

Statistical Profile on: CARNATION

City Mayor: Stuart Lisk
City Info: (425) 333 - 4192

DEMOGRAPHICS

POPULATION	1980	1990	1995	Census 2000	2002
	913	1,243	1,490	1,893	1,905

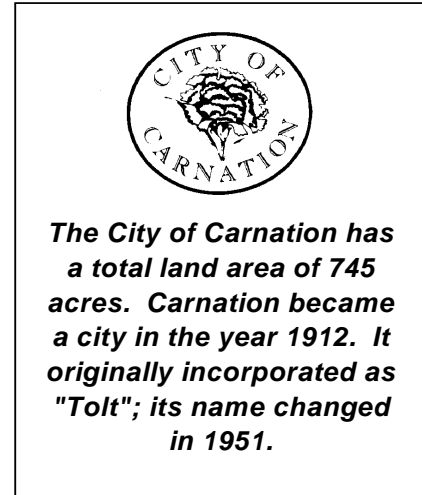
Population Growth, 1980-1990: 36%
Population Growth, 1990-2000: 52%
Households, 2000 Census: 636
Average Hhld Size, 2000 Census: 2.98
Hhld Growth Target Range 1992-2012: 404

2000 Census Age Structure:

17 and under	651	34%
18 - 64	1,135	60%
65 and over	107	6%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	1,699	90%
Black or African American:	0	0%
Asian and Pacific Islander:	67	4%
Native American and other:	35	2%
<i>Hispanic or Latino*:</i>	74	4%
<i>Two or more race:</i>	18	1%



EMPLOYMENT AND INCOME

2000 Number of Business Units: 42

Median Household Income:
1989 (1990 Census): \$30,341
1999 (2000 Census): \$60,156

Households by Income Category, 1999:

0 - 50%	92	14%
50 - 80%	98	15%
80 - 120%	128	20%
120% +	296	47%

2000 Total Jobs:

Manufacturing	146
Wholesale/Utilities	42
Retail	101
Finance / Services	37
Government/Education	240
AFFM/Construction	25

Major Businesses and Employers:

Remlinger Farms	QFC
Custom Concrete	Riverview School District

HOUSING

2000 Census Housing Unit Count: 639
***Single Family 577*
Multifamily 62

1990 Census Median House Value: \$72,300
2000 Census Median House Value: \$198,400

1990 Census Median 2-Bdrm. Rental: \$435
2000 Census Median 2-Bdrm. Rental: \$832

DEVELOPMENT ACTIVITY

2001 Total New Residential Units: 1
***Single Family 1*
Multifamily 0

2001 Formal Plats:

	# Plats	#Lots	# Acres
Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Carnation. Suburban Cities Association of King County, Washington.
** Persons of Hispanic Origin can be of any race. ** Single Family includes mobile homes.*

Statistical Profile on: CLYDE HILL

City Mayor: George S. Martin
City Info: (425) 453 - 7800

DEMOGRAPHICS

POPULATION	1980	1990	1995	Census 2000	2002
	3,229	2,972	3,000	2,890	2,895

Population Growth, 1980-1990: -8%
Population Growth, 1990-2000: -3%

Households, 2000 Census: 1,054
Average Hhld Size, 2000 Census: 2.74
Hhld Growth Target Range 1992-2012: 12

2000 Census Age Structure:

17 and under	755	26%
18 - 64	1,587	55%
65 and over	518	18%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	2,564	89%
Black or African American:	16	1%
Asian and Pacific Islander:	211	7%
Native American and other:	9	0%
<i>Hispanic or Latino*:</i>	43	1%
<i>Two or more race:</i>	47	2%

Clyde Hill
TOWN OF CLYDE HILL

The Town of Clyde Hill has a total land area of 676 acres. Clyde Hill is one of the "Point Cities". The city incorporated in 1953, the same year as neighboring Bellevue.

EMPLOYMENT AND INCOME

2000 Number of Business Units: 56

Median Household Income:

1989 (1990 Census): \$80,792
1999 (2000 Census): \$132,468

Households by Income Category, 1999:

0 - 50%	85	8%
50 - 80%	68	6%
80 - 120%	80	8%
120% +	837	79%

2000 Total Jobs: 424

Manufacturing	◆	
Wholesale/Utilities	◆	13
Retail	◆	
Finance/Services		215
Government/Education		147
AFFM/Construction		38

◆ Sector detail is suppressed to protect confidentiality.

