

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 2005

King County and the Puget Sound Region

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

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

Median Income, 1999

Counties in the Puget Sound Region

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

Source: U.S. Census 2000.

Different Measures of Income In King County

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

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

Family income is income earned by each family of two or more related persons living together. Family income is higher than household income because it excludes single-person households who generally have lower incomes. Almost two thirds of King County families had two or more wage earners in 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 2004 (in thousands)

KING COUNTY

<u>Industry</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>
Manufacturing	145.6	141.9	128.0	106.4	103.5
-Trans. Equip.	59.8	59.0	52.0	43.4	41.1
-Other Mfg.	85.8	82.9	76.0	63.0	62.4
Mining and Misc.	0.6	0.5	0.5	1.2	0.8
Construction	66.4	63.0	60.0	57.3	59.3
Trans./Pub. Util.	81.4	80.9	74.0	64.1	62.8
Wholesale/Retail	282.6	271.9	262.0	244.1	245.6
Fin./Ins./Real Est.	73.4	76.4	74.0	77.7	77.1
Services	387.8	379.5	368.0	395.9	406.9
Government	154.1	157.4	161.0	160.9	162.7
TOTAL:	1,191.9	1,171.5	1,127.5	1,107.6	1,118.7

KITSAP COUNTY

<u>Industry</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>
Manufacturing	2.3	2.3	2.2	1.7	1.8
-Trans. Equip.	NA	NA	NA	NA	NA
-Other Mfg.	NA	NA	NA	NA	NA
Mining and Misc.	0.7	0.8	0.8	NA	NA
Construction	4.1	4.3	4.4	4.4	4.8
Trans./Pub. Util.	1.9	2.2	2.2	1.0	1.2
Wholesale/Retail	16.8	16.8	17.2	16.3	17.8
Fin./Ins./Real Est.	2.6	2.6	2.7	2.7	2.8
Services	19.7	19.4	20.7	24.8	26.0
Government	26.3	26.5	27.6	27.8	28.2
TOTAL:	74.4	74.9	77.8	78.7	82.6

PIERCE COUNTY

<u>Industry</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>
Manufacturing	23.3	22.4	20.7	18.9	19.1
-Trans. Equip.	2.3	2.3	2.0	NA	NA
-Other Mfg.	21.0	20.1	18.7	NA	NA
Mining and Misc.	0.5	0.5	0.6	0.6	0.4
Construction	16.0	15.8	15.7	17.7	19.1
Trans./Pub. Util.	10.6	10.8	10.5	9.5	9.8
Wholesale/Retail	59.7	59.2	58.5	57.4	59.3
Fin./Ins./Real Est.	13.3	13.1	13.0	13.5	13.8
Services	70.3	70.3	71.5	78.4	80.0
Government	50.0	52.6	53.4	52.9	53.5
TOTAL:	243.7	244.7	243.9	248.9	255.0

