



# Growth in the Puget Sound Region

Transportation Policy Board

February 11, 2016



Puget Sound Regional Council

# Highlights

- **Strongest population growth since 2005**
- **Strongest job growth since 1997**
- **Growth is predominately occurring in cities, centers and other urban areas**
- **Preservation of rural areas**

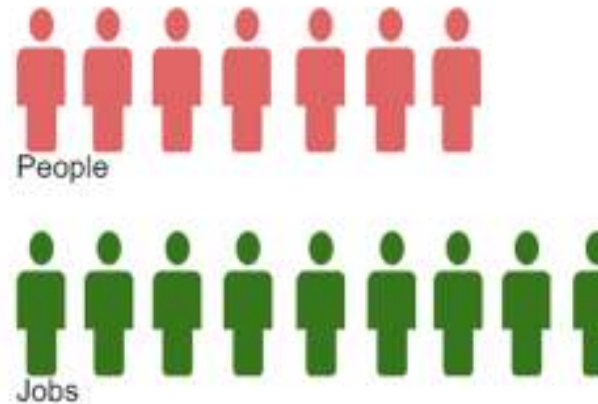


# We've Been Growing

The region grew by **63K people** and **76K jobs** last year (2014-15)

- That's more than 7 people per hour
- Nearly 9 jobs per hour

**Growth  
per  
hour**





# Another Tacoma

Since 2010 the region has grown by 208,000 people  
...or the equivalent of a Tacoma



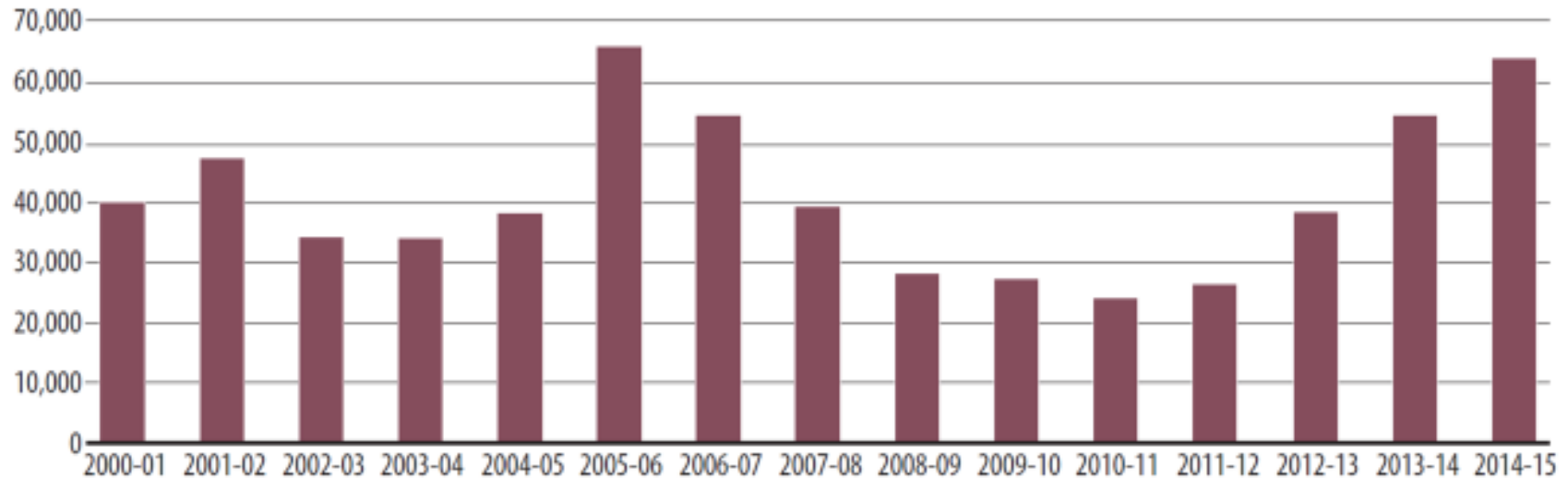
↪ this Tacoma

not this Tacoma →



## Strongest Growth Since 2005

- **Population growth slowed during recessions**
- **Accelerated in recent years**

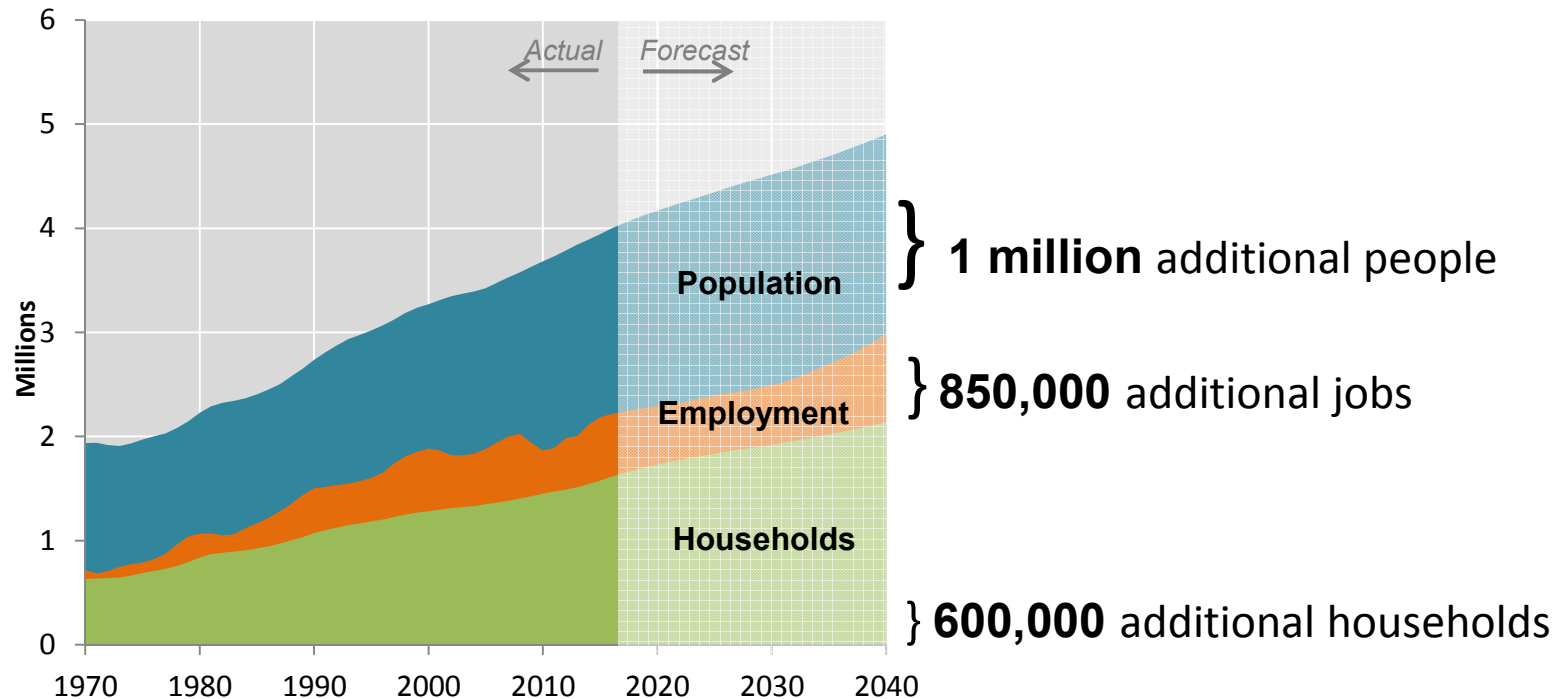


Annual population growth

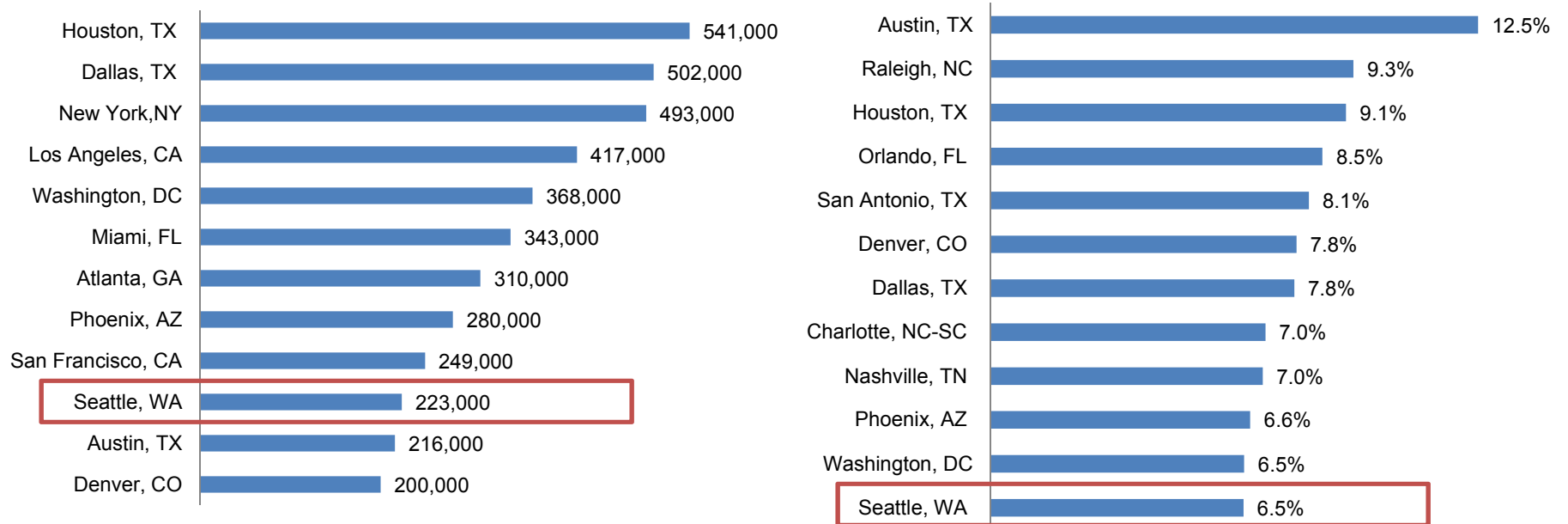


# Puget Sound Population: 3.9 Million

- Expected to hit 4 million in 2017
- Nearly 5 million by 2040 – on track with VISION forecast



