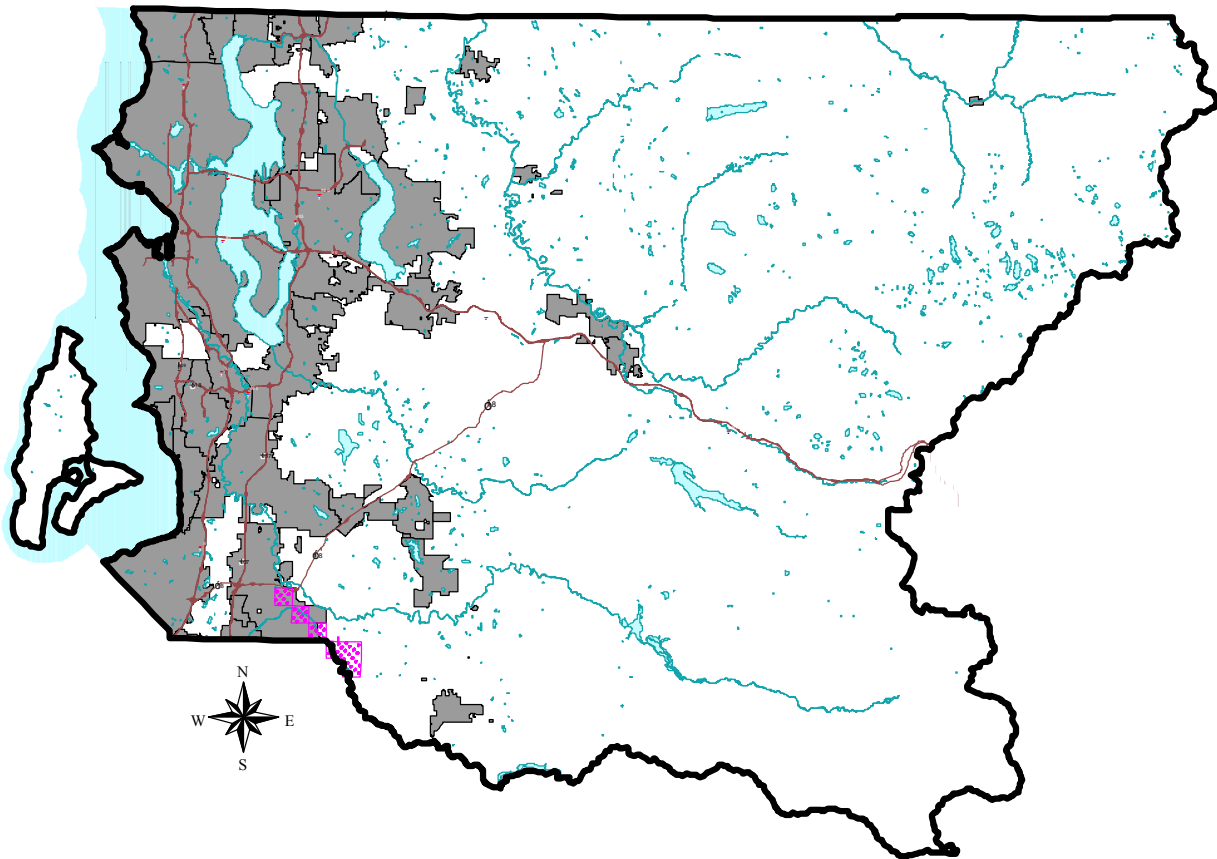


IV. King County At Large

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 1980-2004

Population:	1980	1990	1992	1994	1996	1998	Census 2000	2004 Estimate
Cities	766,811	994,048	1,023,586	1,092,274	1,196,890	1,260,887	1,387,261	1,431,500
Unincorporated	503,087	513,257	540,900	507,226	431,910	404,913	349,773	356,800
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

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

Population and Household and Forecast King County 2000 - 2022

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

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

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

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

Population by Age

King County, 1990 and 2000

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

Source: US Census, 1990 and 2000.

Population by Race King County

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

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

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

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

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

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

Median Household Income for King County and Per Capita Personal Income 1990 - 2003

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%	\$43,924	\$23,653	-4.6%
2002	\$65,400	1.893	\$34,548	4.49%	\$44,135	\$23,315	-1.4%
2003	\$65,400	1.933	\$33,833	-2.07%	NA	NA	NA

NA = not available.

