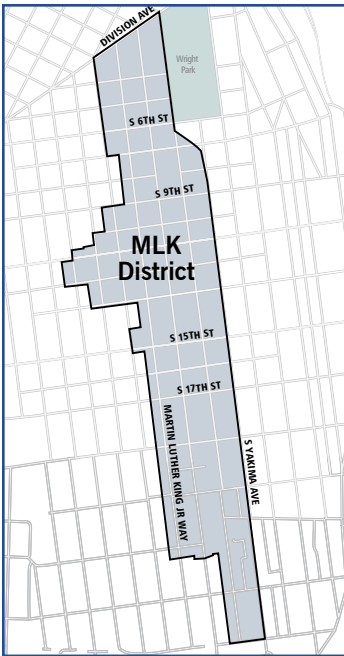


## **MLK SUBAREA PLAN**

### **Draft Environmental Impact Statement**

Appendix A: Determination of Significance and Scoping Notice





# SCOPING MEETING: Help Us Plan the Future of THE MLK DISTRICT

The City of Tacoma is working with residents, businesses and property owners to prepare a MLK Subarea Plan to encourage development and economic revitalization in the MLK District. As part of that plan, the City is preparing a non-project Environmental Impact Statement (EIS) to evaluate how the subarea plan might impact environmental and infrastructure resources in the area, as well as how those impacts might be mitigated.

One of the first steps in preparing an EIS is to conduct a public scoping process to ask citizens and organizations for their concerns, comments and ideas. The City of Tacoma is hosting a public scoping period to gather public comments on the issues and opportunities that should be the focus of the EIS. The public scoping comment period will last from January 9, 2012 through February 10, 2012. Comments are welcome at the public scoping meeting on January 19, 2012, or any time during the comment period through mail or email.

## HOW TO COMMENT:

Attend the public scoping meeting

**Date:** Thursday, January 19, 2012

**Location:** Evergreen Tacoma Campus  
1210 6th Avenue, Room 105

**Time:** Public testimony begins at 5:00 pm

Provide written comments via mail

**Brian Boudet**

**City of Tacoma**

**Community and Economic Development Dept.**

**747 Market Street, Room 1036**

**Tacoma, WA 98402**

Provide comments via email

[planning@cityoftacoma.org](mailto:planning@cityoftacoma.org)

For more information visit the project website:  
[www.cityoftacoma.org/MLKPlan](http://www.cityoftacoma.org/MLKPlan)

Planning the Future of  
The MLK District 

# What might the future look like?

The City of Tacoma is required to plan for 60,000 new jobs and 70,000 additional people in Tacoma by 2030\*. If this growth occurs as projected, it could mean up to 10 million square feet of new floor space in the MLK District that will bring additional housing, employment opportunities, new infrastructure, open spaces, and transportation options. What might this look like?

\*Puget Sound Regional Council Vision 2040

## MLK Business District Core Area



Conceptual illustration of the maximum build out allowed in the MLK Business District Core Area. Includes a mix of commercial and residential uses and urban density levels with maximum building heights up to 85 feet and minimal to no setbacks.

## McCarver Neighborhood Area



Conceptual illustration of the maximum build out allowed in the McCarver Neighborhood Area. Includes primarily residential uses and some commercial space, particularly along MLK Way, with urban density levels. Maximum building heights of 60-65 feet and minimal to no setbacks.

## St. Joseph Medical Center Area



Conceptual illustration of the maximum build out allowed in the St. Josephs Medical Center Area. Includes primarily medical uses and some residential and other commercial space. Urban density levels with maximum building heights of 150 feet and minimal to no setbacks.

## Tacoma General/Mary Bridge Medical Center Area



Conceptual illustration of the maximum build out allowed in the Tacoma General/Mary Bridge Medical Center Area. Includes primarily medical uses and some residential and other commercial space. Urban density levels with maximum building heights of 150 feet and minimal to no setbacks.

The general illustrations above are representative of the maximum building envelope that will be allowed under the proposed plan, and not any particular project or proposal.

For more information visit the project website:  
[www.cityoftacoma.org/MLKPlan](http://www.cityoftacoma.org/MLKPlan)

Planning the Future of  
The MLK District 



# Determination of Significance, Notice of Environmental Impact Statement (EIS), Public Scoping<sup>1</sup> and Public Scoping Meeting

**Proponent:** City of Tacoma

**Project Name:** MLK Subarea Plan

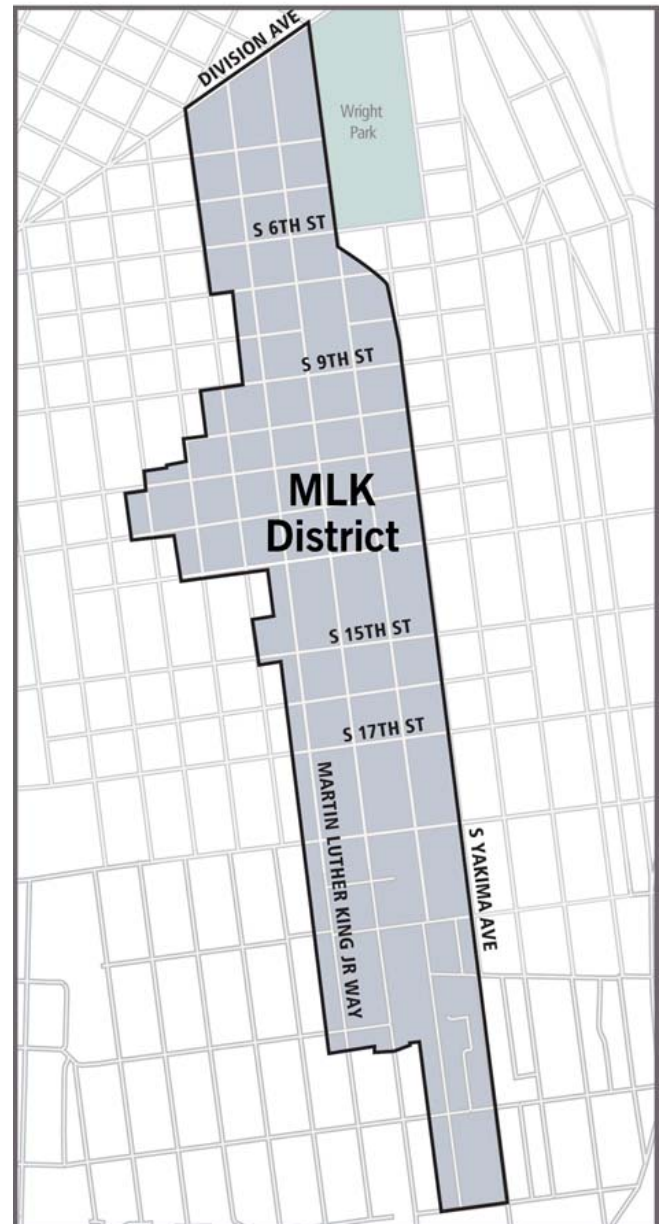
## Background:

**Funding** - The City of Tacoma has been awarded a grant from the Washington State Department of Commerce (DOC) funded by the U.S. Environmental Protection Agency (EPA) under assistance agreement PO-00J093-01-0.

**Planned-Action Environmental Review** – As part of the subarea planning process, the City will prepare a non-project environmental impact statement (EIS) for the MLK Subarea Plan. Completing a non-project EIS presents a cumulative impact analysis for the entire subarea, rather than piecemeal analysis of the environmental impacts and mitigation on a project-by-project basis. As a result, the environmental impacts and mitigation are comprehensively evaluated at the subarea-wide level. The non-project EIS also eliminates the need for subsequent environmental review associated with project-specific development proposals that are consistent with the subarea’s development regulations. As such, the non-project EIS provides certainty and predictability for urban development proposals; thereby, streamlining the environmental review process within the subarea and encouraging the goals of SEPA<sup>2</sup> and the State’s Growth Management Act (Chapter 36.70A RCW).

The City has decided the non-project EIS will proceed under RCW 43.21C.420. Recognizing that RCW 43.21C.420(5)(a) and (b) include a sunset provision, the City wishes to also proceed under RCW 43.21C.031 (planned action) and RCW 43.21C.229 (infill exemption), providing the City with additional SEPA tools that the City may use if provisions in RCW 43.21C.420(5)(a) and (b) expire.

MLK Study Area



<sup>1</sup> Scoping is the first major step in preparation of an environmental impact statement (EIS). It involves identifying the alternatives and the range of environmental issues that are to be analyzed in the EIS.

<sup>2</sup> SEPA is the **State Environmental Policy Act** (Chapter 43.21C RCW). Regulations that implement SEPA are called the SEPA Rules (Chapter 197-11 WAC).

**Appeal and Noticing** - For a non-project EIS completed under RCW 43.21C.420, the SEPA-based appeal opportunity occurs only in conjunction with issuance of the non-project Final EIS. Consistent with RCW 43.21C.420, a proposed development will not be subject to project-specific SEPA-based administrative or judicial appeals if the proposed development is (1) proposed within 10 years of the issuance of the subarea Final EIS, (2) situated within the subarea, and (3) consistent with the adopted subarea plan and development regulations. Similarly, there are no SEPA noticing requirements for subsequent, site-specific development or redevelopment within the subarea that is consistent with the subarea plan.

**Planned-Action Outreach Requirements** – This optional EIS process has several community outreach components, notably:

- A community meeting on the proposed subarea plan must be held prior to issuance of the EIS Scoping notice for the proposed EIS;
- Notice of the proposed community meeting and notice of the EIS Scoping meeting must be mailed to all:
  - Taxpayers of record within the subarea;
  - Taxpayers of record within 400 feet of the boundaries of the subarea;
  - Affected federally-recognized tribal governments whose ceded area is within one-half mile of the boundaries of the subarea;
  - Agencies with jurisdiction<sup>3</sup> over future development within the subarea;
  - Small businesses, as defined in RCW 19.85.020, and
  - All community preservation and development authorities established under chapter 43.167 RCW, TMC 13.12.560(D)(2).
- notice of the community meeting must include general illustrations and descriptions of buildings that are generally representative of the maximum building envelope that will be allowed under the subarea plan; and
- the notice must be posted on major travel routes within the subarea within seven days of the mailing of the meeting notice.

**Description of the Proposal:** The proposed project involves development of an innovative, area-wide subarea plan for Tacoma’s **MLK Mixed-Use Center** (the project study area), which will become an optional element of the City’s Comprehensive Plan. Together with the subarea plan, a non-project EIS is being prepared that will evaluate the probable adverse environmental impacts associated with various alternatives that are part of the subarea plan and identify measures that will be used to mitigate the impacts identified.

Specifically, the EIS will analyze the impacts associated with future development in the MLK Subarea, including additional development that is being planned to occur over approximately the next 20 years, as well as potential increases in employment and population that are being planned for in this area. Preliminary growth targets for the area include 10,000 new jobs and 10,000 additional people by 2030. This new development could represent a maximum of approximately 10 million square feet of new floor area. To accommodate the projected growth, the City is in the process of completing a transfer of development rights feasibility study, consistent with RCW 43.21C.420(g). As noted previously, the goal

<sup>3</sup> For SEPA compliance, an agency with jurisdiction is an agency with authority to approve, veto, or finance all or part of a project (see WAC 197-11-714 for more details).

of this EIS is to evaluate potential environmental impacts on an area-wide basis, thus eliminating the need for additional environmental analysis in conjunction with development and redevelopment that occurs on individual sites within the MLK Subarea. This environmental review is intended to serve as a catalyst for redevelopment and an incentive for property owners and developers to favorably consider Tacoma's MLK Subarea when locating a business or investing in the community.

**Location:** The geographic area that is the focus of *MLK Subarea Plan* is shown in the map on the front page. Generally, the boundaries extend from Division Avenue on the north to South 27th Street on the south and from South L Street on the west to Yakima Avenue on the east, except between South 10th and 13th Streets where the west boundary extends to about South Sheridan Street. This subarea is commonly known as and locally designated as the MLK Mixed-Use Center. The approximately 275-acre area encompasses numerous significant community facilities, including Tacoma General & Mary Bridge Children's Hospitals, St Joseph Medical Center, and McCarver Elementary School. The City of Tacoma intends to designate this MLK Subarea as an environmentally reviewed subarea under the provisions of RCW 43.21C.420, or RCW 43.21C.031 and RCW 43.21C.229 if provisions in RCW 43.21C.420(5)(a) and (b) expire.

**Alternatives:** The EIS may also analyze several alternatives as part of the *MLK Subarea Plan*. These potential alternatives would be based on variations of such factors as transportation, utilities, development phasing, and/or focus areas within the subarea that exhibit different mixes of land use and intensities of development. The alternatives may also include less intensive development within the study area.

In addition, this EIS will evaluate impacts associated with a No Action – or business as usual -- Alternative. For purposes of the No Action Alternative, it is assumed that development would occur within the MLK Subarea based on existing zoning and environmental review procedures. Any such development or redevelopment that is proposed within the MLK Subarea in conjunction with the No Action Alternative would undergo environmental review on a project-by-project basis. Such projects would be subject to site-specific mitigation and appeal potential.

**Lead Agency:** The City of Tacoma is lead agency for SEPA compliance; the City of Tacoma will serve as the nominal<sup>4</sup> lead agency.

**Environmental Impact Statement (EIS) Requirement:** The City of Tacoma has determined that the *MLK Subarea Plan* is likely to have a significant adverse environmental impact on the environment. An EIS under RCW 43.21C.030(2)(c) will be prepared. This decision was made after a review of information that is on-file with the City. Preliminary indications are that the following environmental parameters will be evaluated in this EIS:

- Earth;
- Air Quality (greenhouse gas emissions);
- Water;
- Plants and Animals;
- Environmental Health (contamination and hazardous materials);
- Noise;

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<sup>4</sup> A nominal lead agency is the public agency responsible for complying with the duties of lead agency (WAC 197-11-944) and complying with SEPA's procedural requirements (WAC 197-11-758).

- Land Use (adjacent land uses and consistency with plans, policies and regulations);
- Population and Housing;
- Historic and Cultural Resources;
- Aesthetics;
- Transportation, Circulation and Parking;
- Public Utilities; and
- Public Services.

**EIS Scoping:** Agencies, affected tribes, and members of the public are invited to comment on the scope of this proposed EIS. You may comment on the alternatives, probable significant adverse impacts, proposed mitigation measures, and licenses or other approvals that may be required. Methods for presenting your comments are described below. Please note that the City of Tacoma does not discriminate on the basis of disability in any of its programs, activities, or services. To request this information in an alternative format or a reasonable accommodation, please contact the City Clerk's Office at 253-591-5505. TTY or speech-to-speech users please dial 711 to connect to Washington Relay Services.

