

AGR 2007

KING COUNTY, WASHINGTON



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

THE 2007 ANNUAL GROWTH REPORT



King County

Office of Management and Budget
King County, Washington
January 2008

Statistical Profile on:
KING COUNTY

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

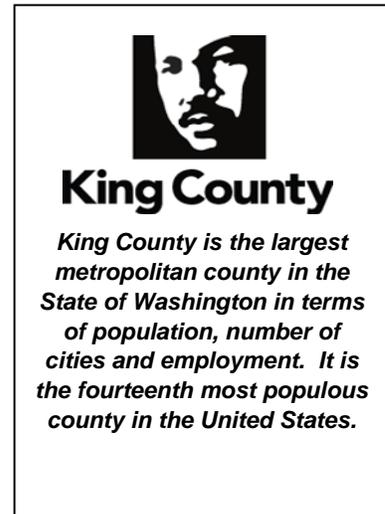
DEMOGRAPHICS

POPULATION	
1980	1,269,898
1990	1,507,319
1995	1,613,600
2000	1,737,034
2003	1,779,300
2004	1,788,300
2005	1,808,300
2006	1,835,300
2007	1,861,300

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

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

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



2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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

LAND AREA

King County Total Land Area:	2,134	square miles (1,365,760 acres)
Unincorporated King County Area:	1,746	square miles (1,117,533 acres)
County Urban Growth Area:	460	square miles (294,400 acres)
- 39 Cities:	388	square miles (248,227 acres)
- Uninc. Urban:	72	square miles (46,080 acres)

EMPLOYMENT AND INCOME

2006 Number of Business Units: 56,986

1999 Average Annual Wage: \$46,050

Median Household Income:

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

*Households by Income Category, 1999:

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

2006 Total Jobs: 1,125,197

Construction/Resources	65,785
WTU	106,446
Manufacturing	109,492
Retail	108,533
Information/Technology	162,647
Health	111,394
Other Services/FIRE	309,007
Government/Education	151,893

Major Businesses and Employers:

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

HOUSING

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

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

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

DEVELOPMENT ACTIVITY

2006 Total New Residential Units: 11,346
**Single Family 5,841
Multifamily 5,505

2006 Formal Plats: # Plats #Lots #Acres
Applications: 110 3,677 1,082.72
Recordings: 99 3,556 1,561.16

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department (WTU = Wholesale, Transportation, Utilities; FIRE = Finance, Insurance, Real Estate) WA State Office of Financial Management, Northwest Multiple Listing Service, Dupre and Scott Apartment Advisors, Inc.

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



King County

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King County Executive

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January, 2008

Dear Annual Growth Report Reader:

I am pleased to provide you with a copy of the 2007 King County Annual Growth Report (AGR). This is the twenty-fourth report in a series providing population, economic, and development information for decision makers in the public and private sectors in King County. Since publication of the first AGR in 1983, this resource book has become one of the county's most respected and widely used documents.

King County's Office of Management and Budget prepared the 2007 AGR using data from the county and each of its 39 cities. The AGR includes a one page statistical profile on each city and a similar profile of ten "potential annexation areas" (PAA) in unincorporated King County. I hope you will find this demographic, job, and housing information useful in understanding your community, and in your life at home, at work and in community decision-making.

This year's AGR provides updated information about housing units, jobs, residential construction, and land development. The report highlights the results of the 2007 Buildable Lands Report, which quantifies our capacity to accommodate residential growth in coming years. It contains detailed data about the potential annexation areas which are slated for early annexation to cities. Tables, graphs, text, and maps portray the different communities of people and landscape that make King County a wonderful place to live. Chapter 2 of the AGR summarizes the King County Benchmark Program which helps us monitor and maintain our excellent quality of life.

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

Sincerely,

Ron Sims
King County Executive

2007 King County Annual Growth Report

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



King County

King County, Washington
December, 2007

King County Executive
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

The Suburban Cities Association of King County
Michael Hubner, Buildable Lands and Land Use Manager

Each of the 39 Cities of King County

Kitsap County
Pierce County
Snohomish County
Puget Sound Regional Council
US Department of Housing and Urban Development

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

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
Puget Sound Business Journal

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Snoqualmie River at Carnation
Ned Ahrens, KC-DOT

Introduction

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

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

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

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

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.

The Benchmark Report is being published every other month as a series of five Bulletins, one for each chapter listed above. Summary findings from all five chapters are included in Chapter II of this AGR. The Land Use Bulletin was published in December 2005. Look for the Economic Development Bulletin in October, Affordable Housing in December, and the

Transportation and Environmental bulletins early in 2006. While there will be some overlap in data presented, there is a great deal that is unique to each report. Although the purpose of the two reports is different, every effort has been made to assure consistency in the data presented. In cases where there appears to be inconsistencies in data, it may be that a different measure or source is being used – e.g. median home price (reported in Benchmark Report) vs. average home price (reported in AGR). Used together, the Annual Growth Report and the Benchmark Report provide a comprehensive picture of current growth conditions in King County. The Benchmark report is at <http://www.metrokc.gov/budget/benchmrk/>

For Further Information:

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To purchase a copy of the 2007 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/agr07/>

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I. Highlights - - - - 2007

Puget Sound Economy: Growing Again

The economy was charging ahead in 2006 and early 2007 as King County left the recession behind. An economic downturn had begun abruptly in early 2001, and continued for four difficult years. A sequence of events, including the February 2001 Nisqually earthquake, the September 11 attacks, Boeing's headquarters move to Chicago, and the dot-com bust triggered the region's worst recession in 30 years. The recession culminated with a reduction in force at Boeing totaling 26,000 jobs. Altogether, the King County economy lost more than 80,000 jobs, or 7% of our year-2000 employment. The unemployment rate increased from barely 3% in 1999 to well over six percent in 2003. The rest of the nation started recovering from recession by 2002, but we struggled until 2004. As a result, population growth slowed to a trickle when the job opportunities were everywhere but here.

Since 2004, the situation has improved markedly. King County has gained back nearly all of the lost jobs, to a total of 1,176,000 nonfarm wage and salary jobs in 2006. Unemployment stands at 4.0 percent as of July, 2007. However, some of the new jobs are lower paying than the jobs lost during the recession. There are now far fewer manufacturing jobs, with their high wages, than in 1998, the peak when there were 138,000 such jobs. Income and wage data verify that "real" wages (accounting for inflation) have been flat since 2001, and real wages for the lowest-paid workers have lost ground despite legislated increases in minimum wage.

Three years of economic downturn profoundly affected the demographics of King County. State population estimates for cities and counties showed only modest increases in population after 2001. From 2001 to 2004, there is evidence that more people moved out of King County than in, and evidence that families with one or more members out of work looked elsewhere for employment. Many cities in King County showed a slight decline in population for the first time in decades. Besides the sluggish economy, other factors contributed to the slowing growth. Notably, the flow of immigration from overseas has dipped somewhat. Many immigrant households, who depend on two or more workers to make ends meet, may be struggling because they are more likely to have lost jobs in this difficult economy. House prices remain high, but have not fallen, in contrast to the home-price effects of the subprime mortgage crisis in the rest of the nation.

In 2007, the King County economy was running on all cylinders, and population growth responded in kind. King County's April 2007 population is estimated at 1,861,300 following two years of substantial increases. According to the State estimates, the growth is evenly distributed among the many jurisdictions in King County. In downtown Bellevue and downtown Seattle, office vacancy rates have begun to come down, and construction has resumed. The massive Lincoln Square development in Bellevue is nearing completion, changing the face of downtown Bellevue. Unemployment has come down a full point to less than 4%. In mid-2007, aerospace employment in the Puget Sound region stood at 76,000, with about 45,000 of that in King County, up considerably from the bottom in 2004. Although well below its record employment levels, the aerospace sector continued to provide high wages to local workers – bolstered by work on the 787 Dreamliner project.

Manufacturing industries other than aerospace were also hit hard by the recession, and now employ 69,000 workers in King County, down 12% from their robust 2001 numbers. Computer and electronic products were particularly hard-hit. In

software, Microsoft remains strong, and other parts of high tech have now fully recovered. Most non-manufacturing sectors are now above 2001 levels. Services, including educational, health and professional services have grown above their 2001 employment. However, retail and finance are still struggling to return to pre-recession employment levels. Thus the complete picture is mixed, with some bright spots and many industries poised to grow in coming years. At the end of 2007, the nationwide turmoil in the housing and financial sectors leaves us with a great deal of uncertainty about whether our growth can be sustained. Although our region is doing better than the nation so far, it is too early to know what the local impacts of this turmoil will be.

King County Population Exceeds 1.8 million

The 2000 US Census counted 1,737,034 persons in King County on April 1, 2000. This number was an increase of nearly 230,000 or 15 percent above the 1,507,319 counted a decade earlier. The county has gained another 124,000 persons, more than seven percent, since the 2000 Census to an **April 2007** estimate of **1,861,300**.

Population of 30 Largest US Counties, 2006

Rank, 2006	County and State	Population, 2006	% Change, 2000-2006	Rank, 2006	County and State	Population, 2006	% Change, 2000-2006
1	Los Angeles County, CA	9,948,081	4.5%	16	Clark County, NV	1,777,539	29.2%
2	Cook County, IL	5,288,655	-1.6%	17	Santa Clara County, CA	1,731,281	2.9%
3	Harris County, TX	3,886,207	14.3%	18	Tarrant County, TX	1,671,295	15.6%
4	Maricopa County, AZ	3,768,123	22.6%	19	New York County, NY	1,611,581	4.8%
5	Orange County, CA	3,002,048	5.5%	20	Bexar County, TX	1,555,592	11.7%
6	San Diego County, CA	2,941,454	4.5%	21	Suffolk County, NY	1,469,715	3.5%
7	Kings County, NY	2,508,820	1.8%	22	Middlesex County, MA	1,467,016	0.0%
8	Miami-Dade County, FL	2,402,208	6.6%	23	Alameda County, CA	1,457,426	0.9%
9	Dallas County, TX	2,345,815	5.7%	24	Philadelphia County, PA	1,448,394	-4.6%
10	Queens County, NY	2,255,175	1.2%	25	Sacramento County, CA	1,374,724	12.4%
11	Riverside County, CA	2,026,803	31.2%	26	Bronx County, NY	1,361,473	2.2%
12	San Bernardino County, CA	1,999,332	17.0%	27	Nassau County, NY	1,325,662	-0.7%
13	Wayne County, MI	1,971,853	-4.3%	28	Cuyahoga County, OH	1,314,241	-5.7%
14	King County, WA	1,826,732	5.2%	29	Palm Beach County, FL	1,274,013	12.6%
15	Broward County, FL	1,787,636	10.1%	30	Allegheny County, PA	1,223,411	-4.5%

King County, with nearly one third of the State's population, is Washington's growth and economic engine. The County gained nearly one fourth of the State's growth during the decade of the '90s, and about one-fifth so far this 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 1990s 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.
- Since 2000 south King County had the biggest share of the County's population 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

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.

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 through the mid-80s; it seemed remarkable for a central city to gain after years of population loss. Seattle has continued to gain population since 2000.
- Urban centers in Seattle and Bellevue showed the most dramatic growth, while smaller centers in Renton, Kent, Auburn and Kirkland gained substantial numbers of new residents.
- Rural portions of King County mostly grew at a relatively slow rate. The Rural-designated areas gained only 20,000 persons to a 2000 population of about 136,000 or 8% of the county total. Communities such as Vashon Island, Hobart and the Snoqualmie Valley (outside the cities) grew more slowly than had been predicted early in the 1990s. Since 2000, the growth of Rural areas has continued at a slow pace of perhaps 1,000 persons per year.

Race and Ethnicity: Beyond total growth numbers, the other major story of the last few years is the increase in diversity in King County. The 2000 Census found that fully 27 percent of King County residents were persons of color. Data from the Census Bureau's 2006 American Community Survey (ACS) confirm a continuing increase in diversity. Non-Hispanic whites are the slowest growing racial group, gaining only 1.5% to 2000, and then decreasing slightly. Between 1990 and 2000, the Hispanic or Latino population more than doubled and by 2006 had reached 7.2% of the population at more than 131,000. The Asian population has also doubled to more than 239,000 persons in 2006. The African- American population grew less rapidly, about 38% since 1990. The Native American population remained the same at about 15,000, although another 17,000 persons reported themselves as partly Native American, reporting more than one race.

In recent years, Seattle has become somewhat more diverse, but the dispersion of persons of color *outside* Seattle was the significant trend. At 22 percent Asian, Bellevue has 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 2006 American Community Survey 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 more than doubled, to an estimated 363,000 persons in 2006. School district data on languages confirm the presence of large immigrant populations in many King County communities.

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. The population of children (under 18) remained at about one fourth of the total, with most of the decade increase among older children.

King County Demographics

With more than 1,861,000 people, King County is the largest county in Washington State and the 14th largest in the nation. The County has more population than ten States including Montana and Nebraska. As a populous large county with a major central city, King County comprises the majority of its metropolitan area, the "Seattle-Bellevue-Everett" metro area of more than 2.5 million persons. King County exhibits growing diversity: 69% of the population is non-Hispanic white, 14% Asian or Pacific Islander, 6% African-American, 1% Native American and 7.2% Latino. We also have an aging population with a median age near 38. More than 193,000 persons, 11% of the population, are now over age 65. King County's population has grown by 23% 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 just since 2000 – 124,000 -- is equivalent to the total current population of the city of Bellevue. King County is forecasted to grow by an additional 188,000 persons (10%) to about 2,049,000 in 2022.

The number of housing units in King County is growing as fast as our population. The 2000 Census counted 742,000 houses,

HOUSEHOLD TYPES, 2006

Households: King County gained 95,000 households during the decade to a 2000 Census total of 711,000, and added another 41,000 households by 2006. 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 at home 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.

◆	Married with children	156,800
◆	Married, no children	189,700
◆	Single Parents, other family	95,400
◆	Single-person households	245,900
◆	Other Households	64,100

Housing: The 2006 American Community Survey estimates that King County now has more than 803,000 housing units, an increase of 61,000 or 8.3% since 2000. About 484,500 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 condominium units – increased to 302,000, or 38% of the housing stock. The estimated home ownership rate increased to 61.9%, up from 59.8% in 2000 and 58.8% in 1990. As of 2006, fully 465,000 households in King County own their home, while the number of renters stayed constant at about 286,000. It is unclear how many recent home buyers may have been caught up in the problems of the housing and lending industries in late 2007. Median single-family house value has risen 66% just since 2000, to an estimated \$394,000 in 2006. The increase far outstripped inflation and the growth of income during that period, and means that many households are paying a large share of their income for housing. Average rents, meanwhile, rose just 15% to \$875.

Educational attainment: King County is a highly educated community in which more than 90% of the adult population has graduated from high school, and 40%, or 475,000 people, have a college education. An additional 280,000 have attended college but do not have a degree. Educational levels are even higher in Seattle, where 47% of adults have a college degree. Data from the American Community survey indicate that since 2000, educational attainment has increased even more. However, the most recent data on high school graduation shows that only two-thirds of King County public school students graduate “on time” with their class. Graduation rates are a serious issue for almost every district in King County.

Languages and Country of Origin: The 2000 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 speaks 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.

apartment and condo units and mobile homes, an increase of 95,000 units (15%) since 1990. The increase in housing since 1990 is almost evenly divided between single family including mobile homes (+49,000) and multi-family (+46,000 new units).

Household size has stabilized after declining in the 1970s and 1980s, and is now estimated at 2.39 persons per household. Slight declines in household size are anticipated in coming years, to about 2.30 by 2020. Housing prices, both rents and purchase prices, trended upward in the 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 54,000 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 2005 payroll exceeding \$55 billion, the King County economy is larger than that of several US states. The US Census reported King County’s median household income at \$63,000 in 2006, well above the state and national medians.

Between 1990 and 2000, the foreign-born population nearly doubled to 268,300 – 15% of the King County population. Immigrants to King County came from literally all over the world, with Mexico (29,300), China (26,800), Vietnam (25,900), and the Philippines (24,300) sending the most people. King County has 7,200 residents from the Ukraine and 5,500 from Russia – both big increases from the 1990 Census. Since 2000, all of these numbers have increased as immigration has continued, although at a somewhat reduced rate after 2001.

Income: Median household income is the most widely used single measure of income. The 2006 ACS reported that median household income was about \$63,500, up 19 % from the 2000 Census. Inflation reduced the “real” increase to about 3% - still an increase in contrast to the “real” decline during the 1980s. The median, however, does not portray the breadth of the income distribution. More than one third of King County households reported more than \$75,000 income, and almost one third reported incomes under \$35,000. Every community and every ethnic group has households with high and low incomes. However, there is still an income disparity by race. The median for African-American households is \$35,172, a third less than the overall median; Native American and Hispanic households reported even similar incomes. Data from the 2000 Census and the American Community Survey (ACS) point to a bisected pattern of income change: the numbers of well-to-do households (over \$100,000 per year) are increasing rapidly, the numbers of poor households (under \$25,000) are also increasing, but the middle class is shrinking. Just since the 2000 Census, King County has lost 27,400 middle class households making \$25,000 to \$75,000 while gaining 57,000 households in the highest brackets.

Poverty: King County's population below the poverty level increased even as the overall income increased. The 2000 Census reported that 142,500 persons or 8.4% of the population were below poverty thresholds in 1999, a slight increase from the 8.0% of the 1990 Census. An additional 192,000 persons reported incomes below 200% of the official poverty thresholds, still very low income. In the recession that has occurred since the 2000 Census was taken, the numbers of poor persons have increased dramatically: the 2006 ACS estimates that 9.5% of the King County population is below the poverty level – more than 170,000 individuals.

Commuting data: More than 900,000 King County residents reported commuting to work in 2000, 106,000 more than a decade ago. 69% of these commuters drove to work alone, a smaller share but a larger number than in 1990. Almost 10% took public transportation, a larger share than in 1990. Bus ridership increased nearly 25%. From 1990 – 2000 average commute time went up by two minutes to 26.5 minutes, but had declined to about 25.0 minutes according to the 2002 US Census survey. The majority of King County households had two or more vehicles, but 66,000 households or 9.3% had no vehicle available.

Average Wages: The Washington State Employment Security Department reports average (not the more meaningful median) wages paid to employees covered by unemployment insurance. The average King County wage for 2006 was \$53,500, up about 13% from 2000. However, it is instructive to separate the approximately 43,000 software employees in King County from the remaining 1,107,000 workers. This four percent of all King County workers, at Microsoft and 400 other packaged-software companies took home 9 percent of the County's total payroll in 2005, about \$4.9 billion including stock options. That was an average of \$111,000 each in 2005. The remaining 96 percent of workers averaged \$47,600 in 2005, still up a healthy 18% from \$40,200 in 2000. It is clear that since the heady days of the dot-com boom, wage growth has been somewhat more broadly distributed.

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

The King County economy remains quite cyclical, losing 80,000 jobs between 2001 and 2004, but regaining most of the losses by 2007.

King County Jurisdictions

Governmentally, King County is divided into 40 jurisdictions. As of 2005, there are 39 cities ranging in size from Seattle with 586,000 and Bellevue with 118,000 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 379 square miles or 18% of the County's total land area. Each city has a mayor and city council.

Buildable Lands in King County

In 1997, the Washington State legislature adopted the Buildable Lands amendment to the Growth Management Act (GMA), RCW 36.70A.215. The amendment requires six Washington counties including King County, together with their cities, to prepare a review and evaluation report every five years. The 2007 King County Buildable Lands Report contains data on 5 years of development activity (2001-2005) along with an updated analysis of land supply and capacity (2006) to accommodate household and job growth targets. Findings are reported for the Urban Growth Area (UGA) as a whole, each of 4 urban subareas, and each city. Based on the results of the Buildable Lands evaluation, “reasonable measures” may be required in order to ensure sufficient capacity for planned growth.

The GMA requires designation of Urban Growth Areas to “include areas and densities sufficient to permit urban growth that is projected to occur in the county for the succeeding 20-year period” (see RCW36.70A.110). The Buildable Lands evaluation represents a mid-course check that this important GMA requirement is being met in King County. The focus of the evaluation therefore is on the designated Urban areas of King County and growth targets for those areas as established in the Countywide Planning Policies (CPPs).

The 2007 King County Buildable Lands Report (BLR) is the second five-year evaluation prepared by the county and its cities in response to the Buildable Lands amendment. The first report was submitted to the State in 2002.

The Buildable Lands Reports in both 2002 and 2007 were the result of extensive collaboration of all 40 jurisdictions in King County, achieved through technical coordination, use of a standardized methodology, and oversight by the Growth Management Planning Council of elected officials. Such coordination ensured that the 2007 Buildable Lands analysis was carried out in a broadly consistent and comparable manner throughout King County, while allowing for limited local variations to account for differing land use and market characteristics, data resources, and local land use policies. For more on procedure, methodology and findings, see page 65 in the King County Cities chapter.

Unincorporated King County, the territory outside any city, now has about 368,000 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 170,000 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 a 9-member Council. The Executive and Council are responsible for governance in both countywide and unincorporated areas.

Major Findings of the 2007 Buildable Lands Report

Analysis of data on growth and development activity during 2001-2005 produced the following major findings:

- **Housing growth on track with targets.** King County jurisdictions added over 49,000 net new housing units within the UGA. Approximately half of the new housing was single family, half multifamily. Overall housing growth—within each subarea and within the UGA as a whole—is slightly ahead of pace to reach 2001-2022 household growth targets within the planning period.
- **Trend toward higher residential densities.** Single-family and multifamily residential densities permitted from 2001-2005 were higher than densities observed in development during the previous 5-year review period. UGA-wide, single-family development achieved 6.2 units per net acre in plats. Multifamily permits achieved 38 units per net acre. Net densities were calculated based on actual measurement of critical areas, rights-of-way and public uses in residential developments.
- **Mixed indicators of non-residential growth.** Data for the county as a whole show a net loss of approximately 25,000 jobs between 2000 and 2006, due to the recession of 2001-2004. Permitting of new commercial and industrial development, however, continued to occur throughout Urban King County, with permits issued for about 18 million sq. ft. of space in commercial zones and 10 million sq. ft. of space in industrial zones UGA-wide.

Analysis of data on land supply and development capacity, as of early 2006, produced the following major findings:

- **Residential land capacity.** The UGA contains approximately 22,000 net acres of land suitable for residential development to accommodate growth during the planning period. Based on current plans and regulations, achieved densities, and other factors, the UGA has capacity for about 84,000 single-family homes and about 205,000 multifamily units. Half of the UGA's residential capacity is in mixed-use zones.
- **Sufficient capacity for household targets.** Overall, the UGA capacity of 289,000 additional housing units can accommodate an estimated 277,000 households, more than twice the number needed for the 106,000 households of remaining growth target over the remainder of the planning period. Capacity sufficient to accommodate household targets exists within each planning subarea and within each jurisdiction as well.
- **Commercial and industrial land capacity.** The UGA contains more than 6,000 net acres of land suitable for non-residential development to accommodate job growth during the planning period. Based on current plans and regulations, actual densities, and other factors, the UGA has capacity for about 400,000 additional jobs in commercial and mixed-use zones and 123,000 jobs in industrial zones.
- **Sufficient capacity for job targets.** Overall, the UGA capacity for approximately 527,000 additional jobs is double what is needed to accommodate the growth target of approximately 267,000 jobs for the remainder of the planning period. There is sufficient capacity to accommodate job targets in nearly every jurisdiction.

The 2007 King County Buildable Lands Report is at www.metrokc.gov/budget/buildland/bldlnd07.htm

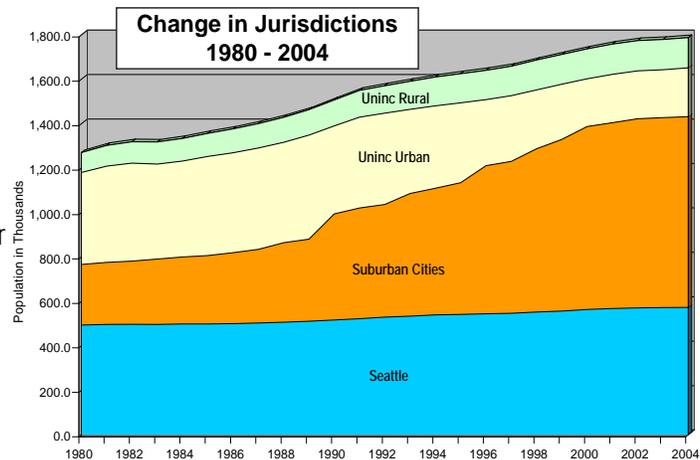
Dramatic Shift of Population from Unincorporated King County into Cities

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 new cities and numerous annexations. More than that, this change in jurisdiction shifted the focus of energy and development activity into cities for the first time in decades. In 1989, almost 41 percent of King County residents lived in unincorporated areas, where the majority of King County residential development was occurring. At almost 600,000 people, unincorporated King County was the largest jurisdiction in Washington State. Seattle had been losing population for years, and many suburban cities were barely holding their own.

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. By 2000, the 2000 US Census counted just 350,000 people in unincorporated King County – barely 20 percent of the County total of 1,737,000. Some unincorporated communities had grown during the decade, but much of their growth had been annexed away. Now in 2007, the suburban cities outside Seattle contain more than 48% of the County's population, and more than half of the development activity.

The state Growth Management Act (GMA), adopted in 1990 and amended frequently, boosted the incorporation movement by stating that cities, not counties, were appropriate entities to provide services to urban development. That encouraged annexation of nearby urban neighborhoods by existing cities. The GMA 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. Also under the GMA, a dozen major Urban Centers were designated, all in cities. Several of these Urban Centers have grown rapidly, with public and private investment that has acted as a catalyst to more general city development. Now, nearly 80 percent of King County's new residential housing units are constructed in cities. Almost all commercial activity is in cities – unincorporated areas contain less than four percent of countywide jobs.

Governmental structure is changing to respond to this new configuration of growth. King County government is divesting itself of the urban services business, and moving to divide its services between “local”, mostly to Rural areas that cannot incorporate, and “regional” services to residents of the entire County. However, over 225,000 residents still live in Urban unincorporated King County – a population which would be Washington’s second-largest city if it were all in one place. This Urban but not city population is scattered among dozens of neighborhoods in western King County, some of them “islands” completely surrounded by cities.



Many of these remaining Urban unincorporated islands are claimed by an adjacent city as part of its future territory, also known as “Potential Annexation Areas” (PAAs). As budgets become tighter for all governments, the cost to County taxpayers of providing urban services to these remaining neighborhoods is rising, and threatening to compromise King County’s ability to provide regional services to all King County residents. In order to minimize service costs, there is an effort to annex the remaining Urban communities into adjacent cities, or for those areas to incorporate as new cities. The intent is that unincorporated King County will consist of only Rural and Resource areas, so the County government can focus on providing countywide “regional” services such as transit, health, courts and jail services.

In 2007, three large communities voted to annex to cities. Lea Hill and Auburn West Hill have added 15,000 persons to Auburn’s population, and the Benson Hill area with 16,000 people will join Renton in early 2008.

Sixteen Years of Growth Management

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

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

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

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

Growth Targets for the 21st Century

The Countywide Planning Policies (CPPs), adopted to implement the State Growth Management Act (GMA) in 1994, set “growth targets” for households and jobs. Each target was the amount of growth to be accommodated by a jurisdiction during the 20-year Growth Management planning period. The residential targets were expressed as a range of households and jobs for each jurisdiction to accommodate between 1992 and 2012.

The GMA requires a ten-year update of Growth Management plans. During the decade since the first set of targets was adopted, the jurisdictional changes described above have shifted much of the County’s population into cities. In 2002 and again at the end of 2007, the Washington State Office of Financial Management (OFM) published a new set of population forecasts for whole counties, out to 2025. These changes have prompted a process in King County to develop new growth targets by jurisdiction. New targets for the period 2001 – 2022 were prepared, and adopted in September, 2002.

The targets grow out of two principles: that each jurisdiction will take a share of the County’s required growth, and there will be an attempt to balance household and job growth in broad subareas of the County. The methodology removes Rural areas from consideration as locations of growth, and assigns Rural a small share of total household growth – 6,000 new households – to encourage most of King County’s growth to occur within the Urban Growth Area (UGA). The UGA is divided into three contiguous subareas (Seattle-Shoreline; the Eastside; South King County) and a fourth subarea consisting of six Rural Cities with their immediate surroundings. Shares of population and household growth were equated to shares of forecasted job growth in each of the three contiguous Urban subareas. The table on page 36 summarizes the countywide numbers, and page 52 has subarea detail. Another new set of growth targets will be developed by 2010, based on a late-2007 OFM population forecast for King County as a whole.

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

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

Therefore, in comparing the actual growth to targets, it is important to remember the cyclical nature of Puget Sound growth. Recent permits have exceeded the annualized targets throughout the county. In the next few years, once interest rates stabilize, slower housing growth should bring us back to the 20–year forecasted trend. Long range prospects are for steadier, more moderate growth as opposed to the boom pace of the late 1990s.

Rural areas do not have a growth target, but rather an expectation of minimal growth consistent with the trend since 1999. The intent is to be able to accommodate all growth in the UGA, reducing growth pressure on Rural areas. The Rural area

forecast was set at less than four percent of Countywide growth, an average of under 400 units per year. In the years since the target was set, actual building construction in Rural and Resource designated areas was initially two to three times this annualized average. However, as a percentage of Countywide construction, Rural activity has declined: down to 4% of new housing units each year since 2002. This percentage is well below the 13 to 15% of earlier decades, and far less than Rural growth in other Puget Sound counties. Further, the 2000 Census found fewer than 136,000 persons in Rural areas, only 8% of the Countywide population and 9% of the 1990-2000 population growth.

Rate of residential construction edges downward

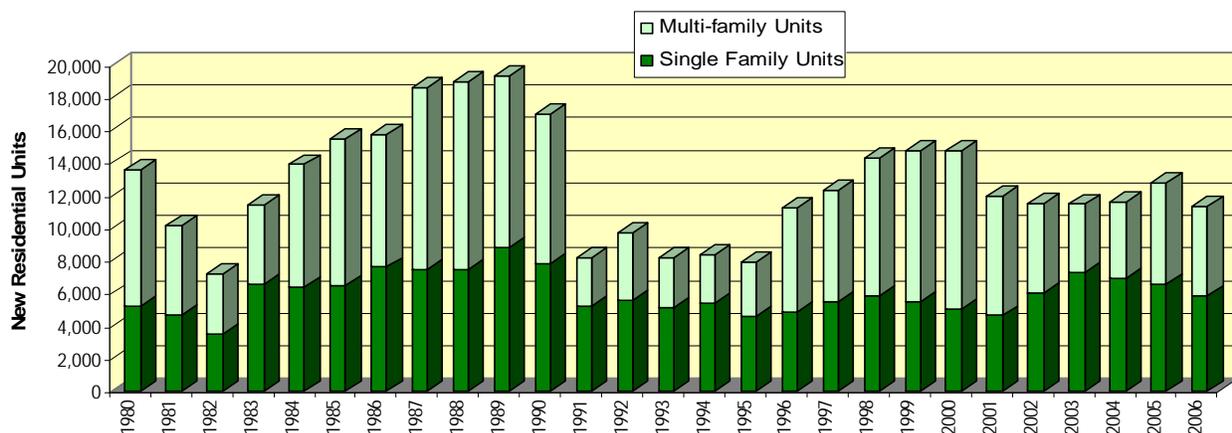
The recession of 2001-2004, so visible in job trends, has barely affected residential construction. Permits for new houses and apartments have continued at around 11,000 new units per year each year since 2001, although they dipped in 2006.

Residential construction decreased 10% in 2006 to about 11,400 new houses and apartment units. Permits for single family construction have stayed remarkably consistent each year since 1993, at about 5,000 – 7,000 new houses in King County. This year was no exception at 5,700 new houses. Similar to last year, less than one third (29%) of the county's new houses were permitted in unincorporated areas. The cities of Seattle, Issaquah and Renton each permitted more than 400 new houses, while more than 1,600 new houses were authorized in unincorporated areas.

Multifamily construction is often much more volatile, responding to changes in the regional economy. In 2006, multifamily construction decreased to about 5,500 new apartments and condominium units, after a big jump in 2005. Total new construction is comparable to that in the mid-1990s, but well below levels of the late 1980s and late 1990s. Seattle completed more than 3,100 multifamily units, about the same as last year but well below the boom years around 2000.

The Puget Sound area recession and the emerging nationwide problems in the housing and lending industries have begun to affect subdivision activity. Countywide, the number of lots in new recorded subdivisions decreased 14% in 2006 to just over 3,500 new lots. Almost a third of the year 2006 recorded lots were in unincorporated King County. The Redmond Ridge Master Plan Development continues to record lots, making Bear Creek the community with the highest number of lots recorded, 463 new lots. The Soos Creek and Tahoma/Raven Heights areas each recorded about 200 new residential lots. Among the cities, plat development was widely distributed. The City of Issaquah among incorporated areas had the highest number of lots recorded with 338, mostly in the Issaquah Highlands and Talus Master Plan Developments. The Cities of Maple Valley, Renton and Seattle each had more than 200 new lots in plats. Covington, Federal Way, Redmond and Sammamish also had substantial numbers. Preliminary data for 2007 show a similar rate of development.

Total New Residential Units Permitted Single Family and Multifamily 1980 – 2006



Definitions

King County Growth Terms

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

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

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

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

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

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

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

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

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

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

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

Economic Terms

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

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

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

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

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

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

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

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

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

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

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

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

Residential Development Terms

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

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

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

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

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

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

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

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

II. The King County Benchmark Program

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

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

The GMA further required the establishment of a monitoring program to track the progress of the county's *Countywide Planning Policies*. As a result of this mandate, the King County Benchmark Program was adopted by the GMPC in 1995 and includes 45 indicators that collectively articulate the impact of land use and development policies/ practices on our natural, built and social environment. Rather than focusing on the jurisdictional programs of the county's 40 jurisdictions, the Benchmarks provide a high level analytical view of change within the geographic boundaries of King County.

The Tenth Annual Benchmark Report Series

The King County Benchmark Program reports cover five policy areas: land use, economic development, transportation, affordable housing and the environment. This section summarizes the findings of the 10th Annual Benchmark Report Series, published from 2005 to 2007.

With 1,078,000 jobs, King County increased employment 15% between 1995 and 2005. Rising steadily from 1995 to 2000, employment then dipped through 2004 as a result of a regional recession. Incomes in King County were also affected by the recession, increasing through 2002 and then holding relatively steady until 2005. However, income growth struggled to keep pace with inflation, which is reflected in a downward trend in real income since 2002. When adjusted for inflation, 2006 incomes were just ahead of where they were in 1995.

While incomes have increased over the last 10 years, growth has not been evenly distributed among King County households. In 1990, there was a fairly even distribution of households earning moderate incomes and those earning very low and very high incomes. By 2005, that was no longer the case as moderate income households accounted for only 44% of the county's households.

As incomes struggled to keep pace with inflation, home prices continued to rise at a healthy clip leading to a housing market that is increasingly unaffordable for King County's households. In 1990, 27% of the county's households were spending more than 30% of their income for housing. By 2005, the percent of households paying more than they could afford for housing had increased to 38% (almost one-third of the county's home owners and one-half of the county's renters).

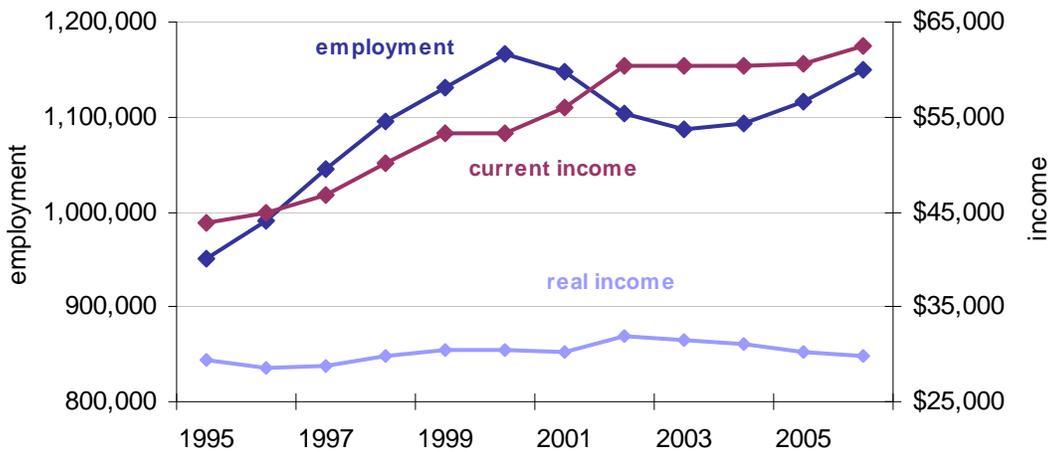
Since 1993, total Vehicle Miles Traveled (VMT) in King County have increased at a fairly steady pace. Commute times have also increased and even though more people are using public transportation, almost two out of three workers still use their personal vehicles to commute. While car traffic still accounts for the vast majority of vehicular traffic, the increase in truck traffic on King County roads has dwarfed the growth in car traffic. While indicative of a recovery from recession, this increase in commercial truck traffic has also driven a 50% increase in diesel consumption in the last decade. This is particularly noteworthy as the transportation sector contributes one-half of the county's Greenhouse Gas emissions, which increased from 1999 to 2003.

The following pages further discuss these changes and their impact on our natural, built and social environments. For more information about these indicators and the King County Benchmark Program, reports are available on the Internet at <http://www.metrokc.gov/budget/benchmrk>.

Recovering From Recession

The Economic Bulletin highlights long-term trends that indicate the county has seen substantial growth over the last decade. Though the county has not fully recovered from the economic slowdown from 2001-2004, short-term indicators suggest a modest recovery is underway. King County's unemployment rate fell to 5.1% in 2004, dipping below 5% in 2005. However, that employment growth was unevenly distributed as construction, health care, administrative professions, and the hospitality industry saw growth while losses occurred in finance and insurance and manufacturing (mainly aerospace manufacturing).

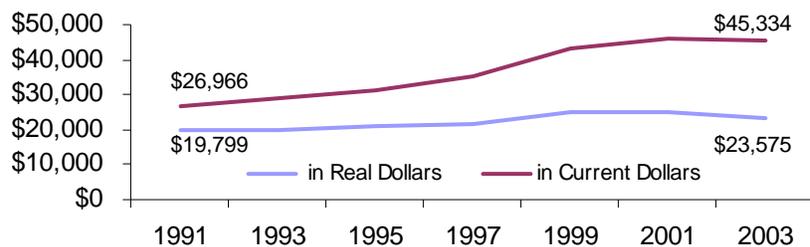
King County Employment vs Current and Real Household Income



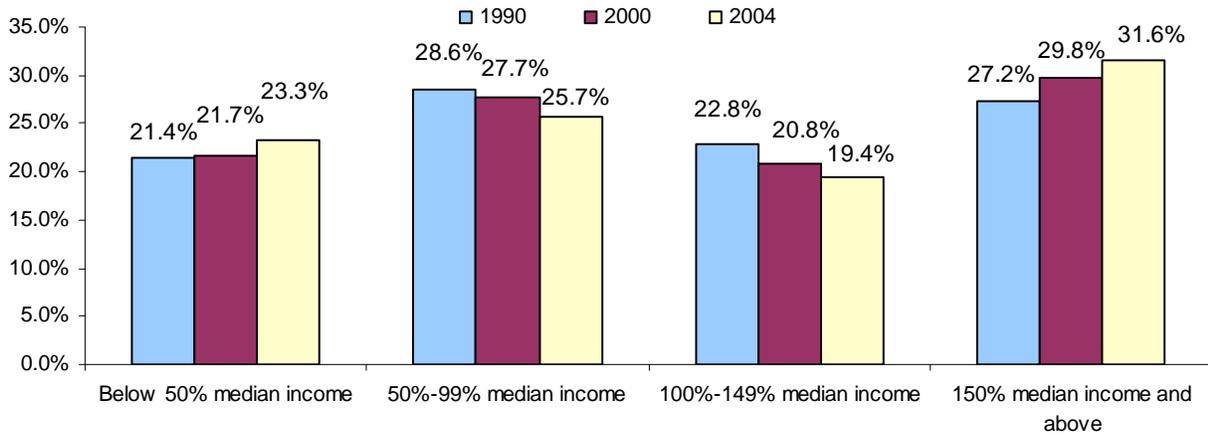
Though unemployment dropped, wages and income have struggled to keep up with inflation. After extraordinary growth in wages in the mid to late 1990's, wages for software publishers decreased almost 20% per year since 1999 when they peaked at nearly \$190,000. The high wages in 1999 were bolstered by stock options paid out in the information industry. Excluding the software industry, real wages have grown by a little over 1% per year since 2000.

After 25% growth during the 1990's, real per capita personal income was still below 2000 levels but rallied with a nominal increase from 2002 to 2003. Despite the considerable slowdown in income growth after 1999, real per capita personal income rose 17% from 1993 to 2003.

King County Per Capita Personal Income: 1991-2003



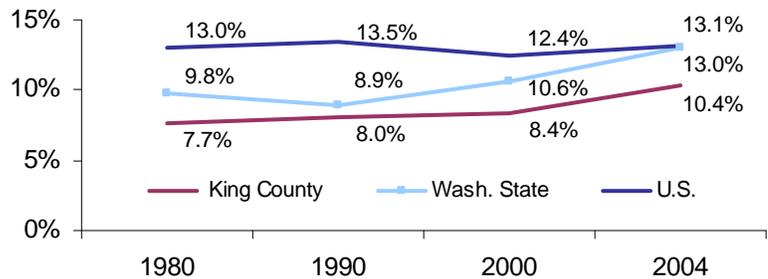
Distribution of Households by Income: 1990, 2000 and 2004



When adjusted for inflation, median household income grew 2% from 2000 to 2004. However, household income did not grow evenly among King County's households. The proportion of households earning under 50% of median household income and those earning more than 150% of the median grew while the proportion of households earning between 50% and 149% of the median shrunk.

With uneven growth in incomes, many households continue to struggle to make ends meet. While the poverty rate in King County is significantly lower than the national rate, it has grown at a faster rate. The 2004 national poverty rate of 13.1% was a one percent increase from 1980 while the poverty rate in King County grew to 10.4% in 2004, a 35% increase in the same time period. As King County's population grew by close to 520,000 persons, the number of people living in poverty has nearly doubled in the last 24 years.

Population Below Poverty Line

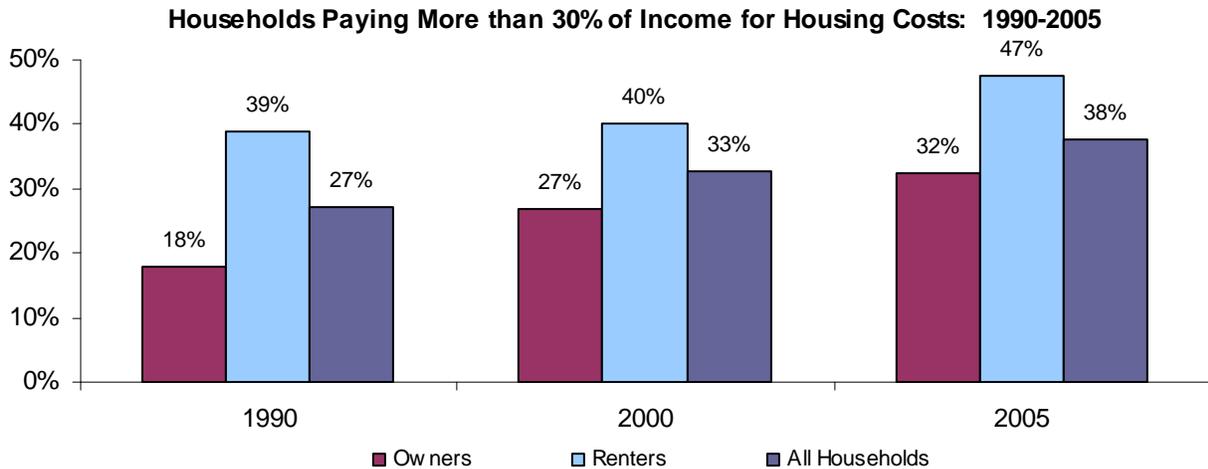


Educational Background of Adult Population: 2004			
	King County	Washington State	U.S.
High School Diploma or Higher	91%	89%	84%
Bachelor's Degree or Higher	43%	31%	27%

King County continues to have a highly educated workforce, with 91% of the 2004 adult population having a high school diploma or higher and 43% having a bachelor's degree or higher. In 2004, 75% of the high school graduating class graduated with their cohort.

