

Statistical Profile on: COVINGTON

City Mayor: Tim Goddard
City Info: (253) 638 - 1110

DEMOGRAPHICS

POPULATION

1980	n/a	Population Growth, 1980-1990:	n/a
1990	11,100	Population Growth, 1990-2000:	24%
1995	n/a		
2000	13,783	Households, 2000 Census:	4,398
2003	14,850	Ave. Hhld Size, 2000 Census:	3.13
2004	15,190		



Household Growth Target for 2001-2022: 1,373

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%
Hispanic or Latino*:	617	4%
Two or more race:	383	3%

EMPLOYMENT AND INCOME

2002 Number of Business Units: 199

2002 Total Jobs: 2,418

Median Household Income:

1989 (1990 Census):	\$43,800
1999 (2000 Census):	\$63,711

AFFM/Construction	294
Finance / Services	560
Manufacturing	31
Retail	923
Wholesale/Utilities	60
Government/Education	550

Households by Income Category, 1999:

0 - 50%	304	7%
50 - 80%	704	16%
80 - 120%	1,074	24%
120% +	2,315	53%

Major Businesses and Employers:

Starbucks	Pet-Co	QFC
Pier One	Fred Meyer	Safeway
Valley Medical Center	Multi-Care	

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

2003 Total New Residential Units: 357
**Single Family 357
Multifamily 0

2003 Formal Plats:	# Plats	#Lots	#Acres
Applications:	1	12	1.96
Recordings:	5	231	47.36

Sources: 2000 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. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: DES MOINES

City Mayor: Bob Sheckler
City Info: (206) 878 - 4595

DEMOGRAPHICS

POPULATION

1980	7,378	Population Growth, 1980-1990:	134%
1990	17,283	Population Growth, 1990-2000:	69%
1995	21,450		
2000	29,267	Households, 2000 Census:	11,337
2003	29,120	Ave. Hhld Size, 2000 Census:	2.47
2004	29,020		

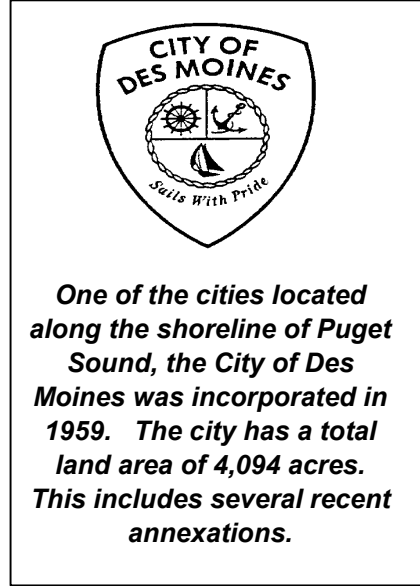
Household Growth Target for 2001-2022: 1,576

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%
Hispanic or Latino*:	1,936	7%
Two or more race:	1,200	4%



EMPLOYMENT AND INCOME

2002 Number of Business Units: 433

Median Household Income:

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

Households by Income Category, 1999:

0 - 50%	2,457	22%
50 - 80%	2,319	20%
80 - 120%	2,229	20%
120% +	4,319	38%

2002 Total Jobs: 5,706

AFFM/Construction	329
Finance / Services	2,235
Manufacturing	24
Retail	1,258
Wholesale/Utilities	242
Government/Education	1,619

Major Businesses and Employers:

Highline School District	Wesley Homes Care Center
Highline Community College	Judson Park Retirement Home
City of Des Moines	Seatoma Convalescent Center

HOUSING

2000 Census Housing Unit Count: 11,854

**Single Family	7,152
Multifamily	4,702

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

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

1990 Census Median House Value: \$109,100

2000 Census Median House Value: \$174,700

DEVELOPMENT ACTIVITY

2003 Total New Residential Units: 35

**Single Family	35
Multifamily	0

2003 Formal Plats: # Plats #Lots # Acres

Applications:	0	0	0.00
Recordings:	1	34	4.35

Sources: 2000 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 Des Moines. * 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	729	Population Growth, 1980-1990:	280%
1990	2,770	Population Growth, 1990-2000:	67%
1995	3,490		
2000	4,616	Households, 2000 Census:	1,596
2003	5,460	Ave. Hhld Size, 2000 Census:	2.88
2004	5,545		

