

The 2003 King County
Annual Growth Report



*20 years of growth reporting
land development and demographic
information for King County, its
cities and unincorporated areas*



King County

Office of Management and Budget
King County, Washington September 2003

Statistical Profile on: KING COUNTY

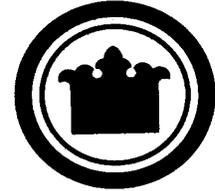
County Executive: Ron Sims
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DEMOGRAPHICS

POPULATION

1980	1,269,898
1990	1,507,319
1995	1,613,600
2000	1,737,034
2002	1,774,300
2003	1,779,300

Population Growth, 1980 - '90:	+237,400 (18.7%)
Population Growth, 1990 - '00:	+229,715 (15.2%)
Population Forecast, 2010:	1,833,000 - 1,856,000
Hhld Growth Target, 2001-2022:	157,932
Households, 2000 Census:	710,916
Ave. Hhld Size, 2000 Census:	2.39



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

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%	

LAND AREA

King County Total Land Area:	2,134	square miles (1,365,760 acres)
Unincorporated King County Area:	1,751	square miles (1,120,630 acres)
County Urban Growth Area:	460	square miles (294,268 acres)
- 39 Cities:	383	square miles (245,128 acres)
- Uninc. Urban:	77	square miles (49,140 acres)

EMPLOYMENT AND INCOME

2001 Number of Business Units: 62,571

2001 Total Jobs: 1,155,525

1999 Average Annual Wage: \$46,050

AFFM/Construction	69,759
Finance / Services	448,339
Manufacturing	142,209
Retail	189,889
Wholesale/Utilities	157,240
Government/Education	347,129

Median Household Income:

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

Major Businesses and Employers:

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

Households by Income Category, 1999:

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

HOUSING

2000 Total Housing Units: 742,237
 **Single Family 443,405
 Multifamily 298,832

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

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

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 11,468
 **Single Family 5,962
 Multifamily 5,506

2002 Formal Plats:	# Plats	#Lots	#Acres
Applications:	53	1,777	1,001.96
Recordings:	120	4,295	2,755.70

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

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

2003 King County Annual Growth Report

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Information for King County,
Its cities and unincorporated areas



King County, Washington
September, 2003

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Ron Sims

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

King County Department of Assessments
King County Department of Community and Human Services
King County Department of Development and Environmental Services
King County Department of Transportation
King County Department of Natural Resources and Parks

King County Department of Community and Human Services - Gary Richardson

The Suburban Cities Association of King County
– Michael Hubner

Each of the 39 Cities of King County

Kitsap County
Pierce County
Snohomish County

Puget Sound Regional Council

US Department of Housing and Urban Development

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

Dick Conway and Associates

Dupre + Scott Apartment Advisors, Inc.

The Seattle-King County Economic Development Council

New Home Trends.Com

Central Puget Sound Real Estate Research Committee

Introduction

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

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

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

The second purpose of the Annual Growth Report is to provide a foundation for evaluating King County land use and development policies. Since 1997, this second purpose has been enhanced by the simultaneous publication of the Benchmark Report, which has taken over and expanded the monitoring function originally envisioned for the AGR. The data presented in these two documents will assist in tracking the effectiveness of County and City policies and plans, including the Countywide Planning Policies and the King County Comprehensive Plan, adopted to comply with the State Growth Management Act.

New in the AGR in 2003

This year's report emphasizes the big trend which has marked much of the 20 years of Annual Growth Reporting. Since 1989, annexations and incorporations have shifted a large share of population growth and development activity out of the jurisdiction of unincorporated King County, and into cities. In recognition of that trend, this year's AGR continues to emphasize city data, and we offer new data on "potential annexation areas."

New features include:

- Mini-profiles of ten unincorporated communities identified as "potential annexation areas" (PAAs). See Chapter VII, Unincorporated Areas.
- New household growth targets for cities and unincorporated communities, adopted in 2002.
- Land supply and land capacity data from the King County "Buildable Lands" report.
- Building permit data in Chapter V that reports demolitions and net new units as well as permits.
- A compact summary of two chapters of the Benchmarks Bulletin series.
- Corrected subcounty population and development trend data for 4 sub-areas in Chapter IV.
- 2000 Census data reported in Chapter I text, Chapter V cities, and a dot map of the population.

The 2003 AGR also continues a popular feature from last year, the "About King County" sidebar introduction in Chapter I.

The AGR and the Benchmark Report: Companion Documents

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

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

This year the Benchmark Report is being published every other month as a series of five Bulletins, one for each chapter listed above. Summary findings from the Land Use and Economic Development chapters are included in Chapter II of the AGR. The Land Use Bulletin was published in August 2003. Look for the Economic Development Bulletin in October, Affordable Housing in December, and the Transportation and Environmental bulletins early in 2004. While there will be some overlap in data presented, there is a great deal that is unique to each report. Although the purpose of the two reports is different, every effort has been made to assure consistency in the data presented. In cases where there appears to be inconsistencies in data, it may be that a different measure or source is being used – e.g. median home price (reported in Benchmark Report vs. Average Home Price reported in AGR). Used together, the Annual Growth Report and the Benchmark Report provide a comprehensive picture of current growth conditions in King County.

For Further Information:

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To purchase a copy of the 2003 Annual Growth Report:

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

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

<http://www.metrokc.gov/budget/agr/agr03/>

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I. Highlights - - - - 2003

Puget Sound Economy: Still scraping along the bottom

King County and the Puget Sound Region continue to struggle with the worst recession in 30 years. The economic downturn began in early 2001, about the time the Pergola in Pioneer Square was pulled down by an errant truck. It worsened when an earthquake measuring 6.8 hit the Puget Sound region on February 28. The costs to repair infrastructure in King County, including the Alaskan Way Viaduct and the King County Courthouse, are still mounting. In March, the Boeing Company announced it would move its headquarters back East, to Chicago as it turned out. Then Boeing announced that layoffs would begin later in the year. Actual layoffs began late in 2001 and continue even now. As of early 2003, Boeing has laid off about 30,000 employees nationally, including about 18,000 here in the Puget Sound region.

Psychologically, we hit bottom on September 11, 2001 with the terrorist attacks. Even though New York and Washington DC are far away, we came together as a nation in grief, and the sense of gloom seemed to settle in here for a long time. In 2002, the news didn't get much better. The dot-com bust, continuing into 2002, removed millions in income and eliminated thousands of high-paying jobs. Two years of stock market declines have taken a toll on spending and consumer confidence. The rest of the US suffered a relatively short recession of perhaps three quarters, but was beginning to recover by early 2002. In the Puget Sound region, the recession continues a year later, as unemployment levels continue to grow. In April 2002, regional unemployment stands at 6.6%. The Seattle-Bellevue-Everett metro area lost 97,000 jobs in the 20 months between January 2001 and August 2002. That is the largest decline in jobs since 1982. King County alone has lost more than 60,000 jobs since January 2001, a major blow after several years of expected annual increases in jobs and unemployment near 3%. This has been a shock to a region which had not experienced a recession since 1982, because the 1991 downturn was buffered by counter-cyclical growth among high tech companies. In addition to 60,000 unemployed workers, additional thousands are too discouraged to seek jobs or are working at jobs which don't use their full skills. A recent US Census Survey found as many as 8.7% of King County residents are unemployed, including thousands who are not on the official unemployment rolls because their benefits are exhausted.

Two years after the economic downturn started, it began to affect the demographics of the region. The April 2003 State population estimates for cities and counties show only a tiny increase in population during the last year. After some delay, there is now evidence that more people are moving out of King County than in, and evidence that families with one or more members out of work are looking elsewhere for employment. Many cities in King County showed a slight decline in population for the first time in decades. King County's April 2003 population is estimated at 1,779,300 – only 5,000 more than in 2002 and the smallest increase since 1983. Besides the sluggish economy, other factors are contributing to the slowing growth. Notably, immigration from overseas has declined to half the annual rate of two or more years ago. Many immigrant households, who depend on two or more workers to make ends meet, may be struggling because they are more likely to have lost jobs in this difficult economy. Further, housing prices remain high because of low interest rates, unlike the situation 20 and 30 years ago when an economic downturn lowered average house sales prices.

However, despite this gloomy situation, there is much long-range positive news about King County and the region:

- King County is a nationally important market, with the ninth largest number of jobs among the nation's 3,100 counties, and a year 2000 payroll of \$54 billion, ranking 8th in the nation.
- Although unemployment has increased to about 6.6 %, many businesses continue to suffer from a labor shortage. Despite the decline of Microsoft stock to half its mid-2000 value, employment remains strong at Microsoft and the company continues to hire new personnel, although more slowly than before. Much of the computer services industry remains healthy in spite of stock declines.
- Boeing, traditional foundation of the region's economy, has reached its decade low and foresees a stable level of production next year. In May, 2003, the US Air Force announced that it will lease new tanker planes from Boeing, based on the 767 airplane assembled in Everett.
- Residential and commercial construction in King County continues to coast upward. After several years with little office construction, several big office complexes are underway in Bellevue, Seattle and Redmond. Record numbers of new housing units were authorized in Seattle in 2000 and 2001 -- more than 6,500 new houses, apartments and condo units. After demolitions are subtracted, this should still add nearly 5,900 units to Seattle's housing stock.
- Bellevue, Seattle, Renton, Auburn and other downtown or urban center developments are exhibiting healthy growth.

The upshot of all these events is a King County economy that remains strong despite severe shocks. Unemployment has risen to 6.6 % as of Spring 2003, but that level is no worse than the historical average. Aerospace employment in the Puget Sound region now stands at 65,000, with about 41,000 of that in King County. Although well below its record employment levels, the aerospace sector continues to provide high wages to local workers. High tech continues to expand despite the shakeout of a few companies. Other services, wholesale, and retail lost employment before the recession hit aerospace, so they may be ready to grow again in the coming year.

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

Long range prospects are mixed. Boeing forecasts production of around 250 airplanes this year and next. Sale of those planes will bring in billions of dollars, much of which will be re-spent in the Puget Sound economy. But with the move of Boeing headquarters to Chicago, long-term prospects for aerospace are less certain, although the company has continued to emphasize its investment in the Puget Sound region. Sales tax and other government revenues are declining at a time

King County Geography

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

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

King County Demographics

With more than 1,774,000 people, King County is the largest county in Washington State and the 13th largest in the nation. The County has more population than ten States including Montana and Nebraska. As a populous large

when public investment is needed. We are doing remarkably well so far, but if these underlying issues are not addressed, there could be lasting consequences to King County and the Puget Sound region.

Population of 30 Largest US Counties - 2002

Rank, 2002	County and State	Population, 2002	% Change, 90 - '02	Rank, 2002	County and State	Population, 2002	% Change, 90 - '02
1	Los Angeles, CA	9,806,600	10.6%	16	Santa Clara, CA	1,683,500	12.4%
2	Cook, IL	5,377,500	5.3%	17	New York, NY	1,546,900	4.0%
3	Harris, TX	3,557,100	26.2%	18	Tarrant, TX	1,527,400	30.5%
4	Maricopa, AZ	3,303,900	55.7%	19	Clark, NV	1,522,200	105.3%
5	Orange, CA	2,938,500	21.9%	20	Philadelphia, PA	1,492,200	-5.9%
6	San Diego, CA	2,906,700	16.4%	21	Middlesex, MA	1,474,200	5.4%
7	Kings, NY	2,488,200	8.2%	22	Alameda, CA	1,472,300	15.1%
8	Miami-Dade, FL	2,332,600	20.4%	23	Suffolk, NY	1,458,700	10.3%
9	Dallas, TX	2,284,000	23.3%	24	Bexar, TX	1,446,300	22.0%
10	Queens, NY	2,237,800	14.7%	25	Cuyahoga, OH	1,379,000	-2.3%
11	Wayne, MI	2,045,500	-3.1%	26	Bronx, NY	1,354,100	12.5%
12	San Bernardino, CA	1,816,100	28.0%	27	Nassau, NY	1,344,900	4.5%
13	KING, WA	1,759,600	16.7%	28	Sacramento, CA	1,305,100	25.3%
14	Broward, FL	1,709,100	36.1%	29	Allegheny, PA	1,269,900	-5.0%
15	Riverside, CA	1,699,100	45.2%	30	Oakland, MI	1,202,700	11.0%

Source: US Census 2000, and Census Bureau estimates, 2003.

King County Population Exceeds 1.7 million

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

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

- The rate of population change was slightly slower in the 1990s (15%) than in the 1980s (19%).
- More than 90 percent of the growth during the decade occurred in Urban-designated western King County, with the result that most of the population is still located in the western third of the county.
- Seattle continues to hold nearly one third of the County's total population, and Seattle gained more than one fifth of the countywide growth during the decade.
- South King County had the biggest share of the County's growth, more than half, and the South remains the largest of three subareas with more than 630,000 residents. The South King County population growth was somewhat surprising because housing construction had lagged behind the Eastside during the decade.
- The Eastside and South King County each grew at similar rates, about 20% over the decade.
- Seattle's growth rate increased during the 1990s after turning around a 30-year decline in the mid-80s; it seemed remarkable for a central city to gain after years of population loss. Seattle has continued to gain population since 2000.
- Urban centers in Seattle and Bellevue showed the most dramatic growth, while smaller centers in Renton, Kent, Auburn and Kirkland gained substantial numbers of new residents.

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

King County's population has grown by 18% 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 – 267,000 -- is equivalent to the total current population of the cities of Bellevue, Federal Way and Shoreline together. King County is forecasted to grow by an additional 100,000 persons (6%) to about 1,875,000 in 2012.

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

- Rural portions of King County mostly grew at a relatively slow rate. The Rural-designated areas gained only 20,000 persons to a 2000 population of about 136,000 or 8% of the county total. Communities such as Vashon Island, Hobart and the Snoqualmie Valley (outside the cities) grew more slowly than had been predicted early in the 1990s.

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

Seattle became somewhat more diverse, but the dispersion of persons of color outside Seattle was the more interesting trend. At 17 percent Asian, Bellevue had the highest Asian percentage. South King County experienced the most dramatic increase in diversity, with minority populations doubling and tripling in several communities. Tukwila has the largest percentage of minorities, 46%. Burien, SeaTac and Federal Way have large Pacific Island communities as well as black, Latino and Asian populations. Data from the 2000 Census on the foreign-born population reveal that much of the increase in diversity is due to immigration, especially from Asia. Countywide, the foreign-born population nearly doubled from 140,000 to 268,000. School district data on languages confirm the sense that South King County communities have large immigrant populations.

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

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

Households: King County gained 95,000 households during the decade to a Census total of 710,900. As in 1990, King County has more single person households than family households consisting of a married couple with children. The 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.

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

King County Economy

Employment growth is a driver of King County's population and housing growth. More than 1.1 million workers are employed within the borders of King County, at nearly 65,000 business establishments. With more than 40% of Washington State's jobs and payroll, the County is truly the economic engine of Washington and the Pacific Northwest. With a 2001 payroll exceeding \$53 billion, the King County economy is larger than that of several US states. The US Census reported King County's median household income at \$53,157 in 1999, well above the state and national medians.

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

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

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

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

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

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

remains quite cyclical and has lost more than 50,000 jobs since the end of 2000.

King County Jurisdictions

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

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

Poverty: King County's population below the poverty level increased even as the overall income increased. The 2000 Census reported that 142,500 persons or 8.4% of the population were below poverty thresholds in 1999, a slight increase from the 8.0% of the 1990 Census. An additional 192,000 persons reported incomes below 200% of the official poverty thresholds, still very low income. In the recession that has occurred since the 2000 Census was taken, the numbers of poor persons have increased dramatically: a recent US Census survey estimated 9.5% are below the poverty level.

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

The Washington State Employment Security Department reports average (not the more meaningful median) wages paid to employees covered by unemployment insurance. The average King County wage for 2002 was \$47,900, about the same as in 2000. However, it is instructive to separate the approximately 35,000 software employees in King County from the remaining 1,068,000 workers. This three percent of all King County workers, at Microsoft and 400 other packaged-software companies, took home 12 percent of the County's total payroll, about \$6.5 billion including stock options. That is an average of \$186,000 each. The remaining 97 percent of workers average \$43,360, still up a healthy 7.8% from \$40,200 in 2000.

Dramatic Shift of Population from Unincorporated King County into Cities

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

In 1989 – 90, two new cities formed – the first incorporations since 1961. Creation of the cities of Federal Way and SeaTac in February 1990 initiated a trend of city building that is still underway. A total of ten new cities formed during an eleven year period, shifting a quarter million people into city limits. During the same period, another 70,000 persons annexed into existing cities. Several older cities, notably Des Moines, Lake Forest Park, and Kent, doubled or tripled their population through annexation. Other cities, including some of the new ones, added more modest populations through numerous small annexations. In 1999, Sammamish incorporated as the tenth new city in a little more than a decade, moving another 30,000 persons into the "incorporated" column. By 2003, the suburban cities (i.e. all 38 cities outside Seattle) contain 48% of the County's population with more than half of the development activity. By 2012, the entire Urban-designated area is expected to be within city limits. More than one million people will live in the suburban cities.

At the end of the decade of incorporation, the 2000 US Census counted just 350,000 people in unincorporated King County – barely 20 percent of the County total of 1,737,000. Some unincorporated communities had grown during the decade, but most of the growth had been annexed away. By 2000, less than 20 percent of the new residential growth (measured by permitted new housing units) was occurring in unincorporated areas.

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

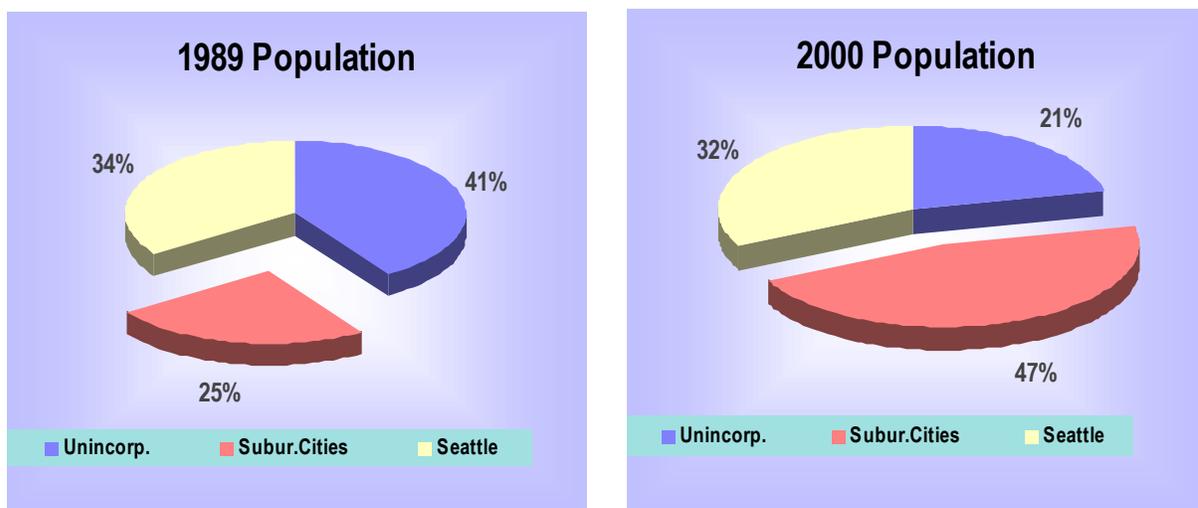
earlier era of building on the fringe. Finally, residents of a few communities considered annexing to an adjoining city but chose to incorporate instead – again, a matter of local control.

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

Governmental structure is changing to respond to this new configuration of growth. King County government has been in the urban services business, but is now moving to divide its services between “local”, mostly to Rural areas that cannot incorporate, and “regional” services to residents of the entire County.

But this transition is not yet complete. Nearly 220,000 residents still live in Urban unincorporated King County – a population which would be Washington’s second-largest city if it were all in one place. This Urban-but-not-city population is scattered among dozens of neighborhoods in western King County, some of them “islands” completely surrounded by cities. Many of these remaining Urban unincorporated islands are claimed by an adjacent city as part of its future territory, and known as “Potential Annexation Areas.” Others remain unclaimed or have been passed over during earlier annexations and incorporations. The County does not have the same revenue tools available to it as the cities do, and is dependent on property taxes which have been capped. As a result, the cost to County taxpayers of providing local urban services to these remaining neighborhoods is exceeding local revenues and thwarting King County’s ability to provide regional services to all King County residents.

A Decade of Population Change by Jurisdiction



Growth Targets and Land Capacity

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

The GMA requires a ten-year update of Growth Management plans. During the period since the first set of targets were adopted, six new cities have incorporated in King County, and other cities have annexed large areas. Furthermore, in January 2002, the Washington State Office of Financial Management (OFM) promulgated a new set of population forecasts for whole counties, out to 2025. These changes prompted an 18-month process in King County to develop new growth targets by jurisdiction. A committee of planning directors developed new principles, methodology, and target numbers.

The methodology grew out of two principles: that each jurisdiction would take a share of the County's required growth, and there would be an attempt to balance household and job growth in broad subareas of the County. The methodology removed Rural areas from consideration as locations of growth, and assigned Rural a small share of total household growth – 6,000 new households – to encourage most of King County's growth to occur within the Urban Growth Area. The Urban Growth Area (UGA) was divided into three contiguous subareas (Seattle-Shoreline; the Eastside; South King County) and a fourth subarea consisting of six Rural Cities and their immediate surroundings. Shares of population and household growth were equated to shares of forecasted job growth in each of the three contiguous Urban subareas. The table on page 32 summarizes the countywide numbers, and page 48 has subarea detail.

See table of new targets on page 64. The table shows 22-year household growth targets for each city and for unincorporated areas within the UGA. In addition, the adopted targets provide for annexation of the entire Urban area by specifying the number of households in potential annexation areas. As cities annex territory, the responsibility to accommodate a specific share of growth goes with the annexation. Before 2022, all of King County will be within city limits except for designated Rural and Resource areas.

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

Key findings:

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

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

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

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

	1996-2000 Residential Permit Densities		Densities in Subdivisions
	Single Family Zones	Multifamily Zones	Recorded Plats in Res. Zones
	dwelling units per acre	dwelling units per acre	dwelling units per acre
EAST COUNTY	3.4	20.4	3.9
SEA-SHORE	6.6	52.2	6
SOUTH COUNTY	4.2	17.4	5.4
RURAL CITIES	1.8	8.8	4.4
KING COUNTY URBAN AREA	3.8	22.0	4.6

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

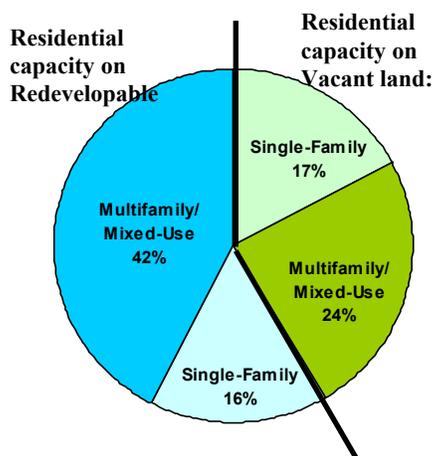
Additional observations about the land supply are in the Buildable Lands report. For example, vacant land accounts for 43% of the land supply in Urban King County while 57% of the land supply is potentially redevelopable land. More than 84% of the residential *land supply* is in single family zones,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

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

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

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

Capacity on Vacant and Redevelopable Land*



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

*Capacity totals exclude housing units in the pipeline

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

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

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

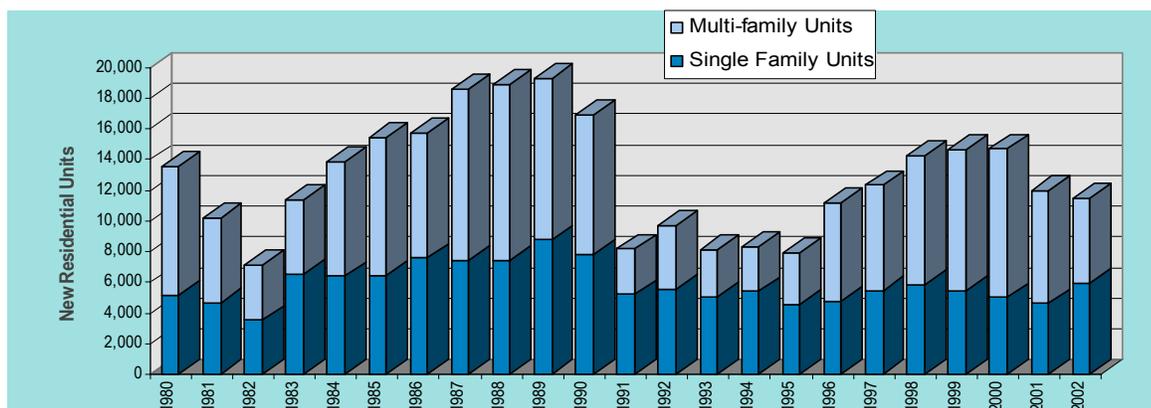
In comparing the actual growth to targets, it is important to remember the cyclical nature of Puget Sound growth. Recent permits have exceeded the annualized targets all over King County. In the next few years, slower growth may balance this rapid growth period and bring us back to the 20-year forecasted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

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

Rate of residential construction remains stable

Despite the slowing population growth, residential construction dropped only slightly in 2002, demonstrated by construction of nearly 11,500 new residential units. Construction of single family homes was up to almost 6,000 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. Only one third of the new houses were permitted in unincorporated areas.

Multifamily construction is often much more volatile, responding to changes in the regional economy. Again this year, multifamily construction decreased to about 5,500 new apartments and condominium units (half the 1998-2000 average). Total new construction is comparable to the mid-1990s, but well below levels of the late 1980s and late 1990s.



Total New Residential Units Permitted Single Family and Multifamily 1980 – 2002

Definitions

King County Growth Terms

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

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

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

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

Rural Cities - Cities in rural areas. There are 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 43.

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 Growth 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 40-41.

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

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

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

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

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

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

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

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

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

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

Residential Development Terms

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

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

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

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

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

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

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

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

II. The Benchmark System for Monitoring the Countywide Planning Policies: *Benchmarking as a Strategy for Change*

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. They were adopted by the Metropolitan King County Council, and ratified by the cities in 1994.

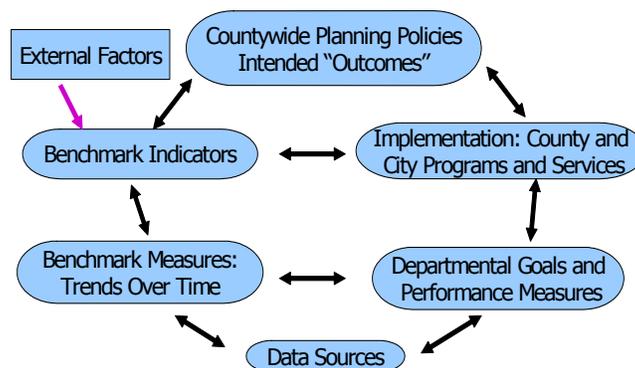
Purpose

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. As one of the first and most durable efforts at monitoring outcomes in the public sector, the King County Benchmark Program demonstrates how measurement of broad quality-of-life outcomes can help determine if public policy and programs are making a difference.

The purpose of King County's Benchmark Program is to provide the Growth Management Council and other users with a method for:

- Evaluating the progress of the County and its jurisdiction in managing growth, and in
- Implementing the goals outlined in the Countywide Planning Policies

It is a strategy for a change: it alerts us to what we are doing well, and to where we need to do better. As such, it is intimately connected to both the policy goals that it monitors, and to the strategic planning, programs, and services that are intended to implement those goals. The diagram below is one way of envisioning the interplay of policy, program implementation and outcome monitoring.



High-level indicators such as the 45 Benchmark Indicators, selected in 1995 for monitoring by the GMPC, are often affected by external factors outside the control of government agencies. Some, such as the economic indicators, are less responsive to local government strategies than others, such as land use indicators. But good policy implies implementation, and its intention is to create real, long-term improvement in the quality of our lives in King County. Tracking these indicators lets policy-makers know if that improvement is happening.

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 Indicators should 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. The Benchmark System can also 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*.

Same Benchmarks, New Format

The King County Benchmark Program is in its eighth year of publishing an annual report on progress in meeting the Countywide Planning Policies. This year it comes to its readers in a new bi-monthly format. This format is experimental and will be evaluated in mid-2004. It will consist of five issues. The Land Use Indicators were published at the end of August, 2003. The Economic Indicators will be published in October, the Affordable Housing in December, with Transportation and Environmental Indicators to follow in February and April of 2004.

Highlights of the 2003 Benchmark Indicators for ECONOMIC DEVELOPMENT and LAND USE

This year's Economic and Land Use Indicators show some significant changes in the trends that have been evident over the last 10 years, as well as the continuation of positive movement towards many of the Countywide Policy goals. As usual, there is much good news, and some bad news.

In the economic sphere we are now seeing the effects of several years of recession on wages, and on personal and household income. While wages and income continue to move slightly upward in current dollars, we are losing ground in real, after-inflation dollars. There has been a modest turn-around in the formation of new businesses – a good indicator of the vitality of the economy. While King County lost over 2,000 businesses between 2000 and 2001, it regained over half of those during 2001 – 2002. However, unemployment remains higher than it has been for over a decade, and as a consequence the number of individuals living below the federal poverty threshold has risen. If there is any positive side to a recession it may be in the education sphere: graduation rates have leveled out somewhat as the poor economy makes staying in school more attractive to high school students than leaving school for a job.

We are continuing to control growth in the rural areas and reduce suburban sprawl. We are developing and redeveloping urban land at rates that nearly match those of the late 1990s. We are achieving strong urban-level densities that match or exceed the densities for which we have planned. However, while Seattle and Bellevue's Urban Centers continue to grow, there has been little or no new residential development occurring in many of the suburban Urban Centers.

The highlights published in this report are only a selection of the data published in the full reports. The reports that will be published throughout this year are intended to alert County decision-makers to aspects of growth which are problematic, and to which we need to pay further attention, as well as to encourage the continuance of policies and programs that are making a positive difference.

Up and down arrow symbols are used to show whether the direction of change has been primarily positive or negative or difficult to determine. It is not always easy to see a trend or to judge its long-term significance, so it is important to review the data in the full reports carefully, in order to understand why a particular arrow has been assigned. Note that a higher numerical measure may mean a trend in a negative direction: e.g. a higher percent in poverty indicates a negative trend. This would be indicated with a down arrow.

 There has been a long-term trend in a positive direction, or most recent data shows a marked improvement

 There has been little significant movement in this Indicator, or the trend has been mixed.

 There has been a long-term negative trend, or most recent data shows a significant downturn

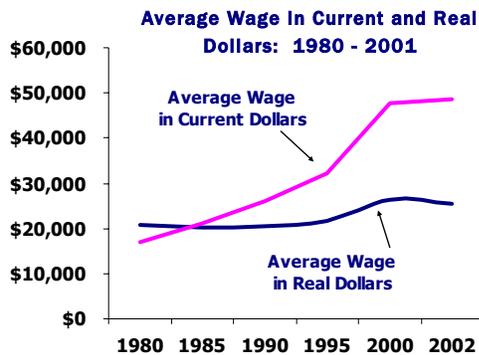
 There is insufficient reliable trend data for this Indicator

ECONOMIC DEVELOPMENT

Outcome: Promote Family Wage Jobs



Indicator 1. Real Wages Per Worker



- King County's average annual wage per worker fell for the third year in a row in real (after inflation) dollars, from about \$26,400 in 1999 to \$25,300 in 2002. However, it remains nearly \$5,000 higher than it was in 1990.

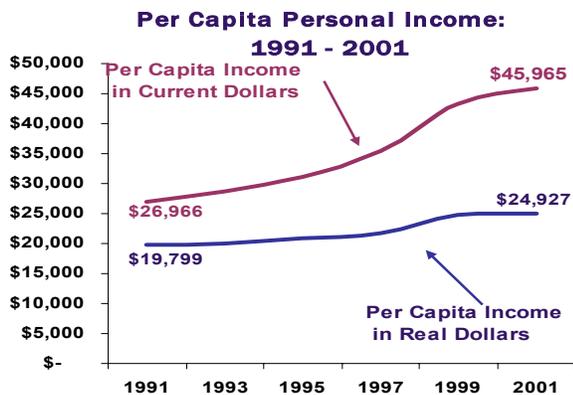
- In current dollars, the average annual wage was \$47,900.
- When computer software workers are excluded, King County's average annual wage is about \$43,400, or about \$23,200 in real dollars.
- The average annual wage outside the software sector actually rose about \$1,000 in real dollars since 2000.
- These wages reflect the situation of those who were working in King County. They do not reflect the income of the 6.5%* of the workforce who were unemployed during 2002.

*This is the official Washington State Employment Security Department average unemployment rate for 2002. The American Community Survey for 2002 found that 8.7 percent of the King County labor force reported themselves as unemployed. This higher rate may include those who are no longer collecting unemployment compensation or actively looking for work, and thus are not defined as "unemployed" by the ESD.

Outcome: Increase Income and Reduce Poverty



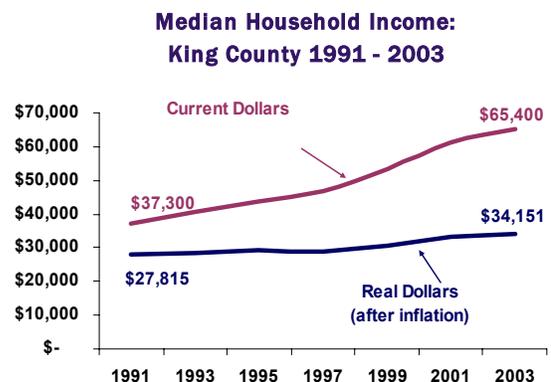
Indicator 2. Personal and Median Household Income



Key Trends

- Per capita personal income in King County declined slightly in real terms from 2000 to 2001, the first such decline since 1993. Falling values of securities during 2000-2001 undoubtedly accounts for much of this decline.
- In 2001, the most recent year for which data is available, King County residents had a per capita income that is 151% of the U.S. per capita personal income, compared to 132% in 1990. Despite the

slight drop in this percent from 2000 to 2001, King County has made steady gains over the national income rate for the past two decades.



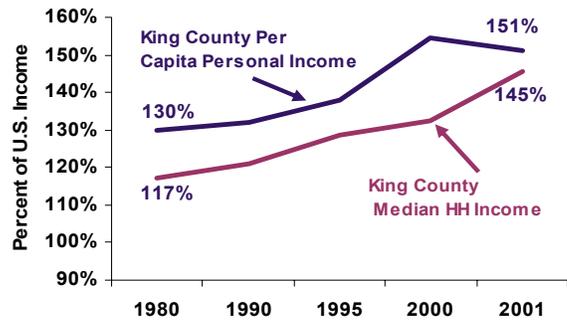
- Median Household Income fell about 1.7% in real dollars from 2002 - 2003, after steady and significant growth throughout most of the previous decade.
- Unemployment, slower growth in wages, and declines in other income sources have all contributed to this leveling of median household income in King County.

For information about the Benchmark Report or the Benchmark Program, please contact Rose Curran, Benchmark Program Coordinator (206) 205-0715; e-mail: rose.curran@metrokc.gov. The Benchmark Program address is King County Office of Management and Budget, Room 402, King County Courthouse, Seattle, WA 98104.

(Indicator 2, continued)

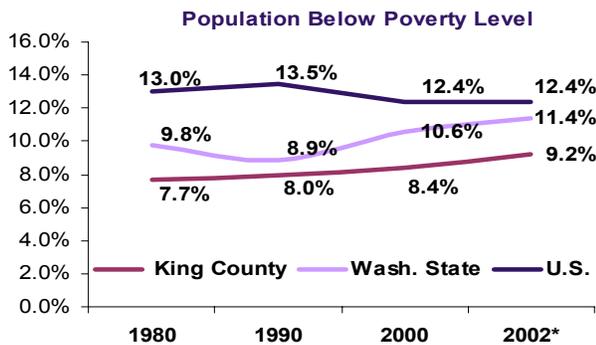
- However, as with per capita personal income, this small decline follows upon a decade of unusually rapid growth in median household income in both current and real dollars.
- Median household income has grown even more dramatically than per capita personal income when compared to the U.S. average. Households in King County earned 145% of the national median income in 2001, and 152% in 2002, up from 121% in 1990.

King County Income as Percent of U.S. Income: 1980 - 2001



Note: The KC Median HH Income rose to 152% of U.S. Income in 2002. It is not shown on this graph because there is no comparable data for per capita personal income in 2002.

Indicator 3. Percentage of Population Below Poverty Level.



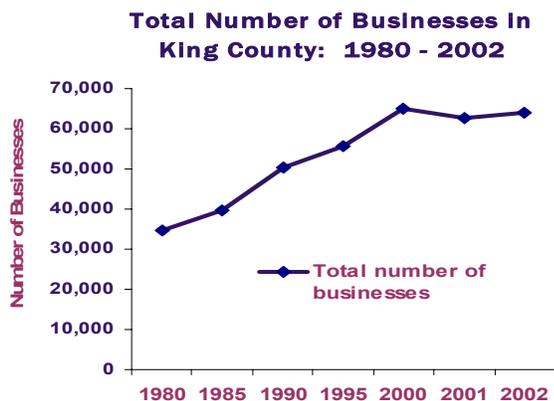
Key Trends

- The poverty rate in King County has risen to 9.2% in 2002. The percent of persons in this County who live in poverty has risen slowly over the last three decades.

- King County's poverty rate remains significantly lower than the national rate. However, the national rate has declined by a full percentage point since 1990, while the King County rate has risen over 2 percentage points.
- In 2002, a family of four had poverty status if its annual income was under \$18,300. The poverty threshold is established at the federal level, and does not account for local variation in the cost of living.
- A family of four could afford to pay less than \$495 per month in rent, while the average rent for a two bedroom, one bath apartment was \$837. Paying market rates for rent often means that there is very little money left for food, transportation, and child or health care.

