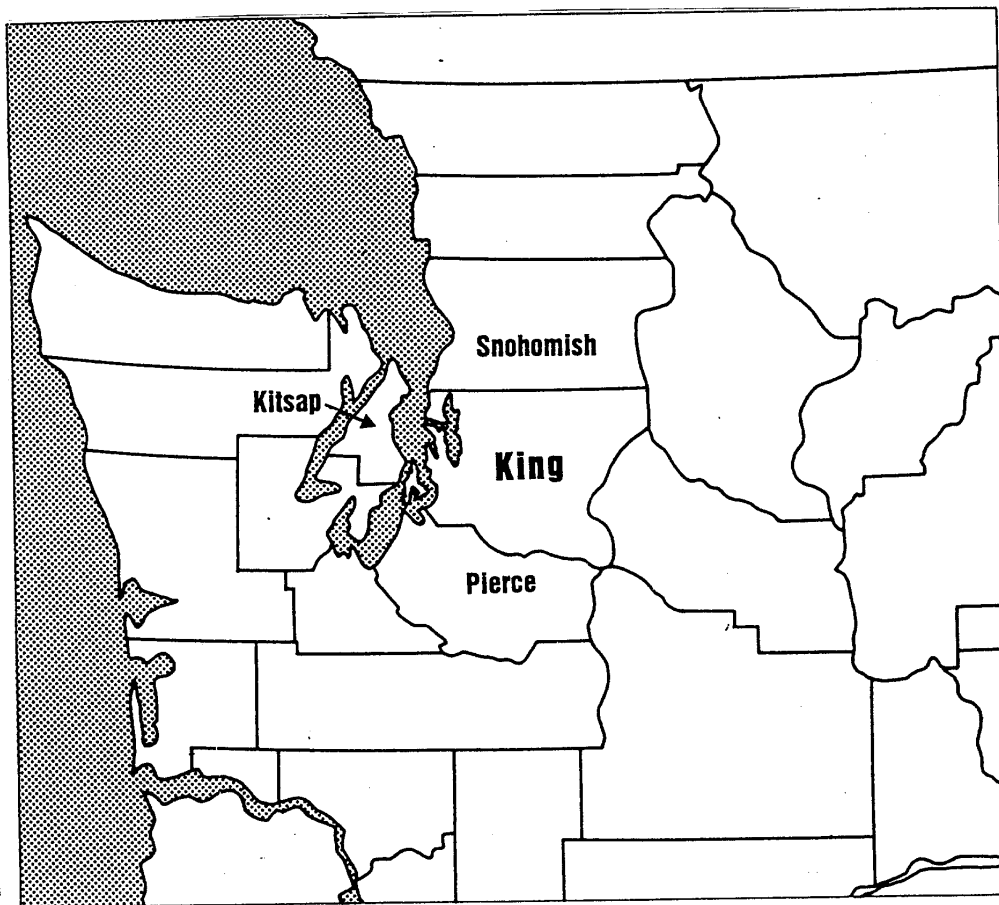


III. King County in the Puget Sound Region

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, 1995 through 1999 King County and the Puget Sound Region

	1980	1990	1995	1996	1997	1998	1999
King	1,269,898	1,507,319	1,613,600	1,628,800	1,646,200	1,665,800	1,677,000
Seattle	493,846	516,259	532,900	534,700	536,600	539,700	540,500
Balance	776,052	991,060	1,080,700	1,094,100	1,109,600	1,126,100	1,136,500
Kitsap	147,152	189,731	220,600	224,700	229,400	229,000	229,700
Bremerton	36,208	38,142	39,610	38,370	38,600	37,260	36,270
Balance	110,944	151,589	180,990	186,330	190,800	191,740	193,430
Pierce	485,667	586,203	660,200	665,200	674,300	686,800	700,000
Tacoma	158,501	176,664	184,500	185,000	185,600	186,000	187,200
Balance	327,166	409,539	475,700	480,200	488,700	500,800	512,800
Snohomish	337,720	465,628	525,600	538,100	551,200	568,100	583,300
Everett	54,413	69,961	79,180	81,810	84,130	84,330	86,730
Balance	283,307	395,667	446,420	456,290	467,070	483,770	496,570
Puget Sound Region	2,240,437	2,748,881	3,020,000	3,056,800	3,101,100	3,149,700	3,190,000
Washington State	4,132,353	4,866,663	5,515,500	5,516,800	5,605,300	5,685,200	5,757,400

Source: Washington State Office of Financial Management.