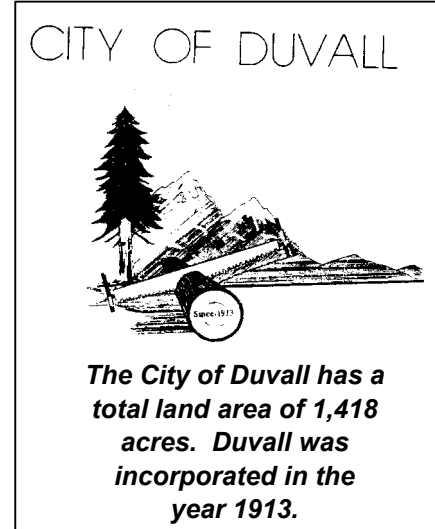
Household Growth Target for 2001-2022: 1,037

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%
Hispanic or Latino*:	172	4%
Two or more race:	93	2%



EMPLOYMENT AND INCOME

2002 Number of Business Units: 105

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%	264	17%
120% +	958	60%

2002 Total Jobs: 994

AFFM/Construction	163
Finance / Services	243
Manufacturing	55
Retail	315
Wholesale/Utilities	35
Government/Education	182

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 2-Bdrm. Rental: \$481

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

1990 Census Median House Value: \$139,300

2000 Census Median House Value: \$252,200

DEVELOPMENT ACTIVITY

2003 Total New Residential Units: 40

**Single Family	40
Multifamily	0

2003 Formal Plats: # Plats # Lots # Acres

Applications:	1	30	5.50
Recordings:	1	16	4.59

Sources: 2000 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 Duvall. * 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	5,427	Population Growth, 1980-1990:	33%
1990	7,227	Population Growth, 1990-2000:	54%
1995	10,170		
2000	11,116	Households, 2000 Census:	4,317
2003	11,140	Ave. Hhld Size, 2000 Census:	2.52
2004	11,160		

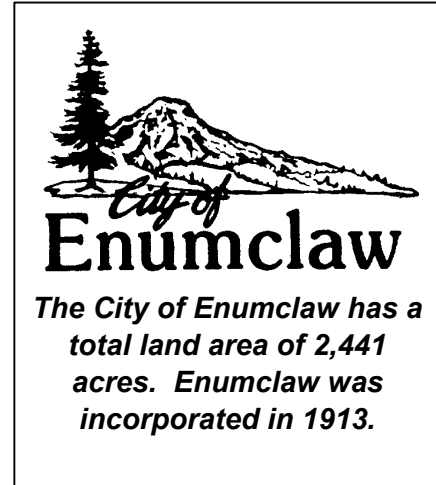
Household Growth Target for 2001-2022: 1,927

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%
Hispanic or Latino*:	380	3%
Two or more race:	234	2%



EMPLOYMENT AND INCOME

2002 Number of Business Units: 314

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%	788	18%
120% +	1,485	34%

2002 Total Jobs: 4,232

AFFM/Construction	169
Finance / Services	1,690
Manufacturing	316
Retail	1,151
Wholesale/Utilities	129
Government/Education	778

Major Businesses and Employers:

Enumclaw Hospital	Safeway	QFC
Helac Corporation	Enumclaw School District	
City of Enumclaw	Mutual of Enumclaw	

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

2003 Total New Residential Units: 29

**Single Family	19
Multifamily	10

2003 Formal Plats: # Plats #Lots # Acres

Applications:	0	0	0.00
Recordings:	1	9	2.80

Sources: 2000 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 Enumclaw. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: FEDERAL WAY

City Mayor: Dean McColgan
City Info: (253) 661 - 4000

DEMOGRAPHICS

POPULATION

1980	n/a	Population Growth, 1980-1990:	n/a
1990	67,304	Population Growth, 1990-2000:	24%
1995	74,290		
2000	83,259	Households, 2000 Census:	31,467
2003	83,500	Ave. Hhld Size, 2000 Census:	2.63
2004	83,590		

Household Growth Target for 2001-2022: 6,188

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%
Hispanic or Latino*:	6,266	8%
Two or more race:	3,701	4%



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

EMPLOYMENT AND INCOME

2002 Number of Business Units: 1,755

Median Household Income:

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

2000 Total Jobs: 29,258

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

Households by Income Category, 1999:

0 - 50%	7,081	23%
50 - 80%	6,023	19%
80 - 120%	6,273	20%
120% +	12,096	38%

Major Businesses and Employers:

Federal Way School District	Enchanted Parks	World Vision
City of Federal Way	Weyerhaeuser	COSTCO
St. Francis Hospital	US Postal Service	

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

2003 Total New Residential Units: 127

**Single Family	115
Multifamily	12

2003 Formal Plats: #Plats #Lots #Acres

Applications:	6	210	59.9
Recordings:	2	47	12.26

Sources: 2000 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. * 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	480	Population Growth, 1980-1990:	7%
1990	513	Population Growth, 1990-2000:	-14%
1995	500		
2000	443	Households, 2000 Census:	165
2003	445	Ave. Hhld Size, 2000 Census:	2.68
2004	450		

Household Growth Target for 2001-2022: 1

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%
Hispanic or Latino*:	10	2%
Two or more race:	6	1%

Town of Hunts Point

Incorporated in 1955, the Town of Hunts Point has a total land area of 182 acres. This city is one of the "Point Cities".