All comments are due no later than **5 PM, Friday, February, 10, 2012.**

- **EIS Public Scoping Meeting** – An EIS Scoping meeting is scheduled for **5 pm to 7 pm, Thursday, January 19, 2012** at the Evergreen State College Tacoma Campus (1210 6<sup>th</sup> Avenue). The purpose of the meeting is to learn more about the proposed project and to provide an opportunity to comment orally on the scope of the proposed EIS. Written comments will also be accepted at this meeting (comment forms will be available).
- **Submittal of Written Comments via Mail** – Written comments may be submitted to the Project Manager via mail, fax or e-mail, as follows:

**Project Manager:** ..... Brian Boudet

**Title:** ..... Urban Planner, Long-Range Planning Division

**Address:** ..... City of Tacoma  
 Community and Economic Development Dept.  
 747 Market Street, Room 1036  
 Tacoma, WA 98402

**Phone #:** ..... 253.573.2389

**Fax #:** ..... 253.591.2002

**E-mail Address:** ..... [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org)

**Responsible Official:** Ryan Petty

**Position/Title:** Director, Community and Economic Development Department

**Date:** January 6, '12 **Signature:** 



**MLK SUBAREA PLAN**

**Draft Environmental Impact Statement**

Appendix B: American Community Survey (ACS) Data



## Appendix B: American Community Survey 2005-2009 Comparative social statistics - age and household status

	US	WA	Puget Snd	Pierce County	Tacoma	MLK
Persons	301,461,533	6,465,755	3,545,661	774,339	196,118	2,745
Households	112,611,029	2,512,327	1,409,868	291,323	79,151	1,349
Average household size	2.60	2.52	2.51	2.56	2.39	1.59
Families	74,625,059	1,620,376	880,950	195,602	45,803	533
Average family size	3.19	3.09	3.06	3.08	3.07	2.40
Percent households in families	66%	64%	62%	67%	58%	40%
Population by age						
0- 4	20,860,344	431,233	233,687	54,264	13,231	189
5- 9	19,863,359	410,628	217,705	51,421	11,689	147
10-14	20,590,895	433,566	228,463	55,019	12,437	120
15-19	21,542,504	446,030	228,287	55,874	14,044	148
20-24	21,163,659	454,860	241,040	60,575	15,815	285
25-34	40,443,203	895,386	540,186	107,716	29,231	597
35-44	42,748,574	923,053	548,744	111,859	27,951	434
45-54	43,646,772	971,842	549,781	115,040	28,718	426
55-59	18,098,647	414,815	220,343	46,382	12,074	146
60-64	14,502,706	324,257	165,585	34,682	8,743	99
65-74	19,596,032	399,616	192,263	43,778	10,369	99
75-84	13,250,993	256,458	126,959	27,675	8,142	48
85+	5,153,845	104,011	52,618	10,054	3,674	9
Median age	36.5	36.8	36.5	35.2	35.6	33.0
Percent under 18	74,182,525	1,547,473	821,845	194,836	164,020	528
Percent over 18	227,279,008	4,918,282	2,723,816	579,503	150,878	2,217
Percent 18-64	189,278,138	4,158,197	2,351,976	497,996	128,693	2,061
Percent 65+	38,000,870	760,085	371,840	81,507	22,185	156
Family households	75,082,471	1,620,376	880,950	195,602	45,803	533
Percent of all households	67%	64%	62%	67%	58%	40%
Married couple	55,974,600	1,262,848	685,624	146,393	30,781	224
Married couple w/related ch	24,103,862	538,050	306,746	64,043	12,595	96
Male only	5,115,232	108,562	59,996	14,910	3,985	
Male only w/related child	2,522,043	60,970	31,627	8,992	2,483	
Female only	13,992,639	248,966	135,330	34,299	11,037	
Female only w/related child	8,257,645	161,157	85,671	22,910	7,157	
Non-family households	37,528,558	891,951	528,918	95,721	33,348	172
Percent of all households	33%	36%	38%	33%	42%	13%
Living alone	30,770,470	698,558	408,056	75,730	26,548	
Over 65	10,466,313	213,150	108,570	23,279	7,719	
Total households	112,611,029	2,512,327	1,409,868	291,323	79,151	
Residence 1 year ago						
Same house 1 year ago	249,272,748	5,173,000	2,818,452	601,788	149,950	
Different house in same cou	28,526,109	729,995	421,487	97,515	29,418	
Different house in same s	10,168,624	206,435	100,624	25,560	7,226	
Elsewhere	48,082,332	1,206,070	679,997	161,797	43,513	
Population 1 year and over	297,355,080	6,379,070	3,498,449	763,585	193,463	

## Comparative social statistics - age and household status

	US	WA	Puget Snd	Pierce County	Tacoma	MLK
Persons	301,461,533	6,465,755	3,545,661	774,339	196,118	2,745
Households	112,611,029	2,512,327	1,409,868	291,323	79,151	1,349
Average household size	2.60	2.52	2.51	2.56	2.48	2.03
Families	74,625,059	1,620,376	880,950	195,602	45,803	533
Average family size	3.19	3.09	3.06		3.07	2.40
Percent households in families	66%	64%	62%	67%	58%	40%
Population by age						
0- 4	7%	7%	7%	7%	7%	7%
5- 9	7%	6%	6%	7%	6%	5%
10-14	7%	7%	6%	7%	6%	4%
15-19	7%	7%	6%	7%	7%	5%
20-24	7%	7%	7%	8%	8%	10%
25-34	13%	14%	15%	14%	15%	22%
35-44	14%	14%	15%	14%	14%	16%
45-54	14%	15%	16%	15%	15%	16%
55-59	6%	6%	6%	6%	6%	5%
60-64	5%	5%	5%	4%	4%	4%
65-74	7%	6%	5%	6%	5%	4%
75-84	4%	4%	4%	4%	4%	2%
85+	2%	2%	1%	1%	2%	0%
Median age	36.5	36.8	36.5	35.2	35.6	33.0
Percent under 18	25%	24%	23%	25%	24%	19%
Percent over 18	75%	76%	77%	75%	77%	81%
Percent 18-64	63%	64%	66%	64%	66%	75%
Percent 65+	13%	12%	10%	11%	11%	6%
Family households	75,082,471	1,620,376	880,950	195,602	45,803	533
Percent of all households	67%	64%	62%	67%	58%	40%
Married couple	75%	78%	78%	75%	67%	42%
Married couple w/related child	32%	33%	35%	33%	27%	18%
Male only	7%	7%	7%	8%	9%	0%
Male only w/related child	3%	4%	4%	5%	5%	0%
Female only	19%	15%	15%	18%	24%	0%
Female only w/related child	11%	10%	10%	12%	16%	0%
Non-family households	37,528,558	891,951	528,918	95,721	33,348	172
Percent of all households	33%	36%	38%	33%	42%	13%
Living alone	82%	78%	77%	79%	80%	0%
Over 65	28%	24%	21%	24%	23%	0%
Total households	112,611,029	2,512,327	1,409,868	291,323	79,151	0
Residence 1 year ago						
Same house 1 year ago	84%	81%	81%	79%	78%	#DIV/0!
Different house in same county	10%	11%	12%	13%	15%	#DIV/0!
Different house in same state	16%	19%	3%	3%	4%	#DIV/0!
Elsewhere	16%	19%	19%	21%	22%	#DIV/0!
Population 1 year and over	297,355,080					

## Comparative social statistics - education and occupation

Education (age 25+ yrs)	US	WA	Puget Snd	Pierce County	Tacoma	MLK
Less than 9th grade	12,550,193	171,477	75,017	15,718	6,044	200
9th-12th grade, no diploma	17,894,984	284,830	136,381	35,518	10,989	261
High school graduate	57,861,698	1,056,338	536,784	147,771	37,350	559
Some college, no degree	40,105,283	1,057,672	565,921	133,025	32,179	440
Associate degree	14,663,437	398,582	217,062	49,214	12,094	159
Bachelors degree	34,384,717	853,672	564,993	76,704	20,203	193
Graduate or professional degree	19,980,460	466,867	300,321	39,236	10,043	77
<b>Total</b>	<b>197,440,772</b>	<b>4,289,438</b>	<b>2,396,479</b>	<b>497,186</b>	<b>128,902</b>	<b>1,890</b>
Total population	301,461,533	6,465,755	3,545,661	774,339	196,118	2,745
Total persons 16 years+	235,871,704	5,100,398	2,819,421	602,840	155,702	2,276
Total in labor force	153,407,584	3,374,721	1,952,327	400,709	98,863	881
Total civilian employed	141,303,145	3,089,219	1,795,248	348,499	88,926	714
Total in armed forces	1,134,555	52,910	36,410	23,066	1,527	
Occupation	141,303,145	3,089,219	1,795,248	348,499	88,926	880
Managerial, professional	49,129,589	1,154,343	736,211	111,079	27,967	227
Service occupations	23,859,762	505,977	276,154	61,860	17,436	284
Sales and office operations	36,203,679	757,651	440,407	91,952	22,755	200
Farming, fishing, and forestry	993,902	45,979	5,457	1,112	348	12
Construction, extraction, maint	13,383,294	276,642	153,768	35,940	8,231	28
Production, transportation	17,732,919	348,627	183,251	46,556	12,189	130
Industry	141,303,145	3,089,219	1,795,248	348,499	88,926	882
Agriculture, forestry, fishing, n	2,576,402	75,963	11,187	2,508	624	15
Construction	10,520,876	234,284	134,272	29,246	6398	32
Manufacturing	15,887,145	331,636	210,760	35,998	8639	72
Subtotal base industries	28,984,423	641,883	356,219	67,752	15,661	119
Wholesale trade	4,516,754	105,059	59,868	13,661	3,095	17
Retail trade	16,277,681	355,053	202,577	41,451	10,110	83
Transportation, warehouse, utili	7,173,048	160,504	91,322	22,252	5,931	30
Information	3,450,324	84,852	62,094	6,000	1,614	7
Finance, insurance, real estate	10,033,714	197,620	125,755	22,856	5,550	29
Personal services	14,540,450	348,653	238,609	31,900	9,591	139
Education, health, and social se	30,390,213	629,025	344,242	73,526	18,916	139
Arts, entertainment, recreation	12,395,164	266,179	153,476	29,934	8,588	139
Other services	6,842,841	141,160	82,506	17,702	4,709	139
Public administration	6,698,533	159,231	78,580	21,465	5,161	41
Subtotal service industries	112,318,722	2,447,336	1,439,029	280,747	73,265	762
Total industries	141,303,145	3,089,219	1,795,248	348,499	88,926	881
Private wage and salary	111,026,318	2,377,044	1,421,231	267,049	69,288	
Government workers	20,640,111	498,960	260,069	61,522	14,833	
Self-employed in own business	9,355,537	207,735	111,255	19,389	4,687	
Unpaid family workers	281,179	5,480	2,693	539	118	
<b>Total</b>	<b>141,303,145</b>	<b>3,089,219</b>	<b>1,795,248</b>	<b>348,499</b>	<b>88,926</b>	<b>0</b>
Median household income	\$51,425	\$56,384	\$64,114	\$56,773	\$46,645	\$35,090
Median family income	\$62,363	\$68,457	\$78,670	\$67,348	\$60,905	
Per capita income	\$27,041	\$29,320	\$33,559	\$27,265	\$19,517	\$16,586

## Comparative social statistics - education and occupation

Education (age 25+ yrs)	US	WA	Puget Snd	Pierce County	Tacoma	MLK
Less than 9th grade	6%	4%	3%	3%	5%	11%
9th-12th grade, no diploma	9%	7%	6%	7%	9%	14%
High school graduate	29%	25%	22%	30%	29%	30%
Some college, no degree	20%	25%	24%	27%	9%	23%
Associate degree	7%	9%	9%	10%	9%	8%
Bachelors degree	17%	20%	24%	15%	16%	10%
Graduate or professional degree	10%	11%	13%	8%	8%	4%
<b>Total</b>	<b>197,440,772</b>	<b>4,289,438</b>	<b>2,396,479</b>	<b>497,186</b>	<b>128,902</b>	<b>1,890</b>
Total population	301,461,533	6,465,755	3,545,661	774,339	196,118	2,745
Total persons 16 years+	235,871,704	5,100,398	2,819,421	602,840	155,702	2,276
Total in labor force	65%	66%	69%	66%	63%	39%
Total civilian employed	60%	61%	64%	58%	57%	31%
Total in armed forces	0%	1%	1%	4%	1%	0%
<b>Occupation</b>	<b>141,303,145</b>	<b>3,089,219</b>	<b>1,795,248</b>	<b>348,499</b>	<b>88,926</b>	<b>880</b>
Managerial, professional	35%	37%	41%	32%	31%	26%
Service occupations	17%	16%	15%	18%	20%	32%
Sales and office operations	26%	25%	25%	26%	26%	23%
Farming, fishing, and forestry	1%	1%	0%	0%	0%	1%
Construction, extraction, maint	9%	9%	9%	10%	9%	3%
Production, transportation	13%	11%	10%	13%	14%	15%
<b>Industry</b>	<b>141,303,145</b>	<b>3,089,219</b>	<b>1,795,248</b>	<b>348,499</b>	<b>88,926</b>	<b>882</b>
Agriculture, forestry, fishing, n	2%	2%	1%	1%	1%	2%
Construction	7%	8%	7%	8%	7%	4%
Manufacturing	11%	11%	12%	10%	10%	8%
Subtotal base industries	21%	21%	20%	19%	18%	14%
Wholesale trade	3%	3%	3%	4%	3%	2%
Retail trade	12%	11%	11%	12%	11%	9%
Transportation, warehouse, utili	5%	5%	5%	6%	7%	3%
Information	2%	3%	3%	2%	2%	1%
Finance, insurance, real estate	7%	6%	7%	7%	6%	3%
Personal services	10%	11%	13%	9%	11%	16%
Education, health, and social se	22%	20%	19%	21%	21%	16%
Arts, entertainment, recreation	9%	9%	9%	9%	10%	16%
Other services	5%	5%	5%	5%	5%	16%
Public administration	5%	5%	4%	6%	6%	5%
Subtotal service industries	79%	79%	80%	81%	82%	87%
<b>Total industries</b>	<b>141,303,145</b>	<b>3,089,219</b>	<b>1,795,248</b>	<b>348,499</b>	<b>88,926</b>	<b>881</b>
Private wage and salary	79%	77%	79%	77%	78%	#DIV/0!
Government workers	15%	16%	14%	18%	17%	#DIV/0!
Self-employed in own business	7%	7%	6%	6%	5%	#DIV/0!
Unpaid family workers	0%	0%	0%	0%	0%	#DIV/0!
<b>Total</b>	<b>141,303,145</b>	<b>3,089,219</b>	<b>1,795,248</b>	<b>348,499</b>	<b>88,926</b>	<b>0</b>
Median household income	\$51,425	\$56,384	\$64,114	\$56,773	\$46,645	\$35,090
Median family income	\$62,363	\$68,457	\$78,670	\$67,348	\$60,905	\$0
Per capita income	\$27,041	\$29,320	\$33,559	\$27,265	\$25,215	\$16,586

