CITY OF SEATTLE • PLANNING DEPARTMENT

CENSUS 90

SUB-AREA PROFILES, 1990

SOUTHEAST

February 1993

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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 is 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

TOTAL	42,406
Share of Total City	8.2%

P11/12. PERSONS BY AGE
(UNIVERSE: PERSONS)

			Share of City Total
TOTAL	42,406	100.0%	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	6.1
35 - 44	7,262	17.1	7.8
45 - 64	7,453	17.6	8.7
65 - 84	5,124	12.1	7.4
85 +	559	1.3	6.0

P5. SEX
(UNIVERSE: PERSONS)

		PCT	Share of City Total
TOTAL	42,406	100.0%	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)

			Share of City Total
TOTAL	42,406	100.0%	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)	1,660	3.9	9.0

EDUCATIONAL ATTAINMENT: Highest Grade Completed
(Universe: Persons 25 years and over)

		Pct.
Total	27,283	
Less than 9th grade	2,880	10.6%
9th to 12th grade, no diploma	3,499	12.8
High school graduate/equivalenc	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 County	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		41,870
PERSONS PER HOUSEHOLD		2.69

P16. HOUSEHOLD SIZE AND TYPE
(UNIVERSE: HOUSEHOLDS)

		PCT.
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 CHILDRE	428	2.8
NO RELATED CHILDREN	346	2.2
FEMALE HOUSEHOLDER, NO HUSBAND PRESENT:		
WITH RELATED CHILDRE	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)

		PCT
TOTAL IN GROUP QUARTERS	536	100.0%
PERSONS LIVING IN INSTITUTIONS:		
CORRECTIONAL INSTS, NURSING HOMES, HOSPITALS, ETC.	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)

		Pct.
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		34,284
PERSONS PER FAMILY		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)

	1980	1990	Change	Pct Change
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

District = SOUTHEAST

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

H4. HOUSING UNITS

TOTAL	16,688
Share of Total City	6.7%

H1/H2/H3/H5. HOUSING UNITS-TENURE AND VACANCY
(UNIVERSE: OCCUPIED AND VACANT HOUSING UNITS)

	UNITS	PCT
TOTAL	16,688	100.0%
OCCUPIED	15,542	93.1
OWNER OCCUPIED	9,782	58.6
RENTER OCCUPIED	5,760	34.5
VACANT	1,146	6.9

H17A-H20. PERSONS IN OCCUPIED HOUSING UNITS

	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

H23A/23B/23C. VALUE (UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS)

MEDIAN VALUE $98,018

H32B. CONTRACT RENT (UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS)

MEDIAN VALUE $354

AVERAGE PERSONS PER OCCUPIED HOUSING UNIT

POPULATION IN HOUSING UNITS	41,870
Persons per Unit	2.69

H25/26/27. Year Structure Built by Tenure
(Universe: Housing units)

Year Built	Total Units	%
1989 to March 1990	235	1.4
1985 to 1988	380	2.3
1980 to 1984	360	2.2
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

H31/32/33. Bedrooms
(Universe: Housing units)

	Total Units	%
No bedroom	345	2.1
1 bedroom	3,317	19.9
2 bedrooms	4,792	28.7
3 bedrooms	4,896	29.3
4 bedrooms	2,461	14.7
5+ bedrooms	877	5.3
Total housing units	16,688	100.0%

CHANGE 1980 - 1990
(UNIVERSE: HOUSING UNITS)

	1980	1990	Change	Pct Change
Units	16,427	16,688	261	1.6%

H43/44. AGGREGATE AND AVERAGE NUMBER OF PERSONS
(UNIVERSE: PERSONS IN OCCUPIED HOUSING UNITS)

	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	23	2.56
OTHER	485	2.98
TOTAL	41,870	2.69

H41/42/43 UNITS IN STRUCTURE (UNIVERSE: HOUSING UNITS)

