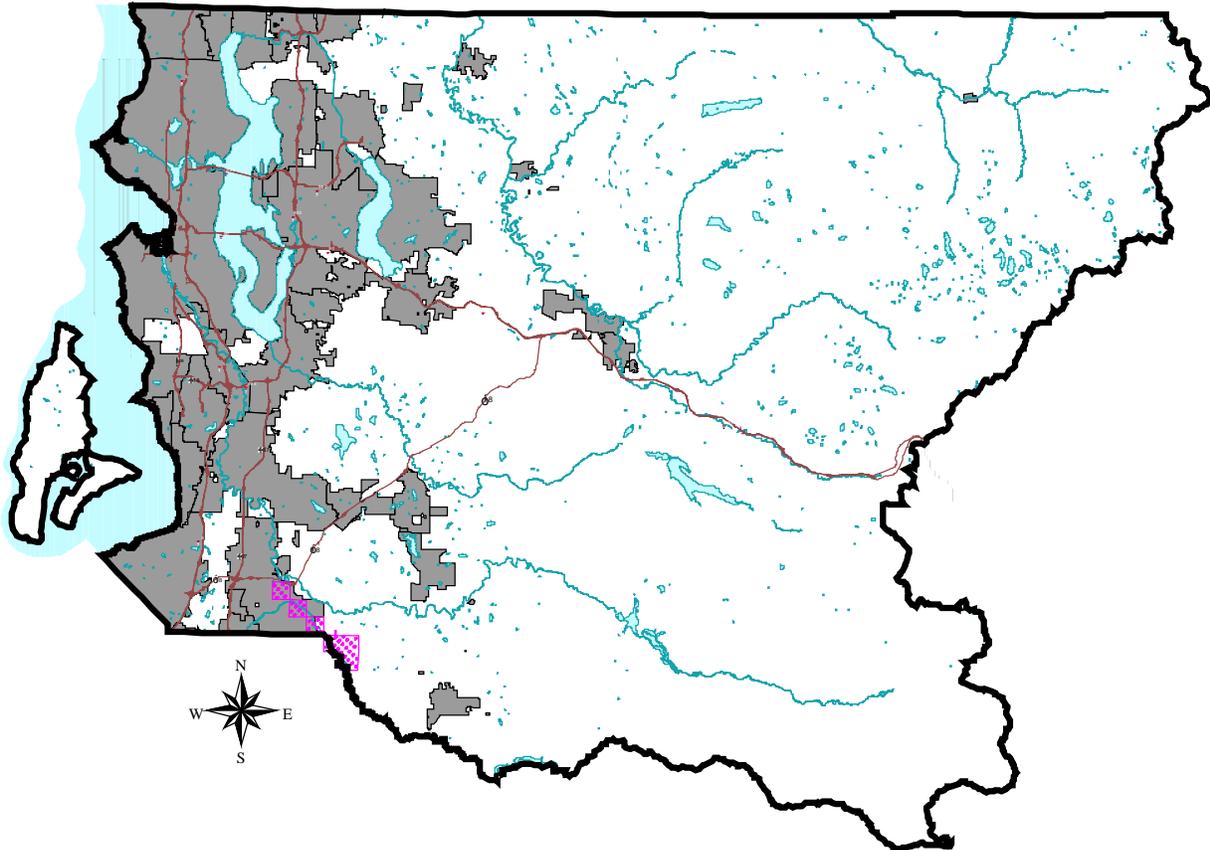
Snohomish County and Pierce County - Michael Britsch, New Home Trends

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



Population Trend and Household Forecast King County 1970 - 2012

Population and Household Trend King County 1970-2000

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

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

Population and Household and Forecast King County 1990-2012

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

King County <u>HOUSEHOLDS</u>	1990	1992	Forecast 2012	20-Year Change 1992 - 2012
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 TOTAL	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, 2000; Washington State Office of Financial Management; Countywide Planning Policies.

Population by Age King County, 1990 vs. 2000

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

Source: US Census, 1990 and 2000.

Population by Race King County

	<u>2000 Census</u>	
	<u>Persons</u>	<u>%</u>
<u>Non-Hispanic</u>	1,641,792	95%
<i>White</i>	1,275,127	73%
<i>African American</i>	91,798	5%
<i>Asian</i>	186,615	11%
<i>Pacific Islander</i>	8,737	1%
<i>Native American</i>	14,278	1%
<i>Other</i>	4,577	0%
<u>Hispanic</u>	95,242	5%
<u>Two or More Race</u>	60,660	3%
<u>TOTAL POPULATION</u>	1,737,034	100%

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

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

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

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

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

Source: US Bureau of Census (1980 Census and PL 94-171 data for 1990 and 2000) and Washington State Office of Financial Management ('98 est.).

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

Year	Median Household Income (Current \$)	Consumer Price Index Yearly Average	Median Household Income (Real \$)	Percent Change (Real \$)	Per Capita Personal Income (Current \$)	Per Capita Personal Income (Real \$)	Percent Change (Real \$)
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	8.92%	\$44,719	\$25,642	5.1%
2000	\$55,900	1.821	\$30,799	5.47%	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.

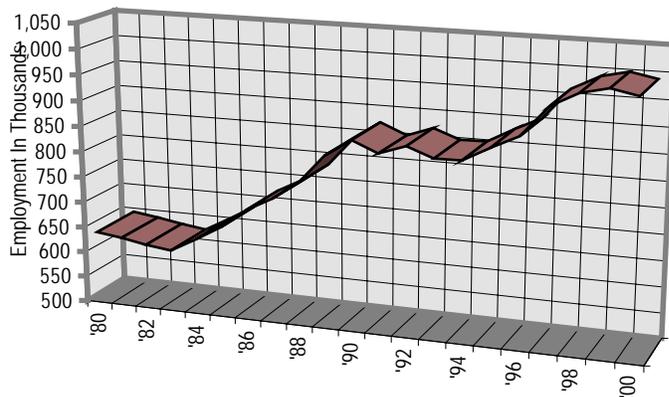
** Median Household Income estimate includes King and Snohomish counties, and was expanded in 1993 to include Island County.

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.

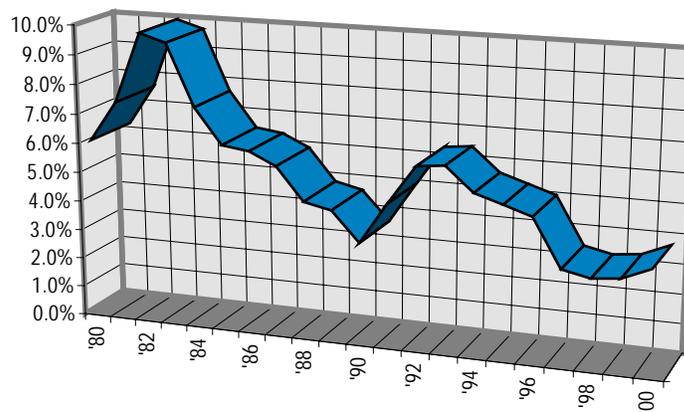
Resident Civilian Labor Force and Employment King County, 1980-2000

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



Resident
Employment
1980 - 2000

Percent
Unemployed
1980 - 2000



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

Source: Washington State Employment Security Department, 2000.

Nonagricultural Wage and Salary Workers in King County, 1990-2000

Average Annual Employment in Thousands

INDUSTRY	1990	1991	1992	1993	1994*	1995*	1996	1997	Prelim.	Prelim.	Prelim.
									1998	1999	2000
MANUFACTURING	170.5	166.5	161.4	148.9	141.2	135.9	142.8	154.7	162.0	152.9	145.6
Durable Goods	136.4	132.6	127.3	113.6	105.0	99.3	103.6	115.7	123.7	115.1	107.9
Lumber/ Wood Products	7.4	6.4	6.3	6.1	6.4	6.3	6.3	6.0	5.5	5.4	5.3
Stone, Clay & Glass	3.1	3.0	3.2	3.4	3.5	3.6	3.7	3.8	4.0	3.2	3.5
Primary Metals	1.8	1.2	1.2	1.2	1.1	1.0	1.1	1.0	1.0	1.0	1.1
Machinery (non-electrical)	7.7	7.3	7.2	7.0	7.0	7.6	8.1	8.8	9.5	9.4	9.2
Electrical Machinery	4.7	4.5	4.3	4.5	4.8	5.4	6.6	7.2	7.9	7.6	7.6
Instruments	6.3	6.6	6.7	6.6	6.1	6.1	5.9	6.4	7.4	7.1	7.2
Furniture and Metal Products	11.7	11.6	11.6	11.3	11.6	11.8	12.6	13.3	14.4	14.4	13.6
Trans. Equipment	94.0	92.0	86.8	73.5	64.5	57.5	59.5	69.3	73.9	67.0	60.4
- Aircraft	86.4	85.7	81.4	67.5	57.6	49.7	52.7	62.2	66.4	59.2	53.4
- Other Transportation Equip.	7.6	6.3	5.4	6.0	6.9	7.8	6.8	7.1	7.6	7.8	7.0
Non-durable Goods	34.1	34.0	34.1	35.3	36.2	36.6	39.2	39.0	38.3	37.8	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	13.7
Apparel**	3.6	3.4	3.5	3.9	4.1	4.2	4.1	4.4	4.4	3.9	3.6
Paper & Allied Products	2.1	2.0	2.2	2.4	2.4	2.4	2.6	2.3	2.4	2.6	2.4
Printing & Publishing	11.4	11.4	11.6	11.9	12.0	12.1	12.0	12.0	11.9	11.6	12.0
Chemicals	1.7	1.8	1.7	1.8	2.0	1.9	2.0	2.2	2.3	2.3	2.5
Plastics and Other non-durables	3.4	3.3	3.1	2.7	3.2	3.1	2.7	2.9	3.1	4.2	3.6
NON-MANUFACTURING	772.4	776.1	790.7	800.6	817.4	844.0	904.4	919.3	957.4	998.2	1,046.3
Mining & Quarrying	0.4	0.4	0.4	0.4	0.5	0.5	0.5	0.5	0.5	0.5	0.6
Construction	49.6	48.6	48.9	46.4	45.8	46.6	48.0	52.1	57.1	61.9	66.4
Trans. & Utilities	63.1	62.4	62.8	62.4	64.0	66.2	68.3	70.7	72.8	77.1	81.4
Wholesale/Retail Trade	225.8	224.4	224.6	226.7	231.9	241.7	246.9	256.0	266.1	273.6	282.6
- Wholesale trade	69.0	69.9	69.8	70.4	71.9	75.0	76.1	79.8	82.6	82.4	83.3
- Retail Trade	156.8	154.5	154.8	156.3	160.0	166.7	170.8	176.1	183.5	191.2	199.3
Finance, Insur. & Real Est.	66.2	65.2	65.8	66.3	66.9	64.6	65.7	68.3	71.2	74.5	73.4
Services	242.4	245.7	254.3	262.6	270.6	283.4	304.3	327.4	342.3	359.6	387.8
Computer and Software	-	-	-	-	-	-	28.6	33.0	38.2	46.7	59.0
Government & Education	124.9	129.4	133.9	135.8	137.7	141.0	142.1	144.3	147.4	151.0	154.1
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	1,192.0

* 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 - 2000

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

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

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

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

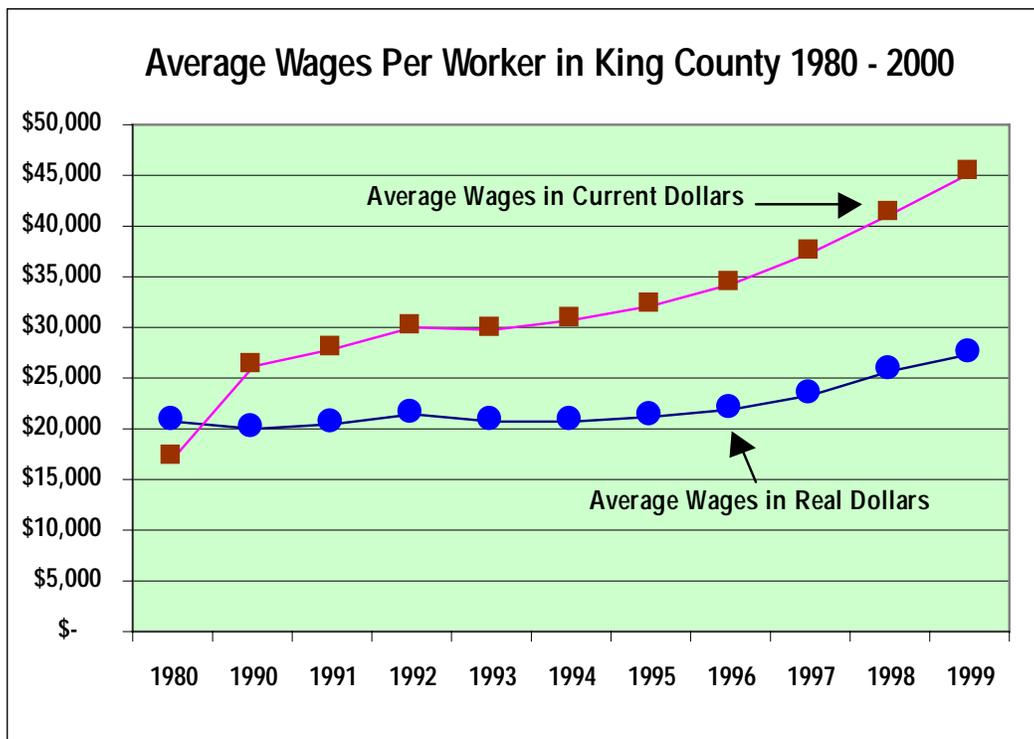
Average wages are shown in current dollars.

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 – 2000

Trend Analysis:

The average wage in King County was just over \$47,700 during 2000. Real wages per worker (after inflation) declined very slightly to \$26,290 in 2000, from \$26,400 in 1999. Last year, real wages in King County were well above their highest level during the past twenty years. Wages in real dollars rose an average of 2.5% per year during the 1990s compared to a stagnation of real wages during the 1980s. This overall average blends high wages in manufacturing, finance, and computer services with low wages in retail, non-professional services, education, agriculture, and government. Workers in local public education earned an average of \$30,600 or about 64% of the average wage for all workers in King County. Teachers, as opposed to other school workers, earn about 85% of the average County wage. When the earnings of the software sector are excluded, the average earnings of all other workers in the County falls to about \$40,200. There are still many workers whose jobs do not pay a “family wage”. The Northwest Job Gap Study, published by the Northwest Policy Center at the University of Washington defines a “living wage” as one which “allows families to meet their basic needs without resorting to public assistance, and provides them some ability to deal with emergencies and to plan ahead. It is not a poverty wage.” Using this latter definition, a needs-based budget for King County in 2000, indicated that a family of three, with one working adult, one toddler, and one school-aged child, would have needed to make at least \$20 per hour. This “family wage” was equivalent to the average wage for the County when the computer software and services sector was excluded. However, it was three times the minimum hourly wage.



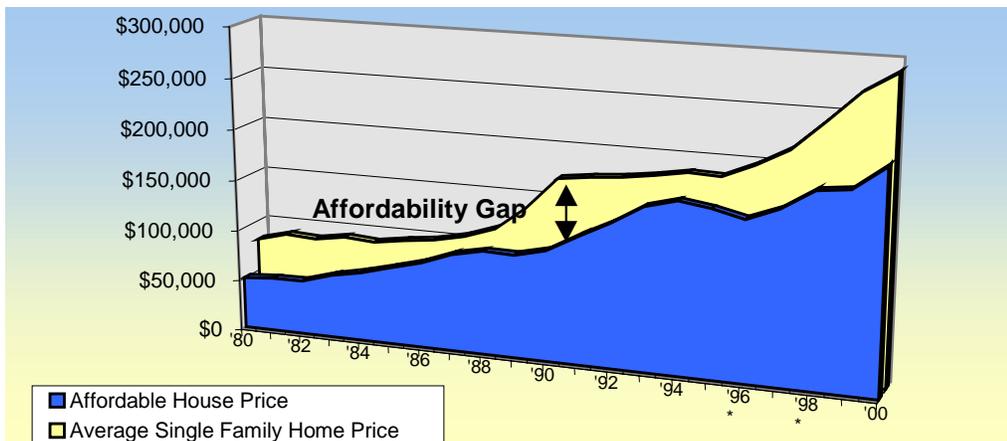
Notes: Real wages are calculated using the Consumer Price Index for All Urban Consumers (CPI-U) for the Seattle-Tacoma area. The base between 1982 – 1984 = 100. The CPI-U is prepared by the US Department of Labor, Bureau of Statistics.

Housing Affordability in King County

Interest Rates, Incomes, Home Prices and and Affordability Gap, 1980 - 2000

Year	Interest Rate	Median Household Income	Average Single Family Home Price	Affordability Gap
1980	12.36%	\$20,497	\$81,511	(\$31,000)
1985	10.77%	\$27,266	\$94,626	(\$18,700)
1988	8.85%	\$30,903	\$115,262	(\$13,900)
1989	9.97%	\$33,956	\$138,354	(\$37,400)
1990	10.04%	\$36,465	\$169,202	(\$61,400)
1991	9.33%	\$39,658	\$173,113	(\$48,400)
1992	7.93%	\$39,225	\$175,631	(\$35,500)
1993	6.72%	\$39,338	\$179,902	(\$21,500)
1994	6.67%	\$41,104	\$185,359	(\$19,000)
1995*	7.40%	\$43,071	\$184,247	(\$22,247)
1996*	8.17%	\$44,344	\$197,352	(\$42,452)
1997*	7.60%	\$45,266	\$213,882	(\$46,882)
1998*	7.00%	\$47,656	\$241,734	(\$55,234)
1999*	7.50%	\$53,200	\$270,743	(\$80,543)
2000	7.25%	\$55,900	\$289,800	(\$108,500)

The Housing Affordability Gap, 1980 - 2000



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 (parentetical) 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.

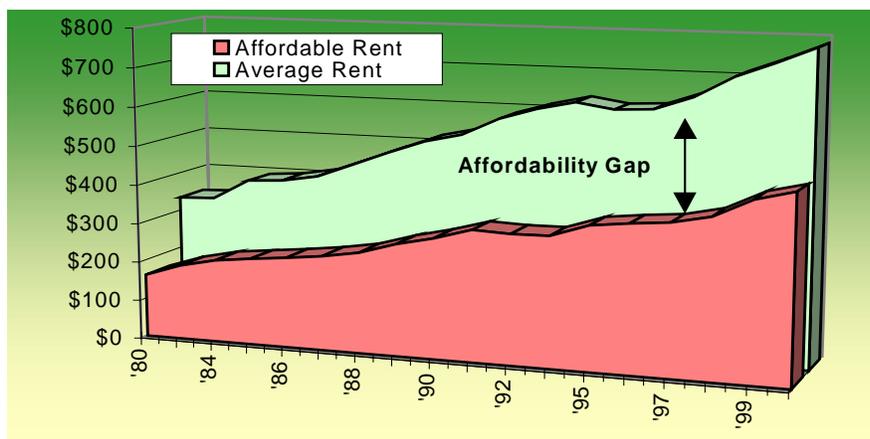
NOTE: Data for the second half of 1995 and part of 1996 are from Multiple Listing Services (MLS), using different methods and geography than the preceding data. The average single family home price for 1995 and 1996 may not be directly comparable with the trend of preceding years. Data for 1996 and 1997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

Rental Affordability Indicators for King County

Incomes, Rent Prices and Affordability Gap, 1980 - 2000

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

The Low Income Rental Affordability Gap 1980-2000



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

KING COUNTY

<i>Farms and Land in Farms</i>	<i>1978</i>	<i>1982</i>	<i>1987</i>	<i>1992</i>	<i>1997</i>
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%

WASHINGTON STATE

<i>Farms and Land in Farms</i>	<i>1978</i>	<i>1982</i>	<i>1987</i>	<i>1992</i>	<i>1997</i>
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 56-59 further divide the urban designated area into three subareas:

North - which includes Seattle;

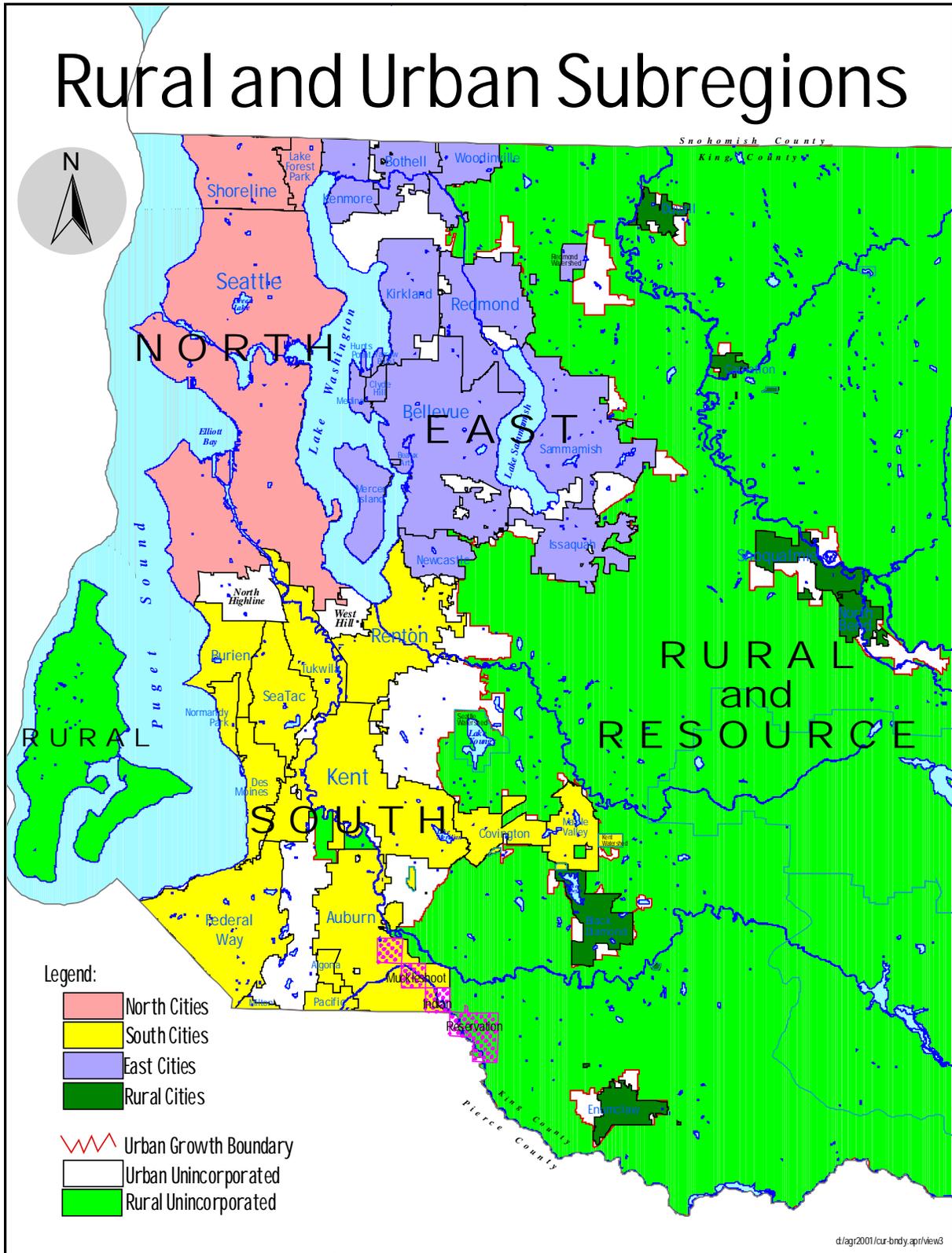
East - which includes the Eastside cities; and

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 - 2000

		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%
	<i>Seattle</i>	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%
	<i>Seattle</i>	10	0%	1,567	20%	250,500	37%
	**Urban Balance	2,337	90%	5,389	69%	380,000	56%
	Rural	259	10%	802	10%	43,000	6%
	Resource Lands	0	0%	31	0%	7,500	1%
	KING COUNTY TOTAL	2,606	100%	7,789	100%	681,000	100%
1996	Urban	1,524	88%	10,550	135%	637,456	94%
	<i>Seattle</i>	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%
	<i>Seattle</i>	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%	7,600	1%
	KING COUNTY TOTAL	3,402	100%	12,169	100%	699,691	100%
1998	Urban	2,172	98%	13,386	94%	644,942	91%
	<i>Seattle</i>	51	2%	3,933	28%	256,188	36%
	**Urban Balance	2,121	96%	9,453	66%	388,868	55%
	Rural	41	2%	829	6%	57,829	8%
	Resource Lands	0	0%	38	0%	7,629	1%
	KING COUNTY TOTAL	2,213	100%	14,253	100%	710,400	100%
1999	Urban	3,074	96%	13,908	95%	665,814	91%
	<i>Seattle</i>	14	0%	5,287	36%	267,493	37%
	**Urban Balance	3,060	95%	8,621	59%	398,321	54%
	Rural	144	4%	705	5%	58,658	8%
	Resource Lands	0	0%	25	0%	7,667	1%
	KING COUNTY TOTAL	3,218	100%	14,638	100%	732,139	100%
2000	Urban	3,286	99%	14,117	96%	679,722	91%
	<i>Seattle</i>	95	3%	6,536	44%	272,780	37%
	**Urban Balance	3,191	96%	7,581	52%	406,942	54%
	Rural	49	1%	549	4%	59,363	8%
	Resource Lands	0	0%	29	0%	7,692	1%
	KING COUNTY TOTAL	3,335	100%	14,695	100%	746,777	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 54.

Source: Washington State Employment Security Department, reported by Puget Sound Regional Council, 1997.

20-Year Household and Job Growth 1992 - 2012

1990 Households by Subarea

	<u>Uninc.</u>	<u>Cities</u>	<u>Total</u>
NORTH	<i>23,900</i>	<i>238,100</i>	262,000
EAST	<i>45,000</i>	<i>84,700</i>	129,700
SOUTH	<i>76,800</i>	<i>101,800</i>	178,600
Rural	38,000	<i>7,600</i>	45,600
TOTAL	183,700	432,200	615,900

1990 Total Jobs by Subarea

	<u>Uninc.</u>	<u>Cities</u>	<u>Total</u>
NORTH	<i>18,500</i>	<i>470,500</i>	489,000
EAST	<i>25,800</i>	<i>163,700</i>	189,500
SOUTH	<i>40,700</i>	<i>234,500</i>	275,200
Rural	12,400	<i>6,600</i>	19,000
TOTAL	97,400	875,300	972,700

20-Year Target Household Growth

	<u>Uninc.</u>	<u>Cities*</u>	<u>Total</u>
NORTH	<i>4,300</i>	<i>54,000</i>	58,300
EAST	<i>15,600</i>	<i>33,500</i>	49,100
SOUTH	<i>18,150</i>	<i>53,000</i>	71,150
Rural	6,950	<i>10,300</i>	17,250
TOTAL	45,000	150,800	195,800

20-Year Target Job Growth

	<u>Uninc.</u>	<u>Cities*</u>	<u>Total</u>
NORTH	<i>4,900</i>	<i>132,900</i>	137,800
EAST	<i>3,400</i>	<i>77,200</i>	80,600
SOUTH	<i>14,200</i>	<i>101,850</i>	116,050
Rural	2,500	<i>10,450</i>	12,950
TOTAL	25,000	322,400	347,400

1990 Population by Subarea

	<u>Uninc.</u>	<u>Cities</u>	<u>Total</u>
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

	<u>Uninc.</u>	<u>Cities*</u>	<u>Total</u>
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

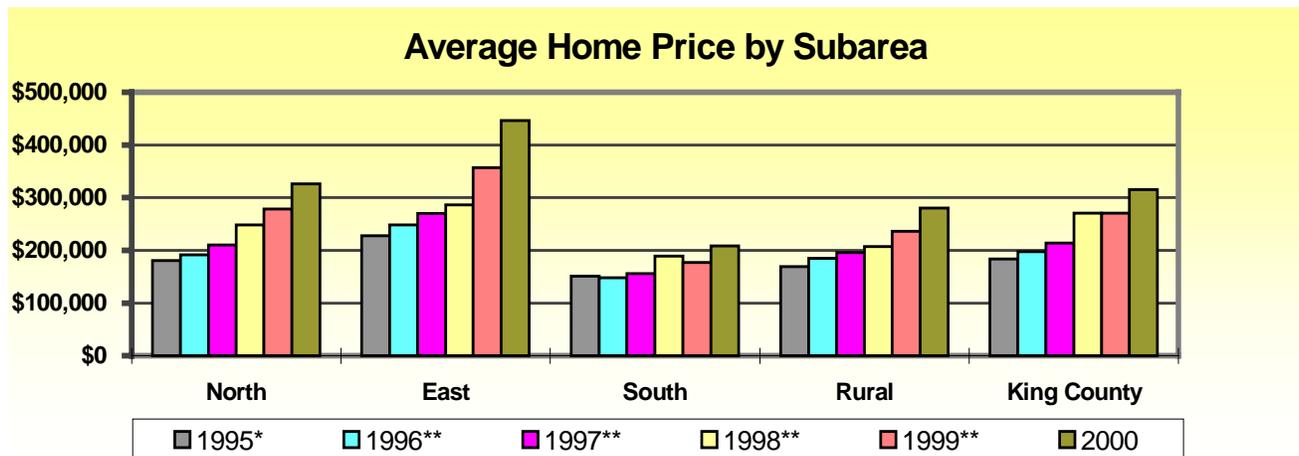
*City/Unincorporated distribution refers to 1992 city boundaries.

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

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

Average Sale Price for Single Family Homes, 1980-2000 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
2000***	\$326,000	\$446,000	\$208,000	\$280,000	\$315,300



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.

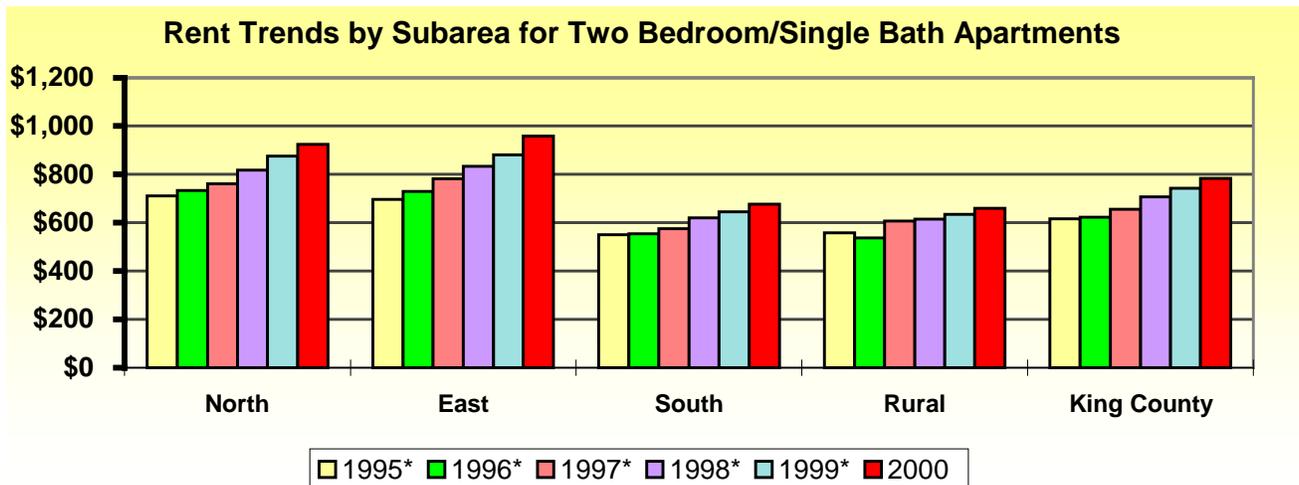
***Data for 2000 does not include Condominiums

Source: King County Housing Affordability Monitoring Report.