Major Businesses and Employers:

Points Drive Market BP Gas Station
Bellevue School District

HOUSING

2000 Census Housing Unit Count: 1,074
**Single Family 1,071
Multifamily 3

1990 Census Median House Value: \$389,800
2000 Census Median House Value: \$677,200

1990 Census Median 2-Bdrm. Rental: \$1,001
2000 Census Median 2-Bdrm. Rental: \$1,750

DEVELOPMENT ACTIVITY

2001 Total New Residential Units: 10
**Single Family 10
Multifamily 0

2001 Formal Plats: # Plats # Lots # Acres
Applications: 0 0 0.00
Recordings: 0 0 0.00

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The Town of Clyde Hill. Suburban Cities Association of King County, Washington.
* Persons of Hispanic Origin can be of any race. ** Single Family includes mobile homes.

Statistical Profile on: COVINGTON

City Mayor: Pat Sullivan
City Info: (253) 638 - 1110

DEMOGRAPHICS

POPULATION	1980	1990	1995	Census 2000	2002
	n/a	11,100	n/a	13,783	14,395

Population Growth, 1980-1990: n/a
Population Growth, 1990-2000: 24%

Households, 2000 Census: 4,398
Average Hhld Size, 2000 Census: 3.13
Hhld Growth Target Range 1992-2012: 1,343 - 1,642

2000 Census Age Structure:

17 and under	4,661	34%
18 - 64	8,607	62%
65 and over	515	4%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	11,841	86%
Black or African American:	325	2%
Asian and Pacific Islander:	446	3%
Native American and other:	171	1%
<i>Hispanic or Latino*:</i>	617	4%
<i>Two or more race:</i>	383	3%



The City of Covington is one of King County's four newest cities. It incorporated on August 31, 1997. The city covers 3,540 acres.

EMPLOYMENT AND INCOME

2000 Number of Business Units: 223

2000 Total Jobs: 2,467

Median Household Income:

1989 (1990 Census): \$43,800

1999 (2000 Census): \$63,711

Manufacturing	24
Wholesale/Utilities	45
Retail	953
Finance / Services	713
Government/Education	479
AFFM/Construction	253

Households by Income Category, 1999:

0 - 50%	304	7%
50 - 80%	704	16%
80 - 120%	1,225	28%
120% +	2,165	49%

Major Businesses and Employers:

Fred Meyer	Godfather's Pizza	QFC
Les Schwab Tires	Safeway	

HOUSING

2000 Census Housing Unit Count: 4,466
***Single Family* 4,407
Multifamily 59

1990 Census Median 2-Bdrm. Rental: \$550
2000 Census Median 2-Bdrm. Rental: \$1,008

1990 Census Median House Value: \$96,000
2000 Census Median House Value: \$162,900

DEVELOPMENT ACTIVITY

2001 Total New Residential Units: 228
***Single Family* 217
Multifamily 11

2001 Formal Plats: # Plats #Lots #Acres
Applications: 5 331 70.87
Recordings: 3 61 14.24

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Covington. Suburban Cities Association of King County, Washington.
* Persons of Hispanic Origin can be of any race. ** Single Family includes mobile homes.

Statistical Profile on: DES MOINES

City Mayor: Don Wasson
City Info: (206) 878 - 4595

DEMOGRAPHICS

POPULATION	1980	1990	1995	Census 2000	2002
	7,378	17,283	21,450	29,267	29,510

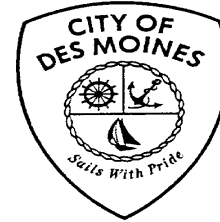
Population Growth, 1980-1990:	134%
Population Growth, 1990-2000:	69%
Households, 2000 Census:	11,337
Average Hhld Size, 2000 Census:	2.47
Hhld Growth Target Range 1992-2012:	1,795 - 2,513

2000 Census Age Structure:

17 and under	6,963	24%
18 - 64	17,957	61%
65 and over	4,347	15%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	20,986	72%
Black or African American:	2,068	7%
Asian and Pacific Islander:	2,779	9%
Native American and other:	297	1%
<i>Hispanic or Latino*:</i>	1,936	7%
<i>Two or more race:</i>	1,200	4%



One of the cities located along the shoreline of Puget Sound, the City of Des Moines was incorporated in 1959. The city has a total land area of 4,225 acres. This includes the Woodmont area annexation.

