Analysis of the Seattle-Everettr
Tacoma Washington, 1966

DATE	ISSUED TO
10/7/70	~~Mr. Storm 4178 x55853~~
	~~Due: 11/7/70~~ k

Table XVI

Military Housing by Branch of Service
Seattle-Everett-Tacoma, Washington HMA
As of July 1, 1966

Location	Army	Navy	Air Force	Coast Guard	Total
HMA total	3,726	34	1,098	46	4,904
King County	219	18	-	44	281
Seattle	119	18	-	5	142
Fort Lawton - on post	93	-	-	-	93
- leased off post	26	-	-	-	26
13th Naval District	-	18	-	-	18
Alki Point & West Point	-	-	-	5	5
Rest of county	100	-	-	39	139
Nike sites	100 a/	-	-	36	136
Vashon Island	-	-	-	3	3
Snohomish County	-	16	105	2	123
Paine Field - on base	-	-	75	-	75
- leased off base	-	-	30	-	30
Naval Radio Station, Jim Creek	-	16	-	-	16
Mukilteo	-	-	-	2	2
Pierce County	3,507	-	993	-	4,500
Fort Lewis	3,507	-	-	-	3,507
McChord AFB	-	-	993 b/	-	993

a/ Includes 68 units at four sites for Fort Lawton and 32 units at Midway for Fort Lewis.

b/ Includes 100 substandard units which are scheduled for early alteration and improvement and conversion to 62 adequate units.

Source: Local military establishments and 13th Naval and Coast Guard Districts.

DATE	ISSUED TO

Table XV-B

Status of New House Completions in Selected Subdivisions a/
Tacoma, Washington, SMSA
As of January 1, 1965, and January 1, 1966

Sales price	Total completions	Pre-sold	Speculative construction: Total	Sold	Unsold	Percent unsold
			Houses completed in 1964			
Under $10,000	-	-	-	-	-	-
$10,000 - 12,499	-	-	-	-	-	-
12,500 - 14,999	39	5	34	20	14	41.2
15,000 - 17,499	59	6	53	40	13	24.5
17,500 - 19,999	65	21	44	34	10	22.7
20,000 - 24,999	77	41	36	25	11	30.6
25,000 - 29,999	17	11	6	4	2	33.3
30,000 - 34,999	-	-	-	-	-	-
35,000 and over	-	-	-	-	-	-
Total	257	84	173	123	50	28.9
			Houses completed in 1965			
Under $10,000	-	-	-	-	-	-
$10,000 - 12,499	-	-	-	-	-	-
12,500 - 14,999	65	6	59	53	6	10.2
15,000 - 17,499	102	12	90	61	29	32.2
17,500 - 19,999	99	8	91	66	25	27.5
20,000 - 24,999	53	11	42	32	10	23.8
25,000 - 29,999	94	29	65	49	16	24.6
30,000 - 34,999	4	3	1	1	-	-
35,000 and over	-	-	-	-	-	-
Total	417	69	348	262	86	24.7

a/ Selected subdivisions are those with five or more completions during the year.

Source: Unsold Inventory Surveys completed by the Seattle, Washington, FHA Insuring Office.

Table XIV (cont'd)

Seattle-Everett-Tacoma, Washington, Area Postal Vacancy Survey

April 1966

Postal area	Total residences and apartments: Total possible deliveries	Vacant units: All	Vacant units: %	Vacant units: Used	Vacant units: New	Under const.	Residences: Total possible deliveries	Vacant units: All	Vacant units: %	Vacant units: Used	Vacant units: New	Under const.	Apartments: Total possible deliveries	Vacant units: All	Vacant units: %	Vacant units: Used	Vacant units: New	Under const.	House trailers: Total possible deliveries	Vacant: No.	Vacant: %
Pierce County	97,226	5,000	5.1	4,534	466	912	84,656	3,457	4.1	3,113	344	492	12,570	1,543	12.3	1,421	122	420	2,058	74	3.6
Tacoma	84,689	4,616	5.5	4,231	385	762	72,915	3,157	4.3	2,877	280	362	11,774	1,459	12.4	1,354	105	400	1,433	65	4.5
Main Office	6,326	431	6.8	419	12	34	3,884	252	6.5	240	12	34	2,442	179	7.3	179	-	-	90	-	0.0
Branches:																					
Fort Lewis	3,508	-	0.0	-	-	-	3,508	-	0.0	-	-	-	-	-	-	-	-	-	-	-	-
Lakewood Center	11,140	766	6.9	628	138	200	9,177	408	4.4	338	70	117	1,963	358	18.2	290	68	83	579	43	7.4
Parkland	9,234	383	4.1	340	43	129	8,444	243	2.9	205	38	55	790	140	17.7	135	5	74	411	13	3.2
Stations:																					
A	10,164	372	3.7	355	17	52	9,585	313	3.3	296	17	20	579	59	10.2	59	-	32	-	-	-
K Street	9,628	637	6.6	629	8	14	7,687	487	6.3	487	-	6	1,941	150	7.7	142	8	8	-	-	-
Proctor	15,140	826	5.5	752	74	140	12,157	553	4.5	495	58	45	2,983	273	9.2	257	16	95	-	-	-
Sixth Avenue	5,304	164	3.1	112	52	52	5,175	159	3.1	107	52	38	129	5	3.9	5	-	14	-	-	-
South Tacoma	6,366	620	9.7	607	13	101	5,558	365	6.6	360	5	7	808	255	31.6	247	8	94	353	9	2.5
Terminal	7,879	417	5.3	389	28	40	7,740	377	4.9	349	28	40	139	40	28.8	40	-	-	-	-	-
Other Post Offices	12,537	384	3.1	303	81	150	11,741	300	2.6	236	64	130	796	84	10.6	67	17	20	625	9	1.4
Puyallup	9,478	304	3.2	223	81	114	8,887	236	2.7	172	64	97	591	68	11.5	51	17	17	470	7	1.5
Sumner	3,059	80	2.6	80	-	36	2,854	64	2.2	64	-	33	205	16	7.8	16	-	3	155	2	1.3

The survey covers dwelling units in residences, apartments, and house trailers, including military, institutional, public housing units, and units used only seasonally. The survey does not cover stores, offices, commercial hotels and motels, or dormitories; nor does it cover boarded-up residences or apartments that are not intended for occupancy.

The definitions of "residence" and "apartment" are those of the Post Office Department, i. e.: a residence represents one possible stop with one possible delivery on a carrier's route; an apartment represents one possible stop with more than one possible delivery.

Source: FHA postal vacancy survey conducted by collaborating postmaster(s).

Table XV

Status of New House Completions in Selected Subdivisions a/
Seattle-Everett-Tacoma, Washington HMA
As of January 1, 1965, and January 1, 1966

Sales price	Total completions	Pre-sold	Speculative construction: Total	Sold	Unsold	Percent unsold
			Houses completed in 1964			
Under $10,000	-	-	-	-	-	-
$10,000 - 12,499	-	-	-	-	-	-
12,500 - 14,999	108	28	80	63	17	21.3
15,000 - 17,499	367	106	261	179	82	31.4
17,500 - 19,999	427	191	236	152	84	35.6
20,000 - 24,999	531	200	331	215	116	35.0
25,000 - 29,999	142	48	94	56	38	40.4
30,000 - 34,999	105	15	90	54	36	40.0
35,000 and over	36	-	36	23	13	36.1
Total	1,716	588	1,128	742	386	34.2
			Houses completed in 1965			
Under $10,000	-	-	-	-	-	-
$10,000 - 12,499	-	-	-	-	-	-
12,500 - 14,999	198	68	130	122	8	6.2
15,000 - 17,499	353	107	246	191	55	22.4
17,500 - 19,999	467	185	282	217	65	23.0
20,000 - 24,999	468	169	299	213	86	28.8
25,000 - 29,999	372	116	256	192	64	25.0
30,000 - 34,999	122	31	91	71	20	22.0
35,000 and over	83	29	54	36	18	33.3
Total	2,063	705	1,358	1,042	316	23.3

a/ Selected subdivisions are those with five or more completions during the year.

Source: Unsold Inventory Surveys completed by the Seattle, Washington, FHA Insuring Office.

Table XV-A

Status of New House Completions in Selected Subdivisions a/
Seattle-Everett, Washington, SMSA
As of January 1, 1965, and January 1, 1966

Sales price	Total completions	Pre-sold	Speculative construction: Total	Sold	Unsold	Percent unsold
			Houses completed in 1964			
Under $10,000	-	-	-	-	-	-
$10,000 - 12,499	-	-	-	-	-	-
12,500 - 14,999	69	23	46	43	3	6.5
15,000 - 17,499	308	100	208	139	69	33.2
17,500 - 19,999	362	170	192	118	74	38.5
20,000 - 24,999	454	159	295	190	105	35.6
25,000 - 29,999	125	37	88	52	36	40.9
30,000 - 34,999	105	15	90	54	36	40.0
35,000 and over	36	-	36	23	13	36.1
Total	1,459	504	955	619	336	35.2
			Houses completed in 1965			
Under $10,000	-	-	-	-	-	-
$10,000 - 12,499	-	-	-	-	-	-
12,500 - 14,999	133	62	71	69	2	2.8
15,000 - 17,499	251	95	156	130	26	16.7
17,500 - 19,999	368	177	191	151	40	20.9
20,000 - 24,999	415	158	257	181	76	29.6
25,000 - 29,999	278	87	191	143	48	25.1
30,000 - 34,999	118	28	90	70	20	22.2
35,000 and over	83	29	54	36	18	33.3
Total	1,646	636	1,010	780	230	22.8

a/ Selected subdivisions are those with five or more completions during the year.

Source: Unsold Inventory Surveys completed by Seattle, Washington, FHA Insuring Office.

Table XII

Private Multifamily Housing Units Authorized by Building Permits[a]
Seattle-Everett-Tacoma, Washington, HMA
1960-1966

Area	1960	1961	1962	1963	1964	1965	1st half 1966	Total 1/60-6/66
HMA total	1,822	2,377	5,530	5,206	4,082	3,560	3,675	26,252
King County total	1,190	1,689	3,986	3,914	2,928	2,557	3,079	19,343
Auburn	3	2	37	50	4	39	141	276
Bellevue	-	-	38	17	139	149	222	565
Bothell	8	2	6	25	8	26	-	75
Clyde Hill	-	-	-	-	-	-	-	-
Des Moines	-	-	38	12	4	-	-	54
Enumclaw	-	2	-	4	8	-	-	14
Houghton	11	3	2	123	10	-	24	173
Issaquah	2	4	44	19	12	30	2	113
Kent	8	24	90	42	24	53	209	450
King County[b]	325	291	768	612	513	454	790	3,753
Kirkland	15	16	86	73	43	5	11	249
Medina	-	-	-	-	-	-	-	-
Mercer Island City	-	-	7	-	-	-	2	9
Normandy Park	18	-	-	-	-	-	-	18
Redmond	-	-	16	6	4	26	30	82
Renton	64	137	116	31	66	29	345	788
Seattle	725	1,208	2,729	2,873	2,052	1,704	1,250	12,541
Tukwila	-	-	9	-	23	28	52	112
Other incorporated areas	11	-	-	27	18	14	1	71
Snohomish County total	203	197	279	350	369	117	106	1,621
Edmonds	33	37	88	103	182	60	57	560
Everett	16	12	36	102	80	12	26	284
Lynnwood	-	36	48	24	3	-	-	111
Marysville	14	12	8	10	33	19	2	98
Mountlake Terrace	-	-	-	-	-	-	-	-
Snohomish	9	4	14	14	10	5	-	56
Snohomish County[b]	131	90	72	87	51	11	21	463
Other incorporated areas	-	6	13	10	10	10	-	49
Pierce County total	429	491	1,265	942	785	886	490	5,288
Bonney Lake	-	-	-	17	-	-	-	17
Fircrest	-	4	-	4	12	-	-	20
Gig Harbor	-	2	2	5	5	24	2	40
Milton	2	10	6	-	-	-	-	18
Pierce County[b]	288	259	526	403	608	568	142	2,794
Puyallup	12	42	103	68	40	16	26	307
Steilacoom	2	2	20	6	8	-	2	40
Sumner	10	8	30	4	-	3	-	55
Tacoma	113	164	578	419	104	243	302	1,923
Other incorporated areas	2	-	-	16	8	32	16	74

a/ Includes all units in structures of two or more units. Public housing unit authorizations, in addition to private units, were as follows:
1962 - 60 low-rent units in Renton for elderly: 472 units with appropriated funds at Fort Lewis in unincorporated Pierce County.
1963 - 200 low-rent units just south of Seattle (including 50 for elderly).
1964 - 50 units in Seattle for married students at Seattle Pacific College.
1965 - 300 low-rent units in Seattle for elderly; 73 low-rent units in Tacoma for elderly; 150 units with appropriated funds at McChord Air Force Base in unincorporated Pierce County.

b/ Includes all of county except incorporated areas with their own permit system.

Sources: U. S. Department of Commerce, King County Planning Commission, and local permit issuing offices.

Table XIII

Vacancy Trends
Seattle-Everett-Tacoma, Washington HMA
1950, 1960, and 1966

Type of Vacancy	King County Seattle	King County Remainder	Snohomish County Everett	Snohomish County Remainder	Pierce County Tacoma	Pierce County Remainder	HMA Total
April 1950							
Total vacant units	6,050	9,597	778	2,914	2,089	3,982	25,410
Available vacant	3,526	3,079	430	608	1,103	867	9,613
For sale only	811	1,201	87	313	301	341	3,054
Homeowner vacancy rate	0.9%	1.9%	1.2%	1.6%	1.0%	1.6%	1.3%
For rent	2,715	1,878	343	295	802	526	6,559
Rental vacancy rate	3.9%	8.7%	6.7%	6.0%	4.5%	5.3%	5.1%
Other vacant	2,524	6,518	348	2,306	986	3,115	15,797
April 1960							
Total vacant units	15,404	10,796	999	5,643	4,101	6,064	43,007
Available vacant	12,148	4,927	623	1,433	2,892	1,931	23,954
For sale only	1,152	2,242	106	707	603	582	5,392
Homeowner vacancy rate	1.0%	2.6%	1.2%	2.2%	1.8%	1.8%	1.7%
For rent	10,996	2,685	517	726	2,289	1,349	18,562
Rental vacancy rate	11.4%	10.7%	9.3%	9.6%	12.3%	8.7%	11.0%
Other vacant	3,256	5,869	376	4,210	1,209	4,133	19,053
July 1966 a/							
Total vacant units	9,000	6,550	800	6,025	3,000	7,350	32,725
Available vacant	4,500	2,700	600	1,200	2,500	2,500	14,000
For sale only	1,200	1,600	300	900	1,200	1,200	6,400
Homeowner vacancy rate	0.9%	1.4%	2.3%	2.3%	3.0%	3.1%	1.7%
For rent	3,300	1,100	300	300	1,300	1,300	7,600
Rental vacancy rate	3.2%	4.1%	4.7%	3.7%	6.8%	6.9%	4.2%
Other vacant	4,500	3,850	200	4,825	500	4,850	18,725

a/ Components may not add to totals because of rounding.

Sources: 1950 and 1960 Censuses of Housing; 1966 estimated by Housing Market Analyst.

Table XIV

Seattle-Everett-Tacoma, Washington, Area Postal Vacancy Survey

April 1966

Postal area	Total residences and apartments: Total possible deliveries	Vacant units: All	Vacant units: %	Vacant units: Used	Vacant units: New	Under const.	Residences: Total possible deliveries	Vacant units: All	Vacant units: %	Vacant units: Used	Vacant units: New	Under const.	Apartments: Total possible deliveries	Vacant units: All	Vacant units: %	Vacant units: Used	Vacant units: New	Under const.	House trailers: Total possible deliveries	Vacant: No.	Vacant: %
Tri-County Total	489,000	19,275	3.9	16,525	2,750	5,500	413,200	12,775	3.1	10,700	2,075	2.700	75,800	6,500	8.6	5,825	675	2,800	8,100	185	2.3
King County	335,325	11,875	3.5	9,950	1,925	4,000	275,950	7,350	2.7	5,900	1,450	1,825	59,375	4.525	7.6	4,050	475	2,175	4,900	70	1.4
Seattle (Estimated)	257,500	8,875	3.4	8,325	550	2,100	203,400	4,950	2.4	4,600	350	550	54,100	3,925	7.3	3,725	200	1,550	2,075	35	1.7
Seattle (surveyed sample)1/	168,991	6,358	3.8	6,013	345	1,717	120,185	2,975	2.5	2,803	172	298	48,806	3,383	6.9	3,210	173	1,419	1,236	25	2.0
Main Office	4,315	247	5.7	247	-	-	-	-	-	-	-	-	4,315	247	5.7	247	-	-	-	-	-
Branches:																					
Burien	5,983	218	3.6	202	16	31	5,164	110	2.1	94	16	31	819	108	13.2	108	-	-	-	-	-
Riverton Heights	8,181	173	2.1	153	20	304	7,333	132	1.8	112	20	46	848	41	4.8	41	-	258	738	23	3.1
Skyway	2,916	61	2.1	55	6	27	2,810	48	1.7	42	6	27	106	13	12.3	13	-	-	90	-	0.0
White Center	6,140	188	3.1	148	40	56	5,945	150	2.5	136	14	28	195	38	19.5	12	26	28	35	1	2.9
Stations:																					
Ballard	12,272	430	3.5	415	15	50	10,414	256	2.5	247	9	12	1,858	174	9.4	168	6	38	-	-	-
Bitter Lake	12,848	275	2.1	214	61	54	12,304	228	1.9	183	45	39	544	47	8.6	31	16	15	255	-	0.0
Broadway	25,622	1,585	6.2	1,531	54	362	9,663	367	3.8	365	2	4	15,959	1,218	7.6	1,166	52	358	-	-	-
Columbia	8,843	277	3.1	258	[illegible]	56	7,279	134	1.8	120	14	27	1,564	143	9.1	138	5	29	-	-	-
Georgetown	4,262	210	4.9	208	2	3	3,934	175	4.4	173	2	3	328	35	10.7	35	-	-	-	-	-
Greenwood	6,248	208	3.3	205	3	16	5,331	129	2.4	129	-	2	917	79	8.6	76	3	14	-	-	-
International	12,292	719	5.8	711	8	351	6,650	285	4.3	284	1	9	5,642	434	7.7	427	7	342	-	-	-
Lake City	6,133	176	2.9	147	29	72	5,786	151	2.6	128	23	36	347	25	7.2	19	6	36	2	1	50.0
Magnolia	3,985	149	3.7	147	2	8	3,530	78	2.2	76	2	1	455	71	15.6	71	-	7	-	-	-
Sand Point Naval Air Station	1,384	30	2.2	26	4	2	1,366	28	2.0	24	4	2	18	2	11.1	2	-	-	-	-	-
Queen Anne	14,640	483	3.3	458	25	218	7,046	157	2.2	156	1	4	7,594	326	4.3	302	24	214	-	-	-
Terminal Annex	21	-	0.0	-	-	-	1	-	0.0	-	-	-	20	-	0.0	-	-	-	116	-	0.0
University	12,463	325	2.6	304	21	24	9,225	129	1.4	127	2	9	3,238	196	6.1	177	19	15	-	-	-
Wallingford	7,370	217	2.9	215	2	54	5,903	140	2.4	140	-	6	1,467	77	5.2	75	2	48	-	-	-
West Seattle	13,073	387	3.0	369	18	29	10,501	278	2.6	267	11	12	2,572	109	4.2	102	7	17	-	-	-

The survey covers dwelling units in residences, apartments, and house trailers, including military, institutional, public housing units, and units used only seasonally. The survey does not cover stores, offices, commercial hotels and motels, or dormitories; nor does it cover boarded-up residences or apartments that are not intended for occupancy.

The definitions of "residence" and "apartment" are those of the Post Office Department, i.e.: a residence represents one possible stop with one possible delivery on a carrier's route; an apartment represents one possible stop with more than one possible delivery.

Source: FHA postal vacancy survey conducted by collaborating postmaster(s).

1/ The surveyed area included 100 percent coverage for all routes in all post offices except those in the Seattle postal service area. The sampling in the Seattle postal service area included all postal routes with substantial deliveries to apartments and about one-half of the remaining postal routes, with an effective coverage of 90 percent of all possible deliveries to apartments and 59 percent of all possible deliveries to residences.

