

THE YAKIMA VALLEY WELCOMES YOU!



LIVING IN THE YAKIMA VALLEY OFFERS MANY ADVANTAGES AND OPPORTUNITIES

- ◆ The Yakima region is **centrally located** and **easily accessible** – Seattle, Portland, and Spokane are all **within a three hour drive** from Yakima.
- ◆ Yakima has **affordable living options**, and offers housing for every lifestyle. The average cost of a house in Yakima County is **42% lower** than in the Seattle area.
- ◆ Yakima County's cost of living is areas. **10-20+ percent lower** than larger metropolitan
- ◆ Yakima Valley enjoys nearly **300 days** of sunshine and four distinct seasons.
- ◆ Yakima Valley benefits from **excellent** physicians and quality health care options and medical facilities.
- ◆ The Yakima Valley offers an **outstanding lifestyle**. Great outdoor opportunities from golf to fishing, outstanding theater and art activities, and cultural festivals highlight the multitude of activities within our Valley.



A DIVERSE AND ACCESSIBLE REGION

Yakima County is located in South Central Washington State. It is an area of rich volcanic soil, with a diverse geography varying from densely timbered, mountainous terrain at the crest of the Cascade Mountain Range in the west, to rolling foothills, broad valleys, and arid sagebrush covered regions to the east. It sits comfortably at 1,068 feet above sea level

The region is very accessible. Interstate 82 runs through the heart of Yakima County in a North/South direction. The modern freeway links with Interstate 90 at Ellensburg, just 30 miles north of Yakima and Interstate 84 to the south. Other excellent highways serve as additional routes to connect travelers with north/south, east/west destinations. Alaska Airlines serves the Yakima Air Terminal and several flights a day to Seattle's International airport.

Yakima is served by several shuttle services running between Yakima and Seattle. Greyhound Bus Lines serve daily routes from Grandview, Sunnyside, Granger, Toppenish, Wapato, and Yakima to Seattle, Pasco, and Portland.

Mileage chart from Yakima to:

Bellingham, WA	222	Olympia, WA	161
Bend, OR	208	Pendleton, OR	136
Boise, ID	363	Port Angeles, WA	219
Coulee Dam, WA	153	Portland, OR	185
Eugene, OR	302	Reno, NV	318
Glacier National Park	508	San Francisco, CA	716
Klamath Falls, OR	353	Seattle, WA	145
Lewiston, ID	222	Spokane, WA	201
Missoula, MT	401	Sun Valley, ID	503
Ocean Shores, WA	225	Vancouver, BC	295



AFFORDABLE LIVING

The Council for Community and Economic Research (COLI) maintains cost of living statistics for more than 300 cities across the United States. COLI carefully chooses items that represent purchases for a mid-management household (grocery items, utilities, health care). These items are then weighted accordingly and become the basis for cost comparisons between cities.

Yakima County's cost of living is over 20 percent lower than Seattle and among the lowest cost of living of any metropolitan area in the Pacific Northwest.

COLI Cost of Living Index - Selected Cities – Annual Average, 2010						
Weight	Cost	Yakima WA	Seattle WA	Portland OR	Spokane WA	Tri-Cities WA
100%	Composite Index	95.7	121.2	111.3	93.8	92.5
13%	Grocery Items	99.8	115.0	105.8	92.4	90.9
29%	Housing	86.7	139.9	130.4	85.5	85.7
10%	Utilities	87.0	85.8	87.3	89.7	85.2
12%	Transportation	105.5	118.8	105.8	109.1	106.1
4%	Health Care	116.9	119.7	113.4	109.8	109.7
32%	Misc. Goods & Services	99.2	114.1	105.1	96.5	95.2
	Average Rent	\$581	\$1,365	\$1,015	\$730	\$742
	Average Home Price*	\$267,242	\$383,117	\$391,472	\$248,473	\$247,333

* Price for a newly constructed 2,400 Sq. Ft. home; based on ACCRA standards.



