

## Ratio of Jobs to Housing in King and Surrounding Counties

## OUTCOME: BALANCE JOBS AND HOUSEHOLD GROWTH

## Countywide Planning Policy Rationale

"Growth management involves planning for economic and population growth, determining where new jobs and housing should go... in accordance with the ability to provide infrastructure and services....All jurisdictions shall indicate planned employment capacity and targeted increases in employment for 20 years inside and outside Urban Centers." (CPP IB & LU 68. See also LU 66-67.)

This indicator monitors the balance between employment growth and housing growth in the four-county region and within King County's four subareas. A goal of growth management is to encourage the development of housing in proximity to job growth. The strategy of balancing housing and job growth is intended to reduce the need for long commutes, and to keep living and working communities easily accessible to each other.

**Ratio of Jobs per Housing Unit in Four-County Region.** In 2006, as in 1995, King County accommodated more than half of the region's jobs and housing units. During that 11-year period, more than one-half of the region's growth in both employment and housing occurred in King County. However, accompanied by job losses in King County between 2001 and 2004, the *rate* of both job and housing growth in Pierce and Snohomish counties outpaced the rate of growth in King County. Consequently, these two counties now accommodate a greater *share* of the region's employment and housing than in 1995.

Figure 38.1

Number of Jobs Per Housing Unit in the Four-County Region									
County	1995			2000			2006		
	Jobs	Housing Units	Jobs/Hsg Ratio	Jobs	Housing Units	Jobs/Hsg Ratio	Jobs	Housing Units	Jobs/Hsg Ratio
King	937,211	699,324	1.34	1,149,642	742,239	1.55	1,125,197	803,268	1.40
Kitsap	68,147	89,054	0.77	71,244	92,644	0.77	83,427	100,636	0.83
Pierce	209,890	260,309	0.81	235,258	277,060	0.85	261,792	312,521	0.84
Snohomish	182,540	211,162	0.86	208,695	236,205	0.88	228,518	267,676	0.85
Region Total	1,401,460	1,259,849	1.11	1,666,422	1,348,148	1.24	1,698,934	1,484,101	1.14

source: Washington State Office of Financial Management and Employment Security Department, Puget Sound Regional Council

**Ratio of Jobs per Housing Unit by King County Subarea.** As shown in Figure 38.2, every subarea in King County added both jobs and housing units between 1995 and 2000. After 2000, all subareas continued to gain housing, but Sea-Shore and South King County lost jobs as the region experienced a recession. By 2006, the jobs-housing ratio had returned to 1995 levels in these two subareas. Though East King County had some job losses in 2002 and 2003, it had recovered by 2006 to garner 45% of the county's 11-year total job growth. With strong job growth, East King County now has the county's highest jobs-housing ratio.

Figure 38.2

Number of Jobs Per Housing Unit in King County									
Subarea	1995			2000			2006		
	Jobs	Estimated Housing Units	Jobs/Hsg Ratio	Jobs	Estimated Housing Units	Jobs/Hsg Ratio	Jobs	Estimated Housing Units	Jobs/Hsg Ratio
Sea-Shore	447,023	299,000	1.50	533,625	309,500	1.72	495,539	326,100	1.52
Eastside	216,529	149,000	1.45	289,793	163,000	1.78	302,017	182,400	1.66
South	252,760	194,000	1.30	299,296	209,200	1.43	296,381	227,300	1.30
Rural Cities/ Subarea	20,899	55,000	0.38	26,928	60,500	0.45	31,261	66,600	0.47
Total	937,211	697,000	1.34	1,149,642	742,200	1.55	1,125,197	802,400	1.40

source: Washington State Office of Financial Management and Employment Security Department, Puget Sound Regional Council, King County Office of Management and Budget