2001 Population Estimation Methodology

The annual population estimation methodology relies upon OFM estimates and annexation information for city population estimates. For unincorporated UGAs and rural areas, the methodology is based upon the housing unit method. This method uses the annual OFM population estimates for Snohomish County as "control totals" for disaggregating current population to unincorporated subareas of the county.

The 1992-2012 population growth targets contained in the Countywide Planning Policies were developed for cities and unincorporated UGAs using city boundaries as of February 28, 1993. Therefore, in order to compare the current population estimates to the 20-year population growth targets, which were developed for geographic areas represented by Feb. 28, 1993 city boundaries, current population estimates need to be developed for cities and unincorporated UGAs using the Feb. 28, 1993 city boundaries.

For each city, Census 2000 population information was compiled using February 28, 1993 city boundaries. City population growth estimated to have occurred between 2000 and 2001 by OFM that was not attributable to either annexation or population growth in areas annexed by cities since Feb. 28, 1993 was then added to each city's Census 2000 population total. This was accomplished by subtracting from the 2000-01 city population growth, as estimated by OFM:

(1) any population annexed by cities from April 2, 2000 to April 1, 2001, as reported by OFM (see Table A7), and

(2) any population growth permitted by cities during 2000-01 in areas annexed since Feb. 28, 1993 (see Table A4).

For unincorporated areas, Census 2000 population, housing units, households and group quarters population information was compiled for each unincorporated UGA (using February 28, 1993 city boundaries) and the rural/resource area. [Note that this type of information from the Census 2000 broken down by housing type will not be available until Summer 2002. Consequently, this year's housing unit method uses the Census 2000 demographic information derived from all housing units.] Building permits issued for new housing units in these areas during 2000 were then compiled and added to the year 2000 housing base to establish an April 1, 2001 housing unit estimate. Identical assumptions used by OFM in estimating completed housing units from permitted housing unit information were used. Average household sizes by location from the Census 2000 were held constant during the 2000-2001 period. Vacancy rates were adjusted so that the resulting April 1, 2001 population estimates by area when summed equaled OFM's 2001 population "control total" for the County (see Table A3). Population growth permitted by cities during 2000-01 in areas annexed since Feb. 28, 1993 (see #2 above) was also added to the appropriate unincorporated UGA as part of the final reconciliation with the annual OFM control total.

Revised 1992 Population Estimates

The development of the 1996 population estimates for unincorporated UGAs using the housing unit method for the first Growth Monitoring Report (January 1997) revealed several discrepancies with the 1992 estimates. It was concluded that these discrepancies were the result of: (1) the lack of a revision to the 1992 population estimates following the adoption of the

Final UGA by the County Council in June 1995 to account for areas added to or removed from the UGA when compared with the Interim UGA, and (2) the use of a less accurate POPUL model approach to estimating 1990-92 population growth by unincorporated UGA rather than by using the housing unit method. Since the housing unit method was established for estimating 1996 population for unincorporated UGAs, the model was also used to re-estimate 1992 population. These 1992 results are viewed as more accurate and consequently they provide a more valid base upon which to monitor population growth since 1992. It is important to note that these revisions do not affect 1992 city populations (which were obtained from OFM) and 2012 city population targets. The 20-year population increases which have been allocated to UGAs and rural areas are also not affected by these suggested revisions.

Please note that the UGA geography depicted in Table 5 on page 13 differs from that contained in the Countywide Planning Policies in two ways. Table 5 reflects the separation of the former Arlington/Smokey Point/Marysville UGA into two separate UGAs (one for Arlington and another for Marysville), consistent with the county's General Policy Plan (GPP) amendment in 1997. Table 5 also contains a revised Gold Bar UGA 2012 population target that reflects the growth assumptions contained in the Gold Bar UGA subarea plan adopted in 1997.

Census 2000 Results

SPECIAL NOTE: The April 1, 2000 population information contained in this report is based upon the results from the 2000 U.S. Census. As such, the year 2000 population information contained in this report replaces the April 1, 2000 population estimates published in last year's 2000 GMR. The year 2000 population estimates published last year were based on state Office of Financial Management (OFM) interim 2000 estimates developed prior to the release of the Census 2000 results.

OFM underestimated Snohomish County's total April 1, 2000 Census population by 12,524, or 2.1% (see Table A1). Total incorporated area population was underestimated by OFM by 14,737, or 4.7%, while OFM slightly overestimated total unincorporated area population by 2,213, or 0.8%. Several cities were significantly underestimated by OFM when compared with the Census 2000 population counts, especially Everett (by 3,968 or 4.3%), Marysville (by 3,605 or 14.2%), Monroe (by 1,875 or 13.6%), and Arlington (by 1,287 or 10.8%). Most of the more significant underestimation in the 2000 UGA-level population estimates published in the 2000 Growth Monitoring Report was due to OFM's underestimation of year 2000 city population.

