Sub-Area A:
Olympia Northeast Neighborhoods Alliance

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Contents

INTRODUCTION

This report provides an overview of the people and places within the geographical boundary of Sub-Area A, a collection of neighborhoods located northeast of downtown Olympia, Washington. The report is intended to provide background information to help inform the community's development their own strategic plan for the area. By its nature, the report is not exhaustive and is not intended to replace the knowledge and experience of the community's residents, property owners, and business owners.

The genesis of the report is the City of Olympia's new, collaborative sub-area planning project. The goal of the City's sub-area planning effort is to produce community-level strategic plans that outline neighborhood priorities. Sub-Area A was selected to conduct a pilot sub-area planning process. During the development of this process, community leaders developed a list of topics they would like to see in a profile of their community. That list guided the development of this report.

The information in the report has been gathered by students and former students of the Evergreen State College with editorial oversight by City of Olympia Community Planning and Development staff. The data sources used by the Evergreen group are limited to the U.S. Census and City of Olympia-generated Geographical Information Systems (GIS). All statistical data comes from the 2010 U.S. Census except where otherwise indicated. Note that the information in this report is intended to serve as a guide only. The City of Olympia and its personnel cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose.

The project team wishes to thank the following people for their help in developing this report:

- **Sub-Area A leaders, for developing the ideas behind and providing feedback on the substance of this profile:** Mike Dexel, Northeast Neighborhood Association President; Don Law, East Bay Drive Neighborhood Association Vice President; Stephanie Johnson, Upper Eastside Neighborhood Association President; Peter Guttchen, Northeast Neighborhood Association Vice President; Melissa Allen, Bigelow Highlands Neighborhood Association Vice President; Susi O'Bryan, Bigelow Highlands Neighborhood Association Secretary; Jay Elder, Bigelow Neighborhood Association Secretary; and Tim Walker, Bigelow Neighborhood Association Vice-President

- **The Evergreen State College faculty, who helped City staff identify student and alumni volunteers to conduct the research and produce report content:** Cheryl Simrell King and John Baldridge

OVERVIEW

Sub-Area A is a vibrant neighborhood of **7,134** residents located northeast of Downtown Olympia (Figure 1). This civically engaged community is served by seven neighborhood associations that are formally recognized by the City of Olympia (Figure 2). Most of the area falls within the municipal boundary of Olympia but the sub-area also includes land in the Urban Growth Area. Mostly residential in nature, Sub-Area A is bounded by more rural areas to the north and east, an urban corridor to the south, and waterfront to the west (Figure 3).

This part of Olympia has a number of significant natural, civic, and cultural amenities (Figure 4). In addition to following East Bay of Budd Inlet, Sub-Area A is home to a number of parks, including Priest Point Park and Mission Creek Nature Park. There are a number of urban farms and community gardens in the area as well. Reeves Middle and Roosevelt Elementary Schools not only serve as educational institutions but also provide additional public open space. Roosevelt Elementary is also at the heart of one of the City's two designated Neighborhood Centers, which also includes a convenience store and bakery/wholesaler. The other Neighborhood Center is anchored by another convenience store.
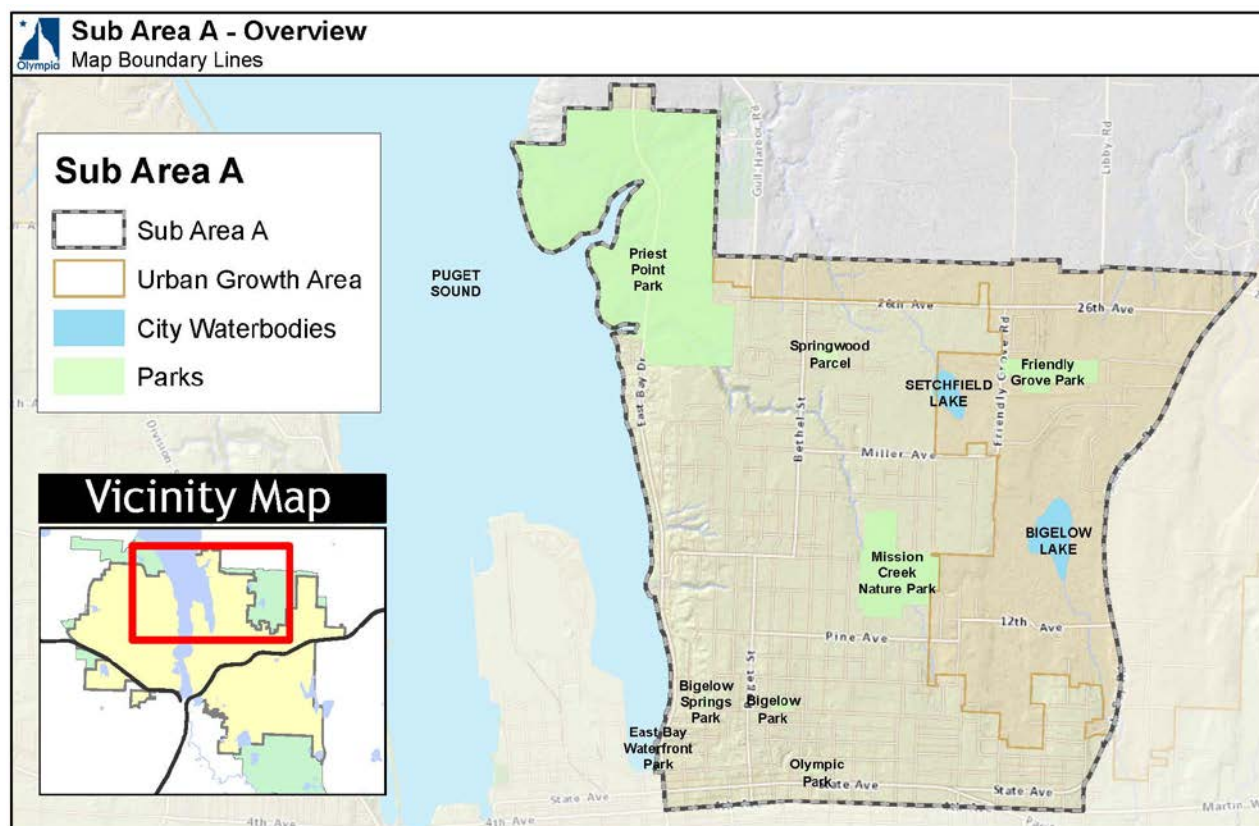

Figure 1: Overview Map of Sub-Area A

Sub Area A - Neighborhood Associations
Map of Neighborhood Associations

Sub Area A

Neighborhood Associations

- BETHEL PARK
- BIGELOW
- BIGELOW HIGHLANDS
- DEVON PLACE
- EAST BAY DRIVE
- NORTH EAST
- UPPER EASTSIDE

LAKE

BETHEL PARK

DEVON PLACE

SETCHFIELD LAKE

EAST BAY DRIVE

NORTH EAST

BIGELOW LAKE

BIGELOW

BIGELOW HIGHLANDS

UPPER EASTSIDE

0   0.275   0.55 Miles   1 inch = 2,083 feet

This map is intended for 8.5x11" landscape printing.

Map printed 12/4/2015
For more information, please contact: Michelle Sadlier
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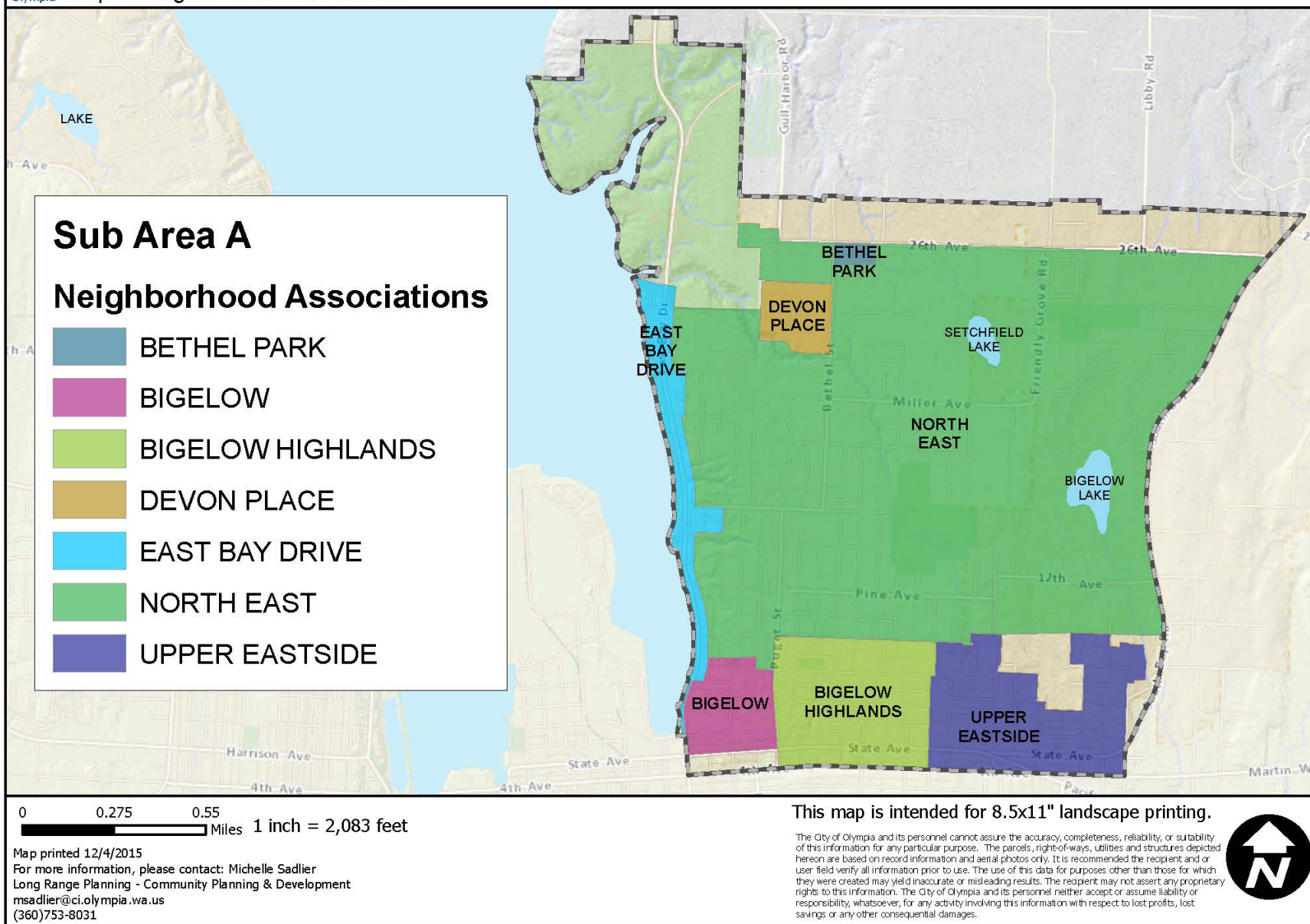
Figure 2: Map Showing the Location of all Seven Recognized Neighborhood Associations in Sub-Area A