Outcome: Increase Business Formation, Expansion, and Retention

Indicator 4. New Businesses Created



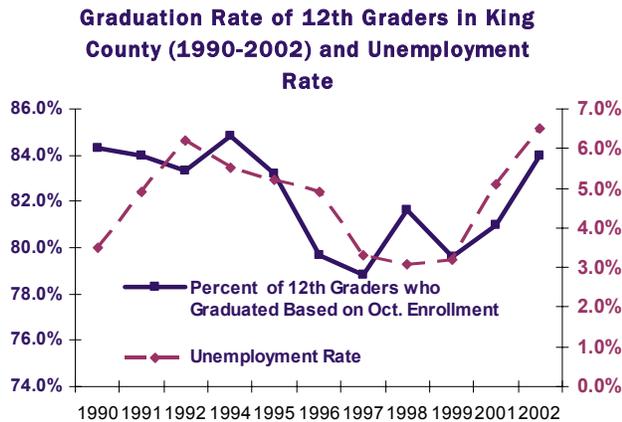
Key Trends

- King County regained over 1,200 businesses from 2001 - 2002. This gain follows on a loss of nearly 2,200 businesses between 2000 and 2001.
- The total number of businesses is now down about 950 from its peak of 65,000 in 2000.
- While the current recession has slowed the development of new businesses, growth is once again moving in a positive direction. The pace of growth over the last five years (1997 - 2002) is just slightly below historic rates, at 1.8% per year.

Outcome: Increase Educational Skill Level



Indicator 8. Twelfth Grade Graduation Rate



*This older series is based on a denominator of the October enrollment of 12th graders. Over time it will be replaced with a series based on a federally-defined 12th grade graduation rate and a cohort graduation rate. Note that data for 1993 and 2000 was unavailable or too questionable to be useful.

Key Trends

- The graph above shows the graduation rate (older series) from 1990 - 2002, along with the unemployment rate during those years. As many studies have shown, the graduation rate tends to rise when unemployment is high and there are few jobs to attract young people away from school. When jobs are abundant, and unemployment is low, high school students are more likely to drop out of school and work.

- According to a new data series published by the Washington State Office of the Superintendent of Public Instruction (OSPI), about 80% of enrolled 12th graders in King County graduated in 2001 and 2002. (Column 2 in graph below). This number is not strictly comparable to the earlier series in Column 1 because a different denominator for total enrolled 12th graders is used.

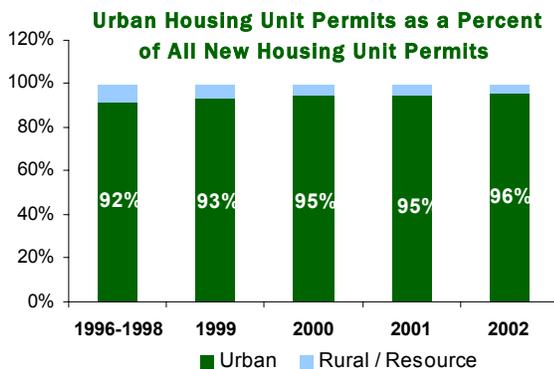
	Percent of 12th Graders who Graduated Based on Oct. Enrollment	Percent of 12th Graders who Graduated Based on Initial Enrollment Minus Transfers Out
1990	84.3%	
1991	84.0%	
1992	83.3%	
1994	84.8%	
1995	83.2%	
1996	79.7%	
1997	78.8%	
1998	81.6%	
1999	79.6%	
2001	81.0%	79.0%
2002	84.0%	80.7%

LAND USE

Outcome: Encourage a Greater Share of Growth in Urban Areas and Urban Centers; Limit Growth in Rural Resource Areas



Indicator 30. Percent of New Housing Units in Urban Areas, Rural Areas, and Urban Centers

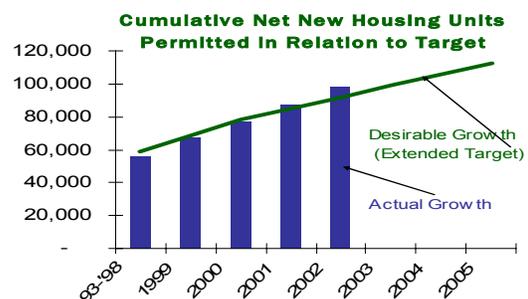


Key Trends

- The percent of development in the urban area of King County has gradually increased to about 96% in 2002, with just 4% occurring in the rural/resource areas. In comparison to the 1996 - 1998 period, the

proportion of new development taking place in the rural areas has been cut in half.

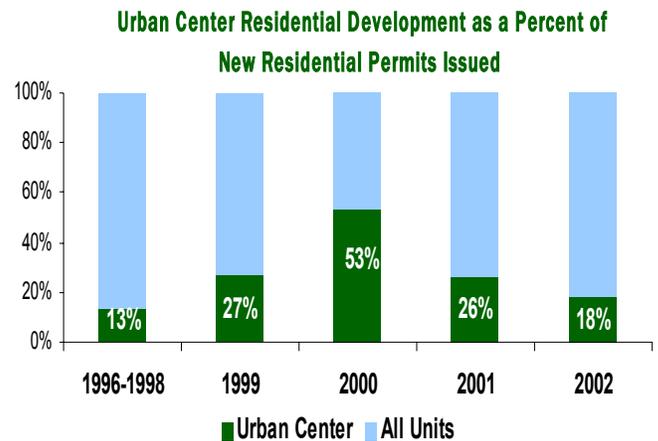
- Countywide residential growth continues to meet or slightly exceed the newly-adopted 22-year growth target.



Extended Target: By 2022, a total of about 230,000 net new housing units should be built in King County, including those built from 1993 - 2000.

(Indicator 30, continued)

- Total new residential development increased about 2% over the 2001 level, at just under 11,000 new units permitted. Despite the recession, permit levels have remained fairly consistent since 1996.
- From 1999 to 2001 King County exceeded its goal that 25% of new residential permits would be located in Urban Centers. In 2002, however, just 18% of new residential permits were issued for Urban Centers.
- Nearly all of the 2002 growth in Urban Centers was in Seattle’s five Urban Centers and in Bellevue.
- Bellevue’s center had moderate growth with 252 new units, but centers in the suburban cities are not showing continued residential growth during this recession period.



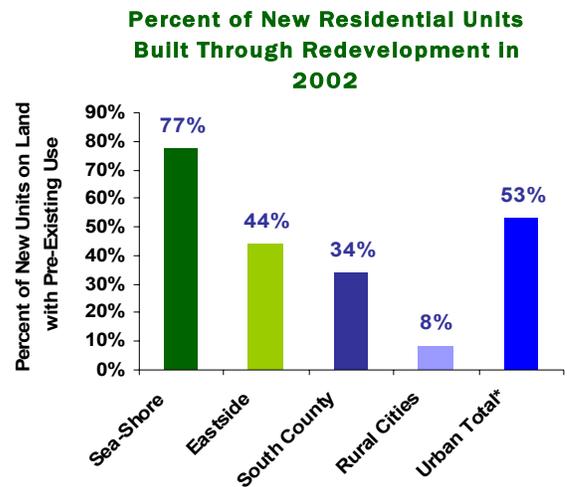
Outcome: Make Efficient Use of Urban Land

Indicator 32. Percent of New Residential Units Built Through Redevelopment



Key Trends

- Within the urban area of King County, 53% of all new residential permits issued in 2002 were on redevelopable land. This figure includes the urban unincorporated area of King County.
- The older and more densely settled sub-region of Sea-Shore has the highest rate of redevelopment at 77%. This is as expected, since there is a very limited amount of vacant land left in this sub-region.
- Cities with a rate of redevelopment over 75% include Seattle, Shoreline, Kenmore, Bellevue, Kirkland, Mercer Island, Burien, and Normandy Park.
- The rural cities and their urban growth areas have the lowest rate of redevelopment - with most development occurring on vacant land.



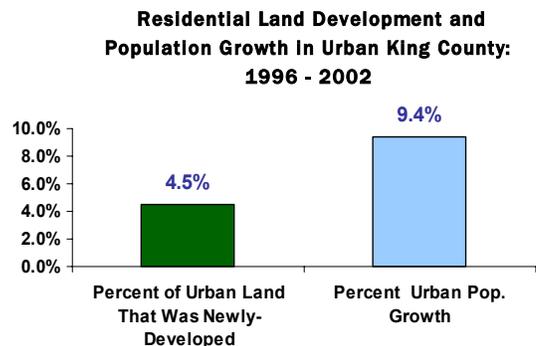
Indicator 33. Ratio of Land Consumption to Population Growth



Key Trends

- From 1996 through 2002 urban land in King County was consumed at a slower rate than the rate of population growth. This indicates that we are using urban land efficiently as our population continues to grow.
- Urban population grew by about 140,000 persons during this seven year period, a rate of about 9.4% - or about 1.3% per year.
- Approximately 13,350 gross acres of land was newly-developed for residential purposes. This represents 4.5% of the existing urban land area, or 0.64% per year. In other words, the rate of urban land

consumption is half the rate of urban population growth.



Outcome: Make Efficient Use of Urban Land

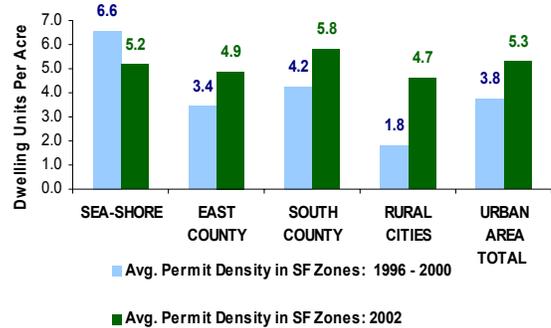


Indicator 34: Ratio of Achieved Density to Allowed Density of Residential Development

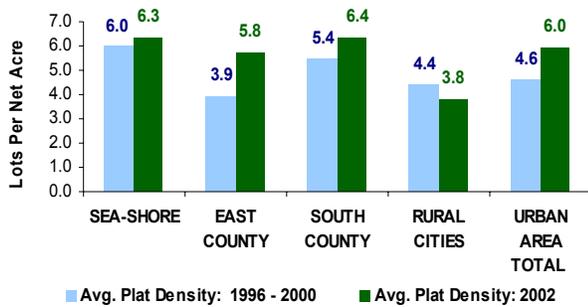
Key Trends

- There has been a marked improvement in the achievement of planned densities in 2002 when compared to the 1996 to 2000 period.
- This improvement has occurred in both the creation of new plats, and in new development permitted on existing lots.
- The improvement has happened in all sub-regions of the County with the exception of a few zone groups.
- King County jurisdictions have surpassed planned densities in much of their multifamily development.

Change in Achieved Densities for Permits in Single Family Zones: from 1996-2000 to 2002



Change in Achieved Densities on Plats: from 1996-2000* to 2002



*Blue columns represent average densities achieved over the five-year period from 1996 - 2000.

Plat Densities

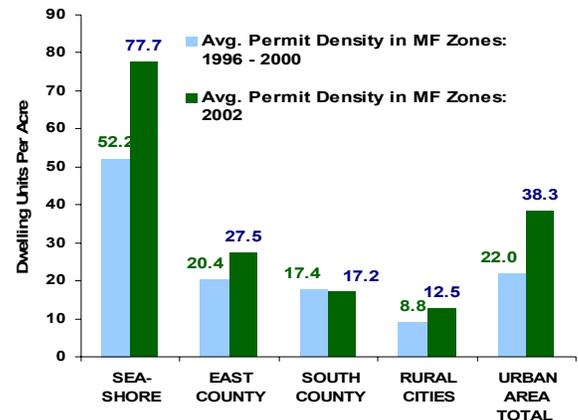
- The urban region as a whole averaged 6.0 lots per acre on its new single-family plats in 2002. Six lots per acre is considered a benchmark of urban density for single family lots.

Permit Densities

- Permits issued in single family zones in 2002 showed an increase in achieved densities in all regions of the County except for the Sea-Shore sub-region, which includes the already highly-urbanized areas of Seattle, Shoreline, and Lake Forest Park.

- In multifamily zones, however, Sea-Shore has increased its achieved density to an average of 77.7 dwelling units per acre in 2002, from 52.2 dwelling units per acre during the 1996 – 2000 period.

Change in Achieved Densities In Multifamily Zones: 1996-2000 to 2002



- Overall, the cities and urban areas of King County are showing a clear trend toward achieving higher densities and more efficient use of land within the urban areas.

Outcome: Encourage Livable, Diverse Communities

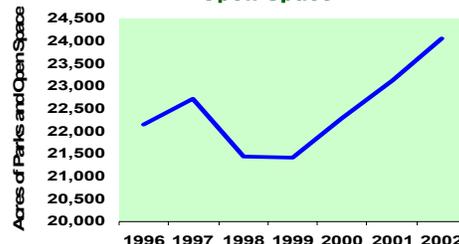


Indicator 37: Acres of Urban Parks and Open Space

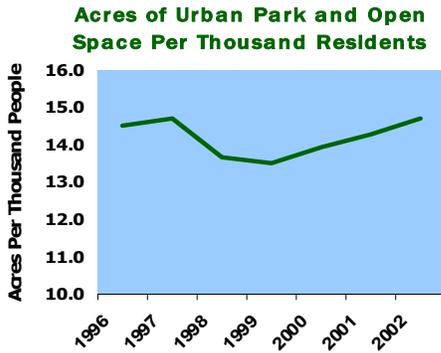
Key Trends

- Total acreage of municipal and regional parks and open space in urban King County has increased by 1,800 acres since 1996, or about 8%.
- The urban population grew by just 7% during this period, resulting in a net increase in park space per resident.

Total Acres of Urban Parks and Open Space



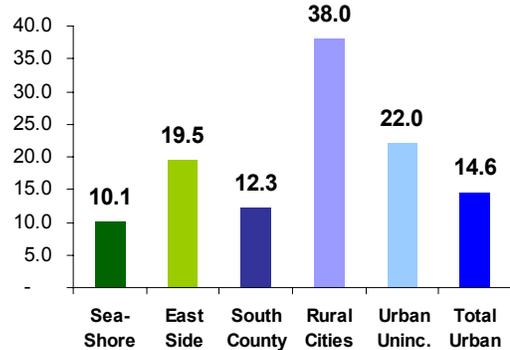
- The acres of parks per thousand residents has nearly regained its 1997 level*, and is now at 14.6 acres per person.



*In 1998 the urban boundary was adjusted, changing Cougar Mtn. Wildland from urban park to rural. This accounts for the severe drop in urban park acreage in that year.

- A number of cities have acquired or created new park land, in addition to acreage that was transferred or annexed.

Acres of Parks and Open Space Per Thousand Residents in 2002



- The graph shows that the amount of park space per thousand residents differs considerably from one sub-region to another.
- The dedication of new land to parks is needed to maintain and improve the parks-to-resident ratio as the population grows.

Outcome: Maintain the Quality and Quantity of Natural Resource Lands

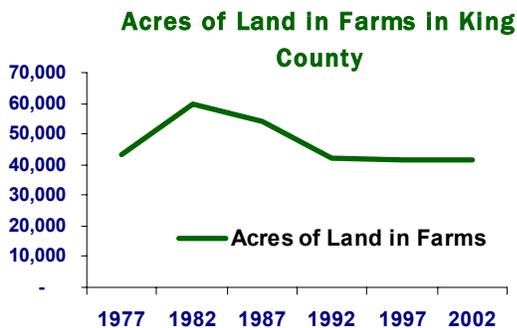
Indicator 39: Acres in Forest Land

Acres of Forest Land in Various Categories			
	1995	2000	2002
Forest Production District			
Federal Ownership	337,000	336,000	351,000
State Ownership	83,000	89,000	90,400
Municipal and County Ownership	94,000	118,000	117,000
Private / Industrial Ownership	310,000	281,000	236,000
NIPF* Ownership			21,000
Other (Water bodies, rights of way, etc.)			9,200
Total Forest Production Area	824,000	824,000	824,600
Rural Forest Focus Areas**			
Federal Ownership			70
State Ownership			4,800
Municipal and County Ownership			7,400
Private / Industrial Ownership			4,800
NIPF* Ownership			33,800
Other (Water bodies, rights of way, etc.)			1,430
	45,000	53,000	52,300
Total Forest Areas**	869,000	877,000	876,900

- There has been no significant change in the total acreage of forest land over the last 7 years.
- Previously - between 1972 and 1996 - areas in King County with forest cover had decreased by 33%.
- There has been a notable increase in ownership by government agencies as opposed to private/ industrial holders. Some of these transfers of ownership have been part of the effort to conserve forest resource land and prevent its conversion to residential development.
- There has been a steady decrease in the number of parcels larger than 25 acres, and an increase in all categories of parcels smaller than 25 acres.

*NIPF = "non-industrial private forestland"

Indicator 40: Acres in Farmland and Number and Average Size of Farms



Key Trends

- There has been very little change in total acres in farms since 1992. From 1982 - 1992 there was a gradual loss of farms to development.
- The number of farms has declined slightly since 1992, with a proportionate increase in the average size of farms. At an average of just 38 acres farm sizes are relatively small in King County.
- The proportion of the total County land area that is being farmed has remained at about 3% since 1992.

III. King County in the Puget Sound Region

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

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

King County: **Seattle**

Kitsap County: **Bremerton**

Pierce County: **Tacoma**

Snohomish County: **Everett**



Population 1980, 1990, 2000, 2002 and 2003 King County and the Puget Sound Region

	Census 1980	Census 1990	Census 2000	2002 OFM Estimates	2003 OFM Estimates
<u>King</u>	1,269,898	1,507,319	1,737,034	1,774,300	1,779,300
Seattle	493,846	516,259	563,374	570,800	571,900
Balance	776,052	991,060	1,173,660	1,203,500	1,207,400
<u>Kitsap</u>	147,152	189,731	231,969	234,700	237,000
Bremerton	36,208	38,142	37,259	37,530	38,730
Balance	110,944	151,589	194,710	197,170	198,270
<u>Pierce</u>	485,667	586,203	700,820	725,000	733,700
Tacoma	158,501	176,664	193,556	194,900	196,300
Balance	327,166	409,539	507,264	530,100	537,400
<u>Snohomish</u>	337,720	465,628	606,024	628,000	637,500
Everett	54,413	69,961	91,488	96,070	95,470
Balance	283,307	395,667	514,536	531,930	542,030
Puget Sound Region	2,240,437	2,748,881	3,275,847	3,362,000	3,387,500
Washington State	4,132,353	4,866,663	5,894,121	5,757,400	6,098,300

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

Median Income, 1999

Counties in the Puget Sound Region

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

Source: U.S. Census 2000.

Different Measures of Income In King County

Income refers to money coming in to individuals and families from all sources: wages, interest, dividends, rents, social security and pensions. The 2000 Census reported 1999 income for households and families in King County.

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

Family income is income earned by each family of two or more related persons living together. Family income is higher than household income because it excludes single-person households who generally have lower incomes. Almost two thirds of King County families had two or more wage earners in 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 1998 through 2002 (in thousands)

KING COUNTY

Industry	1998	1999	2000	2001	2002
Manufacturing	162.0	153.1	145.6	141.9	128.0
-Trans. Equip.	73.9	67.0	59.8	59.0	52.0
-Other Mfg.	88.1	86.1	85.8	82.9	76.0
Mining and Misc.	0.5	0.5	0.6	0.5	0.5
Construction	57.1	62.0	66.4	63.0	60.0
Trans./Pub. Util.	72.8	77.2	81.4	80.9	74.0
Wholesale/Retail	266.1	273.4	282.6	271.9	262.0
Fin./Ins./Real Est.	71.2	74.5	73.4	76.4	74.0
Services	342.3	360.2	387.8	379.5	368.0
Government	147.4	151.0	154.1	157.4	161.0
TOTAL:	1,119.4	1,151.9	1,191.9	1,171.5	1,127.5

KITSAP COUNTY

Industry	1998	1999	2000	2001	2002
Manufacturing	2.3	2.4	2.3	2.3	2.2
-Trans. Equip.	NA	NA	NA	NA	NA
-Other Mfg.	NA	NA	NA	NA	NA
Mining and Misc.	0.9	0.9	0.7	0.8	0.8
Construction	3.4	3.7	4.1	4.3	4.4
Trans./Pub. Util.	1.7	2.0	1.9	2.2	2.2
Wholesale/Retail	16.5	16.0	16.8	16.8	17.2
Fin./Ins./Real Est.	2.8	2.8	2.6	2.6	2.7
Services	18.3	18.8	19.7	19.4	20.7
Government	25.8	25.7	26.3	26.5	27.6
TOTAL:	71.7	72.3	74.4	74.9	77.8

PIERCE COUNTY

Industry	1998	1999	2000	2001	2002
Manufacturing	25.6	24.5	23.3	22.4	20.7
-Trans. Equip.	2.8	2.5	2.3	2.3	2.0
-Other Mfg.	22.8	22.0	21.0	20.1	18.7
Mining and Misc.	0.5	0.5	0.5	0.5	0.6
Construction	13.3	14.9	16.0	15.8	15.7
Trans./Pub. Util.	9.2	9.5	10.6	10.8	10.5
Wholesale/Retail	58.5	58.8	59.7	59.2	58.5
Fin./Ins./Real Est.	12.5	12.8	13.3	13.1	13.0
Services	67.4	69.5	70.3	70.3	71.5
Government	48.4	49.1	50.0	52.6	53.4
TOTAL:	235.4	239.6	243.7	244.7	243.9

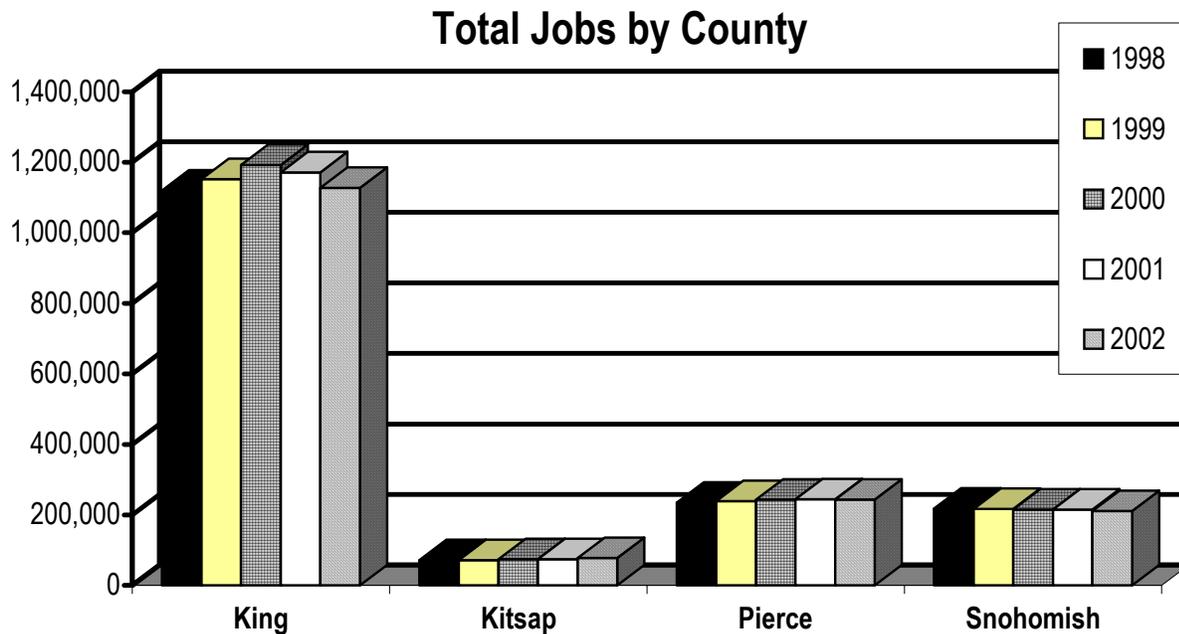
SNOHOMISH COUNTY

Industry	1998	1999	2000	2001	2002
Manufacturing	65.8	60.3	54.4	52.9	47.0
-Trans. Equip.	43.1	37.6	31.6	31.2	27.2
-Other Mfg.	22.7	22.7	22.8	21.7	19.8
Mining and Misc.	0.2	0.2	0.5	0.5	0.4
Construction	14.4	15.7	16.9	16.2	15.8
Trans./Pub. Util.	7.1	6.4	6.2	5.8	5.8
Wholesale/Retail	47.0	48.1	49.3	48.9	48.2
Fin./Ins./Real Est.	9.2	9.3	9.6	10.1	11.1
Services	43.7	45.1	46.7	47.2	48.5
Government	30.7	31.7	31.8	34.0	34.7
TOTAL:	218.1	216.8	215.4	215.6	211.5

Source: Washington State Employment Security Department 1998 - 2001. Estimates for 2002 were prepared by King County Office of Management and Budget from Employment Security Department source materials.

Non-Agricultural Wage and Salary Jobs in Puget Sound Region 1998 through 2002 (in thousands)

Industry	1998	1999	2000	2001	2002
Manufacturing	255.7	240.3	225.6	219.5	198.0
-Trans. Equip.	120.0	107.3	93.6	93.0	81.5
-Other Mfg.	135.7	133.0	132.0	126.5	116.5
Mining and Misc.	2.1	2.1	2.3	2.3	2.3
Construction	88.2	96.3	103.7	99.3	96.0
Trans./Pub. Util.	90.8	95.1	100.0	99.7	92.5
Wholesale/Retail	388.1	396.3	408.8	396.8	386.0
Fin./Ins./Real Es	95.7	99.4	99.1	102.2	100.8
Services	471.7	493.6	524.5	516.4	508.7
Government	252.3	257.5	262.5	270.5	276.7
TOTAL:	1,644.6	1,680.6	1,726.5	1,706.7	1,661.0



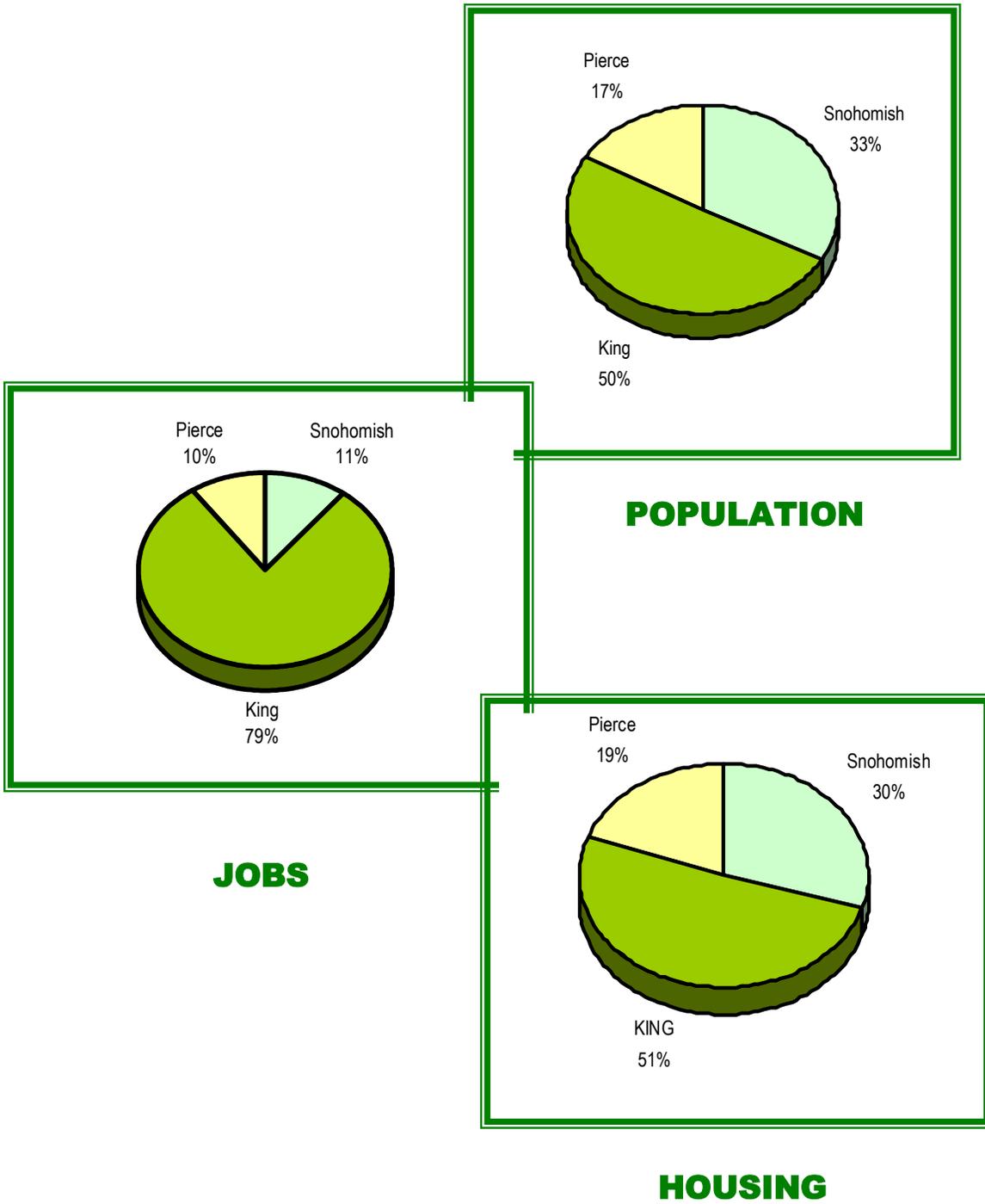
Source: Washington State Employment Security Department, 2001, and King County Office of Management and Budget, 2003.

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

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

Source: Jobs data are Non-Agricultural Wage and Salary jobs from Washington State Employment Security Department, 2001.
Population and Housing units data are from Washington State Office of Financial Management, 1999. US Census 2001.

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



Housing Units by Structure Type

Counties in the Puget Sound Region, 2000 and 2002

	<u>2000</u>				<u>2002</u>			
	Total Units	1 unit	2/more units	Mobile Homes	Total Units	1 unit	2/more units	Mobile Homes
<u>King County:</u>								
<i>Unincorporated</i>	130,356	104,582	18,694	7,080	131,415	104,808	19,060	7,547
<i>Incorporated</i>	611,881	342,584	256,300	12,997	633,906	350,144	270,996	12,766
SEATTLE	270,536	138,827	130,348	1,361	277,849	139,357	137,131	1,361
Total:	742,237	447,166	274,994	20,077	765,321	454,952	290,056	20,313
<u>Kitsap County:</u>								
<i>Unincorporated</i>	61,326	45,294	7,716	8,316	63,588	47,034	7,699	8,855
<i>Incorporated</i>	31,318	19,584	10,699	1,035	31,813	20,029	10,746	1,038
BREMERTON	16,631	9,007	7,289	335	16,576	8,958	7,266	352
Total:	92,644	64,878	18,415	9,351	95,401	67,063	18,445	9,893
<u>Pierce County:</u>								
<i>Unincorporated</i>	115,227	82,905	13,172	19,150	121,991	87,485	14,139	20,367
<i>Incorporated</i>	161,833	103,203	54,887	3,743	166,788	106,278	56,456	4,054
TACOMA	81,102	53,663	27,064	375	82,025	54,398	27,252	375
Total:	277,060	186,108	68,059	22,893	288,779	193,763	70,595	24,421
<u>Snohomish County:</u>								
<i>Unincorporated</i>	108,986	79,739	15,799	13,448	113,922	83,184	17,151	13,587
<i>Incorporated</i>	127,219	75,439	46,863	4,917	133,242	78,719	48,916	5,607
EVERETT	38,512	18,571	18,720	1,221	40,907	19,499	20,027	1,381
Total:	236,205	155,178	62,662	18,365	247,164	161,903	66,067	19,194

Source: Washington State Office of Financial Management, "Population Trends", 2003. 2000 US Census.

New Privately Owned Residential Units Authorized in Selected Permits-Issuing Places, 1992 - 2002 Counties in the Puget Sound Region

	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
King County:											
Single Family	5,242	4,688	5,478	4,480	4,789	5,434	5,818	5,423	5,010	4,600	5,962
Multifamily	3,759	3,081	2,983	5,118	6,398	6,897	8,435	9,262	9,685	7,345	5,506
TOTAL:	9,001	7,769	8,461	9,598	11,187	12,331	14,253	14,685	14,695	11,945	11,468
Kitsap County:											
Single Family	1,911	1,488	1,483	1,022	1,540	1,555	1,100	1,486	1,421	1,126	1,136
Multifamily	431	653	256	189	250	184	26	20	83	12	94
TOTAL:	2,342	2,141	1,739	1,211	1,790	1,739	1,126	1,506	1,504	1,138	1,230
Pierce County:											
Single Family	3,909	4,280	3,758	2,739	3,733	3,935	4,392	4,515	3,732	3,922	4,750
Multifamily	1,471	1,130	1,253	1,157	999	995	1,304	966	938	1,621	627
TOTAL:	5,380	5,410	5,011	3,896	4,732	4,930	5,696	5,481	4,670	5,543	5,377
Snohomish County:											
Single Family	3,024	3,361	3,870	2,765	3,968	4,162	4,314	4,384	3,962	3,785	4,061
Multifamily	902	1,058	1,340	739	960	1,401	3,553	3,015	2,387	1,612	1,141
TOTAL:	3,926	4,419	5,210	3,504	4,928	5,563	7,867	7,399	6,349	5,397	5,202

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

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

Data for 1995 cover the period through November, 1995.

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

Number of Lots Applied For Counties in the Puget Sound Region, 1992 - 2002

	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
King	1,408	1,564	2,322	2,991	2,979	3,672	5,275	2,871	3,980	1,912	1,777
Kitsap	556	1,242	1,069	675	676	393	*125	386	285	na	*21
Pierce	3,374	5,863	8,344	2,430	2,718	8,535	*1,968	2,759	2,196	2,604	3,458
Snohomish	1,132	971	2,086	2,981	4,070	3,726	1,731 ⁿ	3,600	1,529	1,410	2,837
Four County Total	6,470	9,640	13,821	9,077	10,443	16,326	9,099	9,616	7,990	5,926	8,072

Number of Lots Recorded Counties in the Puget Sound Region, 1992 - 2002

	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
King	2,398	2,782	2,730	2,606	1,734	3,402	2,213	3,218	3,335	9,500	4,295
Kitsap	861	369	1,065	326	728	380	535	339	285	413	687
Pierce	2,564	2,225	2,727	2,378	2,464	*6,332	*2,047	2,043	2,824	2,303	2,726
Snohomish	2,570	2,316	2,772	2,464	2,057	2,854	3,356 ⁿ	3,702	2,675	2,391	2,547
Four County Total	8,397	7,693	9,294	7,774	6,983	12,968	8,151	9,302	9,119	14,607	10,255

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

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

ⁿ = only for first three quarters of the year

na = not available

Sources:

King County - King County Office of Management and Budget,

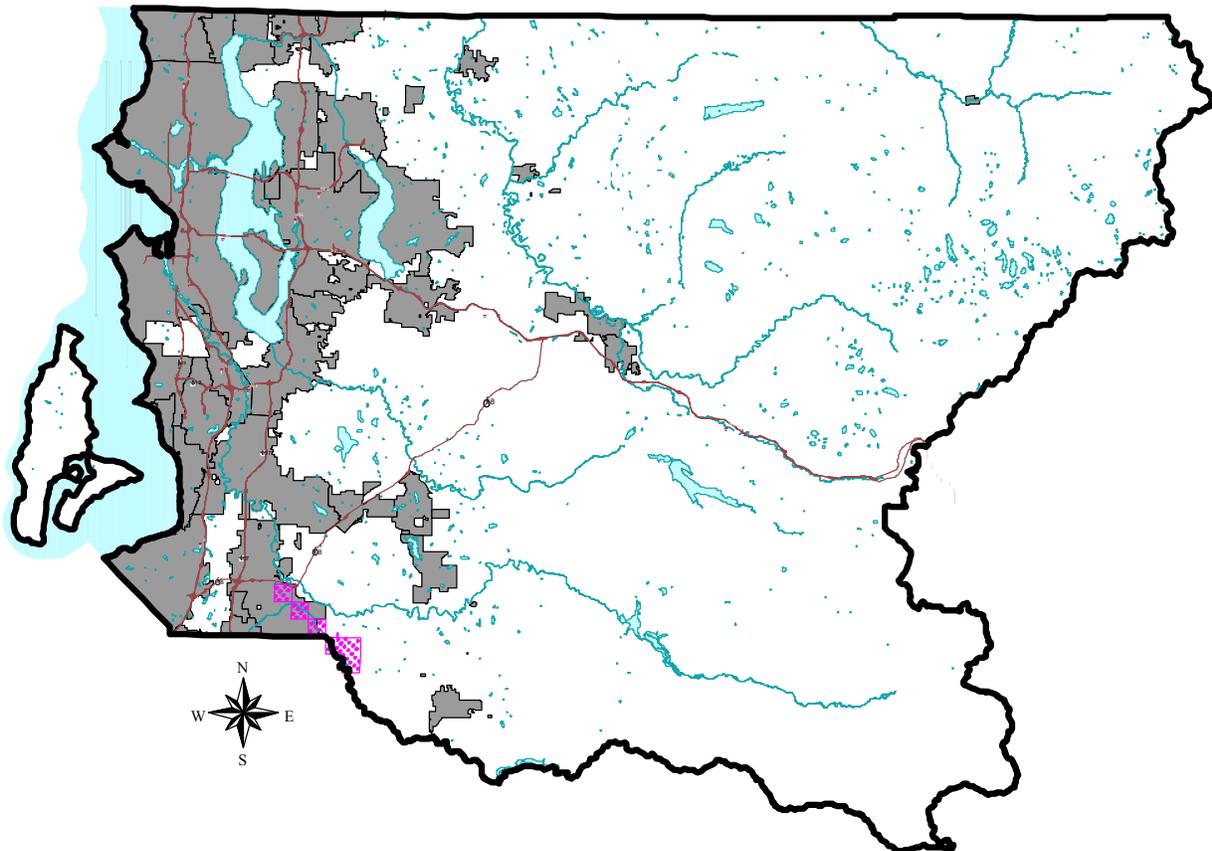
Snohomish County and Pierce County - Michael Britsch, New Home Trends

Kitsap County - Kitsap County and Kitsap County Trends Report

IV. King County At Large

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

Beginning on page 42, a five-page section breaks down selected countywide indicators into four subcounty areas: SeaShore, East, South and Rural. The map on page 43 sketches the locations of these subareas.