OFM's estimation of year 2000 housing units countywide, on the other hand, exceeded the Census 2000 total housing unit count by 5,558, or 2.4% – just the opposite situation than that of the countywide population estimate (see Table A2). While OFM's estimate of year 2000 housing units within total incorporated areas was much closer to the Census 2000 outcome (underestimated by 2,308, or 1.8%) compared with their year 2000 population estimates, OFM significantly overestimated year 2000 housing units within the unincorporated area by 7,866 or 7.2%. For cities, OFM's year 2000 housing unit estimates were generally more accurate than their year 2000 population estimates (see Figure A1). It appears that OFM's estimation of year 2000 housing units within cities was more accurate than its estimation of population within those housing units.

TABLE A1
April 1, 1990 to April 1, 2000 Census Population Change for Snohomish County and its Cities
(and comparison of the OFM 2000 population estimates with Census 2000 population results)

	Census 1990	%	Census 2000	%	1990-2000 Difference: Amt.	Pct.	Avg. Annual%	OFM Est 2000	Diff.Compared w/ Census: Amt.	Pct.
SNOHOMISH COUNTY	465,628	100.0%	606,024	100.0%	140,396	30.2%	2.7%	593,500	(12,524)	-2.1%
Unincorporated	259,796	55.8%	291,142	48.0%	31,346	12.1%	1.1%	293,355	2,213	0.8%
Incorporated	205,832	44.2%	314,882	52.0%	109,050	53.0%	4.3%	300,145	(14,737)	-4.7%
Arlington *	4,037	0.9%	11,927	2.0%	7,890	195.4%	11.4%	10,640	(1,287)	-10.8%
Bothell (part)	359	0.1%	13,965	2.3%	13,606	3790.0%	44.2%	13,590	(375)	-2.7%
Brier	5,633	1.2%	6,383	1.1%	750	13.3%	1.3%	6,365	(18)	-0.3%
Darrington	1,042	0.2%	1,136	0.2%	94	9.0%	0.9%	1,280	144	12.7%
Edmonds *	30,743	6.6%	39,544	6.5%	8,801	28.6%	2.5%	38,600	(944)	-2.4%
Everett	69,974	15.0%	91,488	15.1%	21,514	30.7%	2.7%	87,520	(3,968)	-4.3%
Gold Bar	1,078	0.2%	2,014	0.3%	936	86.8%	6.4%	2,000	(14)	-0.7%
Granite Falls	1,060	0.2%	2,347	0.4%	1,287	121.4%	8.3%	2,175	(172)	-7.3%
Index	139	0.0%	157	0.0%	18	12.9%	1.2%	140	(17)	-10.8%
Lake Stevens	3,435	0.7%	6,361	1.0%	2,926	85.2%	6.4%	6,450	89	1.4%
Lynnwood	28,637	6.2%	33,847	5.6%	5,210	18.2%	1.7%	32,990	(857)	-2.5%
Marysville	10,328	2.2%	25,315	4.2%	14,987	145.1%	9.4%	21,710	(3,605)	-14.2%
Mill Creek	7,180	1.5%	11,525	1.9%	4,345	60.5%	4.8%	11,345	(180)	-1.6%
Monroe	4,275	0.9%	13,795	2.3%	9,520	222.7%	12.4%	11,920	(1,875)	-13.6%
Mountlake Terrace	19,320	4.1%	20,362	3.4%	1,042	5.4%	0.5%	20,070	(292)	-1.4%
Mukilteo	6,982	1.5%	18,019	3.0%	11,037	158.1%	9.9%	17,360	(659)	-3.7%
Snohomish	6,499	1.4%	8,494	1.4%	1,995	30.7%	2.7%	8,320	(174)	-2.0%
Stanwood	1,961	0.4%	3,923	0.6%	1,962	100.1%	7.2%	3,495	(428)	-10.9%
Sultan	2,236	0.5%	3,344	0.6%	1,108	49.6%	4.1%	3,180	(164)	-4.9%
Woodway	914	0.2%	936	0.2%	22	2.4%	0.2%	995	59	6.3%

*Note: * indicates that changes were made by OFM to the city's Census 2000 population count to account for population and housing units annexed through April 1, 2000.*

Source: U.S. Census Bureau and Washington State Office of Financial Management (OFM).

