

Employment Growth Trends

Between 1996 and 1998, Snohomish County experienced sizable non-agricultural employment gains.

Since 1990, a total of 50,900 non-agricultural jobs have been added to the Snohomish County economy, amounting to a 30.1% increase in employment. Most of that increase occurred within a single three-year span, beginning in 1996 and ending in 1998, when 30,700 non-agricultural jobs were added to Snohomish County's employment base. See Figure 1 and Table 1 for more detailed information.

With a net increase of 16,600 manufacturing jobs between 1996 and 1998, this sector alone accounted for over half (54%) of the County's total three-year job gain. This increase was almost exclusively due to increases in transportation equipment manufacturing employment (Boeing) during this time period.

Since 1998, however, non-agricultural job growth in Snohomish County has stabilized, dropping back to an annual gain of a little less than 1% between 1998 and September 1999. This stability has occurred despite a significant reduction of 7,600 jobs in manufacturing employment since 1998, primarily due to layoffs at Boeing during this time period. These reductions were more than offset by net job gains of 9,600 in the non-manufacturing sectors of the economy since 1998, largely due to increases in retail trade and service sector employment.

Service sector employment continues to gain importance within Snohomish County.

As can be seen in Table 1, services have accounted for an increasingly larger share of Snohomish County's total employment over the past two decades. This sector (which includes hotel, business, health, legal, educational, social, engineering and management services), rose from 14.3% of total county non-agricultural employment in 1980, to 18.3% in 1990, and to 21.2% in 1999. This has been accompanied by a corresponding decline in the importance of manufacturing employment in Snohomish County over the same time period. In 1999, manufacturing employment is estimated to account for 26.4% of total county nonagricultural employment, down from 30.5% in 1990, and 32.6% in 1980.

Recent Snohomish County job growth is greatly surpassed by King County job growth since 1995.

During the three-year period from 1996 through 1998, when 30,700 non-agricultural jobs were added to Snohomish County's economy, King County experienced a phenomenal increase of 141,100 non-agricultural jobs (40,000 added in 1995-96, 55,000 added in 1996-97, and 46,100 added in 1997-98). This increase was over 4½ times that experienced by Snohomish County. Adding in King County's 1994-95 increase of 20,900 non-agricultural jobs, and the estimated 1998-99 increase of 35,890, results in a five-year total King County gain of nearly 200,000 jobs, or roughly 40,000 jobs added on average per year since 1995. As is evident in Figure 2, this occurred without a corresponding increase in population growth in King County over the same time period.

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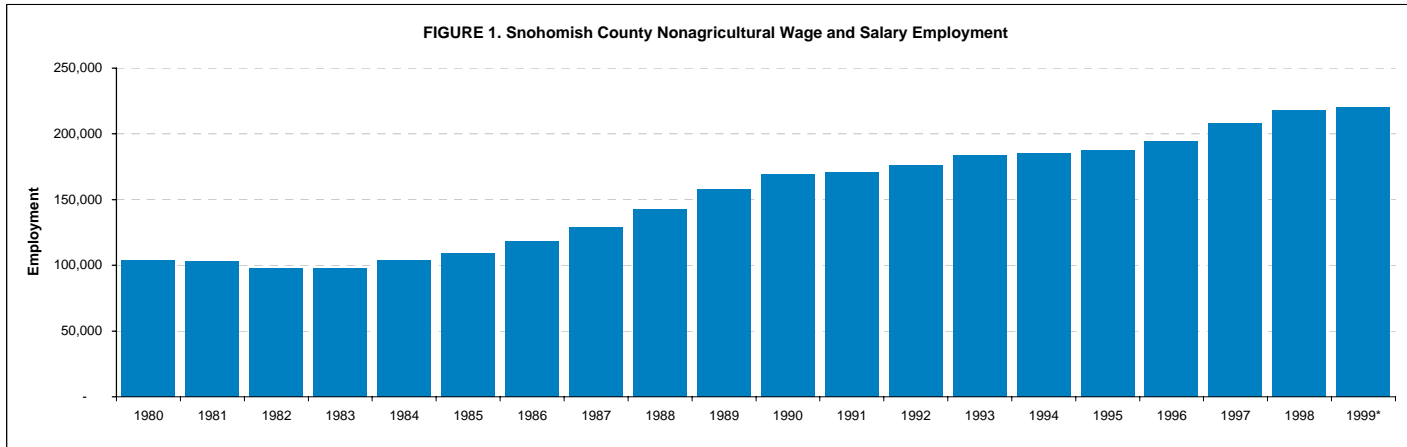