	TOTAL UNITS	PCT	VACANT UNITS	PCT	OCCUPIED UNITS	PCT	OWNER OCCUPIED UNITS	PCT	RENTER OCCUPIED UNITS	PCT
SINGLE FAMILY	12,134	72.7%	562	49.0%	11,572	74.5%	9,504	97.2%	2,068	35.9%
1, DETACHED	11,840	70.9	528	46.1	11,312	72.8	9,425	96.4	1,887	32.8
1, ATTACHED	294	1.8	34	3.0	260	1.7	79	0.8	181	3.1
MULTI FAMILY	4,379	26.2	581	50.7	3,798	24.4	179	1.8	3,619	62.8
2	555	3.3	43	3.8	512	3.3	64	0.7	448	7.8
3 OR 4	550	3.3	97	8.5	453	2.9	25	0.3	428	7.4
5 TO 9	651	3.9	135	11.8	516	3.3	9	0.1	507	8.8
10 TO 19	994	6.0	121	10.6	873	5.6	8	0.1	865	15.0
20 TO 49	930	5.6	73	6.4	857	5.5	3	0.0	854	14.8
50 OR MORE	699	4.2	112	9.8	587	3.8	70	0.7	517	9.0
MOBILE HOME OR TRAILER	9	0.1	0	0.0	9	0.1	6	0.1	3	0.1
OTHER	166	1.0	3	0.3	163	1.0	93	1.0	70	1.2
TOTAL	16,688	100.0%	1,146	100.0%	15,542	100.0%	9,782	100.0%	5,760	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)

	In Armed Forces	Civilian Labor Force: Employed	Unempl.	Rate	Not In Labor Force
Total	43	19,149	1,600	7.7%	11,160
Male	33	9,863	960	8.9%	4,411
Female	10	9,286	640	6.4%	6,749

Share of Employed City Residents 6.7%
Share of Unemployed City Residents 10.9%

P45/46/47/48. Place of Work
(Universe: Workers 16 years and over)

Worked in Washington State:		Pct.
Worked in King County	18,002	96.1%
Worked in Seattle	13,972	74.6
Worked outside of Seattle	4,756	25.4
Out of Seattle - In County	4,030	21.5
Worked outside of King	616	3.3
Worked outside of WA.	110	0.6

P49. Means of Transportation to Work
(Universe: Workers 16 years and over)

Car, truck, or van:		Pct.
Drove alone	11,960	63.9%
Carpooled	2,901	15.5
Public transportation:		
Bus or trolley bus	2,753	14.7
Subway or elevated	0	0.0
Railroad	0	0.0
Ferryboat	17	0.1
Taxicab	0	0.0
Motorcycle	58	0.3
Bicycle	70	0.4
Walked	337	1.8
Other means	170	0.9
Worked at home	440	2.3
Total workers	18,728	100.0%

P50/51. Travel Time to Work
(Universe: Workers 16 years and over)

Did not work at home:		Pct.
0 - 19 minutes	7,075	37.8%
20 - 39 minutes	8,567	45.7
40 - 59 minutes	1,717	9.2
60 - 89 minutes	729	3.9
90 or more minutes	200	1.1
Worked at home	440	2.3

Mean travel time to work 24 minutes

MEDIAN INCOME, 1989

Median Household Income	$28,272
Median Family Income	$32,728
Median Nonfamily Household Income	$18,216

P112/113. Workers in Family and Mean Income in 1989
(Universe: Families)

Workers	Families	Mean Income
None	1,576	$17,787
1	3,146	$30,120
2	4,180	$50,852
3 or more	1,523	$61,542

P109. Mean Family Income in 1989 by Family Type & Presence of Children Under 18 Years
(Universe: Families)

	Mean income
Married-couple family:	
With own children	$50,566
No own children	$48,276
Other family:	
Male householder, no spouse:	
With own children	$23,976
No own children	$34,969
Female householder, no spouse:	
With own children	$16,955
No own children	$31,408

P114/115/116. Per Capita Income in 1989
(Universe: Total persons or persons 15 years and over)

