

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 and 2004 King County and the Puget Sound Region

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

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 1999 through 2003 (in thousands)

KING COUNTY

Industry	1999	2000	2001	2002	2003
Manufacturing	153.1	145.6	141.9	128.0	106.4
-Trans. Equip.	67.0	59.8	59.0	52.0	43.4
-Other Mfg.	86.1	85.8	82.9	76.0	63.0
Mining and Misc.	0.5	0.6	0.5	0.5	1.2
Construction	62.0	66.4	63.0	60.0	57.3
Trans./Pub. Util.	77.2	81.4	80.9	74.0	64.1
Wholesale/Retail	273.4	282.6	271.9	262.0	244.1
Fin./Ins./Real Est.	74.5	73.4	76.4	74.0	77.7
Services	360.2	387.8	379.5	368.0	395.9
Government	151.0	154.1	157.4	161.0	160.9
TOTAL:	1,151.9	1,191.9	1,171.5	1,127.5	1,107.6

KITSAP COUNTY

Industry	1999	2000	2001	2002	2003
Manufacturing	2.4	2.3	2.3	2.2	1.7
-Trans. Equip.	NA	NA	NA	NA	NA
-Other Mfg.	NA	NA	NA	NA	NA
Mining and Misc.	0.9	0.7	0.8	0.8	NA
Construction	3.7	4.1	4.3	4.4	4.4
Trans./Pub. Util.	2.0	1.9	2.2	2.2	1.0
Wholesale/Retail	16.0	16.8	16.8	17.2	16.3
Fin./Ins./Real Est.	2.8	2.6	2.6	2.7	2.7
Services	18.8	19.7	19.4	20.7	24.8
Government	25.7	26.3	26.5	27.6	27.8
TOTAL:	72.3	74.4	74.9	77.8	78.7

PIERCE COUNTY

Industry	1999	2000	2001	2002	2003
Manufacturing	24.5	23.3	22.4	20.7	18.9
-Trans. Equip.	2.5	2.3	2.3	2.0	NA
-Other Mfg.	22.0	21.0	20.1	18.7	NA
Mining and Misc.	0.5	0.5	0.5	0.6	0.6
Construction	14.9	16.0	15.8	15.7	17.7
Trans./Pub. Util.	9.5	10.6	10.8	10.5	9.5
Wholesale/Retail	58.8	59.7	59.2	58.5	57.4
Fin./Ins./Real Est.	12.8	13.3	13.1	13.0	13.5
Services	69.5	70.3	70.3	71.5	78.4
Government	49.1	50.0	52.6	53.4	52.9
TOTAL:	239.6	243.7	244.7	243.9	248.9