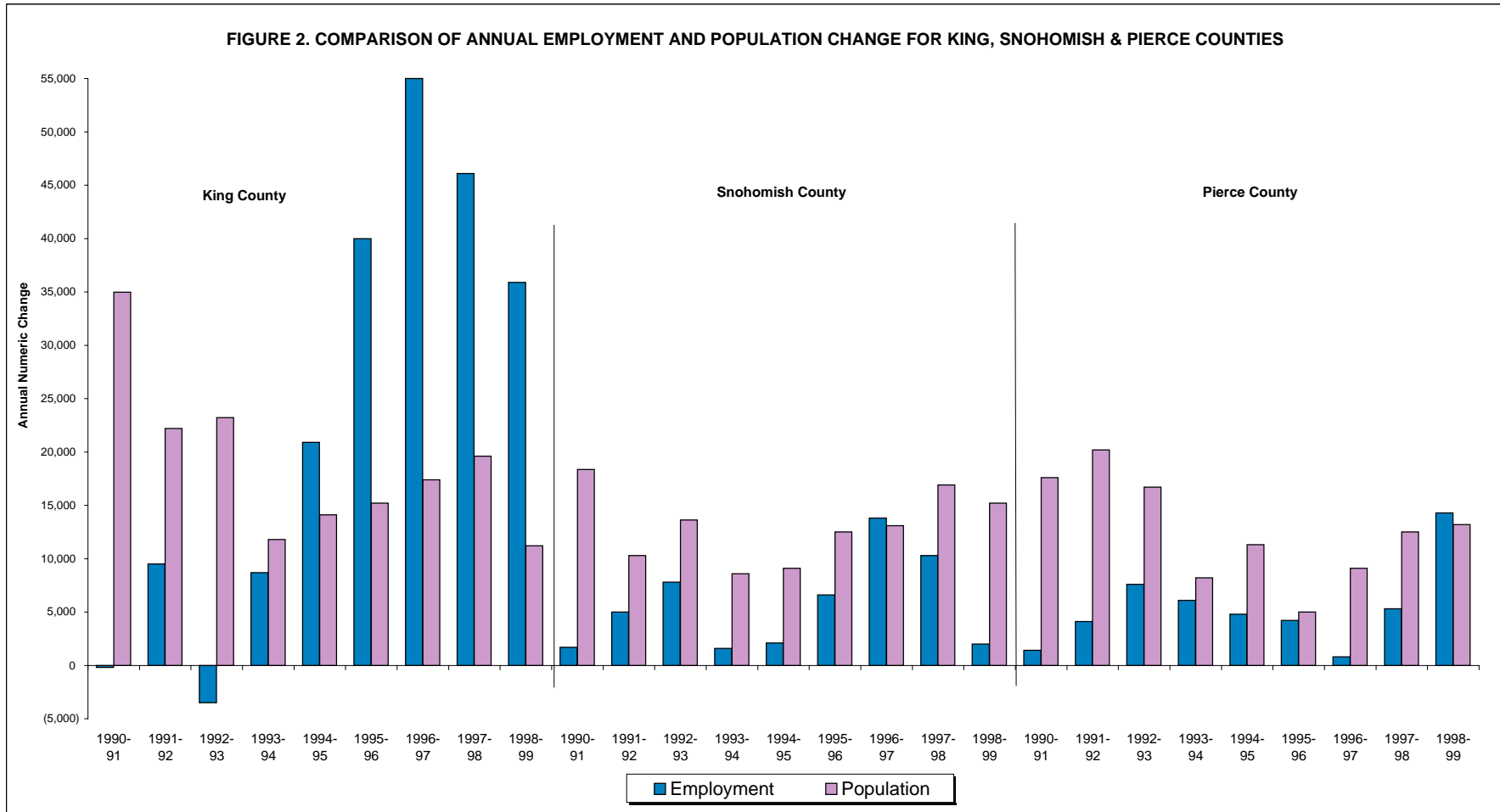
TABLE 1. Snohomish County Nonagricultural Wage and Salary Employment, 1980 - 1999