Table XIV (cont'd)

Seattle-Everett-Tacoma, Washington, Area Postal Vacancy Survey

April 1966

Postal area	Total residences and apartments: Total possible deliveries	Vacant units: All	%	Used	New	Under const.	Residences: Total possible deliveries	Vacant units: All	%	Used	New	Under const.	Apartments: Total possible deliveries	Vacant units: All	%	Used	New	Under const.	House trailers: Total possible deliveries	Vacant: No.	%
King County (continued)																					
Other Post Offices	77,827	2,996	3.8	1,602	1,394	1,904	72,552	2,407	3.3	1,282	1,125	1,273	5,275	589	11.2	320	269	631	2,828	31	1.1
Auburn	11,775	569	4.8	366	203	367	11,211	505	4.5	307	198	294	564	64	11.3	59	5	73	332	3	0.9
Bellevue	16,975	772	4.5	180	592	200	16,336	573	3.5	149	424	90	639	199	31.1	31	168	110	101	-	0.0
Bothell	5,306	228	4.3	167	61	79	5,132	201	3.9	145	56	74	174	27	15.5	22	5	5	328	3	0.9
Enumclaw	2,865	79	2.8	72	7	18	2,658	69	2.6	65	4	18	207	10	4.8	7	3	-	34	1	2.9
Issaquah	2,421	47	1.9	29	18	38	2,369	46	1.9	28	18	37	52	1	1.9	1	-	1	145	8	5.5
Kent	9,552	308	3.2	163	145	291	8,679	227	2.6	133	94	232	873	81	9.3	30	51	59	948	9	0.9
Kirkland	7,513	260	3.5	138	122	232	6,936	236	3.4	114	122	232	577	24	4.2	24	-	-	66	-	0.0
Mercer Island	5,305	294	5.5	225	69	66	4,245	152	3.6	89	63	66	1,060	142	13.4	136	6	-	-	-	-
Redmond	2,509	148	5.9	53	95	70	2,407	120	5.0	49	71	26	102	28	27.5	4	24	44	195	-	0.0
Renton	13,606	291	2.1	209	82	543	12,579	278	2.2	203	75	204	1,027	13	1.3	6	7	339	679	7	1.0
Snohomish County	56,463	2,413	4.3	2,063	350	566	52,594	1,972	3.7	1,695	277	392	3,869	441	11.4	368	73	174	1,118	47	4.2
Everett	21,009	831	4.0	762	69	106	18,757	593	3.2	535	58	88	2,252	238	10.6	227	11	18	109	-	0.0
Other Post Offices	35,454	1,582	4.5	1,301	281	460	33,837	1,379	4.1	1,160	219	304	1,617	203	12.6	141	62	156	1,009	47	4.7
Arlington	2,763	180	6.5	179	1	19	2,696	174	6.5	173	1	19	67	6	9.0	6	-	-	53	2	3.8
Edmonds	10,793	364	3.4	273	91	147	9,979	245	2.5	201	44	61	814	119	14.6	72	47	86	64	5	7.8
Lynnwood	7,866	368	4.7	270	98	156	7,614	352	4.6	254	98	88	252	16	6.3	16	-	68	615	21	3.4
Marysville	4,200	149	3.5	111	38	58	4,023	122	3.0	96	26	56	177	27	15.3	15	12	2	153	5	3.3
Monroe	1,524	106	7.0	97	9	10	1,394	87	6.2	80	7	10	130	19	14.6	17	2	-	38	1	2.6
Mountlake Terrace	4,234	293	6.9	260	33	41	4,214	292	6.9	259	33	41	20	1	5.0	1	-	-	10	1	10.0
Snohomish	4,074	122	3.0	111	11	29	3,917	107	2.7	97	10	29	157	15	9.6	14	1	-	76	12	15.8

The survey covers dwelling units in residences, apartments, and house trailers, including military, institutional, public housing units, and units used only seasonally. The survey does not cover stores, offices, commercial hotels and motels, or dormitories; nor does it cover boarded-up residences or apartments that are not intended for occupancy.

The definitions of "residence" and "apartment" are those of the Post Office Department, i.e.: a residence represents one possible stop with one possible delivery on a carrier's route; an apartment represents one possible stop with more than one possible delivery.

Source: FHA postal vacancy survey conducted by collaborating postmaster(s).

Table X

Trend of Household Tenure
Seattle-Everett-Tacoma, Washington HMA
1950, 1960, and 1966

Occupancy and Tenure	King County: Seattle	King County: Remainder	Snohomish County: Everett	Snohomish County: Remainder	Pierce County: Tacoma	Pierce County: Remainder	HMA Total
April 1950							
Total housing inventory	160,632	91,273	12,494	27,093	50,043	34,878	376,413
Total occupied units	154,582	81,676	11,716	24,179	47,954	30,896	351,003
Owner-occupied	87,402	61,980	6,906	19,568	30,863	21,586	228,305
Percent of total occupied	56.5%	75.9%	58.9%	80.9%	64.4%	69.9%	65.0%
Renter-occupied	67,180	19,696	4,810	4,611	17,091	9,310	122,698
Total vacant units	6,050	9,597	778	2,914	2,089	3,982	25,410
April 1960							
Total housing inventory	215,981	117,978	14,898	43,799	54,205	51,099	497,960
Total occupied units	200,577	107,182	13,899	38,156	50,104	45,035	454,953
Owner-occupied	115,097	84,873	8,883	31,327	33,771	30,948	304,899
Percent of total occupied	57.4%	79.2%	63.9%	82.1%	67.4%	68.7%	67.0%
Renter-occupied	85,480	22,309	5,016	6,829	16,333	14,087	150,054
Total vacant units	15,404	10,796	999	5,643	4,101	6,064	43,007
July 1966 a/							
Total housing inventory	239,500	143,150	19,420	52,305	59,750	62,050	576,175
Total occupied units	230,500	136,600	18,620	46,280	56,750	54,700	543,4[illegible]
Owner-occupied	131,400	110,650	12,500	38,400	38,800	37,200	368,950
Percent of total occupied	57.0%	81.0%	67.1%	83.0%	68.4%	68.0%	67.9%
Renter-occupied x	99,100	25,950	6,120	7,880	17,950	17,500	174,500
Total vacant units	9,000	6,550	800	6,025	3,000	7,350	32,725

a/ Components may not add to totals because of rounding.

Sources: 1950 and 1960 Censuses of Housing; 1966 estimated by Housing Market Analyst.

Table XI

Total Private Housing Units Authorized by Building Permits[a]
Seattle-Everett-Tacoma, Washington, HMA
1960-1966

Area	1960	1961	1962	1963	1964	1965	1st half 1966	Total 1/60-6/66
HMA total	11,827	13,349	19,382	16,736	11,960	12,363	9,415	95,032
King County total	7,035	8,391	12,898	10,926	7,024	7,715	6,904	60,893
Auburn	135	148	276	179	50	112	196	1,096
Bellevue	32	62	104	78	216	343	367	1,202
Bothell	95	44	64	55	36	48	23	365
Clyde Hill	20	18	20	50	35	41	21	205
Des Moines	-	-	126	111	26	59	24	346
Enumclaw	26	23	20	32	23	18	4	146
Houghton	40	58	51	164	29	8	31	381
Issaquah	34	26	90	43	22	68	32	315
Kent	103	149	236	198	72	130	335	1,223
King County[b]	4,556	5,134	7,368	5,334	3,238	3,839	3,479	32,948
Kirkland	48	76	120	128	61	41	15	489
Medina	9	14	45	33	31	28	14	174
Mercer Island City	107	187	242	212	164	158	137	1,207
Normandy Park	42	23	24	24	19	20	17	169
Redmond	17	18	76	166	102	162	146	687
Renton	123	252	330	287	123	179	401	1,695
Seattle	1,604	2,127	3,635	3,738	2,678	2,351	1,574	17,707
Tukwila	11	9	25	20	30	43	60	198
Other incorporated areas	33	23	46	74	69	67	28	340
Snohomish County total	2,486	2,430	3,072	2,724	2,050	1,646	994	15,402
Edmonds	154	208	316	264	288	151	106	1,487
Everett	104	103	169	420	237	111	67	1,211
Lynnwood	108	106	80	163	139	153	106	855
Marysville	31	18	15	19	41	27	5	156
Mountlake Terrace	321	363	326	223	143	103	70	1,549
Snohomish	21	13	21	31	25	18	8	137
Snohomish County[b]	1,723	1,599	2,100	1,554	1,118	1,029	608	9,731
Other incorporated areas	24	20	45	50	59	54	24	276
Pierce County total	2,306	2,528	3,412	3,086	2,886	3,002	1,517	18,737
Bonney Lake	17	20	38	72	55	59	23	284
Fircrest	7	52	53	82	74	50	27	345
Gig Harbor	12	18	20	17	11	34	7	119
Milton	21	38	19	16	5	12	6	117
Pierce County[b]	1,583	1,647	1,869	1,782	2,031	2,056	869	11,837
Puyallup	71	101	190	145	127	86	52	772
Steilacoom	12	10	31	44	34	32	6	169
Sumner	23	25	48	18	10	15	4	143
Tacoma	546	608	1,122	869	507	607	494	4,753
Other incorporated areas	14	9	22	41	32	51	29	198

a/ Public housing unit authorizations, in addition to private units, were as follows:
1962 - 60 low-rent units in Renton for elderly; 500 units with appropriated funds at Fort Lewis in unincorporated Pierce County.
1963 - 200 low-rent units just south of Seattle (including 50 for elderly).
1964 - 50 units in Seattle for married students at Seattle Pacific College.
1965 - 300 low-rent units in Seattle for elderly; 73 low-rent units in Tacoma for elderly; 150 units with appropriated funds at McChord Air Force Base in unincorporated Pierce County.

b/ Includes all of county except incorporated areas with their own permit system.

Sources: U. S. Department of Commerce, King County Planning Commission, and local permit issuing offices.

Table VI

Population Trends
Seattle-Everett-Tacoma, Washington HMA
1950, 1960 and 1966

Area	Number of persons April 1950	April 1960	July 1966	Average annual change 1950-1960 Number	1950-1960 Pct.a/	1960-1966 Number	1960-1966 Pct.a/
HMA total	1,120,448	1,428,803	1,668,000	30,836	2.5	38,271	2.5
King County	732,992	935,014	1,087,500	20,202	2.5	24,397	2.4
Auburn	6,497	11,933	16,460	544	6.1	724	5.1
Bellevue	NA	12,809	22,020	NA	NA	1,474	8.7
Bothell	1,019	2,237	3,670	122	7.9	229	7.9
Clyde Hill	NA	1,871	2,850	NA	NA	157	6.7
Des Moines	NA	1,987	3,800	NA	NA	290	10.4
Enumclaw	2,789	3,269	4,090	48	1.6	131	3.6
Houghton	1,005	2,426	3,720	142	8.8	207	6.8
Issaquah	955	1,870	3,370	92	6.7	240	9.4
Kent	3,278	9,017	13,630	574	10.0	738	6.6
Kirkland	4,713	6,025	7,650	131	2.5	260	3.8
Medina	NA	2,285	3,060	NA	NA	124	4.7
Mercer Island City	NA	NA	16,350	NA	NA	NA	NA
Normandy Park	NA	3,224	3,930	NA	NA	113	3.2
Pacific	755	1,577	1,810	82	7.3	37	2.2
Redmond	573	1,426	5,140	85	9.1	594	20.5
Renton	16,039	18,453	25,740	241	1.4	1,166	5.3
Seattle	467,591	557,087	610,200	8,950	1.8	8,498	1.5
Tukwila	800	1,804	2,410	100	8.2	97	4.6
Rest of county	226,978	295,714	337,600	6,874	2.6	6,702	2.1
Snohomish County	111,580	172,199	215,700	6,062	4.3	6,960	3.6
Arlington	1,635	2,025	2,280	39	2.2	41	-1.9
Brier	NA	NA	2,400	NA	NA	NA	NA
Edmonds	2,057	8,016	22,100	596	13.0	2,253	16.2
Everett	33,849	40,304	54,500	646	1.8	2,271	4.8
Lake Stevens	NA	NA	1,190	NA	NA	NA	NA
Lynnwood	NA	7,207	12,150	NA	NA	791	8.4
Marysville	2,259	3,117	4,240	86	3.2	180	4.9
Mountlake Terrace	NA	9,122	15,720	NA	NA	1,056	8.7
Snohomish	3,094	3,894	4,920	80	2.3	164	3.7
Rest of county	68,686	98,514	96,200	2,983	3.6	-370	-0.4
Pierce County	275,876	321,590	364,800	4,572	1.6	6,914	2.0
Bonney Lake	275	645	1,760	37	8.6	178	16.1
Buckley	2,705	3,538	3,850	83	2.7	50	1.4
Fircrest	1,459	3,565	5,070	211	8.9	241	5.6
Milton	1,374	2,218	2,680	84	4.8	74	3.0
Orting	1,299	1,520	1,640	22	1.6	19	1.2
Puyallup	10,010	12,063	14,500	205	1.9	390	3.0
Steilacoom	1,233	1,569	1,940	34	2.4	59	3.4
Sumner	2,816	3,156	4,060	34	1.1	145	4.0
Tacoma	143,673	147,979	161,800	431	0.3	2,212	1.4
Rest of county	111,032	145,337	167,500	3,431	2.7	3,546	2.3

a/ Derived through the use of a formula designed to calculate the average percentage change on a compound basis.

Source: 1950 and 1960 Censuses of Population.
1966 estimated by Housing Market Analyst.

Table VII

Components of Population Change
Seattle-Everett-Tacoma, Washington HMA
April 1950 - July 1966

Area	Average annual change a/ Net natural increase	Net migration	Total population change
HMA total			
1950-1960	17,975	12,875	30,850
1960-1966	18,000	20,300	38,271
King County			
1950-1960	11,900	8,300	20,200
1960-1966	10,850	13,550	24,400
Seattle city			
1950-1960	8,000	950	8,950
1960-1966	3,975	4,525	8,500
Rest of King County			
1950-1960	3,900	7,350	11,250
1960-1966	6,875	9,025	15,900
Snohomish County			
1950-1960	1,975	4,100	6,075
1960-1966	2,450	4,525	6,975
Everett city			
1950-1960	475	175	650
1960-1966	375	1,900	2,275
Rest of Snohomish County			
1950-1960	1,500	3,925	5,425
1960-1966	2,075	2,625	4,700
Pierce County			
1950-1960	4,100	475	4,575
1960-1966	4,700	2,225	6,925
Tacoma city			
1950-1960	2,325	-1,900	425
1960-1966	1,500	725	2,225
Rest of Pierce County			
1950-1960	1,775	2,375	4,150
1960-1966	3,200	1,500	4,700

a/ Rounded.

Source: U. S. Census of Population; U. S. Public Health Service; Washington State Health Department; and estimates by Housing Market Analyst.

Table VIII

Distribution of the Population by Age
Seattle-Everett-Tacoma, Washington, HMA
April 1950 and April 1960
HMA Total

Age groups	April 1950 Number	April 1950 Percent of total	April 1960 Number	April 1960 Percent of total	Change 1950-1960 Number	Change 1950-1960 Percent
Under 10	208,830	18.6	307,168	21.5	98,338	47.1
10 - 19	137,178	12.3	230,069	16.1	92,891	67.7
20 - 29	184,594	16.5	182,555	12.8	-2,039	-1.1
30 - 39	178,382	15.9	199,004	13.9	20,622	11.6
40 - 49	141,860	12.7	183,570	12.8	41,710	29.4
50 - 59	116,766	10.4	136,882	9.6	20,116	17.2
60 - 69	93,186	8.3	101,629	7.1	8,443	9.1
70 and over	59,652	5.3	87,926	6.2	28,274	47.4
Total	1,120,448	100.0	1,428,803	100.0	308,355	27.5
Median age	31.7		29.7		-2.0	-6.3

King County

Age groups	April 1950 Number	April 1950 Percent of total	April 1960 Number	April 1960 Percent of total	Change 1950-1960 Number	Change 1950-1960 Percent
Under 10	136,284	18.6	198,585	21.2	62,301	45.7
10 - 19	80,293	11.0	146,853	15.7	66,560	82.9
20 - 29	118,851	16.2	114,719	12.3	-4,132	-3.5
30 - 39	120,345	16.4	133,006	14.2	12,661	10.5
40 - 49	96,978	13.2	123,762	13.3	26,784	27.6
50 - 59	79,129	10.8	92,557	9.9	13,428	17.0
60 - 69	62,567	8.5	67,374	7.2	4,807	7.7
70 and over	38,545	5.3	58,158	6.2	19,613	50.9
Total	732,992	100.0	935,014	100.0	202,022	27.6
Median age	32.5		30.6		-1.9	-5.8

Snohomish County

Age groups	April 1950 Number	April 1950 Percent of total	April 1960 Number	April 1960 Percent of total	Change 1950-1960 Number	Change 1950-1960 Percent
Under 10	22,288	20.0	41,166	23.9	18,878	84.7
10 - 19	15,765	14.1	29,380	17.1	13,615	86.4
20 - 29	14,589	13.1	20,360	11.8	5,771	39.6
30 - 39	16,315	14.6	23,310	13.5	6,995	42.9
40 - 49	13,934	12.5	20,636	12.0	6,702	48.1
50 - 59	11,705	10.5	15,373	8.9	3,668	31.3
60 - 69	10,066	9.0	11,674	6.8	1,608	16.0
70 and over	6,918	6.2	10,300	6.0	3,382	48.9
Total	111,580	100.0	172,199	100.0	60,619	54.3
Median age	31.9		27.8		-4.1	-12.9

Pierce County

Age groups	April 1950 Number	April 1950 Percent of total	April 1960 Number	April 1960 Percent of total	Change 1950-1960 Number	Change 1950-1960 Percent
Under 10	50,258	18.2	67,417	21.0	17,159	34.1
10 - 19	41,120	14.9	53,836	16.7	12,716	30.9
20 - 29	51,154	18.6	47,476	14.8	-3,678	-7.2
30 - 39	41,722	15.1	42,688	13.3	966	2.3
40 - 49	30,948	11.2	39,172	12.2	8,224	26.6
50 - 59	25,932	9.4	28,952	9.0	3,020	11.6
60 - 69	20,553	7.5	22,581	7.0	2,028	9.9
70 and over	14,189	5.1	19,468	6.0	5,279	37.2
Total	275,876	100.0	321,590	100.0	45,714	16.6
Median age	29.0		28.1		-0.9	-3.1

Source: 1950 and 1960 Censuses of Population

Table IX

Household Trends
Seattle-Everett-Tacoma, Washington HMA
1950, 1960 and 1966

Area	Number of households April 1950	April 1960	July 1966	Average annual change 1950-1960 Number	Pct.a/	1960-1966 Number b/	Pct.a/
HMA total	351,003	454,953	543,450	10,395	2.7	14,160	2.9
King County	236,258	307,759	367,100	7,150	2.6	9,495	2.8
Auburn	2,162	3,684	5,080	152	5.3	223	5.1
Bellevue	NA	3,551	6,110	NA	NA	410	8.7
Bothell	348	663	1,070	32	6.4	65	7.7
Clyde Hill	NA	472	715	NA	NA	39	6.6
Des Moines	NA	608	1,150	NA	NA	87	10.2
Enumclaw	984	1,170	1,470	19	1.8	48	3.7
Houghton	323	685	1,060	36	7.5	60	7.0
Issaquah	326	626	1,140	30	6.5	82	9.6
Kent	1,126	2,695	4,190	157	8.7	239	7.1
Kirkland	1,556	1,995	2,560	44	2.5	90	4.0
Medina	NA	646	870	NA	NA	36	4.8
Mercer Island	NA	NA	4,390	NA	NA	NA	NA
Normandy Park	NA	785	960	NA	NA	28	3.2
Pacific	NA	420	485	NA	NA	10	2.3
Redmond	NA	418	1,560	NA	NA	183	21.1
Renton	4,889	5,947	8,610	106	2.0	426	5.9
Seattle	154,582	200,577	230,500	4,600	2.6	4,788	2.2
Tukwila	235c/	510	680	28c/	7.8	27	4.6
Rest of county	69,962	82,307	94,500	1,235	1.7	1,951	2.2
Snohomish County	35,895	52,055	64,900	1,616	3.7	2,055	3.5
Arlington	573	691	765	12	1.9	12	1.6
Brier	NA	NA	620	NA	NA	NA	NA
Edmonds	715	2,501	6,780	179	12.0	685	16.0
Everett	11,716	13,899	18,620	218	1.8	755	4.7
Lake Stevens	NA	NA	360	NA	NA	NA	NA
Lynnwood	NA	1,908	3,130	NA	NA	196	7.9
Marysville	803	1,121	1,485	32	3.4	58	4.5
Mountlake Terrace	NA	2,272	3,840	NA	NA	251	8.4
Snohomish	1,079	1,289	1,600	21	1.8	50	3.5
Rest of county	21,009	28,374	27,700	737	3.0	-108	-0.4
Pierce County	78,850	95,139	111,450	1,629	1.9	2,610	2.5
Bonney Lake	85c/	185c/	520	10c/	7.8	54	16.5
Buckley	500	592	655	9	1.7	10	1.6
Fircrest	430	978	1,400	55	8.2	68	5.7
Milton	411	629	775	22	4.3	23	3.3
Orting	473	478	530	5	0.1	8	1.6
Puyallup	3,369	3,967	4,920	60	1.7	153	3.4
Steilacoom	406	514	650	11	2.4	22	3.8
Sumner	948	1,098	1,450	15	1.5	56	4.4
Tacoma	47,954	50,104	56,750	215	0.4	1,063	2.0
Rest of county	24,274	36,594	43,800	1,232	4.1	1,153	2.9

a/ Derived through the use of a formula designed to calculate the average percentage change on a compound basis.
b/ Components may not add to totals because of rounding.
c/ Estimated.

