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# Special Report



Washington Research Council

December 29, 2000

## Living on the teeter-totter: The balance between jobs & housing in King County

### Introduction

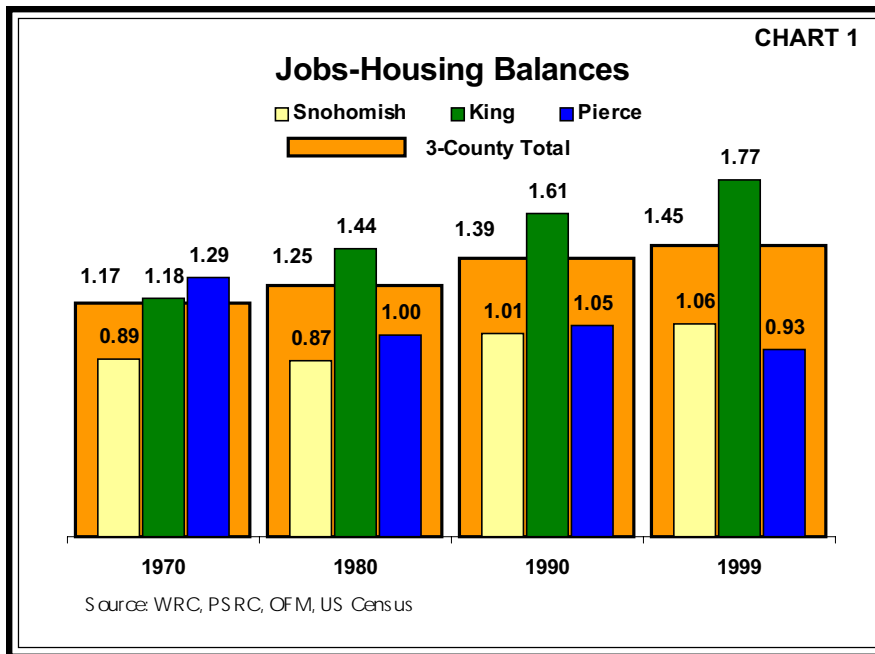
The Growth Management Act seeks to channel development to urban areas and reduce sprawl. Most development is to be confined within an urban growth boundary. To accomplish this, the Act increased the powers and obligations of urban counties to regulate land use.

Vision 2020, the collection of strategies adopted by the Puget Sound Regional Council to manage growth, seeks to concentrate employment in a limited number of compact well-defined communities, framed and separated by open spaces. The Countywide Planning Policies adopted by King County under the Growth Management Act reflect this vision.

Housing affordability is a clearly stated goal of GMA. If housing is to be affordable, there must be an adequate supply of housing available near to the places where work is concentrated. Vision 2020 recognizes this and establishes a policy to “promote a balance of jobs to housing within each part of the region to provide the opportunity for more residents to live nearer to jobs and urban activities.”<sup>1</sup>

The annual King County Benchmark Report tracks the balance of jobs to housing for the county as a whole.<sup>2</sup> However, if residents are truly to have the chance to find affordable housing near to their jobs, jobs and housing need to be balanced in smaller geographic areas.

This report examines the location of jobs and housing on a sub-county scale, and finds that recent growth of jobs and housing within King County has not been balanced: Seattle and the Eastside have added jobs much more rapidly than they have added housing. The result has been rapidly increasing costs for housing in these areas. In contrast, jobs and housing growth has been more balanced in south King County, and the cost of housing has increased less there.



## A regional overview

The *jobs-housing balance* is defined as the ratio of the employment of an area to the number of housing units there.

Chart 1 presents jobs-housing balances for King, Pierce and Snohomish counties for the years 1970, 1980, 1990 and 1999. These balances are based on estimates of total employment prepared by the Puget Sound Regional Council (PSRC)<sup>3</sup>; housing counts from the 1970, 1980, and 1990 U.S. Censuses, and housing estimates for 1999 prepared by the state Office of Financial Management (OFM).<sup>4</sup>

In 1999, there were an estimated 1,817,000 jobs in King, Pierce, and Snohomish Counties and 1,254,000 units of housing — a ratio of 1.45 jobs per housing unit. The three county average provides an ideal against which to judge King County's jobs-housing balance.

In 1970 the jobs-housing balance for the three counties was 1.17. Over the 1970 to 1999 period, the three counties added 1,066,000 jobs and 609,000 housing units. King County received 75 percent of those jobs, but only 51 percent of the housing units. As a result, while King County's 1970 jobs-housing balance of 1.18 was almost identical to the three-county figure, the County's 1999 figure of 1.77 was significantly greater than the region's.

(The King County Benchmark Report gives a lower value for the jobs-housing balance for the county, but its measure of employment is the number of "covered" jobs — jobs that are covered by unemployment insurance.)

Because King County's growth in jobs was more rapid than its growth in housing, it is highly likely that an increasing proportion of those working inside the county commuted from homes in other counties.

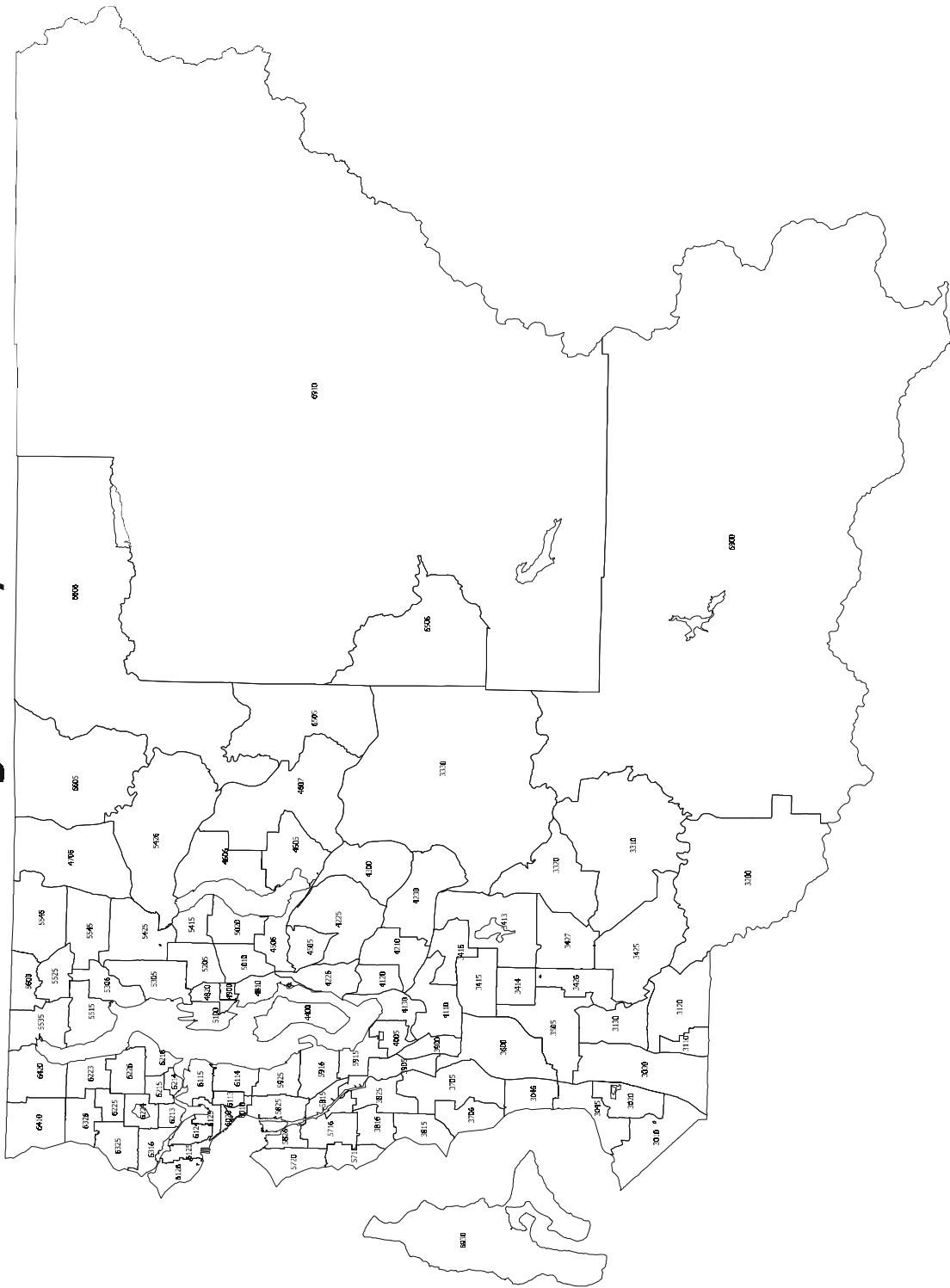
## Jobs-Housing Balances for Forecast Analysis Zones