## Comparative social statistics - income

Household (family/nonfamily) inc	US	WA	Puget Snd	Pierce County	Tacoma	MLK
\$ 0- 9,999	8,329,488	58,411	40,454	18,297	7,688	224
\$ 10- 14,999	6,305,311	43,847	27,707	12,563	4,990	224
\$ 15- 24,999	12,172,059	108,871	63,964	24,947	8,324	240
\$ 25- 34,999	11,985,229	131,805	75,608	28,015	8,735	130
\$ 35- 49,999	16,064,321	213,211	122,546	44,621	12,341	207
\$ 50- 74,999	21,053,113	336,006	193,047	59,394	15,038	181
\$ 75- 99,999	13,853,787	261,898	158,186	42,464	9,694	50
\$ 100-149,999	13,578,721	283,807	189,158	41,085	8,622	54
\$ 150-199,999	4,724,616	98,759	72,054	12,021	2,154	11
\$ 200,000+	4,544,384	83,761	63,456	7,916	1,565	7
<b>Total</b>	<b>112,611,029</b>	<b>1,620,376</b>	<b>1,006,180</b>	<b>291,323</b>	<b>79,151</b>	<b>1,328</b>
<b>Individuals in poverty status by age</b>						
Between 18-64 years	12.2%	11.2%	9.2%	10.9%	15.8%	
Over 65 years	9.8%	8.2%	8.4%	8.9%	13.5%	
<b>Total in Poverty 18+ years</b>	<b>11.8%</b>	<b>10.7%</b>	<b>9.1%</b>	<b>10.6%</b>	<b>15.5%</b>	
Percent of Population in Poverty	13.5%	11.8%	9.8%	11.6%	17.1%	
<b>Total families in poverty in 1999</b>						
Married couples	4.8%	3.9%	3.0%	3.5%	6.1%	
With related children <18 yr	6.7%	5.4%	4.0%	4.4%	7.4%	
With related children <5 yrs	6.3%	5.5%	3.8%	5.1%	7.2%	
Female headed families	28.7%	26.3%	21.7%	26.1%	29.5%	
Female head w/related child	37.1%	33.7%	28.1%	31.9%	34.1%	
With related children <5 yrs	45.6%	43.0%	n/a	42.1%	38.2%	
<b>Source of income</b>						
Earnings	90,209,008	2,036,115	1,180,528	237,479	61,924	
Social security	30,470,729	619,204	298,577	68,463	18,968	
Supplemental security (SSI)	4,283,276	87,221	42,187	11,102	4,239	
Public assistance cash income	2,690,559	87,170	42,695	11,378	4,573	
Retirement	19,599,672	450,849	226,996	57,753	14,407	
<b>Amount of income - mean</b>						
Earnings	\$71,159	\$73,314	\$82,172	\$70,412	\$64,051	
Social security	\$14,966	\$15,428	\$15,502	\$15,182	\$13,701	
Supplemental security (SSI)	\$7,887	\$8,175	\$8,137	\$8,111	\$7,936	
Public assistance	\$3,363	\$3,420	\$3,566	\$3,616	\$3,856	
Retirement	\$20,838	\$21,561	\$22,175	\$20,803	\$17,864	

## Comparative social statistics - income

Household (family/nonfamily) inc	US	WA	Puget Snd	Pierce County	Tacoma	MLK
\$ 0- 9,999	7%	4%	4%	6%	10%	17%
\$ 10- 14,999	6%	3%	3%	4%	6%	17%
\$ 15- 24,999	11%	7%	6%	9%	11%	18%
\$ 25- 34,999	11%	8%	8%	10%	11%	10%
\$ 35- 49,999	14%	13%	12%	15%	16%	16%
\$ 50- 74,999	19%	21%	19%	20%	19%	14%
\$ 75- 99,999	12%	16%	16%	15%	12%	4%
\$ 100-149,999	12%	18%	19%	14%	11%	4%
\$ 150-199,999	4%	6%	7%	4%	3%	1%
\$ 200,000+	4%	5%	6%	3%	2%	1%
<b>Total</b>	<b>112,611,029</b>	<b>1,620,376</b>	<b>1,006,180</b>	<b>291,323</b>	<b>79,151</b>	<b>1,328</b>
<b>Individuals in poverty status by age</b>						
Between 18-64 years	12.2%	11.2%	9.2%	10.9%	15.8%	0.0%
Over 65 years	9.8%	8.2%	8.4%	8.9%	13.5%	0.0%
<b>Total in Poverty 18+ years</b>	<b>11.8%</b>	<b>10.7%</b>	<b>9.1%</b>	<b>10.6%</b>	<b>15.5%</b>	<b>0.0%</b>
Percent of Population in Poverty	13.5%	11.8%	9.8%	11.6%	17.1%	0.0%
<b>Total families in poverty in 1999</b>						
Married couples	4.8%	3.9%	3.0%	3.5%	6.1%	0.0%
With related children <18 yr	6.7%	5.4%	4.0%	4.4%	7.4%	0.0%
With related children <5 yrs	6.3%	5.5%	3.8%	5.1%	7.2%	0.0%
Female headed families	28.7%	26.3%	21.7%	26.1%	29.5%	0.0%
Female head w/related child	37.1%	33.7%	28.1%	31.9%	34.1%	0.0%
With related children <5 yrs	45.6%	43.0%	n/a	42.1%	38.2%	0.0%
<b>Source of income</b>						
Earnings	90,209,008	2,036,115	1,180,528	237,479	61,924	-
Social security	30,470,729	619,204	298,577	68,463	18,968	-
Supplemental security (SSI)	4,283,276	87,221	42,187	11,102	4,239	-
Public assistance cash income	2,690,559	87,170	42,695	11,378	4,573	-
Retirement	19,599,672	450,849	226,996	57,753	14,407	-
<b>Amount of income - mean</b>						
Earnings	\$71,159	\$73,314	\$82,172	\$70,412	\$64,051	\$0
Social security	\$14,966	\$15,428	\$15,502	\$15,182	\$13,701	\$0
Supplemental security (SSI)	\$7,887	\$8,175	\$8,137	\$8,111	\$7,936	\$0
Public assistance	\$3,363	\$3,420	\$3,566	\$3,616	\$3,856	\$0
Retirement	\$20,838	\$21,561	\$22,175	\$20,803	\$17,864	\$0
Retirement						



## Comparative social statistics - occupied housing units

	US	WA	Puget Snd	Pierce County	Tacoma	MLK
Total housing units	127,699,712	2,745,170	1,508,454	315,240	85,756	1,594
Occupied housing units	112,611,029	2,512,327	1,409,868	291,323	79,151	1,349
Percent owner occupied	75,320,422	1,641,669	892,342	184,959	43,058	209
Percent renter occupied	37,290,607	870,658	517,526	106,364	36,093	1,140
Vacant housing units	15,088,683	232,843	98,586	23,917	6,605	245
<b>Rooms</b>						
1 room	1776810	49,299	31,183	4,105	2,599	
2 rooms	3,547,901	105,843	64,213	7,455	3,334	
3 rooms	11579648	256,001	157,649	24,252	8,832	
4 rooms	21747816	458,403	250,068	52,043	16,058	
5 rooms	27129591	512,566	258,630	65,573	17,746	
6 rooms	23878311	461,548	239,488	60,467	15,397	
7 rooms	15786080	355,448	193,732	44,690	10,148	
8 rooms	10550524	244,354	137,451	26,987	6,004	
9 rooms or more	11703031	301,708	176,040	29,668	5,638	
Mean number of rooms	5.4	5.5	5.5	5.6	5.2	
<b>Year Structure Built</b>						
2005+	3,708,567	92,836	49,758	13,530	1,430	
2000-2004	10,774,495	252,529	139,356	32,409	3,957	
1990 to 1999	18,111,220	496,775	259,711	59,249	8,331	
1980 to 1989	18335229	401,676	244,282	46,954	9,109	
1970 to 1979	21,289,228	503,379	252,983	56,392	13,120	
1960 to 1969	14,784,435	285,452	177,758	32,687	9,363	
1950 to 1959	14,662,154	238,089	129,577	23,436	9,329	
1940 to 1949	7,601,471	156,360	82,982	15,783	7,652	
1939 or earlier	18,432,913	318,074	172,047	34,800	23,465	
Total housing units	127,699,712	2,745,170	1,508,454	315,240	85,756	
<b>Units in structure</b>						
1, detached	78,623,904	1,731,987	902,807	200,256	52,588	
1, attached	7,275,834	94,623	59,686	13,118	1,998	
2	5,028,254	74,027	35,890	10,293	2,970	
3 or 4	5,757,381	104,381	61,923	14,335	5,236	
5-9	6,213,229	130,794	88,213	15,094	5,311	
10-19	5,759,508	152,764	109,867	20,032	6,833	
20+	10,299,328	247,325	183,209	20,392	10,462	
Mobile home/trailer	8,639,239	203,638	64,649	21,113	326	
Boat, rv, van, etc.	103,035	5,631	2,210	607	32	
Total	127,699,712	2,745,170	1,508,454	315,240	85,756	0

## Comparative social statistics - occupied housing units

	US	WA	Puget Snd	Inohomish Co	Tacoma	MLK
Total housing units	127,699,712	2,745,170	1,508,454	315,240	85,756	1,594
Occupied housing units	112,611,029	2,512,327	1,409,868	291,323	79,151	1,349
Percent owner occupied	67%	65%	63%	63%	54%	15%
Percent renter occupied	33%	35%	37%	37%	46%	85%
Vacant housing units	11.8%	8%	7%	8%	8%	15%
<b>Rooms</b>						
1 room	1%	2%	2%	1%	3%	#DIV/0!
2 rooms	3%	4%	4%	2%	4%	#DIV/0!
3 rooms	9%	9%	10%	8%	10%	#DIV/0!
4 rooms	17%	17%	17%	17%	19%	#DIV/0!
5 rooms	21%	19%	17%	21%	21%	#DIV/0!
6 rooms	19%	17%	16%	19%	18%	#DIV/0!
7 rooms	12%	13%	13%	14%	12%	#DIV/0!
8 rooms	8%	9%	9%	9%	7%	#DIV/0!
9 rooms or more	9%	11%	12%	9%	7%	#DIV/0!
Mean number of rooms	5.4	5.5	5.5	5.6	5.2	0.0
<b>Year Structure Built</b>						
2005+	3%	3%	3%	4%	2%	0%
2000-2004	8%	9%	9%	10%	5%	0%
1990 to 1999	14%	18%	17%	19%	10%	0%
1980 to 1989	14%	15%	16%	15%	11%	0%
1970 to 1979	17%	18%	17%	18%	15%	0%
1960 to 1969	12%	10%	12%	10%	11%	0%
1950 to 1959	11%	9%	9%	7%	11%	0%
1940 to 1949	6%	6%	6%	5%	9%	0%
1939 or earlier	14%	12%	11%	11%	27%	0%
Total housing units	127,699,712	2,745,170	#####	315,240	85,756	1,594
<b>Units in structure</b>						
1, detached	62%	63%	60%	64%	61%	0%
1, attached	6%	3%	4%	4%	2%	0%
2	4%	3%	2%	3%	3%	0%
3 or 4	5%	4%	4%	5%	6%	0%
5-9	5%	5%	6%	5%	6%	0%
10-19	5%	6%	7%	6%	8%	0%
20+	8%	9%	12%	6%	12%	0%
Mobile home/trailer	7%	7%	4%	7%	0%	0%
Boat, rv, van, etc.	0%	0%	0%	0%	0%	0%
Total	127,699,712	2,745,170	1,508,454	315,240	85,756	0

## Comparative social statistics - housing value

Value (owner-occupied units)	US	WA	Puget Snd	Pierce County	Tacoma	MLK
\$ 0- 49,999	6,251,331	68,122	25,402	7,445	668	
\$ 50- 99,999	11,652,702	79,404	14,086	4,142	931	
\$ 100-149,999	11,873,304	144,127	29,712	11,480	3,784	
\$ 150-199,999	10,510,496	198,531	66,236	24,652	9,090	
\$ 200-299,999	12,818,922	410,384	216,216	66,547	16,619	
\$ 300-499,999	12,653,659	470,166	329,585	50,981	8,578	
\$ 500-999,999	7,758,798	227,854	176,671	16,880	2,874	
\$1,000,000+	1,801,210	43,081	34,434	2,832	514	
<b>Total</b>	<b>75,320,422</b>	<b>1,641,669</b>	<b>892,342</b>	<b>184,959</b>	<b>43,058</b>	
Median value	\$185,400	\$277,600	\$348,287	\$262,400	\$235,200	\$146,181
With a mortgage	51,267,052	1,199,027	690,285	141,104	33,362	179
Without a mortgage	24,053,370	442,642	202,057	43,855	9,696	29
<b>Owner costs as % of household income where owner has a mortgage</b>						
Less than 20.0%	17,576,155	351,631	187,094	38,024	7,742	
20.0-24.9%	8,260,258	198,220	112,928	22,796	4,990	
25.0-29.9%	6,398,664	168,812	100,936	20,543	4,916	
30.0-34.9%	4,582,598	126,393	75,163	14,993	3,605	
35.0+%	14,249,352	349,885	212,174	44,284	11,939	
<b>Total</b>	<b>51,067,027</b>	<b>1,194,941</b>	<b>688,295</b>	<b>140,640</b>	<b>33,192</b>	
Not computed	200,025	4,086	1,990	464	170	
<b>Rent (renter-occupied units)</b>						
\$ 0- 200	883,832	19,769	10,912	2,146	1,520	
\$ 200- 299	1,238,636	20,324	10,714	1,545	1,000	
\$ 300- 499	3,743,204	66,019	21,741	5,394	2,605	
\$ 500- 749	9,145,969	204,952	91,608	26,046	10,245	
\$ 750- 999	8,537,284	234,441	149,815	31,404	10,255	
\$ 1,000-1,499	7,831,522	205,658	149,411	27,024	7,014	
\$ 1,500+	3,721,386	82,814	67,324	8,919	2,528	
<b>Total</b>	<b>35,101,833</b>	<b>833,977</b>	<b>501,525</b>	<b>102,478</b>	<b>35,167</b>	<b>0</b>
Median rent	\$817	\$853	\$939	\$865	\$791	
No cash rent	2,188,774	36,681	16,001	3,886	926	
<b>Gross rent as % of household income in 1999</b>						
less than 15%	4,364,880	96,990	57,266	10,922	3,735	
15.0-19.9%	4,371,164	110,877	68,489	12,654	4,191	
20.0-24.9%	4,457,182	115,464	73,197	14,223	4,363	
25.0-29.9%	4,037,708	102,348	63,030	12,616	4,087	
30.0-34.9%	3,120,139	78,861	47,558	9,681	3,450	
35.0+%	14,121,220	319,179	186,067	40,744	14,742	
<b>Total</b>	<b>34,472,293</b>	<b>823,719</b>	<b>495,607</b>	<b>100,840</b>	<b>34,568</b>	<b>0</b>
Not computed	2,818,314	46,939	21,919	5,524	1,525	