Sources: 1950 and 1960 Censuses of Population.
1966 estimated by Housing Market Analyst.

Table IV

Military and Military-Connected Civilian Personnel
Seattle-Everett-Tacoma, Washington Housing Market Area[a/]
1955-1966

Dec.	King County				Snohomish County				Pierce County				Total	
	Fort Lawton		Navy Activities		Paine Field		Naval Radio Sta.		Fort Lewis[b/]		McChord AFB			
	Military	Civilian	Military	Civilian	Military	Civilian	Military[c/]	Civilian	Military	Civilian	Military	Civilian	Military	Civilian
1955	1,582	632	NA	2,615	984	156	45	50e/	27,115	2,465	3,855	1,589	NA	7,507
1956	1,872	586	NA	2,419	1,189	182	45	50e/	24,009	2,335	4,002	1,587	NA	7,159
1957	1,466	583	NA	2,059	1,291	167	45	50e/	20,968	2,236	4,358	1,275	NA	6,370
1958	996	690	NA	2,238	1,266	198	45	50e/	22,100	2,179	4,620	1,296	NA	6,651
1959	1,055	632	NA	1,988	1,033	233	45	50	22,378	2,003	5,053	1,216	NA	6,122
1960	978	618	NA	1,775	1,141	248	45	48	22,510	2,076	5,450	1,089	NA	5,854
1961	1,328	632	NA	1,757	1,307	277	45	49	40,022	2,512	5,762	1,131	NA	6,358
1962	1,390	643	2,004	1,697	1,310	271	45	49	20,539	2,597	5,376	1,150	30,664	6,407
1963	1,275	544	2,002	1,590	1,465	289	45	49	20,975	2,463	6,755	1,193	32,517	6,128
1964	879	585	2,341	1,599	1,438	295	45	49	25,134	2,320	6,486	1,172	36,323	6,020
1965	698	466	2,570	1,555	1,382	195	45	47	17,421	2,557	6,776	1,415	28,892	6,235
1966d/	497	313	2,600e/	1,718	1,297	200	45	52	21,211	2,225	6,470	1,390	32,120e/	5,898

a/ Includes King, Snohomish and Pierce Counties.
b/ Including Madigan General Hospital.
c/ Approximate figures, nearly equal to civilian personnel.
d/ As of April.
e/ Estimated.
NA Not available.

Sources: Department of Defense, 13th Naval District, Paine Field, and Washington State Employment Security Department.

Table V

Estimated Percentage Distribution of Families and Households by Annual Income
After Deduction of Federal Income Tax
Seattle-Everett-Tacoma, Washington HMA, 1966 and 1968

Annual family income	King County All families	King County Renter h'hlds[a]	Snohomish County All families	Snohomish County Renter h'hlds[a]	Pierce County All families	Pierce County Renter h'hlds[a]	HMA total All families	HMA total Renter h'hlds[a]
			Income at 1966 level					
Under $2,000	3.5	6.4	6.3	10.6	6.0	9.7	4.8	7.8
$ 2,000 - 2,999	3.4	6.2	5.0	8.3	6.0	10.3	3.8	7.2
3,000 - 3,999	4.4	7.6	6.4	9.0	7.5	13.8	5.2	9.1
4,000 - 4,999	5.4	8.6	7.7	12.8	8.8	14.1	6.4	10.9
5,000 - 5,999	7.0	11.8	11.4	13.8	10.4	12.2	8.3	11.2
6,000 - 6,999	10.5	10.8	12.5	13.9	10.8	11.0	11.2	11.0
7,000 - 7,999	10.7	10.7	11.8	11.1	11.2	8.3	10.0	10.7
8,000 - 8,999	8.9	9.4	10.6	7.6	9.3	5.7	9.2	8.4
9,000 - 9,999	8.9	7.1	8.2	4.5	7.7	4.2	8.5	6.6
10,000 - 12,499	16.5	12.1	10.9	5.1	11.1	6.6	15.3	9.3
12,500 - 14,999	9.7	4.8	4.5	2.1	5.4	2.6	7.2	4.1
15,000 - 24,999	9.0	4.0	3.8	1.2	4.6	1.4	8.1	3.5
25,000 & over	2.1	0.5	0.9	-	1.2	0.1	2.0	0.2
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Median	$8,570	$6,890	$7,040	$5,670	$7,040	$5,170	$8,040	$6,350
			Income at 1968 level					
Under $2,000	3.2	6.2	6.3	9.2	5.4	8.9	3.8	7.1
$ 2,000 - 2,999	3.2	5.5	4.4	8.4	5.7	9.5	3.9	6.8
3,000 - 3,999	4.1	7.0	6.0	8.5	7.0	13.2	5.0	8.3
4,000 - 4,999	5.0	7.8	7.2	11.4	8.1	13.3	5.8	9.9
5,000 - 5,999	5.1	10.2	9.5	13.2	9.6	11.8	7.6	10.8
6,000 - 6,999	9.5	10.5	12.5	13.1	10.3	10.9	9.4	10.1
7,000 - 7,999	11.3	10.0	10.6	11.9	10.2	8.9	10.1	10.5
8,000 - 8,999	8.1	9.6	10.9	8.6	9.7	6.1	8.7	8.8
9,000 - 9,999	8.2	7.9	8.9	5.4	8.4	4.6	8.6	7.2
10,000 - 12,499	18.0	13.4	12.7	6.2	12.4	7.5	16.5	11.0
12,500 - 14,999	10.3	6.2	5.5	2.6	6.4	3.1	8.3	4.7
15,000 - 24,999	11.7	5.1	4.4	1.5	5.5	2.1	10.1	4.5
25,000 & over	2.3	0.6	1.1	-	1.3	0.1	2.2	0.3
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Median	$9,070	$7,280	$7,380	$5,940	$7,390	$5,430	$8,500	$6,700

a/ Excludes one-person renter households.

Source: Estimated by Housing Market Analyst.

Table III

Nonagricultural Wage and Salary Employment a/
Seattle-Everett-Tacoma, Washington, Housing Market Area b/
1960-1966
(in thousands)

Industry	Annual average 1960	1961	1962	1963	1964	1965p	First half 1965p	1966p
Nonagric. wage & salary employment	447.4	454.7	491.3	482.0	477.0	500.1	487.8	536.5
Manufacturing	129.7	132.4	146.2	136.8	128.3	136.4	130.7	159.1
Aerospace	57.0	61.5	72.9	64.0	52.4	56.9	53.2	76.4
Primary & fab. metals & machinery	15.4	14.3	14.4	14.6	15.6	17.8	16.9	19.0
Lumber & wood products c/	13.8	13.2	13.4	13.0	13.6	13.6	13.0	13.7
Food & kindred products	13.1	12.9	12.9	12.4	12.3	12.4	11.9	11.9
Shipbuilding & repair	3.6	4.1	4.9	4.9	5.9	6.2	6.8	8.3
Paper and allied products	6.1	5.9	5.9	6.0	6.1	6.1	6.0	6.3
Other manufacturing	20.7	20.5	21.8	21.9	22.4	23.4	22.9	23.5
Nonmanufacturing	317.8	322.2	345.1	345.1	348.7	363.9	357.1	377.5
Mining, forestry & fishing	2.2	2.3	2.6	2.6	2.4	2.6	2.2	2.3
Contract construction	21.3	21.8	24.4	24.3	22.3	24.3	22.6	26.2
Transp., commun. & utils.	36.1	35.4	36.2	35.7	35.8	36.5	35.7	37.5
Wholesale & retail trade	101.4	100.8	107.8	106.6	107.1	111.4	108.9	113.7
Finance, ins. & real estate	25.7	26.3	28.7	29.1	29.2	30.1	29.6	30.9
Services	55.6	58.0	64.8	63.1	64.9	67.8	66.9	70.8
Government	75.5	77.6	80.6	83.7	87.0	91.2	91.2	96.1

a/ Figures may not add to totals because of rounding.
b/ Includes King, Snohomish and Pierce Counties.
c/ Except furniture and fixtures.
p Preliminary.

Source: Washington State Employment Security Department.

Table III-A

Nonagricultural Wage and Salary Employment a/
King County, Washington
1960-1966
(in thousands)

Industry	Annual average 1960	1961	1962	1963	1964	1965p	First half 1965p	1966p
Nonagric. wage & salary employment	337.8	345.3	376.1	365.4	357.2	375.2	366.3	407.2
Manufacturing	102.3	105.7	118.5	109.5	100.0	107.2	102.6	129.5
Aerospace	56.8	61.3	72.6	63.8	52.1	56.6	52.9	76.1
Food & kindred products	9.0	8.7	8.9	8.7	8.5	8.7	8.4	8.6
Primary & fabricated metals	6.9	6.4	6.1	6.3	6.6	7.3	7.1	7.7
Machinery, including electrical	5.2	4.9	4.8	4.8	5.4	6.3	6.0	6.9
Shipbuilding & repair	3.1	3.6	4.1	4.2	5.2	5.3	6.0	7.1
Lumber & wood products b/	4.9	4.7	4.6	4.4	4.8	4.7	4.5	4.6
Paper & allied products	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.2
Other manufacturing	15.3	15.0	16.3	16.2	16.3	17.2	16.6	17.3
Nonmanufacturing	235.5	239.6	257.6	255.9	257.2	268.3	263.7	277.8
Mining, forestry & fishing	1.6	1.6	1.7	1.7	1.7	1.7	1.5	1.5
Contract construction	15.7	16.5	18.4	17.8	16.0	17.7	16.5	19.8
Transp., commun. & utils.	27.4	27.0	27.7	27.3	27.7	28.5	27.8	29.4
Wholesale & retail trade	78.3	78.4	84.2	82.2	81.5	84.3	82.6	85.6
Finance, ins. & real estate	20.9	21.3	23.4	23.6	23.6	24.3	23.9	24.9
Services	41.8	43.5	49.1	46.9	47.9	50.0	49.4	52.3
Government	49.8	51.3	53.1	56.4	58.8	61.8	62.0	64.3

a/ Figures may not add to totals because of rounding.
b/ Except furniture and fixtures.
p Preliminary.

Source: Washington State Employment Security Department.

Table III-B

Nonagricultural Wage and Salary Employment a/
Snohomish County, Washington
1960-1966
(in thousands)

Industry	Annual average 1960	1961	1962	1963	1964	1965p	First half 1965p	1966p
Nonagric. wage & salary employment	31.3	31.9	34.7	36.4	37.5	38.9	37.7	40.2
Manufacturing	10.0	10.1	10.5	10.5	10.8	11.0	10.5	11.3
Lumber & wood products b/	4.5	4.2	4.1	4.2	4.1	4.1	4.0	4.3
Paper & allied products	3.1	3.0	3.1	3.1	3.1	3.2	3.1	3.2
Machinery, including electrical	0.6	0.7	1.1	1.1	1.1	1.2	1.1	1.3
Food & kindred products	0.7	0.9	0.8	0.7	0.7	0.7	0.6	0.6
Shipbuilding & repair	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Other manufacturing	1.0	1.1	1.3	1.4	1.6	1.7	1.6	1.8
Nonmanufacturing	21.3	21.9	24.2	25.9	26.7	27.7	27.2	28.9
Mining, forestry & fishing	0.3	0.3	0.3	0.4	0.4	0.4	0.3	0.4
Contract construction	1.7	1.7	2.1	2.2	2.2	2.1	2.0	2.0
Transp., commun. & utils.	2.5	2.6	2.7	2.8	2.6	2.5	2.5	2.6
Wholesale & retail trade	6.7	6.5	7.0	7.4	7.7	8.2	7.9	8.5
Finance, ins. & real estate	1.1	1.3	1.4	1.5	1.4	1.4	1.4	1.5
Services	3.5	3.8	4.6	4.9	5.1	5.4	5.2	5.5
Government	5.5	5.7	6.1	6.7	7.3	7.7	7.9	8.4

a/ Figures may not add to totals because of rounding.
b/ Except furniture and fixtures.
p Preliminary.

Source: Washington State Employment Security Department.

Table III-C

Nonagricultural Wage and Salary Employment a/
Pierce County, Washington
1960-1966
(in thousands)

Industry	Annual average 1960	1961	1962	1963	1964	1965p	First half 1965p	1966p
Nonagric. wage & salary employment	78.4	77.6	80.5	80.1	82.3	86.0	83.8	89.1
Manufacturing	17.4	16.7	17.2	16.8	17.5	18.2	17.6	18.3
Lumber & wood products b/	4.4	4.3	4.7	4.5	4.6	4.8	4.5	4.8
Food & kindred products	3.4	3.3	3.2	3.0	3.1	3.0	2.9	2.7
Primary & fabricated metals	2.1	1.9	1.9	1.7	1.7	2.0	2.6	2.9
Paper & allied products	1.9	1.8	1.7	1.8	1.9	1.8	1.8	1.9
Shipbuilding & repair	0.4	0.4	0.7	0.6	0.8	0.8	0.7	1.1
Other manufacturing	5.2	5.0	5.0	5.2	5.6	5.8	5.1	4.9
Nonmanufacturing	61.0	60.9	63.3	63.3	64.8	67.9	66.2	70.8
Mining, forestry & fishing	0.4	0.4	0.5	0.5	0.4	0.5	0.4	0.4
Contract construction	3.9	3.6	4.0	4.2	4.1	4.5	4.1	4.4
Transp., commun. & utils.	6.1	5.8	5.8	5.6	5.5	5.4	5.4	5.5
Wholesale & retail trade	16.3	15.9	16.5	17.0	17.9	19.0	18.4	19.6
Finance, ins. & real estate	3.7	3.7	3.9	4.0	4.1	4.4	4.3	4.5
Services	10.3	10.7	11.2	11.3	11.9	12.4	12.3	13.0
Government	20.3	20.8	21.4	20.7	20.9	21.7	21.3	23.4

a/ Figures may not add to totals because of rounding.
b/ Except furniture and fixtures.
p Preliminary.

Source: Washington State Employment Security Department.

Table I

Commutation Patterns
Seattle-Everett-Tacoma, Washington HMA - 1960

Workers	King County	Snohomish County	Pierce County	HMA total
Employed residents	359,180	56,170	117,920	533,270
Place of work unknown	13,640	1,420	2,360	17,420
Place of work known	345,540	54,750	115,560	515,850
Work in HMA	341,040	53,720	113,380	508,140
Seattle city	258,550	12,210	2,400	273,160
Remainder of King Co.	78,340	3,070	2,990	84,400
Snohomish County	1,940	38,370	50	40,360
Tacoma city	1,295)	70(	55,420)	110,220
Remainder of Pierce Co.	915)	(	52,520)	
Work outside HMA	4,500	1,030	2,180	7,710
Kitsap County	655	NA	500	NA
Thurston County	170	NA	380	NA
Balance	3,675	NA	1,300	NA
Total employment	362,260	40,980	113,020	516,260
Reside and work in HMA	357,020	40,330	110,180	507,530
Reside outside HMA	5,240	650	2,840	8,730
Kitsap County	1,940	NA	225	NA
Thurston County	155	NA	1,935	NA
Balance	3,145	NA	680	NA

Source: 1960 Census of Population.

Table II

Civilian Work Force Components
Seattle-Everett-Tacoma, Washington, Housing Market Area a/
1960-1966
(in thousands)

Work force components	Annual average 1960	1961	1962	1963	1964	1965p	First half 1965p	1966p
Total civilian work force	561.3	573.4	605.1	600.1	594.7	612.8	599.9	640.5
Unemployment	34.7	38.0	30.0	36.0	37.8	30.2	32.6	21.6
Percent unemployed	6.2%	6.6%	5.0%	6.0%	6.4%	4.9%	5.4%	3.4%
Agricultural employment	16.1	15.0	14.5	14.6	13.0	12.9	11.2	10.9
Total nonagricultural employment	410.5	520.2	560.4	548.8	543.8	568.9	556.1	607.9
Wage and salary employment	447.4	454.7	491.3	482.0	477.0	500.1	487.8	536.5
Other nonagricultural employment b/	63.1	65.5	69.1	66.8	66.8	68.8	68.3	71.4
Persons involved in labor-management disputes	-	0.2	0.2	0.7	0.1	0.8	-	0.1

a/ Includes King, Snohomish and Pierce Counties.
b/ Self-employed, unpaid family workers, and domestic servants.
p Preliminary.

Source: Washington State Employment Security Department.

The preceding distributions of average annual demand for new rental units is based on projected renter-family incomes, the size distribution of renter households, and rent-paying propensities found to be typical in the area; consideration is also given to the recent absorption experience of new rental housing. Thus, it represents a pattern for guidance in the production of rental housing predicated on foreseeable quantitative and qualitative considerations. Specific market demand opportunities or replacement needs may permit effective marketing of a single project differing from this demand distribution. Even though a project with a deviation in rent structure may experience market success, it should not be regarded as establishing a change in the projected pattern of demand for continuing guidance unless thorough analysis of all factors involved clearly confirms the change. In any case, particular projects must be evaluated in the light of actual market performance in specific rent ranges and neighborhoods.

Demand for Housing

Quantitative Demand

Based on the projected increase in the number of households in Pierce County (3,500 annually), on the number of housing units expected to be lost from the inventory through demolition, and on other minor adjustments within the market, there will be a demand for about 2,750 units annually, including 1,900 units of single-family sales housing and 850 units of multifamily housing. This volume is somewhat below that of the past few years and reflects the probable effective demand, as indicated on page 31 of this analysis.

It is estimated that about 150 additional units of multifamily housing could be absorbed at the lower rents achievable with some form of public benefits or assistance in financing. The estimate excludes demand for public low-rent housing and rent-supplement accommodations.

Qualitative Demand

Single-family Housing. On the basis of the current level of family incomes in Pierce County and on the relationship between sales price and income typical in the area and current market experience, the annual demand for new single-family sales houses is expected to approximate the pattern presented in the following table. It is judged that little, if any, acceptable housing can be constructed in Pierce County for less than $14,000.

Annual Demand for New Single-family Houses by Price Class
Pierce County, Washington
July 1, 1966 to July 1, 1968

Sales price	Number of units	Percent
Under $16,000	475	25
$16,000 - 17,999	300	16
18,000 - 19,999	225	12
20,000 - 24,999	450	24
25,000 - 29,999	300	16
30,000 - 34,999	125	6
35,000 and over	25	1
Total	1,900	100

The above distribution differs from that shown in table XVI, which reflects only selected subdivision experience during the past two years. It must be noted that the 1964 and 1965 data do not include new construction in subdivisions with less than five completions during the year, nor do they reflect individual or contract construction on scattered lots. It is likely that the more expensive housing construction and some of the lower-value homes are concentrated in smaller building operations which are quite numerous. The preceding demand estimates reflect all home building and indicate a greater concentration in some price ranges than a subdivision survey would reveal.

Multifamily Housing. The monthly rentals at which the annual demand for 850 privately-owned net additions to the multifamily housing inventory might best be absorbed by the rental market are indicated for various size units in the following table. With market-interest-rate financing, the minimum achievable monthly rents, including utilities, in Pierce County are $100 for efficiencies, $120 for one-bedroom units, $140 for two-bedroom units, and $160 for three-bedroom units.1/

1/ Calculated on the basis of a long-term mortgage (40 years) at 6.0 percent interest and 1½ percent initial annual curtail; changes in these assumptions will affect minimum rents accordingly.