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

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

Year	North	East	South	Rural	King County
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
2000	\$925	\$958	\$676	\$660	\$784



Background/Method:

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

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

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

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

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

V. King County's Cities

This section provides a more detailed view of demographic, economic, and development patterns than the previous chapters. Each of the following tables presents a breakdown for each of the 39 cities that were incorporated as of January 1, 2000, in (or partially in) King County. In these tables, the extensive unincorporated areas of King County are presented as one figure. The next chapter, City Profiles, provides a more in-depth look at individual cities. Further breakdown of unincorporated King County is in Chapter 7, Unincorporated Areas. The information provided is the most recent available. For most economic and development data this is 1999, but for demographic data it is the 2000 Census. Some of the tables present data from prior years for added perspective.

Existing Cities

As of September 2000, King County contained 39 cities, the largest number of any county in Washington State. Those cities are:

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

Recent Incorporations

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

1980 - 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	1,737,034	39	1,387,261	383	349,773	1,751

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

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

2000 Census Population

King County and its Cities, April 1, 2000

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

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

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

2001 Washington State Population Estimates

King County and its Cities, April 1, 2001

Jurisdiction	1990 Census	2000 Census	2001 Estimates	Change 2000-2001	% Change 2000-2001
Algona	1,694	2,460	2,500	40	1.6%
Auburn	33,102	42,901	43,420	519	1.2%
Beaux Arts	303	307	310	3	1.0%
Bellevue	86,874	109,827	111,500	1,673	1.5%
Black Diamond	1,422	3,970	4,015	45	1.1%
Bothell (K.C.portion)	11,986	16,185	16,310	125	0.8%
Burien	-	31,881	31,830	(51)	-0.2%
Carnation	1,243	1,893	1,920	27	1.4%
Clyde Hill	2,972	2,890	2,900	10	0.3%
Covington	-	13,783	13,840	57	0.4%
Des Moines	17,283	29,267	29,600	333	1.1%
Duvall	2,770	4,616	4,860	244	5.3%
Enumclaw	7,227	11,116	11,180	64	0.6%
Federal Way	67,304	83,259	83,890	631	0.8%
Hunts Point	513	443	455	12	2.7%
Issaquah	7,786	11,212	12,950	1,738	15.5%
Kenmore	-	18,678	18,790	112	0.6%
Kent	37,960	79,524	81,900	2,376	3.0%
Kirkland	40,052	45,054	45,770	716	1.6%
Lake Forest Park	4,031	13,142	13,160	18	0.1%
Maple Valley	-	14,209	14,590	381	2.7%
Medina	2,981	3,011	2,990	(21)	-0.7%
Mercer Island	20,816	22,036	21,970	(66)	-0.3%
Milton (K.C.portion)	697	814	815	1	0.1%
Newcastle	-	7,737	7,815	78	1.0%
Normandy Park	6,709	6,392	6,405	13	0.2%
North Bend	2,578	4,746	4,755	9	0.2%
Pacific	4,622	5,373	5,380	7	0.1%
Redmond	35,800	45,256	45,490	234	0.5%
Renton	41,688	50,052	51,140	1,088	2.2%
Sammamish	-	34,104	34,560	456	1.3%
SeaTac	22,694	25,496	25,380	(116)	-0.5%
Seattle	516,259	563,374	568,100	4,726	0.8%
Shoreline	-	53,025	53,150	125	0.2%
Skykomish	273	214	215	1	0.5%
Snoqualmie	1,546	1,631	3,416	1,785	109.4%
Tukwila	11,874	17,181	17,230	49	0.3%
Woodinville	-	9,194	9,210	16	0.2%
Yarrow Point	962	1,008	1,010	2	0.2%
Cities Total:	994,021	1,387,261	1,404,721	17,460	1.3%
Uninc. King County:	513,298	349,773	353,579	3,806	1.1%
KC TOTAL:	1,507,319	1,737,034	1,758,300	21,266	1.2%
WASHINGTON STATE:	4,866,692	5,894,121	5,974,900	80,779	1.4%

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

Source: Washington State OFM, 1999 and 2000.

2000 U S Census Hispanic and Non-Hispanic Population by Race

King County and Its Cities

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

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

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

Land Area and Assessed Value by City, 2001

Jurisdiction	Land Area		Number of Parcels	Total Assessed Value (thousands)
	(sq. mi.)	(acres)		
Algona	1.31	837	1,066	254,202
Auburn	21.30	13,634	10,577	3,752,065
Beaux Arts	0.08	52	123	57,550
Bellevue	31.70	20,291	31,399	17,666,593
Black Diamond	6.15	3,937	1,770	338,256
Bothell	5.67	3,626	4,611	1,591,029
Burien	7.43	4,758	9,845	2,227,043
Carnation	1.16	745	695	125,472
Clyde Hill	1.06	676	1,141	733,234
Covington	5.53	3,540	4,869	849,109
Des Moines	6.60	4,225	8,285	1,659,829
Duvall	2.21	1,412	1,920	417,620
Enumclaw	3.82	2,442	3,511	647,059
Federal Way	21.53	13,779	19,838	5,213,196
Hunts Point	0.29	187	204	448,531
Issaquah	11.46	7,336	3,824	2,006,450
Kenmore	6.18	3,952	6,016	1,632,991
Kent	28.61	18,310	17,114	7,170,914
Kirkland	10.51	6,728	12,195	5,996,566
Lake Forest Park	3.58	2,294	4,799	1,290,064
Maple Valley	5.64	3,609	5,277	1,028,562
Medina	1.42	909	1,288	1,450,956
Mercer Island	6.34	4,057	7,852	5,028,277
Milton	0.55	354	324	49,452
Newcastle	4.48	2,865	2,982	891,519
Normandy Park	2.55	1,635	2,466	725,999
North Bend	2.96	1,897	1,523	465,259
Pacific	1.95	1,247	1,546	239,911
Redmond	15.91	10,181	10,742	7,176,660
Renton	17.01	10,888	13,877	5,062,642
Sammamish	21.54	13,783	13,357	4,453,529
Sea Tac	10.25	6,557	6,817	2,918,378
Seattle	83.93	53,718	165,456	65,623,475
Shoreline	11.59	7,419	16,973	4,245,872
Skykomish	0.33	214	274	15,977
Snoqualmie	5.20	3,326	1,951	424,576
Tukwila	9.03	5,778	5,011	3,014,125
Woodinville	5.65	3,618	2,897	1,444,826
Yarrow Point	0.36	232	421	397,635
Cities Total:	382.89	245,048	404,836	\$158,735,404
Unincorporated King County:	1,751.11	1,120,712	117,833	\$26,124,483
KING COUNTY TOTAL:	2,134.00	1,365,760	522,669	\$184,859,887

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, 2000

City	Single Family	Mobile Home	Multi-Family	TOTAL UNITS
Algona	613	61	194	868
Auburn	7,019	7,314	2,284	16,617
Beaux Arts	122	2	-	124
Bellevue	25,840	23,494	12	49,347
Black Diamond	1,306	51	231	1,588
Bothell	2,852	2,559	1,177	6,587
Burien	8,055	5,477	169	13,702
Carnation	549	69	47	665
Clyde Hill	1,119	3	-	1,122
Covington	4,147	4	107	4,258
DesMoines**	6,526	4,778	311	11,615
Duvall	1,438	89	183	1,710
Enumclaw	2,760	1,209	473	4,442
Federal Way	17,447	13,880	1,352	32,678
Hunts' Point	198	8	-	206
Issaquah	2,540	3,009	16	5,566
Kenmore	5,489	1,595	69	7,153
Kent	11,772	20,149	1,325	33,246
Kirkland	10,099	11,376	51	21,526
Lake Forest Pk	4,540	861	14	5,415
Maple Valley	3,894	357	285	4,578
Medina	1,176	8	-	1,184
Mercer Island	7,029	1,815	18	8,862
Milton	344	3	8	355
Newcastle	2,636	968	23	3,627
Normandy Pk	2,359	399	5	2,763
North Bend	1,230	708	49	1,987
Pacific	1,282	761	167	2,210
Redmond	8,768	10,179	298	19,245
Renton	10,706	12,645	647	23,998
Sammamish	10,070	986	85	11,141
SeaTac	5,516	4,035	964	10,515
Seattle****	134,761	134,959	414	270,134
Shoreline	15,987	5,315	53	21,355
Skykomish	148	7	12	167
Snoqualmie	960	339	21	1,320
Tukwila	3,153	4,241	203	7,597
Woodinville*	2,488	1,885	23	4,395
Yarrow Point	405	5	-	410
City Total:	327,306	275,603	11,290	614,277
Uninc. King County:	106,420	20,328	9,258	136,006
KING COUNTY TOTAL:	433,726	295,931	20,548	750,283
<i>Housing Type as a % of total KC:</i>	<i>58%</i>	<i>39%</i>	<i>3%</i>	<i>100%</i>

Source: 2000 King County Assessor's Files, King County Department 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, 1992 - 2012

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

Jurisdiction	A 1990 Households	C Original 1994 Growth Target		D Target Added by Annex. and Incorp. 4/94 to 1/98	F Adjusted Range of Household Growth from 1992-2012	
		B 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 hhd. growth targets, expressed as numbers of hhlds. to accommodate during the 20-yr Growth Mngmt. Period 1992-2012. Column B and C represent range of adopted household targets from Appx 2 of the Countywide Planning Policies, 1994. Column D represents hhd. 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.

Annexations and Incorporations by King County Cities 1980 through 2000

JURISDICTION	April 1980 - April 1990			April 1990 - April 2000		
	Acres Certified	Population Certified	Housing Units Certified	Acres Certified	Population Certified	Housing Units Certified
Algona	-	-	-	102.40	0	0
Auburn	318.10	121	57	596.01	2,825	1,030
Beaux Arts	-	-	-	-	-	-
Bellevue	1,533.40	3,596	1,219	2,510.83	11,227	4,706
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	-	1	436.90	71	40
Enumclaw	429.40	117	42	17.49	0	0
Federal Way	12,740.00	67,304	27,982	817.28	5	3
Hunts Point	-	-	-	-	-	-
Issaquah	378.20	172	80	1,760.10	104	50
Kenmore	NA	NA	NA	3,904.00	16,874	7,001
Kent	798.10	1,665	656	6,168.04	25,835	9,727
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	39.28	36	16
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	461.53	602	235
Sammamish	NA	NA	NA	13,556.00	29,400	9,920
Seatac	6,270.60	22,694	10,189	73.29	127	70
Seattle	90.90	-	-	-	-	-
Shoreline	NA	NA	NA	7,413.44	53,541	20,692
Skykomish	-	-	-	-	-	-
Snoqualmie	542.10	94	39	2,262.80	-	-
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	66,447.93	233,834	91,196

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

Annexations and Incorporations 2000 - 2001

JURISDICTION	April 2000 - April 2001		
	Acres Certified	Population Certified	Housing Units Certified
Algona	-	-	-
Auburn	24.00	32	86
Beaux Arts	-	-	-
Bellevue	7.19	6	2
Black Diamond	-	-	-
Bothell	10.00	2	2
Burien	-	-	-
Carnation	30.52	10	3
Clyde Hill	-	-	-
Covington	-	-	-
Des Moines	100.08	147	401
Duvall	-	-	-
Enumclaw	-	-	-
Federal Way	1.25	0	0
Hunts Point	-	-	-
Issaquah	1,024.00	796	481
Kenmore	-	-	-
Kent	-	-	-
Kirkland	-	-	-
Lake Forest Pk	-	-	-
Maple Valley	-	-	-
Medina	-	-	-
Mercer Island	-	-	-
Milton	-	-	-
Newcastle	-	-	-
Normandy Park	-	-	-
North Bend	-	-	-
Pacific	-	-	-
Redmond	-	-	-
Renton	51.88	12	4
Sammamish	-	-	-
Seatac	-	-	-
Seattle	-	-	-
Shoreline	-	-	-
Skykomish	-	-	-
Snoqualmie	-	-	-
Tukwila	-	-	-
Woodinville	-	-	-
Yarrow Point	-	-	-
TOTAL	1,248.92	1,005	979

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 CAPACITY	
	Vacant		Redev.		Total		Vacant		Redev.		Total		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	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
Woodville (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. KC	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
KC TOTAL		86,196		32,793		120,054		72,857		120,285		197,685		317,740

Footnotes:

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

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

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

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

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

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

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

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

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

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

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

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

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

Total New Residential Units Authorized King County and its Cities, 1990 - 2000

Jurisdiction	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Algona	36	69	39	23	24	18	18	13	9	17	19
Auburn	336	113	196	143	137	308	310	375	731	137	380
Beaux Arts	0	1	0	0	0	0	3	0	0	1	0
Bellevue	1,015	189	997	397	541	483	506	1,406	1,077	1,105	500
Black Diamond	35	14	25	80	150	50	39	68	43	26	14
Bothell (KC Part)	294	106	79	54	291	145	449	256	121	179	149
Burien	-	-	-	16	22	24	32	63	83	55	33
Carnation	15	8	30	27	19	13	20	27	16	16	4
Clyde Hill	11	50	5	3	2	3	2	6	2	14	15
Covington	-	-	-	-	-	-	-	-	26	20	52
Des Moines	74	44	82	67	36	35	17	55	28	16	55
Duvall	43	56	42	29	87	54	51	126	116	89	97
Enumclaw	489	242	116	140	172	53	114	28	19	52	21
Federal Way	424	260	245	231	193	240	232	507	199	344	78
Hunts Point	2	1	0	2	2	2	1	2	2	4	4
Issaquah	97	116	156	279	183	187	151	140	522	315	85
Kenmore	-	-	-	-	-	-	-	-	-	59	209
Kent	630	190	339	151	252	649	906	502	446	1,217	556
Kirkland	606	235	212	180	423	349	534	630	434	419	181
Lake Forest Park	112	5	5	0	5	17	15	46	27	18	9
Maple Valley	-	-	-	-	-	-	-	-	238	114	146
Medina	15	11	9	8	16	12	9	11	12	17	17
Mercer Island	110	45	34	21	116	50	69	57	50	74	151
Milton (KC Part)	9	4	24	5 n/a		1	51	3	2	2	1
Newcastle	-	-	-	-	13	16	68	44	50	40	281
Normandy Park	32	0	16	5	14	6	7	7	11	7	12
North Bend	24	9	14	83	62	73	105	114	251	145	4
Pacific	274	17	62	28	21	38	0	4	6	3	4
Redmond	833	156	366	179	327	535	581	457	454	191	182
Renton	961	230	290	168	310	227	319	912	936	476	818
Sammamish	-	-	-	-	-	-	-	-	-	NA	764
SeaTac	0	24	39	35	29	23	24	35	40	39	26
Seattle	3,138	2,187	2,240	1,907	1,532	1,567	2,706	2,587	3,933	5,287	6,536
Shoreline	-	-	-	-	-	-	42	152	141	96	76
Skykomish	1	0	0	0	1	2	2	3	2	0	0
Snoqualmie	3	7	8	2	0	0	10	71	142	479	310
Tukwila	11	98	24	18	18	12	49	48	32	41	61
Woodinville	-	-	-	53	14	26	192	140	267	57	30
Yarrow Point	0	2	0	3	10	2	4	1	1	6	4
City Total:	9,630	4,489	5,694	4,337	5,022	5,204	7,638	8,896	10,469	11,177	11,884
Uninc. King County:	7,306	3,679	4,015	3,835	3,320	2,713	3,549	3,435	3,784	3,508	2,811
King County Total:	16,936	8,168	9,709	8,172	8,342	7,917	11,187	12,331	14,253	14,685	14,695
<i>Uninc. King County as a % of total King County:</i>	<i>43%</i>	<i>45%</i>	<i>41%</i>	<i>47%</i>	<i>40%</i>	<i>34%</i>	<i>32%</i>	<i>28%</i>	<i>27%</i>	<i>24%</i>	<i>19%</i>

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

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

New Single Family Units Authorized

King County and its Cities, 1990 - 2000

Jurisdiction	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Algona	36	69	39	23	12	18	11	13	9	17	19
Auburn	173	66	51	129	113	135	209	262	326	121	236
Beaux Arts	0	1	0	0	0	0	3	0	0	1	0
Bellevue	511	121	230	162	234	249	182	308	330	242	266
Black Diamond	35	14	25	80	150	50	39	68	43	26	14
Bothell (KC Part)	155	82	77	29	106	128	89	45	31	74	38
Burien	-	-	-	16	22	24	30	45	59	39	22
Carnation	3	8	30	27	19	13	20	27	16	16	4
Clyde Hill	11	50	5	3	2	3	2	6	2	14	15
Covington	-	-	-	-	-	-	-	-	26	20	45
Des Moines	66	41	60	31	31	35	14	34	28	12	23
Duvall	39	56	42	29	87	54	51	126	116	89	97
Enumclaw	346	230	116	140	160	49	74	28	19	52	21
Federal Way	294	260	245	231	185	234	103	151	104	119	44
Hunts Point	2	1	0	2	2	2	1	2	2	4	4
Issaquah	7	29	45	81	106	68	46	49	149	69	83
Kenmore	-	-	-	-	-	-	-	-	-	8	94
Kent	62	71	87	65	92	188	308	288	272	269	294
Kirkland	151	133	114	101	140	133	130	187	124	209	121
Lake Forest Park	4	5	5	0	5	17	15	40	27	18	9
Maple Valley	-	-	-	-	-	-	-	-	238	114	146
Medina	15	11	9	8	16	12	9	11	12	17	17
Mercer Island	68	39	34	21	35	44	49	48	50	74	73
Milton (KC Part)	9	4	24	5 n/a		1	49	3	2	2	1
Newcastle	-	-	-	-	13	16	68	44	50	40	86
Normandy Park	20	0	16	5	14	6	7	7	11	7	12
North Bend	24	9	14	49	62	73	105	112	67	4	4
Pacific	82	15	62	28	21	18	0	4	6	3	4
Redmond	138	98	108	71	124	86	117	114	55	85	121
Renton	81	98	104	48	95	135	194	233	293	203	348
Sammamish	-	-	-	-	-	-	-	-	-	NA	373
SeaTac	0	24	37	35	29	23	24	35	40	36	26
Seattle	589	434	528	442	428	458	478	461	578	720	414
Shoreline	-	-	-	-	-	-	42	126	113	96	74
Skykomish	1	0	0	0	1	2	2	3	2	0	0
Snoqualmie	3	1	8	2	0	0	10	71	133	297	256
Tukwila	11	26	24	18	18	12	18	28	32	41	61
Woodinville	-	-	-	0	14	20	14	63	68	57	30
Yarrow Point	0	2	0	3	10	2	4	1	1	6	4
City Total:	2,936	1,998	2,139	1,884	2,346	2,308	2,517	3,043	3,434	3,221	3,499
Uninc. King County:	4,890	3,200	3,432	3,174	3,059	2,255	2,272	2,391	2,384	2,202	1,511
King County Total:	7,826	5,198	5,571	5,058	5,405	4,547	4,789	5,434	5,818	5,423	5,010
<i>Uninc. King County as a % of total King County:</i>	<i>62%</i>	<i>62%</i>	<i>62%</i>	<i>63%</i>	<i>57%</i>	<i>50%</i>	<i>47%</i>	<i>44%</i>	<i>41%</i>	<i>41%</i>	<i>30%</i>

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

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

New Multifamily Units Authorized King County and its Cities, 1990 - 2000

Jurisdiction	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Algona	0	0	0	0	12	0	7	0	0	0	0
Auburn	163	47	145	14	24	173	101	113	405	16	144
Beaux Arts	0	0	0	0	0	0	0	0	0	0	0
Bellevue	504	68	767	235	307	234	324	1,098	747	863	234
Black Diamond	0	0	0	0	0	0	0	0	0	0	0
Bothell (KC Part)	139	24	2	25	185	17	360	211	90	105	111
Burien	-	-	-	0	0	0	2	18	24	16	11
Carnation	12	0	0	0	0	0	0	0	0	0	0
Clyde Hill	0	0	0	0	0	0	0	0	0	0	0
Covington	-	-	-	-	-	-	-	-	0	0	7
Des Moines	8	3	22	36	5	0	3	21	0	4	32
Duvall	4	0	0	0	0	0	0	0	0	0	0
Enumclaw	143	12	0	0	12	4	40	0	0	0	0
Federal Way	130	0	0	0	8	6	129	356	95	225	34
Hunts Point	0	0	0	0	0	0	0	0	0	0	0
Issaquah	90	87	111	198	77	119	105	91	373	246	2
Kenmore	-	-	-	-	-	-	-	-	-	51	115
Kent	568	119	252	86	160	461	598	214	174	948	262
Kirkland	455	102	98	79	283	216	404	443	310	210	60
Lake Forest Park	108	0	0	0	0	0	0	6	0	0	0
Maple Valley	-	-	-	-	-	-	-	-	0	0	0
Medina	0	0	0	0	0	0	0	0	0	0	0
Mercer Island	42	6	0	0	81	6	20	9	0	0	78
Milton (KC Part)	0	0	0	0 n/a		0	2	0	0	0	0
Newcastle	-	-	-	-	0	0	0	0	0	0	195
Normandy Park	12	0	0	0	0	0	0	0	0	0	0
North Bend	0	0	0	34	0	0	0	2	184	141	0
Pacific	192	2	0	0	0	20	0	0	0	0	0
Redmond	695	58	258	108	203	449	464	343	399	106	61
Renton	880	132	186	120	215	92	125	679	643	273	470
Sammamish	-	-	-	-	-	-	-	-	-	NA	391
SeaTac	0	0	2	0	0	0	0	0	0	3	0
Seattle	2,549	1,753	1,712	1,465	1,104	1,109	2,228	2,126	3,355	4,567	6,122
Shoreline	-	-	-	-	-	-	0	26	28	0	2
Skykomish	0	0	0	0	0	0	0	0	0	0	0
Snoqualmie	0	6	0	0	0	16	0	0	9	182	54
Tukwila	0	72	0	0	0	0	31	20	0	0	0
Woodinville	-	-	-	53	0	6	178	77	199	0	0
Yarrow Point	0	0	0	0	0	0	0	0	0	0	0
City Total:	6,694	2,491	3,555	2,453	2,676	2,912	5,121	5,853	7,035	7,956	8,385
Uninc. King County:	2,416	479	583	661	261	458	1,277	1,044	1,400	1,306	1,300
King County Total:	9,110	2,970	4,138	3,114	2,937	3,370	6,398	6,897	8,435	9,262	9,685
<i>Uninc. KC as a % of total King County:</i>	<i>27%</i>	<i>16%</i>	<i>14%</i>	<i>21%</i>	<i>9%</i>	<i>14%</i>	<i>20%</i>	<i>15%</i>	<i>17%</i>	<i>14%</i>	<i>13%</i>

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

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

Recorded Formal Plats

King County and its Cities, 1995 - 2000

Jurisdictions	1995		1996		1997		1998		1999		2000		
	Lots	Acres	Lots	Acres	Lots	Acres	Lots	Acres	Lots	Acres	Plats	Lots	Acres
Algona	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Auburn	213	63.70	73	33.05	398	96.24	78	23.16	102	57.16	2	27	6.92
Beaux Arts	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Bellevue	176	71.60	0	0.00	272	106.20	44	28.50	280	101.99	2	31	7.34
Black Diamond	129	52.00	13	5.00	0	0.00	0	0.00	34	12.82	0	0	0.00
Bothell	41	19.57	8	4.90	19	4.93	42	15.79	78	27.01	0	0	0.00
Burien	25	5.27	18	3.24	0	0.00	18	2.79	0	0.00	1	6	1.45
Carnation	0	0.00	22	12.65	24	13.58	21	14.26	0	0.00	0	0	0.00
Clyde Hill	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Covington	-	-	-	-	-	-	0	0	18	6	4	336	58.83
Des Moines	0	0.00	15	4.30	0	0.00	37	9.83	7	1.43	0	0	0.00
Duvall	83	32.12	114	67.26	51	22.15	87	37.45	79	16.03	3	59	13.52
Enumclaw	27	5.44	0	0.00	6	0.66	19	5.53	0	0.00	3	80	18.56
Federal Way	126	67.72	0	0.00	44	41.93	37	15.58	65	19.73	0	0	0.00
Hunts Point	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Issaquah	0	0.00	5	7.95	160	192.78	18	3.30	108	36.22	0	0	0.00
Kenmore	-	-	-	-	-	-	0	0	36	6	1	23	5.29
Kent	135	41.48	31	2.50	206	64.43	211	53.08	114	32.55	8	136	38.42
Kirkland	49	8.44	24	4.40	12	3.18	2	0.35	16	3.36	2	45	10.04
Lake Forest Pk	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Maple Valley	-	-	-	-	-	-	59	10.32	54	11.10	2	206	42.89
Medina	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Mercer Island	8	2.70	0	0.00	6	1.55	13	8.26	0	0.00	2	21	5.85
Milton (KC part)	0	0.00	27	8.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Newcastle	24	7.60	40	14.00	0	0.00	27	10.14	121	32.21	2	227	85.08
Normandy Park	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
North Bend	0	0.00	78	15.00	69	14.41	0	0.00	0	0.00	0	0	0.00
Pacific	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Redmond	45	11.33	52	92.00	120	39.06	19	4.20	107	22.47	3	106	28.05
Renton	148	55.71	301	66.00	63	8.83	147	30.84	155	53.31	10	350	86.30
Sammamish	-	-	-	-	-	-	-	-	113	105	7	160	52.94
SeaTac	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	1	6	1.25
Seattle	10	1.14	0	0.00	0	0.00	51	50.05	14	0.39	2	95	49.07
Shoreline	-	-	31	5.00	0	0.00	16	1.38	7	0.56	2	17	2.31
Skykomish	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Snoqualmie	0	0.00	15	20.00	209	68.12	117	31.50	457	133.25	1	23	16.25
Tukwila	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	1	40	9.15
Woodinville	6	6.72	32	49.20	26	22.97	42	6.54	9	9.65	1	7	9.89
Yarrow Point	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Cities Total:	1,245	452.54	899	414.45	1,685	701.02	1,105	362.85	1,974	687.88	60	2,001	549.40
Uninc. Total:	1,361	1017.25	835	461.80	1,717	1425.75	1,108	513.24	1,244	1823.93	23	1,334	1,296.89
KC TOTAL:	2,606	1,469.79	1,734	876.25	3,402	2,126.77	2,213	876.09	3,218	2,511.81	83	3,335	1,846.29
<i>Uninc. King County as a % of total King County:</i>													
	52%	69%	48%	53%	50%	67%	50%	59%	39%	73%	28%	40%	70%

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

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

Covered Employment by Sector, March 1999 King County and its Cities

CITY	COVERED JOBS	AFFM/ Construction	Mfg.	WCTU	Retail	F-I-RE/ Serv.	Gov't / Educ.
Algona	2,214	38	*	313	50	*	18
Auburn	37,256	3,183	13,705	3,856	6,220	6,365	3,927
Beaux Arts	10	*	0	0	*	6	*
Bellevue	115,731	5,651	7,234	15,998	21,657	57,451	7,740
Black Diamond	486	59	104	58	116	25	124
Bothell	10,203	529	1,941	588	1,148	4,895	1,102
Burien	11,041	422	151	500	2,867	5,700	1,401
Carnation	429	10	79	42	111	43	144
Clyde Hill	361	27	*	*	*	211	117
Covington	2,344	265	28	99	852	755	345
Des Moines	5,302	295	44	321	975	2,207	1,460
Duvall	769	146	56	34	133	240	160
Enumclaw	4,081	156	292	106	1,030	1,468	1,029
Federal Way	30,113	1,226	3,210	1,701	8,155	12,606	3,215
Hunts Point	148	*	*	52	-	94	*
Issaquah	12,083	749	883	1,936	4,636	2,822	1,057
Kenmore	4,455	561	292	782	924	1,437	459
Kent	59,212	3,094	19,826	15,087	7,942	8,901	4,362
Kirkland	30,419	2,638	2,361	3,464	7,295	10,956	3,705
Lake Forest Park	1,299	185	31	67	449	393	174
Maple Valley	2,021	284	55	80	522	524	556
Medina	359	*	*	16	41	229	54
Mercer Island	6,747	*	*	1,010	939	3,326	897
Newcastle	650	*	*	88	163	268	65
Normandy Park	575	59	0	10	222	195	89
North Bend	1,750	184	24	84	1,007	234	217
Pacific	1,029	205	350	122	91	119	142
Redmond	65,072	4,379	14,064	7,675	7,862	29,448	1,644
Renton	52,030	1,664	24,050	4,537	7,045	9,861	4,873
Sammamish	4,319	505	60	349	1,259	1,340	806
SeaTac	29,732	676	649	17,354	2,200	6,597	2,256
Seattle	492,760	22,232	39,448	61,755	67,736	213,544	88,045
Shoreline	13,746	697	181	464	3,793	5,038	3,573
Skykomish	100	0	0	*	44	*	51
Snoqualmie	2,391	14	16	29	234	1,741	357
Tukwila	52,141	1,307	15,677	7,400	16,547	9,398	1,812
Woodinville	10,323	2,339	2,278	1,154	1,810	2,313	429
Yarrow Point	54	19	0	0	*	*	3
Cities Total	1,063,755	54,185	149,136	147,138	176,092	400,795	136,411
Uninc. King Co.	46,261	9,377	4,735	5,075	7,631	13,370	6,073
KING COUNTY	1,110,016	63,562	153,871	152,213	183,723	414,165	142,484

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

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

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

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

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

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

Notes: Burien and Woodinville incorporated in 1993, Covington and Maple Valley in 1997, thus, do not have figures for this table. **Covered employment** is the number of jobs covered by state unemployment insurance. **Number of Firms** means firms with employees covered by unemployment insurance. Corporate officers, railroad employees, and sole proprietors are excluded. For detail by job sector, see Covered Jobs by King County Subarea, page 46.

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

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
KC 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.