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

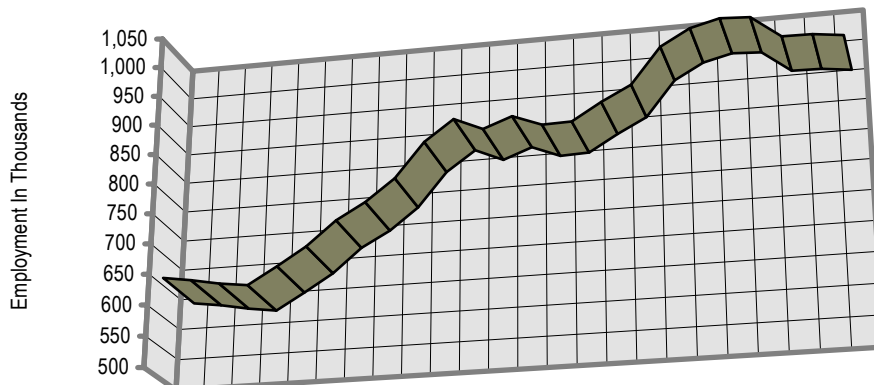
Notes: The index is based on the CPI-U, the Consumer Price Index for All Urban Consumers, for the Seattle Tacoma area. The base is 1982-1984 = 1.00. The Consumer Price Index is prepared by the U.S. Department of Labor, Bureau of Labor Statistics. Per capita personal income was computed using Census Bureau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

Source: For median household income, US Department of HUD annual estimate of median household income by county. For per capita personal income, U.S. Dept. of Commerce, Bureau of Economic Analysis (BEA) Website, 2004; and 1993 - 1996 personal income data was updated by BEA in 1998.

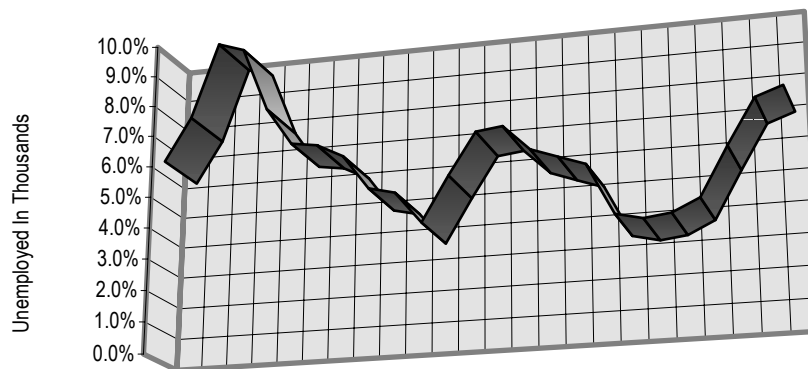
Resident Civilian Labor Force and Employment

King County, 1990-2003

	LABOR FORCE	Total Employment	Total Unemployment	Percent Unemployed
1990	898,900	867,300	31,600	3.5%
1991	890,200	846,600	43,600	4.9%
1992	921,700	864,200	57,500	6.2%
1993	903,100	845,900	57,200	6.3%
1994	896,400	847,200	49,200	5.5%
1995	922,600	874,800	47,900	5.2%
1996	945,400	899,300	46,100	4.9%
1997	990,700	957,800	32,900	3.3%
1998	1,015,300	984,200	31,100	3.1%
1999	1,028,700	995,900	32,800	3.2%
2000	1,029,200	992,500	36,700	3.6%
2001	1,008,900	957,400	51,600	5.1%
2002	1,022,300	955,900	66,400	6.5%
2003	1,018,500	949,700	68,800	6.8%



Percent Unemployed 1980 - 2003



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

Source: Washington State Employment Security Department, 2003.

Nonagricultural Wage and Salary Workers in King County
2000 - 2003, Using "NAICS" Reporting Scheme *
Average Annual Employment in King County by Sector

