

Seattle and South Lake Union Workforce and Affordable Housing Study



DRAFT FINDINGS

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Chris Mefford



Submitted to:
 Seattle City Council
South Lake Union Committee

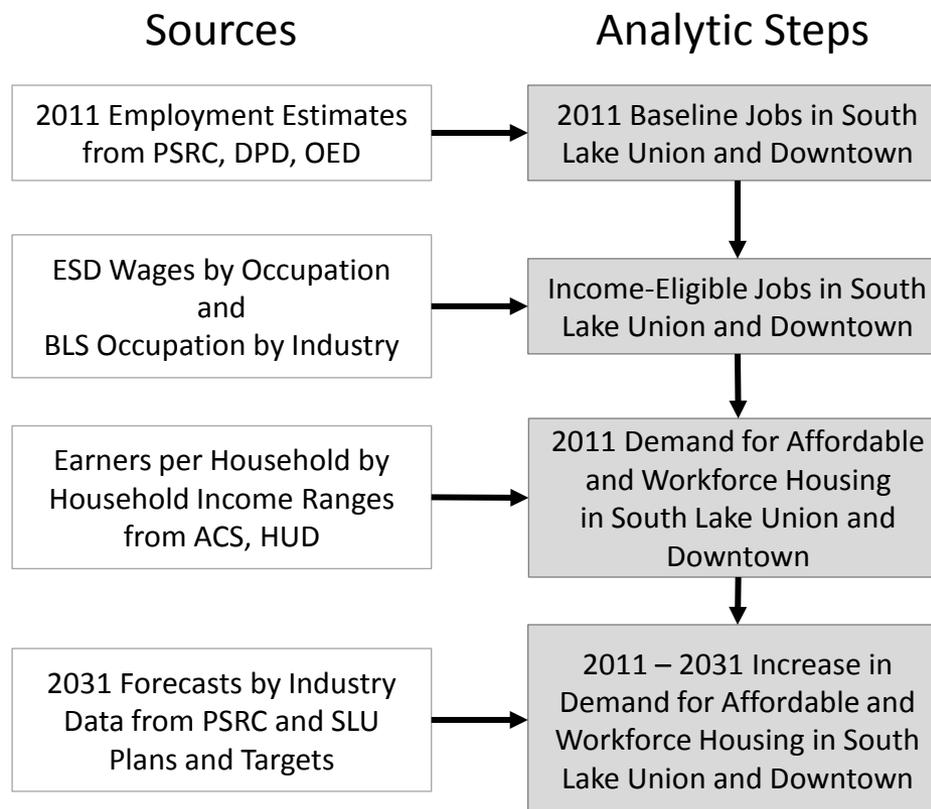
Contents

- Research Questions
- Approach
- Interim Steps
- Findings

Approach

- Analyze data on jobs, occupation and wages to estimate and forecast number of workers for whom market-rate housing may be too expensive in South Lake Union and Seattle
- Output informs notion of demand and need, but does not fully define demand and need

