

IV. Demographics

The demonstration area is part of the Bryn Mawr-Skyway Census Designated Place (CDP), a 2,178 acre area that covers the West Hill unincorporated area. Although the Bryn Mawr-Skyway CDP is larger than the demonstration area, it is the most reliable source of census data for the area. As the data is from the year 2000 these figures do not reflect any changes that may have occurred as a result of the recent economic or housing crises.

Using the average household size for the CDP (2.50) and the number of residences mapped within the demonstration area (1,092); the estimated population of the demonstration area would be approximately 2,700. Over 40% of the residents are white, with one-quarter black or African-American and 22% Asian. Less than half were born in the state of Washington and 18% were foreign born. Eight percent are not United States citizens.

Less than half of the residents are between the ages of 25 and 54. Approximately 14% are over 65 and one-quarter under the age of 18. The median age is 38.

Owners occupy approximately two-thirds of the housing units in West Hill. Owner-occupied household size is slightly larger at 2.6, as opposed to 2.3 for renter-occupied. The vacancy rate for the CDP was 1.1 for homeowners and 4.5 for rentals.

Sixty-four percent of the households are families, with 28% having a child under the age of 18. Of family households, married couples comprise 45% and female households with no husband 14%. One-person households comprise 28% of the residences, with 9% occupied by residents 65-years or older.

The median number of rooms in residences is five, although residences with anywhere from three to seven rooms are all over 10% and less than 20% of the total. Over 6% of the households had more than one occupant per room. One percent of residents lacked complete kitchen facilities and less than one percent reported no telephone service. Seven percent reported having no vehicles available.

Approximately 50% of the residents reported in 2000 having lived in the same house since 1995. Twenty percent had moved within a year of the census. Of those that moved since 1995, about one-third moved from another area within King County.

Of the residents 25 years and older, 84% have graduated high school and 23% have a bachelor's degree or higher. Almost 6% have less than a 9th grade education. Twenty-two percent of residents speak a language other than English with 11% speaking English less than "very well."

The majority of workers (72%) in the Bryn Mawr-Skyway CDP reported driving alone to work. Seventeen percent carpooled. Public transportation was used by 7% of the commuters. The mean travel time to work was 28 minutes.

The most common reported occupation of residents was Management, Professional Services and Related Occupations (32%) with Sales and Office Occupation second (23%). Service and Production, Transportation, and Material Moving were all tied for third at 15%. At the time of the census the unemployment rate for the CDP was 3.8%, contrasted with 6.2% for the entire State of Washington.

Nearly a quarter of households reported an income between \$50,000 and \$74,999. A little over half of households made between \$35,000 and \$99,999. The number of households reporting income under \$15,000 was nearly equal with those reporting

\$100,000 or greater. The median household income was \$47,385 in 2000 dollars. Poverty status was determined for approximately 8% of residents. For families with children under 18 and a female only householder the poverty rate was 28%. With children under five it was 38%. Overall the poverty rate for children under 18 was 9% and for individuals over 65 years of age it was 6%. A little over 2% reported income from public assistance.

Almost 30% reported a monthly owner cost of less than 15% of household income. Two-thirds of the residents reported owner costs of less than 30%, a percentage generally considered to be the maximum amount for affordability. Nearly one-quarter of homeowners listed owner costs of 35% or more. For renters, 44% had a gross rent that was 30% or higher of household income.

The Bryn Mawr-Skyway CDP Data Sets and Tables can be access from the [US Census website](#).