



*SUB-AREA PROFILES, 1990*

# SOUTHEAST

February 1993





## SOUTHEAST AREA PROFILE

The Southeast area is located along Lake Washington and is bordered by Interstate 90 on the north, Rainier Avenue on the west and the southern city limits on the south. It consists of 4,429 gross acres and is home to approximately 42,400 people. The area is predominately residential with some commercial development along Martin Luther King Jr. Way. The following highlights present a summary of the Southeast area. The subsequent set of tables and maps provide a much more detailed picture of the area.

### Demographics

- A high proportion of the population in the Southeast area are kids aged 15 and under -- 24.4 percent of the population is less than 16 ears old compared to 15 percent citywide.
- The Southeast area has a much higher percentage of its population that are people of color than is found citywide -- 62 percent of the population are people of color compared to just 25 percent citywide.
- Residents of the Southeast area tend to have less formal education than is the case for other areas in the city -- 23.4 percent of the people 25 years and over have less than a high school education compared to 13.6 percent citywide.
- Households in the Southeast area tend to be larger than those citywide -- on average 2.69 people live in each household compared to 2.09 citywide.
- In addition:
  - 45 percent of the households in the Southeast area are married couple families compared to 36 percent citywide.
  - 26 percent of the households are single person households compared to 40 percent citywide.
  - 15.1 percent of the households are single parent households compared to 6.2 percent citywide.

### Housing

- Housing units in the Southeast area are more likely to be owner occupied than in the city as a whole -- 58.6 percent of the housing units are owner occupied compared to 46.5 percent citywide.
- The housing units in the Southeast area are more likely to be in single family structures than are housing units citywide -- 72.7 percent of the housing units are in single family structure as compared to 53.1 percent citywide.
- The median value of owner occupied housing units was \$98,018 compared to \$137,884.
- The median rent was \$354 compared to \$425 citywide.

### Employment

- The unemployment rate in the Southeast area was higher than the city as a whole --7.7 percent of the labor force was unemployed in 1990 compared to 4.9 percent citywide.

## Income

- Incomes in the Southeast area tend to be lower than income levels citywide:
  - Median household income was \$28,272 compared to \$29,353 citywide.
  - Median Family Income was \$32,728 compared to \$39,860 citywide.
  - Per Capita Income was \$13,255 compared to \$18,308 citywide.
- In addition to lower incomes the Southeast area also has higher poverty rates than the city as a whole:
  - 16.5 percent of the population lived in poverty compared to 12.4 percent citywide.
  - 24.2 percent of the population 18 and under lived in poverty compared to 15.7 percent citywide.

## Jobs

- The Southeast area has a higher proportion of jobs in the retail sector and a lower share of jobs in services such government, finance, insurance, and real estate:
  - 21 percent of the jobs are in retail compared to 14 percent citywide.
  - 48.4 percent of the jobs are in the services sector compared to 61 percent citywide.

## Land Use

- The Southeast area is predominately residential:
  - 92 percent of the land is zoned for residential uses compared to 75 percent citywide.
  - 69 percent of the net land is developed as residential compared to 56.6 percent citywide.

## Density

- The residential densities of the Southeast area are similar to those found citywide:
  - There are 10 people per gross acre compared to 10 citywide.
  - There are 4 households per gross acre compared to 4 citywide.
- The employment density in the Southeast area is substantially lower than is found citywide -- there two jobs per gross acre compared to 9 citywide.

## CHANGE 1980 - 1990

The Southeast area experienced a slight amount of change over the decade between 1980 and 1990. The area experienced relatively small levels of change in population, housing units and households compared to other parts of the city.

### Population

- Population increased by just three percent compared to 4.5 percent citywide.
  - The population under the age of 5 increased by 12 percent between 1980 and 1990.
  - The population aged 65 years and over increased by 17 percent during the decade.
  - There was a 20 percent decrease in the White population between 1980 and 1990.
  - The number of people of color increased by 25 percent during the decade.

### Households

- The number of households did not change during the decade compared to a 7.9 percent increase citywide.
  - The average number of persons per household increased very slightly from 2.63 in 1980 to 2.69 in 1990 while the average decreased citywide from 2.15 to 2.09.
  - There was an eight percent decrease in married couple families between 1980 and 1990 compared to a 2 percent increase citywide.
  - The number of people living alone increased by two percent during the 1980's compared to a 13 percent increase citywide.

