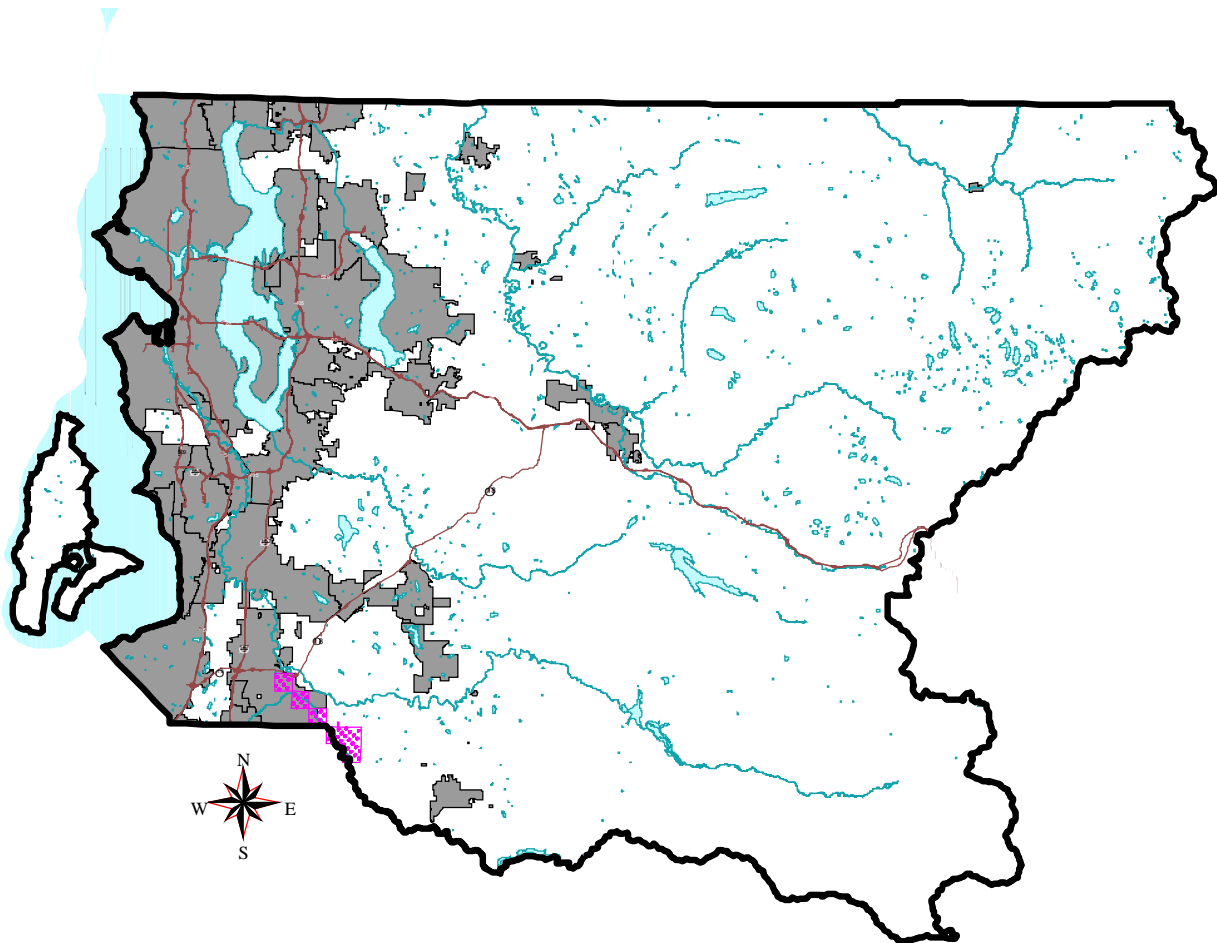


IV. King County At Large

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



Population Trend and Household Forecast

King County 1970 - 2012

Population and Household Trend King County 1970-2000

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

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

Population and Household and Forecast King County 1990-2012

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

King County <u>HOUSEHOLDS</u>	1990	1992	Forecast	20-Year Change
			2012	1992 - 2012
U R B A N :				
Cities	431,700	442,000	592,800	+ 150,800
Unincorporated	145,100	151,400	189,400	+ 38,000
R U R A L :				
	39,000	41,600	48,600	+ 7,000
KING COUNTY TOTAL	615,800	635,000	830,800	195,800