SNOHOMISH COUNTY

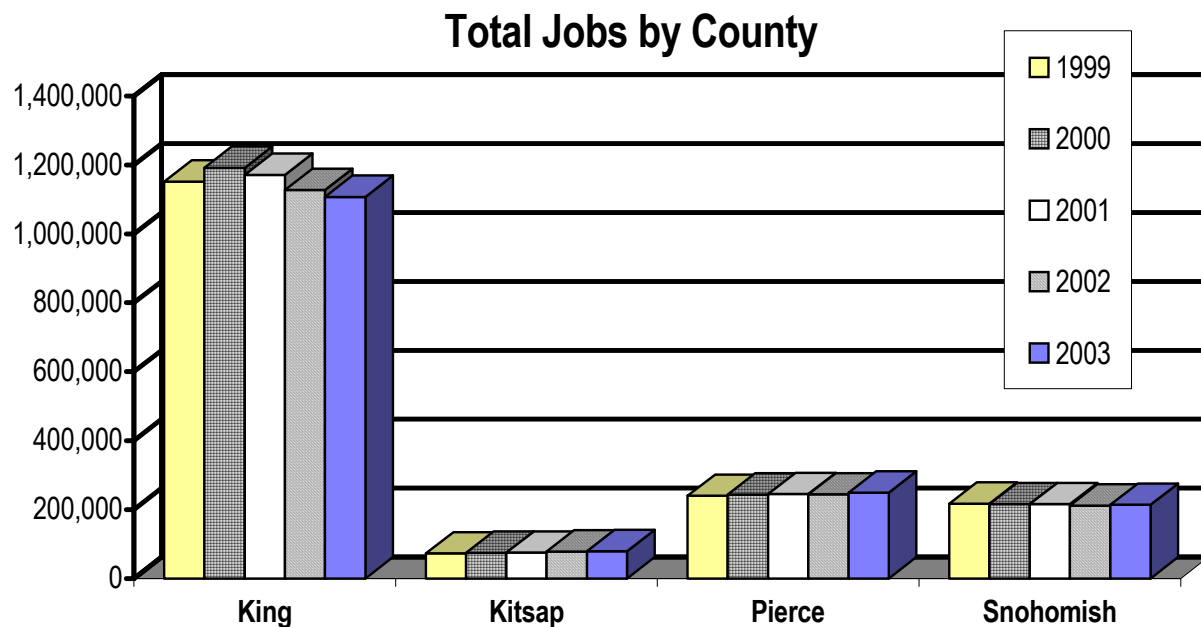
Industry	1999	2000	2001	2002	2003
Manufacturing	60.3	54.4	52.9	47.0	43.3
-Trans. Equip.	37.6	31.6	31.2	27.2	24.5
-Other Mfg.	22.7	22.8	21.7	19.8	18.8
Mining and Misc.	0.2	0.5	0.5	0.4	0.5
Construction	15.7	16.9	16.2	15.8	17.7
Trans./Pub. Util.	6.4	6.2	5.8	5.8	3.2
Wholesale/Retail	48.1	49.3	48.9	48.2	48.1
Fin./Ins./Real Est.	9.3	9.6	10.1	11.1	12.4
Services	45.1	46.7	47.2	48.5	53.2
Government	31.7	31.8	34.0	34.7	35.3
TOTAL:	216.8	215.4	215.6	211.5	213.7

Source: Washington State Employment Security Department 1998 - 2001. Estimates for 2002 and 2003 were prepared by King County Office of Management and Budget from Employment Security Department source materials.

Caution: Sector classifications differ in 2003, especially for manufacturing, transportation / public utilities, and services.

Non-Agricultural Wage and Salary Jobs in Puget Sound Region 1999 through 2003 (in thousands)

Industry	1999	2000	2001	2002	2003
Manufacturing	240.3	225.6	219.5	198.0	170.3
-Trans. Equip.	107.3	93.6	93.0	81.5	70.0
-Other Mfg.	133.0	132.0	126.5	116.5	100.3
Mining and Misc.	2.1	2.3	2.3	2.3	2.3
Construction	96.3	103.7	99.3	96.0	97.1
Trans./Pub. Util.	95.1	100.0	99.7	92.5	77.8
Wholesale/Retail	396.3	408.8	396.8	386.0	366.0
Fin./Ins./Real Est	99.4	99.1	102.2	100.8	106.3
Services	493.6	524.5	516.4	508.7	552.0
Government	257.5	262.5	270.5	276.7	227.0
TOTAL:	1,680.6	1,726.5	1,706.7	1,661.0	1,649.0