TABLE A2
April 1, 1990 to April 1, 2000 Census Housing Unit Change for Snohomish County and its Cities
(and comparison of the OFM 2000 housing unit estimates with Census 2000 housing unit results)

	Census 1990	%	Census 2000	%	1990-2000 Difference: Amt.	Pct.	Avg. Annual%	OFM Est 2000	Diff.Compared w/ Census: Amt.	Pct.
SNOHOMISH COUNTY	183,935	100.0%	236,205	100.0%	52,270	28.4%	2.5%	241,763	5,558	2.4%
Unincorporated	97,573	53.0%	109,069	46.2%	11,496	11.8%	1.1%	116,935	7,866	7.2%
Incorporated	86,362	47.0%	127,136	53.8%	40,774	47.2%	3.9%	124,828	(2,308)	-1.8%
Arlington *	1,600	0.9%	4,516	1.9%	2,916	182.3%	10.9%	4,159	(357)	-7.9%
Bothell (part)	112	0.1%	5,321	2.3%	5,209	4650.9%	47.1%	5,449	128	2.4%
Brier	1,822	1.0%	2,115	0.9%	293	16.1%	1.5%	2,077	(38)	-1.8%
Darrington	450	0.2%	505	0.2%	55	12.2%	1.2%	555	50	9.9%
Edmonds *	12,942	7.0%	17,508	7.4%	4,566	35.3%	3.1%	16,692	(816)	-4.7%
Everett	30,799	16.7%	38,512	16.3%	7,713	25.0%	2.3%	38,057	(455)	-1.2%
Gold Bar	431	0.2%	769	0.3%	338	78.4%	6.0%	771	2	0.3%
Granite Falls	445	0.2%	873	0.4%	428	96.2%	7.0%	889	16	1.8%
Index	102	0.1%	100	0.0%	-2	-2.0%	-0.2%	99	(1)	-1.0%
Lake Stevens	1,231	0.7%	2,234	0.9%	1,003	81.5%	6.1%	2,317	83	3.7%
Lynnwood	11,850	6.4%	13,808	5.8%	1,958	16.5%	1.5%	13,749	(59)	-0.4%
Marysville	4,565	2.5%	9,730	4.1%	5,165	113.1%	7.9%	9,179	(551)	-5.7%
Mill Creek	3,136	1.7%	4,769	2.0%	1,633	52.1%	4.3%	4,920	151	3.2%
Monroe	1,712	0.9%	4,427	1.9%	2,715	158.6%	10.0%	4,109	(318)	-7.2%
Mountlake Terrace	7,854	4.3%	8,217	3.5%	363	4.6%	0.5%	8,369	152	1.8%
Mukilteo	2,810	1.5%	7,146	3.0%	4,336	154.3%	9.8%	6,992	(154)	-2.2%
Snohomish	2,556	1.4%	3,444	1.5%	888	34.7%	3.0%	3,354	(90)	-2.6%
Stanwood	765	0.4%	1,508	0.6%	743	97.1%	7.0%	1,459	(49)	-3.2%
Sultan	859	0.5%	1,291	0.5%	432	50.3%	4.2%	1,282	(9)	-0.7%
Woodway	321	0.2%	343	0.1%	22	6.9%	0.7%	350	7	2.0%

*Note: * indicates that changes were made by OFM to the city's Census 2000 population count to account for population and housing units annexed through April 1, 2000.*

Source: U.S. Census Bureau and Washington State Office of Financial Management (OFM).