EMPLOYMENT AND INCOME

2002 Number of Business Units: 13

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	9%
80 - 120%	10	7%
120% +	127	81%

2002 Total Jobs: 26

AFFM/Construction	*
Finance / Services	17
Manufacturing	*
Retail	-
Wholesale/Utilities	5
Government/Education	3

* Sector detail is suppressed to protect confidentiality.

Major Businesses and Employers:

n/a

HOUSING

2000 Census Housing Unit Count: 186

**Single Family	181
Multifamily	5

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

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

1990 Census Median House Value: \$500,000

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

DEVELOPMENT ACTIVITY

2003 Total New Residential Units: 3

**Single Family	3
Multifamily	0

2003 Formal Plats: # Plats #Lots # Acres

Applications:	0	0	0.00
Recordings:	0	0	0.00

Sources: 2000 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 Hunts Point. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

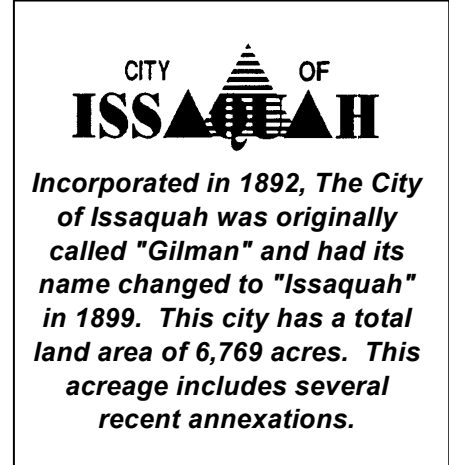
Statistical Profile on: ISSAQUAH

City Mayor: Ava Frisinger
City Info: (425) 837 - 3000

DEMOGRAPHICS

POPULATION

1980	5,536	Population Growth, 1980-1990:	41%
1990	7,786	Population Growth, 1990-2000:	44%
1995	9,025		
2000	11,212	Households, 2000 Census:	4,840
2003	15,110	Ave. Hhld Size, 2000 Census:	2.27
2004	15,510		



Household Growth Target for 2001-2022: 3,993

2000 Census Age Structure:

17 and under	2,484	22%
18 - 64	7,603	68%
65 and over	1,125	10%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	9,523	85%
Black or African American:	95	1%
Asian and Pacific Islander:	680	6%
Native American and other:	83	1%
Hispanic or Latino*:	555	5%
Two or more race:	276	2%

EMPLOYMENT AND INCOME

2002 Number of Business Units: 740

2002 Total Jobs: 15,506

Median Household Income:

1989 (1990 Census): \$35,422
1999 (2000 Census): \$57,892

AFFM/Construction	772
Finance / Services	3,961
Manufacturing	1,793
Retail	6,344
Wholesale/Utilities	1,462
Government/Education	1,174

Households by Income Category, 1999:

0 - 50%	846	17%
50 - 80%	799	17%
80 - 120%	839	17%
120% +	2,367	49%

Major Businesses and Employers:

KC Library System	Issaquah School District
Siemens Medical Systems	COSTCO
Providence Marionwood	Zetec Microsoft

HOUSING

2000 Census Housing Unit Count: 5,086

**Single Family 2,327
Multifamily 2,759

1990 Census Median 2-Bdrm. Rental: \$523

2000 Census Median 2-Bdrm. Rental: \$902

1990 Census Median House Value: \$168,200

2000 Census Median House Value: \$308,500

DEVELOPMENT ACTIVITY

2003 Total New Residential Units: 469

**Single Family 372
Multifamily 97

2003 Formal Plats: # Plats #Lots # Acres

Applications:	0	0	0.00
Recordings:	7	285	38.74

Sources: 2000 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 Issaquah. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: KENMORE

