



Local Employment Dynamics (LED): Real Information Real Solutions Workshop

March 6-7, 2008

State & Local Partners Panel

Laura Hewitt Walker
City of Seattle

laura.hewitt@seattle.gov



City of Seattle Office of Housing Policy and Program Development

- **Seattle Office of Housing, Policy & Program Development Division**
 - Policy analysis
 - Research
 - Planning
- **Primary objectives**
 - Fair and effective allocation of local housing resources
 - Employ best practices
 - Develop programs to increase ownership & rental housing opportunities in Seattle
- **All of this requires thorough assessment of housing needs**



Seattle Housing Levy

- **Seattle voters dedicate tax levy dollars for affordable housing**
- **Seattle's Levy is largest funding source for housing**
- **Currently on 4th Housing Levy**
 - \$86M over 7 years
 - Expires in 2009
- **Major focus: Planning for new Housing Levy**



Needs Analysis

- **Needs analysis underway**
 - **Will establish thorough, updated understanding of housing needs in Seattle**
 - **Conclusions will help shape new Housing Levy proposal**
 - Who is paying more than they can afford for housing?
 - What are the top job growth areas?
 - What do those jobs pay?
 - Who commutes long distances to Seattle, perhaps due to high housing costs?



LED Maps & Reports

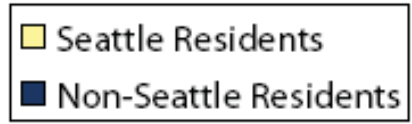
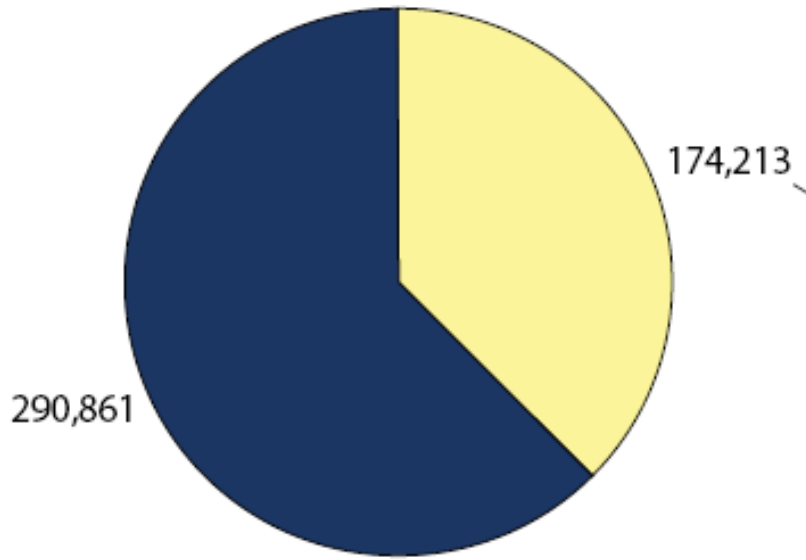
- **LED's OnTheMap used for part of report being prepared for the Mayor**
 - **Commute Shed report**
 - Almost 2/3 of employed Seattle residents work in the city
 - Other 1/3 commute to jobs outside Seattle
 - **Labor Shed report**
 - Nearly 300,000 people commute in to Seattle to work
 - Significant transportation and housing implications



LED Maps & Reports

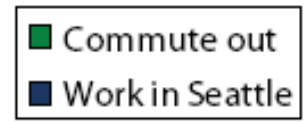
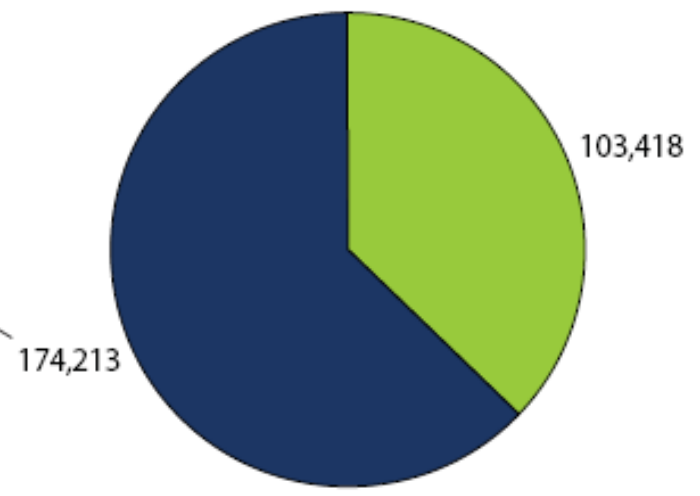
Where do Seattle Workers Live?