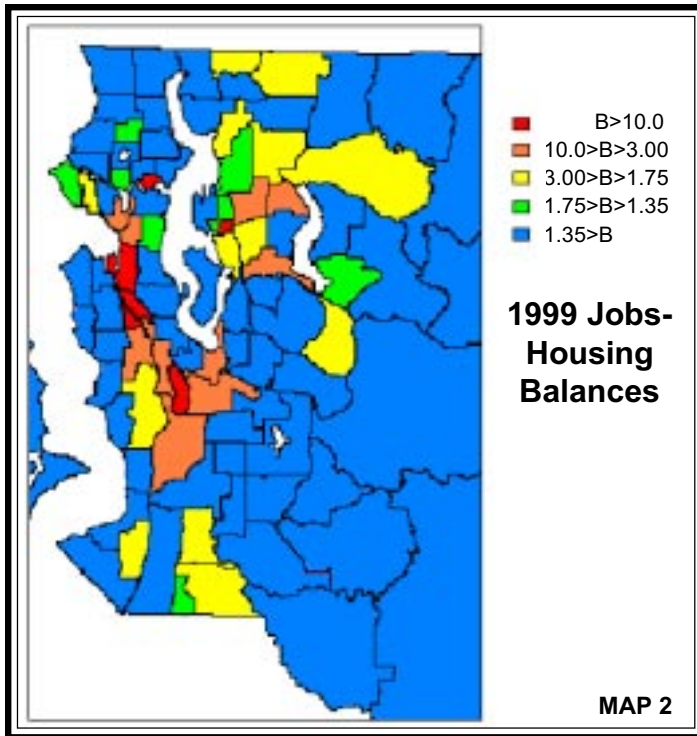
Using PSRC data it is possible to calculate jobs-housing balances for smaller areas within King County.

For modeling purposes, the PSRC divides King County geographically into 100 Forecast Analysis Zones (FAZs) and estimates employment for each of these zones.<sup>5</sup> Generally FAZs are aggregations of census tracts with each tract contained within a single FAZ. (The five tracts that lie in more than one FAZ are located in downtown Seattle.<sup>6</sup>) Map 1 depicts these zones.

MAP 1

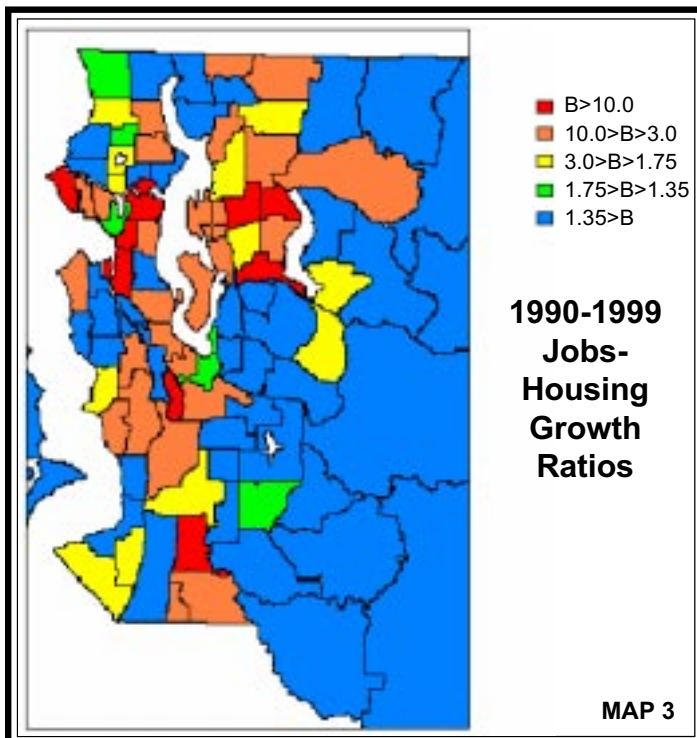
# King County FAZs





that zone was 2.63. Most of the jobs, however, were concentrated near the Redmond central business district, in the far western part of the zone.

The zone with the highest jobs-housing balance (that is, the largest number of jobs per housing unit) is 6214, which includes the University of Washington. (Student dormitories are not included in the housing count.)



Housing counts by census tract area available from the Census Bureau for census years. For recent non-census years, the PSRC provides estimates of the number of housing units per census tract, based on the OFM estimates for the county as a whole.<sup>7</sup>

From this data, it is possible to calculate jobs-housing balances for 96 of the 100 individual FAZs and for two merged zones, each comprising a pair of FAZs. Together these 98 zones cover the entire county.

Table 1 reports the jobs-housing balances for each of these zones for 1999. This information is shown graphically on Map 2.

In examining Map 2 it is important to keep in mind that jobs and housing are not necessarily distributed uniformly across zones. The zone-wide jobs housing balance may not well capture what is happening in specific parts of the zone, particularly where the zone is large. A good example is FAZ 5426, which extends eastward from the northern edge of Lake Sammamish. The 1999 balance for

A corridor of zones with high jobs-housing balances runs from the Interbay and Lake Union areas of Seattle through downtown and the Duwamish to Tukwila and Renton. To the south, the balance is high in the Kent and Auburn areas of the Green River Valley, in SeaTac and central Federal Way. To the east of Lake Washington, balances are high in the Issaquah, Bellevue, Kirkland, Redmond, Bothell and Woodinville areas.