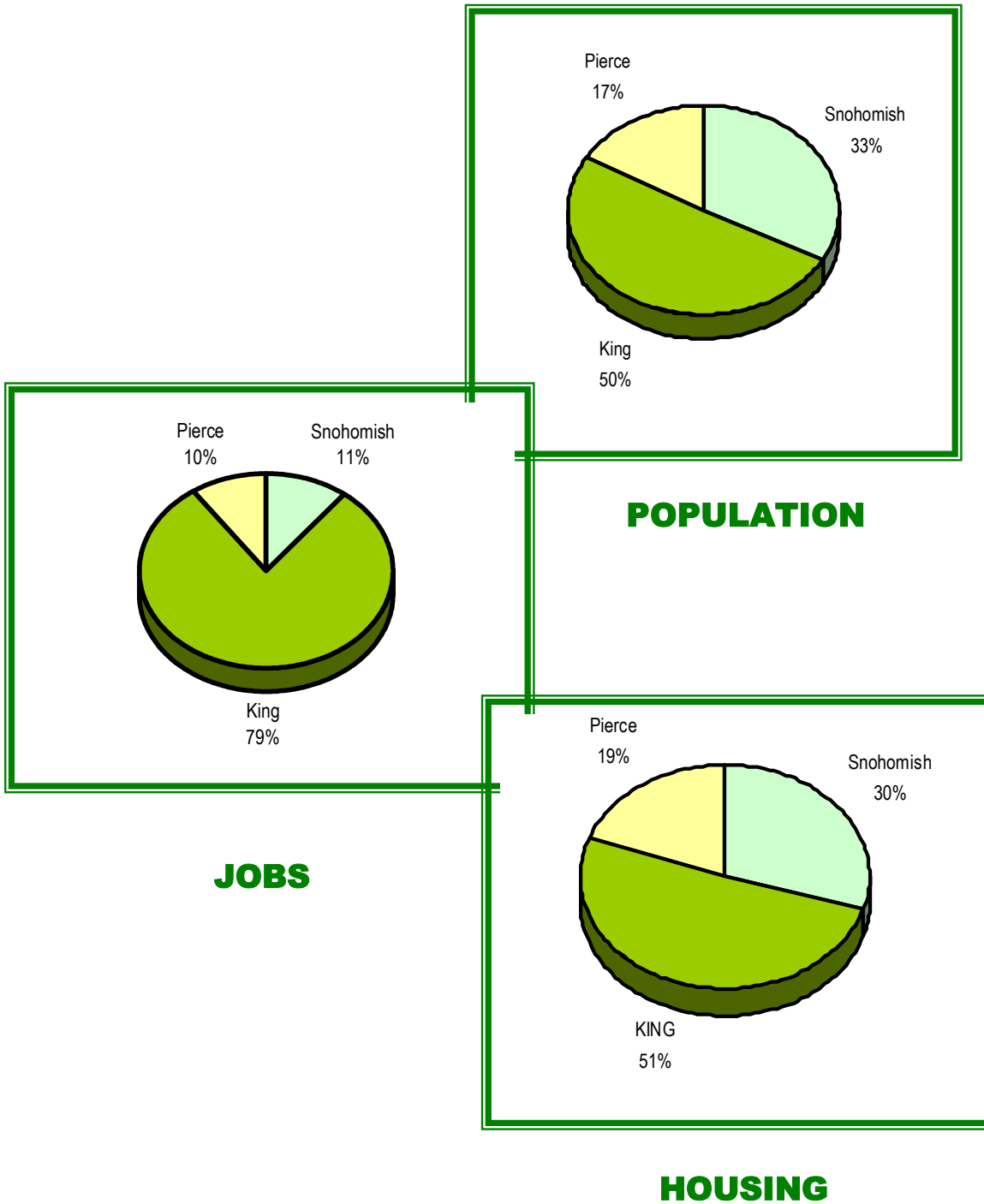
Source: Washington State Employment Security Department, 2001, and King County Office of Management and Budget, 2004.