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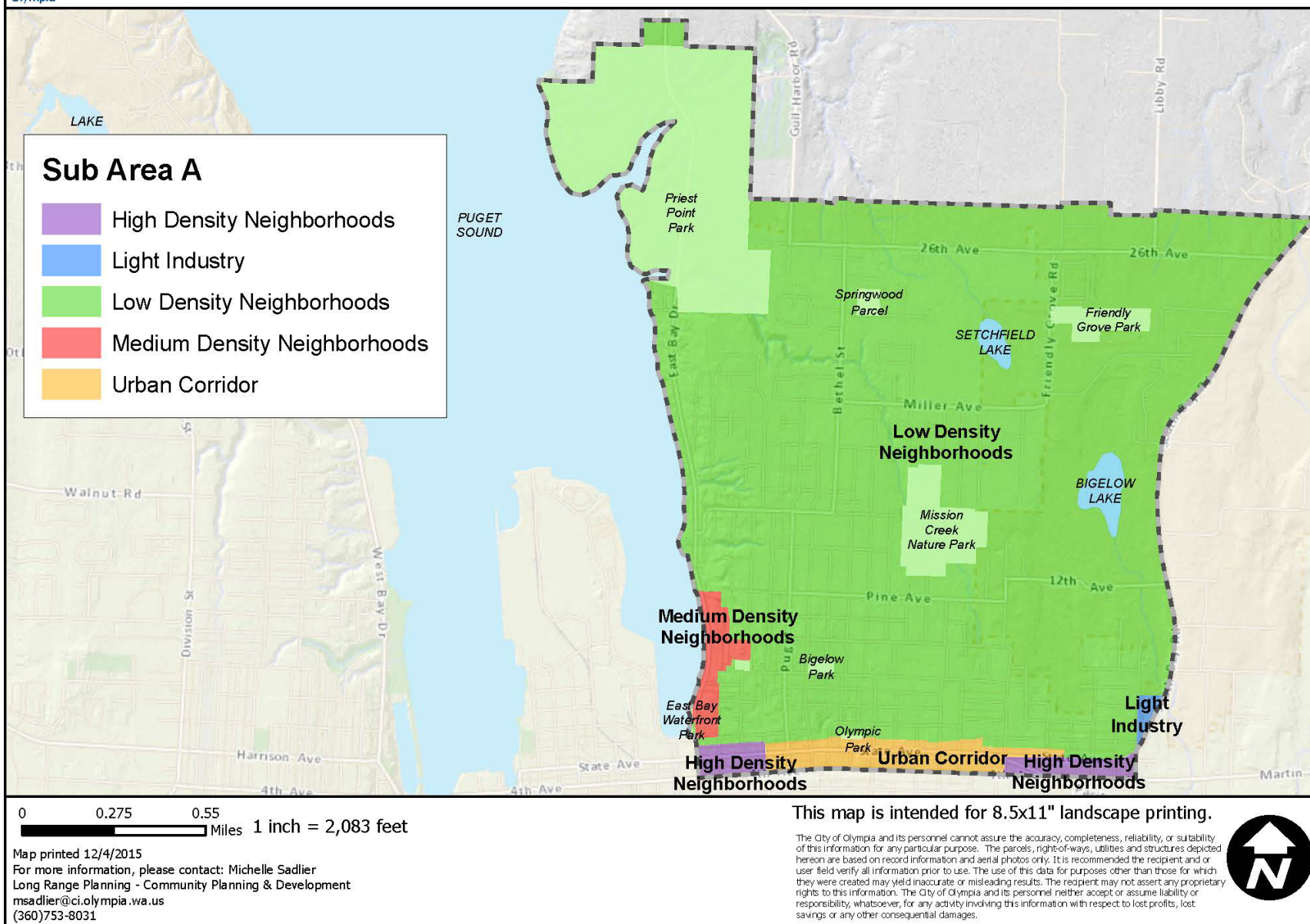
Figure 3: Neighborhood Density and Other Land Use Categories

Sub Area A - Amenities Map
Local Area Amenities

Olympia

Sub Area A

🛒 Grocery Store

🅵 Fire Station

🏫 School

🏛 Community Center

✳ Neighborhood Center

◆ Community Gardens

— Bus Route 21

- - - Bike Routes

— Parks Trails Pathways

LAKE

PUGET SOUND

Priest Point Park

Springwood Parcel

SETCHFIELD LAKE

Friendly Grove Park

REEVES MIDDLE SCHOOL

26th Ave

26th Ave

Miller Ave

BIGELOW LAKE

Mission Creek Nature Park

ROOSEVELT ELEMENTARY

12th Ave

Bigelow Springs Park

Bigelow Park

East Bay Waterfront Park

Olympic Park

State Ave

State Ave

Martin W

Harrison Ave

4th Ave

4th Ave

West Bay Dr

0   0.275   0.55
Miles   1 inch = 2,083 feet

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Figure 4: Amenities Located in Sub-Area A

With the southwestern part of Sub-Area A in easy walking distance of Downtown Olympia, it has long been a residential area and is home to some of Olympia's most significant historic landmarks. These include Olympia Avenue Historic District (dating from 1850 to 1954), the Bigelow House (built 1860, 918 Glass Ave NE), the Howell House (built 1890, 413 Quince St NE), the Warren & Helen Lilly House (built 1908, 918 San Francisco St NE), the Meyer House (built 1910, 1136 East Bay Dr NE), Pinehurst Cottage/Ross House (built 1924, 1622 Pine Ave NE), the Adams/Martin House (built 1927, 1639 Bigelow Ave NE), and the former Seventh-Day Adventist Church (built 1939, 618 Puget St NE). Priest Point Park is also of historical and Tribal significance.

DEMOGRAPHICS

Age and Gender

Sub-Area A's population has slightly more women than men. According to self-reporting in the 2010 Census, there are 3,700 (52%) female residents and 3,434 (48%) males. However, in some age groups, particularly those under 40, there are slightly more male residents than females. The gender break-down by age is illustrated in Figure 5.
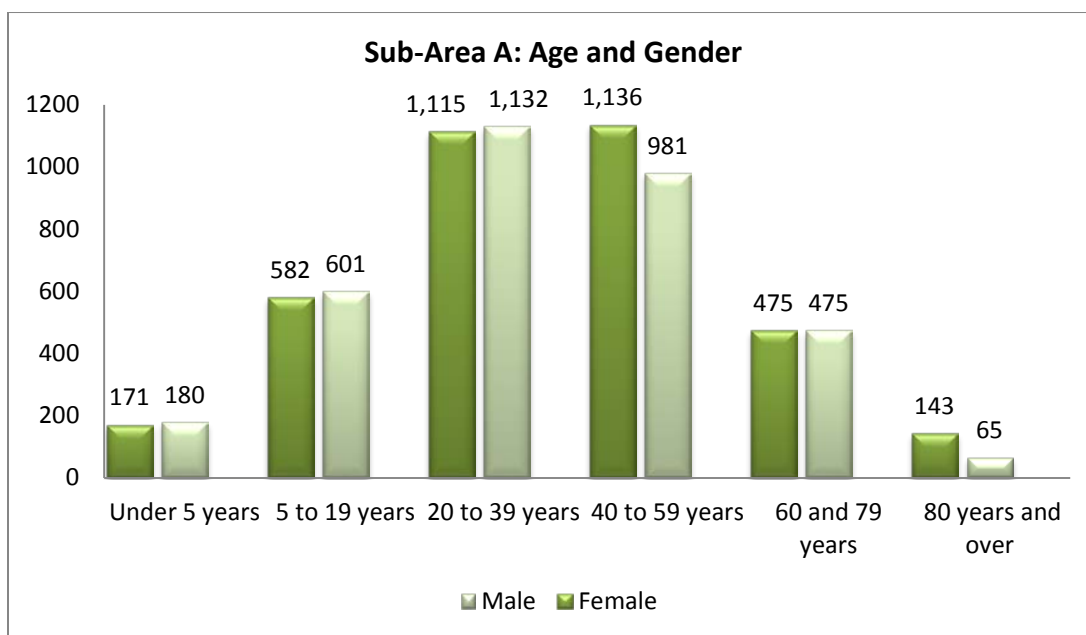
Sub-Area A: Age and Gender

Age Group	Male	Female
Under 5 years	171	180
5 to 19 years	582	601
20 to 39 years	1,115	1,132
40 to 59 years	1,136	981
60 and 79 years	475	475
80 years and over	143	65

Figure 5: Data source: U.S. Census Bureau, Census 2010 American Fact Finder, Table DEC_10_SF1_P12

Households

In the 2010 census, a household was defined as the people who occupy a housing unit (described below). Members of a household may be related and/or unrelated people. A person living alone is also counted as a household. The number of households in Sub-Area A that were reported in 2010 was **3,163**.

The census categorizes households as "family" and "nonfamily". A household that has at least one member of the household related to the householder by birth, marriage, or adoption is a family household. Note that, in the 2010 census, same-sex couple households are only included in the family household category if there is at least one additional person related to the householder by birth or adoption. Nonfamily households consist of people living alone and households which do not have any members related to the householder.

For more information on the make-up of Sub-Area A households based on the 2010 census, see Figure 6.
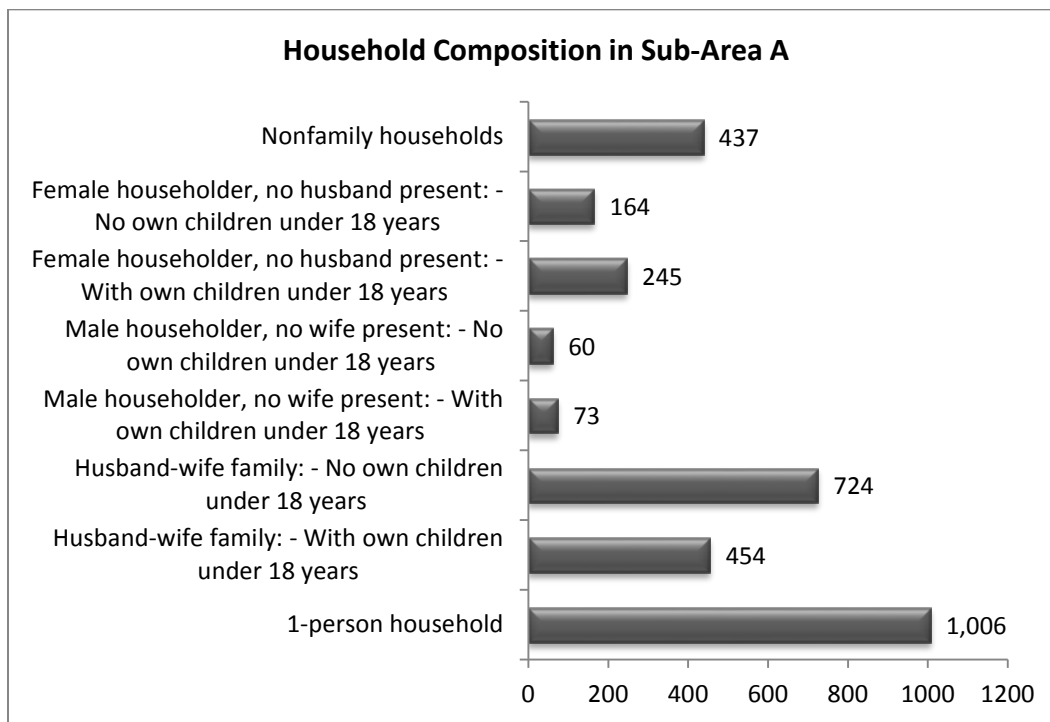