# One of the Fastest Growing Regions in U.S.



Major U.S. Metro Areas Population Growth – Nominal and Percent Growth 2010-2014



# But Not As Fast as Some Places

people/  
hour:



7 Puget Sound



9 London Metro, UK



18 Houston Metro, TX  
Sao Paulo, Brazil



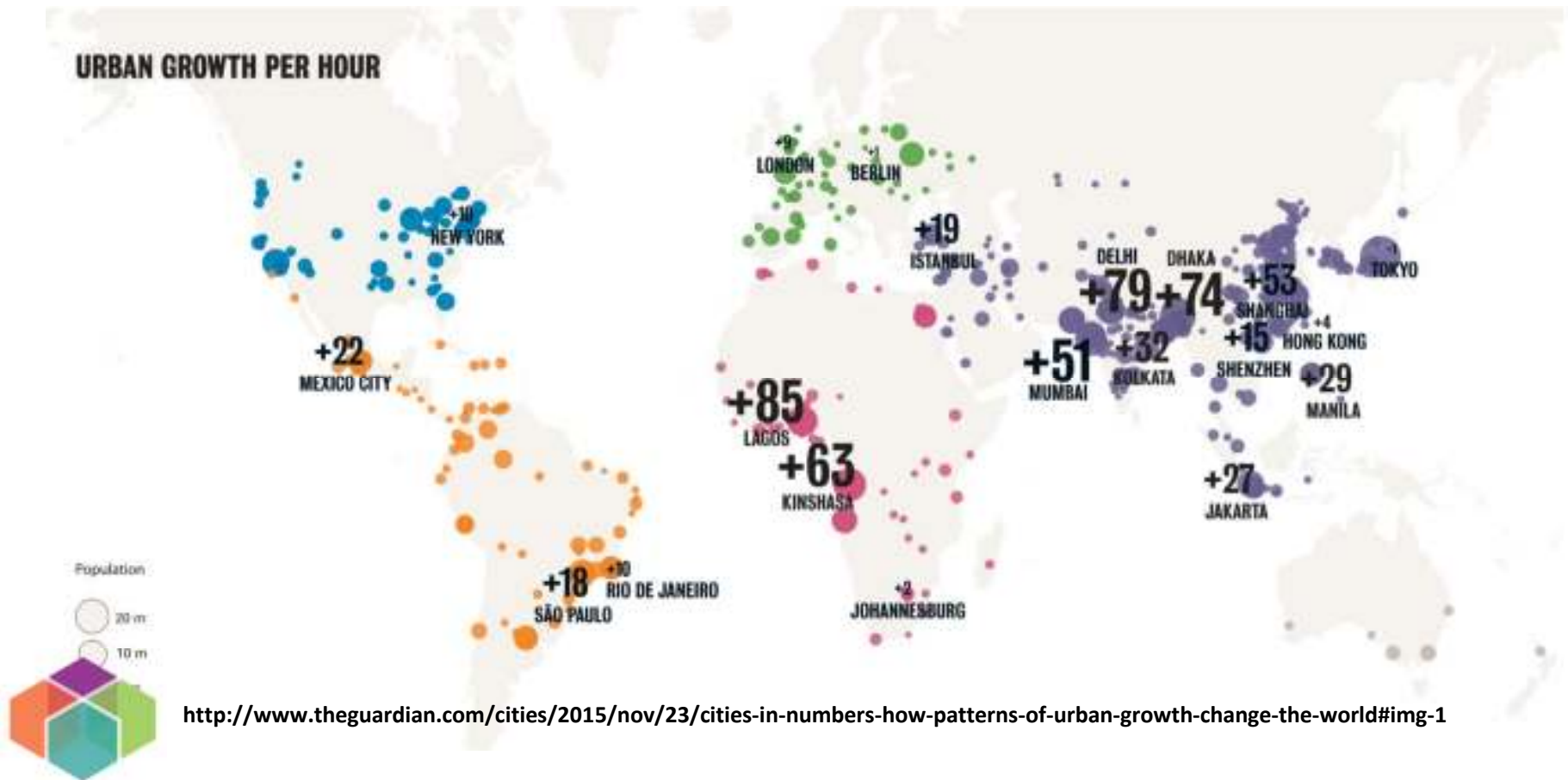
85 Lagos, Nigeria

Rate of population growth





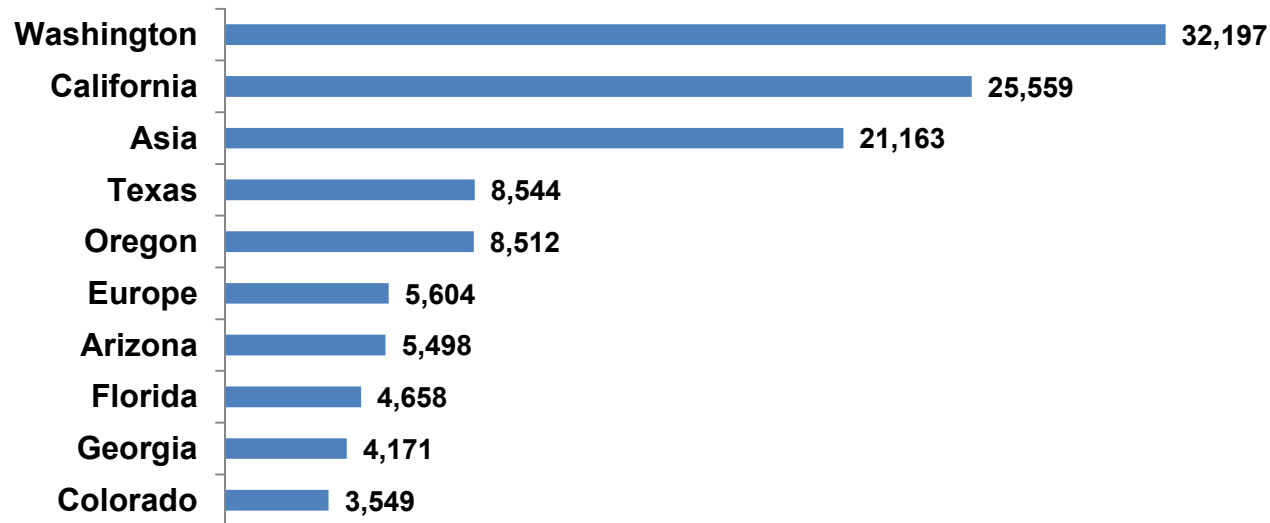
# Global Perspective



<http://www.theguardian.com/cities/2015/nov/23/cities-in-numbers-how-patterns-of-urban-growth-change-the-world#img-1>