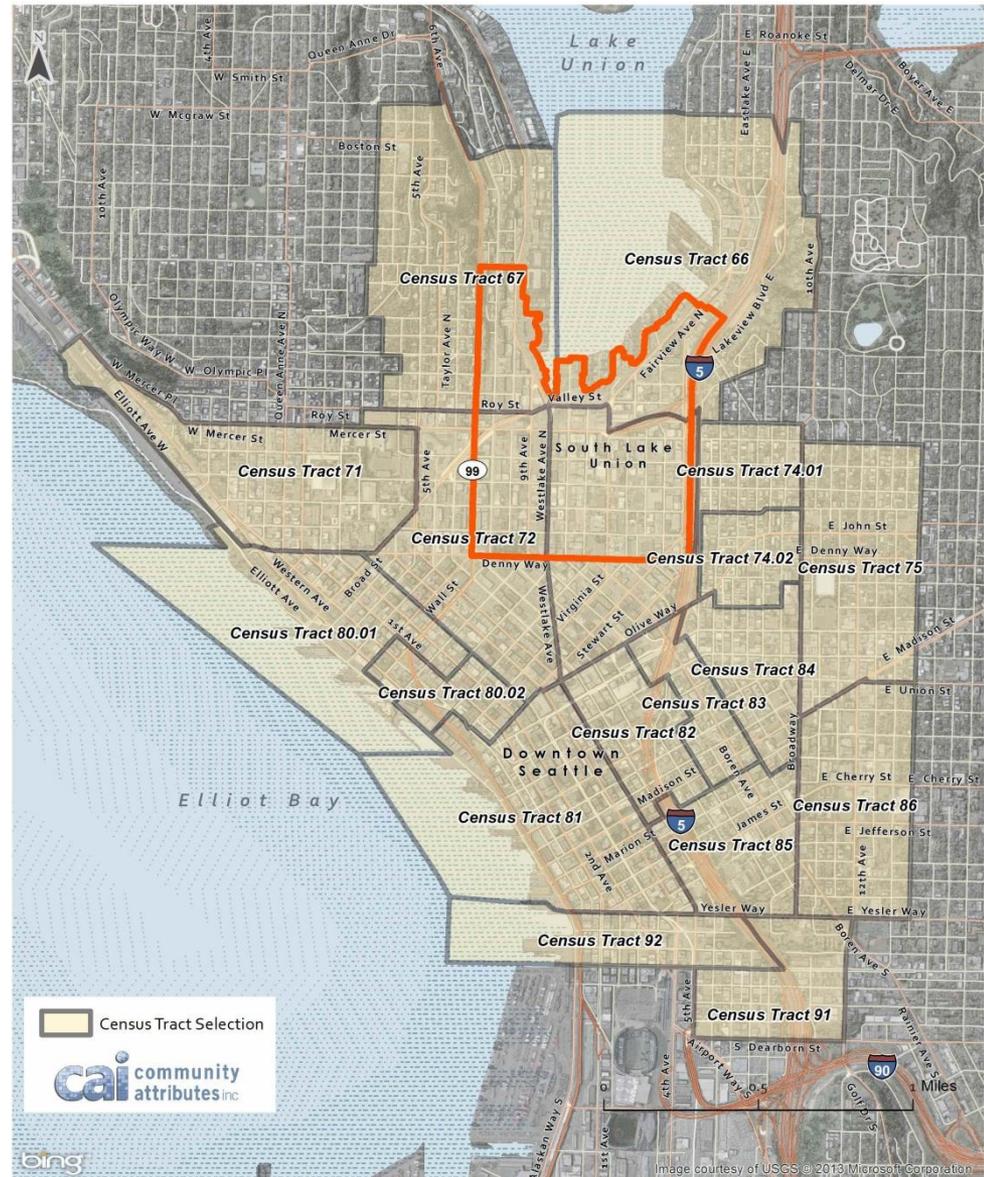
Exhibit 1. Sources and Methods Diagram



Primary Employment Service Area

- Focus on jobs in Greater Downtown Seattle
- Jobs data by census tract utilized

Exhibit 2. Primary Employment Service Area



Jobs Forecasts

- Roughly 100,000 more jobs forecasted for Downtown Seattle by 2031
- Next steps determine how many of those jobs meet income requirements for affordable and workforce housing definitions

Exhibit 3. Employment Forecasts

<u>Geographies</u>	<u>2011</u>	<u>2031</u>	<u>Change 2011 - 2031</u>
South Lake Union	29,200	51,100	21,900
Greater Downtown	246,400	346,800	100,400
<u>Seattle</u>	<u>522,800</u>	<u>760,700</u>	<u>237,900</u>

Income-Eligible Workers

Exhibit 4. Occupation Analysis

< 80% MFI			Family Configuration Distribution	1/1	2/1	2/2	3/1	3/2	3/3	4/1	4/2	4/3	SUM	Percentage	
			Income Limit	25%	14%	20%	7%	8%	3%	9%	11%	5%			
			Average Wage	\$45,100	\$51,550	\$25,775	\$58,000	\$29,000	\$19,333	\$64,400	\$32,200	\$21,467			
MOG	Employees														
13	Business and Financial Operations	39,283		\$71,819	9,757	5,401	7,832	2,620	3,323	1,007	3,364	4,171	1,808	-	0% -4%
		25%	\$51,956.00		2,439	1,350	1,958	655	831	252	841	1,043	452	1,496	4%
		50%	\$66,240.80		2,439	1,350	1,958	655	831	252	841	1,043	452	-	0%
		75%	\$84,469.60		2,439	1,350	1,958	655	831	252	841	1,043	452	-	0%
		99%	\$103,044.68		2,439	1,350	1,958	655	831	252	841	1,043	452	-	0%
35	Food Preparation and Serving	48,766		\$27,181	12,113	6,704	9,723	3,253	4,125	1,249	4,176	5,178	2,245	35,549	73% -3%
		25%	\$22,029.65		3,028	1,676	2,431	813	1,031	312	1,044	1,294	561	11,318	23%
		50%	\$25,215.72		3,028	1,676	2,431	813	1,031	312	1,044	1,294	561	11,318	23%
		75%	\$30,561.32		3,028	1,676	2,431	813	1,031	312	1,044	1,294	561	7,856	16%
		99%	\$36,579.03		3,028	1,676	2,431	813	1,031	312	1,044	1,294	561	6,562	13%