Table 1 also shows the 1990-1999 jobs-housing growth ratio for each zone. This is calculated by dividing the number of jobs added in the zone between 1990 and 1999 by the number of housing units added. The distribution of growth ratios is shown on Map 3.

Overall, the county added 2.97 jobs for each new housing unit over the 1990-1999 period. In fully half of the zones, the 1990-1999 jobs-housing growth ratio was greater than 2.0. Large parts of the I-5 corridor and the I-405 corridor north of I-90 have growth ratios greater than 3.0.

TABLE 1

## Jobs-Housing Balances and Growth Ratios

		1990-1999			1990-1999		
	FAZ	1999 Jobs- Housing Balance	Jobs- Housing Growth Ratio	FAZ	1999 Jobs- Housing Balance	Jobs- Housing Growth Ratio	
3010	Twin Lakes	0.55	1.76	5205	North Bellevue	5.37	17.63
3020	Central Federal Way	2.39	2.12	5305	Kirkland / Houghton	1.65	2.33
3030	Lakeland	0.74	0.87	5306	Kirkland / Totem Lake	1.82	7.46
3045	Redondo / Woodmont	0.27	0.98	5415	Redmond / Overlake	7.36	39.48
3046	Des Moines	0.66	0.15	5425	Redmond CDB	1.86	3.38
3110	Algona / Pacific	1.31	3.07	5426	Redmond / Union Hill	2.63	3.74
3120	Auburn South	2.23	3.30	5515	Juanita / Finn Hill	0.35	-0.05 *
3130	Auburn North	2.94	21.09	5525	Norway Hill / North Kingsgate	0.74	0.56
3200	Enumclaw Plateau	0.81	0.39	5535	Kenmore / Inglewood	0.69	0.91
3310	Black Diamond / Lake Sawyer	0.36	0.55	5545	Kingsgate / Hollywood Hill	1.02	2.91
3320	Covington / Timberlane	0.40	0.67	5546	Woodinville	1.93	4.61
3330	Maple Valley / Hobart	0.33	0.16	5600	Bothell	2.27	6.29
3413	Lake Youngs	0.41	0.40	5715	Fauntleroy / Arbor Heights	0.13	1.13
3414	Kentridge	0.33	0.40	5716	Delridge / Highland Park	0.61	0.57
3415	Panther Lake	0.78	0.86	5720	Alki / Admiral	0.56	3.33
3416	Fairwood	0.33	0.76	5815	Lower Duwamish / Boeing Field	12.37	-9.15 *
3425	Lake Heights	0.47	0.71	5825	Industrial District	49.13	63.74
3426	Southwest Soos Creek	0.43	0.50	5826	Upper Duwamish / Harbor Island	3.16	-3.04 *
3427	Lake Meridian	0.57	1.39	5915	Rainier Beach	0.75	3.95
3505	Kent CDB / Kent East Hill	1.20	1.81	5916	South Beacon Hill / Columbia	0.62	4.08
3600	Kent Industrial	7.00	5.90	5925	North Beacon Hill / Mount Baker	1.00	-4.36 *
3705	Sea-Tac	2.72	7.42	6010+	Seattle CDB / First Hill / Broadway	7.48	10.50
3706	Normandy Park	0.64	5.90	6113			
3815	Burien / Seahurst	1.21	2.94	6020+	Denny Regrade / Lake Union / Seattle	6.28	1.71
3816	White Center / Shorewood	0.46	0.14	6123	Center		
3825	Boulevard Park	1.12	4.37	6114	East Capitol Hill / Central Area	1.36	4.08
3900	South Tukwila	13.90	54.34	6115	North Capitol Hill / Madison Park	0.80	12.13
3905	North Tukwila / Riverton	5.34	-79.25 *	6124	Queen Anne	0.85	6.62
4005	Skyway / Bryn Mawr	0.43	4.50	6125	Interbay	1.96	9.53
4110	Renton Industrial	3.24	6.48	6126	Magnolia	1.42	53.36
4120	Renton Highlands	0.41	0.28	6213	Wallingford / Fremont	1.36	2.29
4130	Renton Airport / CDB	4.89	1.30	6214	University Of Washington	137.74	-77.01 +
4210	East Renton	0.41	0.52	6215	Ravenna / University District	1.17	0.60
4225	Cougar Mountain	0.24	0.24	6216	Windermere / Laurelhurst	1.08	-5.85
4226	Newport Hills	0.29	0.38	6223	Lake City	0.66	3.02
4230	Renton Plateau	0.30	0.61	6224	Green Lake	0.51	2.60
4300	Issaquah	2.03	2.20	6225	Northgate	1.64	1.63
4400	Mercer Island	0.91	4.73	6226	Wedgewood / View Ridge	0.39	3.92
4505	South Bellevue	0.15	0.30	6316	Ballard	1.08	0.28
4506	Eastgate / Vasa Park	4.20	14.65	6325	Greenwood / Crown Hill	0.32	0.64
4605	Klahanie / Pine Lake	1.35	2.15	6326	Broadview / Haller Lake	1.00	2.87
4606	Sahalee	0.36	0.98	6410	Richmond Highlands	0.85	1.56
4607	Beaver Lake	0.97	1.20	6420	North City	0.50	-3.74
4706	North Bear Creek	0.43	0.43	6505	Fall City / Preston	0.41	-0.12
4810	West Bellevue	2.19	9.08	6506	North Bend / Snoqualmie	0.64	0.75
4820	Northwest Bellevue	1.40	7.03	6605	Duvall	0.41	0.42
4900	Bellevue CDB	15.86	8.44	6606	Carnation	0.59	0.47
5010	Central Bellevue	1.93	2.29	6900	Cumberland / Southeast King County	0.56	1.07
5020	East Bellevue / Lake Hills	0.73	3.72	6910	East King County	1.53	5.45
5100	Point Cities	0.39	9.46	6930	Vashon Island	0.55	0.72