Population Trend and Household Forecast King County 1980 - 2022

Population and Household Trend King County 1980-2002

Population:	1980	1990	1992	1994	1996	1998	Census 2000	2002 Estimate
Cities	766,811	994,048	1,023,586	1,092,274	1,196,890	1,260,887	1,387,261	1,423,176
Unincorporated	503,087	513,257	540,900	507,226	431,910	404,913	349,773	351,136
King County	1,269,898	1,507,305	1,564,486	1,599,500	1,628,800	1,665,800	1,737,034	1,774,312

Households:	1980	1990	1992	1994	1996	1998	Census 2000	2002 Estimate
Cities	324,145	431,744	441,800	463,000	507,000	537,000	584,974	601,000
Unincorporated	173,118	184,048	193,200	180,000	153,000	143,000	125,942	127,000
King County	497,263	615,792	635,000	643,000	660,000	680,000	710,916	728,000

Population and Household and Forecast King County 2000 - 2022

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

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

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

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

Population by Age

King County, 1990 and 2000

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

Source: US Census, 1990 and 2000.

Population by Race King County

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

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

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

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

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

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

Median Household Income for King County and Per Capita Personal Income 1990 - 2002

Year	Median Household Income (Current \$)	Consumer Price Index Yearly Average	Median Household Income (Real \$)	Percent Change (Real \$)	Per Capita Personal Income (Current \$)	Per Capita Personal Income (Real \$)	Percent Change (Real \$)
1990	\$36,465	1.268	\$28,758	0.11%	\$24,593	\$19,395	-1.1%
1991	\$39,658	1.341	\$29,573	2.84%	\$26,031	\$19,412	0.1%
1992	\$39,225	1.390	\$28,219	-4.58%	\$27,747	\$19,962	2.8%
**1993	\$39,338	1.429	\$27,528	-2.45%	\$28,587	\$19,783	-0.9%
**1994	\$41,104	1.478	\$27,811	1.03%	\$30,054	\$20,279	2.5%
**1995	\$43,071	1.523	\$28,280	1.69%	\$32,205	\$21,132	4.2%
**1996	\$44,344	1.575	\$28,155	-0.44%	\$34,440	\$21,867	3.5%
**1997	\$45,266	1.630	\$27,959	-0.70%	\$35,382	\$21,706	-0.7%
**1998	\$47,656	1.693	\$29,201	4.44%	\$39,335	\$23,234	7.0%
1999	\$53,200	1.728	\$30,787	5.43%	\$43,100	\$24,942	7.4%
2000	\$55,900	1.792	\$31,194	1.32%	\$45,682	\$25,492	2.2%
2001	\$61,400	1.857	\$33,064	6.00%	\$45,965	\$24,752	-2.9%
2002	\$65,400	1.893	\$34,548	4.49%	NA	NA	NA

NA = not available.

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

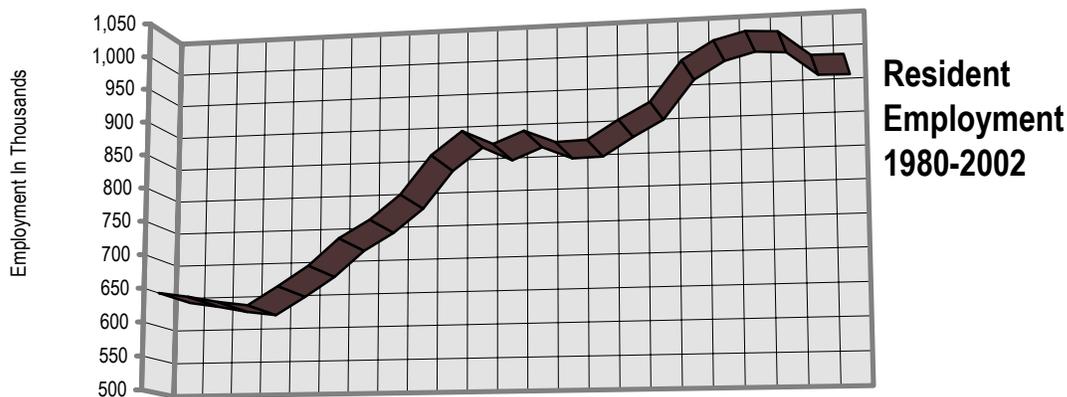
Notes: The index is based on the CPI-U, the Consumer Price Index for All Urban Consumers, for the Seattle Tacoma area. The base is 1982-1984 = 1.00. The Consumer Price Index is prepared by the U.S. Department of Labor, Bureau of Labor Statistics. Per capita personal income was computed using Census Bureau midyear population estimates. Estimates for 1990-1992 reflect state and county population estimates available as of February 1995.

Source: For median household income, US Department of HUD annual estimate of median household income by county. 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.

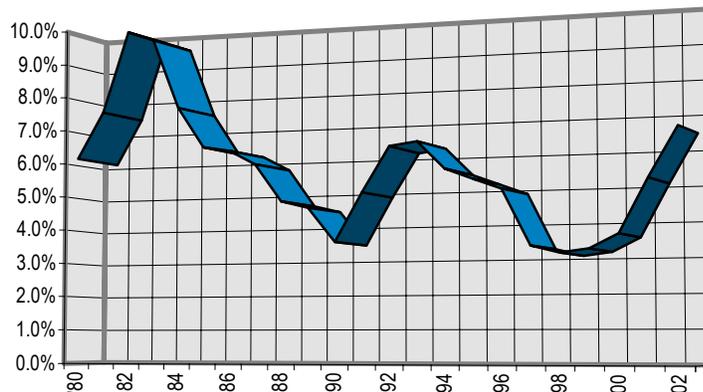
Resident Civilian Labor Force and Employment

King County, 1980-2002

	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	1,029,200	992,500	36,700	3.6%
2001	1,008,900	957,400	51,600	5.1%
2002	1,022,300	955,900	66,400	6.5%



Percent Unemployed 1980 - 2002



Note: This table reports the resident civilian labor force for the King County portion of the Seattle-Bellevue-Everett Primary Metropolitan Statistical Area. It reports only on residents of King County, excluding Snohomish County residents who commute to jobs in King County. Data are annual averages as revised in 2003.

Source: Washington State Employment Security Department, 2003.

Nonagricultural Wage and Salary Workers in King County
2000 - 2002, Using "NAICS" Reporting Scheme *
Average Annual Employment in King County by Sector

INDUSTRY	2000	2001	Prelim. 2002
GOODS PRODUCING	206,300	196,900	179,100
Natural Resource & Mining	1,300	1,300	1,100
Construction	66,900	63,700	59,100
Manufacturing	138,100	131,900	118,900
Durable Goods	105,000	101,600	90,700
Fabricated Metal Products	6,900	6,700	6,300
Computer & Electronic Products	13,300	12,500	11,400
Transportation Equipment	58,800	58,000	51,200
Aerospace Products & Parts	53,400	54,100	47,300
Non-Durable Goods	33,100	30,300	28,300
Food Products	12,300	11,400	10,200
SERVICES PRODUCING	985,000	973,400	948,200
Trade, Transportation & Utilities	242,300	236,600	225,600
Wholesale Trade	67,000	65,700	63,600
Retail Trade	122,500	119,600	114,600
Transportation, Warehousing, Utilities	52,800	51,400	47,400
Information	71,500	72,600	69,200
Software Publishers	31,400	34,500	34,700
Telecommunications	19,900	20,600	19,300
Financial Activities (Finance, Ins, Real Estate)	77,800	78,600	76,900
Professional & Business Services	187,800	174,700	162,700
Professional, Scientific & Technical Services	90,300	89,900	81,500
Management of Companies	21,000	20,500	20,800
Admin. Support, Waste Management	76,500	64,400	60,400
Employment Services and Temp's	40,200	28,400	25,200
Educational & Health Services	108,700	111,300	113,300
Educational Services (private) & Social Assistance	35,200	35,600	36,200
Hospitals, Health Care & Residential Care	73,400	75,700	77,100
Leisure & Hospitality	102,500	102,300	99,300
Food Service and Drinking Places	70,100	70,700	68,900
Other Services	39,900	39,300	39,700
Government & Education	154,600	158,000	161,500
Federal Government	22,000	21,400	21,800
State Government including Education	50,400	52,000	53,200
Local Government including Education	82,200	84,700	86,500
TOTAL NON-AGRICULTURAL EMPLOYMENT IN KING COUNTY	1,191,300	1,170,300	1,127,400

* **Note:** This table is reported under "NAICS", the new classification scheme for employment in the United States.

NAICS, the North American Industrial Coding System, replaced the Standard Industrial Code in 2000. Only NAICS coding will be available from now on. For earlier data trends of King County jobs using the SIC code, see next page.

Note: This table reports on job locations in King County, not residents of King County.

Source: Washington State Employment Security Department, 2003

Jobs and Wage Level by Industry

King County 1990 - 2002

INDUSTRY	1990		1991		1992		1993		1994	
	Cov. Jobs	Ave. Wage								
Ag., Forestry & Fishing	9,100	\$30,400	9,600	\$32,400	9,200	\$33,000	8,500	\$29,300	8,200	\$30,000
Mining	400	\$29,500	400	\$31,700	400	\$35,500	400	\$39,500	500	\$39,900
Construction	48,400	\$27,000	46,200	\$29,000	46,500	\$23,000	44,100	\$31,200	43,500	\$32,000
Manufacturing	171,500	\$34,900	166,100	\$36,500	161,300	\$39,400	149,300	\$38,500	139,800	\$39,800
Trans. & Public Utilities	60,500	\$31,900	60,000	\$33,200	60,800	\$34,800	60,100	\$35,900	61,800	\$36,600
Wholesale Trade	67,600	\$31,100	67,500	\$33,000	66,300	\$35,000	68,100	\$35,300	69,800	\$36,500
Retail Trade	154,800	\$15,000	152,400	\$15,800	152,500	\$16,700	153,900	\$16,700	157,900	\$17,300
Finance, Insur., & Real Est.	65,800	\$29,400	64,300	\$30,900	64,500	\$34,500	65,200	\$36,000	65,900	\$35,300
Services	228,200	\$22,100	230,000	\$24,500	237,000	\$27,700	250,100	\$27,000	256,900	\$28,700
Government	117,300	\$27,400	121,500	\$28,900	125,700	\$30,400	127,600	\$31,800	128,500	\$32,700
TOTAL	923,700	\$26,100	918,000	\$27,800	926,300	\$30,000	927,300	\$29,900	932,800	\$30,700

INDUSTRY	1995		1996		1997		1998		1999	
	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage
Ag., Forestry & Fishing	8,000	\$31,800	8,100	\$29,000	8,631	\$29,632	9,333	\$28,869	9,539	\$30,564
Mining	550	\$38,600	500	\$37,800	510	\$42,414	520	\$44,206	527	\$42,884
Construction	43,500	\$33,700	45,700	\$35,100	49,530	\$37,180	54,202	\$38,585	57,485	\$40,805
Manufacturing	135,800	\$41,700	140,100	\$43,300	153,470	\$44,621	159,662	\$45,782	152,427	\$48,902
Trans. & Public Utilities	64,000	\$38,000	84,200	\$39,000	69,609	\$40,801	72,510	\$43,173	75,154	\$44,367
Wholesale Trade	72,900	\$38,000	74,400	\$40,100	76,402	\$42,197	79,124	\$45,277	79,419	\$46,420
Retail Trade	163,100	\$17,600	169,200	\$18,500	173,727	\$19,502	181,492	\$21,081	186,214	\$22,992
Finance, Insur., & Real Est.	63,800	\$37,500	66,300	\$39,700	65,940	\$45,022	70,261	\$48,968	72,219	\$47,988
Services	269,000	\$31,300	364,300	\$34,400	310,401	\$41,037	329,216	\$49,910	345,920	\$58,893
Government	130,900	\$33,300	37,400	\$41,000	136,179	\$35,462	139,005	\$36,724	141,487	\$37,716
TOTAL	951,550	\$32,200	990,300	\$34,400	1,044,399	\$37,299	1,095,325	\$41,275	1,120,391	\$45,154

INDUSTRY	2000		2001		2002	
	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage
Ag., Forestry & Fishing	9,716	\$30,984	9,583	\$31,679	9,198	\$33,797
Mining	581	\$45,250	559	\$45,373	518	\$45,755
Construction	62,991	\$43,315	59,006	\$44,503	54,683	\$45,528
Manufacturing	144,266	\$54,233	139,678	\$54,471	125,859	\$60,671
Trans. & Public Utilities	79,815	\$50,104	79,570	\$52,204	73,306	\$55,196
Wholesale Trade	80,701	\$51,742	75,179	\$53,359	72,045	\$53,671
Retail Trade	193,402	\$25,803	191,154	\$25,553	184,310	\$26,477
Finance, Insur., & Real Est.	72,237	\$52,340	74,938	\$54,554	74,481	\$57,037
Services	377,249	\$58,929	368,780	\$54,950	356,987	\$52,649
Government	145,006	\$39,558	148,496	\$44,569	151,954	\$43,146
TOTAL	1,165,964	\$47,242	1,146,943	\$47,232	1,103,341	\$47,902

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.

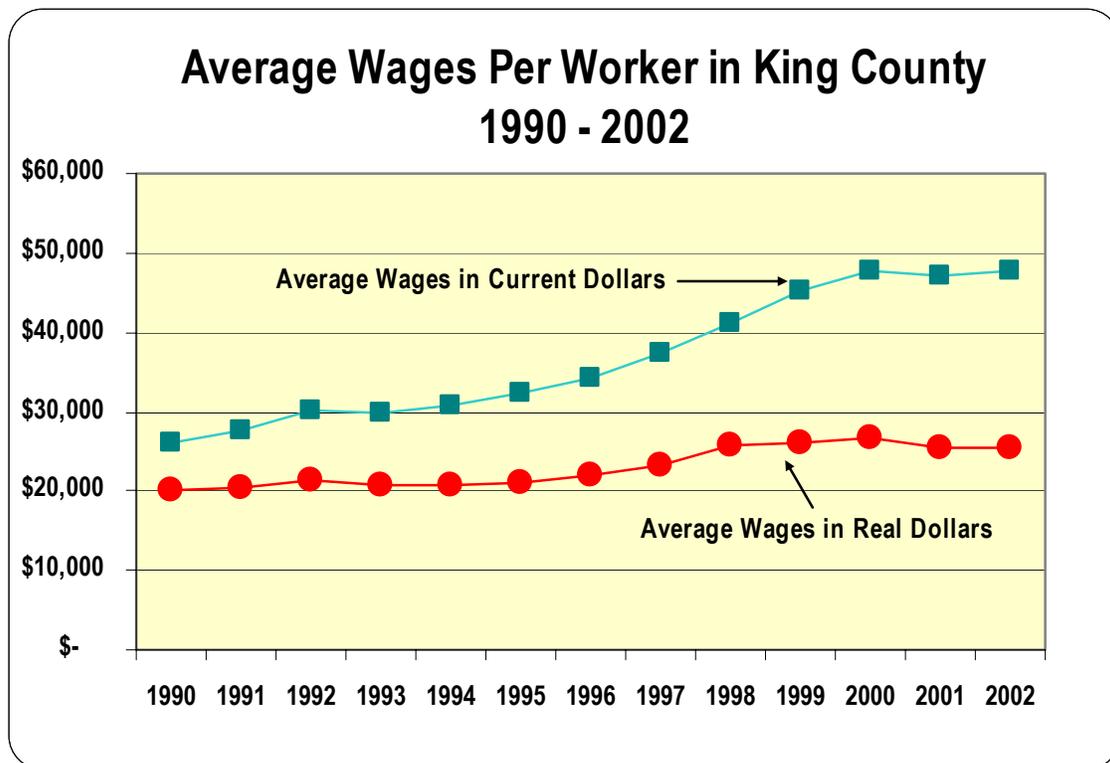
Source: Employment and Payrolls in Washington State By County and Industry Washington State Employment Security Department.

Jobs and Wage Level by Industry

King County 1990 – 2002

Trend Analysis:

Despite the slowing economy, the average wage in King County increased 1.7% to \$47,900 in 2002, resuming a decade-long trend of increasing wages. The average had declined slightly in 2001. Wages in real dollars rose an average of 2.5% per year during the 1990s in contrast to stagnation of real wages during the 1980s. This overall average blends high wages in manufacturing, finance, and computer services with lower wages in retail, non-professional services, education, agriculture, and government. When the earnings of the software sector are excluded, the average earnings of all other workers in the County averages about \$43,350 – up nearly 8% from 2001. However, 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.



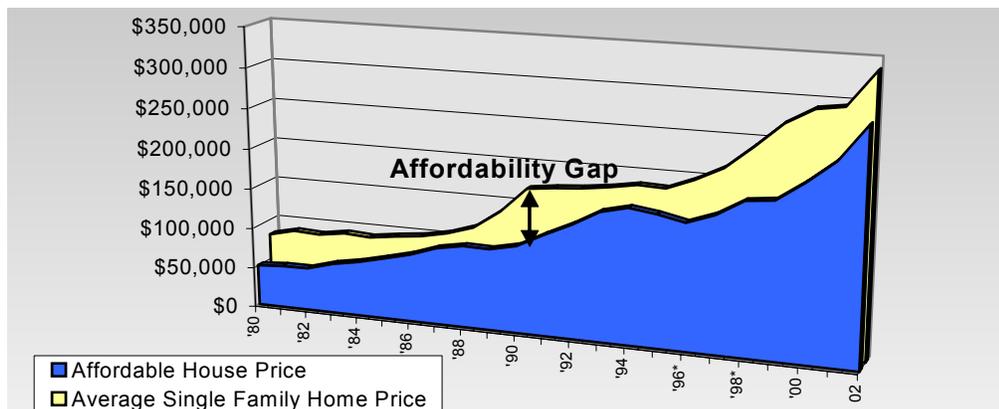
Notes: Real wages are calculated using the Consumer Price Index for All Urban Consumers (CPI-U) for the Seattle-Tacoma area. The base between 1982-1984 = 100. The CPI-U is prepared by the US Department of Labor, Bureau of Statistics.

Housing Affordability in King County

Interest Rates, Incomes, Home Prices and and Affordability Gap, 1980 - 2002

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	(\$72,643)
2000	7.25%	\$55,900	\$289,800	(\$76,500)
2001	7.00%	\$61,400	\$294,515	(\$54,215)
2002	6.00%	\$65,400	\$338,000	(\$53,800)

The Housing Affordability Gap, 1980 - 2002



Interest rate, house price data- Seattle Everett Real Estate Research Report.
Source:
 King County Housing Affordability Monitoring Reports (1988 - 1996).
 Multiple Listing Service.

Method/Background:

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

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

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

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

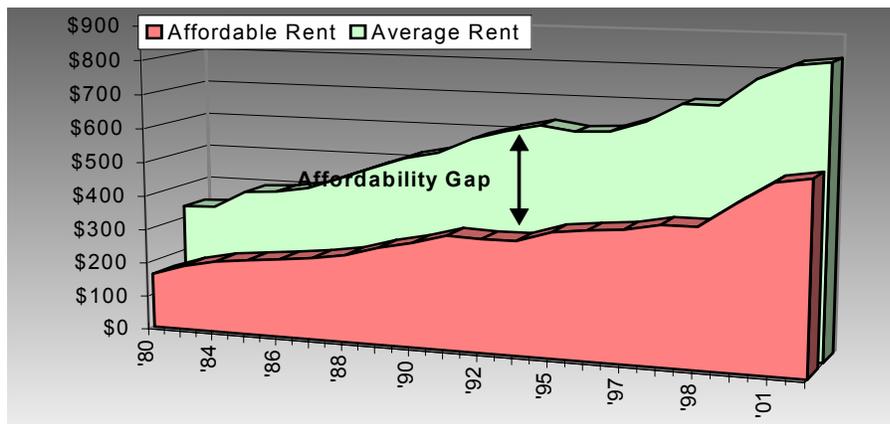
NOTE: Data for the second half of 1995 and part of 1996 are from Multiple Listing Services (MLS), using different methods and geography than the preceding data. The average single family home price for 1995 and 1996 may not be directly comparable with the trend of preceding years. Data since 1996 are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

Rental Affordability Indicators for King County

Incomes, Rent Prices and Affordability Gap, 1980 - 2002

Year	Median Renter Income	Low Renter Income	Average 2 BR / 1 BA Rent Price	Low Income Affordability Gap
1980	\$12,886	\$6,443	\$334	(\$173)
1985	\$17,782	\$8,891	\$395	(\$173)
1988	\$20,590	\$10,295	\$482	(\$225)
1989	\$22,784	\$11,392	\$516	(\$231)
1990	\$24,458	\$12,229	\$537	(\$231)
1991	\$26,607	\$13,303	\$582	(\$249)
1992	\$26,316	\$13,158	\$610	(\$281)
1993	\$26,392	\$13,196	\$631	(\$301)
1994	\$27,577	\$13,788	\$642	(\$297)
1995*	\$28,896	\$14,448	\$617	(\$256)
1996*	\$29,750	\$14,875	\$622	(\$250)
1997*	\$30,369	\$15,184	\$655	(\$275)
1998*	\$31,972	\$15,986	\$708	(\$308)
1999*	\$35,697	\$17,849	\$744	(\$298)
2000	\$37,509	\$18,754	\$784	(\$315)
2001	\$41,193	\$20,597	\$826	(\$311)
2002	\$43,877	\$21,938	\$838	(\$290)

The Low Income Rental Affordability Gap 1980-2002



Median income - Strategic Mapping Information Services. Renter income percentage- 1990 U.S. Census.
Average rent - Dupre & Scott, Inc. in Seattle Everett Real Estate Research Report (SERERR).
Sources:
 King County Housing Affordability Monitoring Report (1988-1996).

Method/Background:

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

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

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

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

*Method of calculating average rent changed in 1995.

King County Subareas

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

In some of the tables, the urban areas are broken into cities and unincorporated urban. The job and housing tables on pages 48 further divide the urban designated area into three subareas:

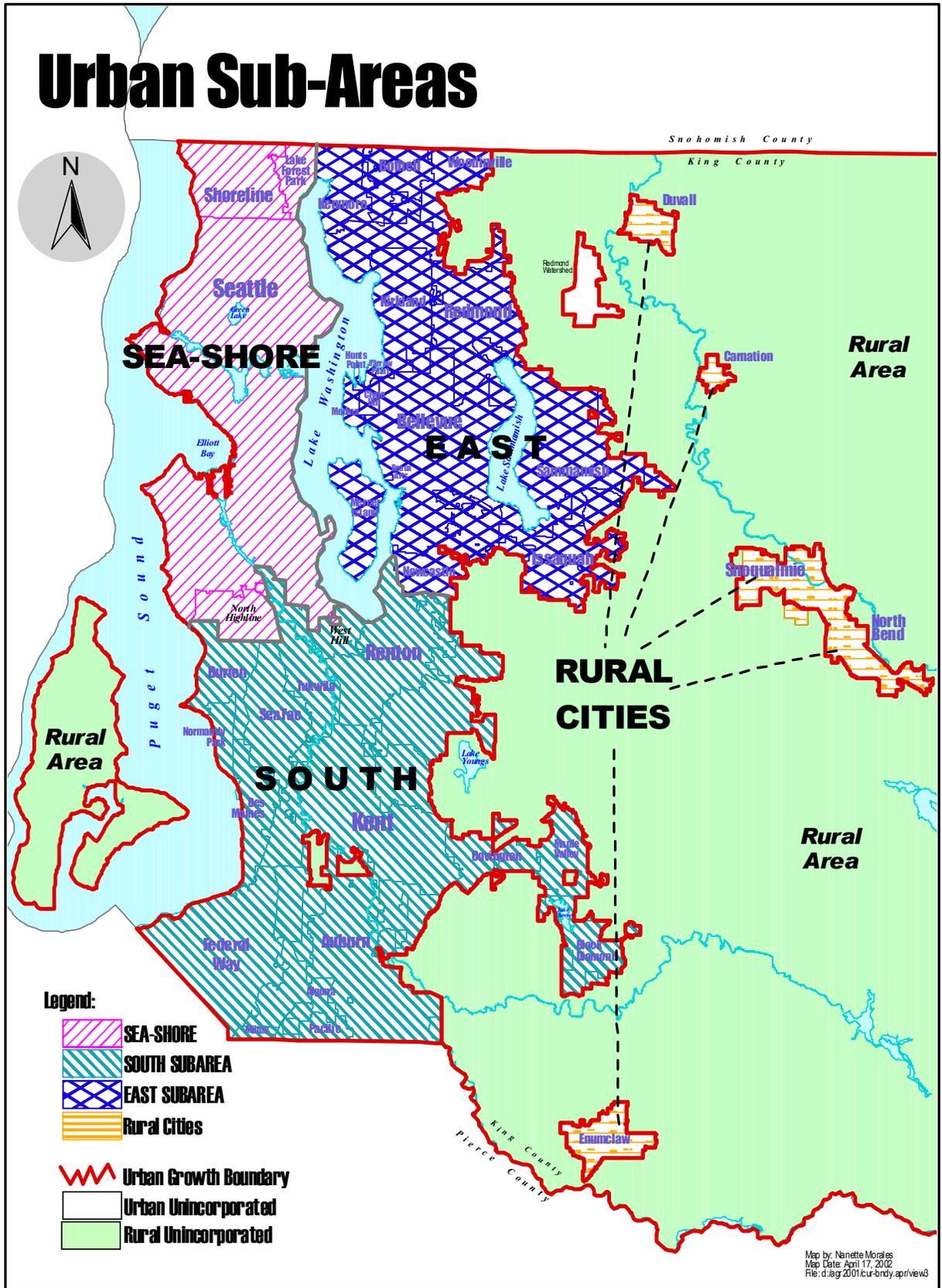
Sea-Shore - which includes Seattle;

East - which includes the Eastside cities; and

South - which includes the South King County cities.

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



King County Land Development Indicators

1996 - 2002

		New Recorded Lots*		New Residential Units		Existing Housing Units	
		Number	Percent	Number	Percent	Number	Percent
1996	Urban	1,524	88%	10,550	92%	648,500	93%
	<i>Seattle</i>	0	0%	2,649	23%	259,000	37%
	**Urban Balance	1,524	88%	7,901	69%	389,600	56%
	Rural	210	12%	878	8%	40,900	6%
	Resource Lands	0	0%	37	0%	5,500	1%
KING COUNTY TOTAL		1,734	100%	11,465	100%	695,000	100%
1997	Urban	3,240	95%	11,250	92%	658,200	93%
	<i>Seattle</i>	0	0%	2,587	21%	261,500	37%
	**Urban Balance	3,240	95%	8,792	72%	396,700	56%
	Rural	162	5%	886	7%	41,750	6%
	Resource Lands	0	0%	33	0%	5,520	1%
KING COUNTY TOTAL		3,402	100%	12,169	100%	705,500	100%
1998	Urban	2,172	98%	13,386	94%	668,300	93%
	<i>Seattle</i>	51	2%	3,933	28%	264,300	37%
	**Urban Balance	2,121	96%	9,453	66%	404,000	56%
	Rural	41	2%	829	6%	42,550	6%
	Resource Lands	0	0%	38	0%	5,550	1%
KING COUNTY TOTAL		2,213	100%	14,253	100%	716,400	100%
1999	Urban	3,074	96%	13,908	95%	680,300	93%
	<i>Seattle</i>	14	0%	5,287	36%	267,500	37%
	**Urban Balance	3,060	95%	8,621	59%	412,800	57%
	Rural	144	4%	705	5%	43,320	6%
	Resource Lands	0	0%	25	0%	5,580	1%
KING COUNTY TOTAL		3,218	100%	14,638	100%	729,200	100%
2000	Urban	3,286	99%	14,117	96%	692,800	93%
	<i>Seattle</i>	95	3%	6,536	44%	270,500	36%
	**Urban Balance	3,191	96%	7,581	52%	422,300	57%
	Rural	49	1%	549	4%	43,900	6%
	Resource Lands	0	0%	29	0%	5,600	1%
KING COUNTY TOTAL		3,335	100%	14,695	100%	742,300	100%
2001	Urban	9,438	99%	11,432	96%	705,500	93%
	<i>Seattle</i>	0	0%	4,819	40%	274,000	36%
	**Urban Balance	9,438	99%	6,613	55%	431,500	57%
	Rural	66	1%	476	4%	44,400	6%
	Resource Lands	0	0%	37	0%	5,625	1%
KING COUNTY TOTAL		9,504	100%	11,945	100%	755,500	100%
2002	Urban	4,149	97%	10,995	96%	716,000	93%
	<i>Seattle</i>	0	0%	3,459	30%	278,000	36%
	**Urban Balance	4,149	97%	7,536	66%	438,000	57%
	Rural	146	3%	453	4%	44,850	6%
	Resource Lands	0	0%	20	0%	5,650	1%
KING COUNTY TOTAL		4,295	100%	11,468	100%	766,500	100%

Notes: **Urban balance includes six rural cities. All cities are designated urban growth area under the Growth Management Act.

Unincorporated urban-designated areas are also included. *Does not include Short Plats.

Source: King County Office of Management and Budget and Department of Development and Environmental Services.

Sub-Regional Jobs and Housing Data

2000

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

1990

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

1980

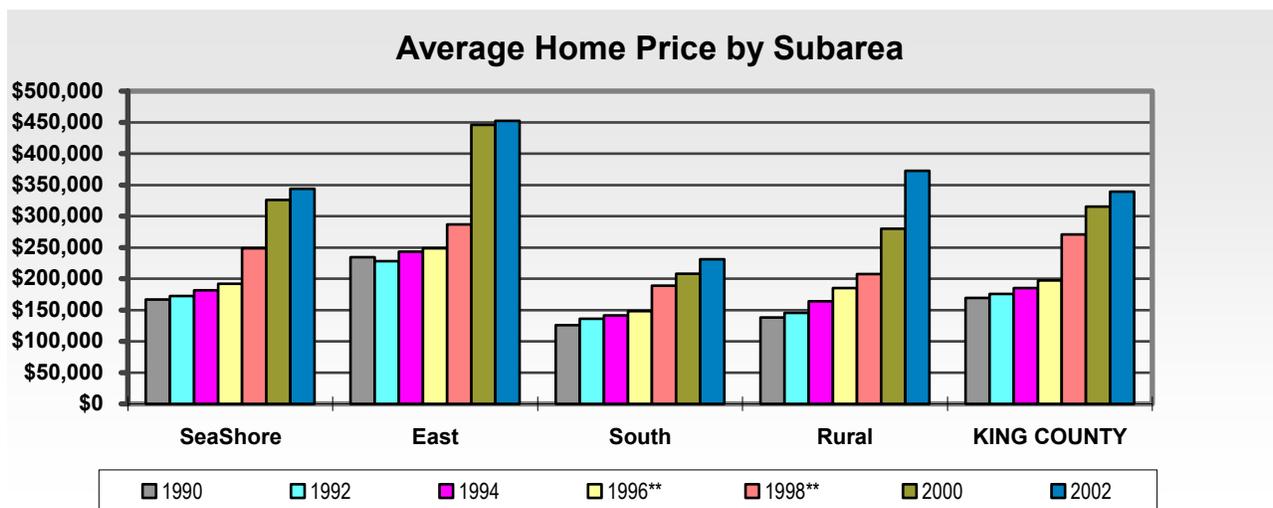
	JOBS ESTIMATE	% of County	TOTAL POPULATION	% of County	TOTAL HOUSING UNITS	% of County	JOBS/ POP RATIO	JOBS/ HSG RATIO	HOUSEHOLDS
Seattle-Shoreline	385,000	58.2%	582,000	45.8%	264,000	50.3%	0.66	1.46	273,300
Greater Eastside	87,000	13.1%	258,000	20.3%	97,000	18.5%	0.34	0.90	129,700
South King County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

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

Note: 1980 data are rough estimates.

Average Sale Price for Single Family Homes, 1980-2002 King County by Subarea

	SeaShore	East	South	Rural	King County
1980	\$78,458	\$98,181	\$70,400	\$66,760	\$81,511
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
2001	na	na	na	na	na
2002	\$343,700	\$452,240	\$231,132	\$372,700	\$339,200



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.

NOTES: *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.

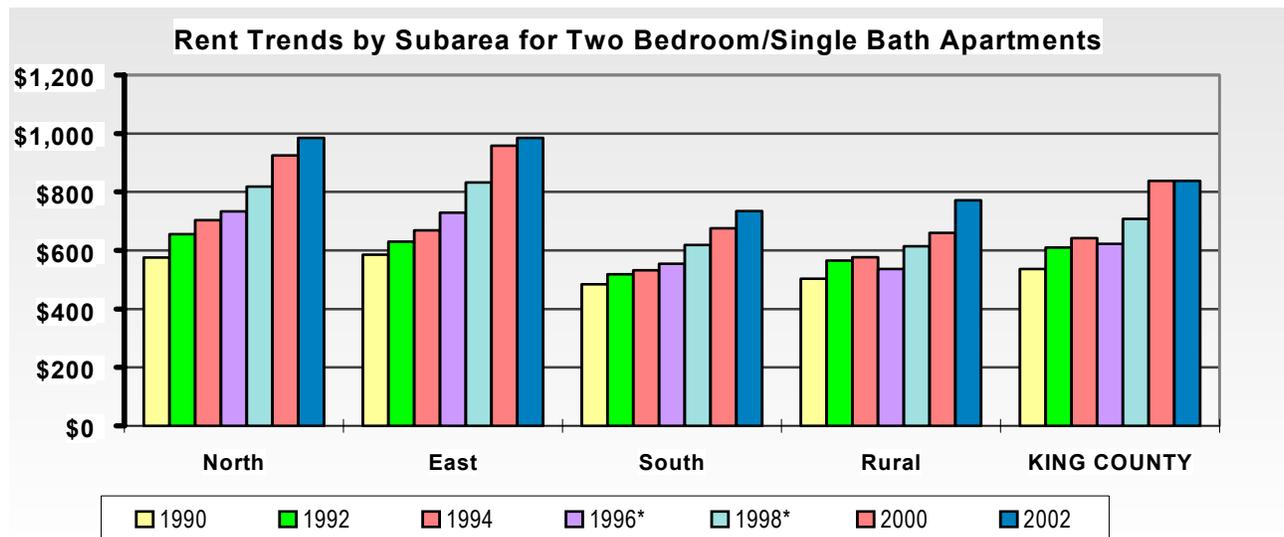
na = not available

Source: King County Housing Affordability Monitoring Report.

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

Rents for Two Bedroom/Single Bath Apartments, 1980-2002 King County by Subarea

	SeaShore	East	South	Rural	King County
1980	\$314	\$334	\$295	n/a	\$312
1990	\$575	\$586	\$484	\$503	\$537
1991	\$623	\$621	\$507	\$532	\$582
1992	\$655	\$630	\$519	\$566	\$610
1993	\$677	\$656	\$532	\$578	\$631
1994	\$704	\$669	\$533	\$577	\$642
1995*	\$712	\$696	\$550	\$558	\$617
1996*	\$734	\$730	\$554	\$537	\$622
1997*	\$761	\$782	\$576	\$607	\$655
1998*	\$818	\$833	\$619	\$615	\$708
1999*	\$876	\$882	\$645	\$634	\$744
2000	\$925	\$958	\$676	\$660	\$784
2001	\$995	\$994	\$713	\$688	\$826
2002	\$985	\$985	\$735	\$771	\$838



Background/Method:

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

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

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

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

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

22-Year Household and Job Growth By Sub-area, 2001 - 2022

2000 Households by Sub-area

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

2000 Covered Jobs by Sub-area

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

22-Year Household Growth Target

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

22-Year Job Growth Target

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

1990 Population by Subarea

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

2000 Population by Subarea

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

*City/Unincorporated distribution refers to 2000 city boundaries.