## Comparative social statistics - housing value

Value (owner-occupied units)	US	WA	Puget Snd	Pierce County	Tacoma	MLK
\$ 0- 49,999	8%	4%	3%	4%	2%	#DIV/0!
\$ 50- 99,999	15%	5%	2%	2%	2%	#DIV/0!
\$ 100-149,999	16%	9%	3%	6%	9%	#DIV/0!
\$ 150-199,999	14%	12%	7%	13%	21%	#DIV/0!
\$ 200-299,999	17%	25%	24%	36%	39%	#DIV/0!
\$ 300-499,999	17%	29%	37%	28%	20%	#DIV/0!
\$ 500-999,999	10%	14%	20%	9%	7%	#DIV/0!
\$1,000,000+	2%	3%	4%	2%	1%	#DIV/0!
<b>Total</b>	<b>75,320,422</b>	<b>1,641,669</b>	<b>892,342</b>	<b>184,959</b>	<b>43,058</b>	<b>0</b>
Median value	\$185,400	\$277,600	\$348,287	\$262,400	\$235,200	\$146,181
With a mortgage	68.1%	73.0%	77.4%	76.3%	77.5%	#DIV/0!
Without a mortgage	31.9%	27.0%	22.6%	23.7%	22.5%	#DIV/0!
<b>Owner costs as % of household income where owner has a mortgage</b>						
Less than 20.0%	34%	29%	27%	27%	23%	#DIV/0!
20.0-24.9%	16%	17%	16%	16%	15%	#DIV/0!
25.0-29.9%	13%	14%	15%	15%	15%	#DIV/0!
30.0-34.9%	9%	11%	11%	11%	11%	#DIV/0!
35.0+%	28%	29%	31%	31%	36%	#DIV/0!
<b>Total</b>	<b>51,067,027</b>	<b>1,194,941</b>	<b>688,295</b>	<b>140,640</b>	<b>33,192</b>	<b>0</b>
Not computed	200,025	4,086	1,990	464	170	0
<b>Rent (renter-occupied units)</b>						
\$ 0- 200	3%	2%	2%	2%	4%	#DIV/0!
\$ 200- 299	4%	2%	2%	2%	3%	#DIV/0!
\$ 300- 499	11%	8%	4%	5%	7%	#DIV/0!
\$ 500- 749	26%	25%	18%	25%	29%	#DIV/0!
\$ 750- 999	24%	28%	30%	31%	29%	#DIV/0!
\$ 1,000-1,499	22%	25%	30%	26%	20%	#DIV/0!
\$ 1,500+	11%	10%	13%	9%	7%	#DIV/0!
<b>Total</b>	<b>35,101,833</b>	<b>833,977</b>	<b>501,525</b>	<b>102,478</b>	<b>35,167</b>	<b>0</b>
Median rent	\$817	\$853	\$939	\$865	\$791	\$0
No cash rent	2,188,774	36,681	16,001	3,886	926	0
<b>Gross rent as % of household income in 1999</b>						
less than 15%	13%	12%	12%	11%	11%	#DIV/0!
15.0-19.9%	13%	13%	14%	13%	12%	#DIV/0!
20.0-24.9%	13%	14%	15%	14%	13%	#DIV/0!
25.0-29.9%	12%	12%	13%	13%	12%	#DIV/0!
30.0-34.9%	9%	10%	10%	10%	10%	#DIV/0!
35.0+%	41%	39%	38%	40%	43%	#DIV/0!
<b>Total</b>	<b>34,472,293</b>	<b>823,719</b>	<b>495,607</b>	<b>100,840</b>	<b>34,568</b>	<b>0</b>
Not computed	2,818,314	46,939	21,919	5,524	1,525	0

### Comparative social statistics - transportation characteristics

	US	WA	Puget Snd	Pierce County	Tacoma	MLK
Employed workers 16 years and ol	138,541,405	3,056,066	1,782,033	361,280	87,929	
Commute to work						
Car, truck, or van - drove alone	105,185,519	2,213,362	1,244,612	272,993	65,097	
Car, truck, or van - carpooled	14,577,524	356,970	208,433	42,026	11,303	
Public transportation/ taxi/ferr	6,859,705	167,195	142,987	12,650	4,859	
Walked or biked	3,964,813	105,438	61,529	12,073	2,515	
Other means	2,378,528	59,945	35,531	5,210	1,543	
Worked at home	5,575,316	153,156	88,941	16,328	2,612	
Total	138,541,405	3,056,066	1,782,033	361,280	87,929	0
Mean travel time to work in mi	25.2	25.4	27.8	28.4	24.8	
Vehicles per occupied housing uni	112,611,029	2,512,327	1,409,868	291,323	79,151	
0 vehicle	9,909,977	162,566	101,327	16,526	8,155	
1 vehicle	37,402,718	769,187	454,785	87,947	29,321	
2 vehicles	42,768,605	959,640	533,738	111,862	26,012	
3+ vehicles	22,529,729	620,934	320,018	74,988	15,663	

### Comparative social statistics - transportation characteristics

	US	WA	Puget Snd	Pierce County	Tacoma	MLK
Employed workers 16 years and ol	138,541,405	3,056,066	1,782,033	361,280	87,929	0
Commute to work						
Car, truck, or van - drove alone	76%	72%	70%	76%	74%	#DIV/0!
Car, truck, or van - carpooled	11%	12%	12%	12%	13%	#DIV/0!
Public transportation/ taxi/ferr	5%	5%	8%	4%	6%	#DIV/0!
Walked or biked	3%	3%	3%	3%	3%	#DIV/0!
Other means	2%	2%	2%	1%	2%	#DIV/0!
Worked at home	4%	5%	5%	5%	3%	#DIV/0!
Total	138,541,405	3,056,066	1,782,033	361,280	87,929	0
Mean travel time to work in mi	25.2	25.4	27.8	28.4	24.8	0.0
Vehicles per occupied housing uni	112,611,029	2,512,327	1,409,868	291,323	79,151	0
0 vehicle	9%	6%	7%	6%	10%	#DIV/0!
1 vehicle	33%	31%	32%	30%	37%	#DIV/0!
2 vehicles	38%	38%	38%	38%	33%	#DIV/0!
3+ vehicles	20%	25%	23%	26%	20%	#DIV/0!

## Comparative social statistics - race and language

	US	WA	Puget Snd	Pierce County	Tacoma	MLK
Total population	301,461,533	6,465,755	3,545,661	774,339	196,118	2,744
One race	294,792,853	6,221,505	3,391,959	733,305	183,780	2,520
Two or more races	6,668,680	244,250	153,702	41,034	12,338	224
Race alone or in combination with one or more other races						
White	230,197,321	5,421,098	2,840,790	635,033	133,280	1,404
Black or African American	39,643,472	288,164	229,642	68,280	22,947	722
American Indian and Alaska Na	4,587,931	178,322	81,841	22,642	3,204	75
Asian	14,930,099	512,177	416,955	60,588	15,820	218
Native Hawaiian and other Paci	852,179	47,346	35,736	10,978	1,984	25
Some other race	18,434,903	285,375	110,056	22,647	6,545	76
Total population	301,461,533	6,465,755	3,545,661	774,339	196,118	2,744
Hispanic or Latino of any race	45,476,938	623,825	258,260	59,097	17,959	306
Not Hispanic or Latino	255,984,595	5,841,930	3,287,401	715,242	178,159	2,438
Population 5 years and over						
English only	225,710,244	5,037,218	2,700,369	628,439	150,501	
Language other than English	54,890,945	997,304	611,605	91,636	32,386	
Speak English less than v	24,051,115	453,369	276,119	38,947	15,111	
Spanish	34,056,675	432,663	175,205	34,437	12,141	
Speak English less than v	15,978,677	209,830	82,936	14,304	5,865	
Other languages	20,834,270	564,641	435,950	57,199	20,245	
Speak English less than v	8,072,438	243,539	193,183	24,643	9,246	

## Comparative social statistics - race and language

	US	WA	Puget Snd	Pierce County	Tacoma	MLK
Total population	301,461,533	6,465,755	3,545,661	774,339	196,118	2,744
One race	98%	96%	96%	95%	94%	92%
Two or more races	2%	4%	4%	5%	6%	8%
Race alone or in combination with one or more other races						
White	76%	84%	80%	82%	68%	51%
Black or African American	13%	4%	6%	9%	12%	26%
American Indian and Alaska Na	2%	3%	2%	3%	2%	3%
Asian	5%	8%	12%	8%	8%	8%
Native Hawaiian and other Paci	0%	1%	1%	1%	1%	1%
Some other race	6%	4%	3%	3%	3%	3%
Total population	301,461,533	6,465,755	3,545,661	774,339	196,118	2,744
Hispanic or Latino of any race	15%	10%	7%	8%	9%	11%
Not Hispanic or Latino	85%	90%	93%	92%	91%	89%
Population 5 years and over						
English only	80%	83%	82%	87%	82%	#DIV/0!
Language other than English	20%	17%	18%	13%	18%	#DIV/0!
Speak English less than v	44%	45%	45%	43%	47%	#DIV/0!
Spanish	12%	7%	5%	5%	7%	#DIV/0!
Speak English less than v	47%	48%	47%	42%	48%	#DIV/0!
Other languages	7%	9%	13%	8%	11%	#DIV/0!
Speak English less than v	39%	43%	44%	43%	46%	#DIV/0!

Source: US Bureau of the Census, American Community Survey (ACS)  
MLK - US Bureau of the Census, ESRI forecasts for 2010

**MLK SUBAREA PLAN**  
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Appendix C: US Census 2010 Data





## Appendix C: US Census 2010 Age and household status

	United States	Washington State	Puget Sound	Pierce County	Tacoma	MLK
Persons	308,745,538	6,724,540	3,690,942	795,225	198,397	2,745
Households	116,716,292	2,620,076	1,454,695	299,918	78,541	1,349
Average household size	2.58	2.51	2.49	2.59	2.44	1.59
Families	77,538,296	1,687,455	911,786	202,174	45,716	533
Percent households in families	66%	64%	63%	67%	58%	40%
Age						
0- 4	20,201,362	439,657	238,166	55,663	13,819	189
5- 9	20,348,657	429,877	229,077	53,579	12,267	147
10-14	20,677,194	438,233	230,319	54,838	12,014	120
15-19	22,040,343	462,128	240,623	56,289	13,281	148
20-24	21,585,999	461,512	249,133	56,203	15,732	285
25-29	21,101,849	480,398	285,707	58,327	16,994	326
30-34	19,962,099	453,383	269,537	53,723	14,952	271
35-39	20,179,642	448,607	266,977	52,825	13,291	218
40-44	20,890,964	459,698	273,237	55,602	13,482	216
45-49	22,708,591	492,909	284,745	59,711	14,020	215
50-54	22,298,125	495,296	278,523	59,232	14,162	211
55-59	19,664,805	453,078	242,795	50,100	12,162	146
60-64	16,817,924	382,087	196,799	41,348	9,852	99
65-69	12,435,263	270,474	132,361	28,956	6,602	54
70-74	9,278,166	186,746	89,464	19,951	4,736	45
75-79	7,317,795	142,068	69,099	15,812	3,789	27
80-84	5,743,327	111,118	54,697	11,885	3,303	21
85+	5,493,433	117,271	59,683	11,181	3,939	9
Median age	37.2	37.3	37.0	35.9	35.1	33.0
Percent under 18	24%	24%	23%	25%	23%	19%
Percent 65+	13%	12%	11%	11%	11%	6%
Family household	77,538,296	1,687,455	911,786	202,174	45,716	533
Percent of all households	66%	64%	63%	67%	58%	40%
Married couple	56,510,377	1,288,849	696,565	146,885	29,708	224
Married couple w/related child	23,588,268	534,541	304,263	62,658	12,330	96
Male only	5,777,570	124,402	66,391	16,255	4,421	
Male only w/related child	2,789,424	65,903	33,303	8,834	2,239	
Female only	15,250,349	274,204	148,830	39,034	11,587	
Female only w/related child	8,365,912	162,000	86,015	23,905	6,848	
Non-family households	39,177,996	932,621	542,909	97,744	32,825	816
Percent of all households	34%	41%	37%	33%	42%	60%
Living alone	31,204,909	711,619	409,676	75,177	25,354	
Over 65	10,995,689	227,797	114,767	23,586	7,501	
Total households	116,716,292	2,620,076	1,454,695	299,918	78,541	1,349
Total housing units	131,704,730	2,885,677	1,570,662	325,375	85,786	1,594
Occupied housing units	116,716,292	2,620,076	1,454,695	299,918	78,541	1,349
Vacant housing units	14,988,438	265,601	115,967	25,457	7,245	245
For sale	2,317,828	49,040	28,004	5,942	1,387	26
For rent	4,344,392	76,989	46,693	9,956	3,372	127
Seasonal, recreational	4,649,298	89,907	18,426	4,050	259	0
All other vacants	3,676,920	49,665	22,844	5,509	1,832	92
Owner-occupied units	75,986,074	1,673,920	901,982	189,080	42,316	209
Population in owner-occupied	201,278,493	4,363,398	2,364,546	504,224	108,607	
Average household size	2.65	2.61	2.62	2.67	2.57	2.10
Renter-occupied units	40,730,218	946,156	552,713	110,838	36,225	1,140
Population in renter-occupied	99,479,722	2,221,767	1,252,201	273,056	83,097	
Average household size	2.44	2.35	2.27	2.46	2.29	1.50

Source: 2010 Census of Population & Housing, Puget Sound Regional Council

2010 MLK Census, Bureau of Census, Tacoma Community & Economic Development Department, ERSI Business Analyst

## Age and household status

	United States	Washington State	Puget Sound	Pierce County	Tacoma	MLK
Persons	308,745,538	6,724,540	3,690,942	795,225	198,397	2,745
Households	116,716,292	2,620,076	1,454,695	299,918	78,541	1,349
Average household size	2.58	2.51	2.49	2.59	2.44	1.59
Families	77,538,296	1,687,455	911,786	202,174	45,716	533
Percent households in families	66%	64%	63%	67%	58%	40%
Age						
0- 4	7%	7%	6%	7%	7%	7%
5- 9	7%	6%	6%	7%	6%	5%
10-14	7%	7%	6%	7%	6%	4%
15-19	7%	7%	7%	7%	7%	5%
20-24	7%	7%	7%	7%	8%	10%
25-29	7%	7%	8%	7%	9%	12%
30-34	6%	7%	7%	7%	8%	10%
35-39	7%	7%	7%	7%	7%	8%
40-44	7%	7%	7%	7%	7%	8%
45-49	7%	7%	8%	8%	7%	8%
50-54	7%	7%	8%	7%	7%	8%
55-59	6%	7%	7%	6%	6%	5%
60-64	5%	6%	5%	5%	5%	4%
65-69	4%	4%	4%	4%	3%	2%
70-74	3%	3%	2%	3%	2%	2%
75-79	2%	2%	2%	2%	2%	1%
80-84	2%	2%	1%	1%	2%	1%
85+	2%	2%	2%	1%	2%	0%
Median age	37.2	37.3	37.0	35.9	35.1	33.0
Percent under 18	24%	24%	23%	25%	23%	19%
Percent 65+	13%	12%	11%	11%	11%	6%
Family household	77,538,296	1,687,455	911,786	202,174	45,716	533
Percent of all households	66%	64%	63%	67%	58%	40%
Married couple	73%	76%	76%	73%	65%	42%
Married couple w/related child	30%	32%	33%	31%	27%	18%
Male only	7%	7%	7%	8%	10%	0%
Male only w/related child	4%	4%	4%	4%	5%	0%
Female only	20%	16%	16%	19%	25%	0%
Female only w/related child	11%	10%	9%	12%	15%	0%
Non-family households	39,177,996	932,621	542,909	97,744	32,825	816
Percent of all households	34%	41%	37%	33%	42%	60%
Living alone	80%	76%	75%	77%	77%	0%
Over 65	28%	24%	21%	24%	23%	0%
Total households	116,716,292	2,620,076	1,454,695	299,918	78,541	1,349
Total housing units	131,704,730	2,885,677	1,570,662	325,375	85,786	1,594
Occupied housing units	89%	91%	93%	92%	92%	85%
Vacant housing units	11%	9%	7%	8%	8%	15%
For sale	2%	2%	2%	2%	2%	2%
For rent	3%	3%	3%	3%	4%	8%
Seasonal, recreational	4%	3%	1%	1%	0%	0%
All other vacants	3%	2%	1%	2%	2%	6%
Owner-occupied units	65%	64%	62%	63%	54%	15%
Population in owner-occupied	65%	65%	64%	63%	55%	0%
Average household size	2.65	2.61	2.62	2.67	2.57	2.10
Renter-occupied units	35%	36%	38%	37%	46%	85%
Population in renter-occupied	32%	33%	34%	34%	42%	0%
Average household size	2.44	2.35	2.27	2.46	2.29	1.50