CLIMATE AND DEMOGRAPHICS



Yakima County lies within the rain shadow of the Cascade Mountain Range, making the total amount of precipitation within the region relatively low. The summers are dry and hot, and winters are cool with light snowfall. The maritime influence is strongest in the winter when the prevailing westerlies are stronger and steadier. **The region enjoys four separate and distinct seasons.** Sunshine is the norm with 270 blue sky days per year. Average precipitation is eight inches a year, almost half of which occurs as snowfall in the months of November, December, and January. Annual snowfall averages 20 to 25 inches. The average growing season is 195 days.

Monthly Temperature & Precipitation

Month	Min. Temp- Degrees F	Max Temp- Degrees F	Precipitation In Inches
January thru March	24.8	45.7	0.94
April thru June	41.9	72.1	0.52
July thru September	49.6	83.6	0.27
October thru December	28.9	50.6	0.91

Demographics

Yakima County has a culturally diverse population offering a wide and informative variety of lifestyles. Ethnic foods and cultural events are shared and enjoyed by all residents.

Total County Population

Area Population	2009	2010
County	238,400	243,231
Unincorporated	89,130	83,889
Incorporated	148,744	159,342
Grandview	9,405	10,862
Granger	3,065	3,246
Harrah	595	625
Mabton	2,100	2,286
Moxee	2,525	3,308
Naches	765	795
Selah	7,185	7,147
Sunnyside	15,340	15,858
Tieton	1,195	1,191
Toppenish	9,090	8,949
Union Gap	5,830	6,047
Wapato	4,555	4,997
Yakima	84,850	91,067
Zillah	2,770	2,964
County	238,400	243,231

Total County Population by Age

Age	2000	2008
0-19	77,758	77,328
20-24	14,873	15,060
25-54	87,852	90,153
55-64	17,177	23,107
65+	<u>24,921</u>	<u>26,593</u>
Total	222,581	232,241

Ethnicity

Classification	2008
White	175,342
Black	3,412
Native American	12,443
Asian/Pacific Island	4,064
Other	42,652
Total	232,241
Hispanic (race)	94,442

(Source: U.S Census Bureau)

ENTERTAINMENT AND CULTURE

Whether you like downhill or cross country skiing, listening to a symphony orchestra or relaxing on your deck watching the sun set behind snow-capped Mount Adams, the Yakima Valley provides a myriad of lifestyle assets for families and retirees. The Yakima region's four-season climate and location in the heart of the Pacific Northwest provides an ideal living environment. Residents can enjoy Yakima's big city amenities or relish the relaxed pace of life in one of Yakima County's smaller communities.

The Yakima Valley offers high quality cultural and entertainment activities year round:

- [Central Washington State Fair](#)
- [Town Hall Lecture Series](#)
- [Vintiques Antique Auto Show](#)
- [Cinco De Mayo celebrations](#)
- [Yakima Symphony Orchestra](#)
- [Warehouse Theatre Company](#)
- [The Capitol Theatre](#)
- [Toppenish Pow Wow](#)



The region also has 63 historic and culturally significant sites. Art galleries, libraries, the [Yakima Museum](#), [Yakama Indian Nation Cultural Center](#), [The Capitol Theatre](#), [The Agricultural Museum](#), [The Historical Toppenish Murals](#), [The Seasons Performance Hall](#), and other sites showcase our Valley's rich heritage.

For sporting fans, the Yakima region offers plenty of activities whether you are a spectator or an avid athlete. Professional baseball, football, and soccer teams call the area home. Community Park and Recreation departments offer varied year round programs for children and adults, including baseball, basketball and football. The [Apple Tree Golf Resort](#) and seven other courses provide plenty of challenges for golf enthusiasts.



The Yakima Valley is also an outdoors recreation paradise - the possibilities are almost endless:

- Downhill and cross-country skiing
- World-class fly fishing;
- Upland bird and big game hunting;
- Walking and backpacking; and
- White water rafting, boating, and swimming.