INDUSTRY	2000	2001	2002	2003
GOODS PRODUCING	206,300	196,900	178,800	165,000
Natural Resource & Mining	1,300	1,300	1,100	1,200
Construction	66,900	63,700	58,900	57,300
Manufacturing	138,100	131,900	118,900	106,400
Durable Goods	105,000	101,600	90,500	79,000
Fabricated Metal Products	6,900	6,700	6,300	5,900
Computer & Electronic Products	13,300	12,500	11,300	9,600
Transportation Equipment	58,800	58,000	51,100	43,400
Aerospace Products & Parts	53,400	54,100	47,200	39,600
Non-Durable Goods	33,100	30,300	28,400	27,400
Food Products	12,300	11,400	10,400	10,500
SERVICES PRODUCING	985,000	973,400	948,000	942,600
Trade, Transportation & Utilities	242,300	236,600	225,400	221,000
Wholesale Trade	67,000	65,700	63,100	61,800
Retail Trade	122,500	119,600	115,000	113,400
Transportation, Warehousing, Utilities	52,800	51,400	47,400	45,800
Information	71,500	72,600	69,200	68,600
Software Publishers	31,400	34,500	34,800	35,700
Telecommunications	19,900	20,600	19,100	18,300
Financial Activities (Finance, Ins, Real Estate)	77,800	78,600	75,800	77,700
Professional & Business Services	187,800	174,700	162,800	161,400
Professional, Scientific & Technical Services	90,300	89,900	81,300	79,100
Management of Companies	21,000	20,500	20,900	22,200
Admin. Support, Waste Management	76,500	64,400	60,600	60,100
Employment Services and Temp's	40,200	28,400	25,100	25,100
Educational & Health Services	108,700	111,300	113,400	113,000
Educational Services (private) & Social Assistance	35,200	35,600	36,200	34,300
Hospitals, Health Care & Residential Care	73,400	75,700	77,200	78,700
Leisure & Hospitality	102,500	102,300	99,400	100,000
Food Service and Drinking Places	70,100	70,700	68,500	68,900
Other Services	39,900	39,300	40,000	40,100
Government & Education	154,600	158,000	162,100	160,900
Federal Government	22,000	21,400	21,900	22,700
State Government including Education	50,400	52,000	53,000	52,900
Local Government including Education	82,200	84,700	87,100	85,300
TOTAL NON-AGRICULTURAL EMPLOYMENT IN KING COUNTY	1,191,300	1,170,300	1,126,900	1,107,600

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

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

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

Source: Washington State Employment Security Department, 2004

Jobs and Wage Level by Industry

King County 1991 - 2003

INDUSTRY	1991		1992		1993		1994		1995	
	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage
Ag., Forestry & Fishing	9,600	\$32,400	9,200	\$33,000	8,500	\$29,300	8,200	\$30,000	8,000	\$31,800
Mining	400	\$31,700	400	\$35,500	400	\$39,500	500	\$39,900	550	\$38,600
Construction	46,200	\$29,000	46,500	\$23,000	44,100	\$31,200	43,500	\$32,000	43,500	\$33,700
Manufacturing	166,100	\$36,500	161,300	\$39,400	149,300	\$38,500	139,800	\$39,800	135,800	\$41,700
Trans. & Public Utilities	60,000	\$33,200	60,800	\$34,800	60,100	\$35,900	61,800	\$36,600	64,000	\$38,000
Wholesale Trade	67,500	\$33,000	66,300	\$35,000	68,100	\$35,300	69,800	\$36,500	72,900	\$38,000
Retail Trade	152,400	\$15,800	152,500	\$16,700	153,900	\$16,700	157,900	\$17,300	163,100	\$17,600
Finance, Insur., & Real Est.	64,300	\$30,900	64,500	\$34,500	65,200	\$36,000	65,900	\$35,300	63,800	\$37,500
Services	230,000	\$24,500	237,000	\$27,700	250,100	\$27,000	256,900	\$28,700	269,000	\$31,300
Government	121,500	\$28,900	125,700	\$30,400	127,600	\$31,800	128,500	\$32,700	130,900	\$33,300
TOTAL	918,000	\$27,800	926,300	\$30,000	927,300	\$29,900	932,800	\$30,700	951,550	\$32,200

INDUSTRY	1996		1997		1998		1999		2000	
	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage
Ag., Forestry & Fishing	8,100	\$29,000	8,631	\$29,632	9,333	\$28,869	9,539	\$30,564	9,716	\$30,984
Mining	500	\$37,800	510	\$42,414	520	\$44,206	527	\$42,884	581	\$45,250
Construction	45,700	\$35,100	49,530	\$37,180	54,202	\$38,585	57,485	\$40,805	62,991	\$43,315
Manufacturing	140,100	\$43,300	153,470	\$44,621	159,662	\$45,782	152,427	\$48,902	144,266	\$54,233
Trans. & Public Utilities	84,200	\$39,000	69,609	\$40,801	72,510	\$43,173	75,154	\$44,367	79,815	\$50,104
Wholesale Trade	74,400	\$40,100	76,402	\$42,197	79,124	\$45,277	79,419	\$46,420	80,701	\$51,742
Retail Trade	169,200	\$18,500	173,727	\$19,502	181,492	\$21,081	186,214	\$22,992	193,402	\$25,803
Finance, Insur., & Real Est.	66,300	\$39,700	65,940	\$45,022	70,261	\$48,968	72,219	\$47,988	72,237	\$52,340
Services	364,300	\$34,400	310,401	\$41,037	329,216	\$49,910	345,920	\$58,893	377,249	\$58,929
Government	37,400	\$41,000	136,179	\$35,462	139,005	\$36,724	141,487	\$37,716	145,006	\$39,558
TOTAL	990,300	\$34,400	1,044,399	\$37,299	1,095,325	\$41,275	1,120,391	\$45,154	1,165,964	\$47,242