Source: 2010 Census of Population & Housing, Puget Sound Regional Council  
 2010 MLK Census, Bureau of Census, Tacoma Community & Economic Development Department, ERSI Business Analyst

## Ethnicity and race

	United States	Washington State	Puget Sound	Pierce County	Tacoma	MLK
Persons	308,745,538	6,724,540	3,690,942	795,225	198,397	2,745
One race	299,736,465	6,411,614	3,492,625	740,878	182,421	2,520
White	223,553,265	5,196,362	2,682,265	590,040	128,670	1,404
Black or African American	38,929,319	240,042	198,617	53,998	22,210	722
American Indian and Alaska Native	2,932,248	103,869	40,859	10,879	3,648	75
Asian	14,674,252	481,067	405,357	47,501	16,274	218
Native Hawaiian/Other Pacific Island	540,013	40,475	30,519	10,588	2,455	25
Some other race	19,107,368	349,799	135,008	27,872	9,164	76
Two or more races	9,009,073	312,926	198,317	54,347	15,976	224
Hispanic or Latino	308,745,538	6,724,540	3,690,942	795,225	198,397	306
Hispanic or Latino of any race	50,477,594	755,790	325,162	72,849	22,390	
Not Hispanic or Latino	258,267,944	5,968,750	3,365,780	722,376	176,007	

## Ethnicity and race

	United States	Washington State	Puget Sound	Pierce County	Tacoma	MLK
Persons	308,745,538	6,724,540	3,690,942	795,225	198,397	2,745
One race	97%	95%	95%	93%	92%	92%
White	72%	77%	73%	74%	65%	51%
Black or African American	13%	4%	5%	7%	11%	26%
American Indian and Alaska Native	1%	2%	1%	1%	2%	3%
Asian	5%	7%	11%	6%	8%	8%
Native Hawaiian/Other Pacific Island	0%	1%	1%	1%	1%	1%
Some other race	6%	5%	4%	4%	5%	3%
Two or more races	3%	5%	5%	7%	8%	8%
Hispanic or Latino	308,745,538	6,724,540	3,690,942	795,225	198,397	306
Hispanic or Latino of any race	16%	11%	9%	9%	11%	0%
Not Hispanic or Latino	84%	89%	91%	91%	89%	0%

Source: 2010 Census of Population & Housing, Puget Sound Regional Council  
 2010 MLK Census, Bureau of Census, Tacoma Community & Economic Development Department, ERSI Business Analyst

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Appendix D: Washington Center for Real Estate Research (WCRER) Data



Appendix D: WA Center for Real Estate Research (WCRER)

Total housing inventory Residential building permits - units Single family building permits Single family housing inventory Multifamily housing inventory Percent multifamily of inventory

Washington State				Washington State				Washington State				Washington State				Washington State				Washington State			
Year	Puget Sound	Pierce County	Tacoma	Year	Puget Sound	Pierce County	Tacoma	Year	Puget Sound	Pierce County	Tacoma	Year	Puget Sound	Pierce County	Tacoma	Year	Puget Sound	Pierce County	Tacoma	Year	Puget Sound	Pierce County	Tacoma
2000	2,451,075	1,348,146	#####	2000	39,183	23,636	4,688	2000	25,518	13,162	3,753	2000	1,603,388	853,049	186,184	2000	847,687	495,097	90,876	2000	35%	37%	33%
2001	2,518,807	1,387,996	#####	2001	38,345	22,123	5,734	2001	26,736	13,322	4,107	2001	1,649,263	876,243	193,106	2001	869,545	511,754	93,204	2001	35%	37%	33%
2002	2,559,233	1,410,216	#####	2002	40,426	22,220	5,467	2002	30,438	15,541	4,721	2002	1,679,701	891,784	197,827	2002	879,533	518,433	93,950	2002	34%	37%	32%
2003	2,602,354	1,432,494	#####	2003	43,121	22,278	5,152	2003	33,309	16,524	4,400	2003	1,713,010	908,308	202,227	2003	889,345	524,187	94,702	2003	34%	37%	32%
2004	2,652,794	1,458,346	#####	2004	50,440	25,852	6,026	2004	36,840	17,993	4,466	2004	1,749,850	926,301	206,693	2004	902,945	532,046	96,262	2004	34%	36%	31%
2005	2,706,510	1,486,204	#####	2005	53,716	27,858	6,826	2005	42,123	19,581	5,515	2005	1,791,973	945,882	212,208	2005	914,538	540,323	97,573	2005	34%	36%	31%
2006	2,756,807	1,513,447	#####	2006	50,297	27,243	6,006	2006	35,865	16,649	4,884	2006	1,827,838	962,531	217,092	2006	928,970	550,917	98,695	2006	34%	36%	31%
2007	2,804,365	1,540,381	#####	2007	47,558	26,934	5,132	2007	30,511	13,755	3,571	2007	1,858,349	976,286	220,663	2007	946,017	564,096	100,256	2007	34%	37%	31%
2008	2,833,284	1,556,676	#####	2008	28,919	16,295	2,350	2008	17,440	7,356	1,805	2008	1,875,789	983,642	222,468	2008	957,496	573,035	100,801	2008	34%	37%	31%
2009	2,850,295	1,564,657	#####	2009	17,011	7,981	2,047	2009	12,991	5,588	1,243	2009	1,888,780	989,230	223,711	2009	961,516	575,428	101,605	2009	34%	37%	31%
2010	2,870,986	1,575,320	#####	2010	20,691	10,663	1,900	2010	14,702	6,607	1,708	2010	1,903,482	995,837	225,419	2010	967,505	579,484	101,797	2010	34%	37%	31%
2011				2011				2011	1,916,641	1,002,366	226,913	2011	975,210	584,725	102,869	2011							
<b>Annual change</b>				<b>Percent of existing stock</b>				<b>Percent of all building permits</b>				<b>Annual change</b>				<b>Annual change</b>							
2000-2001	2.8%	3.0%	3.3%	2001	1.6%	1.8%	2.1%	2001	65.1%	55.7%	80.1%	2000-201	2.9%	2.7%	3.7%	2000-201	2.6%	3.4%	2.6%				
2001-2002	1.6%	1.6%	1.9%	2002	1.5%	1.6%	1.9%	2002	69.7%	60.2%	71.6%	2001-201	1.8%	1.8%	2.4%	2001-201	1.1%	1.3%	0.8%				
2002-2003	1.7%	1.6%	1.8%	2003	1.6%	1.7%	2.0%	2003	75.3%	69.9%	86.4%	2002-201	2.0%	1.9%	2.2%	2002-201	1.1%	1.1%	0.8%				
2003-2004	1.9%	1.8%	2.0%	2004	1.7%	1.6%	2.0%	2004	77.2%	74.2%	85.4%	2003-201	2.2%	2.0%	2.2%	2003-201	1.5%	1.5%	1.6%				
2004-2005	2.0%	1.9%	2.3%	2005	1.9%	1.8%	2.3%	2005	73.0%	69.6%	74.1%	2004-201	2.4%	2.1%	2.7%	2004-201	1.3%	1.6%	1.4%				
2005-2006	1.9%	1.8%	1.9%	2006	2.0%	1.9%	1.9%	2006	78.4%	70.3%	80.8%	2005-201	2.0%	1.8%	2.3%	2005-201	1.6%	2.0%	1.1%				
2006-2007	1.7%	1.8%	1.6%	2007	1.8%	1.8%	1.6%	2007	71.3%	61.1%	81.3%	2006-201	1.7%	1.4%	1.6%	2006-201	1.8%	2.4%	1.6%				
2007-2008	1.0%	1.1%	0.7%	2008	1.7%	1.7%	0.7%	2008	64.2%	51.1%	69.6%	2007-201	0.9%	0.8%	0.8%	2007-201	1.2%	1.6%	0.5%				
2008-2009	0.6%	0.5%	0.6%	2009	1.0%	1.0%	0.6%	2009	60.3%	45.1%	76.8%	2008-201	0.7%	0.6%	0.6%	2008-201	0.4%	0.4%	0.8%				
2009-2010	0.7%	0.7%	0.6%	2009	0.6%	0.5%	0.6%	2010	76.4%	70.0%	60.7%	2009-201	0.8%	0.7%	0.8%	2009-201	0.6%	0.7%	0.2%				
				2010	0.7%	0.7%	0.0%	2010	71.1%	62.0%	89.9%	2010-201	0.7%	0.7%	0.7%	2010-201	0.8%	0.9%	1.1%				

\* includes duplex - an attached single family unit

Existing home sales Median resale prices Housing Affordability Index - HAI HAI - First Time Buyers Listings available for sale All home sales

Washington State				Washington State				Washington State				Washington State				Washington State							
Year	Puget Sound	Pierce County	Tacoma	Year	Puget Sound	Pierce County	Tacoma	Year	Puget Sound	Pierce County	Tacoma	Year	Puget Sound	Pierce County	Tacoma	Year	Puget Sound	Pierce County	Tacoma				
2000				2000				2000	114.8		125.5	2000	68.3		75.5	2000	24,978	12,608	3,503	2000			
2001	108,780	58,820	13,700	2001	\$179,900	\$219,344	\$159,000	2001	135.1		143.4	2001	74.0		86.8	2001	27,620	14,246	3,809	2001	108,780	58,820	13,700
2002				2002	\$188,500			2002	144.2		150.7	2002	74.7		91.7	2002	29,891	15,029	3,370	2002			
2003	136,360	72,890	16,870	2003	\$203,800	\$246,888	\$178,500	2003	134.4		147.2	2003	78.4		86.1	2003	2,644	13,212	3,138	2003	136,360	72,890	16,870
2004	147,840	78,360	17,800	2004	\$225,000	\$273,527	\$199,900	2004	116.9		128.4	2004	67.9		74.9	2004	23,451	10,947	2,851	2004	147,840	78,360	17,800
2005	159,590	82,370	19,890	2005	\$260,900	\$318,427	\$240,000	2005	106.6		104.0	2005	55.8		60.8	2005	24,836	11,222	3,375	2005	159,590	82,370	19,890
2006	143,940	73,740	18,260	2006	\$293,800	\$360,645	\$270,000	2006	87.0		95.6	2006	50.9		56.3	2006	34,378	14,792	4,806	2006	143,940	73,740	18,260
2007	120,710	59,190	13,370	2007	\$309,600	\$388,682	\$281,400	2007	90.5		97.6	2007	53.5		57.4	2007	45,284	20,927	6,203	2007	120,710	59,190	13,370
2008	85,540	39,820	9,480	2008	\$284,400	\$362,072	\$258,000	2008	107.5		120.5	2008	63.0		71.2	2008	45,673	20,490	5,601	2008	85,540	39,820	9,480
2009	84,800	40,730	9,760	2009	\$244,000	\$312,705	\$229,200	2009	135.7		149.1	2009	79.6		86.4	2009	40,049	16,432	4,611	2009	107,270	52,860	12,340
2010	84,890	41,630	9,550	2010	\$246,300	\$311,229	\$220,000	2010	149.4		166.4	2010	83.6		94.0	2010	41,149	17,111	4,717	2010			
2011	87,460	45,350	10,760	2011	\$224,180	\$266,449	\$185,000	2011	174.8		201.9	2011	94.1		111.8	2011	35,483	13,373	3,902	2011			
<b>Percent of total stock</b>				<b>Annual change</b>								<b>Percent of all housing units</b>				<b>Percent of total stock</b>							
2000				2000-201								2000	1.0%	0.9%	1.3%	2000							
2001	4.3%	4.2%	4.8%	2001-201	4.8%							2001	1.1%	1.0%	1.3%	2001	4.3%	4.2%	4.8%				
2002				2002-201	8.1%							2002	1.2%	1.1%	1.2%	2002	0.0%	0.0%	0.0%				
2003	5.2%	5.1%	5.7%	2003-201	10.4%	10.8%	12.0%					2003	0.1%	0.9%	1.1%	2003	5.2%	5.1%	5.7%				
2004	5.6%	5.4%	5.7%	2004-201	16.0%	16.4%	20.1%					2004	0.9%	0.8%	0.9%	2004	5.6%	5.4%	5.9%				
2005	5.9%	5.5%	6.3%	2005-201	12.6%	13.3%	12.5%					2005	0.9%	0.8%	1.1%	2005	5.9%	5.5%	6.4%				
2006	5.2%	4.9%	5.8%	2006-201	5.4%	7.8%	4.2%					2006	1.2%	1.0%	1.5%	2006	5.2%	4.9%	5.8%				
2007	4.3%	3.8%	4.2%	2007-201	-8.1%	-6.8%	-8.3%					2007	1.6%	1.4%	1.9%	2007	4.3%	3.8%	4.2%				
2008	3.0%	2.6%	2.9%	2008-201	-14.2%	-13.6%	-11.2%					2008	1.6%	1.3%	1.7%	2008	3.0%	2.6%	2.9%				
2009	3.0%	2.6%	3.0%	2009-201	0.9%	-0.5%	-4.0%					2009	1.4%	1.1%	1.4%	2009	3.8%	3.4%	3.8%				
2010	3.0%	2.6%	2.9%									2010	1.4%	1.1%	1.4%	2010	0.0%	0.0%	0.0%				

HAI measure the ability of middle income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher indexes indicate housing is more affordable. All loans are assumed to be 30 year loans. All buyer index assumes 20% downpayment - 10% for first time buyers. It is assumed 25% of income can be used for principal and interest payments.