\* Growth ratio negative because the zone lost jobs

+ Growth ratio negative because the zone lost housing

Source: WRC, PSRC

## Balances for Larger Areas

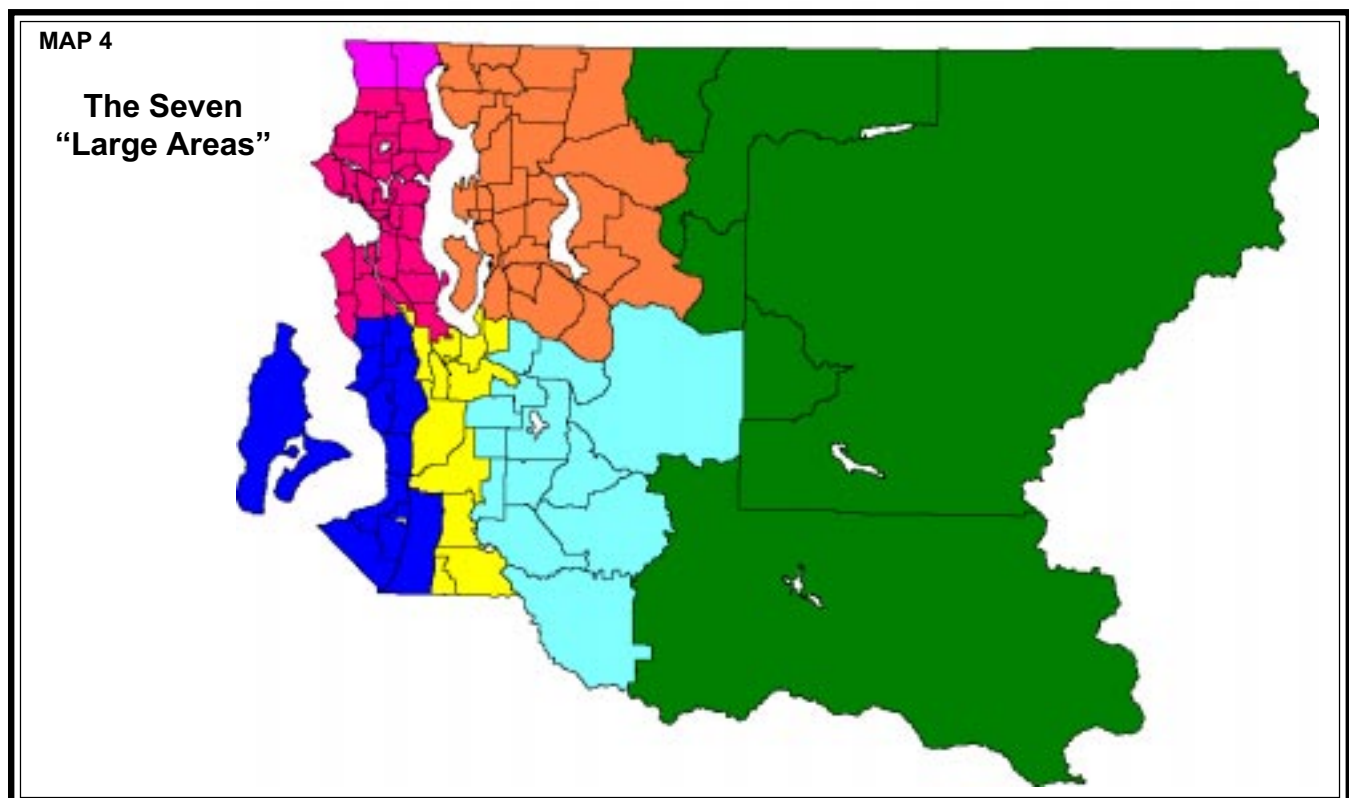
Generally jobs-housing balances should be evaluated for areas larger than a single FAZ.

For example, looked at in isolation, the jobs-housing balance of Mercer Island (FAZ 4400) improved between 1990 and 1999. From 0.66 in 1990, the Island's balance increased to 0.91 in 1999 with a jobs-housing growth ratio of 5.73. But Mercer Island has traditionally served as a bedroom community for people employed in Seattle and on the Eastside, and unless the growth of jobs on the island was offset by housing growth in these other areas, the effect was to worsen the overall situation.

In its volume forecasting regional employment, the PSRC groups King County FAZs into 7 "Large Areas." The PSRC groupings provide a convenient subdivision of the county for the examination of jobs-housing balances.

The 7 areas are shown on Map 4. They are:

- ❑ Seattle;
- ❑ Shoreline – the area in King County north of Seattle and west of Lake Washington including the cities of Shoreline and Lake Forest Park;
- ❑ Eastside – the area extending eastward from Lake Washington roughly to the Snoqualmie river;
- ❑ Green River Valley – the industrial area extending south from Seattle, including Tukwila, Renton, Kent and Auburn;
- ❑ Southwest – including White Center, Burien, SeaTac, Federal Way, and Vashon Island;
- ❑ Southeast – the area to the east of Green River Valley, in the western half of the county, including Enumclaw, Black Diamond, Kentridge, Maple Valley, East Renton and the Renton Plateau;



### 1999 Employment by King County Large Area

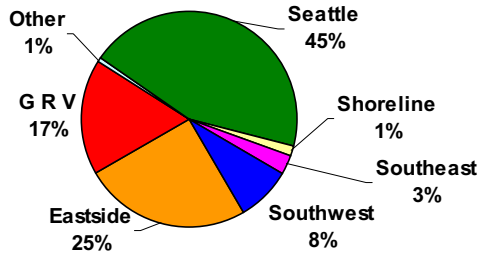
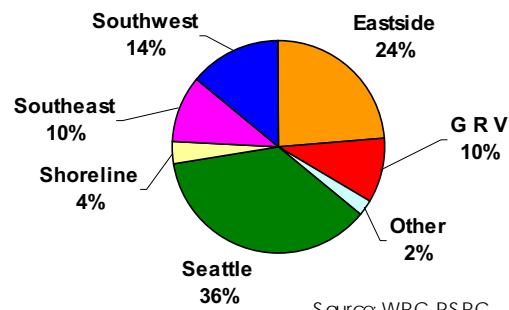


CHART 2

Source: WRC, PSRC

### 1999 Housing



□ Other – the eastern half of the county.

The 1999 distributions of jobs and housing among these areas are shown in Charts 2 and 3. Seattle had the largest share of jobs, 44 percent; the Eastside had the second largest share, 25 percent. The Green River Valley (GRV) ranked third in jobs with 17 percent.

Seattle was also the area with the highest share of housing units with 36 percent. The Eastside was second with 24 percent. Southwest was third at 14 percent followed by Southeast and the Green River Valley at 10 percent each.

The Shoreline area with 1.4 percent of jobs and 3.7 percent of housing units is the smallest of the areas geographically.

The Other area, which covers over half of the county, had only 0.9 percent of jobs and 2.4 percent of housing.

Charts 4 and 5 show, for each of the large areas, job and housing growth for the 1970-1980, 1980-1990, and 1990-1999 periods. Chart 6 shows the resulting evolution in jobs-housing