Affordable Housing Not Available for Many King County Households

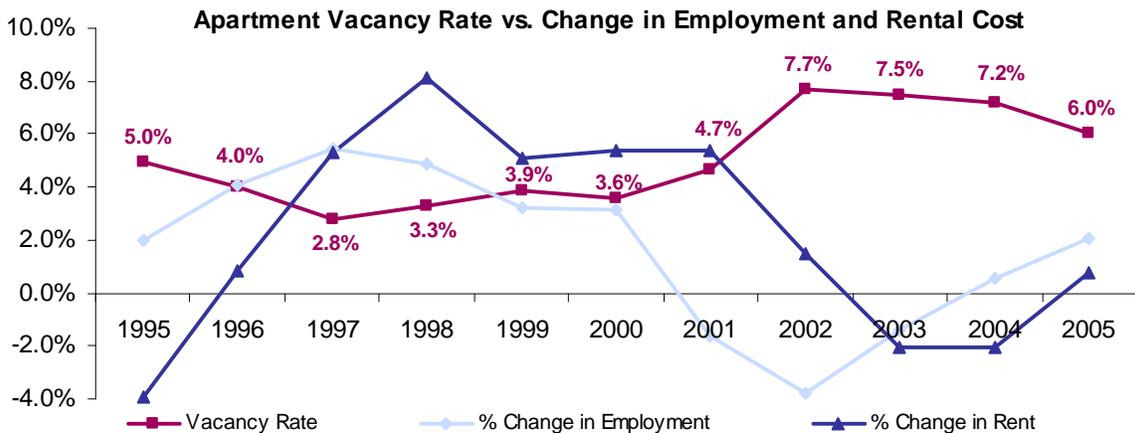
The factors that influence affordable housing have aligned to produce a discouraging outlook for a significant number of the county's households. While the home ownership rate in King County has increased since 1990, the percent of owner households paying more than 30% of their income toward housing has also grown. Likewise, nearly one-half of renter households pay more than they can afford for housing, a notable increase since 1990. This signals a worrying trend in housing and is the focus of the 2006 Affordable Housing Bulletin.



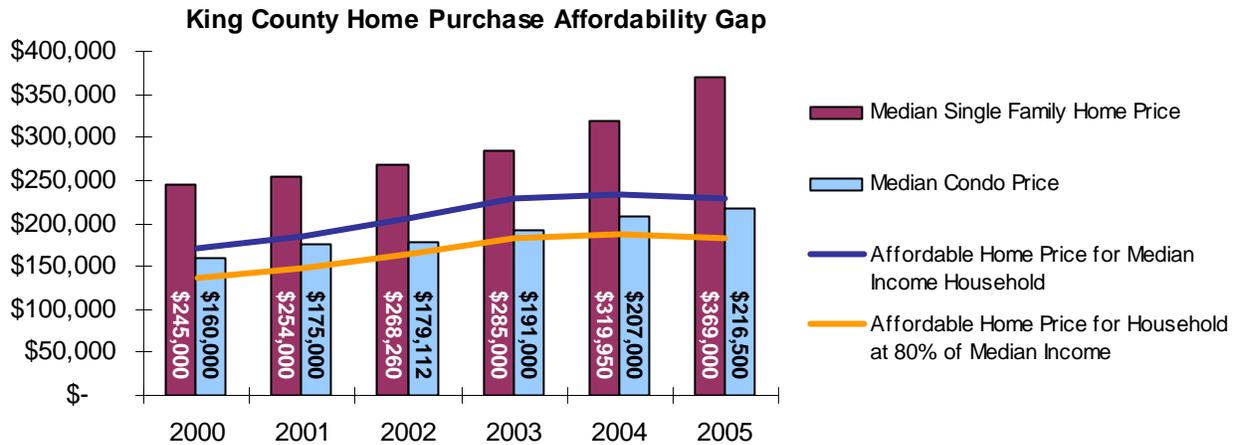
In 2005, more than four out of five rental households earning less than half of median income did not have affordable housing in King County, paying more than 30% of their income toward housing. Such households must divert their resources from other necessities such as food and healthcare, and are at greater risk of homelessness.

The proportion of King County households earning less than half of median income rose over the last decade, as highlighted in the 2006 Economic Development bulletin. Should this trend continue without a corresponding increase in low-income rental housing, even more households will be burdened by high housing costs. Changes in rental housing suggest that this is already happening. Apartment vacancy rates declined in 2005, signaling increased demand for rentals and portending higher rents. In fact, average rent did increase in 2005 after relative stability the previous three years.

The graph below illustrates the relationship between employment and rental costs in King County. As jobs were added in the late 1990's, increased demand on rental housing drove down the vacancy rate resulting in an increase in rents countywide. Conversely, the recession experienced in this region in the early years of this decade resulted in higher unemployment and vacancy rates, leading to a drop in rental rates.



Following several years of economic growth in the late 1990's, the early years of this decade saw a region wide recession that slowed income gains. Still, demand for housing remained strong, and although low interest rates provided homebuyers with greater purchasing power, the market responded with increased home prices. Consequently, the gap widened between what typical households could afford and what typical homes cost, making home ownership less affordable for many King County households.



In 2005, the home purchase affordability gap for a median-priced home more than doubled what it was only two years prior. Only one in 10 single-family home sales in the county were affordable to the median income household. However, homebuyers found more affordable alternatives in the condominium market; over half of all condo sales were affordable to the typical King County household in 2005. Condominiums also provided an affordable home ownership option for moderate income households with nearly one-third of the 2005 condo sales being affordable to those households.

King County Affordable Home Sales by Subarea: 2005						
	Sea-Shore	East	South	Rural Cities	Uninc. KC	KC Total
Single Family Home Sales	12,433	8,257	9,186	1,147	8,605	39,628
Percent Affordable to Median Income Household	7.2%	1.5%	21.2%	11.6%	11.3%	10.3%
Percent Affordable to 80% Median Income Household	2.7%	0.8%	5.9%	3.4%	3.9%	3.4%
Percent Affordable to 50% Median Income Household	0.4%	0.1%	0.6%	0.3%	0.4%	0.4%
Condo/Townhome Sales	4,443	4,025	2,386	115	1,111	12,080
Percent Affordable to Median Income Household	36.6%	51.6%	87.3%	44.3%	67.1%	54.5%
Percent Affordable to 80% Median Income Household	18.3%	29.7%	67.4%	16.5%	47.3%	34.5%
Percent Affordable to 50% Median Income Household	0.6%	4.8%	18.4%	3.5%	13.1%	6.7%

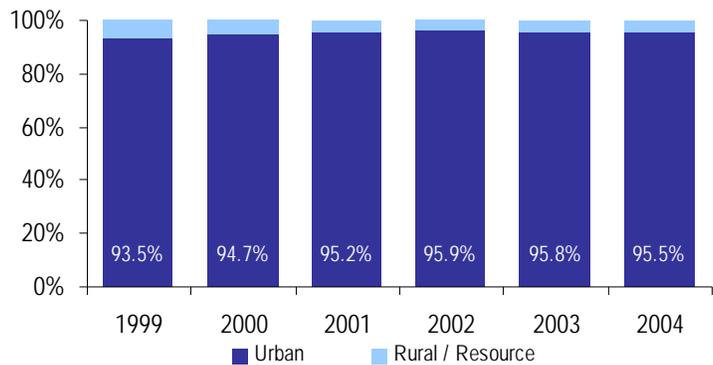
Growth Management Efforts Succeeding in King County

Since 1994 the King County Countywide Planning Policies have directed the county's land use planning under the Washington State Growth Management Act. The Land Use Bulletin highlights the success of many of our land use policies to encourage urban development and preserve our natural environment.

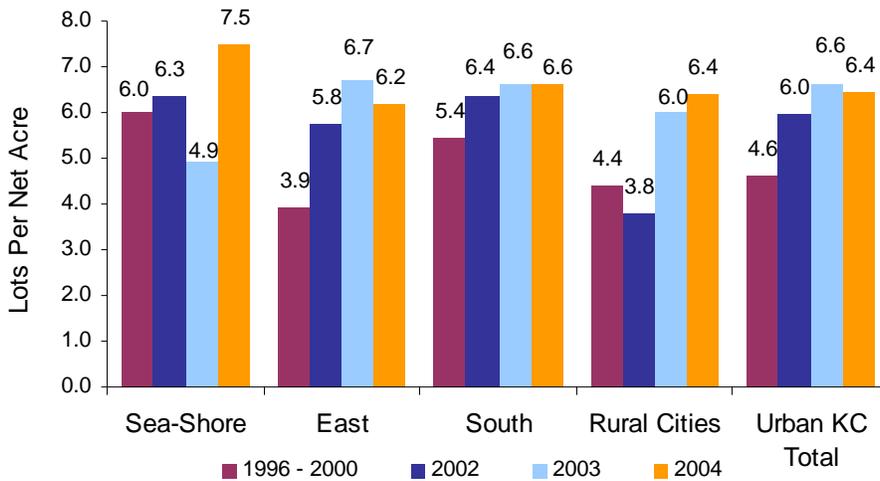
The King County Countywide Planning Policies (CPPs) call for development to occur within the Urban Growth Area (UGA) to promote efficient use of land. Growth is to be directed first to urban centers, then to areas already urbanized, and lastly to areas requiring major infrastructure improvements.

Approximately 95% of overall growth in the county is going to the UGA. Four years into this 22-year planning period, indicators suggest that only 50% of the existing capacity is needed to accommodate current population estimates for the year 2022.

Urban Housing Unit Permits as a Percent of All New Housing Unit Permits



Change in Achieved Densities on Plats: 1996-2000*, 2002-2004



*Blue columns represent average densities achieved over the five-year period from 1996 - 2000.
 **SeaShore had just 3 plats in 2003, on a total of 5.36 acres. 26 new lots were created.

Plat densities increased throughout the urban area, increasing to 6.4 lots per acre in 2004 from an average of 4.6 lots per acre from 1996 to 2000. During this same time period, densities achieved by new permits in single family zones increased from 3.8 dwelling units (DU) per acre in the 1996-2000 period to 5.3 DU in 2004.

By promoting more efficient use of land within the Urban Growth Area, King County has successfully preserved farms and forestland while also maintaining close to 25,000 acres of urban parks and open space in the Urban Growth Area.

The urban center strategy- whose goal is to attract employment and housing in the county's urban centers- is an important element of the Countywide Planning Policies. On the whole, the strategy has been successful, even in the face of recession, but growth has not been evenly distributed among the centers.

As employment centers, the urban centers were particularly susceptible to the recession, losing 11% of their jobs from 2000 to 2003. Despite these setbacks, the urban centers accommodated nearly 25% of the job growth throughout King County from 1995 to 2003. Combined, the urban centers and manufacturing centers accommodated almost 40% of King County's job growth.

King County Job Growth: 1995-2003	
Countywide	137,129
Urban Centers*	33,017
Mfg/Industrial Centers	21,251
<i>*excluding Urban Centers added after 2001</i>	

Though the rate of housing growth slowed in 2004, the urban centers attracted close to 20% of all housing permitted in King County from 1995 to 2004. The urban centers in Seattle and Bellevue supported the majority of this urban center growth.

Housing Units in King County Urban Centers: 2004

	Total Existing Units at end of 2003*	New Units Permitted in 2004	Units Demolished in 2004	Existing Units + Net New Permits 2004
Auburn	1,063	24	-	1,087
Bellevue	3,569	30	-	3,599
Burien	1,076	2	(1)	1,077
Federal Way	846	-	-	846
Kent	710	-	(2)	708
Kirkland: Totem Lake	2,944	-	-	2,944
Redmond	1,276	-	(1)	1,275
Renton	1,045	2	-	1,047
SeaTac	4,082	-	(9)	4,073
Seattle: Downtown	16,056	218	(4)	16,270
Seattle: First Hill/Capitol Hill	23,587	81	(6)	23,662
Seattle: Northgate	3,667	-	-	3,667
Seattle: Seattle Center	4,700	111	-	4,811
Seattle: University	7,213	9	(4)	7,218
Tukwila	2	-	-	2
Total	71,836	477	(27)	72,286

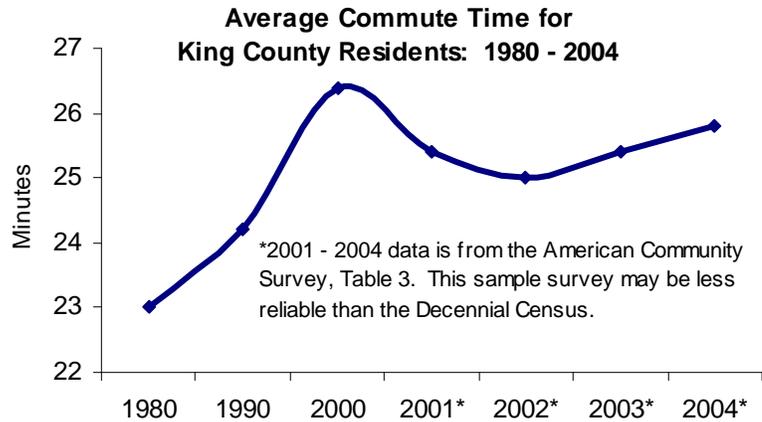
**Includes all units in the Urban Center completed prior to or during 2003 plus units still in process of completion, but permitted in previous years. Corrected by cities to account for withdrawn or expired permits or miscounts from previous years.*

Though King County's urban centers accommodated some job and housing growth, concerted efforts are needed to encourage greater growth in these important centers of economic and residential development. These efforts should be supported by zoning and transportation systems that allow the centralization of employment and housing in these centers.

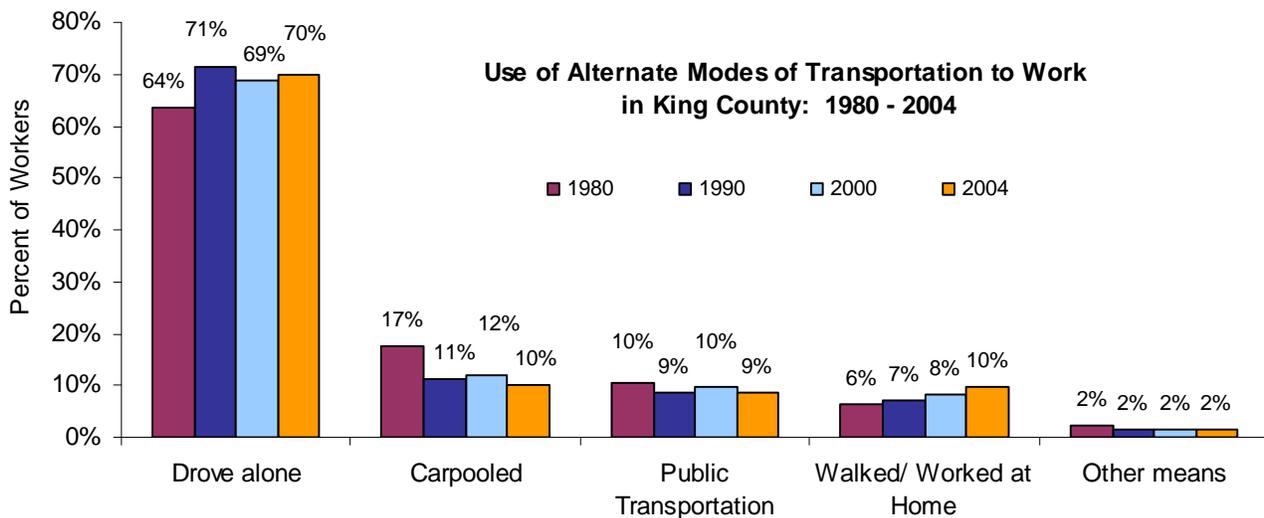
Transportation Key to Regional Growth

The central Puget Sound region is a growing and vibrant community but with that growth comes challenges, key among them transportation.

Following the national trend, commute times in King County have increased over the last two decades. From 2001 to 2004, several commute times increased substantially. The work commute on SR 520 between Bellevue and Seattle saw the greatest increase in travel time per mile, followed closely by the commutes on SR 520 between Redmond and Seattle and I-405 between Tukwila and Bellevue. However, following highway improvements on SR 167, the work commute between Renton and Auburn improved since 2002.

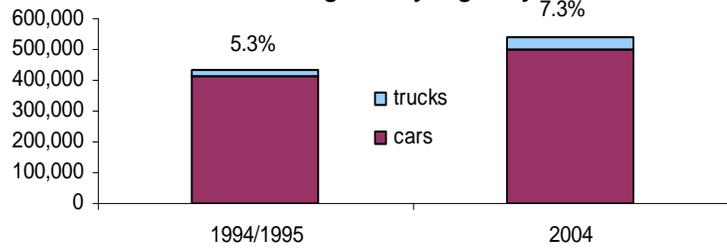


Several factors contributed to increasing commute times in King County. Commercial traffic grew, employment rebounded since the recession from 2001 to 2003, and the majority of King County's workers continued to commute alone. Combined, these factors created additional economic and environmental costs as goods, services, and people were unable to move efficiently through our region.

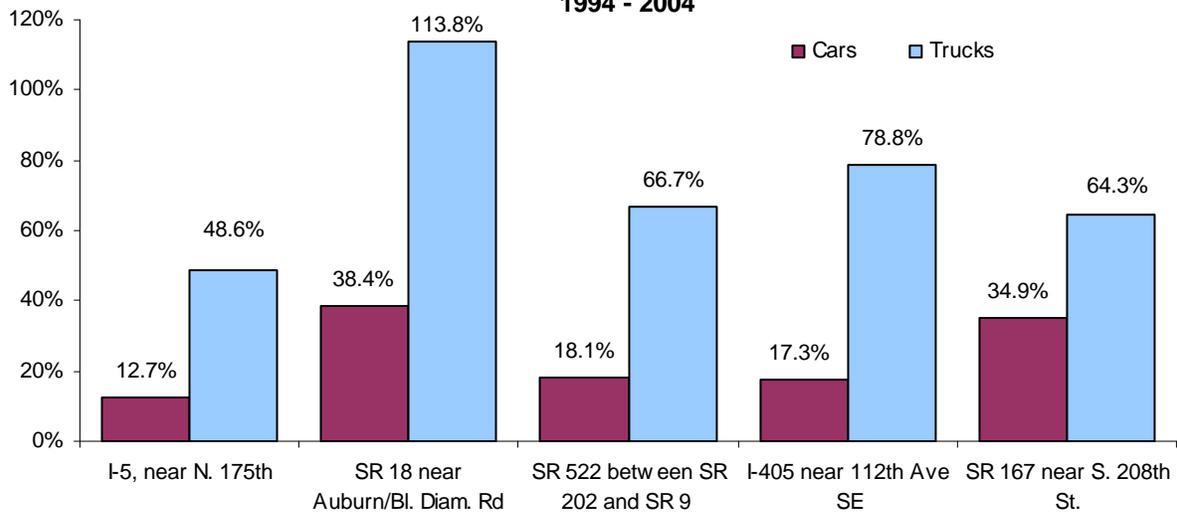


Responding to growth in activity at the Port of Seattle, commercial traffic grew faster than automobile traffic. While a rise in commercial traffic suggests economic growth in the region, it also adds stress to an already congested highway system.

Trucks as Percent of All Vehicles on Five King County Highways



Percent Increase in Annual Average Daily Traffic by Cars vs. Trucks: 1994 - 2004



Recovery from recession has had another impact on our transportation system. With growth in King County's population and workforce, more workers are commuting on our highways. As the percent of workers who commute by single occupancy vehicle has not declined appreciably, our roads remain congested and commute times increase.

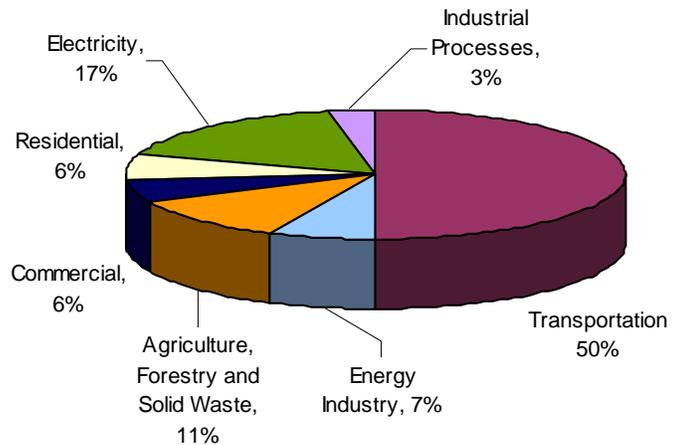
Facing increasing demands on our transportation infrastructure, local and state governments recognize the need for regional and long-term transportation investments. According to the Washington State Department of Transportation, statewide congestion—more prevalent in urban areas within the Central Puget Sound area—is estimated to be over 365,000 hours per weekday and represents about \$1.6 billion annually in lost time. Transportation planning must link economic development and lifestyle preferences with infrastructure capacity. Public transportation should provide reliable, convenient, and frequent service. Land use planning should prioritize dense, pedestrian and bike friendly communities to encourage people to use alternatives to cars. The physical transportation infrastructure should be protected and improved to support our region's increasing demands.

Anticipating and Responding to Global Climate Change

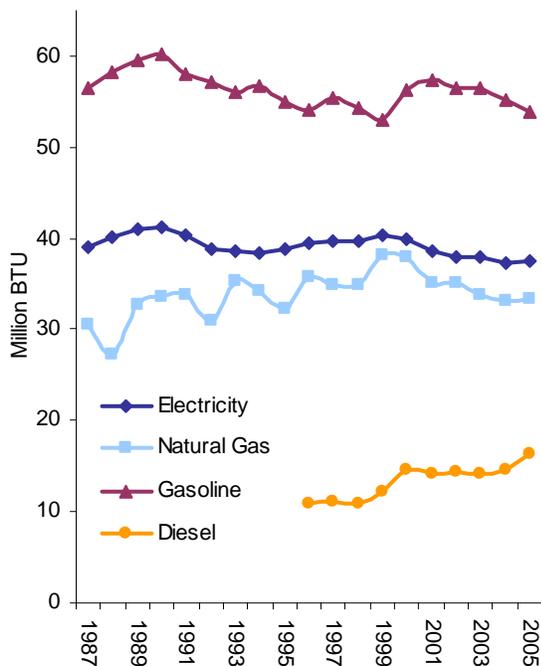
Global climate change has become a defining issue of this century. The National Oceanic and Atmospheric Administration (NOAA) identified 2006 as the second warmest year on record in the United States. U.S. and global annual temperatures are now warmer than at the start of the 20th century. Over the past 30 years, temperatures have accelerated at a rate that is approximately three times faster than the rate of warming over the last century. In fact, the past nine years have been among the 25 warmest years on record for the contiguous U.S., an unprecedented warming trend in this country.

The degree to which these worldwide weather patterns are due to human activity and the means by which these effects can be mitigated is the subject of a large body of analysis occurring throughout the scientific community.

Sources of Greenhouse Gas Emissions (2002)



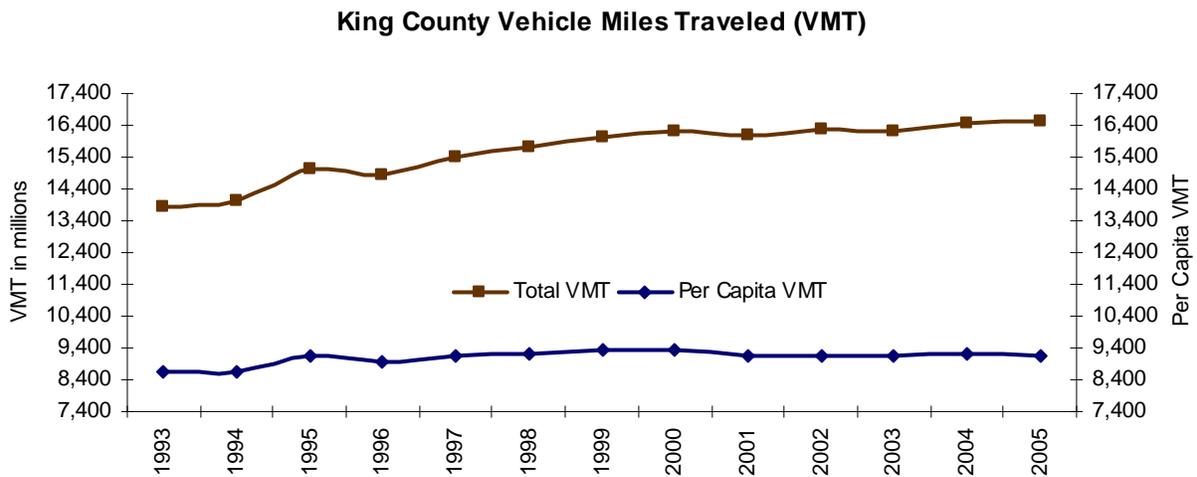
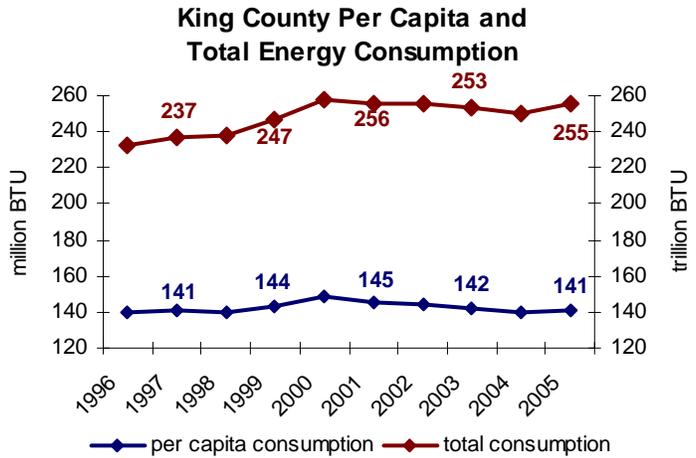
Per Capita Energy Consumption by Type: King County 1986-2005



While greenhouse gases do occur naturally, disproportionate amounts are caused by human activity, most notably as carbon dioxide emissions from transportation. Total petroleum consumption in King County increased almost 20% over the last 10 years, driven by almost 50% growth in the consumption of diesel fuel. As a result, diesel fuel steadily contributes to a larger share of total petroleum consumption in King County.

This is consistent with the increase in activity at the Port of Seattle, which has contributed to the increase in commercial traffic as shown in the 2006 Transportation Bulletin. Indeed, the number of commercial trucks on King County's major highways has increased almost 70% since 1994.

With an increase in commercial traffic, total vehicle miles traveled (VMT) has crept ahead slightly since 1995. Per capita VMT rose during the late 1990's but has actually been on a nominal downward trend since 1999, even though almost two-thirds of workers in King County continue to use their personal vehicle for work commutes.



This per capita decrease may be attributed to the combined effect of two factors over the last seven years: a recession that resulted in job losses throughout the region through 2003, followed by an increase in public transit ridership as the county regained jobs in 2004. However, despite the growing number of King County residents using public transportation, the increased use of light- and heavy-duty trucks, as well as thriving port activity, have contributed to increased VMT and elevated greenhouse gas emissions.

III. King County in the Puget Sound Region

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

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

King County: **Seattle**

Kitsap County: **Bremerton**

Pierce County: **Tacoma**

Snohomish County: **Everett**



Population 1980, 1990, 2000, 2003, through 2007 King County and the Puget Sound Region

	Census 1980	Census 1990	Census 2000	2003 OFM Estimates	2004 OFM Estimates	2005 OFM Estimates	2006 OFM Estimates	2007 OFM Estimates
King	1,269,898	1,507,319	1,737,034	1,779,300	1,788,300	1,808,300	1,835,300	1,861,300
Seattle	493,846	516,259	563,374	571,900	572,600	573,000	578,700	586,200
Balance	776,052	991,060	1,173,660	1,207,400	1,215,700	1,235,300	1,256,600	1,275,100
Kitsap	147,152	189,731	231,969	237,000	239,500	240,400	243,400	244,800
Bremerton	36,208	38,142	37,259	38,730	37,520	34,580	35,910	35,810
Balance	110,944	151,589	194,710	198,270	201,980	205,820	207,490	208,990
Pierce	485,667	586,203	700,820	733,700	744,000	755,900	773,500	790,500
Tacoma	158,501	176,664	193,556	196,300	196,800	198,100	199,600	201,700
Balance	327,166	409,539	507,264	537,400	547,200	557,800	573,900	588,800
Snohomish	337,720	465,628	606,024	637,500	644,800	655,800	671,800	686,300
Everett	54,413	69,961	91,488	95,470	96,840	97,500	101,100	101,800
Balance	283,307	395,667	514,536	542,030	547,960	558,300	570,700	584,500
Puget Sound Region	2,240,437	2,748,881	3,275,847	3,387,500	3,416,600	3,460,400	3,524,000	3,582,900
Washington State	4,132,353	4,866,663	5,894,121	6,098,300	6,167,800	6,256,400	6,375,600	6,488,000

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

Median Income, 1999

Counties in the Puget Sound Region

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

Source: U.S. Census 2000.

Different Measures of Income In King County

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

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

Family income is income earned by each family of two or more related persons living together. Family income is higher than household income because it excludes single-person households who generally have lower incomes. Almost two thirds of King County families had two or more wage earners in 2000.

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

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

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

Non-Agricultural Wage and Salary Jobs King, Kitsap, Pierce and Snohomish Counties 2000 through 2006 (in thousands)

KING COUNTY

Industry	2000	2001	2002	2003	2004	2005	2006
Nat. Resources	1.3	1.2	1.1	0.8	0.8	0.7	0.6
Construction	65.0	63.4	58.0	57.5	59.5	63.0	70.1
Manufacturing	137.5	131.9	118.4	105.9	103.4	106.9	112.3
<i>Trans. Equip.</i>	<i>58.3</i>	<i>57.9</i>	<i>51.0</i>	<i>43.6</i>	<i>41.2</i>	<i>43.7</i>	<i>47.3</i>
Trade/Trans./Util.	241.0	236.3	225.0	222.1	222.7	222.7	224.3
Information	71.3	72.6	69.2	68.4	68.4	69.3	72.5
Fin./Ins./Real Est.	77.4	78.5	76.7	78.5	77.2	76.6	77.5
Prof. & Bus. Svcs.	187.0	174.1	162.4	160.2	163.7	173.3	182.3
Edu./Health	110.7	111.2	113.4	114.9	118.1	122.8	124.7
Leisure/Hospitality	101.9	101.9	99.7	100.9	103.8	106.1	108.6
Government	153.7	158.0	161.3	162.6	162.2	161.2	161.9
Other Services	39.1	39.0	39.8	39.9	40.5	41.5	41.8
TOTAL:	1,185.7	1,168.0	1,125.1	1,111.7	1,120.3	1,144.0	1,176.6

KITSAP COUNTY

Industry	2000	2001	2002	2003	2004	2005	2006
Nat. Resources	0.1	0.1	0.1	0.0	0.1	0.1	0.1
Construction	4.1	4.4	4.5	4.4	4.8	5.0	5.5
Manufacturing	1.8	1.8	1.8	1.7	1.8	1.8	2.1
<i>Trans. Equip.</i>	<i>N/A</i>						
Trade/Trans./Util.	12.3	12.3	12.4	12.8	13.3	13.8	14.5
Information	N/A						
Fin./Ins./Real Est.	N/A						
Prof. & Bus. Svcs.	6.3	6.2	6.7	6.9	7.5	8.0	8.0
Edu./Health	N/A						
Leisure/Hospitality	7.2	7.0	7.2	7.4	7.7	8.0	8.4
Government	26.4	26.5	27.6	27.9	28.2	28.2	28.5
Other Services*	15.8	16.4	17.3	18.6	19.3	19.6	19.6
TOTAL:	73.7	74.9	77.7	79.8	82.6	84.4	86.7

PIERCE COUNTY

Industry	2000	2001	2002	2003	2004	2005	2006
Nat. Resources	0.5	0.5	0.6	0.6	0.4	0.4	0.4
Construction	15.9	16.3	16.3	17.5	19.1	20.6	22.9
Manufacturing	22.4	21.6	19.9	18.8	19.0	19.7	20.1
<i>Trans. Equip.</i>	<i>N/A</i>						
Trade/Trans./Util.	47.6	47.4	46.9	47.7	49.1	52.2	53.6
Information	3.8	3.6	3.0	2.9	3.1	3.4	3.6
Fin./Ins./Real Est.	13.2	12.9	12.8	13.5	13.8	14.3	14.5
Prof. & Bus. Svcs.	18.2	19.0	19.7	20.6	21.9	22.6	24.2
Edu./Health	37.2	35.8	37.1	37.9	37.8	38.3	39.1
Leisure/Hospitality	25.2	24.3	23.7	24.4	25.2	26.0	26.4
Government	50.1	51.6	52.4	52.7	53.5	54.3	54.6
Other Services	10.4	11.1	11.3	11.7	11.9	12.0	12.4
TOTAL:	244.4	243.9	243.6	248.2	254.8	263.7	271.7

SNOHOMISH COUNTY

Industry	2000	2001	2002	2003	2004	2005	2006
Nat. Resources	0.5	0.8	0.5	0.5	0.4	0.4	0.1
Construction	18.2	17.9	17.8	16.6	17.2	19.8	21.7
Manufacturing	53.2	51.7	45.7	43.1	41.9	44.5	48.4
<i>Trans. Equip.</i>	<i>31.5</i>	<i>31.2</i>	<i>27.1</i>	<i>24.2</i>	<i>23.0</i>	<i>25.1</i>	<i>28.5</i>
Trade/Trans./Util.	37.2	36.4	36.2	36.4	37.3	39.3	41.3
Information	4.3	4.2	3.7	3.4	4.1	4.8	5.2
Fin./Ins./Real Est.	9.5	10.2	11.2	12.1	12.5	12.9	13.1
Prof. & Bus. Svcs.	15.2	15.7	16.1	17.0	18.3	19.2	20.3
Edu./Health	18.9	19.4	20.3	20.4	20.8	21.4	22.3
Leisure/Hospitality	18.7	17.9	17.8	18.7	19.4	20.6	22.0
Government	32.1	33.9	34.5	35.5	35.8	36.6	36.5
Other Services	8.4	8.5	8.5	8.6	8.5	8.6	8.2
TOTAL:	216.5	216.6	212.3	212.5	216.2	228.1	239.1

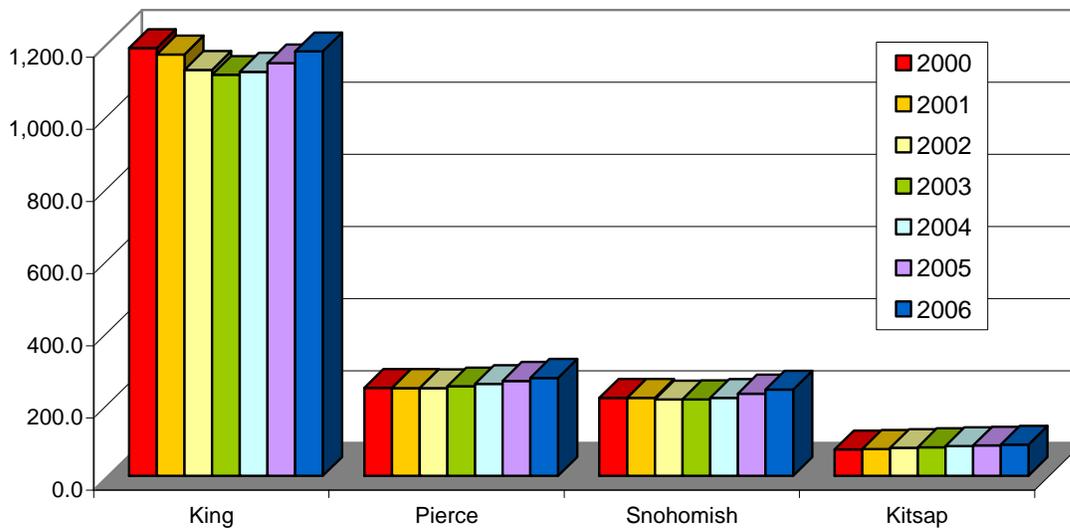
*Includes data for employees in Kitsap County not available at the sector level.

Sources: Washington State Employment Security Department and King County Office of Management and Budget, 2007

Non-Agricultural Wage and Salary Jobs in the Puget Sound Region 2000 through 2006 (in thousands)

Industry	2000	2001	2002	2003	2004	2005	2006
Nat. Resources	2.4	2.6	2.3	1.9	1.7	1.6	1.2
Construction	103.2	101.9	96.6	96.0	100.6	108.4	120.2
Manufacturing	214.9	207.0	185.8	169.5	166.1	172.9	182.9
<i>Trans. Equip.</i>	91.8	91.1	80.0	69.8	66.2	71.2	71.2
Trade/Trans./Util.	338.1	332.4	320.5	319.0	322.4	327.9	333.7
Information ¹	79.4	80.4	75.9	74.7	75.6	77.5	81.3
Fin./Ins./Real Estate ¹	100.0	101.6	100.7	104.1	103.5	103.7	105.1
Prof. & Bus. Services	226.7	215.0	205.0	204.7	211.4	223.1	234.8
Edu./Health ¹	166.7	166.3	170.8	173.2	176.7	182.5	186.1
Leisure/Hospitality	153.0	151.1	148.4	151.4	156.1	160.7	165.4
Government	262.3	270.0	275.8	278.7	279.7	280.3	281.5
Other Services ²	57.8	58.6	59.6	60.2	60.9	62.1	62.4
TOTAL:	1,720.4	1,703.4	1,658.7	1,652.2	1,673.9	1,720.2	1,774.1

Total Jobs by County (in thousands)



¹Total does not include data for Kitsap County.

²Includes data for employees in Kitsap County not available at the sector level.

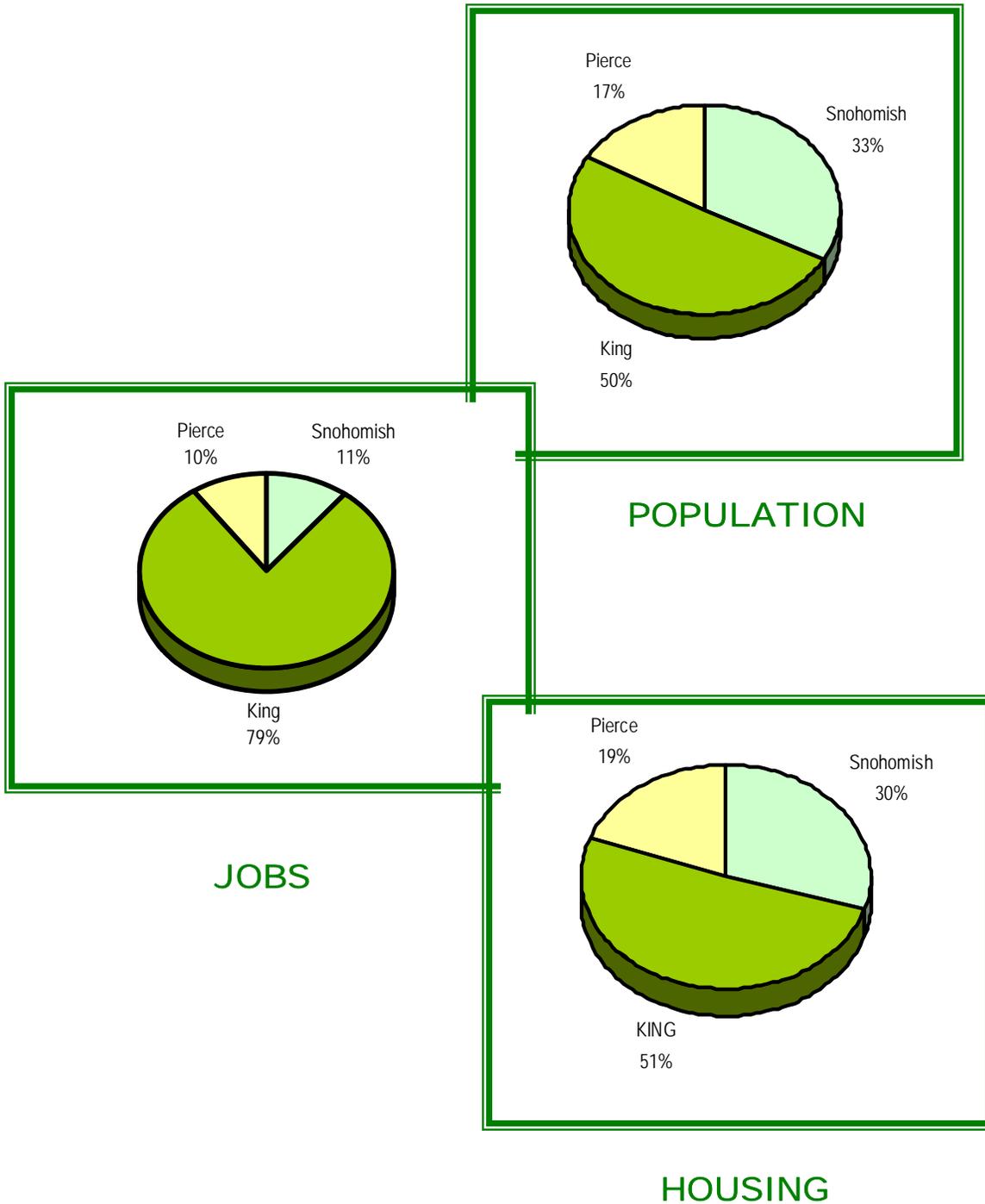
Sources: Washington State Employment Security Department and King County Office of Management and Budget, 2007

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

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

Source: Jobs data are Non-Agricultural Wage and Salary jobs from Washington State Employment Security Department, 2001.
Population and Housing units data are from Washington State Office of Financial Management, US Census 2000.

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



Housing Units by Structure Type

Counties in the Puget Sound Region, 2000 and 2007

	<u>2000</u>				<u>2007</u>			
	Total Units	1 Unit	2/more units	Mobile Homes	Total Units	1 Unit	2/more Units	Mobile Homes
King County:								
<i>Unincorporated</i>	130,356	104,582	18,694	7,080	137,488	110,569	19,375	7,544
<i>Incorporated</i>	611,881	342,584	256,306	12,997	675,170	369,886	292,767	12,517
SEATTLE	270,536	138,827	130,348	1,361	292,331	140,774	150,196	1,361
Total:	742,237	447,166	274,994	20,077	812,658	480,455	312,142	20,061
Kitsap County:								
<i>Unincorporated</i>	61,326	45,294	7,716	8,316	68,927	50,733	8,469	9,725
<i>Incorporated</i>	31,318	19,584	10,699	1,035	33,572	21,261	11,268	1,043
BREMERTON	16,631	9,007	7,289	335	16,797	9,115	7,300	382
Total:	92,644	64,878	18,415	9,351	102,499	71,994	19,737	10,768
Pierce County:								
<i>Unincorporated</i>	115,227	82,905	13,172	19,150	139,067	101,441	15,317	22,309
<i>Incorporated</i>	161,833	103,203	54,887	3,743	180,322	113,720	62,638	3,964
TACOMA	81,102	53,663	27,064	375	85,057	55,727	28,955	375
Total:	277,060	186,108	68,059	22,893	319,389	215,161	77,955	26,273
Snohomish County:								
<i>Unincorporated</i>	108,986	79,739	15,799	13,448	122,815	91,360	17,782	13,673
<i>Incorporated</i>	127,219	75,439	46,863	4,917	150,536	89,951	54,614	5,971
EVERETT	38,512	18,571	18,720	1,221	43,580	20,747	21,377	1,456
Total:	236,205	155,178	62,662	18,365	273,351	181,311	72,396	19,644

Source: Washington State Office of Financial Management, "Population Trends", 2007. 2000 US Census.