The [Yakima Greenway](#) is one of the many beautiful parks in the Valley. It offers over 10 miles of paved pathways passing through parks, shady nooks, lakes and playgrounds. The Greenway is complemented by over 40 other parks that offer group facilities, playgrounds, public swimming, and fun for people and pets of all ages. For additional information on outdoor activities click [here](#)

Another major activity centers on the Yakima Valley's wine industry. Our perfect weather and mineral rich soil have produced magnificent vineyards and award winning white and red wines. Winery tours have become a major event for local residents and valley visitors. For additional information on wineries: www.visityakima.com.

HEALTH CARE

A big asset for people living in the Valley is our diverse high quality health care system. As Central Washington's center for medicine, Yakima County provides its residents with excellent medical facilities and services. Technologically advanced equipment and first class physicians in the Valley's five hospitals and specialty clinics provide a full range of treatment with open heart surgery, neurosurgery, and cancer care among them.

Over 400 physicians practice in the Yakima Valley representing 36 medical specialties:

Specialized Medical Services Available in the Yakima Valley

- | | | |
|---------------------|---------------------------|---------------------------------------|
| ◆ Maternity care | ◆ Psychiatric care | ◆ Sleep disorders |
| ◆ Ultrasound | ◆ Cardiac surgery | ◆ Dialysis |
| ◆ Nuclear medicine | ◆ Neonatal-intensive care | ◆ Magnetic Resonance Imaging (MRI) |
| ◆ Neurosurgery | ◆ Outpatient pediatrics | ◆ Inpatient/outpatient rehabilitation |
| ◆ Mammography | ◆ Home care | ◆ Lithotripsy |
| ◆ CT Scanning | ◆ Hospice | ◆ Pain relief services |
| ◆ Radiation therapy | ◆ Angioplasty | |



The region's five hospitals provide Valley residents with 24 hour emergency care and other specialized services. The two largest hospitals, [Yakima Regional Medical and Cardiac Center](#) and [Yakima Valley Memorial Hospital](#), are located in the city of Yakima. Yakima Regional has a fully equipped hospital in Toppenish, and [Sunnyside Community Hospital](#) along with [Prosser Memorial Hospital](#) serve the Lower Valley with 88 beds and a complete range of services and emergency care.

Yakima Regional is a fully accredited, 226-bed facility providing comprehensive medical services including open-heart and neurosurgery, cancer care, and same-day surgery. They are nationally recognized in the treatment of heart attacks and are a Level III trauma center. **Yakima Valley Memorial Hospital** has 225 beds, including seven in the intensive care nursery, and provides surgical, general medical, oncology, coronary care, intensive care, and pediatric services.

Yakima also enjoys several other specialized healthcare facilities such as:

- [Children's Village](#) serves children with special health care or developmental needs and their families with programs ranging from dental care to neurodevelopmental evaluations and behavioral assessments.
- [Yakima Valley Farm Workers Clinic](#) with clinics located throughout the region, their services focus on prenatal, primary, dental, and diagnostic services.
- **Veteran's Administration Clinic** provides primary care, inpatient and medical services in addition to substance abuse programs.
- The [Pacific Northwest University of Health Sciences](#), an osteopathic medical university and the first new medical university in 60 years in the Northwest, opened August 2008 with 75 students and is currently in their third year.

EDUCATION



Yakima County offers a complete range of educational resources from K-12 through Master's degree levels. Fifteen public school districts and several private schools offer parents excellent choices for their children's education. Central Washington University, Yakima Valley Community College, Heritage University, Perry Technical Institute, Pacific Northwest University of Health Sciences, and other partners offer advanced technical programs and degree options in a variety of disciplines.

K-12 Education

Parents can choose from a wide variety of public and private educational settings for their children. International Baccalaureate options, diverse vocational programs, running start alternatives, and resources for children with special needs ensure that parents and their children have quality options.