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

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

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

V. King County's Cities

This section provides a more detailed view of demographic, economic, and development patterns than the previous chapters. Each of the following tables presents a breakdown for each of the 39 cities that were incorporated as of January 1, 2000, in (or partially in) King County. In these tables, the extensive unincorporated areas of King County are presented as one figure. The next chapter, City Profiles, provides a more in-depth look at individual cities. Further breakdown of unincorporated King County is in Chapter 7, Unincorporated Areas. The information provided is the most recent available. For most economic and development data this is 2002, 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 2003, King County contained 39 cities, the largest number of any county in Washington State. Those cities are:

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

Recent Incorporations

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

1980 - 2003 Annual Population Estimates King County and Unincorporated King County

	King County Population	Number of Cities	Cities Population	City Area (sq.mi.)	Uninc. KC Population	Uninc. Area (sq.mi.)
1980	1,269,900	29	766,800	230	503,100	1,904
1990	1,507,300	31	994,050	284	513,250	1,850
1995	1,613,600	34	1,116,200	315	497,400	1,819
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	380	349,773	1,754
2001	1,758,300	39	1,404,721	381	353,579	1,753
2002	1,774,312	39	1,423,176	382	351,136	1,752
2003	1,779,300	39	1,427,457	383	351,843	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	40,314	7,212	21.8%
Beaux Arts	328	303	307	4	1.3%
Bellevue	73,903	86,874	109,827	22,953	26.4%
Black Diamond	1,170	1,422	3,970	2,548	179.2%
Bothell (K.C.portion)	7,943	11,986	16,185	4,199	35.0%
Burien	-	-	31,881	31,881	NA
Carnation	951	1,243	1,893	650	52.3%
Clyde Hill	3,229	2,972	2,890	(82)	-2.8%
Covington	-	-	13,783	13,783	NA
Des Moines	7,378	17,283	29,267	11,984	69.3%
Duvall	729	2,770	4,616	1,846	66.6%
Enumclaw	5,427	7,227	11,116	3,889	53.8%
Federal Way	-	67,304	83,259	15,955	23.7%
Hunts Point	483	513	443	(70)	-13.6%
Issaquah	5,536	7,786	11,212	3,426	44.0%
Kenmore	-	-	18,678	18,678	NA
Kent	22,961	37,960	79,524	41,564	109.5%
Kirkland	18,785	40,052	45,054	5,002	12.5%
Lake Forest Park	2,485	4,031	13,142	9,111	226.0%
Maple Valley	-	-	14,209	14,209	NA
Medina	3,220	2,981	3,011	30	1.0%
Mercer Island	21,522	20,816	22,036	1,220	5.9%
Milton (K.C.portion)	218	697	814	117	16.8%
Newcastle	-	-	7,737	7,737	NA
Normandy Park	4,268	6,709	6,392	(317)	-4.7%
North Bend	1,701	2,578	4,746	2,168	84.1%
Pacific	2,261	4,622	5,373	751	16.2%
Redmond	23,318	35,800	45,256	9,456	26.4%
Renton	31,031	41,688	50,052	8,364	20.1%
Sammamish	-	-	34,104	NA	NA
SeaTac	-	22,694	25,496	2,802	12.3%
Seattle	493,846	516,259	563,374	47,115	9.1%
Shoreline	-	-	53,025	53,025	NA
Skykomish	209	273	214	(59)	-21.6%
Snoqualmie	1,370	1,546	1,631	85	5.5%
Tukwila	3,578	11,874	17,181	5,307	44.7%
Woodinville	-	-	9,194	9,194	NA
Yarrow Point	1,077	962	1,008	46	4.8%
Cities Total:	766,811	994,021	1,384,674	390,653	39.3%
Uninc. King County:	503,087	513,298	352,360	(160,938)	-31.4%
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%

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

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

2003 Washington State Population Estimates

King County and its Cities, April 1, 2003

Jurisdiction	1990 Census	2000 <i>Corrected</i>	2002 Estimate	2003 Estimate	Change 2000-2003	% Change 2000-2003
Algona	1,694	2,460	2,525	2,590	130	5.3%
Auburn	33,102	42,901	43,970	43,890	989	2.3%
Beaux Arts	303	307	295	302	(5)	-1.6%
Bellevue	86,874	109,827	117,000	116,400	6,573	6.0%
Black Diamond	1,422	3,970	4,015	3,995	25	0.6%
Bothell (K.C.portion)	11,986	16,119	16,264	16,250	131	0.8%
Burien	-	31,881	31,810	31,480	(401)	-1.3%
Carnation	1,243	1,893	1,905	1,905	12	0.6%
Clyde Hill	2,972	2,890	2,895	2,830	(60)	-2.1%
Covington	-	13,783	14,395	14,850	1,067	7.7%
Des Moines	17,283	29,267	29,510	29,120	(147)	-0.5%
Duvall	2,770	4,616	5,190	5,460	844	18.3%
Enumclaw	7,227	11,116	11,195	11,140	24	0.2%
Federal Way	67,304	83,259	83,850	83,500	241	0.3%
Hunts Point	513	443	455	445	2	0.5%
Issaquah	7,786	11,212	13,790	15,110	3,898	34.8%
Kenmore	-	18,678	19,180	19,200	522	2.8%
Kent	37,960	79,524	84,275	84,210	4,686	5.9%
Kirkland	40,052	45,054	45,790	45,630	576	1.3%
Lake Forest Park	4,031	12,871	12,860	12,750	(121)	-0.9%
Maple Valley	-	14,209	15,040	15,730	1,521	10.7%
Medina	2,981	3,011	3,010	2,970	(41)	-1.4%
Mercer Island	20,816	22,036	21,955	21,840	(196)	-0.9%
Milton (K.C.portion)	697	814	815	820	6	0.7%
Newcastle	-	7,737	8,205	8,320	583	7.5%
Normandy Park	6,709	6,392	6,395	6,345	(47)	-0.7%
North Bend	2,578	4,746	4,735	4,680	(66)	-1.4%
Pacific	4,622	5,373	5,405	5,525	152	2.8%
Redmond	35,800	45,256	46,040	46,480	1,224	2.7%
Renton	41,688	50,052	53,840	54,900	4,848	9.7%
Sammamish	-	34,104	34,660	35,930	1,826	5.4%
SeaTac	22,694	25,496	25,320	25,100	(396)	-1.6%
Seattle	516,259	563,376	570,802	571,900	8,524	1.5%
Shoreline	-	53,296	53,250	52,730	(566)	-1.1%
Skykomish	273	214	215	210	(4)	-1.9%
Snoqualmie	1,546	1,631	4,210	4,785	3,154	193.4%
Tukwila	11,874	17,181	17,270	17,230	49	0.3%
Woodinville	-	9,809	9,830	9,905	96	1.0%
Yarrow Point	962	1,008	1,010	1,000	(8)	-0.8%
Cities Total:	994,021	1,387,812	1,423,176	1,427,457	39,645	2.9%
Uninc. King County:	513,298	349,234	351,136	351,843	2,609	0.7%
King County	1,507,319	1,737,046	1,774,312	1,779,300	42,254	2.4%
Washington State	4,866,692	5,894,121	6,041,700	6,098,300	147,579	2.5%

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

Source: Washington State Office of Financial Management, 2000 through 2003.

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

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

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

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

2000 U.S. Census Population by Age

King County and its Cities

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

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

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

2000 Census Housing Unit Count

King County and its Cities

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

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

Source: 2000 US Census, Profile DP-4.

Existing Housing Units by Structure Type

King County and its Cities, 2002

City	Single Family	Multi-Family	Mobile Home	TOTAL UNITS
Algona	717	39	148	904
Auburn	8,125	7,602	2,418	18,145
Beaux Arts	125	0	0	125
Bellevue	29,855	22,182	49	52,086
Black Diamond	1,278	37	244	1,559
*Bothell (KC portion)	3,231	2,986	841	7,058
Burien	8,233	5,515	198	13,946
Carnation	582	63	13	658
Clyde Hill	1,078	2	0	1,080
Covington	4,519	28	139	4,686
DesMoines	7,107	4,389	414	11,910
Duvall	1,605	69	184	1,858
Enumclaw	2,808	1,204	496	4,508
Federal Way	18,148	13,547	1,246	32,941
Hunts' Point	191	0	0	191
Issaquah	3,245	3,215	-	6,460
Kenmore	5,327	2,034	367	7,728
Kent	16,178	16,815	1,560	34,553
Kirkland	11,180	11,096	53	22,329
Lake Forest Pk	4,379	777	28	5,184
Maple Valley	4,549	465	263	5,277
Medina	1,167	0	0	1,167
Mercer Island	6,932	1,861	11	8,804
Milton	233	1	98	332
Newcastle	2,460	835	24	3,319
Normandy Pk	2,195	460	24	2,679
North Bend	1,260	579	52	1,891
Pacific	1,160	767	117	2,044
Redmond	10,550	9,788	322	20,660
Renton	12,169	11,863	488	24,520
Sammamish	11,178	686	89	11,953
SeaTac	5,457	3,766	859	10,082
Seattle	139,357	137,131	1,361	277,849
Shoreline	15,848	5,397	195	21,440
Skykomish	144	3	15	162
Snoqualmie	1,288	408	19	1,715
Tukwila	3,397	4,107	287	7,791
*Woodinville	2,489	1,276	153	3,918
Yarrow Point	391	3	0	394
City Total:	350,135	270,996	12,775	633,906
*Uninc. King County:	104,808	19,060	7,547	131,415
*KING COUNTY TOTAL:	454,943	290,056	20,322	765,321

* Indicates a correction to the federal 2000 census count and/or a revised state estimate

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

source: Washington State Office of Financial Management, 2003

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

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

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

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

Persons Below Poverty Level, 1999

King County and its Cities

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

Note: * does not include persons in institutions

Source: U S Census 2000, SF 3A

Annexations and Incorporations by King County Cities 1990 through 2002

JURISDICTION	April 1990 - April 2000			April 2000 - April 2002		
	Acres Certified	Population Certified	Housing Units Certified	Acres Certified	Population Certified	Housing Units Certified
Algona	102.40	0	0	-	-	-
Auburn	596.01	2,825	1,030	123.59	360	125
Beaux Arts	-	-	-	-	-	-
Bellevue	2,510.83	11,227	4,706	547.53	2,733	1,118
Black Diamond	1,569.00	1,495	630	-	-	-
Bothell	293.32	359	140	10.00	2	2
Burien	4,673.28	29,612	13,431	-	-	-
Carnation	75.64	45	16	30.52	10	3
Clyde Hill	-	-	-	-	-	-
Covington	3,944.50	12,500	4,043	-	-	-
Des Moines	1,720.28	9,262	3,796	100.08	401	147
Duvall	436.90	71	40	-	-	-
Enumclaw	17.49	0	0	-	-	-
Federal Way	817.28	5	3	1.25	0	0
Hunts Point	-	-	-	-	-	-
Issaquah	1,760.10	104	50	1,064.18	796	481
Kenmore	3,904.00	16,874	7,001	-	-	-
Kent	6,168.04	25,835	9,727	266.60	882	316
Kirkland	3.40	(18)	(6)	-	-	-
Lake Forest Pk	1,679.38	9,582	3,910	-	-	-
Maple Valley	3,566.00	10,556	3,644	-	-	-
Medina	-	-	-	-	-	-
Mercer Island	-	-	-	-	-	-
Milton	39.28	36	16	-	-	-
Newcastle	3,307.00	7,751	3,163	-	-	-
Normandy Park	49.28	90	43	-	-	-
North Bend	-	-	-	-	-	-
Pacific	-	-	-	-	-	-
Redmond	876.90	271	101	29.00	25	12
Renton	461.53	602	235	216.98	578	297
Sammamish	13,556.00	29,400	9,920	-	-	-
Seatac	73.29	127	70	-	-	-
Seattle	-	-	-	-	-	-
Shoreline	7,413.44	53,541	20,692	-	-	-
Skykomish	-	-	-	-	-	-
Snoqualmie	2,262.80	-	-	-	-	-
Tukwila	652.16	2,764	1,331	-	-	-
Woodinville	3,915.00	8,882	3,452	-	-	-
Yarrow Point	3.40	36	12	-	-	-
TOTAL	66,447.93	233,834	91,196	2,389.73	5,787	2,501

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

Annexations and Incorporations 2002 - 2003

JURISDICTION April 2002 - April 2003

JURISDICTION	Acres Certified	Population Certified	Housing Units Certified
Algona	-	-	-
Auburn	36.58	139	69
Beaux Arts	-	-	-
Bellevue	25.60	0	0
Black Diamond	-	-	-
Bothell	-	-	-
Burien	-	-	-
Carnation	-	-	-
Clyde Hill	-	-	-
Covington	-	-	-
Des Moines	-	-	-
Duvall	10.60	0	0
Enumclaw	-	-	-
Federal Way	-	-	-
Hunts Point	-	-	-
Issaquah	414.00	1699	1154
Kenmore	-	-	-
Kent	-	-	-
Kirkland	-	-	-
Lake Forest Pk	-	-	-
Maple Valley	-	-	-
Medina	-	-	-
Mercer Island	-	-	-
Milton	-	-	-
Newcastle	-	-	-
Normandy Park	-	-	-
North Bend	-	-	-
Pacific	-	-	-
Redmond	8.08	2	1
Renton	-	-	-
Sammamish	-	-	-
Seatac	-	-	-
Seattle	-	-	-
Shoreline	-	-	-
Skykomish	-	-	-
Snoqualmie	-	-	-
Tukwila	-	-	-
Woodinville	5.05	13	5
Yarrow Point	-	-	-
TOTAL	499.91	1,853	1,229

Incorporations Since 1990:

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

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

Residential Land Supply and Capacity Findings from Buildable Lands Report, 2001

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Jurisdiction	A 1990 Households	B Original 1992-2012 Growth Target	C 2000 Households	D Adopted Household Growth Target 2001-2022	E PAA H'hold Target
Algona	587	404	845	298	
Auburn	13,357	8,088	16,108	5,928	926
Beaux Arts	119	0	121	3	
Bellevue	35,756	8,727	45,836	10,117	178
Black Diamond	541	1,624	1,456	1,099	
Bothell	4,807	1,951	6,401	1,751	584
Burien	12,000	1,796	13,399	1,552	
Carnation *	439	404	636	246	
Clyde Hill	1,063	12	1,054	21	
Covington	3,400	1,493	4,398	1,173	
Des Moines	7,054	2,154	11,337	1,576	2
Duvall *	946	1,661	1,596	1,037	
Enumclaw *	2,936	2,425	4,317	1,927	
Federal Way	25,705	15,239	31,437	6,188	1,320
Hunts Point	187	4	165	1	
Issaquah	3,170	3,380	4,840	3,993	802
Kenmore	n.a.	n.a.	7,307	2,325	
Kent	16,246	9,075	31,113	4,284	619
Kirkland	17,211	5,837	20,736	5,480	747
Lake Forest Park	1,488	451	5,029	538	
Maple Valley	2,250	1,539	4,809	300	
Medina	1,129	17	1,111	31	
Mercer Island	8,007	1,122	8,437	1,437	
Milton	266	29	339	50	37
Newcastle	2,000	833	3,028	863	1
Normandy Park	2,570	135	2,609	100	
North Bend *	1,044	1,527	1,841	636	
Pacific	1,707	1,212	1,992	996	45
Redmond	14,153	11,617	19,102	9,083	390
Renton	18,219	8,960	21,708	6,198	1,976
Sammamish	n.a.	n.a.	11,131	3,842	
Seattle	236,702	53,877	258,499	51,510	
SeaTac	9,611	5,525	9,708	4,478	5
Shoreline	n.a.	2,559	20,716	2,651	
Skykomish	103	27	104	20	
Snoqualmie *	611	2,784	632	1,697	
Tukwila	5,639	5,388	7,186	3,200	5
Woodinville	3,000	1,797	3,512	1,869	
Yarrow Point	371	18	379	28	
City Total:	454,400	163,683	584,974	138,526	7,637
Unincorp. KC:	123,400	33,501	125,942	19,406	5,769
- urban	123,400	26,501	79,042	13,406	5,769
- rural **	38,000	7,000	46,900	6,000	n.a.
Urban Area Total:	577,800	190,184	664,016	151,932	n.a.
King County Total	615,800	197,184	710,916	157,932	n.a.

NOTES: Column D indicates the approximate number of households each jurisdiction is expected to accommodate during the 22 year period 2001 - 2022. These growth targets were adopted by the King County Growth Management Planning Council in November, 2002.

The targets replace the earlier 1992 - 2012 numbers which are shown as Column B.

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

* Targets of five rural cities include surrounding growth areas. ** Rural-designated areas do not have a target. They are expected to grow by no more than 6,000 households during the 22-year period.

Land Area and Assessed Value by City, 2003

Jurisdiction	Land Area		Number of Parcels	Total Assessed Value (thousands)
	(sq. mi.)	(acres)		
Algona	1.31	837	1,135	\$ 278,496
Auburn	21.61	13,830	10,831	\$ 4,150,040
Beaux Arts	0.08	53	126	\$ 68,616
Bellevue	31.75	20,322	31,648	\$ 20,750,917
Black Diamond	6.19	3,959	1,778	\$ 389,279
Bothell	5.67	3,627	4,649	\$ 2,122,795
Burien	7.44	4,758	9,849	\$ 2,568,808
Carnation	1.16	745	697	\$ 145,889
Clyde Hill	1.06	676	1,139	\$ 967,439
Covington	5.55	3,554	5,723	\$ 1,072,711
Des Moines	6.56	4,198	8,302	\$ 1,975,012
Duvall	2.21	1,417	2,078	\$ 537,703
Enumclaw	3.82	2,442	3,527	\$ 722,418
Federal Way	21.53	13,779	20,046	\$ 5,939,887
Hunts Point	0.29	187	202	\$ 572,683
Issaquah	10.58	6,772	4,712	\$ 2,542,720
Kenmore	6.18	3,952	6,237	\$ 1,892,762
Kent	29.04	18,588	18,016	\$ 8,199,396
Kirkland	10.51	6,728	12,369	\$ 7,133,182
Lake Forest Park	3.58	2,294	4,801	\$ 1,494,188
Maple Valley	5.62	3,598	6,092	\$ 1,276,617
Medina	1.42	909	1,285	\$ 1,935,555
Mercer Island	6.34	4,057	7,840	\$ 6,289,207
Milton	0.55	354	327	\$ 54,359
Newcastle	4.48	2,865	3,349	\$ 1,179,524
Normandy Park	2.55	1,633	2,470	\$ 846,103
North Bend	2.96	1,897	1,525	\$ 507,939
Pacific	1.83	1,168	1,586	\$ 277,609
Redmond	15.93	10,197	11,331	\$ 8,591,122
Renton	17.07	10,924	15,140	\$ 5,983,833
Sammamish	21.58	13,810	14,512	\$ 5,606,619
Sea Tac	10.27	6,574	6,506	\$ 3,171,043
Seattle	83.93	53,718	166,465	\$ 80,128,288
Shoreline	11.70	7,490	17,050	\$ 4,944,692
Skykomish	0.33	214	267	\$ 18,239
Snoqualmie	5.26	3,364	2,332	\$ 703,439
Tukwila	9.04	5,783	5,064	\$ 3,489,705
Woodinville	5.66	3,623	3,007	\$ 1,672,435
Yarrow Point	0.36	232	428	\$ 505,444
Cities Total:	383.01	245,128	414,441	\$ 190,706,712
Unincorporated King County:	1,750.99	1,120,632	140,732	\$ 33,159,000
KING COUNTY TOTAL:	2,134.00	1,365,760	555,173	\$ 223,865,712

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

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

Source: King County Department of Assessments.

Total Net New Residential Units Authorized King County and its Cities, 2000 - 2002

Jurisdiction	Gross Units	Demos	Net Units	Gross Units	Demos	Net Units	Gross Units	Demos	Net Units
	2000			2001			2002		
Algona	19	1	18	12	1	11	41	0	41
Auburn	380	2	378	183	1	182	83	5	78
Beaux Arts	0	0	0	2	0	2	1	1	0
Bellevue	500	30	470	526	41	485	434	53	381
Black Diamond	14	1	13	8	1	7	5	1	4
Bothell (KC Part)	149	8	141	30	5	25	134	13	121
Burien	33	14	19	28	9	19	33	6	27
Carnation	4	0	4	1	1	0	2	1	1
Clyde Hill	15	14	1	10	11	-1	17	17	0
Covington	52	16	36	228	6	222	359	6	353
Des Moines	55	7	48	31	1	30	17	9	8
Duvall	97	2	95	208	3	205	87	1	86
Enumclaw	21	1	20	28	6	22	62	3	59
Federal Way	78	3	75	41	1	40	206	5	201
Hunts Point	4	1	3	3	5	-2	3	1	2
Issaquah	85	8	77	508	13	495	201	1	200
Kenmore	209	2	207	87	7	80	145	7	138
Kent	556	23	533	457	18	439	363	16	347
Kirkland	181	49	132	410	63	347	261	66	195
Lake Forest Park	9	3	6	13	3	10	17	6	11
Maple Valley	146	0	146	170	7	163	345	4	341
Medina	17	13	4	11	12	-1	10	13	-3
Mercer Island	151	45	106	55	32	23	132	50	82
Milton (KC Part)	1	0	1	1	0	1	0	0	0
Newcastle	281	2	279	71	6	65	119	10	109
Normandy Park	12	1	11	6	0	6	93	2	91
North Bend	4	0	4	3	1	2	0	1	-1
Pacific	4	0	4	18	0	18	102	3	99
Redmond	182	7	175	733	16	717	471	6	465
Renton	818	17	801	404	23	381	643	24	619
Sammamish	764	6	758	490	20	470	530	2	528
SeaTac	26	49	-23	35	13	22	38	3	35
Seattle	6,536	798	5,738	4,819	462	4,357	3,459	198	3,261
Shoreline	76	28	48	89	18	71	118	14	104
Skykomish	0	0	0	0	0	0	0	0	0
Snoqualmie	310	0	310	136	0	136	293	2	291
Tukwila	61	27	34	54	11	43	60	9	51
Woodinville	30	2	28	59	6	53	134	0	134
Yarrow Point	4	6	-2	2	0	2	5	5	0
City Total:	11,884	1,186	10,698	9,970	823	9,147	9,023	564	8,459
Uninc. King County:	2,811	160	2,651	1,975	85	1,890	2,445	68	2,377
King County Total:	14,695	1,346	13,349	11,945	908	11,037	11,468	632	10,836

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

Total New Residential Units Authorized King County and its Cities, 1992 - 2002

Jurisdiction	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Algona	39	23	24	18	18	13	9	17	19	12	41
Auburn	196	143	137	308	310	375	731	137	380	183	83
Beaux Arts	0	0	0	0	3	0	0	1	0	2	1
Bellevue	997	397	541	483	506	1,406	1,077	1,105	500	526	434
Black Diamond	25	80	150	50	39	68	43	26	14	8	5
Bothell (KC Part)	79	54	291	145	449	256	121	179	149	30	134
Burien	-	16	22	24	32	63	83	55	33	28	33
Carnation	30	27	19	13	20	27	16	16	4	1	2
Clyde Hill	5	3	2	3	2	6	2	14	15	10	17
Covington	-	-	-	-	-	-	26	20	52	228	359
Des Moines	82	67	36	35	17	55	28	16	55	31	17
Duvall	42	29	87	54	51	126	116	89	97	208	87
Enumclaw	116	140	172	53	114	28	19	52	21	28	62
Federal Way	245	231	193	240	232	507	199	344	78	41	206
Hunts Point	0	2	2	2	1	2	2	4	4	3	3
Issaquah	156	279	183	187	151	140	522	315	85	508	201
Kenmore	-	-	-	-	-	-	-	59	209	87	145
Kent	339	151	252	649	906	502	446	1,217	556	457	363
Kirkland	212	180	423	349	534	630	434	419	181	410	261
Lake Forest Park	5	0	5	17	15	46	27	18	9	13	17
Maple Valley	-	-	-	-	-	-	238	114	146	170	345
Medina	9	8	16	12	9	11	12	17	17	11	10
Mercer Island	34	21	116	50	69	57	50	74	151	55	132
Milton (KC Part)	24	5	n/a	1	51	3	2	2	1	1	0
Newcastle	-	-	13	16	68	44	50	40	281	71	119
Normandy Park	16	5	14	6	7	7	11	7	12	6	93
North Bend	14	83	62	73	105	114	251	145	4	3	0
Pacific	62	28	21	38	0	4	6	3	4	18	102
Redmond	366	179	327	535	581	457	454	191	182	733	471
Renton	290	168	310	227	319	912	936	476	818	404	643
Sammamish	-	-	-	-	-	-	-	NA	764	490	530
SeaTac	39	35	29	23	24	35	40	39	26	35	38
Seattle	2,240	1,907	1,532	1,567	2,706	2,587	3,933	5,287	6,536	4,819	3,459
Shoreline	-	-	-	-	42	152	141	96	76	89	118
Skykomish	0	0	1	2	2	3	2	0	0	0	0
Snoqualmie	8	2	0	0	10	71	142	479	310	136	293
Tukwila	24	18	18	12	49	48	32	41	61	54	60
Woodinville	-	53	14	26	192	140	267	57	30	59	134
Yarrow Point	0	3	10	2	4	1	1	6	4	2	5
City Total:	5,694	4,337	5,022	5,204	7,638	8,896	10,469	11,177	11,884	9,970	9,023
Uninc. King County:	4,015	3,835	3,320	2,713	3,549	3,435	3,784	3,508	2,811	1,975	2,445
King County Total:	9,709	8,172	8,342	7,917	11,187	12,331	14,253	14,685	14,695	11,945	11,468
<i>Uninc. King County as a % of total King County:</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>	<i>17%</i>	<i>21%</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 Management and Budget Building Permit Files.

New Single Family Units Authorized King County and its Cities, 1992 - 2002

Jurisdiction	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Algona	39	23	12	18	11	13	9	17	19	8	41
Auburn	51	129	113	135	209	262	326	121	236	51	41
Beaux Arts	0	0	0	0	3	0	0	1	0	2	1
Bellevue	230	162	234	249	182	308	330	242	266	151	165
Black Diamond	25	80	150	50	39	68	43	26	14	8	2
Bothell (KC Part)	77	29	106	128	89	45	31	74	38	30	69
Burien	-	16	22	24	30	45	59	39	22	28	25
Carnation	30	27	19	13	20	27	16	16	4	1	2
Clyde Hill	5	3	2	3	2	6	2	14	15	10	17
Covington	-	-	-	-	-	-	26	20	45	217	159
Des Moines	60	31	31	35	14	34	28	12	23	19	17
Duvall	42	29	87	54	51	126	116	89	97	120	87
Enumclaw	116	140	160	49	74	28	19	52	21	28	18
Federal Way	245	231	185	234	103	151	104	119	44	24	156
Hunts Point	0	2	2	2	1	2	2	4	4	3	3
Issaquah	45	81	106	68	46	49	149	69	83	46	95
Kenmore	-	-	-	-	-	-	-	8	94	43	90
Kent	87	65	92	188	308	288	272	269	294	194	247
Kirkland	114	101	140	133	130	187	124	209	121	148	138
Lake Forest Park	5	0	5	17	15	40	27	18	9	13	14
Maple Valley	-	-	-	-	-	-	238	114	146	170	345
Medina	9	8	16	12	9	11	12	17	17	11	10
Mercer Island	34	21	35	44	49	48	50	74	73	32	36
Milton (KC Part)	24	5	n/a	1	49	3	2	2	1	1	0
Newcastle	-	-	13	16	68	44	50	40	86	71	98
Normandy Park	16	5	14	6	7	7	11	7	12	6	8
North Bend	14	49	62	73	105	112	67	4	4	3	0
Pacific	62	28	21	18	0	4	6	3	4	18	17
Redmond	108	71	124	86	117	114	55	85	121	138	122
Renton	104	48	95	135	194	233	293	203	348	308	466
Sammamish	-	-	-	-	-	-	-	NA	373	384	356
SeaTac	37	35	29	23	24	35	40	36	26	35	38
Seattle	528	442	428	458	478	461	578	720	414	463	696
Shoreline	-	-	-	-	42	126	113	96	74	77	62
Skykomish	0	0	1	2	2	3	2	0	0	0	0
Snoqualmie	8	2	0	0	10	71	133	297	256	130	214
Tukwila	24	18	18	12	18	28	32	41	61	54	60
Woodinville	-	0	14	20	14	63	68	57	30	9	86
Yarrow Point	0	3	10	2	4	1	1	6	4	2	5
City Total:	2,139	1,884	2,346	2,308	2,517	3,043	3,434	3,221	3,499	3,056	4,006
Uninc. King County:	3,432	3,174	3,059	2,255	2,272	2,391	2,384	2,202	1,511	1,544	1,954
King County Total:	5,571	5,058	5,405	4,547	4,789	5,434	5,818	5,423	5,010	4,600	5,960
<i>Uninc. King County as a % of total King County:</i>	62%	63%	57%	50%	47%	44%	41%	41%	30%	34%	33%

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

Source: Individual cities of King County and King County Office of Management and Budget Building Permit Files.

New Multifamily Units Authorized King County and its Cities, 1992 - 2002

Jurisdiction	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Algona	0	0	12	0	7	0	0	0	0	4	0
Auburn	145	14	24	173	101	113	405	16	144	132	42
Beaux Arts	0	0	0	0	0	0	0	0	0	0	0
Bellevue	767	235	307	234	324	1,098	747	863	234	375	269
Black Diamond	0	0	0	0	0	0	0	0	0	0	3
Bothell (KC Part)	2	25	185	17	360	211	90	105	111	0	65
Burien	-	0	0	0	2	18	24	16	11	0	8
Carnation	0	0	0	0	0	0	0	0	0	0	0
Clyde Hill	0	0	0	0	0	0	0	0	0	0	0
Covington	-	-	-	-	-	-	0	0	7	11	200
Des Moines	22	36	5	0	3	21	0	4	32	12	0
Duvall	0	0	0	0	0	0	0	0	0	88	0
Enumclaw	0	0	12	4	40	0	0	0	0	0	44
Federal Way	0	0	8	6	129	356	95	225	34	17	50
Hunts Point	0	0	0	0	0	0	0	0	0	0	0
Issaquah	111	198	77	119	105	91	373	246	2	462	106
Kenmore	-	-	-	-	-	-	-	51	115	44	55
Kent	252	86	160	461	598	214	174	948	262	263	116
Kirkland	98	79	283	216	404	443	310	210	60	262	123
Lake Forest Park	0	0	0	0	0	6	0	0	0	0	3
Maple Valley	-	-	-	-	-	-	0	0	0	0	0
Medina	0	0	0	0	0	0	0	0	0	0	0
Mercer Island	0	0	81	6	20	9	0	0	78	23	96
Milton (KC Part)	0	0	n/a	0	2	0	0	0	0	0	0
Newcastle	-	-	0	0	0	0	0	0	195	0	21
Normandy Park	0	0	0	0	0	0	0	0	0	0	85
North Bend	0	34	0	0	0	2	184	141	0	0	0
Pacific	0	0	0	20	0	0	0	0	0	0	85
Redmond	258	108	203	449	464	343	399	106	61	595	349
Renton	186	120	215	92	125	679	643	273	470	96	177
Sammamish	-	-	-	-	-	-	-	NA	391	106	174
SeaTac	2	0	0	0	0	0	0	3	0	0	0
Seattle	1,712	1,465	1,104	1,109	2,228	2,126	3,355	4,567	6,122	4,356	2,763
Shoreline	-	-	-	-	0	26	28	0	2	12	56
Skykomish	0	0	0	0	0	0	0	0	0	0	0
Snoqualmie	0	0	0	16	0	0	9	182	54	6	79
Tukwila	0	0	0	0	31	20	0	0	0	0	0
Woodinville	-	53	0	6	178	77	199	0	0	50	48
Yarrow Point	0	0	0	0	0	0	0	0	0	0	0
City Total:	3,555	2,453	2,676	2,912	5,121	5,853	7,035	7,956	8,385	6,914	5,017
Uninc. King County:	583	661	261	458	1,277	1,044	1,400	1,306	1,300	431	491
King County Total:	4,138	3,114	2,937	3,370	6,398	6,897	8,435	9,262	9,685	7,345	5,508
<i>Uninc. KC as a % of total King County:</i>	<i>14%</i>	<i>21%</i>	<i>9%</i>	<i>14%</i>	<i>20%</i>	<i>15%</i>	<i>17%</i>	<i>14%</i>	<i>13%</i>	<i>6%</i>	<i>9%</i>

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

Source: Individual cities of King County and King County Office of Management and Budget building permit file.

Recorded Formal Plats

King County and its Cities, 1997 - 2002

Jurisdictions	1997		1998		1999		2000		2001		2002		
	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	1	23	8.52
Auburn	398	96.24	78	23.16	102	57.16	27	6.92	0	0.00	3	56	18.75
Beaux Arts	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Bellevue	272	106.20	44	28.50	280	101.99	31	7.34	59	22.34	2	58	18.65
Black Diamond	0	0.00	0	0.00	34	12.82	0	0.00	0	0.00	0	0	0.00
Bothell	19	4.93	42	15.79	78	27.01	0	0.00	16	4.67	1	15	0.00
Burien	0	0.00	18	2.79	0	0.00	6	1.45	0	0.00	0	0	0.00
Carnation	24	13.58	21	14.26	0	0.00	0	0.00	0	0.00	0	0	0.00
Clyde Hill	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Covington	-	-	0	0	18	6	336	59	61	14	7	394	89.50
Des Moines	0	0.00	37	9.83	7	1.43	0	0.00	18	3.00	0	0	0.00
Duvall	51	22.15	87	37.45	79	16.03	59	13.52	154	39.13	1	32	10.77
Enumclaw	6	0.66	19	5.53	0	0.00	80	18.56	0	0.00	1	9	2.80
Federal Way	44	41.93	37	15.58	65	19.73	0	0.00	100	39.49	2	65	13.12
Hunts Point	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Issaquah	160	192.78	18	3.30	108	36.22	0	0.00	219	469.28	7	479	291.58
Kenmore	-	-	0	0	36	6	23	5	26	9	7	150	28.33
Kent	206	64.43	211	53.08	114	32.55	136	38.42	313	79.12	7	169	45.53
Kirkland	12	3.18	2	0.35	16	3.36	45	10.04	16	2.17	1	11	3.22
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	206	42.89	369	82.90	8	165	98.45
Medina	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Mercer Island	6	1.55	13	8.26	0	0.00	21	5.85	0	0.00	0	0	0.00
Milton (KC part)	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Newcastle	0	0.00	27	10.14	121	32.21	227	85.08	0	0.00	7	297	228.63
Normandy Park	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
North Bend	69	14.41	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Pacific	0	0.00	0	0.00	0	0.00	0	0.00	20	5.55	0	0	0.00
Redmond	120	39.06	19	4.20	107	22.47	106	28.05	251	165.43	3	114	37.80
Renton	63	8.83	147	30.84	155	53.31	350	86.30	350	99.98	17	637	197.76
Sammamish	-	-	-	-	113	105	160	53	620	316	7	369	185.22
SeaTac	0	0.00	0	0.00	0	0.00	6	1.25	0	0.00	1	10	2.63
Seattle	0	0.00	51	50.05	14	0.39	95	49.07	0	0.00	1	11	16.20
Shoreline	0	0.00	16	1.38	7	0.56	17	2.31	9	1.80	3	29	4.69
Skykomish	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Snoqualmie	209	68.12	117	31.50	457	133.25	23	16.25	233	68.02	2	155	71.74
Tukwila	0	0.00	0	0.00	0	0.00	40	9.15	16	3.14	0	0	0.00
Woodinville	26	22.97	42	6.54	9	9.65	7	9.89	74	22.69	1	7	1.50
Yarrow Point	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Cities Total:	1,685	701.02	1,105	362.85	1,974	687.88	2,001	549.40	2,924	1448.28	90	3,255	1,375.39
Uninc.Total:	1,717	1425.75	1,108	513.24	1,244	1823.93	1,334	1296.89	1,844	3204.57	30	1,040	1,380.31
KC TOTAL:	3,402	2,126.77	2,213	876.09	3,218	2,511.81	3,335	1,846.29	4,768	4,652.85	120	4,295	2,755.70
<i>Uninc.King County as a % of total King County:</i>													
	50%	67%	50%	59%	39%	73%	40%	70%	39%	69%	25%	24%	50%

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

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

Covered Employment by Sector, March 2001

King County and its Cities

Jurisdiction	COVERED JOBS	AFFM/ Construction	F-I-R-E / Services	Mfg.	Retail	WTCU	Gov't / Educ.
Algona	1,531	39	28	960	88	384	32
Auburn	38,056	3,464	6,234	11,830	7,010	4,970	4,551
Beaux Arts	18	*	8	-	*	-	1
Bellevue	121,872	6,249	62,840	6,808	21,230	17,247	7,502
Black Diamond	427	65	81	*	106	*	127
Bothell	12,307	1,046	5,652	1,773	1,469	654	1,713
Burien	12,039	453	5,597	155	2,992	1,026	1,817
Carnation	549	60	32	90	110	20	236
Clyde Hill	519	29	*	*	*	13	142
Covington	2,575	286	785	30	899	55	521
Des Moines	5,873	368	2,283	56	1,349	204	1,613
Duvall	1,126	201	233	74	397	30	191
Enumclaw	4,194	222	1,594	338	1,184	108	749
Federal Way	30,409	*	12,492	*	8,687	1,132	3,911
Hunts Point	25	*	14	*	-	6	3
Issaquah	15,518	846	4,029	1,761	6,116	1,637	1,131
Kenmore	4,278	555	1,821	89	1,006	357	451
Kent	60,179	4,624	10,318	16,191	8,017	17,001	4,031
Kirkland	34,388	2,710	13,661	2,395	7,108	3,876	4,641
Lake Forest Park	1,604	178	575	48	531	61	210
Maple Valley	2,902	365	842	59	865	65	707
Medina	348	8	198	*	60	*	70
Mercer Island	7,165	440	4,299	25	971	569	861
Milton	6	*	3	-	*	*	-
Newcastle	1,113	49	524	79	221	125	116
Normandy Park	575	86	203	-	144	18	123
North Bend	2,071	161	528	*	1,062	*	218
Pacific	933	216	141	152	96	141	188
Redmond	78,105	4,726	40,122	13,258	8,242	10,041	1,717
Renton	56,169	2,111	12,173	22,982	8,613	5,151	5,141
Sammamish	4,539	447	1,105	24	1,484	287	1,192
SeaTac	31,801	495	6,604	759	2,574	19,004	2,364
Seattle	502,389	23,153	220,864	39,262	73,680	59,160	86,291
Shoreline	15,304	759	5,557	274	4,265	500	3,949
Skykomish	83	-	*	-	20	*	51
Snoqualmie	1,343	81	584	40	131	107	400
Tukwila	44,072	1,637	11,077	12,494	9,843	7,142	1,882
Woodinville	14,144	3,234	2,394	3,542	2,553	2,042	379
Yarrow Point	53	*	19	-	*	*	3
Cities Total	1,110,691	60,329	435,843	138,812	183,118	153,272	139,317
Uninc. King Co.	44,923	9,430	12,496	3,397	6,771	3,968	8,862
KING COUNTY	1,155,525	69,759	448,339	142,209	189,889	157,240	148,089

*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; **WTCU** = Wholesale, Trans., Communication, Utilities; **FIRE** = Finance, Insurance, Real Est.; **Serv** = Services

Note: Covered employment is the number of jobs covered by state unemployment insurance. Corporate officers, railroad employees, and sole proprietors are excluded.