Median Income, 1989 Counties in the Puget Sound Region

	House- holds in 1990	Median Household Income 1989	Families in 1990	Median Family Income 1989	Non- Families in 1990	Median Non-Family Income 1989	Total Persons 1990	Per Capita Income 1989
King County	616,691	\$36,179	381,807	\$44,555	234,884	\$23,236	1,507,319	\$18,587
Seattle	236,702	\$29,353	112,969	\$39,860	123,733	\$20,976	516,259	\$18,308
Kitsap County	69,488	\$32,043	50,802	\$36,388	18,686	\$20,289	189,731	\$14,311
Bremerton	14,749	\$22,610	8,985	\$26,423	5,764	\$17,676	38,142	\$11,418
Pierce County	214,795	\$30,412	152,728	\$35,108	62,067	\$18,209	586,203	\$13,439
Tacoma	69,752	\$25,333	43,167	\$31,203	26,585	\$15,550	176,664	\$12,272
Snohomish County	171,851	\$36,847	125,196	\$41,092	46,655	\$23,004	465,642	\$15,769
Everett	28,614	\$28,415	17,658	\$33,493	10,956	\$20,065	69,974	\$13,829

Source: U.S. Census 1990. Summary Tape File 3A, Tables P80A, P107A, P110A, P114A.

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 1990 Census reported 1989 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 1990.

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 1991 and 1996 -1998

KING COUNTY

Industry	1991	1996	1997	1998
Manufacturing	166,500	141,400	154,700	162,000
-Trans. Equip.	91,900	59,700	69,300	73,900
-Other Mfg.	74,600	81,700	85,400	88,100
Mining and Misc.	400	500	500	500
Construction	48,600	47,400	52,100	57,100
Trans./Pub. Util.	62,400	68,300	70,700	72,800
Wholesale/Retail	224,400	247,000	256,000	266,100
Fin./Ins./Real Est.	65,200	65,300	68,300	71,200
Services	245,700	301,900	327,400	342,300
Government	129,400	142,100	144,300	147,400
TOTAL:	942,600	1,013,900	1,074,000	1,119,400

KITSAP COUNTY

Industry	1991	1996	1997	1998
Manufacturing	1,700	2,000	2,100	2,300
-Trans. Equip.	NA	NA	NA	NA
-Other Mfg.	NA	NA	NA	NA
Mining and Misc.	500	900	900	900
Construction	3,100	3,300	3,100	3,400
Trans./Pub. Util.	1,700	1,700	1,600	1,700
Wholesale/Retail	14,100	16,000	16,300	16,500
Fin./Ins./Real Est.	2,400	2,600	2,600	2,800
Services	13,500	17,000	17,300	18,300
Government	29,300	26,300	26,200	25,800
TOTAL:	66,300	69,800	70,100	71,700

PIERCE COUNTY

Industry	1991	1996	1997	1998
Manufacturing	20,300	24,200	25,600	25,600
-Trans. Equip.	1,600	2,100	2,600	2,800
-Other Mfg.	18,700	22,100	23,000	22,800
Mining and Misc.	100	200	200	200
Construction	11,200	12,300	12,600	13,300
Trans./Pub. Util.	9,400	10,000	9,600	9,200
Wholesale/Retail	47,900	54,900	57,000	58,500
Fin./Ins./Real Est.	10,400	11,300	11,900	12,500
Services	51,700	61,500	64,600	67,400
Government	44,000	46,900	47,300	48,400
TOTAL:	195,000	221,300	228,800	235,100