EMPLOYMENT AND INCOME

2000 Number of Business Units: 576

Median Household Income:

1989 (1990 Census):	\$32,145
1999 (2000 Census):	\$48,971

2000 Total Jobs: 5,846

Manufacturing	33
Wholesale/Utilities	200
Retail	1,392
Finance / Services	2,266
Government/Education	1,636
AFFM/Construction	318

Households by Income Category, 1999:

0 - 50%	2,457	22%
50 - 80%	2,319	20%
80 - 120%	2,501	22%
120% +	4,047	36%

Major Businesses and Employers:

City of Des Moines	Wesley Homes Care Center	Safeway Stores
Furney's Nursery	Judson Park Retirement Home	Masonic Home
Anthony's Home Port	Highline Community College	
Highline School District	Seatoma Convalescent Center	

HOUSING

2000 Census Housing Unit Count: 11,854

**Single Family 7,152
Multifamily 4,702

1990 Census Median House Value: \$109,100

2000 Census Median House Value: \$174,700

1990 Census Median 2-Bdrm. Rental: \$453

2000 Census Median 2-Bdrm. Rental: \$705

DEVELOPMENT ACTIVITY

2001 Total New Residential Units: 31

**Single Family 19
Multifamily 12

2001 Formal Plats: # Plats # Lots # Acres

Applications:	3	52	17.45
Recordings:	1	18	3.00

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The Economic Development Council of Seattle and King County, Suburban Cities Assoc. of King County, Washington.
* Persons of Hispanic Origin can be of any race. ** Single Family includes mobile homes.

Statistical Profile on: DUVALL

City Mayor: Becky Nixon
City Info: (425) 788 - 1185

DEMOGRAPHICS

POPULATION	1980	1990	1995	Census 2000	2002
	729	2,770	3,490	4,616	5,190

Population Growth, 1980-1990: 280%
Population Growth, 1990-2000: 67%
Households, 2000 Census: 1,596
Average Hhld Size, 2000 Census: 2.88
Hhld Growth Target Range 1992-2012: 1,563 - 1,759

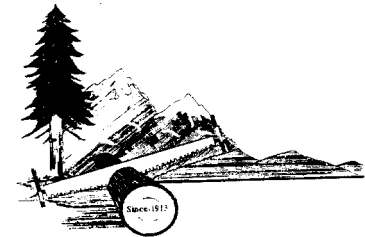
2000 Census Age Structure:

17 and under	1,494	32%
18 - 64	2,975	64%
65 and over	147	3%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	4,218	91%
Black or African American:	21	0%
Asian and Pacific Islander:	92	2%
Native American and other:	20	0%
<i>Hispanic or Latino*:</i>	172	4%
<i>Two or more race:</i>	93	2%

CITY OF DUVALL



The City of Duvall has a total land area of 1,412 acres. Duvall was incorporated in the year 1913.

EMPLOYMENT AND INCOME

2000 Number of Business Units: 117

Median Household Income:

1989 (1990 Census): \$37,537
1999 (2000 Census): \$71,300

Households by Income Category, 1999:

0 - 50%	172	11%
50 - 80%	214	13%
80 - 120%	298	19%
120% +	925	58%

2000 Total Jobs:	902
Manufacturing	63
Wholesale/Utilities	24
Retail	210
Finance / Services	213
Government/Education	204
AFFM/Construction	188

Major Businesses and Employers:

Riverview School District	Penst Designs
Cherry Valley Family Grocer	City of Duvall

HOUSING

2000 Census Housing Unit Count: 1,640
***Single Family* 1,539
Multifamily 101

1990 Census Median House Value: \$139,300
2000 Census Median House Value: \$252,200

1990 Census Median 2-Bdrm. Rental: \$481
2000 Census Median 2-Bdrm. Rental: \$729

DEVELOPMENT ACTIVITY

2001 Total New Residential Units: 208
***Single Family* 120
Multifamily 88

2001 Formal Plats:	# Plats	# Lots	# Acres
Applications:	0	0	0.00
Recordings:	5	154	39.13

Sources: 1990 Census of Pop. and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Duvall. Suburban Cities Association of King County, Washington.