*2000 Census income data
will be published in 2002.*

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

Violent Crime and Property Crime Totals

King County and Its Cities 1995 - 1999

CITIES	1995				1996				1997				1998				1999			
	Violent		Property		Violent		Property		Violent		Property		Violent		Property		Violent		Property	
	Total	Rate Per 1000	Total	Rate Per 1000	Total	Rate Per 1000	Total	Rate Per 1000	Total	Rate Per 1000	Total	Rate Per 1000	Total	Rate Per 1000	Total	Rate Per 1000	Total	Rate Per 1000	Total	Rate Per 1000
Algona	3	1.5	65	33.0	6	2.9	65	31.9	2	1.0	78	37.7	5	2.4	68	32.4	7	3.3	89	42.2
Auburn	190	5.4	3,272	92.9	212	5.9	3,458	95.7	226	6.2	3,624	98.7	229	6.1	3,735	99.8	226	5.8	3,689	94.6
Beaux Arts	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a												
Bellevue	169	1.7	5,157	50.6	186	1.8	5,192	50.1	157	1.5	5,225	49.9	162	1.5	4,450	42.1	129	1.2	4,556	42.9
Blk Diamond	3	1.7	76	43.2	3	1.5	53	26.4	4	1.9	31	14.9	3	0.8	84	22.6	7	1.8	59	15.4
Bothell	36	1.4	930	36.0	35	1.3	950	36.6	45	1.7	896	34.0	56	2.1	1,081	39.6	33	1.2	1,024	36.8
Burien	172	6.2	2,610	94.3	172	6.2	2,102	75.5	166	5.9	2,175	77.9	183	6.5	2,266	80.6	238	8.0	2,210	74.2
Carnation	2	1.3	44	29.5	1	0.6	12	7.8	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	4	2.2	64	35.9
Clyde Hill	5	1.7	39	13.0	2	0.7	46	15.3	0	0	61	20.2	3	1	46	15.3	2	0.7	53	18.4
Covington	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	10	0.8	250	20.0	47	3.6	647	50.2	29	2.2	588	45.2
Des Moines	90	4.2	1,133	52.8	99	4.3	1,312	57.0	140	5.2	1,394	51.6	148	5.4	1,175	43.2	87	3.2	1,065	39.2
Duvall	0	0	60	17.2	3	0.8	70	19.3	0	0	38	10.0	1	0.2	50	12.1	1	0.2	31	7.0
Enumclaw	33	3.2	502	49.4	16	1.6	413	40.3	20	1.9	430	41.0	12	1.1	390	37.0	9	0.8	455	42.4
Federal Way	414	5.6	6,055	81.5	427	5.7	5,880	78.1	323	4.3	5,303	69.8	372	4.8	4,840	63.0	339	4.4	4,515	58.7
Hunts Point	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a												
Issaquah	13	1.4	699	77.5	16	1.7	686	74.1	17	1.8	799	83.1	29	2.9	773	78.1	14	1.4	658	65.0
Kenmore	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	101	0.6	151	8.9	26	1.5	497	28.9
Kent	270	6.1	4,535	101.6	291	4.8	5,413	89.6	332	5.4	5,326	85.9	326	4.6	5,526	77.2	292	4	5,231	71.6
Kirkland	103	2.4	2,110	49.8	106	2.5	2,017	46.7	84	1.9	1,835	42.0	54	1.2	1,633	36.9	71	1.6	1,441	32.1
Lk Forest Pk	5	0.7	167	23.4	0	0	45	3.6	10	0.8	362	28.9	5	0.4	253	19.8	3	0.2	282	21.6
Maple Valley	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	5	0.5	160	15.2	21	1.8	466	39.0	25	2	404	32.2
Medina	0	0	65	18.3	1	0.3	42	11.7	5	1.4	53	14.7	3	0.8	54	15.0	1	0.3	51	14.9
Mercer Island	10	0.5	398	18.7	11	0.5	299	13.9	2	0.1	280	13.0	13	0.6	384	17.7	n/a	n/a	n/a	n/a
Milton	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a												
Newcastle	n/a	n/a	n/a	n/a	3	0.4	106	12.8	11	1.3	215	25.3	5	0.6	223	25.9	6	0.7	202	23.5
Normandy Pk	8	1.2	140	20.2	11	1.6	163	23.0	12	1.7	183	25.7	8	1.1	196	27.5	7	1.0	152	21.6
North Bend	20	6.8	175	59.8	16	5.2	224	73.0	11	3.4	272	82.9	16	4.4	306	83.3	19	5	198	51.9
Pacific	7	1.3	234	44.2	12	2.1	227	40.6	9	1.6	262	46.5	8	1.4	196	34.7	8	1.4	179	31.6
Redmond	74	1.8	1,539	38.4	43	1.1	1,585	38.8	68	1.6	1,664	39.4	85	2	1,490	34.4	88	2	1,616	37.1
Renton	250	5.6	3,719	82.8	256	5.7	4,014	88.9	227	4.9	4,219	91.9	223	4.8	3,809	82.3	247	5.2	3,320	69.7
Sammamish	n/a	n/a	n/a	n/a	4	0.1	124	4.2												
SeaTac	189	8.2	2,106	91.9	213	9.2	2,134	92.3	167	7.2	1,985	85.1	188	8.0	1,921	81.6	135	5.7	1,754	74.4
Seattle	4904	9.2	50,849	95.4	4,543	8.5	51,343	96.0	5,002	9.3	51,855	96.6	4,475	8.3	48,577	90.0	4,166	7.7	45,757	84.7
Shoreline	n/a	n/a	n/a	n/a	100	2.1	2,148	44.6	124	2.5	2,246	44.6	127	2.5	1,989	39.5	103	2	1,929	37.1
Skykomish	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a												
Snoqualmie	3	1.9	122	79.2	6	3.9	112	72.3	5	3.1	147	91.3	8	4.9	138	84.4	4	2	127	64.1
Tukwila	242	16.4	3,710	251.5	238	16	3,494	234.8	172	11.5	3,534	236.7	153	10.2	3,059	204.1	140	9.4	3,135	211.3
Woodinville	25	2.6	411	42.7	16	1.6	613	61.7	21	2.1	463	46.4	13	1.3	538	53.1	30	2.9	476	46.4
Yarrow Point	0	0	8	8.0	0	0	6	5.9	0	0	14	13.7	2	2	10	9.8	0	0	11	11.2
Uninc. KC	1,275	2.6	18,222	36.6	1,024	2.4	15,561	36.0	944	2.3	14,608	35.7	831	2.1	12,170	31.3	773	2.2	10,501	29.3
Total KC	8,515	5.3	111,285	68.5	8,101	4.9	111,700	68.1	8,343	5.0	112,109	67.6	7,848	4.7	104,760	62.5	7,297	4.3	98,266	58.2

Notes: *Violent crimes:* include murder, forcible rape, robbery and aggravated assault.

Property crimes: include arson, burglary, larceny (theft), and vehicle theft. *n/a* = not available

Source: Office of Financial Management Population Trends. Crime in Washington State. Annual Report (1994, 1995, 1996 and 1998).

VI. King County Cities Statistical Profiles

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

Currently, including the newest city, Sammamish, there are 39 cities in King County, the largest number in any County in Washington State. 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	1999
Duvall	1913	SeaTac	1990
Enumclaw	1913	Seattle	1865
Federal Way	1990	Shoreline	1995
Hunts Point	1955	Skykomish	1909
Issaquah	1892	Snoqualmie	1903
Kenmore	1998	Tukwila	1908
Kent	1890	Woodinville	1993
Kirkland	1905	Yarrow Point	1959
Lake Forest Park	1961		

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

Statistical Profile on:

ALGONA

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

D E M O G R A P H I C S

POPULATION	1980	1990	1995	Census 2000
	1,467	1,694	1,970	2,460

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

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



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.

E M P L O Y M E N T A N D I N C O M E

1999 Number of Business Units: 52

Median Household Income:

1989 (1990 Census): \$32,798
 1997 (Estimated): \$53,200

Households by Income Category, 1989:

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

1999 Total Jobs: 2,214

Manufacturing	◆
Wholesale/Utilities	313
Retail	50
Finance / Services	◆
Government/Education	18
AFFM/Construction	38

◆ Sector detail is suppressed to protect confidentiality.

Major Businesses and Employers:

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

H O U S I N G

2000 Total Housing Unit Count: 868

***Single Family: 807*
Multifamily: 61

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

1990 Census Median House Value: \$72,300
 2000 Median House Sales Price: \$139,994

D E V E L O P M E N T A C T I V I T Y

2000 Total New Residential Units: 19

***Single Family 19*
Multifamily 0

2000 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 Algona. Suburban Cities Association of King County, Washington.

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

Statistical Profile on:

AUBURN

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

D E M O G R A P H I C S

POPULATION	1980	1990	1995	Census 2000
	26,417	33,102	35,230	40,314

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

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



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

E M P L O Y M E N T A N D I N C O M E

1999 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
<i>High Tech</i>	<i>420</i>

Major Businesses and Employers:

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

H O U S I N G

2000 Total Housing Unit Count: 16,617

***Single Family 9,303*
Multifamily 7,314

1990 Census Median House Value: \$91,500

2000 Median House Sales Price: \$161,950

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

1999 Median 2-Bdrm. Rental: \$585

D E V E L O P M E N T A C T I V I T Y

2000 Total New Residential Units: 380

***Single Family 236*
Multifamily 144

2000 Formal Plats:	# Plats	# Lots	# Acres
Applications:	7	589	204.14
Recordings:	2	27	6.92

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

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

*Statistical Profile on:***BEAUX ARTS**

City Mayor: Charles R. Lowry

City Info: (425) 454-8580

D E M O G R A P H I C S

<u>POPULATION</u>	1980	1990	1995	Census 2000
	328	303	285	307

Population Growth, 1980-1990: -8%
 Population Growth, 1990-2000: 1%

Households, 2000 Census: 121
 Average Hhld Size, 2000 Census: 2.54
 Hhld Growth Target Range for 1992-2012: 0

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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

BEAUX ARTS VILLAGE

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

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

E M P L O Y M E N T A N D I N C O M E

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 -

H O U S I N G

2000 Total Housing Unit Count: 124
 **Single Family 122
 Multifamily 2

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

1990 Census Median House Value: \$316,700
 2000 Median House Sales Price: \$423,125

D E V E L O P M E N T A C T I V I T Y

2000 Total New Residential Units: 0
 **Single Family 0
 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. Suburban Cities Association of King County, Washington.
 * Persons of Hispanic Origin can be of any race. ** Single Family includes mobile homes.

*Statistical Profile on:***BELLEVUE**

City Mayor: Chuck Mosher

City Info: (425) 452 - 7810

D E M O G R A P H I C S

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

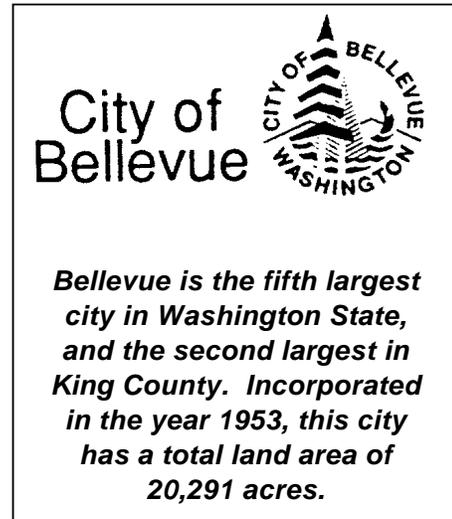
Population Growth, 1980-1990:	18%
Population Growth, 1990-2000:	26%
Households, 2000 Census:	45,836
Average Hhld Size, 2000 Census:	2.37
Hhld Growth Target Range 1992-2012:	7,792 - 9,662

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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

**E M P L O Y M E N T A N D I N C O M E****1999 Number of Business Units: 6,624****Median Household Income:**

1989 (1990 Census):	\$43,800
1997 (Estimated):	\$67,100

Households by Income Category, 1989:

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

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

Major Businesses and Employers:

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

H O U S I N G**2000 Total Housing Unit Count: 49,346**

**Single Family	25,852
Multifamily	23,494

1990 Census Median 2-Bdrm. Rental: \$542**1999 Median 2-Bdrm. Rental: \$860****1990 Census Median House Value: \$192,800****2000 Median House Sales Price: \$359,900****D E V E L O P M E N T A C T I V I T Y****2000 Total New Residential Units: 500**

**Single Family	266
Multifamily	234

2000 Formal Plats: # Plats # Lots # Acres

Applications:	1	13	5.00
Recordings:	2	31	7.34

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

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

*Statistical Profile on:***BLACK DIAMOND**

City Mayor: Howard Botts

City Info: (360) 886 - 2560

DEMOGRAPHICS

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

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

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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

City of Black Diamond

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

EMPLOYMENT AND INCOME

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%

1999 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

2000 Total Housing Unit Count: 1,588

***Single Family 1,537*
Multifamily 51

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

1999 Median 2-Bdrm. Rental: \$522

1990 Census Median House Value: \$83,200

2000 Median House Sales Price: \$209,950

DEVELOPMENT ACTIVITY

2000 Total New Residential Units: 14

***Single Family 14*
Multifamily 0

2000 Formal Plats: # Plats #Lots # Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

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

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

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

*Statistical Profile on:***BOTHELL** (King County portion)

City Mayor: Mike W. Noblet

City Info: (425) 486 - 3256

D E M O G R A P H I C S

<u>POPULATION</u>	1980	1990	1995	Census 2000
	7,943	11,986	13,510	16,185

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

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



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

E M P L O Y M E N T A N D I N C O M E

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:

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

H O U S I N G

2000 Total Housing Unit Count: 6,588

**Single Family 4,029
Multifamily 2,559

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

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

D E V E L O P M E N T A C T I V I T Y

2000 Total New Residential Units: 149

**Single Family 38
Multifamily 111

2000 Formal Plats: # Plats # Lots # Acres

Applications:	3	38	12.87
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 Bothell. Suburban Cities Association of King County, Washington.

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

*Statistical Profile on:***BURIEN**City Mayor: Sally Nelson
City Info: (206) 241 - 4647**D E M O G R A P H I C S**

POPULATION	1980	1990	1995	Census 2000
	n/a	27,868	27,680	31,881

Population Growth, 1980-1990: n/a
 Population Growth, 1990-2000: 14%

Households, 2000 Census: 13,399
 Average Hhld Size, 2000 Census: 2.36
 Hhld Growth Target Range 1992-2012: 1,596 - 1,995

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



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.

E M P L O Y M E N T A N D I N C O M E

1999 Number of Business Units: 1,033

1999 Total Jobs: 11,041

Median Household Income:

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

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

Households by Income Category, 1989:

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

Major Businesses and Employers:

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

H O U S I N G

2000 Total Housing Unit Count: 13,701

***Single Family 8,224*
Multifamily 5,477

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

1999 Median 2-Bdrm. Rental: \$595

1990 Census Median House Value: \$107,900

2000 Median House Sales Price: \$190,000

D E V E L O P M E N T A C T I V I T Y

2000 Total New Residential Units: 33

***Single Family 22*
Multifamily 11

2000 Formal Plats: # Plats # Lots # Acres

Applications:	0	0	0.00
Recordings:	1	6	1.45

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

*Statistical Profile on:***CARNATION**City Mayor: Bob Patterson
City Info: (425) 333 - 4192**DEMOGRAPHICS**

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

Population Growth, 1980-1990: 36%
Population Growth, 1990-2000: 52%Households, 2000 Census: 636
Average Hhld Size, 2000 Census: 2.98
Hhld Growth Target Range 1992-2012: 4042000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



The City of Carnation has a total land area of 745 acres. Carnation became a city in the year 1912. It originally incorporated as "Tolt"; its name changed in 1951.

EMPLOYMENT AND INCOME

1999 Number of Business Units: 50

Median Household Income:1989 (1990 Census): \$30,341
1997 (Estimated): \$47,300Households by Income Category, 1989:

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

<u>1999 Total Jobs:</u>	429
Manufacturing	79
Wholesale/Utilities	42
Retail	111
Finance / Services	43
Government/Education	144
AFFM/Construction	10

Major Businesses and Employers:

Remlinger Farms	QFC
Custom Concrete	Riverview School District

HOUSING2000 Total Housing Unit Count: 665
***Single Family 596*
*Multifamily 69*1990 Census Median 2-Bdrm. Rental: \$435
1999 Median 2-Bdrm. Rental: n/a1990 Census Median House Value: \$72,300
2000 Median House Sales Price: \$197,500**DEVELOPMENT ACTIVITY**2000 Total New Residential Units: 4
***Single Family 4*
Multifamily 0

2000 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 Carnation. Suburban Cities Association of King County, Washington.

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

Statistical Profile on:

CLYDE HILL

City Mayor: George S. Martin

City Info: (425) 453 - 7800

D E M O G R A P H I C S

POPULATION	1980	1990	1995	Census 2000
	3,229	2,972	3,000	2,890

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

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

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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

Clyde Hill

TOWN OF CLYDE HILL

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

E M P L O Y M E N T A N D I N C O M E

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	◆
Wholesale/Utilities	4
Retail	◆
Finance/Services	◆
Government/Education	117
AFFM/Construction	27

◆ Sector detail is suppressed to protect confidentiality.

Major Businesses and Employers:

Points Drive Market BP Gas Station
Bellevue School District

H O U S I N G

2000 Total Housing Unit Count: 1,122
**Single Family 1,119
Multifamily 3

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

1990 Census Median House Value: \$389,800
2000 Median House Sales Price: \$688,975

D E V E L O P M E N T A C T I V I T Y

2000 Total New Residential Units: 15
**Single Family 15
Multifamily 0

2000 Formal Plats: # Plats # Lots # Acres
Applications: 0 0 0.00
Recordings: 0 0 0.00

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

*Statistical Profile on:***COVINGTON**

City Mayor: Julie Holbrook

City Info: (253) 638 - 1110

D E M O G R A P H I C S

POPULATION	1980	1990	1995	Census 2000
	n/a	11,100	n/a	13,783

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

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

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



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

E M P L O Y M E N T A N D I N C O M E

1999 Number of Business Units: 224

1999 Total Jobs: 2,344**Median Household Income:**

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

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

Households by Income Category, 1989:

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

Major Businesses and Employers:

Fred Meyer	Safeway	Godfather's Pizza
Les Schwab Tires	QFC	

H O U S I N G

2000 Total Housing Unit Count: 4,258
 **Single Family 4,254
 Multifamily 4

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

1990 Census Median House Value: \$96,000
 2000 Median House Sales Price: \$167,000

D E V E L O P M E N T A C T I V I T Y

2000 Total New Residential Units: 52
 **Single Family 45
 Multifamily 7

2000 Formal Plats: # Plats #Lots #Acres
 Applications: 5 124 26.06
 Recordings: 4 336 58.83

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

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

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

*Statistical Profile on:***DES MOINES**

City Mayor: Scott Thomasson

City Info: (206) 878 - 4595

D E M O G R A P H I C S

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

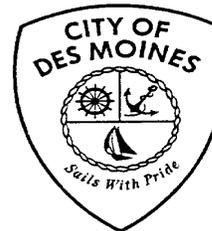
Population Growth, 1980-1990:	134%
Population Growth, 1990-2000:	69%
Households, 2000 Census:	11,337
Average Hhld Size, 2000 Census:	2.47
Hhld Growth Target Range 1992-2012:	1,795 - 2,513

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



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 4,225 acres. This includes the Woodmont area annexation.

E M P L O Y M E N T A N D I N C O M E

1999 Number of Business Units: 575

Median Household Income:

1989 (1990 Census):	\$32,145
1997 (Estimated):	\$51,600

1999 Total Jobs: 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	Safeway Stores
Highline School District	Furney's Nursery	Masonic Home
Highline Community College	Anthony's Home Port	
Judson Park Retirement Home	Seatoma Convalescent Center	

H O U S I N G

2000 Total Housing Unit Count: 11,615

***Single Family 6,837*
Multifamily 4,778

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

1999 Median 2-Bdrm. Rental: \$657

1990 Census Median House Value: \$109,100

2000 Median House Sales Price: \$179,950

D E V E L O P M E N T A C T I V I T Y

2000 Total New Residential Units: 55

***Single Family 23*
Multifamily 32

2000 Formal Plats: # Plats # Lots # Acres

Applications:	2	116	20.06
Recordings:	0	0	0.00

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

Statistical Profile on:

DUVALL

City Mayor: Glen Kuntz
City Info: (425) 788 - 1185

D E M O G R A P H I C S

POPULATION	1980	1990	1995	Census 2000
	729	2,770	3,490	4,616

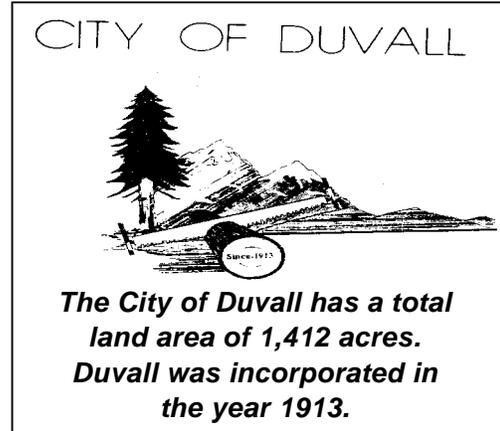
Population Growth, 1980-1990: 280%
Population Growth, 1990-2000: 67%
Households, 2000 Census: 1,596
Average Hhld Size, 2000 Census: 2.88
Hhld Growth Target Range 1992-2012: 1,563 - 1,759

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



E M P L O Y M E N T A N D I N C O M E

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

H O U S I N G

2000 Total Housing Unit Count: 1,710
***Single Family* 1,621
Multifamily 89

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

1990 Census Median House Value: \$139,300
2000 Median House Sales Price: \$279,950

D E V E L O P M E N T A C T I V I T Y

2000 Total New Residential Units: 97
***Single Family* 97
Multifamily 0

2000 Formal Plats: # Plats # Lots # Acres
Applications: 0 0 0.00
Recordings: 3 59 13.52

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

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

Statistical Profile on:

ENUMCLAW

City Mayor: George Rossman
 City Info: (360) 825 - 3591

D E M O G R A P H I C S

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

Population Growth, 1980-1990: 33%
 Population Growth, 1990-2000: 54%

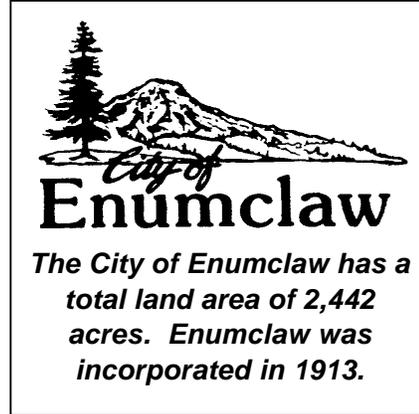
Households, 2000 Census: 4,317
 Average Hhld Size, 2000 Census: 2.52
 Hhld Growth Target Range 1992-2012: 2,182 - 2,667

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



E M P L O Y M E N T A N D I N C O M E

1999 Number of Business Units: 348

Median Household Income:

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

Households by Income Category, 1989:

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

<u>1999 Total Jobs:</u>	4,081
Manufacturing	292
Wholesale/Utilities	106
Retail	1,030
Finance/Services	1,468
Gov't/Education	1,029
AFFM/Construction	156

Major Businesses and Employers:

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

H O U S I N G

2000 Total Housing Unit Count: 4,442
***Single Family 3,233*
Multifamily 1,209

1990 Census Median 2-Bdrm. Rental: \$392
 1999 Median 2-Bdrm. Rental: \$598

1990 Census Median House Value: \$86,100
 2000 Median House Sales Price: \$166,200

D E V E L O P M E N T A C T I V I T Y

2000 Total New Residential Units: 21
***Single Family 21*
Multifamily 0

2000 Formal Plats:	# Plats	# Lots	# Acres
Applications:	0	0	0.00
Recordings:	3	80	18.56

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

*Statistical Profile on:***FEDERAL WAY**City Mayor: Michael Park
City Info: (253) 661 - 4000**DEMOGRAPHICS**

<u>POPULATION</u>	1980	1990	1995	Census 2000
	n/a	67,304	74,290	83,259

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

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



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

EMPLOYMENT AND INCOME

1999 Number of Business Units: 2,118

Median Household Income:

1989 (1990 Census):	\$38,311
1997 (Estimated):	\$61,700

Households by Income Category, 1989:

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

1999 Total Jobs: 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

Major Businesses and Employers:

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

HOUSING

2000 Total Housing Unit Count: 32,679

**Single Family 18,799
Multifamily 13,880

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

1999 Median 2-Bdrm. Rental: \$660

1990 Census Median House Value: \$118,800

2000 Median House Sales Price: \$178,000

DEVELOPMENT ACTIVITY

2000 Total New Residential Units: 78

**Single Family 44
Multifamily 34

2000 Formal Plats: # Plats #Lots #Acres

Applications:	4	128	35.88
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 Federal Way. Suburban Cities Association of King County, Washington.

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

*Statistical Profile on:***HUNTS POINT**City Mayor: Fred McConkey
City Info: (425) 455 - 1834**D E M O G R A P H I C S**

POPULATION	1980	1990	1995	Census 2000
	480	513	500	443

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

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

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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

Town of Hunts Point

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

E M P L O Y M E N T A N D I N C O M E

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: 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

H O U S I N G

2000 Total Housing Unit Count: 206

***Single Family 198*
Multifamily 8

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

1999 Median 2-Bdrm. Rental: n/a

1990 Census Median House Value: \$500,000

2000 Median House Sales Price: \$685,000

D E V E L O P M E N T A C T I V I T Y

2000 Total New Residential Units: 4

***Single Family 4*
Multifamily 0

2000 Formal Plats: # Plats # Lots # Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

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

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

*Statistical Profile on:***ISSAQUAH**

City Mayor: Ava Frisinger

City Info: (425) 887 - 3000

D E M O G R A P H I C S

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

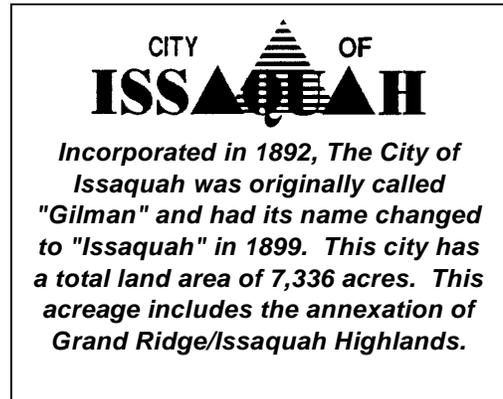
Population Growth, 1980-1990:	41%
Population Growth, 1990-2000:	44%
Households, 2000 Census:	4,840
Average Hhld Size, 2000 Census:	2.27
Hhld Growth Target Range 1992-2012:	2,565 - 4,194

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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

**E M P L O Y M E N T A N D I N C O M E**

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: 12,083

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	

H O U S I N G

2000 Total Housing Unit Count: 5,565
 **Single Family 2,556
 Multifamily 3,009

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

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

D E V E L O P M E N T A C T I V I T Y

2000 Total New Residential Units: 85
 **Single Family 83
 Multifamily 2

2000 Formal Plats: # Plats # Lots # Acres
 Applications: 4 110 226.39
 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 Issaquah. The Economic Development Council of Seattle and King County. Suburban Cities Association of King County, Washington.

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

*Statistical Profile on:***KENMORE**City Mayor: Dick Taylor
City Info: (425) 398-8900**D E M O G R A P H I C S**

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

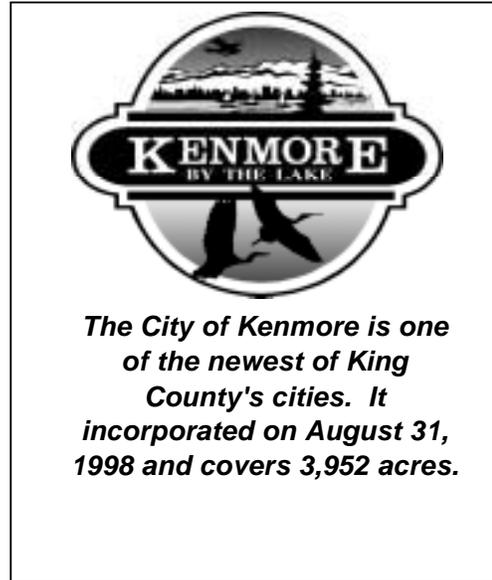
Population Growth, 1980-1990:	n/a
Population Growth, 1990-2000:	24%
Households, 2000 Census:	7,307
Average Hhld Size, 2000 Census:	2.54
Hhld Growth Target Range 1992-2012:	974 - 1,190

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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

**E M P L O Y M E N T A N D I N C O M E**

1999 Number of Business Units: 478

Median Household Income:

1989 (1990 Census):	\$43,000
1997 (Estimated):	\$66,900

Households by Income Category, 1989:

0 - 50%	733	13%
50 - 80%	851	15%
80 - 120%	1,306	23%
120% +	2,833	50%

1999 Total Jobs: 4,455

Manufacturing	292
Wholesale/Utilities	782
Retail	924
Finance / Services	1,437
Government/Education	459
AFFM/Construction	561

Major Businesses and Employers:

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

H O U S I N G

2000 Total Housing Unit Count: 7,153

**Single Family 5,558
Multifamily 1,595

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

1999 Median 2-Bdrm. Rental: \$759

1990 Census Median House Value: \$154,000

2000 Median House Sales Price: \$255,000

D E V E L O P M E N T A C T I V I T Y

2000 Total New Residential Units: 155

**Single Family 97
Multifamily 64

2000 Formal Plats: # Plats #Lots #Acres

Applications:	8	169	36.14
Recordings:	1	23	5.29

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

*Statistical Profile on:***KENT**City Mayor: Jim White
City Info: (253) 856-5700**D E M O G R A P H I C S**

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

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

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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

**E M P L O Y M E N T A N D I N C O M E**

1999 Number of Business Units: 2,964

Median Household Income:

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

Households by Income Category, 1989:

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

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

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

H O U S I N G

2000 Total Housing Unit Count: 33,246

***Single Family 13,097*
Multifamily 20,149

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

1999 Median 2-Bdrm. Rental: \$670

1990 Census Median House Value: \$107,100

2000 Median House Sales Price: \$201,900

D E V E L O P M E N T A C T I V I T Y

2000 Total New Residential Units: 556

***Single Family 294*
Multifamily 262

2000 Formal Plats: # Plats #Lots # Acres

Applications:	0	0	0.00
Recordings:	8	136	38.42

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

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

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

*Statistical Profile on:***KIRKLAND**

City Mayor: Larry Springer

City Info: (425) 828 - 1100

D E M O G R A P H I C S

POPULATION	1980	1990	1995	Census 2000
	18,779	40,052	42,350	45,054

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

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



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.