INDUSTRY	2001		2002		2003	
	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage	Cov. Jobs	Ave. Wage
Resources	10,142	\$32,433	9,716	\$34,435	NA	NA
Construction	59,006	\$44,503	54,683	\$45,528	53,850	\$44,958
Manufacturing	139,678	\$54,471	125,859	\$60,671	105,000	\$58,220
Trans. & Public Utilities	79,570	\$52,204	73,306	\$55,196	62,100	\$50,964
Wholesale Trade	75,179	\$53,359	72,045	\$53,671	60,000	\$55,839
Retail Trade	191,154	\$25,553	184,310	\$26,477	177,750	\$24,505
Finance, Insur., & Real Est.	74,938	\$54,554	74,481	\$57,037	76,700	\$57,670
Services	368,780	\$54,950	356,987	\$52,649	364,400	\$56,343
Government	148,496	\$44,569	151,954	\$43,146	152,300	\$44,492
Other	NA	NA	NA	NA	33,100	\$67,640
TOTAL	1,146,943	\$47,232	1,103,341	\$47,902	1,085,200	\$49,184

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. Sector classifications differ in 2003 and are not strictly comparable to earlier years.

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

Jobs and Wage Level by Industry

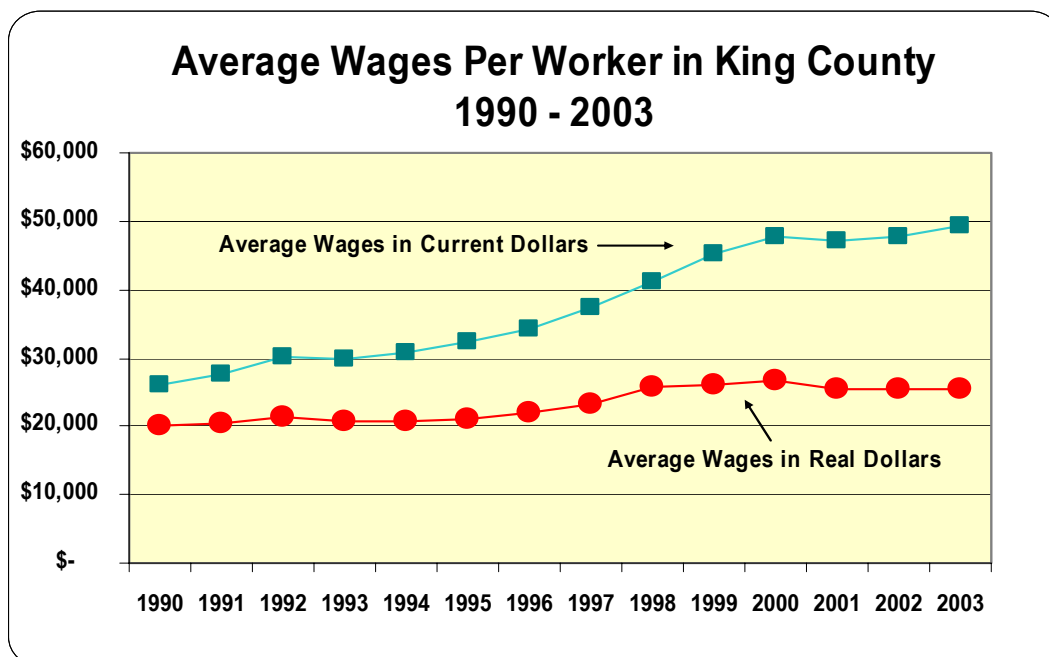
King County 1991 – 2003

Trend Analysis:

In 2003, King County's average annual wage per worker rose slightly in real (after inflation) dollars, compared to 2002. After a decade of growth real wages reached a peak in 1999, declined slightly in 2000 - 2002, and are once again on the upswing. In current dollars, the average wage in King County was \$49,000 in 2003. This overall average blends high wages in manufacturing, finance, and software products and services with lower wages in retail, non-professional services, education, agriculture, and government. Total payroll declined \$2 billion (4%) between 2000 and 2002, but rose by \$480 million (about 1%) from 2002 to 2003.