Note: The term forecast refers to a prediction based on past trends. The year 2012 household forecast was derived from a population forecast prepared by OFM in 1992. That forecast predicted a Countywide increase of about 293,100 persons between 1992 and 2012. No official GMA population forecast is available for cities or other subcounty areas. The year 2010 forecast for Unincorporated King County in Chapter 7 was prepared by the Puget Sound Regional Council using a different method and assumptions.

Source: U S Census 1970, 1980, 1990, 2000; Washington State Office of Financial Management; Countywide Planning Policies.

Population by Age

King County, 1990 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%

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

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

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

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

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

Source: US Bureau of Census (1980 Census and PL 94-171 data for 1990 and 2000) and Washington State Office of Financial Management (1998 Estimates)

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

Year	Median Household Income (Current \$)	Consumer Price Index Yearly Average	Median Household Income (Real \$)	Percent Change (Real \$)	Per Capita Personal Income (Current \$)	Per Capita Personal Income (Real \$)	Percent Change (Real \$)
1990	\$36,465	1.268	\$28,758	0.11%	\$24,593	\$19,395	-1.1%
1991	\$39,658	1.341	\$29,573	2.84%	\$26,031	\$19,412	0.1%
1992	\$39,225	1.390	\$28,219	-4.58%	\$27,747	\$19,962	2.8%
**1993	\$39,338	1.429	\$27,528	-2.45%	\$28,587	\$19,783	-0.9%
**1994	\$41,104	1.478	\$27,811	1.03%	\$30,054	\$20,279	2.5%
**1995	\$43,071	1.493	\$28,849	3.73%	\$32,205	\$21,132	4.2%
**1996	\$44,344	1.575	\$28,155	-2.40%	\$34,440	\$21,867	3.5%
**1997	\$45,266	1.630	\$27,959	-0.70%	\$33,373	\$20,793	-4.9%
**1998	\$47,656	1.693	\$29,201	4.44%	\$40,905	\$24,392	17.3%
1999	\$53,200	1.747	\$30,452	4.28%	\$44,719	\$25,642	5.1%
2000	\$55,900	1.821	\$30,799	1.14%	\$45,536	\$25,006	-2.5%
2001	\$61,400	1.888	\$32,521	5.59%	NA	NA	NA

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

n/a means not available.

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

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

Notes: The index is based on the CPI-U, the Consumer Price Index for All Urban Consumers, for the Seattle Tacoma area. The base is 1982-1984 = 100.

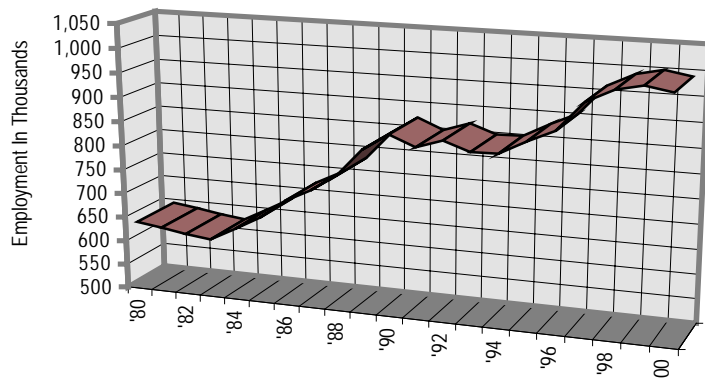
The Consumer Price Index is prepared by the U.S. Department of Labor, Bureau of Labor Statistics. Per capita personal income was computed using Census Bureau midyear population estimates. Estimates for 1990-1992 reflect state and county population estimates available as of February 1995.