	Per Capita Income
All persons	$13,255
White	$18,588
Black	$9,985
Amer Ind	$7,087
Asian	$10,497
Other Race	$5,491
Hispanic	$8,766

POVERTY STATUS IN 1989

All persons for whom poverty status is determined*	41,808
Below poverty level	6,909
Persons 18 years and over	30,426
Below poverty level	4,092
Persons 65 years and over	5,310
Below poverty level	490
Related children under 18 years	11,269
Below poverty level	2,729
Related children under 5 years	3,297
Related children 5 to 17 years	7,972
Below poverty level	1,905
Unrelated individuals	7,155
Below poverty level	1,889
All Families	10,425
Below poverty level	1,365
With related children under 18 year	5,625
Below poverty level	1,172
With related children under 5 years	2,408
Below poverty level	572
Female householder families	2,593
Below poverty level	765
With related children under 18 year	1,817
Below poverty level	728
With related children under 5 years	633
Below poverty level	337

PERCENT BELOW POVERTY LEVEL

All persons	16.5%
Persons 18 years and over	13.4%
Persons 65 years and over	9.2%
Related children under 18 years	24.2%
Related children under 5 years	25.0%
Related children 5 to 17 years	23.9%
Unrelated individuals	26.4%
All families	13.1%
With related children under 18 years	20.8%
With related children under 5 years	23.8%
Female householder families	29.5%
With related children under 18 years	40.1%
With related children under 5 years	53.2%

* Poverty status is only determined for noninstitutionalized persons, etc.

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	8,155
Share of Total City	1.7%

JOBS IN SEATTLE
(UNIVERSE: JOBS)

			Share of City Total
TOTAL	8,155	100.0%	1.7%
Retail	1,716	21.0	2.5
Education	378	0.0	13.9
Government, Finance, Ins., Real Estate	3,943	48.4	1.3
Manufacturing, Wholesale Trade, Commun, Tr	2,118	26.0	1.8
University Enrollment	.	0.0	0.0

Source: Puget Sound Regional Council

GROSS LAND AREA IN ACRES
(Includes streets, fresh water, etc)

TOTAL	4,429
Share of Total City	8.2%

LAND AREA BY ZONING
(Universe: Gross Acres)

			Share of City Total
TOTAL	4,429	100.0%	8.2%
Commercial	355	8.0	8.0
Downtown	.	0.0	0.0
Industrial	7	0.2	0.1
Multi Family	388	8.8	6.6
Single Family	3,673	82.9	10.5
Major Institution	.	0.0	0.0

TOTAL ASSESSED VALUATION
(Universe: Millions of Dollars)

TOTAL	$1,799	
Share of Total City	4.5%	
Land Assessed Valuation		$849
Share of Total City		4.7%
Improvements Assessed Valuation		$950
Share of Total City		4.4%
Average Land Assessed Valuation per Parcel Square Foot		$6.21

NET LAND AREA IN ACRES
(Excludes streets, fresh water, etc)