SNOHOMISH COUNTY

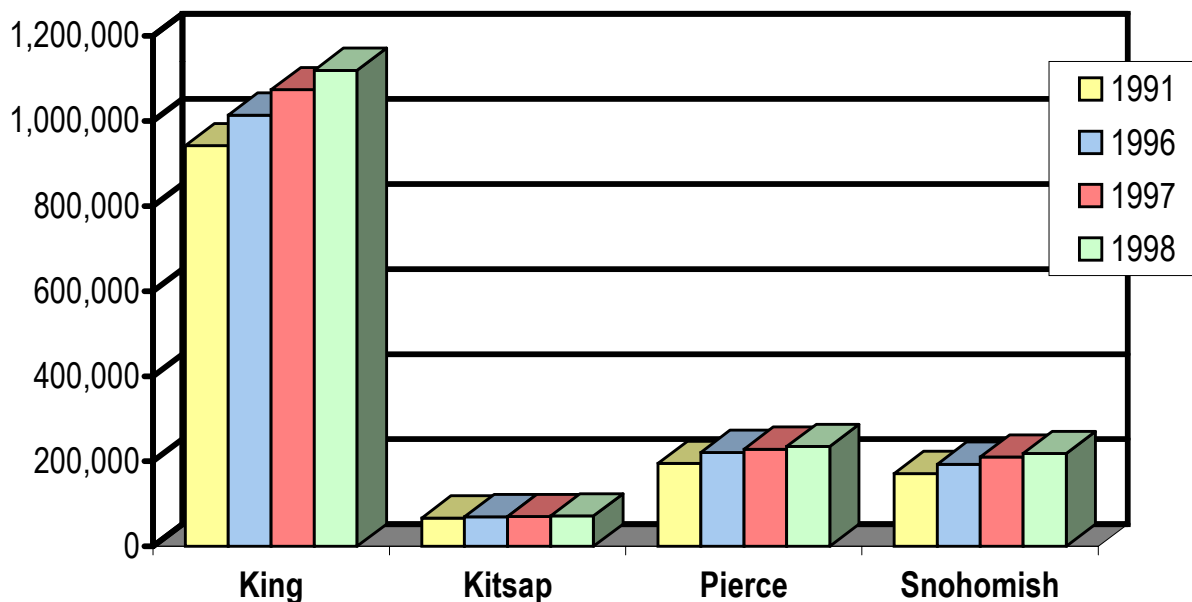
Industry	1991	1996	1997	1998
Manufacturing	50,300	53,200	62,000	65,800
-Trans. Equip.	29,500	32,100	38,000	43,100
-Other Mfg.	20,800	21,100	24,000	22,700
Mining and Misc.	200	200	200	200
Construction	11,200	12,000	13,700	14,400
Trans./Pub. Util.	6,400	5,600	6,000	7,100
Wholesale/Retail	39,300	44,100	46,000	47,000
Fin./Ins./Real Est.	7,300	8,400	9,150	9,200
Services	32,300	40,200	42,500	43,700
Government	23,900	28,900	30,500	30,700
TOTAL:	170,900	192,600	210,050	218,100

Source: Washington State Employment Security Department, 1995, 1996, 1997, 1998.

Non-Agricultural Wage and Salary Jobs in Puget Sound Region 1991, and 1996 - 1998

Industry	1991	1996	1997	1998
Manufacturing	238,800	220,800	244,400	255,700
-Trans. Equip.	123,000	93,900	109,900	119,800
-Other Mfg.	114,100	124,900	132,400	133,600
Mining and Misc.	1,200	1,800	1,800	1,800
Construction	74,100	75,000	81,500	88,200
Trans./Pub. Util.	79,900	85,600	87,900	90,800
Wholesale/Retail	325,700	362,000	375,300	388,100
Fin./Ins./Real Est.	85,300	87,600	91,950	95,700
Services	343,200	420,600	451,800	471,700
Government	226,600	244,200	248,300	252,300
TOTAL:	1,374,800	1,497,600	1,582,950	1,644,300

Total Jobs by County



Source: Washington State Employment Security Department, 1998.

Housing Units by Structure Type Counties in the Puget Sound Region, 1990 and 1998