New Privately Owned Residential Units Authorized in Selected Permits-Issuing Places, 1995 - 2006

Counties in the Puget Sound Region

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
King County:												
Single Family	4,480	4,789	5,434	5,818	5,423	5,010	4,600	5,962	7,230	6,865	6,559	5,841
Multifamily	5,118	6,398	6,897	8,435	9,262	9,685	7,345	5,506	4,209	4,711	6,193	5,505
TOTAL:	9,598	11,187	12,331	14,253	14,685	14,695	11,945	11,468	11,439	11,576	12,754	11,346
Kitsap County:												
Single Family	1,022	1,540	1,555	1,100	1,486	1,421	1,126	1,136	1,376	1,308	1,300	1,006
Multifamily	189	250	184	26	20	83	12	94	84	58	311	28
TOTAL:	1,211	1,790	1,739	1,126	1,506	1,504	1,138	1,230	1,460	1,366	1,611	1,034
Pierce County:												
Single Family	2,739	3,733	3,935	4,392	4,515	3,732	3,922	4,750	4,400	4,411	5,515	4,822
Multifamily	1,157	999	995	1,304	966	938	1,621	627	752	1,563	1,311	1,235
TOTAL:	3,896	4,732	4,930	5,696	5,481	4,670	5,543	5,377	5,152	5,974	6,826	6,057
Snohomish County:												
Single Family	2,765	3,968	4,162	4,314	4,384	3,962	3,785	4,061	4,249	4,921	5,719	4,557
Multifamily	739	960	1,401	3,553	3,015	2,387	1,612	1,141	1,343	1,243	940	1,105
TOTAL:	3,504	4,928	5,563	7,867	7,399	6,349	5,397	5,202	5,592	6,164	6,659	5,662

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: Puget Sound Regional Council.

Department of Housing and Urban Development.

Number of Lots Applied For Counties in the Puget Sound Region, 1996 - 2006

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
King	2,979	3,672	5,275	2,871	3,980	1,912	1,777	4,142	6,650	3,748	3,677
Kitsap	676	393	*125	386	285	na	*21	747	na	na	na
Pierce	2,718	8,535	*1,968	2,759	2,196	2,604	3,458	5,174	3,645	6,327	3,595
Snohomish	4,070	3,726	1,731 ⁿ	3,600	1,529	1,410	2,837	3,699	7,167	7,125	9,232
<i>Puget Sound Total</i>	<i>10,443</i>	<i>16,326</i>	<i>9,099</i>	<i>9,616</i>	<i>7,990</i>	<i>5,926</i>	<i>8,072</i>	<i>13,762</i>	<i>17,462</i>	<i>17,200</i>	<i>16,504</i>

Number of Lots Recorded Counties in the Puget Sound Region, 1996 - 2006

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
King	1,734	3,402	2,213	3,218	3,335	4,768	4,295	5,334	4,023	4,134	3,556
Kitsap	728	380	535	339	285	413	687	541	265	331	367
Pierce	2,464	*6,332	*2,047	2,043	2,824	2,303	2,726	2,145	4,129	2,995	3,728
Snohomish	2,057	2,854	3,356 ⁿ	3,702	2,675	2,391	2,547	3,138	3,580	3,775	4,016
<i>Puget Sound Total</i>	<i>6,983</i>	<i>12,968</i>	<i>8,151</i>	<i>9,302</i>	<i>9,119</i>	<i>9,875</i>	<i>10,255</i>	<i>11,158</i>	<i>11,997</i>	<i>11,235</i>	<i>11,667</i>

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

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

ⁿ = only for first three quarters of the year

na = not available

Sources:

King County - King County Office of Management and Budget,

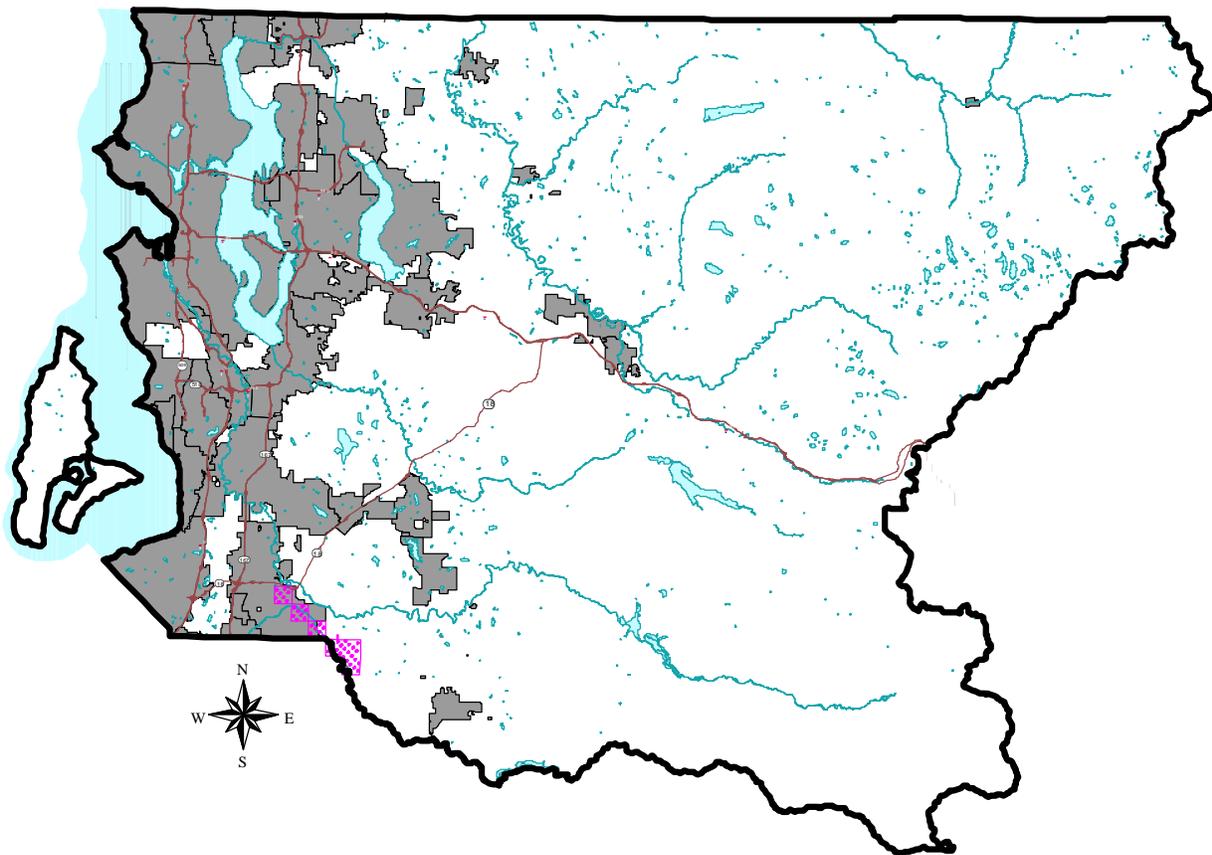
Snohomish County and Pierce County - Michael Britsch, New Home Trends

Kitsap County - Kitsap County and Kitsap County Trends Report

IV. King County At Large

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

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



Population Trend and Household Forecast King County 1980 - 2022

Population and Household Trend King County 1980-2006

Population:	1980	1990	1992	1994	1996	1998	Census 2000	2004 Estimate	2006 Estimate
Cities	766,811	994,048	1,023,586	1,092,274	1,196,890	1,260,887	1,387,261	1,431,500	1,468,230
Unincorporated	503,087	513,257	540,900	507,226	431,910	404,913	349,773	356,800	367,070
King County	1,269,898	1,507,305	1,564,486	1,599,500	1,628,800	1,665,800	1,737,034	1,788,300	1,835,300

Households:	1980	1990	1992	1994	1996	1998	Census 2000	2004 Estimate	2006 Estimate
Cities	324,145	431,744	441,800	463,000	507,000	537,000	584,974	607,000	623,200
Unincorporated	173,118	184,048	193,200	180,000	153,000	143,000	125,942	128,000	131,800
King County	497,263	615,792	635,000	643,000	660,000	680,000	710,916	735,000	755,000

Population and Household and Forecast King County 2000 - 2022

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

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

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

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

Population by Age

King County, 1990 and 2000

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

Source: US Census, 1990 and 2000.

Population by Race King County

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

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

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

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

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

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 - 2006

Year	Median Household Income (Current \$)	Consumer Price Index Yearly Average	Median Household Income (Real \$)	Percent Change (Real \$)	Per Capita Personal Income (Current \$)	Per Capita Personal Income (Real \$)	Percent Change (Real \$)
1990	\$36,465	1.268	\$28,758	0.11%	\$24,593	\$19,395	-1.1%
1991	\$39,658	1.341	\$29,573	2.84%	\$26,031	\$19,412	0.1%
1992	\$39,225	1.390	\$28,219	-4.58%	\$27,747	\$19,962	2.8%
**1993	\$39,338	1.429	\$27,528	-2.45%	\$28,587	\$19,783	-0.9%
**1994	\$41,104	1.478	\$27,811	1.03%	\$30,054	\$20,279	2.5%
**1995	\$43,071	1.523	\$28,280	1.69%	\$32,205	\$21,132	4.2%
**1996	\$44,344	1.575	\$28,155	-0.44%	\$34,440	\$21,867	3.5%
**1997	\$45,266	1.630	\$27,959	-0.70%	\$35,382	\$21,706	-0.7%
**1998	\$47,656	1.693	\$29,201	4.44%	\$39,335	\$23,234	7.0%
1999	\$53,200	1.728	\$30,787	5.43%	\$43,100	\$24,942	7.4%
2000	\$55,900	1.792	\$31,194	1.32%	\$44,437	\$24,797	-0.6%
2001	\$61,400	1.857	\$33,064	6.00%	\$43,842	\$23,609	-4.8%
2002	\$60,400	1.893	\$31,907	-3.50%	\$44,585	\$23,552	-0.2%
2003	\$60,400	1.923	\$31,409	-1.56%	\$44,821	\$23,308	-1.0%
2004	\$61,300	1.947	\$31,484	0.24%	\$49,118	\$25,227	8.2%
2005	\$62,400	2.002	\$31,169	-1.00%	\$48,216	\$24,084	-4.5%
2006	\$63,500	2.076	\$30,588	-1.86%	NA	NA	NA

NA = not available.

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

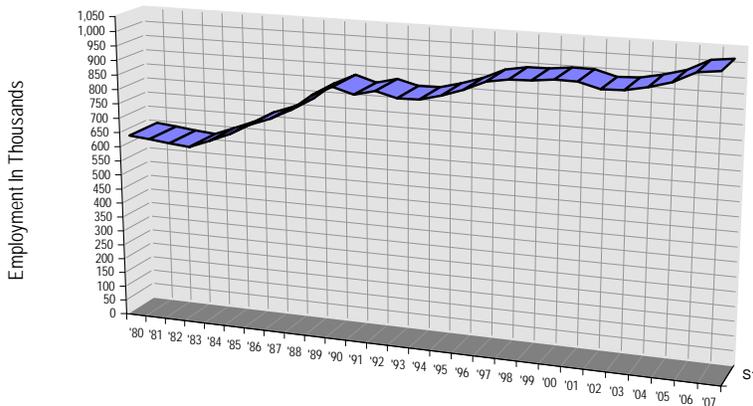
Notes: The index is based on the CPI-U, the Consumer Price Index for All Urban Consumers, for the Seattle Tacoma area. The base is 1982-1984 = 1.00. The Consumer Price Index is prepared by the U.S. Department of Labor, Bureau of Labor Statistics. Per capita personal income was computed using Census Bureau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

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

Resident Civilian Labor Force and Employment

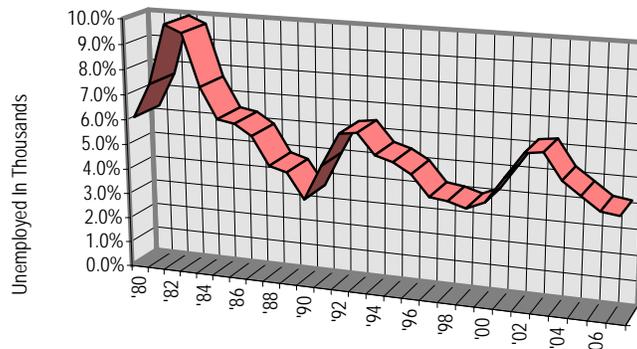
King County, 1990-2007

	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	915,100	866,300	48,800	5.3%
1996	936,200	890,300	45,900	4.9%
1997	961,000	921,800	39,200	4.1%
1998	973,800	934,500	39,300	4.0%
1999	973,800	936,700	37,200	3.8%
2000	984,600	944,700	39,900	4.1%
2001	994,100	943,800	50,300	5.1%
2002	985,600	925,400	60,200	6.1%
2003	989,700	928,500	61,200	6.2%
2004	994,800	943,400	51,400	5.2%
2005	1,011,000	963,700	47,300	4.7%
2006	1,044,300	1,000,600	43,700	4.2%
2007 (May)	1,053,300	1,009,700	43,600	4.1%



Resident
Employment
1980-2007

Percent
Unemployed
1980 - 2007



Note: This table reports the resident civilian labor force for the King County portion of the Seattle-Bellevue-Everett Primary Metropolitan Statistical Area. It reports only on residents of King County, excluding Snohomish County residents who commute to jobs in King County. Data are annual averages as revised and benchmarked in 2005.

Source: Washington State Employment Security Department, 2005.

Nonagricultural Wage and Salary Workers in King County

Average Annual Employment in King County by Sector

2000 - 2006, Using "NAICS" Reporting Scheme *

INDUSTRY	2000	2001	2002	2003	2004	2005	2006
GOODS PRODUCING	206,300	196,900	178,900	164,900	163,700	171,000	183,100
Natural Resource & Mining	1,300	1,300	1,100	1,200	800	700	600
Construction	66,900	63,700	58,900	57,300	59,500	63,000	70,100
Manufacturing	138,100	131,900	118,900	106,400	103,400	106,900	112,300
Durable Goods	105,000	101,600	90,500	79,000	76,600	80,400	85,100
Fabricated Metal Products	6,900	6,700	6,300	5,900	6,100	6,100	6,500
Computer & Electronic Products	13,300	12,500	11,300	9,600	9,100	9,400	9,500
Transportation Equipment	58,800	58,000	51,100	43,400	41,200	43,700	47,300
<i>Aerospace Products & Parts</i>	<i>53,400</i>	<i>54,100</i>	<i>47,200</i>	<i>39,600</i>	<i>37,300</i>	<i>39,100</i>	<i>42,900</i>
Non-Durable Goods	33,100	30,300	28,400	27,400	26,800	26,500	27,200
Food Products	12,300	11,400	10,400	10,500	10,600	10,600	11,000
SERVICES PRODUCING	985,100	973,400	948,100	942,700	956,600	973,300	993,600
Trade, Transportation & Utilities	242,300	236,600	225,400	221,000	222,700	222,700	224,300
Wholesale Trade	67,000	65,700	63,100	61,800	62,500	62,300	63,900
Retail Trade	122,500	119,600	115,000	113,400	113,700	114,700	113,600
Transportation, Warehousing, Utilities	52,800	51,400	47,400	45,800	46,500	45,700	46,900
Information	71,500	72,600	69,200	68,600	68,400	69,300	72,500
<i>Software Publishers</i>	<i>31,400</i>	<i>34,500</i>	<i>34,800</i>	<i>35,700</i>	<i>37,800</i>	<i>40,000</i>	<i>43,100</i>
Telecommunications	19,900	20,600	19,100	18,300	16,700	14,900	14,000
Financial Sector (Finance, Ins, Real Est.)	77,800	78,600	75,800	77,700	77,200	76,600	77,500
Professional & Business Services	187,800	174,700	162,800	161,400	163,700	173,300	182,300
Professional, Scientific & Tech Svs	90,300	89,900	81,300	79,100	77,700	82,100	86,400
Management of Companies	21,000	20,500	20,900	22,200	22,700	23,200	23,600
Admin. Support, Waste Management Employment Services and Temp's	76,500	64,400	60,600	60,100	63,300	67,900	72,200
	40,200	28,400	25,100	25,100	27,500	31,600	33,700
Educational & Health Services	108,700	111,300	113,400	113,000	118,100	122,800	124,700
Educ'l Services (private) & Soc Assist.	35,200	35,600	36,200	34,300	38,100	40,500	41,500
Hospitals, Health Care & Resid Care	73,400	75,700	77,200	78,700	80,000	82,700	83,200
Leisure & Hospitality	102,500	102,300	99,400	100,000	103,800	106,100	108,600
Food Service and Drinking Places	70,100	70,700	68,500	68,900	69,800	72,700	74,800
Other Services	39,900	39,300	40,000	40,100	40,500	41,500	41,800
Government & Education	154,600	158,000	162,100	160,900	162,200	161,200	161,900
Federal Government	22,000	21,400	21,900	22,700	22,500	21,900	21,400
State Government including Education	50,400	52,000	53,000	52,900	54,200	54,200	54,400
Local Government including Education	82,200	84,700	87,100	85,300	85,400	85,100	86,100
TOTAL NON-AGRICULTURAL EMPLOYMENT IN KING COUNTY	1,191,300	1,170,300	1,126,900	1,107,600	1,120,200	1,144,000	1,176,600

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

Source: Washington State Employment Security Department, 2006

Jobs and Wage Level by Industry

King County 2000 - 2006

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

INDUSTRY	2004		2005		2006	
	<i>Cov. Jobs</i>	<i>Ave. Wage</i>	<i>Cov. Jobs</i>	<i>Ave. Wage</i>	<i>Cov. Jobs</i>	<i>Ave. Wage</i>
Construction	55,839	\$46,500	59,814	\$48,200	66,631	\$50,600
Manufacturing	101,975	\$60,600	105,565	\$65,200	111,192	\$69,500
Transpnt and Warehousing	44,296	\$47,300	43,377	\$47,500	44,689	\$49,100
Wholesale Trade	60,687	\$60,900	60,501	\$62,300	62,378	\$66,100
Retail Trade	111,651	\$30,800	112,847	\$31,900	111,987	\$33,400
Food Services, Hotels	81,108	\$17,700	84,092	\$17,900	86,526	\$18,400
Finance, Ins, Real Est.	75,836	\$60,400	75,015	\$64,000	76,383	\$69,600
Information	67,978	\$104,900	69,779	\$97,000	72,177	\$107,500
Prof & Admin Services	159,590	\$57,400	169,088	\$57,700	178,721	\$61,100
Health, Educ and Other Serv.	177,912	\$34,100	180,744	\$35,800	183,205	\$37,600
Government	152,504	\$46,100	151,474	\$47,800	151,964	\$49,900
Other	4,137	\$60,900	4,354	\$68,700	4,097	\$68,100
TOTAL	1,093,513	\$49,094	1,116,650	\$50,140	1,149,950	\$53,500

Source: WA State Employment Security Dept, 2001 - 2006

Notes: Average wages paid are calculated by dividing the total wages paid by the number of covered jobs. Average wages are shown in current dollars. The top table uses the Standard Industrial Classification (SIC) coding which is no longer in use. Sectors in the bottom table are described using the North American Industrial Classification System (NAICS), which differ in composition from SIC sectors, so they are not comparable.

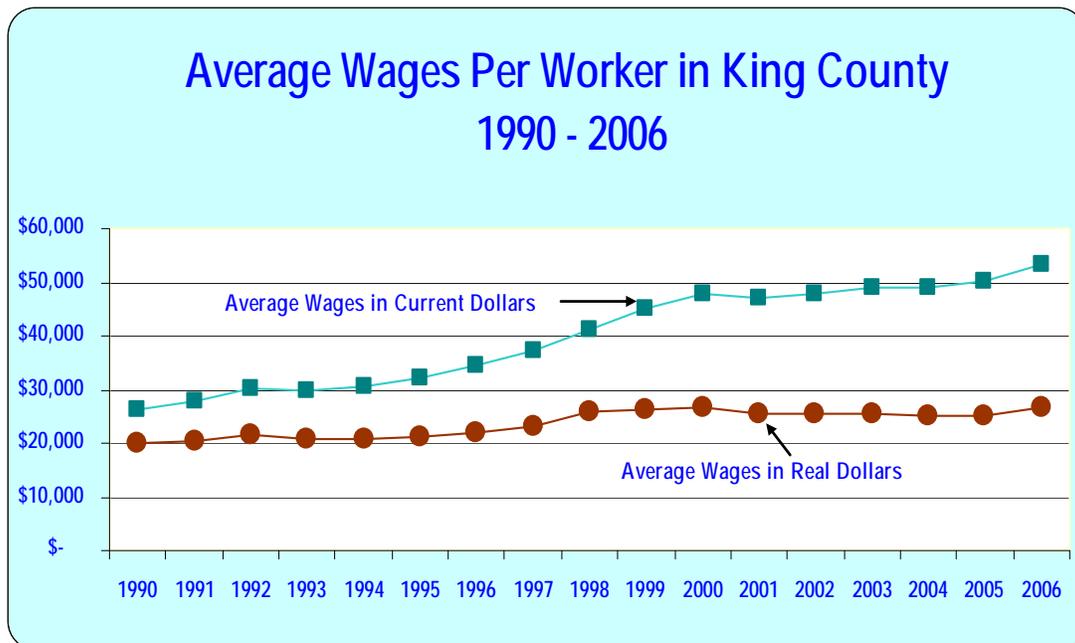
Jobs and Wage Level by Industry King County 1991 – 2006

Trend Analysis:

The table on the opposite page shows the trend in average wages by job sector since 2000. In 2006, King County's average annual wage per worker increased more than 6% to \$53,500. Following a decade of growth, wages reached a peak in 1999, declined slightly in 2000 - 2001, and are once again on the upswing. The overall average blends high wages in manufacturing, finance, and software products and services with lower wages in retail, non-professional services, and food services. The trend shows the effect of the recession from 2001 to 2003: the average wage was relatively static from 2000 to 2004. However, since 2004, total payroll has risen substantially to \$61.5 billion in 2006.

The average wage in the software publishing sector, at \$125,000 in 2006, is higher than other sectors and dominates the "Information Services" industry. When the software sector is excluded, the average wage in King County was \$50,400 in 2006. The extraordinary salaries in software have dipped since 2000 because of decreased use of stock options. Average wages in other sectors have grown about 2% per year since 2000, so the disparity is less than it was in the late 1990s. However, when inflation is accounted for, real wages have not increased since the year 2000 for the average worker.

A "living" or "family" wage in King County would have been about \$43,000 in 2003 for a household with one working adult and two dependents. This is equivalent to \$21.50 per hour, or three times the minimum hourly wage. A living wage has been defined as one which "allows families to meet their basic needs without resorting to public assistance, and provides them some ability to deal with emergencies and to plan ahead." (Northwest Policy Center, University of Washington). It is not a "poverty" wage. Some workers are not employed full-time year round. With a median annual earnings of about \$35,000 for all workers, and about \$45,000 for full-time, year-round workers, roughly half of King County's workers make less than the wage needed to support a family with one worker and two dependents. While many households have more than one worker, about 35% of all households in the County have total (combined) incomes less than the living wage.



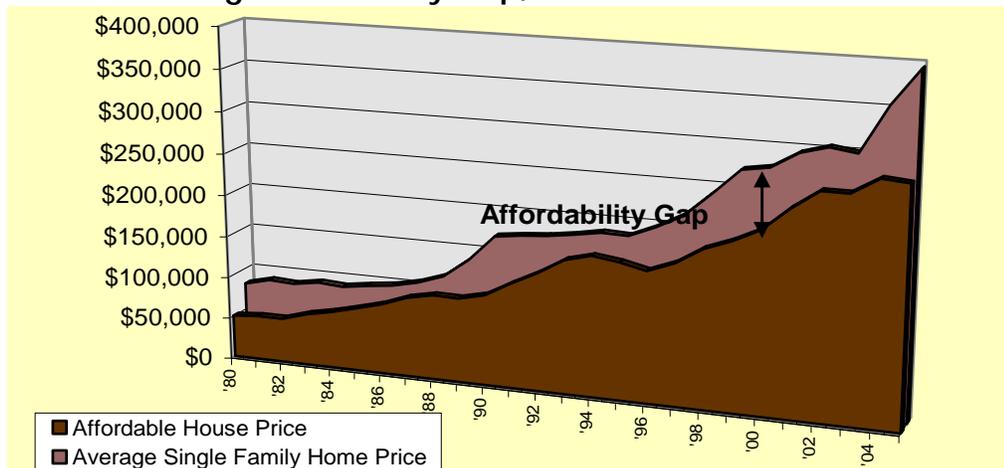
Notes: Real wages are calculated using the Consumer Price Index for All Urban Consumers (CPI-U) for the Seattle-Tacoma area. The base between 1982-1984 = 100. The CPI-U is prepared by the US Department of Labor, Bureau of Statistics.

Housing Affordability in King County

Interest Rates, Incomes, Home Prices and and Affordability Gap, 1980 - 2006

Year	Interest Rate	Median Household Income	Average Single Family Home Price	Affordability Gap
1980	12.36%	\$20,497	\$81,511	(\$31,000)
1985	10.77%	\$27,266	\$94,626	(\$18,700)
1990	10.04%	\$36,465	\$169,202	(\$61,400)
1995	7.40%	\$43,071	\$184,247	(\$22,247)
1996	8.17%	\$44,344	\$197,352	(\$42,452)
1997	7.60%	\$45,266	\$213,882	(\$46,882)
1998	7.00%	\$47,656	\$241,734	(\$55,234)
1999	7.50%	\$53,200	\$270,743	(\$72,643)
2000	7.25%	\$55,900	\$276,000	(\$62,700)
2001	7.00%	\$61,400	\$294,515	(\$54,215)
2002	6.00%	\$60,400	\$303,428	(\$41,128)
2003	6.00%	\$60,400	\$298,914	(\$36,614)
2004	5.50%	\$61,300	\$353,700	(\$72,600)
2005	5.75%	\$62,400	\$395,500	(\$117,000)
2006	6.00%	\$63,500	\$453,914	(\$178,114)

The Housing Affordability Gap, 1980 - 2006



Interest rate, house price data- Central Puget Sound 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 the 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.

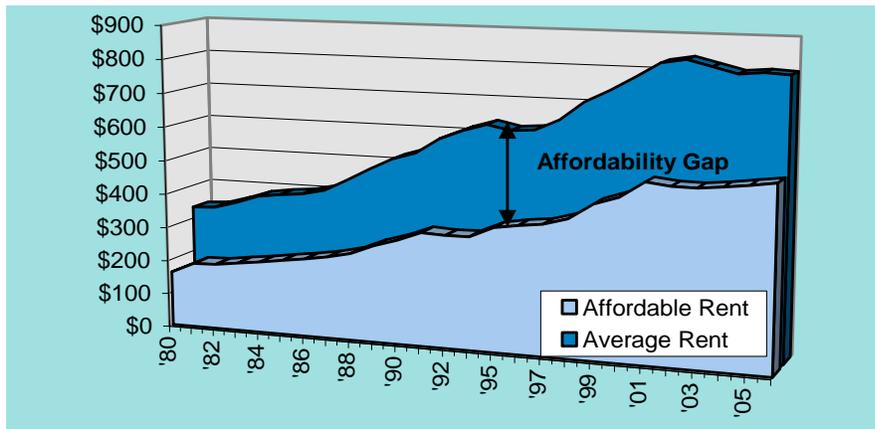
NOTE: Data for the second half of 1995 through 2004 are from Multiple Listing Services (MLS), and include condominiums but do not include most sales of new houses. 2005 data are from the King County Recorder's Office and include all residential sales.

Rental Affordability Indicators for King County

Incomes, Rent Prices and Affordability Gap, 1980 - 2006

Year	Median Renter Income	Low Renter Income	Average 2 BR / 1 BA Rent Price	Low Income Affordability Gap
1980	\$12,886	\$6,443	\$334	(\$173)
1985	\$17,782	\$8,891	\$395	(\$173)
1990	\$24,458	\$12,229	\$537	(\$231)
1995	\$28,896	\$14,448	\$617	(\$256)
1996	\$29,750	\$14,875	\$622	(\$250)
1997	\$30,369	\$15,184	\$655	(\$275)
1998	\$31,972	\$15,986	\$708	(\$308)
1999	\$35,697	\$17,849	\$744	(\$298)
2000	\$37,509	\$18,754	\$784	(\$315)
2001	\$41,193	\$20,597	\$826	(\$311)
2002	\$40,522	\$20,261	\$838	(\$331)
2003	\$40,522	\$20,261	\$821	(\$314)
2004	\$41,126	\$20,563	\$803	(\$289)
2005	\$41,864	\$20,932	\$810	(\$287)
2006	\$42,602	\$21,301	\$806	(\$273)

The Low Income Rental Affordability Gap 1980-2006



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

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

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

Method/Background:

Median renter income is 67.1% of median household income, a ratio derived from the 1990 and 2000 census. Low income renter income is one-half the median renter income. The 1980 Census ratio was 62.4%. The new ratio was phased in incrementally from '80-'89.

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

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

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

King County Subareas

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

In some of the tables, the urban areas are broken into cities and unincorporated urban. The job and housing tables on pages 49 and 52 further divide the urban designated area into four subareas:

Sea-Shore - which includes Seattle; Shoreline, Lake Forest Park, and North Highline

East - which includes the Eastside cities; and

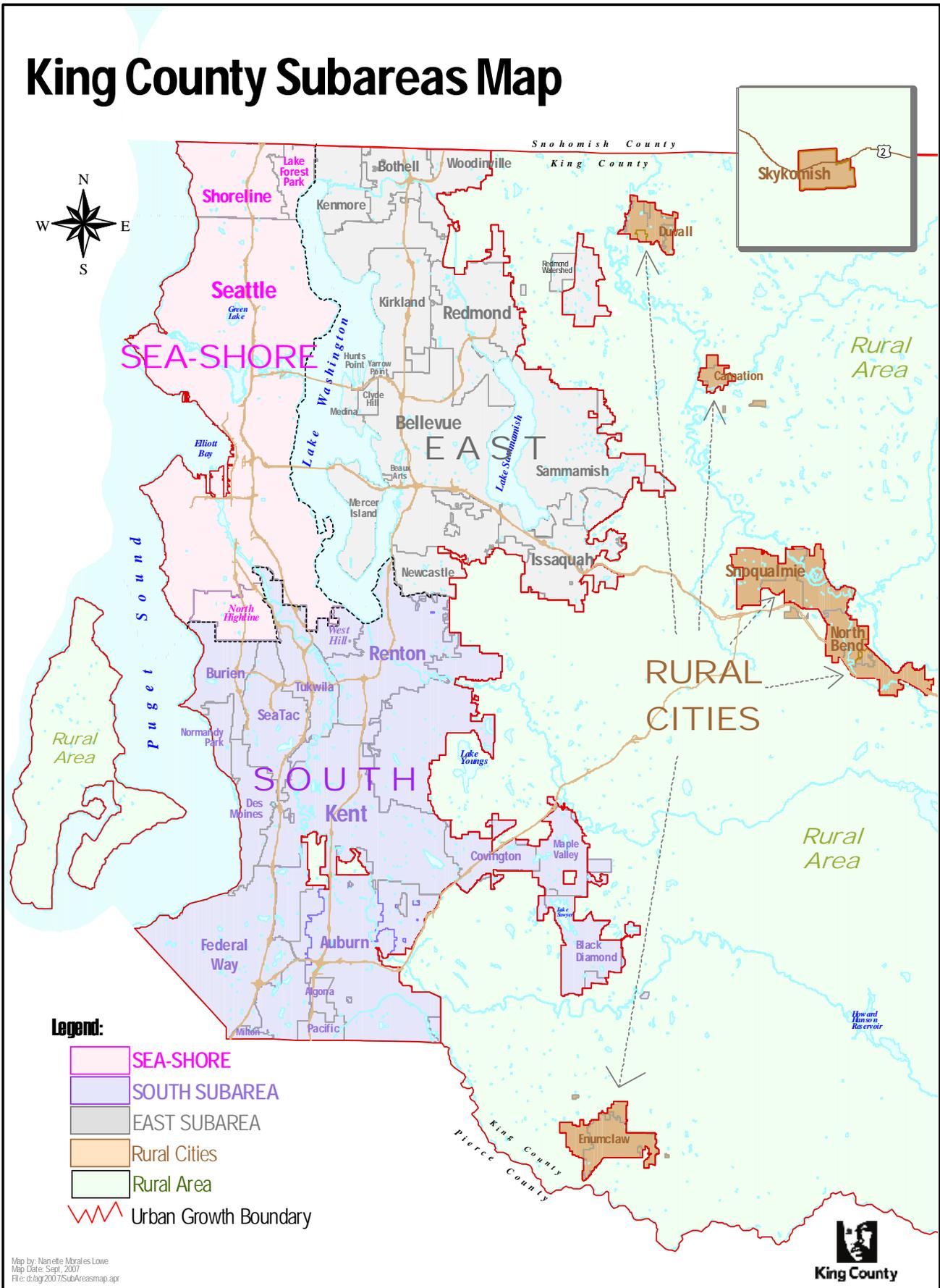
South - which includes the South King County cities.

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

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

The tables in this section provide information on housing prices, the locations of jobs and households in 1990, and 2000, and the target or expected growth in jobs and households during the 20-year Growth Management planning period.

King County Subareas Map



Map by: Nanette Morales Lowe
 Map Date: Sept, 2007
 File: d:\reg2007\SubAreasmap.apr



King County Land Development Indicators 2000 - 2006

		New Recorded Lots*		New Residential Units		Existing Housing Units	
		Number	Percent	Number	Percent	Number	Percent
2000	Urban	3,286	99%	14,117	96%	692,800	93%
	<i>Seattle</i>	95	3%	6,536	44%	270,500	36%
	**Urban Balance	3,191	96%	7,581	52%	422,300	57%
	Rural	49	1%	549	4%	43,900	6%
	Resource Lands	0	0%	29	0%	5,600	1%
KING COUNTY TOTAL		3,335	100%	14,695	100%	742,300	100%
2001	Urban	9,438	99%	11,432	96%	705,500	93%
	<i>Seattle</i>	0	0%	4,819	40%	274,000	36%
	**Urban Balance	9,438	99%	6,613	55%	431,500	57%
	Rural	66	1%	476	4%	44,400	6%
	Resource Lands	0	0%	37	0%	5,625	1%
KING COUNTY TOTAL		9,504	100%	11,945	100%	755,500	100%
2002	Urban	4,149	97%	10,995	96%	716,000	93%
	<i>Seattle</i>	0	0%	3,459	30%	278,000	36%
	**Urban Balance	4,149	97%	7,536	66%	438,000	57%
	Rural	146	3%	453	4%	44,850	6%
	Resource Lands	0	0%	20	0%	5,650	1%
KING COUNTY TOTAL		4,295	100%	11,468	100%	766,500	100%
2003	Urban	5,315	99%	8,057	70%	725,080	93%
	<i>Seattle</i>	1,116	21%	2,901	25%	281,000	36%
	**Urban Balance	4,199	79%	5,156	45%	444,080	57%
	Rural	19	0%	451	4%	45,250	6%
	Resource Lands	0	0%	30	0%	5,670	1%
KING COUNTY TOTAL		5,334	100%	11,439	100%	776,000	100%
2004	Urban	4,009	99%	11,049	95%	733,500	93%
	<i>Seattle</i>	175	4%	3,035	26%	283,000	36%
	**Urban Balance	3,834	95%	8,014	69%	450,500	57%
	Rural	14	0%	484	4%	45,600	6%
	Resource Lands	0	0%	43	0.4%	5,700	1%
KING COUNTY TOTAL		4,023	100%	11,576	100%	784,800	100%
2005	Urban	4,106	99%	12,311	97%	742,200	93%
	<i>Seattle</i>	0	0%	3,670	29%	285,000	36%
	**Urban Balance	4,106	99%	8,641	68%	457,200	58%
	Rural	28	1%	412	3%	46,060	6%
	Resource Lands	0	0%	31	0.2%	5,740	1%
KING COUNTY TOTAL		4,134	100%	12,754	100%	794,000	100%
2006	Urban	3,480	99%	10,903	96%	750,800	93%
	<i>Seattle</i>	262	7%	3,555	31%	288,000	36%
	**Urban Balance	3,218	90%	7,348	65%	462,800	58%
	Rural	76	2%	423	4%	46,430	6%
	Resource Lands	0	0%	20	0.2%	5,770	1%
KING COUNTY TOTAL		3,556	100%	11,346	100%	803,000	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.

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

2000 Households by Sub-area

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

2000 Covered Jobs by Sub-area

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

22-Year Household Growth Target

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

22-Year Job Growth Target

	<u>Uninc.*</u>	<u>Cities*</u>	<u>Total</u>
Sea-Shore	<i>700</i>	<i>95,150</i>	95,850
East	<i>4,640</i>	<i>98,610</i>	103,250
South	<i>2,580</i>	<i>86,920</i>	89,500
Rural	N A	<i>5,250</i>	5,250
TOTAL	7,920	285,930	293,850

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.

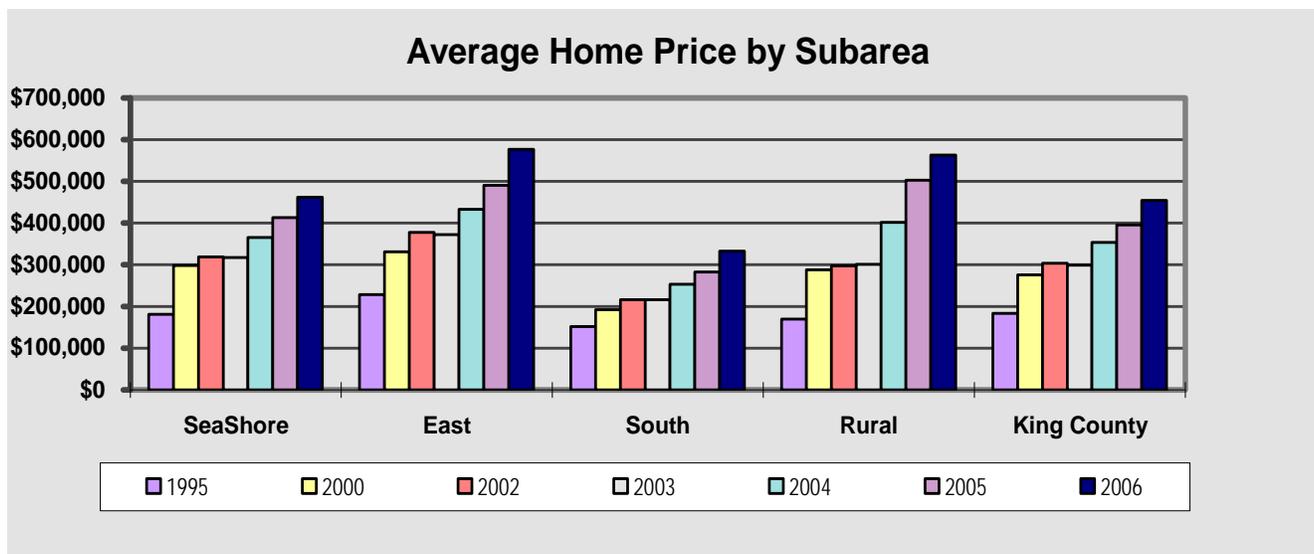
Notes: Urban-designated areas are *ITALICIZED*. Targets apply to Urban areas only. All numbers are rounded.

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.

Average Sale Price for Single Family Homes, 1990-2006 King County by Subarea

	SeaShore	East	South	Rural	King County
1990	\$166,854	\$234,608	\$125,895	\$138,163	\$169,202
1991	\$171,855	\$227,852	\$131,246	\$138,361	\$173,113
1992	\$172,404	\$227,964	\$135,861	\$145,470	\$175,631
1993	\$174,031	\$232,785	\$140,622	\$156,873	\$179,902
1994	\$181,580	\$243,490	\$141,200	\$163,967	\$185,359
1995	\$180,700	\$228,200	\$151,300	\$169,400	\$183,700
1996	\$191,754	\$248,513	\$148,138	\$185,130	\$197,352
1997	\$210,503	\$269,972	\$155,960	\$195,877	\$213,882
1998	\$248,560	\$286,533	\$189,001	\$207,360	\$241,734
1999	\$278,204	\$356,890	\$176,985	\$236,078	\$270,743
2000	\$298,500	\$331,400	\$191,900	\$288,000	\$276,000
2001	na	na	na	na	\$294,500
2002	\$319,000	\$377,700	\$216,600	\$297,000	\$303,400
2003	\$317,618	\$372,035	\$216,438	\$300,675	\$298,900
2004	\$365,600	\$432,900	\$253,500	\$401,700	\$353,700
2005	\$413,000	\$490,800	\$283,100	\$502,400	\$395,500
2006	\$462,440	\$576,598	\$332,639	\$562,598	\$453,914



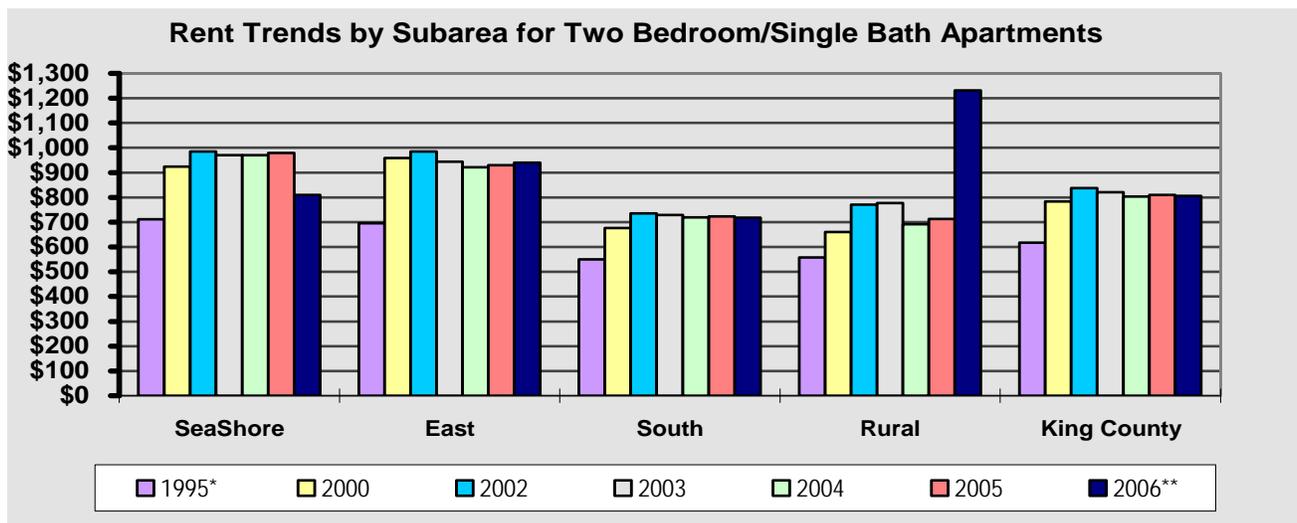
Background/Method:

This table displays the trends in average single family home prices from 1990 to 2004 for the four geographic subareas in King County. All figures are in current dollars. The home price figures are weighted averages based on census tract averages. Single-family market sales includes Condominiums and exclude foreclosures, sales of partial interest, transfers between related parties, sales to relocation services, etc. The Countywide Planning Policies established monitoring of housing affordability for both urban and rural areas.