The average wage in the software publishing sector, at \$169,000 in 2003, is much higher than other sectors. When the software sector is excluded, the average wage in King County was \$44,340 in 2003. The annual rise in average wages (in current dollars) was 2.3%. These wages, however, reflect the situation of those who are working. They do not reflect the income of the 6.8% of the workforce who were unemployed during 2003.

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.



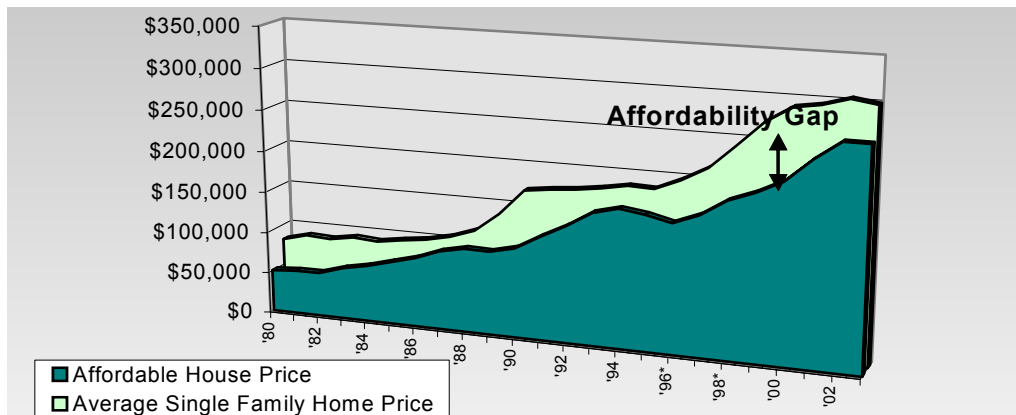
Notes: Real wages are calculated using the Consumer Price Index for All Urban Consumers (CPI-U) for the Seattle-Tacoma area. The base between 1982-1984 = 100. The CPI-U is prepared by the US Department of Labor, Bureau of Statistics.

Housing Affordability in King County

Interest Rates, Incomes, Home Prices and and Affordability Gap, 1980 - 2003

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	\$289,800	(\$76,500)
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)

The Housing Affordability Gap, 1980 - 2003



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

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

Method/Background:

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

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

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

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

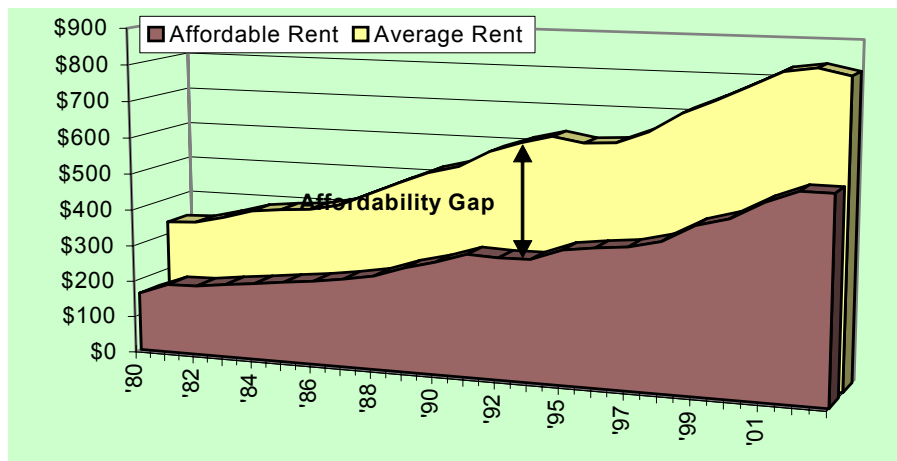
NOTE: Data for the second half of 1995 and part of 1996 are from Multiple Listing Services (MLS), using different methods and geography than the preceding data. The average single family home price for 1995 and 1996 may not be directly comparable with the trend of preceding years. Data since 1996 are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

Rental Affordability Indicators for King County

Incomes, Rent Prices and Affordability Gap, 1980 - 2003

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	\$43,877	\$21,938	\$838	(\$290)
2003	\$43,877	\$21,938	\$821	(\$273)

The Low Income Rental Affordability Gap 1980-2003



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 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.