### Housing Units

- Housing Units increased by just 1.6 percent compared to 8.3 percent citywide.
  - There was 2 percent increase in renter occupied housing units and there was virtually no change in the number of owner occupied housing units between 1980 and 1990.
  - There was a four percent decrease in housing units in multi-family structures and two percent increase in the number of single family units during the 1980's.

### PROJECTED CHANGE 1990 - 2010

Forecasts of population, household, and housing unit growth for the next twenty years indicates that the area is expected to experience growth at rates slightly lower than the rates of growth expected for the city as a whole.

- Population in the area is forecast to increase by just 1.6 percent between 1990 and 2010 compared to 5 percent growth for the city as a whole.
- The number of households and housing units are expected to grow by just five percent over the two decade period compared to a fifteen percent increase citywide.

SELECTED CHARACTERISTICS OF THE POPULATION, HOUSEHOLDS, AND FAMILIES  
1990 Census of Population and Housing  
Compiled by City of Seattle Planning Department

District = SOUTHEAST

P1/4. PERSONS		42,406		Share of City Total 8.2%	
TOTAL		42,406		Share of City Total 8.2%	
Share of Total City		42,406		Share of City Total 8.2%	
P11/12. PERSONS BY AGE (UNIVERSE: PERSONS)					
TOTAL	42,406	100.0%		Share of City Total	8.2%
UNDER 5	3,474	8.2		11.9	
5 - 15	6,858	16.2		14.4	
16 - 24	4,819	11.4		6.9	
25 - 34	6,857	16.2		7.8	
35 - 44	7,262	17.1		8.7	
45 - 64	7,453	17.6		7.4	
65 - 84	5,124	12.1		6.0	
85 +	559	1.3			
P5. SEX (UNIVERSE: PERSONS)					
TOTAL	42,406	100.0%		Share of City Total	8.2%
MALE	20,324	47.9		8.1	
FEMALE	22,082	52.1		8.4	
P6/8/10. RACE AND HISPANIC ORIGIN (UNIVERSE: PERSONS)					
TOTAL	42,406	100.0%		Share of City Total	8.2%
WHITE	16,073	37.9		4.1	
BLACK	14,247	33.6		27.4	
AMERICAN INDIAN, ESKIMO OR ALEUT	636	1.5		8.7	
ASIAN OR PACIFIC I	10,729	25.3		17.6	
OTHER RACE	721	1.7		9.9	
HISPANIC ORIGIN (OF ANY RACE)					
TOTAL	1,660	3.9		9.0	
EDUCATIONAL ATTAINMENT: Highest Grade Completed (Universe: Persons 25 years and over)					
Total	27,283			Pct.	
Less than 9th grade	2,880	10.6%			
9th to 12th grade, no diploma	3,499	12.8			
High school graduate/equivalent	6,897	25.3			
Some college, no degree	6,092	22.3			
Associate degree	1,573	5.8			
Bachelor's degree	4,089	15.0			
Graduate or professional degree	2,253	8.3			
RESIDENCE IN 1985 (Universe: Persons 5 years and over)					
Total	39,076				