Exhibit 5. Income-Eligible Workers Forecasts

- 62,900 workers today earning wages 80% of MFI or less in Greater Downtown Seattle
- 26,800 more forecasted by 2031

Greater Downtown	2011	2031	% of Total 2011	% of Total 2031	Change 2011 - 2031
Total Employees	246,400	346,800	100%	100%	100,400
Qualifying - Any Level	62,900	89,700	26%	26%	26,800
Qualifying @ 51 - 80% MFI	43,300	59,300	18%	17%	16,000
Qualifying @ 50% MFI or less	19,600	30,400	8%	9%	10,800

South Lake Union Only	2011	2031	% of Total 2011	% of Total 2031	Change 2011 - 2031
Total Employees	29,200	51,100	100%	100%	21,900
Qualifying - Any Level	7,600	13,200	26%	26%	5,600
Qualifying @ 51 - 80% MFI	5,200	8,900	18%	17%	3,700
Qualifying @ 50% MFI or less	2,400	4,300	8%	8%	1,900

Regionwide Units Needed for Downtown Seattle Workers

Exhibit 6. Housing Needs for Income-Eligible Workers

Greater Downtown	2011	2031	% of Total 2011	% of Total - 2031	Change 2011 - 2031
Total Units	184,600	259,900	100%	100%	75,300
Priced @ < 80% MFI	47,100	67,200	26%	26%	20,100
Priced @ 51 - 80% MFI	32,400	44,400	18%	17%	12,000
Priced @ 50% MFI or less	14,700	22,800	8%	9%	8,100

South Lake Union Only	2011	2031	% of Total 2011	% of Total - 2031	Change 2011 - 2031
Total Units	21,900	38,300	100%	100%	16,400
Priced @ < 80% MFI	5,700	9,900	26%	26%	4,200
Priced @ 51 - 80% MFI	3,900	6,700	18%	17%	2,800
Priced @ 50% MFI or less	1,800	3,200	8%	9%	1,400

- 47,100 housing units today required to house those earning wages 80% of MFI or less in Greater Downtown Seattle
- 20,100 additional units needed by 2031