### Jobs Added

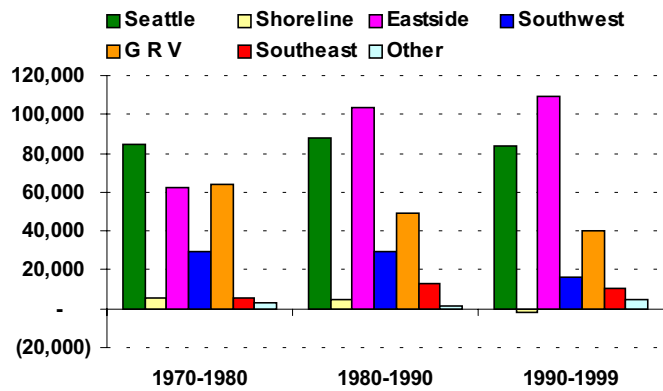


CHART 4

Source: WRC, PSRC

### Housing Units Added

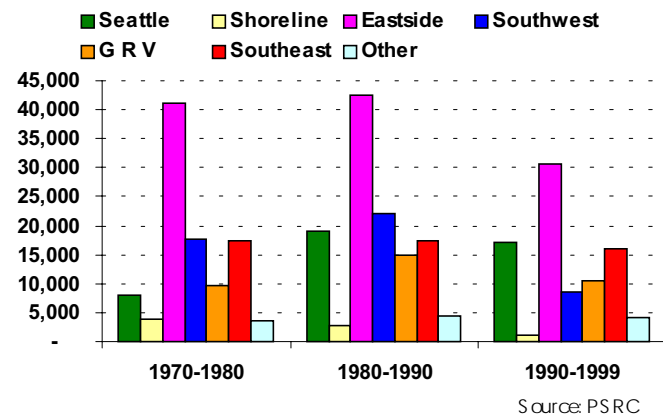
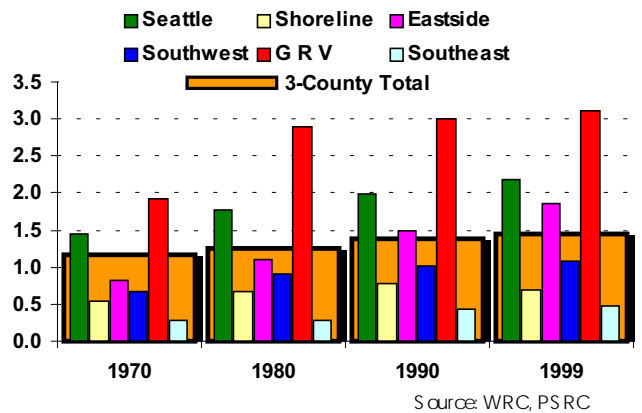


CHART 5

Source: PSRC

CHART 6

### Jobs Housing Balances



Source: WRC, PSRC

balances.

In 1970, there were two areas where the jobs-housing balance exceeded the countywide figure, Seattle and the Green River Valley. The remaining areas had balances well below the countywide average.

During the 1970s, the county added 253,00 jobs and 101,000 housing units. The areas receiving the largest job growth were Seattle, the Green River Valley, and the Eastside, in that order. The areas receiving the largest growth in the number of housing units were the Eastside, Southwest, and Southeast. Jobs-housing balances were higher in all areas in 1980 than they had been in 1970. The most dramatic change was in the Green River Valley where the balance went from 1.92 in 1970 to 2.89 in 1980.

Growth was a bit stronger during the 1980s, with the County adding 289,000 jobs and 123,000 housing units. The number of jobs added in Seattle was a bit greater than in the 1970s, while the number added in the Green River Valley was down. The most dramatic change, however, occurred on the Eastside, which became the top area for job growth.

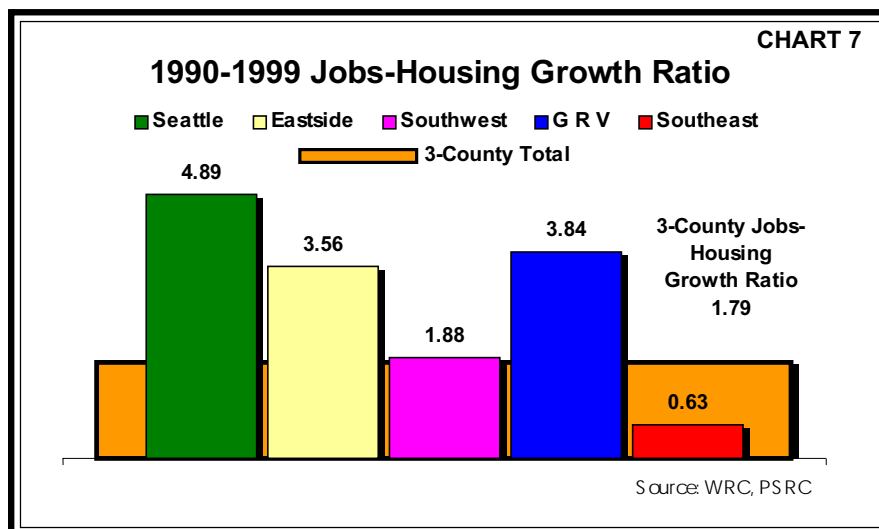
In the 1980s, the Eastside once again added the largest number of housing units. The Southwest area ranked second. The number of housing units added in Seattle in the 1980s was better than twice the number added in the 1970s.

In 1990, Seattle and the Green River Valley remained the two areas with jobs-housing balances above the countywide average. The 1.49 jobs-housing balance for the Eastside exceeded the 1.39 balance for the three-county region as a whole.

From 1990 to 1999, the county added 262,000 jobs and 88,000 housing units. Allowing that this is only a nine-year period, job growth was somewhat stronger than in the 1980s and household growth weaker. With 111,000 jobs added, the Eastside continued its development into a major regional employment center. Seattle gained 84,000 jobs. The Shoreline area lost jobs.

The Eastside was again the area that added the greatest number of housing units. The rate at which it added units, however, was down from the two previous decades. Seattle was second in housing added, and the Southeast area was third. The Southwest area slipped to fourth place, adding housing at less than half the rate it had in the 1980s.

The jobs-housing balances increased in all areas except for Shoreline. The largest increase was for the Eastside, where the 1999 value of the jobs-housing balance, 1.85, was well in excess of the three-county average of 1.45.



Green River Valley was once again the area with the greatest jobs-housing balance. However, the adjacent Southwest and Southeast areas had jobs-housing balances well below the three-county average.

Chart 7 shows the 1990-1999 jobs-housing growth ratios for King County Areas. Overall King County added 2.97 jobs for each housing unit. This compares to 1.79 new jobs per new housing unit for the three counties as a whole.

Three areas have high jobs-housing growth ratios, Seattle, the

Eastside, and the Green River Valley. The growth ratio for a fourth area, Southwest, is just about equal to the three-county figure. The Shoreline area's growth ratio (not shown) is actually negative, because the area lost jobs from 1990 to 1999.

## The relationship between jobs-housing balances and the cost of housing

Increasing jobs-housing balances should be expected to increase the price of housing. To the extent that balances increase more in certain parts of the county than in others, those areas should see the greater increase in housing costs.

We will compare changing balances and changing prices for three large areas:

- ❑ The South County area, which combines the PSRC's Southwest, Southeast and Green River Valley areas, but excludes Vashon Island;<sup>8</sup>
- ❑ The Westside area, which area combines Seattle and Shoreline;
- ❑ The Eastside area.

Charts 8 and 9 show the growth in jobs and housing in these three areas for the periods 1970-1980, 1980-1990, and 1990-1999. On the Westside, the rate of job growth averaged about 9,000 per year in each of the periods. On the Eastside the growth rate has increased period by period, while in the South County it has fallen.