Figure 6: Data source: U.S. Census Bureau, 2010 Census, Table DEC_10_SF1_P19

Race, Ethnicity & Language(s) Spoken at Home

The residents of this part of Olympia mostly self-identified as "White" in the 2010 U.S. Census. Ethnicity and race are captured differently in the census. For ethnicity, the census groups respondents into one of two categories: "Hispanic or Latino" and "Not Hispanic or Latino". Figures 7 and 8 show that 6% of Sub-Area A residents self-identified as Hispanic or Latino. This is somewhat lower than the Olympia reporting rate of 7.3%.
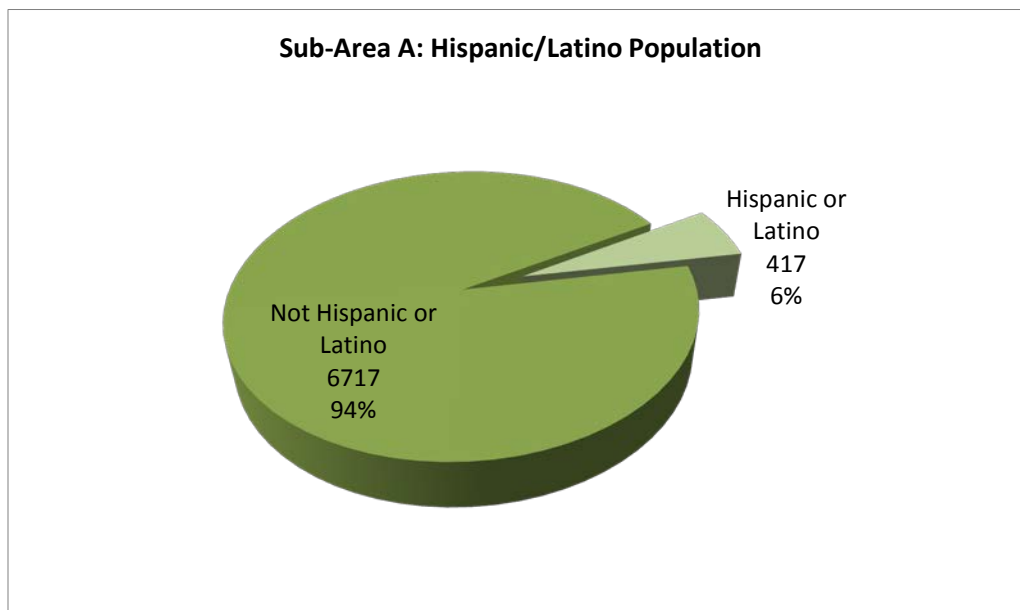

Figure 7: Data source: U.S. Census Bureau, Census 2010 American Fact Finder, Table DEC_10_SF1_P4

	United States	Washington State	Thurston County	Olympia	Sub-Area A
Hispanic or Latino	50,545,275 (16.3%)	745,366 (11%)	17,982 (7.1%)	3,462 (7.3%)	417 (6%)
Not Hispanic or Latino	258,593,436	5,984,348	234,428	43,330	6,717
Total	309,138,711	6,738,714	252,410	46,792	7,134

Figure 8: Data Source: U.S. Census Bureau, Census 2010 American Fact Finder, Table DEC_10_SF1_P1

Self-identification for race is broken into more categories in the census and people may choose to report more than one race. See Figure 9 for details on how residents of Sub-Area A reported their race in 2010.
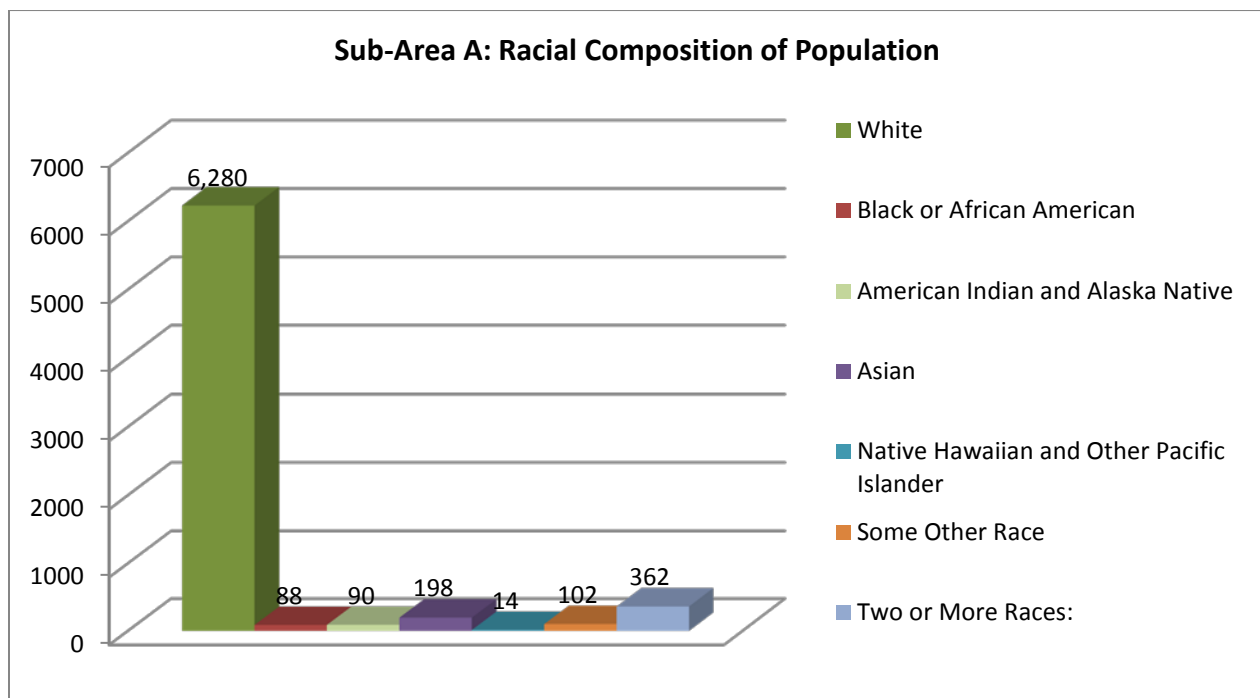
Sub-Area A: Racial Composition of Population

Legend:
- White
- Black or African American
- American Indian and Alaska Native
- Asian
- Native Hawaiian and Other Pacific Islander
- Some Other Race
- Two or More Races:

White: 6,280
Black or African American: 88
American Indian and Alaska Native: 90
Asian: 198
Native Hawaiian and Other Pacific Islander: 14
Some Other Race: 102
Two or More Races: 362

Figure 9: Data source: U.S. Census Bureau, Census 2010 American Fact Finder, Table DEC_10_SF1_P3

While a number of residents of the area reported speaking languages other than English at home, the vast majority – over 94% identified as speaking only English. Of the residents who indicated they speak a language other than English at home (almost 6%), almost 1% indicated that they speak English less than "very well". Percentages of speakers of English and other languages, as well as details on reported limited English language ability, are reported in Figure 10.

LANGUAGE SPOKEN AT HOME	United States	Washington State	Thurston County	Olympia	Sub-Area A
English only	79.5%	81.8%	89.6%	88.1%	94.1%
Language other than English	20.5%	18.2%	10.4%	11.9%	5.9%
(Speak English less than "very well")	8.7%	7.9%	4.0%	5.3%	0.9%
- Spanish	12.7%	8.0%	3.9%	4.4%	3.1%
(Speak English less than "very well")	5.7%	3.7%	1.2%	1.3%	0.3%
- Other Indo-European Language	3.7%	3.7%	1.8%	1.9%	2.1%
(Speak English less than "very well")	1.2%	1.2%	0.3%	0.2%	0.2%
- Asian and Pacific Islander Language	3.2%	5.5%	4.3%	5.1%	0.6%
(Speak English less than "very well")	1.6%	2.6%	2.4%	3.6%	0.4%
- Other Language	0.9%	0.9%	0.3%	0.4%	0.1%
(Speak English less than "very well")	0.3%	0.4%	0.1%	0.2%	0.0%

Figure 10: Data source: U.S. Census Bureau, Census 2010 American Fact Finder, Table DEC_10_SF1_P3

School Enrollment

This part of Olympia has a fairly high number of residents enrolled in school ranging from nursery school up to graduate school. Based on data collected in 2012 by the U.S. Census Bureau in the ACS, **68%** of the sub-area's population aged three and older were enrolled in some type of educational institution that year. Figure 11 has details on what types of schools local, regional, and national populations were in enrolled in.

SCHOOL ENROLLMENT	United States	Washington State	Thurston County	Olympia	Sub-Area A
Nursery school, preschool	6.1%	5.9%	5.8%	6.5%	6.7%
Kindergarten	5.1%	5.0%	4.7%	4.3%	6.7%
Elementary school (grades 1-8)	39.8%	40.6%	39.9%	35.1%	34.8%
High school (grades 9-12)	21.0%	21.5%	22.4%	17.5%	19.8%
College or graduate school	28.1%	27.0%	27.1%	36.7%	32.0%

Figure 11: Source: U.S. Census Bureau, 2008-2012 American Community Survey, Table DP02

Educational Attainment

Sub-Area A residents are also highly educated people. The census gathers data on the highest level of education a person has completed.

While **2.1%** of the sub-area's population completed less than the ninth grade, over **44%** of residents have completed four or more years of college, earning a Bachelor's, Master's, or professional school degree (Figure 12).

EDUCATIONAL ATTAINMENT	United States	Washington	Thurston County	Olympia	Sub-Area A
Less than 9th grade	6.0%	4.1%	2.0%	2.2%	2.1%
9th to 12th grade, no diploma	8.2%	5.9%	5.1%	3.9%	2.6%
High school graduate (includes equivalency)	28.2%	23.6%	23.2%	18.7%	18.5%
Some college, no degree	21.3%	25.3%	27.7%	24.1%	22.9%
Associate's degree	7.7%	9.5%	10.1%	8.2%	9.9%
Bachelor's degree	17.9%	20.2%	19.4%	24.7%	25.0%
Graduate or professional degree	10.6%	11.4%	12.5%	18.2%	19.1%
Percent high school graduate or higher	85.7%	90.0%	92.9%	93.9%	95.4%
Percent bachelor's degree or higher	28.5%	31.6%	32.0%	42.9%	44.1%

Figure 12: Data source: U.S. Census Bureau, 2008-2012 American Community Survey, Table DP02: Selected Housing

Employment

The ACS found that **67.1%** of people living in Sub-Area A aged 16 and over were in the labor force. Of the 67.1% people in the labor force, 62.6% were identified as employed, 4.2% unemployed, and 0.2% in the Armed Forces. 32.9% were identified as not in the labor force.