# Where are people from?

## In-state relocation tops migration



**Place of prior year residence**  
Census ACS 2009-2013

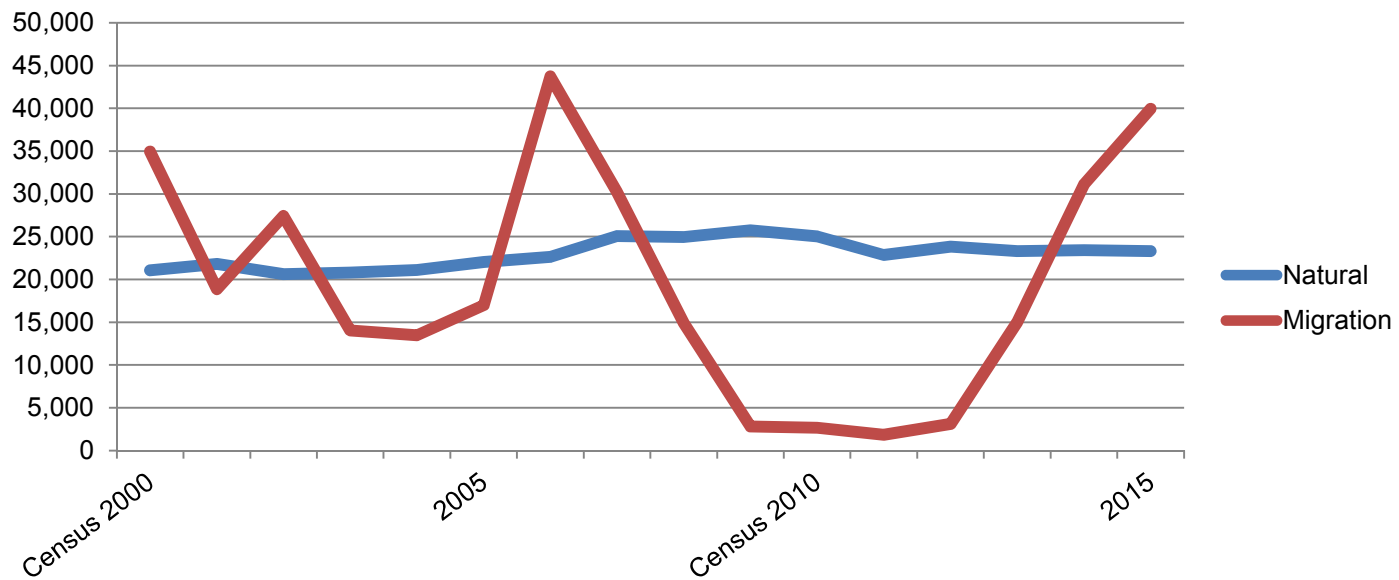
Total from other countries: **35,084**



# Migration Follows the Economy

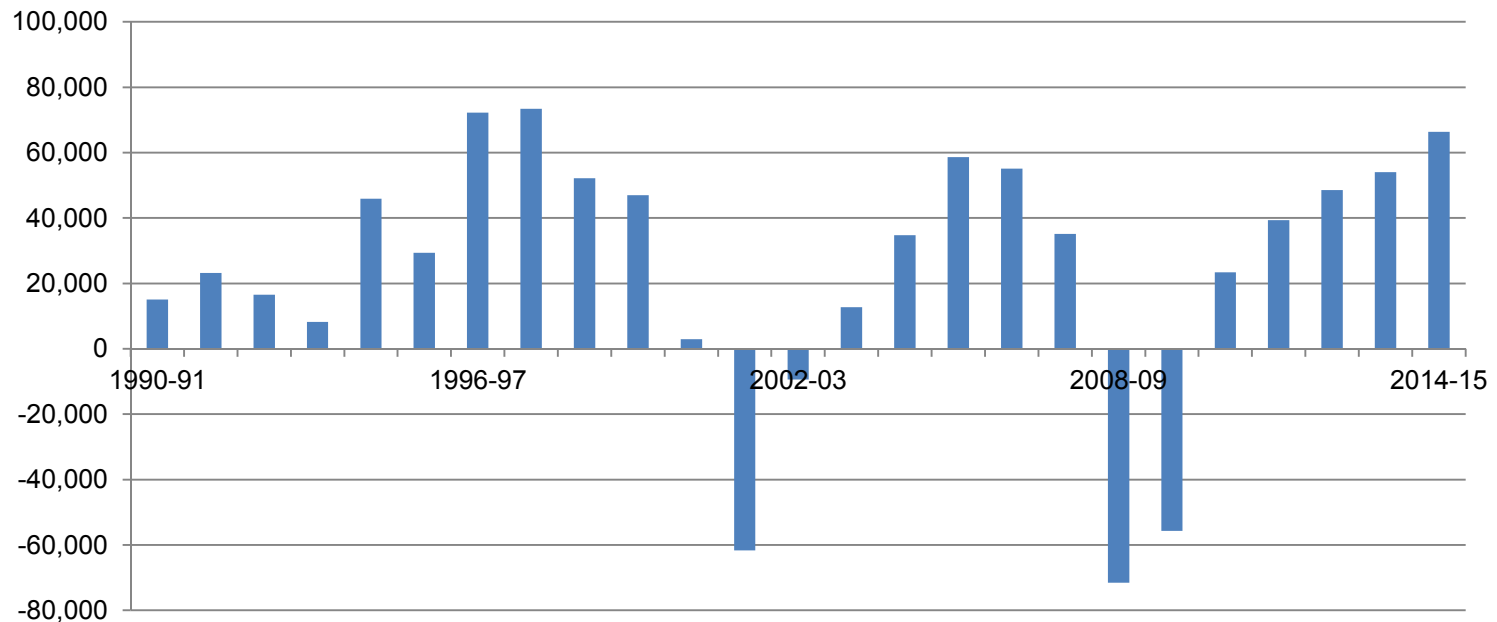
Natural increase is a constant

### Natural Increase vs Net Migration



# Largest Annual Job Increase Since 1997-98

## Annual Change in Wage & Salary Employment



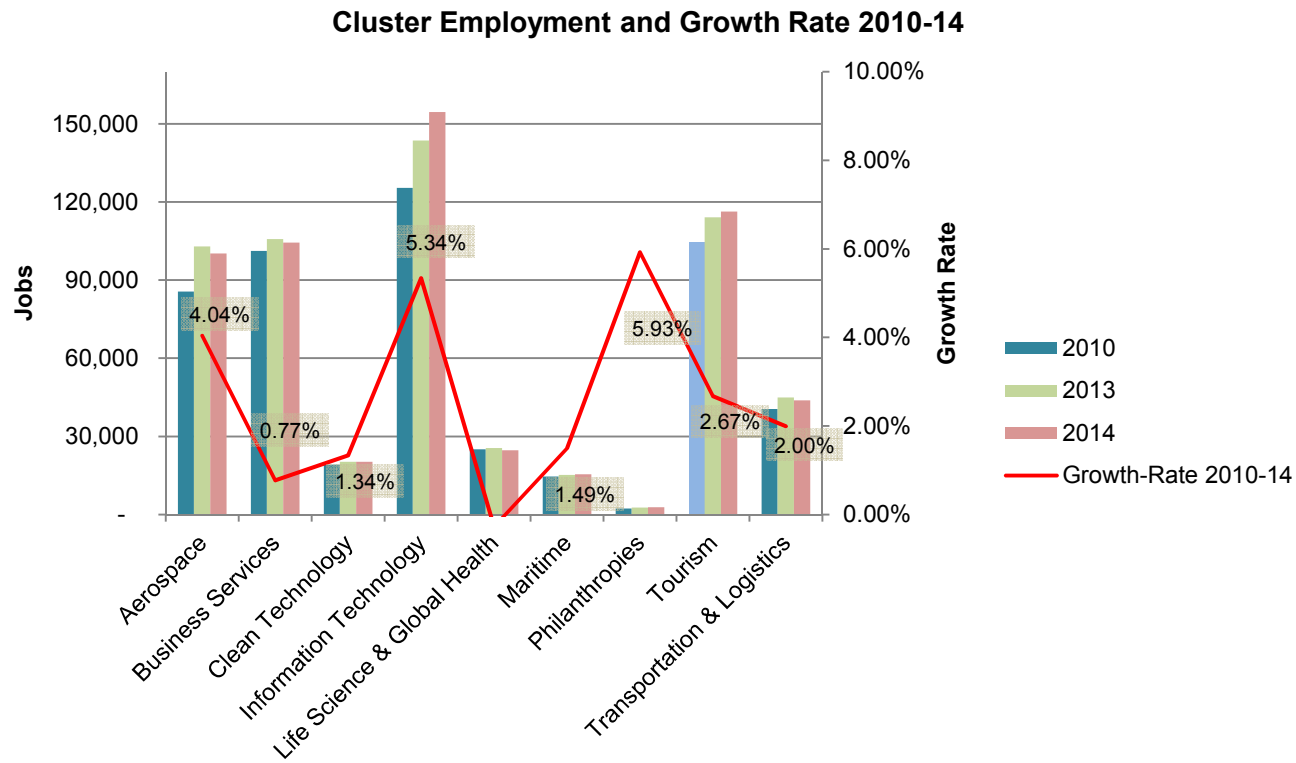
- **Recession lost over 120,000 jobs regionally; recovered from job losses in 2013**
- **In 2014-15 grew by about 66,000 wage & salary employment jobs, or about 76,000 total jobs**