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 2003

	<u>2000</u>				<u>2003</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	132,455	106,462	18,364	7,629
<i>Incorporated</i>	611,881	342,584	256,300	12,997	641,658	353,062	275,865	12,731
SEATTLE	270,536	138,827	130,348	1,361	280,883	139,630	139,892	1,361
Total:	742,237	447,166	274,994	20,077	774,113	459,524	294,229	20,360
<u>Kitsap County:</u>								
<i>Unincorporated</i>	61,326	45,294	7,716	8,316	64,550	47,783	7,693	9,074
<i>Incorporated</i>	31,318	19,584	10,699	1,035	32,085	20,236	10,764	1,085
BREMERTON	16,631	9,007	7,289	335	16,617	8,956	7,266	385
Total:	92,644	64,878	18,415	9,351	96,635	68,019	18,457	10,159
<u>Pierce County:</u>								
<i>Unincorporated</i>	115,227	82,905	13,172	19,150	125,176	90,479	14,359	20,338
<i>Incorporated</i>	161,833	103,203	54,887	3,743	168,834	107,725	56,986	4,123
TACOMA	81,102	53,663	27,064	375	82,440	54,761	27,304	375
Total:	277,060	186,108	68,059	22,893	294,010	198,204	71,345	24,461
<u>Snohomish County:</u>								
<i>Unincorporated</i>	108,986	79,739	15,799	13,448	116,752	85,459	17,579	19,301
<i>Incorporated</i>	127,219	75,439	46,863	4,917	135,246	79,849	49,810	13,714
EVERETT	38,512	18,571	18,720	1,221	41,196	19,649	20,180	1,369
Total:	236,205	155,178	62,662	18,365	251,998	165,308	67,389	19,301

Source: Washington State Office of Financial Management, "Population Trends", 2004. 2000 US Census.

New Privately Owned Residential Units Authorized in Selected Permits-Issuing Places, 1993 - 2003 Counties in the Puget Sound Region

	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
King County:											
Single Family	4,688	5,478	4,480	4,789	5,434	5,818	5,423	5,010	4,600	5,962	7,230
Multifamily	3,081	2,983	5,118	6,398	6,897	8,435	9,262	9,685	7,345	5,506	4,209
TOTAL:	7,769	8,461	9,598	11,187	12,331	14,253	14,685	14,695	11,945	11,468	11,439
Kitsap County:											
Single Family	1,488	1,483	1,022	1,540	1,555	1,100	1,486	1,421	1,126	1,136	1,376
Multifamily	653	256	189	250	184	26	20	83	12	94	84
TOTAL:	2,141	1,739	1,211	1,790	1,739	1,126	1,506	1,504	1,138	1,230	1,460
Pierce County:											
Single Family	4,280	3,758	2,739	3,733	3,935	4,392	4,515	3,732	3,922	4,750	4,400
Multifamily	1,130	1,253	1,157	999	995	1,304	966	938	1,621	627	752
TOTAL:	5,410	5,011	3,896	4,732	4,930	5,696	5,481	4,670	5,543	5,377	5,152
Snohomish County:											
Single Family	3,361	3,870	2,765	3,968	4,162	4,314	4,384	3,962	3,785	4,061	4,249
Multifamily	1,058	1,340	739	960	1,401	3,553	3,015	2,387	1,612	1,141	1,343
TOTAL:	4,419	5,210	3,504	4,928	5,563	7,867	7,399	6,349	5,397	5,202	5,592

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, 1993 - 2003

	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
King	1,564	2,322	2,991	2,979	3,672	5,275	2,871	3,980	1,912	1,777	4,142
Kitsap	1,242	1,069	675	676	393	*125	386	285	na	*21	747
Pierce	5,863	8,344	2,430	2,718	8,535	*1,968	2,759	2,196	2,604	3,458	5,174
Snohomish	971	2,086	2,981	4,070	3,726	1,731 ⁿ	3,600	1,529	1,410	2,837	3,699
<i>Four County Total</i>	9,640	13,821	9,077	10,443	16,326	9,099	9,616	7,990	5,926	8,072	13,762

Number of Lots Recorded Counties in the Puget Sound Region, 1993 - 2003

	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
King	2,782	2,730	2,606	1,734	3,402	2,213	3,218	3,335	4,768	4,295	5,334
Kitsap	369	1,065	326	728	380	535	339	285	413	687	541
Pierce	2,225	2,727	2,378	2,464	*6,332	*2,047	2,043	2,824	2,303	2,726	2,145
Snohomish	2,316	2,772	2,464	2,057	2,854	3,356 ⁿ	3,702	2,675	2,391	2,547	3,138
<i>Four County Total</i>	7,693	9,294	7,774	6,983	12,968	8,151	9,302	9,119	9,875	10,255	11,158

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