TOTAL	3,100
Share of Total City	8.1%

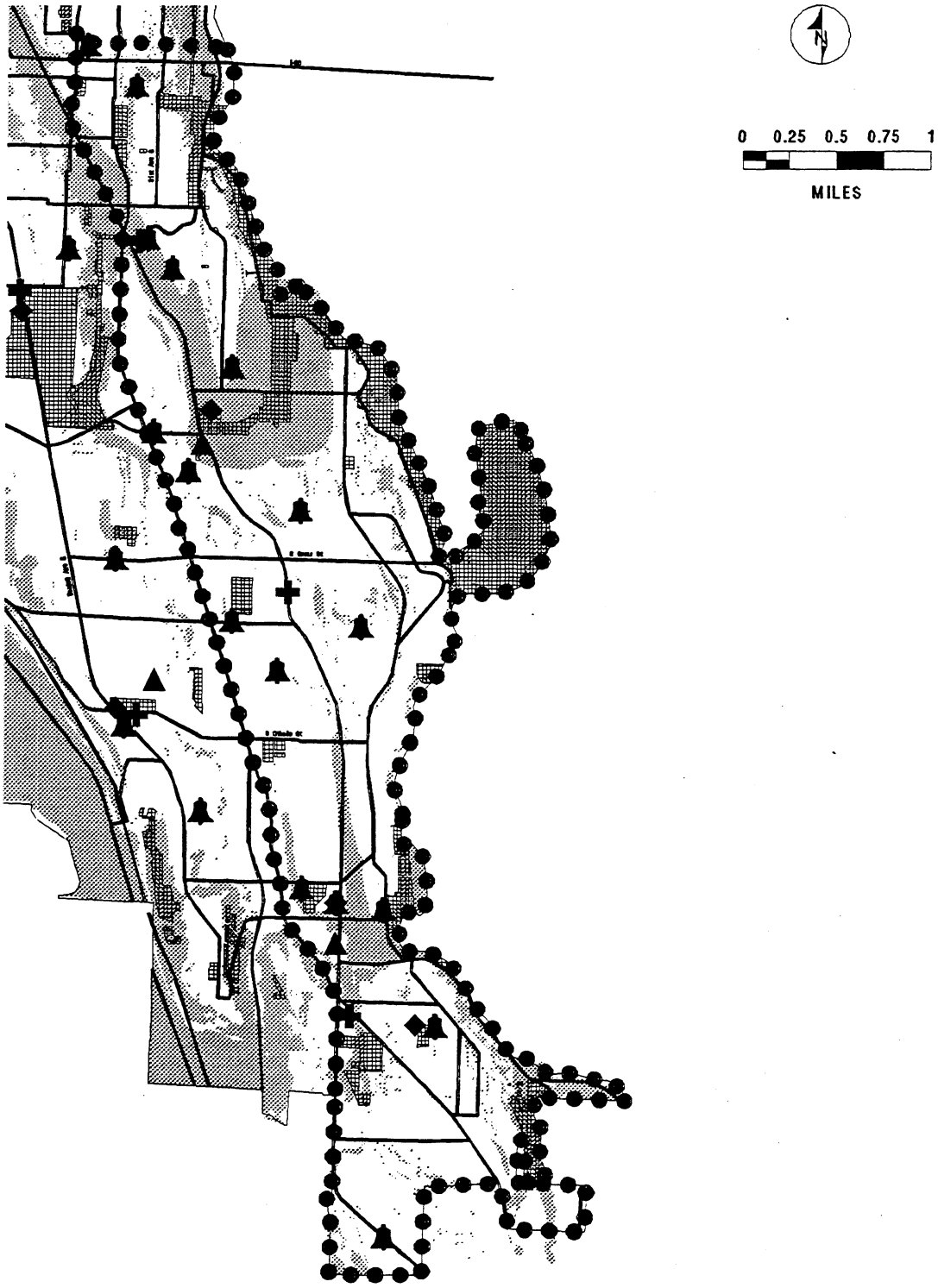
ESTIMATED LAND AREA BY USE
(Universe: Net Acres)

			Share of City Total
TOTAL	3,100	100.0%	8.1%
Commercial	122	3.9	4.3
Community Fac.	134	4.3	6.2
Industrial	46	1.5	1.7
Residential	2,132	68.8	9.9
Single Family	1,951	62.9	9.9
Trans/Comm/Ut	11	0.4	0.5
Vacant	337	10.9	10.8
Open Space	355	11.4	9.4
Other	1	0.0	0.5

Source: King County Assessor Extract, 1991

SELECTED DENSITY MEASURES

Average Persons per gross acre	10
Average Persons per net acre	14
Average Households per gross acre	4
Average Households per net acre	5
Average Housing Units per gross acre	4
Avergae Housing Units per net acre	5
Average Number of Jobs per gross acre	2
Average Number of Jobs per net acre	3