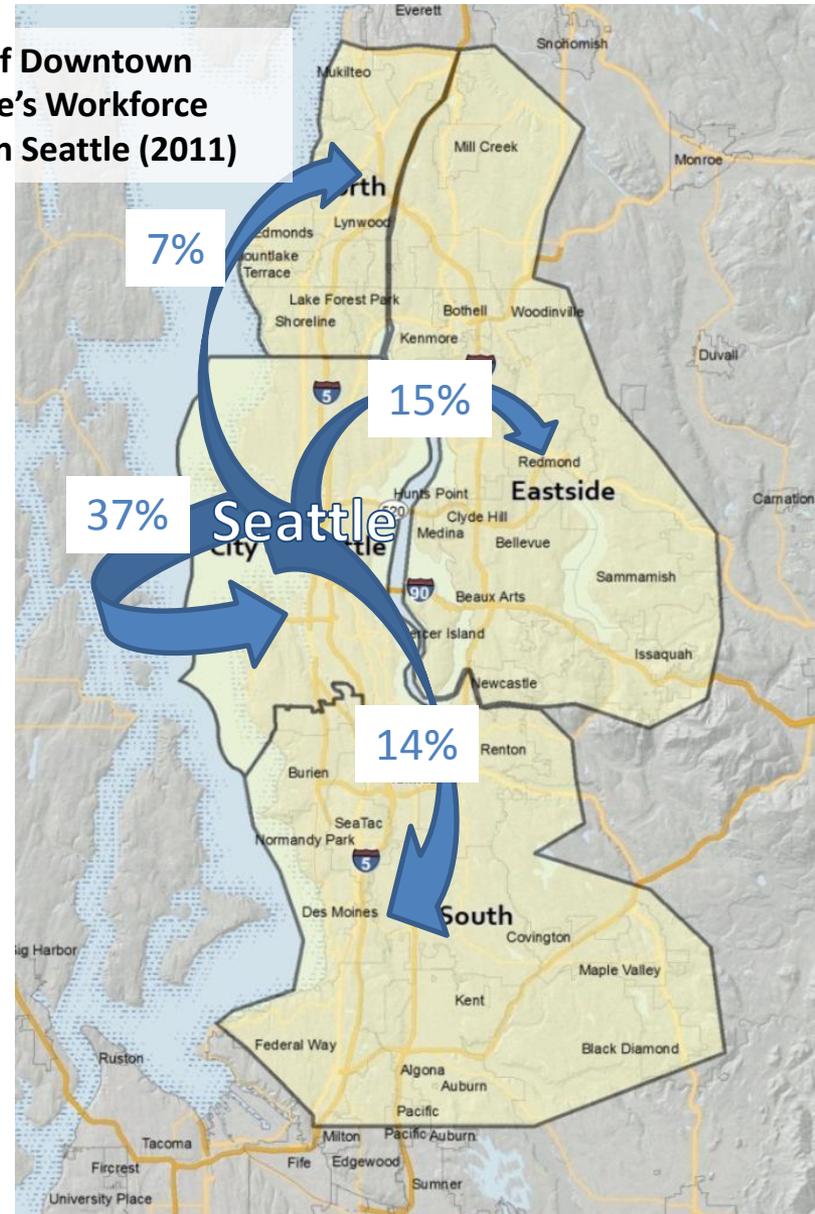
Workforce Housing Provision Scenarios

Exhibit 8. Housing Provision Scenarios for Income-Eligible Workers

	Housing Unit Supply Scenarios (% of 2031 Demand)	
	20%	37%
Greater Downtown		
Priced @ < 80% MFI	13,400	24,900
Priced @ 51 - 80% MFI	8,900	16,400
Priced @ 50% MFI or less	4,600	8,400
South Lake Union Only		37% 50%
Priced @ < 80% MFI	3,700	5,000
Priced @ 51 - 80% MFI	2,500	3,400
Priced @ 50% MFI or less	1,200	1,600

Exhibit 7. Seattle Workers' Commute Patterns

37% of Downtown Seattle's Workforce lives in Seattle (2011)



Current Supply

Affordable housing target for South Lake Union would provide housing equivalent to nearly half of income-eligible workers in South Lake Union

Exhibit 9. Affordable Housing Existing Supply and 2031 Targets

Income Levels	2004		2012		2031 Target	
	Total	% of Total	Total	% of Total	Total	% of Total
Units at 80% MFI or lower	778	60%	1,274	33%	5,500	37%
Units at 81% MFI or greater	528	40%	2,565	67%	9,500	63%
All Housing Units	1,306	100%	3,839	100%	15,000	100%
			2004 - 2012		2012 - 2031	
Units at 80% MFI or lower			496	20%	4,226	38%
Units at 81% MFI or greater			2,037	80%	6,935	62%
All Housing Units			2,533	100%	11,161	100%

Projection of Pay-In-Lieu Program Impacts (Current Policy)

**Exhibit 10. Housing Provision Scenarios for
through Current Pay-In-Lieu Program**

	Development Types		Total
	Residential	Commercial	
Population	12,000	n/a	12,000
Jobs	n/a	21,900	21,900
Projected SF of Development	9,560,000	6,900,000	16,460,000
Incentive Portion	27%	20%	24%
SF of Development Through Incentive	2,581,200	1,380,000	3,961,200
Portion of Incentive Through AH	60%	75%	65%
SF of Development Through Incentive	1,548,720	1,035,000	2,583,720
Pay-in-Lieu Fee Per Square Foot	\$15.15	\$18.75	\$6.59
Pay-in-Lieu Generated Through Development	\$23,463,108	\$19,406,250	42,869,358
Units Produced with Funds' Support	398	329	727