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

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State & Local Partners Panel

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• **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’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:

- Commute out
- Work in Seattle

- 174,213
- 103,418

- 290,861
- 174,213

- Seattle Residents
- Non-Seattle Residents
LED Maps & Reports

Where Seattle residents work
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
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?**
• 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