Annual Demand for New Multifamily Housing
By Gross Monthly Rent and Unit Size
Pierce County, Washington
July 1, 1966 to July 1, 1968

Monthly gross rent[a/]	Size of unit: Efficiency	One bedroom	Two bedroom	Three bedroom
$100 and over	85	-	-	-
105 " "	75	-	-	-
110 " "	65	-	-	-
115 " "	55	-	-	-
120 " "	50	375	-	-
125 " "	40	335	-	-
130 " "	35	300	-	-
135 " "	30	270	-	-
140 " "	25	240	300	-
145 " "	-	210	275	-
150 " "	-	160	250	-
160 " "	-	115	200	90
170 " "	-	75	150	70
180 " "	-	-	110	50
200 " "	-	-	75	25

a/ Gross rent is shelter rent plus the cost of utilities; it is also the rental equivalent for multifamily units marketed as condominium or cooperatives.

Note: The figures above are cumulative and cannot be added vertically. For example, demand for one-bedroom units at rents from $130 to $150 is 120 units (300 less 180).

The annual demand for 150 additional multifamily units at rents below these levels, excluding public low-rent housing and rent-supplement accommodations, can be satisfied only through the utilization of below-market-interest-rate financing or other assistance in land acquisition and cost. Demand for these 150 units includes ten efficiencies at gross rents of $80 and up, 75 one-bedroom units at rents of $85 to $120, 50 two-bedroom units at $100 to $140, and 15 three-bedroom units at monthly rents of $115 to $160.

personnel from Fort Lewis to southeast Asia, there has been a temporary increase in housing vacancies at Fort Lewis, balanced generally by a decrease in vacancies in the remainder of the housing market. As the Fort changes during the summer of 1966 to a training center for newly enlisted military personnel, the families of the training cadre brought in for this function soon will fill these temporary on-post vacancies. At the same time, there is an increasing demand for housing in the Tacoma area, particularly of a rental type, by both military and civilian families.

As of July 1, 1966, however, the over-all vacancy rate is about 4.3 percent, comprising about 5,000 vacancies. Of this total, about 2,400 units are sales vacancies and 2,600 are rental vacancies, representing a homeowner vacancy rate of 3.1 percent and a rental vacancy rate of 6.8 percent. The current homeowner vacancy rate is significantly higher than reported by the census in 1960, but the rental vacancy rate has declined substantially and is expected to continue to decline in the near future.

Vacant Housing Units
Pierce County, Washington
1960 and 1966

Vacancy status	April 1, 1960	July 1, 1966
Total vacant units	10,165	10,350
Available vacant	4,823	5,000
For sale	1,185	2,400
Homeowner vacancy rate	1.8%	3.1%
For rent	3,638	2,600
Rental vacancy rate	10.7%	6.8%
Other vacant[a]	5,342	5,350

a/ Includes seasonal units, dilapidated units, units rented or sold awaiting occupancy, and units held off the market for absentee owners and other reasons.

Sources: 1960 Census of Housing.
1966 estimated by Housing Market Analyst.

Sales Market

General Market Conditions. The over-all market for sales housing in Pierce County was relatively slow as of July 1, 1966. Prices on new as well as existing homes had increased a little but were still about $1,000 lower than in King and Snohomish Counties, mainly because of lower land costs.

Subdivision Activity. Most of the newer housing in the past few years has been built in the unincorporated areas west and southwest of Tacoma where there are usually good conditions for septic tank operation. Considerable growth has occurred in the Lakewood area and the next few years are apt to see the vacant areas north from Lakewood to the Tacoma Narrows Bridge gradually developed with new subdivisions. The higher priced new homes usually are found in the Lakewood area, and medium and lower price new homes south of Tacoma in the Parkland and Spanaway areas.

Unsold Inventory. The January 1, 1966 unsold inventory conducted by the FHA Insuring Office in Pierce County indicated a small improvement from a year earlier. The latest unsold inventory of 86 homes represented 25 percent of those built speculatively in 1965 in subdivisions containing five or more completions during that year. A year earlier the ratio was 29 percent. By mid-1966, it is estimated that the ratio had declined to nearly 20 percent and will continue to decrease gradually. Less than ten percent of the homes unsold at the beginning of 1966 had been on the market for more than six months and 69 percent had been on the market for less than four months. Of the total of 417 homes completed in 1965 in tracts containing five or more completions, nearly half were in the middle or lower price ranges of $15,000 to $20,000.

Rental Market

The rental market in Pierce County improved considerably in the first half of 1966, and additional demand is anticipated in the balance of the year after mid-summer adjustments in the demand from military families. Many apartments which had some vacancy during the preceding winter have been filled, largely by military families, but also by some influx of families of new Boeing employees working at the company's plants in Auburn and Kent, which are readily accessible by the freeway from the Tacoma area.

Older and less desirable apartments are still not completely filled but the newer and more attractive units are finding a ready market. Quite a few of these have been built in recent years near the Tacoma side of the Narrows Bridge, on or near Pacific Avenue in the southern part of Tacoma and beyond, and in certain parts of Lakewood. The latter two areas are particularly convenient to the military reservations of Fort Lewis and McChord Air Force Base.

Foreclosures

The number of foreclosures reported in Pierce County reached a postwar high of 204 in 1965 from a previous low point of 59 in 1962. Contrary to the declining trend in King and Snohomish Counties, in the first half of 1966 there was a substantial increase in foreclosures, numbering 189 compared to 75 in the first half of 1965. Part of this is attributed locally to military families who have defaulted on their homes after being transferred out of the area during the preceding two years. It is anticipated that by 1967 the foreclosure situation should experience some improvement.

Urban Renewal

There are three urban renewal projects in Pierce County, all located in Tacoma, and all are in the execution stage.

The Center Street Project (R-1) has been virtually completed, involving an area of over 68 acres where the primary re-use was industrial. About 66 families and 42 individuals were relocated without significant difficulty.

The Fawcett Street Project (R-3) is close to the retail shopping district of downtown Tacoma and in its 12 acres most of the proposed re-use is commercial.

The New Tacoma Project (R-14) is also downtown, and covers a larger area of 44 acres, with commercial re-use as the principal activity.

Public Housing

The Tacoma Housing Authority has three projects containing 928 low-rent units, of which 112 are reserved for elderly households. Another 77 units for the elderly are proposed for development.

Military Housing

The bulk of the military housing in the three-county HMA is found in Pierce County with a total of 4,500 units, of which 3,507 are at Fort Lewis and 993 are at McChord Air Force Base. The latter group includes 100 substandard units which are scheduled for conversion to 62 adequate units. At McChord the latest group of appropriated fund housing, involving 150 units, was completed and fully occupied in March 1966.

Housing Market Summary
Pierce County Submarket
Seattle-Everett-Tacoma, Washington, HMA

Demographic Factors

Population

There are currently about 364,800 persons residing in Pierce County, representing an average annual increment of over 6,900 (2.0 percent) since April 1960. Population growth trends for nine communities within Pierce County are shown in table VI. Between 1950 and 1960, the county population increased by an average of 4,570 annually, from 275,875 in 1950 to 321,600 in 1960. During the two-year forecast period, annual population gains of 8,600 are anticipated with the total population reaching 382,000 by July 1968.

This county has been the second most populous county in Washington State since before 1890. Pierce County contains 22 percent of the total population of the three-county HMA and, except for a small rise in the 1940-1950 period, this percentage has been slowly declining since the beginning of the century.

Most of the county population is concentrated within a 15-mile radius of downtown Tacoma, the county seat. The city of Tacoma, with 161,800 persons, has over 44 percent of the county population, proportionately less than in past years because of postwar suburban growth. The eight remaining cities in Pierce County are all small, the largest being Puyallup with a current estimated population of 14,500. Six of these eight small cities have grown since 1960 at annual rates in excess of the county-wide average of 2.0 percent, whereas Tacoma has grown in the same period by only 1.4 percent annually. Most of these smaller cities were originally farming and lumbering centers in the Puyallup and White River Valleys. The adjoining military reservations of Fort Lewis and McChord Air Force Base have more than 40,000 residents including civilian dependents.

Households

There are about 111,450 households in Pierce County at the present time, an average annual gain of slightly over 2,600 (2.5 percent) since April 1960. This annual growth is 60 percent larger than during the 1950-1960 decade when it averaged 1,630 households (see table IX). Some part of the increment in households in the previous decade, however, was caused by the change in census definition from "dwelling unit" in 1950 to "housing unit" in 1960. The number of households in Pierce County is expected to increase by 3,500 a year during the next two years, about a third above the 1960-1966 average yearly increase.

Household Size Trends. The number of persons per household in Pierce County is estimated to have declined from 3.11, as reported in the April 1960 Census, to about 3.03 currently. This slow downward trend is expected to continue; by 1968 the average household size will be about 2.96 persons.

Income

The current median annual income in Pierce County, after deduction of federal income tax, is estimated to be $7,040 for all families (virtually the same as for Snohomish County), and $5,170 for renter households (excluding one-person households). Nearly 39 percent of all families and 60 percent of renter households received less than $6,000 annually after-tax, while nearly six percent of all families and 1.5 percent of renter households have annual incomes exceeding $15,000 after-tax. The median after-tax income is expected to increase to $7,390 annually for all families and to $5,430 for renter households by 1968 (see table V).

Housing Market Factors

Housing Supply

Currently, there are about 121,800 housing units in Pierce County, indicating a net addition to the inventory of about 16,500 units, or 2,640 annually since April 1960 (see table X). Additions to the housing supply averaged about 2,040 annually during the 1950-1960 decade. A portion of the 1950-1960 increase, however, resulted from the change in census definition from "dwelling unit" in 1950 to "housing unit" in 1960.

In Pierce County, as was the case in the other two counties of the HMA, the peak in annual private new construction occurred in 1962 (3,410 units) at the time of the Seattle World's Fair, with the year 1960 having the smallest number of units authorized (2,305 units) since 1957. Of the 18,740 units authorized since 1960, 72 percent were single-family units and 28 percent were in structures with two or more units, excluding 500 units of appropriated fund housing built at Fort Lewis in 1962 and 150 at McChord Air Force Base in 1965. The proportion of single-family authorizations was significantly different from the 1960 inventory, of which 85 percent was in single-family structures.

Tenure

At the present time an estimated 68.2 percent of the occupied housing units in Pierce County are owner-occupied (see table X). This represents only a slight increase since the April 1960 Census and is a slowing down of the trend of the previous decade when owner-occupancy increased from 66.5 percent in 1950 to 68.0 percent in 1960.

Occupied Housing Units by Tenure
Pierce County, Washington
1950, 1960, and 1966

Tenure	April 1, 1950	April 1, 1960	July 1, 1966
Total occupied units	78,850	95,139	111,450
Owner-occupied	52,449	64,719	76,000
Percent	66.5%	68.0%	68.2%
Renter-occupied	26,401	30,420	35,450
Percent	33.5%	32.0%	31.8%

Sources: 1950 and 1960 Censuses of Housing.
1966 estimated by Housing Market Analyst.

Vacancy

1960 Census. In April 1960, the Housing Census reported that there were 4,823 nonseasonal, nondilapidated vacant housing units available for sale or rent in Pierce County, with 60 percent of these in the city of Tacoma. For the county, this represented an over-all available vacancy rate of 4.8 percent. In the city of Tacoma, available vacancies amounted to 5.5 percent, and in the rest of Pierce County 4.1 percent. In the entire county, 1,185 of the total available vacancies were available for sale (a homeowner vacancy rate of 1.8 percent) and 3,638 were available for rent (a rental vacancy rate of 10.7 percent). It was reported that 43 (3.6 percent) of the sales vacancies and 871 (23.9 percent) of the rental vacancies lacked one or more plumbing facilities.

Postal Vacancy Survey. A postal vacancy survey (see table XIV) was conducted during April 1966 on all postal routes in the Tacoma Delivery Area as well as in the remaining two post offices of Puyallup and Sumner having delivery service in Pierce County. Vacancies in residences, as reported by the survey, numbered 3,457, or 4.1 percent of the estimated 84,656 possible deliveries to residences. Apartment vacancies totaled 1,543 units, or 12.3 percent of the estimated 12,570 possible deliveries to apartments. It is important to note that the postal vacancy survey data are not entirely comparable with the data published by the Bureau of the Census because of differences in definition, area delineation, and methods of enumeration. Although the postal vacancy survey has obvious limitations, when used in conjunction with other vacancy indicators the survey serves a valuable function in the derivation of estimates of local market conditions.

Current Estimate. Since the time of the postal survey, there have been some changes in vacancies which have been largely offsetting and temporary in nature. Because of a significant outward movement of military

Qualitative Demand

Single-family Housing. On the basis of the current level of family income in Snohomish County and on the relationship between sales price and income typical in the area, the annual demand for new sales houses is expected to approximate the pattern presented in the following table. It is judged that little, if any, acceptable housing can be constructed in Snohomish County for less than $14,000.

Annual Demand for New Single-family Houses by Price Class
Snohomish County, Washington
July 1, 1966 to July 1, 1968

Sales price	Number of units	Percent
Under $16,000	240	17
$16,000 - 17,999	250	18
18,000 - 19,999	240	17
20,000 - 24,999	310	22
25,000 - 29,999	210	15
30,000 - 34,999	120	9
35,000 and over	30	2
Total	1,400	100

The above distribution differs from that shown in table XV, which reflects only selected subdivision experience during the past two years. It must be noted that the 1964 and 1965 data do not include new construction in subdivisions with less than five completions during the year, nor do they reflect individual or contract construction on scattered lots. It is likely that the more expensive housing construction and some of the lower-value homes are concentrated in smaller building operations which are quite numerous. The preceding demand estimates reflect all home building and indicate a greater concentration in some price ranges than a subdivision survey would reveal.

Multifamily Housing. The monthly rentals (achievable with market-interest-rate financing) at which the annual demand for 450 privately-owned net additions to the rental housing inventory might best be absorbed by the rental market are indicated for various size units in the following table. With market-interest-rate financing, the minimum achievable monthly rents, including utilities, in Snohomish County are the same as for King County, $110 for efficiencies, $130 for one-bedroom units, $150 for two-bedroom units, and $170 for three-bedroom units.1/

1/ Calculated on the basis of a long-term mortgage (40 years) at 6.0 percent interest and 1½ percent initial annual curtail; changes in these assumptions will affect minimum rents accordingly.

Annual Demand for New Multifamily Housing
By Gross Monthly Rent and Unit Size
Snohomish County, Washington
July 1, 1966 to July 1, 1968

Monthly gross rent[a]	Size of unit: Efficiency	One bedroom	Two bedroom	Three bedroom
$110 and over	45	-	-	-
115 " "	40	-	-	-
120 " "	35	-	-	-
125 " "	30	-	-	-
130 " "	25	210	-	-
135 " "	20	175	-	-
140 " "	15	150	-	-
145 " "	10	125	-	-
150 " "	-	100	155	-
160 " "	-	50	100	-
170 " "	-	25	75	40
180 " "	-	-	50	30
200 " "	-	-	25	25

a/ Gross rent is shelter rent plus the cost of utilities; it is also the rental equivalent for multifamily units marketed as condominium or cooperatives.

Note: The figures above are cumulative and cannot be added vertically. For example, demand for one-bedroom units at rents from $130 to $150 is 110 units (210 less 100).

The annual demand for about 225 additional multifamily units at rents below these levels, excluding public low-rent housing and rent-supplement accommodations, can be satisfied only through the utilization of below-market-interest-rate financing or assistance in land acquisition and cost. Demand for these 225 units includes 15 efficiencies at gross monthly rents of $80 to $110, 90 one-bedroom units at rents from $95 to $130, 100 two-bedroom units at rents of $110 to $150, and 20 three-bedroom units at monthly rents of $125 to $170.

The preceding distributions of average annual demand for new rental units are based on projected renter-family incomes, the size distribution of renter households, and rent-paying propensities found to be typical in the area; consideration is also given to the recent absorption experience of new rental housing. Thus, they represent patterns for guidance in the production of rental housing predicated on foreseeable quantitative and qualitative considerations. Specific market demand opportunities or replacement needs may permit effective marketing of a single project differing from these demand distributions. Even though a project with a deviation in rent structure may experience market success, it should not be regarded as establishing a change in the projected pattern of demand for continuing guidance unless thorough analysis of all factors involved clearly confirms the change. In any case, particular projects must be evaluated in the light of actual market performance in specific rent ranges and neighborhoods.

Current Estimate. Both residence and apartment vacancies have decreased since the time of the postal survey, and it is estimated that total available vacancies are now about 1,800 compared to about 2,200 in April 1966. The current over-all vacancy rate is thus about 2.7 percent. Of this total, about 1,200 units are sales vacancies and 600 rental vacancies, a homeowner vacancy rate of 2.3 percent and a rental vacancy rate of 4.1 percent. The current rental vacancy rate is substantially below the rate reported in 1960 but the sales vacancy rate has increased.

Vacant Housing Units
Snohomish County, Washington
1960 and 1966

Vacancy status	April 1, 1960	July 1, 1966
Total vacant units	6,642	6,825
Available vacant	2,056	1,800
For sale	813	1,200
Homeowner vacancy rate	2.0%	2.3%
For rent	1,243	600
Rental vacancy rate	9.5%	4.1%
Other vacant[a]	4,586	5,025

a/ Includes seasonal units, dilapidated units, units rented or sold awaiting occupancy, and units held off the market for absentee owners and other reasons.

Sources: 1960 Census of Housing.
1966 estimated by Housing Market Analyst.

Sales Market

General Market Conditions. The over-all market for sales housing in Snohomish County is relatively good at the present time. Prices on both new and existing homes have been advancing, and land prices have increased significantly since the announcement early in 1966 of the new Boeing facility in the south portion of Everett.

It is expected, therefore, that the sales market will become more active in the near future, especially in southwestern Snohomish County which has been characterized by considerable growth since 1950. This area is convenient both to Everett employment centers and to those in the Seattle area because Interstate 5 has been completed between the south edge of Everett and the center of Seattle for several years. A bypass is now under construction on the east side of Everett, and improved access roads to the industrial areas in south Everett probably will be made in the near future. A limiting factor at the present time, however, is the lack of adequate water and sewage disposal facilities in much of Snohomish County, thus hampering the immediate expansion of many residential areas. Much of this land is unsuitable for septic tank operation. Adequate land use planning in the area from Lynnwood to Everett is also important.

Although large subdivisions have been added to the rapidly growing residential cities of Mountlake Terrace, Lynnwood, and Edmonds in the past few years, new subdivisions in and near Everett have been for the most part small and in medium price ranges. Several smaller groups of homes also have been built in the northeast portion of Marysville. Most of the new homes in the Everett area are now being built to sell for $18,000 to $23,000. Many of these are sold on contract, subject to a conventional loan at 7 to 7¼ percent interest.

Unsold Inventory. The January 1, 1966 unsold inventory conducted by the FHA Insuring Office in the Seattle SMSA included subdivisions with five or more homes completed in 1965 in a sub-area mainly in southwestern Snohomish County and a little in northern King County. This sub-area included 279 homes completed in 1965, of which 172 were speculatively built; 118 (69 percent) of these were priced at less than $20,000. Only 28 were unsold at the beginning of 1966, or 16.3 percent of the 172 total. This is a lower rate than in the remainder of the Seattle SMSA and is also significantly lower than the 26.7 percent reported a year earlier for the same sub-area. All but one of the 28 unsold houses had been completed for less than three months. It is estimated that the unsold ratio had dropped even farther by mid-1966.

Rental Market

The rental market in Snohomish County has been rather limited. Nearly half the total renter-occupied inventory in the county is in the city of Everett. Much of the rental housing is in old structures, but among the newer duplexes and walk-up apartments there recently has been considerable improvement in occupancy, reflecting mainly the construction of the new Boeing facility on the southwest side of the city.

Rental levels in Snohomish County have been significantly lower than in King County. Typical rentals have been $80 to $90 for one-bedroom units and $90 to $110 for two-bedroom units. There is evidence that rent levels are increasing because of the rapid increase in demand for rental units by construction workers and because of other employment increases resulting from the Boeing plant construction. In Edmonds, in southwestern Snohomish County, new rental units have been constructed recently and rentals are considerably higher than elsewhere in the county.

Foreclosures

The number of foreclosures recorded in Snohomish County has shown the same pattern of increase as in King County, reaching a high of 334 in 1965. In the first half of 1966, however, there was a significant decline to 126 foreclosures compared with 167 in the first half of 1965. It is expected that this decline in foreclosures will continue because of the increased demand for housing. The number of deeds tendered in lieu of foreclosure has been counted in Snohomish County only for the past two years. These show a substantial decline to 38 for the first half of 1966 compared to 130 for the first half of 1965.

Urban Renewal. There are currently no urban renewal projects in Snohomish County.

Public Housing

The Everett Housing Authority has two low-rent projects containing a total of 400 units, and plans are under way to build 150 additional units entirely for elderly persons.