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

Resident Civilian Labor Force and Employment

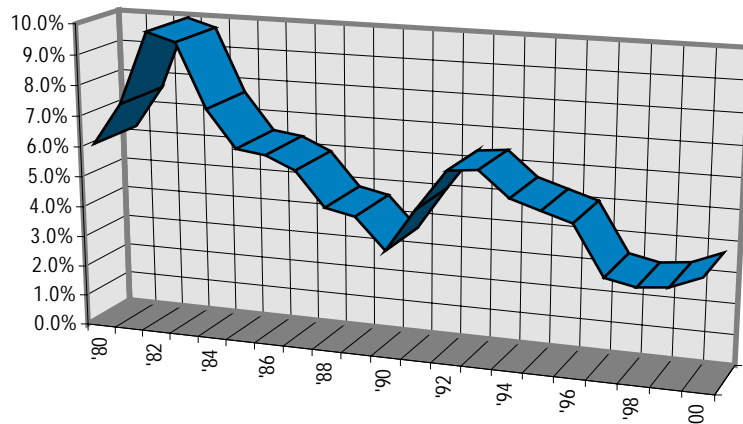
King County, 1980-2001

	LABOR FORCE	Total Employment	Total Unemployment	Percent Unemployed
1990	898,900	867,300	31,600	3.5%
1991	890,200	846,600	43,600	4.9%
1992	921,700	864,200	57,500	6.2%
1993	903,100	845,900	57,200	6.3%
1994	896,400	847,200	49,200	5.5%
1995	922,600	874,800	47,900	5.2%
1996	945,400	899,300	46,100	4.9%
1997	990,700	957,800	32,900	3.3%
1998	1,015,300	984,200	31,100	3.1%
1999	1,028,700	995,900	32,800	3.2%
2000	1,023,200	986,500	36,700	3.6%
2001	999,500	948,400	51,100	5.1%



**Resident
Employment
1980-2000**

**Percent
Unemployed
1980 - 2000**



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

Source: Washington State Employment Security Department, 2000.

Nonagricultural Wage and Salary Workers in King County, 1990-2001

Average Annual Employment in Thousands

Prelim.