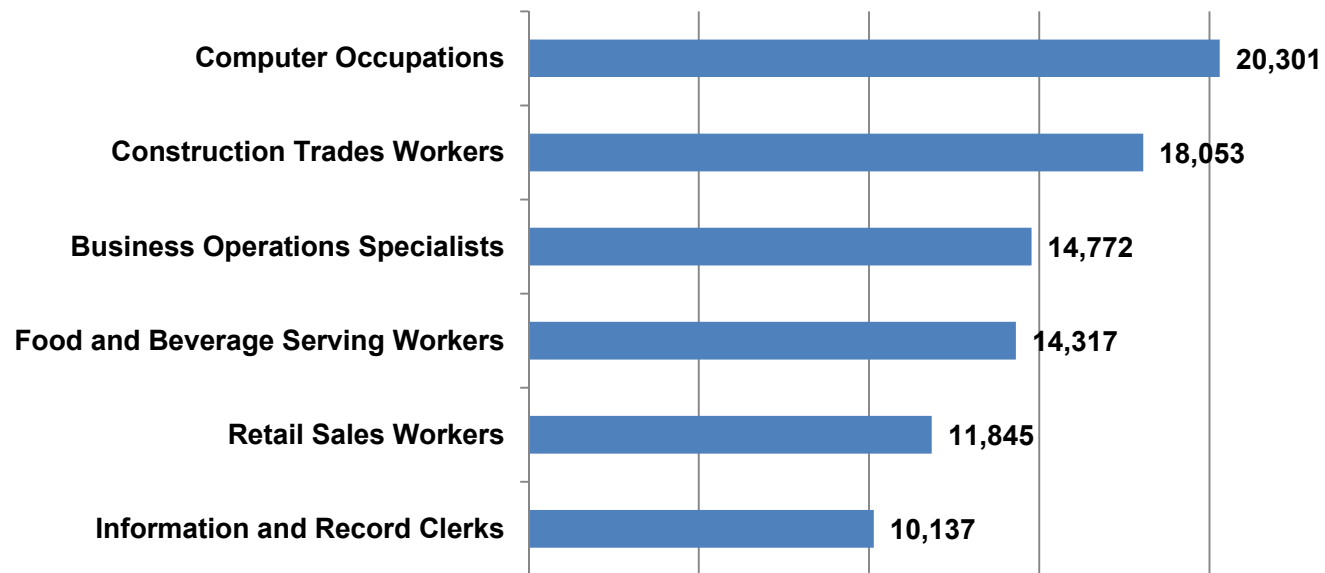
# 2 Million Total Jobs in the Region

Strong growth in our IT and aerospace industry clusters



# Tech is Hot

## Computer jobs have led growth for past 5 years

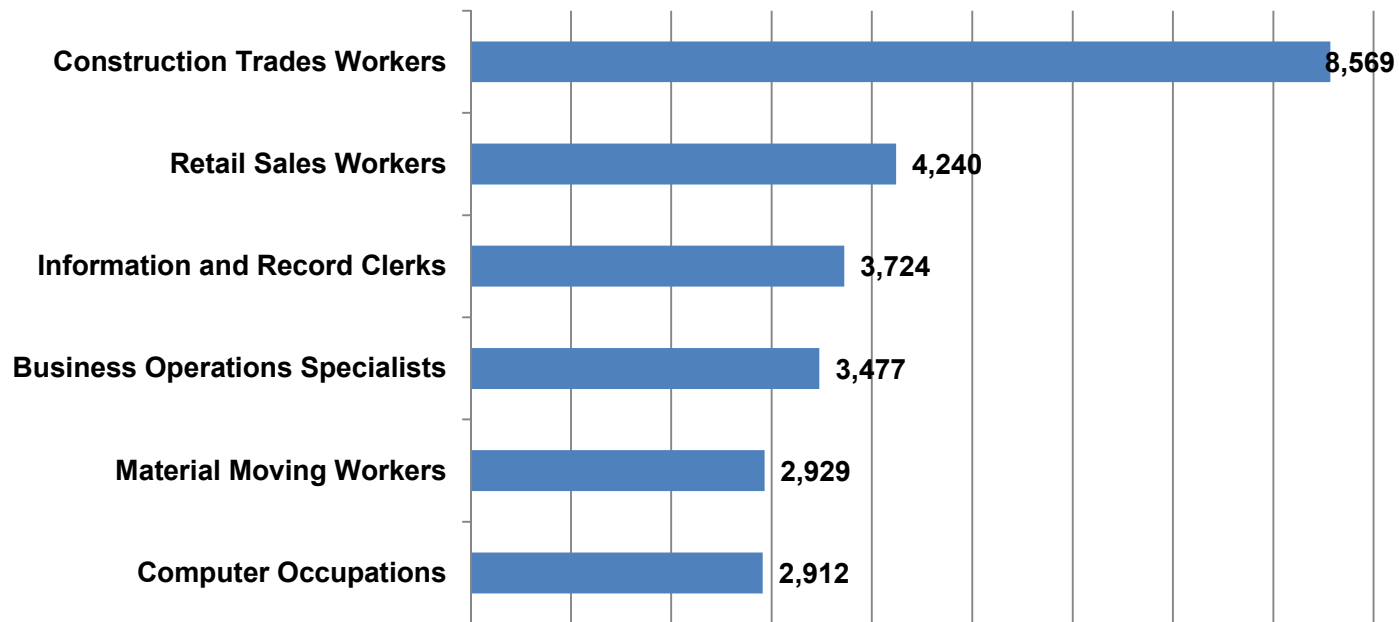


2010-15 employment growth for top categories



# Growth = Construction Jobs

Construction jobs saw greatest gain last year

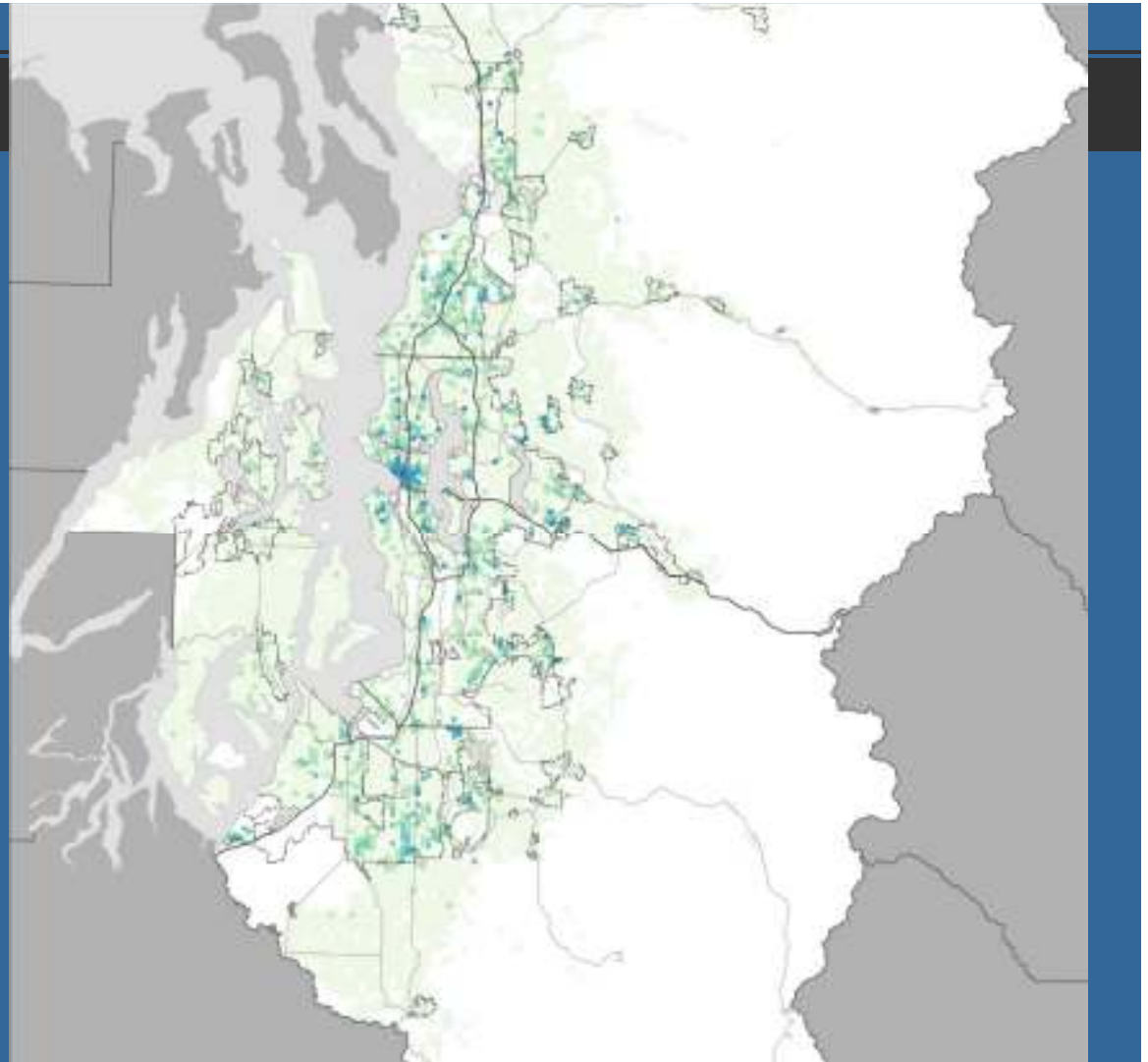


2014-15 employment growth for top categories



# Where is Growth?

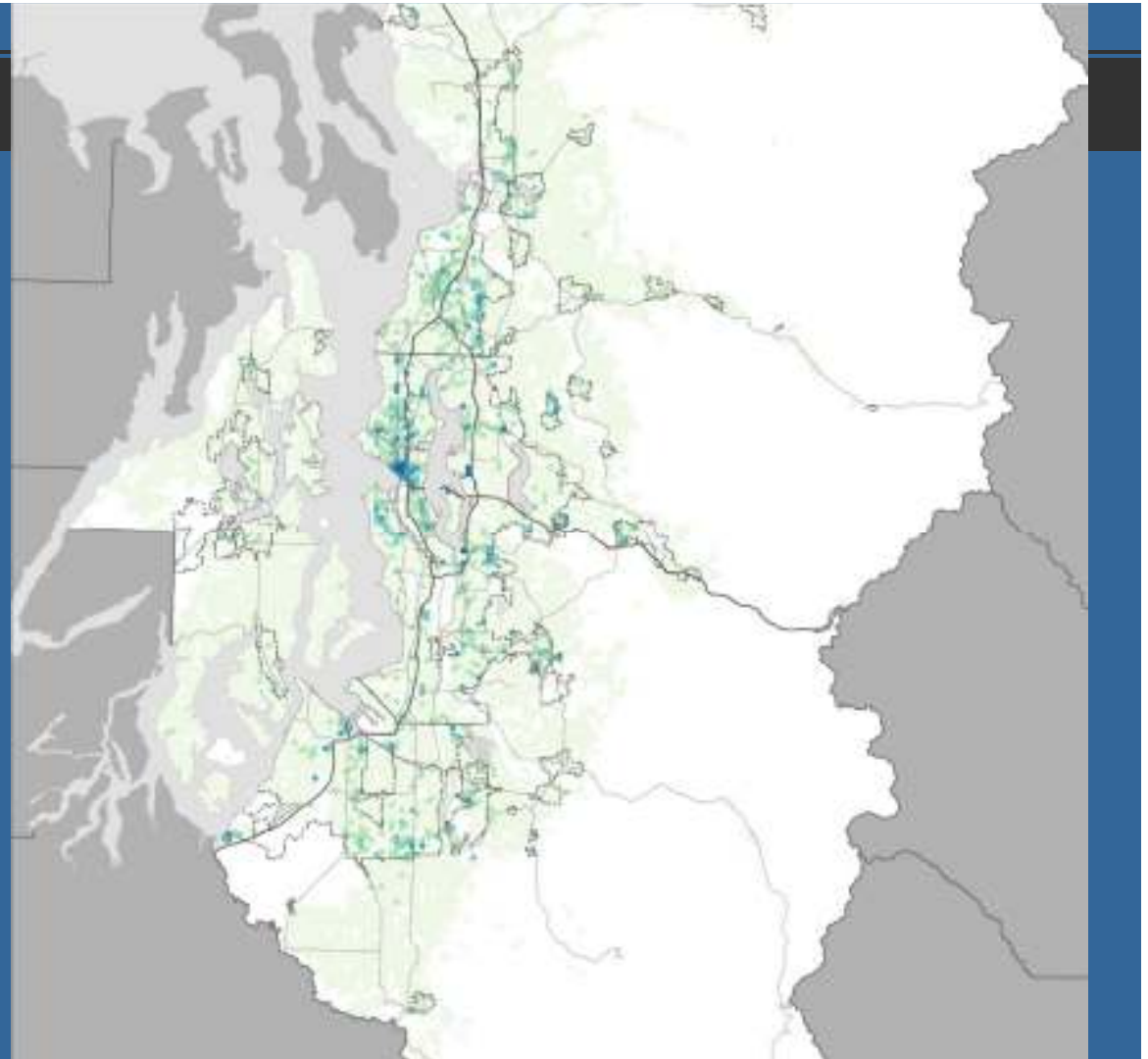
- **Permitted housing units 2000-2004**
  - 134,000 new housing units