NOTES: Sources of data differ by year and may affect comparability. 1990-1994: King County Housing Affordability Bulletin. 1995: Experian. 1996-1999: Northwest Multiple Listing Service. 2000-2004: Central Puget Sound Real Estate Research Report. Prices from 1996 to 2004 include condominiums but do not include most sales of new houses. 2005 data are from King County Recorders's Office and include all residential sales.

Rents for Two Bedroom/Single Bath Apartments, 1990-2006 King County by Subarea

	SeaShore	East	South	Rural	King County
1990	\$575	\$586	\$484	\$503	\$537
1991	\$623	\$621	\$507	\$532	\$582
1992	\$655	\$630	\$519	\$566	\$610
1993	\$677	\$656	\$532	\$578	\$631
1994	\$704	\$669	\$533	\$577	\$642
1995*	\$712	\$696	\$550	\$558	\$617
1996*	\$734	\$730	\$554	\$537	\$622
1997*	\$761	\$782	\$576	\$607	\$655
1998*	\$818	\$833	\$619	\$615	\$708
1999*	\$876	\$882	\$645	\$634	\$744
2000	\$925	\$958	\$676	\$660	\$784
2001	\$995	\$994	\$713	\$688	\$826
2002	\$985	\$985	\$735	\$771	\$838
2003	\$971	\$944	\$729	\$777	\$821
2004	\$971	\$922	\$719	\$692	\$803
2005	\$980	\$930	\$723	\$713	\$810
2006**	\$810	\$940	\$718	\$1,232	\$806



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.

** 2006 is the median rent, previous years are average rent.

Source: King County Housing Affordability Monitoring Report (1988 - 1996). Average Rent: Central Puget Sound Real Estate Research Report (CPSRERR). Median Rent: Dupre and Scott Apartment Advisors.

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

2000 Households by Sub-area

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

2000 Covered Jobs by Sub-area

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

22-Year Household Growth Target

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

22-Year Job Growth Target

	<u>Uninc.*</u>	<u>Cities*</u>	<u>Total</u>
Sea-Shore	<i>700</i>	<i>95,150</i>	95,850
East	<i>4,640</i>	<i>98,610</i>	103,250
South	<i>2,580</i>	<i>86,920</i>	89,500
Rural	N A	<i>5,250</i>	5,250
TOTAL	7,920	285,930	293,850

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 2003, but for demographic data it is the 2000 Census. Some of the tables present data from prior years for added perspective.

Existing Cities

As of September 2004, King County contained 39 cities, the largest number of any county in Washington State. Those cities are:

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

Recent Incorporations

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

1980 - 2007 Annual Population Estimates King County and Unincorporated King County

	King County Population	Number of Cities	Cities Population	City Area (sq.mi.)	Uninc. KC Population	Uninc. Area (sq.mi.)
1980	1,269,900	29	766,800	230	503,100	1,904
1990	1,507,300	31	994,050	284	513,250	1,850
1995	1,613,600	34	1,116,200	315	497,400	1,819
2000	1,737,034	39	1,387,261	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
2004	1,788,300	39	1,431,505	383	356,795	1,751
2005	1,808,300	39	1,443,802	384	364,498	1,750
2006	1,835,300	39	1,468,230	387	367,070	1,747
2007	1,861,300	39	1,493,045	388	368,255	1,746

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

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

2000 Census Population

King County and its Cities, April 1, 2000

Jurisdiction	1980 Census	1990 Census	2000 Census	Change 1990-2000	% Change 1990-2000
Algona	1,467	1,694	2,460	766	45.2%
Auburn	26,417	33,102	40,314	7,212	21.8%
Beaux Arts	328	303	307	4	1.3%
Bellevue	73,903	86,874	109,827	22,953	26.4%
Black Diamond	1,170	1,422	3,970	2,548	179.2%
Bothell (K.C.portion)	7,943	11,986	16,185	4,199	35.0%
Burien	-	-	31,881	31,881	NA
Carnation	951	1,243	1,893	650	52.3%
Clyde Hill	3,229	2,972	2,890	(82)	-2.8%
Covington	-	-	13,783	13,783	NA
Des Moines	7,378	17,283	29,267	11,984	69.3%
Duvall	729	2,770	4,616	1,846	66.6%
Enumclaw	5,427	7,227	11,116	3,889	53.8%
Federal Way	-	67,304	83,259	15,955	23.7%
Hunts Point	483	513	443	(70)	-13.6%
Issaquah	5,536	7,786	11,212	3,426	44.0%
Kenmore	-	-	18,678	18,678	NA
Kent	22,961	37,960	79,524	41,564	109.5%
Kirkland	18,785	40,052	45,054	5,002	12.5%
Lake Forest Park	2,485	4,031	13,142	9,111	226.0%
Maple Valley	-	-	14,209	14,209	NA
Medina	3,220	2,981	3,011	30	1.0%
Mercer Island	21,522	20,816	22,036	1,220	5.9%
Milton (K.C.portion)	218	697	814	117	16.8%
Newcastle	-	-	7,737	7,737	NA
Normandy Park	4,268	6,709	6,392	(317)	-4.7%
North Bend	1,701	2,578	4,746	2,168	84.1%
Pacific	2,261	4,622	5,373	751	16.2%
Redmond	23,318	35,800	45,256	9,456	26.4%
Renton	31,031	41,688	50,052	8,364	20.1%
Sammamish	-	-	34,104	NA	NA
SeaTac	-	22,694	25,496	2,802	12.3%
Seattle	493,846	516,259	563,374	47,115	9.1%
Shoreline	-	-	53,025	53,025	NA
Skykomish	209	273	214	(59)	-21.6%
Snoqualmie	1,370	1,546	1,631	85	5.5%
Tukwila	3,578	11,874	17,181	5,307	44.7%
Woodinville	-	-	9,194	9,194	NA
Yarrow Point	1,077	962	1,008	46	4.8%
Cities Total:	766,811	994,021	1,384,674	390,653	39.3%
Uninc. King County:	503,087	513,298	352,360	(160,938)	-31.4%
KING COUNTY TOTAL:	1,269,898	1,507,319	1,737,034	229,715	15.2%
WASHINGTON STATE:	4,132,204	4,866,692	5,894,121	1,027,429	21.1%

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

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

2007 Washington State Population Estimates

King County and its Cities, April 1, 2007

Jurisdiction	1990 Census	2000 <i>Corrected</i>	2006 Estimate	2007 Estimate	Change 2000-2007	% Change 2000-2007
Algona	1,694	2,460	2,695	2,725	265	10.8%
Auburn (K.C. portion)	33,102	<i>42,901</i>	43,820	44,300	1,399	3.3%
Beaux Arts	303	307	300	310	3	1.0%
Bellevue	86,874	109,827	117,000	118,100	8,273	7.5%
Black Diamond	1,422	3,970	4,085	4,120	150	3.8%
Bothell (K.C. portion)	11,986	<i>16,119</i>	16,600	16,950	831	5.2%
Burien	-	31,881	31,080	31,410	(471)	-1.5%
Carnation	1,243	1,893	1,900	1,900	7	0.4%
Clyde Hill	2,972	2,890	2,795	2,810	(80)	-2.8%
Covington	-	13,783	17,240	17,190	3,407	24.7%
Des Moines	17,283	29,267	29,020	29,090	(177)	-0.6%
Duvall	2,770	4,616	5,735	5,845	1,229	26.6%
Enumclaw	7,227	11,116	11,220	11,320	204	1.8%
Federal Way	67,304	83,259	86,530	87,390	4,131	5.0%
Hunts Point	513	443	480	480	37	8.4%
Issaquah	7,786	11,212	19,570	24,710	13,498	120.4%
Kenmore	-	18,678	19,680	19,940	1,262	6.8%
Kent	37,960	79,524	85,650	86,660	7,136	9.0%
Kirkland	40,052	45,054	47,180	47,890	2,836	6.3%
Lake Forest Park	4,031	<i>12,871</i>	12,770	12,770	(101)	-0.8%
Maple Valley	-	14,209	19,140	20,020	5,811	40.9%
Medina	2,981	3,011	2,945	2,950	(61)	-2.0%
Mercer Island	20,816	22,036	21,860	22,380	344	1.6%
Milton (K.C. portion)	697	814	825	825	11	1.4%
Newcastle	-	7,737	9,175	9,550	1,813	23.4%
Normandy Park	6,709	6,392	6,415	6,435	43	0.7%
North Bend	2,578	4,746	4,690	4,705	(41)	-0.9%
Pacific (K.C. portion)	4,622	5,373	5,815	5,945	572	10.6%
Redmond	35,800	45,256	49,890	50,680	5,424	12.0%
Renton	41,688	50,052	58,360	60,290	10,238	20.5%
Sammamish	-	34,104	39,730	40,260	6,156	18.1%
SeaTac	22,694	25,496	25,230	25,530	34	0.1%
Seattle	516,259	<i>563,376</i>	578,700	586,200	22,824	4.1%
Shoreline	-	<i>53,296</i>	52,830	53,190	(106)	-0.2%
Skykomish	273	214	210	210	(4)	-1.9%
Snoqualmie	1,546	1,631	7,815	8,600	6,969	427.3%
Tukwila	11,874	17,181	17,930	18,000	819	4.8%
Woodinville	-	<i>9,809</i>	10,350	10,390	581	5.9%
Yarrow Point	962	1,008	970	975	(33)	-3.3%
Cities Total:	994,021	1,387,812	1,468,230	1,493,045	105,233	7.6%
Uninc. King County:	513,298	<i>349,234</i>	367,070	368,255	19,021	5.4%
King County	1,507,319	<i>1,737,046</i>	1,835,300	1,861,300	124,254	7.2%
Washington State	4,866,692	5,894,121	6,375,600	6,488,000	593,879	10.1%

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 2007.

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

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

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

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

2000 U.S. Census Population by Age

King County and its Cities

Jurisdiction	2000 Census Population	Age Under 5	Age 5 - 17	Age 18 - 64	Age Over 65
Algona	2,460	163	591	1,550	156
Auburn	40,314	3,100	7,634	24,917	4,663
Beaux Arts	307	11	57	179	60
Bellevue	109,827	6,182	17,218	71,738	14,689
Black Diamond	3,970	319	811	2,511	329
Bothell (K.C.portion)	16,185	967	3,110	10,563	1,545
Burien	31,881	1,932	5,329	20,235	4,385
Carnation	1,893	187	464	1,135	107
Clyde Hill	2,890	169	586	1,587	548
Covington	13,783	1,092	3,569	8,607	515
Des Moines	29,267	1,924	5,039	17,957	4,347
Duvall	4,616	459	1,035	2,975	147
Enumclaw	11,116	803	2,442	6,257	1,614
Federal Way	83,259	6,508	17,003	53,382	6,366
Hunts Point	443	26	89	258	70
Issaquah	11,212	682	1,802	7,603	1,125
Kenmore	18,678	1,069	3,502	12,177	1,930
Kent	79,524	6,676	15,335	51,675	5,838
Kirkland	45,054	2,474	5,848	32,120	4,612
Lake Forest Park	13,142	617	2,324	8,492	1,709
Maple Valley	14,209	1,312	3,494	8,763	640
Medina	3,011	206	610	1,706	489
Mercer Island	22,036	997	4,727	12,198	4,114
Milton (K.C.portion)	814	44	158	499	113
Newcastle	7,737	605	1,206	5,415	511
Normandy Park	6,392	278	1,141	3,674	1,299
North Bend	4,746	474	820	2,948	504
Pacific	5,373	482	1,086	3,505	300
Redmond	45,256	2,888	6,820	31,329	4,219
Renton	50,052	3,521	7,392	34,016	5,123
Sammamish	34,104	2,851	8,535	21,358	1,360
SeaTac	25,496	1,831	4,386	16,805	2,474
Seattle	563,374	26,215	61,612	407,740	67,807
Shoreline	53,025	2,769	9,151	33,391	7,714
Skykomish	214	9	30	135	40
Snoqualmie	1,631	158	314	1,058	101
Tukwila	17,181	1,233	2,891	11,712	1,345
Woodinville	9,194	599	1,848	5,951	796
Yarrow Point	1,008	50	211	559	188
Cities Total:	1,384,674	81,882	210,220	938,680	153,892
Uninc. King County:	352,360	23,439	75,105	225,936	27,880
KC TOTAL:	1,737,034	105,321	285,325	1,164,616	181,772

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

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

2000 Census Housing Unit Count

King County and its Cities

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

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

Source: 2000 US Census, Profile DP-4.

Existing Housing Units by Structure Type

King County and its Cities, 2006

City	Single Family	Multi-Family	Mobile Home, other	TOTAL UNITS
Algona	797	39	149	985
Auburn	8,697	7,998	2,407	19,102
Beaux Arts	124	0	0	124
Bellevue	30,304	21,889	59	52,252
Black Diamond	1,293	37	248	1,578
Bothell (KC portion)	3,265	3,312	841	7,418
Burien	8,288	5,530	98	13,916
Carnation	581	63	14	658
Clyde Hill	1,065	2	0	1,067
Covington	5,475	243	92	5,810
DesMoines	7,137	4,396	426	11,959
Duvall	1,796	139	181	2,116
Enumclaw	2,860	1,241	491	4,592
Federal Way	18,784	13,690	1,315	33,789
Hunts' Point	192	0	0	192
Issaquah	4,718	4,708	11	9,437
Kenmore	5,698	2,091	376	8,165
Kent	16,736	16,761	1,543	35,040
Kirkland	11,451	11,832	54	23,337
Lake Forest Pk	4,421	778	28	5,227
Maple Valley	5,965	463	342	6,770
Medina	1,169	0	0	1,169
Mercer Island	6,980	2,025	11	9,016
Milton	241	1	98	340
Newcastle	2,837	943	13	3,793
Normandy Pk	2,214	545	24	2,783
North Bend	1,275	581	50	1,906
Pacific	1,280	830	106	2,216
Redmond	11,298	10,939	379	22,616
Renton	13,887	12,726	486	27,099
Sammamish	12,965	1,258	92	14,315
SeaTac	5,530	3,923	847	10,300
Seattle	140,630	146,732	1,361	288,723
Shoreline	15,975	5,527	154	21,656
Skykomish	145	3	14	162
Snoqualmie	2,388	490	19	2,897
Tukwila	3,532	4,107	272	7,911
Woodinville	2,749	1,276	154	4,179
Yarrow Point	385	3	0	388
City Total:	365,127	287,121	12,755	665,003
Uninc. King County:	110,887	19,589	7,521	137,997
KING COUNTY TOTAL:	476,014	306,710	20,276	803,000

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

Source: Wash State Office of Financial Management, 2007 and King County Office of Management and Budget Dec 2007

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

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

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

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

Persons Below Poverty Level, 1999

King County and its Cities

Jurisdiction	Total Persons*	Persons Below Poverty Level						Total in Poverty	
		Age under 18		Age 18 - 64		65 and over		Number	%
		Number	%	Number	%	Number	%		
Algona	2,456	26	3.4%	67	4.3%	16	10.3%	109	4.4%
Auburn	39,721	1,678	12.6%	3,017	12.1%	397	8.5%	5,092	12.8%
Beaux Arts	307	3	4.4%	8	4.5%	2	3.3%	13	4.2%
Bellevue	108,778	1,353	5.8%	3,907	5.4%	902	6.1%	6,162	5.7%
Black Diamond	3,970	10	0.9%	27	1.1%	0	0.0%	37	0.9%
Bothell (K.C. part)	15,971	214	5.2%	521	4.9%	72	4.7%	807	5.1%
Burien	31,614	933	12.8%	1,765	8.7%	263	6.0%	2,961	9.4%
Carnation	1,893	49	7.5%	73	6.4%	6	5.6%	128	6.8%
Clyde Hill	2,890	3	0.4%	19	1.2%	0	0.0%	22	0.8%
Covington	13,783	192	4.1%	262	3.0%	36	7.0%	490	3.6%
Des Moines	28,005	713	10.2%	1,338	7.5%	90	2.1%	2,141	7.6%
Duvall	4,591	100	6.7%	77	2.6%	0	0.0%	177	3.9%
Enumclaw	10,861	226	7.0%	528	8.4%	150	9.3%	904	8.3%
Federal Way	82,787	2,955	12.6%	4,332	8.1%	409	6.4%	7,696	9.3%
Hunts Point	443	0	0.0%	3	1.2%	2	2.9%	5	1.1%
Issaquah	10,985	138	5.6%	338	4.4%	49	4.4%	525	4.8%
Kenmore	18,591	348	7.6%	628	5.2%	82	4.2%	1,058	5.7%
Kent	78,826	3,652	16.6%	4,936	9.6%	535	9.2%	9,123	11.6%
Kirkland	44,206	548	6.6%	1,582	4.9%	207	4.5%	2,337	5.3%
Lake Forest Park	12,835	90	3.1%	385	4.5%	38	2.2%	513	4.0%
Maple Valley	14,197	129	2.7%	220	2.5%	24	3.8%	373	2.6%
Medina	3,011	0	0.0%	18	1.1%	5	1.0%	23	0.8%
Mercer Island	21,757	217	3.8%	385	3.2%	93	2.3%	695	3.2%
Milton (K.C. part)	800	20	9.9%	35	7.0%	10	8.8%	65	8.1%
Newcastle	7,722	21	1.2%	106	2.0%	35	6.8%	162	2.1%
Normandy Park	6,392	76	5.4%	102	2.8%	77	5.9%	255	4.0%
North Bend	4,654	82	6.3%	133	4.5%	11	2.2%	226	4.9%
Pacific	5,519	184	11.7%	400	11.4%	0	0.0%	584	10.6%
Redmond	44,423	623	6.4%	1,485	4.7%	254	6.0%	2,362	5.3%
Renton	49,651	1,494	13.7%	2,903	8.5%	401	7.8%	4,798	9.7%
Sammamish	34,104	217	1.9%	417	2.0%	40	2.9%	674	2.0%
SeaTac	24,609	983	15.8%	1,660	9.9%	196	7.9%	2,839	11.5%
Seattle	542,979	12,335	14.0%	45,024	11.0%	6,709	9.9%	64,068	11.8%
Shoreline	52,377	786	6.6%	2,308	6.9%	520	6.7%	3,614	6.9%
Skykomish	214	3	7.7%	16	11.9%	0	0.0%	19	8.9%
Snoqualmie	1,631	80	16.9%	73	6.9%	2	2.0%	155	9.5%
Tukwila	17,084	756	18.3%	1,308	11.2%	103	7.7%	2,167	12.7%
Woodinville	9,171	123	5.0%	275	4.6%	15	1.9%	413	4.5%
Yarrow Point	1,008	17	6.5%	17	3.0%	0	0.0%	34	3.4%
All Cities	1,354,816	31,377	10.6%	80,698	8.6%	11,751	7.6%	123,826	9.1%
Suburban Cities	811,837	19,042	9.2%	35,674	6.7%	5,042	5.9%	59,758	7.4%
Unincorp. KC	351,489	6,577	2.4%	10,957	4.4%	1,186	3.9%	18,720	5.3%
King County Total	1,706,305	37,954	9.9%	91,655	8.0%	12,937	7.4%	142,546	8.4%

Note: * does not include persons in institutions

Source: U S Census 2000, SF 3A

Annexations and Incorporations by King County Cities 1990 through 2006

JURISDICTION	April 1990 - April 2000			April 2000 - April 2006		
	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	252.57	510	199
Beaux Arts	-	-	-	-	-	-
Bellevue	2,510.83	11,227	4,706	643.00	2,747	1,124
Black Diamond	1,569.00	1,495	630	345.18	-	-
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	168.00	375	117
Des Moines	1,720.28	9,262	3,796	100.08	401	147
Duvall	436.90	71	40	11.85	0	0
Enumclaw	17.49	0	0	193.00	-	-
Federal Way	817.28	5	3	635.65	2,722	1,217
Hunts Point	-	-	-	-	-	-
Issaquah	1,760.10	104	50	1,881.18	6,207	3,197
Kenmore	3,904.00	16,874	7,001	-	-	-
Kent	6,168.04	25,835	9,727	276.13	882	316
Kirkland	3.40	(18)	(6)	-	-	-
Lake Forest Pk	1,679.38	9,582	3,910	-	-	-
Maple Valley	3,566.00	10,556	3,644	28.80	-	-
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	-	-	-	(72.69)	(2)	(1)
Redmond	876.90	271	101	246.77	401	151
Renton	461.53	602	235	482.26	981	469
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	-	-	781.07	0	0
Tukwila	652.16	2,764	1,331	-	-	-
Woodinville	3,915.00	8,882	3,452	7.24	19	7
Yarrow Point	3.40	36	12	-	-	-
TOTAL	66,447.93	233,834	91,196	6,020.61	15,255	6,948

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

Annexations and Incorporations 2006 - 2007

JURISDICTION	April 2006 - April 2007		
	Acres Certified	Population Certified	Housing Units Certified
Algona	-	-	-
Auburn	53.06	0	0
Beaux Arts	-	-	-
Bellevue	1.34	0	0
Black Diamond	-	-	-
Bothell	-	-	-
Burien	-	-	-
Carnation	-	-	-
Clyde Hill	-	-	-
Covington	-	-	-
Des Moines	-	-	-
Duvall	-	-	-
Enumclaw	-	-	-
Federal Way	-	-	-
Hunts Point	-	-	-
Issaquah	-	-	-
Kenmore	-	-	-
Kent	-	-	-
Kirkland	7.46	24	7
Lake Forest Pk	-	-	-
Maple Valley	-	-	-
Medina	-	-	-
Mercer Island	-	-	-
Milton	-	-	-
Newcastle	-	-	-
Normandy Park	-	-	-
North Bend	-	-	-
Pacific	-	-	-
Redmond	-	-	-
Renton	186.15	373	155
Sammamish	-	-	-
Seatac	-	-	-
Seattle	-	-	-
Shoreline	-	-	-
Skykomish	-	-	-
Snoqualmie	-	-	-
Tukwila	-	-	-
Woodinville	-	-	-
Yarrow Point	-	-	-
TOTAL	248.01	397	162

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 the King County Buildable Lands Report, 2007

	LAND SUPPLY (in acres)					HOUSING UNIT CAPACITY				
	VACANT		REDEVELOPABLE		TOTAL	SF Zones	MF Zones	MU Zones	TOTAL UNITS	TOTAL H'HOLDS
	SF Zones	MF/MU Zones	SF Zones	MF/MU Zones						
Algona	19.5	12.1	17.9	5.2	54.7	191	70	60	321	311
Auburn	888.2	32.5	349.0	107.9	1,377.6	3,958	2,002	565	6,525	6,317
Beaux Arts	0.2	-	2.4	-	2.6	6	-	-	6	6
Bellevue	222.7	31.4	147.2	111.6	512.9	1,203	1,189	11,281	13,673	13,025
Black Diamond	570.6	53.4	54.5	0.4	678.9	3,609	611	50	4,270	4,165
Bothell	146.8	14.6	139.9	37.2	338.5	1,156	295	1,409	2,860	2,752
Burien	41.4	7.2	173.0	46.8	268.4	763	623	717	2,103	2,021
Carnation	21.6	1.8	9.1	12.3	44.8	588	63	148	799	777
Clyde Hill	2.9	-	11.6	-	14.5	19	4	-	23	22
Covington	133.4	18.5	362.7	26.7	541.3	2,169	4	1,129	3,302	3,202
Des Moines	76.9	20.1	130.4	50.0	277.4	1,229	500	1,570	3,299	3,171
Duvall	34.1	18.2	78.3	17.4	148.0	1,976	51	627	2,654	2,581
Enumclaw	128.1	12.1	80.1	14.6	234.9	2,870	301	78	3,249	3,173
Federal Way	302.5	77.5	416.1	23.6	819.7	3,023	1,215	1,430	5,668	5,475
Hunts Point	0.3	-	-	-	0.3	1	-	-	1	1
Issaquah	115.2	38.4	132.4	43.0	329.0	938	289	5,674	6,901	6,584
Kenmore	101.8	4.3	251.6	54.9	412.6	1,739	943	2,341	5,023	4,824
Kent	177.9	30.8	765.3	53.7	1,027.7	4,892	677	1,039	6,608	6,424
Kirkland	111.8	27.4	348.5	90.6	578.3	1,536	843	2,382	4,761	4,569
Lake Forest Park	50.8	0.3	84.0	4.0	139.1	273	152	250	675	649
Maple Valley	98.4	36.2	179.0	3.8	317.4	1,931	160	291	2,382	2,321
Medina	10.1	-	30.9	-	41.0	38	4	-	42	41
Mercer Island	64.7	1.2	152.2	5.4	223.5	402	331	1,032	1,765	1,689
Milton	4.1	0.7	4.8	3.1	12.7	40	40	340	420	400
Newcastle	103.6	2.0	127.3	19.8	252.7	724	-	779	1,503	1,450
Normandy Park	17.5	1.7	30.9	1.9	52.0	136	32	107	275	265
North Bend	59.2	2.7	49.5	6.4	117.8	1,561	31	6	1,598	1,565
Pacific	26.0	-	104.0	0.3	130.3	552	8	-	560	549
Redmond	136.1	35.2	156.7	114.0	442.0	1,308	884	6,796	8,988	8,578
Renton	123.5	43.8	408.4	214.6	790.3	2,097	2,392	8,226	12,715	12,142
Sammamish	383.2	-	773.5	2.1	1,158.8	3,705	35	-	3,740	3,664
SeaTac	41.5	20.8	270.0	139.2	471.5	849	3,492	902	5,243	5,006
Seattle	635.6	287.6	1,735.2	1,351.0	4,009.4	7,580	29,924	91,387	128,891	122,674
Shoreline	35.2	3.3	286.9	129.9	455.3	1,191	743	4,958	6,892	6,583
Skykomish	9.9	-	-	-	9.9	35	-	-	35	34
Snogualmie	71.3	-	7.6	-	78.9	2,433	1,044	-	3,477	3,376
Tukwila	103.6	40.9	184.6	28.1	357.2	1,151	295	2,043	3,489	3,349
Woodinville	123.4	1.6	347.9	4.4	477.3	1,418	460	260	2,138	2,074
Yarrow Point	6.6	-	13.8	-	20.4	36	-	-	36	35
Cities Total:	5,200.2	878.3	8,417.2	2,723.9	17,219.6	59,326	49,707	147,877	256,910	245,844
<i>Uninc. East</i>	<i>307.2</i>	<i>31.3</i>	<i>480.9</i>	<i>14.1</i>	<i>833.5</i>	<i>5,490</i>	<i>1,079</i>	<i>-</i>	<i>6,569</i>	<i>6,405</i>
<i>Uninc. SeaShore</i>	<i>61.7</i>	<i>33.5</i>	<i>173.3</i>	<i>56.6</i>	<i>325.1</i>	<i>1,037</i>	<i>1,631</i>	<i>-</i>	<i>2,668</i>	<i>2,566</i>
<i>Uninc. South</i>	<i>1,105.3</i>	<i>88.6</i>	<i>2,189.0</i>	<i>114.7</i>	<i>3,497.6</i>	<i>18,433</i>	<i>4,599</i>	<i>-</i>	<i>23,032</i>	<i>22,433</i>
Uninc. Total:	1,474.2	153.4	2,843.2	185.4	4,656.2	24,960	7,309	-	32,269	31,404
KC TOTAL:	6,674.4	1,031.7	11,260.4	2,909.3	21,875.8	84,286	57,016	147,877	289,179	277,249

Residential Land Supply and Capacity: King County Buildable Lands Report, 2007

In 1997, the Washington State legislature adopted the Buildable Lands amendment to the Growth Management Act, (RCW 36.70A.215). The amendment requires six counties – King, Snohomish, Pierce, Kitsap, Thurston, and Clark – and cities within them to prepare a review and evaluation report every five years, 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. The 2007 King County Buildable Lands Report is the second five-year evaluation prepared by the county and its cities in response to the Buildable Lands amendment.

The 2007 Buildable Lands Report incorporates the results of several technical elements, including the following: 1) analysis of subdivision plat and building permit data for the years 2001-2005; 2) analysis of parcel and critical areas data using geographic information systems to estimate the acres of vacant and redevelopable land within zoning designations as of early 2006; 3) conversion of the land supply data to units of residential capacity (housing units) based on analysis assumptions for land dedications, market availability, densities and other factors; and 4) evaluation of the sufficiency of the capacity for housing to accommodate growth needs for the remainder of the planning period (2006-2022).

Analysis of data on growth and development activity for the 5-year review period (2001-2005) produced the following major findings:

- **Housing growth on track with targets.** King County jurisdictions added over 49,000 net new housing units within the UGA. Approximately half of the new housing was single family, half multifamily. Overall housing growth – within each Subarea and within the UGA as a whole – is slightly ahead of pace to reach 2001-2022 Household Growth Targets within the planning period.
- **Trend toward higher residential densities.** Single family and multifamily residential densities permitted from 2001-2005 were higher than densities observed in development during the previous 5-year review period. UGA-wide, single family development achieved 6.2 units per net acre in plats. Multifamily permits achieved 38 units per net acre. Net densities were calculated based on actual measurement of critical areas, rights-of-way and public uses in residential developments.

The land supply inventory, a composite of inventories conducted by each individual jurisdiction, is based on land parcel data from the King County Assessor. Residential land supply includes vacant land parcels and partly used parcels with potential for redevelopment. Capacity refers to the number of additional housing units that can be accommodated on vacant and redevelopable land.

Analysis of data on land supply and development capacity, estimated as of early 2006, produced the following major findings:

- **Residential land capacity.** The UGA contains approximately 22,000 net acres of land suitable for residential development to accommodate growth during the planning period. Based on current plans and regulations, achieved densities, and other factors, the UGA has capacity for about 84,000 single family homes and about 205,000 multifamily units. Half of the UGA's residential capacity is in mixed-use zones.
- **Sufficient capacity for household targets.** Overall, the UGA capacity of 289,000 additional housing units can accommodate an estimated 277,000 households, more than twice the number needed for the 106,000 households of remaining growth target over the remainder of the planning period. Capacity sufficient to accommodate household targets exists within each planning Subarea and within each jurisdiction as well.

See the 2007 King County Buildable Lands Report for more information, detailed methodology and data. The table on the previous page summarizes the findings of that report with regards to residential land supply and capacity.

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

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

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

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

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

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

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

Land Area and Assessed Value by City, 2007

Jurisdiction	Land Area		Number of Parcels	Total Assessed Value (thousands)
	(sq. mi.)	(acres)		
Algona	1.31	836	1,171	\$ 367,128
Auburn	21.76	13,928	10,969	\$ 5,109,479
Beaux Arts	0.08	53	124	\$ 98,024
Bellevue	32.09	20,538	31,898	\$ 26,681,985
Black Diamond	6.73	4,304	1,880	\$ 510,605
Bothell	5.68	3,633	4,713	\$ 2,860,803
Burien	7.43	4,757	9,671	\$ 3,470,451
Carnation	1.17	747	675	\$ 183,950
Clyde Hill	1.06	676	1,128	\$ 1,305,491
Covington	5.85	3,742	6,384	\$ 1,665,842
Des Moines	6.54	4,185	8,174	\$ 2,619,390
Duvall	2.20	1,409	2,205	\$ 720,030
Enumclaw	4.15	2,654	3,566	\$ 935,278
Federal Way	22.54	14,428	21,490	\$ 8,011,616
Hunts Point	0.29	187	201	\$ 699,734
Issaquah	11.36	7,268	7,674	\$ 4,484,912
Kenmore	6.16	3,944	6,722	\$ 2,570,916
Kent	29.06	18,601	19,041	\$ 10,265,870
Kirkland	10.55	6,751	12,690	\$ 9,909,484
Lake Forest Park	3.59	2,299	4,880	\$ 1,937,174
Maple Valley	5.67	3,628	7,295	\$ 2,028,003
Medina	1.41	904	1,282	\$ 2,461,265
Mercer Island	6.32	4,042	7,921	\$ 7,860,712
Milton	0.56	356	345	\$ 76,203
Newcastle	4.46	2,854	3,563	\$ 1,793,403
Normandy Park	2.55	1,634	2,326	\$ 1,128,419
North Bend	2.96	1,896	1,461	\$ 617,192
Pacific	1.82	1,166	1,842	\$ 399,394
Redmond	16.23	10,388	12,233	\$ 11,180,532
Renton	18.15	11,613	17,572	\$ 8,370,802
Sammamish	18.22	11,661	15,754	\$ 7,714,994
Sea Tac	10.29	6,587	6,529	\$ 4,103,876
Seattle	86.06	55,078	173,668	\$ 106,208,487
Shoreline	11.59	7,415	17,371	\$ 6,591,075
Skykomish	0.33	213	245	\$ 22,768
Snoqualmie	6.45	4,131	3,709	\$ 1,483,988
Tukwila	9.17	5,866	5,144	\$ 3,947,934
Woodinville	5.66	3,623	3,320	\$ 2,281,057
Yarrow Point	0.36	232	423	\$ 669,062
Cities Total:	387.85	248,227	437,259	\$ 253,347,326
Unincorporated King County:	1,746	1,117,533	148,597	\$ 45,407,873
KING COUNTY TOTAL:	2,134	1,365,760	585,856	\$ 298,755,199

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

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

Source: King County Department of Assessments and King County Office of Management and Budget.

Total Net New Residential Units Authorized

King County and its Cities, 2001 - 2006

Jurisdiction	2001			2002			2003			2004			2005			2006		
	Gross Units	Demos	Net Units	Gross Units	Demos	Net Units	Gross Units	Demos	Net Units	Gross Units	Demos	Net Units	Gross Units	Demos	Net Units	Gross Units	Demos	Net Units
Algona	12	1	11	41	0	41	29	1	28	12	1	11	16	0	16	14	1	13
Auburn	183	1	182	83	5	78	143	16	127	56	6	50	90	3	87	101	7	94
Beaux Arts	2	0	2	1	1	0	0	1	-1	0	1	-1	1	1	0	0	0	0
Bellevue	526	41	485	434	53	381	275	26	249	151	55	96	550	199	351	1,048	116	932
Black Diamond	8	1	7	5	1	4	15	3	12	7	3	4	4	0	4	18	6	12
Bothell (KC Part)	30	5	25	134	13	121	13	0	13	142	3	139	24	5	19	154	12	142
Burien	28	9	19	33	6	27	46	9	37	38	42	-4	147	72	75	117	5	112
Carnation	1	1	0	2	1	1	0	0	0	0	1	-1	0	0	0	0	0	0
Clyde Hill	10	11	-1	17	17	0	13	12	1	17	14	3	17	20	-3	19	13	6
Covington	228	6	222	359	6	353	357	5	352	269	10	259	97	13	84	29	0	29
Des Moines	31	1	30	17	9	8	35	6	29	65	5	60	94	4	90	27	2	25
Duvall	208	3	205	87	1	86	40	4	36	33	2	31	52	6	46	40	6	34
Enumclaw	28	6	22	62	3	59	29	1	28	14	5	9	29	1	28	45	3	42
Federal Way	41	1	40	206	5	201	127	4	123	123	9	114	295	8	287	213	12	201
Hunts Point	3	5	-2	3	1	2	3	3	0	3	2	1	2	3	-1	2	5	-3
Issaquah	508	13	495	201	1	200	469	1	468	809	1	808	754	6	748	671	5	666
Kenmore	87	7	80	145	7	138	222	9	213	164	3	161	143	30	113	192	11	181
Kent	457	18	439	363	16	347	308	67	241	306	12	294	663	19	644	319	29	290
Kirkland	410	63	347	261	66	195	184	74	110	521	102	419	506	154	352	421	130	291
Lake Forest Park	13	3	10	17	6	11	13	5	8	50	7	43	25	5	20	15	1	14
Maple Valley	170	7	163	345	4	341	389	8	381	343	0	343	448	4	444	270	8	262
Medina	11	12	-1	10	13	-3	3	5	-2	17	16	1	16	17	-1	21	18	3
Mercer Island	55	32	23	132	50	82	48	41	7	358	56	302	235	45	190	175	50	125
Milton (KC Part)	1	0	1	0	0	0	0	0	0	9	0	9	0	0	0	0	0	0
Newcastle	71	6	65	119	10	109	132	2	130	140	3	137	115	5	110	79	1	78
Normandy Park	6	0	6	93	2	91	8	2	6	9	2	7	7	3	4	5	0	5
North Bend	3	1	2	0	1	-1	7	1	6	5	2	3	5	2	3	1	1	0
Pacific	18	0	18	102	3	99	20	0	20	43	5	38	47	30	17	62	11	51
Redmond	733	16	717	471	6	465	452	6	446	359	17	342	439	8	431	309	11	298
Renton	404	23	381	643	24	619	765	27	738	646	53	593	922	50	872	687	35	652
Sammamish	490	20	470	530	2	528	516	21	495	423	0	423	264	15	249	133	21	112
SeaTac	35	13	22	38	3	35	190	5	185	43	6	37	92	50	42	148	26	122
Seattle	4,819	462	4,357	3,459	198	3,261	2,901	347	2,554	3,035	640	2,395*	3,670	549	3,121	3,555	877	2,678
Shoreline	89	18	71	118	14	104	151	16	135	99	24	75	288	41	247	156	33	123
Skykomish	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0
Snoqualmie	136	0	136	293	2	291	306	0	306	360	1	359	270	0	270	330	0	330
Tukwila	54	11	43	60	9	51	35	6	29	40	9	31	45	37	8	63	29	34
Woodinville	59	6	53	134	0	134	37	1	36	189	12	177	155	6	149	46	4	42
Yarrow Point	2	0	2	5	5	0	3	3	0	8	7	1	4	3	1	7	5	2
City Total:	9,970	823	9,147	9,023	564	8,459	8,284	738	7,546	8,907	1,137	7,770	10,531	1,414	9,117	9,492	1,494	7,998
Uninc. King County:	1,975	85	1,890	2,445	68	2,377	3,155	115	3,040	2,669	91	2,578	2,223	61	2,162	1,854	173	1,681
King County Total:	11,945	908	11,037	11,468	632	10,836	11,439	853	10,586	11,576	1,228	10,348	12,754	1,475	11,279	11,346	1,667	9,679

* Seattle reports units COMPLETED

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

Puget Sound Regional Council Building Permit Files.

Total New Residential Units Authorized King County and its Cities, 1996 - 2006

Jurisdiction	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Algona	18	13	9	17	19	12	41	29	12	16	14
Auburn	310	375	731	137	380	183	83	143	56	90	101
Beaux Arts	3	0	0	1	0	2	1	0	0	1	0
Bellevue	506	1,406	1,077	1,105	500	526	434	275	151	550	1,048
Black Diamond	39	68	43	26	14	8	5	15	7	4	18
Bothell (KC Part)	449	256	121	179	149	30	134	13	142	24	154
Burien	32	63	83	55	33	28	33	46	38	147	117
Carnation	20	27	16	16	4	1	2	0	0	0	0
Clyde Hill	2	6	2	14	15	10	17	13	17	17	19
Covington	-	-	26	20	52	228	359	357	269	97	29
Des Moines	17	55	28	16	55	31	17	35	65	94	27
Duvall	51	126	116	89	97	208	87	40	33	52	40
Enumclaw	114	28	19	52	21	28	62	29	14	29	45
Federal Way	232	507	199	344	78	41	206	127	123	295	213
Hunts Point	1	2	2	4	4	3	3	3	3	2	2
Issaquah	151	140	522	315	85	508	201	469	809	754	671
Kenmore	-	-	-	59	209	87	145	222	164	143	192
Kent	906	502	446	1,217	556	457	363	308	306	663	319
Kirkland	534	630	434	419	181	410	261	184	521	506	421
Lake Forest Park	15	46	27	18	9	13	17	13	50	25	15
Maple Valley	-	-	238	114	146	170	345	389	343	448	270
Medina	9	11	12	17	17	11	10	3	17	16	21
Mercer Island	69	57	50	74	151	55	132	48	358	235	175
Milton (KC Part)	51	3	2	2	1	1	0	0	9	0	0
Newcastle	68	44	50	40	281	71	119	132	140	115	79
Normandy Park	7	7	11	7	12	6	93	8	9	7	5
North Bend	105	114	251	145	4	3	0	7	5	5	1
Pacific	0	4	6	3	4	18	102	20	43	47	62
Redmond	581	457	454	191	182	733	471	452	359	439	309
Renton	319	912	936	476	818	404	643	765	646	922	687
Sammamish	-	-	-	NA	764	490	530	516	423	264	133
SeaTac	24	35	40	39	26	35	38	190	43	92	148
Seattle	2,706	2,587	3,933	5,287	6,536	4,819	3,459	2,901	3,035	3,670	3,555 *
Shoreline	42	152	141	96	76	89	118	151	99	288	156
Skykomish	2	3	2	0	0	0	0	0	1	0	0
Snoqualmie	10	71	142	479	310	136	293	306	360	270	330
Tukwila	49	48	32	41	61	54	60	35	40	45	63
Woodinville	192	140	267	57	30	59	134	37	189	155	46
Yarrow Point	4	1	1	6	4	2	5	3	8	4	7
City Total:	7,638	8,896	10,469	11,177	11,884	9,970	9,023	8,284	8,907	10,531	9,492
Uninc. King County:	3,549	3,435	3,784	3,508	2,811	1,975	2,445	3,155	2,669	2,223	1,854
King County Total:	11,187	12,331	14,253	14,685	14,695	11,945	11,468	11,439	11,576	12,754	11,346
<i>Uninc. King County as a % of total King County:</i>											
	32%	28%	27%	24%	19%	17%	21%	28%	23%	17%	16%

* Seattle reports units COMPLETED

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

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

New Single Family Units Authorized King County and its Cities, 1996 - 2006

Jurisdiction	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Algona	11	13	9	17	19	8	41	29	12	16	12
Auburn	209	262	326	121	236	51	41	83	31	32	69
Beaux Arts	3	0	0	1	0	2	1	0	0	1	0
Bellevue	182	308	330	242	266	151	165	132	139	183	243
Black Diamond	39	68	43	26	14	8	2	15	7	4	11
Bothell (KC Part)	89	45	31	74	38	30	69	13	18	14	150
Burien	30	45	59	39	22	28	25	35	38	46	109
Carnation	20	27	16	16	4	1	2	0	0	0	0
Clyde Hill	2	6	2	14	15	10	17	13	17	17	19
Covington	-	-	26	20	45	217	159	357	269	97	29
Des Moines	14	34	28	12	23	19	17	35	62	87	27
Duvall	51	126	116	89	97	120	87	40	33	52	40
Enumclaw	74	28	19	52	21	28	18	19	12	17	37
Federal Way	103	151	104	119	44	24	156	115	123	282	213
Hunts Point	1	2	2	4	4	3	3	3	3	2	2
Issaquah	46	49	149	69	83	46	95	372	510	506	325
Kenmore	-	-	-	8	94	43	90	146	79	143	102
Kent	308	288	272	269	294	194	247	306	282	246	302
Kirkland	130	187	124	209	121	148	138	153	244	229	256
Lake Forest Park	15	40	27	18	9	13	14	13	50	25	15
Maple Valley	-	-	238	114	146	170	345	389	290	448	260
Medina	9	11	12	17	17	11	10	3	17	16	21
Mercer Island	49	48	50	74	73	32	36	38	63	76	57
Milton (KC Part)	49	3	2	2	1	1	0	0	9	0	0
Newcastle	68	44	50	40	86	71	98	132	98	115	79
Normandy Park	7	7	11	7	12	6	8	8	9	7	5
North Bend	105	112	67	4	4	3	0	7	5	5	1
Pacific	0	4	6	3	4	18	17	20	43	47	62
Redmond	117	114	55	85	121	138	122	260	216	335	208
Renton	194	233	293	203	348	308	466	550	438	510	429
Sammamish	-	-	-	NA	373	384	356	516	423	259	133
SeaTac	24	35	40	36	26	35	38	34	43	40	68
Seattle	478	461	578	720	414	463	696	996	555	608	444
Shoreline	42	126	113	96	74	77	62	76	45	53	58
Skykomish	2	3	2	0	0	0	0	0	1	0	0
Snoqualmie	10	71	133	297	256	130	214	256	358	266	330
Tukwila	18	28	32	41	61	54	60	35	40	45	63
Woodinville	14	63	68	57	30	9	86	37	146	79	38
Yarrow Point	4	1	1	6	4	2	5	3	8	4	7
City Total:	2,517	3,043	3,434	3,221	3,499	3,056	4,006	5,239	4,736	4,912	4,224
Uninc. King County:	2,272	2,391	2,384	2,202	1,511	1,544	1,954	1,991	2,129	1,647	1,617
King County Total:	4,789	5,434	5,818	5,423	5,010	4,600	5,960	7,230	6,865	6,559	5,841
<i>Uninc. King County as a % of total King County:</i>											
	47%	44%	41%	41%	30%	34%	33%	28%	31%	25%	28%

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, 1996 - 2006

Jurisdiction	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Algona	7	0	0	0	0	4	0	0	0	0	2
Auburn	101	113	405	16	144	132	42	60	25	58	32
Beaux Arts	0	0	0	0	0	0	0	0	0	0	0
Bellevue	324	1,098	747	863	234	375	269	143	12	367	805
Black Diamond	0	0	0	0	0	0	3	0	0	0	7
Bothell (KC Part)	360	211	90	105	111	0	65	0	124	10	4
Burien	2	18	24	16	11	0	8	11	0	101	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	0	0	0	0
Des Moines	3	21	0	4	32	12	0	0	3	7	0
Duvall	0	0	0	0	0	88	0	0	0	0	0
Enumclaw	40	0	0	0	0	0	44	10	2	12	8
Federal Way	129	356	95	225	34	17	50	12	0	13	0
Hunts Point	0	0	0	0	0	0	0	0	0	0	0
Issaquah	105	91	373	246	2	462	106	97	299	248	346
Kenmore	-	-	-	51	115	44	55	76	85	0	90
Kent	598	214	174	948	262	263	116	2	24	417	17
Kirkland	404	443	310	210	60	262	123	31	277	277	165
Lake Forest Park	0	6	0	0	0	0	3	0	0	0	0
Maple Valley	-	-	0	0	0	0	0	0	53	0	10
Medina	0	0	0	0	0	0	0	0	0	0	0
Mercer Island	20	9	0	0	78	23	96	10	295	159	118
Milton (KC Part)	2	0	0	0	0	0	0	0	0	0	0
Newcastle	0	0	0	0	195	0	21	0	42	0	0
Normandy Park	0	0	0	0	0	0	85	0	0	0	0
North Bend	0	2	184	141	0	0	0	0	0	0	0
Pacific	0	0	0	0	0	0	85	0	0	0	0
Redmond	464	343	399	106	61	595	349	192	143	104	101
Renton	125	679	643	273	470	96	177	215	208	412	258
Sammamish	-	-	-	NA	391	106	174	0	0	5	0
SeaTac	0	0	0	3	0	0	0	156	0	52	80
Seattle	2,228	2,126	3,355	4,567	6,122	4,356	2,763	1,905	2,480	3,062	3,111
Shoreline	0	26	28	0	2	12	56	75	54	235	98
Skykomish	0	0	0	0	0	0	0	0	0	0	0
Snoqualmie	0	0	9	182	54	6	79	50	2	4	0
Tukwila	31	20	0	0	0	0	0	0	0	0	0
Woodinville	178	77	199	0	0	50	48	0	43	76	8
Yarrow Point	0	0	0	0	0	0	0	0	0	0	0
City Total:	5,121	5,853	7,035	7,956	8,385	6,914	5,017	3,045	4,171	5,619	5,268
Uninc. King County:	1,277	1,044	1,400	1,306	1,300	431	491	1,164	540	574	237
King County Total:	6,398	6,897	8,435	9,262	9,685	7,345	5,508	4,209	4,711	6,193	5,505
<i>Uninc. KC as a % of total King County:</i>	<i>20%</i>	<i>15%</i>	<i>17%</i>	<i>14%</i>	<i>13%</i>	<i>6%</i>	<i>9%</i>	<i>28%</i>	<i>11%</i>	<i>9%</i>	<i>4%</i>

Note: Multifamily includes duplexes. "-" 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 file.