The industries represented by Sub-Area A's workforce mostly relate to various professional fields. The top three industry areas are educational, healthcare and social services (22.8%), public administration (22.0%), and professional, scientific, management, and administration (10.0%). Under the census category of class of work, 37% of those employed work for the government and 55% work in private industries. More details on workforce industries and class are found in Figures 13 and 14.
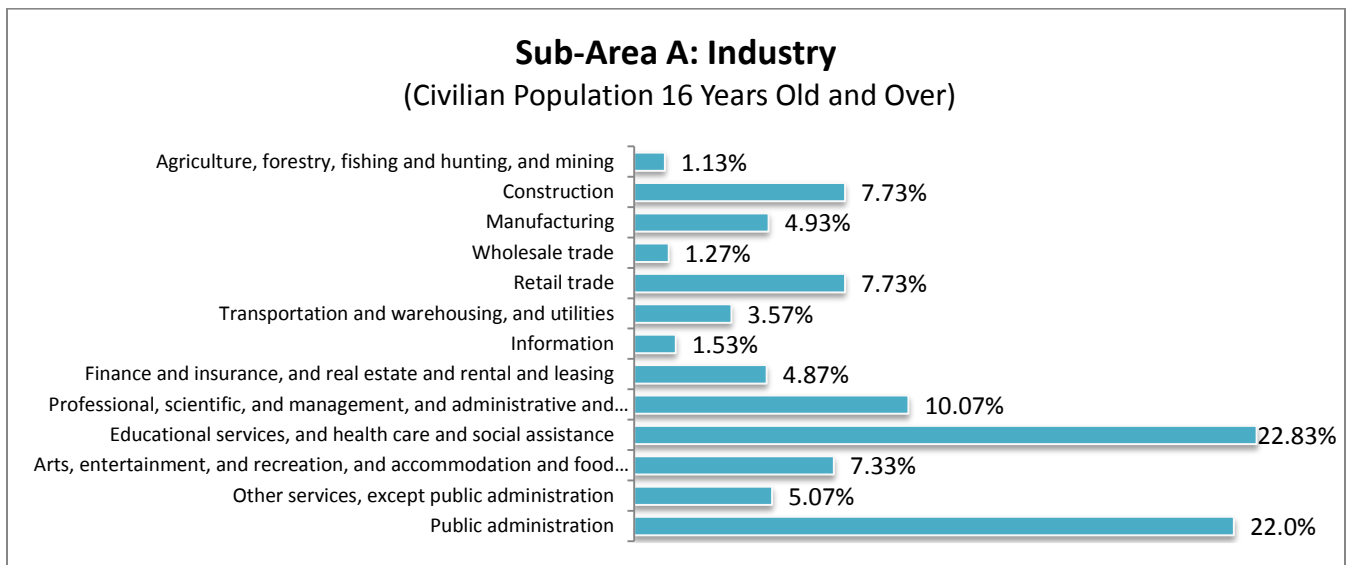
Sub-Area A: Industry
(Civilian Population 16 Years Old and Over)

Industry	Percent
Agriculture, forestry, fishing and hunting, and mining	1.13%
Construction	7.73%
Manufacturing	4.93%
Wholesale trade	1.27%
Retail trade	7.73%
Transportation and warehousing, and utilities	3.57%
Information	1.53%
Finance and insurance, and real estate and rental and leasing	4.87%
Professional, scientific, and management, and administrative and…	10.07%
Educational services, and health care and social assistance	22.83%
Arts, entertainment, and recreation, and accommodation and food…	7.33%
Other services, except public administration	5.07%
Public administration	22.0%

Figure 13: Data source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates, Table DP03

Sub-Area A: Class of Worker
(Civilian Employed Population 16 Years and Over)

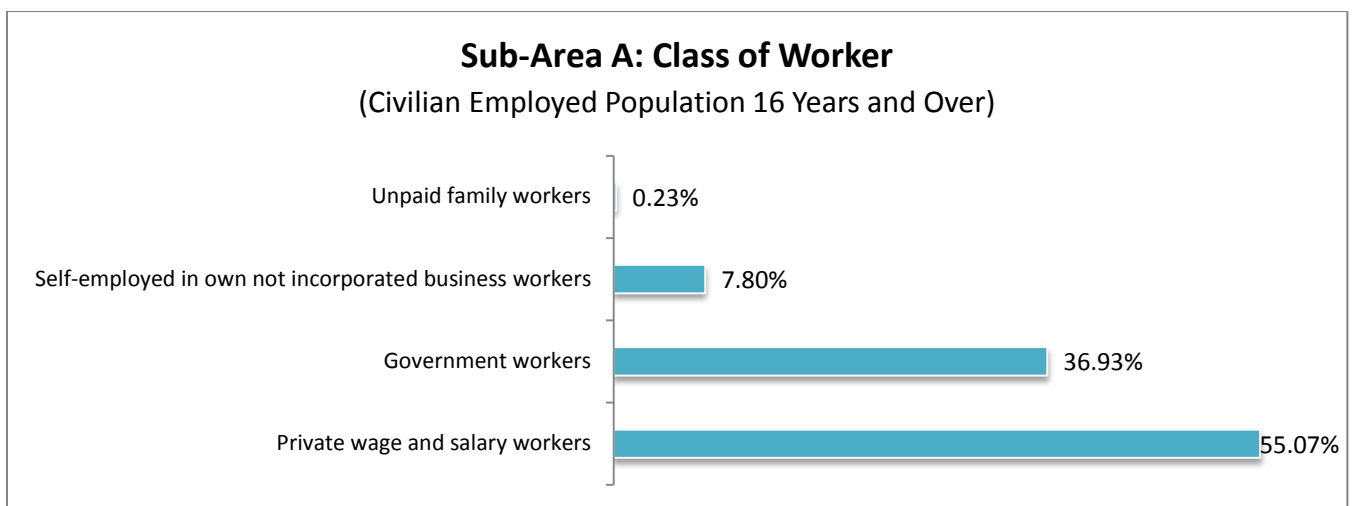| Class of Worker	Percent
Unpaid family workers	0.23%
Self-employed in own not incorporated business workers	7.80%
Government workers	36.93%
Private wage and salary workers	55.07%

Figure 14: Data source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates, Table DP03

Income

Income can be determined in a variety of ways using U.S. Census data. The Census views income as salary and wages received on a regular basis before such payments as personal income tax, social security, union dues, and Medicare deductions.

As shown in Figure 15, Sub-Area A's income determinations are notably higher than in other parts of Olympia with the exception of median family income, which is slightly lower than elsewhere in the city. Seventy-two percent of area families have an annual income of $50,000 or higher (Figure 16).

INCOME AND BENEFITS (IN 2012 INFLATION-ADJUSTED DOLLARS)	United States	Washington	Thurston County	Olympia	Sub-Area A
Median household income (dollars)	53,046	59,374	63,224	53,147	60,290
Median family income (dollars)	64,585	71,939	74,467	74,909	73,988
Per capita income (dollars)	**28,051**	**30,661**	**30,153**	**29,880**	**34,224**
Median nonfamily income (dollars)	31,796	37,441	38,827	31,772	42,237
Median earnings for workers (dollars)	30,376	32,583	36,158	31,410	38,704
Median earnings for male full-time, year-round workers (dollars)	48,629	54,594	56,249	53,765	59,989
Median earnings for female full-time, year-round workers (dollars)	37,842	41,377	43,762	44,633	53,387

Figure 15: Data source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates, Table DP03

FAMILIES: INCOME AND BENEFITS (IN 2012 INFLATION-ADJUSTED DOLLARS)	United States	Washington	Thurston County	Olympia	Sub-Area A
Less than $10,000	4.6%	3.7%	3.3%	4.3%	6.0%
$10,000 to $14,999	3.2%	2.6%	1.8%	2.0%	2.9%
$15,000 to $24,999	8.1%	6.5%	5.6%	8.7%	4.9%
$25,000 to $34,999	9.1%	7.6%	6.8%	7.6%	4.9%
$35,000 to $49,999	13.2%	12.3%	11.4%	8.9%	9.2%
$50,000 to $74,999	19.3%	19.7%	21.7%	18.7%	23.9%
$75,000 to $99,999	14.4%	15.6%	18.0%	16.7%	12.2%
$100,000 to $149,999	16.0%	18.7%	20.4%	21.8%	22.3%
$150,000 to $199,999	6.2%	7.1%	6.7%	7.2%	7.5%
$200,000 or more	6.0%	6.3%	4.3%	4.2%	6.2%

Figure 16: Data source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates, Table DP03

Another way to look at incomes in the area is to look at the data visually using Census Tracts. Census tracts are the geographical blocks used to gather data. Sub-Area A's boundary crosses over three different census tracts. Because the boundaries don't correspond exactly, the maps shown in Figures 17 and 18 have limitations but together create a picture of economic vitality and how income varies within Sub-Area A.

Figure 17 looks at median family income. This is a measure of income for people living in family households. In compiling median family income, the incomes of the householder and all related household members 15 years old and older are summed and treated as a single amount.

The median is the point dividing the household income distribution into halves, one-half with income above the median and the other with income below the median. The median is based on the income distribution of all households, including those with no income. This statistic provides a view of income that is not strongly skewed by very high or very low incomes. Capturing family income also removes single-person households from the equation, providing a better view of what families are earning. Since individuals are omitted, family incomes tend to be somewhat higher.

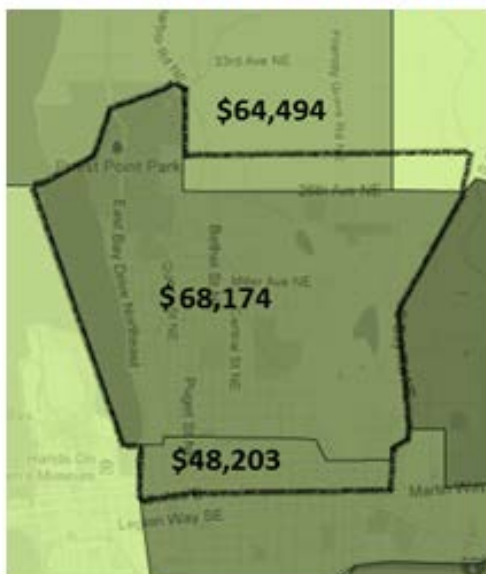**Figure 17:** Source: U.S. Census Bureau, 2008-2012 American Community Survey, Table B19113

Figure 18: Source: U.S. Census Bureau, 2008-2012 American Community Survey, Table B19013

Figure 18 considers median household income, a measure of the income of the householder and household members 15 years old or older, whether they are related to the householder or not. Since many households consist of only one person, median household income is usually less than median family income. As on the previous map, looking at the median creates a snapshot of household incomes within the neighborhood not strongly skewed by households with very high or very low incomes. Medium household income offers a view of what people near the middle of the neighborhood's wage scale are earning.