Figure A1. OFM 2000 Estimate Compared with Census 2000: Percent Difference

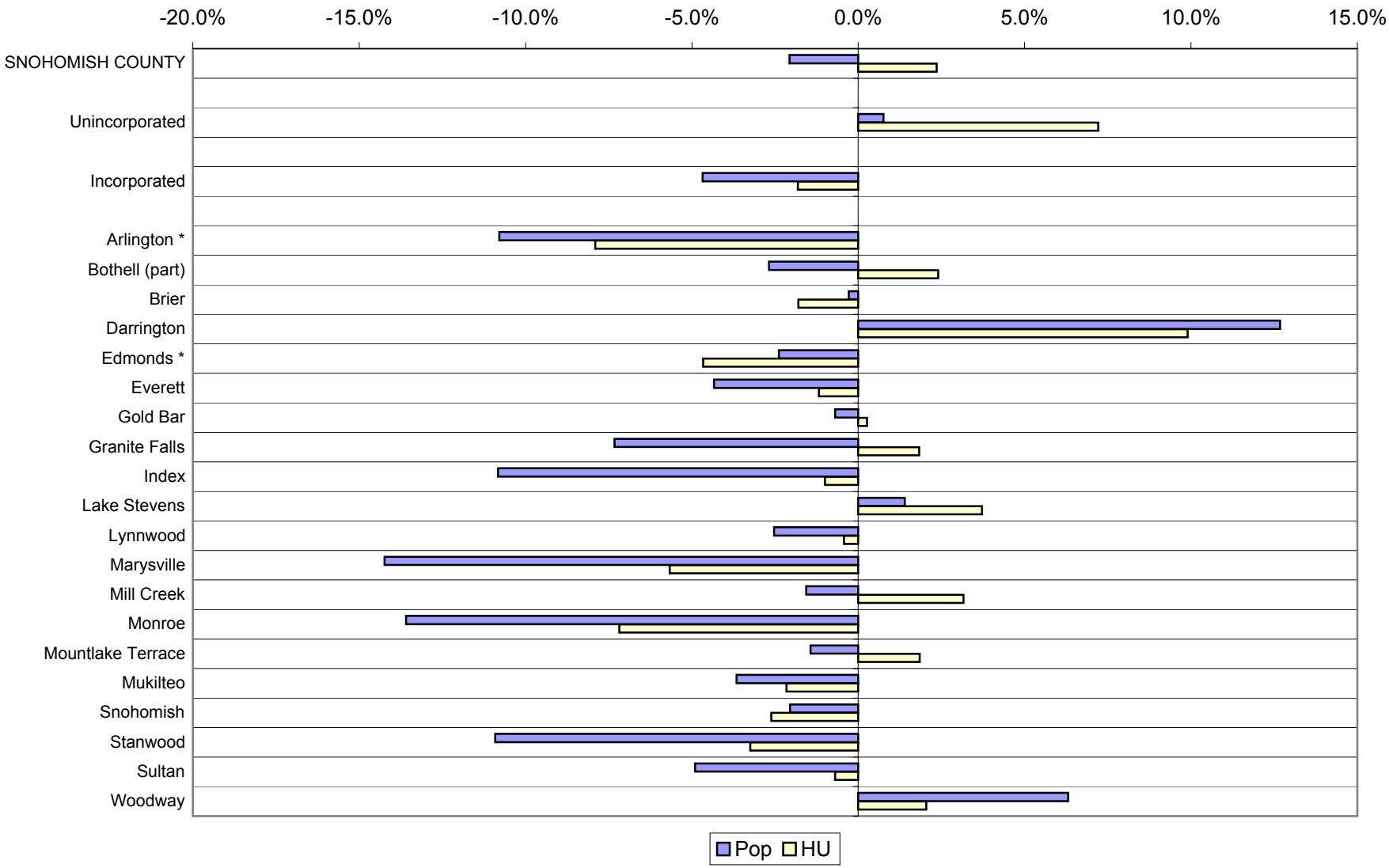

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TABLE A3. Uninc. 2001 Population Estimates by UGA and Rural Area
(prior to adjustments for population annexed by cities since Feb. 28, 1993)

Area	Census 2000							Housing Units Permitted by the County in Unincorporated Areas (using Feb 28/93 city boundaries)						2001 Estimates						
	HU's	HH's	Vac Rate	HH Pop	Avg HH Size	Grp Qtrs Pop	Total Pop	Permitted Units 2000	Year-round HU's	Less 2000 incomplete	Less expired	2000 Demolished Units	2000 Net Hsng Unit Change*	HU's	HH's	Vac Rate	HH Pop	Avg HH Size	Grp Qtrs Pop	Total Pop
											0.05									
Arlington UGA																				
Unincorporated portion																				
Total	1,382	1,339	3.1%	3,859	2.88	21	3,880	2	2	2	2	0	2	1,384	1,336	3.4%	3,851	2.88	21	**3,872**
Darrington UGA																				
Unincorporated portion																				
Total	73	67	8.2%	179	2.67	0	179	0	0	0	0	0	0	73	66	9.0%	177	2.67	0	**177**
Gold Bar UGA																				
Unincorporated portion																				
Total	490	437	10.8%	1,204	2.76	0	1,204	2	2	2	2	0	2	492	433	11.9%	1,193	2.76	0	**1,193**
Granite Falls UGA																				
Unincorporated portion																				
Total	213	205	3.8%	613	2.99	9	622	0	0	0	0	0	0	213	204	4.1%	611	2.99	9	**620**
Lake Stevens UGA																				
Unincorporated portion																				
Total	6,642	6,389	3.8%	18,682	2.92	18	18,700	377	369	331	314	4	310	6,952	6,661	4.2%	19,477	2.92	18	**19,495**
Marysville UGA																				
Unincorporated portion																				
Total	8,995	8,771	2.5%	25,947	2.96	37	25,984	501	490	440	418	6	412	9,407	9,149	2.7%	27,066	2.96	37	**27,103**
Monroe UGA																				
Unincorporated portion																				
Total	773	647	16.3%	1,929	2.98	1839	3,768	3	3	3	3	0	3	776	636	17.9%	1,897	2.98	1,839	**3,736**
Snohomish UGA																				
Unincorporated portion																				
Total	706	661	6.4%	1,860	2.81	0	1,860	1	1	1	1	0	1	707	657	7.0%	1,849	2.81	0	**1,849**
Stanwood UGA																				
Unincorporated portion																				
Total	243	231	4.9%	637	2.76	206	843	1	1	1	1	0	1	244	231	5.4%	636	2.76	206	**842**
Sultan UGA																				
Unincorporated portion																				
Total	136	130	4.4%	398	3.06	0	398	0	0	0	0	0	0	136	129	4.9%	396	3.06	0	**396**
S.W. County UGA																				
Unincorporated portion																				
Total	55,804	53,388	4.3%	144,096	2.70	503	144,599	2,135	2,088	1,875	1,781	36	1,745	57,549	54,807	4.8%	147,926	2.70	503	**148,429**
Non-UGA Total (Rural Uninc.)																				
Total	41,525	38,591	7.1%	110,556	2.86	281	110,837	853	834	749	711	21	690	42,215	38,933	7.8%	111,536	2.86	281	**111,817**