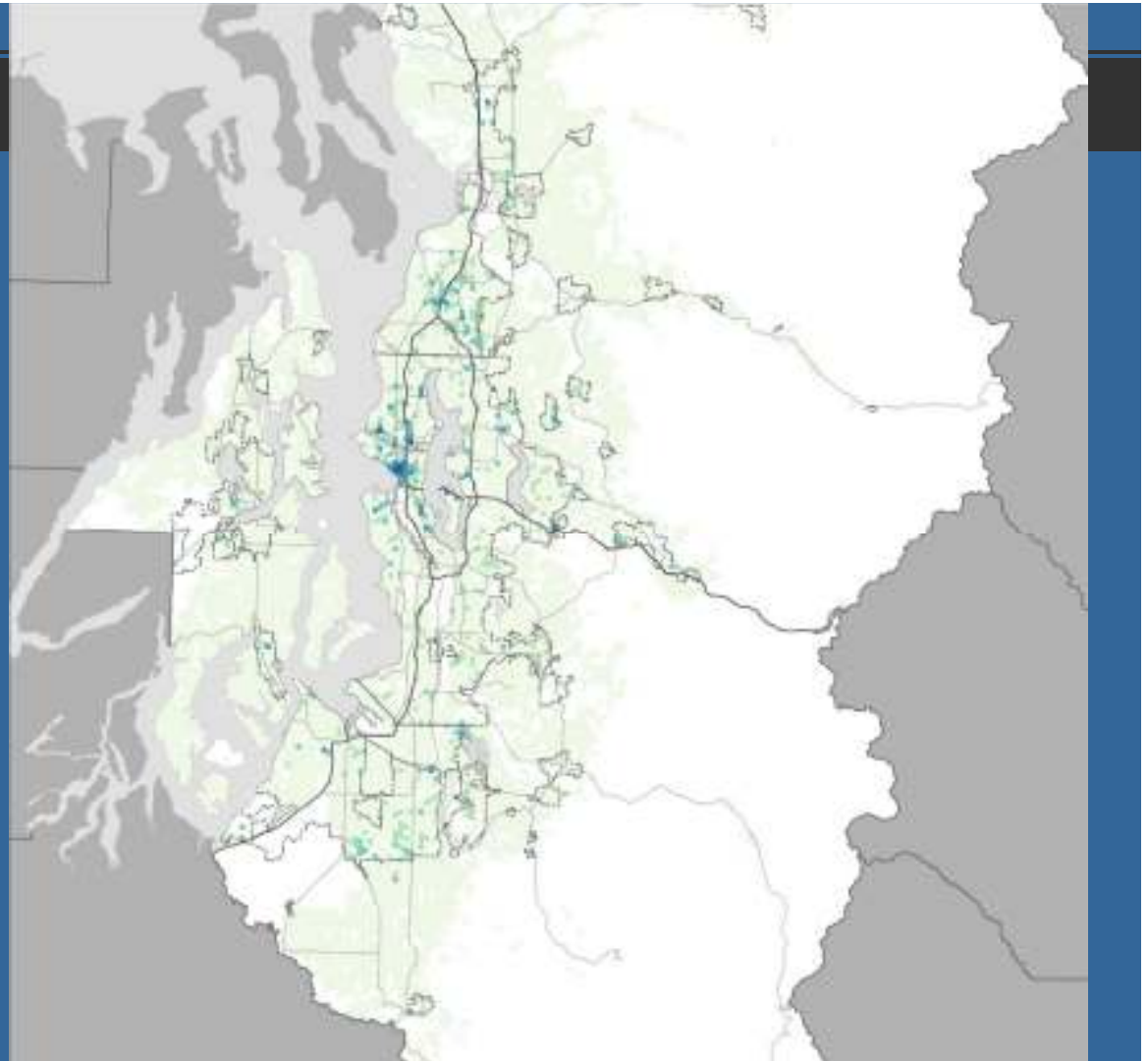
# Where is Growth?

- **Permitted housing units 2005-2009**
  - 117,000 new housing units



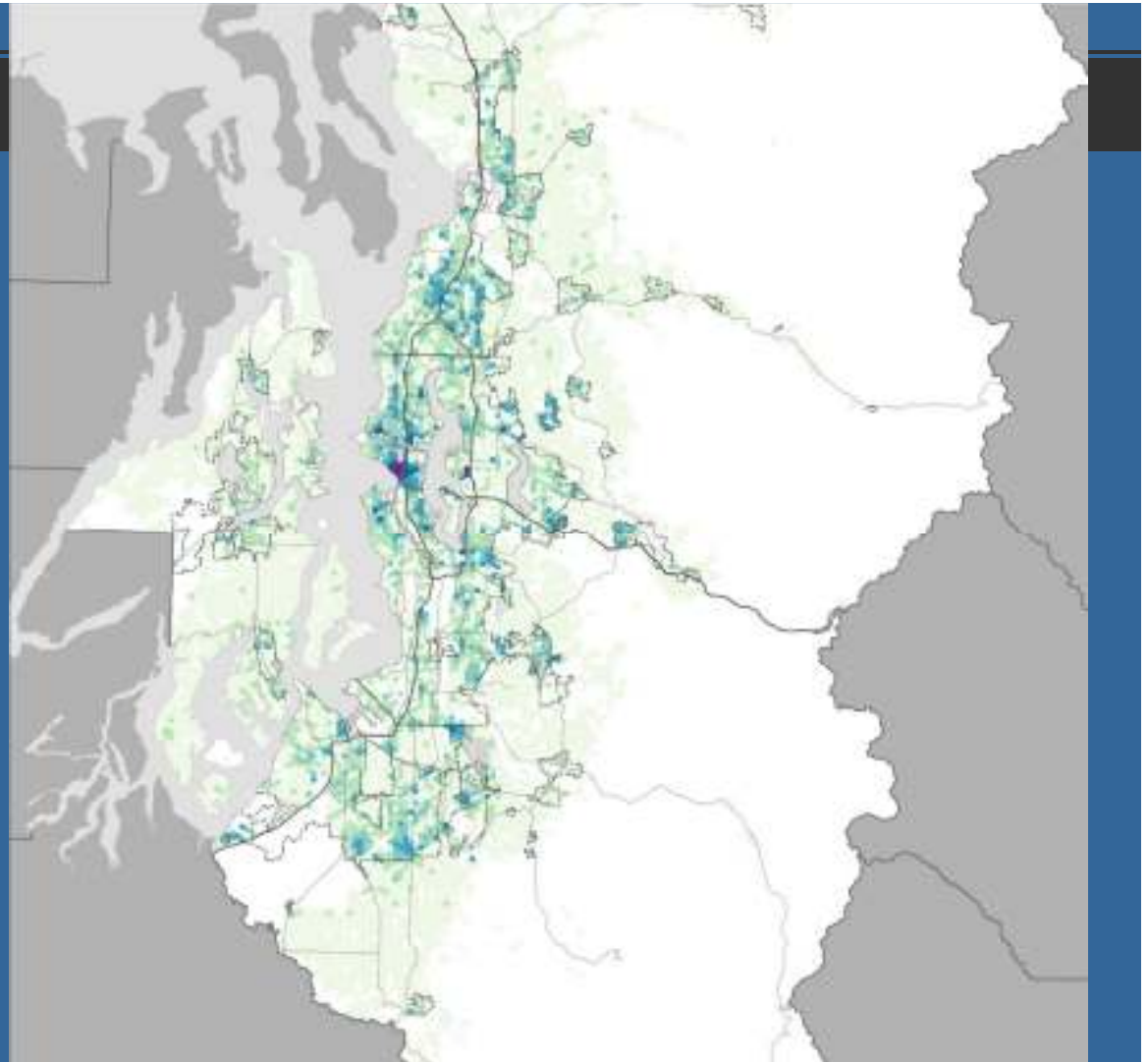
# Where is Growth?

- **Permitted housing units 2010-2013**
  - 67,000 new housing units
  - (3 year period)



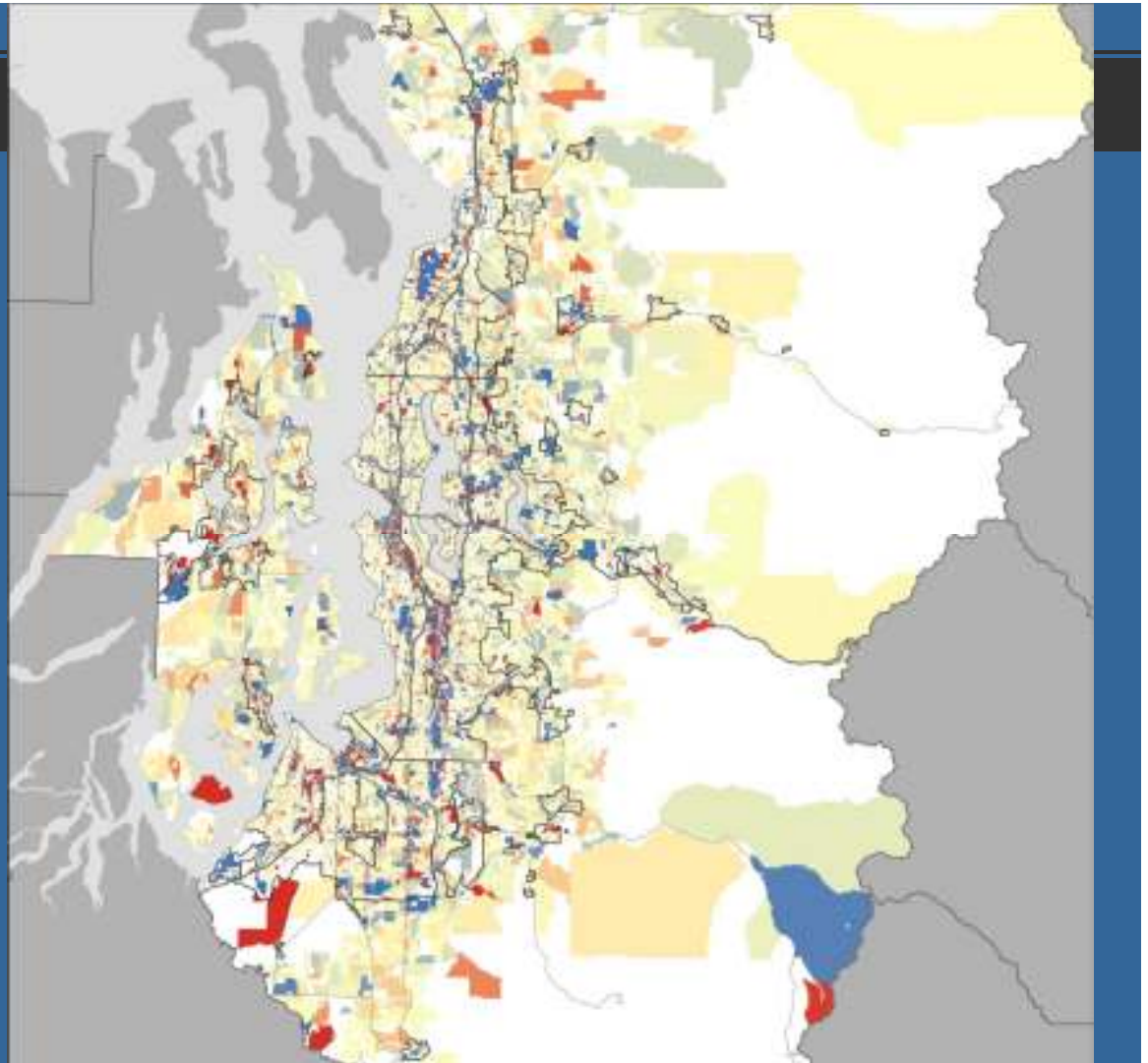
# Where is Growth?