15

Poverty & Public Assistance

To determine the poverty status of families and unrelated individuals, the Census Bureau uses income cutoffs. These are determined by family size from one person to nine or more people. The national poverty level varies by the size of the household and is updated annually. In Sub-Area A, just under **9%** of all families live below the poverty level, which is somewhat lower than the figure for Olympia. Similarly, the poverty level for individuals living below the poverty level is lower than the city at **12%**. Further details on these figures are laid out below in Figures 19 and 20.

PERCENTAGE OF FAMILIES WHOSE INCOME IS BELOW THE POVERTY LEVEL (past 12 months)	United States	Washington	Thurston County	Olympia	Sub-Area A
All families	10.9%	8.7%	7.0%	9.8%	8.9%
- With related children under 18 years	17.2%	14.0%	12.3%	15.7%	11.4%
- With related children under 5 years only	18.2%	15.5%	13.5%	19.6%	12.8%
Married couple families	5.4%	4.4%	2.9%	3.8%	4.6%
- With related children under 18 years	7.9%	6.7%	4.4%	3.5%	3.0%
- With related children under 5 years only	6.9%	6.2%	3.5%	6.1%	0.0%
Families with female householder, no husband	30.1%	27.6%	24.4%	28.0%	25.9%
- With related children under 18 years	39.1%	35.7%	32.5%	36.7%	31.0%
- With related children under 5 years only	46.6%	46.3%	41.8%	42.2%	85.4%

Figure 19: Data source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates, Table DP03

PERCENTAGE OF FAMILIES AND INDIVIDUALS WHOSE INCOME IS BELOW THE POVERTY LEVEL (past 12 months)	United States	Washington	Thurston County	Olympia	Sub-Area A
All people	**14.9%**	**12.9%**	**11.1%**	**15.6%**	**12.1%**
People Under 18 Years Old	**20.8%**	**17.2%**	**14.5%**	**14.9%**	**8.5%**
- Related children under 18 years	20.5%	16.7%	14.1%	14.9%	8.5%
- Related children under 5 years	24.1%	19.9%	17.7%	18.4%	13.3%
- Related children 5 to 17 years	19.2%	15.4%	12.8%	13.5%	4.7%
People 18 Years Old and Over	**13.0%**	**11.6%**	**10.1%**	**15.8%**	**12.9%**
- 18 to 64 years	13.7%	12.4%	10.9%	16.8%	14.0%
- 65 years and over	9.4%	7.9%	6.1%	10.2%	7.2%

Figure 20: Data source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates, Table DP03

44% of Sub-Area A households receive some sort of a public assistance – social security, supplemental security income, cash public assistance – and **11.1%** receive Food Stamps/SNAP benefits. Figure 21 provides more detail on these figures and provides a comparison with Federal, Washington State, Thurston County, and Olympia percentages.

PERCENTAGE OF HOUSEHOLDS RECEIVING PUBLIC ASSISTANCE	United States	Washington	Thurston County	Olympia	Sub-Area A
Social Security	28.3%	26.0%	27.6%	25.3%	25.5%
Retirement income	17.6%	18.0%	23.1%	17.2%	24.2%
Supplemental Security Income	4.6%	4.1%	3.2%	3.6%	3.6%
Cash public assistance income	2.7%	4.1%	3.4%	4.3%	4.3%
Food Stamp/SNAP benefits in the past 12 months	11.4%	12.5%	11.1%	15.7%	11.1%

Figure 21: Data source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates, Table DP03

Veteran Status

Through data collected over 60 months in the American Community Survey (ACS), an estimated **9%** of Sub-Area A residents are veterans (Figure 22).

The U.S. Census defines veterans as men and women who have served but are not currently serving on active duty in the U.S. Army, Navy, Air Force, Marine Corps, or the Coast Guard, or who served in the U.S. Merchant Marine during World War II. People who served in the

Figure 22: Data source: U.S. Census Bureau, 2008-2012

National Guard or Reserves are classified as veterans only if they were ever called or ordered to active duty, not counting the 4-6 months for initial training or yearly summer camps.
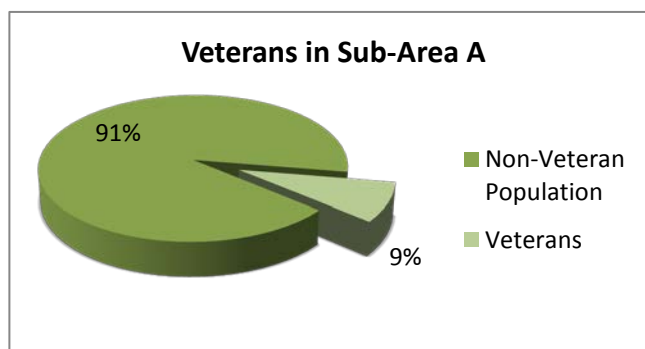
HOUSING

According to the 2010 Census, there are **3,323** "housing units" in Sub-Area A. A housing unit is a house, apartment, mobile home, group of rooms, or a single room that is intended to be occupied as separate living quarters with direct access from the outside of the building or through a common hall.   Below is more detailed information on the characteristics of the area's housing.

Housing Costs

The ACS provides data on monthly housing costs as a percentage of household income for both owner and renter households. This information offers a measure of housing affordability and excessive housing costs. Households experiencing housing costs of 30% of income or greater are considered to experience a housing cost burden. If a household is spending 50% or greater on housing costs, they are considered to be experiencing a severe housing cost burden. Based on these amounts, **over 50%** of households in Sub-Area A were found to experience some degree of housing cost burden during the period of the study. As illustrated in Figures 23 and 24, rent is higher in Sub-Area A than Olympia as a whole. Ownership trends are presented in Figures 25 and 26.
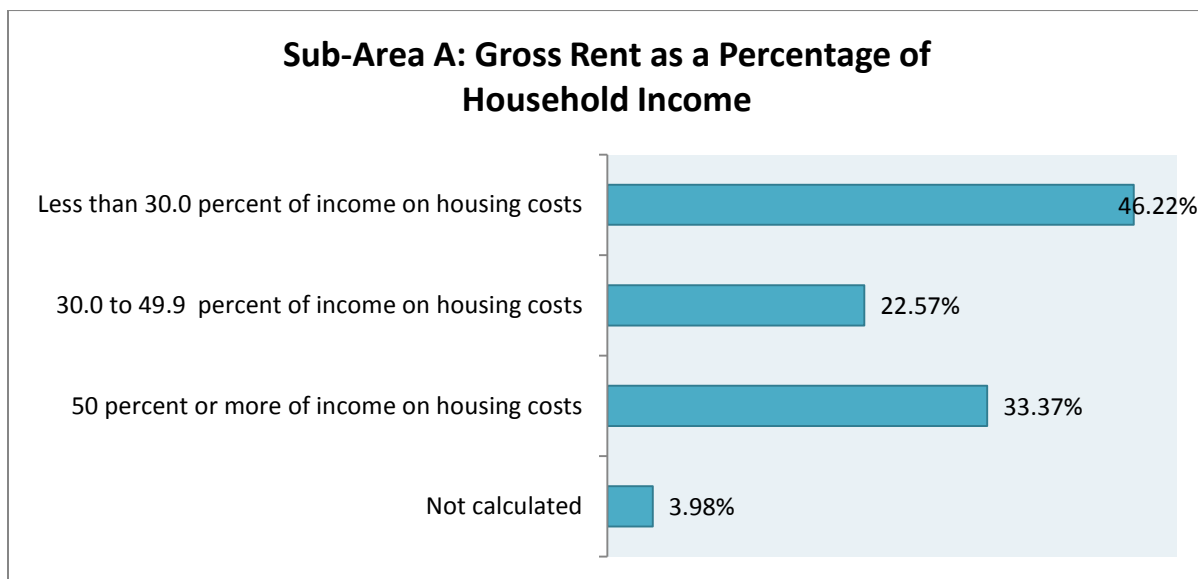
Sub-Area A: Gross Rent as a Percentage of Household Income

Category	Percentage
Less than 30.0 percent of income on housing costs	46.22%
30.0 to 49.9 percent of income on housing costs	22.57%
50 percent or more of income on housing costs	33.37%
Not calculated	3.98%

Figure 23: Data source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates, Table B25070

GROSS RENT	United States	Washington	Thurston County	Olympia	Sub-Area A
Occupied units paying rent					
- Less than $200	1.8%	1.6%	1.5%	2.5%	2.2%
- $200 to $299	3.3%	2.4%	1.7%	3.6%	0.9%
- $300 to $499	8.2%	5.8%	2.8%	3.0%	2.2%
- $500 to $749	22.6%	18.7%	14.6%	18.5%	8.2%
- $750 to $999	24.2%	26.5%	29.5%	36.6%	26.2%
- $1,000 to $1,499	25.7%	29.8%	35.9%	24.7%	40.2%
- $1,500 or more	14.2%	15.3%	14.0%	11.0%	20.1%
Median (dollars)	$889.00	$951.00	$999.00	$904.00	$1,082.66
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME					
Occupied units paying rent					
Less than 15.0 percent	11.7%	11.1%	11.2%	7.8%	9.1%
15.0 to 19.9 percent	12.1%	12.8%	14.0%	15.1%	19.1%
20.0 to 24.9 percent	12.5%	13.4%	13.6%	11.5%	12.2%
25.0 to 29.9 percent	11.6%	12.6%	11.3%	10.4%	5.3%
30.0 to 34.9 percent	9.1%	9.6%	9.6%	9.8%	10.1%
35.0 percent or more	43.0%	40.5%	40.3%	45.5%	44.2%

Figure 24: Data source: U.S. Census Bureau, 2010 Census, Table DP04: Selected Housing

Sub-Area A: Monthly Owner Costs as a Percentage of Household Income

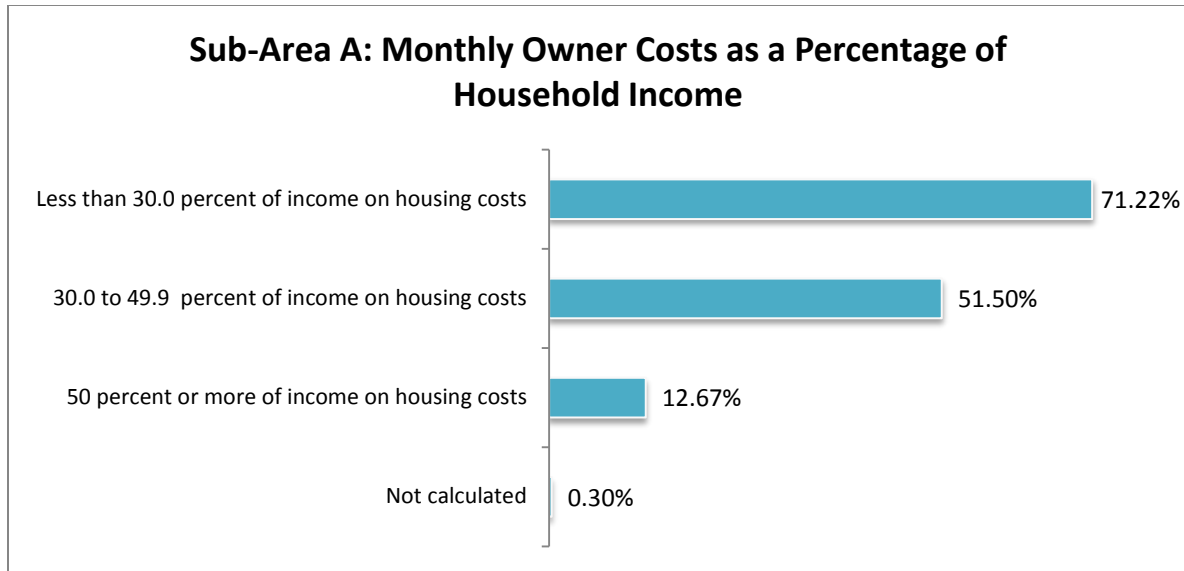| Category	Percentage
Less than 30.0 percent of income on housing costs	71.22%
30.0 to 49.9 percent of income on housing costs	51.50%
50 percent or more of income on housing costs	12.67%
Not calculated	0.30%