With regards to housing, the South County added more housing units than either of the other two areas in all three periods. The 1980s was a particularly strong decade for housing in the South County. The deceleration in the

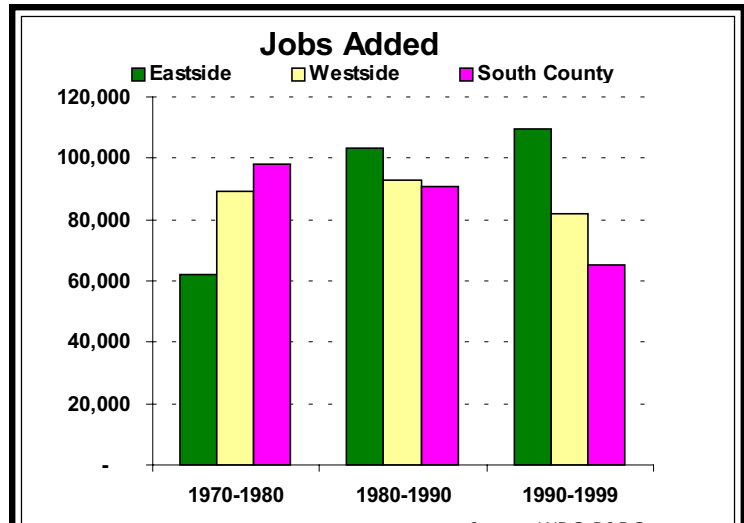


CHART 8

Source: WRC, PSRC

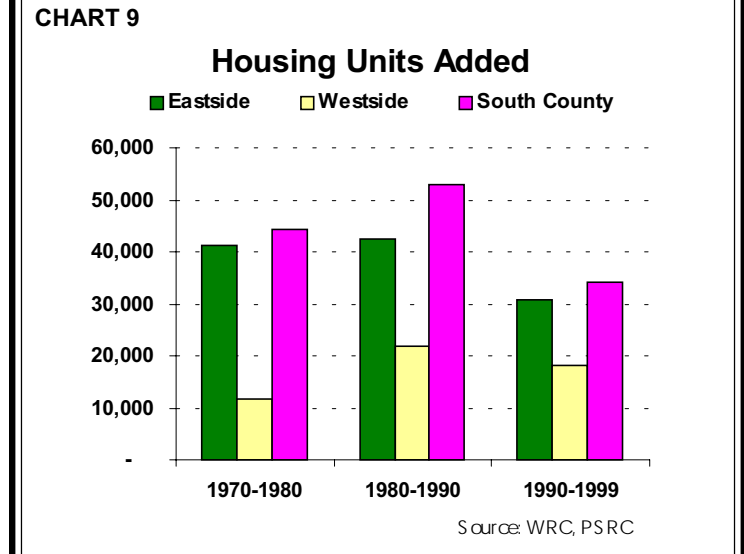


CHART 9

Source: WRC, PSRC

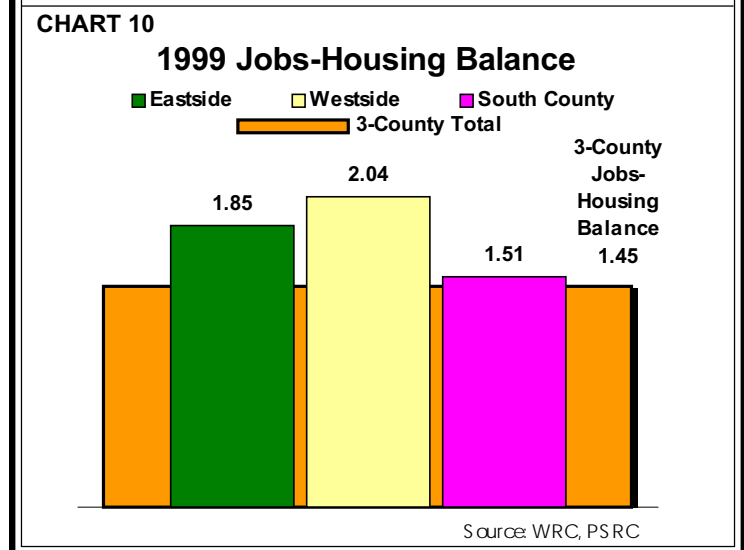
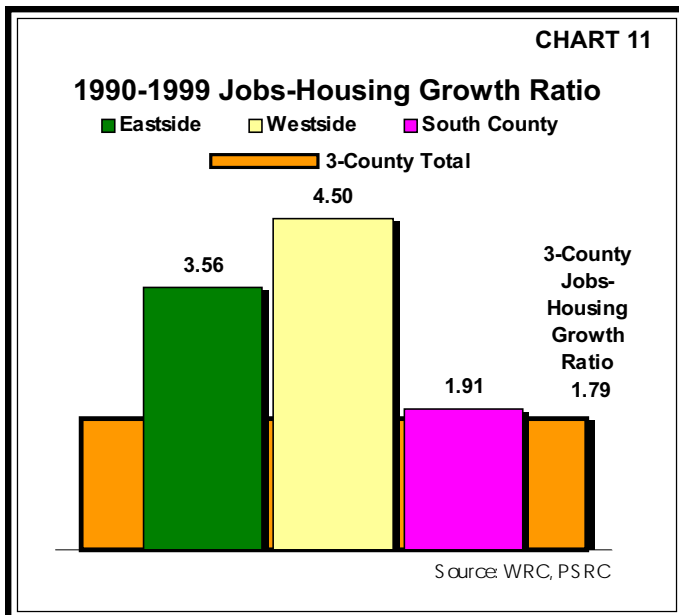


CHART 10

Source: WRC, PSRC



growth of housing in the 1990s was greater in the South County than in the other three areas. (Of course the area also saw the weakest job growth.)

Chart 10 shows the jobs-housing balances for these three areas for 1999. One thing stands out: Jobs and housing are roughly in balance in the South County area as a whole.

Chart 11 shows the 1990-1999 jobs-housing growth ratios for the three areas. The Westside's growth ratio is somewhat higher than that of the Eastside. And both were much higher than in the South County, or in the three-county region as a whole.

Given these comparisons, it is not surprising that house prices are higher in the Westside and Eastside areas than in south King County.

**TABLE 2**

**House Sales Prices**

		1990		1999		Percentage Increase
		Map Area	Average Price	Units	Average Price	
<b>South County</b>						
	Jovita/West Hill Auburn	100	361 133,941	450	176,946	32.1%
	Dash Point/Federal Way	110	664 141,263	1,111	187,203	32.5%
	Des Moines/Redondo	120	267 121,505	570	176,559	45.3%
	Burien/Normandy Park	130	618 121,501	1,148	188,112	54.8%
	Enumclaw	300	175 126,130	302	202,820	60.8%
	Auburn	310	350 117,810	875	179,828	52.6%
	Black Diamond/Maple Valley	320	410 139,883	1,012	203,895	45.8%
	Kent	330	619 145,353	1,247	195,900	34.8%
	Renton/Benson Hill	340	410 153,490	901	206,603	34.6%
	Renton/Highlands & Kenndale	350	315 137,822	663	213,655	55.0%
	Skyway Area	360	147 110,803	300	170,473	53.9%
	South County Overall		4,336 134,443	8,579	192,607	43.3%
<b>Eastside</b>						
	East Side/South of I-90	500	517 233,907	1,089	409,165	74.9%
	Mercer Island	510	114 443,772	368	739,220	66.6%
	Bellevue/West of 405	520	175 370,403	351	724,533	95.6%
	Bellevue/East of 405	530	492 211,050	955	322,374	52.7%
	East of Lake Sammamish	540	757 229,517	1,986	353,068	53.8%
	Redmond/Carnation	550	241 223,933	541	360,437	61.0%
	Kirkland/Bridle Trails	560	284 231,720	690	385,911	66.5%
	Juanita/Woodenville	600	845 211,337	1,779	314,691	48.9%
	Eastside Overall		3,425 237,161	7,759	386,918	63.1%
<b>Westside</b>						
	West Seattle	140	762 144,507	1,417	236,119	63.4%
	Rainier Valley & Beacon Hill	370	226 106,887	374	178,275	66.8%
	Central Seattle/North & South	380	618 141,544	605	245,558	73.5%
	Central Seattle/Madison Park	390	170 211,230	659	497,413	135.5%
	Queen Anne/Magnolia	700	507 273,276	678	425,426	55.7%
	Ballard/Greenlake/Greenwood/North Seattle	705-710	1,877 176,818	3,233	279,588	58.1%
	Richmond Beach/Shoreline/Lake Forest Park/Kenmore	715-720	547 171,693	957	250,038	45.6%
	Westside Overall		4,707 174,635	7,923	291,461	66.9%