Military Housing

At the present time, there are 123 military-controlled housing units in Snohomish County, including 105 units operated by the Air Force (75 at Paine Field and 30 units leased off-base), 16 operated by the Navy at its radio station northeast of Arlington, and two units owned by the Coast Guard at Mukilteo.

Demand for Housing

Quantitative Demand

On the basis of anticipated household growth, as many as 2,500 additional housing units could be utilized each year for the next two years in Snohomish County. As indicated on page 31, however, neither effective demand nor new residential construction is likely to reach that level in the near future. On the assumption that effective demand is more likely to approximate the current level of construction activity, it is estimated that about 1,850 housing units could be utilized each year for the next two years, including 1,400 single-family houses and 450 multi-family units. About 225 additional rental units could be utilized at the lower rents achievable with below-market-interest-rate financing or other public benefits or assistance. Market reception of the initial projects in this sector of the market will determine whether or not a revision of the estimated demand level would be appropriate. The estimate excludes demand for public low-rent housing and rent-supplement accommodations.

Housing Market Summary
Snohomish County Submarket
Seattle-Everett-Tacoma, Washington,HMA

Demographic Factors

Population

There are currently about 215,700 persons residing in Snohomish County, representing an average annual increment of approximately 6,960 (3.6 percent) since April 1960. Population growth trends for nine communities within Snohomish County are shown in table VI. Between 1950 and 1960 the county population increased by an average of 6,060 annually, from 111,600 in 1950 to 172,200 in 1960. During the two-year forecast period, annual population gains of 9,150 are anticipated, with the total population reaching 234,000 by July 1968.

This county ranked fourth in population size in Washington State for many years except between about 1935 and 1955 when it was exceeded in population by Yakima County. Snohomish County contains 13 percent of the total population of the three-county HMA, a gradual increase from 10 percent in 1950.

As in the case of the other two counties in the HMA, most of the Snohomish County population is concentrated within a short radius of the principal city. Everett, with 54,500 persons, has 25 percent of the county population, a little higher proportion than in 1960 as the result of annexations. Only one other city, Edmonds, exceeds 20,000 in population. Six cities, including Everett, have grown at annual rates in excess of the county-wide average of 3.6 percent since 1960. The fastest growing city (16.2 percent) has been Edmonds, mainly as a result of annexations; Mountlake Terrace and Lynnwood have had annual rates of increase over eight percent, also reflecting annexations. All three of these cities are mainly suburban residential areas of Seattle.

Households

There are about 64,900 households in Snohomish County at the present time, an average annual gain of approximately 2,055 (3.5 percent) since April 1960. This annual growth is about a fourth larger than that of the 1950-1960 decade when household growth averaged 1,615 a year (see table IX). Some part of the increment in households in the previous decade, however, was caused by the change in census definition from "dwelling unit" in 1950 to "housing unit" in 1960. The number of households in Snohomish County during the next two years is expected to increase by 2,500 a year, over 21 percent more than the 1960-1966 average yearly growth.

Household Size Trends. Reflecting the comparatively large size of suburban households, the number of persons per household in Snohomish County is estimated to have increased from 3.25, as reported in the April 1960 Census, to about 3.28 currently. This trend is expected to continue so that by 1968 the average household size will be about 3.30.

Income

The current median annual income in Snohomish County, after deduction of federal income tax, is estimated to be $7,040 for all families, and $5,670 for renter households (excluding one-person households). Nearly 37 percent of all families and 55 percent of renter households receive less than $6,000 annually after-tax, while nearly five percent of all families and slightly over one percent of renter households have annual incomes exceeding $15,000 after-tax. The median after-tax income is expected to increase to $7,380 annually for all families and to $5,940 for renter households by 1968 (see table V).

Housing Market Factors

Housing Supply

Currently there are about 71,725 housing units in Snohomish County, indicating a net addition to the inventory of 13,030 units, or 2,085 annually since April 1960 (see table X). Additions to the housing supply averaged about 1,910 annually during the 1950-1960 decade. A portion of the 1950-1960 increase, however, resulted from the change in census definition from "dwelling unit" in 1950 to "housing unit" in 1960.

In Snohomish County, as was the case in the other two counties of the HMA, the peak in annual private units authorized by permits occurred in 1962 (3,070 units) at the time of the Seattle World's Fair, with the year 1965 having the smallest number of permit authorizations (1,650 units) since 1960. Of the 15,400 units authorized since 1960, nearly 90 percent were single-family units and a little over ten percent were in structures with two or more units. These proportions are the same as the 1960 inventory proportions of single and multifamily units.

Tenure

At the present time, 78.4 percent of the occupied housing units in Snohomish County are owner-occupied (see table X). This represents a small increase of just over one percentage point since the April 1960 Census and reflects a slowing of the trend of the previous decade when owner-occupancy increased from 73.8 percent in 1950 to 77.2 percent in 1960.

Occupied Housing Units by Tenure
Snohomish County, Washington
1950, 1960, and 1966

Tenure	April 1, 1950	April 1, 1960	July 1, 1966
Total occupied units	35,895	52,055	64,900
Owner-occupied	26,474	40,210	50,900
Percent	73.8%	77.2%	78.4%
Renter-occupied	9,421	11,845	14,000
Percent	26.2%	22.8%	21.6%

Sources: 1950 and 1960 Censuses of Housing.
1966 estimated by Housing Market Analyst.

Vacancy

1960 Census. In April 1960, the Housing Census reported that there were 2,056 nonseasonal, nondilapidated vacant housing units available for sale or rent in Snohomish County, with over 30 percent of these in the city of Everett. For the county, this represented an over-all available vacancy rate of 3.8 percent. In the city of Everett, the available vacancy rate was 4.3 percent, and in the rest of Snohomish County it was 3.6 percent. In the entire county, 813 of the total available vacancies were available for sale (a homeowner vacancy rate of 2.0 percent) and 1,243 were available for rent (a rental vacancy rate of 9.5 percent). It was reported that 73 (9.0 percent) of the sales vacancies and 214 (17.2 percent) of the rental vacancies lacked one or more plumbing facilities.

Postal Vacancy Survey. A postal vacancy survey (see table XIV) was conducted during April 1966 on all the postal routes in the Everett Delivery Area as well as in the remaining seven post offices in Snohomish County having delivery service. The survey covered nearly 80 percent of the total inventory. Vacancies in residences, as reported by this survey, numbered 1,972, or 3.7 percent of the estimated 52,594 possible deliveries to residences. Apartment vacancies totaled 441 units, or 11.4 percent of the estimated 3,869 possible deliveries to apartments. It is important to note that the postal vacancy survey data are not entirely comparable with those published by the Bureau of the Census because of differences in definition, area delineation, and methods of enumeration. Although the postal vacancy survey has obvious limitations, when used in conjunction with other vacancy indicators the survey serves a valuable function in the derivation of estimates of local market conditions.

Annual Demand for New Sales Houses by Price Class
King County, Washington
July 1, 1966 to July 1, 1968

Sales price	Number of units	Percent
Under $16,000	925	12
$16,000 - 17,999	1,225	16
18,000 - 19,999	1,000	13
20,000 - 24,999	1,850	24
25,000 - 29,999	1,000	13
30,000 - 34,999	925	12
35,000 and over	775	10
Total	7,700	100

The above distribution differs from that shown in table XV, which reflects only selected subdivision experience during the past two years. It must be noted that the 1964 and 1965 data do not include new construction in subdivisions with less than five completions during the year, nor do they reflect individual or contract construction on scattered lots. It is likely that the more expensive housing construction and some of the lower-value homes are concentrated in smaller building operations which are quite numerous. The preceding demand estimates reflect all home building and indicate a greater concentration in some price ranges than a subdivision survey would reveal.

Multifamily Housing. The monthly rentals (achievable with market-interest-rate financing) at which 5,700 privately-owned net additions to the rental housing inventory might best be absorbed by the rental market are indicated for various size units in the following table. These net additions may be accomplished by either new construction or rehabilitation at the specified rentals, with or without public benefits or assistance through subsidy, tax abatement, or aid in financing or land acquisition. The production of new units in higher ranges than indicated in the following table may be justified only if a competitive filtering of existing accommodations to lower ranges of rent can be anticipated as a result. With market-interest-rate financing, the minimum achievable monthly rents, including utilities, in King County are $110 for efficiencies, $130 for one-bedroom units, $150 for two-bedroom units, and $170 for three-bedroom units.1/

1/ Calculated on the basis of a long-term mortgage (40 years) at 6.0 percent interest and 1½ percent initial annual curtail; changes in these assumptions will affect minimum rents accordingly.

Annual Demand for New Multifamily Housing
By Gross Monthly Rent and Unit Size
King County, Washington
July 1, 1966 to July 1, 1968

Monthly gross rent[a]	Efficiency	Size of unit: One bedroom	Two bedroom	Three bedroom
$110 and over	580	-	-	-
115 " "	545	-	-	-
120 " "	490	-	-	-
125 " "	450	-	-	-
130 " "	405	2,980	-	-
135 " "	370	2,705	-	-
140 " "	325	2,440	-	-
145 " "	285	2,100	-	-
150 " "	245	1,870	1,740	-
160 " "	165	1,370	1,435	-
170 " "	75	890	1,205	400
180 " "	-	500	905	320
200 " "	-	200	420	195
220 " "	-	100	265	140
240 " "	-	-	155	110
260 " "	-	-	75	75

a/ Gross rent is shelter rent plus the cost of utilities, it is also the rental equivalent for multifamily units marketed as condominiums or cooperatives.

Note: The figures above are cumulative and cannot be added vertically. For example, demand for one-bedroom units at rents from $130 to $150 is 1,110 units (2,980 less 1,870).

The annual demand for about 1,125 additional multifamily units at rents below these levels, excluding public low-rent housing and rent-supplement accommodations, can be satisfied only through the utilization of below-market-interest-rate financing or assistance in land acquisition and cost. Demand for these 1,125 units includes 75 efficiencies at gross monthly rents of $80 to $110, 550 one-bedroom units at rents from $95 to $130, 375 two-bedroom units at rents of $110 to $150, and 125 three-bedroom units at monthly rents of $125 to $170.

The preceding distributions of average annual demand for new rental units are based on projected renter-family income, the size distribution of renter households, and rent-paying propensities found to be typical in the area; consideration also is given to the recent absorption experience of new rental housing. Thus, they represent patterns for guidance in the production of rental housing predicated on foreseeable quantitative and qualitative considerations. Specific market demand opportunities or replacement needs may permit effective marketing of a single project differing from these demand distributions. Even though a project with a deviation in rent structure may experience market success, it should not be regarded as establishing a change in the projected pattern of demand for continuing guidance unless thorough analysis of all factors involved clearly confirms the change. In any case, particular projects must be evaluated in the light of actual market performance in specific rent ranges and neighborhoods.

built speculatively in 1965 whereas a year earlier the ratio was 35 percent. It is estimated that this ratio has dropped below 20 percent by mid-1966 and that it will continue to decline. More homes are being sold from models than in earlier years. Less than a fifth of the homes unsold at the beginning of 1966 in subdivisions containing five or more completions during 1965 were unsold for more than six months compared with a little over 60 percent a year earlier.

An unrelated unsold inventory conducted semiannually in April and October by the Seattle Real Estate Research Committee also covers King County and a portion of southwest Snohomish County. It is based upon a questionnaire mailed to all mortgagees in King County. This survey also has shown a decline in unsold homes from a peak of 2,008 in the spring of 1964 to a low of 684 in the spring of 1966.

Rental Market

Improvement in the HMA rental market has been most evident in King County because it is the location of the Boeing Company's plants as well as shipbuilding yards and many currently expanding subsidiary manufacturers. Because most new in-migrant households are interested in renting at first, there has been rapid absorption of available rental units.

The strongest demand is for units with rents ranging from $80 to $120 a month. Units that rent for less than $100 are generally in older structures, in less desirable neighborhoods, or in smaller size units not normally suitable for families with children. Practically all new apartment construction is coming on the market at rentals of over $100 a month and some existing apartments are increasing their rents.

Of the 5,088 units in FHA-insured rental projects in the three-county HMA in March 1966, over 90 percent were located in King County. These had a vacancy rate at that time of 9.7 percent, which was much better than the approximate 22 percent recorded in March of the two preceding years. It is expected that the vacancy ratio is now close to the low point of seven percent recorded in March 1962 just before the opening of the Seattle World's Fair. A further reduction in vacancies is anticipated in the next few months because many of these FHA-insured units are in the medium rental range where demand is strong.

Foreclosures

The number of foreclosures recorded in King County reached a postwar high of 1,365 in 1965 from a previous low point of 187 in 1959. In the first half of 1966, however, there was a significant decline to 525 foreclosures compared with 726 in the first half of 1965. With the increased demand for housing, it is expected that this decline in foreclosures will continue. It should be noted, however, that these figures, compiled by one of the local title companies, do not include deeds tendered in lieu of foreclosure which are not readily measurable.

Urban Renewal

There are five urban renewal projects, all located in Seattle, which are in various stages of execution or planning.

The Northlake Project (R-8), in execution, encompasses 34 acres adjacent to the University of Washington where structures are being removed primarily for dormitories in the university's long-range expansion program. To date, 76 dwelling units have been demolished and 57 will be removed later.

The South Seattle Project (R-13), also in execution, involves 78 acres and is planned for industrial re-use. It requires the relocation of 37 families.

The Yesler-Atlantic Project (R-5), in survey and planning, includes a little over 22 acres primarily involving rehabilitation and conservation of residential properties.

Two projects are in preliminary planning stage and are not yet approved by HUD. These are Pike Plaza and Pioneer Square, each of which involves primarily commercial re-use in older sections of downtown Seattle.

A fifth project, Cherry Hill, involves rehabilitation of a predominantly nonwhite area adjacent to the Yesler-Atlantic project. It has been developed as a non-assisted project.

Public Housing

Over three-fourths of the public low-rent housing units under management and all those under construction in the three-county HMA are in King County, and most of these are in Seattle. There are four projects in Seattle containing a total of 3,131 units, and a new 300-unit high-rise project for elderly persons is under construction. The Renton Housing Authority has two projects containing 160 units, and the King County Housing Authority has five projects containing 1,221 units in different parts of the county plus 67 units under construction for elderly in the city of Auburn. These three local authorities have a combined total of 420 units in various stages of development prior to construction, most of which are for elderly or handicapped persons.

Military Housing

At the present time, there are 281 military housing units in King County, including 219 owned or leased by the Army for personnel at Fort Lawton and at several Nike sites, 18 units for Naval personnel attached to the 13th Naval District, and 44 units for Coast Guard personnel (see table XVI).

Demand for Housing

Quantitative Demand

Based on the anticipated increase in the number of households in King County, expected losses through demolition and other causes, there is an estimated annual demand for as many as 18,200 new privately-financed units during the next two years. As suggested on page 33, it is unlikely that the volume of new construction activity will reach this level; it is more likely that the present level of activity--about 7,700 single-family houses and 5,700 multifamily units--will constitute effective demand. About 1,125 additional multifamily units could be marketed each year at the lower-rents possible with below-market-interest-rate financing or other forms of public benefit or assistance in financing or land purchase, provided the individual projects were small and properly located. Absorption of initial projects may suggest either upward or downward revision of demand estimates for this sector of the market. These estimates exclude demand for public low-rent housing or rent-supplement accommodations.

Qualitative Demand

Single-family Housing. On the basis of the current level of family incomes in King County and on the relationship between sales price and income typical in the area, the annual demand for new single-family sales houses is expected to approximate the pattern presented in the following table. It is judged that few, if any, acceptable houses can be constructed in King County for less than $14,000.

Housing Market Factors

Housing Supply

Currently there are about 382,650 housing units in King County, indicating a net addition to the inventory of about 48,700 units, or almost 7,800 annually since April 1960 (see table X). Additions to the housing supply averaged about 8,200 annually during the 1950-1960 decade. A portion of the 1950-1960 increase, however, resulted from the change in census definition from "dwelling unit" in 1950 to "housing unit" in 1960.

In King County, as in the other two counties of the HMA, the peak in housing units authorized by building permits occurred in 1962 (12,900 units) at the time of the Seattle World's Fair. Volume dropped sharply to 7,025 units in 1964, the smallest total since 1956. Of the 60,900 units authorized since 1960, 68 percent were single-family units and 32 percent were in structures with two or more units.

Authorizations in the past 6½ years suggest an increasing concentration of multifamily units. The inventory in 1960 in single-family structures included over 74 percent of the units in King County. However, the considerable number of multifamily demolitions because of new freeway construction have resulted in virtually no change in the ratio of single-family units to total units.

Tenure

At the present time, 65.9 percent of the occupied housing units in King County are owner-occupied (see table X), a slight increase since the April 1960 Census, and a slowing down of the trend of the previous decade when owner-occupancy increased from 63.2 percent in 1950 to 65.0 percent in 1960. Since 1960, it is estimated that there was a slight decline in owner-occupancy in the city of Seattle which was more than offset by an increase in the remainder of the county. In short, most of the construction in Seattle in recent years has been in multifamily structures while in the rest of the county the suburban growth is still predominantly single-family type.

Occupied Housing Units by Tenure
King County, Washington
1950, 1960, and 1966

Tenure	April 1, 1950	April 1, 1960	July 1, 1966
Total occupied units	236,258	307,759	367,100
Owner-occupied	149,382	199,970	242,050
Percent	63.2%	65.0%	65.9%
Renter-occupied	86,876	107,789	125,050
Percent	36.8%	35.0%	34.1%

Sources: 1950 and 1960 Censuses of Housing.
1966 estimated by Housing Market Analyst.

Vacancy

1960 Census. In April 1960, the Housing Census reported that there were 17,075 vacant housing units available for sale or rent in King County, with over 70 percent of these in the city of Seattle. For the county, this represented an over-all available vacancy rate of 5.3 percent. In the city of Seattle the over-all vacancy amounted to 5.7 percent and in the rest of King County it was 4.4 percent. In the entire county, 3,394 of the total available vacancies were available for sale (a homeowner vacancy rate of 1.7 percent) and 13,681 were available for rent (a rental vacancy rate of 11.3 percent). It was reported that 90 (2.7 percent) of the sales vacancies and 4,310 (31.5 percent) of the rental vacancies lacked one or more plumbing facilities.

Postal Vacancy Survey. A postal vacancy survey (see table XIV) was conducted during April 1966 on a majority of the postal routes in the Seattle Delivery Area and on all the routes of the remaining ten post offices in King County having delivery service. After adjusting the survey results for the Seattle area to the equivalent of full coverage, vacancies in residences numbered 7,350 in King County, or 2.7 percent of the estimated 275,950 possible deliveries to residences. Apartment vacancies totaled 4,525 units, or 7.6 percent of the estimated 9,375 possible deliveries to apartments. The over-all vacancy rate was 3.5 percent. It is important to note that the postal vacancy survey data are not entirely comparable with the data published by the Bureau of the Census because of differences in definition, area delineation, and methods of enumeration. Although the postal vacancy survey has obvious limitations, when used in conjunction with other vacancy indicators the survey serves a valuable function in the derivation of estimates of local market conditions.

Current Estimate. It is quite evident that vacancies in residences and apartments, particularly the latter, have decreased since the time of the postal survey, and it is estimated that total available vacancies are only about 7,200 as of July 1, 1966 compared to about 12,000 in April 1966. Of this total, about 2,800 units are sales vacancies and 4,400 are rental vacancies, representing a homeowner vacancy rate of 1.1 percent and a rental vacancy rate of 3.4 percent. The current over-all vacancy rate is thus about 1.9 percent. The current rental vacancy rate is substantially below the rate reported in 1960 and the sales vacancy rate also has declined significantly.

Vacant Housing Units
King County, Washington
1960 and 1966

Vacancy status	April 1, 1960	July 1, 1966
Total vacant units	26,200	15,550
Available vacant	17,075	7,200
For sale	3,394	2,800
Homeowner vacancy rate	1.7%	1.1%
For rent	13,681	4,400
Rental vacancy rate	11.3%	3.4%
Other vacant[a]	9,125	8,350

a/ Includes seasonal units, dilapidated units, units rented or sold awaiting occupancy, and units held off the market for absentee owners and other reasons.

Source: 1960 Census of Housing.
1966 estimated by Housing Market Analyst.

Sales Market

General Market Conditions. The over-all market for sales housing in King County is relatively slow at the present time. New sales houses in the middle price classes of $15,000 to $20,000 are being sold within a reasonable period of 30 to 60 days. The small percentage of homes at lower price ranges and a sizable percentage in the higher price ranges are taking over two months to sell. This condition probably will improve as the supply of new homes declines as the result of the tight money market.