Source: WCRER/WSU

## **MLK SUBAREA PLAN**

### **Draft Environmental Impact Statement**

Appendix E: Critical Skills Housing Purchase Capability





## Appendix E: Critical Skills Housing Capability

Wage and salary levels	Median hourly wage(1)	Median annual income(1)	Available housing costs(2)	Home sales capability(3)	Monthly rental capability(4)
Pierce County wage 2010	\$19.76	\$41,101	\$856	\$197,290	\$1,028
Firefighter	\$33.44	\$69,555	\$1,449	\$333,876	\$1,739
Police patrol officer	\$32.90	\$68,432	\$1,426	\$328,484	\$1,711
Teacher - primary, secondary	\$19.06	\$39,644	\$826	\$190,297	\$991
Healthcare support worker	\$17.90	\$37,232	\$776	\$178,719	\$931
Retail sales person	\$13.69	\$28,475	\$593	\$136,685	\$712
Food preparation worker	\$10.39	\$21,611	\$450	\$103,737	\$540
<b>Median house value 2009 - MLK</b>				<b>\$146,181</b>	<b>na</b>
<b>Median resale 2011 - Pierce County</b>				<b>\$185,000</b>	<b>\$827</b>

### Sources and notes:

- (1) Median income - Washington State Employment Security Department 2012 Occupational Employment and Wage Estimates for Tacoma, WA MD including Peirce County for selected occupations.
- (2) Housing available - assumes 25% of household income for mortgage payment exclusive of utilities, taxes, insurance, and maintenance.
- (3) Assumes 10% down, 30 year fixed rate of 4.00%.
- (4) Rental available - assumes 30% of household income for rent payment exclusive of utilities.

Wage and salary levels	Median hourly wage(1)	Median annual income(1)	Available housing costs(2)	Home sales capability(3)	Monthly rental capability(4)
Pierce County wage 2010	\$19.76	\$41,101	\$856	\$197,290	\$1,028
	\$4.81	\$10,000	\$208	\$48,002	\$250
	\$7.21	\$15,000	\$313	\$72,002	\$375
	\$9.62	\$20,000	\$417	\$96,003	\$500
	\$12.02	\$25,000	\$521	\$120,004	\$625
	\$14.42	\$30,000	\$625	\$144,005	\$750
	\$16.83	\$35,000	\$729	\$168,005	\$875
	\$19.23	\$40,000	\$833	\$192,006	\$1,000
	\$21.63	\$45,000	\$938	\$216,007	\$1,125
	\$24.04	\$50,000	\$1,042	\$240,008	\$1,250
	\$26.44	\$55,000	\$1,146	\$264,008	\$1,375
	\$28.85	\$60,000	\$1,250	\$288,009	\$1,500
	\$31.25	\$65,000	\$1,354	\$312,010	\$1,625
	\$33.65	\$70,000	\$1,458	\$336,011	\$1,750
	\$36.06	\$75,000	\$1,563	\$360,012	\$1,875
	\$38.46	\$80,000	\$1,667	\$384,012	\$2,000
	\$40.87	\$85,000	\$1,771	\$408,013	\$2,125
	\$43.27	\$90,000	\$1,875	\$432,014	\$2,250
	\$45.67	\$95,000	\$1,979	\$456,015	\$2,375
	\$48.08	\$100,000	\$2,083	\$480,015	\$2,500
<b>Median house value 2009 - MLK</b>				<b>\$146,181</b>	<b>na</b>
<b>Median resale 2011 - Pierce County</b>				<b>\$185,000</b>	<b>\$827</b>

<https://fortress.wa.gov/esd/employmentdata/reports-publications/occupational-reports/occupational-employment-and-wage-estimates>

## **MLK SUBAREA PLAN**

### **Draft Environmental Impact Statement**

Appendix F: Comprehensive Housing Affordability Strategy (CHAS) - 2000



# Appendix F: Comprehensive Housing Affordability Strategy (CHAS) Housing problems for Pierce County households by household type

		paying all levels			paying all levels			paying all levels			paying all levels								
		>30%	>30%	>50%	>30%	>30%	>50%	>30%	>30%	>50%	>30%	>30%	>50%						
Elderly	renter	6,136	5,973	3,283	Elderly	Elderly-renter	38%	38%	42%	Elderly	16,024	15,783	7,838	Elderly	18%	20%	24%		
	owner	9,888	9,810	4,555		Elderly-owner	62%	62%	58%		related	39,413	35,431		12,457	related	44%	44%	39%
	total	<b>16,024</b>	<b>15,783</b>	<b>7,838</b>		Elderly-total	<b>100%</b>	<b>100%</b>	<b>100%</b>		related	12,493	8,276		2,647	related	14%	10%	8%
Small related	renter	16,544	13,766	6,095	Small related	Small related-renter	42%	39%	49%	All others	21,751	21,014	9,163	All others	24%	26%	29%		
	owner	22,869	21,665	6,362		Small related-owner	58%	61%	51%		Total	89,721	80,496		32,094	Total	100%	100%	100%
	total	<b>39,413</b>	<b>35,431</b>	<b>12,457</b>		Small related-total	<b>100%</b>	<b>100%</b>	<b>100%</b>										
Large related	renter	5,626	3,082	1,185	Large related	Large related-renter	45%	37%	45%										
	owner	6,867	5,194	1,461		Large related-owner	55%	63%	55%										
	total	<b>12,493</b>	<b>8,276</b>	<b>2,647</b>		Large related-total	<b>100%</b>	<b>100%</b>	<b>100%</b>										
others	renter	12,743	12,120	5,929	others	All others-renter	59%	58%	65%										
	owner	9,009	8,893	3,234		All others-owner	41%	42%	35%										
	total	<b>21,751</b>	<b>21,014</b>	<b>9,163</b>		All others-total	<b>100%</b>	<b>100%</b>	<b>100%</b>										
Total	renter	41,033	34,954	16,527	Total	renter	46%	43%	51%										
	owner	48,689	45,542	15,567		owner	54%	57%	49%										
	total	<b>89,721</b>	<b>80,496</b>	<b>32,094</b>		total	<b>100%</b>	<b>100%</b>	<b>100%</b>										

## Housing problems for Tacoma households by household type

		paying all levels					paying all levels					paying all levels					paying all levels		
		>30%	>50%				>30%	>50%				>30%	>50%				>30%	>50%	
Elderly	renter	2,960	2,903	1,651	Elderly	Elderly-renter	53%	54%	58%	Elderly	5,540	5,384	2,842	Elderly	19%	21%	25%		
	owner	2,580	2,481	1,191		Elderly-owner	47%	46%	42%		related	10,981	9,730		3,908	related	38%	38%	34%
	total	<b>5,540</b>	<b>5,384</b>	<b>2,842</b>		Elderly-total	<b>100%</b>	<b>100%</b>	<b>100%</b>		related	4,185	2,653		925	related	14%	10%	8%
Small related	renter	5,602	4,749	2,314	Small related	Small related-renter	51%	49%	59%	All others	8,519	8,177	3,787	All others	29%	32%	33%		
	owner	5,379	4,980	1,594		Small related-owner	49%	51%	41%		Total	29,088	25,774		11,390	Total	100%	100%	100%
	total	<b>10,981</b>	<b>9,730</b>	<b>3,908</b>		Small related-total	<b>100%</b>	<b>100%</b>	<b>100%</b>										
Large related	renter	2,259	1,355	549	Large related	Large related-renter	54%	51%	59%										
	owner	1,926	1,298	377		Large related-owner	46%	49%	41%										
	total	<b>4,185</b>	<b>2,653</b>	<b>925</b>		Large related-total	<b>100%</b>	<b>100%</b>	<b>100%</b>										
others	renter	5,439	5,174	2,786	others	All others-renter	64%	63%	74%										
	owner	3,080	3,003	1,001		All others-owner	36%	37%	26%										
	total	<b>8,519</b>	<b>8,177</b>	<b>3,787</b>		All others-total	<b>100%</b>	<b>100%</b>	<b>100%</b>										
Total	renter	16,151	14,089	7,216	Total	renter	56%	55%	63%										
	owner	12,937	11,685	4,173		owner	44%	45%	37%										
	total	<b>29,088</b>	<b>25,774</b>	<b>11,390</b>		total	<b>100%</b>	<b>100%</b>	<b>100%</b>										

## **MLK SUBAREA PLAN**

### **Draft Environmental Impact Statement**

Appendix G: Puget Sound Regional Council (PSRC) Economic Projections



Appendix G: Puget Sound Economic and Demographic Forecasts 1970-2040

Puget Sound Region	1970	1975	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030	2035	2040
Wage and salary employment (000s)	651.4	719.2	970.5	1,059.4	1,366.5	1,453.7	1,721.9	1,720.1	1,915.5	2,053.9	2,216.9	2,350.3	2,498.2	2,641.2	2,804.7
Base - goods producing	176.9	173.9	244.5	234.6	313.4	276.4	322.2	278.8	316.9	322.9	338.6	345.0	356.9	367.2	385.6
Natural resources and mining	2.7	2.8	2.8	2.6	2.5	2.2	2.7	1.8	1.7	1.5	1.4	1.3	1.2	1.1	1.0
Construction	30.5	30.6	50.3	52.0	77.6	74.0	104.6	105.6	126.8	142.5	160.8	173.7	190.5	205.6	228.1
Manufacturing	143.7	140.5	191.4	180.0	233.4	200.2	214.9	171.5	188.4	178.9	176.4	170.0	165.2	160.5	156.5
Aerospace products	59.7	49.3	77.7	74.4	112.3	79.4	84.5	64.3	78.3	68.1	64.9	59.4	55.7	52.8	50.8
Other durable goods	51.6	59.5	76.4	68.8	78.3	70.9	83.3	69.2	71.5	72.2	72.8	72.3	71.6	70.3	69.0
Nondurable goods	32.4	31.7	37.3	36.7	42.8	49.9	47.1	38.0	38.6	38.7	38.7	38.4	37.9	37.3	36.7
Services	474.5	545.4	726.0	824.8	1,053.1	1,177.3	1,399.7	1,441.3	1,598.6	1,731.0	1,878.3	2,005.3	2,141.3	2,274.1	2,419.1
Wholesale and retail trade	109.9	119.7	154.7	175.6	221.2	233.4	273.0	269.2	286.6	297.9	311.5	321.2	332.4	342.2	354.1
Wholesale trade					69.7	73.4	83.2	81.8	86.1	89.0	92.4	94.9	97.7	100.2	103.2
Retail trade					151.5	160.0	189.8	187.5	200.5	209.0	219.1	226.3	234.6	241.9	250.8
Transportation, warehousing, utilities	33.1	32.4	40.8	44.7	57.5	59.0	65.1	62.7	68.0	72.3	76.6	79.7	82.9	85.9	89.2
Transportation and warehousing					53.7	56.4	72.7	61.5	66.6	70.9	75.2	78.3	81.5	84.5	97.9
Utilities					3.9	2.6	2.3	1.3	1.4	1.4	1.4	1.4	1.4	1.3	1.3
Information	17.8	17.9	26.3	28.5	36.4	50.3	80.9	79.0	91.7	101.7	112.2	123.1	134.8	147.5	161.9
Telecommunications					14.6	16.5	24.0	20.4	22.7	24.9	27.3	29.6	32.0	34.5	37.2
Other information					21.8	33.9	56.9	58.7	69.0	76.8	84.9	93.5	102.8	113.0	124.7
Financial activities	41.9	45.1	63.9	71.3	82.0	85.3	102.8	107.8	116.7	124.0	131.1	135.4	139.2	141.2	142.9
Professional and business services	27.3	40.7	71.5	86.8	143.8	167.9	226.6	223.8	269.2	309.6	360.4	408.6	464.4	524.9	595.1
Other services	107.3	134.3	190.6	232.8	293.6	339.8	389.0	416.4	467.1	513.0	561.3	604.0	645.0	681.3	714.0
Food services and drinking places					84.7	97.5	108.5	112.7	124.4	135.0	146.0	155.6	165.0	173.4	181.4
Educational services					15.4	18.9	26.0	25.8	30.4	34.9	39.9	44.7	49.6	54.4	59.0
Health services					112.3	133.7	149.3	166.6	189.4	209.8	231.1	249.5	266.8	281.3	293.7
Other services					81.2	89.8	105.3	111.2	122.8	133.3	144.3	154.2	163.6	172.2	180.0
Government	137.2	155.2	178.1	185.2	218.6	241.5	262.4	282.3	299.3	312.4	325.1	333.3	342.6	351.2	361.9
State and local	99.7	115.0	133.4	137.2	165.2	191.9	213.5	232.9	248.9	261.0	272.7	279.8	288.1	295.6	305.2
State education					32.0	37.7	42.4	46.5	50.3	53.9	56.8	58.9	61.2	63.6	66.2
Local education					51.7	59.5	66.7	68.1	70.1	71.7	74.8	77.1	79.3	81.2	83.7
Other state and local					81.4	94.7	104.4	118.2	128.5	135.5	141.0	143.9	147.5	150.8	155.3
Federal, civilian	37.6	40.2	44.7	48.0	53.4	49.6	48.9	49.4	50.4	51.4	52.4	53.4	54.5	55.6	56.7
Military employment	70.6	49.8	49.8	56.7	56.8	53.7	51.6	54.2	54.2	54.2	54.2	54.2	54.2	54.2	54.2
Total employment (wage, salary, military)	722.0	769.0	1,020.3	1,116.1	1,423.3	1,507.4	1,773.5	1,774.3	1,969.7	2,108.1	2,271.1	2,404.5	2,552.4	2,695.4	2,858.9
Unemployment rate	9.5%	9.5%	6.6%	6.8%	3.8%	5.6%	4.1%	5.0%	4.6%	4.4%	4.3%	4.4%	4.5%	4.5%	4.5%
Per capita income	\$17,056	\$19,108	\$22,742	\$24,529	\$27,743	\$29,102	\$37,162	\$38,727	\$43,999	\$49,764	\$56,058	\$62,571	\$69,584	\$76,982	\$85,118
Consumer price index	0.374	0.511	0.083	1.055	1.268	1.522	1.792	1.982	2.204	2.529	2.911	3.337	3.826	4.398	5.061
Population (000s)	1,936.5	1,985.4	2,254.4	2,421.6	2,770.7	3,038.0	3,284.4	3,438.9	3,695.6	3,920.4	4,149.0	4,337.5	4,544.6	4,751.4	4,988.0
0- 4	161.0	143.7	157.5	178.5	210.0	219.5	214.4	228.9	264.4	261.4	272.4	280.8	291.9	305.8	322.5
5-19	559.3	524.4	517.0	500.3	551.1	615.9	682.8	685.2	707.9	731.7	780.0	814.1	847.8	878.1	918.2
20-64	1,049.7	1,134.8	1,358.9	1,493.8	1,714.0	1,881.1	2,053.4	2,175.7	2,347.2	2,461.1	2,543.4	2,596.9	2,674.3	2,779.4	2,914.5
65+	166.5	182.5	221.0	248.9	295.6	321.5	333.9	349.1	394.1	466.3	553.2	645.8	730.4	788.0	832.8
Group quarter population	71.5	65.2	63.3	63.1	66.1	71.4	75.5	79.0	84.9	90.1	95.3	99.6	104.4	109.1	114.6
Population/employee	2.68	2.58	2.21	2.17	1.95	2.02	1.85	1.94	1.88	1.86	1.83	1.80	1.78	1.76	1.74
Households (000s)	631.0	695.8	850.1	929.1	1,079.8	1,186.7	1,286.3	1,352.0	1,470.1	1,585.4	1,706.9	1,815.5	1,934.6	2,056.7	2,194.8
Single family	486.3	520.6	619.9	661.2	751.0	822.6	888.0	928.4	1,001.3	1,068.1	1,135.9	1,192.9	1,255.1	1,317.6	1,388.8
Multifamily	144.7	175.3	230.2	268.0	328.8	364.1	398.3	423.6	468.8	517.3	571.0	622.6	679.6	739.2	806.1
Household size	2.956	2.760	2.577	2.538	2.505	2.500	2.495	2.485	2.456	2.416	2.375	2.334	2.295	2.257	2.220
Single family	3.279	3.071	2.866	2.822	2.780	2.773	2.766	2.758	2.725	2.680	2.632	2.585	2.539	2.494	2.449
Multifamily	1.869	1.834	1.800	1.838	1.876	1.884	1.890	1.888	1.881	1.872	1.863	1.853	1.844	1.835	1.826