* Persons of Hispanic Origin can be of any race. ** Single Family includes mobile homes.

Statistical Profile on: ENUMCLAW

City Mayor: John G. Wise
City Info: (360) 825 - 3591

DEMOGRAPHICS

POPULATION	1980	1990	1995	Census 2000	2002
	5,427	7,227	10,170	11,116	11,195

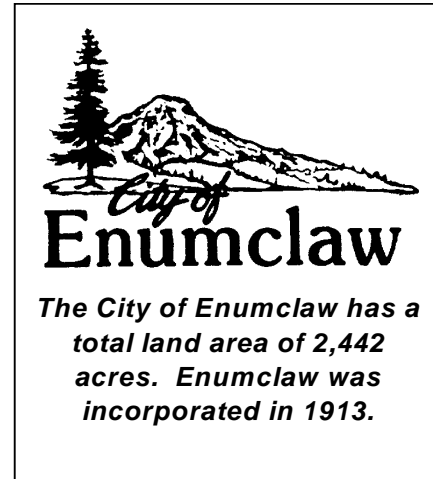
Population Growth, 1980-1990: 33%
Population Growth, 1990-2000: 54%
Households, 2000 Census: 4,317
Average Hhld Size, 2000 Census: 2.52
Hhld Growth Target Range 1992-2012: 2,182 - 2,667

2000 Census Age Structure:

17 and under	3,245	29%
18 - 64	6,257	56%
65 and over	1,614	15%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	10,276	92%
Black or African American:	31	0%
Asian and Pacific Islander:	98	1%
Native American and other:	97	1%
<i>Hispanic or Latino*:</i>	380	3%
<i>Two or more race:</i>	234	2%



EMPLOYMENT AND INCOME

2000 Number of Business Units: 368

Median Household Income:

1989 (1990 Census): \$28,200
1999 (2000 Census): \$43,820

Households by Income Category, 1999:

0 - 50%	1,218	28%
50 - 80%	828	19%
80 - 120%	883	20%
120% +	1,390	32%

2000 Total Jobs: 4,158

Manufacturing	344
Wholesale/Utilities	123
Retail	1,177
Finance/Services	1,593
Gov't/Education	704
AFFM/Construction	216

Major Businesses and Employers:

Fugate Ford/Mazda	Enumclaw City Offices	Weyerhaeuser
Helac Corporation	Enumclaw School District	QFC
Farman's Foods	Mutual of Enumclaw Insurance	

HOUSING

2000 Census Housing Unit Count: 4,502

***Single Family 3,167*
Multifamily 1,335

1990 Census Median House Value: \$86,100
2000 Census Median House Value: \$160,000

1990 Census Median 2-Bdrm. Rental: \$392
2000 Census Median 2-Bdrm. Rental: \$661

DEVELOPMENT ACTIVITY

2001 Total New Residential Units: 28
***Single Family 28*
Multifamily 0

2001 Formal Plats: # Plats # Lots # Acres
Applications: 0 0 0.00
Recordings: 0 0 0.00

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The Economic Development Council of Seattle and King County. Suburban Cities Assoc. of King County, Washington.
* Persons of Hispanic Origin can be of any race. ** Single Family includes mobile homes.

Statistical Profile on: FEDERAL WAY

City Mayor: Jeanne Burbridge
City Info: (253) 661 - 4000

DEMOGRAPHICS

POPULATION	1980	1990	1995	Census 2000	2002
	n/a	67,304	74,290	83,259	83,850

Population Growth, 1980-1990: n/a
Population Growth, 1990-2000: 24%
Households, 2000 Census: 31,467
Average Hhld Size, 2000 Census: 2.63
Hhld Growth Target Range 1992-2012: 13,668 - 16,809

2000 Census Age Structure:

17 and under	23,511	28%
18 - 64	53,382	64%
65 and over	6,366	8%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	55,050	66%
Black or African American:	6,439	8%
Asian and Pacific Islander:	10,996	13%
Native American and other:	807	1%
<i>Hispanic or Latino*:</i>	<i>6,266</i>	<i>8%</i>
<i>Two or more race:</i>	<i>3,701</i>	<i>4%</i>



The City of Federal Way has a total land area of 13,779 acres. Federal Way incorporated in 1990. It is King County's third largest city, the most populous in South King County.