Source: Northwest MLS

Table 2 presents data on the sales prices of houses from the Northwest Multiple Listing Service for the years 1990 and 1999. Average sales prices are shown for 26 separate "map areas."

Average prices are calculated for the Seattle/North King, Eastside and South County areas. Percentage changes in average prices are calculated for the 1990-1999 period.

Generally prices on the Eastside are higher than those in the Westside area, which in turn are higher than those in the South. This is true both for 1990 and for 1999.

In part, the higher prices on the eastside may be explained by the high quality of the housing stock there. The effect of the jobs-housing balance is particularly clear, however, in the changes in average house prices between 1990 and 1999.

In addition, between 1990 and 1999, the increases in average house prices were greater in the Westside and Eastside areas than in the South County. The average sales price for an Eastside house increased by 63 percent; the average price for a Westside house, by 67 percent; the South County average, by 43 percent. For comparison, the Consumer Price Index increased by 27 percent. (This is the national CPI, the Seattle CPI, which reflects Seattle housing costs, increased by 36 percent.)

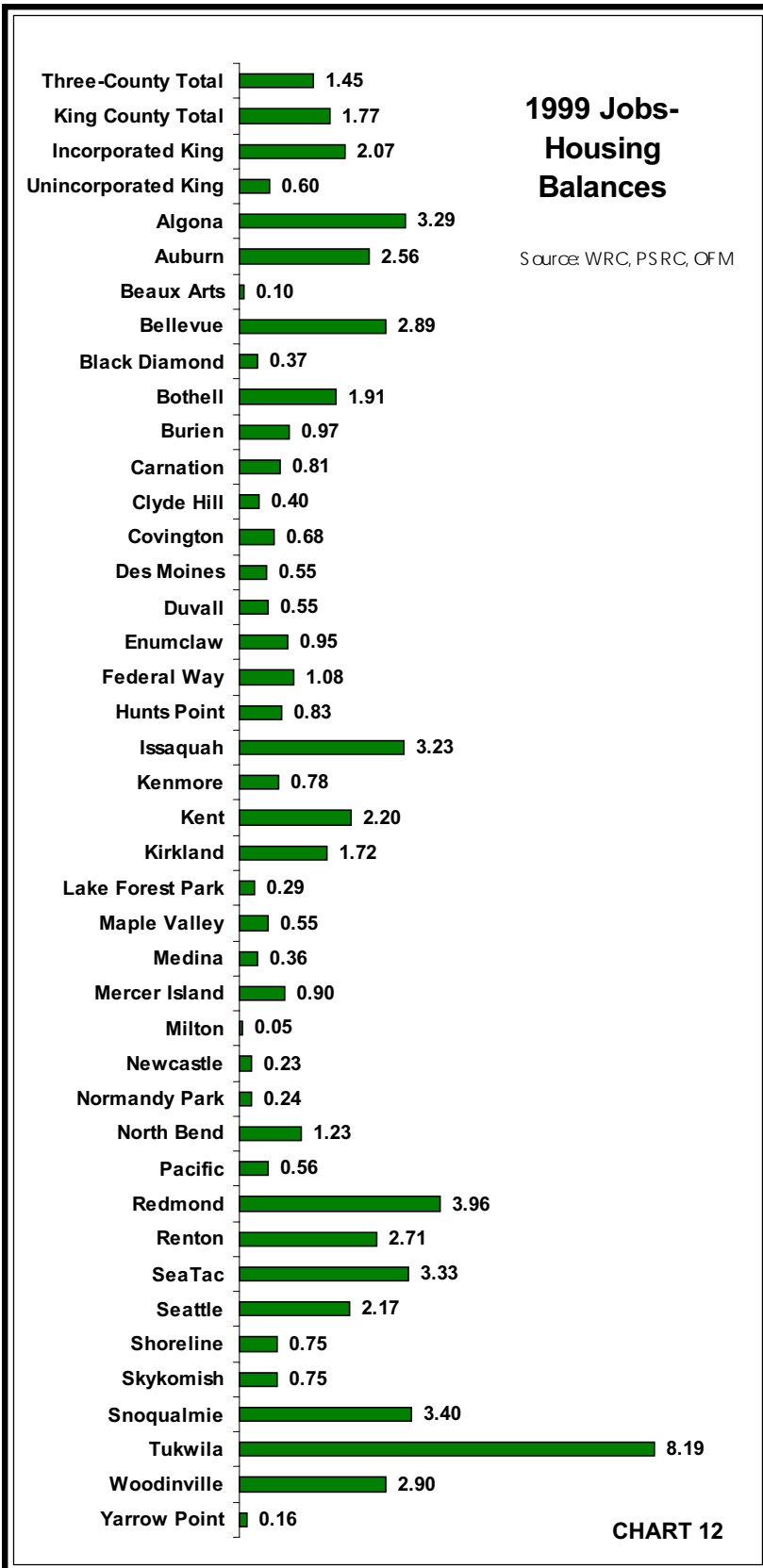
The correspondence between the incremental jobs-housing balances and average house price changes is striking. The incremental balance for Westside slightly exceeded that for the Eastside. The increase in the average home price for the former area slightly exceeded that for the latter. The incremental jobs-housing balance was much lower in South King County, and so was the increase in average home prices.