INDUSTRY	1990	1991	1992	1993	1994*	1995*	1996	1997	1998	1999	2000	2001
MANUFACTURING	170.5	166.5	161.4	148.9	141.2	135.9	142.8	154.7	162.0	152.9	145.6	141.9
Durable Goods	136.4	132.6	127.3	113.6	105.0	99.3	103.6	115.7	123.7	115.1	107.9	106.0
Lumber/ Wood Products	/.4	6.4	6.3	6.1	6.4	6.3	6.3	6.0	5.5	5.4	5.3	5.5
Stone, Clay & Glass	3.1	3.0	3.2	3.4	3.5	3.6	3.7	3.8	4.0	3.2	3.5	3.1
Primary Metals	1.8	1.2	1.2	1.2	1.1	1.0	1.1	1.0	1.0	1.0	1.1	1.2
Machinery (non-electrical)	/.1	7.3	7.2	7.0	7.0	7.6	8.1	8.8	9.5	9.4	9.2	9.0
Electrical Machinery	4.1	4.5	4.3	4.5	4.8	5.4	6.6	7.2	7.9	7.6	7.6	7.4
Instruments	6.3	6.6	6.7	6.6	6.1	6.1	5.9	6.4	7.4	7.1	7.2	6.0
Furniture and Metal Products	11.1	11.6	11.6	11.3	11.6	11.8	12.6	13.3	14.4	14.4	13.6	14.8
Trans. Equipment	94.0	92.0	86.8	73.5	64.5	57.5	59.5	69.3	73.9	67.0	60.4	59.0
- Aircraft	86.4	85.7	81.4	67.5	57.6	49.7	52.7	62.2	66.4	59.2	53.4	53.6
- Other Transportation Equip.	/.6	6.3	5.4	6.0	6.9	7.8	6.8	7.1	7.6	7.8	7.0	5.4
Non-durable Goods	34.1	34.0	34.1	35.3	36.2	36.6	39.2	39.0	38.3	37.8	37.8	35.9
Food & Kindred Products	11.9	12.1	12.0	12.6	12.5	12.9	15.8	15.2	14.2	13.4	13.7	12.9
Apparel**	3.6	3.4	3.5	3.9	4.1	4.2	4.1	4.4	4.4	3.9	3.6	3.6
Paper & Allied Products	2.1	2.0	2.2	2.4	2.4	2.4	2.6	2.3	2.4	2.6	2.4	2.4
Printing & Publishing	11.4	11.4	11.6	11.9	12.0	12.1	12.0	12.0	11.9	11.6	12.0	11.5
Chemicals	1.1	1.8	1.7	1.8	2.0	1.9	2.0	2.2	2.3	2.3	2.5	2.5
Plastics and Other non-durables	3.4	3.3	3.1	2.7	3.2	3.1	2.7	2.9	3.1	4.2	3.6	3.1
NON-MANUFACTURING	772.4	776.1	790.7	800.6	817.4	844.0	904.4	919.3	957.4	998.2	1,046.3	1,029.5
Mining & Quarrying	0.4	0.4	0.4	0.4	0.5	0.5	0.5	0.5	0.5	0.5	0.6	0.5
Construction	49.6	48.6	48.9	46.4	45.8	46.6	48.0	52.1	57.1	61.9	66.4	63.0
Trans. & Utilities	63.1	62.4	62.8	62.4	64.0	66.2	68.3	70.7	72.8	77.1	81.4	80.9
Wholesale/Retail Trade	225.8	224.4	224.6	226.7	231.9	241.7	246.9	256.0	266.1	273.6	282.6	271.9
- Wholesale trade	69.0	69.9	69.8	70.4	71.9	75.0	76.1	79.8	82.6	82.4	83.3	11.9
- Retail Trade	156.8	154.5	154.8	156.3	160.0	166.7	170.8	176.1	183.5	191.2	199.3	194.0
Finance, Insur. & Real Est	66.2	65.2	65.8	66.3	66.9	64.6	65.7	68.3	71.2	74.5	73.4	76.4
Services	242.4	245.7	254.3	262.6	270.6	283.4	304.3	327.4	342.3	359.6	387.8	379.5
Computer and Software	-	-	-	-	-	-	28.6	33.0	38.2	46.7	59.0	61.1
Gov't & Education	124.9	129.4	133.9	135.8	137.7	141.0	142.1	144.3	147.4	151.0	154.1	157.4
TOTAL EMPLOYMENT IN KING COUNTY	942.9	942.6	952.1	949.5	958.6	979.9	1,047.2	1,074.0	1,119.3	1,151.1	1,192.0	1,171.4