Source: Puget Sound Economic & Demographic Forecast, February 2006



Puget Sound Economic and Demographic Forecasts 1970-2040

Puget Sound Region	1970	1975	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030	2035	2040
Wage and salary employment (000s)	651.4	719.2	970.5	1,059.4	1,366.5	1,453.7	1,721.9	1,720.1	1,915.5	2,053.9	2,216.9	2,350.3	2,498.2	2,641.2	2,804.7
Base - goods producing	27.2%	24.2%	25.2%	22.1%	22.9%	19.0%	18.7%	16.2%	16.5%	15.7%	15.3%	14.7%	14.3%	13.9%	13.7%
Natural resources and mining	0.4%	0.4%	0.3%	0.2%	0.2%	0.2%	0.2%	0.1%	0.1%	0.1%	0.1%	0.1%	0.0%	0.0%	0.0%
Construction	4.7%	4.3%	5.2%	4.9%	5.7%	5.1%	6.1%	6.1%	6.6%	6.9%	7.3%	7.4%	7.6%	7.8%	8.1%
Manufacturing	22.1%	19.5%	19.7%	17.0%	17.1%	13.8%	12.5%	10.0%	9.8%	8.7%	8.0%	7.2%	6.6%	6.1%	5.6%
Aerospace products	9.2%	6.9%	8.0%	7.0%	8.2%	5.5%	4.9%	3.7%	4.1%	3.3%	2.9%	2.5%	2.2%	2.0%	1.8%
Other durable goods	7.9%	8.3%	7.9%	6.5%	5.7%	4.9%	4.8%	4.0%	3.7%	3.5%	3.3%	3.1%	2.9%	2.7%	2.5%
Nondurable goods	5.0%	4.4%	3.8%	3.5%	3.1%	3.4%	2.7%	2.2%	2.0%	1.9%	1.7%	1.6%	1.5%	1.4%	1.3%
Services	72.8%	75.8%	74.8%	77.9%	77.1%	81.0%	81.3%	83.8%	83.5%	84.3%	84.7%	85.3%	85.7%	86.1%	86.3%
Wholesale and retail trade	16.9%	16.6%	15.9%	16.6%	16.2%	16.1%	15.9%	15.7%	15.0%	14.5%	14.1%	13.7%	13.3%	13.0%	12.6%
Wholesale trade	0.0%	0.0%	0.0%	0.0%	5.1%	5.0%	4.8%	4.8%	4.5%	4.3%	4.2%	4.0%	3.9%	3.8%	3.7%
Retail trade	0.0%	0.0%	0.0%	0.0%	11.1%	11.0%	11.0%	10.9%	10.5%	10.2%	9.9%	9.6%	9.4%	9.2%	8.9%
Transportation, warehousing, utilities	5.1%	4.5%	4.2%	4.2%	4.2%	4.1%	3.8%	3.6%	3.5%	3.5%	3.5%	3.4%	3.3%	3.3%	3.2%
Transportation and warehousing	0.0%	0.0%	0.0%	0.0%	3.9%	3.9%	4.2%	3.6%	3.5%	3.5%	3.4%	3.3%	3.3%	3.2%	3.5%
Utilities	0.0%	0.0%	0.0%	0.0%	0.3%	0.2%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.0%	0.0%
Information	2.7%	2.5%	2.7%	2.7%	2.7%	3.5%	4.7%	4.6%	4.8%	5.0%	5.1%	5.2%	5.4%	5.6%	5.8%
Telecommunications	0.0%	0.0%	0.0%	0.0%	1.1%	1.1%	1.4%	1.2%	1.2%	1.2%	1.2%	1.3%	1.3%	1.3%	1.3%
Other information	0.0%	0.0%	0.0%	0.0%	1.6%	2.3%	3.3%	3.4%	3.6%	3.7%	3.8%	4.0%	4.1%	4.3%	4.4%
Financial activities	6.4%	6.3%	6.6%	6.7%	6.0%	5.9%	6.0%	6.3%	6.1%	6.0%	5.9%	5.8%	5.6%	5.3%	5.1%
Professional and business services	4.2%	5.7%	7.4%	8.2%	10.5%	11.5%	13.2%	13.0%	14.1%	15.1%	16.3%	17.4%	18.6%	19.9%	21.2%
Other services	16.5%	18.7%	19.6%	22.0%	21.5%	23.4%	22.6%	24.2%	24.4%	25.0%	25.3%	25.7%	25.8%	25.8%	25.5%
Food services and drinking places	0.0%	0.0%	0.0%	0.0%	6.2%	6.7%	6.6%	6.6%	6.5%	6.6%	6.6%	6.6%	6.6%	6.6%	6.5%
Educational services	0.0%	0.0%	0.0%	0.0%	1.1%	1.3%	1.5%	1.5%	1.6%	1.7%	1.8%	1.9%	2.0%	2.1%	2.1%
Health services	0.0%	0.0%	0.0%	0.0%	8.2%	9.2%	8.7%	9.7%	9.9%	10.2%	10.4%	10.6%	10.7%	10.7%	10.5%
Other services	0.0%	0.0%	0.0%	0.0%	5.9%	6.2%	6.1%	6.5%	6.4%	6.5%	6.5%	6.6%	6.5%	6.5%	6.4%
Government	21.1%	21.6%	18.4%	17.5%	16.0%	16.6%	15.2%	16.4%	15.6%	15.2%	14.7%	14.2%	13.7%	13.3%	12.9%
State and local	15.3%	16.0%	13.7%	13.0%	12.1%	13.2%	12.4%	13.5%	13.0%	12.7%	12.3%	11.9%	11.5%	11.2%	10.9%
State education	0.0%	0.0%	0.0%	0.0%	2.3%	2.6%	2.5%	2.7%	2.6%	2.6%	2.6%	2.5%	2.4%	2.4%	2.4%
Local education	0.0%	0.0%	0.0%	0.0%	3.8%	4.1%	3.9%	4.0%	3.7%	3.5%	3.4%	3.3%	3.2%	3.1%	3.0%
Other state and local	0.0%	0.0%	0.0%	0.0%	6.0%	6.5%	6.1%	6.9%	6.7%	6.6%	6.4%	6.1%	5.9%	5.7%	5.5%
Federal, civilian	5.8%	5.6%	4.6%	4.5%	3.9%	3.4%	2.8%	2.9%	2.6%	2.5%	2.4%	2.3%	2.2%	2.1%	2.0%
Military employment	70.6	49.8	49.8	56.7	56.8	53.7	51.6	54.2	54.2	54.2	54.2	54.2	54.2	54.2	54.2
Total employment (wage, salary, military)	722.0	769.0	1,020.3	1,116.1	1,423.3	1,507.4	1,773.5	1,774.3	1,969.7	2,108.1	2,271.1	2,404.5	2,552.4	2,695.4	2,858.9
Unemployment rate	9.5%	9.5%	6.6%	6.8%	3.8%	5.6%	4.1%	5.0%	4.6%	4.4%	4.3%	4.4%	4.5%	4.5%	4.5%
Per capita income	\$17,056	\$19,108	\$22,742	\$24,529	\$27,743	\$29,102	\$37,162	\$38,727	\$43,999	\$49,764	\$56,058	\$62,571	\$69,584	\$76,982	\$85,118
Consumer price index (1982-84=1.000)	0.374	0.511	0.827	1.055	1.268	1.522	1.792	1.982	2.204	2.529	2.911	3.337	3.826	4.398	5.061
Population (000s)	1,936.5	1,985.4	2,254.4	2,421.6	2,770.7	3,038.0	3,284.4	3,438.9	3,695.6	3,920.4	4,149.0	4,337.5	4,544.6	4,751.4	4,988.0
0- 4	8.3%	7.2%	7.0%	7.4%	7.6%	7.2%	6.5%	6.7%	7.2%	6.7%	6.6%	6.5%	6.4%	6.4%	6.5%
5-19	28.9%	26.4%	22.9%	20.7%	19.9%	20.3%	20.8%	19.9%	19.2%	18.7%	18.8%	18.8%	18.7%	18.5%	18.4%
20-64	54.2%	57.2%	60.3%	61.7%	61.9%	61.9%	62.5%	63.3%	63.5%	62.8%	61.3%	59.9%	58.8%	58.5%	58.4%
65+	8.6%	9.2%	9.8%	10.3%	10.7%	10.6%	10.2%	10.2%	10.7%	11.9%	13.3%	14.9%	16.1%	16.6%	16.7%
Group quarter population	71.5	65.2	63.3	63.1	66.1	71.4	75.5	79.0	84.9	90.1	95.3	99.6	104.4	109.1	114.6
Population/employee	2.68	2.58	2.21	2.17	1.95	2.02	1.85	1.94	1.88	1.86	1.83	1.80	1.78	1.76	1.74
Household population (000s)	631.0	695.8	850.1	929.1	1,079.8	1,186.7	1,286.3	1,352.0	1,470.1	1,585.4	1,706.9	1,815.5	1,934.6	2,056.7	2,194.8
Single family	77.1%	74.8%	72.9%	71.2%	69.5%	69.3%	69.0%	68.7%	68.1%	67.4%	66.5%	65.7%	64.9%	64.1%	63.3%
Multifamily	22.9%	25.2%	27.1%	28.8%	30.5%	30.7%	31.0%	31.3%	31.9%	32.6%	33.5%	34.3%	35.1%	35.9%	36.7%
Household size	2.956	2.760	2.577	2.538	2.505	2.500	2.495	2.485	2.456	2.416	2.375	2.334	2.295	2.257	2.220
Single family	3.279	3.071	2.866	2.822	2.780	2.773	2.766	2.758	2.725	2.680	2.632	2.585	2.539	2.494	2.449
Multifamily	1.869	1.834	1.800	1.838	1.876	1.884	1.890	1.888	1.881	1.872	1.863	1.853	1.844	1.835	1.826
Annual growth rates (% change)															
Employment		2.0%	6.2%	1.8%	5.2%	1.2%	3.4%	0.0%	2.2%	1.4%	1.5%	1.2%	1.2%	1.1%	1.2%
Per capita income		2.3%	3.5%	1.5%	2.5%	1.0%	5.0%	0.8%	2.6%	2.5%	2.4%	2.2%	2.1%	2.0%	2.0%
Consumer price index		6.4%	10.1%	5.0%	3.7%	3.7%	3.3%	2.8%	2.1%	2.8%	2.9%	2.8%	2.8%	2.8%	2.8%
Population		0.5%	2.6%	1.4%	2.7%	1.9%	1.6%	0.9%	1.5%	1.2%	1.1%	0.9%	0.9%	0.9%	1.0%
Households		2.0%	4.1%	1.8%	3.1%	1.9%	1.6%	1.0%	1.7%	1.5%	1.5%	1.2%	1.3%	1.2%	1.3%