NOTE: * -- Net new HU change excludes:

(1) estimated seasonal/vacation units (2.2% of SF, Duplex and MH units permitted each year)

(2) 10% of 2000 SF, Duplex and MH units and 40% of 2000 MF units permitted assumed not completed by April 1, 2001

(3) 5% of 2000 year-round housing units permitted assumed not realized (permits assumed will expire)

(4) demolished housing units

TABLE A4. Uninc. 2001 Population Estimates by UGA and Rural Area
(prior to adjustments for population annexed by cities since Feb. 28, 1993)

	Census 2000		Housing Units Permitted by Cities in Formerly Unincorporated Areas (using Feb 28/93 city boundaries)						2001 Estimates				
Area	Vac Rate	Avg HH Size	Permitted Units 2000	Year-round HU's	Less 2000 incomplete	Less expired	2000 Demolished Units	2000 Net Hsng Unit Change*	HU's	HH's	Vac Rate	HH Pop	Avg HH Size
						0.05							
Arlington City													
Total	3.1%	2.88	25	24	22	21	2	19	19	18	3.4%	52	2.88
Darrington City													
Total	8.2%	2.67	0	0	0	0	0	0	0	0	9.0%	0	2.67
Gold Bar City													
Total	10.8%	2.76	16	16	14	13	0	13	13	12	11.9%	32	2.76
Granite Falls City													
Total	3.8%	2.99	63	62	55	53	0	53	53	50	4.1%	151	2.99
Lake Stevens City													
Total	3.8%	2.92	0	0	0	0	0	0	0	0	4.2%	0	2.92
Marysville City													
Total	2.5%	2.96	185	181	162	154	4	150	150	146	2.7%	432	2.96
Monroe City													
Total	16.3%	2.98	57	56	50	48	0	48	48	39	17.9%	116	2.98
Snohomish City													
Total	6.4%	2.81	17	17	15	14	0	14	14	13	7.0%	37	2.81
Stanwood City													
Total	4.9%	2.76	33	32	29	28	0	28	28	26	5.4%	72	2.76
Sultan City													
Total	4.4%	3.06	0	0	0	0	0	0	0	0	4.9%	0	3.06
S.W. County Cities													
City of Edmonds	4.3%	2.70	10	10	9	8	1	7	7	7	4.8%	19	2.70
City of Everett	4.3%	2.70	4	4	4	3	0	3	3	3	4.8%	9	2.70
City of Lynnwood	4.3%	2.70	5	5	4	4	0	4	4	4	4.8%	11	2.70
City of Mill Creek	4.3%	2.70	0	0	0	0	0	0	0	0	4.8%	0	2.70
												38	

NOTE: Net new HU change excludes:

(1) estimated seasonal/vacation units (2.2% of SF, Duplex and MH units permitted each year)

(2) 10% of 2000 SF, Duplex and MH units and 40% of 2000 MF units permitted assumed not completed by April 1, 2001

(3) 5% of 2000 year-round housing units permitted assumed not realized (permits assumed will expire)

(4) demolished housing units