	1980		1990		1991	1992	1993	1994	1995	1996	1997	1998	1999*		1995-1996 Change		1996-1997 Change		1997-1998 Change		1998-1999 Change	
	No.	% Dist.	No.	% Dist.	No.	No.	No.	No.	No.	No.	No.	No.	No.	% Dist.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Total	103,600	100.0%	169,200	100.0%	170,900	175,900	183,700	185,300	187,400	194,000	207,800	218,100	220,100	100.0%	6,600	3.5%	13,800	7.1%	10,300	5.0%	2,000	0.9%
Manufacturing	33,800	32.6%	51,600	30.5%	50,300	50,200	54,900	52,900	49,200	53,600	63,000	65,800	58,200	26.4%	4,400	8.9%	9,400	17.5%	2,800	4.4%	(7,600)	-11.6%
<i>Transportation Equip.</i>	18,400	17.8%	30,000	17.7%	29,500	29,800	34,400	32,900	28,900	32,200	40,200	43,100	35,500	16.1%	3,300	11.4%	8,000	24.8%	2,900	7.2%	(7,600)	-17.6%
<i>Other Manufacturing</i>	15,400	14.9%	21,600	12.8%	20,800	20,400	20,500	20,000	20,300	21,400	22,800	22,700	22,700	10.3%	1,100	5.4%	1,400	6.5%	(100)	-0.4%	0	0.0%
Construction/Mining	7,200	6.9%	12,200	7.2%	11,400	12,200	11,900	11,600	11,400	12,700	13,700	14,600	16,700	7.6%	1,300	11.4%	1,000	7.9%	900	6.6%	2,100	14.4%
Trans./Public Util.	5,400	5.2%	6,300	3.7%	6,400	6,500	6,500	5,900	5,900	5,800	6,100	7,100	7,100	3.2%	(100)	-1.7%	300	5.2%	1,000	16.4%	0	0.0%
Wholesale/Retail Trade	22,300	21.5%	38,800	22.9%	39,300	39,900	40,800	42,300	45,300	44,300	45,400	47,000	50,600	23.0%	(1,000)	-2.2%	1,100	2.5%	1,600	3.5%	3,600	7.7%
Finance/Ins./Real Estate	3,400	3.3%	6,700	4.0%	7,300	8,000	7,900	8,300	8,000	8,400	8,800	9,200	10,000	4.5%	400	5.0%	400	4.8%	400	4.5%	800	8.7%
Services	14,800	14.3%	31,000	18.3%	32,300	34,100	35,700	37,400	39,500	40,300	41,300	43,700	46,700	21.2%	800	2.0%	1,000	2.5%	2,400	5.8%	3,000	6.9%
Government	16,700	16.1%	22,600	13.4%	23,900	25,000	26,000	27,000	28,100	28,900	29,600	30,700	30,800	14.0%	800	2.8%	700	2.4%	1,100	3.7%	100	0.3%

*September 1999 preliminary estimate

NOTES: Nonagricultural employment excludes proprietors, self-employed, members of the armed services, workers in private households and agricultural workers. Includes all full and part-time wage and salary workers. Data reported are annual averages (except for 1999). Detail may not add to indicated totals due to rounding.

Source: Washington State Employment Security Department



Source: Employment- Washington State Employment Security Department, Nonagricultural wage and salary employment. Annual averages used for 1990-1998. September 1999 preliminary estimate used for 1999. Population- Washington State Office of Financial Management annual county population estimates

Snohomish County’s unemployment rate has remained below 5% since 1997.

During the three-year period from 1996 through 1998, while Snohomish County experienced a 30,700 non-agricultural job gain, unemployment rates dropped markedly to reach a low of 3.2% in 1998 (see Figure 3). Unemployment rates have remained below 5% for the past three years. Prior to 1997, Snohomish County had had only one year since 1980 in which the annual average unemployment rate fell below 5% (3.9% in 1990).

Gains in median household income in Snohomish County have fluctuated between 2% and 3.5% per year since 1995.

Table 2 shows countywide estimates of median household income for 1989 and the period 1993-1999. Since 1995, median household income in Snohomish County has increased annually, fluctuating between 2% and 3.5% per year.