Source: Puget Sound Economic & Demographic Forecast, February 2006

Puget Sound Economic and Demographic Forecasts 1970-2040

	1970	1975	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030	2035	2040
<b>United States</b>															
Employment (000,000s)	71.0	77.1	90.5	97.5	109.5	117.3	131.8	133.7	140.6	146.2	154.3	163.1	172.0	180.7	187.7
Unemployment rate	5.0%	8.5%	7.2%	7.2%	5.6%	5.6%	4.0%	5.2%	5.1%	5.0%	4.8%	4.8%	4.8%	4.8%	4.8%
Population (000,000s)	205.4	216.2	228.0	238.7	250.6	267.0	282.8	296.8	310.1	323.5	337.0	350.6	364.8	379.1	393.0
0- 4	17.2	16.1	16.5	17.9	18.9	19.6	19.2	20.3	21.3	22.2	22.8	23.4	24.1	25.1	26.2
5-19	59.8	59.9	56.8	53.2	53.3	57.2	61.5	61.8	62.1	63.1	66.2	68.8	71.1	73.2	75.6
20-64	108.3	117.5	128.9	139.2	147.1	156.4	166.9	177.8	186.3	191.2	193.1	194.7	197.9	203.9	211.1
65+	20.2	22.8	25.8	28.5	31.3	33.8	35.1	36.8	40.4	47.0	54.9	63.8	71.6	76.8	80.2
<b>King County</b>	1970	1975	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030	2035	2040
Employment (000s)	445.4	501.5	679.0	739.5	937.4	980.0	1,187.2	1,146.5	1,268.9	1,347.8	1,444.9	1,519.7	1,602.5	1,679.7	1,768.7
Base - goods producing	117.9	120.9	169.9	164.8	213.3	176.8	205.1	166.1	184.0	182.0	187.6	187.7	190.6	192.3	198.2
Aerospace	43.6	43.0	60.9	62.8	85.7	51.0	53.0	38.6	43.8	34.8	31.8	27.9	25.0	22.7	20.8
Other goods producing	74.4	77.8	109.0	102.0	127.6	125.9	152.1	127.5	140.2	147.2	155.8	159.8	165.6	169.6	177.4
Services	327.4	380.7	509.1	574.6	724.1	803.1	982.1	980.4	1,084.8	1,165.8	1,257.4	1,332.1	1,411.8	1,487.4	1,570.4
Per capita personal income	\$18,364	\$20,794	\$25,259	\$27,595	\$31,618	\$33,444	\$44,438	\$45,068	\$50,837	\$57,453	\$64,712	\$72,229	\$80,324	\$88,864	\$98,260
Population	1,156.8	1,160.8	1,276.3	1,352.7	1,517.2	1,631.9	1,738.9	1,791.6	1,888.8	1,974.6	2,061.4	2,136.7	2,217.2	2,297.6	2,386.1
Households	392.7	423.0	499.7	541.5	619.8	667.3	711.7	736.5	786.4	836.1	888.4	936.8	988.8	1,041.9	1,100.1
Single family	288.9	301.5	346.2	363.1	402.8	429.0	452.7	462.4	488.9	513.6	538.6	560.6	583.9	607.4	633.1
Multifamily	103.8	121.5	153.5	178.4	217.0	238.3	259.0	274.1	297.5	322.5	349.8	376.2	404.9	434.5	467.0
<b>Kitsap County</b>	1970	1975	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030	2035	2040
Employment (000s)	29.1	34.2	46.0	52.9	65.0	69.1	73.7	84.8	95.4	105.5	116.8	128.1	140.8	154.2	169.3
Base - goods producing	1.7	2.5	4.4	4.2	4.8	5.1	5.9	7.1	8.4	9.6	10.9	12.2	13.8	15.4	17.6
Aerospace	0.0	0.0	0.4	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Other goods producing	1.7	2.5	4.5	3.8	4.8	5.1	5.9	7.1	8.4	9.6	10.9	12.2	13.8	15.4	17.6
Services	27.4	31.8	37.3	48.7	60.2	64.0	67.8	77.7	87.1	95.9	105.9	115.9	127.0	138.8	151.7
Per capita personal income	\$15,721	\$17,486	\$19,428	\$20,616	\$23,410	\$24,190	\$29,491	\$33,202	\$38,405	\$43,723	\$49,493	\$55,408	\$61,810	\$68,576	\$76,069
Population	101.6	119.1	132.6	163.5	191.9	223.4	232.4	240.8	266.4	287.6	309.0	324.5	342.2	359.3	380.1
Households	32.8	40.4	46.4	59.1	70.1	82.4	86.6	90.5	101.4	111.4	121.9	130.4	140.0	149.6	161.1
Single family	27.4	33.1	37.6	47.4	56.1	66.1	69.6	72.8	80.7	87.6	94.5	99.7	105.5	111.2	118.1
Multifamily	5.4	7.3	8.8	11.6	13.9	16.3	17.0	17.7	20.7	23.8	27.4	30.7	34.5	38.5	43.0
<b>Pierce County</b>	1970	1975	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030	2035	2040
Employment (000s)	105.9	116.1	141.8	157.8	194.7	217.2	244.4	262.9	291.2	316.0	343.7	370.0	398.8	428.6	461.8
Base - goods producing	23.3	24.5	27.6	27.5	31.6	32.7	38.8	40.3	44.2	47.5	51.1	53.8	57.1	60.2	64.6
Aerospace	0.0	0.0	0.0	0.0	0.0	1.1	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Other goods producing	23.3	24.5	27.6	27.5	31.6	31.7	37.3	38.8	42.7	46.0	49.6	52.3	55.6	58.7	63.1
Services	82.6	91.6	114.2	130.2	163.1	184.4	205.6	222.6	247.0	268.5	292.7	316.2	341.7	368.4	397.2
Per capita personal income	\$15,136	\$16,584	\$18,598	\$19,933	\$22,239	\$23,131	\$27,581	\$30,708	\$35,520	\$40,439	\$45,776	\$51,246	\$57,167	\$63,425	\$70,355
Population	412.7	432.0	488.8	528.3	590.5	648.8	704.0	752.2	813.6	869.1	924.6	969.8	1,019.8	1,069.8	1,127.6
Households	123.9	141.8	175.4	191.5	216.2	239.5	262.0	281.0	307.8	334.6	362.5	387.1	414.4	442.3	474.3
Single family	100.0	110.5	132.3	143.7	161.4	180.2	198.7	214.6	232.8	249.9	267.0	281.2	296.8	312.6	330.6
Multifamily	23.9	31.2	43.1	47.8	54.8	59.3	63.3	66.4	75.0	84.7	95.5	105.9	117.5	129.8	143.6
<b>Snohomish County</b>	1970	1975	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030	2035	2040
Employment (000s)	71.0	67.3	103.7	109.3	169.4	187.5	216.5	225.9	260.0	284.6	311.5	332.5	356.1	378.7	405.0
Base - goods producing	34.0	26.0	42.7	38.0	63.7	61.8	72.3	65.3	80.2	83.9	89.1	91.4	95.4	99.3	105.2
Aerospace	16.2	6.2	16.4	11.2	26.6	27.3	30.0	24.2	32.9	31.7	31.6	30.0	29.2	28.6	28.5
Other goods producing	17.8	19.8	26.3	26.9	37.1	34.4	42.3	41.1	47.3	52.2	57.4	61.4	66.2	70.6	76.7
Services	37.0	41.3	61.0	71.3	105.8	125.7	144.3	160.6	179.7	200.7	222.4	241.1	260.8	279.4	299.8
Per capita personal income	\$14,851	\$16,647	\$20,980	\$21,668	\$23,927	\$25,141	\$30,393	\$32,615	\$37,726	\$42,950	\$48,619	\$54,429	\$60,718	\$67,365	\$74,725
Population	265.4	273.5	340.5	377.1	471.1	533.9	609.2	654.3	726.7	789.2	853.9	906.5	965.4	1,024.6	1,094.2
Households	81.6	90.6	121.8	137.0	173.7	197.5	226.0	244.0	274.4	303.3	334.2	361.1	391.5	422.8	459.3
Single family	70.0	75.4	98.6	106.9	130.7	147.2	166.9	178.5	198.9	217.0	235.9	251.4	268.8	286.4	307.0
Multifamily	11.6	15.2	23.2	30.1	43.0	50.3	59.1	65.4	75.6	86.2	98.3	109.7	122.7	136.4	152.4

Source: Puget Sound Economic & Demographic Forecast, February 2006

Puget Sound Economic and Demographic Forecasts 1970-2040

<b>United States</b>	1970	1975	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030	2035	2040
Employment (000,000s)	71.0	77.1	90.5	97.5	109.5	117.3	131.8	133.7	140.6	146.2	154.3	163.1	172.0	180.7	187.7
Unemployment rate	5.0%	8.5%	7.2%	7.2%	5.6%	5.6%	4.0%	5.2%	5.1%	5.0%	4.8%	4.8%	4.8%	4.8%	4.8%
Population (000,000s)	205.4	216.2	228.0	238.7	250.6	267.0	282.8	296.8	310.1	323.5	337.0	350.6	364.8	379.1	393.0
0- 4	8.4%	7.4%	7.2%	7.5%	7.5%	7.3%	6.8%	6.8%	6.9%	6.9%	6.8%	6.7%	6.6%	6.6%	6.7%
5-19	29.1%	27.7%	24.9%	22.3%	21.3%	21.4%	21.7%	20.8%	20.0%	19.5%	19.6%	19.6%	19.5%	19.3%	19.2%
20-64	52.7%	54.3%	56.5%	58.3%	58.7%	58.6%	59.0%	59.9%	60.1%	59.1%	57.3%	55.5%	54.2%	53.8%	53.7%
65+	9.8%	10.5%	11.3%	11.9%	12.5%	12.7%	12.4%	12.4%	13.0%	14.5%	16.3%	18.2%	19.6%	20.3%	20.4%
<b>King County</b>	1970	1975	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030	2035	2040
Employment (000s)	445.4	501.5	679.0	739.5	937.4	980.0	1,187.2	1,146.5	1,268.9	1,347.8	1,444.9	1,519.7	1,602.5	1,679.7	1,768.7
Base - goods producing	5.8%	7.3%	9.6%	7.9%	7.4%	7.4%	8.0%	8.4%	8.8%	9.1%	9.3%	9.5%	9.8%	10.0%	10.4%
Aerospace	0.0%	0.0%	0.9%	0.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Other goods producing	5.8%	7.3%	9.8%	7.2%	7.4%	7.4%	8.0%	8.4%	8.8%	9.1%	9.3%	9.5%	9.8%	10.0%	10.4%
Services	94.2%	93.0%	81.1%	92.1%	92.6%	92.6%	92.0%	91.6%	91.3%	90.9%	90.7%	90.5%	90.2%	90.0%	89.6%
Per capita personal income	\$18,364	\$20,794	\$25,259	\$27,595	\$31,618	\$33,444	\$44,438	\$45,068	\$50,837	\$57,453	\$64,712	\$72,229	\$80,324	\$88,864	\$98,260
Population (000s)	1,156.8	1,160.8	1,276.3	1,352.7	1,517.2	1,631.9	1,738.9	1,791.6	1,888.8	1,974.6	2,061.4	2,136.7	2,217.2	2,297.6	2,386.1
Population/employee	3.90	3.72	3.45	3.35	3.03	2.99	2.88	2.86	2.79	2.75	2.69	2.62	2.56	2.50	2.44
Households	392.7	423.0	499.7	541.5	619.8	667.3	711.7	736.5	786.4	836.1	888.4	936.8	988.8	1,041.9	1,100.1
Single family	80.7%	77.9%	75.4%	75.0%	74.7%	75.2%	75.8%	76.4%	75.6%	74.7%	73.7%	72.6%	71.6%	70.7%	69.7%
Multifamily	19.3%	22.0%	24.6%	25.0%	25.3%	24.8%	24.2%	23.6%	24.4%	25.3%	26.3%	27.4%	28.4%	29.3%	30.3%
<b>Kitsap County</b>	1970	1975	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030	2035	2040
Employment (000s)	29.1	34.2	46.0	52.9	65.0	69.1	73.7	84.8	95.4	105.5	116.8	128.1	140.8	154.2	169.3
Base - goods producing	5.8%	7.3%	9.6%	7.9%	7.4%	7.4%	8.0%	8.4%	8.8%	9.1%	9.3%	9.5%	9.8%	10.0%	10.4%
Aerospace	0.0%	0.0%	0.9%	0.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Other goods producing	5.8%	7.3%	9.8%	7.2%	7.4%	7.4%	8.0%	8.4%	8.8%	9.1%	9.3%	9.5%	9.8%	10.0%	10.4%
Services	94.2%	93.0%	81.1%	92.1%	92.6%	92.6%	92.0%	91.6%	91.3%	90.9%	90.7%	90.5%	90.2%	90.0%	89.6%
Per capita personal income	\$15,721	\$17,486	\$19,428	\$20,616	\$23,410	\$24,190	\$29,491	\$33,202	\$38,405	\$43,723	\$49,493	\$55,408	\$61,810	\$68,576	\$76,069
Population (000s)	101.6	119.1	132.6	163.5	191.9	223.4	232.4	240.8	266.4	287.6	309.0	324.5	342.2	359.3	380.1
Population/employee	3.49	3.48	2.88	3.09	2.95	3.23	3.15	2.84	2.79	2.73	2.65	2.53	2.43	2.33	2.25
Households	32.8	40.4	46.4	59.1	70.1	82.4	86.6	90.5	101.4	111.4	121.9	130.4	140.0	149.6	161.1
Single family	83.5%	81.9%	81.0%	80.2%	80.0%	80.2%	80.4%	80.4%	79.6%	78.6%	77.5%	76.5%	75.4%	74.3%	73.3%
Multifamily	16.5%	18.1%	19.0%	19.6%	19.8%	19.8%	19.6%	19.6%	20.4%	21.4%	22.5%	23.5%	24.6%	25.7%	26.7%
<b>Pierce County</b>	1970	1975	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030	2035	2040
Employment (000s)	105.9	116.1	141.8	157.8	194.7	217.2	244.4	262.9	291.2	316.0	343.7	370.0	398.8	428.6	461.8
Base - goods producing	22.0%	21.1%	19.5%	17.4%	16.2%	15.1%	15.9%	15.3%	15.2%	15.0%	14.9%	14.5%	14.3%	14.0%	14.0%
Aerospace	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	0.6%	0.6%	0.5%	0.5%	0.4%	0.4%	0.4%	0.3%	0.3%
Other goods producing	22.0%	21.1%	19.5%	17.4%	16.2%	14.6%	15.3%	14.8%	14.7%	14.6%	14.4%	14.1%	13.9%	13.7%	13.7%
Services	78.0%	78.9%	80.5%	82.5%	83.8%	84.9%	84.1%	84.7%	84.8%	85.0%	85.2%	85.5%	85.7%	86.0%	86.0%
Per capita personal income	\$15,136	\$16,584	\$18,598	\$19,933	\$22,239	\$23,131	\$27,581	\$30,708	\$35,520	\$40,439	\$45,776	\$51,246	\$57,167	\$63,425	\$70,355
Population (000s)	412.7	432.0	488.8	528.3	590.5	648.8	704.0	752.2	813.6	869.1	924.6	969.8	1,019.8	1,069.8	1,127.6
Population/employee	3.49	3.48	2.88	3.09	2.95	3.23	3.15	2.84	2.79	2.73	2.65	2.53	2.43	2.33	2.25
Households	123.9	141.8	175.4	191.5	216.2	239.5	262.0	281.0	307.8	334.6	362.5	387.1	414.4	442.3	474.3
Single family	80.7%	77.9%	75.4%	75.0%	74.7%	75.2%	75.8%	76.4%	75.6%	74.7%	73.7%	72.6%	71.6%	70.7%	69.7%
Multifamily	19.3%	22.0%	24.6%	25.0%	25.3%	24.8%	24.2%	23.6%	24.4%	25.3%	26.3%	27.4%	28.4%	29.3%	30.3%
<b>Snohomish County</b>	1970	1975	1980	1985	1990	1995	2000	2005	2010	2015	2020	2025	2030	2035	2040
Employment (000s)	71.0	67.3	103.7	109.3	169.4	187.5	216.5	225.9	260.0	284.6	311.5	332.5	356.1	378.7	405.0
Base - goods producing	47.9%	38.6%	41.2%	34.8%	37.6%	33.0%	33.4%	28.9%	30.8%	29.5%	28.6%	27.5%	26.8%	26.2%	26.0%
Aerospace	22.8%	9.2%	15.8%	10.2%	15.7%	14.6%	13.9%	10.7%	12.7%	11.1%	10.1%	9.0%	8.2%	7.6%	7.0%
Other goods producing	25.1%	29.4%	25.4%	24.6%	21.9%	18.3%	19.5%	18.2%	18.2%	18.3%	18.4%	18.5%	18.6%	18.6%	18.9%
Services	52.1%	61.4%	58.8%	65.2%	62.5%	67.0%	66.7%	71.1%	69.1%	70.5%	71.4%	72.5%	73.2%	73.8%	74.0%
Per capita personal income	\$14,851	\$16,647	\$20,980	\$21,668	\$23,927	\$25,141	\$30,393	\$32,615	\$37,726	\$42,950	\$48,619	\$54,429	\$60,718	\$67,365	\$74,725
Population (000s)	265.4	273.5	340.5	377.1	471.1	533.9	609.2	654.3	726.7	789.2	853.9	906.5	965.4	1,024.6	1,094.2
Population/employee	3.74	4.06	3.28	3.45	2.78	2.85	2.81	2.90	2.80	2.77	2.74	2.73	2.71	2.71	2.70
Households	81.6	90.6	121.8	137.0	173.7	197.5	226.0	244.0	274.4	303.3	334.2	361.1	391.5	422.8	459.3
Single family	85.8%	83.2%	81.0%	78.0%	75.2%	74.5%	73.8%	73.2%	72.5%	71.5%	70.6%	69.6%	68.7%	67.7%	66.8%
Multifamily	14.2%	16.8%	19.0%	22.0%	24.8%	25.5%	26.2%	26.8%	27.6%	28.4%	29.4%	30.4%	31.3%	32.3%	33.2%

Source: Puget Sound Economic & Demographic Forecast, February 2006