Lived in same house	20,251	51.8%			
Lived Diff. House --- Same Count	12,211	31.2			
Different County	4,056	10.4			
Same State	983	2.5			
Different State	3,073	7.9			
Lived abroad	2,558	6.5			
H4. HOUSEHOLDS					
TOTAL	15,542				
Share of Total City	6.6%				
PERSONS IN HOUSEHOLDS PER HOUSEHOLD					
TOTAL	41,870				
Share of Total City	2.69				
P16. HOUSEHOLD SIZE AND TYPE (UNIVERSE: HOUSEHOLDS)					
TOTAL	15,542				
1 PERSON:	4,038	26.0			
MALE HOUSEHOLDER	1,847	11.9			
FEMALE HOUSEHOLDER	2,191	14.1			
2 OR MORE PERSONS:	11,504	74.0			
FAMILY HOUSEHOLDS:					
MARRIED COUPLE FAMILY:					
WITH RELATED CHILDREN	3,338	21.5			
NO RELATED CHILDREN	3,648	23.5			
OTHER FAMILY:					
MALE HOUSEHOLDER, NO WIFE PRESENT:					
WITH RELATED CHILDREN	428	2.8			
NO RELATED CHILDREN	346	2.2			
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:					
WITH RELATED CHILDREN	1,912	12.3			
NO RELATED CHILDREN	819	5.3			
NONFAMILY HOUSEHOLDS:	1,013	6.5			
MALE HOUSEHOLDER	600	3.9			
FEMALE HOUSEHOLDER	413	2.7			
P28. GROUP QUARTERS (UNIVERSE: PERSONS IN GROUP QUARTERS)					
TOTAL IN GROUP QUARTERS	536	100.0%			
PERSONS LIVING IN INSTITUTIONS: CORRECTIONAL INSTNS, NURSING HOMES, HOSPITALS, ETC.					
TOTAL	400	74.6			
OTHER PERSONS IN GROUP QUARTERS:					
COLLEGE DORMITORIES, MILITARY QUARTERS					
EMERGENCY SHELTERS FOR HOMELESS, ETC.	136	25.4			
P27. HOUSEHOLD SIZE (UNIVERSE: HOUSEHOLDS)					
1 PERSON	4,038	26.0%			
2 PERSONS	4,779	30.7			
3 PERSONS	2,657	17.1			
4 PERSONS	2,006	12.9			
5 PERSONS	1,063	6.8			
6 PERSONS	503	3.2			
7+ PERSONS	496	3.2			
FAMILIES					
TOTAL	10,491				
Share of Total City	9.3%				
PERSONS IN FAMILIES PER FAMILY					
TOTAL	34,284				
Share of Total City	3.27				
P23. Family Type and Age of Children (Universe: Own children under 18 years)					
In married-couple family:					
Under 3 years	1,306				
3 and 4 years	733				
5 years	403				
6 to 11 years	2,266				
12 and 13 years	701				
14 years	353				
15 to 17 years	879				
In other family:					
Male householder, no spouse:					
Under 3 years	161				
3 and 4 years	43				
5 years	45				
6 to 11 years	258				
12 and 13 years	53				
14 years	7				
15 to 17 years	79				
Female householder, no spouse:					
Under 3 years	375				
3 and 4 years	323				
5 years	235				
6 to 11 years	945				
12 and 13 years	269				
14 years	126				
15 to 17 years	463				
CHANGE 1980 - 1990 (UNIVERSE: PERSONS, HOUSEHOLDS, AND FAMILIES)					
Persons	41,196	42,406	1,210	2.9%	
Households	15,465	15,542	77	0.5	
Families	10,583	10,491	-92	-0.9	