E M P L O Y M E N T A N D I N C O M E

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	Fred Meyer	Woodmark Hotel
COSTCO	Lamonts	

H O U S I N G

2000 Total Housing Unit Count: 21,526

**Single Family	10,150
Multifamily	11,376

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

1999 Median 2-Bdrm. Rental: \$920

1990 Census Median House Value: \$160,200

2000 Median House Sales Price: \$305,000

D E V E L O P M E N T A C T I V I T Y

2000 Total New Residential Units: 181

**Single Family	121
Multifamily	60

2000 Formal Plats: # Plats # Lots # Acres

Applications:	0	0	0.00
Recordings:	2	45	10.04

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

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

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

*Statistical Profile on:***LAKE FOREST PARK**

City Mayor: David Hutchinson

City Info: (206) 368 - 5440

D E M O G R A P H I C S

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

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

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



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

E M P L O Y M E N T A N D I N C O M E

1999 Number of Business Units: 245

1999 Total Jobs: 1,299Median Household Income:

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

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

Households by Income Category, 1989:

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

Major Businesses and Employers:

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

H O U S I N G

2000 Total Housing Unit Count: 5,415
 **Single Family 4,554
 Multifamily 861

1990 Census Median 2-Bdrm. Rental: \$504
 1999 Median 2-Bdrm. Rental: \$700

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

D E V E L O P M E N T A C T I V I T Y

2000 Total New Residential Units: 9
 **Single Family 9
 Multifamily 0

2000 Formal Plats: # Plats #Lots #Acres
 Applications: 0 0 0.00
 Recordings: 0 0 0.00

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

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

*Statistical Profile on:***MAPLE VALLEY**

City Mayor: Laure A. Iddings

City Info: (425) 413 - 8800

D E M O G R A P H I C S

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

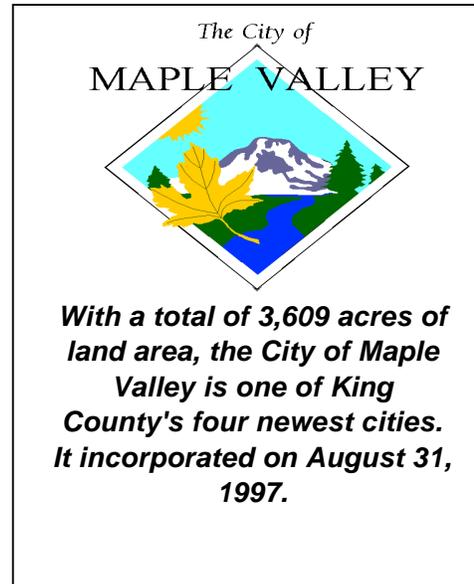
Population Growth, 1980-1990:	n/a
Population Growth, 1990-2000:	113%
Households, 2000 Census:	4,809
Average Hhld Size, 2000 Census:	2.95
Hhld Growth Target Range 1992-2012:	1,385 - 1,692

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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

**E M P L O Y M E N T A N D I N C O M E**

1999 Number of Business Units: 240

Median Household Income:

1989 (1990 Census):	\$43,500
1997 (Estimated):	\$77,400

Households by Income Category, 1989:

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

1999 Total Jobs: 2,021

Manufacturing	55
Wholesale/Utilities	80
Retail	522
Finance / Services	524
Government/Education	556
AFFM/Construction	284

Major Businesses and Employers:

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

H O U S I N G

2000 Total Housing Unit Count: 4,536

**Single Family	4,179
Multifamily	357

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

1999 Median 2-Bdrm. Rental: \$665

1990 Census Median House Value: \$124,500

2000 Median House Sales Price: \$208,000

D E V E L O P M E N T A C T I V I T Y

2000 Total New Residential Units: 146

**Single Family	146
Multifamily	0

2000 Formal Plats: # Plats # Lots # Acres

Applications:	15	913	188.39
Recordings:	2	206	42.89

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

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

*Statistical Profile on:***MEDINA**

City Mayor: Daniel Becker

City Info: (425) 454 - 9222

D E M O G R A P H I C S

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

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

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

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



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

E M P L O Y M E N T A N D I N C O M E

1999 Number of Business Units: 82

Median Household Income:

1989 (1990 Census): **\$81,896**
 1997 (Estimated): **\$126,500**

Households by Income Category, 1989:

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

1999 Total Jobs: 359

Manufacturing	◆
Wholesale/Utilities	16
Retail	41
Finance / Services	229
Government/Education	54
AFFM/Construction	◆

◆ Sector detail is suppressed to protect confidentiality.

Major Businesses and Employers:

Chevron Gas Station City of Medina
 Overlake Golf and Country Club

H O U S I N G

2000 Total Housing Unit Count: 1,184
 **Single Family 1,176
 Multifamily 8

1990 Census Median 2-Bdrm. Rental: \$815
 1999 Median 2-Bdrm. Rental: n/a

1990 Census Median House Value: \$420,800
 2000 Median House Sales Price: \$817,500

D E V E L O P M E N T A C T I V I T Y

2000 Total New Residential Units: 17
 **Single Family 17
 Multifamily 0

2000 Formal Plats: # Plats #Lots #Acres
 Applications: 0 0 0.00
 Recordings: 0 0 0.00

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

*Statistical Profile on:***MERCER ISLAND**City Mayor: Alan Merkle
City Info: (206) 236 - 5300**DEMOGRAPHICS**

<u>POPULATION</u>	1980	1990	1995	Census 2000
	21,522	20,816	21,290	22,036

Population Growth, 1980-1990: -3%
 Population Growth, 1990-2000: 6%
 Households, 2000 Census: 8,437
 Average Hhld Size, 2000 Census: 2.58
 Hhld Growth Target Range 1992-2012: 1,056 - 1,188

2000 Census Age Structure:

17 and under	5,724	26%
18 - 64	12,198	55%
65 and over	4,114	19%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	18,249	83%
Black or African American:	250	1%
Asian and Pacific Islander:	2,623	12%
Native American and other:	84	0%
<i>Hispanic or Latino*</i> :	410	2%
<i>Two or more race:</i>	420	2%



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

EMPLOYMENT AND INCOME

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	◆ Sector detail is suppressed to protect confidentiality.
Retail	939	
Finance / Services	3,326	
Government/Education	897	
AFFM/Construction	◆	
* High Tech	1,000	

Major Businesses and Employers:

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

HOUSING

2000 Total Housing Unit Count: 8,862

**Single Family 7,047
 Multifamily 1,815

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

1999 Median 2-Bdrm. Rental: \$875

1990 Census Median House Value: \$335,900

2000 Median House Sales Price: \$600,000

DEVELOPMENT ACTIVITY

2000 Total New Residential Units: 151

**Single Family 73
 Multifamily 78

2000 Formal Plats: # Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	2	21	5.85

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

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

*Statistical Profile on:***MILTON** (King County portion)

City Mayor: John E. Williams

City Info: (253) 922 - 8733

D E M O G R A P H I C S

<u>POPULATION</u>	1980	1990	1995	Census 2000
	218	697	795	814

Population Growth, 1980-1990: 220%
 Population Growth, 1990-2000: 17%

Households, 2000 Census: 339
 Average Hhld Size, 2000 Census: 2.39
 Hhld Growth Target Range 1992-2012: 29

2000 Census Age Structure:

17 and under	202	25%
18 - 64	499	61%
65 and over	113	14%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	719	88%
Black or African American:	9	1%
Asian and Pacific Islander:	25	3%
Native American and other:	8	1%
<i>Hispanic or Latino*:</i>	29	4%
<i>Two or more race:</i>	24	3%



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

E M P L O Y M E N T A N D I N C O M E

1999 Number of Business Units: n/a

1999 Total Jobs: n/aMedian Household Income:

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

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

Households by Income Category, 1989:

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

Major Businesses and Employers:
 n/a

H O U S I N G

2000 Total Housing Unit Count: 355
 **Single Family 352
 Multifamily 3

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

1990 Census Median House Value: \$102,900
 2000 Median House Sales Price: \$164,225

D E V E L O P M E N T A C T I V I T Y

2000 Total New Residential Units: 1
 **Single Family 1
 Multifamily 0

2000 Formal Plats: # Plats #Lots #Acres
 Applications: 0 0 0.00
 Recordings: 0 0 0.00

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

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

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

*Statistical Profile on:***NEWCASTLE**

City Mayor: Sonny Putter

City Info: (425) 649 - 4444

D E M O G R A P H I C S

<u>POPULATION</u>	1980	1990	1995	Census 2000
	n/a	5,400	8,052	7,737

Population Growth, 1980-1990:	n/a
Population Growth, 1990-2000:	43%
Households, 2000 Census:	3,028
Average Hhld Size, 2000 Census:	2.55
Hhld Growth Target Range 1992-2012:	749 - 916

2000 Census Age Structure:

17 and under	1,811	23%
18 - 64	5,415	70%
65 and over	511	7%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	5,700	74%
Black or African American:	121	2%
Asian and Pacific Islander:	1,421	18%
Native American and other:	57	1%
<i>Hispanic or Latino*:</i>	223	3%
<i>Two or more race:</i>	215	3%



The City of Newcastle has a total land area of 2,865 acres. Newcastle originally incorporated as "Newport Hills" in early 1994, and later that year changed its name to Newcastle.

E M P L O Y M E N T A N D I N C O M E

1999 Number of Business Units: 144

Median Household Income:

1989 (1990 Census):	\$57,500
1997 (Estimated):	\$88,700

Households by Income Category, 1989:

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

1999 Total Jobs: 650

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

Major Businesses and Employers:

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

H O U S I N G

2000 Total Housing Unit Count: 3,627
 **Single Family 2,659
 Multifamily 968

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

1990 Census Median House Value: \$176,000
 2000 Median House Sales Price: \$364,950

D E V E L O P M E N T A C T I V I T Y

2000 Total New Residential Units: 281
 **Single Family 86
 Multifamily 195

2000 Formal Plats: # Plats #Lots #Acres
 Applications: 1 28 7.23
 Recordings: 2 227 85.08

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

*Statistical Profile on:***NORMANDY PARK**

City Mayor: Charlie Harris

City Info: (206) 248 - 7603

D E M O G R A P H I C S

POPULATION	1980	1990	1995	Census 2000
	4,268	6,709	6,935	6,392

Population Growth, 1980-1990: 57%

Population Growth, 1990-2000: -5%

Households, 2000 Census: 2,609

Average Hhld Size, 2000 Census: 2.45

Hhld Growth Target Range 1992-2012: 135

2000 Census Age Structure:

17 and under	1,419	22%
18 - 64	3,674	57%
65 and over	1,299	20%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	5,695	89%
Black or African American:	64	1%
Asian and Pacific Islander:	309	5%
Native American and other:	28	0%
<i>Hispanic or Latino*:</i>	156	2%
<i>Two or more race:</i>	140	2%



**The City of Normandy Park
has a total land area of 1,635
acres. This city, on the
shore of Puget Sound,
incorporated in 1953.**

E M P L O Y M E N T A N D I N C O M E

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

H O U S I N G

2000 Total Housing Unit Count: 2,763

***Single Family 2,364**Multifamily 399*

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

1999 Median 2-Bdrm. Rental: \$575

1990 Census Median House Value: \$196,300

2000 Median House Sales Price: \$337,750

D E V E L O P M E N T A C T I V I T Y

2000 Total New Residential Units: 12

Single Family 12**Multifamily 02000 Formal Plats:** # Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

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

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

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

*Statistical Profile on:***NORTH BEND**

City Mayor: Joan Murray Simpson

City Info: (425) 888 - 1211

D E M O G R A P H I C S

<u>POPULATION</u>	1980	1990	1995	Census 2000
	1,701	2,578	2,925	4,746

Population Growth, 1980-1990: 52%
 Population Growth, 1990-2000: 84%

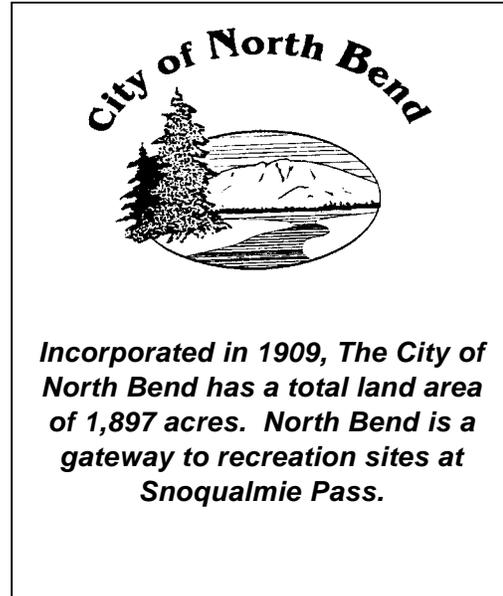
Households, 2000 Census: 1,841
 Average Hhld Size, 2000 Census: 2.53
 Hhld Growth Target Range 1992-2012: 1,266 - 1,787

2000 Census Age Structure:

17 and under	1,294	27%
18 - 64	2,948	62%
65 and over	504	11%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	4,271	90%
Black or African American:	32	1%
Asian and Pacific Islander:	113	2%
Native American and other:	52	1%
<i>Hispanic or Latino*:</i>	180	4%
<i>Two or more race:</i>	98	2%

**E M P L O Y M E N T A N D I N C O M E**

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: 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)

H O U S I N G

2000 Total Housing Unit Count: 1,987
 **Single Family 1,279
 Multifamily 708

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

1990 Census Median House Value: \$121,400
 2000 Median House Sales Price: \$309,500

D E V E L O P M E N T A C T I V I T Y

2000 Total New Residential Units: 4
 **Single Family 4
 Multifamily 0

2000 Formal Plats: # Plats #Lots #Acres
 Applications: 0 0 0.00
 Recordings: 0 0 0.00

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

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

*Statistical Profile on:***PACIFIC** (King County portion)

City Mayor: Howard Erickson

City Info: (253) 929 - 1100

D E M O G R A P H I C S

POPULATION	1980	1990	1995	Census 2000
	2,261	4,622	5,300	5,373

Population Growth, 1980-1990: 104%
 Population Growth, 1990-2000: 16%

Households, 2000 Census: 1,992
 Average Hhld Size, 2000 Census: 2.53
 Hhld Growth Target Range 1992-2012: 606 - 1,818

2000 Census Age Structure:

17 and under	1,722	32%
18 - 64	3,505	65%
65 and over	300	6%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	4,572	85%
Black or African American:	65	1%
Asian and Pacific Islander:	266	5%
Native American and other:	85	2%
<i>Hispanic or Latino*:</i>	<i>358</i>	<i>7%</i>
<i>Two or more race:</i>	<i>181</i>	<i>3%</i>



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

E M P L O Y M E N T A N D I N C O M E

1999 Number of Business Units: 106

Median Household Income:

1989 (1990 Census): \$32,468
 1997 (Estimated): \$52,600

Households by Income Category, 1989:

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

1999 Total Jobs: 1,029

Manufacturing	350
Wholesale/Utilities	122
Retail	91
Finance / Services	119
Government/Education	142
AFFM/Construction	205

Major Businesses and Employers:

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

H O U S I N G

2000 Total Housing Unit Count: 2,210

**Single Family 1,449
 Multifamily 761

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

1999 Median 2-Bdrm. Rental: \$613

1990 Census Median House Value: \$88,900

2000 Median House Sales Price: \$152,850

D E V E L O P M E N T A C T I V I T Y

2000 Total New Residential Units: 4

**Single Family 4
 Multifamily 0

2000 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 on:***REDMOND**

City Mayor: Rosemarie M. Ives

City Info: (425) 556 - 2900

D E M O G R A P H I C S

<u>POPULATION</u>	1980	1990	1995	Census 2000
	23,318	35,800	40,030	45,256

Population Growth, 1980-1990:	54%
Population Growth, 1990-2000:	26%
Households, 2000 Census:	19,102
Average Hhld Size, 2000 Census:	2.33
Hhld Growth Target Range 1992-2012:	10,055 - 13,178

2000 Census Age Structure:

17 and under	9,708	21%
18 - 64	31,329	69%
65 and over	4,219	9%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	34,593	76%
Black or African American:	659	1%
Asian and Pacific Islander:	5,947	13%
Native American and other:	321	1%
Hispanic or Latino*:	2,538	6%
Two or more race:	1,198	3%



The City of Redmond has a total land area of 10,181 acres. Incorporated in 1912, Redmond is the home of the largest software company in the nation, Microsoft.

E M P L O Y M E N T A N D I N C O M E

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%

1999 Total Jobs: 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:

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

H O U S I N G

2000 Total Housing Unit Count: 19,245

**Single Family 9,066
Multifamily 10,179

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

1999 Median 2-Bdrm. Rental: \$938

1990 Census Median House Value: \$168,600

2000 Median House Sales Price: \$295,750

D E V E L O P M E N T A C T I V I T Y

2000 Total New Residential Units: 182

**Single Family 121
Multifamily 61

2000 Formal Plats: # Plats #Lots #Acres

Applications:	5	327	89.42
Recordings:	3	106	28.05

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

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

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

*Statistical Profile on:***RENTON**

City Mayor: Jesse Tanner

City Info: (425) 430 - 6400

D E M O G R A P H I C S

POPULATION	1980	1990	1995	Census 2000
	30,612	41,688	44,890	50,052

Population Growth, 1980-1990:	36%
Population Growth, 1990-2000:	20%
Households, 2000 Census:	21,708
Average Hhld Size, 2000 Census:	2.29
Hhld Growth Target Range 1992-2012:	7,800 - 10,119

2000 Census Age Structure:

17 and under	10,913	22%
18 - 64	34,016	68%
65 and over	5,123	10%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	32,759	65%
Black or African American:	4,142	8%
Asian and Pacific Islander:	6,896	14%
Native American and other:	488	1%
<i>Hispanic or Latino*</i> :	3,818	8%
<i>Two or more race:</i>	1,949	4%



With Boeing as its primary employer, Renton is the home of the 737 and 757 aircraft. It has a total land area of 10,888 acres. Renton became a city in the year 1901.

E M P L O Y M E N T A N D I N C O M E

1999 Number of Business Units: 1,674

Median Household Income:

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

Households by Income Category, 1989:

0 - 50%	4,306	24%
50 - 80%	3,506	19%
80 - 120%	4,259	23%
120% +	6,113	34%

1999 Total Jobs: 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

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		

H O U S I N G

2000 Total Housing Unit Count: 23,998

**Single Family	11,353
Multifamily	12,645

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

1999 Median 2-Bdrm. Rental: \$715

1990 Census Median House Value: \$72,300

2000 Median House Sales Price: \$216,000

D E V E L O P M E N T A C T I V I T Y

2000 Total New Residential Units: 818

**Single Family	348
Multifamily	470

2000 Formal Plats: # Plats # Lots # Acres

Applications:	13	715	136.38
Recordings:	10	350	86.30

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

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

*Statistical Profile on:***SAMMAMISH**

City Mayor: Troy Romero

City Info: (425) 898 - 0660

D E M O G R A P H I C S

POPULATION	1980	1990	1995	Census 2000
	n/a	21,550	n/a	34,104

Population Growth, 1980-1990: n/a
 Population Growth, 1990-2000: 58%

Households, 2000 Census: 11,131
 Average Hhld Size, 2000 Census: 3.06
 Hhld Growth Target Range 1992-2012: 4,920 - 6,010

2000 Census Age Structure:

17 and under	11,386	33%
18 - 64	21,358	63%
65 and over	1,360	4%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	29,361	86%
Black or African American:	273	1%
Asian and Pacific Islander:	2,708	8%
Native American and other:	151	0%
<i>Hispanic or Latino*:</i>	<i>853</i>	<i>3%</i>
<i>Two or more race:</i>	<i>758</i>	<i>2%</i>



**The City of Sammamish is
 the newest of King
 County's cities. It
 incorporated on August 31,
 1999 and covers 13,783
 acres.**

E M P L O Y M E N T A N D I N C O M E

1999 Number of Business Units: 574

Median Household Income:

1989 (1990 Census): **\$60,700**
 1997 (Estimated): **\$93,000**

Households by Income Category, 1989:

0 - 50%	350	5%
50 - 80%	340	5%
80 - 120%	1,030	15%
120% +	5,280	75%

1999 Total Jobs: 4,358

Manufacturing	60
Wholesale/Utilities	349
Retail	1,259
Finance / Services	1,340
Government/Education	845
AFFM/Construction	505

Major Businesses and Employers:

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

H O U S I N G

2000 Total Housing Unit Count: 11,141

***Single Family 10,155*
Multifamily 986

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

1999 Median 2-Bdrm. Rental: n/a

1990 Census Median House Value: \$229,000

2000 Median House Sales Price: \$367,995

D E V E L O P M E N T A C T I V I T Y

2000 Total New Residential Units: 764

***Single Family 373*
Multifamily 391

2000 Formal Plats: # Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	7	160	52.94

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

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

*Statistical Profile on:***SEATAC**

City Mayor: Shirley Thompson

City Info: (206) 241 - 9100

D E M O G R A P H I C S

POPULATION	1980	1990	1995	Census 2000
	n/a	22,694	22,910	25,496

Population Growth, 1980-1990:	n/a
Population Growth, 1990-2000:	12%
Households, 2000 Census:	9,708
Average Hhld Size, 2000 Census:	2.53
Hhld Growth Target Range 1992-2012:	3,548 - 7,502

2000 Census Age Structure:

17 and under	6,217	24%
18 - 64	16,805	66%
65 and over	2,474	10%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	14,666	58%
Black or African American:	2,266	9%
Asian and Pacific Islander:	3,468	14%
Native American and other:	423	2%
<i>Hispanic or Latino*</i> :	3,302	13%
<i>Two or more race:</i>	1,371	5%



The City of SeaTac has a total land area of 6,557 acres. SeaTac incorporated the same year Federal Way did, in 1990. SeaTac is the location of the Seattle-Tacoma International Airport.

E M P L O Y M E N T A N D I N C O M E**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	United Airlines	Horizon Air Industries
DoubleTree Hotels	Alaska Airlines	Port of Seattle
HOST International	The Boeing Co.	Marriott Hotel
		NW Airlines

H O U S I N G**2000 Total Housing Unit Count: 10,515**

****Single Family 6,480**
Multifamily 4,035

1990 Census Median 2-Bdrm. Rental: \$426**1999 Median 2-Bdrm. Rental: \$572****1990 Census Median House Value: \$93,500****2000 Median House Sales Price: \$166,250****D E V E L O P M E N T A C T I V I T Y****2000 Total New Residential Units: 26**

****Single Family 26**
Multifamily 0

2000 Formal Plats: # Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	1	6	1.25

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 City of SeaTac. The Economic Development Council of Seattle and King County. Suburban Cities Assoc. of King County, Washington.

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

*Statistical Profile on:***SEATTLE**City Mayor: Paul Schell
City Info: (206) 386 - 1234**D E M O G R A P H I C S**

<u>POPULATION</u>	1980	1990	1995	Census 2000
	493,846	516,259	532,900	563,374

Population Growth, 1980-1990: 5%
 Population Growth, 1990-2000: 9%
 Households, 2000 Census: 258,499
 Average Hhld Size, 2000 Census: 2.08
 Hhld Growth Target Range 1992-2012: 48,233 - 59,520

2000 Census Age Structure:

17 and under	87,827	16%
18 - 64	407,740	72%
65 and over	67,807	12%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	382,532	68%
Black or African American:	46,545	8%
Asian and Pacific Islander:	76,227	14%
Native American and other:	6,660	1%
<i>Hispanic or Latino*:</i>	29,719	5%
<i>Two or more race:</i>	21,691	4%



Incorporated in the year 1865, Seattle is the oldest city in King County. It has a total land area of 53,718 acres. Seattle is the largest city in the Pacific Northwest.

E M P L O Y M E N T A N D I N C O M E

1999 Number of Business Units: 27,196

1999 Total Jobs: 492,760Median 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:

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

H O U S I N G

2000 Total Housing Unit Count: 270,134

**Single Family 135,175
 Multifamily 134,959

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

1990 Census Median House Value: \$137,900

2000 Median House Sales Price: \$270,000

D E V E L O P M E N T A C T I V I T Y

2000 Total New Residential Units: 6,536

**Single Family 414
 Multifamily 6,122

2000 Formal Plats: # Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	2	95	49.07

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 on: SHORELINE

City Mayor: Scott Jepsen
City Info: (206) 546-1700

DEMOGRAPHICS

POPULATION	1980	1990	1995	Census 2000
	n/a	47,100	n/a	53,025

Population Growth, 1980-1990: n/a
Population Growth, 1990-2000: 13%

Households, 2000 Census: 20,716
Average Hhd Size, 2000 Census: 2.50
Hhd Growth Target Range 1992-2012: 2,303 - 2,814

2000 Census Age Structure:

17 and under	11,920	22%
18 - 64	33,391	63%
65 and over	7,714	15%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	39,878	75%
Black or African American:	1,435	3%
Asian and Pacific Islander:	7,126	13%
Native American and other:	529	1%
<i>Hispanic or Latino*:</i>	<i>2,054</i>	<i>4%</i>
<i>Two or more race:</i>	<i>2,003</i>	<i>4%</i>



The City of Shoreline has a total land area of 7,419 acres. Shoreline is among the youngest cities in King County, incorporated only in late 1995. With a population of over 50,000, it is Washington's twelfth largest city.

EMPLOYMENT AND INCOME

1999 Number of Business Units: 1,163

Median Household Income:

1989 (1990 Census): \$37,900
1997 (Estimated): \$59,800

Households by Income Category, 1989:

0 - 50%	3,356	18%
50 - 80%	2,983	16%
80 - 120%	4,474	24%
120% +	7,830	42%

1999 Total Jobs: 13,746

Manufacturing	181
Wholesale/Utilities	464
Retail	3,793
Finance / Services	5,038
Government/Education	3,573
AFFM/Construction	697
• High Tech	230

Major Businesses and Employers:

GTE Northwest	Shoreline School District	Sears
CRISTA Ministries	Pan Pacific Development	Marshall's
Compass Alliance	Shoreline Community College	Fred Meyer

HOUSING

2000 Total Housing Unit Count: 21,355
**Single Family 16,040
Multifamily 5,315

1990 Census Median 2-Bdrm. Rental: \$510
1999 Median 2-Bdrm. Rental: \$750

1990 Census Median House Value: \$136,000
2000 Median House Sales Price: \$219,950

DEVELOPMENT ACTIVITY

2000 Total New Residential Units: 76
**Single Family 74
Multifamily 2

2000 Formal Plats: # Plats # Lots # Acres
Applications: 2 17 2.40
Recordings: 2 17 2.31

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. Shoreline Chamber of Commerce. Suburban Cities Association of King County, Washington.

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

*Statistical Profile on:***SKYKOMISH**

City Mayor: Theo Cleveland

City Info: (360) 677 - 2388

D E M O G R A P H I C S

<u>POPULATION</u>	1980	1990	1995	Census 2000
	209	273	270	214

Population Growth, 1980-1990: 31%
 Population Growth, 1990-2000: -22%

Households, 2000 Census: 104
 Average Hhld Size, 2000 Census: 2.06
 Hhld Growth Target Range 1992-2012: 27

2000 Census Age Structure:

17 and under	39	18%
18 - 64	135	63%
65 and over	40	19%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	199	93%
Black or African American:	1	0%
Asian and Pacific Islander:	2	1%
Native American and other:	0	0%
<i>Hispanic or Latino*</i> :	6	3%
<i>Two or more race:</i>	6	3%

Town of Skykomish

The Town of Skykomish has a total land area of 214 acres. Incorporated in 1909, this city has the smallest number of people of all of the cities in King County.

E M P L O Y M E N T A N D I N C O M E

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

H O U S I N G

2000 Total Housing Unit Count: 167
 **Single Family 160
 Multifamily 7

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

1990 Census Median House Value: \$49,700
 2000 Median House Sales Price: \$87,500

D E V E L O P M E N T A C T I V I T Y

2000 Total New Residential Units: 0
 **Single Family 0
 Multifamily 0

2000 Formal Plats: #Plats #Lots #Acres
 Applications: 0 0 0.00
 Recordings: 0 0 0.00

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

*Statistical Profile on:***SNOQUALMIE**

City Mayor: Randy "Fuzzy" Fletcher

City Info: (425) 888 - 1555

D E M O G R A P H I C S

POPULATION	1980	1990	1995	Census 2000
	1,370	1,546	1,540	1,631*

Population Growth, 1980-1990:	13%
Population Growth, 1990-2000:	5%
Households, 2000 Census:	632
Average Hhld Size, 2000 Census:	2.58
Hhld Growth Target Range 1992-2012:	1,942 - 3,625

* Snoqualmie's April
2001 population is
established at 3,416

2000 Census Age Structure:

17 and under	472	29%
18 - 64	1,058	65%
65 and over	101	6%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	1,416	87%
Black or African American:	14	1%
Asian and Pacific Islander:	32	2%
Native American and other:	43	3%
<i>Hispanic or Latino*:</i>	85	5%
<i>Two or more race:</i>	41	3%



**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.**

E M P L O Y M E N T A N D I N C O M E

1999 Number of Business Units: 86

Median Household Income:

1989 (1990 Census):	\$26,678
1997 (Estimated):	\$43,000

Households by Income Category, 1989:

0 - 50%	182	30%
50 - 80%	138	23%
80 - 120%	131	22%
120% +	148	25%

1999 Total Jobs: 2,391

Manufacturing	16
Wholesale/Utilities	29
Retail	234
Finance / Services	1,741
Government/Education	357
AFFM/Construction	14

Major Businesses and Employers:

Salish Lodge	City of Snoqualmie
Weyerhaeuser	Snoqualmie Valley School District
Puget Sound Energy	

H O U S I N G

2000 Total Housing Unit Count: 1,320

**Single Family 981
Multifamily 339

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

1999 Median 2-Bdrm. Rental: \$775

1990 Census Median House Value: \$96,100

2000 Median House Sales Price: \$278,619

D E V E L O P M E N T A C T I V I T Y

2000 Total New Residential Units: 310

**Single Family 256
Multifamily 54

2000 Formal Plats: # Plats #Lots #Acres

Applications:	1	142	51.20
Recordings:	1	23	16.25

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 City of Snoqualmie. The Economic Development Council of Seattle and King County. Suburban Cities Assoc. of King County, Washington.

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

*Statistical Profile on:***TUKWILA**

City Mayor: Steve M. Mullet

City Info: (206) 433 - 1800

D E M O G R A P H I C S

<u>POPULATION</u>	1980	1990	1995	Census 2000
	3,578	11,874	14,750	17,181

Population Growth, 1980-1990:	232%
Population Growth, 1990-2000:	45%
Households, 2000 Census:	7,186
Average Hhld Size, 2000 Census:	2.38
Hhld Growth Target Range 1992-2012:	4,761 - 6,014

2000 Census Age Structure:

17 and under	4,124	24%
18 - 64	11,712	68%
65 and over	1,345	8%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	9,297	54%
Black or African American:	2,174	13%
Asian and Pacific Islander:	2,169	13%
Native American and other:	247	1%
<i>Hispanic or Latino*</i> :	2,329	14%
<i>Two or more race:</i>	965	6%



The City of Tukwila has a total land area of 5,778 acres. This city was incorporated in 1908. Tukwila is a major retail and manufacturing center for South King County, and one of King County's most diverse cities.