City Mayor: Steven Colwell
City Info: (425) 398-8900

DEMOGRAPHICS

POPULATION

1980	n/a	Population Growth, 1980-1990:	n/a
1990	15,100	Population Growth, 1990-2000:	24%
1995	n/a		
2000	18,678	Households, 2000 Census:	7,307
2003	19,200	Ave. Hhld Size, 2000 Census:	2.54
2004	19,170		

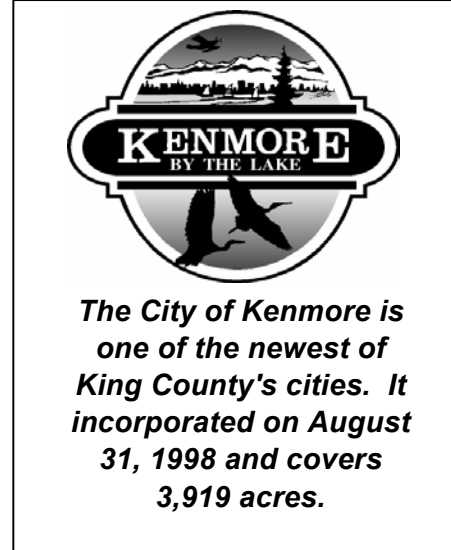
Household Growth Target for 2001-2022: 2,325

2000 Census Age Structure:

17 and under	4,571	24%
18 - 64	12,177	65%
65 and over	1,930	10%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	15,822	85%
Black or African American:	253	1%
Asian and Pacific Islander:	1,365	7%
Native American and other:	95	1%
<i>Hispanic or Latino*:</i>	655	4%
<i>Two or more race:</i>	488	3%



EMPLOYMENT AND INCOME

2002 Number of Business Units: 393

Median Household Income:

1989 (1990 Census):	\$43,000
1999 (2000 Census):	\$61,756

2002 Total Jobs: 4,280

AFFM/Construction	541
Finance / Services	2,012
Manufacturing	86
Retail	769
Wholesale/Utilities	330
Government/Education	542

Households by Income Category, 1999:

0 - 50%	1,135	16%
50 - 80%	1,051	14%
80 - 120%	1,400	19%
120% +	3,769	52%

Major Businesses and Employers:

Bastyr University	Kenmore Air
Kenmore Lanes Bowling Alley	Plywood Supplies
Safeway	

HOUSING

2000 Census Housing Unit Count: 7,488

**Single Family	5,345
Multifamily	2,143

1990 Census Median 2-Bdrm. Rental: \$540
2000 Census Median 2-Bdrm. Rental: \$836

1990 Census Median House Value: \$154,000

2000 Census Median House Value: \$246,000

DEVELOPMENT ACTIVITY

2003 Total New Residential Units: 222

**Single Family	146
Multifamily	76

2003 Formal Plats: #Plats #Lots #Acres

Applications:	6	146	31.02
Recordings:	7	150	28.33

Sources: 2000 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 Kenmore. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

Statistical Profile on: KENT

City Mayor: Jim White
City Info: (253) 856-5700

DEMOGRAPHICS

POPULATION

1980	23,152	Population Growth, 1980-1990:	64%
1990	37,960	Population Growth, 1990-2000:	109%
1995	44,620		
2000	79,524	Households, 2000 Census:	31,113
2003	84,210	Ave. Hhld Size, 2000 Census:	2.53
2004	84,560		

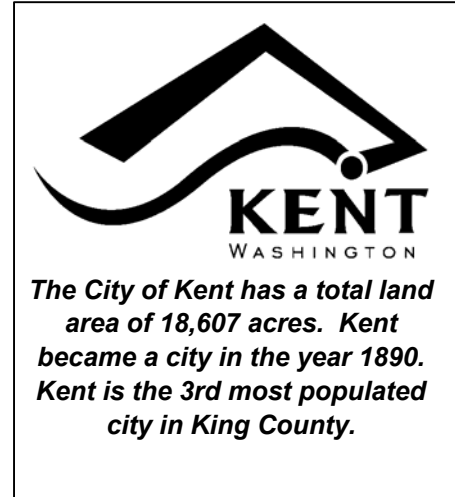
Household Growth Target for 2001-2022: 4,284

2000 Census Age Structure:

17 and under	22,011	28%
18 - 64	51,675	65%
65 and over	5,838	7%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	53,964	68%
Black or African American:	6,444	8%
Asian and Pacific Islander:	7,994	10%
Native American and other:	1,088	1%
Hispanic or Latino*:	6,466	8%
Two or more race:	3,568	4%



EMPLOYMENT AND INCOME

2002 Number of Business Units: 2,674

Median Household Income:

1989 (1990 Census):	\$32,341
1999 (2000 Census):	\$46,046

Households by Income Category, 1999:

0 - 50%	7,920	25%
50 - 80%	6,240	20%
80 - 120%	6,141	20%
120% +	10,753	35%

2002 Total Jobs: 58,845

AFFM/Construction	4,633
Finance / Services	10,670
Manufacturing	15,067
Retail	8,221
Wholesale/Utilities	16,019
Government/Education	4,235

Major Businesses and Employers:

Boeing Company	KC Regional Justice Center
Kent School District	Hexcel Corporation Plant 1
City of Kent	Sysco Food Services
REI	Mikron Industries

HOUSING

2000 Census Housing Unit Count: 32,534

**Single Family	14,747
Multifamily	17,787

1990 Census Median 2-Bdrm. Rental: \$458
2000 Census Median 2-Bdrm. Rental: \$724

1990 Census Median House Value: \$107,100

2000 Census Median House Value: \$178,000

DEVELOPMENT ACTIVITY

2003 Total New Residential Units: 308

**Single Family	306
Multifamily	2

2003 Formal Plats: # Plats #Lots # Acres

Applications:	6	175	169.86
Recordings:	7	169	45.53

Sources: 2000 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 Kent. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.

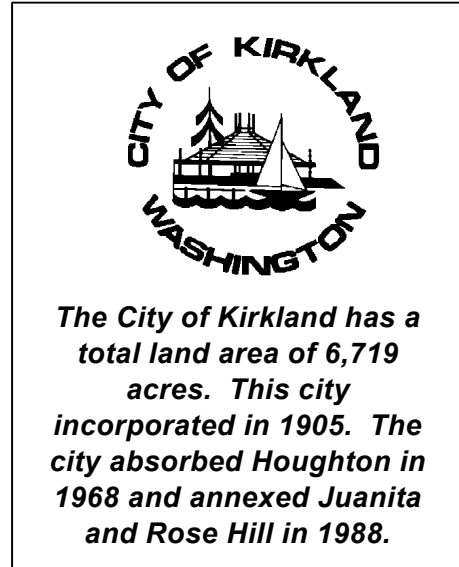
Statistical Profile on: KIRKLAND

City Mayor: Mary-Alyce Burleigh
City Info: (425) 828 - 1100

DEMOGRAPHICS

POPULATION

1980	18,779	Population Growth, 1980-1990:	113%
1990	40,052	Population Growth, 1990-2000:	12%
1995	42,350		
2000	45,054	Households, 2000 Census:	20,736
2003	45,630	Ave. Hhld Size, 2000 Census:	2.13
2004	45,800		



Household Growth Target for 2001-2022: 5,480

2000 Census Age Structure:

17 and under	8,322	18%
18 - 64	32,120	71%
65 and over	4,612	10%

2000 Census Race and Ethnic Categories:

Non-Hispanic White:	37,438	83%
Black or African American:	688	2%
Asian and Pacific Islander:	3,580	8%
Native American and other:	318	1%
Hispanic or Latino*:	1,852	4%
Two or more race:	1,178	3%

EMPLOYMENT AND INCOME

2002 Number of Business Units: 1,899

Median Household Income:

1989 (1990 Census):	\$38,437
1999 (2000 Census):	\$60,332

Households by Income Category, 1999:

0 - 50%	3,071	15%
50 - 80%	3,306	16%
80 - 120%	3,825	18%
120% +	10,429	50%

2002 Total Jobs: 31,593

AFFM/Construction	2,384
Finance / Services	12,529
Manufacturing	2,196
Retail	6,755
Wholesale/Utilities	3,195
Government/Education	4,534

Major Businesses and Employers:

Evergreen Hospital	Convergys	Larry's Market
Kenworth Truck Co.	City of Kirkland	COSTCO
Captaris Customer Mgmt. Grp.		Fred Meyer

HOUSING

2000 Census Housing Unit Count: 21,939

**Single Family	9,782
Multifamily	12,157

1990 Census Median 2-Bdrm. Rental: \$559
2000 Census Median 2-Bdrm. Rental: \$972

1990 Census Median House Value: \$160,200

2000 Census Median House Value: \$283,100

DEVELOPMENT ACTIVITY

2003 Total New Residential Units: 184

**Single Family	153
Multifamily	31

2003 Formal Plats: # Plats #Lots # Acres

Applications:	3	42	7.20
Recordings:	1	10	1.80

Sources: 2000 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 Kirkland. * Persons of Hispanic Origin can be of any race. **Single Family includes mobile homes.