Source: Washington State Employment Security Department, 2002, and Puget Sound Regional Council, 2003.

Covered Employment, March 1990, 1995, 1999, 2000 and 2001

King County and its Cities

CITY	<u>1990</u>		<u>1995</u>		<u>1999</u>		<u>2000</u>		<u>2001</u>	
	Number of Firms	March Cov. Jobs	Number of Firms	March Cov. Jobs	Number of Firms	March Cov. Jobs	Number of Firms	March Cov. Jobs	Number of Firms	March Cov. Jobs
Algona	45	819	57	1,920	52	2,214	53	1,849	57	1,531
Auburn	1,082	26,405	1,464	26,525	1,680	37,256	1,669	38,393	1,730	38,056
Beaux Arts	NA	NA	9	10	8	10	9	17	10	18
Bellevue	5,091	79,920	6,562	97,594	6,624	115,731	6,407	120,170	6,302	121,872
Black Diamond	29	122	44	227	64	486	70	427	69	427
Bothell	392	5,078	520	8,591	637	10,203	560	10,320	572	12,307
Burien	NA	NA	1,080	10,850	1,033	11,041	1,060	12,149	1,100	12,039
Carnation	29	385	51	447	50	429	42	591	53	549
Clyde Hill	51	486	50	426	49	361	56	424	53	519
Covington	NA	NA	NA	NA	224	2,344	223	2,467	223	2,575
Des Moines	284	3,837	469	4,747	575	5,302	576	5,846	568	5,873
Duvall	50	358	101	559	120	769	117	902	117	1,126
Enumclaw	253	3,389	344	3,885	348	4,081	368	4,158	354	4,194
Federal Way	1,463	21,756	1,954	23,859	2,118	30,113	2,073	29,258	2,085	30,409
Hunts Point	NA	NA	17	28	31	148	23	35	20	25
Issaquah	519	6,426	626	7,437	693	12,083	807	14,611	836	15,518
Kenmore	NA	NA	NA	NA	478	4,455	465	4,396	474	4,278
Kent	1,875	45,329	2,557	53,435	2,964	59,212	2,930	59,920	2,971	60,179
Kirkland	1,675	20,714	2,229	28,682	2,143	30,419	2,215	38,827	2,208	34,388
Lake Forest Park	98	823	263	1,462	245	1,299	254	1,348	273	1,604
Maple Valley	NA	NA	NA	NA	240	2,021	239	2,741	245	2,902
Medina	53	280	78	293	82	359	76	357	68	348
Mercer Island	503	4,908	699	5,901	709	6,747	677	6,679	687	7,165
Newcastle	NA	NA	115	580	144	650	128	1,019	136	1,113
Normandy Park	89	755	121	489	123	575	118	568	120	575
North Bend	97	956	157	1,334	168	1,750	162	1,842	168	2,071
Pacific	53	769	92	845	106	1,029	85	885	89	933
Redmond	1,703	35,708	2,233	48,388	2,278	65,072	2,114	67,707	2,075	78,105
Renton	1,170	48,602	1,516	40,587	1,674	52,030	1,631	55,094	1,739	56,169
Sammamish	NA	NA	NA	NA	574	4,319	553	4,757	574	4,539
SeaTac	582	25,535	818	25,979	827	29,732	765	31,160	787	31,801
Seattle	20,261	413,767	24,296	423,770	27,196	492,760	26,326	510,221	25,975	502,389
Shoreline	NA	NA	1,057	13,491	1,163	13,746	1,224	14,793	1,300	15,304
Skykomish	5	31	11	71	14	100	13	106	14	83
Snoqualmie	46	545	77	895	86	2,391	72	1,104	93	1,343
Tukwila	1,142	48,918	1,516	46,362	1,614	52,141	1,584	47,824	1,545	44,072
Woodinville	NA	NA	691	8,911	752	10,323	782	13,457	814	14,144
Yarrow Point	NA	NA	15	21	16	54	18	49	18	53
Cities Total	38,640	796,621	51,889	888,608	57,902	1,063,755	56,548	1,106,476	56,531	1,110,691
Uninc. King Co.	8,175	98,644	7,932	57,462	6,586	46,261	5,978	46,261	6,041	44,923
KING COUNTY	46,815	895,265	59,821	946,070	64,488	1,110,016	62,526	1,152,737	62,572	1,155,525

Notes: Burien and Woodinville incorporated in 1993, Covington and Maple Valley in 1997, thus, do not have figures for this table. **Covered employment** is the number of jobs covered by state unemployment insurance. **Number of Firms** means firms with employees covered by unemployment insurance. Corporate officers, railroad employees, and sole proprietors are excluded. For detail by job sector, see Covered Jobs by sector, page 69.

Source: Washington State Employment Security Department, 2001. Compiled by Puget Sound Regional Council, May 2001.

VI. King County Cities Statistical Profiles

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

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

Here are the cities of King County and their incorporation dates:

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

Sources: Population, age and race and housing data are from the 2000 Census. Business and jobs data were compiled by Puget Sound Regional Council from Washington State Employment Security records. Household income data are from the 2000 Census and PSRC. Development activity data were provided by the cities and King County REALS division.

Statistical Profile on: ALGONA

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

DEMOGRAPHICS

POPULATION

1980	1,467	Population Growth, 1980-1990:	15%
1990	1,694	Population Growth, 1990-2000:	45%
1995	1,970		
2000	2,460	Households, 2000 Census:	845
2002	2,525	Ave. Hhld Size, 2000 Census:	2.91
2003	2,590		

Household Growth Target for 2001-2022: 298

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	2,012	82%
Black or African American:	40	2%
Asian and Pacific Islander:	149	6%
Native American and other:	46	2%
<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.

EMPLOYMENT AND INCOME

2001 Number of Business Units: 57

2001 Total Jobs: 1,531

Median Household Income:

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

AFFM/Construction	39
Finance / Services	28
Manufacturing	960
Retail	88
Wholesale/Utilities	384
Government/Education	472

Households by Income Category, 1999:

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

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 879

**Single Family: 818
Multifamily: 61

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

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

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 41
**Single Family 41
Multifamily 0

2002 Formal Plats:	<u># Plats</u>	<u>#Lots</u>	<u># Acres</u>
Applications:	0	0	0.00
Recordings:	1	23	8.52

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Algona. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: AUBURN

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

DEMOGRAPHICS

POPULATION

1980	26,417	Population Growth, 1980-1990:	25%
1990	33,102	Population Growth, 1990-2000:	22%
1995	35,230		
2000	40,314	Households, 2000 Census:	16,108
2002	43,970	Ave. Hhld Size, 2000 Census:	2.47
2003	43,890		



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.

Household Growth Target for 2001-2022: 5,928

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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

EMPLOYMENT AND INCOME

2001 Number of Business Units: 1,730

Median Household Income:

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

2001 Total Jobs: 38,056

AFFM/Construction	3,464
Finance / Services	6,234
Manufacturing	11,830
Retail	7,010
Wholesale/Utilities	4,970
Government/Education	11,980

Households by Income Category, 1999:

0 - 50%	5,289	33%
50 - 80%	3,279	20%
80 - 120%	2,930	20%
120% +	4,593	27%

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 16,742

**Single Family	8,970
Multifamily	7,772

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

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

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 83

**Single Family	41
Multifamily	42

2002 Formal Plats: # Plats #Lots # Acres

Applications:	0	0	0.00
Recordings:	3	56	18.75

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Auburn. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on:

BEAUX ARTS

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

DEMOGRAPHICS

POPULATION

1980	328	Population Growth, 1980-1990:	-8%
1990	303	Population Growth, 1990-2000:	1%
1995	285		
2000	307	Households, 2000 Census:	121
2002	295	Ave. Hhld Size, 2000 Census:	2.52
2003	302		

Household Growth Target for 2001-2022: 3

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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

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

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

EMPLOYMENT AND INCOME

2001 Number of Business Units: 10

2001 Total Jobs: 18

Median Household Income:

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

AFFM/Construction	*
Finance / Services	8
Manufacturing	- * Sector detail is suppressed to protect confidentiality.
Retail	*
Wholesale/Utilities	-
Government/Education	-

Households by Income Category, 1999:

0 - 50%	9	7%
50 - 80%	9	7%
80 - 120%	18	17%
120% +	86	69%

Major Businesses and Employers:

- NA -

HOUSING

2000 Census Housing Unit Count: 123

**Single Family 119
Multifamily 4

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

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

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 1
**Single Family 1
Multifamily 0

2002 Formal Plats:	# Plats	#Lots	# Acres
Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The Town of Beaux Arts. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: BELLEVUE

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

DEMOGRAPHICS

POPULATION

1980	73,903	Population Growth, 1980-1990:	18%
1990	86,874	Population Growth, 1990-2000:	26%
1995	102,000		
2000	109,827	Households, 2000 Census:	45,836
2002	117,000	Ave. Hhld Size, 2000 Census:	2.36
2003	116,400		



City of Bellevue

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

Household Growth Target for 2001-2022: 10,117

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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

EMPLOYMENT AND INCOME

2001 Number of Business Units: 6,302

2001 Total Jobs: 121,872

Median Household Income:

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

AFFM/Construction	6,249
Finance / Services	62,840
Manufacturing	6,808
Retail	21,230
Wholesale/Utilities	17,247
Government/Education	38,478

Households by Income Category, 1999:

0 - 50%	7,432	16%
50 - 80%	6,790	15%
80 - 120%	7,678	19%
120% +	23,887	50%

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 48,303

**Single Family	25,912
Multifamily	22,391

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

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

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

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 434
**Single Family 165
Multifamily 269

2002 Formal Plats:	# Plats	#Lots	# Acres
Applications:	0	0	0.00
Recordings:	2	58	18.65

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Bellevue. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: BLACK DIAMOND

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

DEMOGRAPHICS

POPULATION

1980	1,170	Population Growth, 1980-1990:	22%
1990	1,422	Population Growth, 1990-2000:	179%
1995	1,760		
2000	3,970	Households, 2000 Census:	1,456
2002	4,015	Ave. Hhld Size, 2000 Census:	2.73
2003	3,995		

Household Growth Target for 2001-2022: 1,099

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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

City of Black Diamond



The City of Black Diamond has a total land area of 3,937 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

2001 Number of Business Units: 69

Median Household Income:

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

Households by Income Category, 1999:

0 - 50%	242	17%
50 - 80%	141	10%
80 - 120%	247	17%
120% +	766	53%

2001 Total Jobs: 427

AFFM/Construction	65
Finance / Services	81
Manufacturing	*
Retail	106
Wholesale/Utilities	*
Government/Education	106

* Sector detail is suppressed to protect confidentiality.

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 1,478

**Single Family	1,416
Multifamily	62

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

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

1990 Census Median House Value: \$83,200

2000 Census Median House Value: \$194,200

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 5

**Single Family	2
Multifamily	3

2002 Formal Plats: # Plats #Lots # Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Black Diamond. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: BOTHELL (King County portion)

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

DEMOGRAPHICS

POPULATION

1980	7,943	Population Growth, 1980-1990:	51%
1990	11,986	Population Growth, 1990-2000:	35%
1995	13,510		
2000	16,185	Households, 2000 Census:	6,401
2002	16,330	Ave. Hhld Size, 2000 Census:	2.51
2003	16,250		

Household Growth Target for 2001-2022: 1,751

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



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

EMPLOYMENT AND INCOME

2001 Number of Business Units: 572

2001 Total Jobs: 12,307

Median Household Income:

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

AFFM/Construction	1,046
Finance / Services	5,652
Manufacturing	1,773
Retail	1,469
Wholesale/Utilities	654
Government/Education	2,123

Households by Income Category, 1999:

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

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 6,588

**Single Family	4,029
Multifamily	2,559

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

1990 Census Median House Value: \$154,800

2000 Census Median House Value: \$269,970

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 134

**Single Family	69
Multifamily	65

2002 Formal Plats: #Plats #Lots #Acres

Applications:	2	90	47.82
Recordings:	1	15	0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Bothell. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on:

BURIEN

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

DEMOGRAPHICS

POPULATION

1980	n/a	Population Growth, 1980-1990:	n/a
1990	27,868	Population Growth, 1990-2000:	14%
1995	27,680		
2000	31,881	Households, 2000 Census:	13,399
2002	31,810	Ave. Hhid Size, 2000 Census:	2.36
2003	31,480		

Household Growth Target for 2001-2022: 1,552

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



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

EMPLOYMENT AND INCOME

2001 Number of Business Units: 1,100

Median Household Income:

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

2001 Total Jobs: 12,039

AFFM/Construction	453
Finance / Services	5,597
Manufacturing	155
Retail	2,992
Wholesale/Utilities	1,026
Government/Education	4,018

Households by Income Category, 1999:

0 - 50%	3,921	29%
50 - 80%	2,772	21%
80 - 120%	2,253	17%
120% +	4,410	33%

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 14,024

**Single Family	8,300
Multifamily	5,724

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

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

1990 Census Median House Value: \$107,900

2000 Census Median House Value: \$175,100

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 33

**Single Family	25
Multifamily	8

2002 Formal Plats: # Plats #Lots # Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Burien. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: CARNATION

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

DEMOGRAPHICS

POPULATION

1980	913	Population Growth, 1980-1990:	36%
1990	1,243	Population Growth, 1990-2000:	52%
1995	1,490		
2000	1,893	Households, 2000 Census:	636
2002	1,905	Ave. Hhld Size, 2000 Census:	2.98
2003	1,905		

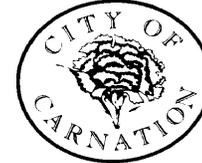
Household Growth Target for 2001-2022: 246

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



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

2001 Number of Business Units: 53

Median Household Income:

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

Households by Income Category, 1999:

0 - 50%	92	14%
50 - 80%	98	15%
80 - 120%	115	18%
120% +	309	49%

2001 Total Jobs: 549

AFFM/Construction	60
Finance / Services	32
Manufacturing	90
Retail	110
Wholesale/Utilities	20
Government/Education	131

Major Businesses and Employers:

Remlinger Farms	QFC
Custom Concrete	Riverview School District

HOUSING

2000 Census Housing Unit Count: 639

**Single Family	577
Multifamily	62

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

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

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

DEVELOPMENT ACTIVITY

2002 Total New Residential Units:	2
**Single Family	2
Multifamily	0

2002 Formal Plats:	# Plats	# Lots	# Acres
Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Carnation. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: CLYDE HILL

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

DEMOGRAPHICS

POPULATION

1980	3,229	Population Growth, 1980-1990:	-8%
1990	2,972	Population Growth, 1990-2000:	-3%
1995	3,000		
2000	2,890	Households, 2000 Census:	1,054
2002	2,895	Ave. Hhld Size, 2000 Census:	2.74
2003	2,830		

Household Growth Target for 2001-2022: 21

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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

Clyde Hill
TOWN OF CLYDE HILL

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

EMPLOYMENT AND INCOME

2001 Number of Business Units: 53

Median Household Income:

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

Households by Income Category, 1999:

0 - 50%	85	8%
50 - 80%	68	6%
80 - 120%	71	7%
120% +	845	80%

2001 Total Jobs: 519

AFFM/Construction	29
Finance / Services	*
Manufacturing	*
Retail	*
Wholesale/Utilities	13
Government/Education	13

→ Sector detail is suppressed to protect confidentiality.

Major Businesses and Employers:

Points Drive Market	BP Gas Station
Bellevue School District	

HOUSING

2000 Census Housing Unit Count: 1,074

**Single Family	1,071
Multifamily	3

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

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

1990 Census Median House Value: \$389,800

2000 Census Median House Value: \$677,200

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 17

**Single Family	17
Multifamily	0

2002 Formal Plats: # Plats # Lots # Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Clyde Hill. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: COVINGTON

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

DEMOGRAPHICS

POPULATION

1980	n/a	Population Growth, 1980-1990:	n/a
1990	11,100	Population Growth, 1990-2000:	24%
1995	n/a		
2000	13,783	Households, 2000 Census:	4,398
2002	14,395	Ave. Hhld Size, 2000 Census:	3.13
2003	14,850		

Household Growth Target for 2001-2022: 1,173

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



EMPLOYMENT AND INCOME

2001 Number of Business Units: 223

2001 Total Jobs: 2,575

Median Household Income:

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

AFFM/Construction	286
Finance / Services	785
Manufacturing	30
Retail	899
Wholesale/Utilities	55
Government/Education	954

Households by Income Category, 1999:

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

Major Businesses and Employers:

Fred Meyer	Godfather's Pizza	QFC
Les Schwab Tires	Safeway	

HOUSING

2000 Census Housing Unit Count: 4,466

**Single Family	4,407
Multifamily	59

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

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

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 359

**Single Family	159
Multifamily	200

2002 Formal Plats:	# Plats	#Lots	#Acres
Applications:	2	201	67.34
Recordings:	7	394	89.50

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Covington. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: DES MOINES

City Mayor: Maggie Steenrod
City Info: (206) 878 - 4595

DEMOGRAPHICS

POPULATION

1980	7,378	Population Growth, 1980-1990:	134%
1990	17,283	Population Growth, 1990-2000:	69%
1995	21,450		
2000	29,267	Households, 2000 Census:	11,337
2002	29,510	Ave. Hhld Size, 2000 Census:	2.47
2003	29,120		

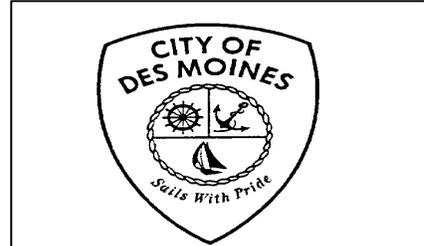
Household Growth Target for 2001-2022: 1,576

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	20,986	72%
Black or African American:	2,068	7%
Asian and Pacific Islander:	2,779	9%
Native American and other:	297	1%
<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.

EMPLOYMENT AND INCOME

2001 Number of Business Units: 568

2001 Total Jobs: 5,873

Median Household Income:

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

AFFM/Construction	368
Finance / Services	2,283
Manufacturing	56
Retail	1,349
Wholesale/Utilities	204
Government/Education	1,554

Households by Income Category, 1999:

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

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 11,854

**Single Family	7,152
Multifamily	4,702

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

1990 Census Median House Value: \$109,100

2000 Census Median House Value: \$174,700

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 17
**Single Family 17
Multifamily 0

2002 Formal Plats:	# Plats	#Lots	# Acres
Applications:	1	12	2.90
Recordings:	0	0	0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Des Moines. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on:

DUVALL

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

DEMOGRAPHICS

POPULATION

1980	729	Population Growth, 1980-1990:	280%
1990	2,770	Population Growth, 1990-2000:	67%
1995	3,490		
2000	4,616	Households, 2000 Census:	1,596
2002	5,190	Ave. Hhld Size, 2000 Census:	2.88
2003	5,460		

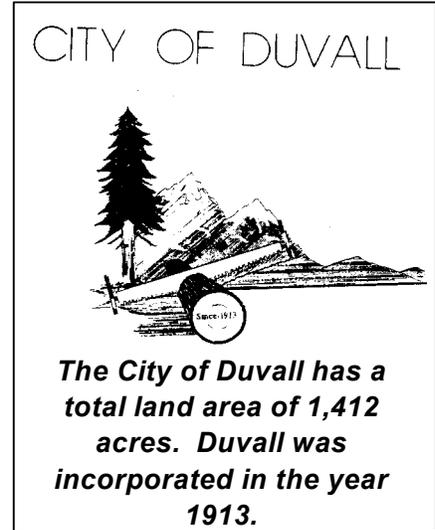
Household Growth Target for 2001-2022: 1,037

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



EMPLOYMENT AND INCOME

2001 Number of Business Units: 117

2001 Total Jobs: 1,126

Median Household Income:

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

AFFM/Construction	201
Finance / Services	233
Manufacturing	74
Retail	397
Wholesale/Utilities	30
Government/Education	428

Households by Income Category, 1999:

0 - 50%	172	11%
50 - 80%	214	13%
80 - 120%	264	17%
120% +	958	60%

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 1,640

**Single Family 1,539
Multifamily 101

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

1990 Census Median House Value: \$139,300

2000 Census Median House Value: \$252,200

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 87

**Single Family 87
Multifamily 0

2002 Formal Plats: # Plats #Lots # Acres

Applications:	3	45	18.59
Recordings:	1	32	10.77

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Duvall. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: ENUMCLAW

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

DEMOGRAPHICS

POPULATION

1980	5,427	Population Growth, 1980-1990:	33%
1990	7,227	Population Growth, 1990-2000:	54%
1995	10,170		
2000	11,116	Households, 2000 Census:	4,317
2002	11,195	Ave. Hhld Size, 2000 Census:	2.52
2003	11,140		

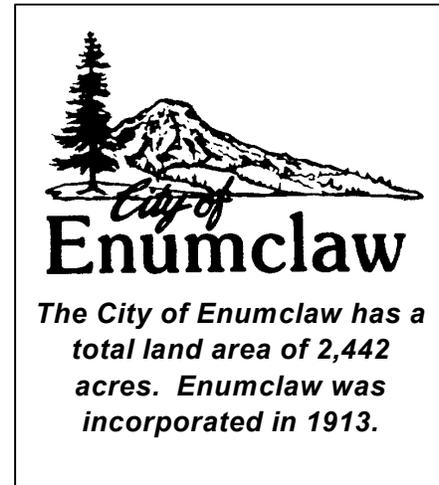
Household Growth Target for 2001-2022: 1,927

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



EMPLOYMENT AND INCOME

2001 Number of Business Units: 354

Median Household Income:

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

Households by Income Category, 1999:

0 - 50%	1,218	28%
50 - 80%	828	19%
80 - 120%	788	18%
120% +	1,485	34%

2001 Total Jobs: 4,194

AFFM/Construction	222
Finance / Services	1,594
Manufacturing	338
Retail	1,184
Wholesale/Utilities	108
Government/Education	1,292

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 4,502

**Single Family	3,167
Multifamily	1,335

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

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

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 62
**Single Family 18
Multifamily 44

2002 Formal Plats:	# Plats	#Lots	# Acres
Applications:	0	0	0.00
Recordings:	1	9	2.80

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Enumclaw. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: FEDERAL WAY

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

DEMOGRAPHICS

POPULATION

1980	n/a	Population Growth, 1980-1990:	n/a
1990	67,304	Population Growth, 1990-2000:	24%
1995	74,290		
2000	83,259	Households, 2000 Census:	31,467
2002	83,850	Ave. Hhld Size, 2000 Census:	2.63
2003	83,500		

Household Growth Target for 2001-2022: 6,188

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



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

EMPLOYMENT AND INCOME

2001 Number of Business Units: 2,085

Median Household Income:

1989 (1990 Census):	\$38,311
1999 (2000 Census):	\$49,278

2000 Total Jobs: 29,258

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

Households by Income Category, 1999:

0 - 50%	7,081	23%
50 - 80%	6,023	19%
80 - 120%	6,273	20%
120% +	12,096	38%

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 32,589

**Single Family	18,082
Multifamily	14,507

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

1990 Census Median House Value: \$118,800

2000 Census Median House Value: \$178,000

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 206

**Single Family	156
Multifamily	50

2002 Formal Plats: # Plats #Lots #Acres

Applications:	1	7	2.08
Recordings:	2	65	13.12

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The City of Federal Way. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: HUNTS POINT

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

DEMOGRAPHICS

POPULATION

1980	480	Population Growth, 1980-1990:	7%
1990	513	Population Growth, 1990-2000:	-14%
1995	500		
2000	443	Households, 2000 Census:	165
2002	455	Ave. Hhld Size, 2000 Census:	2.68
2003	445		

Household Growth Target for 2001-2022: 1

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	413	93%
Black or African American:	2	0%
Asian and Pacific Islander:	12	3%
Native American and other:	0	0%
Hispanic or Latino*:	10	2%
Two or more race:	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".

EMPLOYMENT AND INCOME

2001 Number of Business Units: 20

Median Household Income:

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

Households by Income Category, 1999:

0 - 50%	7	4%
50 - 80%	13	9%
80 - 120%	10	7%
120% +	127	81%

2001 Total Jobs: 25

AFFM/Construction	*	
Finance / Services	14	> Sector detail is suppressed to protect confidentiality.
Manufacturing	*	
Retail	-	
Wholesale/Utilities	6	
Government/Education	6	

Major Businesses and Employers:

n/a

HOUSING

2000 Census Housing Unit Count: 186

**Single Family	181
Multifamily	5

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

1990 Census Median House Value: \$500,000

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

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 3

**Single Family	3
Multifamily	0

2002 Formal Plats: # Plats #Lots # Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The Town of Hunts Point. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: ISSAQUAH

City Mayor: Ava Frisinger
City Info: (425) 837 - 3000

DEMOGRAPHICS

POPULATION

1980	5,536	Population Growth, 1980-1990:	41%
1990	7,786	Population Growth, 1990-2000:	44%
1995	9,025		
2000	11,212	Households, 2000 Census:	4,840
2002	13,790	Ave. Hhld Size, 2000 Census:	2.27
2003	15,110		

Household Growth Target for 2001-2022: 3,993

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



Incorporated in 1892, The City of Issaquah was originally called "Gilman" and had its name changed to "Issaquah" in 1899. This city has a total land area of 6,772 acres. This acreage includes the annexation of Grand Ridge/Issaquah Highlands.

EMPLOYMENT AND INCOME

2001 Number of Business Units: 836

Median Household Income:

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

Households by Income Category, 1999:

0 - 50%	846	17%
50 - 80%	799	17%
80 - 120%	839	17%
120% +	2,367	49%

2001 Total Jobs: 15,518

AFFM/Construction	846
Finance / Services	4,029
Manufacturing	1,761
Retail	6,116
Wholesale/Utilities	1,637
Government/Education	7,752

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 5,086

**Single Family	2,327
Multifamily	2,759

1990 Census Median House Value: \$168,200

2000 Census Median House Value: \$308,500

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

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

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 201

**Single Family	95
Multifamily	106

2002 Formal Plats: # Plats #Lots # Acres

Applications:	0	0	0.00
Recordings:	7	479	291.58

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Issaquah. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: KENMORE

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

DEMOGRAPHICS

POPULATION

1980	n/a	Population Growth, 1980-1990:	n/a
1990	15,100	Population Growth, 1990-2000:	24%
1995	n/a		
2000	18,678	Households, 2000 Census:	7,307
2002	19,180	Ave. Hhld Size, 2000 Census:	2.54
2003	19,200		

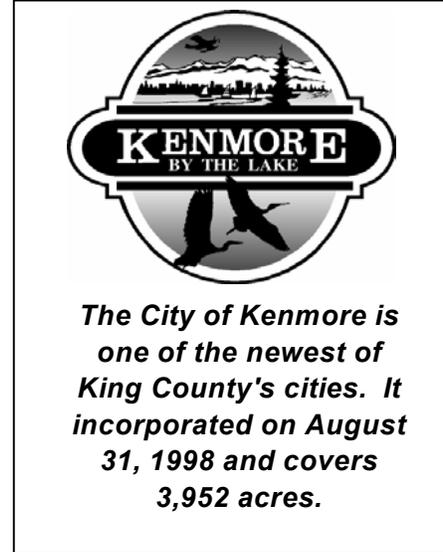
Household Growth Target for 2001-2022: 2,325

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



EMPLOYMENT AND INCOME

2001 Number of Business Units: 474

Median Household Income:

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

Households by Income Category, 1999:

0 - 50%	1,135	16%
50 - 80%	1,051	14%
80 - 120%	1,400	19%
120% +	3,769	52%

2001 Total Jobs: 4,278

AFFM/Construction	555
Finance / Services	1,821
Manufacturing	89
Retail	1,006
Wholesale/Utilities	357
Government/Education	1,364

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 7,488

**Single Family	5,345
Multifamily	2,143

1990 Census Median House Value: \$154,000

2000 Census Median House Value: \$246,000

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

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

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 145

**Single Family	90
Multifamily	55

2002 Formal Plats: #Plats #Lots #Acres

Applications:	6	68	15.75
Recordings:	7	150	28.33

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Kenmore. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: KENT

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

DEMOGRAPHICS

POPULATION

1980	23,152	Population Growth, 1980-1990:	64%
1990	37,960	Population Growth, 1990-2000:	109%
1995	44,620		
2000	79,524	Households, 2000 Census:	31,113
2002	84,275	Ave. Hhld Size, 2000 Census:	2.53
2003	84,210		

Household Growth Target for 2001-2022: 4,284

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



EMPLOYMENT AND INCOME

2001 Number of Business Units: 2,971

Median Household Income:

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

Households by Income Category, 1999:

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

2001 Total Jobs: 60,179

AFFM/Construction	4,624
Finance / Services	10,318
Manufacturing	16,191
Retail	8,017
Wholesale/Utilities	17,001
Government/Education	25,018

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 32,534

**Single Family	14,747
Multifamily	17,787

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

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

1990 Census Median House Value: \$107,100

2000 Census Median House Value: \$178,000

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 363

**Single Family	247
Multifamily	116

2002 Formal Plats: # Plats #Lots # Acres

Applications:	4	114	44.30
Recordings:	7	169	45.53

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Kent. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

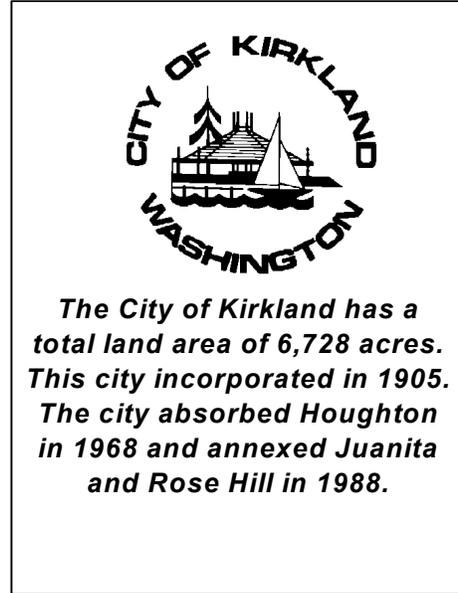
Statistical Profile on: KIRKLAND

City Mayor: Larry Springer
City Info: (425) 828 - 1100

DEMOGRAPHICS

POPULATION

1980	18,779	Population Growth, 1980-1990:	113%
1990	40,052	Population Growth, 1990-2000:	12%
1995	42,350		
2000	45,054	Households, 2000 Census:	20,736
2002	45,790	Ave. Hhld Size, 2000 Census:	2.13
2003	45,630		



Household Growth Target for 2001-2022: 5,480

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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

EMPLOYMENT AND INCOME

2001 Number of Business Units: 2,208

2001 Total Jobs: 34,388

Median Household Income:

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

AFFM/Construction	2,710
Finance / Services	13,661
Manufacturing	2,395
Retail	7,108
Wholesale/Utilities	3,876
Government/Education	10,983

Households by Income Category, 1999:

0 - 50%	3,071	15%
50 - 80%	3,306	16%
80 - 120%	3,825	18%
120% +	10,429	50%

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 21,939

**Single Family	9,782
Multifamily	12,157

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

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

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 261

**Single Family	138
Multifamily	123

2002 Formal Plats: # Plats # Lots # Acres

Applications:	1	10	1.80
Recordings:	1	11	3.22

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Kirkland. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: LAKE FOREST PARK

City Mayor: David Hutchinson
City Info: (206) 368 - 5440

DEMOGRAPHICS

POPULATION

1980	2,485	Population Growth, 1980-1990:	62%
1990	4,031	Population Growth, 1990-2000:	226%
1995	7,130		
2000	13,142	Households, 2000 Census:	5,029
2002	12,860	Ave. Hhld Size, 2000 Census:	2.55
2003	12,750		

Household Growth Target for 2001-2022: 538

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



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

EMPLOYMENT AND INCOME

2001 Number of Business Units: 273

Median Household Income:

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

Households by Income Category, 1999:

0 - 50%	573	11%
50 - 80%	738	15%
80 - 120%	737	15%
120% +	3,043	61%

2001 Total Jobs: 1,604

AFFM/Construction	178
Finance / Services	575
Manufacturing	48
Retail	531
Wholesale/Utilities	61
Government/Education	592

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 5,243

**Single Family	4,413
Multifamily	830

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

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

1990 Census Median House Value: \$172,100

2000 Census Median House Value: \$264,925

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 17

**Single Family	14
Multifamily	3

2002 Formal Plats: #Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Lake Forest Park. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

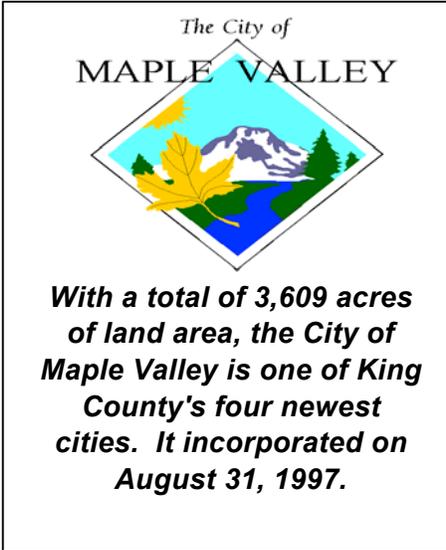
Statistical Profile on: MAPLE VALLEY

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

DEMOGRAPHICS

POPULATION

1980	n/a	Population Growth, 1980-1990:	n/a
1990	6,660	Population Growth, 1990-2000:	113%
1995	n/a		
2000	14,209	Households, 2000 Census:	4,809
2002	15,040	Ave. Hhld Size, 2000 Census:	2.95
2003	15,730		



Household Growth Target for 2001-2022: 300

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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

EMPLOYMENT AND INCOME

2001 Number of Business Units: 245

2001 Total Jobs: 2,902

Median Household Income:

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

AFFM/Construction	365
Finance / Services	842
Manufacturing	59
Retail	865
Wholesale/Utilities	65
Government/Education	930

Households by Income Category, 1999:

0 - 50%	435	9%
50 - 80%	637	13%
80 - 120%	972	20%
120% +	2,772	58%

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 4,876

**Single Family	4,344
Multifamily	532

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

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

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 0

**Single Family	
Multifamily	

2002 Formal Plats: # Plats #Lots #Acres

Applications:	6	127	34.35
Recordings:	8	165	98.45

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Maple Valley. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: MEDINA

City Mayor: Daniel Becker
City Info: (425) 454 - 9222

DEMOGRAPHICS

POPULATION

1980	3,220	Population Growth, 1980-1990:	-7%
1990	2,981	Population Growth, 1990-2000:	1%
1995	3,050		
2000	3,011	Households, 2000 Census:	1,111
2002	3,010	Ave. Hhld Size, 2000 Census:	2.71
2003	2,970		

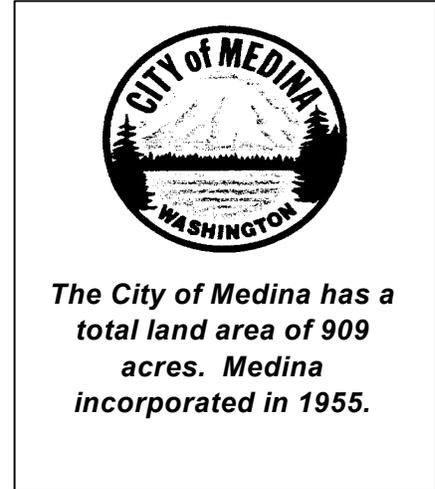
Household Growth Target for 2001-2022: 31

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



EMPLOYMENT AND INCOME

2001 Number of Business Units: 68

Median Household Income:

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

Households by Income Category, 1999:

0 - 50%	82	7%
50 - 80%	67	6%
80 - 120%	79	7%
120% +	867	78%

2001 Total Jobs: 348

AFFM/Construction	8
Finance / Services	198
Manufacturing	*
Retail	60
Wholesale/Utilities	*
Government/Education	60

* Sector detail is suppressed to protect confidentiality.