Subdivision Activity. New subdivisions in the area east of Lake Washington are in the higher price ranges. South and north of Seattle, new subdivisions are more in the middle price ranges, although land prices are rising so rapidly that many of these are apt to be in higher price ranges soon. There also are attempts, currently, to increase the capacity of existing trailer courts as well as to establish new ones in order to accommodate in-migrant households needing moderately-priced housing.

Unsold Inventory. The January 1, 1966 unsold inventory conducted by the FHA Insuring Office in King County, which also included a portion of southwestern Snohomish County, indicated an improvement from a year earlier. The latest unsold inventory of 230 homes represented 23 percent of those orders for commercial jet aircraft. These may well be the last volume orders for sub-sonic aircraft. If so, and if plans for the SST are not funded during the forecast period, a slackened housing demand may result at the end of this decade. Under these circumstances, a temporary tight housing market is not inappropriate and housing production at levels commensurate with short-run demographic expansion should not be encouraged.

The following table summarizes the projected annual demand for new housing by county during the next two years. The qualitative demand for new single-family and multifamily units is presented at the end of each summary report for the three counties.

Projected Annual Demand for New Housing
Seattle-Everett-Tacoma, Washington, HMA
July 1, 1966 to July 1, 1968

Area	Number of housing units: Single-family	Multifamily	Total
HMA total	11,000	7,000	18,000
King County	7,700	5,700	13,400
Snohomish County	1,400	450	1,850
Pierce County	1,900	850	2,750

The annual demand for about 1,500 additional multifamily units at the lower rents possible with below-market-interest-rate financing, is made up of 100 efficiencies, 715 one-bedroom units, 525 two-bedroom units and 160 three-bedroom units.

Housing Market Summary
King County Submarket
Seattle-Everett-Tacoma, Washington, HMA

Demographic Factors

Population

There are currently about 1,087,500 persons residing in King County, representing an average annual increment of approximately 24,400 (2.4 percent) since April 1960. Population growth trends for eighteen communities within King County are shown in table VI.

Between 1950 and 1960, the county population increased by an average of 20,200 annually, from 733,000 in 1950 to 935,000 in 1960. During the two-year forecast period, annual population gains of 32,750 are anticipated, with the total population reaching 1,153,000 by July 1968.

This county has long been the most populous in Washington State. King County contains 65 percent of the total population of the three-county HMA, a proportion which has not changed since 1920. Most of the county's population is concentrated within a fifteen-mile radius of downtown Seattle.

The city of Seattle, with 610,200 persons, has over 56 percent of King County's population, proportionately less than in past years because of postwar suburban growth. Only two other cities, Renton and Bellevue, exceed 20,000 in population. Seven other cities, predominantly residential in character, have grown since 1960 at annual rates in excess of six percent. Seattle has had only minor annexations since 1954 and has increased in population by only 1.5 percent annually since 1960.

Households

There are about 367,100 households in King County at the present time, an average annual gain of nearly 9,500 (2.8 percent) since April 1960. This annual growth is nearly a third larger than that during the 1950-1960 decade of 7,150 a year (see table IX). Some part of the increment in households in the previous decade, however, was caused by the change in census definition from "dwelling unit" in 1950 to "housing unit" in 1960. Households in King County during the next two years are expected to increase at an annual rate of 18,000, nearly double the 1960-1966 average yearly growth.

Household Size Trend. The number of persons per household in King County is estimated to have declined from 2.97 as reported in the April 1960 Census, to about 2.90 currently. The rapid increase in employment in the forecast period is expected to result in many men moving to the area without their families, as well as others who will be young and have small families, so that there will be a sharp drop in household size to about 2.80 persons.

Income

The current median annual income in King County, after deduction of federal income tax, is estimated to be $8,570 for all families, and $6,890 for renter households (excluding one-person renter households). Approximately 24 percent of all families and 41 percent of renter households receive less than $6,000 annually after-tax, while 11 percent of all families and about five percent of renter households have annual incomes exceeding $15,000 after-tax. The median after-tax income is expected to increase to $9,070 annually for all families and to $7,280 for renter households by 1968 (see table V).

Urban Renewal

In mid-1966 urban renewal projects of several different types were under way or planned in both Seattle and Tacoma. Seattle has two projects in execution, North Lake near the University of Washington where structures are being removed primarily for university dormitories, and South Seattle, which is being developed primarily for industrial use. One project, Yesler-Atlantic, is still in survey and planning status, and two new projects (Pike Plaza and Pioneer Square) are being studied by the city in preparation for an application for survey and planning; both projects involve primarily commercial use.

Tacoma has three urban renewal projects in execution. The Center Street Project is nearing completion with predominantly industrial re-use. The Fawcett and New Tacoma Projects are designed primarily to revive near-downtown areas for commercial use. Further details on urban renewal projects will be found in the respective submarket sections of this analysis.

Public Housing

At the beginning of July 1966 there were 5,840 units of permanent low-rent public housing in four cities and one county in the Seattle-Everett-Tacoma HMA, most of which (4,512) were located within King County. Included in this figure are 222 units specifically designed for occupancy by elderly persons. In addition, there were 367 units under construction for elderly persons (all in King County), and 647 were in planning, including 527 for elderly and handicapped persons. There are no longer any temporary units managed by the local housing authorities in the three county HMA. The following table summarizes public housing units according to location.

Public Housing Units
Seattle-Everett-Tacoma, Washington, HMA
July 1, 1966

Area	Units under management	Units under construction	Units under development
HMA total	5,840	367	647
King County	4,512	367	420
Seattle	3,131	300	150
Renton	160	-	50
Rest of county	1,221a/	67	220
Snohomish County - Everett	400	-	150
Pierce County - Tacoma	928	-	77

a/ Includes 256 LHA-owned units at South Park just south of Seattle.

Source: Local housing authorities.

Military Housing

At mid-1966, the three branches of the military service plus the Coast Guard had a total of 4,848 units at their various establishments in the Seattle-Everett-Tacoma HMA plus 56 leased housing units. These projects are summarized by location and by branch of service in table XVI. Only 100 of the total units are substandard, in a Lanham housing project at McChord Air Force Base near Tacoma and these units are scheduled for early alteration and improvement to provide 62 adequate units. By far the largest group of military housing units are the 3,507 units at Fort Lewis, comprising 72 percent of the total. The 993 units at adjoining McChord Air Force Base constitute another 20 percent of the total. The Navy has only 39 units at scattered locations and the Coast Guard 46 units.

No additional units are anticipated in the near future, although a few more may be leased in the vicinity of Paine Field near Everett. Eventually, when appropriated funds are available for new construction, it is anticipated that the Navy will build more units in the Seattle area as partial replacement for two temporary projects (Shearwater and Magnolia Manor) totaling 545 units which were vacated in 1965 for demolition.

Demand for Housing

On the basis of employment, population, and household growth in the HMA over the next two years, demand for about 24,000 additional housing units a year might be anticipated. However, a very substantial part of the growth in employment and population is expected in the early part of the forecast period, so that a large part of the population increment of necessity will be housed in some fashion in the existing housing inventory or will live outside the HMA and commute daily to their jobs. Vacancy levels are reported to have been dropping rapidly in recent months.

While the living arrangements made by new employees may be unsatisfactory, they may well not be changed in the short-run future term with which this analysis is concerned. It is likely, therefore, that effective demand over the forecast period will not be much in excess of the current construction level of about 18,000 units a year, including about 11,000 single-family units and 7,000 multifamily units, excluding public low-rent housing and rent-supplement accommodations.

At the lower rents which are achievable with below-market-interest-rate financing or other public benefits in financing or land acquisition, as many as 1,500 additional multifamily units could be absorbed each year, exclusive of public low-rent housing and rent-supplement accommodations, primarily in the Seattle area, provided that the individual projects were relatively small and in areas compatible with the market to be served. The absorption of new projects should be carefully observed and the housing supply for this sector of the market adjusted to the effective demand.

The location factor is of especial importance in the provision of new units at the lower-rent levels. Families in this user group are not as mobile as those in other economic segments; they are less able or willing to break with established social, church, and neighborhood relationships, and proximity to place of work frequently is a governing consideration in the place of residence preferred by families in this group. Thus, the utilization of lower-priced land for new rental housing in outlying locations distant from centers of employment to achieve lower rents may be self-defeating unless the existence of a demand potential is clearly evident.

In a market with minimal vacancies and high employment, however, the rate at which new housing can be absorbed is capable of very rapid expansion. If funds become available, the market for new housing is capable of growing by 20 or 30 percent. Any such increase in new residential construction should be discouraged at this time, however. The current high rate of employment and population growth is based on an employment increase which, in turn, reflects current substantial district. In the immediate Everett vicinity, new housing has been largely in the south part of the city and in the northeastern portion of Marysville. There are many areas where sewers have not yet been installed and the number of new homes on septic tanks is limited by soil and drainage conditions.

With the employment expansion in 1966, considerable new activity in homebuilding has occurred within commuting distance of Renton, Kent, and Auburn. Land speculation has been active south of Everett near the new Boeing facility. Land planning, community, water, and sewage facilities are important prerequisites to adequate subdivision activity in these newer areas.

Unsold Inventory of New Homes. Some idea of the nature of the sales market can be obtained from the annual surveys of unsold new homes conducted by the Seattle FHA Insuring Office in January of 1965 and 1966 (see table XV). The surveys were conducted in subdivisions in which five or more houses had been completed in the 12 months preceding the survey dates. Analysis of both surveys suggests that a very large proportion of single-family construction in the three-county area occurs in very small subdivisions or on scattered lots, and hence was not included in the surveys.

The January 1966 survey covered 117 subdivisions in which about 2,060 houses were completed during 1965. Of that number, about 700 (34 percent) were sold before the start of construction and the remainder (1,360 units) were built speculatively. Of the speculatively-built homes, about 315 were unsold, an unsold to completions ratio of 23 percent. This is an indication of a market considerably improved from a year earlier. The January 1965 survey revealed that 34 percent of the completions in 1964 still were unsold at the end of the year.

The January 1966 survey indicated that 34 percent of the unsold units had been on the market for one month or less, 44 percent for two to three months, 15 percent for four to six months, and 7 percent for seven to twelve months. There were 26 units completed prior to 1965 which still were unsold in January 1966. This relatively low figure also points to an improvement in the sales market which occurred from the preceding year; in the January 1965 survey, 108 units had been on the market for more than twelve months.

The comparable January 1965 survey covered 101 subdivisions with about 1,715 houses completed during 1964. About 590 (34 percent) of the completions were reported to have been sold prior to the start of construction and the remaining 1,125 units were speculatively-built. Of the speculatively-built houses, 386 were unsold (34 percent). The January 1965 survey showed that 19 percent of the unsold homes had been on the market for one month or less, 26 percent for two to three months, 28 percent for four to six months, and another 28 percent for seven to twelve months.

The median selling price of houses built during 1965 was $20,150. Since units covered by the survey include only houses in subdivisions having five or more completions during the year and since many houses priced in the lower price ranges are built on a scattered-lot basis (probably a good many more than in the higher price ranges), the median derived from table XV probably is slightly higher than that for all completed units.

A second study of unsold inventory has been made semiannually for the past 16 years by the Seattle Real Estate Research Committee. A mail questionnaire is sent to all mortgagees in the greater Seattle area, which encompasses most of King County and southwestern Snohomish County (where most of the new homes in that county have been built in recent years). These surveys, taken in April and October, show the total unsold inventory reaching a peak of over 2,000 units in the spring of 1964, followed by a fairly rapid decline to fewer than 900 units a year later and a slower decrease to fewer than 700 units in the spring of 1966. It is expected that this downtrend will continue. The previous low point reached in this measure was in the spring of 1958 when fewer than 400 units were unsold.

Planned Unit Developments. A relatively new development in the HMA in the past two years has been the construction of single-family detached and row housing in planned unit developments. At the present time they constitute a very small percentage of the total sales market. Prices are in the upper ranges and sales activity is reported to be fairly good considering the present restricted financing conditions. A few condominium and cooperative apartment projects have been built in the past ten years. Virtually all of these have been built in King County with conventional financing.

Foreclosures. The number of foreclosures in each of the counties in the HMA has increased substantially since 1962 primarily because of the cutback in aerospace employment between 1962 and 1964. Because of the twelve-month redemption period in Washington State, this foreclosure activity has continued to mount even after employment conditions started to improve in 1965. Data on the number of foreclosures recorded over the past 16 years are available in King and Pierce Counties but only for the past three years in Snohomish County. In the three-county area, foreclosures totaled 813 in 1963, 1,487 in 1964 and 1,903 in 1965. At least 90 percent of these are estimated to have been on residential properties. In the first half of 1966 there were 833 foreclosures compared to 968 in the same period of 1965. This indicates an improvement which should continue over the next few years, but the volume is still much higher than in the early 1960's.

Rental Market

General Market Conditions. The over-all rental market in the Seattle-Everett-Tacoma HMA improved considerably in the first six months of 1966 as a result of expanded employment and in-migration. This conclusion is based on information obtained from many sources in the three-county area. The improvement was particularly noticeable in King County in rental units within convenient driving time to the various Boeing Company plants. Rental units also filled rapidly in Snohomish County with the large construction program started in the spring on the new Boeing 747 facility. Some of this increased rental demand has spilled over into Pierce County, where occupancy in rental units in the Tacoma area has improved. As indicated in the discussion of vacancy rates, the Seattle Real Estate Research Committee vacancy rate has declined sharply in 1966.

In the late spring of 1966 many apartments at reasonable rents became fully occupied. Those with higher rents and smaller size units, including those not suitable for families with children, were filling less rapidly. Although only a rough measure, the number of classified ad listings for rental units of all types had declined substantially from mid-April to late June 1966 in the three evening newspapers in Seattle, Everett, and Tacoma. A further indication of the rapid increase in rental occupancy was evident from the scattered reports of rent increases.

Housing for the Elderly. During the past eight years, six elderly housing projects containing a total of 926 units have been built in King County with FHA-insured financing. Five of the projects are of the nonprofit type and one is profit motivated. All of these projects are high-rise structures.

Three high-rise structures in or near downtown Seattle have been converted from apartment or hotel use to projects for the elderly with conventional financing. Two of these projects are nonprofit, church-sponsored.

Under the Department of Housing and Urban Development Section 202 Senior Citizens Program, two projects with a total of 421 units have been built and construction of a third project with 144 units was started in July 1966, all in King County. In Snohomish County at Warm Beach 20 miles north of Everett, a 40-unit project was started at the end of June 1966.

It is important to note that the postal vacancy survey data are not entirely comparable with the data published by the Bureau of the Census because of differences in definition, area delineations, and methods of enumeration. The census reports units and vacancies by tenure, whereas the postal vacancy survey reports units and vacancies by type of structure. The Post Office Department defines a "residence" as a unit representing one stop for one delivery of mail (one mailbox). These are principally single-family homes, but include row houses and some duplexes and structures with additional units created by conversion. An "apartment" is a unit on a stop where more than one delivery of mail is possible. Postal surveys omit vacancies in limited areas served by post office boxes and tend to omit units in subdivisions under construction. Although the postal vacancy survey has obvious limitations, when used in conjunction with other vacancy indicators, the survey serves a valuable function in the derivation of estimates of local market conditions.

Other Vacancy Indicators. The only regular vacancy survey made within the HMA is that conducted by the Seattle Real Estate Research Committee in early April and October of each year in connection with its semiannual reports. This is divided into two parts. The first is a "windshield" survey of single-family homes in built-up areas which are predominantly owner-occupied. Because this is not a completely representative survey, the results are typically lower than a complete count or a more representative sample count would be. This survey indicated in April 1960, at the time of the last census, a vacancy rate of 0.27 percent. This subsequently fluctuated between a low of 0.32 percent in April 1962 and a high of 1.47 percent in October 1965. In April 1966 it had declined to 1.07 percent and would undoubtedly be lower by July 1966.

The Committee's more representative sample of apartment vacancies showed an over-all vacancy of 8.1 percent in April 1960 with a subsequent decline to 1.5 percent at the beginning of the World's Fair in April 1962. The rate then increased to a high of 9.7 percent in April 1964 and subsequently declined to 2.5 percent in April 1966. A further decline below 1.5 percent is estimated for July 1966. This indicates that the Seattle area vacancy rate is getting down to the war and immediate postwar housing condition of the 1940s.

Vacancies in FHA-Insured Projects. Based on projects completed, the March 1966 survey of FHA-insured rental projects with 5,088 units revealed an over-all vacancy ratio of 11.2 percent in the three-county HMA. This is a considerable improvement over the preceding two years when the over-all vacancy ratio exceeded 21 percent. Since the time of the survey, it is estimated that this vacancy ratio has continued to decline and by July 1, 1966 has probably reached about 6.0 percent, or close to the low point attained at the beginning of the 1962 World's Fair. The following table summarizes vacancy trends in these projects since 1960, based on the number of units with insurance in force each year and excluding those completed less than a year as of the date of the survey.

Vacancy Ratios in Reporting FHA-Insured Rental Projects
Seattle-Everett-Tacoma, Washington, HMA
1960-1966

As of March 15	Percent vacant
1960	11.6
1961	16.9
1962	6.8
1963	12.2
1964	21.3
1965	21.2
1966	11.2

Source: Seattle FHA Insuring Office.

All projects for the elderly are included in the above count, together with regular rental projects. Nursing home beds are excluded.

Current Estimate. As of July 1, 1966, there are estimated to be about 14,000 vacant nonseasonal, nondilapidated housing units available for sale or rent in the three-county HMA, representing an over-all vacancy rate of 2.5 percent. Of the total, about 6,400 units are available for sale only (a net homeowner vacancy rate of 1.7 percent) and 7,600 units are available for rent (a net rental vacancy rate of 4.2 percent). A negligible proportion of the sales vacancies and about one-sixth of the rental vacancies lack one or more plumbing facilities.

Vacancy rates in the three-county HMA appeared to reach a peak in the summer of 1964 and, after slowly declining to early 1966, they have then decreased substantially with the current in-migration spurred by the employment growth in the aerospace industry. Rental vacancies have declined at a faster rate than homeowner vacancies. The following table compares the current vacancy estimates with vacancies as reported in the 1960 Census.

Vacant Housing Units
Seattle-Everett-Tacoma, Washington, HMA
1960 and 1966

Vacancy status	April 1960	July 1966
Total vacant units	43,007	32,725
Available vacant	23,954	14,000
For sale only	5,392	6,400
Homeowner vacancy rate	1.7%	1.7%
For rent	18,562	7,600
Rental vacancy rate	11.0%	4.2%
Other vacant[a]	19,053	18,725

a/ Includes seasonal units, dilapidated units, units rented or sold and awaiting occupancy, and units held off the market for absentee owners or for other reasons.

Sources: 1960 Census of Housing. 1966 estimated by Housing Market Analyst.

Sales Market

General Market Conditions. The market for new sales housing in the three-county HMA, which was seriously overbuilt in 1963 and 1964, subsequently has improved considerably and is now in fairly good balance between supply and demand, despite an increased volume of new single-family home construction in the first half of 1966. The increasing costs of home financing may result in a lower volume in the second half of this year. Lot prices also are increasing rapidly, particularly in King and Snohomish Counties.

In the 1960's, it is evident that the average new home buyer has been seeking more amenities: larger size units with at least one and a half baths, a family room, and other conveniences which were not included in the large volume of homes built in the immediate postwar years. The numerous homes foreclosed or deeded in lieu of foreclosure to the FHA and VA and to conventional lenders in the 1962-1964 period have now been reduced to more reasonable amounts, but there still is a lingering problem with the small two-bedroom house.

Subdivision Activity. There are a good many subdivisions of varying size scattered over the three-county HMA. In past years these have been north of Seattle in both King and Snohomish Counties, east of Lake Washington, and south of Seattle toward Tacoma. In the Tacoma area, most of the activity has been west and southwest of the city toward Puget Sound and the lakes

Private Housing Units Authorized by Building Permits
Seattle-Everett-Tacoma, Washington, HMA, 1960-1966[a]

Year	Type of structure: Single-family	Multi-family[b]	Total	Percent multifamily
1960	10,005	1,822	11,827	15.4
1961	10,972	2,377	13,349	17.8
1962	13,852	5,530	19,382	28.5
1963	11,530	5,206	16,736	31.1
1964	7,878	4,082	11,960	34.1
1965	8,803	3,560	12,363	28.8
First six months				
1966	5,740	3,675	9,415	39.0

a/ Excludes public low-rent, military and college housing: 560 units, 1962; 200 units, 1963; 50 units, 1964; 523 units, 1965.
b/ Includes all units in structures containing two or more units.