SELECTED CHARACTERISTICS OF HOUSING UNITS  
1990 Census of Population and Housing  
Compiled by City of Seattle Planning Department

District = SOUTHEAST

H4. HOUSING UNITS		AVERAGE PERSONS PER OCCUPIED HOUSING UNIT		CHANGE 1980 - 1990	
TOTAL	16,688	POPULATION IN HOUSING UNITS	41,870	(UNIVERSE: HOUSING UNITS)	
Share of Total City	6.7%	Persons per Unit	2.69		
<b>H1/H2/H3/H5. HOUSING UNITS-TENURE AND VACANCY (UNIVERSE: OCCUPIED AND VACANT HOUSING UNITS)</b>					
TOTAL	UNITS	PCT	Total	Units	Pct
	16,688	100.0%			
OCCUPIED	15,542	93.1	1989 to March 1990	235	1.4
OWNER OCCUPIED	9,782	58.6	1985 to 1988	380	2.3
RENTER OCCUPIED	5,760	34.5	1980 to 1984	360	2.2
VACANT	1,146	6.9	1970 to 1979	1,387	8.3
			1960 to 1969	3,043	18.2
			1950 to 1959	3,797	22.8
			1940 to 1949	2,505	15.0
			Before 1940	4,981	29.8
<b>H17A-H20. PERSONS IN OCCUPIED HOUSING UNITS</b>					
	Persons	Per Unit	PCT		
OCCUPIED	41,870	2.7	100.0%		
OWNER OCCUPIED	26,616	2.7	63.6		
RENTER OCCUPIED	15,254	2.6	36.4		
<b>H23A/23B/23C. VALUE (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)</b>					
MEDIAN VALUE			\$98,018		
<b>H32B. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)</b>					
MEDIAN VALUE			\$354		
<b>H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)</b>					
	TOTAL UNITS	PCT	VACANT UNITS	PCT	
SINGLE FAMILY	12,134	72.7%	562	49.0%	
1, DETACHED	11,840	70.9	528	46.1	
1, ATTACHED	294	1.8	34	3.0	
MULTI FAMILY	4,379	26.2	581	50.7	
2	555	3.3	43	3.8	
3 OR 4	550	3.3	97	8.5	
5 TO 9	651	3.9	135	11.8	
10 TO 19	994	6.0	121	10.6	
20 TO 49	930	5.6	73	6.4	
50 OR MORE	699	4.2	112	9.8	
MOBILE HOME OR TRAILER	9	0.1	0	0.0	
OTHER	166	1.0	3	0.3	
TOTAL	16,688	100.0%	1,146	100.0%	
			15,542	100.0%	
<b>H43/44. AGGREGATE AND AVERAGE NUMBER OF PERSONS (UNIVERSE: PERSONS IN OCCUPIED HOUSING UNITS)</b>					
	Aggregate Persons	Average Persons			
SINGLE FAMILY	32,294	2.79			
1, DETACHED	31,582	2.79			
1, ATTACHED	712	2.74			
MULTI FAMILY	9,068	2.39			
2	1,388	2.71			
3 OR 4	1,098	2.42			
5 TO 9	1,219	2.36			
10 TO 19	2,269	2.60			
20 TO 49	1,957	2.28			
50 OR MORE	1,137	1.94			
MOBILE HOME OR OTHER	23	2.56			
TOTAL	41,870	2.69			
<b>H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)</b>					
	RENTER OCCUPIED UNITS	PCT	OWNER OCCUPIED UNITS	PCT	
SINGLE FAMILY	2,068	35.9%	9,504	97.2%	
1, DETACHED	1,887	32.8	9,425	96.4	
1, ATTACHED	181	3.1	79	0.8	
MULTI FAMILY	3,619	62.8	179	1.8	
2	448	7.8	64	0.7	
3 OR 4	428	7.4	25	0.3	
5 TO 9	507	8.8	9	0.1	
10 TO 19	865	15.0	8	0.1	
20 TO 49	854	14.8	3	0.0	
50 OR MORE	517	9.0	70	0.7	
MOBILE HOME OR TRAILER	3	0.1	6	0.1	
OTHER	70	1.2	93	1.0	
TOTAL	5,760	100.0%	9,782	100.0%	



SELECTED CHARACTERISTICS OF EMPLOYED RESIDENTS AND INCOME  
1990 Census of Population and Housing  
Compiled by City of Seattle Planning Department