Figure 25: Data source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates, Table B25091

MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME	United States	Washington	Thurston County	Olympia	Sub-Area A
Housing Unit with a Mortgage					
- Less than 20.0 percent	34.9%	29.8%	29.8%	33.1%	34.5%
- 20.0 to 24.9 percent	16.1%	16.6%	17.2%	17.3%	15.2%
- 25.0 to 29.9 percent	12.2%	13.7%	15.2%	17.7%	17.6%
- 30.0 to 34.9 percent	8.8%	10.4%	10.9%	9.5%	7.9%
- 35.0 percent or more	28.0%	29.5%	26.8%	22.5%	24.8%
Housing Unit without a Mortgage					
- Less than 10.0 percent	39.6%	41.1%	42.9%	43.8%	36.4%
- 10.0 to 14.9 percent	20.0%	21.1%	20.8%	17.8%	24.9%
- 15.0 to 19.9 percent	12.2%	12.5%	12.7%	13.0%	11.7%
- 20.0 to 24.9 percent	7.7%	7.1%	6.5%	5.0%	4.0%
- 25.0 to 29.9 percent	5.1%	4.6%	4.7%	8.3%	5.1%
- 30.0 to 34.9 percent	3.5%	3.0%	2.6%	1.5%	2.2%
- 35.0 percent or more	12.0%	10.6%	9.9%	10.6%	15.8%

Figure 26: Data source: U.S. Census Bureau, 2010 Census, Table DP04: Selected Housing

Occupancy

The area has a higher overall occupancy rate than city, county, state, or national figures, with **3,163** (95%) housing units reported as occupied in the 2010 census (Figure 27).

	United States	Washington	Thurston County	Olympia	Sub-Area A
Total	131,704,730	2,885,677	108,182	22,086	3,323
Occupied	116,716,292	2,620,076	100,650	20,761	3,163
Occupied %	88.6%	90.8%	93.0%	94.0%	95.0%
Vacant	14,988,438	265,601	7,532	1,325	160
Vacant %	11.4%	9.2%	7.0%	6.0%	5.0%

Figure 27: Data source: U.S. Census Bureau, 2008-2012 American Community Survey, Table DP04: Selected Housing

As for who occupied the 3,163 units, **1,976** (59%) were owner-occupied and **1,187** (36%) were occupied by renters. Further information on unoccupied housing units is shown in Figure 28.
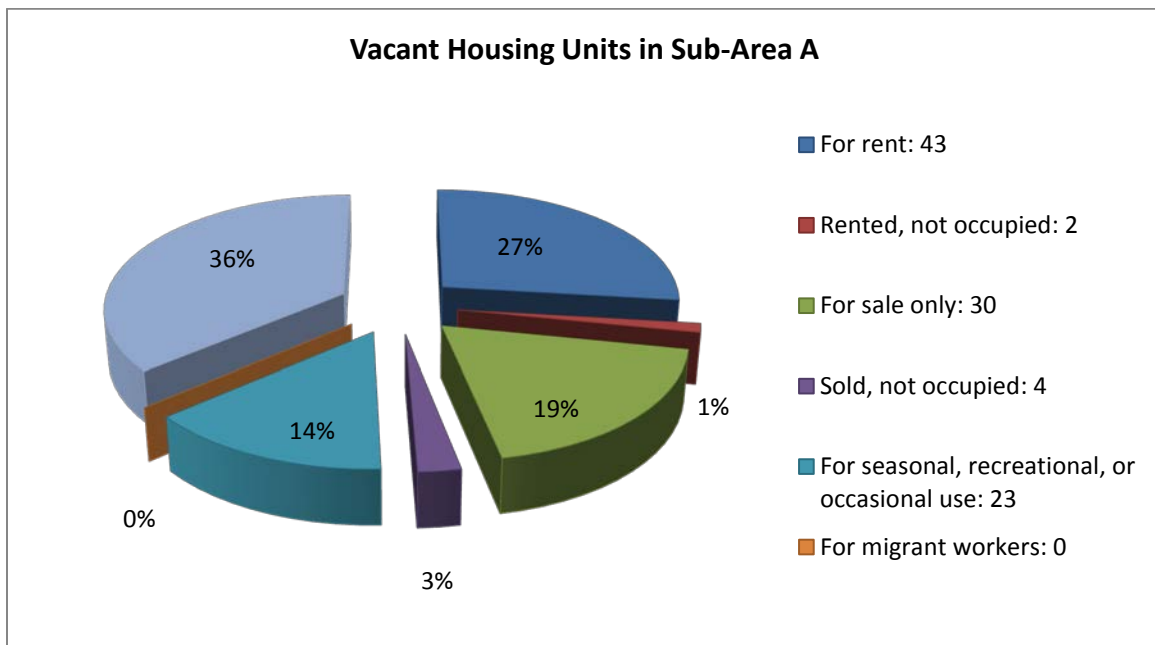

Figure 28: Data source: U.S. Census Bureau, 2010 Census, Table DEC_10_SF1_H5

Age of Housing

Composed of some of Olympia's historic neighborhoods, including Bigelow's Olympia Avenue Historic District, Sub-Area A has a special character created by its older buildings and mature open spaces. About **57%** of the area's residences were built before 1970. While the older homes are appreciated by many residents, an aging building stock has financial implications for individual homeowners and can lead to community-wide health and safety concerns about properties that fall into a state of disrepair. For a comparison of the age of Sub-Area A's building stock with the city, county, state, and nation, see Figure 29.

YEAR BUILDING CONSTRUCTED	United States	Washington	Thurston County	Olympia	Sub-Area A
2010 or later	0.3%	0.4%	0.9%	0.7%	0.1%
2000 to 2009	14.2%	15.9%	19.5%	9.4%	7.7%
1990 to 1999	14.0%	17.4%	20.9%	19.0%	12.1%
1980 to 1989	14.0%	14.2%	16.5%	14.3%	9.6%
1970 to 1979	16.1%	17.6%	20.5%	17.7%	13.7%
1960 to 1969	11.2%	10.0%	7.9%	7.4%	9.0%
1950 to 1959	11.1%	8.1%	4.5%	7.8%	10.0%
1940 to 1949	5.6%	5.3%	3.3%	7.1%	11.7%
1939 or earlier	13.7%	11.1%	6.0%	16.6%	26.0%

Figure 29: Data source: U.S. Census Bureau, 2008-2012 American Community Survey, Table DP04: Selected Housing

Housing Type

While Sub-Area A shows a representative sample of all housing types accounted for in the 2010 census, it has a high proportion of single-family detached houses at **78%** (Figures 30 and 31). This is a high proportion for Olympia as a whole, which has just over 56% of its housing categorized as single-family detached dwellings. Zoning categories in the area are overwhelmingly residential (Figure 32).

HOUSING TYPE	United States	Washington	Thurston County	Olympia	Sub-Area A
1-unit, detached	61.7%	63.5%	68.4%	56.4%	78.0%
1-unit, attached (e.g., townhouse)	5.8%	3.6%	3.8%	4.5%	4.5%
2 units (duplex)	3.8%	2.7%	2.5%	4.1%	4.0%
3 or 4 units	4.4%	3.8%	3.1%	5.2%	0.5%
5 to 9 units	4.8%	4.8%	4.0%	7.6%	2.1%
10 to 19 units	4.5%	5.1%	3.5%	7.2%	2.1%
20 or more units	8.4%	9.3%	5.0%	11.5%	1.1%
Mobile home	6.5%	7.1%	9.4%	3.3%	7.1%
Boat, RV, van, etc.	0.1%	0.2%	0.3%	0.2%	0.6%

Figure 30: Data source: U.S. Census Bureau, 2010 Census, Table DP04: Selected Housing

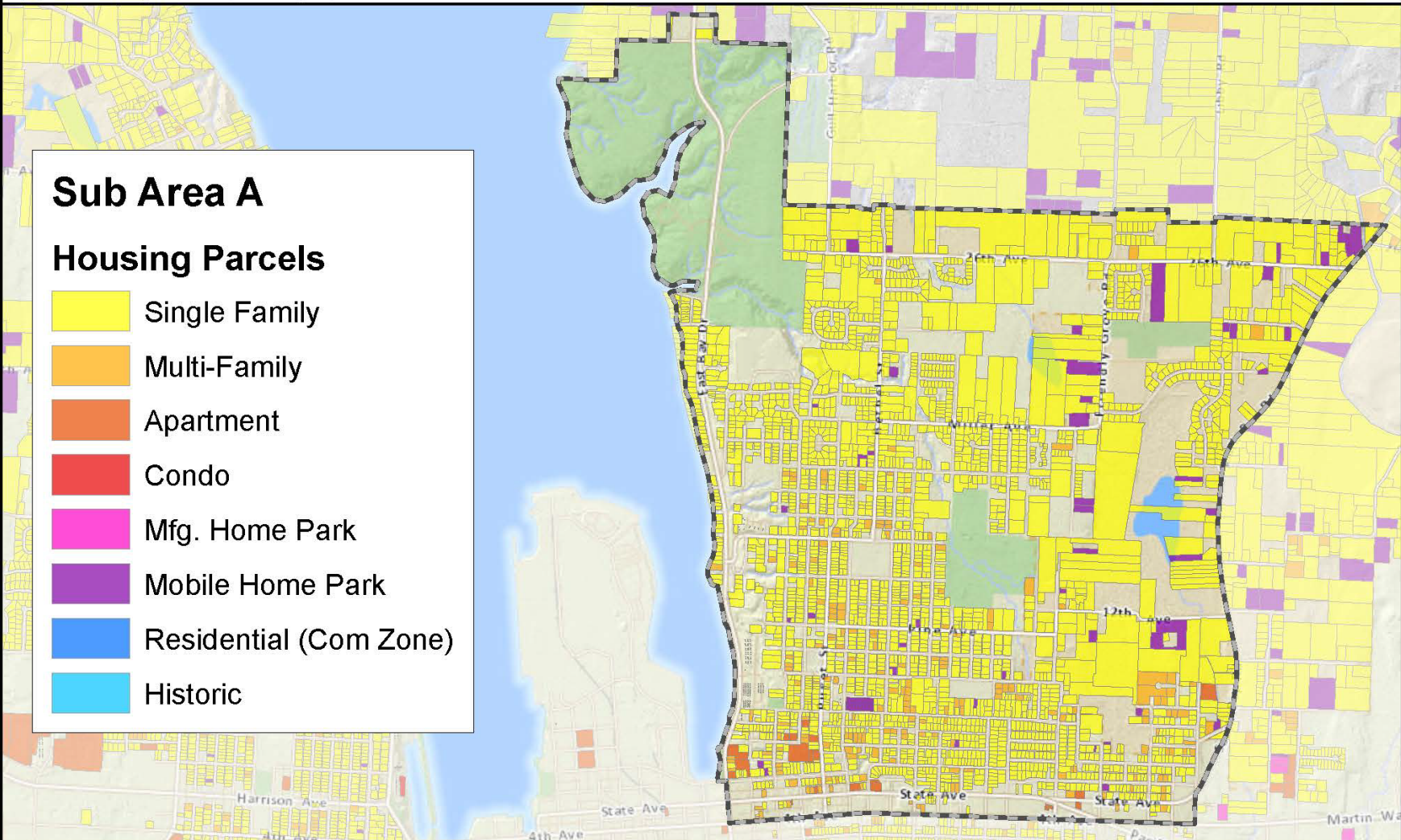**Figure 31:** Housing Categories Mapped by Parcel