Major Businesses and Employers:

Chevron Gas Station	City of Medina
Overlake Golf and Country Club	

HOUSING

2000 Census Housing Unit Count: 1,160

**Single Family	1,160
Multifamily	0

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

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

1990 Census Median House Value: \$420,800

2000 Census Median House Value: \$789,600

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 10

**Single Family	10
Multifamily	0

2002 Formal Plats: # Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Medina. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: MERCER ISLAND

City Mayor: Alan Merkle
City Info: (206) 236 - 5300

DEMOGRAPHICS

POPULATION

1980	21,522	Population Growth, 1980-1990:	-3%
1990	20,816	Population Growth, 1990-2000:	6%
1995	21,290		
2000	22,036	Households, 2000 Census:	8,437
2002	21,955	Ave. Hhld Size, 2000 Census:	2.58
2003	21,840		

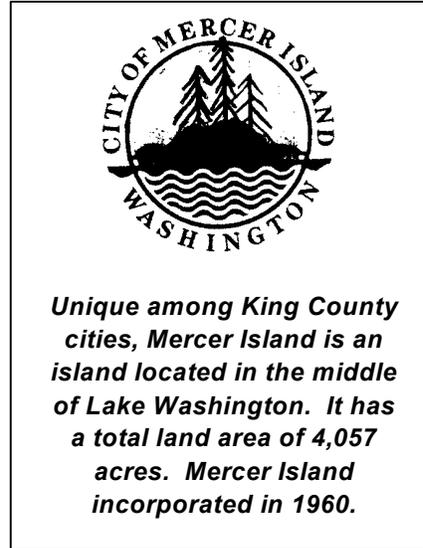
Household Growth Target for 2001-2022: 1,437

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



EMPLOYMENT AND INCOME

2001 Number of Business Units: 687

Median Household Income:

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

Households by Income Category, 1999:

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

2001 Total Jobs: 7,165

AFFM/Construction	440
Finance / Services	4,299
Manufacturing	25
Retail	971
Wholesale/Utilities	569
Government/Education	1,540

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 8,806

**Single Family	6,840
Multifamily	1,966

1990 Census Median House Value: \$335,900

2000 Census Median House Value: \$573,900

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

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

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 132

**Single Family	36
Multifamily	96

2002 Formal Plats: # Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Mercer Island. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: MILTON (King County portion)

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

DEMOGRAPHICS

POPULATION

1980	218	Population Growth, 1980-1990:	220%
1990	697	Population Growth, 1990-2000:	17%
1995	795		
2000	814	Households, 2000 Census:	339
2002	815	Average Hhld Size, 2000 Census:	2.39
2003	820		

Household Growth Target for 2001-2022: 50

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



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

EMPLOYMENT AND INCOME

2001 Number of Business Units: 9

Median Household Income:

1989 (1990 Census):	\$40,446
1999 (2000 Census):	\$64,000

Households by Income Category, 1999:

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

2001 Total Jobs: 6

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

Major Businesses and Employers:

n/a

HOUSING

2000 Census Housing Unit Count: 355

**Single Family	352
Multifamily	3

1990 Census Median 2-Bdrm. Rental:	\$608
2000 Census Median 2-Bdrm. Rental:	n/a

1990 Census Median House Value: \$102,900

2000 Census Median House Value: \$164,225

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 0

**Single Family	0
Multifamily	0

2002 Formal Plats: #Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The City of Milton. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: NEWCASTLE

City Mayor: John Dulcich
City Info: (425) 649 - 4444

DEMOGRAPHICS

POPULATION

1980	n/a	Population Growth, 1980-1990:	n/a
1990	5,400	Population Growth, 1990-2000:	43%
1995	8,052		
2000	7,737	Households, 2000 Census:	3,028
2002	8,205	Ave. Hhld Size, 2000 Census:	2.55
2003	8,320		

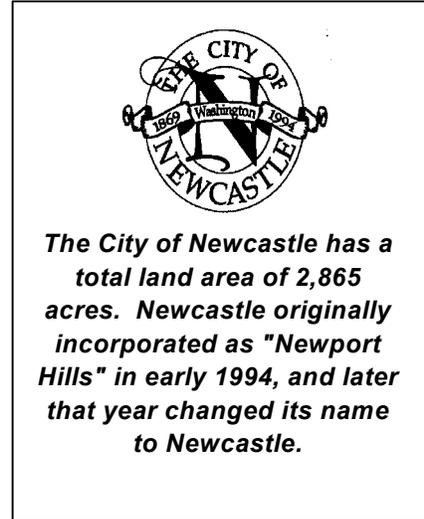
Household Growth Target for 2001-2022: 863

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



EMPLOYMENT AND INCOME

2001 Number of Business Units: 136

2001 Total Jobs: 1,113

Median Household Income:

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

AFFM/Construction	49
Finance / Services	524
Manufacturing	79
Retail	221
Wholesale/Utilities	125
Government/Education	346

Households by Income Category, 1999:

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

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 3,169

**Single Family	2,380
Multifamily	789

1990 Census Median 2-Bdrm. Rental: \$640
2000 Census Median 2-Bdrm. Rental: \$941

1990 Census Median House Value: \$176,000
2000 Census Median House Value: \$322,500

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 119

**Single Family	98
Multifamily	21

2002 Formal Plats: # Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	7	297	228.63

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Newcastle. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: NORMANDY PARK

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

DEMOGRAPHICS

POPULATION

1980	4,268	Population Growth, 1980-1990:	57%
1990	6,709	Population Growth, 1990-2000:	-5%
1995	6,935		
2000	6,392	Households, 2000 Census:	2,609
2002	6,395	Ave. Hhld Size, 2000 Census:	2.45
2003	6,345		

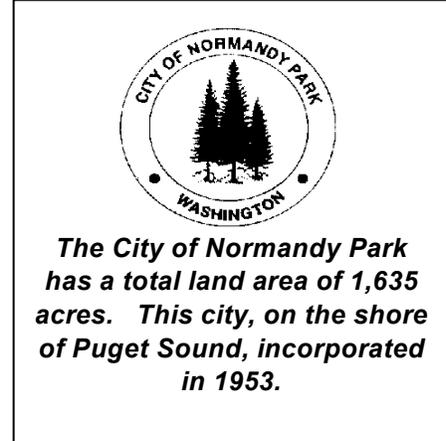
Household Growth Target for 2001-2022: 100

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



EMPLOYMENT AND INCOME

2001 Number of Business Units: 120

Median Household Income:

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

Households by Income Category, 1999:

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

2001 Total Jobs: 575

AFFM/Construction	86
Finance / Services	203
Manufacturing	0
Retail	144
Wholesale/Utilities	18
Government/Education	162

Major Businesses and Employers:

City of Normandy Park	QFC
Logan Lumber	XL Sooper

HOUSING

2000 Census Housing Unit Count: 2,644

**Single Family	2,124
Multifamily	520

1990 Census Median House Value: \$196,300

2000 Census Median House Value: \$301,900

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

2000 Census Median 2-Bdrm. Rental: \$689

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 93

**Single Family	8
Multifamily	85

2002 Formal Plats: # Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The City of Normandy Park. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: NORTH BEND

City Mayor: Joan Murray Simpson
City Info: (425) 888 - 1211

DEMOGRAPHICS

POPULATION

1980	1,701	Population Growth, 1980-1990:	52%
1990	2,578	Population Growth, 1990-2000:	84%
1995	2,925		
2000	4,746	Households, 2000 Census:	1,841
2002	4,735	Ave. Hhld Size, 2000 Census:	2.53
2003	4,680		

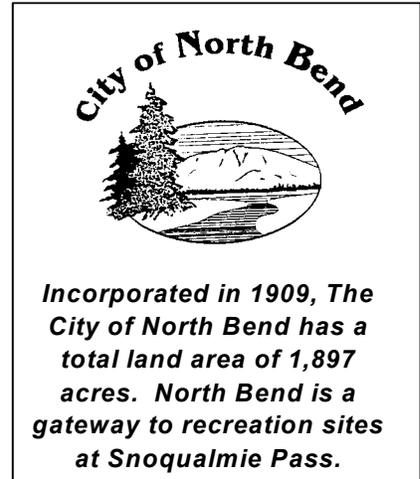
Household Growth Target for 2001-2022: 636

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



EMPLOYMENT AND INCOME

2001 Number of Business Units: 168

Median Household Income:

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

Households by Income Category, 1999:

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

2001 Total Jobs: 2,071

AFFM/Construction	161
Finance / Services	528
Manufacturing	*
Retail	1,062
Wholesale/Utilities	*
Government/Education	1,062

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 1,954

**Single Family	1,230
Multifamily	724

1990 Census Median 2-Bdrm. Rental:	\$420
2000 Census Median 2-Bdrm. Rental:	\$1,001

1990 Census Median House Value: \$121,400

2000 Census Median House Value: \$273,400

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 0

**Single Family	0
Multifamily	0

2002 Formal Plats: #Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The City of North Bend. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: PACIFIC (King County portion)

City Mayor: Howard Erickson
City Info: (253) 929 - 1100

DEMOGRAPHICS

POPULATION

1980	2,261	Population Growth, 1980-1990:	104%
1990	4,622	Population Growth, 1990-2000:	16%
1995	5,300		
2000	5,373	Households, 2000 Census:	1,992
2002	5,405	Ave. Hhld Size, 2000 Census:	2.53
2003	5,525		

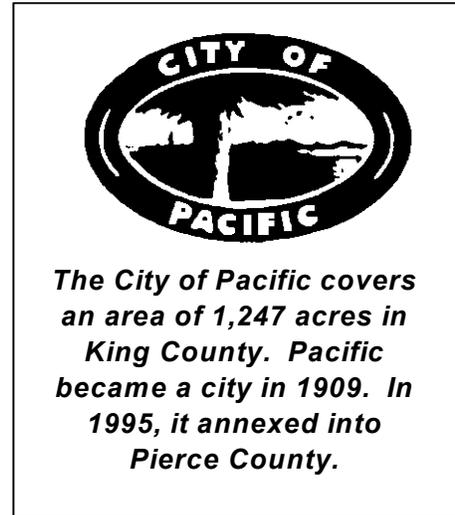
Household Growth Target for 2001-2022: 996

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



EMPLOYMENT AND INCOME

2001 Number of Business Units: 89

Median Household Income:

1989 (1990 Census):	\$32,468
1999 (2000 Census):	\$45,673

Households by Income Category, 1999:

0 - 50%	489	25%
50 - 80%	421	21%
80 - 120%	416	21%
120% +	654	33%

2001 Total Jobs: 933

AFFM/Construction	216
Finance / Services	141
Manufacturing	152
Retail	96
Wholesale/Utilities	141
Government/Education	237

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 2,054

**Single Family	1,255
Multifamily	799

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

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

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 102

**Single Family	17
Multifamily	85

2002 Formal Plats: #Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Pacific. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: REDMOND

City Mayor: Rosemarie M. Ives

City Info: (425) 556 - 2900

DEMOGRAPHICS

POPULATION

1980	23,318	Population Growth, 1980-1990:	54%
1990	35,800	Population Growth, 1990-2000:	26%
1995	40,030		
2000	45,256	Households, 2000 Census:	19,102
2002	46,040	Ave. Hhld Size, 2000 Census:	2.33
2003	46,480		

Household Growth Target for 2001-2022: 9,083

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



EMPLOYMENT AND INCOME

2001 Number of Business Units: 2,075

Median Household Income:

1989 (1990 Census):	\$42,299
1999 (2000 Census):	\$66,735

Households by Income Category, 1999:

0 - 50%	2,424	13%
50 - 80%	2,847	15%
80 - 120%	3,255	17%
120% +	10,656	56%

2001 Total Jobs: 78,105

AFFM/Construction	4,726
Finance / Services	40,122
Manufacturing	13,258
Retail	8,242
Wholesale/Utilities	10,041
Government/Education	18,283

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 20,296

**Single Family	8,735
Multifamily	11,561

1990 Census Median House Value: \$168,600

2000 Census Median House Value: \$269,400

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

2000 Census Median 2-Bdrm. Rental: \$1,021

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 122

**Single Family	119
Multifamily	3

2002 Formal Plats: # Plats #Lots #Acres

Applications:	2	75	17.19
Recordings:	3	114	37.80

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The City of Redmond. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: RENTON

City Mayor: Jesse Tanner
City Info: (425) 430 - 6400

DEMOGRAPHICS

POPULATION

1980	30,612	Population Growth, 1980-1990:	36%
1990	41,688	Population Growth, 1990-2000:	20%
1995	44,890		
2000	50,052	Households, 2000 Census:	21,708
2002	53,840	Ave. Hhld Size, 2000 Census:	2.29
2003	54,900		

Household Growth Target for 2001-2022: 6,198

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



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

EMPLOYMENT AND INCOME

2001 Number of Business Units: 1,739

Median Household Income:

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

2001 Total Jobs: 56,169

AFFM/Construction	2,111
Finance / Services	12,173
Manufacturing	22,982
Retail	8,613
Wholesale/Utilities	5,151
Government/Education	13,764

Households by Income Category, 1999:

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

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 22,699

**Single Family	10,721
Multifamily	11,978

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

2000 Census Median 2-Bdrm. Rental: \$723

1990 Census Median House Value: \$72,300

2000 Census Median House Value: \$183,800

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 643

**Single Family	466
Multifamily	177

2002 Formal Plats: #Plats #Lots #Acres

Applications:	6	187	37.27
Recordings:	17	637	197.76

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Renton\ . * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: SAMMAMISH

City Mayor: Ken Kilroy
City Info: (425) 898 - 0660

DEMOGRAPHICS

POPULATION

1980	n/a	Population Growth, 1980-1990:	n/a
1990	21,550	Population Growth, 1990-2000:	58%
1995	n/a		
2000	34,104	Households, 2000 Census:	11,131
2002	34,660	Ave. Hhld Size, 2000 Census:	3.06
2003	35,930		

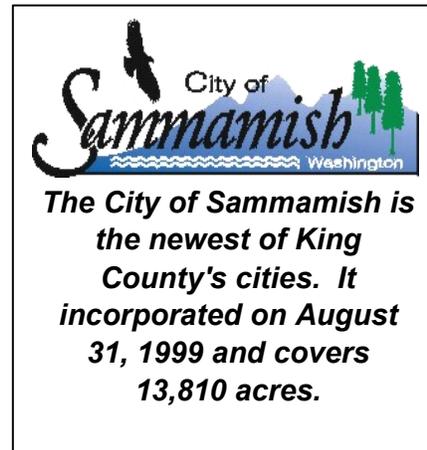
Household Growth Target for 2001-2022: 3,842

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



EMPLOYMENT AND INCOME

2001 Number of Business Units: 574

Median Household Income:

1989 (1990 Census):	\$60,700
1999 (2000 Census):	\$101,592

Households by Income Category, 1999:

0 - 50%	580	5%
50 - 80%	722	6%
80 - 120%	1,146	10%
120% +	8,724	78%

2001 Total Jobs: 4,539

AFFM/Construction	447
Finance / Services	1,105
Manufacturing	24
Retail	1,484
Wholesale/Utilities	287
Government/Education	1,771

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 11,682

**Single Family	10,877
Multifamily	805

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

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

1990 Census Median House Value: \$229,000

2000 Census Median House Value: \$362,900

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 530

**Single Family	356
Multifamily	174

2002 Formal Plats: #Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	7	369	185.22

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The City of Sammamish. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: SEATAC

City Mayor: Joe Brennan
City Info: (206) 241 - 9100

DEMOGRAPHICS

POPULATION

1980	n/a	Population Growth, 1980-1990:	n/a
1990	22,694	Population Growth, 1990-2000:	8%
1995	22,910		
2000	24,496	Households, 2000 Census:	9,708
2002	25,320	Ave. Hhld Size, 2000 Census:	2.53
2003	25,100		

Household Growth Target for 2001-2022: 4,478

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%
Hispanic or Latino*:	3,302	13%
Two or more race:	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.

EMPLOYMENT AND INCOME

2001 Number of Business Units: 787

Median Household Income:

1989 (1990 Census):	\$32,437
1999 (2000 Census):	\$41,202

2001 Total Jobs: 31,801

AFFM/Construction	495
Finance / Services	6,604
Manufacturing	759
Retail	2,574
Wholesale/Utilities	19,004
Government/Education	21,579

Households by Income Category, 1999:

0 - 50%	2,723	28%
50 - 80%	2,218	23%
80 - 120%	1,889	19%
120% +	2,953	30%

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 10,032

**Single Family	6,205
Multifamily	3,827

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

2000 Census Median 2-Bdrm. Rental: \$654

1990 Census Median House Value: \$93,500

2000 Census Median House Value: \$157,800

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 38

**Single Family	38
Multifamily	0

2002 Formal Plats: # Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	1	10	2.63

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of SeaTac. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: SEATTLE

City Mayor: Greg Nickels
City Info: (206) 386 - 1234

DEMOGRAPHICS

POPULATION

1980	493,846	Population Growth, 1980-1990:	5%
1990	516,259	Population Growth, 1990-2000:	9%
1995	532,900		
2000	563,374	Households, 2000 Census:	258,499
2002	570,800	Ave. Hhld Size, 2000 Census:	2.08
2003	571,900		

Household Growth Target for 2001-2022: 51,510

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



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

EMPLOYMENT AND INCOME

2001 Number of Business Units: 25,975

Median Household Income:

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

2001 Total Jobs: 502,389

AFFM/Construction	23,153
Finance / Services	220,864
Manufacturing	39,262
Retail	73,680
Wholesale/Utilities	59,160
Government/Education	132,839

Households by Income Category, 1999:

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

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 270,536

**Single Family	134,269
Multifamily	136,267

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

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

1990 Census Median House Value: \$137,900

2000 Census Median House Value: \$259,600

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 3,459

**Single Family	696
Multifamily	2,763

2002 Formal Plats: # Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	1	11	16.20

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Seattle. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: SHORELINE

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

DEMOGRAPHICS

POPULATION

1980	n/a	Population Growth, 1980-1990:	n/a
1990	47,100	Population Growth, 1990-2000:	13%
1995	n/a		
2000	53,025	Households, 2000 Census:	20,716
2002	53,250	Ave. Hhld Size, 2000 Census:	2.50
2003	52,730		

Household Growth Target for 2001-2022: 2,651

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



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

2001 Number of Business Units: 1,300

2001 Total Jobs: 15,304

Median Household Income:

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

AFFM/Construction	759
Finance / Services	5,557
Manufacturing	274
Retail	4,265
Wholesale/Utilities	500
Government/Education	4,765

Households by Income Category, 1999:

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

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 21,330

**Single Family	15,451
Multifamily	5,879

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

2000 Census Median 2-Bdrm. Rental: \$798

1990 Census Median House Value: \$136,000

2000 Census Median House Value: \$219,950

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 118

**Single Family	64
Multifamily	54

2002 Formal Plats: #Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	3	29	4.69

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The City of Shoreline. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: SKYKOMISH

City Mayor: Charlotte L. Mackner
City Info: (360) 677 - 2388

DEMOGRAPHICS

POPULATION

1980	209	Population Growth, 1980-1990:	31%
1990	273	Population Growth, 1990-2000:	-22%
1995	270		
2000	214	Households, 2000 Census:	104
2002	215	Ave. Hhld Size, 2000 Census:	2.06
2003	210		

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.

Household Growth Target for 2001-2022: 20

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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

EMPLOYMENT AND INCOME

2001 Number of Business Units: 14

2001 Total Jobs: 83

Median Household Income:

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

AFFM/Construction	-
Finance / Services	*
Manufacturing	-
Retail	20
Wholesale/Utilities	*
Government/Education	20

* Sector detail is suppressed to protect confidentiality.

Households by Income Category, 1999:

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

Major Businesses and Employers:

NA

HOUSING

2000 Census Housing Unit Count: 172

**Single Family	166
Multifamily	6

1990 Census Median 2-Bdrm. Rental: \$275
2000 Census Median 2-Bdrm. Rental: \$625

1990 Census Median House Value: \$49,700
2000 Census Median House Value: \$97,500

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 0
**Single Family 0
Multifamily 0

2002 Formal Plats:	# Plats	#Lots	#Acres
Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Skykomish. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: SNOQUALMIE

City Mayor: Randy "Fuzzy" Fletcher
City Info: (425) 888 - 1555

DEMOGRAPHICS

POPULATION

1980	1,370	Population Growth, 1980-1990:	13%
1990	1,546	Population Growth, 1990-2000:	5%
1995	1,540		
2000	1,631*	Households, 2000 Census:	632
2002	4,210	Ave. Hhld Size, 2000 Census:	2.58
2003	4,785		

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

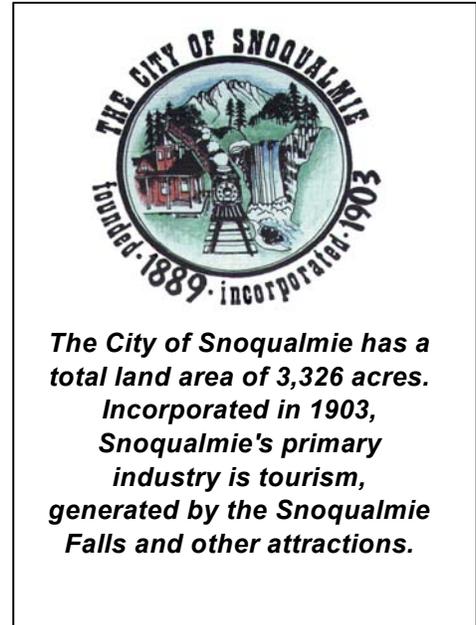
Household. Growth Target for 2001-2022: 1,697

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



EMPLOYMENT AND INCOME

2001 Number of Business Units: 93

Median Household Income:

1989 (1990 Census):	\$26,678
1999 (2000 Census):	\$52,697

Households by Income Category, 1999:

0 - 50%	130	21%
50 - 80%	95	15%
80 - 120%	129	20%
120% +	279	44%

2001 Total Jobs: 1,343

AFFM/Construction	81
Finance / Services	584
Manufacturing	40
Retail	131
Wholesale/Utilities	107
Government/Education	238

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 666

**Single Family	502
Multifamily	164

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

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

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 293

**Single Family	214
Multifamily	79

2002 Formal Plats: # Plats #Lots #Acres

Applications:	1	78	26.38
Recordings:	2	155	71.74

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Snoqualmie. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: TUKWILA

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

DEMOGRAPHICS

POPULATION

1980	3,578	Population Growth, 1980-1990:	232%
1990	11,874	Population Growth, 1990-2000:	45%
1995	14,750		
2000	17,181	Households, 2000 Census:	7,186
2002	17,270	Ave. Hhld Size, 2000 Census:	2.38
2003	17,230		

Household Growth Target for 2001-2022: 3,200

2000 Census Age Structure:

17 and under	4,124	24%
18 - 64	11,712	68%
65 and over	1,345	8%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	9,297	54%
Black or African American:	2,174	13%
Asian and Pacific Islander:	2,169	13%
Native American and other:	247	1%
Hispanic or Latino*:	2,329	14%
Two or more race:	965	6%



The City of Tukwila has a total land area of 5,778 acres. This city was incorporated in 1908. Tukwila is a major retail and manufacturing center for South King County, and one of King County's most diverse cities.

EMPLOYMENT AND INCOME

2001 Number of Business Units: 1,545

Median Household Income:

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

2001 Total Jobs: 44,072

AFFM/Construction	1,637
Finance / Services	11,077
Manufacturing	12,494
Retail	9,843
Wholesale/Utilities	7,142
Government/Education	16,985

Households by Income Category, 1999:

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

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 7,817

**Single Family	3,318
Multifamily	4,499

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

2000 Census Median 2-Bdrm. Rental: \$697

1990 Census Median House Value: \$93,900

2000 Census Median House Value: \$150,100

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 60

**Single Family	60
Multifamily	0

2002 Formal Plats: #Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Tukwila. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: WOODINVILLE

City Mayor: Scott Hageman
City Info: (425) 489 - 2700

DEMOGRAPHICS

POPULATION

1980	n/a	Population Growth, 1980-1990:	n/a
1990	8,800	Population Growth, 1990-2000:	4%
1995	9,615		
2000	9,194	Households, 2000 Census:	3,512
2002	9,215	Ave. Hhld Size, 2000 Census:	2.61
2003	9,905		

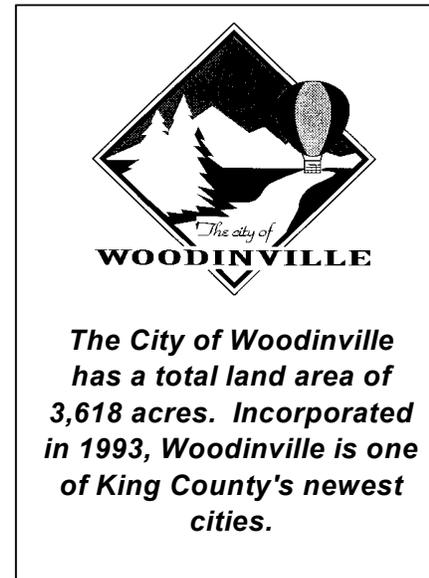
Household Growth Target for 2001-2022: 1,869

2000 Census Age Structure:

17 and under	2,447	27%
18 - 64	5,951	65%
65 and over	796	9%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	7,458	81%
Black or African American:	84	1%
Asian and Pacific Islander:	690	8%
Native American and other:	48	1%
Hispanic or Latino*:	658	7%
Two or more race:	256	3%



EMPLOYMENT AND INCOME

2001 Number of Business Units: 814

Median Household Income:

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

Households by Income Category, 1999:

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

2001 Total Jobs: 14,144

AFFM/Construction	3,234
Finance / Services	2,394
Manufacturing	3,542
Retail	2,553
Wholesale/Utilities	2,042
Government/Education	4,595

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 3,494

**Single Family	2,269
Multifamily	1,225

1990 Census Median House Value: \$198,000

2000 Census Median House Value: \$270,300

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

2000 Census Median 2-Bdrm. Rental: \$899

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 134

**Single Family	86
Multifamily	48

2002 Formal Plats: #Plats #Lots #Acres

Applications:	2	50	6.61
Recordings:	1	7	1.50

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Woodinville. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: YARROW POINT

City Mayor: Jeanne R. Berry
City Info: (425) 454 - 6994

DEMOGRAPHICS

POPULATION

1980	1,064	Population Growth, 1980-1990:	-10%
1990	962	Population Growth, 1990-2000:	5%
1995	995		
2000	1,008	Households, 2000 Census:	379
2002	1,010	Ave. Hhld Size, 2000 Census:	2.66
2003	1,000		

Household Growth Target for 2001-2022: 28

2000 Census Age Structure:

17 and under	261	26%
18 - 64	559	55%
65 and over	188	19%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	932	92%
Black or African American:	8	1%
Asian and Pacific Islander:	32	3%
Native American and other:	3	0%
Hispanic or Latino*:	20	2%
Two or more race:	13	1%

Town of Yarrow Point

*The City of Yarrow Point
has a total land area of
232 acres. This city is one
of the "Point Cities".
Yarrow Point was
incorporated in 1959.*

EMPLOYMENT AND INCOME

2001 Number of Business Units: 17

Median Household Income:

1989 (1990 Census):	\$76,196
1999 (2000 Census):	\$117,940

Households by Income Category, 1999:

0 - 50%	27	7%
50 - 80%	25	6%
80 - 120%	35	9%
120% +	292	77%

2001 Total Jobs: 53

AFFM/Construction	*
Finance / Services	19
Manufacturing	-
Retail	*
Wholesale/Utilities	*
Government/Education	-

* Sector detail is
suppressed to protect
confidentiality.

Major Businesses and Employers:

NA

HOUSING

2000 Census Housing Unit Count: 395

**Single Family	382
Multifamily	13

1990 Census Median 2-Bdrm. Rental: \$733

2000 Census Median 2-Bdrm. Rental: \$1,350

1990 Census Median House Value: \$421,600

2000 Census Median House Value: \$767,200

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 5

**Single Family	5
Multifamily	0

2002 Formal Plats: # Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA

State Employment Security Department. The City of Yarrow Point. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

VII. Unincorporated Areas and Profiles

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

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

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

Community Planning Areas – A Retrospective

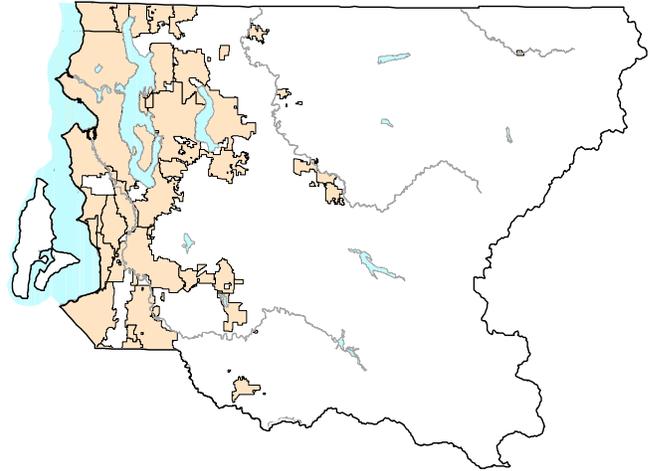
Two tables in this chapter present data by "community planning area." Community planning areas were delineated in the 1970s to represent communities or groups of neighborhoods with common land use issues. The planning areas acted as a useful geographic breakdown of King County, especially for unincorporated areas information. Of the 16 areas covering the entire County, 13 were primarily unincorporated. Beginning with the second Annual Growth Report in 1984, community planning areas were the dominant geographic structure to report the demographic, economic, and development activity of the County. As late as 1989, more than 40 % of the King County population resided in unincorporated areas, and more than half the new residential growth was occurring in those areas. An important chapter of each Annual Growth Report, with Area Profiles, reflected this significance.

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

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

Unincorporated King County Urban and Rural Areas

Unincorporated King County consists of both rural areas and urban areas outside city limits. Land uses include farms, forests, residential and some commercial uses. In the last decade, unincorporated King County experienced a net decrease of more than 160,000 people, bringing the 2000 total population to 352,000. The decrease was due chiefly to transfer of population into the cities through annexations and incorporations. Since 1990, eight cities have incorporated with a combined total of more than 150,000 people. Most of the unincorporated population, about 215,000 people, live in urban areas of western King County. Many of these urban communities are planned for timely annexation into adjoining cities. Ten of these urban communities are featured in the profiles starting on page 120.



QUICK FACTS

Land Area: 1,125,120 Acres or 1,758 Square Miles

King County Council Districts: parts of 10 Districts

School Districts: 17 Districts

Water Districts: 23 Districts

Sewer Districts: 11 Districts

Fire Districts: 29 Districts

TAX INFO

2003 Assessed Valuation: \$33,159 million
Uninc. Area Levy (\$1.745 per 1,000): 57,859,600

2002 Real Estate Sales: \$2,642.4 million
Local Option REET Revenue (0.5%): \$13,211,800

2002 Taxable Retail Sales: \$1,610.1 million
Local Option Sales Tax Revenue(1.0%): \$16,101,200

EMPLOYMENT

Number of Business Units: 5,980

Total Jobs: 46,300
Manufacturing: 3,580
Wholesale/Utilities: 3,850
Retail: 7,280
Finance/Services: 12,270
Government/Education: 8,350
AFFM/Construction: 9,070

Source: WA Employment Security Dept

INCOME

Median Household Income: \$65,290
Number of Households: 125,942

Households by Income Category:
0 – 80% 36,000 (29%)
80 – 140% 35,000 (28%)
140%+ 55,000 (43%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 352,500
Pop. Per Sq. Mile: 201

Median Age: 36.2

Age Structure:

17 and under	98,700	28%
18 – 64	225,900	64%
65 and over	27,900	8%

Race Categories:

Non-hispanic White:	279,173	(79%)
Black or African Am.:	12,051	(3%)
Asian and Pacific Is:	30,809	(9%)
Native Am. and other:	4,170	(1%)
Hispanic or Latino:	15,420	(4%)
Two or more race:	10,841	(3%)

HOUSING

Total Housing Units: 130,356
Single Family: 104,582
Multifamily: 18,694
Mobile Homes: 7,080

Percent Homeowners: 79%
Average Household Size: 2.79
Median House Value: \$240,000
Median 2 Bedroom Rental: \$790

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2002 New Residential Units: 2,445
Single Family: 1,954
Multifamily: 491

2002 Formal Plats/Lots:
Applications: 713 lots in 16 plats
Recordings: 1,040 lots in 30 plats

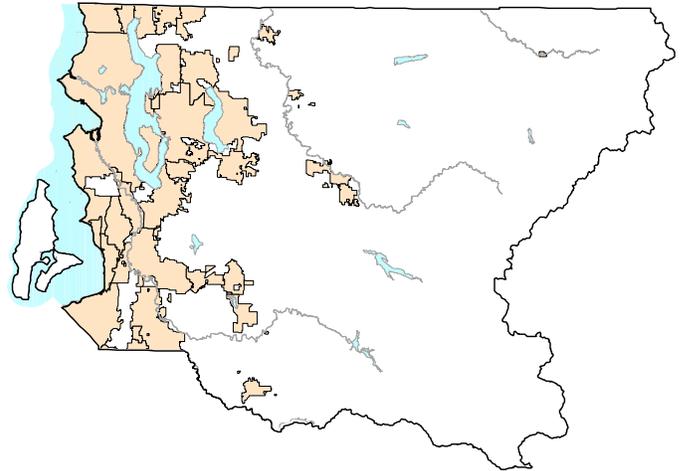
2002 Land Capacity:
Residential In Acres: 4,125
In Units: 24,960
Commercial In Acres: 355
In Jobs: 8,760

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

RURAL

Unincorporated King County

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



QUICK FACTS

Land Area: 1,070,700 Acres or 1,673 Square Miles

King County Council Districts: parts of 4 Districts

School Districts: 11 Districts

Water Districts: 13 Districts

Sewer Districts: 3 Districts

Fire Districts: 16 Districts

TAX INFO

2003 Assessed Valuation: \$15,332.1 million
Uninc. Area Levy (\$1.745 per 1,000): \$26,753,000

2002 Real Estate Sales: \$1,106.3 million
Local Option REET Revenue (0.5%): \$5,531,600

2002 Taxable Retail Sales: \$488.3 million
Local Option Sales Tax Revenue (1.0%): \$4,883,000

EMPLOYMENT

Number of Business Units: n a

Total Jobs: 18,000
Manufacturing: 3,580
Wholesale/Utilities: 3,850
Retail: 7,280
Finance/Services: 12,270
Government/Education: 8,350
AFFM/Construction: 9,070

Source: WA Employment Security Dep't

INCOME

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

Households by Income Category:
0 – 80% 10,800 (23%)
80 – 140% 13,400 (29%)
140%+ 22,700 (48%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 135,000

Pop. Per Sq. Mile: 80

Median Age: 38.2

Age Structure:

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

Race Categories:

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

HOUSING

Total Housing Units: 49,500

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

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

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2002 New Residential Units: 473

Single Family: 473

Multifamily: 0

2002 Formal Plats/Lots:

Applications: 16 lots in 2 plats

Recordings: 146 lots in 5 plats

2002 Land Capacity:

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

Commercial In Acres: n a
In Jobs: n a

Residential Subdivision Activity

Unincorporated King County, 1990 - 2002

Applications for Formal Plats

YEAR	Plats	Lots	Acres
1990	124	4,017	4,899.99
1991	34	1,017	1,294.74
1992	17	758	2,348.53
1993	13	749	314.18
1994	21	1,386	873.92
1995	29	2,019	1,603.16
1996	33	1,525	452.82
1997	55	2,299	881.57
1998	53	2,774	2,186.54
1999	29	707	217.70
2000	25	523	179.83
2001	24	807	567.35
2002	16	713	679.58
Total 1990-2002	473	19,294	16,499.91

Recorded Formal Plats

YEAR	Plats	Lots	Acres
1990	66	2,712	1,703.80
1991	51	2,575	1,571.13
1992	57	1,579	1,102.60
1993	60	1,634	937.01
1994	48	1,543	797.24
1995	50	1,361	1,017.30
1996	28	835	461.80
1997	40	1,717	1,425.75
1998	33	1,108	513.24
1999	26	1,244	1,823.12
2000	23	1,334	1,296.89
2001	39	1,824	3,204.57
2002	30	1,040	1,380.31
Total 1990-2002	551	20,506	17,234.76

Applications for Short Plats

YEAR	Plats	Lots	Acres
1990	424	1,363	4,108.26
1991	160	422	718.00
1992	109	292	365.47
1993	54	157	296.13
1994	110	297	609.21
1995	68	202	315.35
1996	54	163	390.22
1997	53	158	339.00
1998	63	178	286.41
1999	62	156	398.30
2000	58	161	438.85
2001	52	152	393.30
2002	30	86	220.94
Total 1990-2002	1,297	3,787	8,879.44

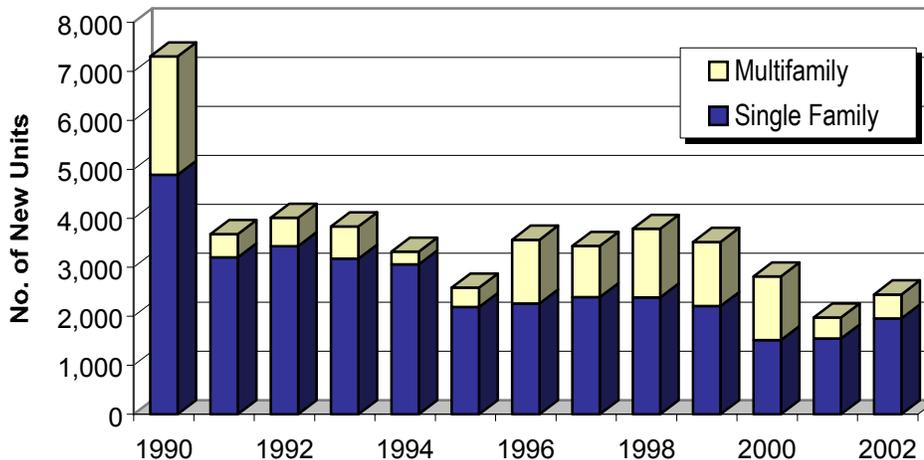
Recorded Short Plats

YEAR	Plats	Lots	Acres
1990	129	391	848.30
1991	138	385	1,102.83
1992	124	352	377.14
1993	116	332	617.48
1994	116	317	225.01
1995	125	334	669.66
1996	83	234	270.44
1997	46	127	151.20
1998	74	208	174.22
1999	47	134	141.48
2000	60	181	384.69
2001	23	75	42.56
2002	32	82	68.42
Total 1990-2002	1,113	3,152	5,073.43

Residential Permits and Units Unincorporated King County, 1990 - 2002

YEAR	Single Family		Multifamily		Total	
	Permits	Units	Permits	Units	Permits	Units
1990	4,890	4,890	44	2,416	4,934	7,306
1991	3,198	3,200	14	479	3,212	3,679
1992	3,432	3,432	24	583	3,456	4,015
1993	3,174	3,174	14	661	3,188	3,835
1994	3,059	3,059	9	261	3,068	3,320
1995	2,191	2,188	15	396	2,206	2,584
1996	2,259	2,259	35	1,303	2,294	3,562
1997	2,391	2,391	19	1,044	2,410	3,435
1998	2,384	2,384	9	1,400	2,393	3,784
1999	2,210	2,210	58	1,306	2,268	3,516
2000	1,511	1,511	29	1,300	1,540	2,811
2001	1,544	1,544	51	431	1,595	1,975
2002	1,954	1,954	25	491	1,979	2,445
Total 1990-2002	34,197	34,196	346	12,071	34,543	46,267