SNOHOMISH COUNTY

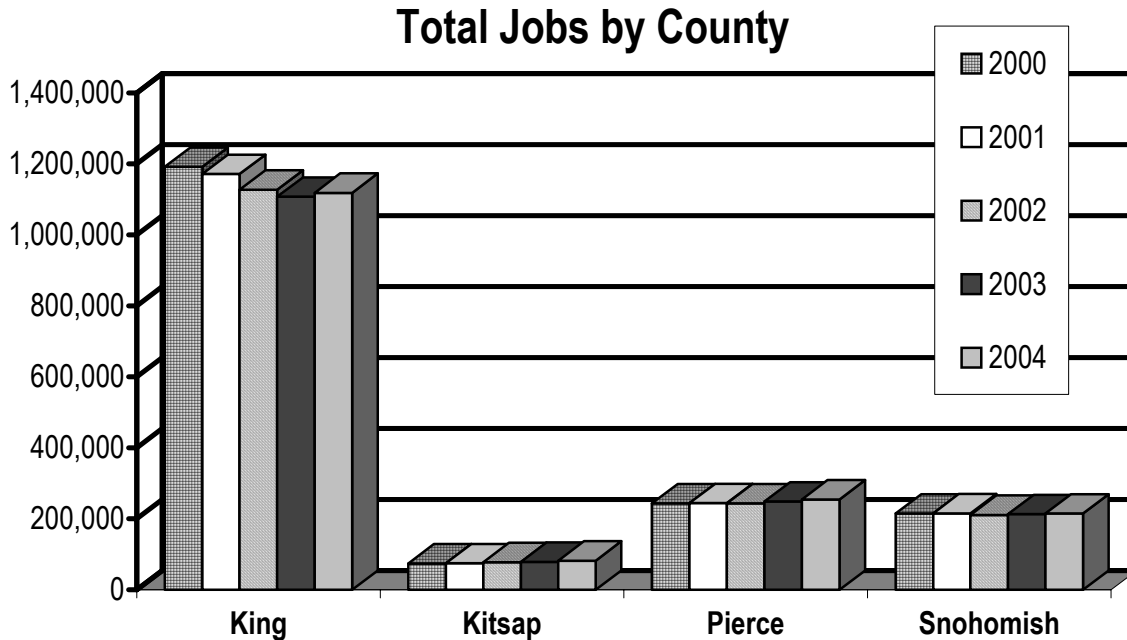
<u>Industry</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>
Manufacturing	54.4	52.9	47.0	43.3	41.3
-Trans. Equip.	31.6	31.2	27.2	24.5	22.7
-Other Mfg.	22.8	21.7	19.8	18.8	18.6
Mining and Misc.	0.5	0.5	0.4	0.5	0.4
Construction	16.9	16.2	15.8	17.7	17.0
Trans./Pub. Util.	6.2	5.8	5.8	3.2	3.4
Wholesale/Retail	49.3	48.9	48.2	48.1	49.2
Fin./Ins./Real Est.	9.6	10.1	11.1	12.4	12.4
Services	46.7	47.2	48.5	53.2	55.4
Government	31.8	34.0	34.7	35.3	36.3
TOTAL:	215.4	215.6	211.5	213.7	215.4

Source: Washington State Employment Security Department 1999 - 2005. Estimates for 2002, 2003 and 2004 were prepared by King County Office of Management and Budget from Employment Security Department source materials.

Caution: Sector classifications differ from those on page 41, especially for manufacturing, transportation / public utilities, and services.

Non-Agricultural Wage and Salary Jobs in Puget Sound Region 2000 through 2004 (in thousands)

Industry	2000	2001	2002	2003	2004
Manufacturing	225.6	219.5	198.0	170.3	165.7
-Trans. Equip.	93.6	93.0	81.5	70.0	65.8
-Other Mfg.	132.0	126.5	116.5	100.3	99.9
Mining and Misc.	2.3	2.3	2.3	2.3	1.7
Construction	103.7	99.3	96.0	97.1	100.2
Trans./Pub. Util.	100.0	99.7	92.5	77.8	77.2
Wholesale/Retail	408.8	396.8	386.0	366.0	371.9
Fin./Ins./Real Est.	99.1	102.2	100.8	106.3	106.1
Services	524.5	516.4	508.7	552.0	568.3
Government	262.5	270.5	276.7	227.0	280.7
TOTAL:	1,726.5	1,706.7	1,661.0	1,649.0	1,671.7



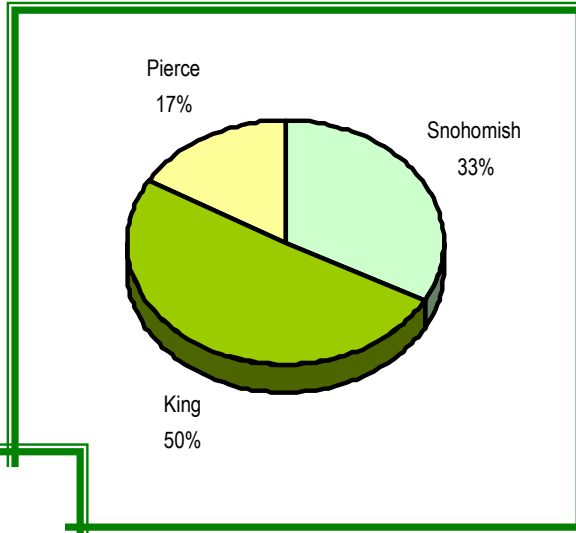
Source: Washington State Employment Security Department, 2001-2005, and King County Office of Management and Budget, 2005.