Sub Area A - Housing Parcels
Housing Data by Category

Sub Area A

Housing Parcels

- Single Family
- Multi-Family
- Apartment
- Condo
- Mfg. Home Park
- Mobile Home Park
- Residential (Com Zone)
- Historic

0   0.275   0.55
Miles   1 inch = 2,083 feet

This map is intended for 8.5x11" landscape printing.

Map printed 12/4/2015
For more information, please contact: Michelle Sadlier
Long Range Planning - Community Planning & Development
msadlier@ci.olympia.wa.us
(360)753-8031

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Sub Area A - Zoning Map

Sub Area A Zoning

- **DOWNTOWN BUSINESS (DB)**
- **GENERAL COMMERCIAL (GC)**
- **HIGH DENSITY CORRIDOR 1 (HDC-1)**
- **HIGH DENSITY CORRIDOR 2 (HDC -2)**
- **HIGH DENSITY CORRIDOR 3 (HDC-3)**
- **LIGHT INDUSTRIAL (LI)**
- **NEIGHBORHOOD RETAIL (NR)**
- **PROFESSIONAL/MULTIFAMILY (PO/RM)**
- **RESIDENTIAL MULTIFAMILY 18 (RM-18)**
- **SINGLE-FAMILY RESIDENTIAL 4 (R-4)**
- **SINGLE-FAMILY RESIDENTIAL 4-8 (R-4-8)**
- **TWO FAMILY RESIDENTIAL 6-12 (R-6-12)**

0   0.275   0.55
▮▮▮▯▯ Miles   1 inch = 2,083 feet

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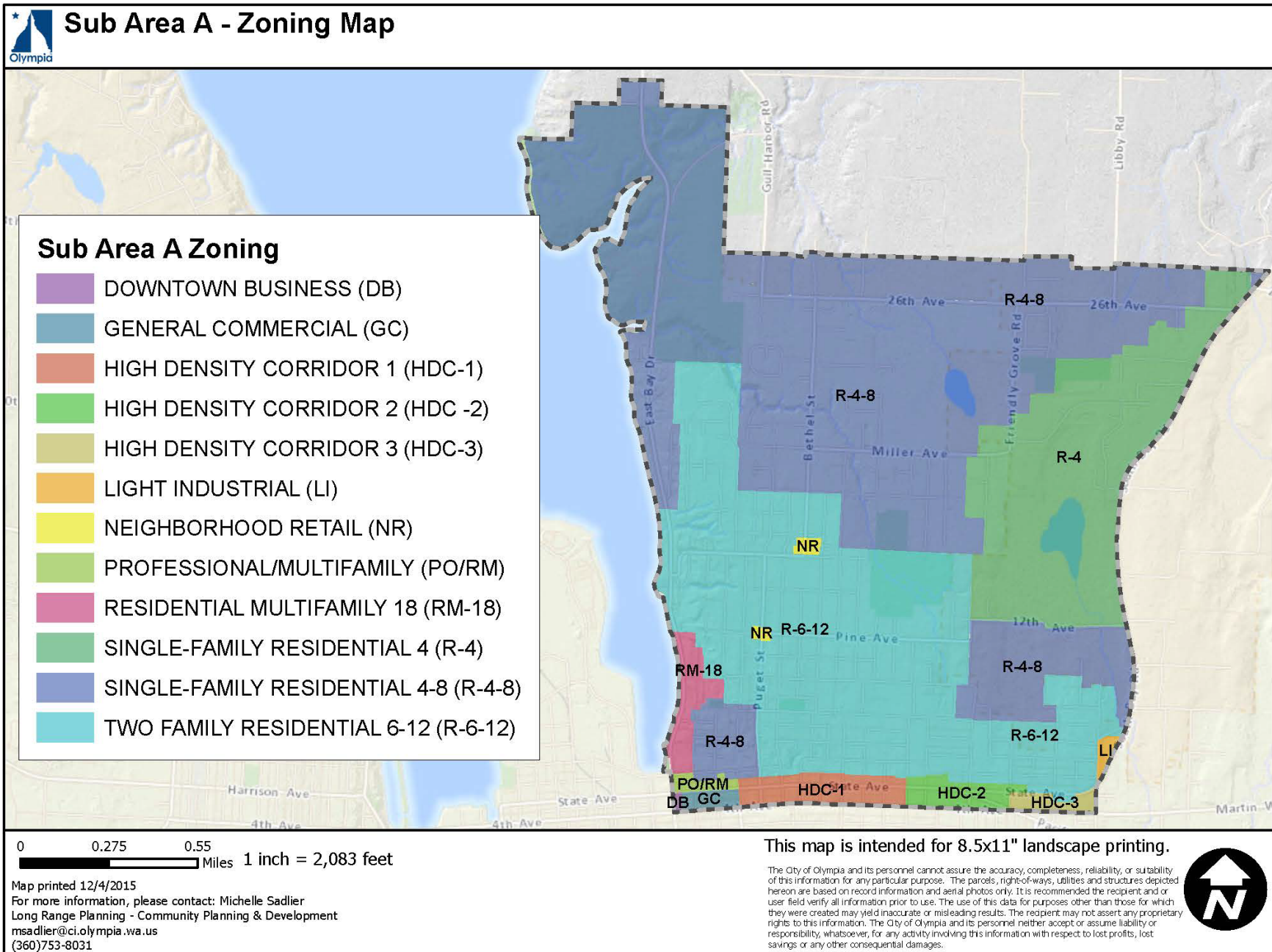
Figure 32: City of Olympia Land Use Zoning Categories

House Heating Fuel and Sewage Service

Census data from 2010 shows that **80%** of Sub-Area A houses are heated with utility gas or electricity in equal measure (Figure 33). Figures for the same heating types for Olympia are 96%. Note that figures for coal and solar energy were generally not statistically significant.

As illustrated in the map provided in Figure 34, a significant number of residences have septic systems rather than sewer service. The lower proportion of Sub-Area A residences served by standard utility heating and sewer lines may in part be accounted for in the proportion of the sub-area which is located in the Urban Growth Area, where some public utility services have not yet been established.

HOUSE HEATING FUEL	United States	Washington	Thurston County	Olympia	Sub-Area A
Utility gas	49.4%	35.5%	35.4%	47.3%	40.1%
Electricity	35.5%	53.0%	50.5%	49.0%	39.7%
Bottled, tank, liquefied petroleum gas	5.0%	3.2%	5.5%	0.7%	8.5%
Fuel oil, kerosene	6.5%	2.9%	1.4%	1.7%	4.7%
Wood	2.1%	4.5%	6.5%	0.9%	6.9%
Coal	0.1%	0.0%	0.0%	0.0%	0.0%
Solar energy	0.0%	0.0%	0.0%	0.0%	0.0%
Other fuel	0.4%	0.6%	0.4%	0.3%	0.0%
No fuel used	0.9%	0.3%	0.1%	0.1%	0.0%

Figure 33: Data source: U.S. Census Bureau, 2010 Census, Table DP04: Selected Housing

TRANSPORTATION

Sub-Area A's transportation infrastructure includes a number of bus and bicycle routes (Figures 4 & 35). Sections of the area do not have sidewalks, most notably but not exclusively the Urban Growth Area. Census data indicates that personal vehicle use for commuting is similar to that of Olympia as a whole, both of which are lower than Thurston County and national figures (Figures 36 & 37). Sub-Area A residents' use of public transportation and walking are somewhat lower than for the city but reports of home working were higher.

The census also provides information on the time people spend commuting (Figure 38). These times include the total trip, waiting for a bus, and picking up passengers in a carpool. The majority of people living in Sub-Area A – **67%** – have a daily commute of less than 25 minutes.