Recorded Formal Plats

King County and its Cities, 2001 - 2006

Jurisdictions	2001		2002		2003		2004		2005		Plats	2006	
	Lots	Acres		Lots	Acres								
Algona	0	0.00	23	8.52	0	0.00	12	3.05	0	0.00	0	0	0.00
Auburn	0	0.00	56	18.75	27	5.50	10	1.87	123	30.68	0	0	0.00
Beaux Arts	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Bellevue	59	22.34	58	18.65	9	4.17	0	0.00	25	8.30	2	40	9.50
Black Diamond	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Bothell	16	4.67	15	0.00	0	0.00	25	7.10	11	3.20	0	0	0.00
Burien	0	0.00	0	0.00	0	0.00	0	0.00	5	0.93	2	39	13.19
Carnation	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Clyde Hill	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Covington	61	14	394	89.50	231	47.36	69	15.86	0	0.00	1	145	52.59
Des Moines	18	3.00	0	0.00	34	4.35	0	0.00	29	6.22	1	6	9.01
Duvall	154	39.13	32	10.77	16	4.59	0	0.00	67	29.48	3	60	15.07
Enumclaw	0	0.00	9	2.80	0	0.00	0	0.00	0	0.00	2	60	24.60
Federal Way	100	39.49	65	13.12	47	12.26	158	52.06	176	88.33	6	161	48.40
Hunts Point	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Issaquah	219	469.28	479	291.58	285	38.74	743	243.15	289	117.87	8	338	133.31
Kenmore	26	9	150	28.33	35	6.30	93	28.56	55	12.46	6	54	11.17
Kent	313	79.12	169	45.53	132	26.75	156	42.26	215	51.64	7	98	35.47
Kirkland	16	2.17	11	3.22	10	1.80	15	2.19	16	2.25	3	47	13.70
Lake Forest Pk	0	0.00	0	0.00	0	0.00	14	8.84	0	0.00	0	0	0.00
Maple Valley	369	82.90	165	98.45	393	101.50	393	87.08	379	43.84	6	286	62.97
Medina	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Mercer Island	0	0.00	0	0.00	0	0.00	6	1.65	0	0.00	0	0	0.00
Milton (KC part)	0	0.00	0	0.00	21	5.66	0	0.00	0	0.00	0	0	0.00
Newcastle	0	0.00	297	228.63	44	11.95	44	9.65	106	27.25	0	0	0.00
Normandy Park	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
North Bend	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Pacific	20	5.55	0	0.00	8	2.31	6	1.41	21	4.84	1	45	13.08
Redmond	251	165.43	114	37.80	168	36.41	296	77.13	197	49.74	5	159	34.02
Renton	350	99.98	637	197.76	389	87.39	220	87.98	392	93.28	8	263	46.81
Sammamish	620	316	369	185.22	259	90.04	180	84.07	18	4.86	2	138	56.95
SeaTac	0	0.00	10	2.63	0	0.00	0	0.00	0	0.00	1	16	4.05
Seattle	0	0.00	11	16.20	1,116	72.81	175	121.67	0	0.00	5	262	12.40
Shoreline	9	1.80	29	4.69	0	0.00	0	0.00	0	0.00	1	19	0.52
Skykomish	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Snoqualmie	233	68.02	155	71.74	242	81.19	362	111.89	386	199.44	2	132	103.80
Tukwila	16	3.14	0	0.00	20	6.84	0	0.00	0	0.00	0	0	0.00
Woodinville	74	22.69	7	1.50	136	50.19	52	17.73	56	14.69	3	80	28.04
Yarrow Point	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0.00
Cities Total:	2,924	1448.28	3,255	1,375.39	3,622	698.11	3,029	1,005.20	2,566	789.30	75	2,448	728.65
Uninc.Total:	1,844	3204.57	1,040	1,380.31	1,712	1,049.92	994	269.96	1,568	1,120.15	24	1,108	832.97
KC TOTAL:	4,768	4,652.85	4,295	2,755.70	5,334	1,748.03	4,023	1,275.16	4,134	1,909.45	99	3,556	1,561.62
<i>Uninc. King County as a % of total King County:</i>													
	<i>39%</i>	<i>69%</i>	<i>24%</i>	<i>50%</i>	<i>32%</i>	<i>60%</i>	<i>25%</i>	<i>21%</i>	<i>38%</i>	<i>59%</i>	<i>24%</i>	<i>31%</i>	<i>53%</i>

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 2006

King County and its Cities

Jurisdiction	COVERED JOBS	Construction / Resources	WTU	Mfg.	Retail	Info./ Tech.	Health	Other Serv/ FIRE	Gov't / Educ.
Algona	1,874	61	433	995	*	*	0	*	169
Auburn	37,543	3,152	5,154	8,831	5,446	1,533	2,569	6,343	4,515
Beaux Arts	53	*	*	0	0	*	0	*	2
Bellevue	118,632	6,272	8,401	6,314	13,387	25,639	12,788	38,270	7,562
Black Diamond	463	111	37	*	44	* *	*	*	112
Bothell	11,015	872	548	796	682	3,480	1,006	2,258	1,310
Burien	11,854	442	406	102	1,776	549	3,345	2,798	2,320
Carnation	873	86	21	*	53	*	20	125	327
Clyde Hill	646	47	25	*	*	12 *	*	*	175
Covington	3,313	388	*	*	923	*	251	891	687
Des Moines	5,607	368	208	*	524	*	1,253	1,432	1,622
Duvall	1,016	109	25	45	118	40	87	232	236
Enumclaw	4,431	186	116	343	734	129	775	1,412	704
Federal Way	30,248	1,002	1,259	682	5,076	1,736	4,904	8,468	3,879
Hunts Point	36	0	*	0	0	*	0	*	4
Issaquah	18,668	973	1,255	2,118	3,224	1,781	1,628	3,833	1,346
Kenmore	4,217	512	376	*	360	*	242	1,281	680
Kent	63,382	4,822	15,289	15,435	5,615	2,679	3,227	10,957	5,358
Kirkland	32,050	3,245	2,123	1,303	4,087	4,884	2,864	9,012	4,531
Lake Forest Pk	1,598	218	38	26	243	89	212	546	226
Maple Valley	3,318	508	111	*	507	*	253	977	804
Medina	283	*	4	0	*	*	*	*	25
Mercer Island	6,810	537	155	34	570	744	723	3,134	913
Milton	24	*	10	0	0	0	*	0	0
Newcastle	1,573	*	107	*	210	94	99	527	193
Normandy Pk	733	127	12	0	82	15	162	181	151
North Bend	2,424	254	101	*	624	*	301	656	254
Pacific	1,597	256	780	77	*	*	14	188	131
Redmond	81,814	3,715	3,792	9,397	4,201	*	3,246	10,702	2,178
Renton	50,703	2,061	5,521	15,489	5,982	2,856	3,259	8,504	7,031
Sammamish	4,809	430	261	*	470	*	350	1,674	1,309
SeaTac	28,696	307	14,071	604	721	354	767	8,382	3,489
Seattle	470,698	20,125	33,163	29,939	37,037	65,218	60,103	145,720	79,393
Shoreline	16,360	825	137	159	2,794	426	2,212	5,023	4,784
Skykomish	56	0	0	0	*	0	0	0	39
Snoqualmie	2,298	459	99	41	83	*	59	691	615
Tukwila	44,185	1,531	6,935	11,355	7,076	2,402	1,050	10,234	3,601
Woodinville	13,791	2,987	1,753	2,491	1,632	966	455	3,037	470
Yarrow Point	80	*	*	*	*	*	*	*	3
Cities Total	1,077,771	57,070	102,784	107,218	104,412	160,752	108,249	296,140	141,147
Uninc. King Co.	47,426	8,715	3,662	2,274	4,121	1,895	3,145	12,867	10,746
KING COUNTY	1,125,197	65,785	106,446	109,492	108,533	162,647	111,394	309,007	151,893

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

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

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

Source: Washington State Employment Security Department, 2003, and Puget Sound Regional Council, 2005.

Covered Employment

King County and its Cities, March 2000 - 2006

CITY	<u>2000</u>		<u>2002</u>		<u>2004</u>		<u>2006</u>	
	Number of Firms	March Cov. Jobs						
Algona	53	1,849	51	1,350	53	1,587	55	1,874
Auburn	1,669	38,393	1,538	36,026	1,581	35,332	1,714	37,543
Beaux Arts	9	17	8	20	12	19	10	53
Bellevue	6,407	120,170	5,468	111,594	5,586	109,537	5,929	118,632
Black Diamond	70	427	64	482	63	471	62	463
Bothell	560	10,320	458	11,017	498	10,297	509	11,015
Burien	1,060	12,149	912	12,107	908	11,810	918	11,854
Carnation	42	591	48	550	55	627	67	873
Clyde Hill	56	424	48	570	54	622	47	646
Covington	223	2,467	199	2,418	224	2,670	261	3,313
Des Moines	576	5,846	433	5,706	441	5,650	433	5,607
Duvall	117	902	105	994	110	970	129	1,016
Enumclaw	368	4,158	314	4,232	321	4,359	330	4,431
Federal Way	2,073	29,258	1,755	30,012	1,844	29,357	1,968	30,248
Hunts Point	23	35	13	26	15	22	16	36
Issaquah	807	14,611	740	15,506	816	16,614	946	18,668
Kenmore	465	4,396	393	4,280	388	4,124	411	4,217
Kent	2,930	59,920	2,674	58,845	2,640	58,922	2,850	63,382
Kirkland	2,215	38,827	1,899	31,593	1,986	31,334	2,034	32,050
Lake Forest Park	254	1,348	212	1,404	224	1,536	238	1,598
Maple Valley	239	2,741	203	2,517	237	2,778	279	3,318
Medina	76	357	48	304	67	360	57	283
Mercer Island	677	6,679	576	6,959	602	7,349	614	6,810
Milton	4	3	5	5	7	17	8	24
Newcastle	128	1,019	113	1,083	130	1,286	153	1,573
Normandy Park	118	568	90	541	96	570	111	733
North Bend	162	1,842	174	2,287	180	2,265	204	2,424
Pacific	85	885	78	877	74	759	76	1,597
Redmond	2,114	67,707	1,791	76,830	1,835	79,459	1,960	81,814
Renton	1,631	55,094	1,517	51,984	1,595	46,396	1,750	50,703
Sammamish	553	4,757	479	4,027	537	4,436	600	4,809
SeaTac	765	31,160	687	30,164	673	25,821	716	28,696
Seattle	26,326	510,221	21,570	479,241	22,056	462,137	22,730	470,698
Shoreline	1,224	14,793	1,054	14,684	1,121	16,673	1,156	16,360
Skykomish	13	106	13	78	13	52	12	56
Snoqualmie	72	1,104	105	1,452	113	2,048	143	2,298
Tukwila	1,584	47,824	1,391	35,624	1,362	41,034	1,481	44,185
Woodinville	782	13,457	746	13,459	764	13,166	782	13,791
Yarrow Point	18	49	16	54	24	70	24	80
Cities Total	56,548	1,106,476	47,988	1,050,902	49,305	1,032,535	51,783	1,077,771
Uninc. King Co.	5,978	46,261	4,774	43,509	5,020	44,792	5,203	47,426
KING COUNTY	62,526	1,152,737	52,762	1,094,411	54,325	1,077,327	56,986	1,125,187

Notes: Burien and Woodinville incorporated in 1993, Covington and Maple Valley in 1997, thus, do not have figures for this table. Covered employment is the number of jobs covered by state unemployment insurance. Number of Firms means firms with employees covered by unemployment insurance. Corporate officers, railroad employees, and sole proprietors are excluded. For detail by job sector, see Covered Jobs by sector, page 73.

Source: Washington State Employment Security Department, 2002 - 2005. Compiled by Puget Sound Regional Council, 2005.

VI. King County Cities Statistical Profiles

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

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

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

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

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

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

Statistical Profile on:
ALGONA

City Mayor: Dave Hill
City Info. line: (253) 833 - 2897

DEMOGRAPHICS

POPULATION

1980	1,467
1990	1,694
1995	1,970
2000	2,460
2005	2,660
2006	2,695
2007	2,725

Population Growth, 1980-1990:	15%
Population Growth, 1990-2000:	45%
Households, 2000 Census:	845
Ave. Hhld Size, 2000 Census:	2.91
Household Growth Target for 2001-2022:	298



The City of Algona has a total land area of 836 acres. Algona incorporated in 1955. The city boasts a noted wetland which is home to herons.

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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

EMPLOYMENT AND INCOME

2006 Number of Business Units: 55

<u>2006 Total Jobs:</u>	1,874
Construction/Resources	61
WTU	433
Manufacturing	995
Retail	*
Information/Technology	*
Health	0
Other Services/FIRE	*
Government/Education	169

Major Businesses and Employers:

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

Median Household Income:

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

Households by Income Category, 1999:

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

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

2006 Total New Residential Units: 14
**Single Family 12
Multifamily 2

2006 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 Algona. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on:

AUBURN (King County portion)

City Mayor: Peter B. Lewis
City Info: (253) 931 - 3041

DEMOGRAPHICS

<u>POPULATION</u>	
1980	26,417
1990	33,102
1995	35,230
2000	40,314
2005	43,540
2006	43,820
2007	44,300

Population Growth, 1980-1990: 25%
Population Growth, 1990-2000: 22%

Households, 2000 Census: 16,108
Ave. Hhld Size, 2000 Census: 2.47

Household Growth Target
for 2001-2022: 6,003



Incorporated in 1891, the City of Auburn has a total land area of 13,928 acres. The Supermall of the Great Northwest and the Emerald Downs race track in Auburn are among its' largest businesses.

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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

EMPLOYMENT AND INCOME

2006 Number of Business Units: 1,714

Median Household Income:

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

Households by Income Category, 1999:

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

<u>2006 Total Jobs:</u>	37,543
Construction/Resources	3,152
WTU	5,154
Manufacturing	8,831
Retail	5,446
Information/Technology	1,533
Health	2,569
Other Services/FIRE	6,343
Government/Education	4,515

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 16,742
***Single Family 8,970*
Multifamily 7,772

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

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

DEVELOPMENT ACTIVITY

2006 Total New Residential Units: 101
***Single Family 69*
Multifamily 32

2006 Formal Plats:	# Plats	# Lots	# Acres
Applications:	3	57	13.54
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 Auburn. * Persons of Hispanic Origin can be of any race. **Single. Family includes mobile homes.

Statistical Profile on:

BEAUX ARTS

City Mayor: John Rose.
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
2005	297	Ave. Hhld Size, 2000 Census:	2.52
2006	300		
2007	310	Household Growth Target for 2001-2022:	3

BEAUX ARTS VILLAGE

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

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

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%

EMPLOYMENT AND INCOME

2006 Number of Business Units: 10

2006 Total Jobs: 53

Major Businesses and Employers:

Median Household Income:

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

Construction/Resources	*
WTU	*
Manufacturing	0
Retail	0
Information/Technology	*
Health	0
Other Services/FIRE	*
Government/Education	2

- NA -

Households by Income Category, 1999:

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

* Sector detail is suppressed to protect confidentiality.

HOUSING

2000 Census Housing Unit Count: 123
**Single Family 119
Multifamily 4

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

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

DEVELOPMENT ACTIVITY

2006 Total New Residential Units: 0
**Single Family 0
Multifamily 0

2006 Formal Plats:	<u># Plats</u>	<u># Lots</u>	<u># Acres</u>
Applications:	0	0	0.00
Recordings:	0	0	0.00

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

Statistical Profile on:
BELLEVUE

City Mayor: Grant Degginger
City Info: (425) 452 - 7810

DEMOGRAPHICS

POPULATION

1980	73,903
1990	86,874
1995	102,000
2000	109,827
2005	115,500
2006	117,000
2007	118,100

Population Growth, 1980-1990:	18%
Population Growth, 1990-2000:	26%
Households, 2000 Census:	45,836
Ave. Hhld Size, 2000 Census:	2.36
Household Growth Target for 2001-2022:	10,117



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 20,538 acres.

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

2006 Number of Business Units: 5,929

Median Household Income:

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

Households by Income Category, 1999:

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

2006 Total Jobs:	118,632
Construction/Resources	6,272
WTU	8,401
Manufacturing	6,314
Retail	13,387
Information/Technology	25,639
Health	12,788
Other Services/FIRE	38,270
Government/Education	7,562

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 48,303

**Single Family	25,912
Multifamily	22,391

1990 Census Median 2-Bdrm. Rental: \$542
2000 Census Median 2-Bdrm. Rental: \$916

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

DEVELOPMENT ACTIVITY

2006 Total New Residential Units: 1,048

**Single Family	243
Multifamily	805

2006 Formal Plats:	<u># Plats</u>	<u># Lots</u>	<u># Acres</u>
Applications:	4	72	14.74
Recordings:	2	40	9.50

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 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
1990	1,422
1995	1,760
2000	3,970
2005	4,080
2006	4,085
2007	4,120

Population Growth, 1980-1990: 22%
Population Growth, 1990-2000: 179%

Households, 2000 Census: 1,456
Ave. Hhld Size, 2000 Census: 2.73

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 4,304 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

2006 Number of Business Units: 62

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%

2006 Total Jobs:	463
Construction/Resources	111
WTU	37
Manufacturing	*
Retail	44
Information/Technology	*
Health	*
Other Services/FIRE	*
Government/Education	112

Major Businesses and Employers:

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

* Sector detail is suppressed to protect confidentiality.

HOUSING

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

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

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

DEVELOPMENT ACTIVITY

2006 Total New Residential Units: 18
**Single Family 11
Multifamily 7

2006 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: Mark Lamb
City Info: (425) 486 - 3256

DEMOGRAPHICS

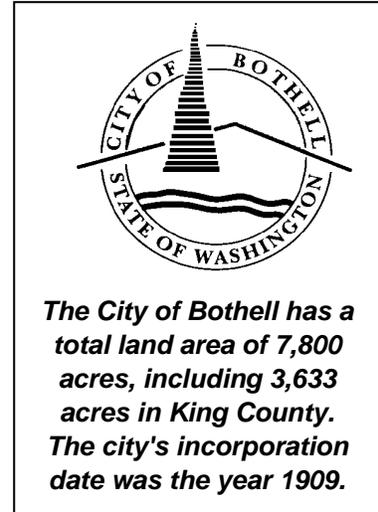
POPULATION

1980	7,943
1990	11,986
1995	13,510
2000	16,185
2005	16,250
2006	16,600
2007	16,950

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

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

Household Growth Target
for 2001-2022: 1,751



2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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

EMPLOYMENT AND INCOME

2006 Number of Business Units: 509

2006 Total Jobs: 11,015

Major Businesses and Employers:

Median Household Income:

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

Construction/Resources	872
WTU	548
Manufacturing	796
Retail	682
Information/Technology	3,480
Health	1,006
Other Services/FIRE	2,258
Government/Education	1,310

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

Households by Income Category, 1999:

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

HOUSING

2000 Census Housing Unit Count: 6,588

**Single Family 4,029
Multifamily 2,559

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

1990 Census Median House Value: \$154,800

2000 Census Median House Value: \$269,970

DEVELOPMENT ACTIVITY

2006 Total New Residential Units: 154

**Single Family 150
Multifamily 4

2006 Formal Plats:	# Plats	# Lots	# Acres
Applications:	0	0	0.00
Recordings:	1	11	3.20

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

Statistical Profile on:

BURIEN

City Mayor: Joan McGilton
City Info: (206) 241 - 4647

DEMOGRAPHICS

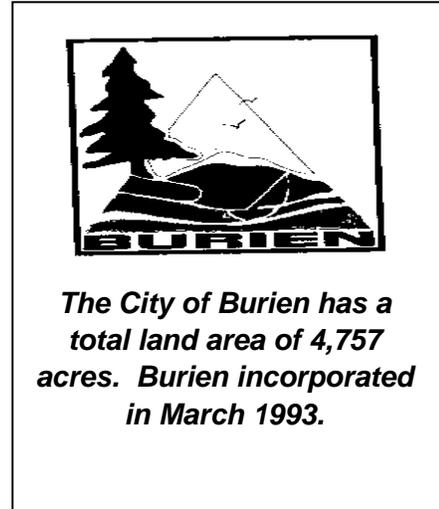
POPULATION

1980	n/a
1990	27,868
1995	27,680
2000	31,881
2005	31,040
2006	31,080
2007	31,410

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

Households, 2000 Census: 13,399
Ave. Hhld Size, 2000 Census: 2.36

Household Growth Target
for 2001-2022: 1,552



2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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

EMPLOYMENT AND INCOME

2006 Number of Business Units: 918

2006 Total Jobs: 11,854

Major Businesses and Employers:

Construction/Resources	442
WTU	406
Manufacturing	102
Retail	1,776
Information/Technology	549
Health	3,345
Other Services/FIRE	2,798
Government/Education	2,320

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

Median Household Income:

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

Households by Income Category, 1999:

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

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

2006 Total New Residential Units: 117
**Single Family 109
Multifamily 8

2006 Formal Plats:	# Plats	#Lots	# Acres
Applications:	4	42	4.07
Recordings:	2	39	13.20

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

Statistical Profile on:
CARNATION

City Mayor: Mike Flowers
City Info: (425) 333 - 4192

DEMOGRAPHICS

POPULATION

1980	913
1990	1,243
1995	1,490
2000	1,893
2005	1,900
2006	1,900
2007	1,900

Population Growth, 1980-1990:	36%
Population Growth, 1990-2000:	52%
Households, 2000 Census:	636
Ave. Hhd Size, 2000 Census:	2.98
Household Growth Target for 2001-2022:	246



The City of Carnation has a total land area of 747 acres. Carnation became a city in the year 1912. It originally incorporated as "Tolt"; its name changed in 1951.

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%
Hispanic or Latino*:	74	4%
Two or more race:	18	1%

EMPLOYMENT AND INCOME

2006 Number of Business Units: 67

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%

2006 Total Jobs: 873

Construction/Resources	86
WTU	21
Manufacturing	*
Retail	53
Information/Technology	*
Health	20
Other Services/FIRE	125
Government/Education	327

Major Businesses and Employers:

- Remlinger Farms
- Custom Concrete
- QFC
- Riverview School District

* Sector detail is suppressed to protect confidentiality.

HOUSING

2000 Census Housing Unit Count: 639

**Single Family	577
Multifamily	62

1990 Census Median 2-Bdrm. Rental: \$435
2000 Census Median 2-Bdrm. Rental: \$832

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

DEVELOPMENT ACTIVITY

2006 Total New Residential Units: 0
**Single Family 0
Multifamily 0

2006 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
1990	2,972
1995	3,000
2000	2,890
2005	2,780
2006	2,795
2007	2,810

Population Growth, 1980-1990:	-8%
Population Growth, 1990-2000:	-3%
Households, 2000 Census:	1,054
Ave. Hhld Size, 2000 Census:	2.74
Household Growth Target for 2001-2022:	21

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.

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%

EMPLOYMENT AND INCOME

2006 Number of Business Units: 47

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%

2006 Total Jobs:	646
Construction/Resources	47
WTU	25
Manufacturing	*
Retail	*
Information/Technology	12
Health	*
Other Services/FIRE	*
Government/Education	175

Major Businesses and Employers:

Bellevue School District
Union 76
Tully's Coffee

* Sector detail is suppressed to protect confidentiality.

HOUSING

2000 Census Housing Unit Count: 1,074
***Single Family 1,071*
Multifamily 3

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

1990 Census Median House Value: \$389,800
2000 Census Median House Value: \$677,200

DEVELOPMENT ACTIVITY

2006 Total New Residential Units: 19
***Single Family 19*
Multifamily 0

2006 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: Margaret Harto
City Info: (253) 638 - 1110

DEMOGRAPHICS

POPULATION

1980	n/a
1990	11,100
1995	n/a
2000	13,783
2005	16,610
2006	17,240
2007	17,190

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

Households, 2000 Census: 4,398
Ave. Hhld Size, 2000 Census: 3.13

Household Growth Target
for 2001-2022: 1,373

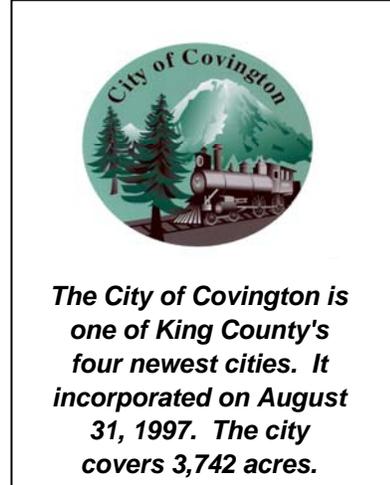
Total Jobs:

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%
Hispanic or Latino*:	617	4%
Two or more race:	383	3%



EMPLOYMENT AND INCOME

2006 Number of Business Units: 261

Median Household Income:

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

Households by Income Category, 1999:

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

2006 Total Jobs: 3,313

Construction/Resources	388
WTU	*
Manufacturing	*
Retail	923
Information/Technology	*
Health	251
Other Services/FIRE	891
Government/Education	687

Major Businesses and Employers:

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

* Sector detail is suppressed to protect confidentiality.

HOUSING

2000 Census Housing Unit Count: 4,466
**Single Family 4,407
Multifamily 59

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

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

DEVELOPMENT ACTIVITY

2006 Total New Residential Units: 29
**Single Family 29
Multifamily 0

2006 Formal Plats:	# Plats	#Lots	#Acres
Applications:	0	0	0.00
Recordings:	1	145	52.60

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

Statistical Profile on:

DES MOINES

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

DEMOGRAPHICS

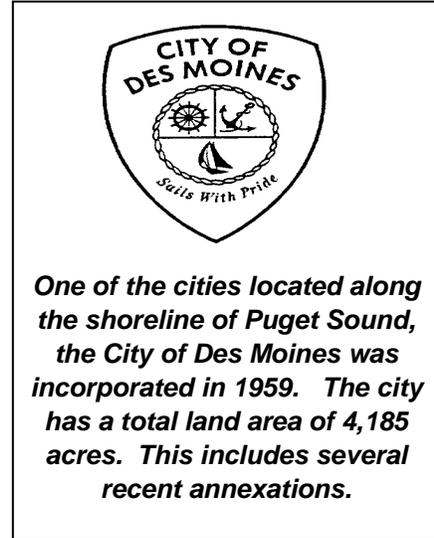
POPULATION

1980	7,378
1990	17,283
1995	21,450
2000	29,267
2005	28,960
2006	29,020
2007	29,090

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

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

Household Growth Target
for 2001-2022: 1,576



2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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

EMPLOYMENT AND INCOME

2006 Number of Business Units: 433

Median Household Income:

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

Households by Income Category, 1999:

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

<u>2006 Total Jobs:</u>	5,607
Construction/Resources	368
WTU	208
Manufacturing	*
Retail	524
Information/Technology	*
Health	1,253
Other Services/FIRE	1,432
Government/Education	1,622

Major Businesses and Employers:

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

* Sector detail is suppressed to protect confidentiality.

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

2006 Total New Residential Units: 27
**Single Family 27
Multifamily 0

2006 Formal Plats:	# Plats	#Lots	# Acres
Applications:	0	0	0.00
Recordings:	1	6	9.01

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: Will Ibershof
City Info: (425) 788 - 1185

DEMOGRAPHICS

POPULATION

1980	729
1990	2,770
1995	3,490
2000	4,616
2005	5,595
2006	5,735
2007	5,845

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

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

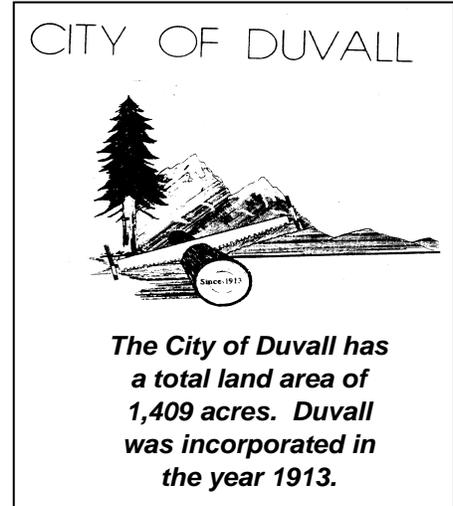
Household Growth Target
for 2001-2022: 1,037

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



EMPLOYMENT AND INCOME

2006 Number of Business Units: 129

2006 Total Jobs: 1,016

Major Businesses and Employers:

Median Household Income:

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

Construction/Resources	109
WTU	25
Manufacturing	45
Retail	118
Information/Technology	40
Health	87
Other Services/FIRE	232
Government/Education	236

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

Households by Income Category, 1999:

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

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

2006 Total New Residential Units: 40
**Single Family 40
Multifamily 0

2006 Formal Plats:	# Plats	# Lots	# Acres
Applications:	0	0	0.00
Recordings:	3	60	15.10

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of 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

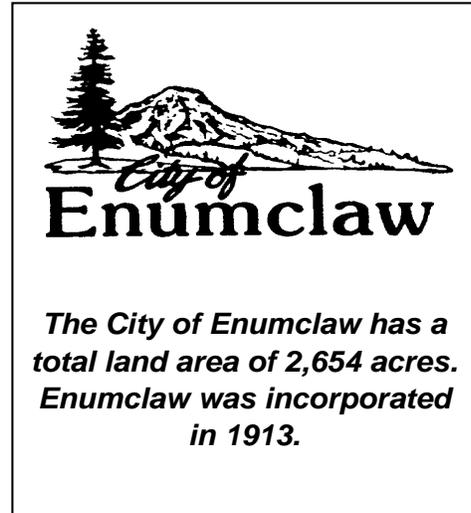
POPULATION

1980	5,427
1990	7,227
1995	10,170
2000	11,116
2005	11,190
2006	11,220
2007	11,320

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

Households, 2000 Census: 4,317
Ave. Hhld Size, 2000 Census: 2.52

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

2006 Number of Business Units: 330

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%

2006 Total Jobs:	4,431
Construction/Resources	186
WTU	116
Manufacturing	343
Retail	734
Information/Technology	129
Health	775
Other Services/FIRE	1,412
Government/Education	704

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 4,502
**Single Family 3,167
Multifamily 1,335

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

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

DEVELOPMENT ACTIVITY

2006 Total New Residential Units: 45
**Single Family 37
Multifamily 8

2006 Formal Plats:	# Plats	#Lots	# Acres
Applications:	0	0	0.00
Recordings:	2	60	24.60

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: Jack Dovey
City Info: (253) 835-7000

DEMOGRAPHICS

POPULATION

1980	n/a
1990	67,304
1995	74,290
2000	83,259
2005	85,800
2006	86,530
2007	87,390

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

Households, 2000 Census: 31,467
Ave. Hhld Size, 2000 Census: 2.63

Household Growth Target
for 2001-2022: 6,188



The City of Federal Way has a total land area of 14,428 acres. Federal Way incorporated in 1990. It is King County's fourth largest city, among the most populous in South King County.

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%

EMPLOYMENT AND INCOME

2006 Number of Business Units: 1,968

2006 Total Jobs: 30,248

Construction/Resources	1,002
WTU	1,259
Manufacturing	682
Retail	5,076
Information/Technology	1,736
Health	4,904
Other Services/FIRE	8,468
Government/Education	3,879

Major Businesses and Employers:

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

Median Household Income:

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

Households by Income Category, 1999:

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

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

2006 Total New Residential Units: 213
**Single Family 213
Multifamily 0

2006 Formal Plats:

	# Plats	#Lots	#Acres
Applications:	4	121	31.04
Recordings:	2	161	48.40

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
1990	513
1995	500
2000	443
2005	450
2006	480
2007	480

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

Households, 2000 Census: 165
Ave. Hhld Size, 2000 Census: 2.68

Household Growth Target
for 2001-2022: 1

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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

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

EMPLOYMENT AND INCOME

2006 Number of Business Units: 16

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%

<u>2006 Total Jobs:</u>	36
Construction/Resources	0
WTU	*
Manufacturing	0
Retail	0
Information/Technology	*
Health	0
Other Services/FIRE	*
Government/Education	4

Major Businesses and Employers:

- NA -

* Sector detail is suppressed to protect confidentiality.

HOUSING

2000 Census Housing Unit Count: 186
***Single Family 181*
Multifamily 5

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

1990 Census Median House Value: \$500,000
2000 Census Median House Value: \$1,000,000

DEVELOPMENT ACTIVITY

2006 Total New Residential Units: 2
***Single Family 2*
Multifamily 0

2006 Formal Plats:	<u># Plats</u>	<u>#Lots</u>	<u># Acres</u>
Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The 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
1990	7,786
1995	9,025
2000	11,212
2005	17,060
2006	19,570
2007	24,710

Population Growth, 1980-1990: 41%
Population Growth, 1990-2000: 44%

Households, 2000 Census: 4,840
Ave. Hhld Size, 2000 Census: 2.27

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%
<i>Hispanic or Latino*:</i>	555	5%
<i>Two or more race:</i>	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 7,268 acres. This acreage includes several recent annexations.

EMPLOYMENT AND INCOME

2006 Number of Business Units: 946

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%

2006 Total Jobs: 18,668

<i>Construction/Resources</i>	973
<i>WTU</i>	1,255
<i>Manufacturing</i>	2,118
<i>Retail</i>	3,224
<i>Information/Technology</i>	1,781
<i>Health</i>	1,628
<i>Other Services/FIRE</i>	3,833
<i>Government/Education</i>	1,346

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 5,086

***Single Family* 2,327
Multifamily 2,759

1990 Census Median 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

2006 Total New Residential Units: 671

***Single Family* 325
Multifamily 346

2006 Formal Plats: # Plats # Lots # Acres

Applications:	8	358	135.10
Recordings:	8	338	133.00

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

Statistical Profile on:
KENMORE

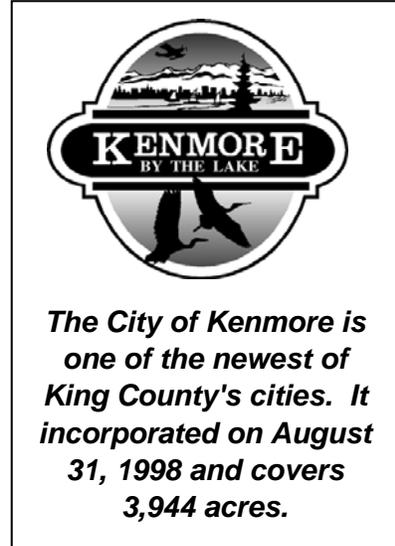
City Mayor: Randy Eastwood
City Info: (425) 398-8900

DEMOGRAPHICS

POPULATION

1980	n/a
1990	15,100
1995	n/a
2000	18,678
2005	19,290
2006	19,680
2007	19,940

Population Growth, 1980-1990:	n/a
Population Growth, 1990-2000:	24%
Households, 2000 Census:	7,307
Ave. Hhld Size, 2000 Census:	2.54
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%
Hispanic or Latino*:	655	4%
Two or more race:	488	3%

EMPLOYMENT AND INCOME

2006 Number of Business Units: 411

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%

<u>2006 Total Jobs:</u>	4,217
Construction/Resources	512
WTU	376
Manufacturing	*
Retail	360
Information/Technology	*
Health	242
Other Services/FIRE	1,281
Government/Education	680

Major Businesses and Employers:

- Bastyr University
- Kenmore Lanes Bowling Alley
- Safeway
- Kenmore Air
- Plywood Supplies

* Sector detail is suppressed to protect confidentiality.

HOUSING

2000 Census Housing Unit Count:	7,488
**Single Family	5,345
Multifamily	2,143

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

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

DEVELOPMENT ACTIVITY

2006 Total New Residential Units:	192
**Single Family	102
Multifamily	90

2006 Formal Plats:	# Plats	#Lots	#Acres
Applications:	0	0	0.00
Recordings:	6	54	11.20

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

Statistical Profile on:

KENT

City Mayor: Suzette Cooke
City Info: (253) 856-5700

DEMOGRAPHICS

POPULATION

1980	23,152
1990	37,960
1995	44,620
2000	79,524
2005	84,920
2006	85,650
2007	86,660

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

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

Household Growth Target
for 2001-2022: 4,284



2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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

EMPLOYMENT AND INCOME

2006 Number of Business Units: 2,850

2006 Total Jobs: 63,382

Major Businesses and Employers:

Median Household Income:

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

Construction/Resources	4,822
WTU	15,289
Manufacturing	15,435
Retail	5,615
Information/Technology	2,679
Health	3,227
Other Services/FIRE	10,957
Government/Education	5,358

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

Households by Income Category, 1999:

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

HOUSING

2000 Census Housing Unit Count: 32,534

**Single Family	14,747
Multifamily	17,787

1990 Census Median 2-Bdrm. Rental: \$458
2000 Census Median 2-Bdrm. Rental: \$724

1990 Census Median House Value: \$107,100
2000 Census Median House Value: \$178,000

DEVELOPMENT ACTIVITY

2006 Total New Residential Units: 319
**Single Family 302
Multifamily 17

2006 Formal Plats:	<u># Plats</u>	<u>#Lots</u>	<u># Acres</u>
Applications:	22	470	110.13
Recordings:	7	98	35.00

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

Statistical Profile on:
KIRKLAND

City Mayor: James Lauinger
City Info: (425) 587-3000

DEMOGRAPHICS

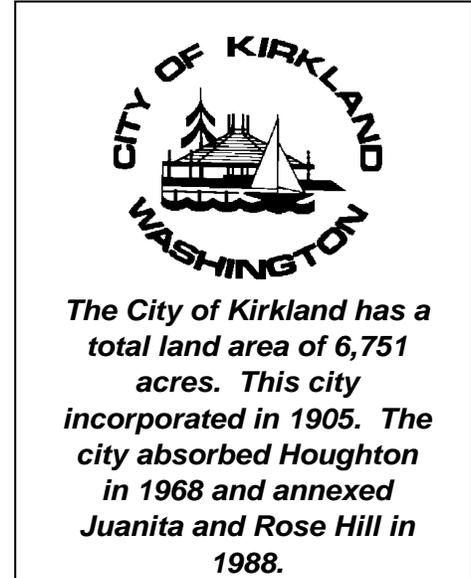
POPULATION

1980	18,779
1990	40,052
1995	42,350
2000	45,054
2005	45,740
2006	47,180
2007	47,890

Population Growth, 1980-1990: 113%
Population Growth, 1990-2000: 12%

Households, 2000 Census: 20,736
Ave. Hhld Size, 2000 Census: 2.13

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

2006 Number of Business Units: 2,034

Median Household Income:

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

Households by Income Category, 1999:

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

2006 Total Jobs:	32,050
Construction/Resources	3,245
WTU	2,123
Manufacturing	1,303
Retail	4,087
Information/Technology	4,884
Health	2,864
Other Services/FIRE	9,012
Government/Education	4,531

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 21,939

**Single Family 9,782
Multifamily 12,157

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

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

DEVELOPMENT ACTIVITY

2006 Total New Residential Units: 421

**Single Family 256
Multifamily 165

2006 Formal Plats:	# Plats	# Lots	# Acres
Applications:	0	0	0.00
Recordings:	3	47	13.70

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

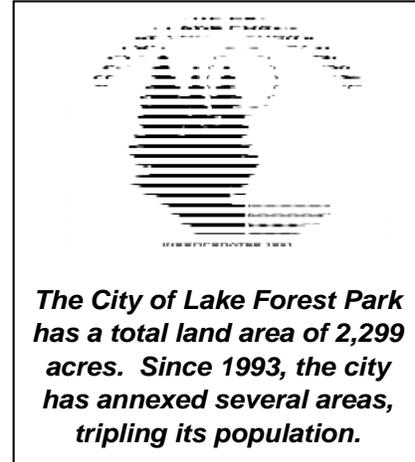
DEMOGRAPHICS

POPULATION

1980	2,485
1990	4,031
1995	7,130
2000	13,142
2005	12,730
2006	12,770
2007	12,770

Population Growth, 1980-1990:	62%
Population Growth, 1990-2000:	226%
Households, 2000 Census:	5,029
Ave. Hhld Size, 2000 Census:	2.55

Household Growth Target
for 2001-2022: 538



The City of Lake Forest Park has a total land area of 2,299 acres. Since 1993, the city has annexed several areas, tripling its population.