	1989	1993*	1994	1995	1996	1997	1998**	1999 Prelim.**
Median HH Income	\$ 37,460	\$ 42,282	\$ 43,040	\$ 44,539	\$ 45,687	\$ 46,780	\$ 47,762	\$ 49,194
% Change from Year Earlier	NA	NA	1.8%	3.5%	2.6%	2.4%	2.1%	3.0%
% Change from 1989 per year	NA	3.3%	3.0%	3.1%	3.1%	3.1%	3.1%	3.1%

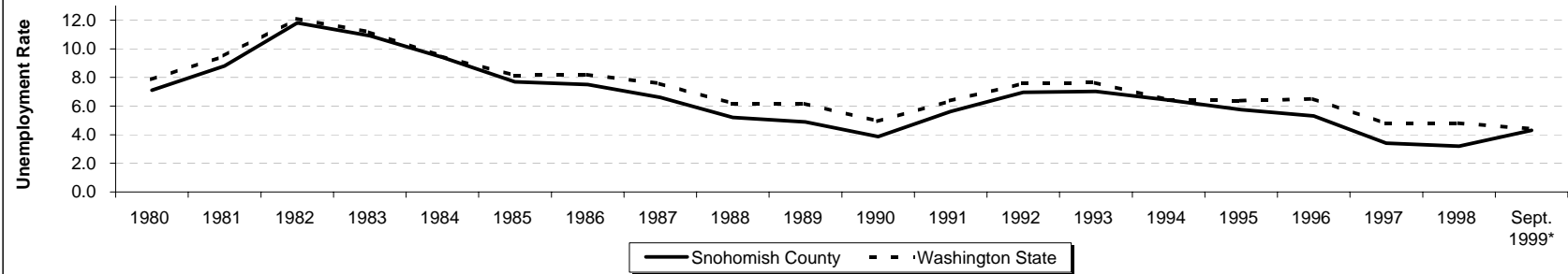
Source: "Market Profile Analysis, Consumer and Business Demographic Reports" published by Strategic Mapping. All figures in current dollars. % change from 1989 based on average annual calculation. 1989 figure from U.S. Census Bureau, STF3.
 * income figure derived by dividing MPA's 1994 figure by The State Office of Financial Management's indicated % change between 1993-1994
 **income figures derived by applying OFM's annual rate of change to year earlier income estimates

Employment growth within Snohomish County is proceeding at a faster pace than originally forecasted.

The employment growth trends discussed up to this point have described changes in the estimated number of full- and part-time non-agricultural wage and salary workers employed within Snohomish County, as documented by the Washington State Employment Security Department (ESD). The most recent estimate, as of September 1999, shows a total of 220,100 non-agricultural jobs within Snohomish County. Non-agricultural employment estimates do not include proprietors, self-employed, members of the armed services, workers in private households, and agricultural workers. They are also available at the countywide level only.

In order to compare estimated Snohomish County employment growth to the countywide employment forecasts developed by the Puget Sound Regional Council (PSRC) earlier this decade, an estimate of total employment in Snohomish County, excluding resource and construction jobs (since these jobs are not forecasted by PSRC), was prepared. Total employment estimates are intended to account for workers not included in the non-agricultural employment estimates described above. Using the PSRC's "covered" employment data for Snohomish County (obtained from ESD, containing information on jobs covered by the Washington Employment Security Act), covered employment estimates were factored up to estimate total employment. Excluding jobs within the resource (agriculture, forestry, fishing and mining) and construction sectors, total employment in Snohomish County as of March 1998, is estimated to have reached 220,181, up 35.5% since March 1990's estimate of 162,477.