Yakima Valley Community College

YVCC is a public, two-year institution of higher learning offering 58 programs of study. It provides lower division college arts and sciences, university transfer, and vocational & technical education. In addition, YVCC offers established curriculum in allied health technologies, dental hygiene, nursing, radiologic services, and veterinary technology.

Central Washington University

CWU is a branch of the state of Washington's higher education system. It is a four-year university offering undergraduate degrees in arts and sciences, business, professional education, certain technical fields, and graduate degrees at the master's level in arts and sciences and professional education.

Heritage University

Located in Toppenish, Heritage University is a private four-year institution whose major fields of concentration are teacher education, business administration, and social sciences.

Perry Technical Institute

Perry Tech is a privately endowed, non-profit institute that offers a nationally recognized vocational/technical program. In cooperation with Central Washington University, it offers extension programs in engineering, robotics, and other technology.



Pacific Northwest University of Health Sciences

PNWU is an osteopathic college focused on training primary care physicians to serve in rural areas throughout the entire Northwest. 2008-2009 was their inaugural year. Two new colleges will be opening in 2009-2010 focusing on physician assistants and clinical psychologists.

Public School Districts	Enrollment (2009-2010)
East Valley	2,862
Grandview	3,532
Granger	1,480
Highland	1,157
Mabton	926
Mt. Adams	1,006
Naches Valley	1,460
Selah	3,347
Sunnyside	6,041
Toppenish	3,692
Union Gap (K-8)	640
Wapato	3,351
West Valley	4,955
Yakima	14,552
Zillah	1,340
Total	50,371

Private schools	Enrollment (2008-2009)
Achieve Online	600
East Valley	485
Grandview	35
Mt. Adams	38
Selah	75
Sunnyside	319
Toppenish	114
West Valley	282
Yakima	898
Zillah	20
Total	2,941

Higher Education Technical Institute	Enrollment 2009-2010
Central Washington University	10,765
Yakima Valley Community College	12,500
Heritage College	1,400
WSU Learning Center	157
Perry Technical Institute	918
Pacific Northwest University Of Health Sciences	225

HOUSING



The Yakima Valley offers extensive housing options. Residents can find horse ranches, historic homes, downtown condos, resort communities, and wide ranging neighborhoods to fulfill their unique needs and aspirations.

Yakima County is fortunate to have one of the more favorable residential real estate markets in the nation. Because of the region's relatively resilient stable economy, area residents and real estate investors typically experience slower yet steady growth in real estate values. According to Zillow.com, Yakima County was fifth in the nation for housing appreciation over the past five years (2006-2010).



Rental housing also comes in varied shapes and sizes. People can find houses, apartments, condos, assisted living communities and other rental options in cities and neighborhoods throughout Yakima County.

Building your dream home is also a great option in our Valley. We have a host of great builders and resources for people that want to start from scratch.

Yakima County Real Estate Snapshot — March 2011

Cost	Yakima WA	Seattle WA	Spokane WA	Portland OR	Boise ID
Average Rent	\$665	\$1,486	\$708	\$837	\$683
Median Price*	\$141,400	\$287,100	\$159,500	\$213,400	\$127,300
1-yr Appreciation (2010–Q4)	-8.5%	-5.1%	-6.2%	-10.1%	-6.9%
3-yr Appreciation (2010–Q4)	-4.7%	-22.9%	-13.8%	-25.5%	-34.2%

*National Association of Realtors — 2011 1st Quarter Median Home Price

Housing Availability March 2011		
Description	Listings	Avg. Price
5 Bedroom	64	\$427,273
4 Bedroom	229	\$304,519
3 Bedroom	492	\$221,770
1-2 Bedroom	147	\$134,531
Condos	59	\$177,781
Manufactured w/Land	95	\$168,170

Market Snapshot March 2011	
Residential Sales	152
Average Price	\$159,201
Active Listings	1,086

Local information provided by the Yakima Realtors Association

HISTORY

For many generations before the first contact with white explorers, tribes of Native Americans inhabited the Yakima Valley. In the early 1800s, Euro-American trappers were the first white people to settle the region and quickly realized the rich soils and lush land was perfect for cattle and sheep raising. By 1855, the United States Government prevailed in their efforts for western expansion and the 14 Confederated Tribes and Bands of the Yakama Nation signed a treaty establishing their land and nation in the Yakima Valley.