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

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

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

Jobs and Wage Level by Industry

King County 1990 - 2001

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

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

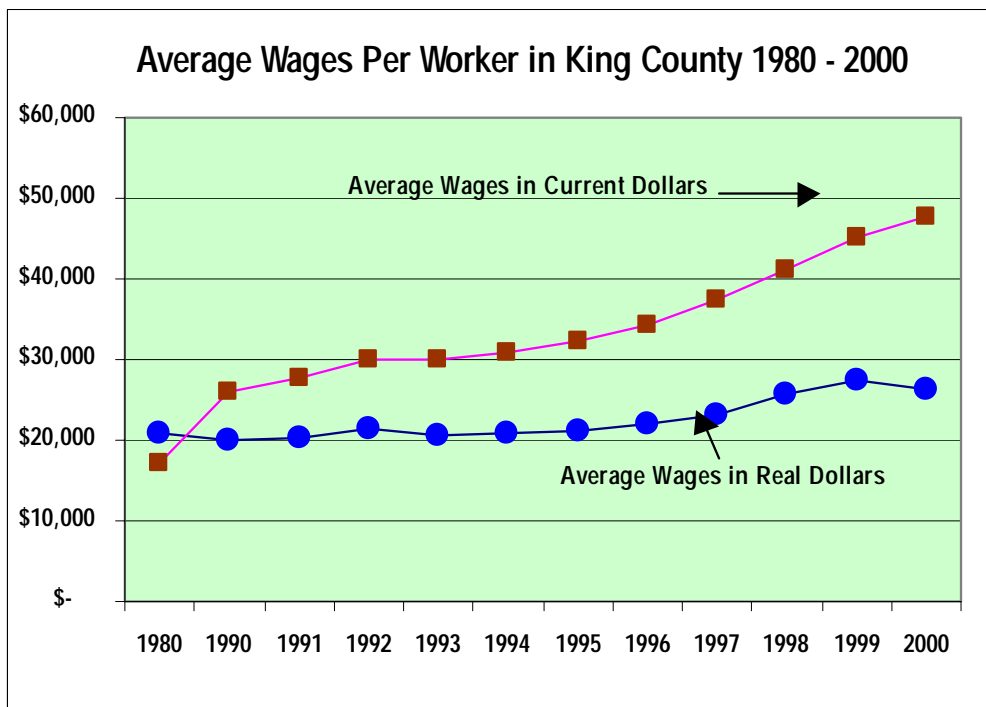
INDUSTRY	1998		1999		2000		2001	
	<i>Cov. Jobs</i>	<i>Ave. Wage</i>	<i>Cov. Jobs</i>	<i>Ave. Wage</i>	<i>Cov. Jobs</i>	<i>Ave. Wage</i>	<i>Cov. Jobs</i>	<i>Ave. Wage</i>
Ag., Forestry & Fishing	9,333	\$28,869	9,539	\$30,564	9,716	\$30,984	9,583	\$31,679
Mining	520	\$44,206	527	\$42,884	581	\$45,250	559	\$45,373
Construction	54,202	\$38,585	57,485	\$40,805	62,991	\$43,315	59,006	\$44,503
Manufacturing	159,662	\$45,782	152,427	\$48,902	144,266	\$54,233	139,678	\$54,471
Trans. & Public Utilities	72,510	\$43,173	75,154	\$44,367	79,815	\$50,104	79,570	\$52,204
Wholesale Trade	79,124	\$45,277	79,419	\$46,420	80,701	\$51,742	75,179	\$53,359
Retail Trade	181,492	\$21,081	186,214	\$22,992	193,402	\$25,803	191,154	\$25,553
Finance, Insur., & Real Est.	70,261	\$48,968	72,219	\$47,988	72,237	\$52,340	74,938	\$54,554
Services	329,216	\$49,910	345,920	\$58,893	362,502	\$58,929	352,423	\$54,950
Government	139,005	\$36,724	141,487	\$37,716	145,006	\$39,558	148,496	\$44,569
TOTAL	1,095,325	\$41,275	1,120,391	\$45,154	1,151,217	\$47,709	1,130,586	\$47,076

Notes: Average wages paid are calculated by dividing the total wages paid by the number of covered jobs. Average wages are shown in current dollars.
Source: Employment and Payrolls in Washington State by County and Industry Washington State Employment Security Department.