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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

EMPLOYMENT AND INCOME

2006 Number of Business Units: 238

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%

2006 Total Jobs:	1,598
Construction/Resources	218
WTU	38
Manufacturing	26
Retail	243
Information/Technology	89
Health	212
Other Services/FIRE	546
Government/Education	226

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 5,243
**Single Family 4,413
Multifamily 830

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

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

DEVELOPMENT ACTIVITY

2006 Total New Residential Units: 15
**Single Family 15
Multifamily 0

2006 Formal Plats:	# Plats	#Lots	#Acres
Applications:	1	13	3.10
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
1990	6,660
1995	n/a
2000	14,209
2005	17,870
2006	19,140
2007	20,020

Population Growth, 1980-1990: n/a
Population Growth, 1990-2000: 113%

Households, 2000 Census: 4,809
Ave. Hhld Size, 2000 Census: 2.95

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

2006 Number of Business Units: 279

Median Household Income:

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

Households by Income Category, 1999:

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

2006 Total Jobs: 3,318

Construction/Resources	508
WTU	111
Manufacturing	*
Retail	507
Information/Technology	*
Health	253
Other Services/FIRE	977
Government/Education	804

Major Businesses and Employers:

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

* Sector detail is suppressed to protect confidentiality.

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

2006 Total New Residential Units: 270

**Single Family	260
Multifamily	10

2006 Formal Plats: # Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	6	286	63.00

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

Statistical Profile on:
MEDINA

City Mayor: Miles Adam
City Info: (425) 454 - 9222

DEMOGRAPHICS

POPULATION

1980	3,220
1990	2,981
1995	3,050
2000	3,011
2005	2,930
2006	2,945
2007	2,950

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

Households, 2000 Census: 1,111
Ave. Hhld Size, 2000 Census: 2.71

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

2006 Number of Business Units: 57

2006 Total Jobs: 283

Major Businesses and Employers:

Median Household Income:

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

Construction/Resources	*
WTU	4
Manufacturing	0
Retail	*
Information/Technology	*
Health	*
Other Services/FIRE	*
Government/Education	25

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

Households by Income Category, 1999:

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

* Sector detail is suppressed to protect confidentiality.

HOUSING

2000 Census Housing Unit Count: 1,160

**Single Family 1,160
Multifamily 0

1990 Census Median 2-Bdrm. Rental: \$815
2000 Census Median 2-Bdrm. Rental: \$1,625

1990 Census Median House Value: \$420,800
2000 Census Median House Value: \$789,600

DEVELOPMENT ACTIVITY

2006 Total New Residential Units: 21
**Single Family 21
Multifamily 0

2006 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: Jim Pearman
City Info: (206) 275 - 7600

DEMOGRAPHICS

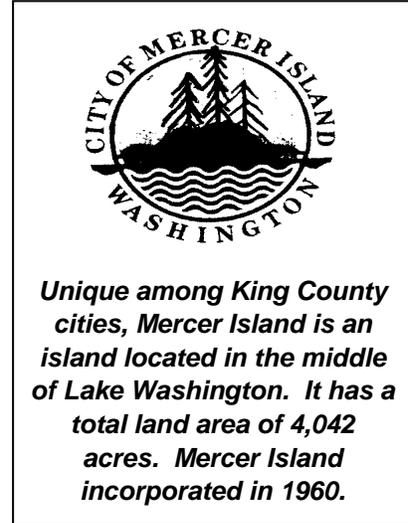
POPULATION

1980	21,522
1990	20,816
1995	21,290
2000	22,036
2005	21,710
2006	21,860
2007	22,380

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

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

Household Growth Target
for 2001-2022: 1,437



2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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

EMPLOYMENT AND INCOME

2006 Number of Business Units: 614

2006 Total Jobs: 6,810

Major Businesses and Employers:

Construction/Resources	537
WTU	155
Manufacturing	34
Retail	570
Information/Technology	744
Health	723
Other Services/FIRE	3,134
Government/Education	913

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

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%

HOUSING

2000 Census Housing Unit Count: 8,806

**Single Family 6,840
Multifamily 1,966

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

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

1990 Census Median House Value: \$335,900

2000 Census Median House Value: \$573,900

DEVELOPMENT ACTIVITY

2006 Total New Residential Units: 175

**Single Family 57
Multifamily 118

2006 Formal Plats: # Plats #Lots #Acres

Applications:	1	5	1.32
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

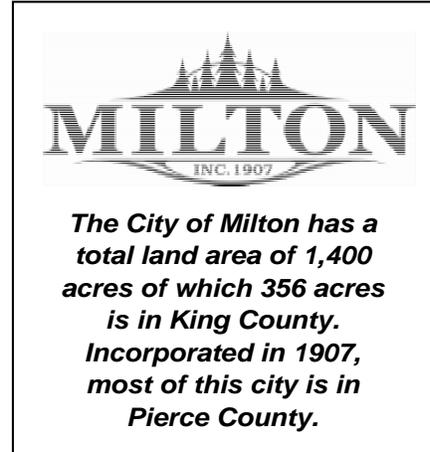
POPULATION

1980	218
1990	697
1995	795
2000	814
2005	815
2006	825
2007	825

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

Households, 2000 Census: 339
Average Hhld Size, 2000 Census: 2.39

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%
Hispanic or Latino*:	29	4%
Two or more race:	24	3%

EMPLOYMENT AND INCOME

2006 Number of Business Units: 8

Median Household Income:

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

Households by Income Category, 1999:

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

<u>2006 Total Jobs:</u>	24
Construction/Resources	*
WTU	10
Manufacturing	0
Retail	0
Information/Technology	0
Health	*
Other Services/FIRE	*
Government/Education	0

Major Businesses and Employers:

- NA -

* Sector detail is suppressed to protect confidentiality.

HOUSING

2000 Census Housing Unit Count: 355

**Single Family 352
Multifamily 3

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

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

DEVELOPMENT ACTIVITY

2006 Total New Residential Units: 0
**Single Family 0
Multifamily 0

2006 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: Jean Garber
City Info: (425) 649 - 4444

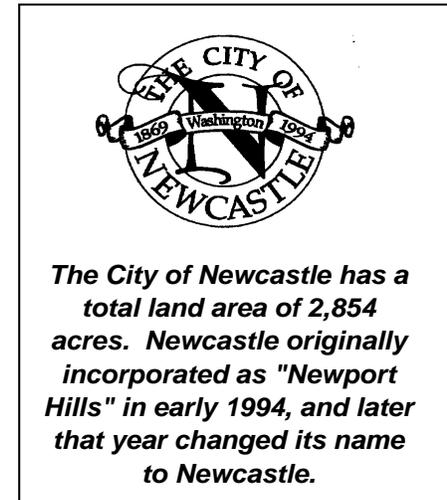
DEMOGRAPHICS**POPULATION**

1980	n/a
1990	5,400
1995	8,052
2000	7,737
2005	8,890
2006	9,175
2007	9,550

Population Growth, 1980-1990: n/a
Population Growth, 1990-2000: 43%

Households, 2000 Census: 3,028
Ave. Hhld Size, 2000 Census: 2.55

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

2006 Number of Business Units: 153

Median Household Income:

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

Households by Income Category, 1999:

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

2006 Total Jobs:	1,573
Construction/Resources	*
WTU	107
Manufacturing	*
Retail	210
Information/Technology	94
Health	99
Other Services/FIRE	527
Government/Education	193

* Sector detail is suppressed to protect confidentiality.

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: **3,169**
**Single Family 2,380
Multifamily 789

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

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

DEVELOPMENT ACTIVITY

2006 Total New Residential Units: **79**
**Single Family 79
Multifamily 0

2006 Formal Plats:	# Plats	#Lots	#Acres
Applications:	4	56	13.92
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 Newcastle. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

*Statistical Profile on:***NORMANDY PARK**City Mayor: Shawn McEvoy
City Info: (206) 248 - 7603**DEMOGRAPHICS****POPULATION**

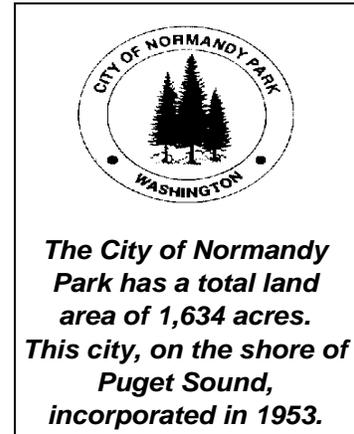
1980	4,268
1990	6,709
1995	6,935
2000	6,392
2005	6,385
2006	6,415
2007	6,435

Population Growth, 1980-1990: 57%
Population Growth, 1990-2000: -5%Households, 2000 Census: 2,609
Ave. Hhld Size, 2000 Census: 2.45Household 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**

2006 Number of Business Units: 111

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%

2006 Total Jobs: 733

Construction/Resources	127
WTU	12
Manufacturing	0
Retail	82
Information/Technology	15
Health	162
Other Services/FIRE	181
Government/Education	151

Major Businesses and Employers:Dunn Lumber
Starbucks
Manhattan Drug
QFC
Kid's Country
Normandy Pk Assisted Living Facility**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

2006 Total New Residential Units: 5

***Single Family 5*
Multifamily 0

2006 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: Kenneth G. Hearing
City Info: (425) 888 - 1211

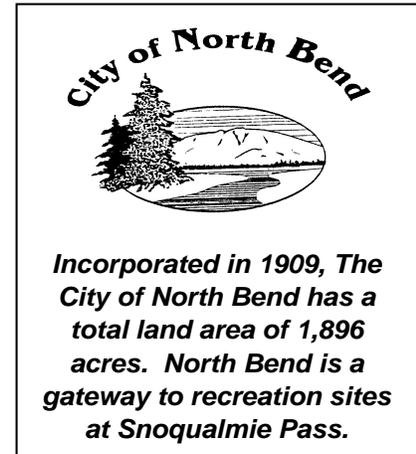
DEMOGRAPHICS**POPULATION**

1980	1,701
1990	2,578
1995	2,925
2000	4,746
2005	4,685
2006	4,690
2007	4,705

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

Households, 2000 Census: 1,841
Ave. Hhld Size, 2000 Census: 2.53

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

2006 Number of Business Units: 204

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%

2006 Total Jobs:	2,424
Construction/Resources	254
WTU	101
Manufacturing	*
Retail	624
Information/Technology	*
Health	301
Other Services/FIRE	656
Government/Education	254

Major Businesses and Employers:

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

* Sector detail is suppressed to protect confidentiality.

HOUSING

2000 Census Housing Unit Count: 1,954
**Single Family 1,230
Multifamily 724

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

1990 Census Median House Value: \$121,400
2000 Census Median House Value: \$273,400

DEVELOPMENT ACTIVITY

2006 Total New Residential Units: 1
**Single Family 1
Multifamily 0

2006 Formal Plats:	# Plats	#Lots	#Acres
Applications:	0	0	0.00
Recordings:	0	0	0.00

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

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

Statistical Profile on:

PACIFIC (King County portion)

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

DEMOGRAPHICS

POPULATION

1980	2,261
1990	4,622
1995	5,300
2000	5,373
2005	5,640
2006	5,815
2007	5,945

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

Households, 2000 Census: 1,992
Ave. Hhld Size, 2000 Census: 2.53

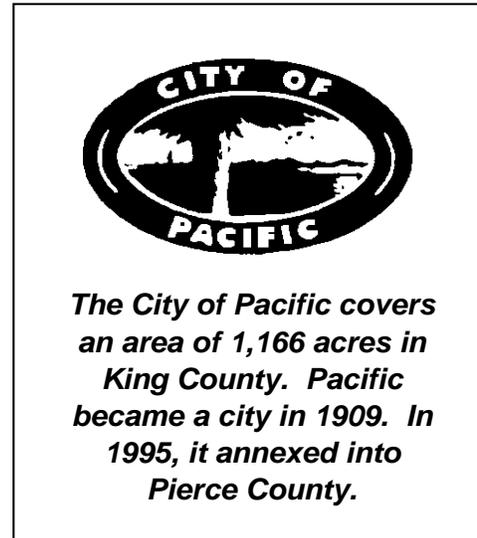
Household Growth Target
for 2001-2022: 721

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



EMPLOYMENT AND INCOME

2006 Number of Business Units: 76

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%

2006 Total Jobs: 1,597

Construction/Resources	256
WTU	780
Manufacturing	77
Retail	*
Information/Technology	*
Health	14
Other Services/FIRE	188
Government/Education	131

Major Businesses and Employers:

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

* Sector detail is suppressed to protect confidentiality.

HOUSING

2000 Census Housing Unit Count: 2,054

**Single Family 1,255
Multifamily 799

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

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

DEVELOPMENT ACTIVITY

2006 Total New Residential Units: 62

**Single Family 62
Multifamily 0

2006 Formal Plats: # Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	1	45	13.10

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

Statistical Profile on:
REDMOND

City Mayor: John Marchione
City Info: (425) 556 - 2900

DEMOGRAPHICS**POPULATION**

1980	23,318
1990	35,800
1995	40,030
2000	45,256
2005	47,600
2006	49,890
2007	50,680

Population Growth, 1980-1990: 54%
Population Growth, 1990-2000: 26%

Households, 2000 Census: 19,102
Ave. Hhld Size, 2000 Census: 2.33

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



The City of Redmond has a total land area of 10,388 acres. Incorporated in 1912, Redmond is the home of the largest software company in the nation, Microsoft.

EMPLOYMENT AND INCOME

2006 Number of Business Units: 1,960

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%

2006 Total Jobs: 81,814

Construction/Resources	3,715
WTU	3,792
Manufacturing	9,397
Retail	4,201
Information/Technology	*
Health	3,246
Other Services/FIRE	*
Government/Education	2,178

* Sector detail is suppressed to protect confidentiality.

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 20,296

**Single Family 8,735
Multifamily 11,561

1990 Census Median 2-Bdrm. Rental: \$594
2000 Census Median 2-Bdrm. Rental: \$1,021

1990 Census Median House Value: \$168,600
2000 Census Median House Value: \$269,400

DEVELOPMENT ACTIVITY

2006 Total New Residential Units: 309

**Single Family 208
Multifamily 101

2006 Formal Plats: # Plats #Lots #Acres

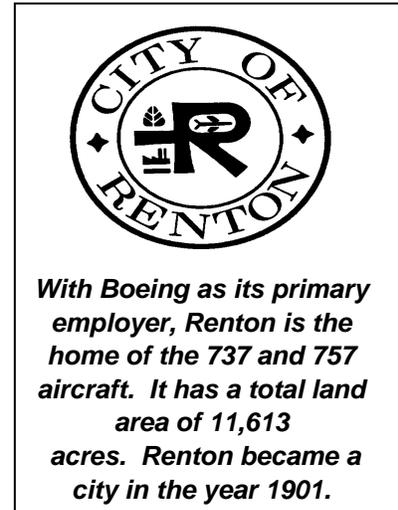
Applications:	4	112	26.62
Recordings:	5	159	34.00

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

*Statistical Profile on:***RENTON**City Mayor: Dennis Law
City Info: (425) 430 - 6501**DEMOGRAPHICS**

POPULATION	
1980	30,612
1990	41,688
1995	44,890
2000	50,052
2005	56,840
2006	58,360
2007	60,290

Population Growth, 1980-1990: 36%
Population Growth, 1990-2000: 20%Households, 2000 Census: 21,708
Ave. Hhld Size, 2000 Census: 2.29Household Growth Target
for 2001-2022: 6,1982000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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

EMPLOYMENT AND INCOME

2006 Number of Business Units: 1,750

Median Household Income:

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

Households by Income Category, 1999:

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

<u>2006 Total Jobs:</u>	50,703
<i>Construction/Resources</i>	<i>2,061</i>
<i>WTU</i>	<i>5,521</i>
<i>Manufacturing</i>	<i>15,489</i>
<i>Retail</i>	<i>5,982</i>
<i>Information/Technology</i>	<i>2,856</i>
<i>Health</i>	<i>3,259</i>
<i>Other Services/FIRE</i>	<i>8,504</i>
<i>Government/Education</i>	<i>7,031</i>

Major Businesses and Employers:The Boeing Company
Valley Medical Center
Renton School District
Federal Aviation Admin.
Young's Columbia of WA
PACCAR Inc.
ER Solutions Wal Mart
City of Renton IKEA**HOUSING**

2000 Census Housing Unit Count: 22,699

***Single Family 10,721*
*Multifamily 11,978*1990 Census Median House Value: \$72,300
2000 Census Median House Value: \$183,8001990 Census Median 2-Bdrm. Rental: \$440
2000 Census Median 2-Bdrm. Rental: \$723**DEVELOPMENT ACTIVITY**2006 Total New Residential Units: 687
***Single Family 429*
Multifamily 258

2006 Formal Plats:	<u># Plats</u>	<u>#Lots</u>	<u>#Acres</u>
Applications:	7	248	54.01
Recordings:	8	263	46.80

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

Statistical Profile on:

SAMMAMISH

City Mayor: Mark Cross
City Info: (425) 898 - 0660

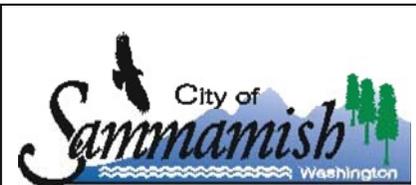
DEMOGRAPHICS**POPULATION**

1980	n/a
1990	21,550
1995	n/a
2000	34,104
2005	38,640
2006	39,730
2007	40,260

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

Households, 2000 Census: 11,131
Ave. Hhld Size, 2000 Census: 3.06

Household Growth Target
for 2001-2022: 3,842



**The City of Sammamish is
the newest of King
County's cities. It
incorporated on August
31, 1999 and covers
11,661 acres.**

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

2006 Number of Business Units: 600

2006 Total Jobs:	4,809
Construction/Resources	430
WTU	261
Manufacturing	*
Retail	470
Information/Technology	*
Health	350
Other Services/FIRE	1,674
Government/Education	1,309

**Major Businesses
and Employers:**

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

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%

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

2006 Total New Residential Units: 133

**Single Family 133
Multifamily 0

2006 Formal Plats:	# Plats	#Lots	#Acres
Applications:	16	601	244.48
Recordings:	2	138	57.00

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

Statistical Profile on:
SEATAC

City Mayor: Gene Fisher
City Info: (206) 973 - 4800

DEMOGRAPHICS

POPULATION

1980	n/a	Population Growth, 1980-1990:	n/a
1990	22,694	Population Growth, 1990-2000:	8%
1995	22,910		
2000	24,496	Households, 2000 Census:	9,708
2005	25,140	Ave. Hhld Size, 2000 Census:	2.53
2006	25,230		
2007	25,530	Household Growth Target for 2001-2022:	4,478

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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



The City of SeaTac has a total land area of 6,587 acres. SeaTac incorporated the same year Federal Way did, in 1990. SeaTac is the location of the Seattle-Tacoma International Airport.

EMPLOYMENT AND INCOME

2006 Number of Business Units: 716

Median Household Income:

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

Households by Income Category, 1999:

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

2006 Total Jobs:	28,696
Construction/Resources	307
WTU	14,071
Manufacturing	604
Retail	721
Information/Technology	354
Health	767
Other Services/FIRE	8,382
Government/Education	3,489

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 10,032

**Single Family 6,205
Multifamily 3,827

1990 Census Median 2-Bdrm. Rental: \$426
2000 Census Median 2-Bdrm. Rental: \$654

1990 Census Median House Value: \$93,500
2000 Census Median House Value: \$157,800

DEVELOPMENT ACTIVITY

2006 Total New Residential Units: 148

**Single Family 68
Multifamily 80

2006 Formal Plats:	# Plats	#Lots	#Acres
Applications:	0	0	0.00
Recordings:	1	16	4.05

Sources: 2000 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of 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
1990	516,259
1995	532,900
2000	563,374
2005	573,000
2006	578,700
2007	586,200

Population Growth, 1980-1990: 5%
Population Growth, 1990-2000: 9%

Households, 2000 Census: 258,499
Ave. Hhld Size, 2000 Census: 2.08

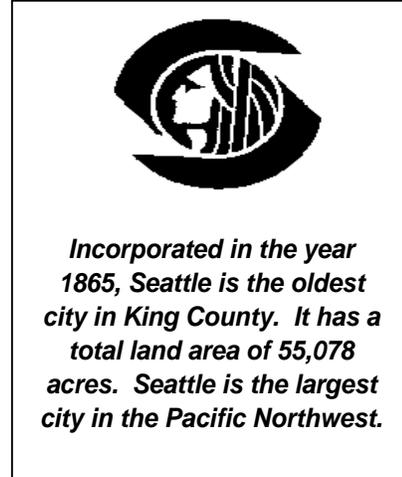
Household Growth Target
for 2001-2022: 51,510

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%



EMPLOYMENT AND INCOME

2006 Number of Business Units: 22,730

Median Household Income:

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

Households by Income Category, 1999:

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

<u>2006 Total Jobs:</u>	
Construction/Resources	20,125
WTU	33,163
Manufacturing	29,939
Retail	37,037
Information/Technology	65,218
Health	60,103
Other Services/FIRE	145,720
Government/Education	79,393

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 270,536
 **Single Family 134,269
 Multifamily 136,267

1990 Census Median 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

2006 Total New Residential Units: 3,555
 **Single Family 444
 Multifamily 3,111

2006 Formal Plats:	# Plats	#Lots	#Acres
Applications:	4	83	1.43
Recordings:	5	262	12.40

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: Bob Ransom
City Info: (206) 546-1700

DEMOGRAPHICS

POPULATION

1980	n/a
1990	47,100
1995	n/a
2000	53,025
2005	52,500
2006	52,830
2007	53,190

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

Households, 2000 Census: 20,716
Ave. Hhld Size, 2000 Census: 2.50

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 7,415 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

2006 Number of Business Units: 1,156

2006 Total Jobs: 16,360

Major Businesses and Employers:

Median Household Income:

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

Construction/Resources	825
WTU	137
Manufacturing	159
Retail	2,794
Information/Technology	426
Health	2,212
Other Services/FIRE	5,023
Government/Education	4,784

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

Households by Income Category, 1999:

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

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

2006 Total New Residential Units: 154

**Single Family 58
Multifamily 96

2006 Formal Plats: # Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	1	19	0.52

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 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
1990	273
1995	270
2000	214
2005	210
2006	210
2007	210

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

Households, 2000 Census: 104
Ave. Hhld Size, 2000 Census: 2.06

Household Growth Target
for 2001-2022: 20

Town of
Skykomish

**The Town of Skykomish
has a total land area of 213
acres. Incorporated in
1909, this city has the
smallest number of people
of all of the cities in King
County.**

2000 Census Age Structure:

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

2000 Census Race and Ethnic Categories:

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

EMPLOYMENT AND INCOME

2006 Number of Business Units: 12

Median Household Income:

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

Households by Income Category, 1999:

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

2006 Total Jobs:	56
<i>Construction/Resources</i>	0
<i>WTU</i>	0
<i>Manufacturing</i>	0
<i>Retail</i>	*
<i>Information/Technology</i>	*
<i>Health</i>	0
<i>Other Services/FIRE</i>	0
<i>Government/Education</i>	39

Major Businesses
and Employers:

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

* Sector detail is suppressed to protect confidentiality.

HOUSING

2000 Census Housing Unit Count: 172
***Single Family 166*
Multifamily 6

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

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

DEVELOPMENT ACTIVITY

2006 Total New Residential Units: 0
***Single Family 0*
Multifamily 0

2006 Formal Plats:	<u># Plats</u>	<u>#Lots</u>	<u>#Acres</u>
Applications:	0	0	0.00
Recordings:	0	0	0.00

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

*Statistical Profile on:***SNOQUALMIE**City Mayor: Matt Larson
City Info: (425) 888 - 1555**DEMOGRAPHICS**

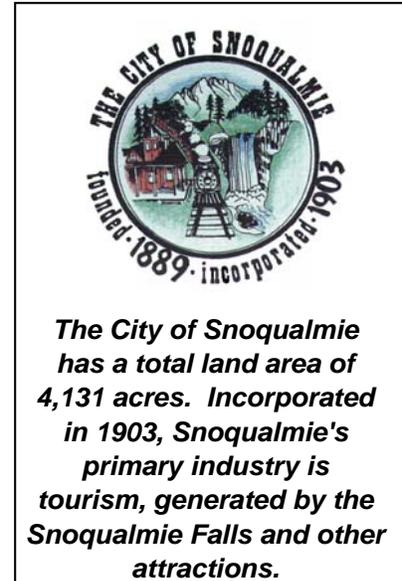
POPULATION	
1980	1,370
1990	1,546
1995	1,540
2000	1,631
2005	6,345
2006	7,815
2007	8,600

Population Growth, 1980-1990: 13%
Population Growth, 1990-2000: 5%Households, 2000 Census: 632
Ave. Hhld Size, 2000 Census: 2.58Household Growth Target
for 2001-2022: 1,6972000 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**

2006 Number of Business Units: 143

Median Household Income:1989 (1990 Census): \$26,678
1999 (2000 Census): \$52,697Households by Income Category, 1999:

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

2006 Total Jobs:	2,298
Construction/Resources	459
WTU	99
Manufacturing	41
Retail	83
Information/Technology	*
Health	59
Other Services/FIRE	*
Government/Education	615

Major Businesses and Employers:Weyerhaeuser
Puget Sound Energy
Snoqualmie Golf Course
Snoqualmie Valley School District
Phillips Oral Health Care
City of Snoqualmie
Salish Lodge

* Sector detail is suppressed to protect confidentiality.

HOUSING2000 Census Housing Unit Count: 666
**Single Family 502
Multifamily 1641990 Census Median House Value: \$96,100
2000 Census Median House Value: \$172,9001990 Census Median 2-Bdrm. Rental: \$386
2000 Census Median 2-Bdrm. Rental: \$813**DEVELOPMENT ACTIVITY**2006 Total New Residential Units: 330
**Single Family 330
Multifamily 0

2006 Formal Plats:	# Plats	#Lots	#Acres
Applications:	3	686	294.40
Recordings:	2	132	104.00

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

Statistical Profile on:
TUKWILA

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

DEMOGRAPHICS

POPULATION	
1980	3,578
1990	11,874
1995	14,750
2000	17,181
2005	17,110
2006	17,930
2007	18,000

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

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

Household Growth Target
for 2001-2022: 3,200



The City of Tukwila has a total land area of 5,866 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.

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%

EMPLOYMENT AND INCOME

2006 Number of Business Units: 1,481

Median Household Income:

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

Households by Income Category, 1999:

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

2006 Total Jobs: 44,185

Construction/Resources	1,531
WTU	6,935
Manufacturing	11,355
Retail	7,076
Information/Technology	2,402
Health	1,050
Other Services/FIRE	10,234
Government/Education	3,601

Major Businesses and Employers:

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

HOUSING

2000 Census Housing Unit Count: 7,817

**Single Family 3,318
Multifamily 4,499

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

2000 Census Median 2-Bdrm. Rental: \$697

1990 Census Median House Value: \$93,900

2000 Census Median House Value: \$150,100

DEVELOPMENT ACTIVITY

2006 Total New Residential Units: 63

**Single Family 63
Multifamily 0

2006 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: Cathy Von Wald

City Info: (425) 489 - 2700

DEMOGRAPHICS**POPULATION**

1980	n/a
1990	8,800
1995	9,615
2000	9,194
2005	10,140
2006	10,350
2007	10,390

Population Growth, 1980-1990: n/a
 Population Growth, 1990-2000: 4%

Households, 2000 Census: 3,512
 Ave. Hhld Size, 2000 Census: 2.61

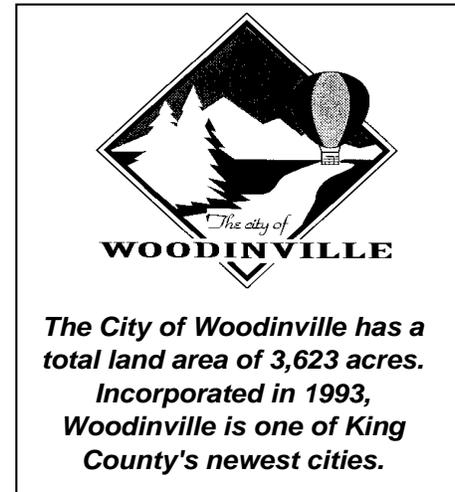
Household Growth Target
 for 2001-2022: 1,869

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**

2006 Number of Business Units: 782

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%

2006 Total Jobs:	13,791
Construction/Resources	2,987
WTU	1,753
Manufacturing	2,491
Retail	1,632
Information/Technology	966
Health	455
Other Services/FIRE	3,037
Government/Education	470

Major Businesses and Employers:

Stimson Lane Ltd.
 Mackie Designs
 Woodinville Lumber, Inc.
 Hos Bros. Construction, Inc.
 Molbak's JM Cellars
 Top Food & Drug
 Chateau Ste. Michelle Winery
 FACILLI Winery
 Woodinville Wine Co.

HOUSING

2000 Census Housing Unit Count: 3,494

**Single Family 2,269
 Multifamily 1,225

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

2000 Census Median 2-Bdrm. Rental: \$899

1990 Census Median House Value: \$198,000

2000 Census Median House Value: \$270,300

DEVELOPMENT ACTIVITY

2006 Total New Residential Units: 46

**Single Family 38
 Multifamily 8

2006 Formal Plats:	# Plats	#Lots	#Acres
Applications:	1	9	7.25
Recordings:	3	80	28.00

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

*Statistical Profile on:***YARROW POINT**

City Mayor: David Cooper

City Info: (425) 454 - 6994

DEMOGRAPHICS**POPULATION**

1980	1,064
1990	962
1995	995
2000	1,008
2005	960
2006	970
2007	975

Population Growth, 1980-1990: -10%

Population Growth, 1990-2000: 5%

Households, 2000 Census: 379

Ave. Hhld Size, 2000 Census: 2.66

Household Growth Target
for 2001-2022: 28

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.**

2000 Census Age Structure:

17 and under	261	26%
18 - 64	559	55%
65 and over	188	19%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	932	92%
Black or African American:	8	1%
Asian and Pacific Islander:	32	3%
Native American and other:	3	0%
<i>Hispanic or Latino*:</i>	20	2%
<i>Two or more race:</i>	13	1%

EMPLOYMENT AND INCOME

2006 Number of Business Units: 24

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%

2006 Total Jobs:

Construction/Resources	80
WTU	*
Manufacturing	*
Retail	*
Information/Technology	*
Health	*
Other Services/FIRE	*
Government/Education	3

**Major Businesses
and Employers:**

- NA -

* Sector detail is suppressed to protect confidentiality.

HOUSING

2000 Census Housing Unit Count: 395

***Single Family* 382
Multifamily 13

1990 Census Median 2-Bdrm. Rental: \$733

2000 Census Median 2-Bdrm. Rental: \$1,350

1990 Census Median House Value: \$421,600

2000 Census Median House Value: \$767,200

DEVELOPMENT ACTIVITY

2006 Total New Residential Units: 7

***Single Family* 7
Multifamily 0

2006 Formal Plats: # Plats #Lots #Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

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

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

VII. Unincorporated Areas and Profiles

This chapter provides information on unincorporated areas of King County, that is, areas outside of any city. Unincorporated areas cover 82 percent of King County's land area, but now contain less than 20 percent of King County's population and development activity. The Annual Growth Report features a 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 the major 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	none	23,500
Benson Hill Communities	Renton	15,900
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 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

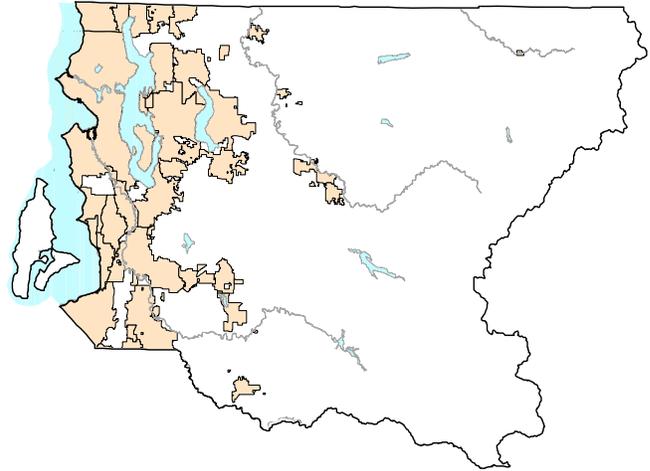
Two tables in this chapter present data by "community planning area." Community planning areas were delineated in the 1970s to represent communities or groups of neighborhoods with common land use issues. The planning areas acted as a useful geographic breakdown of King County, especially for unincorporated 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. Since 1990, unincorporated King County experienced a net decrease of more than 145,000 people, bringing the 2007 total population to 368,000. 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 225,000 people, live in urban areas of western King County. Many of these urban communities are planned for timely annexation into adjoining cities. Eleven of these urban communities are featured in the profiles starting on page 126.



QUICK FACTS

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

King County Council Districts: parts of 8 Districts

School Districts: 17 Districts

Water Districts: 23 Districts

Sewer Districts: 11 Districts

Fire Districts: 29 Districts

TAX INFO

2007 Assessed Valuation: \$45,134 million
'07 Uninc. Area Levy (\$1.746 per1,000): \$78,812,633

2006 Real Estate Sales: \$4,684 million
Local Option REET Revenue (0.5%): \$23,420,138

2006 Taxable Retail Sales: \$1,646 million
Local Option Sales Tax Rev (.85% of 1%): \$13,989,488

EMPLOYMENT

Number of Business Units: 5,203

Year 2006 Total Jobs: 47,426

Construction&Resource: 8,715

WTU: 3,662

Manufacturing: 2,274

Retail: 4,121

Info/Technology: 1,895

Health: 3,145

Other Serv/FIRE: 12,867

Gov't/Education: 10,746

Source: WA Employment Security Dept, 2006

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

2007 Population: 368,300

Pop. Per Sq. Mile: 209

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

2006 New Residential Units: 1,854

Single Family: 1,617

Multifamily: 7 / 237

2006 Formal Plats/Lots:

Applications: 728 lots in 24 plats

Recordings: 1,108 lots in 24 plats

2007 Residential Land Capacity:

Vacant: In Acres: 1,627.50

In Units: 12,185

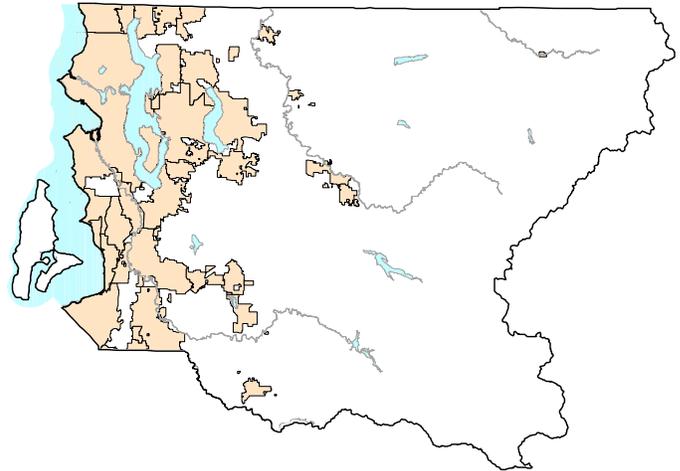
Redevelopable: In Acres: 3,028.60

In Units: 18,082

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 and Resource areas, which cannot be annexed into a city, cover the majority of King County's land area but contain less than one-tenth of the County's population. Rural unincorporated King County has grown very slowly since Growth Management took effect in the mid-1990s: less than five percent of countywide new residential construction and population growth occur in these areas.



QUICK FACTS

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

King County Council Districts: parts of 4 Districts

School Districts: 11 Districts

Water Districts: 13 Districts

Sewer Districts: 3 Districts

Fire Districts: 16 Districts

TAX INFO

2007 Assessed Valuation: \$20,474 million
 '07 Uninc. Area Levy (\$1.746 per 1000): \$35,750,895

2006 Real Estate Sales: \$12.5 million
 Local Option REET Revenue (0.5%): \$6,266,290

2006 Taxable Retail Sales: \$648 million
 Local Option Sales Tax Rev (0.85% of 1%): \$5,505,075

EMPLOYMENT

Number of Business Units: 2,271

Year 2006 Total Jobs: 19,300
 Manufacturing: 770
 Wholesale/Utilities: 1,850
 Retail: 1,250
 Finance/Services: 6,170
 Government/Education: 4,140
 AFFM/Construction: 5,120

Source: WA Employment Security Dept., 2006

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
2006 Population: 142,000
Pop. Per Sq. Mile: 85

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

2006 New Residential Units: 443
 Single Family: 417
 Multifamily: 1 / 26

2006 Formal Plats/Lots:
 Applications: 0 lots in 0 plats
 Recordings: 76 lots in 2 plats

2007 Residential Land Capacity:
 In Acres: n a
 In Units: 13,000

Residential Subdivision Activity

Unincorporated King County, 1990 - 2006

Applications for Formal Plats

YEAR	Plats	Lots	Acres
1990	124	4,017	4,899.99
1991	34	1,017	1,294.74
1992	17	758	2,348.53
1993	13	749	314.18
1994	21	1,386	873.92
1995	29	2,019	1,603.16
1996	33	1,525	452.82
1997	55	2,299	881.57
1998	53	2,774	2,186.54
1999	29	707	217.70
2000	25	523	179.83
2001	24	807	567.35
2002	16	713	679.58
2003	31	2,525	802.58
2004	37	1,236	678.45
2005	28	886	152.36
2006	24	728	75.13
Total 1990-2006	593	24,669	18,208.43

Recorded Formal Plats

YEAR	Plats	Lots	Acres
1990	66	2,712	1,703.80
1991	51	2,575	1,571.13
1992	57	1,579	1,102.60
1993	60	1,634	937.01
1994	48	1,543	797.24
1995	50	1,361	1,017.30
1996	28	835	461.80
1997	40	1,717	1,425.75
1998	33	1,108	513.24
1999	26	1,244	1,823.12
2000	23	1,334	1,296.89
2001	39	1,824	3,204.57
2002	30	1,040	1,380.31
2003	33	1,712	1,049.92
2004	19	994	269.96
2005	38	1,568	1,120.15
2006	24	1,108	832.97
Total 1990-2006	665	25,888	20,507.76

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
2003	40	116	94.54
2004	70	358	205.20
2005	67	257	130.35
2006	70	247	91.01
Total 1990-2006	1,544	4,765	9,400.54

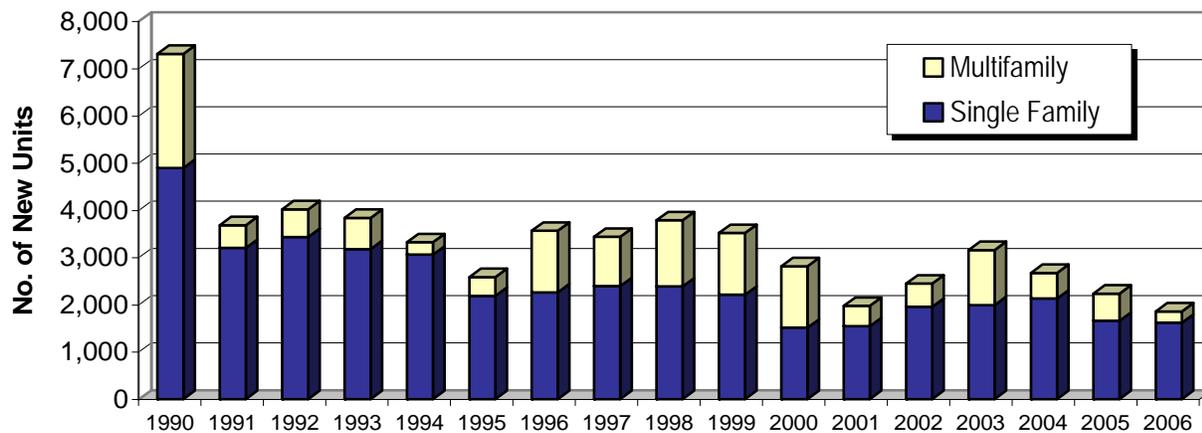
Recorded Short Plats

YEAR	Plats	Lots	Acres
1990	129	391	848.30
1991	138	385	1,102.83
1992	124	352	377.14
1993	116	332	617.48
1994	116	317	225.01
1995	125	334	669.66
1996	83	234	270.44
1997	46	127	151.20
1998	74	208	174.22
1999	47	134	141.48
2000	60	181	384.69
2001	23	75	42.56
2002	32	82	68.42
2003	41	121	397.29
2004	32	88	65.23
2005	19	51	25.54
2006	30	86	54.96
Total 1990-2006	1,235	3,498	5,616.45

Residential Permits and Units Unincorporated King County, 1990 – 2006

YEAR	<u>Single Family</u>		<u>Multifamily</u>		<u>Total</u>	
	Permits	Units	Permits	Units	Permits	Units
1990	4,890	4,890	44	2,416	4,934	7,306
1991	3,198	3,200	14	479	3,212	3,679
1992	3,432	3,432	24	583	3,456	4,015
1993	3,174	3,174	14	661	3,188	3,835
1994	3,059	3,059	9	261	3,068	3,320
1995	2,191	2,188	15	396	2,206	2,584
1996	2,259	2,259	35	1,303	2,294	3,562
1997	2,391	2,391	19	1,044	2,410	3,435
1998	2,384	2,384	9	1,400	2,393	3,784
1999	2,210	2,210	58	1,306	2,268	3,516
2000	1,511	1,511	29	1,300	1,540	2,811
2001	1,544	1,544	51	431	1,595	1,975
2002	1,954	1,954	25	491	1,979	2,445
2003	1,985	1,991	13	1,163	1,998	3,154
2004	2,128	2,128	19	541	2,147	2,669
2005	1,658	1,658	23	574	1,681	2,232
2006	1,617	1,617	7	237	1,624	1,854
Total 1990-2005	41,585	41,590	408	14,586	41,993	56,176

Total New Residential Units



Total New Residential Units Authorized by Unincorporated King County Areas, 1996- 2006

TOTAL

Community Planning Area:	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Bear Creek	297	289	189	118	674	247	500	592	497	419	420
East Sammamish	673	939	1,318	1,432	676	263	123	64	98	97	57
Enumclaw	68	54	59	50	53	42	51	43	44	46	39
Federal Way / Southwest	351	77	79	139	207	235	420	518	306	174	90
Highline	61	10	164	64	82	94	97	557	131	222	155
Newcastle	199	71	104	214	75	65	32	78	96	111	150
Northshore	193	583	519	503	187	133	214	134	140	190	85
Shoreline	13	3	21	2	1	0	0	0	0	0	0
Snoqualmie Valley	201	227	196	169	141	102	113	105	122	110	91
Soos Creek	849	817	887	604	515	577	527	838	983	608	312
Tahoma Raven Heights	557	227	134	129	119	91	297	183	183	217	358
Vashon	87	83	103	86	72	120	60	34	57	30	88
TOTAL:	3,549	3,380	3,773	3,510	2,811	1,975	2,445	3,146	2,669	2,232	1,854

Single Family

Community Planning Area:	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Bear Creek	297	289	189	114	287	247	309	532	493	281	277
East Sammamish	437	512	755	835	23	52	82	64	98	97	57
Enumclaw	64	54	59	48	53	42	51	43	44	46	39
Federal Way / Southwest	127	73	79	139	203	163	418	158	258	138	90
Highline	57	10	92	64	76	50	51	74	76	80	103
Newcastle	69	71	104	120	64	65	102	78	48	111	148
Northshore	117	215	226	184	151	133	180	134	128	68	85
Shoreline	3	3	7	2	1	0	0	0	0	0	0
Snoqualmie Valley	191	227	196	163	135	102	111	105	120	110	91
Soos Creek	410	572	851	326	327	558	331	578	606	478	298
Tahoma Raven Heights	387	227	134	125	115	91	280	183	183	215	358
Vashon	87	83	103	84	68	48	39	34	55	30	62
TOTAL:	2,246	2,336	2,795	2,204	1,511	1,557	1,954	1,983	2,128	1,658	1,617

Multifamily

Community Planning Area:	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Bear Creek	0	0	0	4	387	0	181	60	4	138	143
East Sammamish	236	427	563	597	654	211	76	0	0	0	0
Enumclaw	4	0	0	2	0	0	0	0	0	0	0
Federal Way / Southwest	224	4	0	0	4	72	2	360	48	36	0
Highline	4	0	72	0	6	44	46	483	55	142	52
Newcastle	130	0	0	94	11	0	0	0	48	0	2
Northshore	76	368	293	319	36	0	34	0	12	122	0
Shoreline	10	0	14	0	0	0	0	0	0	0	0
Snoqualmie Valley	10	0	0	6	6	0	102	0	2	4	0
Soos Creek	439	245	36	278	188	19	20	260	377	130	14
Tahoma Raven Heights	170	0	0	4	4	0	9	0	0	2	0
Vashon	0	0	0	2	4	72	21	0	2	0	26
TOTAL:	1,303	1,044	978	1,306	1,300	418	491	1,163	541	574	237

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

Source: King County Department of Development and Environmental Services

Transportation Concurrency Approvals Unincorporated King County by Community Planning Area In Housing Units, 1997 - 2006

URBAN AREA

Planning Area	1997		1998		1999		2000		2001		2002		2003		2004		2005		2006	
	Single Family	Multi-family																		
Bear Creek	0	0	0	0	4	0	0	0	183	0	1,325	24	0	0	0	0	0	0	0	0
East King County	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
East Sammamish	1,112	902	53	162	48	0	13	30	0	0	28	13	11	0	64	0	16	0	15	0
Eastside/Gr. River Valley	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Enumclaw	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Federal Way	325	487	242	65	122	350	67	0	368	26	23	5	146	0	448	0	336	0	347	40
Highline	70	72	47	556	62	82	115	0	35	0	26	212	251	577	38	285	195	40	198	77
Newcastle	37	4	128	74	140	0	92	9	219	10	306	0	70	0	173	33	105	93	55	0
Northshore	144	502	355	162	111	20	69	0	77	154	18	203	46	13	192	18	192	2	142	26
Shoreline	0	14	0	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Snoqualmie Valley	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0
Soos Creek	388	323	295	302	524	204	250	285	875	162	581	239	969	140	1,069	156	754	352	747	543
Tahoma/Raven Heights	652	0	0	0	0	0	7	0	8	0	90	320	281	0	255	320	104	320	0	0
TOTAL:	2,731	2,304	1,120	1,342	1,011	656	613	324	1,765	352	2,397	1,016	1,784	730	2,239	812	1,702	807	1,504	686

RURAL AREA

Planning Area	1997		1998		1999		2000		2001		2002		2003		2004		2005		2006	
	Single Family	Multi-family																		
Bear Creek	5	-	-	-	0	-	16	-	14	-	0	-	0	-	0	-	16	-	4	-
East King County	1	-	-	-	0	-	15	-	0	-	0	-	0	-	0	-	0	-	0	-
East Sammamish	1	-	-	-	1	-	20	-	-	-	9	-	0	-	0	-	0	-	2	-
Eastside/Gr. River Valley	0	-	-	-	0	-	-	-	-	-	0	-	0	-	0	-	0	-	0	-
Enumclaw	1	-	-	-	4	-	28	-	7	-	9	-	8	-	19	-	1	-	6	-
Newcastle	2	-	1	-	5	-	3	-	4	-	8	-	44	-	0	-	0	-	0	-
Northshore	0	-	2	-	0	-	-	-	-	-	0	-	0	-	0	-	0	-	2	-
Snoqualmie Valley	9	-	59	-	34	-	17	-	27	-	23	-	80	-	58	-	78	-	52	-
Soos Creek	18	-	25	-	16	-	8	-	8	-	153	-	0	-	4	-	9	-	7	-
Tahoma/Raven Heights	12	-	83	-	51	-	7	-	8	-	11	-	15	-	38	-	8	-	28	-
Vashon	0	-	12	-	67	-	25	-	-	-	0	-	14	40	8	-	0	26	0	-
TOTAL:	49	-	182	-	178	-	139	-	68	-	213	-	161	40	127	-	112	26	101	-

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, Road Services Division, June 2007.