In the late 1800s the Northern Pacific Railroad established a route through the Yakima Valley. The railroad brought many new settlers to the area. About this time early farmers were showing that many crops could be cultivated in the area. Agricultural activities took root in the area and grew exponentially with the advent of irrigation dams that could store and feed water to drier parts of the Valley.

Once water and transportation to markets were assured, the entire Yakima Valley benefited and matured. Hospitals, schools, churches, and all the services of modern communities were established. Today Yakima County has grown into a commercial center for seven counties in Central Washington.

MISCELLANEOUS INFORMATION

[Business & Shopping Malls, Department Stores](#)

Yakima County features premier shopping centers, retail and discount stores, and unique specialty shops that are mere minutes away from anywhere in the valley.

The Valley Mall Shopping complex is the largest in Central Washington. Located in **Union Gap**, the 750,000 sq. ft. complex is comprised of over 85 merchants and includes major retailers (Macy's, Kohls, Sears, TJ Maxx, Lowes, Old Navy), specialty stores (Borders Books, Pier 1) and electronic shops as well as restaurants, styling and nail salons, and banks.



Yakima features nine convenient shopping centers that include specialty clothing stores and shops; antiques and collectibles, sport stores, styling salons, specialty foods and wines, banks, and fine dining. The Mid-Valley Mall and the Walmart shopping center and strip mall provide **Sunnyside** with fine dining, clothing, hardware stores and specialty shops while the **Grandview** Mall features quaint shops, clothing stores and restaurants. **Selah, Naches, Moxee, Toppenish and Zillah** provides shopping experiences unique to their part of the valley, including the hop and wine industry, honey production, applets & cotlets, and the finest fresh apple juice and products.

MISCELLANEOUS INFORMATION

Worship

There are over 275 churches in Yakima County. The variety includes divisions of Christianity and non-denominational practices. Yakima County also has Jewish and Buddhist temples.

Service Organizations

Yakima County offers local offices for the Knights of Columbus, Beta Sigma Phi, El Shelom Temple #158, two Elks Clubs, a Moose Lodge, a Folklife Association, 13 garden clubs, five Kiwanis clubs, six Rotary clubs, five Lions clubs, a Masonic Temple, a Soroptomists club, JR League, and a Zonta club.

Media

Yakima County offers six local television stations and access to several cable systems, ten newspapers, and over a dozen radio stations giving you your choice of Christian, Contemporary, Soft Rock, Spanish, Classic Hits, Oldies, Country or talk radio.

Finance

Yakima County has nine commercial banks with over 44 branches, one savings and loan, one savings bank, and eight credit unions with 15 branches. The local business community has access to comprehensive financial services including assistance with international business transactions. Yakima County offers investment advisory services and investment opportunities in 20 firms, including BBM Financial Services, Edward Jones, RBC Wealth Management, Capital Advisors Wealth Management, and Smith Barney.

Hotel and Convention Facilities

There are 2,900 hotel and motel rooms available in the Yakima urban area. Additional facilities are available in several of the smaller communities and in more rural, secluded settings. The Yakima Convention Center has 41,000 square feet of meeting space with on site catering.

For additional information on Yakima County contact:

Yakima County Development Association

1-509-575-1140

www.ycda.com – www.liveyakimavalley.com

Greater Yakima Chamber of Commerce

(509)248-2021

www.yakima.org

Yakima Valley Visitors & Convention Bureau

1-800-221-0751

www.visityakima.com

Yakima County

(509) 574-1000 or 1-800-572-7354

www.yakimacounty.us/

City of Yakima

509-575-6000

www.ci.yakima.wa.us/