	<u>1990</u>				<u>1998</u>			
	Total Units	1 unit	2/more units	Mobile Homes	Total Units	1 unit	2/more units	Mobile Homes
King County:								
Unincorporated	192,079	149,677	31,445	10,957	143,017	111,740	21,313	9,964
Incorporated	455,222	243,881	197,157	14,184	567,436	305,331	251,828	10,277
Seattle	249,032	132,330	113,146	3,556	255,641	130,143	125,138	360
Total:	647,301	393,558	228,602	25,141	710,453	417,071	273,141	20,241
Kitsap County:								
Unincorporated	52,512	39,001	5,522	7,989	63,168	44,222	6,959	11,987
Incorporated	21,526	12,169	8,437	920	30,754	19,098	10,277	1,379
Bremerton	15,693	9,190	6,124	379	16,685	9,660	6,526	499
Total:	74,038	51,170	13,759	8,909	93,922	63,320	17,236	13,366
Pierce County:								
Unincorporated	125,448	80,478	24,962	20,008	117,657	76,011	14,711	26,935
Incorporated	103,419	67,515	33,824	2,080	158,839	98,411	55,655	4,773
Tacoma	75,147	49,278	25,154	715	79,324	51,913	26,696	715
Total:	228,867	147,993	58,786	22,088	276,496	174,422	70,366	31,708
Snohomish County:								
Unincorporated	97,573	67,715	12,927	16,931	109,128	74,134	15,413	19,581
Incorporated	86,362	49,474	33,129	3,759	118,066	68,786	44,169	5,111
Everett	30,799	15,682	13,794	1,323	36,815	17,571	17,792	1,452
Total:	183,935	117,189	46,056	20,690	227,194	142,920	59,582	24,692

Source: Washington State Office of Financial Management, "Population Trends", 1998.

New Privately Owned Residential Units Authorized in Selected Permits-Issuing Places, 1991 - 1998 Counties in the Puget Sound Region

	1991	1992	1993	1994	1995	1996	1997	1998
King County:								
- Single Family	4,518	5,242	4,688	5,478	4,480	4,789	5,434	5,818
- Multifamily	2,814	3,759	3,081	2,983	5,118	6,398	6,897	8,435
King County Total:	7,332	9,001	7,769	8,461	9,598	11,187	12,331	14,253
Kitsap County:								
- Single Family	1,701	1,911	1,488	1,483	1,022	1,540	1,555	1,100
- Multifamily	745	431	653	256	189	250	184	26
Kitsap County Total:	2,446	2,342	2,141	1,739	1,211	1,790	1,739	1,126
Pierce County:								
- Single Family	2,939	3,909	4,280	3,758	2,739	3,733	3,935	4,392
- Multifamily	1,263	1,471	1,130	1,253	1,157	999	995	1,304
Pierce County Total:	4,202	5,380	5,410	5,011	3,896	4,732	4,930	5,696
Snohomish County:								
- Single Family	2,288	3,024	3,361	3,870	2,765	3,968	4,162	4,314
- Multifamily	604	902	1,058	1,340	739	960	1,401	3,553
Snoho. County Total:	2,892	3,926	4,419	5,210	3,504	4,928	5,563	7,867

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 Regional Policy and Planning Building Permit Files. Dept. of Housing and Urban Development

Number of Lots Applied For Counties in the Puget Sound Region, 1990 - 1998

	1990	1991	1992	1993	1994	1995	1996	1997	1998
King	7,215	1,497	1,408	1,564	2,322	2,991	2,979	3,672	5,275
Kitsap	864	865	556	1,242	1,069	675	676	393	*125
Pierce	5,530	2,462	3,374	5,863	8,344	2,430	2,718	8,535	*1,968
Snohomish	2,548	2,118	1,132	971	2,086	2,981	4,070	3,726	1,731 ⁿ
Total of Four Counties	16,157	6,912	6,470	9,640	13,821	9,077	10,443	16,326	9,099

Number of Lots Recorded Counties in the Puget Sound Region, 1990 - 1998

	1990	1991	1992	1993	1994	1995	1996	1997	1998
King	4,240	3,684	2,398	2,782	2,730	2,606	1,734	3,402	2,213
Kitsap	660	950	861	369	1,065	326	728	380	535
Pierce	2,174	2,464	2,564	2,225	2,727	2,378	2,464	*6,332	*2,047
Snohomish	1,235	1,406	2,570	2,316	2,772	2,464	2,057	2,854	3,356 ⁿ
Total of Four Counties	8,309	8,504	8,397	7,693	9,294	7,774	6,983	12,968	8,151

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

* county only data, no data for the cities.

Sources:

King County - King County Office of Budget and Strategic Planning,

Snohomish County - Real Visions Information Services, n = only for first three quarters of 1998.

Kitsap County - Kitsap County Assessor's Office

Pierce County - Pierce County Planning and City of Tacoma, data only for unincorporated Pierce County and City of Tacoma