Sources: U.S. Department of Commerce. King County Planning Commission. Local permit issuing offices.

The volume of private single-family construction in the HMA increased from 10,000 houses in 1960 to a peak of 13,850 in 1962, then dropped to fewer than 7,900 houses in 1964 and recovered fairly well since that time to 8,800 in 1965. The total of 5,740 single-family houses authorized in the first half of 1966 is about 65 percent above the figure for the same period in 1965.

Private multifamily units authorized increased at a much faster rate from 1960 to 1962 (from 1,820 to 5,530 units), and declined only slightly in 1963. The volume then dipped substantially to 4,080 units in 1964 and to 3,560 units in 1965. During the first half of 1966, however, 3,675 multifamily units were authorized, double the volume in the first half of 1965. Multifamily volume may reach an all-time peak this year if restricted financing does not hamper activity in the second half too greatly. The proportion of multifamily units to total units authorized increased in the last six years from a low point of 15 percent in 1960 to over 34 percent in 1964. After dropping to 29 percent in 1965, the proportion rose to 39 percent in the first half of 1966. Tables XI and XII show total private and multifamily housing units, respectively, authorized annually since 1960 in each of the three counties comprising the HMA and for the larger cities and towns within each county.

The figures in the preceding table exclude a total of 1,333 public housing units built over the past six and one-half years. These public units included 500 for military families at Fort Lewis, 150 military units at McChord Air Force Base, 50 units for married students at Seattle Pacific College, and 633 low-rent units at four locations from Seattle to Tacoma, the great majority of which have been built for elderly families. Plans are under way to build 504 more low-rent units in the HMA, also mostly for elderly.

Units Under Construction. Based on building permit data, postal vacancy surveys conducted during April 1966, on other data obtained in the three-county area, and on average construction time for single-family homes, walkup apartments, and high-rise rental projects, there are estimated to be about 7,300 private housing units under construction in the HMA as of July 1, 1966. Approximately 4,100 of these units are single-family homes and about 3,200 are in multifamily projects. About two-thirds of the single-family units and 84 percent of the multifamily units are under construction in King County. In addition, there are 300 public housing units under construction in a high-rise project in Seattle for elderly low-income households.

Demolitions. The Interstate 5 Freeway, which has been under construction for seven years in the HMA, has required considerable demolition and some moving of housing units in all three counties. In the city of Seattle alone, this and other actions have caused demolition of over 6,000 units since January 1960. In the entire three-county area it is estimated that demolitions have numbered about 13,000 units. The urban renewal programs in Tacoma and Seattle have not required the displacement of a significant number of households.

Most of the demolitions involved in the freeway program now have been accomplished and only a few hundred more are anticipated for access roads and other improvements necessary to complete the highway system in the three counties and to expand the Seattle-Tacoma airport. Only about 800 units are expected to be demolished during the next two years.

Tenure of Occupancy

As shown in table X, the proportion of owner-occupancy has increased only moderately since 1960. Currently nearly 68 percent of the 543,450 occupied housing units in the HMA are owner-occupied compared with 67 percent in April 1960 and 65 percent in April 1950. The following table gives a brief summary of trends in tenure since 1950 for the three-county area.

Occupied-Housing Units by Tenure
Seattle-Everett-Tacoma, Washington, HMA
1950-1966

Tenure	April 1950	April 1960	July 1966
All occupied units	351,003	454,953	543,450
Owner-occupied	228,305	304,899	368,950
Percent of total	65.0	67.0	67.9
Renter-occupied	122,698	150,054	174,500
Percent of total	35.0	33.0	32.1

Sources: 1950 and 1960 Censuses of Housing. 1966 estimated by Housing Market Analyst.

Vacancy

Last Census. As of April 1, 1960, there were about 23,950 vacant non-dilapidated, nonseasonal housing units available for sale or rent in the three-county HMA, equal to 5.0 percent of the available housing inventory. As shown in table XIII, about 5,400 of the available units were for sale, indicating a homeowner vacancy rate of 1.7 percent, and approximately 18,550 units were available for rent, a rental vacancy rate of 11.0 percent. Of the available vacant units, 5,400 rental vacancies and 200 sales vacancies lacked one or more plumbing facilities.

Postal Vacancy Survey. The results of a postal vacancy survey conducted during April 1966 are shown in table XIV. The postal survey was conducted on selected postal routes in the delivery area of the Seattle Post Office and covered about 59 percent of the possible deliveries to residences and 90 percent of the possible deliveries to apartments. For areas not served by the Seattle Post Office, 21 cities and towns were selected in the three counties and the survey results cover all of the possible deliveries to dwelling units in each of these additional delivery areas. On the basis of full coverage of 489,000 total possible deliveries (85 percent of the total inventory) it is estimated that 3.9 percent of all residences and apartments were vacant. On this basis, vacancies in residences numbered 12,775, or 3.1 percent of the 413,200 residences and apartment vacancies totaled 6,500 units, or 8.6 percent of 75,800 apartments. Lower vacancy rates were found in King County than in Snohomish and Pierce Counties.

The results of the postal vacancy survey are expressed in quantitative terms only because it was not feasible to collect qualitative data in this type of survey. Analysis of the results suggests that the letter carriers have enumerated most vacant units, including some of unacceptable quality as well as some vacant units unavailable for rent or sale. The carriers' count of units under construction is less than the actual number because of nondelivery to new areas undergoing development.

Housing Market Factors

Housing Supply

Current Estimate. As of July 1966, there are approximately 576,200 housing units in the Seattle-Everett-Tacoma, Washington, HMA (see table X). The current housing inventory represents a net gain of about 78,200 units (15.7 percent) since April 1960. The net increase in the inventory results from the construction of about 88,700 new housing units, the addition of about 2,500 trailers, and a loss of about 13,000 units through demolition, fire and other causes. Two-thirds (382,650 units) of the current housing inventory is located in King County, and almost 63 percent (239,500 units) of the King County total is located in the city of Seattle. Pierce County, directly south of King County, has 21 percent (121,800 units) of the HMA housing stock, and Snohomish County accounts for an eighth (71,725 housing units).

Past Trend. Growth of the HMA housing inventory from April 1960 to date (12,500 a year) has been slightly higher than the growth during the 1950-1960 decade (12,150 a year). Moreover, a portion of the decennial "growth" was a definitional increment attributable to the conceptual change from "dwelling unit" in 1950 to "housing unit" in 1960. The portion of King County outside the city of Seattle accounted for about 32 percent of the increase in the housing inventory since 1960. Average growth of about 3,760 housing units annually in the city of Seattle since 1960 contrasts with the much higher rate of 5,535 in the 1950-1960 decade but part of the earlier growth resulted from annexations. A decline also occurred in the annual increase in Snohomish County outside Everett, from 1,670 in the 1950-1960 decade to 1,360 in the 1960-1966 period.

Type of Structure. Little change has taken place in the composition of the HMA housing inventory between April 1960 and July 1966. The proportion of single-family structures and of units in duplex structures each declined slightly, and there was a compensating small increase in the proportion of units in multifamily structures. Part of this small change resulted from demolition activity in freeway and urban renewal areas in the three-county HMA. The proportion of units in single-family structures is still over three-fourths of the total and units in the larger multifamily structures still represent less than one-fifth of the total. These trends are shown in the following table.

Housing Inventory by Units in Structure
Seattle-Everett-Tacoma, Washington, HMA, 1960 and 1966

Units in structure	April 1960	July 1966	Percent of total 1960	Percent of total 1966
One unit[a]	390,281	449,900	78.4	78.1
Two units	16,732	18,575	3.4	3.2
Three or more units	90,941	107,700	18.2	18.7
Total units	497,954[b]	576,175	100.0	100.0

a/ Includes trailers.
b/ Differs slightly from the count of all housing units because units by type of structure were reported on a sample basis.

Sources: 1960 Census of Housing; 1966 estimated by Housing Market Analyst.

Year Built. Based on the 1960 Census of Housing and estimates derived from building permit and demolition data, it is judged that a little over 15 percent of the current HMA housing inventory has been added since April 1960. Reflecting the significant postwar growth in the three-county area, 41 percent of the inventory has been built since 1950. Less than a third was built before 1930.

Distribution of the Housing Inventory by Year Built
Seattle-Everett-Tacoma, Washington, HMA, July 1966

Year built[a]	Housing units Number	Housing units Percent
April 1960-June 1966	88,200	15.3
1959-March 1960	24,805	4.3
1955-1958	57,520	10.0
1950-1954	65,235	11.3
1940-1949	95,600	16.6
1930-1939	60,760	10.6
1929 or earlier	184,055	31.9
Total	576,175	100.0

a/ The basic data reflect an unknown degree of error in "year built" occasioned by the accuracy of response to census enumerators' questions as well as errors in sampling.

Sources: 1960 Census of Housing and estimates by Housing Market Analyst.

Condition. Considerable improvement occurred in the condition of the housing supply in the HMA between 1950 and 1960. In April 1960, there were about 47,600 housing units classed as dilapidated or lacking one or more plumbing facilities, slightly less than 9.6 percent of the total housing inventory. Ten years earlier, in April 1950, there were about 54,700 units in these categories, equal to 15 percent of the HMA housing stock at that time.1/ Two-thirds of the 1960 substandard inventory was in King County and exactly half the three-county total was in the city of Seattle.

Since 1960, the demolitions resulting from freeway and urban renewal programs in the HMA, together with code enforcement and new construction activity, undoubtedly have reduced the percentage of substandard housing still further.

Residential Building Activity

Adequate data on private residential building permit authorizations are available for the three-county HMA only since 1960. Over 99 percent of all homebuilding has been reported, the balance being largely self-built seasonal units. Less complete data for the 1955-1959 period indicate that the total units authorized dropped from something over 13,000 in 1955 to a level of around 10,000 in 1956 and 1957. The volume then rose to 15,000 in 1958 and nearly 17,600 in 1959. This last high figure resulted in part from an increased volume of multifamily construction started in the city of Seattle prior to a zoning code change.

The following table shows the total number of single-family and multifamily private unit authorizations annually since 1960. In that year the volume dropped to 11,825 units from the preceding high of 17,600 units in 1959. The total then rose to 13,350 units in 1961 and to nearly 19,400 in 1962, the year of the World's Fair and of the previous peak in aerospace employment. In 1963 authorizations dropped only a little below 16,750 units and then decreased much farther to 11,960 units in 1964, the lowest year since 1960. Only a small recovery to 12,360 units authorized occurred in 1965. With the announced expansion of the aerospace industry at the end of 1965, over 9,400 units were authorized in the first half of 1966, compared with 5,270 in the same period in 1965.

1/ Because the 1950 Census of Housing did not identify "deteriorating" units, it is possible that some units classified as "dilapidated" in 1950 would have been classified as "deteriorating" on the basis of 1960 enumeration procedures.

Components of Population Change
Seattle-Everett-Tacoma, Washington, HMA
April 1950 - July 1966

Area	Average annual change[a/] Net natural increase	Net migration	Total population change
HMA total			
1950-1960	17,975	12,875	30,850
1960-1966	18,000	20,300	38,300
King County			
1950-1960	11,900	8,300	20,200
1960-1966	10,850	13,550	24,400
Snohomish County			
1950-1960	1,975	4,100	6,075
1960-1966	2,450	4,525	6,975
Pierce County			
1950-1960	4,100	475	4,575
1960-1966	4,700	2,225	6,925

a/ Rounded.

Sources: U.S. Census Bureau; U.S. Public Health Service; Washington State Health Department; and estimates by Housing Market Analyst.

Since 1960, net migration into the HMA has averaged about 20,300 persons annually, or 58 percent more than in the previous decade. Net natural increase accounted for about 47 percent of the total population increase since April 1960 compared with 58 percent during the 1950-1960 period. The higher rate of in-migration in recent years reflects two periods of increase in aerospace employment. Nearly 44 percent of the net in-migration in recent years has been to suburban areas of King County, and 20 percent has occurred in suburban areas of Snohomish and Pierce Counties (see table VII).

Distribution by Age. The median age of the population in the three-county HMA showed a comparatively rapid decline during the intercensal period. The HMA median age decreased from 31.7 years in 1950 to 29.7 in 1960, compared with a drop from 30.2 to 29.5 years in the Nation as a whole (see table VIII). In both cases the decline reflected the high birth rates of the post-World War II and Korean conflict periods. In

King and Pierce Counties the number of persons in the 20 to 30 year age group showed a net decline of 3.5 percent and 7.2 percent, respectively, during the 1950-1960 decade. This is a reflection of the low birth rates of the economically depressed 1930's. Snohomish County, on the other hand, experienced substantial increases in this as well as other age groups because of fairly rapid suburban growth moving north from Seattle.

The most rapid rates of increase during the 1950-1960 decade were in the age groups consisting of persons under 20 years of age. It is estimated that these young individuals will exert an important influence on the housing market of the three-county area in future years as they come of age and form new households. Although there was a relatively slow rate of increase (11.6 percent) in the number of persons aged 30 to 40 years (an important home-buying age group) during the intercensal period, this may not be as much of a deterrent to the sales housing market as might be anticipated because of the significant in-migration resulting from the employment gains of the past few years.

Households

Current Estimate. There are currently about 543,500 households (occupied housing units) in the three-county HMA, which represents an increase of nearly 88,500 since the April 1960 Census enumeration. The city of Seattle accounts for 42 percent (230,500) of the current number of households, a small decline from the 1960 proportion of 44.1 percent (see table IX). Another 25 percent of the total households are located in King County outside Seattle, about 21 percent are in Pierce County including 10 percent in the city of Tacoma, and the remainder (12 percent) are in Snohomish County including 3.4 percent in the city of Everett.

Past Trend. The current number of households in the HMA represents an average annual gain of about 14,160 (2.9 percent) since 1960, compared with an average increment of 10,400 households annually (2.7 percent) during the 1950-1960 period. Table IX provides a detailed presentation of household growth trends in each of the three counties and in selected incorporated areas in the HMA.

It should be noted that the 1950-1960 annual rate of increase in the number of households (2.7 percent) is higher than the rate of population growth (2.5 percent) which prevailed during the same period. The increase in the number of households between 1950 and 1960 reflects, however, the change in census definitions from "dwelling unit" in the 1950 Census to "housing unit" in the 1960 Census. A significant number of furnished-room type of accommodations which were not classed as dwelling units in 1950 were classed as housing units in the 1960 Census.

Household Growth Trends
Seattle-Everett-Tacoma, Washington, HMA
April 1950-July 1968

Date	Total number of households	Average annual change from preceding date: Number[a/]	Percent
April 1950	351,003	-	-
April 1960	454,953	10,400	2.7
July 1966	543,450	14,150	2.9
July 1968	591,450	24,000	4.2

a/ Rounded.

Sources: 1950 and 1960 Censuses of Housing.
1966 and 1968 estimated by Housing Market Analyst.

Future Household Growth. Based on the anticipated increase in population over the next two years and on the expectation that there will be a comparatively sharp drop in average household size (see following page), it is estimated that the number of households in the HMA will total 591,450 in July 1968, an increase of 24,000 a year over the next two years. The suburban areas of the HMA will continue to experience the highest rates of growth.

Household Size Trends. The average number of persons per household increased slightly in the three-county HMA during the 1950-1960 decade. In 1950 there were about 2.96 persons per household, and by 1960 the average had increased to about 3.03 persons. The years since 1960 have witnessed a significant increase in elderly housing projects as well as conventional rental apartments in the HMA, particularly in King County, and this trend, plus the current in-migration of younger workers, has resulted in a decline in average household size. The average household in the HMA is now believed to contain about 2.97 persons. The rapid increase in employment will accelerate the in-migration of young workers who will maintain small households for the first year or two of their residence in the area. Hence, by 1968, the average household size is expected to decline to 2.90 persons.

Family Income. The current median income, after deduction of federal income tax, of all families in the Seattle-Everett-Tacoma HMA is approximately $8,040 a year. The median after-tax income of renter households of two or more persons is about $6,350 a year. Approximately 20 percent of all families and 35 percent of renter households have after-tax incomes of less than $5,000. About ten percent of all families and nearly four percent of renter households have after-tax incomes in excess of $15,000 a year. Table V provides detailed distributions of families and households by annual income classes.

By 1968, the median after-tax income of all families in the Seattle-Everett-Tacoma HMA is expected to increase to about $8,500, and that of renter households to about $6,700. The following table summarizes median family income by county for 1966 and 1968.

Estimated Median Family Income, by Area
After Deduction of Federal Income Tax
Seattle-Everett-Tacoma, Washington, HMA, 1966 and 1968

Area	Median income 1966	Median income 1968
HMA	$8,040	$8,500
King County	8,570	9,070
Snohomish County	7,040	7,380
Pierce County	7,040	7,390

Source: Estimated by Housing Market Analyst.

Demographic Factors

Population

Current Estimate. As of July 1, 1966, the population of the Seattle-Everett-Tacoma HMA is estimated at approximately 1,668,000 persons. Approximately two-thirds of the current population resides in King County, roughly a fifth in Pierce County, and about an eighth in Snohomish County.[1/] At least half the population resides in Seattle and its immediate environs, including incorporated and unincorporated areas. The three-county HMA population is equal to a little over half of the total population of the state of Washington.

Past Trend. The current population represents an average growth of 38,270 annually (2.5 percent)[2/] since 1960, compared with the average increment of 30,850 (also 2.5 percent) persons annually during the previous decade. Details of population growth trends in the three counties and in selected incorporated areas in the HMA are shown in table VI. The table below shows a summary of trends since 1950 and a two-year projection to mid-1968.

Population Growth Trends
Seattle-Everett-Tacoma, Washington, HMA
April 1950-July 1968

Date	Total number of persons	Average annual change from preceding date: Number[a/]	Percent
April 1950	1,120,448	-	-
April 1960	1,428,803	30,850	2.5
July 1966	1,668,000	38,300	2.5
July 1968	1,769,000	50,500	3.0

a/ Rounded.

Sources: 1950 and 1960 Censuses of Population.
1966 and 1968 estimated by Housing Market Analyst.

1/ See the submarket area summaries for a discussion of population growth trends within the constituent counties of the Seattle-Everett-Tacoma, Washington, HMA.

2/ All average annual percentage changes used in this analysis are derived through the use of a formula designed to calculate the rate of change on a compound basis.

The higher average annual growth between 1960 and 1966 than in the previous decade, although at the same annual percentage rate, reflects two periods of faster growth, 1960 to 1962 and 1964 to 1966, which were offset partly by slow growth in the 1962 to 1964 period caused by the downturn in employment in the aerospace industry. The bulk of the population growth is continuing to take place in suburban areas. Most of the growth in Snohomish County has been in the southwestern portion adjacent to King County as a result of spillover in the expansion of the Seattle urbanized area.

Estimated Future Population. As indicated earlier in this report, employment growth in the next two years is expected to be much more rapid than over the 1960-1966 period, although below the pace of the past two years. The impact on population growth will be dampened somewhat by the fact that many of these jobs will be filled by new labor force entrants (women and young people) already resident in the area and by persons commuting to jobs in the HMA from elsewhere, either through choice or because housing shortages may make moving to the HMA difficult. In statistical terms, these factors are reflected in the sharp increase expected in the employment participation rate. Nevertheless, the population is expected to grow by 50,500 persons a year to a total of 1,769,000 by July 1, 1968. It is anticipated that most of this growth will occur outside the three major cities, particularly near the Green River Valley from Renton south to Auburn and in southwestern Snohomish County.

Net Natural Increase and Migration. Between the 1950 and 1960 Censuses, the net natural increase (excess of resident live births over resident deaths) in the population of the three-county HMA accounted for nearly 18,000 (58 percent) of the 30,850 average annual change in the total population. The remainder of the gain occurred through the net in-migration (excess of in-migrants over out-migrants) of nearly 12,900 persons annually. The following table summarizes the components of population change during the 1950-1960 and 1960-1966 periods for the HMA and the three constituent counties.

On the basis of incomplete data, it is estimated that there are about 32,000 uniformed military personnel in the area. Military-connected civilian employment totals almost 5,900 workers, representing only about one percent of total employment in the three-county Housing Market Area. Most of the military and military-connected civilian employees are at the two adjacent installations of Fort Lewis and McChord Air Force Base, a few miles south of Tacoma. Both these bases have experienced increased activity resulting from the current military effort in southeast Asia. In the past two years, the Fourth Division has been stationed at Fort Lewis, and various elements from it have been transferred to the Far East; those transferred have been replaced, in large part, by the reactivation of the Army's training center for new recruits. McChord Air Force Base has become more active in the transport of military cargo and personnel to the Far East via the Great Circle Route over the North Pacific (see table IV).