Total New Residential Units



Total New Residential Units Authorized by Unincorporated King County Areas, 1992 - 2002

TOTAL

Community Planning Area:	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Bear Creek	319	272	349	259	297	289	189	118	674	247	500
East Sammamish	656	389	379	520	673	939	1,318	1,432	676	263	123
Enumclaw	93	85	79	59	68	54	59	50	53	42	51
Federal Way / Southwest	319	212	160	166	351	77	79	139	207	235	420
Highline	203	254	65	47	61	10	164	64	82	94	97
Newcastle	215	148	156	67	199	71	104	214	75	65	32
Northshore	287	299	339	141	193	583	519	503	187	133	214
Shoreline	81	83	87	118	13	3	21	2	1	0	0
Snoqualmie Valley	246	221	249	216	201	227	196	169	141	102	113
Soos Creek	923	1,247	691	477	849	817	887	604	515	577	527
Tahoma Raven Heights	535	530	669	443	557	227	134	129	119	91	297
Vashon	127	83	88	63	87	83	103	86	72	120	60
TOTAL:	4,004	3,823	3,311	2,576	3,549	3,380	3,773	3,510	2,811	1,975	2,445

Single Family

Community Planning Area:	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Bear Creek	319	272	349	259	297	289	189	114	287	247	309
East Sammamish	573	338	377	319	437	512	755	835	23	52	82
Enumclaw	93	85	79	59	64	54	59	48	53	42	51
Federal Way / Southwest	273	212	160	106	127	73	79	139	203	163	418
Highline	62	60	65	47	57	10	92	64	76	50	51
Newcastle	175	118	156	67	69	71	104	120	64	65	102
Northshore	213	275	126	120	117	215	226	184	151	133	180
Shoreline	55	58	62	28	3	3	7	2	1	0	0
Snoqualmie Valley	246	221	249	216	191	227	196	163	135	102	111
Soos Creek	796	910	670	453	410	572	851	326	327	558	331
Tahoma Raven Heights	525	530	669	443	387	227	134	125	115	91	280
Vashon	91	83	88	63	87	83	103	84	68	48	39
TOTAL:	3,421	3,162	3,050	2,180	2,246	2,336	2,795	2,204	1,511	1,557	1,954

Multifamily

Community Planning Area:	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
Bear Creek	0	0	0	0	0	0	0	4	387	0	181
East Sammamish	83	51	2	201	236	427	563	597	654	211	76
Enumclaw	0	0	0	0	4	0	0	2	0	0	0
Federal Way / Southwest	46	0	0	60	224	4	0	0	4	72	2
Highline	141	194	0	0	4	0	72	0	6	44	46
Newcastle	40	30	0	0	130	0	0	94	11	0	0
Northshore	74	24	213	21	76	368	293	319	36	0	34
Shoreline	26	25	25	90	10	0	14	0	0	0	0
Snoqualmie Valley	0	0	0	0	10	0	0	6	6	0	102
Soos Creek	127	337	21	24	439	245	36	278	188	19	20
Tahoma Raven Heights	10	0	0	0	170	0	0	4	4	0	9
Vashon	36	0	0	0	0	0	0	2	4	72	21
TOTAL:	583	661	261	396	1,303	1,044	978	1,306	1,300	418	491

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 - 2002

URBAN AREA

Planning Area	1995		1996		1997		1998		1999		2000		2001		2002	
	Single Family	Multi-family														
Bear Creek	3,750	200	0	0	0	0	0	0	4	0	0	0	183	0	1,325	24
East King County	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
East Sammamish	2,629	1,196	1,130	1,728	1,112	902	53	162	48	-	13	30	0	0	28	13
Eastside/Gr. River Valley	8	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0
Enumclaw	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Federal Way	208	0	50	0	325	487	242	65	122	350	67	0	368	26	23	5
Highline	87	0	13	11	70	72	47	556	62	82	115	0	35	0	26	212
Newcastle	39	50	27	0	37	4	128	74	140	0	92	9	219	10	306	0
Northshore	186	190	135	1,546	144	502	355	162	111	20	69	-	77	154	18	203
Shoreline	4	33	0	0	0	14	0	21	0	0	0	0	0	0	0	0
Snoqualmie Valley	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Soos Creek	1,057	1,015	589	513	388	323	295	302	524	204	250	285	875	162	581	239
Tahoma/Raven Heights	245	225	2	0	652	0	0	0	0	0	7	0	8	0	90	320
TOTAL:	8,213	2,909	1,946	3,798	2,731	2,304	1,120	1,342	1,011	656	613	324	1,765	352	2,397	1,016

RURAL AREA

Planning Area	1995		1996		1997		1998		1999		2000		2001		2002	
	Single Family	Multi-family														
Bear Creek	125	-	8	-	5	-	-	-	0	-	16.00	-	14	-	0	-
East King County	0	-	0	-	1	-	-	-	0	-	15.00	-	0	-	0	-
East Sammamish	3	-	3	-	1	-	-	-	1	-	20	-	-	-	9	-
Eastside/Gr. River Valley	0	-	0	-	0	-	-	-	0	-	-	-	-	-	0	-
Enumclaw	1	-	8	-	1	-	-	-	4	-	28.00	-	7	-	9	-
Newcastle	5	-	1	-	2	-	1	-	5	-	3	-	4	-	8	-
Northshore	4	-	0	-	0	-	2.00	-	0	-	-	-	-	-	0	-
Snoqualmie Valley	97	-	26	-	9	-	59.00	-	34	-	17.00	-	27	-	23	-
Soos Creek	31	-	4	-	18	-	25	-	16	-	8	-	8	-	153	-
Tahoma/Raven Heights	12	-	13	-	12	-	83.00	-	51	-	7.00	-	8	-	11	-
Vashon	2	-	10	-	0	-	12.00	-	67	-	25.00	-	-	-	0	-
TOTAL:	280	-	73	-	49	-	182	-	178	-	139	-	68	-	213	-

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 2003.

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

Sub-Region	<u>Adopted Household Growth Target, 2001 - 2022</u>			Cities' Targets	Sub-region Totals
	<u>Unincorporated King County</u>				
	Total	in designated Pot. Anxtn Areas	outside PAAs		
East King County	6,801	2,702	4,099 *	40,844	47,645
South King County	4,935	4,935	0	37,420	42,355
Sea-Shore (N. Highline)	1,670	0	1,670	54,699	56,369
Rural Cities ** (expansion area)	0	0	0 **	5,563	5,563
Urban Area Total	13,406	7,637	5,769	138,526	151,932
Rural Area	6,000 ***			0	6,000
King County Total	19,406			138,526	157,932

Notes:

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

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

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

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

Source: Growth Management Planning Council Motion 02-2, November 2002.

This table provides numbers adopted by the Growth Management Planning Council in November 2002.

Technical corrections may be made in 2004.

Residential Land Supply and Capacity

Findings from Buildable Lands Report, 2002

Unincorporated Urban King County, by Sub-Regions

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

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

Source: King County Buildable Lands Evaluation Report, 2002.

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

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

Population by Community Planning Area 1990 and 2000 by Jurisdiction

	<u>1990 Census</u>			<u>2000 Census</u>		
	Cities	Unincorp.	Total	Cities	Unincorp.	Total
Bear Creek	2,700	20,900	23,600	3,100	28,200	31,300
East King County	250	700	950	200	800	1,000
East Sammamish	250	31,050	31,300	34,500	15,600	50,100
Eastside	162,500	1,300	163,800	182,500	600	183,100
Enumclaw	8,800	12,400	21,200	12,100	13,000	25,100
Federal Way	68,000	30,600	98,600	92,000	28,200	120,200
Green River Valley	68,100	2,500	70,600	85,900	200	86,100
Highline	55,100	78,700	133,800	100,800	46,000	146,800
Newcastle	35,150	44,850	80,000	67,200	28,400	95,600
NorthShore	24,500	68,600	93,100	57,600	45,200	102,800
Shoreline	4,000	60,700	64,700	66,200	0	66,200
Snoqualmie Valley	8,200	21,200	29,400	12,900	25,600	38,500
Soos Creek	31,450	95,350	126,800	71,000	86,500	157,500
Tahoma-Raven Hts.	8,900	35,100	44,000	34,800	24,400	59,200
Vashon	0	9,300	9,300	0	10,100	10,100
SEATTLE	516,300	0	516,300	563,400	0	563,400
King County Total	994,200	513,200	1,507,300	1,384,200	352,800	1,737,000

Housing Units by Community Planning Area Unincorporated King County Only

	<u>1990 Census</u>		<u>2000 Census</u>	
	Households	Housing Units	Households	Housing Units
Bear Creek	6,600	6,800	9,000	9,300
East King County	300	600	300	600
East Sammamish	10,500	10,900	6,000	6,200
Eastside	550	600	220	240
Enumclaw	4,100	4,250	4,750	4,900
Federal Way	10,800	11,200	9,600	9,900
Green River Valley	1,000	1,050	80	90
Highline	32,200	33,600	17,500	18,100
Newcastle	16,000	16,700	10,000	10,300
NorthShore	23,600	24,500	16,300	16,900
Shoreline	23,500	24,200	0	0
Snoqualmie Valley	7,500	7,700	9,500	9,800
Soos Creek	32,100	33,400	30,400	31,300
Tahoma-Raven Hts.	11,600	12,100	8,300	8,600
Vashon	3,800	4,500	4,200	4,860
Unincorp. KC Total	184,100	192,100	126,000	131,000

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

King County Potential Annexation Areas

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

East Federal Way

East Renton

Eastgate

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

Kent Northeast

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

Klahanie

Lea Hill

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

West Hill (including communities of Skyway and Bryn Mawr)

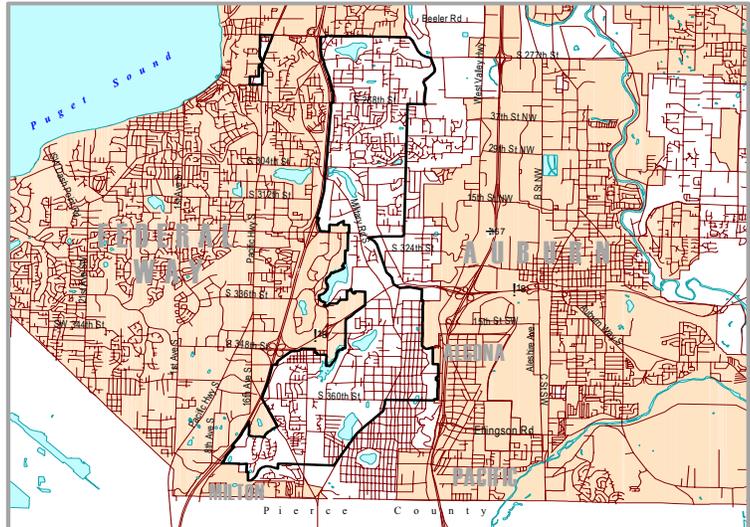
Following the PAA profiles is a "Sources and Notes" page which identifies data sources and explanations of the profile information.

An additional 22,000 persons live in other Urban-designated areas not within a specific large PAA. Some of these neighborhoods are smaller PAAs, but others are not claimed by a specific city. Outside the Urban Growth Area are Rural and Resource designated areas, with nearly 136,000 residents in 2000. A Profile covering Rural unincorporated King County is on page 113.

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

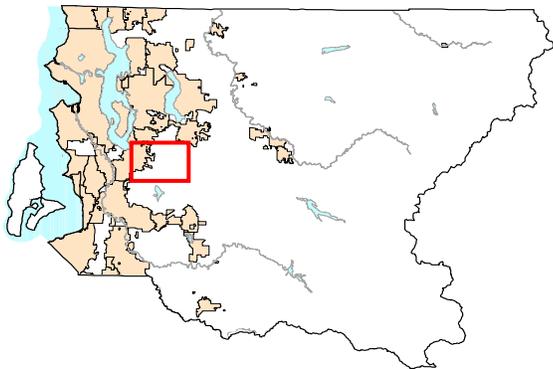
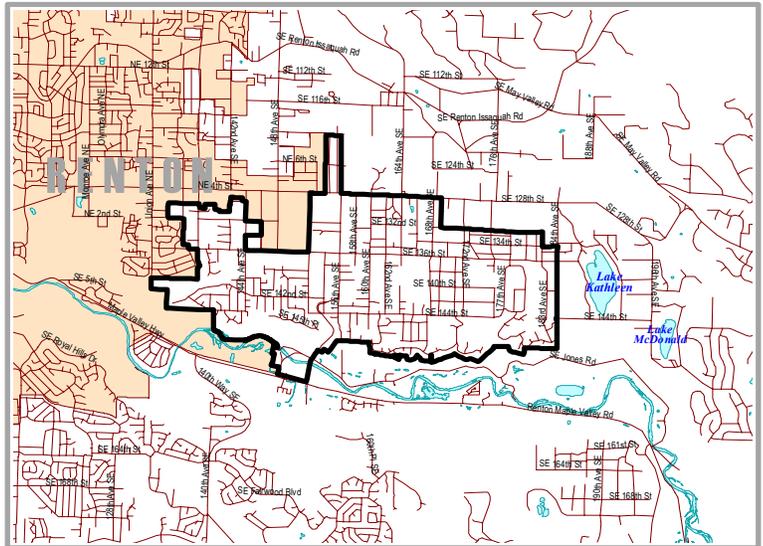
East Federal Way Potential Annexation Area

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



East Renton Potential Annexation Area

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



QUICK FACTS

Land Area: 2,126.25 Acres or 3.32 Square Miles

King County Council District: 12 (David Irons)

School District: 403 Renton / 411 Issaquah

Water District: 90

Sewer District:

Fire District: 25

Annexing City: Renton

Annexation Status:

TAX INFO

2003 Assessed Valuation: \$615.6 million
Uninc. Area Levy (\$1.745 per 1,000): \$1,074,400

2002 Real Estate Sales: \$40.2 million
Local Option REET Revenue (0.5%): \$201,250

2002 Taxable Retail Sales: \$17.8 million
Local Option Sales Tax Revenue (1.0%): \$177,580

EMPLOYMENT

Number of Business Units: 100

Total Jobs: 650
Manufacturing: 30
Wholesale/Utilities: 20
Retail: 50
Finance/Services: 100
Government/Education: 250
AFFM/Construction: 200

Source: WA Employment Security Dept

INCOME

Median Household Income: \$65,300
Number of Households: 2,600

Household by Income Category:

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

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 7,370
Pop. Per Sq. Mile: 2,220

Median Age: 38.2

Age Structure:

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

Race Categories:

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

HOUSING

Total Housing Units: 2,650
Single Family: 2,430 (92%)
Multifamily: 50 (2%)
Mobile Homes: 170 (6%)

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

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2002 New Residential Permits: 4
Single Family: 4
Multifamily: 0 / 0

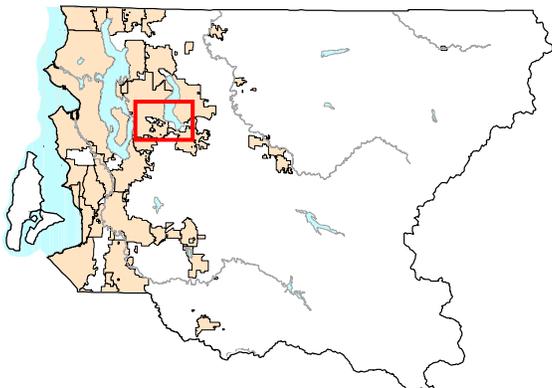
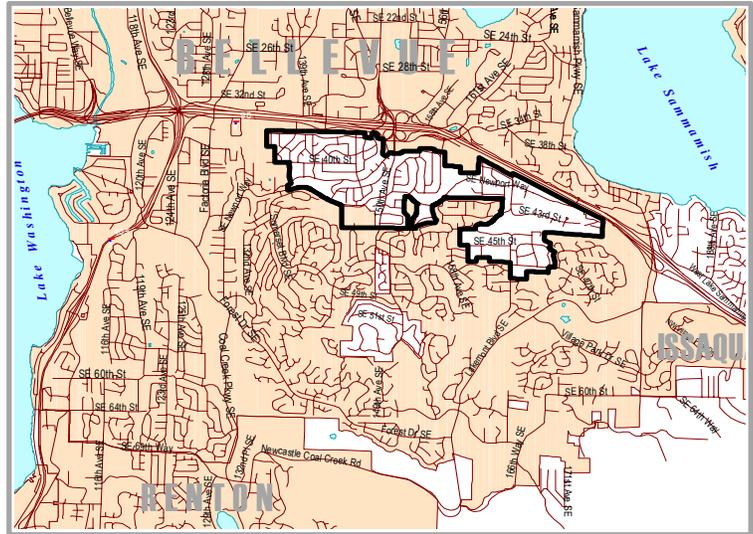
2002 Formal Plats/Lots:
Applications: 1 / 23
Recordings: 7 / 376

2002 Land Capacity:
Residential In Acres: 248.35
In Units: 1,091

Commercial In Acres: n a
In Jobs:

Eastgate Potential Annexation Area

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



QUICK FACTS

Land Area: 786.68 Acres or 1.23 Square Miles

King County Council District: 6 (Rob McKenna)

School District: 405 Bellevue / 411 Issaquah

Water District: Bellevue

Sewer District: Bellevue

Fire District: 14 and 10

Annexing City: Bellevue

Annexation Status:

TAX INFO

2003 Assessed Valuation: \$488.8 million
Uninc. Area Levy (\$1.745 per 1,000): \$852,936

2002 Real Estate Sales: \$42.6 million
Local Option REET Revenue (0.5%): \$213,100

2002 Taxable Retail Sales: \$27 million
Local Option Sales Tax Revenue (1.0%): \$270,300

EMPLOYMENT

Number of Business Units: 70

Total Jobs: 400

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

Source: WA Employment Security Dep't

INCOME

Median Household Income: \$65,600

Number of Households: 1,710

Household by Income Category:

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

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 4,558
Pop. Per Sq. Mile: 3,705

Median Age: 37.0

Age Structure:

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

Race Categories:

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

HOUSING

Total Housing Units: 1,743

- Single Family: 1,588 (91%)
- Multifamily: 155 (9%)
- Mobile Homes: 0 (0%)

Percent Homeowners: 77.6%

Average Household Size: 2.66

Median House Value: \$ 222,900

Median 2 Bedroom Rental: \$ 1,132

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2002 New Residential Permits: 5

- Single Family: 5
- Multifamily: 0 / 0

2002 Formal Plats/Lots:

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

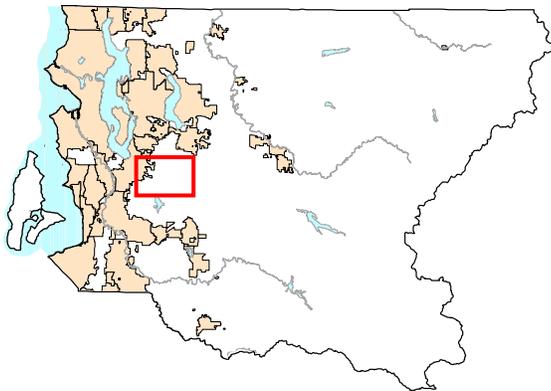
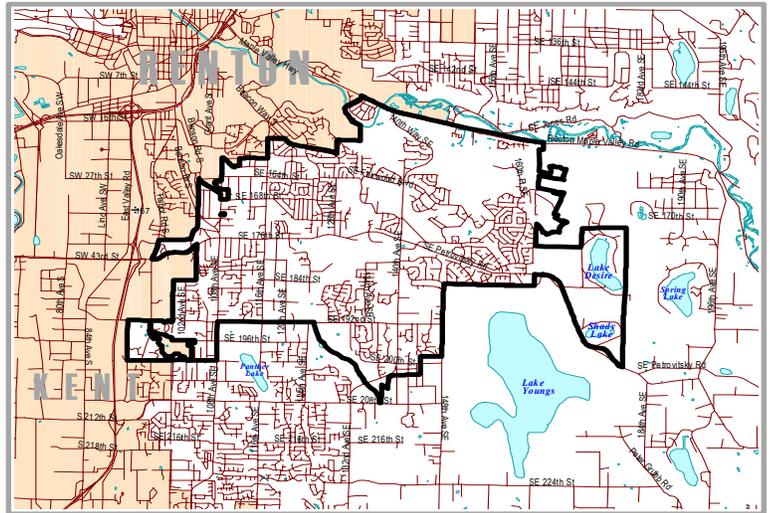
2002 Land Capacity:

Residential In Acres: 24.15
In Units: 100

Commercial In Acres: n a
In Jobs:

Fairwood Potential Annexation Area

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



QUICK FACTS

Land Area: 6,876.04 Acres or 10.74 Square Miles

King County Council District: 9 (Steve Hammond) / 6 (Rob McKenna) / 5 (Dwight Pelz)

School District: 415 Kent / 403 Renton

Water District: Soos Creek, Cedar River

Sewer District: Soos Creek, Cedar River

Fire District: 40, 37, 25

Annexing City: Renton

Annexation Status:

TAX INFO

2003 Assessed Valuation: \$2,844.4 million
Uninc. Area Levy (\$1.745 per 1,000): \$4,963,200

2002 Real Estate Sales: \$ 274 million
Local Option REET Revenue (0.5%): \$1,369,900

2002 Taxable Retail Sales: \$249.6 million
Local Option Sales Tax Revenue (1.0%): \$2,495,700

EMPLOYMENT

Number of Business Units: 460

Total Jobs: 3,830

Manufacturing:	70
Wholesale/Utilities:	130
Retail:	1,300
Finance/Services:	1,230
Government/Education:	860
AFFM/Construction:	240

Source: WA Employment Security Dep't

INCOME

Median Household Income: \$ 58,000

Number of Households: 14,630

Household by Income Category:

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

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 39,430
Pop. Per Sq. Mile: 3,670

Median Age: 35.4

Age Structure:

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

Race Categories:

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

HOUSING

Total Housing Units: 15,080

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

Percent Homeowners: 70.2%

Average Household Size: 2.65

Median House Value: \$ 192,800

Median 2 Bedroom Rental: \$ 853

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2002 New Residential Permits: 230

Single Family: 228
Multifamily: 1 / 2

2002 Formal Plats/Lots:

Applications: 2 / 38
Recordings: 7 / 285

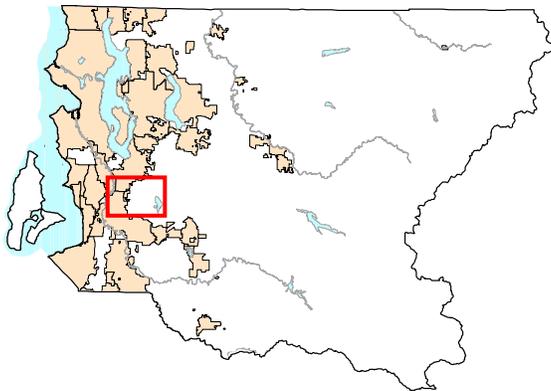
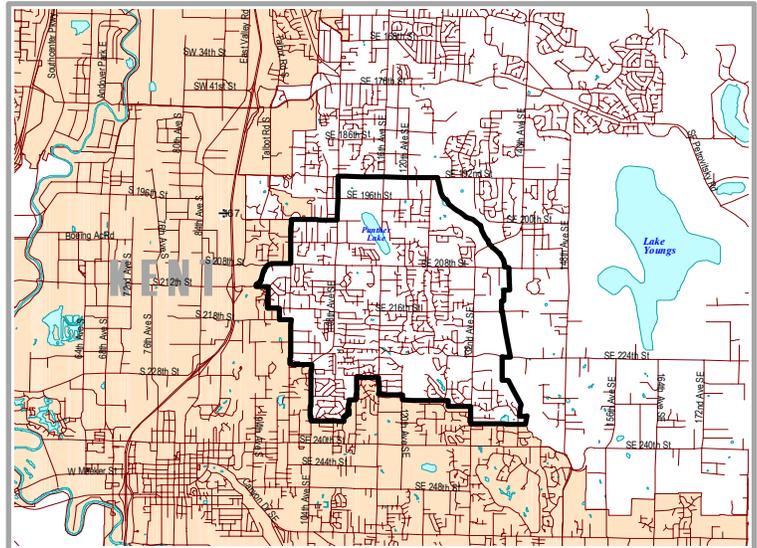
2002 Land Capacity:

Residential In Acres: 604.01
In Units: 3,801

Commercial In Acres:
In Jobs:

Kent Northeast Potential Annexation Area

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



QUICK FACTS

Land Area: 3,465.95 Acres or 5.42 Square Miles

King County Council District: 9 (Steve Hammond)

School District: 415 Kent

Water District: Soos Creek

Sewer District: Soos Creek

Fire District: 37

Annexing City: Kent

Annexation Status:

TAX INFO

2003 Assessed Valuation: \$1,403.9 million
Uninc. Area Levy (\$1.745 per 1,000): \$2,449,656

2002 Real Estate Sales: \$129.3 million
Local Option REET Revenue (0.5%): \$646,400

2002 Taxable Retail Sales: \$48 million
Local Option Sales Tax Revenue (1.0%): \$480,000

EMPLOYMENT

Number of Business Units: 180

Total Jobs: 1,310

Manufacturing:	50
Wholesale/Utilities:	80
Retail:	320
Finance/Services:	370
Government/Education:	420
AFFM/Construction:	70

Source: WA Employment Security Dep't

INCOME

Median Household Income: \$ 65,700
Number of Households: 7,940

Household by Income Category:

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

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 23,555
Pop. Per Sq. Mile: 4,350

Median Age: 34.9

Age Structure:

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

Race Categories:

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

HOUSING

Total Housing Units: 8,138

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

Percent Homeowners: 81%

Average Household Size: 2.97

Median House Value: \$ 188,000

Median 2 Bedroom Rental: \$ 740

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2002 New Residential Permits: 42
Single Family: 42
Multifamily: 0 / 0

2002 Formal Plats/Lots:
Applications: 1 / 141
Recordings: 2 / 23

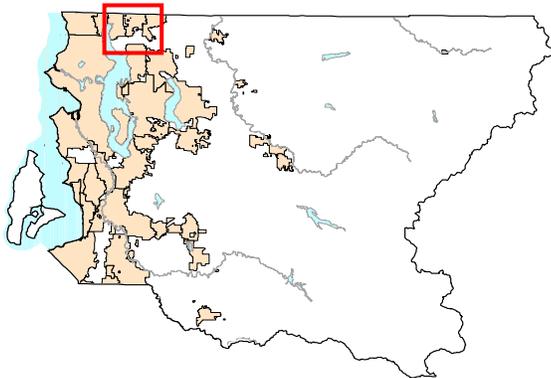
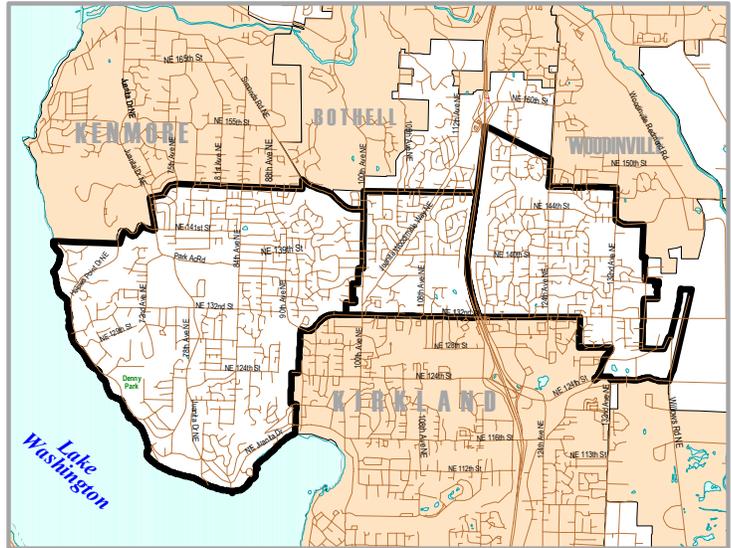
2002 Land Capacity:
Residential In Acres: 306.93
In Units: 1,725

Commercial In Acres:
In Jobs:

Kirkland

Potential Annexation Area

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



QUICK FACTS

Land Area: 4,437.85 Acres or 6.94 Square Miles

King County Council District: 11 (Jane Hague) / 1 (Carolyn Edmonds)

School District: 414 Lake Washington / 417 Northshore

Water District: NE Lake Washington

Sewer District: Northshore

Fire District: 41 and Woodinville Fire District

Annexing City: Kirkland

Annexation Status:

TAX INFO

2003 Assessed Valuation: \$3,085.6 million
Uninc. Area Levy (\$1.745 per 1,000): \$5,383,900

2002 Real Estate Sales: \$249.7 million
Local Option REET Revenue (0.5%): \$1,248,700

2002 Taxable Retail Sales: \$115.1 million
Local Option Sales Tax Revenue (1.0%): \$1,151,200

EMPLOYMENT

Number of Business Units: 520

Total Jobs: 5,040
Manufacturing: 280
Wholesale/Utilities: 560
Retail: 1,120
Finance/Services: 1,560
Government/Education: 830
AFFM/Construction: 690

Source: WA Employment Security Dept

INCOME

Median Household Income: \$69,800
Number of Households: 11,485

Households by Income Category:
0 – 80% 2,665 (23%)
80 – 140% 3,690 (32%)
140%+ 5,130 (45%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 31,723
Pop. Per Sq. Mile: 4,570

Median Age: 34.9

Age Structure:

17 and under	8,500	(26.8%)
18 – 62	21,200	(66.9%)
65 and over	2,000	(6.3%)

Race Categories:

Non-hispanic White:	25,930	(81.8%)
Black or African Am.:	470	(1.5%)
Asian and Pacific Is:	2,600	(8.3%)
Native Am. and other:	150	(0.5%)
Hispanic or Latino:	1,370	(4.3%)
Two or more race:	1,170	(3.7%)

HOUSING

Total Housing Units: 11,811
Single Family: 9,300 (78.7%)
Multifamily: 2,490 (21.1%)
Mobile Homes: 21 (0.2%)

Percent Homeowners: 76.8%
Average Household Size: 2.75
Median House Value: \$ 239,200
Median 2 Bedroom Rental: \$880

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2002 New Residential Units: 128

Single Family: 94
Multifamily: 2 / 34

2002 Formal Plats/Lots:

Applications: 0 / 0
Recordings: 2 / 55

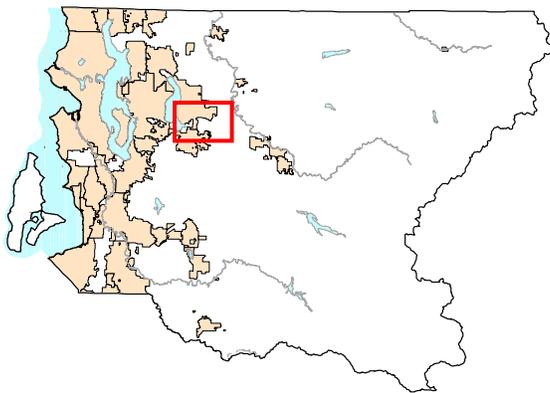
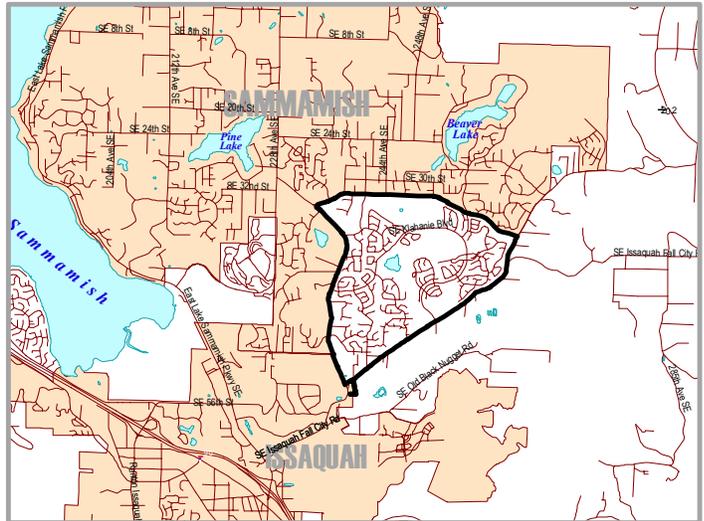
2002 Land Capacity:

Residential In Acres: 152.79
In Units: 770

Commercial In Acres: 11.00
In Jobs: 150

Klahanie Potential Annexation Area

Klahanie, located on the southeast corner of the City of Sammamish and the northeast corner of the City of Issaquah, is a fully built-out community of 11,000 residents. The City of Issaquah, which has claimed the entire area as a PAA, is currently conducting an annexation feasibility study which is expected to be completed by the end of 2003.