E M P L O Y M E N T A N D I N C O M E

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

H O U S I N G

2000 Total Housing Unit Count: 7,597

**Single Family	3,356
Multifamily	4,241

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

1999 Median 2-Bdrm. Rental: \$633

1990 Census Median House Value: \$93,900

2000 Median House Sales Price: \$172,975

D E V E L O P M E N T A C T I V I T Y

2000 Total New Residential Units: 61

**Single Family	61
Multifamily	0

2000 Formal Plats: # Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	1	40	9.15

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

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

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

*Statistical Profile on:***WOODINVILLE**

City Mayor: Randy Ransom

City Info: (425) 489 - 2700

D E M O G R A P H I C S

POPULATION	1980	1990	1995	Census 2000
	n/a	8,800	9,615	9,194

Population Growth, 1980-1990: n/a
 Population Growth, 1990-2000: 4%

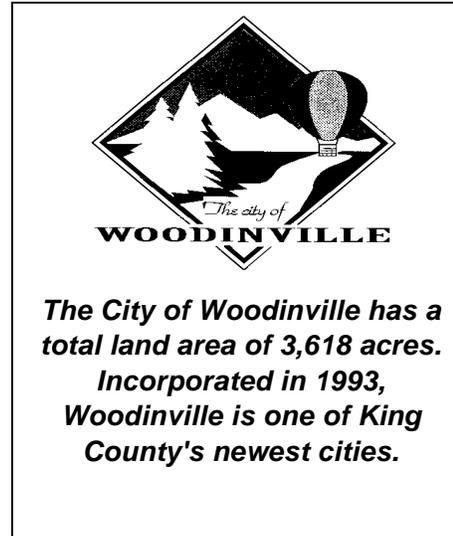
Households, 2000 Census: 3,512
 Average Hhld Size, 2000 Census: 2.61
 Hhld Growth Target Range 1992-2012: 1,751 - 1,843

2000 Census Age Structure:

17 and under	2,447	27%
18 - 64	5,951	65%
65 and over	796	9%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	7,458	81%
Black or African American:	84	1%
Asian and Pacific Islander:	690	8%
Native American and other:	48	1%
<i>Hispanic or Latino*:</i>	658	7%
<i>Two or more race:</i>	256	3%

**E M P L O Y M E N T A N D I N C O M E**

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

H O U S I N G

2000 Total Housing Unit Count: 4,396

**Single Family 2,511
 Multifamily 1,885

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

1999 Median 2-Bdrm. Rental: \$830

1990 Census Median House Value: \$198,000

2000 Median House Sales Price: \$315,000

D E V E L O P M E N T A C T I V I T Y

2000 Total New Residential Units: 30

**Single Family 30
 Multifamily 0

2000 Formal Plats: # Plats #Lots #Acres

Applications:	3	19	40.59
Recordings:	1	7	9.89

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

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

*Statistical Profile on:***YARROW POINT**

City Mayor: Jeanne R. Berry

City Info: (425) 454 - 6994

D E M O G R A P H I C S

<u>POPULATION</u>	<u>1980</u>	<u>1990</u>	<u>1995</u>	<u>Census 2000</u>
	1,064	962	995	1,008

Population Growth, 1980-1990: -10%
 Population Growth, 1990-2000: 5%

Households, 2000 Census: 379
 Average Hhld Size, 2000 Census: 2.66
 Hhld Growth Target Range 1992-2012: 18

2000 Census Age Structure:

17 and under	261	26%
18 - 64	559	55%
65 and over	188	19%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	932	92%
Black or African American:	8	1%
Asian and Pacific Islander:	32	3%
Native American and other:	3	0%
<i>Hispanic or Latino*</i> :	20	2%
<i>Two or more race:</i>	13	1%

Town of Yarrow Point

The City of Yarrow Point has a total land area of 232 acres. This city is one of the "Point Cities". Yarrow Point was incorporated in 1959.

E M P L O Y M E N T A N D I N C O M E

1999 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%

<u>1999 Total Jobs:</u>	54
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

H O U S I N G

2000 Total Housing Unit Count: 410

***Single Family* 405
Multifamily 5

1990 Census Median 2-Bdrm. Rental: \$733

1999 Median 2-Bdrm. Rental: n/a

1990 Census Median House Value: \$421,600

2000 Median House Sales Price: \$1,395,000

D E V E L O P M E N T A C T I V I T Y

2000 Total New Residential Units: 4

***Single Family* 4
Multifamily 0

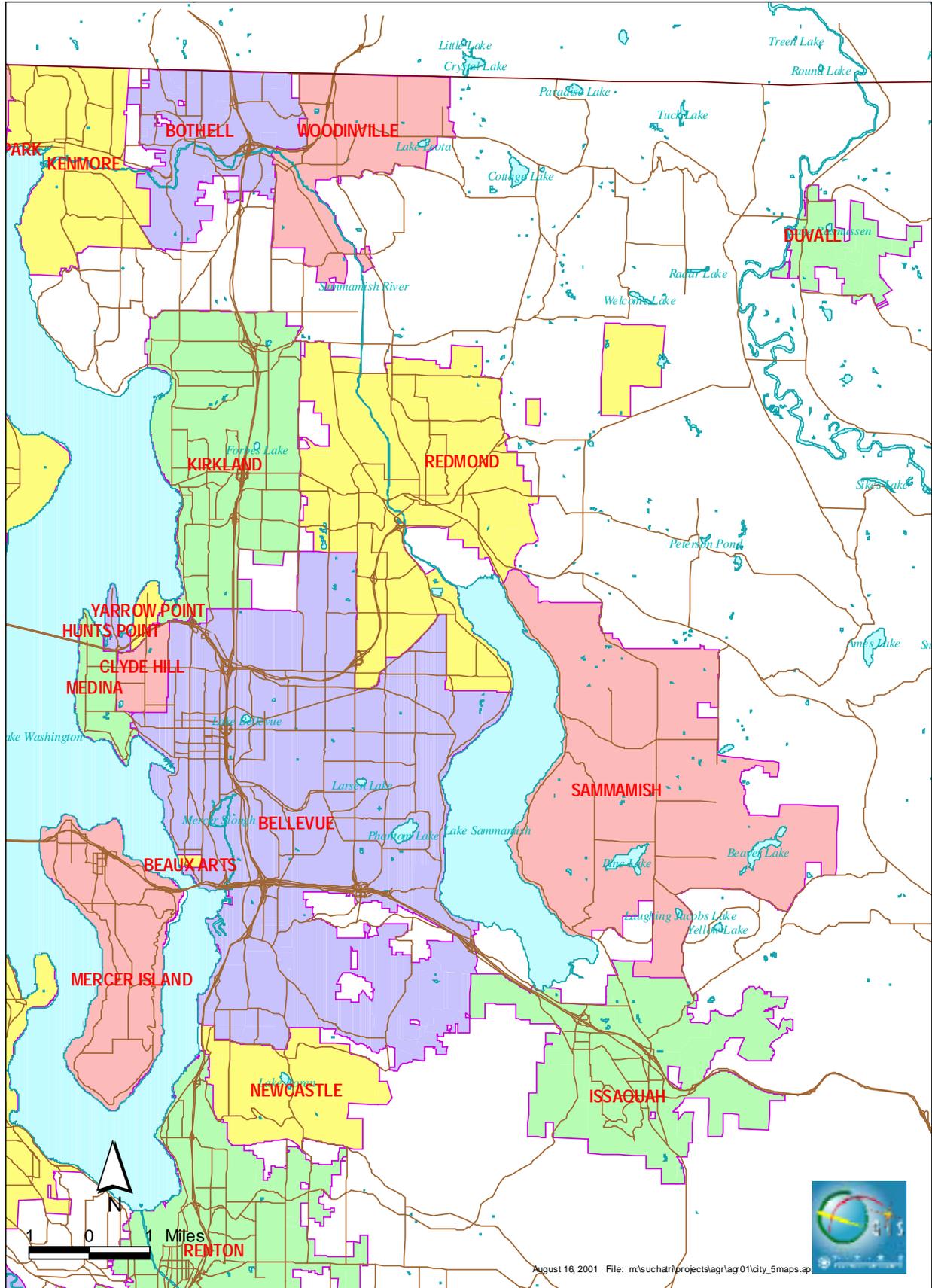
2000 Formal Plats: # Plats #Lots #Acres

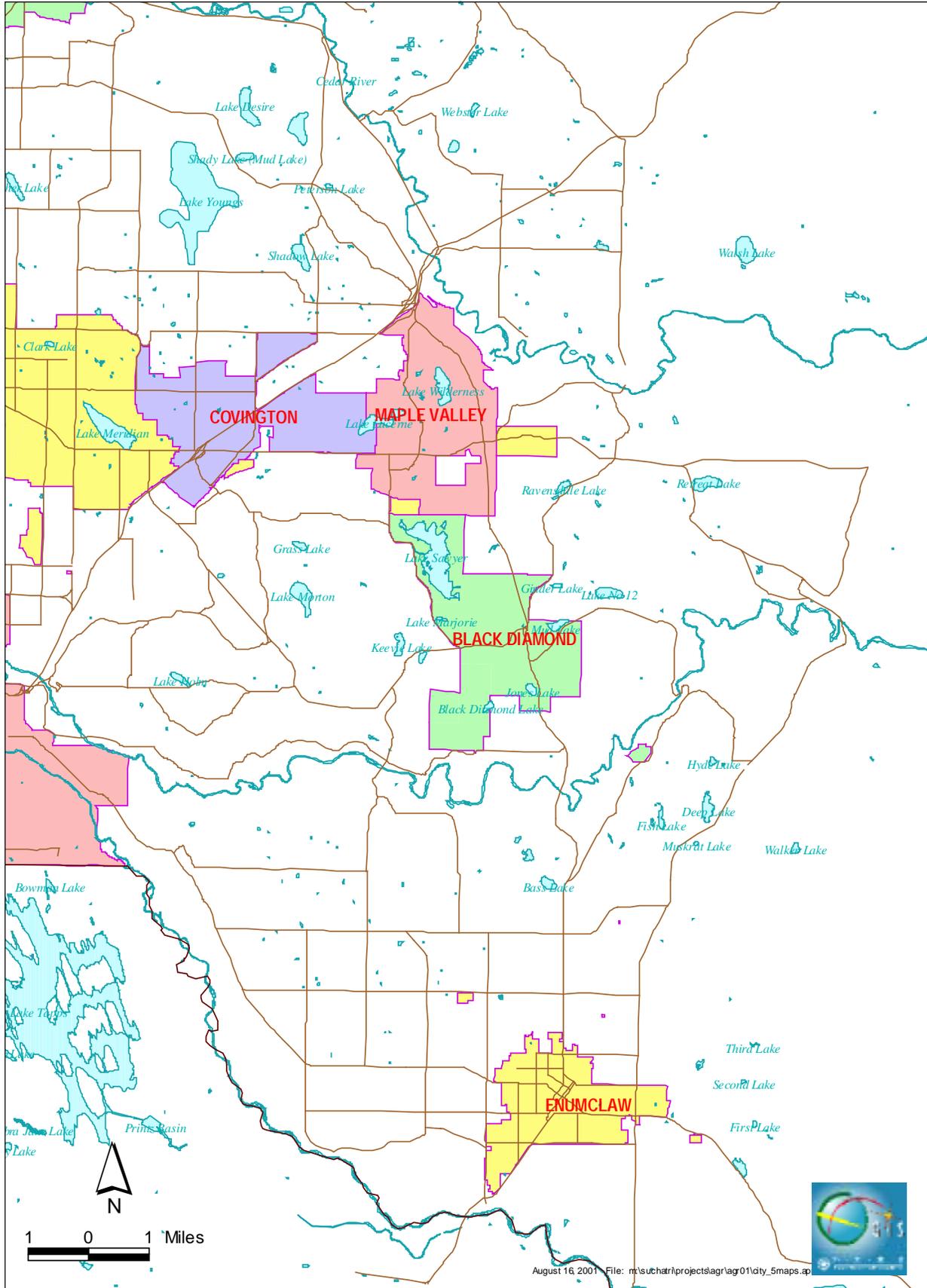
Applications: 0 0 0.00
 Recordings: 0 0 0.00

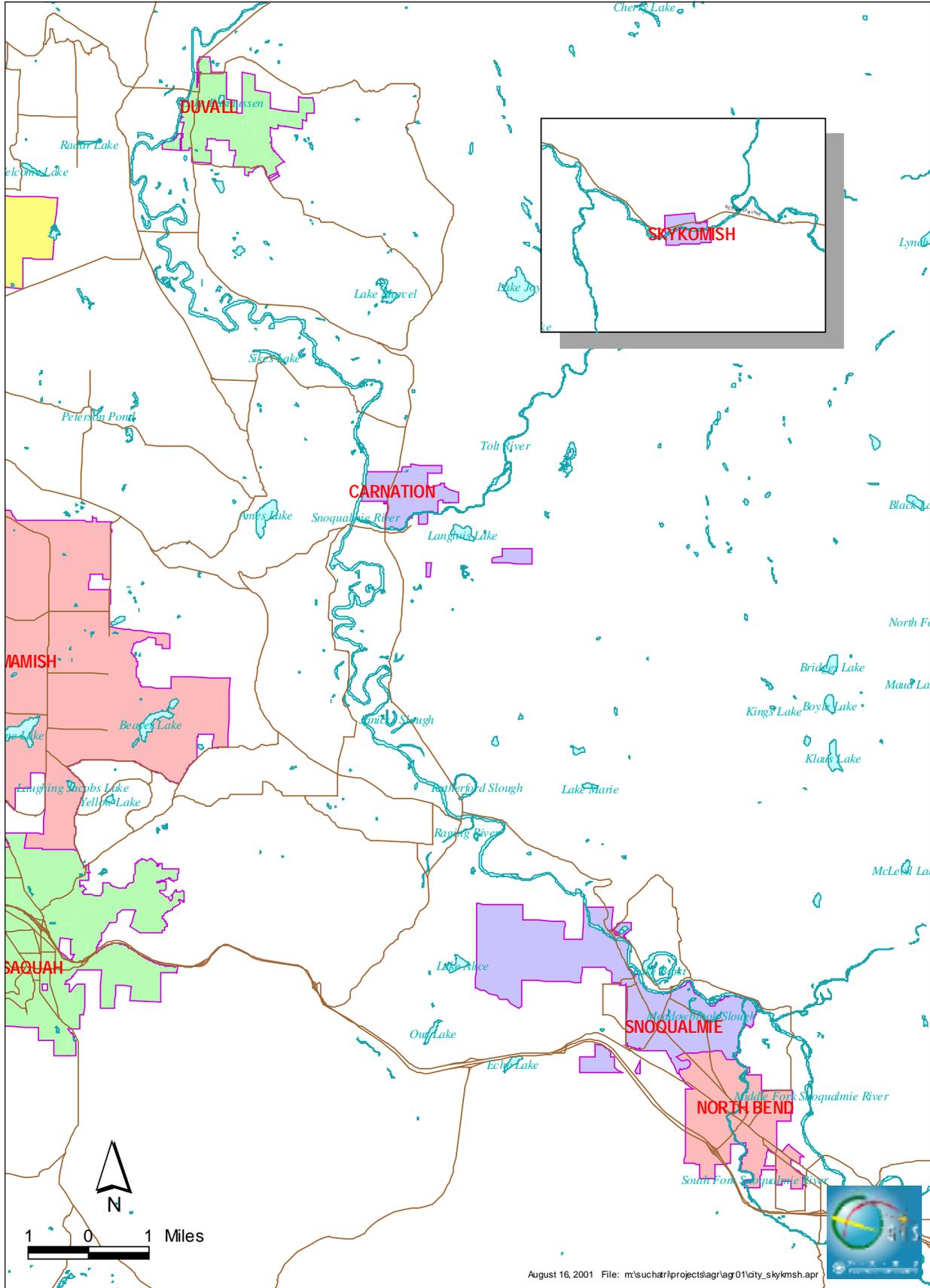
Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

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

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







VII. Unincorporated Areas

Community Planning Areas – A Retrospective

Community planning areas were delineated in the 1970s to represent communities or groups of neighborhoods with common land use issues. Working with neighborhood groups, the County planning department developed community plans to implement comprehensive plan land use policy in the short range, six to 12 years. The planning areas acted as a useful kind of geographic breakdown of King County, especially for unincorporated areas information. Of the 16 areas covering the entire County, 13 were primarily unincorporated. Beginning with the second Annual Growth Report in 1984, community planning areas were the dominant geographic structure to report the demographic, economic, and development activity of the County. As late as 1989, more than 40 % of the King County population resided in unincorporated areas, and more than half the new residential growth was occurring in those areas. An important chapter of each Annual Growth Report, with Area Profiles, reflected this significance.

Beginning in 1990, new cities began to incorporate, and older cities annexed large portions of the community planning areas. Now, in 2001, only 19 % of the County's population resides in unincorporated communities. Less than one-fourth of the residential growth occurs there. Fewer than half of the "unincorporated community planning areas" are now chiefly unincorporated. For instance, the Shoreline area now contains no unincorporated population.

Because of this transition, the unincorporated community planning areas have lost much of their relevance. Therefore this year is the last year they will be reported. This 2001 Annual Growth Report contains 2000 Census counts for the old areas, demonstrating the shift to city population in many of them. Forecasts prepared some years ago are retained on the Profile pages, in some cases a source of amusement because 2010 forecasts have been exceeded as of 2000.

The next chapter, Chapter 8, contains two sets of geographic boundaries that future Annual Growth Reports will use: school districts and King County Council districts.

For the last time, this chapter will provide comparative information about development activity in these areas:

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

A map displaying 2000 population of each Planning Area is in the back of this report.

Statistical Profile on: UNINCORPORATED KING COUNTY

DEMOGRAPHICS

POPULATION	1980	1990	1995	Census 2000
	503,226	513,298	497,403	352,464

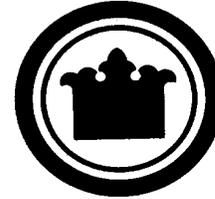
Population Growth, 1980-1990:	2%
Population Growth, 1990-2000:	-31%
Households, 2000 Census:	125,942
Average Hhld Size, 2000 Census:	2.79
Hhld Growth Target Range 1992-2012:	28,525 - 38,477

2000 Census Age Structure:

17 and under	98,648	28%
18 - 64	225,936	64%
65 and over	27,880	8%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	279,173	79%
Black or African American:	12,051	3%
Asian and Pacific Islander:	30,809	9%
Native American and other:	4,170	1%
<i>Hispanic or Latino*</i> :	15,420	4%
<i>Two or more race:</i>	10,841	3%



Unincorporated King County has a total land area of 1,758 square miles (1,125,000 acres). Most of unincorporated King County's 352,000 people live in urban areas of western King County.

EMPLOYMENT AND INCOME

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:

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

HOUSING

2000 Total Housing Unit Count: 136,006

**Single Family	115,678
Multifamily	20,328

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

1999 Median 2-Bdrm. Rental: \$790

1990 Census Median House Value: \$146,300

2000 Median House Sales Price: \$233,900

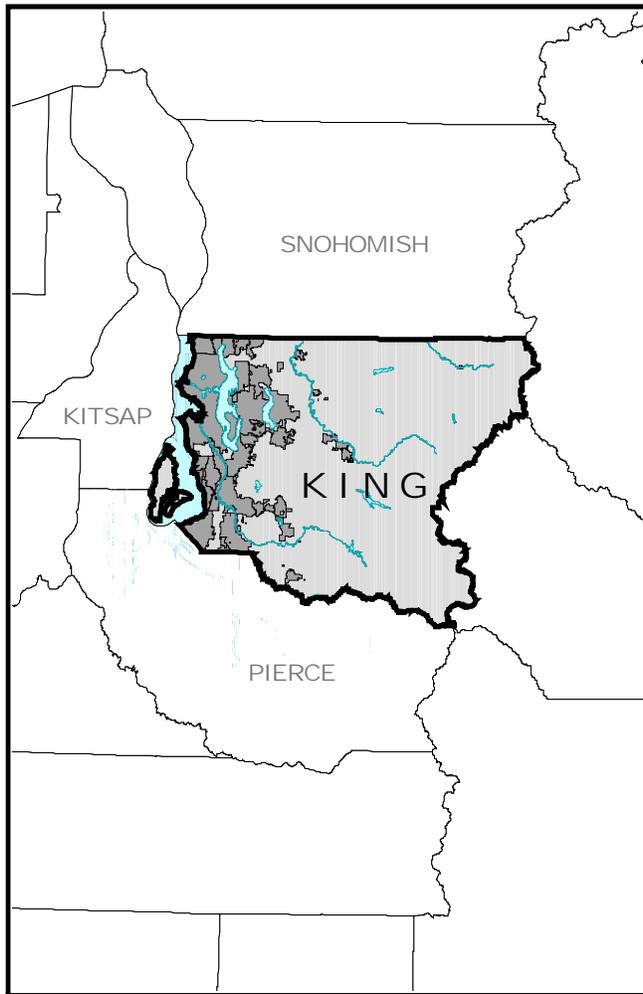
2000 Total New Residential Units: 2,811

**Single Family	1,512
Multifamily	1,299

DEVELOPMENT ACTIVITY

2000 Formal Plats:	# Plats	#Lots	#Acres	2000 Short Plats:	# Plats	#Lots	#Acres
Applications:	25	523.00	179.83	Applications:	58	161	438.85
Recordings:	23	1,334.00	1,296.89	Recordings:	60	181	384.69

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



Unincorporated King County

Highlights

In the last decade, unincorporated King County experienced a net decrease of more than 160,000 people, bringing the 2000 total population to 352,800. The decrease was due chiefly to transfer of population into cities through annexation and incorporation. Since 1990, eight cities have incorporated with a combined total of more than 150,000 people. The formation of the city of Sammamish in 1999 was the last incorporation that further reduced the unincorporated population by 29,000.

The number of new residential units decreased 20 percent to 2,811 in 2000. The decrease was primarily due to single family, down 700 to 1,511 new units, while multifamily construction remained at 1,300 new units. Subdivision recordings increased slightly to 1,334 new lots in 2000. Short plat applications and recordings both experienced a slight increase in 2000.

Plan Status

The "King County Comprehensive Plan 2000" was adopted in February 2001 as an update to the 1994 Comprehensive Plan.

Area

1,758 Square Miles Unincorporated Area and 2,134 Square Miles Total including 39 Cities.

Demographic Summary - Unincorporated Area

	1990	1995	1997	1998	Census 2000	Percent Change 1990-2000
Population						
Unincorp. Area	513,300	497,400	432,100	404,900	352,800	-31.3%
Pop. per sq. mi.	277	273	242	229	201	-27.4%
Households						
Total	184,050	176,600	153,400	145,000	125,942	-31.6%
Household size	2.77	2.80	2.81	2.79	2.79	0.7%
Housing Units						
Total	192,100	185,800	161,400	152,600	136,006	-29.2%
Single family	147,100	144,800	125,300	117,150	106,420	-27.7%
Mobile homes	9,000	10,150	10,300	10,500	9,258	2.9%
Multifamily	36,000	30,850	25,800	24,950	20,328	-43.5%

Population

	Incorp.	Unincorp.	Total
1970 Census	748,600	410,700	1,159,300
1980 Census	766,500	503,250	1,269,750
1990 Census	994,100	513,250	1,507,350
1998 Estimate	1,289,852	387,148	1,677,000
2000 Census	1,384,200	352,800	1,737,000
2010 Forecast	1,433,400	423,000	1,856,400

Note: Forecasts assume no further incorporations after Sammamish in 1999. However, it is probable that the annexation will actually continue to reduce the unincorporated population.

Residential Subdivision Activity Unincorporated King County

Applications for Formal Plats

YEAR	Plats	Lots	Acres
1990	124	4,017	4,899.99
1991	34	1,017	1,294.74
1992	17	758	2,348.53
1993	13	749	314.18
1994	21	1,386	873.92
1995	29	2,019	1,603.16
1996	33	1,525	452.82
1997	55	2,299	881.57
1998	53	2,774	2,186.54
1999	29	707	217.70
2000	25	523	179.83
Total 1990-2000	433	17,774	15,252.98

Recorded Formal Plats

YEAR	Plats	Lots	Acres
1990	66	2,712	1,703.80
1991	51	2,575	1,571.13
1992	57	1,579	1,102.60
1993	60	1,634	937.01
1994	48	1,543	797.24
1995	50	1,361	1,017.30
1996	28	835	461.80
1997	40	1,717	1,425.75
1998	33	1,108	513.24
1999	26	1,244	1,823.12
2000	23	1,334	1,296.89
Total 1990-2000	482	17,642	12,649.88

Applications for Short Plats

YEAR	Plats	Lots	Acres
1990	424	1,363	4,108.26
1991	160	422	718.00
1992	109	292	365.47
1993	54	157	296.13
1994	110	297	609.21
1995	68	202	315.35
1996	54	163	390.22
1997	53	158	339.00
1998	63	178	286.41
1999	62	156	398.30
2000	58	161	438.85
Total 1990-2000	1,215	3,549	8,265.20

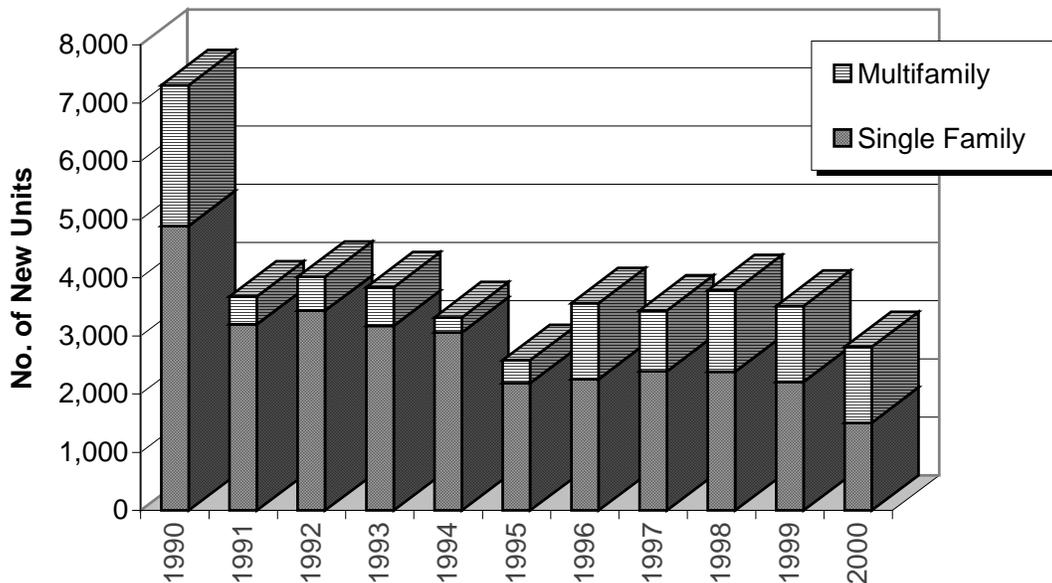
Recorded Short Plats

YEAR	Plats	Lots	Acres
1990	129	391	848.30
1991	138	385	1,102.83
1992	124	352	377.14
1993	116	332	617.48
1994	116	317	225.01
1995	125	334	669.66
1996	83	234	270.44
1997	46	127	151.20
1998	74	208	174.22
1999	47	134	141.48
2000	60	181	384.69
Total 1990-2000	1,058	2,995	4,962.45

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
2000	1,511	1,511	29	1,300	1,540	2,811
Total 1990-2000	30,699	30,698	270	11,149	30,969	41,847

Total New Residential Units



Total New Residential Units Authorized by Unincorporated King County Areas, 1990 - 2000

Total

Community Planning Area:	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Bear Creek	430	217	319	272	349	259	297	289	189	118	674
East Sammamish	1,264	410	656	389	379	520	673	939	1,318	1,432	676
Enumclaw	121	104	93	85	79	59	68	54	59	50	53
Federal Way / Southwest	1,218	221	319	212	160	166	351	77	79	139	207
Highline	264	69	203	254	65	47	61	10	164	64	82
Newcastle	519	125	215	148	156	67	199	71	104	214	75
Northshore	478	268	287	299	339	141	193	583	519	503	187
Shoreline	111	88	81	83	87	118	13	3	21	2	1
Snoqualmie Valley	349	245	246	221	249	216	201	227	196	169	141
Soos Creek	1,537	931	923	1,247	691	477	849	817	887	604	515
Tahoma Raven Heights	824	730	535	530	669	443	557	227	134	129	119
Vashon	171	127	127	83	88	63	87	83	103	86	72
TOTAL:	7,286	3,535	4,004	3,823	3,311	2,576	3,549	3,380	3,773	3,510	2,811

Single Family

Community Planning Area:	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Bear Creek	430	217	319	272	349	259	297	289	189	114	287
East Sammamish	733	375	573	338	377	319	437	512	755	835	23
Enumclaw	121	104	93	85	79	59	64	54	59	48	53
Federal Way / Southwest	477	221	273	212	160	106	127	73	79	139	203
Highline	120	47	62	60	65	47	57	10	92	64	76
Newcastle	319	125	175	118	156	67	69	71	104	120	64
Northshore	275	187	213	275	126	120	117	215	226	184	151
Shoreline	67	51	55	58	62	28	3	3	7	2	1
Snoqualmie Valley	349	245	246	221	249	216	191	227	196	163	135
Soos Creek	996	801	796	910	670	453	410	572	851	326	327
Tahoma Raven Heights	824	558	525	530	669	443	387	227	134	125	115
Vashon	159	127	91	83	88	63	87	83	103	84	68
TOTAL:	4,870	3,058	3,421	3,162	3,050	2,180	2,246	2,336	2,795	2,204	1,511

Multifamily

Community Planning Area:	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Bear Creek	0	0	0	0	0	0	0	0	0	4	387
East Sammamish	531	35	83	51	2	201	236	427	563	597	654
Enumclaw	0	0	0	0	0	0	4	0	0	2	0
Federal Way / Southwest	741	0	46	0	0	60	224	4	0	0	4
Highline	144	22	141	194	0	0	4	0	72	0	6
Newcastle	200	0	40	30	0	0	130	0	0	94	11
Northshore	203	81	74	24	213	21	76	368	293	319	36
Shoreline	44	37	26	25	25	90	10	0	14	0	0
Snoqualmie Valley	0	0	0	0	0	0	10	0	0	6	6
Soos Creek	541	130	127	337	21	24	439	245	36	278	188
Tahoma Raven Heights	0	172	10	0	0	0	170	0	0	4	4
Vashon	12	0	36	0	0	0	0	0	0	2	4
TOTAL:	2,416	477	583	661	261	396	1,303	1,044	978	1,306	1,300

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

Source: King County Department of Development and Environmental Services

Transportation Concurrency Approvals Unincorporated King County by Community Planning Area In Housing Units, 1995 - 2000

URBAN AREA

Planning Area	1995		1996		1997		1998		1999		2000	
	Single Family	Multi-family										
Bear Creek	3,750	200	0	0	0	0	0	0	4	0	0	0
East King County	0	0	0	0	0	0	0	0	0	0	0	0
East Sammamish	2,759	1,196	1,155	1,728	1,112	1,117	71	250	62	0	13	30
Eastside/Gr. River Valley	8	0	0	0	3	0	0	0	0	0	0	0
Enumclaw	0	0	0	0	0	0	0	0	0	0	0	0
Federal Way	208	0	68	0	325	487	242	65	122	350	67	0
Highline	87	0	13	11	70	72	47	556	62	82	115	0
Newcastle	39	50	27	0	37	4	428	74	140	0	92	9
Northshore	186	190	135	1,546	159	502	389	192	111	20	69	0
Shoreline	4	33	0	0	0	14	2	21	0	0	0	0
Snoqualmie Valley	0	0	0	0	0	0	0	0	0	0	0	0
Soos Creek	1,057	1,025	589	513	388	323	295	302	524	204	250	285
Tahoma/Raven Heights	357	225	392	0	844	0	0	0	0	0	7	0
TOTAL:	8,455	2,919	2,379	3,798	2,938	2,519	1,474	1,460	1,025	656	613	324

RURAL AREA

Planning Area	1995		1996		1997		1998		1999		2000	
	Single Family	Multi-family										
Bear Creek	125	-	8	-	5	-	0	-	0	-	16	-
East King County	0	-	0	-	1	-	0	-	0	-	15	-
East Sammamish	3	-	3	-	1	-	0	-	1	-	20	-
Eastside/Gr. River Valley	0	-	0	-	0	-	0	-	0	-	0	-
Enumclaw	1	-	8	-	1	-	0	-	4	-	28	-
Newcastle	5	-	1	-	2	-	1	-	5	-	3	-
Northshore	4	-	0	-	0	-	2	-	0	-	0	-
Snoqualmie Valley	97	-	26	-	9	-	59	-	34	-	17	-
Soos Creek	31	-	4	-	18	-	25	-	16	-	8	-
Tahoma/Raven Heights	12	-	13	-	12	-	83	-	51	-	7	-
Vashon	2	-	10	-	0	-	12	-	67	-	25	-
TOTAL:	280	-	73	-	49	-	182	-	178	-	139	-

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

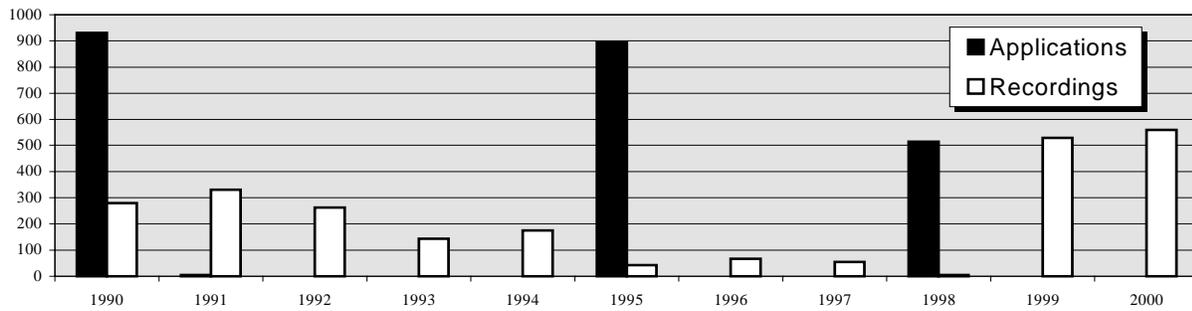
Units listed by date concurrency applications received.