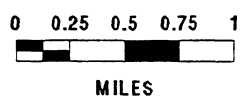
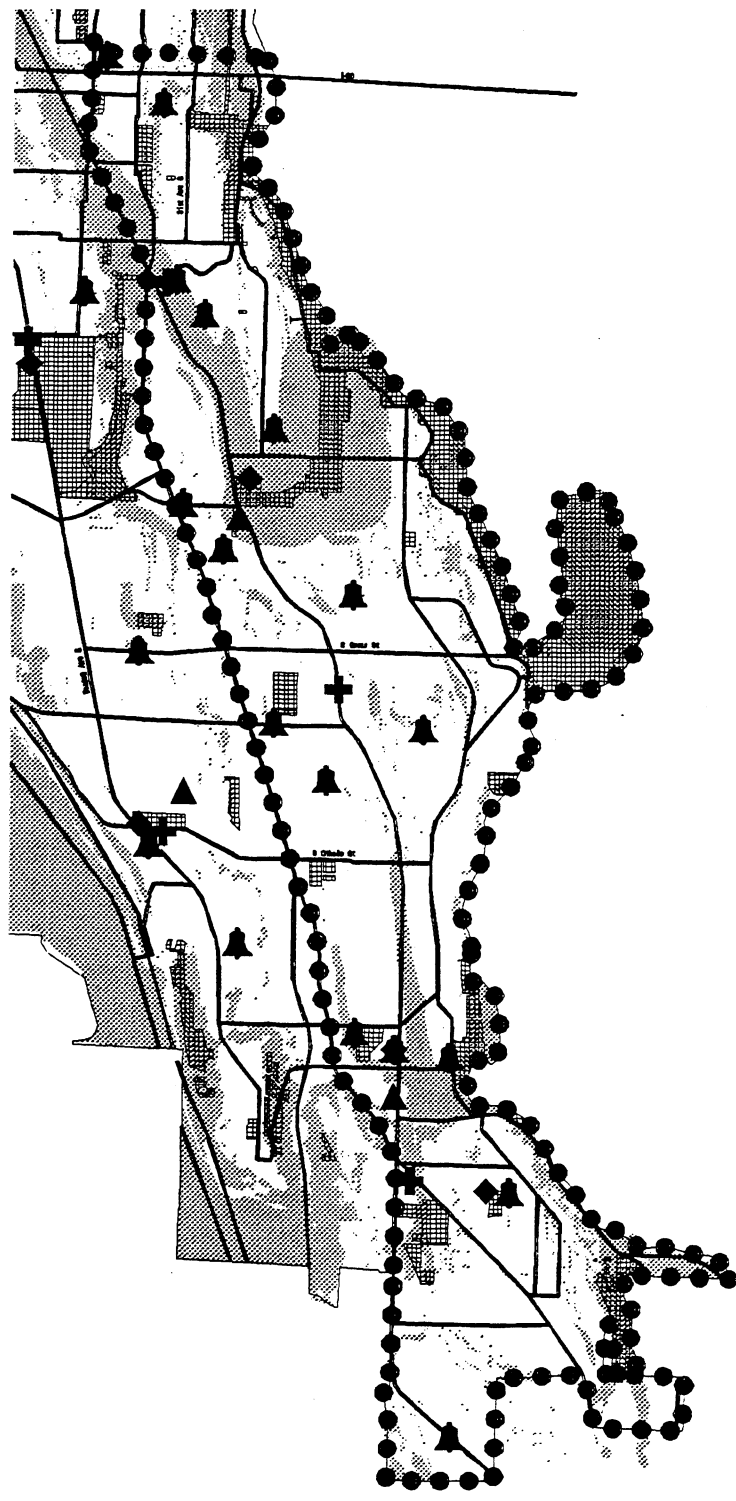
District = SOUTHEAST