Unemployment

During 1965, unemployed persons averaged 30,200, or 4.9 percent of the total work force (see table II). This figure represents the lowest annual average level of unemployment in the HMA since 1957 when about 4.0 percent of the work force was seeking employment. The highest rate of joblessness during the past six years prevailed in 1961 when it was 6.6 percent. Although the unemployment rate dropped to 5.0 percent in 1962, the subsequent decline in aerospace employment was largely the cause of an increase to 6.4 percent in 1964. Unemployment conditions have improved rapidly since 1964. Data for the first half of 1966 indicate an unemployment rate of 3.4 percent, and the Seattle-Everett SMSA in May 1966 was reclassified by the U.S. Department of Labor from an area of moderate unemployment to one of low unemployment because the unemployment rate dropped to 2.3 percent. In the same month the unemployment rate in the Tacoma SMSA (Pierce County) dropped to 2.9 percent.

Future Employment

Considering the present backlog of contracts ($3.6 billion) in Seattle's aerospace industry and the impact on military as well as civilian activity of the current conflict in Southeast Asia, the trend of future employment in the three-county HMA is still upward. The rate of increase, however, is not likely to be as rapid as in the first half of 1966, primarily because of aerospace hiring schedules. There is, also, some slowdown already evident in the wood products industry because of the decline in national housing starts. It is estimated that by mid-1968 total nonagricultural employment will reach 682,000 compared with an average of 607,900 in the first half of 1966. A substantial part of the growth in employment is expected to occur in the early part of the forecast period.

Income

Manufacturing Wages. The Seattle-Everett-Tacoma HMA is a relatively high-wage area, as the table below illustrates. In 1965, average weekly earnings of production workers on manufacturing payrolls were nearly $125 in the Seattle-Everett SMSA and $119 in the Tacoma SMSA compared with the national average of $108. Between 1959 and 1965, weekly earnings increased by 27.9 percent in the Seattle-Everett SMSA, 20.4 percent in the Tacoma SMSA, and 21.8 percent nationally.

Annual Average Weekly Earnings, Hourly Earnings,
And Hours Worked by Manufacturing Production Workers
Seattle-Everett and Tacoma, Washington, SMSA's and United States Total

	Seattle-Everett SMSA			Tacoma SMSA		
Year	Weekly earnings	Hourly earnings	Hours worked	Weekly earnings	Hourly earnings	Hours worked
1959	$ 97.52	$2.52	38.7	$ 98.69	$2.55	38.7
1960	101.53	2.61	38.9	98.68	2.59	38.1
1961	107.56	2.73	39.4	102.26	2.67	38.3
1962	111.84	2.81	39.8	106.54	2.76	38.6
1963	114.44	2.89	39.6	110.11	2.86	38.5
1964	116.27	3.02	38.5	115.03	2.98	38.6
1965	124.74	3.15	39.6	118.86	3.04	39.1
1966 (6 mos.)	134.18	3.33	40.4	119.72	3.11	38.5

	United States		
Year	Weekly earnings	Hourly earnings	Hours worked
1959	$ 88.26	$2.19	40.3
1960	89.72	2.26	39.7
1961	92.34	2.32	39.8
1962	96.56	2.39	40.4
1963	99.63	2.46	40.5
1964	102.97	2.53	40.7
1965	107.53	2.61	41.2
1966 (6 mos.)	111.21	2.69	41.4

Source: U.S. Bureau of Labor Statistics.

Between 1964 and 1965, hourly earnings as well as hours worked increased somewhat more in the Seattle-Everett SMSA than in the Tacoma SMSA. This trend has continued in the first half of 1966, reflecting in part the tightening labor market condition as indicated by the downward trend in unemployment.

Nonmanufacturing Employment growth amounted to 46,100 workers between 1960 and 1965. The largest gain was in government (up nearly 15,700), followed by services (up 12,200), and trade (up 10,000). Smaller increases occurred in finance, insurance, and real estate and in construction. There has been little change in the percentage of nonmanufacturing employment to total nonagricultural wage and salary employment over the past five years. In the current year, however, the rapid buildup in manufacturing employment has reduced the proportion in nonmanufacturing from 73 percent in 1965 to about 70 percent during the first half of 1966.

County Employment Patterns. In addition to the trend in nonagricultural wage and salary employment over the past six years shown in table III for the three-county HMA, separate breakdowns for each county are listed in tables III-A, III-B, and III-C for King, Snohomish and Pierce Counties, respectively. In the first half of 1966, slightly more than three-fourths of total wage and salary employment was in King County, 7.5 percent in Snohomish County, and 16.6 percent in Pierce County. Manufacturing employment in King and Snohomish Counties has been close to 30 percent of total nonagricultural wage and salary employment; in Pierce County manufacturing accounts for only about 20 percent of the total. The lower ratio in Pierce County results primarily from the large number of government employees at the large military installations there. Government accounts for over a fourth of total wage and salary employment in Pierce County compared to about 16 percent in King County and slightly over 21 percent in Snohomish County. The greater relative importance of the wood products industry in Snohomish and Pierce Counties is seen in the manufacturing employment breakdowns; this industry provides 38 percent of the manufacturing employment in Snohomish County, 26 percent in Pierce County, and only 3.5 percent in King County.

Employment Participation Rate. The ratio of nonagricultural employment to the total population is termed the employment participation rate. In the three-county HMA, census data indicate that this figure was 35.4 percent in 1960, which represents a slight increase over the 1950 rate of 34.7 percent. These figures for the HMA are a little higher than the national rates of participation (the 1960 national rate was 32.9). Although there probably was some increase in the rate from 1960 to the busy World's Fair year of 1962, the next two years of decline in employment resulted in some reduction in the participation rate. In the past year, with employment increasing rapidly, secondary family workers increasing, and unemployment decreasing, there has been another rise in the employment participation rate. Currently this rate is estimated to be 36.4 percent, and it probably will increase rapidly in the next two years.

Principal Employers. Besides the Boeing Company (by far the largest employer in the area,with an all-time peak of over 90,000 workers in early July 1966), there are several other large employers in manufacturing. In shipbuilding and repair work, the largest employer is the Lockheed Shipbuilding and Construction Company in Seattle; tne Todd Shipyards Corporation also has extensive facilities nearby. The Pacific Car and Foundry Company has a freight car assembly plant in Renton, and its subsidiary, the Kenworth Motor Truck Company, makes diesel trucks at its plant at the south end of Seattle. The Bethlehem Steel Company has furnaces and fabrication facilities in Seattle. In the wood products industry there are several large employers, including the Weyerhauser Company with its headquarters office in Tacoma and lumber and pulp plants at several locations in King and Snohomish Counties, the St. Regis Paper Company with a large pulp mill in Tacoma, and Scott Paper Company with a pulp mill in Everett.

Among nonmanufacturing industries, the largest employer is the University of Washington in Seattle with approximately 27,000 students and 12,500 employees. By the fall of 1968 the student body is expected to exceed 29,000. Seattle has developed as the regional business and financial center of the Pacific Northwest with numerous branch offices of national corporations. The largest of these employers is Pacific Northwest Bell Telephone Company. Several transcontinental airlines have sizable staffs because of the Seattle-Tacoma International Airport. In retail trade there are two large department stores in the Seattle area, Frederick & Nelson and The Bon Marche, each with several branches. Safeway Stores maintains a large regional warehouse near Seattle. There are also numerous regional offices of federal agencies, most of them in Seattle.

Military Installations.

The Seattle-Everett-Tacoma HMA contains several important military installations, of which the largest by far is Fort Lewis, the Army Center of the Northwest. In addition, the Navy has several activities in the Seattle area as well as a small radio station in Snohomish County. The Air Force has its largest activity at McChord Air Force Base, adjacent to Fort Lewis, and a fighter interceptor squadron at Paine Field near Everett. The Army's Fort Lawton in the northwest section of Seattle is being closed within the next few years except for a small detachment.

average nonagricultural wage and salary employment recorded a gain of 48,700 over the average for the first half of 1965.

Annual Average Nonagricultural Wage and Salary Employment
Seattle-Everett-Tacoma, Washington, HMA, 1960-1966
(in thousands)

Year	Manufacturing Aerospace	Manufacturing Other	Non-manufacturing	Total	Change in total from preceding year
1960	57.0	72.7	317.8	447.4	-
1961	61.5	71.0	322.2	454.7	+ 7.3
1962	72.9	73.3	345.1	491.3	+ 36.6
1963	64.0	72.9	345.1	482.0	- 9.3
1964	52.4	75.9	348.7	477.0	- 5.0
1965	56.9	79.3	363.9	500.1	+ 23.1
1st half					
1965	53.2	77.5	357.1	487.8	-
1966	76.4	82.7	377.4	536.5	+ 48.7

Source: Washington State Employment Security Deparment.

Manufacturing employment, which currently accounts for almost 30 percent of all nonagricultural wage and salary employment, increased by 16,600 workers between 1960 and 1962, of which 15,900 represented gains in the aerospace industry. Between 1962 and 1964, employment in manufacturing declined by 17,900, but the decline in the aerospace industry amounted to 20,500, indicating that employment in manufacturing industries other than aerospace continued upward. From 1964 to 1965, the employment gain in all manufacturing industries amounted to 8,100 jobs, of which 4,500 were in aerospace industry. In 1960 the aerospace industry employed 44 percent of all manufacturing workers in the three counties; in 1962 the proportion rose to 50 percent, and in 1964 it declined to less than 41 percent. Subsequently, the proportion rose to 48 percent in the first half of 1966, and exceeded 50 percent by July 1966.

Although in the past the dominance of aerospace employment among all manufacturing employment applied primarily to King County, employment in this industry has grown until both the location of manufacturing facilities and employment in the industry are more dispersed among the three counties. In addition to expansion of existing Boeing facilities at the south end of Seattle near Boeing Field and at Renton, the company is building new fabrication facilities at Auburn to employ about 5,000 persons by late this year, and an expansion of the new Space Center at Kent also will add some 5,000 workers. The Kent and Auburn facilities, in particular, can attract employees living in southern King County and in Pierce County.

In Snohomish County, preliminary work was started by the Boeing Company in the spring of 1966 (the final decision made early in August) upon a large assembly plant just north of Paine Air Force Base in the southwest corner of the city of Everett. This facility will be used to manufacture the jumbo jet 747 and will require approximately 20,000 workers by 1969. The exact number will depend upon the orders received for this large commercial transport plane beyond the 35 already announced. About half the total number of workers will be on the job by mid-1968, the end of the two-year period for which projections are being made in this housing market report. About two-thirds of all employees are expected to be transferred from Boeing Company plants in King County and the remaining one-third will be new hires. No significant number of workers will be on the job until 1967 when the first portions of the facility will be completed.

Employment in non-aerospace manufacturing industries also has increased since 1960. As indicated in the previous table, there was a gain in employment in all manufacturing industries between 1960 and the first half of 1966 of 29,500 jobs, of which 19,400 were in the aerospace industry and 10,100 were in non-aerospace industries. As shown in table III, employment growth in manufacturing other than in the aerospace industry has occurred principally in the primary and fabricated metals and machinery industries (3,600) and in shipbuilding and repair work (4,700). The rest of the gain (1,800 jobs) was scattered in miscellaneous other manufacturing. Shipbuilding and repair work is closely related to the current defense effort.

Although the concentration of manufacturing employment in the aerospace industry represents a lack of diversification in manufacturing employment, an important moderating factor now is the much higher proportion of commercial business (rather than government contract) on which the Boeing Company is working. Currently, the Boeing Company's backlog of orders is 82 percent in commercial work, and during the past year the market for various types of jet aircraft has been revised upward continually. By early 1967, it is expected that a decision will be made by the Federal Aviation Agency on whether the Boeing Company or the Lockheed Aircraft Corporation will build the supersonic transport (SST). If Boeing obtains this contract, several thousand more workers are likely to be involved in the Seattle-Everett area by 1970.

ANALYSIS OF THE SEATTLE-EVERETT-TACOMA, WASHINGTON, HOUSING MARKET AS OF JULY 1, 1966

Housing Market Area

The Seattle-Everett-Tacoma, Washington, Housing Market Area (HMA) is defined as being coterminous with the Seattle-Everett SMSA and the Tacoma SMSA (Standard Metropolitan Statistical Areas) which consist of King, Snohomish, and Pierce Counties. The 1960 Census reported a population of about 1,429,000 persons in this three-county area.[1] The area is located in western Washington on the eastern shore of Puget Sound.

The largest city in this area and in the Pacific Northwest is Seattle, the county seat of King County, with a 1960 population of 557,087. Tacoma, the county seat of Pierce County, with a 1960 population of 147,979, is about one-fourth the size of Seattle; and Everett, the county seat of Snohomish County, with a 1960 population of 40,304, is about one-third the size of Tacoma. There are many other cities and villages in the area which are practically all concentrated in the western one-third of the three counties in a relatively level glacial plain at the foot of the Cascade Mountains. Extensive coniferous forests cover the eastern portion of the area (see map on page 3).

The three counties are becoming more of an economic unit because of the near completion of Interstate Highway 5 running north and south through the populated area. A bypass route on the east side of Seattle and Lake Washington, Interstate 405, also is being developed to serve this expanding residential area as well as the growing industrial area of the Green River Valley between Renton and Auburn.

Besides the nearly completed freeways mentioned above, the HMA is served by four railroads, a large international airport south of Seattle, and shipping lines for coastal and international freight from the deep water harbors of Seattle, Tacoma and Everett.

According to the 1960 Census, there was a net in-commutation to the three-county HMA of only about 1,000 workers, with around 7,700 area residents working outside the area and about 8,700 commuting into the area. Most of this in- and out-commutation was to and from Thurston County to the south of Pierce County, and Kitsap County to the west of King County and to the north of Pierce County via ferry and bridge

1/ Inasmuch as the rural farm population of the HMA constituted only 1.4 percent of the total population in 1960, all demographic and housing data used in this analysis refer to the total of farm and nonfarm data.

Economy of the Area

Character and History

The Seattle area was first settled by white persons in 1851. Two years later, this northern portion of the Oregon Territory became Washington Territory, King County was formed, and the plat for the City of Seattle was filed. For many years thereafter the growing economy of the Puget Sound communities was based on large timber supplies, fishing resources, some local mining, and coastal trade with California. Tacoma, which was founded in 1852, was favored by being the western terminus of the transcontinental Northern Pacific Railroad, but its growth was surpassed by Seattle as a result of the Klondike gold rush in 1898. Everett was settled in 1862, and grew rapidly after 1900. It has remained primarily a wood products center, as Seattle and Tacoma had been earlier.

The three-county area remained dependent primarily upon natural resources of the Puget Sound region as well as of eastern Washington until World War I. At that time, a brief flurry of shipbuilding occurred and a small manufacturer of airplanes began operations. The latter subsequently became the largest employer in the area, the Boeing Company.

Employment

Current Estimate. According to the Washington State Employment Security Department, the employment of nonagricultural wage and salary workers in the three-county HMA averaged 536,500 in the first half of 1966. In addition, 71,400 persons were engaged in other nonagricultural jobs, so that total nonagricultural employment averaged 607,900 from January through June 1966. Agricultural employment averaged 10,900 in this same period.

Past Trend. Over the past six years, nonagricultural wage and salary employment in the three-county HMA has fluctuated considerably, mainly because of changes in employment in the aerospace industry. Currently this industry, which consists almost entirely of the Boeing Company, is undergoing substantial expansion, and now is at about twice the World War II peak employment level. The largest annual gain in nonagricultural wage and salary employment in the 1960-1965 period occurred in 1962, which resulted from a sharp rise in employment in the aerospace industry and in trade and services; the gain in employment in trade and services was stimulated in large part by the Seattle World's Fair. After increasing by 43,900 workers between 1960 and 1962, nonagricultural wage and salary employment declined by 14,300 between 1962 and 1964, and increased by 23,100 between 1964 and 1965. In the first half of 1966,

ANALYSIS OF THE

SEATTLE-EVERETT-TACOMA, WASHINGTON, HOUSING MARKET

AS OF JULY 1, 1966

Field Market Analysis Service
Federal Housing Administration
Department of Housing and Urban Development

ANALYSIS OF THE SEATTLE-EVERETT-TACOMA, WASHINGTON, HOUSING MARKET AS OF JULY 1, 1966

Summary and Conclusions

1. The Seattle-Everett-Tacoma, Washington, Housing Market Area (HMA) is defined as being coterminous with the Seattle-Everett and Tacoma Standard Metropolitan Statistical Areas (SMSA's) which consist of King, Snohomish and Pierce Counties. This entire area was first settled in the 1850's, and for a long time its economy was based primarily on the natural resources of timber, fishing, and mining. Since World War I, the area's largest manufacturing activity has developed in the aerospace field, consisting almost entirely of the Boeing Company, which now provides a little over half of all manufacturing employment. Over 80 percent of this company's backlog of business is for commercial jet aircraft.

2. Total nonagricultural employment in the three-county HMA averaged 607,900 during the first half of 1966, 51,800 (9.3 percent) above the average for the first half of 1965. Nonagricultural employment increased rapidly from 1960 to 1962, declined in the 1962-1964 period and increased from 1964 to the present. The January-June 1966 average is 64,100 (12 percent) above the 1964 low. It is anticipated that employment will advance to 682,000 over the next two years.

3. The current median annual income of families in the HMA is about $8,040, after deduction of federal income tax, and the median income of renter households of two or more persons is $6,350. Based on increases evident in the past, 1968 median family incomes (after-tax) are projected at $8,500 for all families and $6,700 for renter households.

4. The current population of the HMA is estimated to be 1,668,000, representing an increase of 239,200 (16.7 percent) above the 1,428,800 persons reported by the 1960 Census. Annual population increases since 1960 have varied substantially but averaged 38,270, significantly higher than the average annual growth of 30,840 between 1950 and 1960. In response to improved economic conditions and employment opportunities, the population is expected to expand at a more rapid pace over the forecast period than during the past six years, adding approximately 50,500 persons annually over the next two years. By July 1, 1968, total population in the HMA is forecast at 1,769,000.

5. Households currently number about 543,500, representing an average increase of 14,160 annually since April 1960. During the two-year forecast period, the number of households is expected to increase by 24,000 annually, reaching a total of 591,500 by July 1, 1968.

6. The housing inventory of the three-county HMA currently totals around 576,200 units, a net addition of some 78,200 units (15.7 percent) since April 1960. Over the last 6½ years (January 1960-June 1966), private residential construction activity, as measured by the number of units authorized by building permits, has averaged 14,620 units yearly. There were substantial deviations from this average, however, ranging from a low of close to 11,900 in both 1960 and 1964 to a high of 19,400 in 1962, the year of the Seattle World's Fair and also the previous peak in aerospace employment.

   Over the past 6½ years, units authorized in multifamily structures accounted for nearly 28 percent of all private units authorized, with an average of 4,040 multifamily units and 10,580 single-family units authorized annually. Authorizations in 1965, however, were 15 percent below the 6½-year average and included 8,800 single-family and 3,560 multifamily units. In the first half of 1966, single-family authorizations are running more than 30 percent above the 1965 level and the number of multifamily units authorized is running over 106 percent higher.

7. Despite a substantial increase in housing construction, the current rapid upturn in employment and substantial in-migration have resulted in a decline in the number of vacancies. With more restricted mortgage financing conditions serving as a brake on additional new construction, vacancies may decline even further. The current overall available vacancy rate is estimated at 2.4 percent, compared with 4.8 percent in April 1960. The current net homeowner vacancy rate is estimated at 1.7 percent and the net rental vacancy rate at 4.2 percent.

8. The projected level of household growth in a tight housing market should lead to a demand for at least an equivalent number of additional housing units--about 24,000 a year. But most of the increase in employment will occur early in the forecast period and the consequent household increase will be housed in some fashion in the existing inventory. Tight mortgage money will tend to hold down the building level for some time and, because of timing of employment increases, it is likely that a continuation of current construction levels will be adequate to satisfy the effective demand materializing in the forecast period, estimated at about 18,000 units a year: 11,000 single-family houses and 7,000 multifamily units. The multifamily total might be expanded by some 1,500 units annually at the lower rents possible with below-market-interest-rate financing, excluding public low-rent housing or rent-supplement accommodations; however, the absorption of new projects should be carefully observed and the housing supply for this sector of the market adjusted to the effective demand. The table on page 32 summarizes the projected annual demand for each county in the HMA. The qualitative demand for single-family and multifamily units is presented at the end of each summary report for individual counties.

Analysis of the

SEATTLE-EVERETT-TACOMA, WASHINGTON HOUSING MARKET

as of July 1, 1966

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