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

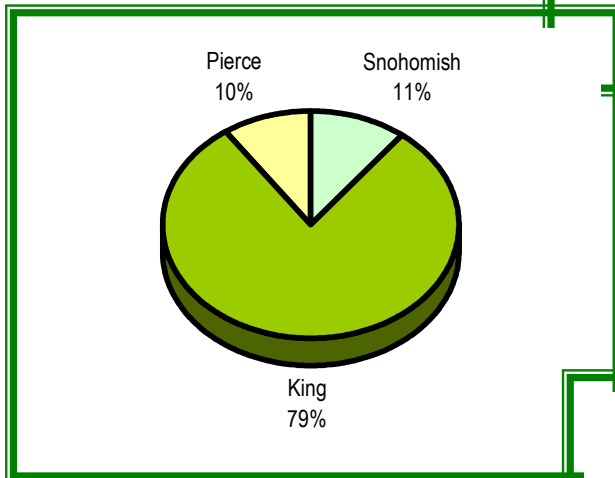
	<u>1995</u>	<u>2000</u>	<u>Percent of WA,2000</u>	<u>5 - Year Growth</u>		<u>Growth as Percent of WA growth</u>
				<u>#</u>	<u>%</u>	
<u>King County</u>						
Jobs	979,900	1,192,000	44.0%	212,100	21.6%	58.1%
Housing Units	699,200	742,236	30.3%	43,036	6.2%	25.7%
Population	1,613,600	1,737,034	29.5%	123,434	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.

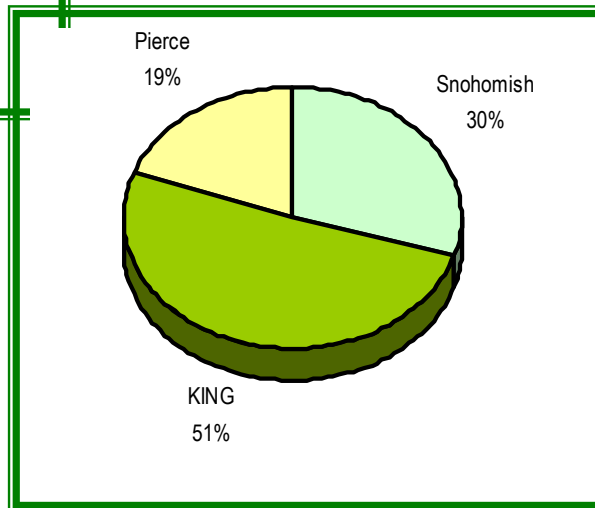
Regional Shares of Growth King, Pierce and Snohomish Counties 1995 through 2000



POPULATION



JOBS



HOUSING

Housing Units by Structure Type

Counties in the Puget Sound Region, 2000 and 2005

	<u>2000</u>				<u>2005</u>			
	Total Units	1 Unit	2/more units	Mobile Homes	Total Units	1 Unit	2/more Units	Mobile Homes
<u>King County:</u>								
<i>Unincorporated</i>	130,356	104,582	18,694	7,080	136,246	109,396	19,327	7,523
<i>Incorporated</i>	611,881	342,584	256,300	12,997	657,633	361,681	283,091	12,861
SEATTLE	270,536	138,827	130,348	1,361	285,532	140,238	143,933	1,361
Total:	742,237	447,166	274,994	20,077	793,879	471,077	302,418	20,384
<u>Kitsap County:</u>								
<i>Unincorporated</i>	61,326	45,294	7,716	8,316	66,596	49,390	7,682	9,524
<i>Incorporated</i>	31,318	19,584	10,699	1,035	32,702	20,758	10,907	1,037
BREMERTON	16,631	9,007	7,289	335	16,574	8,984	7,236	354
Total:	92,644	64,878	18,415	9,351	99,298	70,148	18,589	10,561
<u>Pierce County:</u>								
<i>Unincorporated</i>	115,227	82,905	13,172	19,150	132,599	96,150	14,946	21,503
<i>Incorporated</i>	161,833	103,203	54,887	3,743	173,358	110,251	58,989	4,118
TACOMA	81,102	53,663	27,064	375	83,685	55,254	28,056	375
Total:	277,060	186,108	68,059	22,893	305,957	206,401	73,935	25,621
<u>Snohomish County:</u>								
<i>Unincorporated</i>	108,986	79,739	15,799	13,448	122,815	90,537	18,356	13,922
<i>Incorporated</i>	127,219	75,439	46,863	4,917	139,609	81,957	52,003	5,649
EVERETT	38,512	18,571	18,720	1,221	41,947	19,868	20,651	1,428
Total:	236,205	155,178	62,662	18,365	262,424	172,494	70,359	19,571