Southeast District

Environmentally Sensitive Areas

Parks

Public School

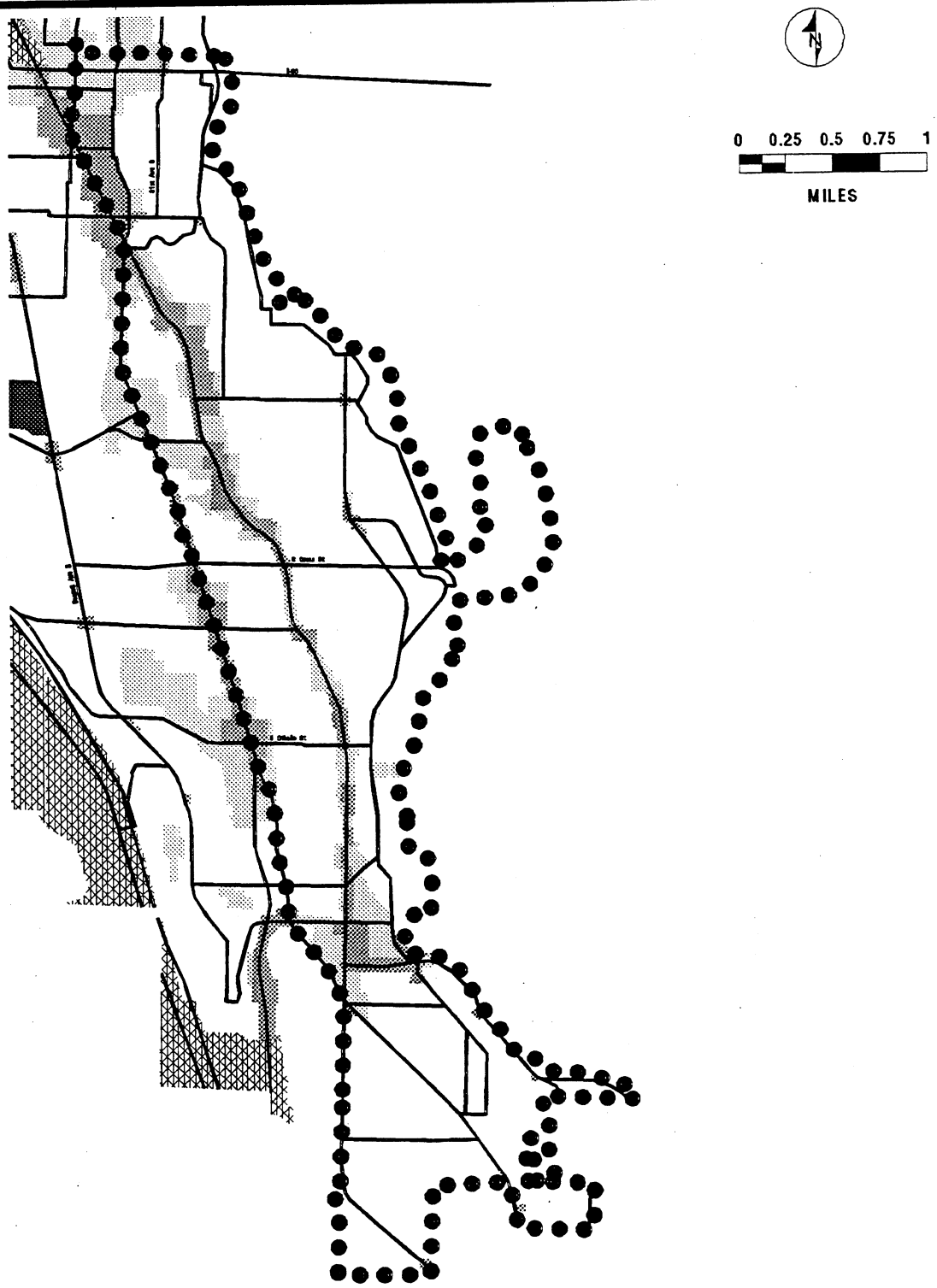
Police and Fire

Library

Community Center

Arterials

District Statistical Area



Southeast District -- Zoning

- Single-Family
- Multi-Family
- Commercial and Downtown
- Major Institution
- Industrial
- Arterials
- District Statistical Area