QUICK FACTS

Land Area: 1,230.34 Acres or 1.92 Square Miles

King County Council District: 12 (David Irons)

School District: 411 Issaquah

Water District: Sammamish Plateau

Sewer District: Sammamish Plateau

Fire District: 10

Annexing City: Issaquah

Annexation Status:

TAX INFO

2003 Assessed Valuation: \$1,066.4 million
Uninc. Area Levy (\$1.745 per 1,000): \$1,860,700

2002 Real Estate Sales: \$99.8 million
Local Option REET Revenue (0.5%): \$499,000

2002 Taxable Retail Sales: \$20.3 million
Local Option Sales Tax Revenue (1.0%): \$202,700

EMPLOYMENT

Number of Business Units: 100

Total Jobs: 470
Manufacturing: *
Wholesale/Utilities: *
Retail: 50
Finance/Services: 200
Government/Education: 140
AFFM/Construction: 60

Source: WA Employment Security Dep't

INCOME

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

Household by Income Category:
0 – 80% 620 (16.9%)
80 – 140% 860 (23.3%)
140%+ 2,190 (59.7%)

Source: 2000 US Census

DEMOGRAPHICS

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

Median Age: 32.4
Age Structure:
17 and under 3,920 (35.8%)
18 – 64 6,680 (61.0%)
65 and over 350 (3.2%)

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

HOUSING

Total Housing Units: 3,797
Single Family: 2,900 (76.3%)
Multifamily: 890 (23.4%)
Mobile Homes: 10 (0.3%)

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

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2002 New Residential Permits: 0
Single Family: 0
Multifamily: 0 / 0

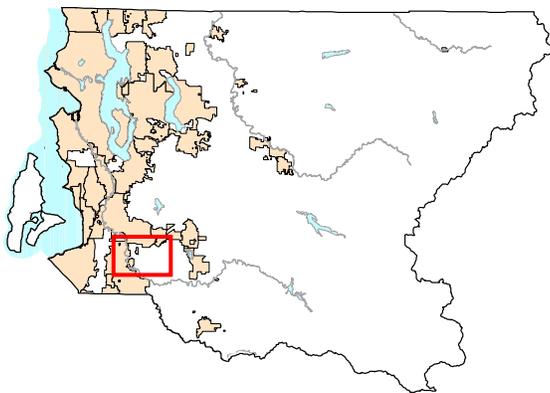
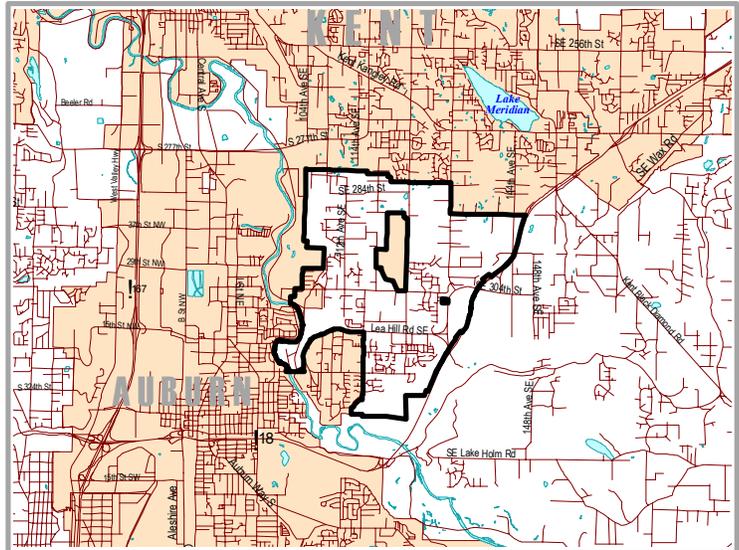
2002 Formal Plats/Lots:
Applications: 0 / 0
Recordings: 0 / 0

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

Commercial In Acres:
In Jobs:

Lea Hill Potential Annexation Area

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



QUICK FACTS

Land Area: 2,766.87 Acres or 4.32 Square Miles

King County Council District: 13 (Julia Patterson) / 9 (Steve Hammond)

School District: 408 Auburn / 415 Kent

Water District: Auburn

Sewer District: Auburn

Fire District: 44 and 37

Annexing City: Auburn

Annexation Status:

TAX INFO

2003 Assessed Valuation: \$887 million
Uninc. Area Levy (\$1.745 per 1,000): \$1,547,729

2002 Real Estate Sales: \$74.7 million
Local Option REET Revenue (0.5%): \$373,000

2002 Taxable Retail Sales: \$68 million
Local Option Sales Tax Revenue (1.0%): \$680,000

EMPLOYMENT

Number of Business Units: 80

Total Jobs: 1,300

Manufacturing and Wholesale/Utilities:	50
Retail and Finance/Services:	100
Government/Education:	1,050
AFFM/Construction:	100

Source: WA Employment Security Dept

INCOME

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

Household by Income Category:

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

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 8,171
Pop. Per Sq. Mile: 1,890

Median Age: 32.6

Age Structure:

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

Race Categories:

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

HOUSING

Total Housing Units: 2,794

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

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

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2002 New Residential Permits: 256
Single Family: 256
Multifamily: 0 / 0

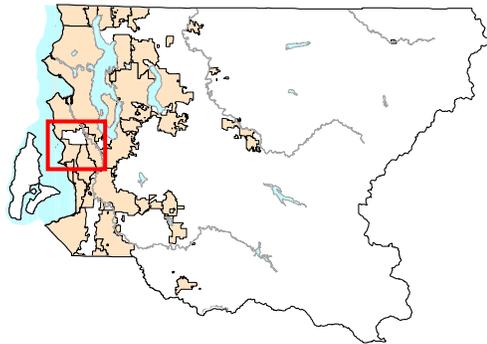
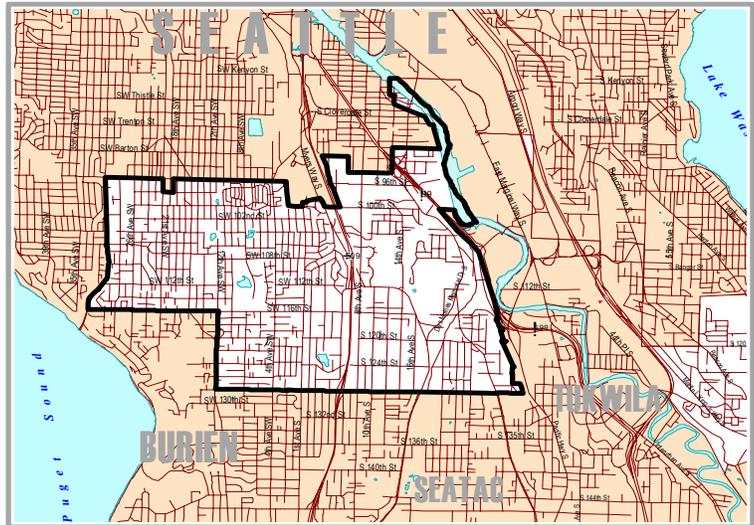
2002 Formal Plats/Lots:
Applications: 2 / 83
Recordings: 3 / 44

2002 Land Capacity:
Residential In Acres: 417.75
In Units: 1,674

Commercial In Acres:
In Jobs:

North Highline Potential Annexation Area

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



QUICK FACTS

Land Area: 3,956.96 Acres or 6.18 Square Miles

King County Council District: 8 (Dow Constantine) / 5 (Dwight Pelz)

School District: 401 Highline / 1 Seattle

Water District: Seattle, 45, 20

Sewer District: SW Suburban, Val Vue

Fire District: North Highline

Annexing City: Unclaimed by any adjacent city

Annexation Status:

TAX INFO

2003 Assessed Valuation: \$1,601.4 million
Uninc. Area Levy (\$1.745 per 1,000): \$2,794,200

2002 Real Estate Sales: \$136.1 million
Local Option REET Revenue (0.5%): \$680,500

2002 Taxable Retail Sales: \$194.1 million
Local Option Sales Tax Revenue (1.0%): \$1,940,540

EMPLOYMENT

Number of Business Units: 730

Total Jobs: 6,710
Manufacturing: 1,080
Wholesale/Utilities: 1,260
Retail: 1,290
Finance/Services: 1,820
Government/Education: 720
AFFM/Construction: 540

Source: WA Employment Security Dep't

INCOME

Median Household Income: \$39,950

Number of Households: 11,930

Households by Income Category:
0 – 80% 6,310 (53%)
80 – 140% 3,620 (30%)
140%+ 2,000 (17%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 32,035

Pop. Per Sq. Mile: 5,180

Median Age: 33.4

Age Structure:

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

Race Categories:

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

HOUSING

Total Housing Units: 12,330
Single Family: 8,030 (65%)
Multifamily: 4,070 (33%)
Mobile Homes: 230 (2%)

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

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 71

Single Family: 25

Multifamily: 4 / 46

2002 Formal Plats/Lots: 0/0

Applications: 1 / 10

Recordings: 1 / 8

2002 Land Capacity:

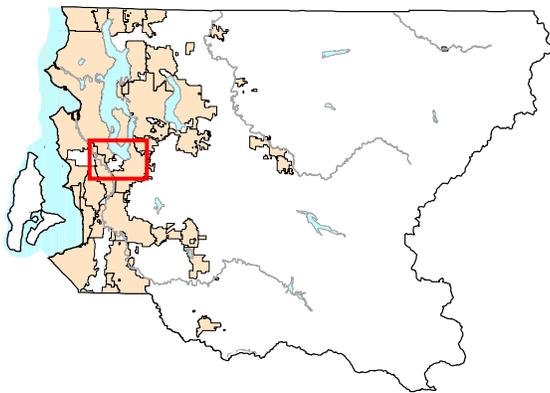
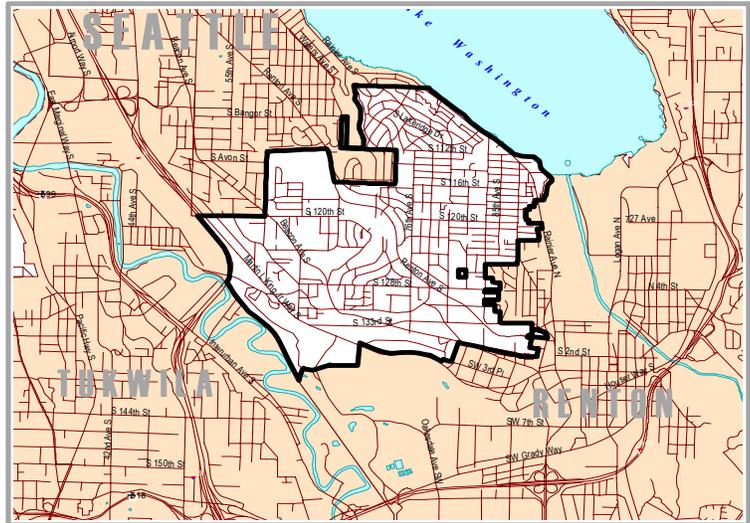
Residential In Acres: 149.22
In Units: 1,276

Commercial In Acres: 116.97
In Jobs: 1,544

West Hill

Potential Annexation Area

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



QUICK FACTS

Land Area: 1,958.08 Acres or 3.06 Square Miles

King County Council District: 5 (Dwight Pelz)

School District: 403 Renton

Water District: Bryn Mawr, Skyway

Sewer District: Bryn Mawr, Skyway

Fire District: 20

Annexing City: Unclaimed by any adjacent city

Annexation Status:

TAX INFO

2003 Assessed Valuation: \$953 million
Uninc. Area Levy (\$1.745 per 1,000) \$1,662,800

2002 Real Estate Sales: \$63.7 million
Local Option REET Revenue (0.5%): \$318,300

2002 Taxable Retail Sales: \$34.2 million
Local Option Sales Tax Revenue (1.0%): \$341,700

EMPLOYMENT

Number of Business Units: 190

Total Jobs: 1,490

Manufacturing:	50
Wholesale/Utilities:	40
Retail:	320
Finance/Services:	500
Government/Education:	480
AFFM/Construction:	100

Source: WA Employment Security Dep't

INCOME

Median Household Income: \$47,385

Number of Households: 5,570

Household by Income Category:

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

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 13,977

Pop. Per Sq. Mile: 4,570

Median Age: 38.0

Age Structure:

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

Race Categories:

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

HOUSING

Total Housing Units: 5,780

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

Percent Homeowners: 66.7%

Average Household Size: 2.50

Median House Value: \$ 181,400

Median 2 Bedroom Rental: \$ 742

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2002 New Residential Permits: 22

Single Family: 22

Multifamily: 0 / 0

2002 Formal Plats/Lots:

Applications: 0 / 0

Recordings: 0 / 0

2002 Land Capacity:

Residential In Acres: 167.04

In Units: 1,913

Commercial In Acres: n a

In Jobs:

Sources and Notes:

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

The ten Potential Annexation Areas cover most but not all of Urban-designated unincorporated King County; the remaining smaller communities, covering 26 square miles with about 22,000 persons in 2000, are included in the Unincorporated Area Total profile on page 118.

TAX INFO

2003 Assessed Valuation:

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

2002 Real Estate Sales:

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

2002 Table Retail Sales:

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

Source: King County Office of Management and Budget

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

QUICK FACTS

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

EMPLOYMENT

Source: WA Employment Security Department via Puget Sound Regional Council

Count of firms with employees covered by unemployment, March 2000.

Total Covered Jobs & Establishments

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

INCOME

Source: US Census 2000.

Household Income in 1999 reported in 2000

Households by Income Category:

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

DEMOGRAPHICS

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

Race Categories:

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

Non-hispanic White
Black or African American
Asian and Pacific Islander
Native American and other

Hispanic or Latino

Two or more races, not counted above.

HOUSING

Source: US Census 2000.

Total Housing Units

Single Family includes townhouses
Multifamily includes ap'ts, condos
Mobile Homes includes other units

Percent Homeowners: % of occupied units.

Average Household Size

Median House Value owner occupied

Median Rent including utilities

DEVELOPMENT ACTIVITY

2002 Total New Residential Units

Source: KC DDES building permits

2001 Formal Plats/Lots:

Source: KC Office of Mgmt and Budget
Growth Information Team

2001 Land Capacity:

Source: KC Buildable Lands Evaluation Report 2002. Urban areas only.

Residential In Acres of vacant and potentially redevelopable land parcels;
In Units that can be accommodated.

Commercial In Acres of vacant, redev.
In Jobs that can be accommodated.

Note: some of job capacity is in projects not counted in vacant commercial acreage.

VIII. District Data

King County has a complex system of utility and service districts for fire, water, sewers, and schools. Like last year, this chapter of the report includes maps of school districts and King County Council Districts.

The following section reports the population and residential building permit activity in unincorporated King County by these special districts. A table called “Estimate of school age poverty population by school districts” is also found in this chapter.

Population by School District 1990 - 2000

School District	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

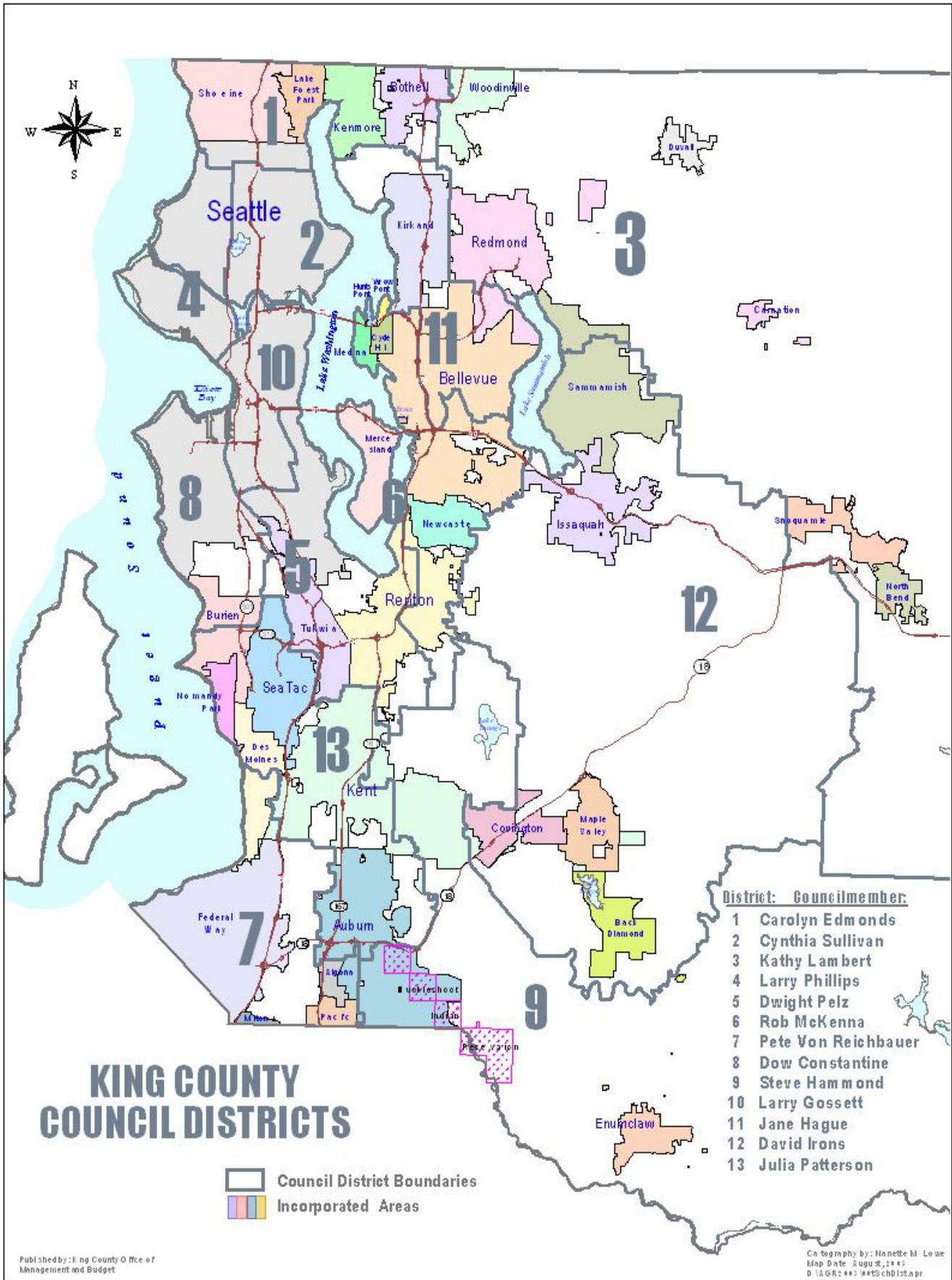
Unincorporated King County, 1994 - 2002

School District	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>
Auburn 408	187	149	248	129	189	265	241	236	279
Bellevue 405	7	5	5	5	23	92	23	10	2
Enumclaw 216	82	62	70	63	71	62	55	50	62
Federal Way 210	87	152	328	40	57	132	117	181	302
Highline 401	50	33	35	31	119	28	53	71	74
Issaquah 411	339	517	765	699	530	647	735	290	117
Kent 415	499	338	597	470	180	279	138	295	252
Lk. Washington 414	346	211	280	489	1,062	1,020	762	315	618
Northshore 417	408	167	234	558	472	445	80	46	98
Renton 403	249	80	101	202	587	133	203	89	79
Riverview 407	100	95	103	179	131	104	67	55	54
Shoreline 412	88	115	12	3	21	1	0	0	0
Skykomish 404	4	3	6	7	7	3	4	4	9
Snoqualmie 410	201	188	179	189	125	122	98	105	115
Tahoma 409	458	367	485	195	83	74	76	60	247
Vashon Island 402	93	72	87	83	103	86	72	120	60
Fife 800 (KC Portion)	69	16	17	25	21	7	86	47	77
TOTAL:	3,267	2,554	3,552	3,367	3,781	3,500	2,810	1,974	2,445

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 District	<u>1990</u> POPULATION	<u>2000</u> POPULATION	<u>2000 POPULATION IN:</u>		
			Seattle	Other Cities	Unincorporated King County
District 1	115,200	133,500	24,100	100,950	8,450
District 2	116,400	133,600	133,600	0	0
District 3	114,550	133,650	0	64,700	68,950
District 4	116,450	133,500	133,500	0	0
District 5	117,000	133,600	55,950	42,550	35,100
District 6	114,500	133,500	0	117,250	16,250
District 7	116,500	134,000	0	107,000	27,000
District 8	117,250	133,700	82,500	15,000	36,200
District 9	115,150	133,800	0	71,400	62,400
District 10	116,300	133,750	133,750	0	0
District 11	116,500	133,800	0	111,700	22,100
District 12	115,400	133,400	0	70,700	62,700
District 13	116,100	133,200	0	124,000	9,200
TOTAL:	1,507,300	1,737,000	563,400	825,250	348,350

Note: Council district boundaries were redrawn in 2001; 2000 population is for new districts, which are not comparable to 1990.

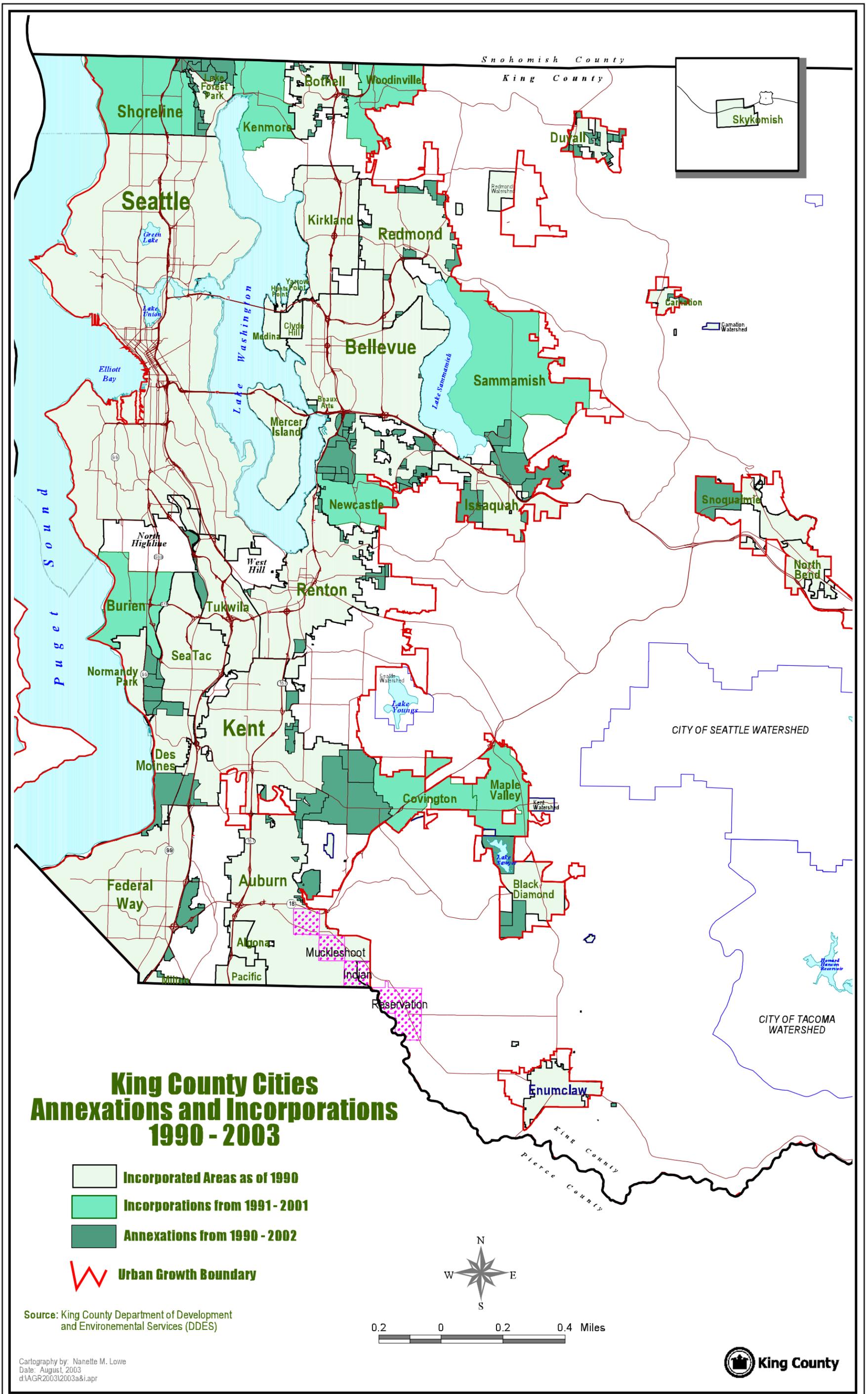
Source: US Census 1990 and 2000 and Washington State Office of Financial Management, April 2001.

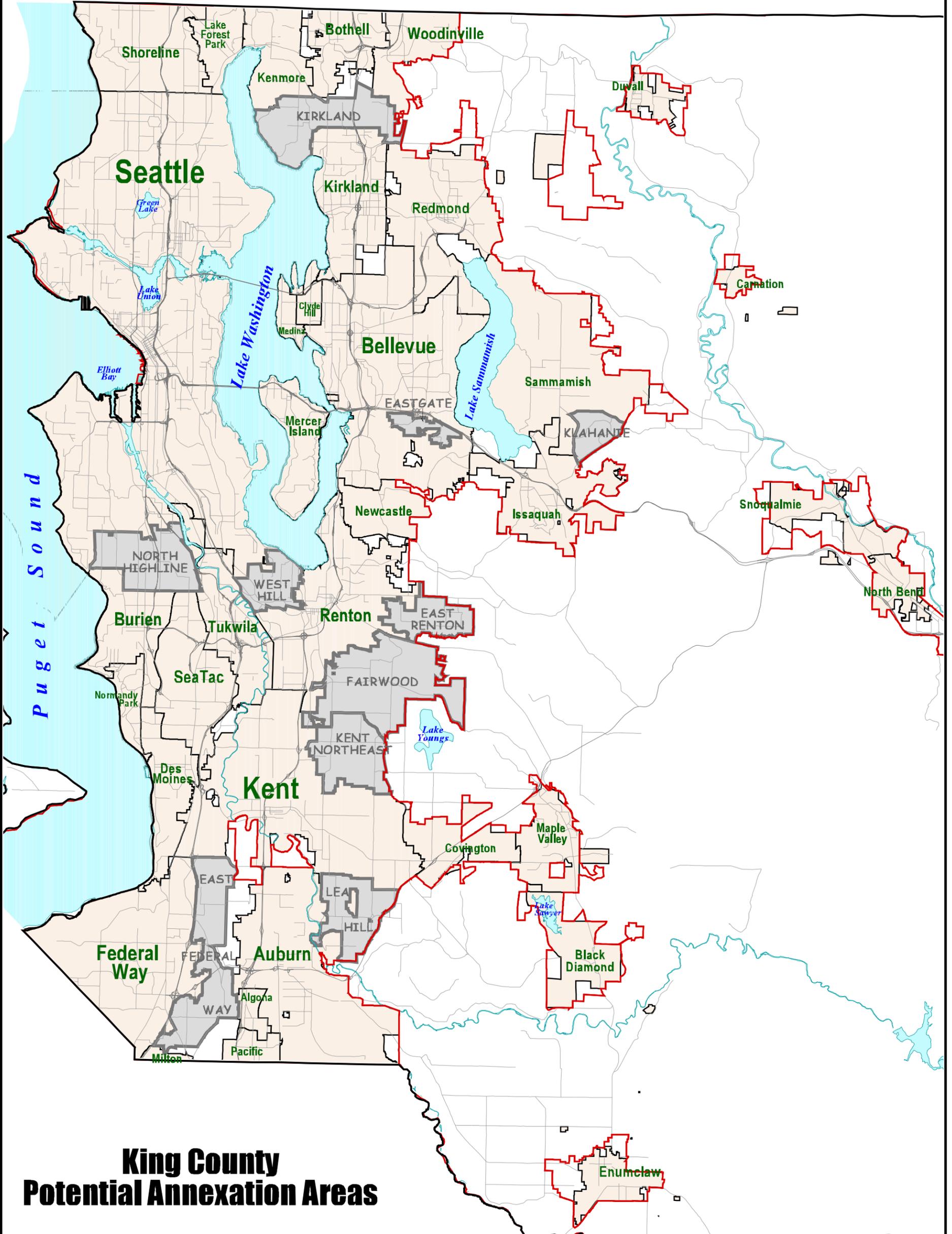
**New Residential Units by King County Council Districts
(Unincorporated) King County
1999 through 2002**

District	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>
District 1	209	36	19	76
District 2	-	-	-	-
District 3	-	790	411	730
District 4	-	-	-	-
District 5	45	58	57	120
District 6	-	163	78	12
District 7	124	207	235	417
District 8	104	97	184	88
District 9	-	395	508	388
District 10	-	-	-	-
District 11	93	104	94	79
District 12	-	956	366	404
District 13	-	4	23	131
TOTAL:	575	2,810	1,975	2,445

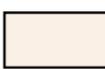
Note: This information includes only the portions of council districts in unincorporated King County.

Source: King County Department of Development and Environmental Services, residential building permits issued.





King County Potential Annexation Areas

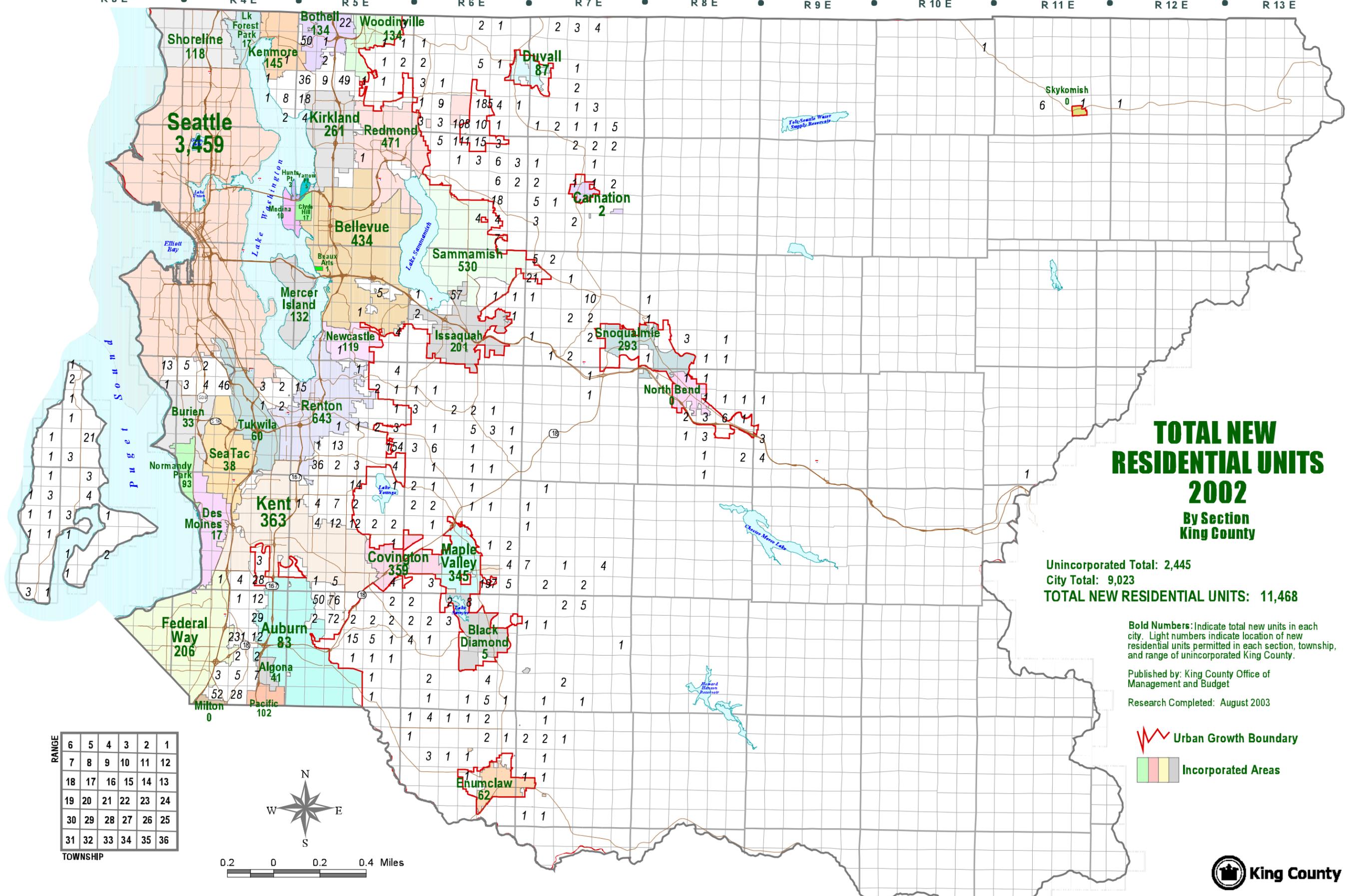
-  Potential Annexation Areas
-  Urban Growth Boundary
-  Incorporated Areas



R 3 E R 4 E R 5 E R 6 E R 7 E R 8 E R 9 E R 10 E R 11 E R 12 E R 13 E

T 26 N
T 25 N
T 24 N
T 23 N
T 22 N
T 21 N
T 20 N
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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 2002

By Section King County

Unincorporated Total: 2,445
 City Total: 9,023
TOTAL NEW RESIDENTIAL UNITS: 11,468

Bold Numbers: Indicate total new units in each city. Light numbers indicate location of new residential units permitted in each section, township, and range of unincorporated King County.

Published by: King County Office of Management and Budget

Research Completed: August 2003

Urban Growth Boundary
 Incorporated Areas

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

TOWNSHIP



0.2 0 0.2 0.4 Miles

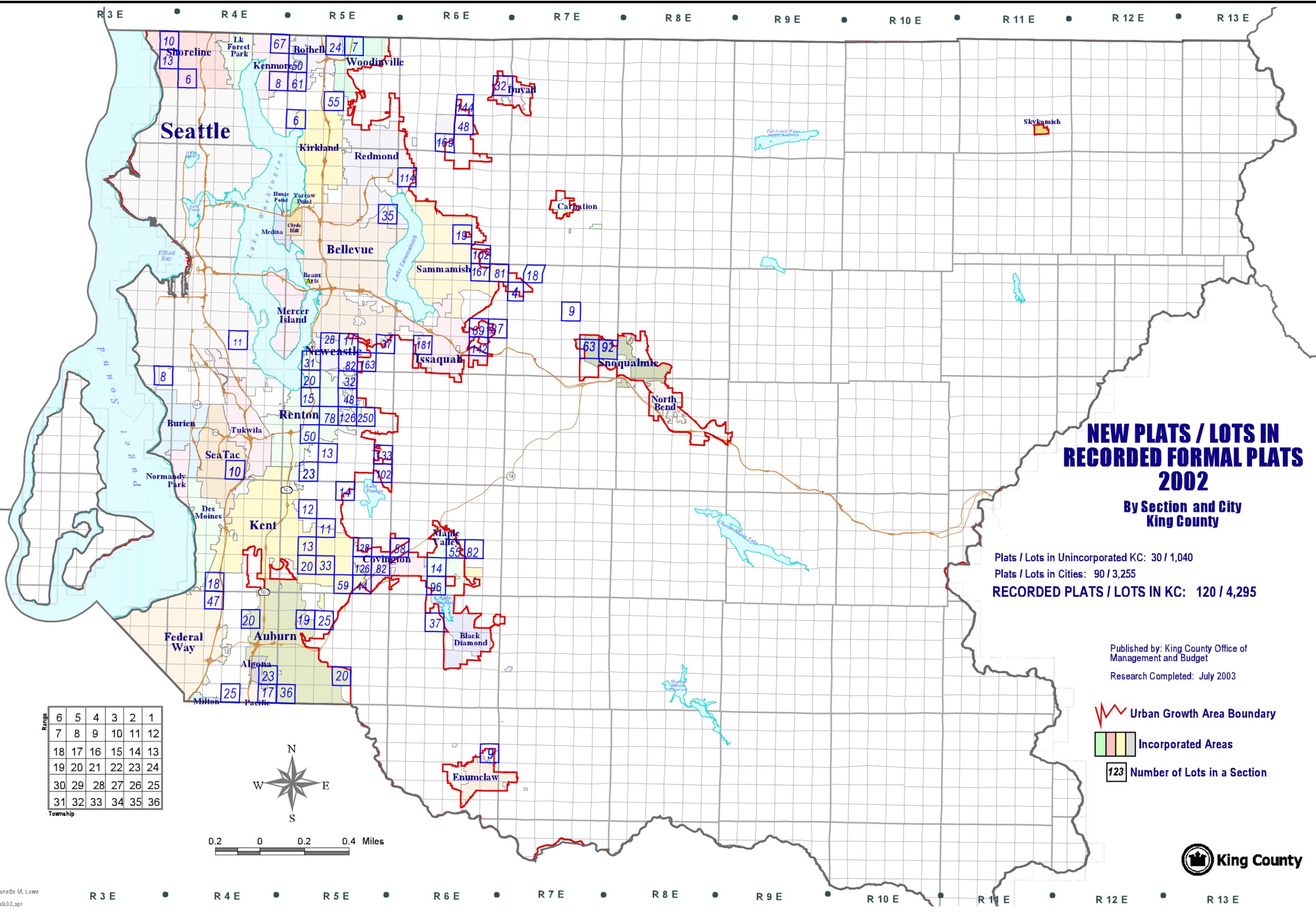
R 3 E R 4 E R 5 E R 6 E R 7 E R 8 E R 9 E R 10 E R 11 E R 12 E R 13 E



R 3 E R 4 E R 5 E R 6 E R 7 E R 8 E R 9 E R 10 E R 11 E R 12 E R 13 E

T 26 N
T 25 N
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T 21 N
T 20 N
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T 26 N
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NEW PLATS / LOTS IN RECORDED FORMAL PLATS 2002

By Section and City
King County

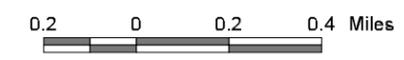
Plats / Lots in Unincorporated KC: 30 / 1,040
Plats / Lots in Cities: 90 / 3,255
RECORDED PLATS / LOTS IN KC: 120 / 4,295

Published by: King County Office of Management and Budget
Research Completed: July 2003

-  Urban Growth Area Boundary
-  Incorporated Areas
-  Number of Lots in a Section

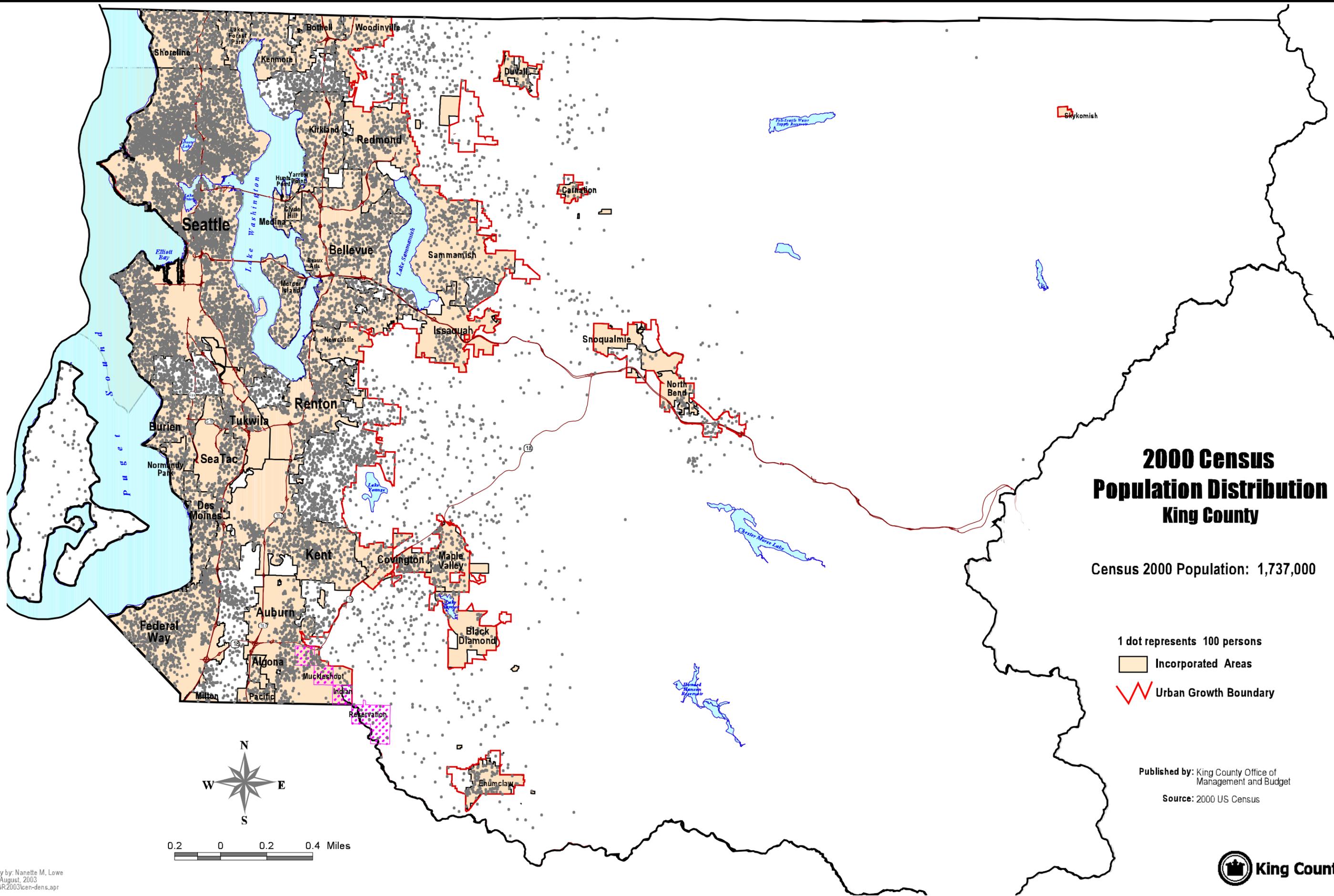
6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

Township



R 3 E R 4 E R 5 E R 6 E R 7 E R 8 E R 9 E R 10 E R 11 E R 12 E R 13 E





2000 Census Population Distribution King County

Census 2000 Population: 1,737,000

- 1 dot represents 100 persons
- Incorporated Areas
- Urban Growth Boundary

Published by: King County Office of
Management and Budget

Source: 2000 US Census