P70/71/72. Employment Status (Universe: Persons 16 years and over)		MEDIAN INCOME, 1989		POVERTY STATUS IN 1989		
In Armed Forces	Civilian Labor Force	Median Household Income	Median Family Income	All persons for whom poverty status is determined*	Below poverty level	
Employed	Unempl.	Rate	Rate	Persons 18 years and over	Below poverty level	
Total	43	19.149	1,600	7.7%	11,160	41,808
Male	33	9,863	960	8.9%	4,411	6,909
Female	10	9,286	640	6.4%	6,749	30,426
Share of Employed City Residents		Share of Unemployed City Residents		Persons 65 years and over		4,092
6.7%		10.9%		Below poverty level		490
P43/46/47/48. Place of Work (Universe: Workers 16 years and over)		P109. Mean Family Income in 1989 by Family Type & (Universe: Families)		Unrelated individuals		7,155
Worked in Washington State:		Mean Income		Below poverty level		1,889
Worked in King County	18,002	\$17,787		All Families		10,425
Worked in Seattle	13,972	\$30,120		With related children under 18 year		1,365
Worked outside of Seattle	4,756	\$50,852		With related children under 18 year		5,625
Out of Seattle - In County	4,030	\$61,542		With related children under 5 years		1,172
Worked outside of King	616			Below poverty level		2,408
Worked outside of WA.	110			Below poverty level		572
P49. Means of Transportation to Work (Universe: Workers 16 years and over)		P114/115/116. Per Capita Income in 1989 (Universe: Total persons or persons 15 years and over)		PERCENT BELOW POVERTY LEVEL		
Car, truck, or van:		Per Capita Income		All persons		16.5%
Drove alone	11,960	\$13,255		Persons 18 years and over		13.4%
Carpooled	2,901	\$18,588		Persons 65 years and over		9.2%
Public transportation:		\$9,985		Related children under 18 years		24.2%
Bus or trolley bus	2,753	\$7,087		Related children under 5 years		25.0%
Subway or elevated	0	\$10,497		Related children 5 to 17 years		23.9%
Railroad	0	\$5,491		Unrelated individuals		26.4%
Ferryboat	17	\$8,766		All families		13.1%
Taxicab	0			With related children under 18 years		20.8%
Motorcycle	58			With related children under 5 years		23.8%
Bicycle	70			Female householder families		29.5%
Walked	337			With related children under 18 years		40.1%
Other means	170			With related children under 5 years		53.2%
Worked at home	440			* Poverty status is only determined for noninstitutionalized persons, etc.		
Total workers	18,728					
P50/51. Travel Time to Work (Universe: Workers 16 years and over)		Did not work at home:				
		0 - 19 minutes		Pct.		
		20 - 39 minutes		7,075		37.8%
		40 - 59 minutes		8,567		45.7%
		60 - 89 minutes		1,717		9.2%
		90 or more minutes		729		3.9%
		Worked at home		200		1.1%
		Mean travel time to work		440		2.3
						24 minutes









SELECTED CHARACTERISTICS OF JOBS AND LAND USE, 1990  
Puget Sound Regional Council and King County Assessor Data  
Compiled by City of Seattle Planning Department