Jobs and Wage Level by Industry King County 1990 – 2001

Trend Analysis:

The average wage in King County decreased 1.3% to \$47,076 in 2001, reflecting lower wages in services, retail and high tech. This decrease follows seven years of substantial increases. Wages in real dollars rose an average of 2.5% per year during the 1990s compared to a stagnation of real wages during the 1980s. This overall average blends high wages in manufacturing, finance, and computer services with low wages in retail, non-professional services, education, agriculture, and government. Workers in local public education earned an average of \$30,600 or about 64% of the average wage for all workers in King County. Teachers, as opposed to other school workers, earn about 85% of the average County wage. When the earnings of the software sector are excluded, the average earnings of all other workers in the County falls to about \$40,200. There are still many workers whose jobs do not pay a “family wage”. The Northwest Job Gap Study, published by the Northwest Policy Center at the University of Washington defines a “living wage” as one which “allows families to meet their basic needs without resorting to public assistance, and provides them some ability to deal with emergencies and to plan ahead. It is not a poverty wage.” Using this latter definition, a needs-based budget for King County in 2000, indicated that a family of three, with one working adult, one toddler, and one school-aged child, would have needed to make at least \$20 per hour. This “family wage” was equivalent to the average wage for the County when the computer software and services sector was excluded. However, it was three times the minimum hourly wage.



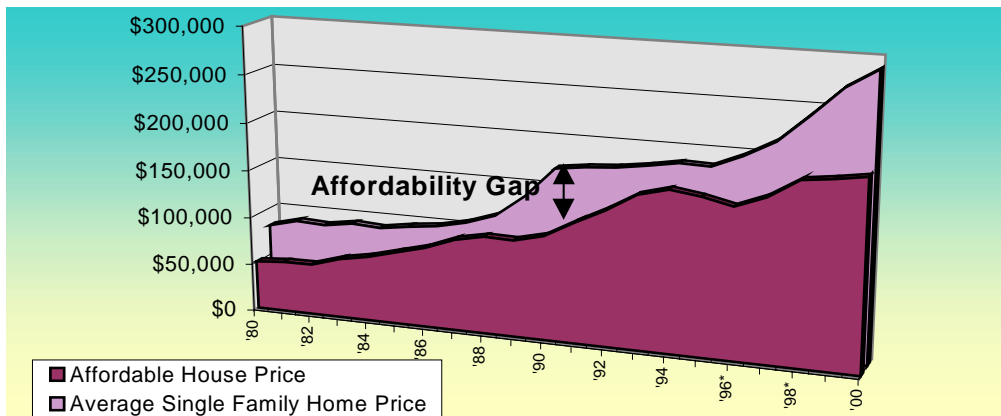
Notes: Real wages are calculated using the Consumer Price Index for All Urban Consumers (CPI-U) for the Seattle-Tacoma area. The base between 1982 – 1984 = 100. The CPI-U is prepared by the US Department of Labor, Bureau of Statistics.

Housing Affordability in King County

Interest Rates, Incomes, Home Prices and and Affordability Gap, 1980 - 2001

Year	Interest Rate	Median Household Income	Average Single Family Home Price	Affordability Gap
1980	12.36%	\$20,497	\$81,511	(\$31,000)
1985	10.77%	\$27,266	\$94,626	(\$18,700)
1988	8.85%	\$30,903	\$115,262	(\$13,900)
1989	9.97%	\$33,956	\$138,354	(\$37,400)
1990	10.04%	\$36,465	\$169,202	(\$61,400)
1991	9.33%	\$39,658	\$173,113	(\$48,400)
1992	7.93%	\$39,225	\$175,631	(\$35,500)
1993	6.72%	\$39,338	\$179,902	(\$21,500)
1994	6.67%	\$41,104	\$185,359	(\$19,000)
1995*	7.40%	\$43,071	\$184,247	(\$22,247)
1996*	8.17%	\$44,344	\$197,352	(\$42,452)
1997*	7.60%	\$45,266	\$213,882	(\$46,882)
1998*	7.00%	\$47,656	\$241,734	(\$55,234)
1999*	7.50%	\$53,200	\$270,743	(\$80,543)
2000	7.25%	\$55,900	\$289,800	(\$94,800)
2001	7.00%	\$53,157	\$294,515	(\$113,215)

The Housing Affordability Gap, 1980 - 2001



Income - Strategic Mapping Information Services' Market Profiles Analysis (Seattle-Everett MSA).