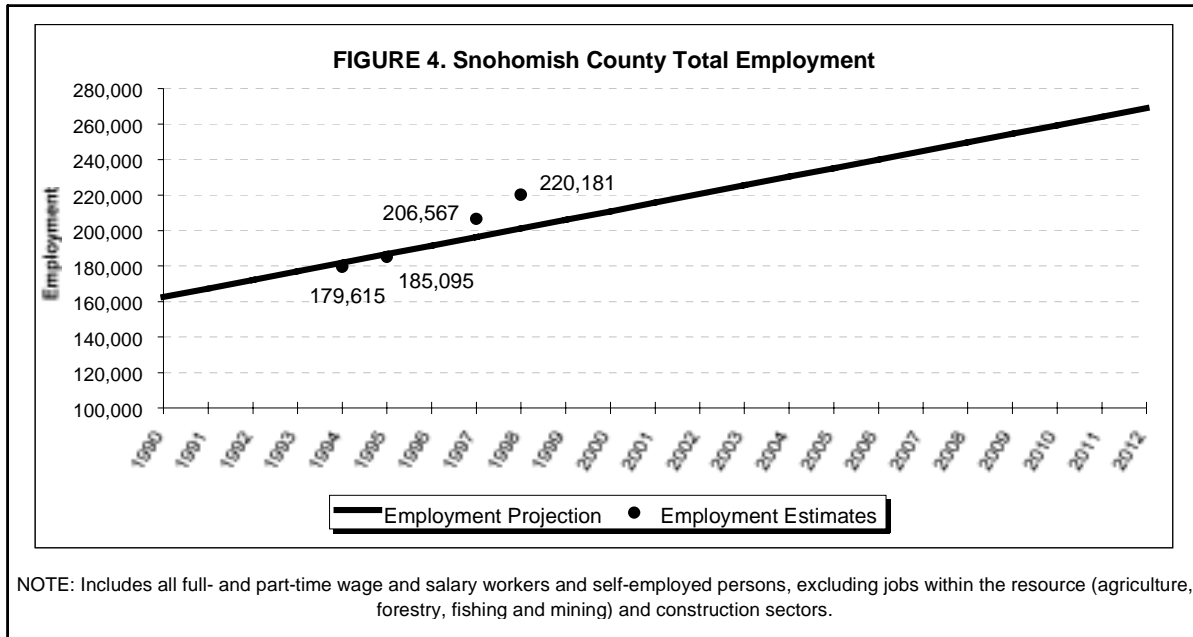
FIGURE 3. ANNUAL AVERAGE UNEMPLOYMENT RATES FOR SNOHOMISH COUNTY AND WASHINGTON STATE, 1980-1999



	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	Sept. 1999*
Snohomish County																				
Resident Civilian Labor Force	183,500	184,800	188,700	191,500	179,600	185,500	199,600	208,800	217,900	232,700	261,500	259,700	269,800	275,100	279,300	288,800	299,000	320,700	330,200	336,200
Total Employment	170,400	168,600	166,500	170,600	162,700	171,300	184,700	195,100	206,500	221,400	251,400	245,100	251,000	255,800	261,400	272,200	283,100	309,800	319,700	321,800
Total Unemployment	13,100	16,200	22,200	20,900	16,900	14,200	14,900	13,700	11,400	11,300	10,100	14,600	18,800	19,300	17,900	16,600	15,900	10,900	10,500	14,400
Unemployment Rate	7.1	8.8	11.8	10.9	9.4	7.7	7.5	6.6	5.2	4.9	3.9	5.6	7.0	7.0	6.4	5.7	5.3	3.4	3.2	4.3
Washington State																				
Unemployment Rate	7.9	9.5	12.1	11.2	9.5	8.1	8.2	7.6	6.2	6.2	4.9	6.4	7.6	7.6	6.4	6.4	6.5	4.8	4.8	4.4

* preliminary estimate (not seasonally adjusted)
Source: WA State Employment Security Department

Figure 4 shows the comparison between countywide total employment estimates up to 1998 (excluding resource and construction jobs) and the 1990-2012 employment forecast for Snohomish County. The 1998 estimate exceeds the forecast for that year by nearly 19,000 jobs (9.4%). Put another way, Snohomish County has already attained 54% of its projected 1990-2012 employment growth by 1998. The recent 1998-99 reductions in the amount of non-agricultural job growth within Snohomish County noted previously, suggests that the rapid 1995-98 growth spurt in total employment will not be sustained past 1998, at least for the near term.



Employment growth is more geographically concentrated than population growth.

In order to compare estimated city, UGA, and rural/resource area employment growth with the 1990-2012 employment growth targets, PSRC’s covered employment data for Snohomish County was again used. The PSRC, working with ESD, has developed a methodology whereby ESD’s covered employment data are geocoded using site address information, and then re-aggregated to larger county subareas for reporting purposes. Covered employment estimates are factored up to total employment (excluding resource and construction jobs). The location and amount of military employment in Snohomish County is included in the total employment estimate. For this report, total employment has been calculated for cities (using city boundaries as of Feb. 28, 1993), UGAs, and the rural/resource area for the years 1995, 1997 and 1998.