Transportation studies and projections are included in Olympia's 2014 Comprehensive Plan. Relevant maps from this document have been provided in Appendix A.
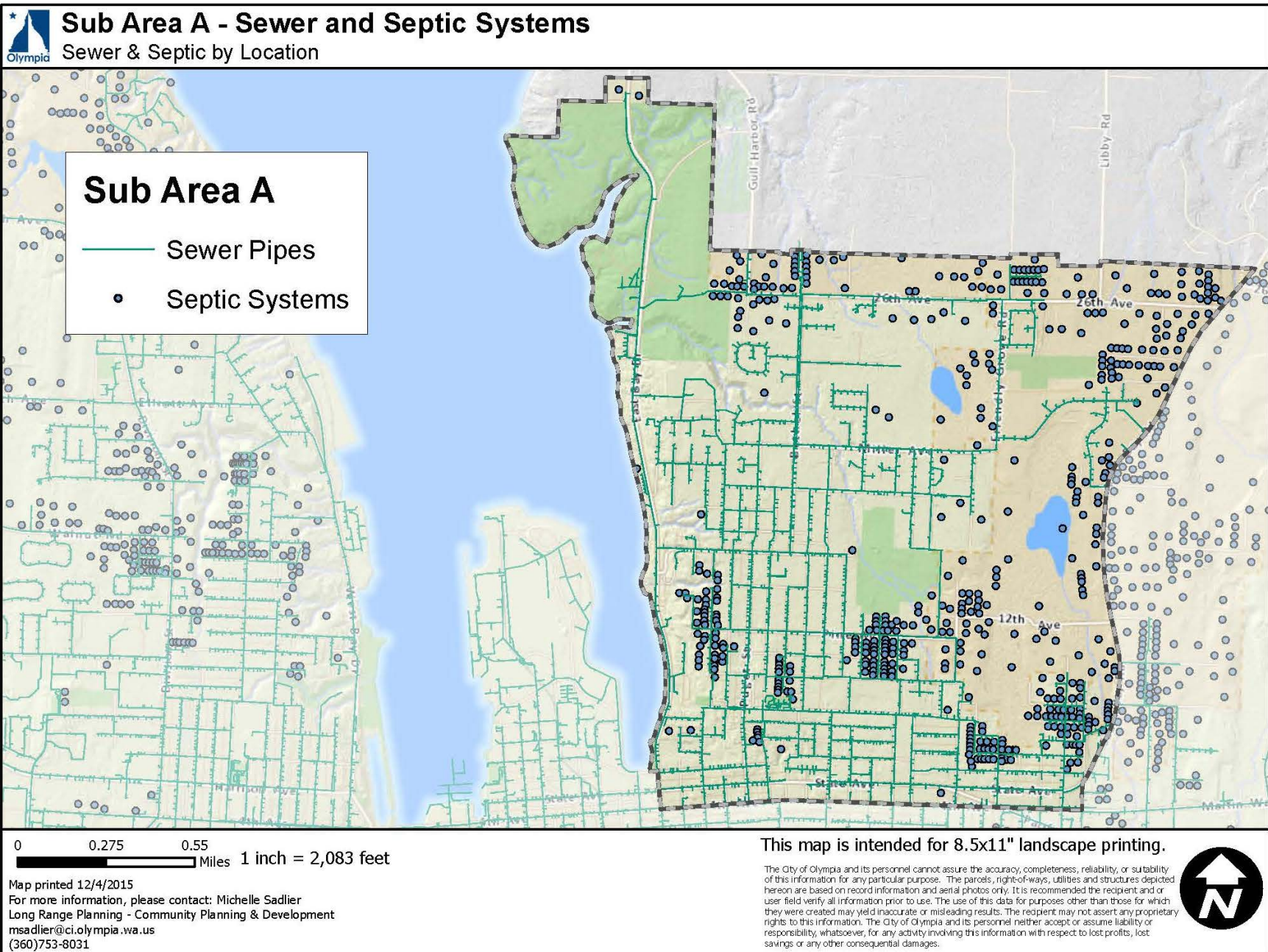
Sub Area A - Sewer and Septic Systems
Sewer & Septic by Location

Sub Area A

— Sewer Pipes

• Septic Systems

0   0.275   0.55
Miles   1 inch = 2,083 feet

Map printed 12/4/2015
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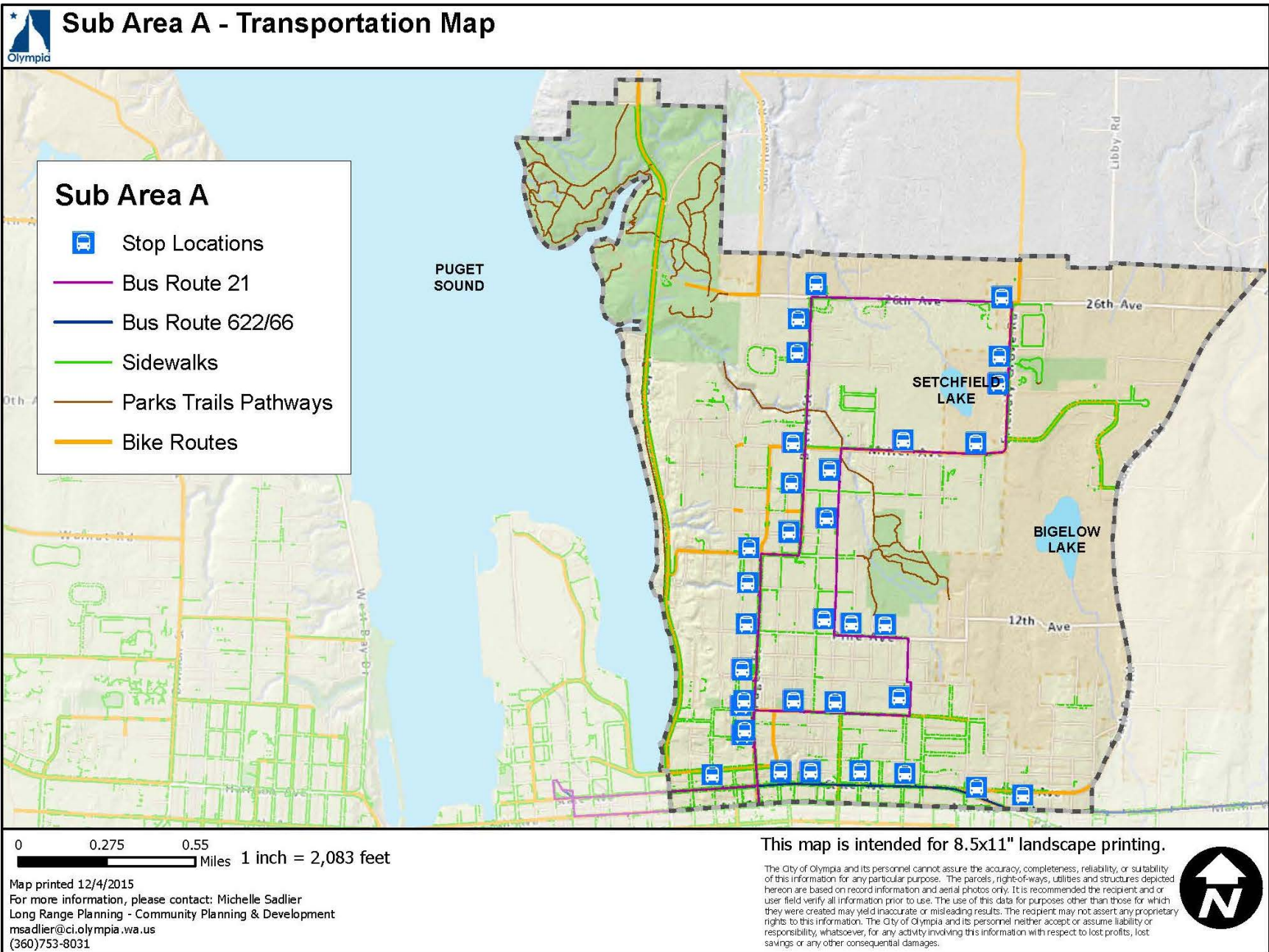**Figure 34:** Sewer and Septic Systems in Sub-Area A

25

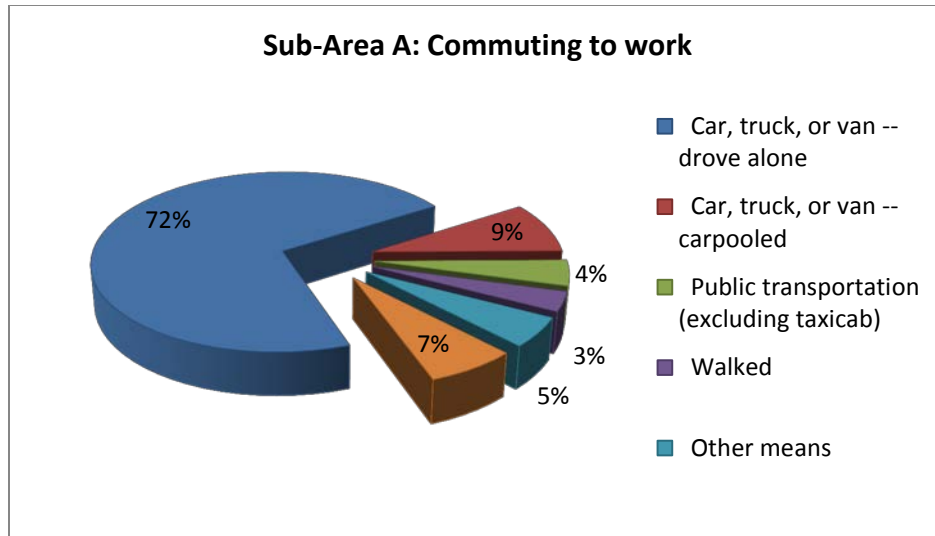**Figure 35:** Sub-Area A Transportation Infrastructure

Figure 36: Data source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates, Table DP03

COMMUTING TO WORK	United States	Washington	Thurston County	Olympia City	Sub-Area A
Workers 16 years and over					
Car, truck, or van -- drove alone	76.1%	72.4%	77.4%	69.0%	71.47%
Car, truck, or van -- carpooled	10.0%	11.1%	11.3%	10.8%	8.90%
Public transportation (excluding taxicab)	5.0%	5.7%	2.3%	6.0%	4.43%
Walked	2.8%	3.5%	2.2%	4.4%	3.37%
Other means	1.8%	2.1%	2.5%	5.2%	5.13%
Worked at home	4.3%	5.3%	4.3%	4.6%	6.7%

Figure 37: Data source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates, Table DP03
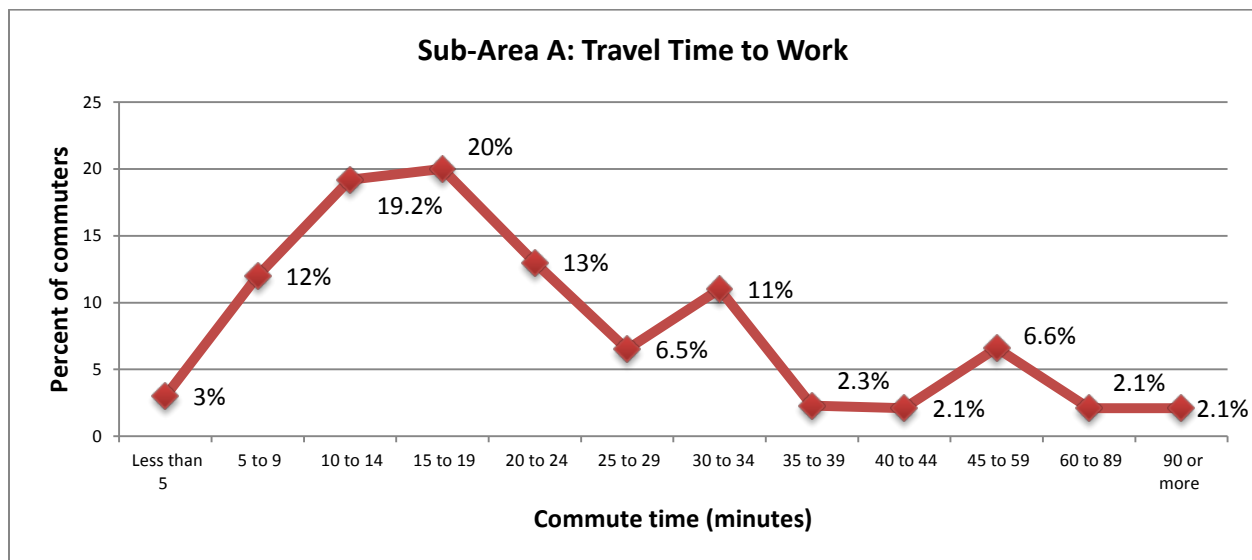

Figure 38: Data source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates, Table B08303

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APPENDIX A: Selected Maps from Olympia's 2014 Comprehensive Plan