Source: King County Department of Transportation, Planning Division, June 2000.

Residential Subdivision Activity Unincorporated King County Applications and Recorded Formal Plats, 1990 – 2000

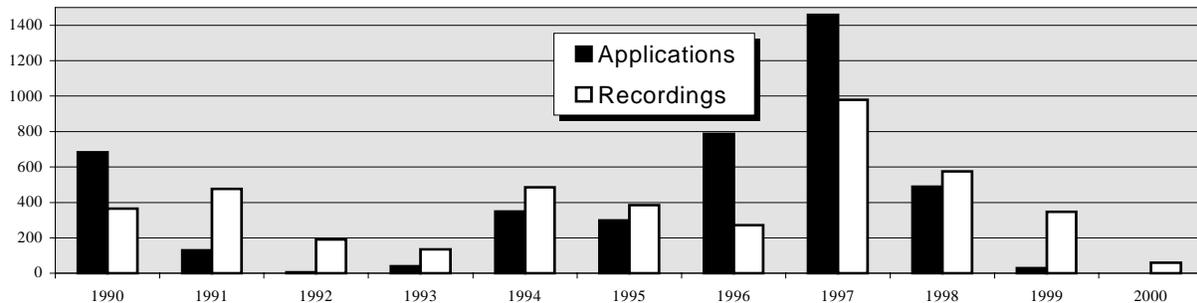
BEAR CREEK

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
2000	0	0	0.00	2	559	503.00
TOTAL	16	2,346	2,593.00	60	1,888	3,003.02



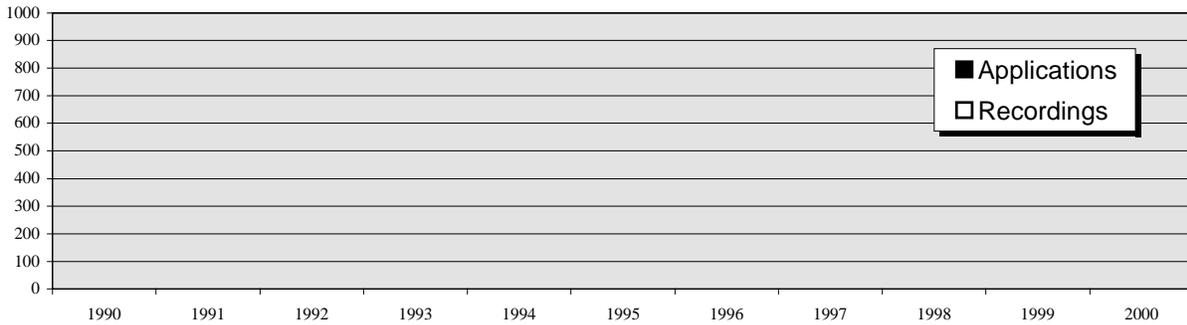
EAST SAMMAMISH

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
2000	0	0	0.00	3	60	17.60
TOTAL	79	4,274	3,432.45	81	4,276	2,449.41



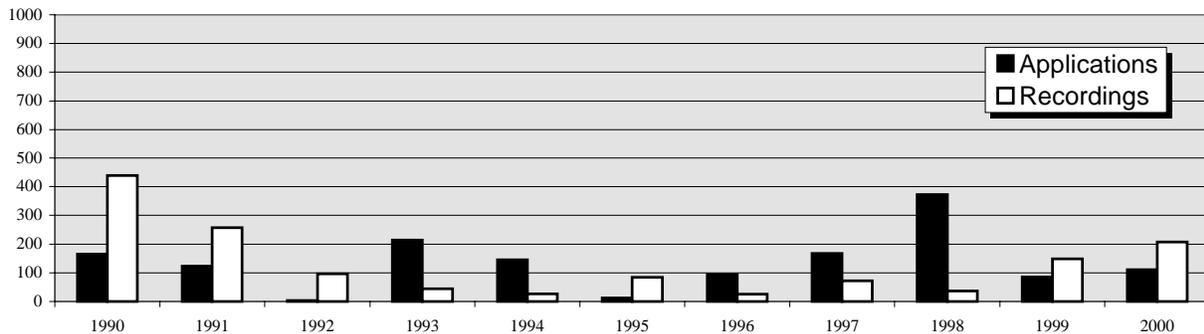
ENUMCLAW

YEAR	Applications			Recordings		
	Plats	Lots	Acres	Plats	Lots	Acres
1990	0	-	-	0	-	-
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	0	0	0.00
1997	0	0	0.00	0	0	0.00
1998	0	0	0.00	0	0	0.00
1999	0	0	0.00	0	0	0.00
2000	0	0	0.00	0	0	0.00
TOTAL	0	0	0.00	0	0	0.00



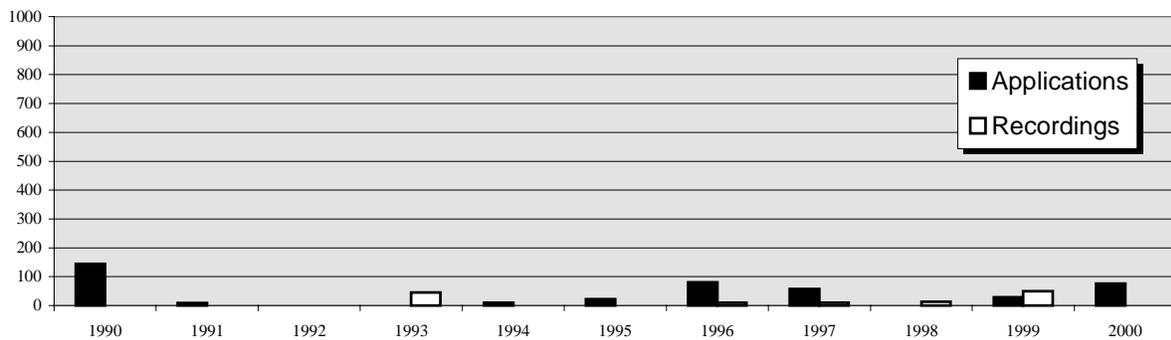
FEDERAL WAY / SouthWest

YEAR	Applications			Recordings		
	Plats	Lots	Acres	Plats	Lots	Acres
1990	8	165	56.32	7	440	270.53
1991	4	124	37.69	4	258	72.06
1992	1	4	1.87	3	96	41.54
1993	3	214	111.85	1	44	13.30
1994	2	145	42.38	2	26	8.52
1995	1	12	2.08	4	84	38.93
1996	5	94	21.82	2	25	8.00
1997	7	167	36.92	3	73	16.65
1998	8	373	95.74	2	37	10.57
1999	3	86	22.45	5	148	76.22
2000	4	111	25.19	4	208	52.36
TOTAL	46	1495	454.31	37	1439	608.68



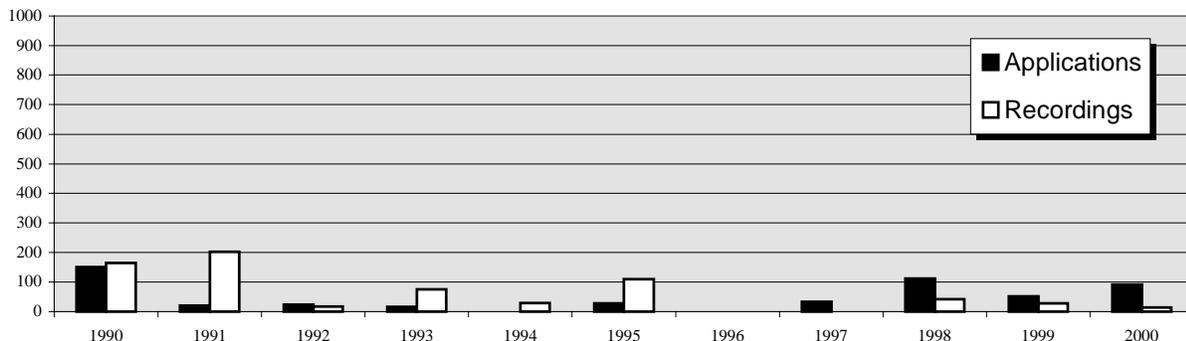
HIGHLINE

YEAR	Applications			Recordings		
	Plats	Lots	Acres	Plats	Lots	Acres
1990	7	145	36.57	0	0	0.00
1991	1	9	3.60	0	0	0.00
1992	0	0	0.00	0	0	0.00
1993	0	0	0.00	1	45	10.45
1994	1	10	1.79	0	0	0.00
1995	1	22	3.25	0	0	0.00
1996	4	81	13.35	1	11	2.53
1997	1	57	14.30	1	10	1.79
1998	0	0	0.00	1	14	3.54
1999	2	29	4.41	2	50	9.25
2000	3	76	10.27	0	0	0.00
TOTAL	20	429	87.54	6	130	27.56



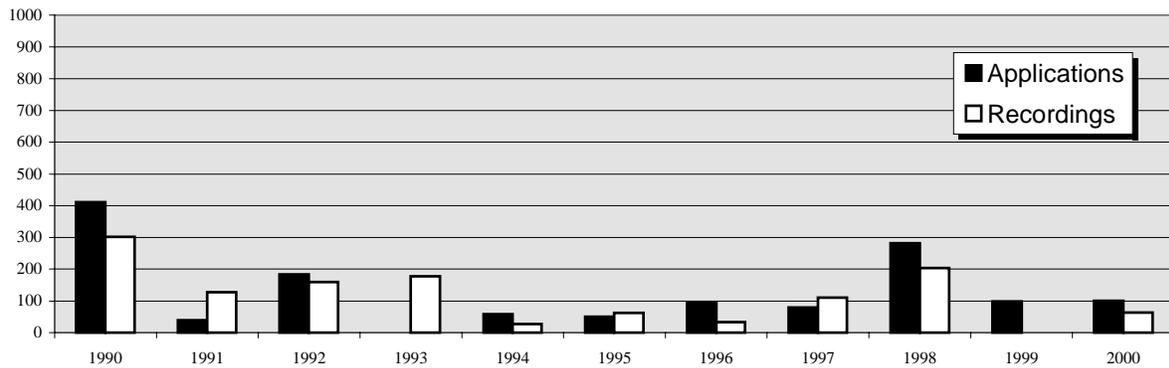
NEWCASTLE

YEAR	Applications			Recordings		
	Plats	Lots	Acres	Plats	Lots	Acres
1990	8	150	94.21	3	164	230.42
1991	2	20	24.11	4	202	296.18
1992	2	24	15.68	1	17	4.61
1993	1	16	40.11	4	75	65.17
1994	0	0	0.00	1	28	35.96
1995	1	27	6.89	5	110	200.02
1996	0	0	0.00	0	0	0.00
1997	2	33	7.50	0	0	0.00
1998	1	112	28.09	4	42	30.37
1999	1	51	12.75	1	27	6.90
2000	4	91	27.46	1	14	3.37
TOTAL	22	524	256.8	24	679	873



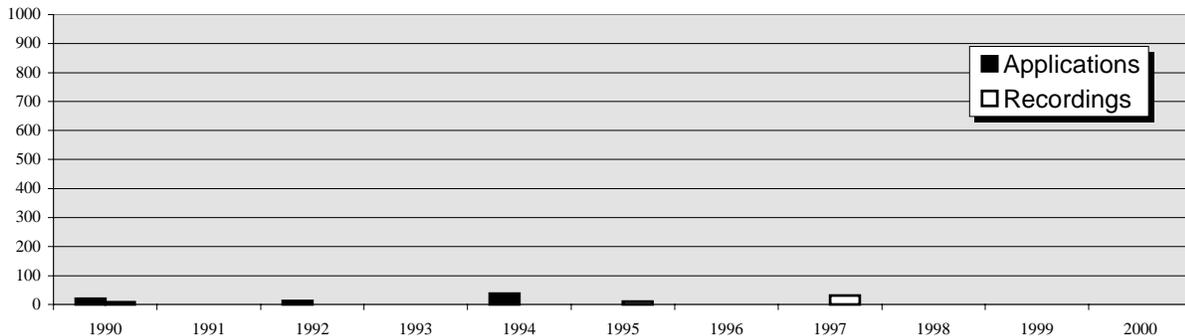
NORTHSHORE

YEAR	Applications			Recordings		
	Plats	Lots	Acres	Plats	Lots	Acres
1990	21	411	172.24	9	302	101.53
1991	3	39	8.76	5	127	72.09
1992	8	183	75.25	9	160	65.37
1993	0	0	0.00	11	178	62.91
1994	2	58	13.65	2	27	6.50
1995	5	50	10.15	5	62	18.10
1996	5	95	22.25	4	33	33.06
1997	5	79	15.44	7	110	50.84
1998	11	281	54.73	8	203	83.93
1999	6	98	18.00	0	0	0.00
2000	4	101	13.53	3	64	15.78
TOTAL	70	1395	404	63	1,266	510.11



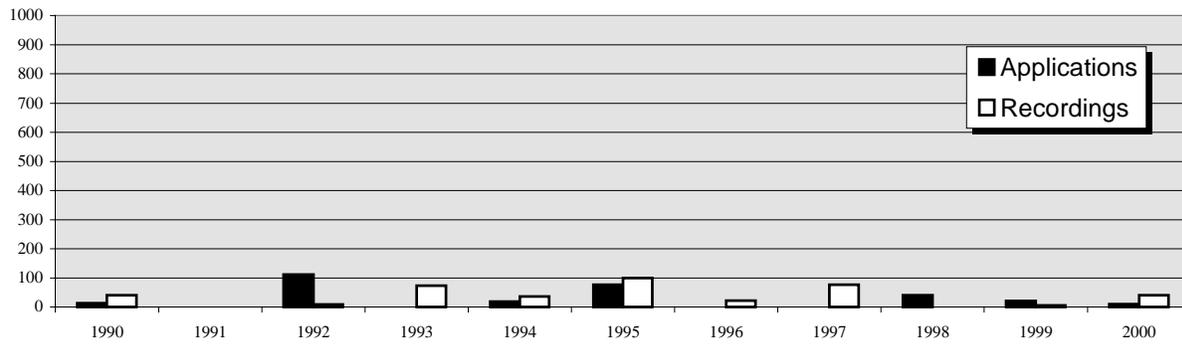
SHORELINE

YEAR	Applications			Recordings		
	Plats	Lots	Acres	Plats	Lots	Acres
1990	2	20	3.79	1	8	1.78
1991	0	0	0.00	0	0	0.00
1992	1	13	6.40	0	0	0.00
1993	0	0	0.00	0	0	0.00
1994	2	38	6.19	0	0	0.00
1995	0	0	0.00	1	11	6.40
1996	0	0	0.00	0	0	0.00
1997	0	0	0.00	2	31	6.56
1998	0	0	0.00	0	0	0.00
1999	0	0	0.00	0	0	0.00
2000	0	0	0.00	0	0	0.00
TOTAL	5	71	16.38	4	50	14.74



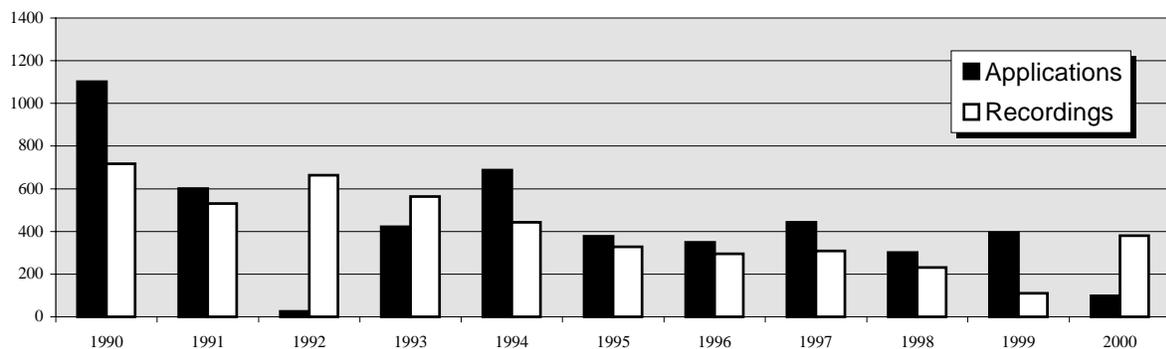
**SNOQUALMIE
VALLEY**

YEAR	Applications			Recordings		
	Plats	Lots	Acres	Plats	Lots	Acres
1990	1	14	61.00	2	41	33.85
1991	0	0	0.00	0	0	0.00
1992	1	112	499.61	1	9	23.20
1993	0	0	0.00	4	74	159.51
1994	1	18	100.79	1	36	33.68
1995	1	76	493.84	2	100	157.17
1996	0	0	0.00	1	22	27.50
1997	0	0	0.00	1	76	534.09
1998	1	41	510.00	0	0	0.00
1999	2	21	61.81	1	6	100.79
2000	1	10	4.21	1	41	510.00
TOTAL	8	292	1731.26	14	405	1579.79



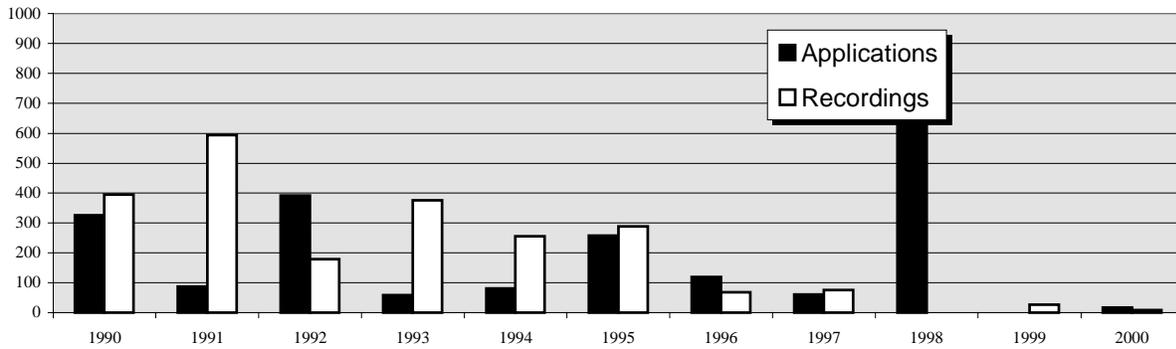
**SOOS
CREEK**

YEAR	Applications			Recordings		
	Plats	Lots	Acres	Plats	Lots	Acres
1990	33	1,101	450.00	21	717	231.35
1991	16	602	1101.15	14	530	182.66
1992	1	25	495.00	19	663	200.64
1993	5	421	95.51	17	563	183.45
1994	8	686	563.01	19	443	132.87
1995	11	378	86.60	14	328	91.13
1996	8	349	80.58	7	295	12.56
1997	13	443	137.89	9	309	193.29
1998	10	302	75.75	6	231	58.77
1999	14	393	90.95	4	111	69.07
2000	6	98	27.78	8	380	158.01
TOTAL	125	4,798	3204.22	138	4,570	1,513.80



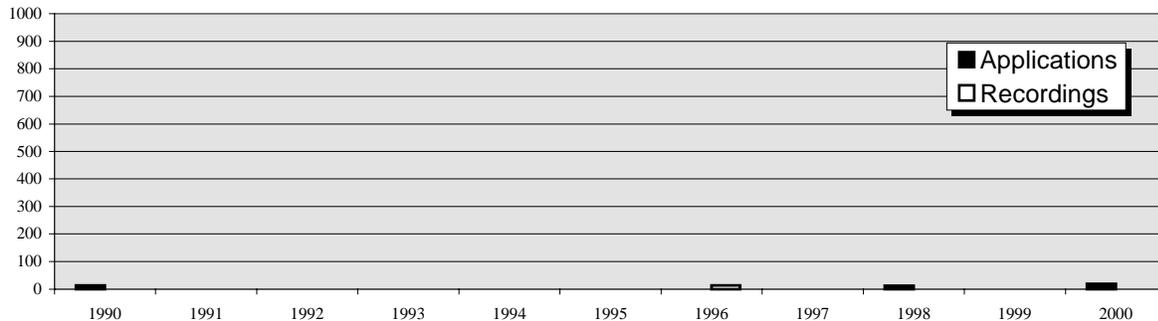
**TAHOMA /
RAVEN
HEIGHTS**

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	1742.01	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
2000	2	17	52.27	1	8	36.77
TOTAL	39	2,047	3510.84	49	2,263	1,470.34



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
2000	1	19	19.11	0	0	0.00
TOTAL	3	45	33.91	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

Dwelling unit capacity is measured in housing units that can be accommodated on vacant land parcels (vacant land capacity) and on partly developed parcels (redevelopment capacity)

Notes:

(1) Dwelling unit capacity provides an estimate of the ability of jurisdictions to accommodate future household growth on residentially zoned land. 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-yr planning horizon jurisdictions are using for Growth Management Act planning.

(3) The estimates in the tables are for current boundaries and zoning as of December 1995. Capacities in the cities of Newcastle (incorporated Oct. 1994) and Shoreline (incorporated Aug. '95) are not included in this table. The cities of Covington, Maple Valley, Kenmore and Sammamish were still unincorporated in '95, so their capacity is included in this table.

RURAL LAND

Unincorporated Area:	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	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

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

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**									
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
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)****									
Inside Forest Production District	1	71	7	13	0	0	4	58	145
Outside Forest Production District	727	355	438	1,118	306	674	750	483	1,338
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
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	1,068	980
Federal Way	0	0	15	88	20	2	6	50	28
Newcastle	171	118	122	97	92	131	80	11	3
Northshore	3	2	21	3	16	24	52	11	5
Snoqualmie	4,928	4,160	2,673	3,858	6,284	4,330	3,699	5,479	3,684
Soos Creek	48	14	228	546	114	188	365	58	39
Tahoma Raven Heights	467	905	1,533	1,963	1,179	949	950	836	688
Vashon Island	60	35	111	103	29	69	56	61	52
Other (urban) Community Planning Areas * &	0	84	12	9	6	0	29	81	4
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
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 156.

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**

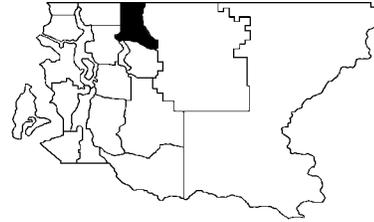
BEAR CREEK

Community Planning Area

POPULATION

POPULATION

	1970	1980	1990	2000 Census	2010 Forecast
Incorp.	100	1,000	2,700	3,100	4,400
Unincorp.	6,000	12,250	20,900	28,200	33,200
TOTAL:	6,100	13,250	23,600	31,300	37,600



With a total land area of 48 square miles (30,720 acres), Bear Creek Planning Area includes a small portion of the City of Redmond.

Population Growth, 1980 - 1990: 78%
Population Growth, 1990 - 2000: 33%

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%

DEMOGRAPHICS

	1980	1990	2000	Number Change 1990-2000	Percent Change 1990-2000
POPULATION:					
Unincorp. Area	12,250	20,900	28,200	7,300	35%
Pop.per sq.mi.	270	470	640		36%
HOUSEHOLDS:					
Total	3,800	6,600	9,100	2,500	38%
Household Size	3.23	3.17	3.13		-1%
HOUSING UNITS:					
Total	4,000	6,800	9,300	2,500	37%
Single Family	3,580	6,200	8,650	2,450	40%
Mobile Homes	300	450	500	50	11%
Multifamily	120	150	150	0	0%

1990 Median House Value: \$207,700

1990 Median Rental: \$600

DEVELOPMENT ACTIVITY

2000 Total New Residential Permits/Units: 674
 Single Family** 287
 Multifamily 5 / 387

2000 Formal Plats: # Plats #Lots #Acres
 Applications: 0 0 0.00
 Recordings: 2 559 503.00

2000 Short Plats:
 Applications: 1 2 4.92
 Recordings: 5 16 61.37

Sources: 1980, 1990 and 2000 Bureau of Census - Population and Housing.

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

EAST SAMMAMISH

Community Planning Area

POPULATION

POPULATION

	1970	1980	1990	2000 Census	2010 Forecast
Incorp.	100	200	250	34,500	500
Unincorp.	5,900	12,100	31,050	15,600	51,700
TOTAL:	6,000	12,300	31,300	50,100	52,200

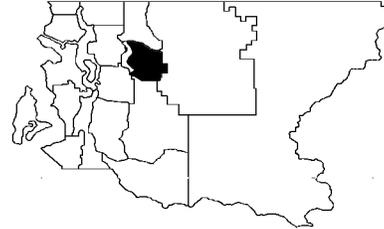
Population Growth, 1980 - 1990: 154%
Population Growth, 1990 - 2000: 60%

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 incorporated with about 29,400 people.

DEMOGRAPHICS

	1980	1990	2000	Number Change 1990-2000	Percent Change 1990-2000
POPULATION:					
Unincorp. Area	12,100	31,050	15,600	(15,450)	-50%
Pop.per sq.mi.	290	750	845		13%
HOUSEHOLDS:					
Total	3,890	10,500	6,000	(4,500)	-43%
Household Size	3.06	2.92	2.57		-12%
HOUSING UNITS:					
Total	4,110	10,900	6,200	(4,700)	-43%
Single Family	3,860	9,700	4,300	(5,400)	-56%
Mobile Homes	130	200	100	(100)	-50%
Multifamily	120	1,000	1,800	800	80%

1990 Median House Value: \$230,800

1990 Median Rental: \$790

DEVELOPMENT ACTIVITY

2000 Total New Residential Permits/Units: 676
Single Family** 23
Multifamily 8 / 654

2000 Formal Plats: # Plats #Lots #Acres
Applications: 0 0 0.00
Recordings: 3 60 17.60

2000 Short Plats:
Applications: 2 4 7.25
Recordings: 8 27 13.79

Sources: 1980, 1990 and 2000 Bureau of Census - Population and Housing.

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

ENUMCLAW

Community Planning Area

POPULATION

POPULATION

	1970	1980	1990	2000 Census	2010 Forecast
Incorp.	5,700	6,650	8,800	12,100	13,500
Unincorp.	8,400	10,600	12,400	13,000	16,700
TOTAL:	14,100	17,250	21,200	25,100	30,200

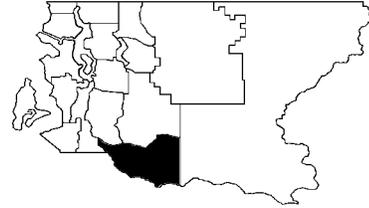
Population Growth, 1980 - 1990: 23%
Population Growth, 1990 - 2000: 18%

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).

DEMOGRAPHICS

	1980	1990	2000	Number Change 1990-2000	Percent Change 1990-2000
POPULATION:					
Unincorp. Area	10,600	12,400	13,000	600	5%
Pop.per sq.mi.	90	107	112		5%
HOUSEHOLDS:					
Total	3,420	4,100	4,750	650	16%
Household Size	3.10	3.01	2.74		-9%
HOUSING UNITS:					
Total	3,530	4,250	4,900	650	15%
Single Family	2,830	3,250	3,700	450	14%
Mobile Homes	400	700	950	250	36%
Multifamily	300	300	250	(50)	-17%

1990 Median House Value: \$127,100

1990 Median Rental: \$390

DEVELOPMENT ACTIVITY

2000 Total New Residential Permits/Units:	53		
Single Family**	53		
Multifamily	0		
2000 Formal Plats:	<u># Plats</u>	<u>#Lots</u>	<u>#Acres</u>
Applications:	0	0	0.00
Recordings:	0	0	0.00
2000 Short Plats:			
Applications:	3	12	44.87
Recordings:	0	0	0.00

Sources: 1980, 1990 and 2000 Bureau of Census - Population and Housing.

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

FEDERAL WAY

Community Planning Area

POPULATION

POPULATION

	1970	1980	1990	2000 Census	2010 Forecast
Incorp.	0	200	68,000	92,000	102,200
Unincorp.	46,600	68,400	30,600	28,200	32,500
TOTAL:	46,600	68,600	98,600	120,200	134,700

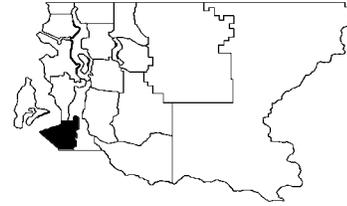
Population Growth, 1980 - 1990: 44%
Population Growth, 1990 - 2000: 22%

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.

DEMOGRAPHICS

	1980	1990	2000	Number Change 1990-2000	Percent Change 1990-2000
POPULATION:					
Unincorp. Area	68,400	30,600	28,200	(2,400)	-8%
Pop.per sq.mi.	1,790	1,770	1,985		12%
HOUSEHOLDS:					
Total	22,820	10,800	9,600	(1,200)	-11%
Household Size	2.99	2.83	2.94		4%
HOUSING UNITS:					
Total	24,460	11,200	9,900	(1,300)	-12%
Single Family	17,520	8,400	7,600	(800)	-10%
Mobile Homes	1,140	900	1,000	100	11%
Multifamily	5,800	1,900	1,300	(600)	-32%

1990 Median House Value: \$107,300

1990 Median Rental: \$500

DEVELOPMENT ACTIVITY

2000 Total New Residential Permits/Units:	207
Single Family**	203
Multifamily	2 / 4
2000 Formal Plats:	# Plats #Lots #Acres
Applications:	4 111 25.19
Recordings:	4 208 52.36
2000 Short Plats:	
Applications:	7 23 6.44
Recordings:	3 10 19.19

Sources: 1980, 1990 and 2000 Bureau of Census - Population and Housing.