Source: Washington State Office of Financial Management, "Population Trends", 2005. 2000 US Census.

New Privately Owned Residential Units Authorized in Selected Permits-Issuing Places, 1994 - 2004 Counties in the Puget Sound Region

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
King County:											
Single Family	5,478	4,480	4,789	5,434	5,818	5,423	5,010	4,600	5,962	7,230	6,865
Multifamily	2,983	5,118	6,398	6,897	8,435	9,262	9,685	7,345	5,506	4,209	4,711
TOTAL:	8,461	9,598	11,187	12,331	14,253	14,685	14,695	11,945	11,468	11,439	11,576
Kitsap County:											
Single Family	1,483	1,022	1,540	1,555	1,100	1,486	1,421	1,126	1,136	1,376	1,308
Multifamily	256	189	250	184	26	20	83	12	94	84	58
TOTAL:	1,739	1,211	1,790	1,739	1,126	1,506	1,504	1,138	1,230	1,460	1,366
Pierce County:											
Single Family	3,758	2,739	3,733	3,935	4,392	4,515	3,732	3,922	4,750	4,400	4,411
Multifamily	1,253	1,157	999	995	1,304	966	938	1,621	627	752	1,563
TOTAL:	5,011	3,896	4,732	4,930	5,696	5,481	4,670	5,543	5,377	5,152	5,974
Snohomish County:											
Single Family	3,870	2,765	3,968	4,162	4,314	4,384	3,962	3,785	4,061	4,249	4,921
Multifamily	1,340	739	960	1,401	3,553	3,015	2,387	1,612	1,141	1,343	1,243
TOTAL:	5,210	3,504	4,928	5,563	7,867	7,399	6,349	5,397	5,202	5,592	6,164

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

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

Data for 1995 cover the period through November, 1995.

Source: C-40 Reports and King County Office of Management and Budget Building Permit Files.
US Census Bureau.

Number of Lots Applied For Counties in the Puget Sound Region, 1994 - 2004

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
King	2,322	2,991	2,979	3,672	5,275	2,871	3,980	1,912	1,777	4,142	6,650
Kitsap	1,069	675	676	393	*125	386	285	na	*21	747	na
Pierce	8,344	2,430	2,718	8,535	*1,968	2,759	2,196	2,604	3,458	5,174	3,645
Snohomish	2,086	2,981	4,070	3,726	1,731 ⁿ	3,600	1,529	1,410	2,837	3,699	7,167
Four County Total	13,821	9,077	10,443	16,326	9,099	9,616	7,990	5,926	8,072	13,762	17,462

Number of Lots Recorded Counties in the Puget Sound Region, 1994 - 2004

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
King	2,730	2,606	1,734	3,402	2,213	3,218	3,335	4,768	4,295	5,334	4,023
Kitsap	1,065	326	728	380	535	339	285	413	687	541	265
Pierce	2,727	2,378	2,464	*6,332	*2,047	2,043	2,824	2,303	2,726	2,145	4,129
Snohomish	2,772	2,464	2,057	2,854	3,356 ⁿ	3,702	2,675	2,391	2,547	3,138	3,580
Four County Total	9,294	7,774	6,983	12,968	8,151	9,302	9,119	9,875	10,255	11,158	11,997

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