EMPLOYMENT AND INCOME

2000 Number of Business Units: 2,073

2000 Total Jobs: 29,258

Median Household Income:

1989 (1990 Census): \$38,311
1999 (2000 Census): \$49,278

Manufacturing	3,103
Wholesale/Utilities	1,606
Retail	7,830
Finance / Services	12,215
Government/Education	3,476
AFFM/Construction	1,029

Households by Income Category, 1999:

0 - 50%	7,081	23%
50 - 80%	6,023	19%
80 - 120%	7,031	22%
120% +	11,337	36%

Major Businesses and Employers:

Weyerhaeuser	Paragon Trade Brands	Sears
Fred Meyer	Reliance Insurance Company	COSTCO
Olympic Sports	St. Francis Community Hospital	Worldvision

HOUSING

2000 Census Housing Unit Count: 32,589

***Single Family 18,082*
Multifamily 14,507

1990 Census Median 2-Bdrm. Rental: \$476

2000 Census Median 2-Bdrm. Rental: \$737

1990 Census Median House Value: \$118,800

2000 Census Median House Value: \$178,000

DEVELOPMENT ACTIVITY

2001 Total New Residential Units: 41

***Single Family 24*
Multifamily 17

2001 Formal Plats: # Plats #Lots #Acres

Applications:	2	42	12.57
Recordings:	3	100	39.49

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state unemployment insurance, from WA State Employment Security Department. The City of Federal Way. Suburban Cities Association of King County, Washington.
* Persons of Hispanic Origin can be of any race. ** Single Family includes mobile homes.

Statistical Profile on: HUNTS POINT

City Mayor: Fred McConkey
City Info: (425) 455 - 1834

DEMOGRAPHICS

POPULATION	1980	1990	1995	Census 2000	2002
	480	513	500	443	455

Population Growth, 1980-1990: 7%
Population Growth, 1990-2000: -14%

Households, 2000 Census: 165
Average Hhld Size, 2000 Census: 2.68
Hhld Growth Target Range 1992-2012: 4

2000 Census Age Structure:

17 and under	115	26%
18 - 64	258	58%
65 and over	70	16%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	413	93%
Black or African American:	2	0%
Asian and Pacific Islander:	12	3%
Native American and other:	0	0%
<i>Hispanic or Latino*</i> :	10	2%
<i>Two or more race:</i>	6	1%

Town of Hunts Point

*Incorporated in 1955,
the Town of Hunts
Point has a total land
area of 187 acres. This
city is one of the*

EMPLOYMENT AND INCOME

2000 Number of Business Units: 23

Median Household Income:

1989 (1990 Census): \$96,691
1999 (2000 Census): \$179,898

Households by Income Category, 1999:

0 - 50%	7	4%
50 - 80%	13	8%
80 - 120%	13	8%
120% +	124	75%

2000 Total Jobs: 35

Manufacturing	◆	
Wholesale/Utilities	9	◆ Sector detail is suppressed to protect confidentiality.
Retail	0	
Finance / Services	23	
Government/Education	2	
AFFM/Construction	◆	

Major Businesses and Employers:

n/a

HOUSING

2000 Census Housing Unit Count: 186

***Single Family 181*
Multifamily 5

1990 Census Median House Value: \$500,000

2000 Census Median House Value: \$1,000,000

1990 Census Median 2-Bdrm. Rental: \$1,000

2000 Census Median 2-Bdrm. Rental: \$888

DEVELOPMENT ACTIVITY

2001 Total New Residential Units: 3

***Single Family 3*
Multifamily 0

2001 Formal Plats: # Plats # Lots # Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 1990 Census of Population and Housing; Puget Sound Regional Council tally of jobs covered by state enemployment insurance, from WA State Employment Security Department. The Economic Development Council of Seattle and King County. Suburban Cities Assoc. of King County, Washington.

* Persons of Hispanic Origin can be of any race. ** Single Family includes mobile homes.