Interest rate, house price data - Seattle Everett Real Estate Research Report.

Source:
King County Housing Affordability Monitoring Reports (1988 - 1996).
Multiple Listing Service.

Method/Background:

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

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

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

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

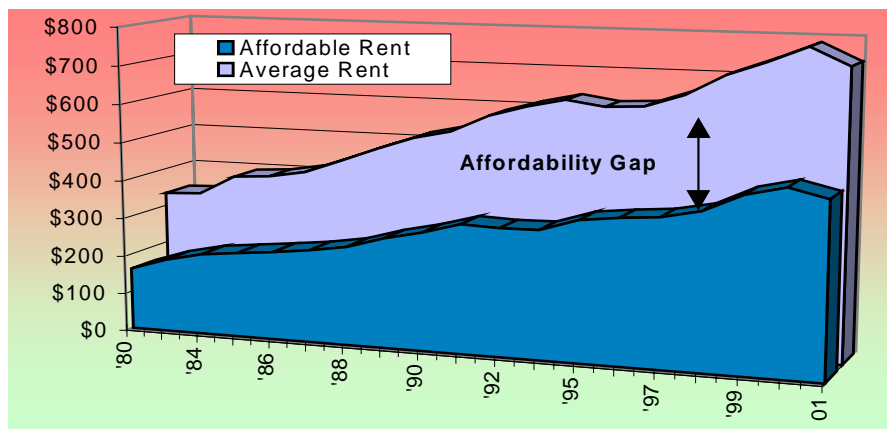
NOTE: Data for the second half of 1995 and part of 1996 are from Multiple Listing Services (MLS), using different methods and geography than the preceding data. The average single family home price for 1995 and 1996 may not be directly comparable with the trend of preceding years. Data for 1996 and 1997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

Rental Affordability Indicators for King County

Incomes, Rent Prices and Affordability Gap, 1980 - 2001

Year	Median Renter Income	Low Renter Income	Average 2 BR / 1 BA Rent Price	Low Income Affordability Gap
1980	\$12,886	\$6,443	\$334	(\$173)
1985	\$17,782	\$8,891	\$395	(\$173)
1988	\$20,590	\$10,295	\$482	(\$225)
1989	\$22,784	\$11,392	\$516	(\$231)
1990	\$24,458	\$12,229	\$537	(\$231)
1991	\$26,607	\$13,303	\$582	(\$249)
1992	\$26,316	\$13,158	\$610	(\$281)
1993	\$26,392	\$13,196	\$631	(\$301)
1994	\$27,577	\$13,788	\$642	(\$297)
1995*	\$28,896	\$14,448	\$617	(\$256)
1996*	\$29,750	\$14,875	\$622	(\$250)
1997*	\$30,369	\$15,184	\$655	(\$275)
1998*	\$31,972	\$15,986	\$708	(\$308)
1999*	\$35,697	\$17,849	\$744	(\$298)
2000	\$37,509	\$18,754	\$784	(\$315)
2001	\$35,663	\$17,832	\$740	(\$294)

The Low Income Rental Affordability Gap 1980-2001



Median income - Strategic Mapping Information Services. Renter income percentage- 1990 U.S. Census.

Average rent - Dupre & Scott, Inc. in Seattle Everett Real Estate Research Report (SERERR).

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

Method/Background:

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

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

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

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

*Method of calculating average rent changed in 1995.

King County Subareas

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

In some of the tables, the urban areas are broken into cities and unincorporated urban. The job and housing tables on pages 56-59 further divide the urban designated area into three subareas:

Sea-Shore - which includes Seattle;

East - which includes the Eastside cities; and

South - which includes the South King County cities.

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

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