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

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

Notes:

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

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

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

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

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

Residential Land Supply and Capacity Buildable Lands Report, 2007 Unincorporated King County, by Sub-Regions

Sub-Region	VACANT		REDEVELOPABLE		TOTAL	
	Net Acres	Net Units	Net Acres	Net Units	Net Acres	Net Units
East King County	338.50	2,307	495.00	2,577	833.50	4,884
South King County	1,193.90	8,813	2,303.70	14,141	3,497.60	22,954
Sea-Shore (including North Highline)	95.10	1,065	229.90	1,364	325.00	2,429
Urban Unincorporated King County	1,627.50	12,185	3,028.60	18,082	4,656.10	30,267

For Methodology, please refer to page 65 of this report.

Source: 2007 King County Buildable Lands Report

Building Permit Summary by PAA 2001 through 2006

POTENTIAL ANNEXATION AREA	2001			2002			2003			2004			2005			2006		
	SF	MF	Total	SF	MF	Total	SF	MF	Total	SF	MF	Total	SF	MF	Total	SF	MF	Total
East Federal Way	141	36	177	52	231	283	97	360	457	207	48	255	77	36	113	76	0	76
East Renton	7	2	9	4	0	4	46	0	46	18	0	18	74	0	74	54	0	54
Eastgate	23	0	23	5	0	5	3	0	3	14	0	14	5	0	5	14	0	14
Fairwood	19	195	214	219	12	231	318	174	492	269	377	646	138	105	243	23	14	37
Kent Northeast	93	0	93	42	0	42	56	0	56	152	0	152	149	6	155	156	0	156
Kirkland	102	0	102	94	34	128	67	0	67	38	12	50	39	29	68	42	0	42
Lea Hill	148	0	148	172	35	207	148	86	234	116	0	116	115	22	137	80	0	80
North Highline	27	44	71	28	46	74	46	22	68	47	53	100	37	112	149	55	8	63
Klahanie (Sammamish)	1	0	1	0	0		12	0	12	0	0	0	1	0	1	2	0	2
West Hill	22	0	22	22	0	22	27	461	488	30	0	30	43	30	73	47	44	91
PAA Total	583	277	860	638	358	996	820	1,103	1,923	891	490	1,381	678	340	1,018	549	66	615
Other Uninc. KC :																		
Redmond Ridge UPD	163	82	245	348	101	449	528	0	528	412	4	416	229	138	367	227	143	370
Other Urban uninc KC	357	0	357	515	12	527	162	61	223	298	47	345	986	436	1,422	973	68	1,041
Rural areas	441	72	513	453	20	473	481	0	481	527	0	527	443	0	443	417	26	443
Total Uninc. KC	1,544	431	1,975	1,954	491	2,445	1,991	1,164	3,155	2,128	541	2,669	1,658	574	2,232	1,617	237	1,854

Source: King County Dept. of Development and Environmental Services permit files, Budget Office Growth Information Team.

King County Major Potential Annexation Areas

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

East Federal Way

East Renton

Eastgate

Fairwood (Proposed Incorporation Area)

Benson Hill Communities (formerly part of the larger Fairwood Potential Annexation Area)

Kent Northeast

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

Klahanie

Lea Hill

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

West Hill (including communities of Skyway and Bryn Mawr)

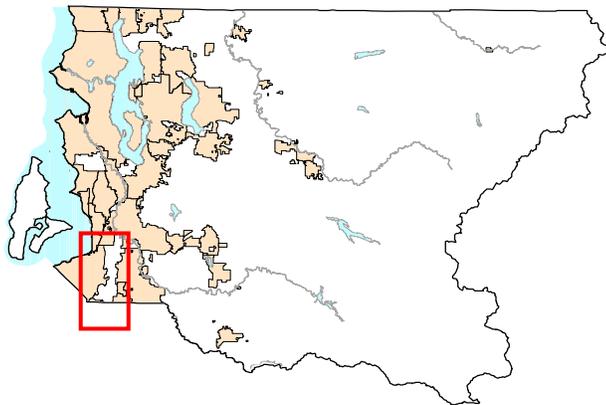
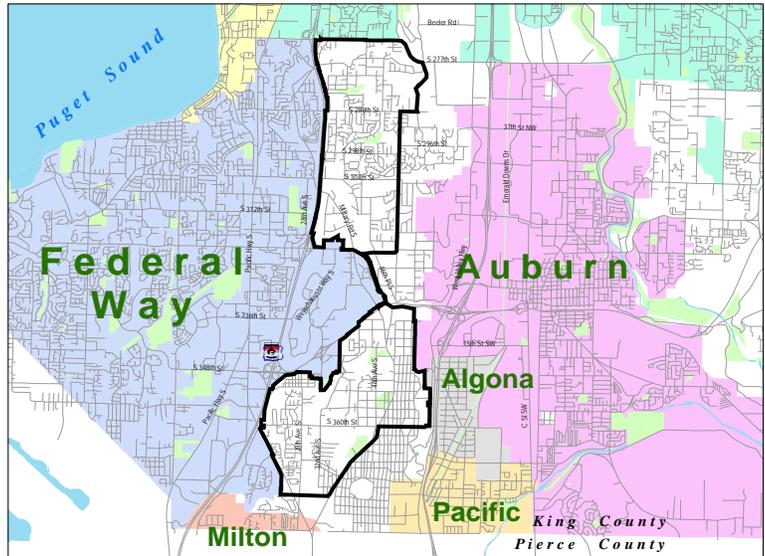
Following the PAA profiles is a "Sources and Notes" page which identifies data sources and explanations of the profile information.

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

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

East Federal Way Potential Annexation Area

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



QUICK FACTS

Land Area: 5,045.69 Acres or 7.88 Square Miles

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

Annexing City: Federal Way
 Annexation Status:

TAX INFO

2007 Assessed Valuation: \$1,669 million
 '07 Uninc. Area Levy (\$1.746 per 1,000): \$2,914,496

2006 Real Estate Sales: \$1,835 million
 Local Option REET Revenue (0.5%): \$917,474

2006 Taxable Retail Sales: \$55 million
 Local Option Sales Tax Rev (0.85% of 1%): \$463,988

EMPLOYMENT

Number of Business Units: 176

Year 2006 Total Jobs: 1,546

Manufacturing: *

Wholesale/Utilities: 29

Retail: 77

Finance/Services: 360

Government/Education: 634

Construction/Resource: 424

Source: WA Employment Security Dept, 2006

INCOME

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

Household by Income Category:

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

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 20,350
 2007 Population: 21,200
 Pop. Per Sq. Mile: 2,730

Median Age: 36.1

Age Structure:

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

Race Categories:

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

HOUSING

Total Housing Units: 7,180

Single Family: 6,060 (84%)

Multifamily: 620 (9%)

Mobile Homes: 500 (7%)

Percent Homeowners: 85%

Average Household Size: 2.90

Median House Value: \$173,300

Median 2 Bedroom Rental: \$890

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2006 New Residential Permits: 76

Single Family: 76

Multifamily: 0

2006 Formal Plats/Lots:

Applications: 4 / 117

Recordings: 2 / 88

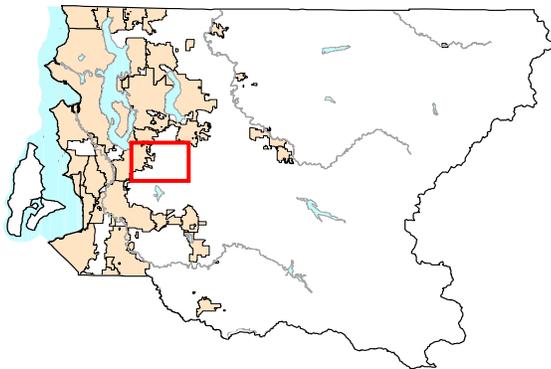
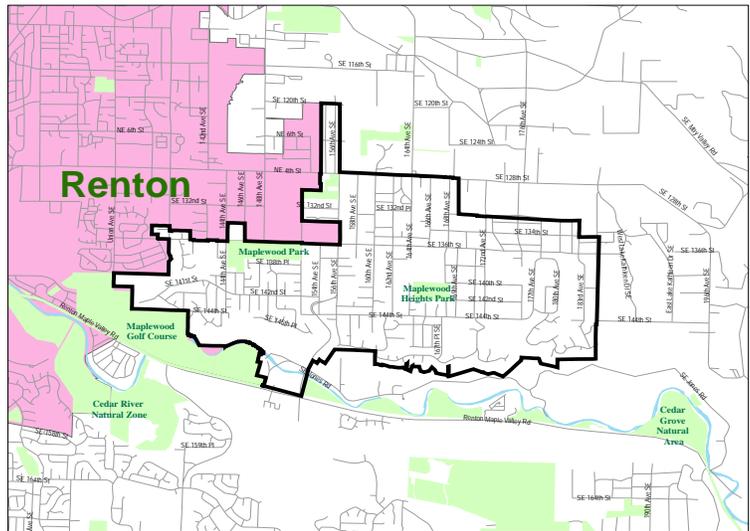
2007 Residential Land Capacity:

Vacant: In Acres: 256.39
 In Units: 1,565

Redevelopment: In Acres: 390.47
 In Units: 2,254

East Renton Potential Annexation Area

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



QUICK FACTS

Land Area: 2,126.25 Acres or 3.32 Square Miles

King County Council District: 9

School District: 403 Renton / 411 Issaquah

Water District: 90

Sewer District:

Fire District: 25

Annexing City: Renton

Annexation Status:

TAX INFO

2007 Assessed Valuation: \$805 million

'07 Uninc. Area Levy (\$1.746 per 1,000): \$1,405,321

2006 Real Estate Sales: \$98.2 million

Local Option REET Revenue (0.5%): \$490,840

2006 Taxable Retail Sales: \$21 million

Local Option Sales Tax Rev (0.85% of 1%): \$178,145

EMPLOYMENT

Number of Business Units: 56

Year 2006 Total Jobs: 579

Manufacturing:	0
Wholesale/Utilities:	47
Retail:	10
Finance/Services:	97
Government/Education:	380
Construction/Resource:	46

Source: WA Employment Security Dep't, 2006

INCOME

Median Household Income: \$65,300

Number of Households: 2,600

Household by Income Category:

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

DEMOGRAPHICS

2000 Census Population: 7,370

2007 Population: 8,000

Pop. Per Sq. Mile: 2,260

Median Age: 38.2

Age Structure:

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

Race Categories:

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

HOUSING

Total Housing Units: 2,650

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

Percent Homeowners: 90%

Average Household Size: 2.80

Median House Value: \$199,400

Median 2 Bedroom Rental: \$ 906

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2006 New Residential Permits: 54

Single Family: 54

Multifamily: 0 / 0

2006 Formal Plats/Lots:

Applications: 1 / 34

Recordings: 0 / 0

2007 Residential Land Capacity:

Vacant: In Acres: 74.12

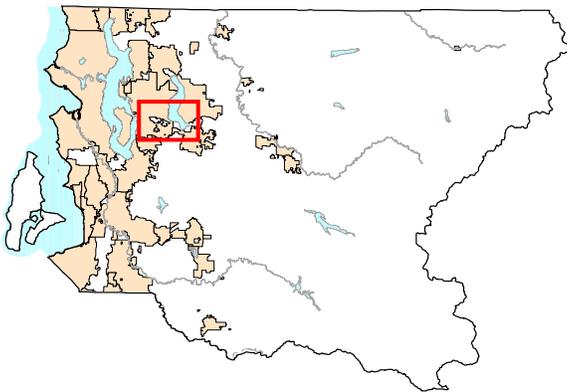
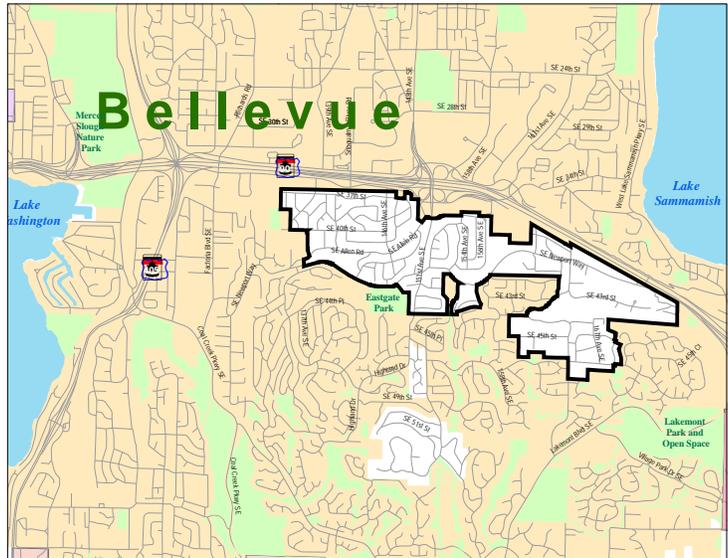
In Units: 313

Redevelopment: In Acres: 201.54

In Units: 990

Eastgate Potential Annexation Area

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



QUICK FACTS

Land Area: 786.68 Acres or 1.23 Square Miles

King County Council District: 6

School District: 405 Bellevue / 411 Issaquah

Water District: Bellevue

Sewer District: Bellevue

Fire District: 14 and 10

Annexing City: Bellevue

Annexation Status:

TAX INFO

2007 Assessed Valuation: \$666 million
'07 Uninc. Area Levy (\$1.746 per 1,000): \$1,163,358

2006 Real Estate Sales: \$68.8 million
Local Option REET Revenue (0.5%): \$344,132

2006 Taxable Retail Sales: \$11.8 million
Local Option Sales Tax Rev (0.85% of 1%): \$100,703

EMPLOYMENT

Number of Business Units: 57

Year 2006 Total Jobs: 222
 Manufacturing: 0
 Wholesale/Utilities: *
 Retail: *
 Finance/Services: 123
 Government/Education: 32
 Construction/Resource: 44

Source: WA Employment Security Dep't, 2006

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
2007 Population: 4,700
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

2006 New Residential Permits: 14
 Single Family: 14
 Multifamily: 0 / 0

2006 Formal Plats/Lots:
 Applications: 0 / 0
 Recordings: 1 / 9

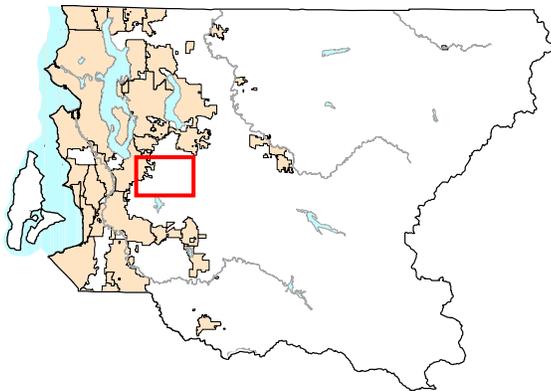
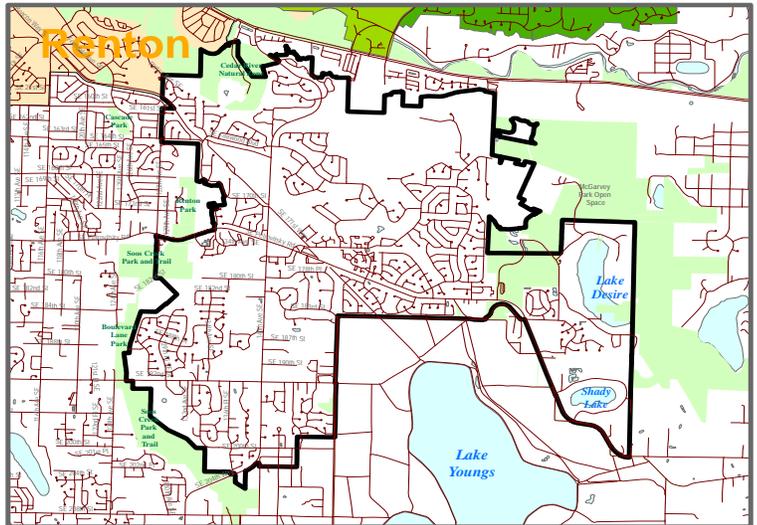
2007 Land Capacity:
Vacant: In Acres: 18.42
 In Units: 83

Redevelopment: In Acres: 18.47
 In Units: 93

Fairwood

Potential Incorporation Area

The Fairwood PAA was the largest of the ten PAA's. In November 2007, residents of the area adjacent to Renton voted to annex to the City of Renton. The remaining Fairwood Potential Annexation area is bounded by the Urban Growth Boundary on the east and the Benson Hill Communities Annexation Area on the west. The area remains part of the City of Renton's PAA, however Fairwood residents have begun a second attempt to create a new city through incorporation.



QUICK FACTS

Land Area: 3,994.67 Acres or 6.24 Square Miles

King County Council District: 9 and 5

School District: 415 Kent / 403 Renton

Water District: Soos Creek, Cedar River

Sewer District: Soos Creek, Cedar River

Fire District: 40, 37, 25

Annexing City:

Annexation Status:

Expected Annexation Date:

TAX INFO

2007 Assessed Valuation: \$2,445 million
 '07 Uninc. Area Levy (\$1.746 per 1,000): \$4,269,543

2006 Real Estate Sales: \$1.6 million
 Local Option REET Revenue (0.5%): \$808,285

2006 Taxable Retail Sales: \$93 million
 Local Option Sales Tax Rev (0.85% of 1%): \$792,505

EMPLOYMENT

Number of Business Units: 223

Year 2006 Total Jobs: 2,061
 Manufacturing: *
 Wholesale/Utilities: *
 Retail: 422
 Finance/Services: 886
 Government/Education: 568
 Construction/Resource: 96

Source: WA Employment Security Dept, 2006

INCOME

Median Household Income: \$ 66,000
 Number of Households: 8,500

Household by Income Category:
 0 – 80% 2,300 (27 %)
 80 – 140% 2,700 (32 %)
 140%+ 3,500 (41 %)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 23,500
 2007 Population: 27,200
 Pop. Per Sq. Mile: 4,358

Median Age: 36
 Age Structure:
 17 and under 6,250 (26.6%)
 18 – 64 15,660 (66.6%)
 65 and over 1,620 (6.9%)

Race Categories:
 Non-hispanic White 17,340 (73.8 %)
 Black or African Am.: 1,080 (4.6 %)
 Asian and Pacific Is: 3,050 (13 %)
 Native Am. and other: 130 (0.6 %)
 Hispanic or Latino: 800 (3.4 %)
 Two or more race: 1,100 (4.7 %)

HOUSING

Total Housing Units: 8,700
 Single Family: 6,400 (74 %)
 Multifamily: 2,000 (23 %)
 Mobile Homes: 300 (3.4 %)

Percent Homeowners: 74.3%
 Average Household Size: 2.77
 Median House Value: \$ 208,000
 Median 2 Bedroom Rental: \$ 900

Source: 2000 US Census

DEVELOPMENT ACTIVITY

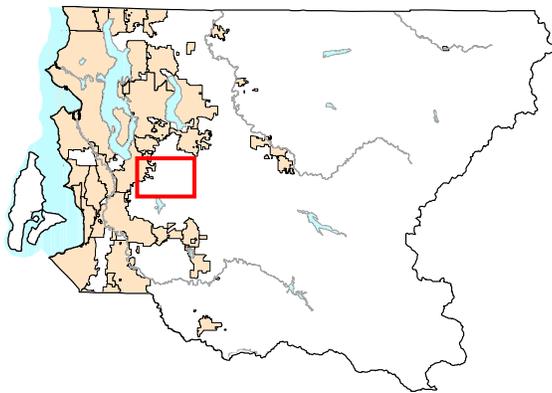
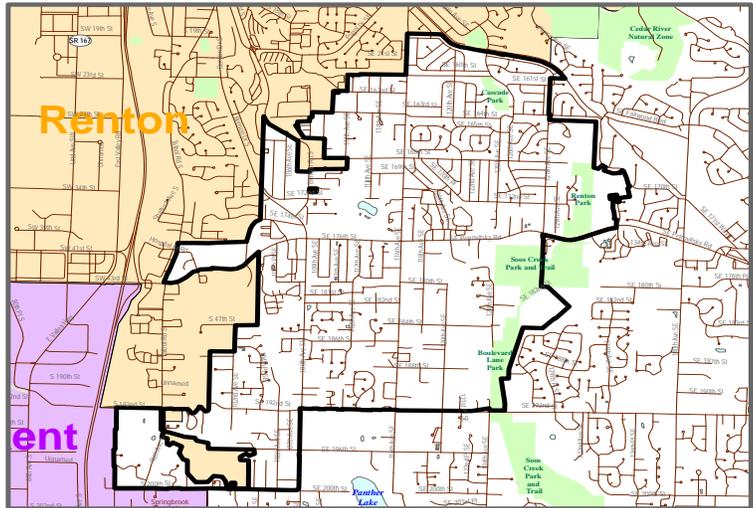
2006 New Residential Permits: 8
 Single Family: 8
 Multifamily: 0 / 0

2006 Formal Plats/Lots:
 Applications: 6 / 271
 Recordings: 0 / 0

2007 Residential Land Capacity:
Vacant: In Acres: 108.55
 In Units: 638
Redevelopment: In Acres: 301.30
 In Units: 1,738

Benson Hill Communities Potential Annexation Area

The Benson Hill Communities Annexation Area is located south and southeast of the City of Renton, West of 130th Ave SE, and North of Kent. This area includes Spring Glen, Springbrook, Cascade, Renton Park and many other neighborhoods. In November 2007, residents of the area voted to annex to the City of Renton effective March 1, 2008.



QUICK FACTS

Land Area: 2,429 Acres or 3.80 Square Miles

King County Council District: 9 and 5

School District: 415 Kent / 403 Renton

Water District: Soos Creek, Cedar River

Sewer District: Soos Creek, Cedar River

Fire District: 40, 37

Annexing City: Renton

Annexation Status: Annexation passed

Expected Annexation Date: March 1, 2008

TAX INFO

2007 Assessed Valuation: \$1,388 million
'07 Uninc. Area Levy (\$1,746 per 1,000): \$2,423,514

2006 Real Estate Sales: \$1.3 million
Local Option REET Revenue (0.5%): \$650,403

2006 Taxable Retail Sales: \$127.5 million
Local Option Sales Tax Rev (0.85% of 1%): \$1,083,819

EMPLOYMENT

Number of Business Units: 226

Year 2006 Total Jobs: 2,295
Manufacturing: 7
Wholesale/Utilities: 17
Retail: 332
Finance/Services: 1,537
Government/Education: 326
Construction/Resource: 76

Source: WA Employment Security Dep't, 2006

INCOME

Median Household Income: \$49,700
Number of Households: 6,140

Household by Income Category:
0 – 80% 2,550 (42 %)
80 – 140% 1,900 (31 %)
140%+ 1,650 (27 %)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 15,900
2007 Population: 16,900
Pop. Per Sq. Mile: 4,447

Median Age: 34.3
Age Structure:
17 and under 4,090 (25.7%)
18 – 64 10,450 (65.7%)
65 and over 1,360 (8.6%)

Race Categories:
Non-hispanic White 10,680 (67.2%)
Black or African Am.: 1,220 (7.7%)
Asian and Pacific Is: 2,350 (14.8%)
Native Am. and other: 370 (2.3%)
Hispanic or Latino: 820 (5.2%)
Two or more race: 460 (2.9%)

HOUSING

Total Housing Units: 6,370
Single Family: 3,700 (58 %)
Multifamily: 2,370 (37%)
Mobile Homes: 300 (5%)

Percent Homeowners: 64.5%
Average Household Size: 2.58
Median House Value: \$166,000
Median 2 Bedroom Rental: \$800

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2006 New Residential Permits: 29
Single Family: 15
Multifamily: 1 / 14

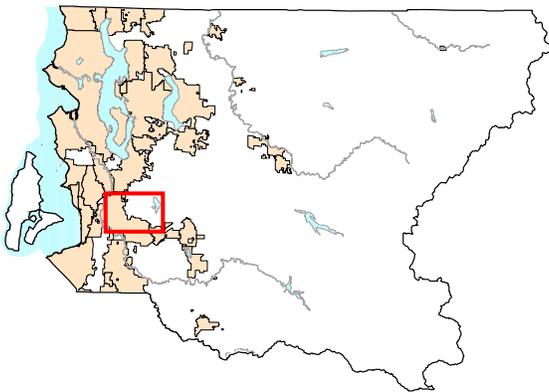
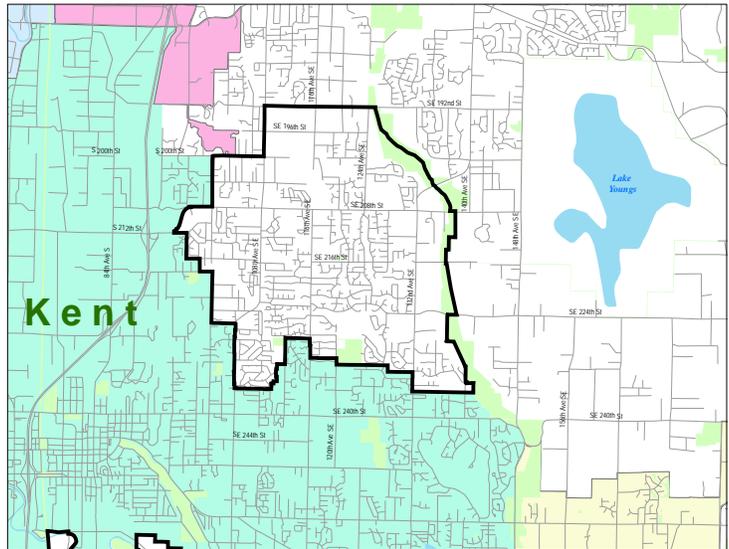
2006 Formal Plats/Lots:
Applications: 3 / 58
Recordings: 0 / 0

2007 Residential Land Capacity:
Vacant: In Acres: 188.27
In Units: 1,467

Redevelopment: In Acres: 255.14
In Units: 2,068

Kent Northeast Potential Annexation Area

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



QUICK FACTS

Land Area: 3,200 Acres or 5.0 Square Miles

King County Council District: 9 and 5

School District: 415 Kent

Water District: Soos Creek

Sewer District: Soos Creek

Fire District: 37

Annexing City: Kent

Annexation Status:

TAX INFO

2007 Assessed Valuation: \$1,997 million
'07 Uninc. Area Levy (\$1.746 per 1,000): \$3,486,846

2006 Real Estate Sales: \$300 million
Local Option REET Revenue (0.5%): \$1,501,842

2006 Taxable Retail Sales: \$85 million
Local Option Sales Tax Rev (0.85% of 1%): \$722,033

EMPLOYMENT

Number of Business Units: 246

Year 2006 Total Jobs: 1,835

Manufacturing: 0
Wholesale/Utilities: 39
Retail: 308
Finance/Services: 783
Government/Education: 583
Construction/Resource: 122

Source: WA Employment Security Dep't, 2006

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
2007 Population: 24,200
Pop. Per Sq. Mile: 4,660

Median Age: 34.9

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

Race Categories:

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

HOUSING

Total Housing Units: 8,138
Single Family: 6,440 (79.2%)
Multifamily: 1,160 (14.2%)
Mobile Homes: 540 (6.6%)

Percent Homeowners: 81%
Average Household Size: 2.97
Median House Value: \$ 188,000
Median 2 Bedroom Rental: \$ 740

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2006 New Residential Permits: 156
Single Family: 156
Multifamily: 0 / 0

2006 Formal Plats/Lots:
Applications: 3 / 62
Recordings: 5 / 197

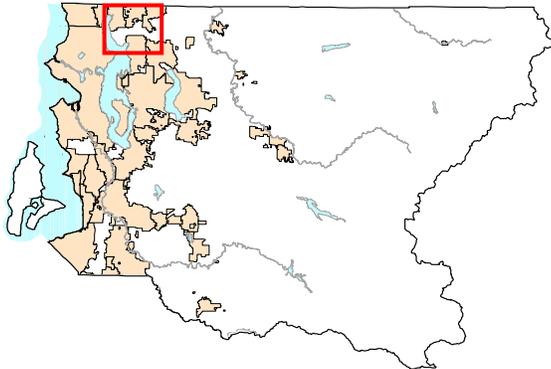
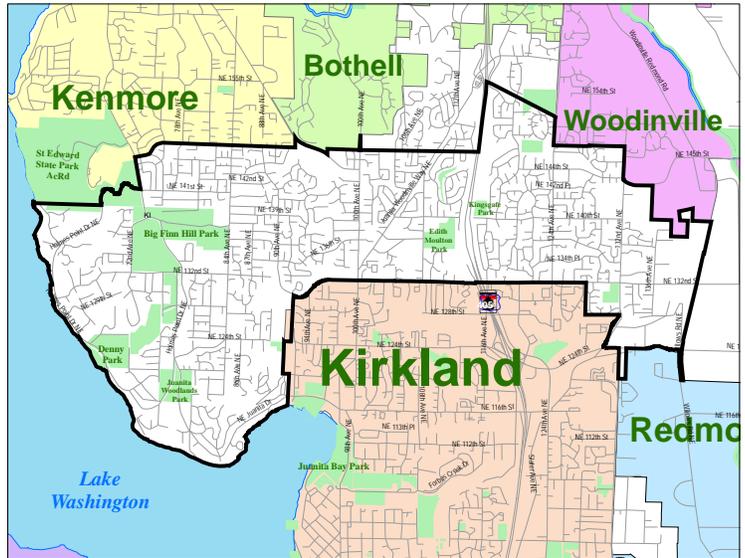
2007 Residential Land Capacity:
Vacant: In Acres: 99.90
In Units: 640

Redevelopment: In Acres: 286.30
In Units: 1,847

Kirkland

Potential Annexation Area

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



QUICK FACTS

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

Annexing City: Kirkland
Annexation Status:

TAX INFO

2007 Assessed Valuation: \$4,335 million
 '07 Uninc. Area Levy (\$1.746 per 1,000): \$7,569,231

2006 Real Estate Sales: \$403 million
 Local Option REET Revenue (0.5%): \$2,013,576

2006 Taxable Retail Sales: \$136 million
 Local Option Sales Tax Rev (0.85% of 1%): \$1,158,348

EMPLOYMENT

Number of Business Units: 521

Year 2006 Total Jobs: 4,495

- Manufacturing: 53
- Wholesale/Utilities: 414
- Retail: 492
- Finance/Services: 2,295
- Government/Education: 560
- Construction/Resource: 681

Source: WA Employment Security Dept, 2006

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
2007 Population: 33,700
Pop. Per Sq. Mile: 4,700

Median Age: 34.9

Age Structure:

17 and under	8,500	(26.8%)
18 – 62	21,200	(66.9%)
65 and over	2,000	(6.3%)

Race Categories:

Non-hispanic White:	25,930	(81.8%)
Black or African Am.:	470	(1.5%)
Asian and Pacific Is:	2,600	(8.3%)
Native Am. and other:	150	(0.5%)
Hispanic or Latino:	1,370	(4.3%)
Two or more race:	1,170	(3.7%)

HOUSING

Total Housing Units: 11,811

- Single Family: 9,300 (78.7%)
- Multifamily: 2,490 (21.1%)
- Mobile Homes: 21 (0.2%)

Percent Homeowners: 76.8%
Average Household Size: 2.75
Median House Value: \$ 239,200
Median 2 Bedroom Rental: \$880

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2006 New Residential Units: 42

- Single Family: 42
- Multifamily: 0 / 0

2006 Formal Plats/Lots:

- Applications: 0 / 0
- Recordings: 2 / 11

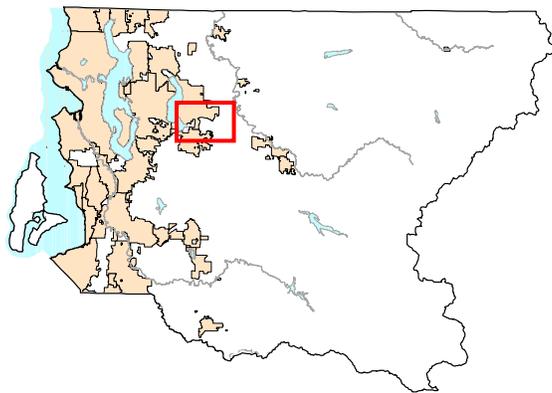
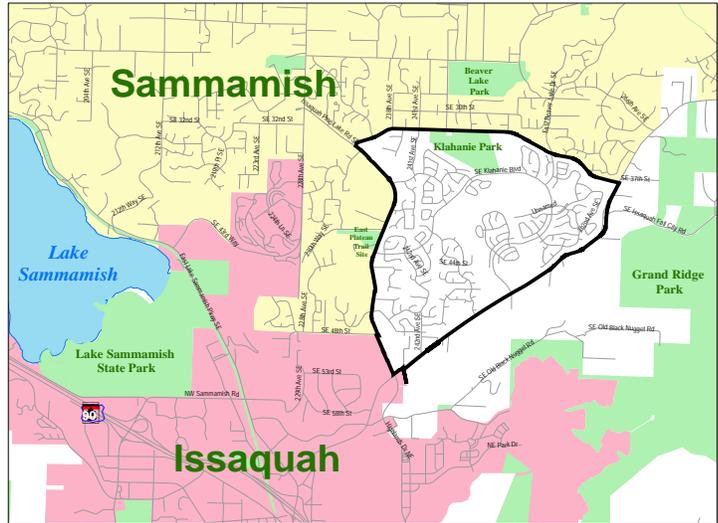
2007 Residential Land Capacity:

- Vacant: In Acres: 116.63
In Units: 711
- Redevelopment: In Acres: 160.91
In Units: 909

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. While some Klahanie residents remain interested in joining Issaquah, there are others that would like to pursue annexation to the City of Sammamish. Both cities continue to study and review their annexation options..



QUICK FACTS

Land Area: 1,230.34 Acres or 1.92 Square Miles

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

Annexing City: Issaquah, Sammamish
 Annexation Status:

TAX INFO

2007 Assessed Valuation: \$1,326 million
 '07 Uninc. Area Levy (\$1.746 per 1,000): \$2,315,874

2006 Real Estate Sales: \$150 million
 Local Option REET Revenue (0.5%): \$751,334

2006 Taxable Retail Sales: \$26.1 million
 Local Option Sales Tax Rev (0.85% of 1%): \$221,529

EMPLOYMENT

Number of Business Units: 132

Year 2006 Total Jobs: 729

- Manufacturing: 0
- Wholesale/Utilities: 50
- Retail: 129
- Finance/Services: 423
- Government/Education: 83
- Construction/Resource: 49

Source: WA Employment Security Dep't, 2006

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
 2007 Population: 11,000
 Pop. Per Sq. Mile: 5,705

Median Age: 32.4

Age Structure:

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

Race Categories:

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

HOUSING

Total Housing Units: 3,797

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

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

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2006 New Residential Permits: 2
 Single Family: 2
 Multifamily: 0 / 0

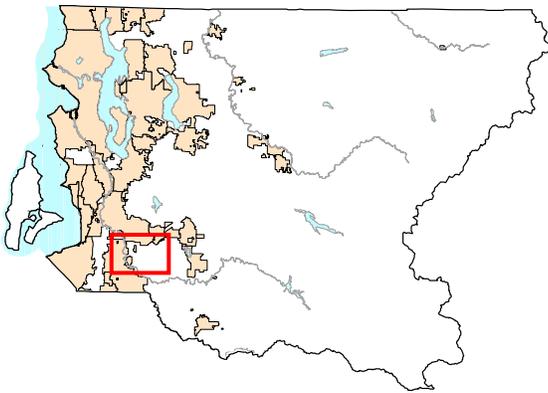
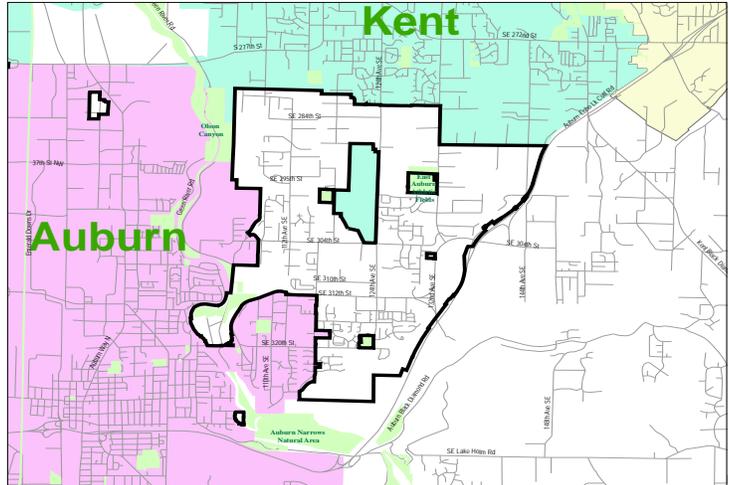
2006 Formal Plats/Lots:
 Applications: 1 / 15
 Recordings: 0 / 0

2007 Residential Land Capacity:
Vacant: In Acres: 18.26
 In Units: 231

Redevelopment: In Acres: 0
 In Jobs: 0

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. On August 21, 2007, an annexation proposal was passed by voters in Lea Hill. The City of Auburn intends to annex this community on January 1, 2008.



QUICK FACTS

Land Area: 2,766.87 Acres or 4.32 Square Miles

King County Council District: 7

School District: 408 Auburn / 415 Kent

Water District: Auburn

Sewer District: Auburn

Fire District: 44 and 37

Annexing City: Auburn

Annexation Status: Annexation passed

Expected Annexation Date: January 1, 2008

TAX INFO

2007 Assessed Valuation: \$917 million
 '07 Uninc. Area Levy (\$1.746 per 1,000): \$1,600,910

2006 Real Estate Sales: \$160 million
 Local Option REET Revenue (0.5%): \$799,002

2006 Taxable Retail Sales: \$43.4 million
 Local Option Sales Tax Rev (0.85% of 1%): \$368,824

EMPLOYMENT

Number of Business Units: 77

Year 2006 Total Jobs: 1,793

- Manufacturing: 0
- Wholesale/Utilities: 43
- Retail: 25
- Finance/Services: 175
- Government/Education: 1,282
- Construction/Resource: 267

Source: WA Employment Security Dept, 2006

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

2007 Population: 10,500

Pop. Per Sq. Mile: 2,200

Median Age: 32.6

Age Structure:

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

Race Categories:

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

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

2006 New Residential Permits: 80

- Single Family: 80
- Multifamily: 0 / 0

2006 Formal Plats/Lots:

- Applications: 3 / 71
- Recordings: 0 / 0

2007 Residential Land Capacity:

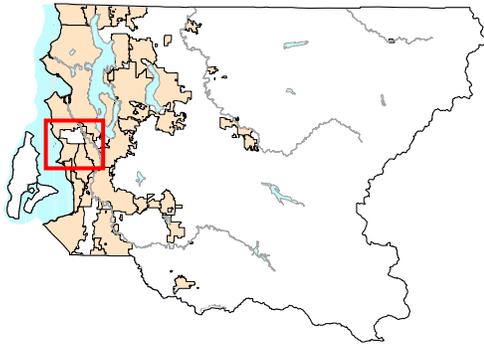
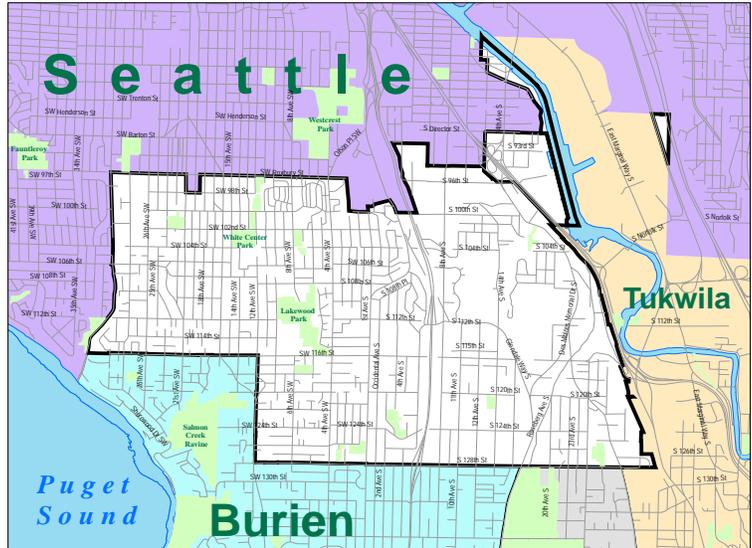
Vacant: In Acres: 151.29
 In Units: 950

Redevelopment: In Acres: 340.73
 In Units: 1,718

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. The County, the community and the adjacent cities of Burien, Seattle, Tukwila and SeaTac are collaborating on this area's future.