- Total permitted housing units 2000-2013
  - 318,000 new housing units



# Where is Growth?

- **Employment change 2010-2014**
  - 160,000 new jobs overall
  - King: 115,000
  - Kitsap: 1,000
  - Pierce: 15,000
  - Snohomish: 28,000

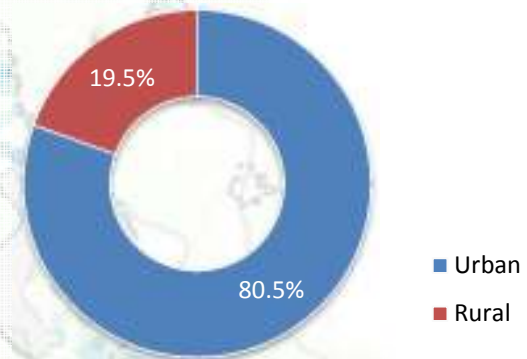




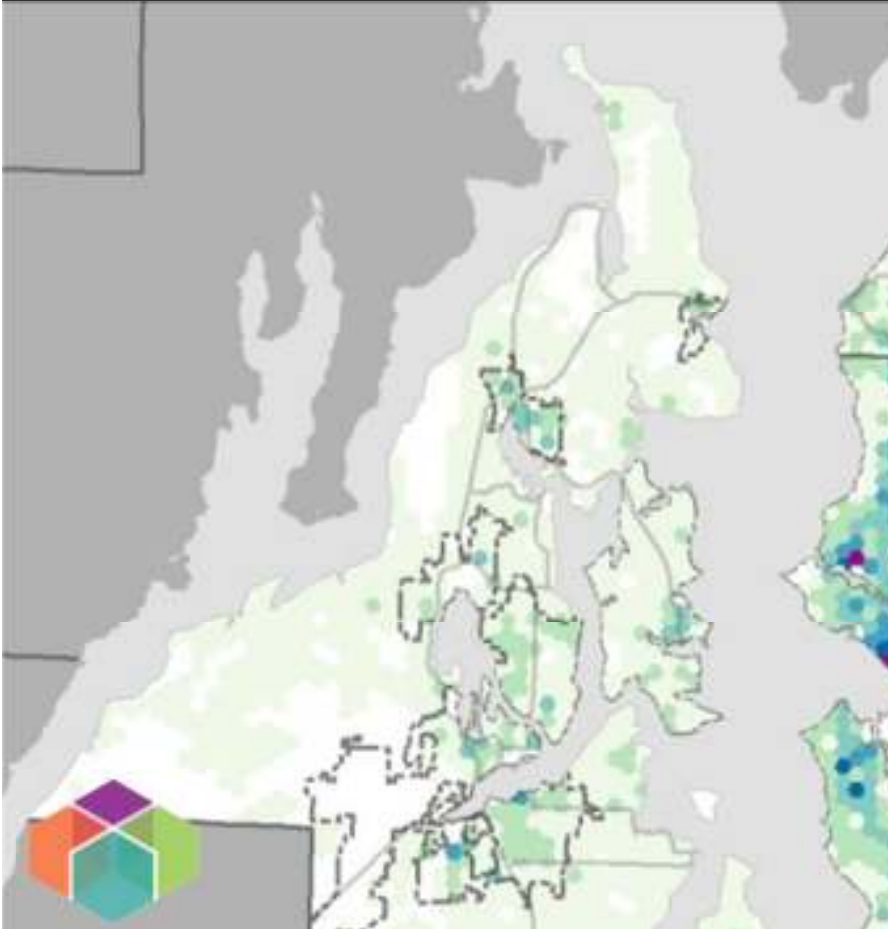
# Kitsap County

- **Population: 258,200 (2015)**
- **1% annual growth rate**
- **2,300 more people over the past year**
- **14,600 new units permitted 2000-13**

2013 Residential Permits

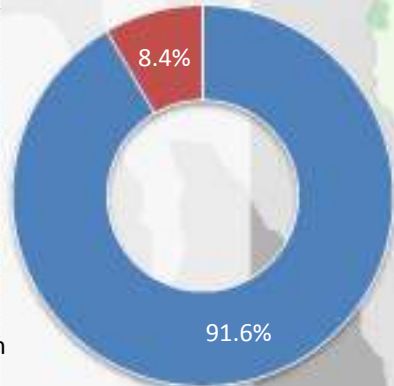


Map shows residential permits 2000-2013



# Snohomish County

2013 Residential Permits



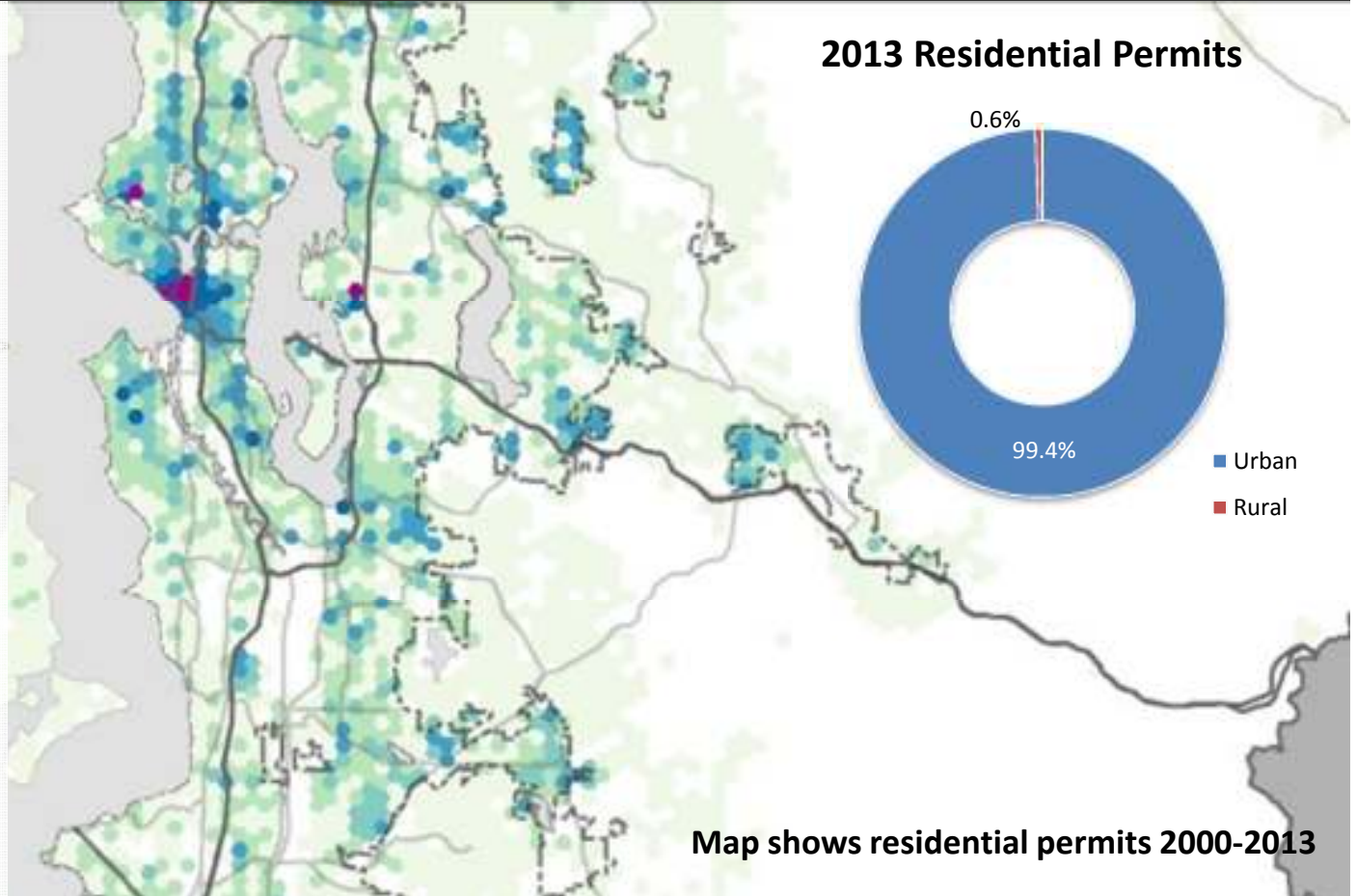
- **Population: 757,600 (2015)**
- **2.2% annual growth rate**
- **16,600 more people over the past year**
- **63,500 new units permitted 2000-13**
- **Strongest growth in SW county, Ash Way and Marysville areas**

Map shows residential permits 2000-2013



# King County

- **Population: 2,052,800 (2015)**
- **1.8% annual growth rate**
- **35,550 more people over the past year**
- **175,600 new units permitted 2000-13**
- **Strong growth in centers**