■ 465,074 Seattle jobs in 2004



Where do Seattle Residents Work?

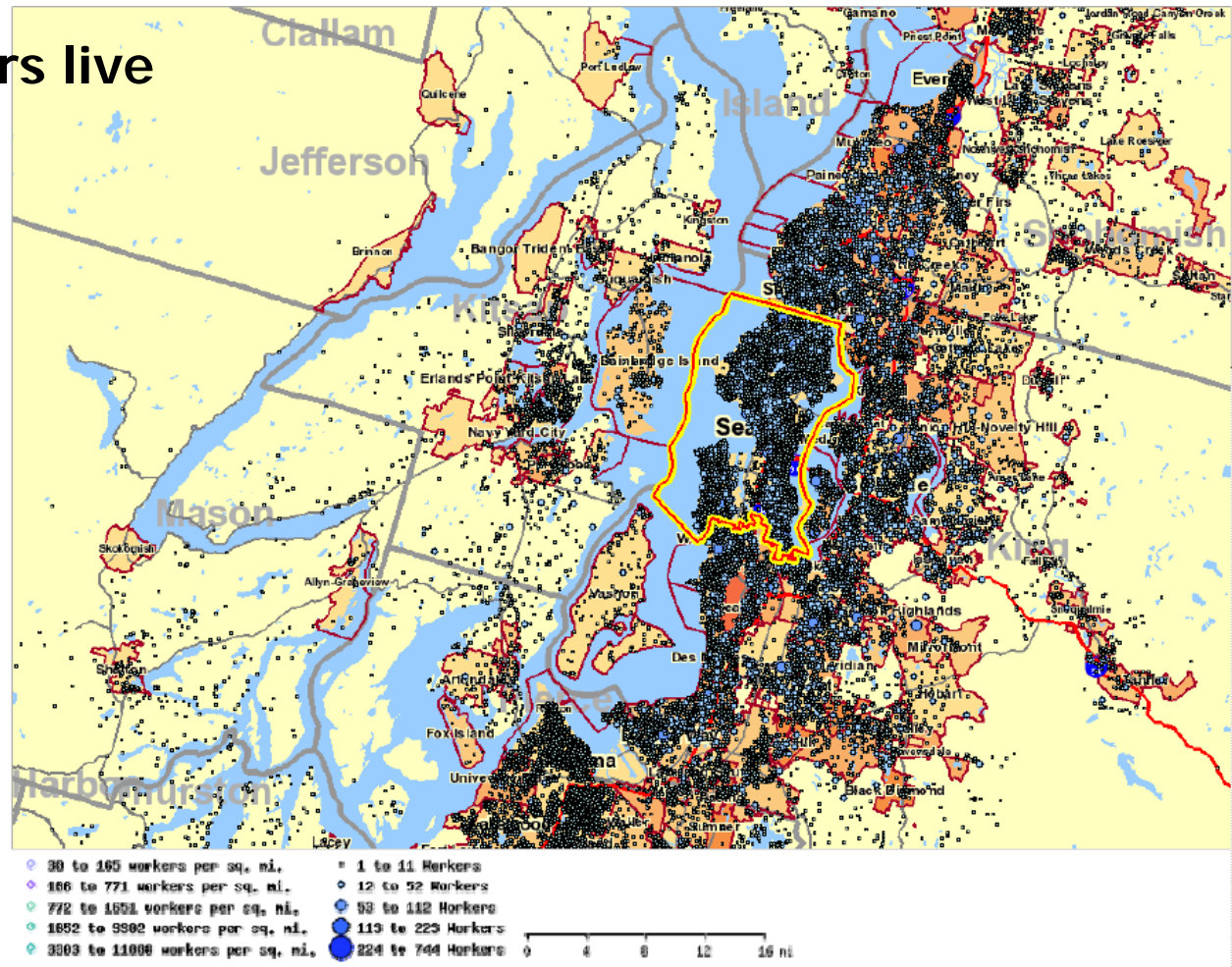
■ 277,631 Seattle residents have jobs:





LED Maps & Reports

Where Seattle workers live





LED Maps & Reports

- **Compared ages and earning levels of employed Seattleites with those of all people who hold jobs in the city**
 - Proportion of people with incomes above \$3,400/month is couple percentage points higher for those who work in Seattle compared to job holders who live in Seattle
 - Employed Seattleites have larger proportion of younger workers (< 30 years old)
- **Not significant differences, but there's a lot of overlap between the two data sets given the large proportion of employed Seattle residents who work in the City**

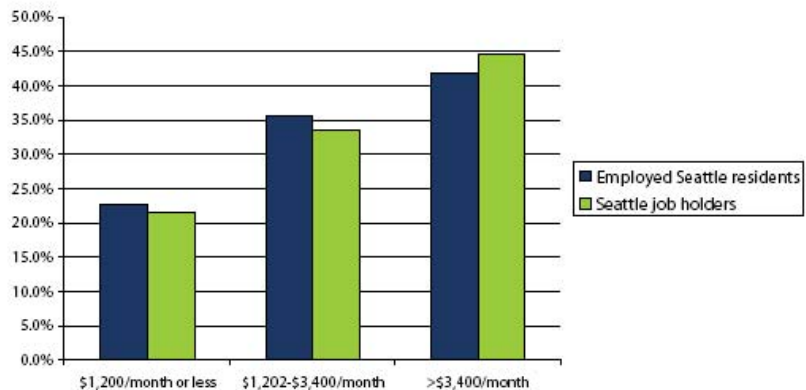


HOUSING NEEDS ASSESSMENT: INVENTORY



Seattle Workers

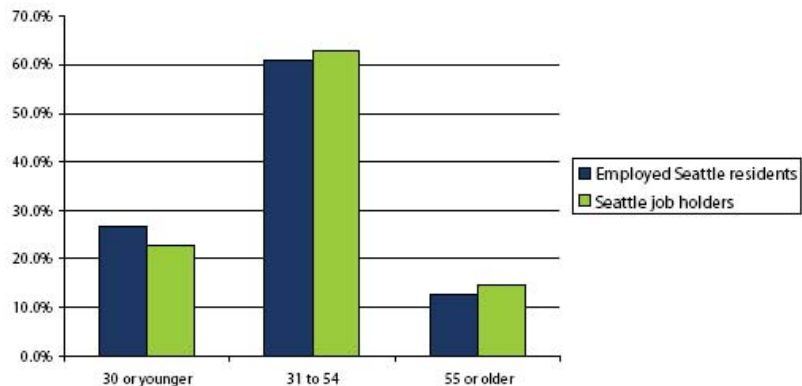
Earning Levels



- Seattle residents who work in Seattle tend to earn less compared to the jobs available within Seattle overall
- This may be because Seattle residents tend to be younger adults

Source: U.S. Census (Longitudinal Employer-Household Dynamics, 2004)

Age Levels



Source: U.S. Census (Longitudinal Employer-Household Dynamics, 2004)



Desired Report Capabilities

- **Correlate the Profile Report with the Shed Report**
 - Would enable comparison of age & earnings characteristics by geography
 - Are they higher or lower wage jobs?
 - Are they held by baby boomers or generation X?
- **On the Shed Reports, where people live or work**
 - In state
 - County
 - Incorporated jurisdictions
 - Other incorporated jurisdictions (below certain threshold)
 - Unincorporated county areas
 - Out of state
 - Outside USA



Desired OnTheMap Capabilities

- **Statistics critical to housing policy and planning**
 - Household income & household size
 - Percent of household income used to pay housing & transportation costs
- **Other important statistics**
 - Age of householder
 - Numbers of households with children under 18
 - Education level of householder
- **What information is collected by employers?**



Closing Thoughts

- **This week: An appreciated opportunity to learn more about LED and discuss future possibilities and plans**
- **Census Bureau direction**
 - collecting and synthesizing increasing amounts of data
 - national, state & local levels
- **Flexible, quality data is critical to tackling complex social and economic issues, including housing cost and affordability**