QUICK FACTS

Land Area: 3,956.96 Acres or 6.18 Square Miles

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

Annexing City: Overlapping designations
 Annexation Status:

TAX INFO

2007 Assessed Valuation: \$2,373 million
 '07 Uninc. Area Levy (\$1.746 per 1,000): \$4,143,788

2006 Real Estate Sales: \$229 million
 Local Option REET Revenue (0.5%): \$1,144,032

2006 Taxable Retail Sales: \$192 million
 Local Option Sales Tax Rev (0.85% of 1%): \$1,633,292

EMPLOYMENT

Number of Business Units: 618

Year 2006 Total Jobs: 6,260

- Manufacturing: 1,104
- Wholesale/Utilities: 677
- Retail: 651
- Finance/Services: 2,285
- Government/Education: 717
- Construction/Resource: 825

Source: WA Employment Security Dept, 2006

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
 2007 Population: 33,300
 Pop. Per Sq. Mile: 5,260

Median Age: 33.4

Age Structure:

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

Race Categories:

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

HOUSING

Total Housing Units: 12,330

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

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

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2006 New Residential Permits: 63

- Single Family: 55
- Multifamily: 1 / 8

2006 Formal Plats/Lots:

- Applications: 3 / 90
- Recordings: 1 / 12

2007 Residential Land Capacity:

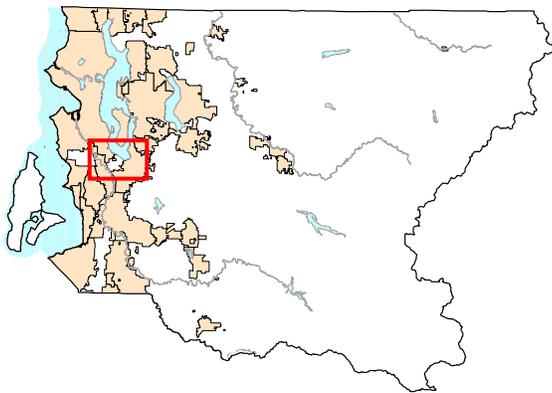
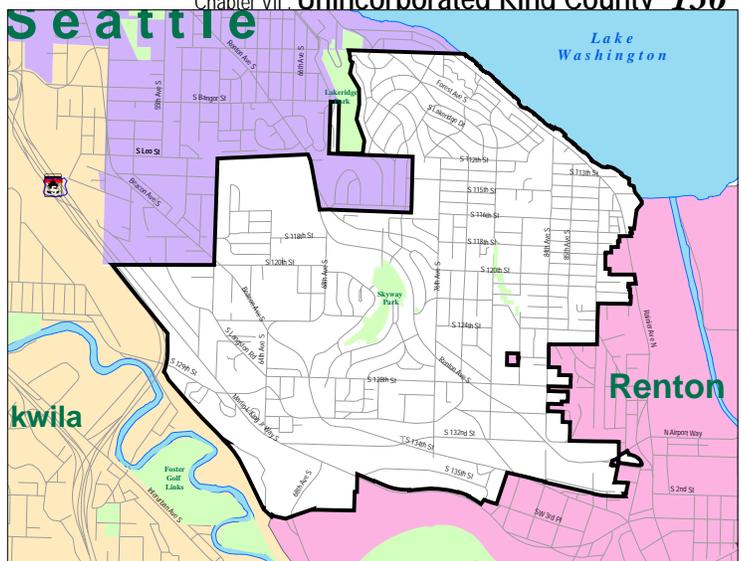
Vacant: In Acres: 95.24
 In Units: 856

Redevelopment: In Acres: 211.79
 In Units: 1,353

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 three Renton potential annexation areas.



QUICK FACTS

Land Area: 1,958.08 Acres or 3.06 Square Miles

King County Council District: 2, 8 and 5

School District: 403 Renton

Water District: Bryn Mawr, Skyway

Sewer District: Bryn Mawr, Skyway

Fire District: 20

Annexing City: Renton

Annexation Status:

TAX INFO

2007 Assessed Valuation: \$1,399 million
 '07 Uninc.Area Levy (\$1.746 per 1,000): \$2,442,635

2006 Real Estate Sales: \$127 million
 Local Option REET Revenue (0.5%): \$636,170

2006 Taxable Retail Sales: \$54 million
 Local Option Sales Tax Rev (0.85% of 1%): \$461,310

EMPLOYMENT

Number of Business Units: 149

Year 2006 Total Jobs: 1,273

- Manufacturing: *
- Wholesale/Utilities: *
- Retail: 72
- Finance/Services: 555
- Government/Education: 436
- Construction/Resource: 109

Source: WA Employment Security Dept, 2006

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
2007 Population: 14,700
Pop. Per Sq. Mile: 4,640

Median Age: 38.0

Age Structure:

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

Race Categories:

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

HOUSING

Total Housing Units: 5,780

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

Percent Homeowners: 66.7%

Average Household Size: 2.50

Median House Value: \$ 181,400

Median 2 Bedroom Rental: \$ 742

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2006 New Residential Permits: 91

- Single Family: 47
- Multifamily: 3 / 44

2006 Formal Plats/Lots:

- Applications: 0 / 0
- Recordings: 2 / 33

2007 Residential Land Capacity:

- Vacant: In Acres: 78.57
In Units: 788
- Redevelopment: In Acres: 138.82
In Jobs: 1,402

Sources and Notes:

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

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

TAX INFO

2007 Assessed Valuation:

total taxable (not exempt) assessed valuation in Jan. 2007
unincorporated area road levy @ \$1.746 per \$1,000.

2006 Real Estate Sales:

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

2006 Taxable Retail Sales:

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

Source: King County Office of Management and Budget
For further information see www.metrokc.gov/budget/revenue/

QUICK FACTS

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

EMPLOYMENT

Source: WA Employment Security Department via Puget Sound Regional Council

Count of firms with employees covered by unemployment, March 2006.

Year 2003 Total Covered Jobs & Establishments:

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

INCOME

Source: US Census 2000.

Household Income in 1999 reported in 2000

Households by Income Category:

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

DEMOGRAPHICS

Source: US Census 2000.
Via US Census Bureau website,
www.census.gov.
2007 Population: OMB

Race Categories:

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

Non-hispanic White
Black or African American
Asian and Pacific Islander
Native American and other
Hispanic or Latino
Two or more races, not counted above.

HOUSING

Source: US Census 2000.

Total Housing Units

Single Family includes townhouses
Multifamily includes ap'ts, condos
Mobile Homes includes other units

Percent Homeowners: % of occupied units.

Average Household Size

Median House Value owner occupied

Median Rent including utilities

DEVELOPMENT ACTIVITY

2006 Total New Residential Units

Source: KC DDES building permits

2006 Formal Plats/Lots:

Source: KC Office of Mgmt and Budget
Growth Information Team

2007 Land Capacity:

Source: KC Buildable Lands Evaluation Report 2007. Urban areas only.

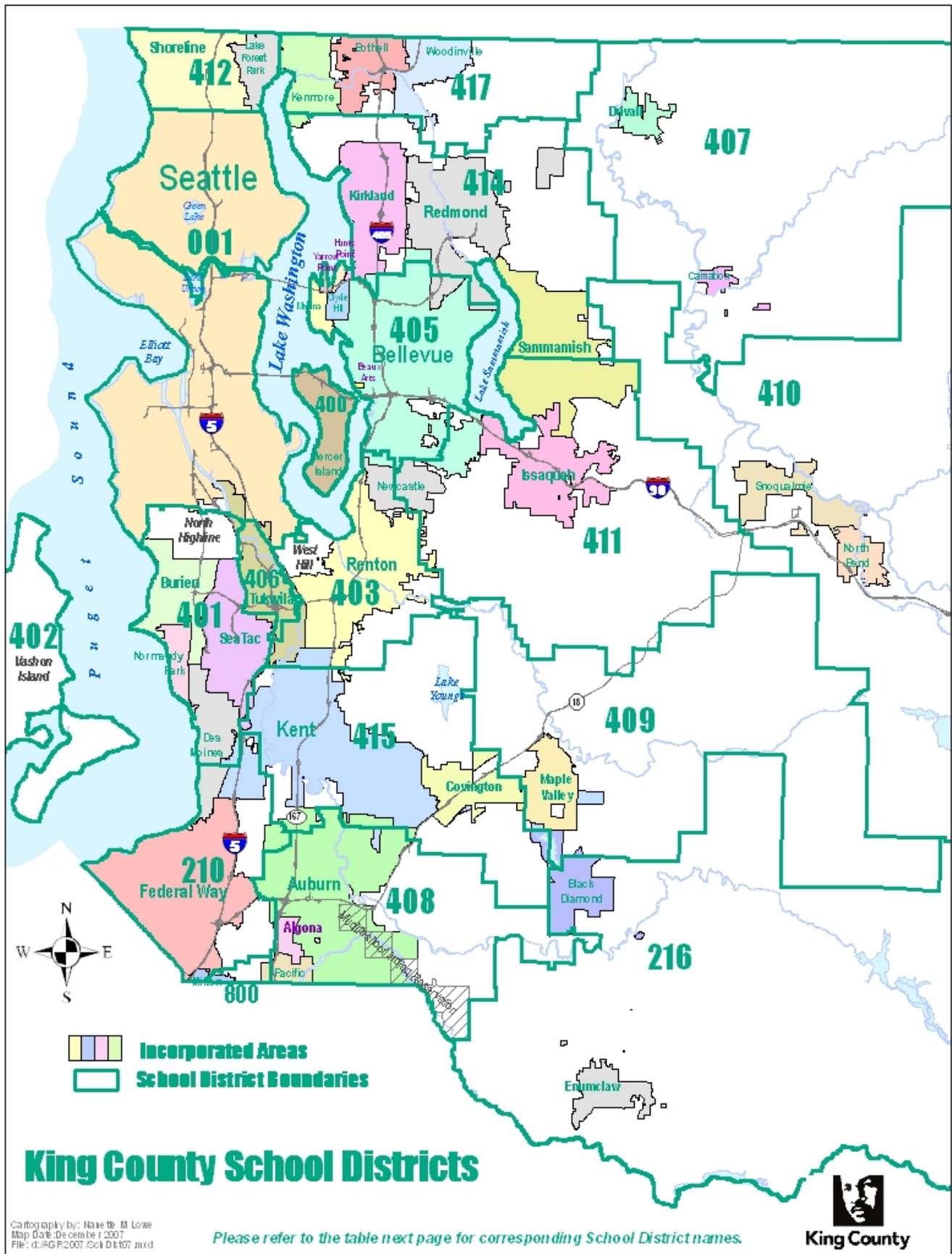
In Acres of vacant and potentially redevelopable land parcels;

In Units that can be accommodated.

VIII. District Data

King County has a complex system of utility and service districts for fire, water, sewers, and schools. Like in the previous years, this chapter of the report includes maps of school districts and King County Council Districts.

The following section reports the population and residential building permit activity in unincorporated King County by these special districts. A table called "Estimate of school age poverty population by school districts" is also found in this chapter.



Population by School District 1990 - 2000

School District	<u>1990</u> POPULATION	<u>2000</u> POPULATION	<u>1990-2000 Change</u>	
			#	%
Auburn 408	54,650	67,700	13,050	24%
Bellevue 405	107,700	114,600	6,900	6%
Enumclaw 216	19,700	25,500	5,800	29%
Federal Way 210	103,200	123,000	19,800	19%
Highline 401	111,100	122,500	11,400	10%
Issaquah 411	49,500	73,200	23,700	48%
Kent 415	109,900	137,600	27,700	25%
Lk. Washington 414	131,100	153,500	22,400	17%
Mercer Island	20,800	22,000	1,200	6%
Northshore 417	59,800	72,000	12,200	20%
Renton 403	81,200	95,500	14,300	18%
Riverview 407	11,850	15,800	3,950	33%
Seattle	517,500	564,200	46,700	9%
Shoreline 412	64,800	66,000	1,200	2%
Skykomish 404	600	600	0	0%
Snoqualmie 410	19,300	25,900	6,600	34%
South Central	13,900	16,000	2,100	15%
Tahoma 409	19,000	28,800	9,800	52%
Vashon Island 402	9,300	10,100	800	9%
Fife 800 (KC Portion)	2,400	2,500	100	4%
TOTAL:	1,507,300	1,737,000	229,700	15%

Note: *Northshore and Fife school districts are each in parts of two counties. Estimated King County portions of the districts are presented here.

Source: US Census 2000 and Washington State Office of Financial Management, April 2001.

Estimate of Persons Below Poverty Level, 1999

School age and total population

King County School Districts, 2000 Census

School District	TOTAL POPULATION*	Persons below poverty		Population Age 5 - 17	Age 5 - 17 below poverty	
		Number	Percent		Number	Percent
Auburn 408	66,710	6,900	10.3%	13,365	1,555	11.6%
Bellevue 405	113,725	6,300	5.5%	17,585	1,125	6.4%
Enumclaw 216	25,420	1,435	5.6%	5,654	279	4.9%
Federal Way 210	122,585	10,565	8.6%	24,710	2,745	11.1%
Highline 401	119,525	12,495	10.5%	21,405	2,880	13.5%
Issaquah 411	72,850	2,600	3.6%	15,345	585	3.8%
Kent 415	137,030	10,340	7.5%	29,285	2,855	9.7%
Lk. Washington 414	151,240	6,640	4.4%	26,585	1,240	4.7%
Mercer Island	21,845	695	3.2%	4,669	189	4.0%
Northshore 417 **	72,000	3,200	4.4%	14,900	770	5.2%
Renton 403	95,005	7,565	8.0%	14,970	1,850	12.4%
Riverview 407	15,670	580	3.7%	3,500	185	5.3%
Seattle	543,970	64,145	11.8%	59,905	9,020	15.1%
Shoreline 412	65,565	4,125	6.3%	11,330	610	5.4%
Skykomish 404	645	85	13.2%	114	30	26.3%
Snoqualmie 410	25,585	1,120	4.4%	5,055	285	5.6%
Tahoma 409	28,610	860	3.0%	6,499	159	2.4%
Tukwila 406	15,875	2,105	13.3%	2,720	525	19.3%
Vashon Island 402	10,065	600	6.0%	1,819	124	6.8%
Fife **	2,400	200	8.3%	500	50	10.0%
King County Total:	1,706,320	142,555	8.4%	279,915	27,061	9.7%
Balance of WA State:	4,058,880	469,815	11.6%	816,485	114,639	14.0%
WA State Total:	5,765,200	612,370	10.6%	1,096,400	141,700	12.9%

Notes: * Total indicates non-institutional population for which poverty data are tabulated. All data are rounded.

** Portion of Northshore and Fife school districts in King County is estimated.

Source: 2000 US Census, US Census Bureau, and National Center for Education Statistics, 2004.

New Residential Units by School District

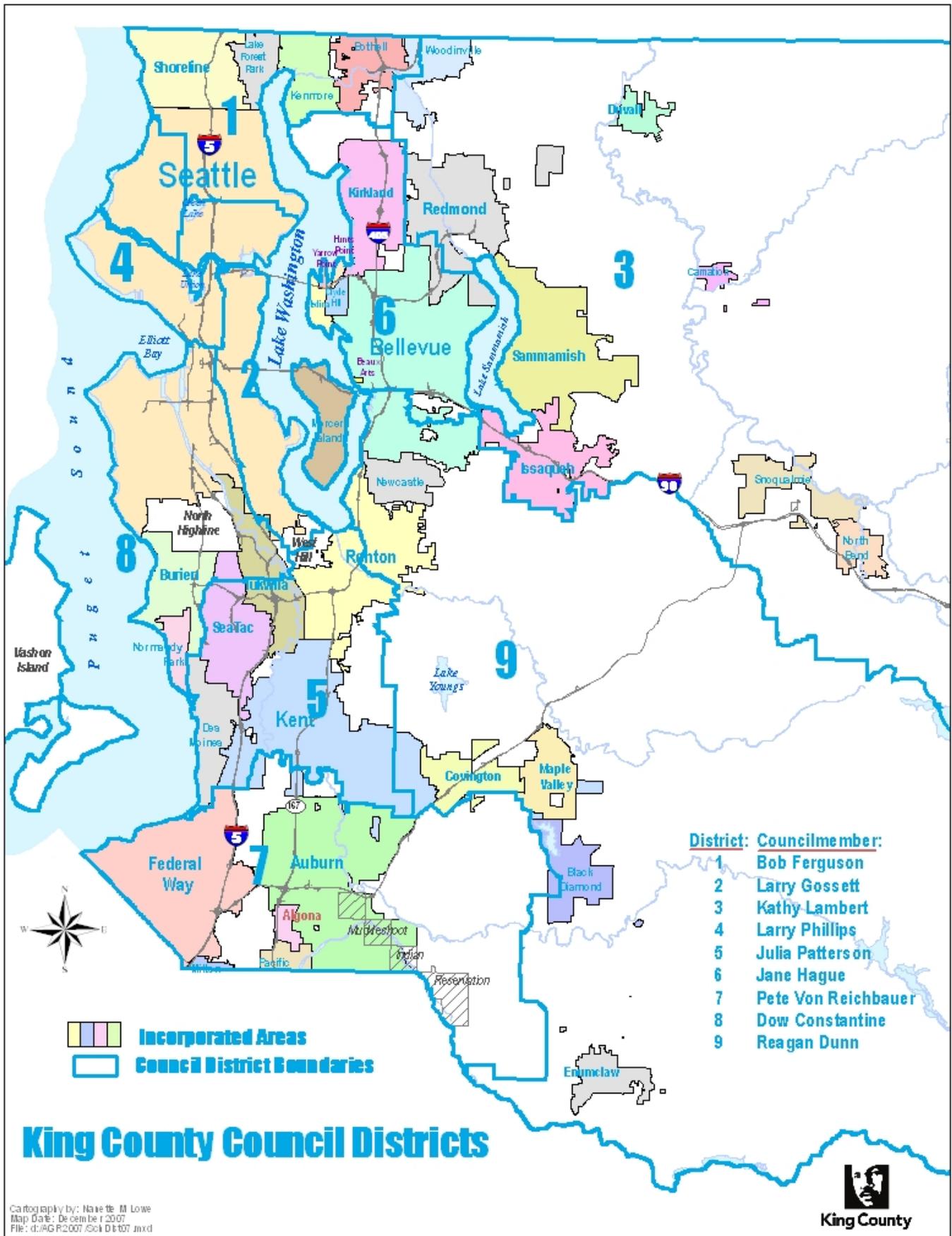
Unincorporated King County, 1995 - 2006

School District	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>
Auburn 408	149	248	129	189	265	241	236	279	298	171	183	118
Bellevue 405	5	5	5	23	92	23	10	2	0	0	3	10
Enumclaw 216	62	70	63	71	62	55	50	62	47	61	53	49
Federal Way 210	152	328	40	57	132	117	181	302	470	291	152	83
Highline 401	33	35	31	119	28	53	71	74	68	100	149	63
Issaquah 411	517	765	699	530	647	735	290	117	73	98	119	164
Kent 415	338	597	470	180	279	138	295	252	401	431	245	302
Lk. Washington 414	211	280	489	1,062	1,020	762	315	618	638	434	372	247
Northshore 417	167	234	558	472	445	80	46	98	81	105	136	53
Renton 403	80	101	202	587	133	203	89	79	719	464	277	123
Riverview 407	95	103	179	131	104	67	55	54	63	140	144	246
Shoreline 412	115	12	3	21	1	0	0	0	0	0	0	0
Skykomish 404	3	6	7	7	3	4	4	9	6	4	2	5
Snoqualmie 410	188	179	189	125	122	98	105	115	95	169	156	99
Tahoma 409	367	485	195	83	74	76	60	247	148	126	190	200
Vashon Island 402	72	87	83	103	86	72	120	60	34	55	30	88
Fife 800 (KC Portion)	16	17	25	21	7	86	47	77	13	20	21	3
TOTAL:	2,554	3,552	3,367	3,781	3,500	2,810	1,974	2,445	3,154	2,669	2,232	1,853

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.



Cartography by: Navette M. Lowe
 Map Date: December 2007
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Population by King County Council Districts

Year 2000 by Jurisdiction

Council District	LOCATION	2000 POPULATION	2000 POPULATION IN:		
			Seattle	Other Cities	Unincorporated King County
District 1	North King County	192,900	82,700	102,300	7,900
District 2	Central Seattle	192,900	186,200	200	6,500
District 3	NE King County	193,100	0	104,500	88,600
District 4	NW Seattle	193,100	193,100	0	0
District 5	Airport Cities	192,700	0	151,200	41,500
District 6	Eastside Cities	193,500	0	165,900	27,600
District 7	SW King County	193,000	0	137,800	55,200
District 8	W Seattle / Vashon	193,100	101,300	48,000	43,800
District 9	SE King County	192,800	0	114,400	78,400
TOTAL:		1,737,100	563,300	824,300	349,500

Note: Council district boundaries were redrawn in 2004; population is as of 2000 Census and 2000 city boundaries.

Source: US Census 2000, Washington State Office of Financial Management, April 2001, and King County Council 2005.

***New Residential Units by King County Council District
Unincorporated King County
1999 through 2003***

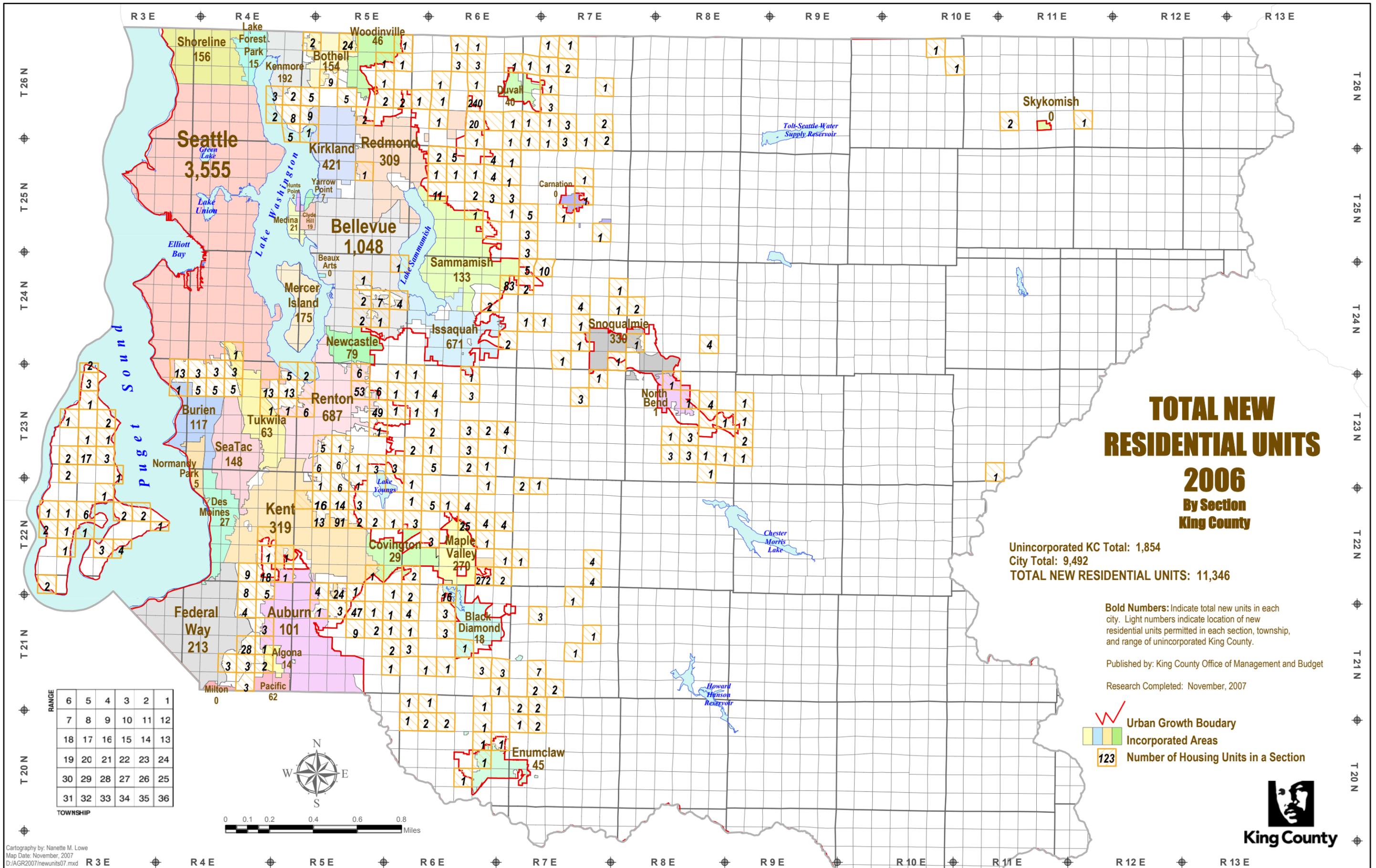
<i>District</i>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>
<i>District 1</i>	209	36	19	76	52
<i>District 2</i>	-	-	-	-	-
<i>District 3</i>	-	790	411	730	765
<i>District 4</i>	-	-	-	-	-
<i>District 5</i>	45	58	57	120	557
<i>District 6</i>	-	163	78	12	12
<i>District 7</i>	124	207	235	417	518
<i>District 8</i>	104	97	184	88	99
<i>District 9</i>	-	395	508	388	663
<i>District 10</i>	-	-	-	-	-
<i>District 11</i>	93	104	94	79	64
<i>District 12</i>	-	956	366	404	300
<i>District 13</i>	-	4	23	131	124
TOTAL:	575	2,810	1,975	2,445	3,154

**New Residential Units
by King County Council District
Unincorporated King County
2004 - 2006**

District	<u>2004</u>	<u>2005</u>	<u>2006</u>
District 1	81	108	35
District 2	5	5	23
District 3	787	671	589
District 4	-	-	-
District 5	311	240	242
District 6	52	53	51
District 7	514	380	341
District 8	160	199	152
District 9	759	576	421
TOTAL:	2,669	2,232	1,854

Note: This information includes only the portions of council districts in unincorporated King County.

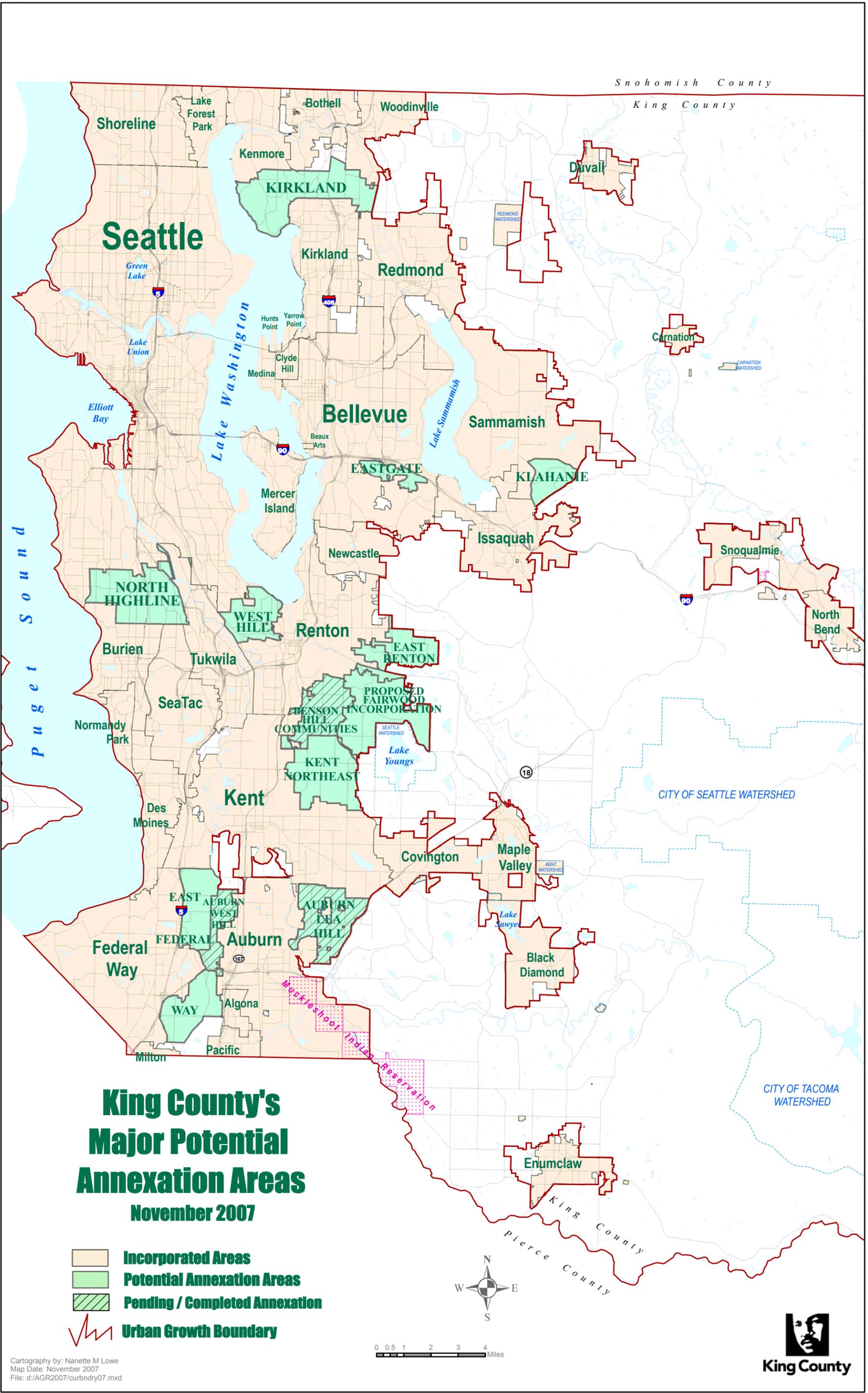
Source: King County Department of Development and Environmental Services, residential building permits issued.



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

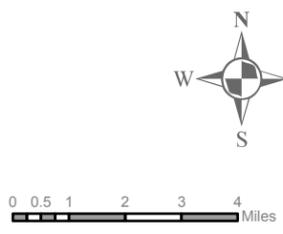
TOWNSHIP





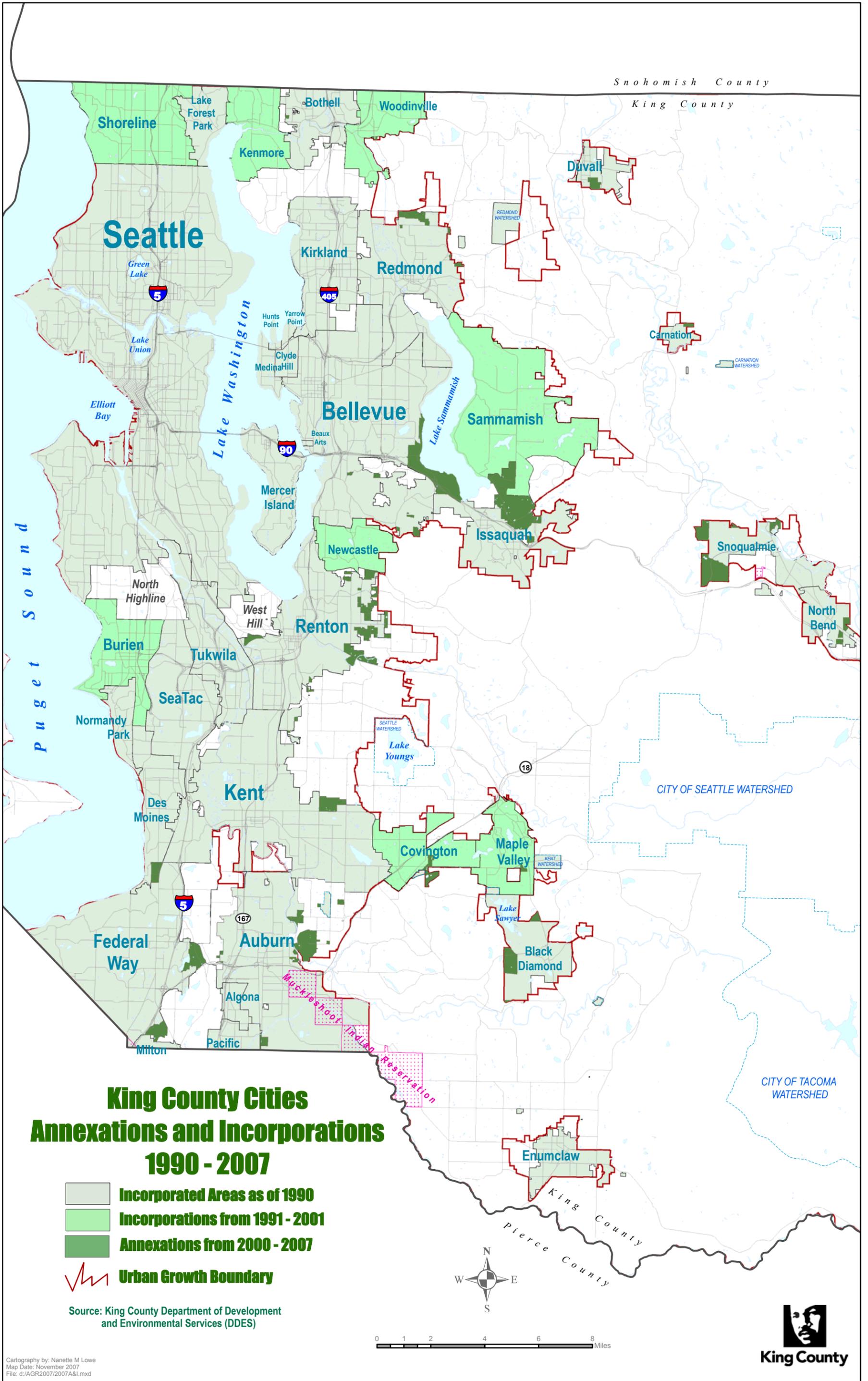
King County's Major Potential Annexation Areas November 2007

- Incorporated Areas
- Potential Annexation Areas
- Pending / Completed Annexation
- Urban Growth Boundary

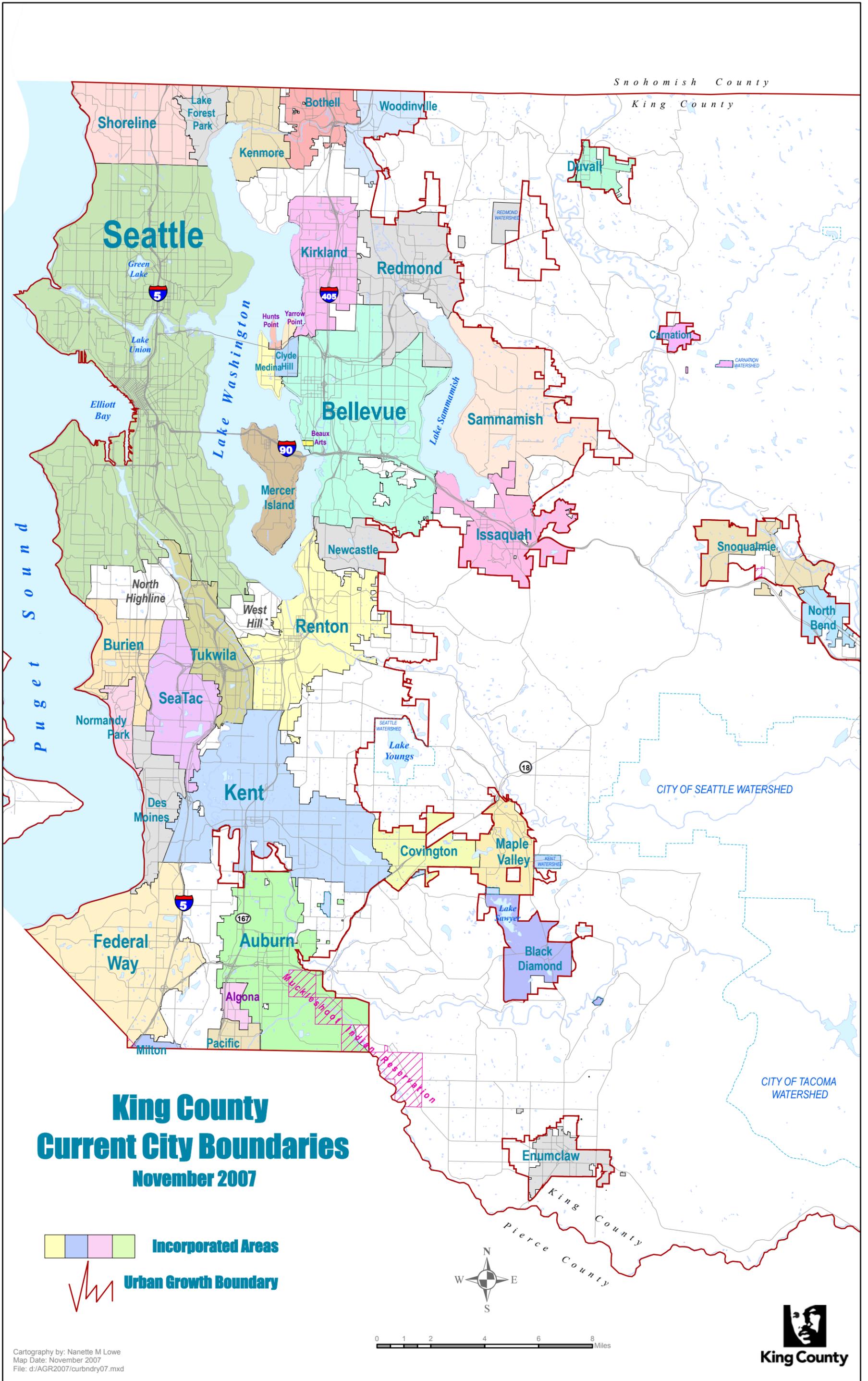


Cartography by: Nanette M Lowe
Map Date: November 2007
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Cartography by: Nanette M Lowe
 Map Date: November 2007
 File: d:\AGR2007\2007A&I.mxd



Snohomish County
King County

Seattle

Bellevue

Redmond

Sammamish

Issaquah

Renton

Kent

Covington

Maple Valley

Black Diamond

Auburn

Enumclaw

Shoreline

Lake Forest Park

Bothell

Woodinville

Kenmore

Duvall

Kirkland

Carnation

Green Lake

Lake Union

Elliott Bay

Lake Washington

Lake Sammamish

Mercer Island

Newcastle

Snoqualmie

North Bend

North Highline

West Hill

Burien

Tukwila

SeaTac

Normandy Park

Des Moines

Lake Youngs

CITY OF SEATTLE WATERSHED

Federal Way

Algona

Pacific

Milton

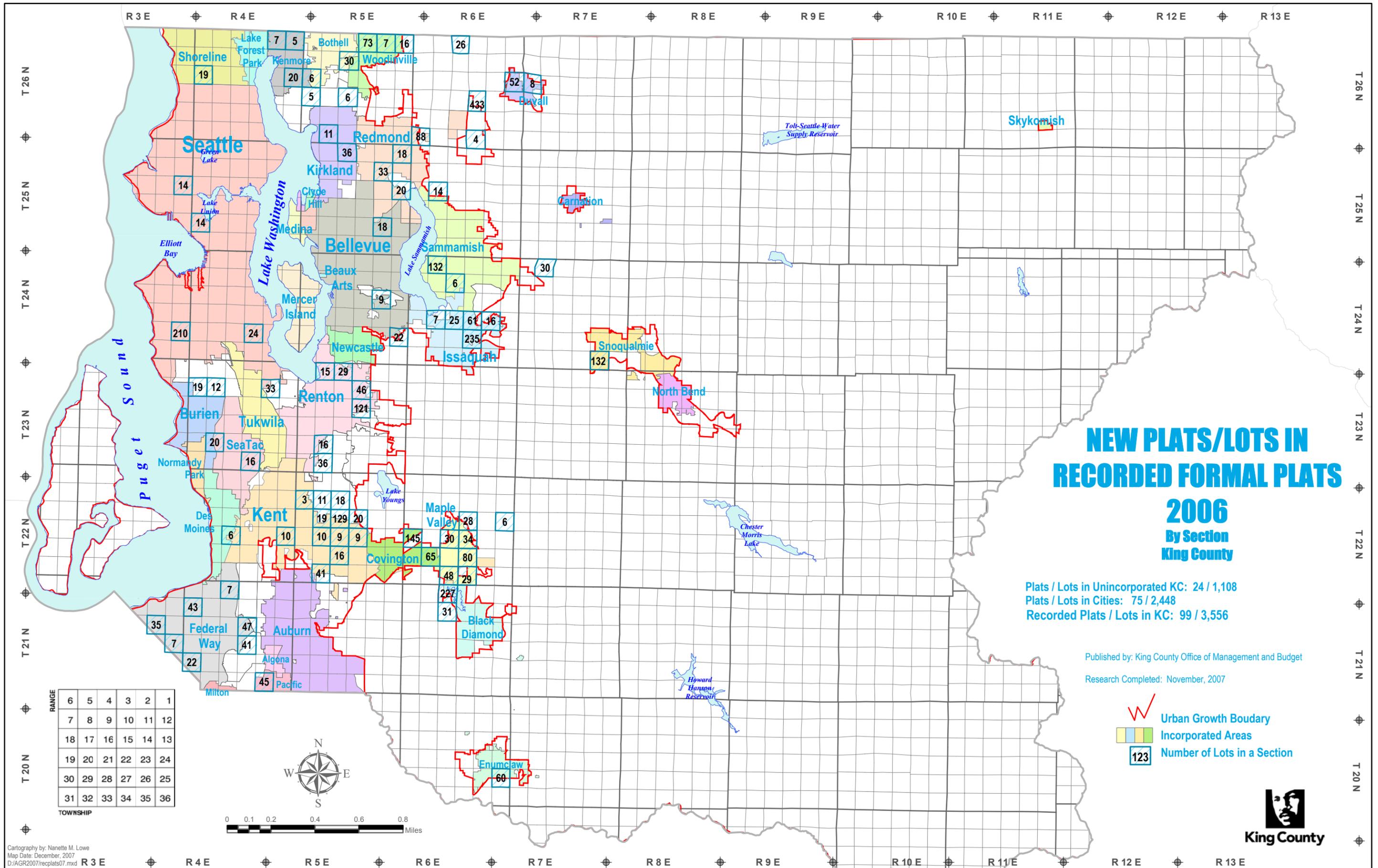
Lake Sawyer

CITY OF TACOMA WATERSHED

King County
Pierce County

Cartography by: Nanette M Lowe
Map Date: November 2007
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NEW PLATS/LOTS IN RECORDED FORMAL PLATS 2006 By Section King County

Plats / Lots in Unincorporated KC: 24 / 1,108
 Plats / Lots in Cities: 75 / 2,448
 Recorded Plats / Lots in KC: 99 / 3,556

Published by: King County Office of Management and Budget
 Research Completed: November, 2007

-  Urban Growth 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