Table 3 reveals that nearly 93% of the county’s total employment growth since 1990 has occurred within UGA boundaries (72% within the S.W. County UGA alone). This compares with information from the Population Growth Trends section of this report which showed that 83% of the county’s total population growth since 1992 has occurred within UGAs (nearly 49% within the S.W. County UGA alone).

[Note that a major change in the subcounty covered employment disaggregation methodology used by PSRC occurred between 1994 and 1995. The 1995, 1997 and 1998 estimates are the result of a more geographically-refined process for determining specific employer locations. Consequently, the aggregation of employment information to larger geographic areas, such as

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TABLE 3. Comparison of 1994, 1995, 1997 & 1998 Employment Estimates and 2012 Reconciled Employment Targets

Area	1990 Estimated Employment (using Feb. 28/93 city bdys)	1994 Estimated Employment (using Feb. 28/93 city bdys)	1995 Estimated Employment (using Feb. 28/93 city bdys)	1997 Estimated Employment (using Feb. 28/93 city bdys)	1998 Estimated Employment (using Feb. 28/93 city bdys)	1990-98 Numeric Change	Change as % of Total	1990-98 Pct. Change	2012 Employment Target	1998 Interpolated Employment (based on 1990-2012 projected growth)	1998 Estimated Compared to Interpolated (Emp Difference)	Percent of 1990-2012 projected growth attained by 1998 (36% expected if linear growth rate assumed)
Non-S.W. County UGA	26,860 16.5%	29,756	31,828	34,493	38,661 17.6%	11,801	20.5%	43.9%	46,563 17.3%	34,025	13.6%	59.9%
Arlington UGA	5,450	6,247	7,300	8,138	8,959	3,509	64.4%	8.932	6,716	33.4%	100.8%	
Arlington City	4,756	4,939	5,473	6,077	6,833	2,077	43.7%	6,004	6,004	31.2%	166.4%	
Unincorporated	694	1,308	1,827	2,060	2,126	1,432	206.3%	2,928	1,506	41.1%	64.1%	
Darrington UGA	219	480	548	452	505	286	130.4%	297	247	104.0%	366.1%	
Darrington Town	219	394	281	247	273	54	24.7%	297	247	10.4%	69.4%	
Unincorporated	N.A.	87	267	205	231	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	
Gold Bar UGA	286	195	324	140	162	(124)	-43.2%	512	368	-55.9%	-54.7%	
Gold Bar Town	286	195	311	133	153	(133)	-46.7%	512	368	-58.6%	-59.0%	
Unincorporated	N.A.	N.A.	13	7	10	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	
Granite Falls UGA	631	513	720	758	877	246	39.0%	1,002	766	14.5%	66.3%	
Granite Falls Town	576	503	448	705	806	230	39.8%	696	620	30.0%	191.3%	
Unincorporated	55	10	272	54	72	17	30.2%	306	146	-51.0%	6.6%	
Index UGA (incorporated)	37	64	49	47	35	(2)	-6.7%	48	41	-15.8%	-22.7%	
Lake Stevens UGA	2,850	2,701	2,902	3,199	3,528	678	23.8%	6,444	4,157	-15.1%	18.9%	
Lake Stevens City	758	650	647	662	729	(29)	-3.8%	2,279	1,311	-44.4%	-1.9%	
Unincorporated	2,092	2,051	2,255	2,536	2,798	706	33.8%	4,165	2,846	-1.7%	34.1%	
Marysville UGA	7,523	7,690	7,856	8,587	9,346	1,823	24.2%	14,380	10,016	-6.7%	26.6%	
Marysville City	6,017	6,017	6,239	6,618	7,333	1,316	21.9%	10,072	7,492	-2.1%	32.5%	