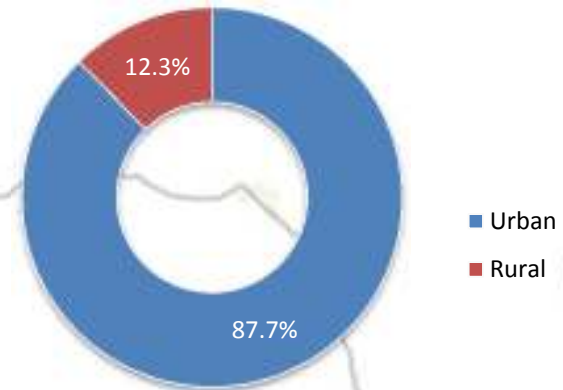




# Pierce County

- **Population: 830,120 (2015)**
- **1% annual growth rate**
- **8,820 more people over the past year**
- **64,100 new units permitted 2000-13**

2013 Residential Permits

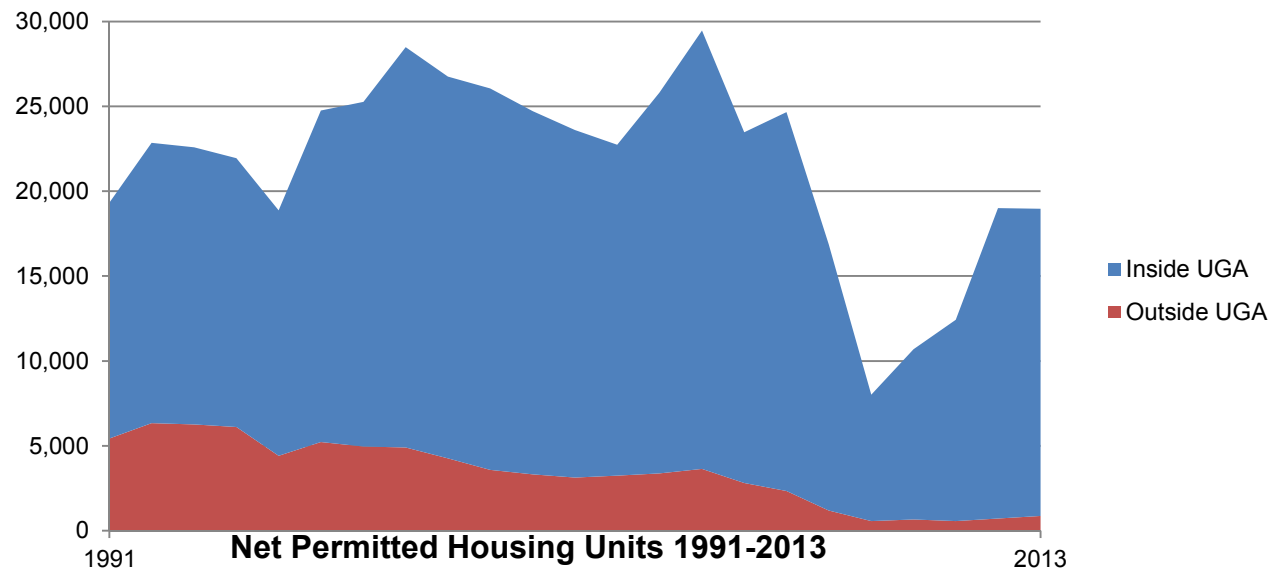


Map shows residential permits 2000-2013



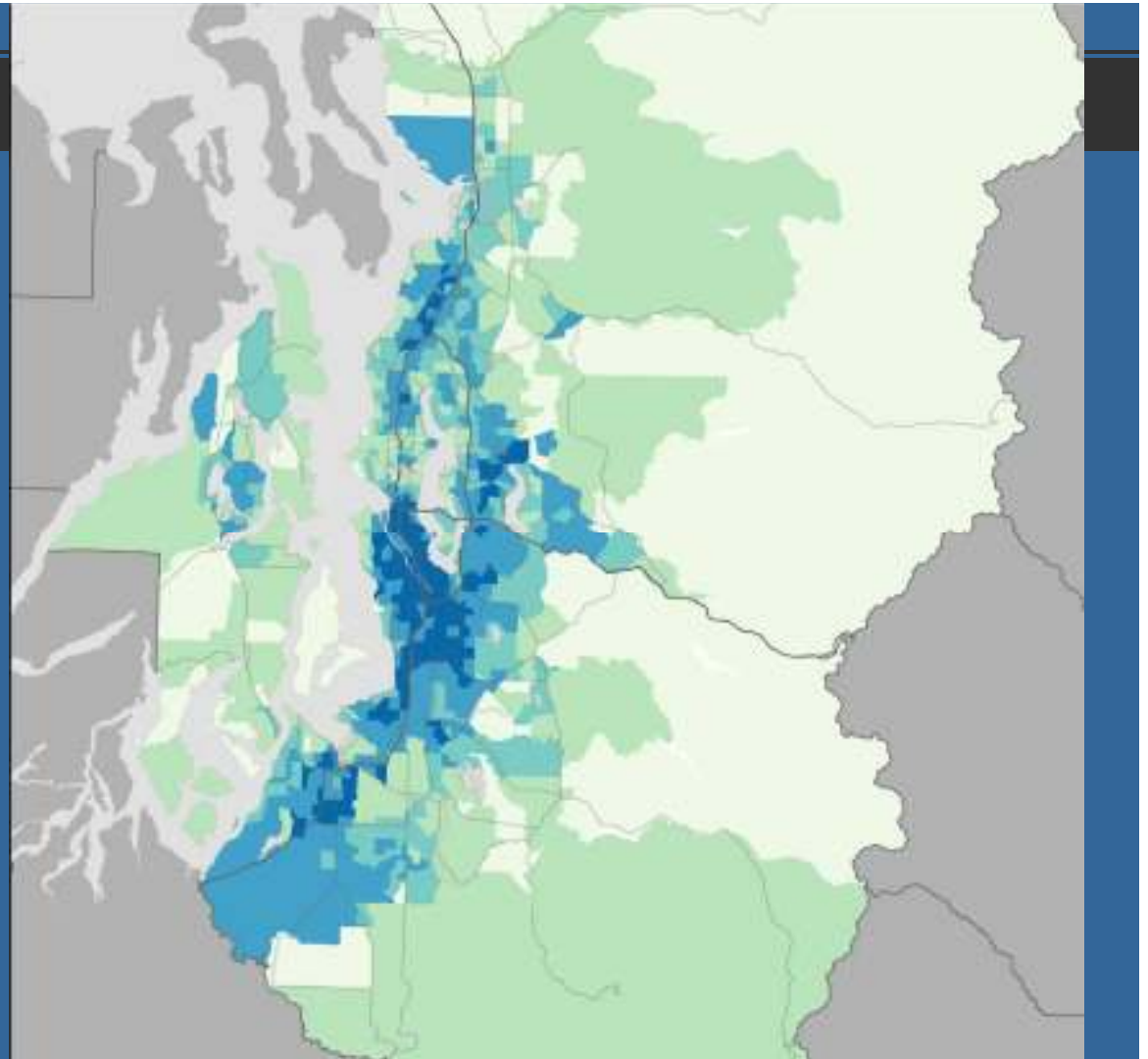
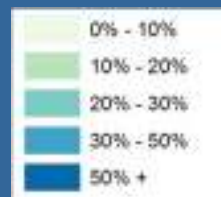
## New Growth is in Cities and Urban Areas

- **95% of new housing was built in cities and urban areas (2013)**
- **Compared to 72% in 1991**
- **Rural lands are staying rural**



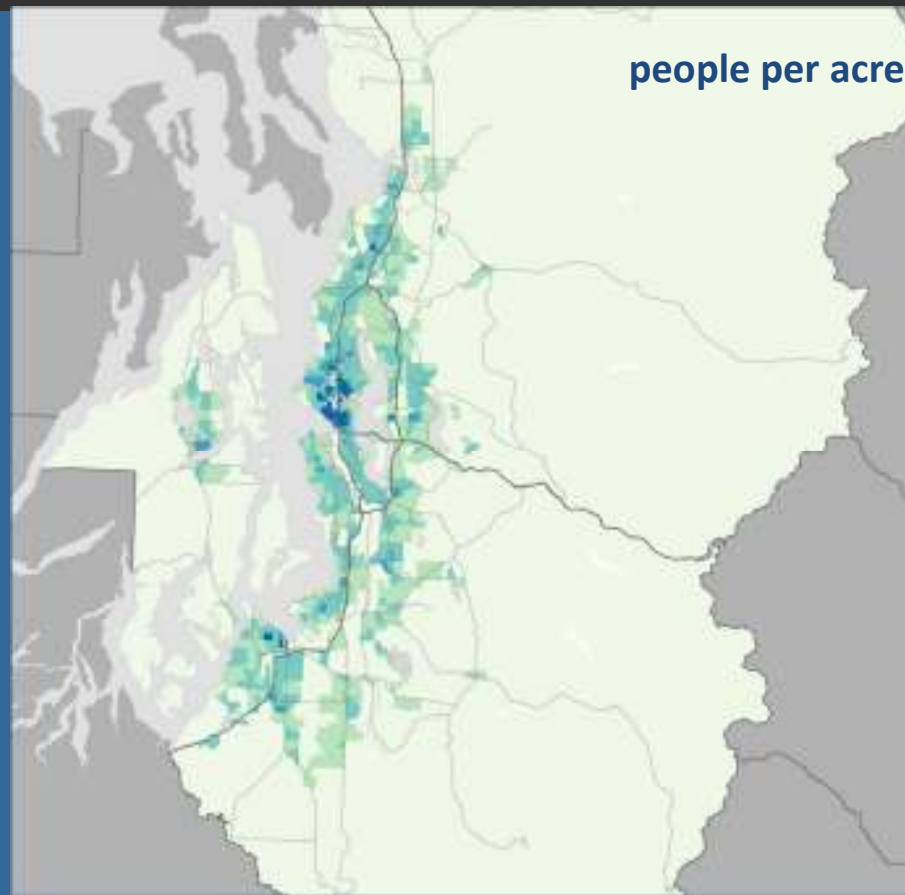
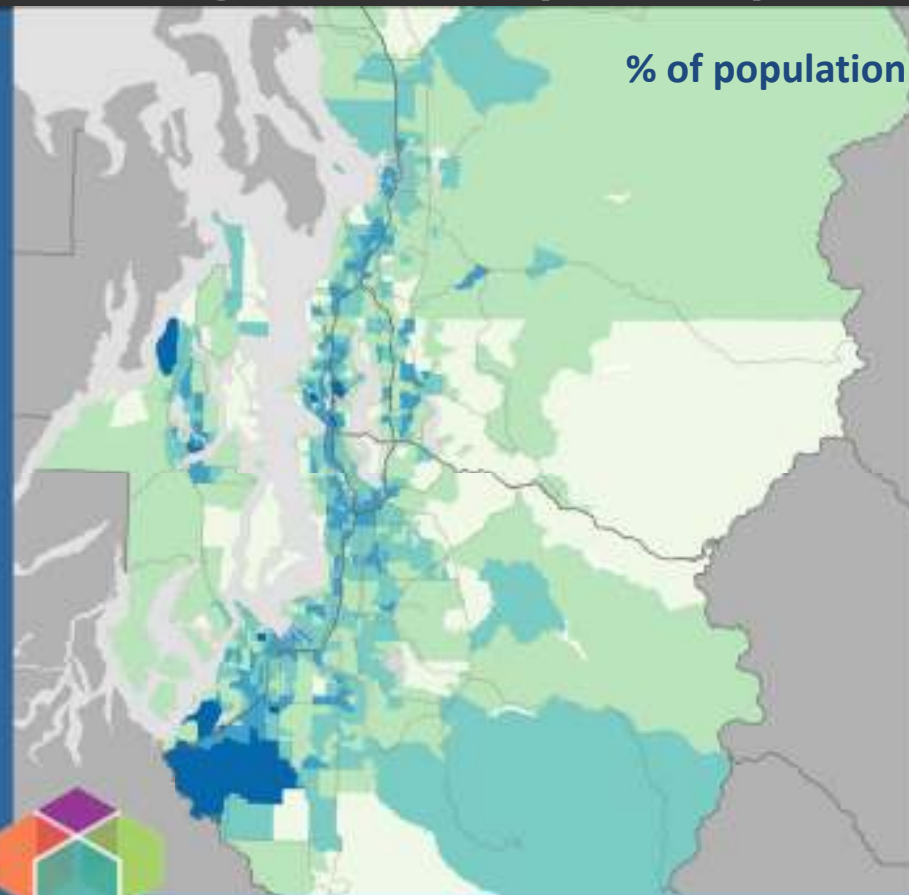
# Demographic Shift