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

HIGHLINE

Community Planning Area

POPULATION

POPULATION

	1970	1980	1990	2000 Census	2010 Forecast
Incorp.	8,600	13,150	55,100	100,800	110,900
Unincorp.	125,800	110,950	78,700	46,000	47,000
TOTAL:	134,400	124,100	133,800	146,800	157,900

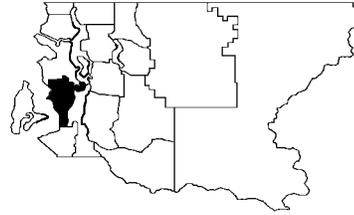
Population Growth, 1980 - 1990: 8%
Population Growth, 1990 - 2000: 10%

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.

DEMOGRAPHICS

	1980	1990	2000	Number Change 1990-2000	Percent Change 1990-2000
POPULATION:					
Unincorp. Area	110,950	78,700	46,000	(32,700)	-42%
Pop.per sq.mi.	3,300	4,120	5,610		36%
HOUSEHOLDS:					
Total	43,950	32,200	17,500	(14,700)	-46%
Household Size	2.50	2.41	2.62		9%
HOUSING UNITS:					
Total	46,130	33,600	18,100	(15,500)	-46%
Single Family	30,950	20,950	10,800	(10,150)	-48%
Mobile Homes	1,540	650	400	(250)	-38%
Multifamily	13,640	12,000	6,900	(5,100)	-43%

1990 Median House Value: \$98,800

1990 Median Rental: \$410

DEVELOPMENT ACTIVITY

2000 Total New Residential Permits/Units:	82		
Single Family**	76		
Multifamily	2 / 6		
2000 Formal Plats:	<u># Plats</u>	<u>#Lots</u>	<u>#Acres</u>
Applications:	3	76	10.27
Recordings:	0	0	0.00
2000 Short Plats:			
Applications:	6	18	3.54
Recordings:	5	14	2.88

Sources: 1980, 1990 and 2000 Bureau of Census - Population and Housing.

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

NEWCASTLE

Community Planning Area

POPULATION

POPULATION

	1970	1980	1990	2000 Census	2010 Forecast
Incorp.	17,300	22,850	35,150	67,200	69,400
Unincorp.	34,200	42,200	44,850	28,400	32,800
TOTAL:	51,500	65,050	80,000	95,600	102,200

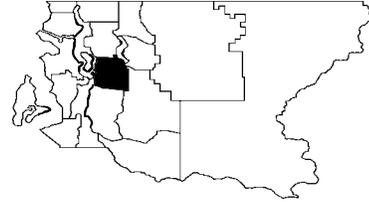
Population Growth, 1980 - 1990: 23%
Population Growth, 1990 - 2000: 20%

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.

DEMOGRAPHICS

	1980	1990	2000	Number Change 1990-2000	Percent Change 1990-2000
POPULATION:					
Unincorp. Area	42,200	44,850	28,400	(16,450)	-37%
Pop.per sq.mi.	1,100	1,300	1,215		-7%
HOUSEHOLDS:					
Total	13,370	16,000	10,000	(6,000)	-38%
Household Size	3.16	2.81	2.83		1%
HOUSING UNITS:					
Total	14,100	16,700	10,300	(6,400)	-38%
Single Family	12,550	13,900	9,500	(4,400)	-32%
Mobile Homes	350	400	300	(100)	-25%
Multifamily	1,200	2,400	500	(1,900)	-79%

1990 Median House Value: \$168,100

1990 Median Rental: \$600

DEVELOPMENT ACTIVITY

2000 Total New Residential Permits/Units:	75		
Single Family**	64		
Multifamily	2 / 11		
2000 Formal Plats:	<u># Plats</u>	<u>#Lots</u>	<u>#Acres</u>
Applications:	4	91	27.46
Recordings:	1	14	3.37
2000 Short Plats:			
Applications:	6	13	9.08
Recordings:	2	7	7.04

Sources: 1980, 1990 and 2000 Bureau of Census - Population and Housing.

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

NORTHSHORE

Community Planning Area

POPULATION

POPULATION

	1970	1980	1990	2000 Census	2010 Forecast
Incorp.	4,900	9,350	24,500	57,600	60,300
Unincorp.	33,000	58,550	68,600	45,200	52,200
TOTAL:	37,900	67,900	93,100	102,800	112,500

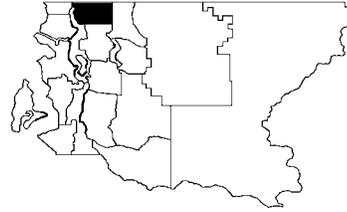
Population Growth, 1980 - 1990: 37%
Population Growth, 1990 - 2000: 10%

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. On August 1998, the City of Kenmore with 16,900 people, incorporated. The entire city is within the planning area boundary.

DEMOGRAPHICS

	1980	1990	2000	Number Change 1990-2000	Percent Change 1990-2000
POPULATION:					
Unincorp. Area	58,550	68,600	45,200	(23,400)	-34%
Pop.per sq.mi.	1,760	2,280	4,110		80%
HOUSEHOLDS:					
Total	18,900	23,600	16,300	(7,300)	-31%
Household Size	3.08	2.89	2.76		-4%
HOUSING UNITS:					
Total	19,800	24,500	16,900	(7,600)	-31%
Single Family	15,850	18,500	12,900	(5,600)	-30%
Mobile Homes	450	500	100	(400)	-80%
Multifamily	3,500	5,500	3,900	(1,600)	-29%

1990 Median House Value: \$169,700

1990 Median Rental: \$560

DEVELOPMENT ACTIVITY

2000 Total New Residential Permits/Units: 187
 Single Family** 151
 Multifamily 1 / 36

2000 Formal Plats: # Plats #Lots #Acres
 Applications: 4 101 13.53
 Recordings: 3 64 15.78

2000 Short Plats:
 Applications: 6 10 11.43
 Recordings: 14 43 31.21

Sources: 1980, 1990 and 2000 Bureau of Census - Population and Housing.

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

SHORELINE

Community Planning Area

POPULATION

POPULATION

	1970	1980	1990	2000 Census	2010 Forecast
Incorp.	2,500	2,500	4,000	66,200	66,300
Unincorp.	61,100	58,500	60,700	0	2,000
TOTAL:	63,600	61,000	64,700	66,200	68,300

Population Growth, 1980 - 1990: 6%

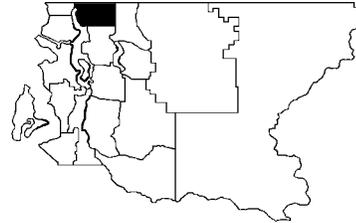
Population Growth, 1990 - 2000: 2%

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 occupies the Shoreline Community Planning area. The total land area is 16 square miles or 10,600 acres. No unincorporated population remains in Shoreline.

DEMOGRAPHICS

	1980	1990	2000	Number Change 1990-2000	Percent Change 1990-2000
POPULATION:					
Unincorp. Area	58,500	61,300	0	(61,300)	-100%
Pop.per sq.mi.	3,990	4,240	n/a		n/a
HOUSEHOLDS:					
Total	21,050	23,500	0	(23,500)	-100%
Household Size	2.71	2.54			-100%
HOUSING UNITS:					
Total	21,770	24,200	0	(24,200)	-100%
Single Family	17,140	18,100	0	(18,100)	-100%
Mobile Homes	180	100	0	(100)	-100%
Multifamily	4,450	6,000	0	(6,000)	-100%

1990 Median House Value: \$148,500

1990 Median Rental: \$500

DEVELOPMENT ACTIVITY

2000 Total New Residential Permits/Units:	1
Single Family**	1
Multifamily	0

2000 Formal Plats:	# Plats	#Lots	#Acres
Applications:	0	0	0.00
Recordings:	0	0	0.00

2000 Short Plats:	# Plats	#Lots	#Acres
Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 1980, 1990 and 2000 Bureau of Census - Population and Housing.

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

SNOQUALMIE VALLEY

Community Planning Area

POPULATION

POPULATION

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

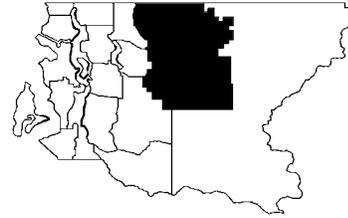
Population Growth, 1980 - 1990: 48%
Population Growth, 1990 - 2000: 31%

1990 Age Structure:

17 and under	6,910	24%
18 - 64	13,020	44%
65 and over	1,270	4.3%

Race and Ethnic Categories, 1990:

White	20,490	70%
African American	90	0.3%
Asian	270	0.9%
Hispanic*	460	1.6%



The Snoqualmie Valley Community Planning Area includes the rural 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.

DEMOGRAPHICS

	1980	1990	2000	Number Change 1990-2000	Percent Change 1990-2000
POPULATION:					
Unincorp. Area	15,150	21,200	25,600	4,400	21%
Pop.per sq.mi.	39	56	69		23%
HOUSEHOLDS:					
Total	5,110	7,500	9,500	2,000	27%
Household Size	2.86	2.80	2.67		-5%
HOUSING UNITS:					
Total	5,380	7,700	9,800	2,100	27%
Single Family	4,520	6,100	7,650	1,550	25%
Mobile Homes	600	1,300	1,850	550	42%
Multifamily	260	300	300	0	0%

1990 Median House Value: \$128,400

1990 Median Rental: \$460

DEVELOPMENT ACTIVITY

2000 Total New Residential Permits/Units:	141		
Single Family**	135		
Multifamily	3 / 6		
2000 Formal Plats:	# Plats	#Lots	#Acres
Applications:	1	10	4.21
Recordings:	1	41	510.00
2000 Short Plats:			
Applications:	8	23	123.62
Recordings:	1	2	5.00

Sources: 1980, 1990 and 2000 Bureau of Census - Population and Housing.

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

SOOS CREEK

Community Planning Area

POPULATION

POPULATION

	1970	1980	1990	2000 Census	2010 Forecast
Incorp.	11,700	17,650	31,450	71,000	68,600
Unincorp.	48,400	71,050	95,350	86,500	88,500
TOTAL:	60,100	88,700	126,800	157,500	157,100

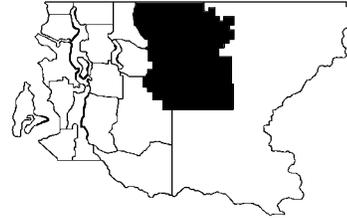
Population Growth, 1980 - 1990: 43%
Population Growth, 1990 - 2000: 24%

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.

DEMOGRAPHICS

	1980	1990	2000	Number Change 1990-2000	Percent Change 1990-2000
POPULATION:					
Unincorp. Area	71,050	95,350	86,500	(8,850)	-9%
Pop.per sq.mi.	1,100	1,485	1,680		13%
HOUSEHOLDS:					
Total	22,450	32,100	30,400	(1,700)	-5%
Household Size	3.16	2.97	2.84		-4%
HOUSING UNITS:					
Total	23,460	33,400	31,300	(2,100)	-6%
Single Family	19,620	25,900	22,800	(3,100)	-12%
Mobile Homes	990	2,000	2,500	500	25%
Multifamily	2,850	5,500	6,000	500	9%

1990 Median House Value: \$126,200

1990 Median Rental: \$510

DEVELOPMENT ACTIVITY

2000 Total New Residential Permits/Units: 515
 Single Family** 327
 Multifamily 2 / 188

2000 Formal Plats: # Plats #Lots #Acres
 Applications: 6 98 27.78
 Recordings: 8 380 158.01

2000 Short Plats:
 Applications: 11 34 105.15
 Recordings: 12 36 107.08

Sources: 1980, 1990 and 2000 Bureau of Census - Population and Housing.

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

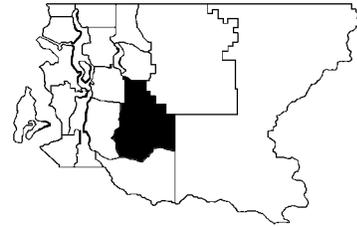
TAHOMA / RAVEN HEIGHTS

Community Planning Area

POPULATION

POPULATION

	1970	1980	1990	2000 Census	2010 Forecast
Incorp.	5,400	6,500	8,900	34,800	30,500
Unincorp.	13,700	24,400	35,100	24,400	28,100
TOTAL:	19,100	30,900	44,000	59,200	58,600



The Tahoma/Raven Heights Community Planning Area includes the Cities of Black Diamond and Maple Valley plus major portions of Issaquah and Covington. The total land area is 149 square miles or 68,540 acres.

Population Growth, 1980 - 1990: 42%
Population Growth, 1990 - 2000: 35%

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%

DEMOGRAPHICS

	1980	1990	2000	Number Change 1990-2000	Percent Change 1990-2000
POPULATION:					
Unincorp. Area	24,400	35,100	24,400	(10,700)	-30%
Pop.per sq.mi.	170	255	195		-24%
HOUSEHOLDS:					
Total	7,800	11,600	8,300	(3,300)	-28%
Household Size	3.13	3.01	2.93		-3%
HOUSING UNITS:					
Total	8,250	12,100	8,600	(3,500)	-29%
Single Family	7,320	10,500	6,900	(3,600)	-34%
Mobile Homes	740	1,400	1,600	200	14%
Multifamily	190	200	100	(100)	-50%

1990 Median House Value: \$136,900

1990 Median Rental: \$490

DEVELOPMENT ACTIVITY

2000 Total New Residential Permits/Units:			
			119
		Single Family**	115
		Multifamily	2 / 4
2000 Formal Plats:			
	# Plats	#Lots	#Acres
Applications:	2	17	52.27
Recordings:	1	8	36.77
2000 Short Plats:			
Applications:	5	13	67.43
Recordings:	6	18	113.26

Sources: 1980, 1990 and 2000 Bureau of Census - Population and Housing.

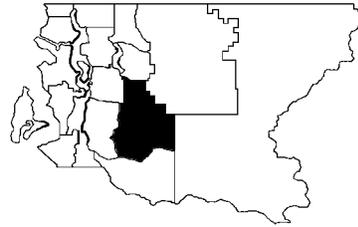
* Persons of Hispanic Origin can be of any race. ** Single Family includes mobile homes.

VASHON

Community Planning Area

POPULATION

	1970	1980	1990	2000 Census	2010 Forecast
Incorp.	0	0	0	0	0
Unincorp.	6,500	7,400	9,300	10,100	11,000
TOTAL:	6,500	7,400	9,300	10,100	11,000



The vashon Community Planning Area is the only area that does not contain any incorporated cities. The total acreage of this island is 23,680 or 37 square miles.

Population Growth, 1980 - 1990: 26%
Population Growth, 1990 - 2000: 9%

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%

DEMOGRAPHICS

	1980	1990	2000	Number Change 1990-2000	Percent Change 1990-2000
POPULATION:					
Unincorp. Area	7,400	9,300	10,100	800	9%
Pop.per sq.mi.	200	250	270		8%
HOUSEHOLDS:					
Total	2,890	3,800	4,200	400	11%
Household Size	2.53	2.43	2.40		-1%
HOUSING UNITS:					
Total	3,100	4,500	4,860	360	8%
Single Family	2,650	4,000	4,200	200	5%
Mobile Homes	150	200	330	130	65%
Multifamily	300	300	330	30	10%

1990 Median House Value: \$151,700

1990 Median Rental: \$490

DEVELOPMENT ACTIVITY

2000 Total New Residential Permits/Units:	72
Single Family**	68
Multifamily	2 / 4
2000 Formal Plats:	# Plats #Lots #Acres
Applications:	1 19 19.11
Recordings:	0 0 0.00
2000 Short Plats:	
Applications:	3 9 55.11
Recordings:	3 6 19.26

Sources: 1980, 1990 and 2000 Bureau of Census - Population and Housing.

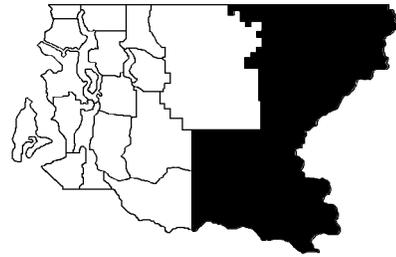
* Persons of Hispanic Origin can be of any race. ** Single Family includes mobile homes.

OTHER COMMUNITY PLANNING AREAS:

EAST KING COUNTY

POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u> Census	<u>2010</u> Forecast
Incorp.	300	200	250	200	400
Unincorp.	500	400	700	800	900
TOTAL:	800	600	950	1,000	1,300

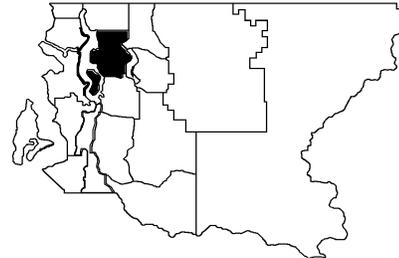


Population Growth, 1980 - 1990: 58%
 Population Growth, 1990 - 2000: 5%

EASTSIDE

POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u> Census	<u>2010</u> Forecast
Incorp.	111,900	136,450	162,500	182,500	197,000
Unincorp.	8,000	8,300	1,300	600	2,000
TOTAL:	119,900	144,750	163,800	183,100	199,000

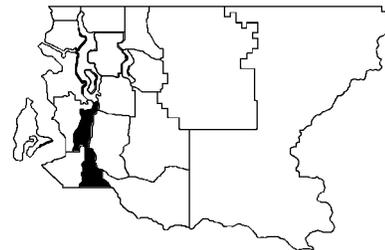


Population Growth, 1980 - 1990: 13%
 Population Growth, 1990 - 2000: 12%

GREEN RIVER VALLEY

POPULATION

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u> Census	<u>2010</u> Forecast
Incorp.	45,300	51,250	68,100	85,900	100,000
Unincorp.	3,000	2,950	2,500	200	3,000
TOTAL:	48,300	54,200	70,600	86,100	103,000



Population Growth, 1980 - 1990: 30%
 Population Growth, 1990 - 2000: 22%

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.

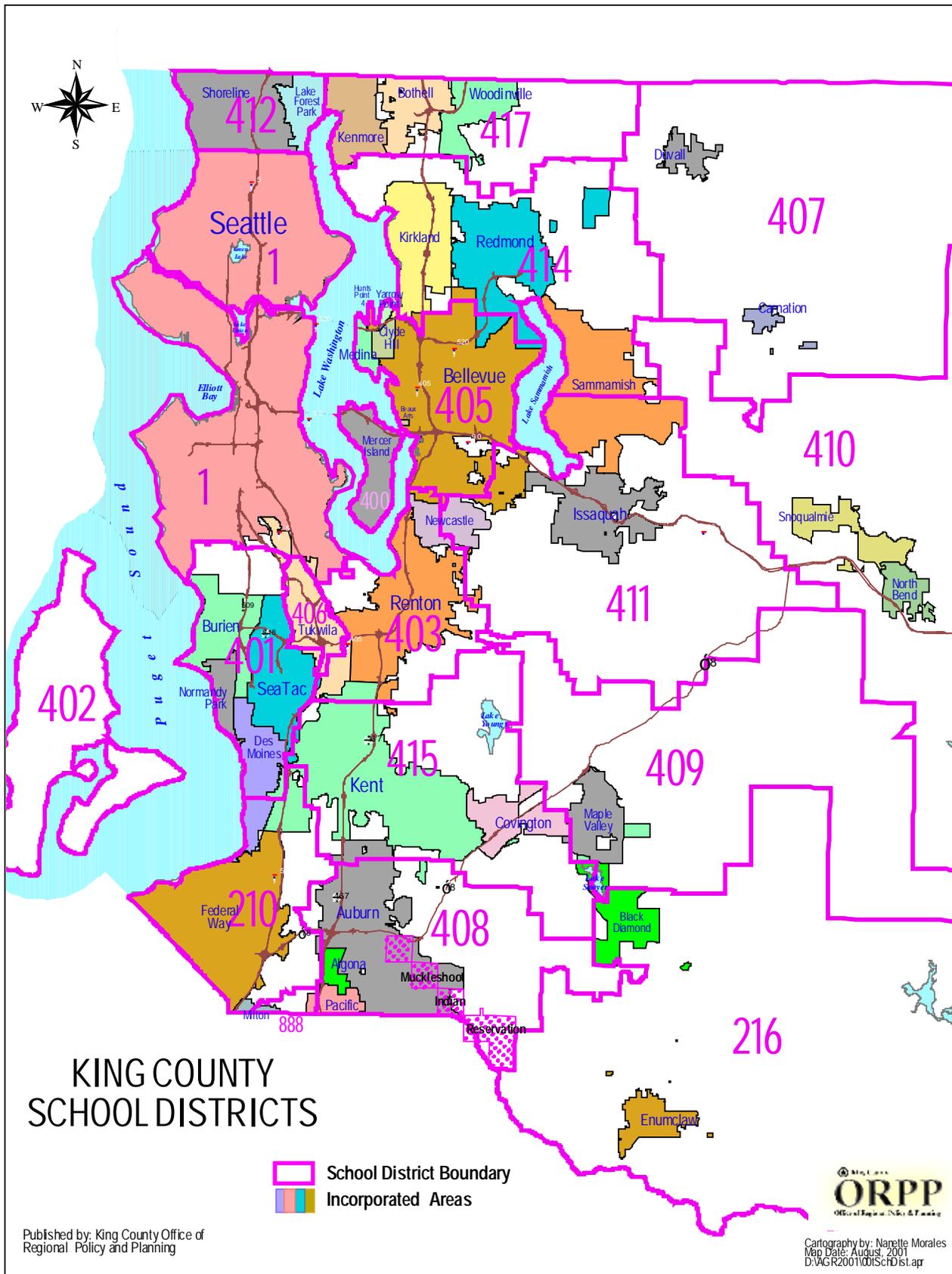
Sources: 1980, 1990 and 2000 Bureau of Census - Population and Housing.

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

VIII. Special Districts

King County has a complex system of utility and service districts for fire, water, sewers, and schools. This year's Annual Growth Report includes maps of school districts and King County Council Districts.

The following section reports the population and residential building permit activity in unincorporated King County by these special districts. A table called "Estimate of school age poverty population by school districts" is also found in this chapter.



Population by School District 1990 - 2000

School District	1990 POPULATION	2000 POPULATION	1990-2000 Change	
			#	%
Auburn 408	54,650	67,700	13,050	24%
Bellevue 405	107,700	114,600	6,900	6%
Enumclaw 216	19,700	25,500	5,800	29%
Federal Way 210	103,200	123,000	19,800	19%
Highline 401	111,100	122,500	11,400	10%
Issaquah 411	49,500	73,200	23,700	48%
Kent 415	109,900	137,600	27,700	25%
Lk. Washington 414	131,100	153,500	22,400	17%
Mercer Island	20,800	22,000	1,200	6%
Northshore 417	59,800	72,000	12,200	20%
Renton 403	81,200	95,500	14,300	18%
Riverview 407	11,850	15,800	3,950	33%
Seattle	517,500	564,200	46,700	9%
Shoreline 412	64,800	66,000	1,200	2%
Skykomish 404	600	600	0	0%
Snoqualmie 410	19,300	25,900	6,600	34%
South Central	13,900	16,000	2,100	15%
Tahoma 409	19,000	28,800	9,800	52%
Vashon Island 402	9,300	10,100	800	9%
Fife 800 (KC Portion)	2,400	2,500	100	4%
TOTAL:	1,507,300	1,737,000	229,700	15%

Note: *Northshore and Fife school districts are each in parts of two counties. Estimated King County portions of the districts are presented here.

Source: US Census 2000 and Washington State Office of Financial Management, April 2001.

Estimate of School-Age Poverty Population, 1995

Persons age 5- 17 below poverty level in 1995

King County School Districts

School District	TOTAL POPULATION	Population Age 5 - 17	Age 5 - 17 Below Poverty	
			Number	Percent
Auburn 408	58,488	11,866	1,397	11.8%
Bellevue 405	115,332	18,258	1,427	7.8%
Enumclaw 216	21,049	4,552	389	8.5%
Federal Way 210	110,319	21,170	1,679	7.9%
Highline 401	119,010	19,181	2,960	15.4%
Issaquah 411	53,254	10,538	208	2.0%
Kent 415	117,711	24,752	2,311	9.3%
Lk. Washington 414	140,220	26,934	1,481	5.5%
Mercer Island	22,282	4,195	149	3.6%
Northshore 417	98,623	21,556	771	3.6%
Renton 403	86,691	14,342	1,116	7.8%
Riverview 407	12,651	2,885	191	6.6%
Seattle	553,934	61,261	11,320	18.5%
Shoreline 412	69,407	11,706	927	7.9%
Skykomish 404	650	116	17	14.7%
Snoqualmie 410	20,721	4,550	261	5.7%
South Central	14,747	1,955	313	16.0%
Tahoma 409	20,427	4,377	182	4.2%
Vashon Island 402	9,965	2,030	127	6.3%
King County Total:	1,645,481	266,224	27,226	10.2%
Balance of WA State:	3,876,068	780,861	106,370	13.6%
WA State Total:	5,521,549	1,047,085	133,596	12.8%

Source: US Census Bureau 1999.

New Residential Units by School District

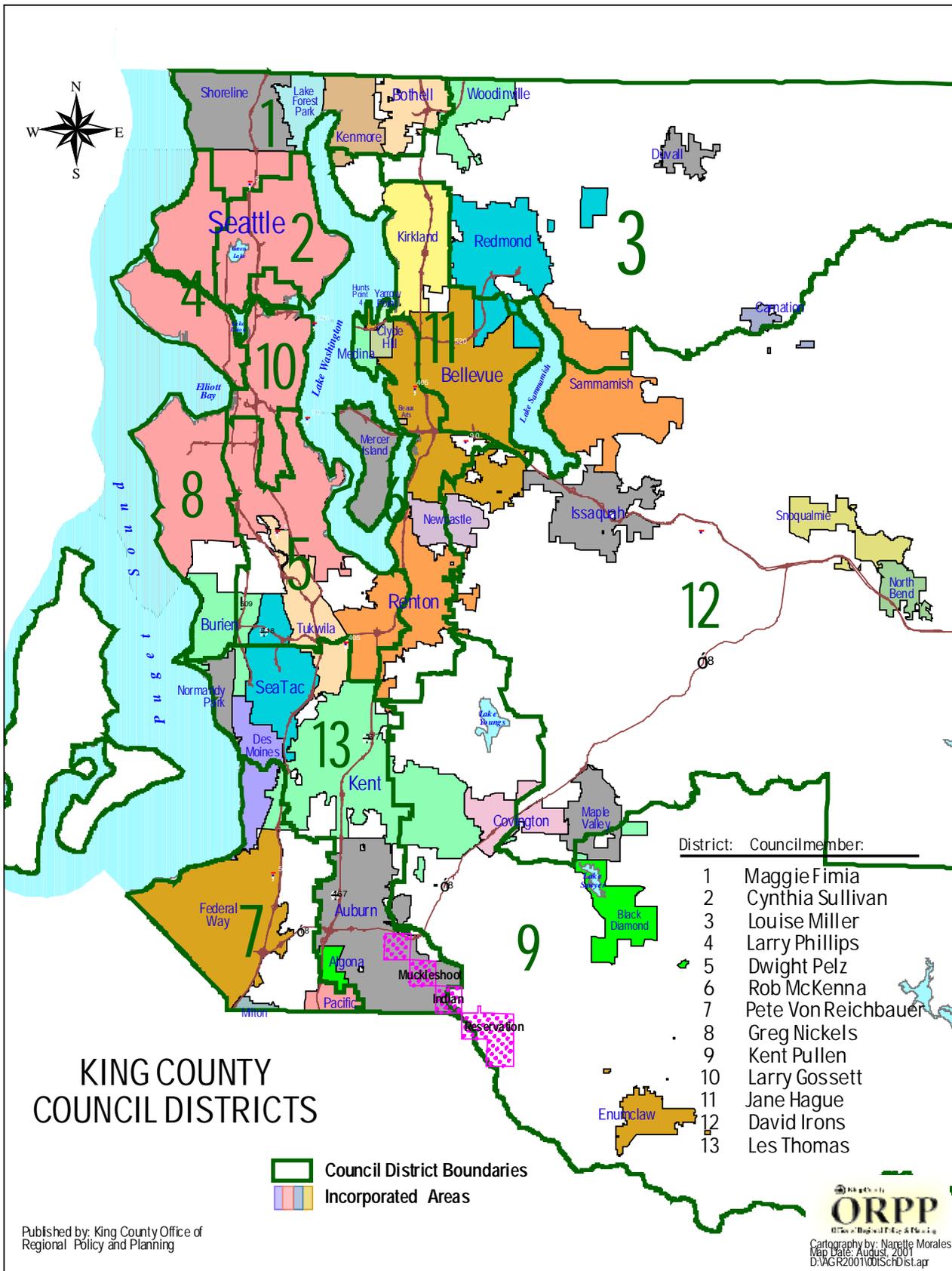
Unincorporated King County, 1994 - 2000

School District	<u>1994</u> Total New Units	<u>1995</u> Total New Units	<u>1996</u> Total New Units	<u>1997</u> Total New Units	<u>1998</u> Total New Units	<u>1999</u> Total New Units	<u>2000</u> Total New Units
Auburn 408	187	149	248	129	189	265	241
Bellevue 405	7	5	5	5	23	92	23
Enumclaw 216	82	62	70	63	71	62	55
Federal Way 210	87	152	328	40	57	132	117
Highline 401	50	33	35	31	119	28	53
Issaquah 411	339	517	765	699	530	647	735
Kent 415	499	338	597	470	180	279	138
Lk. Washington 414	346	211	280	489	1,062	1,020	762
Northshore 417	408	167	234	558	472	445	80
Renton 403	249	80	101	202	587	133	203
Riverview 407	100	95	103	179	131	104	67
Shoreline 412	88	115	12	3	21	1	0
Skykomish 404	4	3	6	7	7	3	4
Snoqualmie 410	201	188	179	189	125	122	98
Tahoma 409	458	367	485	195	83	74	76
Vashon Island 402	93	72	87	83	103	86	72
Fife 800 (KC Portion)	69	16	17	25	21	7	86
TOTAL:	3,267	2,554	3,552	3,367	3,781	3,500	2,810

See map of school districts at back of report.

Note: This information includes only the portions of school districts in unincorporated King County.

Source: King County Department of Development and Environmental Services, residential building permits issued.