District = SOUTHEAST

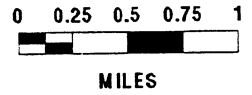
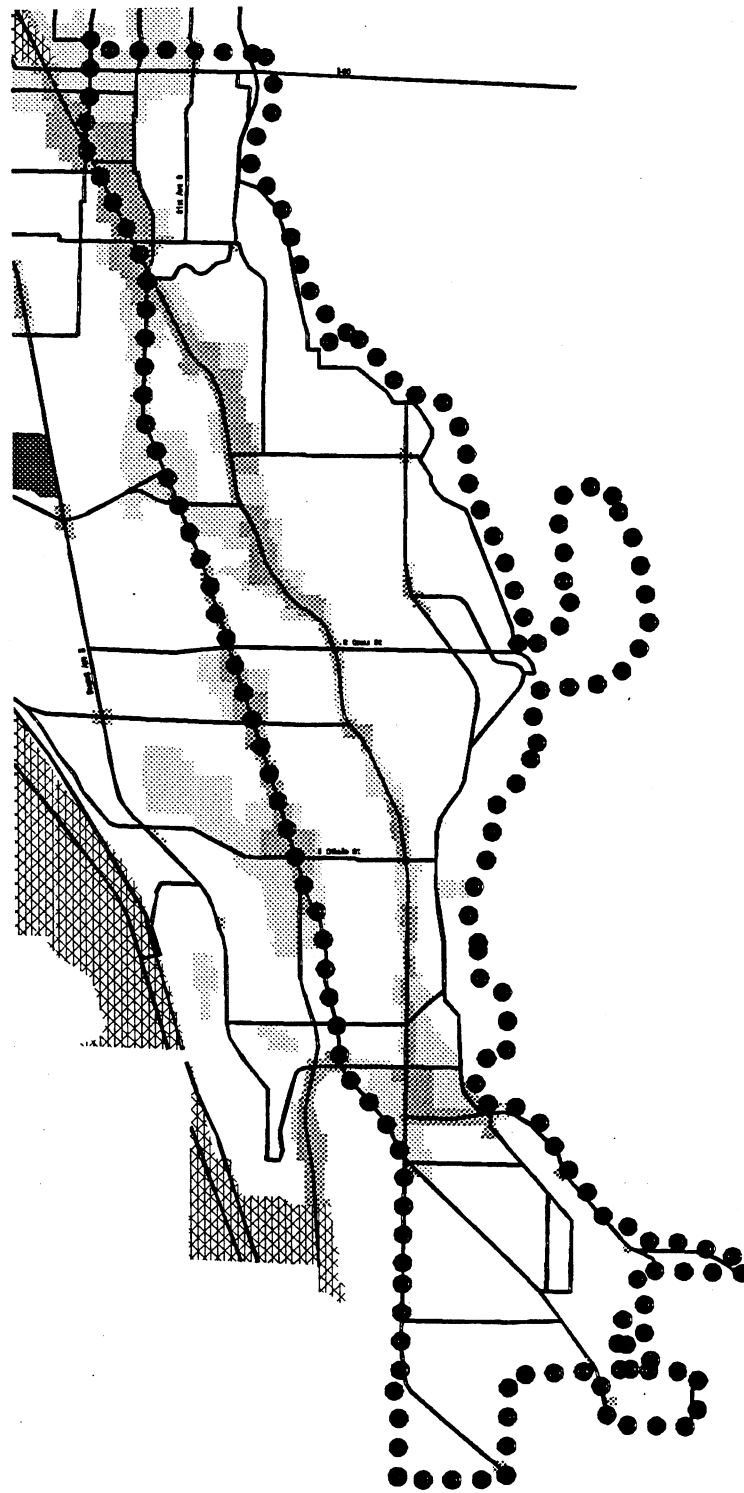
JOBS		TOTAL ASSESSED VALUATION (Universe: Millions of Dollars)		SELECTED DENSITY MEASURES	
TOTAL	8,155	\$1,799		Average Persons per gross acre	10
Share of Total City	1.7%	4.5%		Average Persons per net acre	14
JOBS IN SEATTLE (UNIVERSE: JOBS)					
TOTAL	8,155	100.0%	1.7%	Average Households per gross acre	4
Retail	1,716	21.0	2.5	Average Households per net acre	5
Education	378	0.0	13.9	Average Housing Units per gross acre	4
Government, Finance, Ins., Real Estate, Manufacturing, Wholesale	3,943	48.4	1.3	Average Housing Units per net acre	5
Trade, Commun, Tr	2,118	26.0	1.8	Average Number of Jobs per gross acre	2
University Enrollment	.	0.0	0.0	Average Number of Jobs per net acre	3
Source: Puget Sound Regional Council					
GROSS LAND AREA IN ACRES (Includes streets, fresh water, etc)					
TOTAL	4,429	3,100			
Share of Total City	8.2%	8.1%			
LAND AREA BY ZONING (Universe: Gross Acres)					
TOTAL	4,429	100.0%	8.2%	Share of City Total	8.1%
Commercial Downtown	355	8.0	8.0	Share of City Total	8.1%
Industrial Multi Family	7	0.0	0.0		
Single Family	388	0.2	0.1		
Major Institution	3,673	82.9	10.5		
		0.0	0.0		
ESTIMATED LAND AREA BY USE (Universe: Net Acres)					
TOTAL	4,429	100.0%	8.2%	Share of City Total	8.1%
Commercial	355	8.0	8.0		
Community Fac.	122	3.9	4.3		
Industrial	134	4.3	6.2		
Residential	46	1.5	1.7		
Single Family	2,132	68.8	9.9		
Trans/Comm/Ot	1,951	62.9	9.9		
Vacant	11	0.4	0.5		
Open Space	337	10.9	10.8		
Other	355	11.4	9.4		
	1	0.0	0.5		
Source: King County Assessor Extract, 1991					










## *Southeast District*

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|--|---|---|
|  <i>Environmentally Sensitive Areas</i> |  <i>Public School</i>    |  <i>Arterials</i>                  |
|  <i>Parks</i>                           |  <i>Police and Fire</i>  |  <i>District Statistical Area</i> |
|  |  <i>Library</i>          |   |
|  |  <i>Community Center</i> |   |





### *Southeast District -- Zoning*

- |  |  |   |
|--|--|---|
|  <i>Single-Family</i>           |  <i>Major Institution</i> |  <i>Arterials</i>                 |
|  <i>Multi-Family</i>            |  <i>Industrial</i>        |  <i>District Statistical Area</i> |
|  <i>Commercial and Downtown</i> |  |   |