- % Minority in 2014
- Minority population increased from 15% (1990) to 34% (2014)
- Foreign-born population contributed to 38% of total population growth 1990-2014



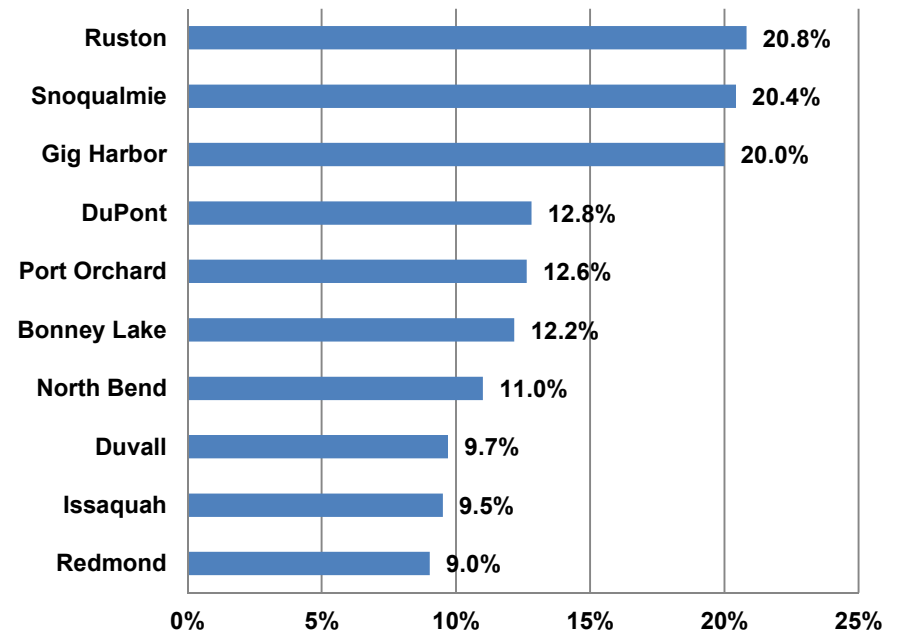
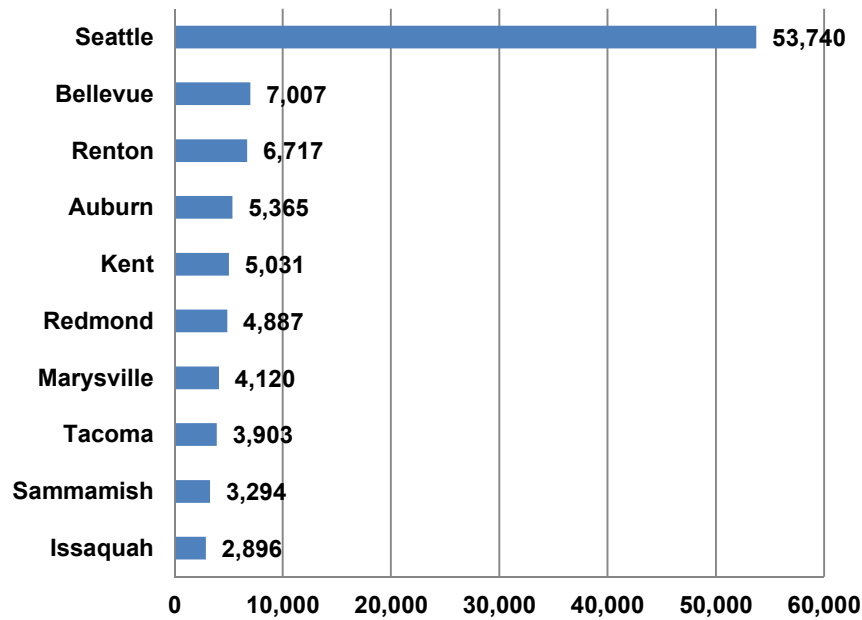


# Young Adults (18-29)



# Cities Growing the Most and the Fastest

## Seattle Tops Local Cities



Population growth and percent increase 2010-15 excluding annexations



## Strongest Job Growth in Regional Centers

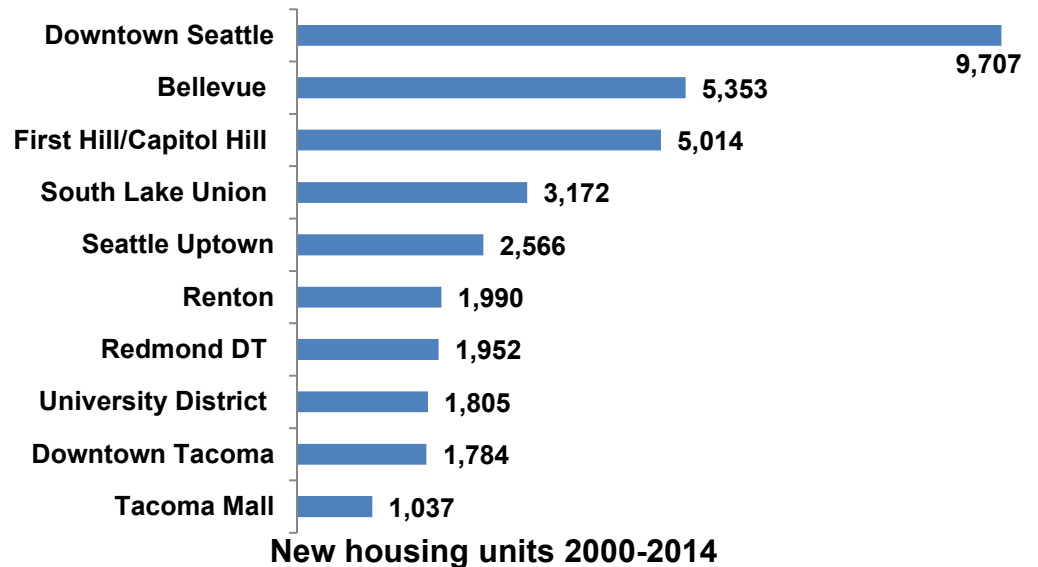
- **33% of the region's job growth going into regional growth centers - just 3% of the urban land area (covered employment for 2010-2014)**
- **Since 2010:**
  - **52,000 more jobs in regional growth centers**
  - **18,000 more jobs in manufacturing/industrial centers**



# More People Living in Regional Centers

- **Regional centers have some of the strongest housing growth**
- **Since 2000 14% of housing growth has occurred in regional growth centers**
- **Pop-to-job ratio has increased from 0.29 to 0.37 improving jobs/housing balance**

**Top Performing Regional Growth Centers**



**38,000 total new housing units among all regional growth centers 2000-2014**



# Challenges



	Average Hours in Traffic Annually
1. Washington DC-VA-MD	82
2. Los Angeles-Long Beach-Anaheim CA	80
3. San Francisco-Oakland CA	78
4. New York-Newark NY-NJ-CT	74
5. San Jose CA	67
6. Boston MA-NH-RI	64
7. Seattle WA	63
8. Houston TX	62
9. Chicago IL-IN	60
10. Riverside-San Bernardino CA	59



## Housing prices rise past '07 peak

NUMBER OF LISTINGS HITS ROCK BOTTOM

Buyers upset; sellers fear they won't find new home

By SANJAY BHATT  
Seattle Times business reporter  
King County's housing market hit...





# Summary

- **Strong pop & job growth consistent with past cycles and VISION 2040**
- **Growth trend toward cities, urban locations and places with access**
  - Strongest growth in regional centers
  - Growth pattern is helping preserve rural areas
- **Employment growth strongest in tech**
  - Construction and retail see benefits of growth
- **Pressure on transportation system and housing affordability**





# Next Steps

- **What do you want to know more about?**
- **Potential future presentations on:**
  - Looking closer at where growth is going
  - Exploring issues, such housing affordability and the changing demographics of the region
  - Connecting growth with transportation infrastructure
  - Assessing VISION 2040 and the regional growth strategy





**Thank You**

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