TABLE 3

**Average Rents, 2 Bedroom, 1 Bath Apartments**

	Code	1990	1999	
<b>Eastside</b>				
Bellevue-East	5	557	805	45%
Bellevue-West	6	534	917	72%
Bothell	7	570	780	37%
Kirkland	17	600	914	52%
Mercer Island	20	569	1013	78%
Redmond	25	595	871	46%
Factoria	32	613	821	34%
Issaquah	33	586	896	53%
Juanita	34	574	833	45%
Woodenville-Totem Lake	35	539	773	43%
Eastside Average		574	862	50%
<b>Westside</b>				
Ballard	3	558	758	36%
Beacon Hill	4	548	793	45%
Capital Hill-Eastlake	9	618	927	50%
Central	10	413	831	101%
Downtown Seattle	12	575	1169	103%
First Hill	14	610	933	53%
Greenlake-Wallingford	15	622	873	40%
Madison-Leschi	18	641	1126	76%
Magnolia	19	596	858	44%
North Seattle	22	537	745	39%
Queen Anne	23	607	982	62%
Rainier Valley	24	391	551	41%
University	28	617	816	32%
West Seattle	29	552	763	38%
North King	21	527	741	41%
Westside Average		561	858	53%
<b>South County</b>				
Airport	1	455	635	40%
Auburn	2	461	589	28%
Burien	8	466	605	30%
Des Moines	11	474	626	32%
Federal Way	13	473	614	30%
Kent	16	464	643	39%
Renton	26	493	694	41%
Riverton-Tukwila	27	480	667	39%
White Center	30	478	687	44%
Enumclaw	31	481	638	33%
South County Average		473	640	35%
County Average		539	797	48%
Consumer Price Index		1.308	1.667	27%

Source: Central Puget Sound Real Estate Report, Spring Prices



A similar pattern is visible in the apartment rents.

Table 3 shows average rents for 2 bedroom/1 bathroom apartments for spring 1990 and spring 1999 as reported by the *Central Puget Sound Real Estate Research Report*. Rents are shown for 35 separate map areas. The average rents are grouped by the Westside, Eastside and South County areas, and percentage changes are calculated.

The increase in the Westside average is 53 percent. The increase in the Eastside average is 50 percent. The South King County increase was 35 percent.

Again, the increase on the Eastside is slightly less than that for Westside, with the increase in South King County significantly smaller.

(The data show that the increase in average house prices exceeded the increase in average rents by 13 percent on the Eastside, 14 percent in the Westside area, and 8 percent in the South County area. It is tempting to conclude that home ownership had become less affordable relative to renting over the 1990-1999 period. However, mortgage rates dropped from 10 percent in 1990 to 7 percent in 1999. This reduced the monthly payments on a thirty-year mortgage of given value by about one quarter, greatly increasing the affordability of home ownership.)

## Jobs Housing Balances for King County Cities

Chart 12 shows the 1999 jobs-housing balances for King County cities. For all cities together, the jobs-housing balance was 2.07. The balance for the unincorporated areas of the county was

0.60.

Eleven King County cities have jobs-housing balances that are greater than Seattle's 2.17 value. Tukwila is



This area extends from Mercer Island eastward and includes parts of Bellevue, Newport Hills, Eastgate, and Issaquah. In 1999 it held 107,100 jobs and 75,100 housing units, for a jobs-housing balance of 1.43. The jobs-housing balance for 1990 was 1.19. The area added 2.52 jobs for each new household between 1990 and 1999.



At the top, with a jobs-housing balance of 8.19, followed by Redmond at 3.96 and then Snoqualmie, SeaTac, and Algonia.

The suburban cities cover much smaller geographic areas than Seattle, however. Their jobs-housing balances need to be evaluated in terms of the larger areas to which they belong.

### Smaller areas on the Eastside

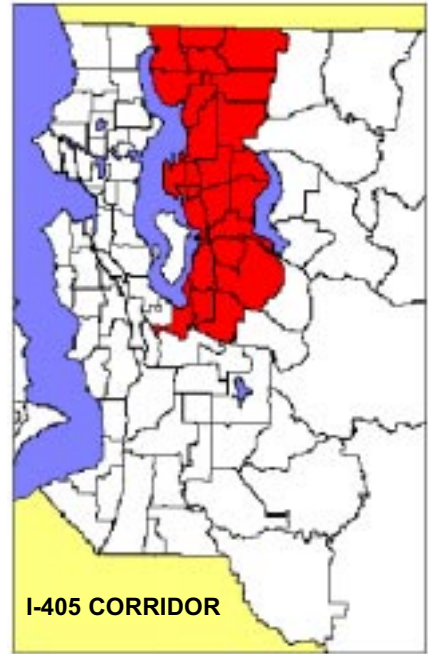
This section examines the jobs-housing balances for five sub-areas on the Eastside.

#### *I-90 corridor*



#### *I-405 corridor*

This area extends from Renton east and northward including Newcastle, Newport Hills, Bellevue, part of Redmond, Woodinville, Kenmore, and Bothell. In 1999 it held 315,500 jobs and 156,500 housing units, for a jobs-



housing balance of 2.02. The jobs-housing balance for 1990 was 1.69. The area added 3.84 jobs for each new household between 1990 and 1999.

#### *SR-520 corridor*

This area extends from Evergreen Point eastward through Redmond, including parts of Kirkland and Bellevue.



In 1999 it held 132,700 jobs and 47,300 housing units, for a jobs-housing balance of 2.80. The jobs-housing balance for 1990 was 2.19. The area added 6.02 jobs for each new household between 1990 and 1999.

#### **Redmond Area**

This area extends North, East and South from Redmond. In 1999 it held 93,400 jobs and 49,200 housing units, for a jobs-housing balance of 1.90. The jobs-housing balance for 1990 was 1.36. The area added 4.29 jobs for each new household between 1990 and 1999.

#### **Around Lake Sammamish**

This area includes the 8 FAZs that touch Lake Sammamish. In 1998 it held 109,100 jobs and 49,500 housing units, for a jobs-housing balance of 2.20. The jobs-housing balance for 1990 was 1.71. The area added 3.91 jobs for each new household between 1990 and 1999.

## Notes

<sup>1</sup> Puget Sound Council of Governments, *Vision 2020: Growth and Transportation Strategy for the Central Puget Sound Region*, October 1990, page 20. Shortly after *Vision 2020* was published, the Puget Sound Council of Governments was reorganized and renamed the Puget Sound Regional Council.

<sup>2</sup> See Indicator 38 in King County Office of Regional Policy and Planning, *2000 King County Benchmark Report*, page 132.

<sup>3</sup> Employment figures for 1970, 1980, and 1990 are based on Puget Sound Regional Council estimates published in *1999 Population and Employment Working Forecasts*, July 1999. These PSRC estimates do not include the construction and natural resource sectors. We have imputed employment for these industries from the Employment Security Departments countywide figures. PSRC staff provided unpublished estimates for 1999.

<sup>4</sup> Office of Financial Management, *April 1 Housing Estimates for Cities, Towns, And Counties - 1990 to 1999*, July 2000, via Internet.

<sup>5</sup> The PSRC estimates for 1970, 1980, and 1990 exclude the construction and natural resource industries. Employment by FAZ for these industries are imputed based on countywide totals and the distribution of these jobs in 1999.

<sup>6</sup> Census Tracts 72 and 73 lie in both FAZ 6020 and FAZ 6123. Tracts 82, 83 and 85 in FAZs 6010 and 6113.

<sup>7</sup> Available over the Internet at <<<http://www.psrc.org/datapubs/data/index.htm>>>.

<sup>8</sup> Vashon Island connects by ferry to downtown Seattle, West Seattle, Tacoma, and Southworth, but not to South King County.