Population by King County Council Districts 1990 and 2000

Council Districts	<u>1990</u> POPULATION	<u>2000</u> POPULATION ESTIMATED
District 1	118,414	127,400
District 2	117,488	129,400
District 3	114,454	136,300
District 4	130,963	133,400
District 5	118,358	133,900
District 6	109,561	134,000
District 7	120,741	135,900
District 8	123,810	127,900
District 9	128,593	140,200
District 10	118,592	131,200
District 11	111,391	124,900
District 12	135,022	145,900
District 13	111,378	136,600
TOTAL:	1,558,765	<i>1,737,000</i>

Note: Estimates are based on Council Districts existing as of 1996. Redistricting will be completed later in 2001.

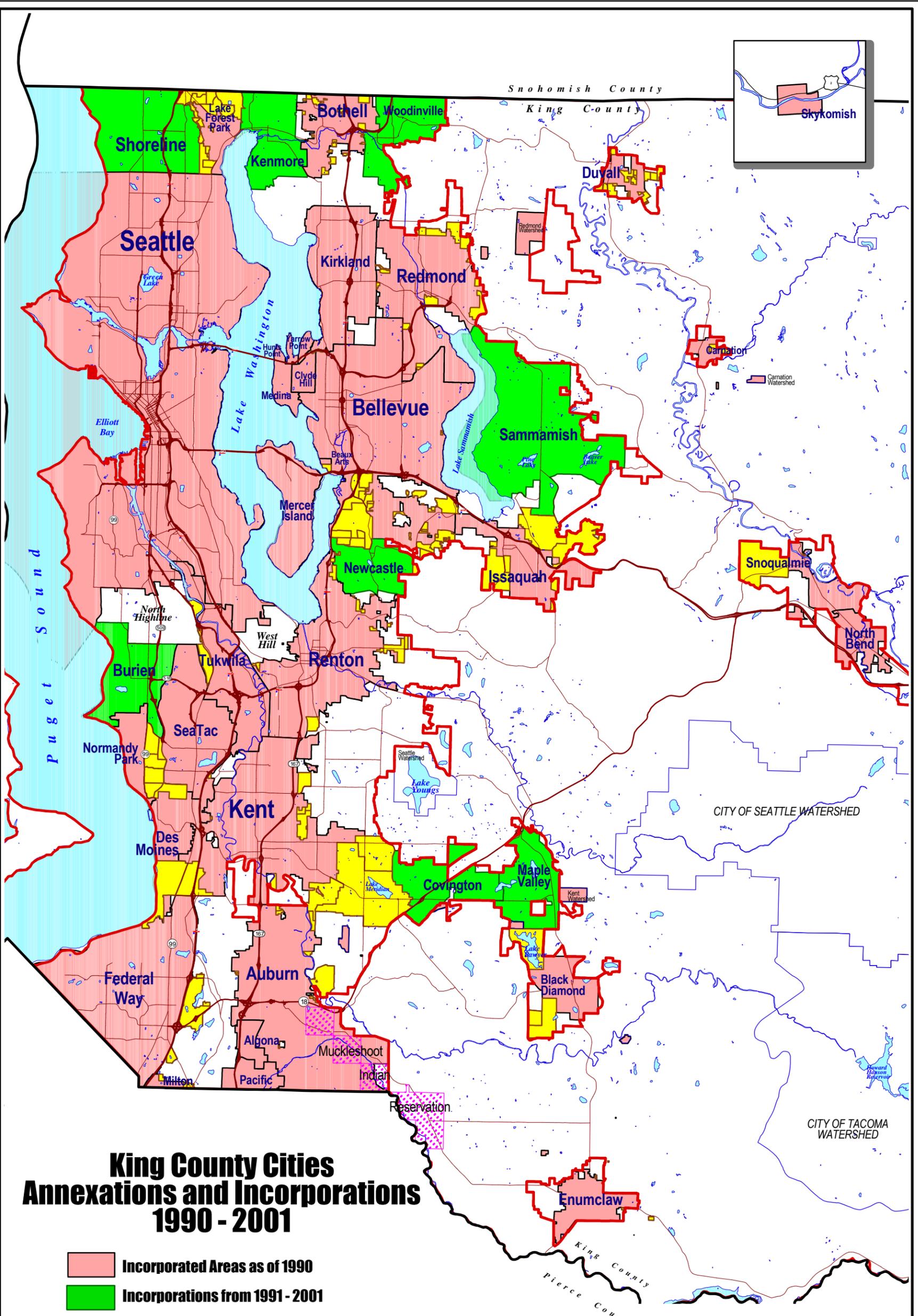
Source: US Census 2000 and Washington State Office of Financial Management, April 2001.

New Residential Units by (Unincorporated) King County Council Districts

District	1999			2000		
	Single Family	Multi-Family	Total New Units	Single Family	Multi-Family	Total New Units
District 1	63	146	209	36	-	36
District 2	-	-	-	-	-	-
District 3			-	399	391	790
District 4			-	-	-	-
District 5	43	2	45	56	2	58
District 6			-	23	140	163
District 7	119	5	124	203	4	207
District 8	101	3	104	89	8	97
District 9			-	345	50	395
District 10			-	-	-	-
District 11	78	15	93	68	36	104
District 12			-	288	668	956
District 13			-	4	-	4
TOTAL:	404	171	575	1,511	1,299	2,810

Note: This information includes only the portions of council districts in unincorporated King County.

Source: King County Department of Development and Environmental Services, residential building permits issued.

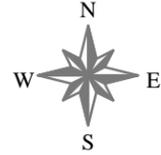


King County Cities Annexations and Incorporations 1990 - 2001

- Incorporated Areas as of 1990
- Incorporations from 1991 - 2001
- Annexations from 1990 - 2001

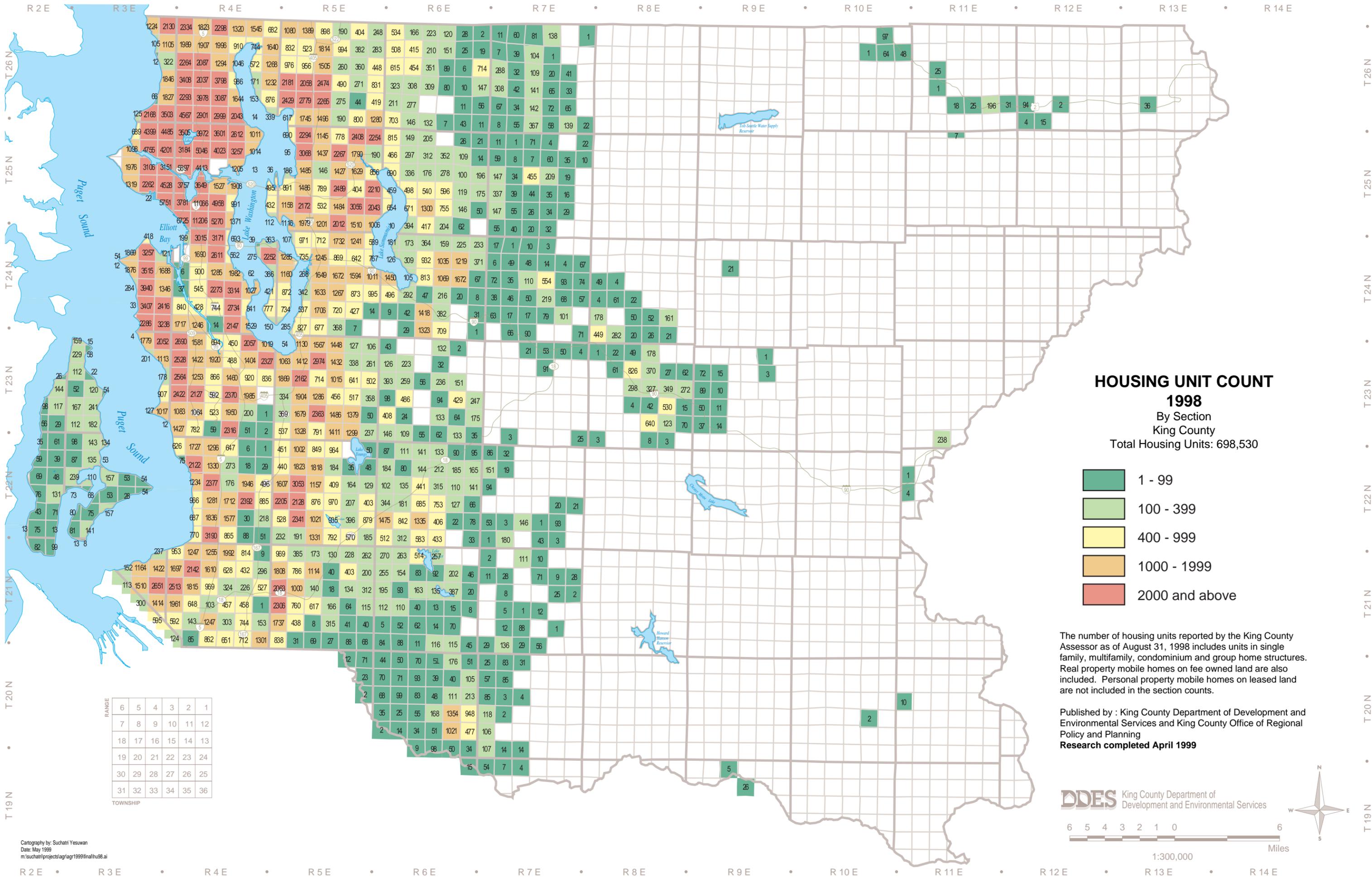
W Urban Growth Boundary

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



Cartography by: Nanette Morales
Date: August 2001
d:\AGR2001\2001a&i.apr





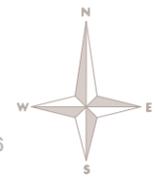
HOUSING UNIT COUNT
1998
 By Section
 King County
 Total Housing Units: 698,530

- 1 - 99
- 100 - 399
- 400 - 999
- 1000 - 1999
- 2000 and above

The number of housing units reported by the King County Assessor as of August 31, 1998 includes units in single family, multifamily, condominium and group home structures. Real property mobile homes on fee owned land are also included. Personal property mobile homes on leased land are not included in the section counts.

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

DDES King County Department of Development and Environmental Services



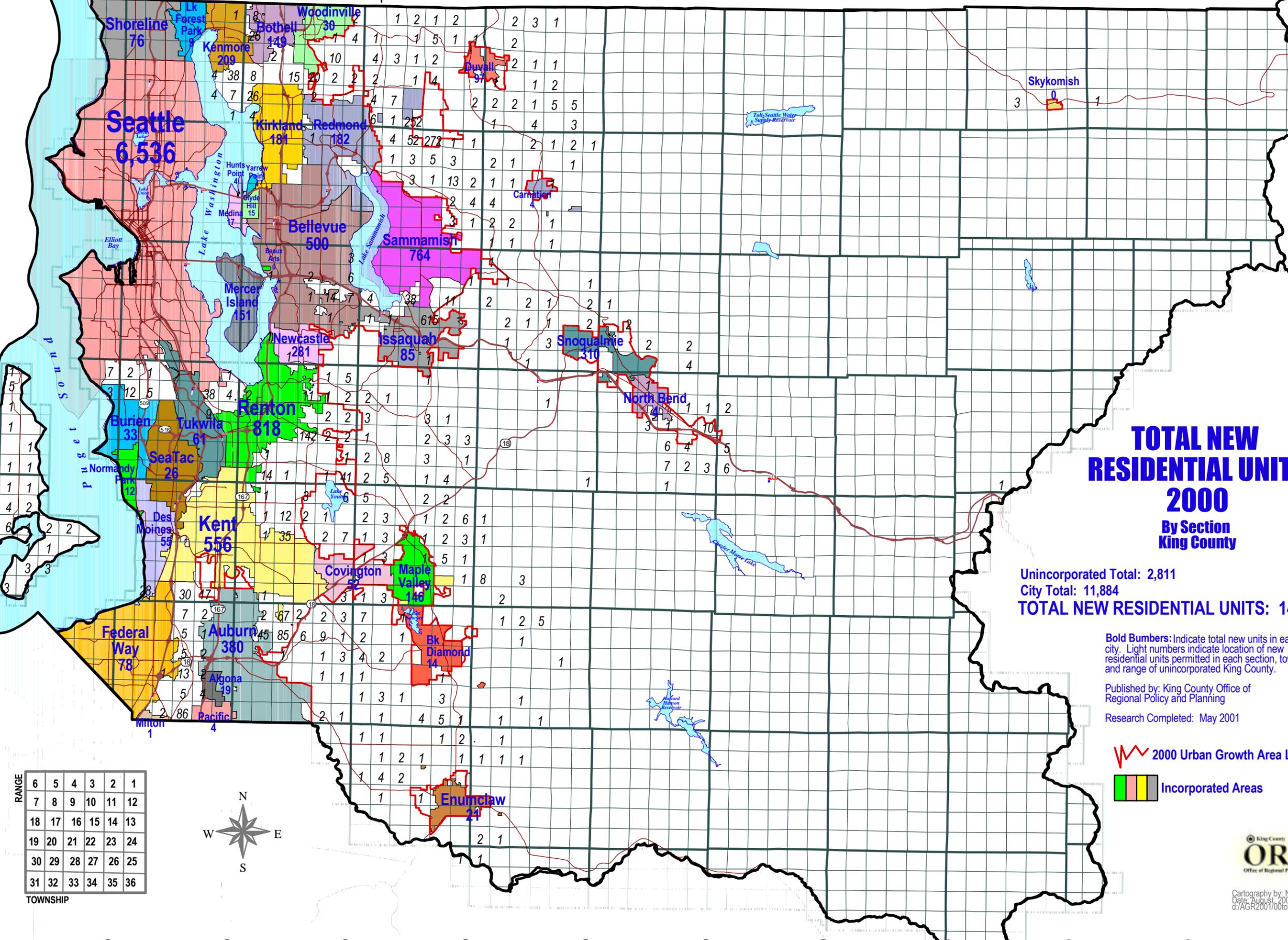
RANGE	6	5	4	3	2	1
	7	8	9	10	11	12
	18	17	16	15	14	13
	19	20	21	22	23	24
	30	29	28	27	26	25
	31	32	33	34	35	36
TOWNSHIP						

Cartography by: Suchatit Yesuwan
 Date: May 1999
 m:\suchatit\projects\agri\1999\final\hu98.ai

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 2000

By Section King County

Unincorporated Total: 2,811
 City Total: 11,884
TOTAL NEW RESIDENTIAL UNITS: 14,695

Bold Bumpers: Indicate total new units in each city. Light numbers indicate location of new residential units permitted in each section, township, and range of unincorporated King County.

Published by: King County Office of Regional Policy and Planning

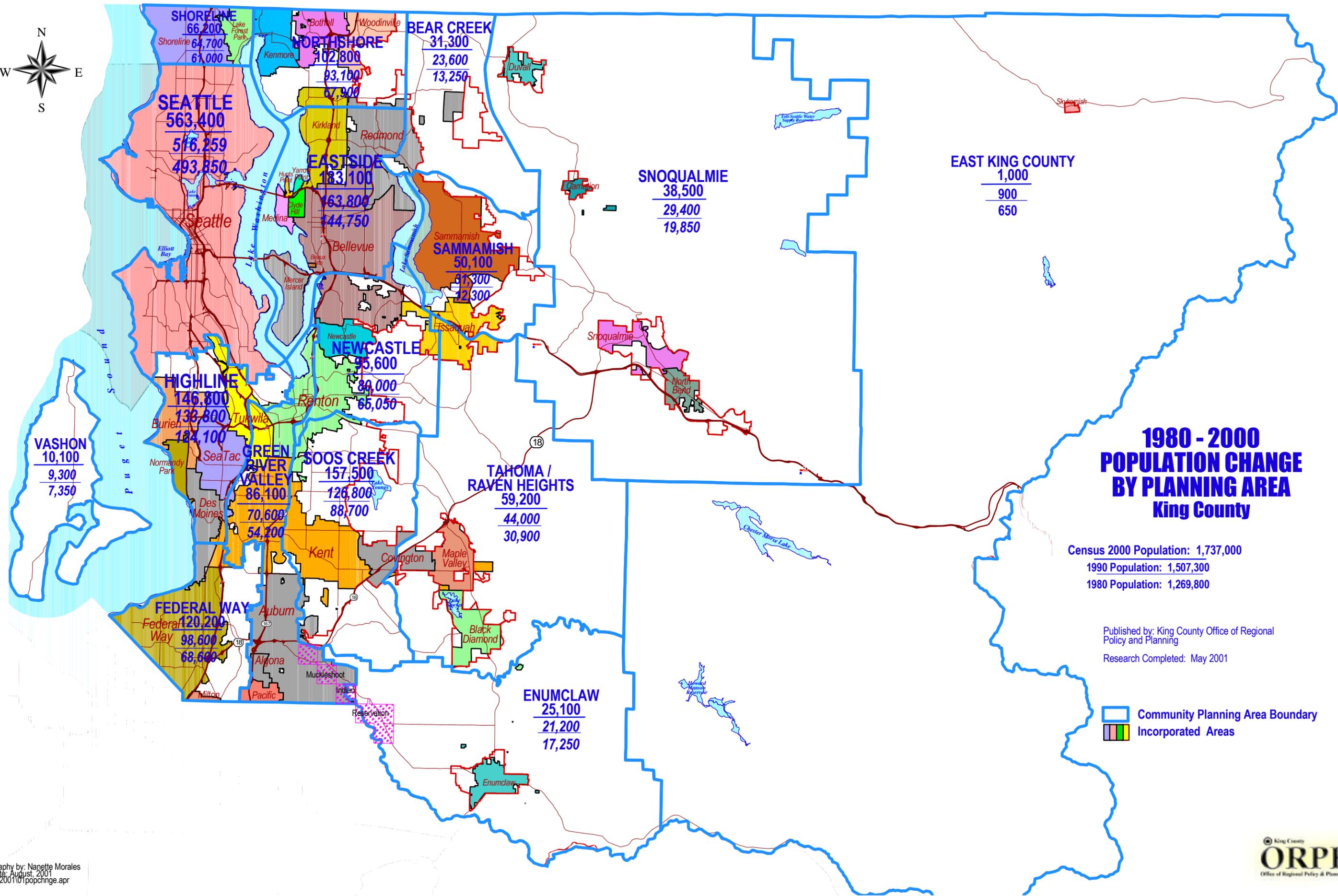
Research Completed: May 2001

2000 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: Nnette Morales
 Date: August, 2001
 d:\AGR2001\00totnewunits.apr

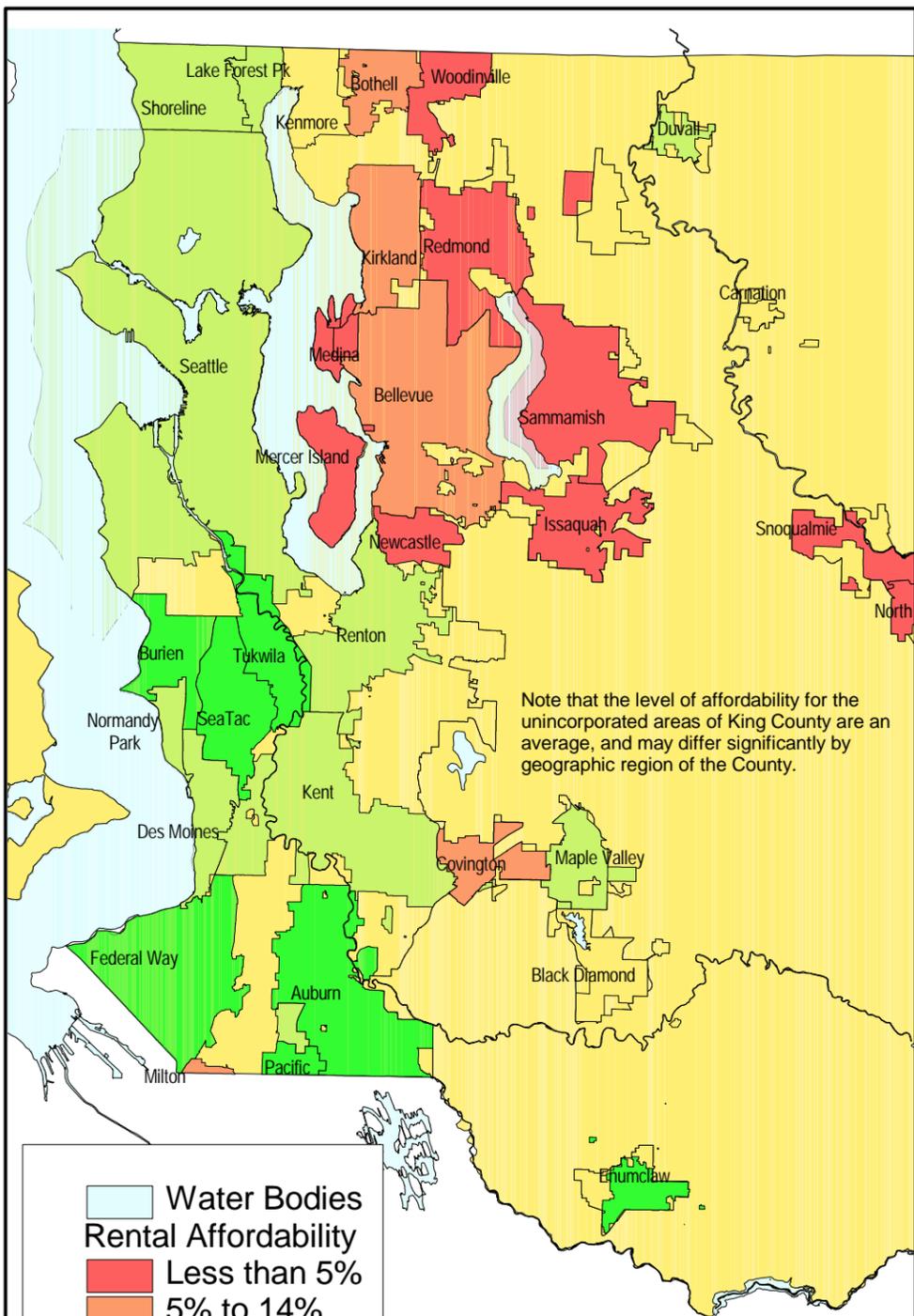


1980 - 2000 POPULATION CHANGE BY PLANNING AREA King County

Census 2000 Population: 1,737,000
1990 Population: 1,507,300
1980 Population: 1,269,800

Published by: King County Office of Regional
Policy and Planning
Research Completed: May 2001

Community Planning Area Boundary
Incorporated Areas



Note that the level of affordability for the unincorporated areas of King County are an average, and may differ significantly by geographic region of the County.

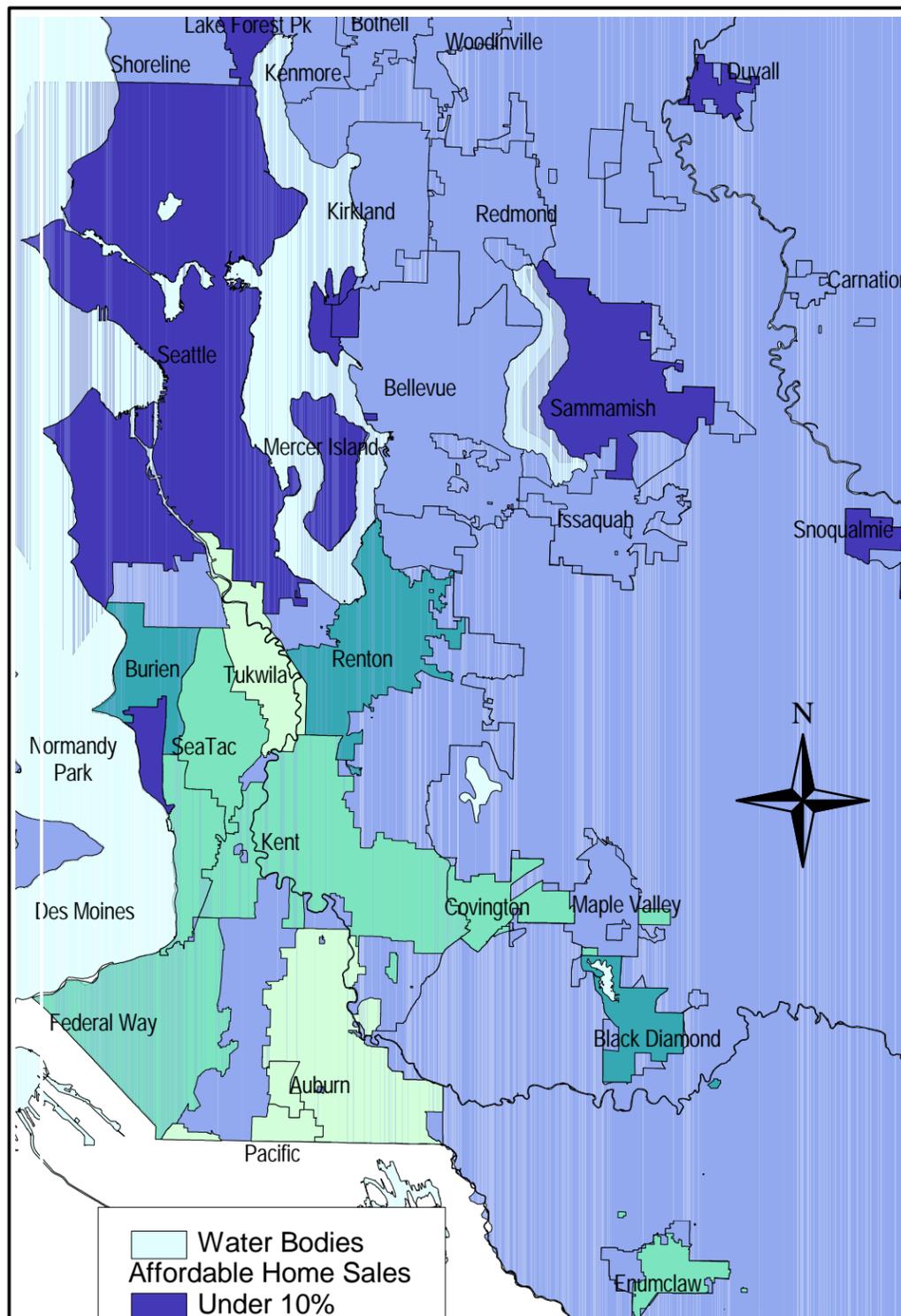
Water Bodies

Rental Affordability

- Less than 5%
- 5% to 14%
- 15% to 25%
- 26% to 55%
- 56% - 86%
- Unincorp. KC

Rental Housing includes both single family and multifamily rental units. A household of two persons at 50% of Median income would earn about \$26,300 per year and could afford \$660 in rent.

Percent of Rental Housing Affordable to Households Earning Under 50% of the Median Income: 2000 - 2001



Water Bodies

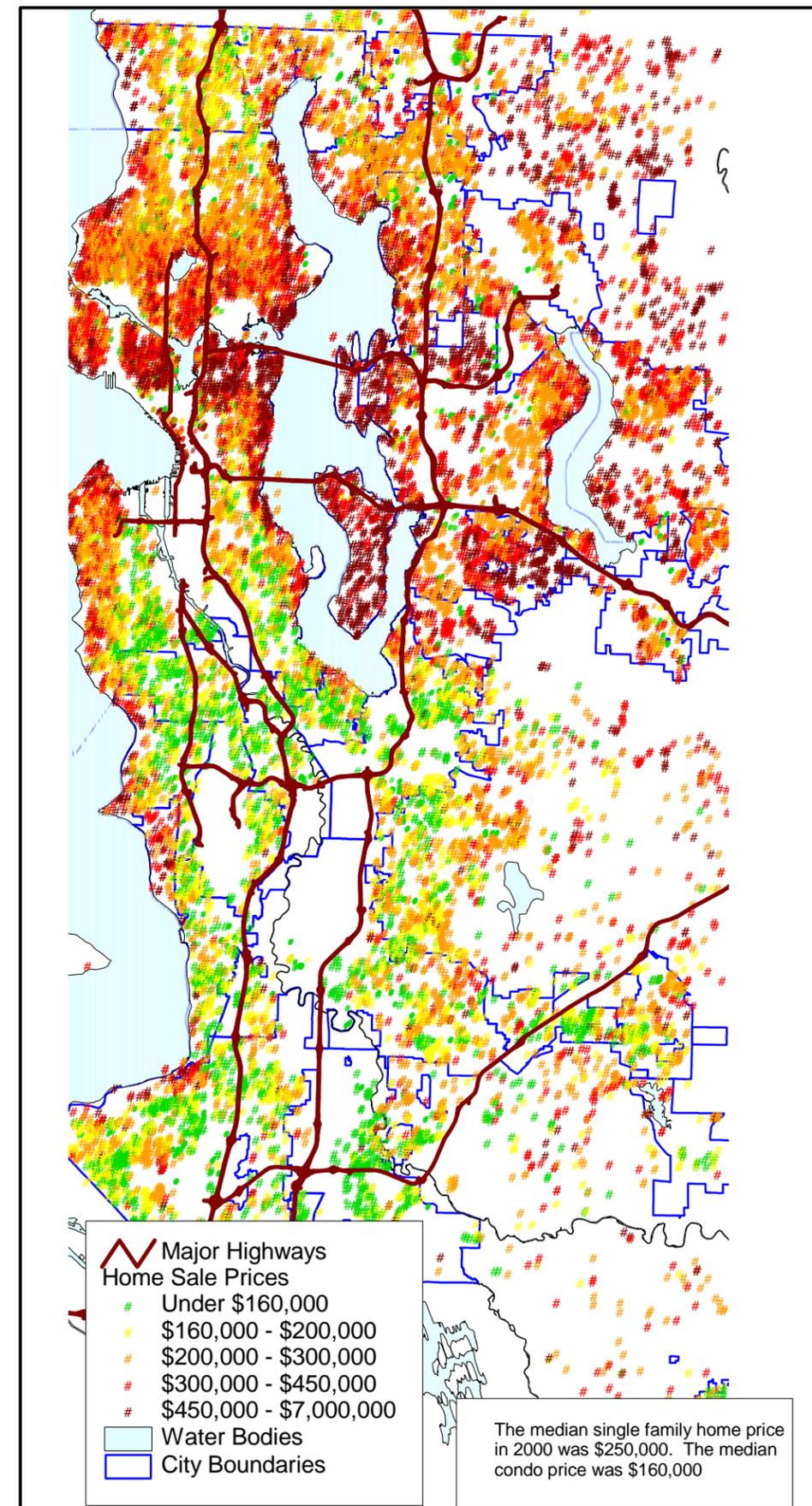
Affordable Home Sales

- Under 10%
- 10% to 20%
- 21% to 35%
- 36% to 50%
- 50 to 100%
- Unincorp. KC

This map includes both single family and condominium homes. A three person household at 80% of median income earned about \$45,200 in 2000, and could afford a home priced at about \$145,000.

Percent of All Home Sales Affordable to Households Earning Under 80% of Median Income: 2000

Maps by Rose Curran
ORPP - 5/24/01



Major Highways

Home Sale Prices

- Under \$160,000
- \$160,000 - \$200,000
- \$200,000 - \$300,000
- \$300,000 - \$450,000
- \$450,000 - \$7,000,000
- Water Bodies
- City Boundaries

The median single family home price in 2000 was \$250,000. The median condo price was \$160,000

Single Family and Condominium Home Sales in King County - 2000: By Sale Price