Unincorporated	1,506	1,673	1,617	1,968	2,013	507	33.6%	4,308	2,525	-20.3%	18.1%	
Monroe UGA	4,289	4,754	4,953	5,422	6,980	2,691	62.8%	7,078	5,303	31.6%	96.5%	
Monroe City	3,293	3,941	4,369	4,821	6,208	2,915	88.5%	5,910	4,245	46.3%	111.4%	
Unincorporated	996	814	584	602	772	(224)	-22.4%	1,168	1,059	-27.0%	-130.0%	
Snohomish UGA	3,354	4,424	4,248	4,449	4,777	1,423	42.4%	4,725	3,853	24.0%	103.8%	
Snohomish City	3,090	4,033	3,847	3,924	4,198	1,108	35.9%	4,033	3,433	22.3%	117.5%	
Unincorporated	264	391	401	525	579	315	119.5%	692	420	38.1%	73.7%	
Stanwood UGA	1,551	2,109	2,585	2,716	2,912	1,361	87.8%	2,228	1,797	62.1%	201.1%	
Stanwood City	1,466	2,027	2,145	2,296	2,411	945	64.5%	2,068	1,685	43.1%	157.0%	
Unincorporated	85	82	440	420	502	417	490.1%	160	112	346.7%	555.4%	
Sultan UGA	670	577	342	585	580	(90)	-13.5%	917	760	-23.7%	-36.5%	
Sultan Town	670	577	335	582	575	(95)	-14.1%	917	760	-24.3%	-38.4%	
Unincorporated	N.A.	-	7	3	5	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	
S.W. County UGA	128,187 78.9%	142,285	143,393	161,184	169,770 77.1%	41,583	72.1%	32.4%	211,155 78.5%	158,357	7.2%	50.1%
Incorporated S.W.	112,483	125,139	122,457	139,367	147,330	34,847	31.0%	182,728	138,027	6.7%	49.6%	
Bothell City (part)	3,588	5,965	6,850	6,629	7,090	3,502	97.6%	8,342	5,317	33.3%	73.7%	
Brier City	213	283	274	289	313	100	47.1%	404	282	10.9%	52.5%	
Edmonds City	9,263	9,647	9,231	9,296	9,369	106	1.1%	12,384	10,398	-9.9%	3.4%	
Everett City	68,265	71,906	69,525	84,917	89,075	20,810	30.5%	109,814	83,374	6.8%	50.1%	
Lynnwood City	21,509	24,330	23,462	23,949	25,331	3,822	17.8%	34,736	26,319	-3.8%	28.9%	
Mill Creek City	926	1,425	1,754	1,921	2,081	1,155	124.7%	2,410	1,466	42.0%	77.8%	
Mountlake Terrace City	3,463	5,400	5,780	6,238	6,448	2,985	86.2%	4,798	3,948	63.3%	223.6%	
Mukilteo City	5,212	6,147	5,536	6,061	7,554	2,342	44.9%	9,790	6,877	9.8%	51.2%	
Woodway Town	44	37	44	66	68	24	55.2%	50	46	47.9%	404.7%	
Unincorporated S.W.	15,704	17,145	20,936	21,816	22,440	6,736	42.9%	28,427	20,331	10.4%	52.9%	
UGA Total	155,047 95.4%	172,040	175,220	195,676	208,431 94.7%	53,384	92.5%	34.4%	257,718 95.8%	192,382	8.3%	52.0%
City Total	133,651 82.3%	148,480	146,600	165,479	176,883 80.3%	43,232	74.9%	32.3%	215,564 80.1%	163,437	8.2%	52.8%
Unincorporated UGA Total	21,396 13.2%	23,560	28,620	30,197	31,547 14.3%	10,151	17.6%	47.4%	42,154 15.7%	28,945	9.0%	48.9%
Non-UGA Total (Rural Unincorporated)	7,430 4.6%	7,574	9,875	10,891	11,751 5.3%	4,321	7.5%	58.2%	11,377 4.2%	8,865	32.5%	109.5%
County Total	162,477 100.0%	179,615	185,095	206,567	220,181 100.0%	57,704	100.0%	35.5%	269,095 100.0%	201,247	9.4%	54.1%

NOTE: Includes all full- and part-time wage and salary workers and self-employed persons, excluding jobs within the resource (agriculture, forestry, fishing and mining) and construction sectors.

cities and UGAs, could be considered more accurate for those years. This change in geocoding methodology between 1994 and 1995 may have resulted in some of the unpredicted variation in employment estimates for those two years in some geographic locations.]