

Growth and Development in the Washington Region

Presentation to TPB Technical Committee

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Metropolitan Washington Council of Governments

May 6, 2005

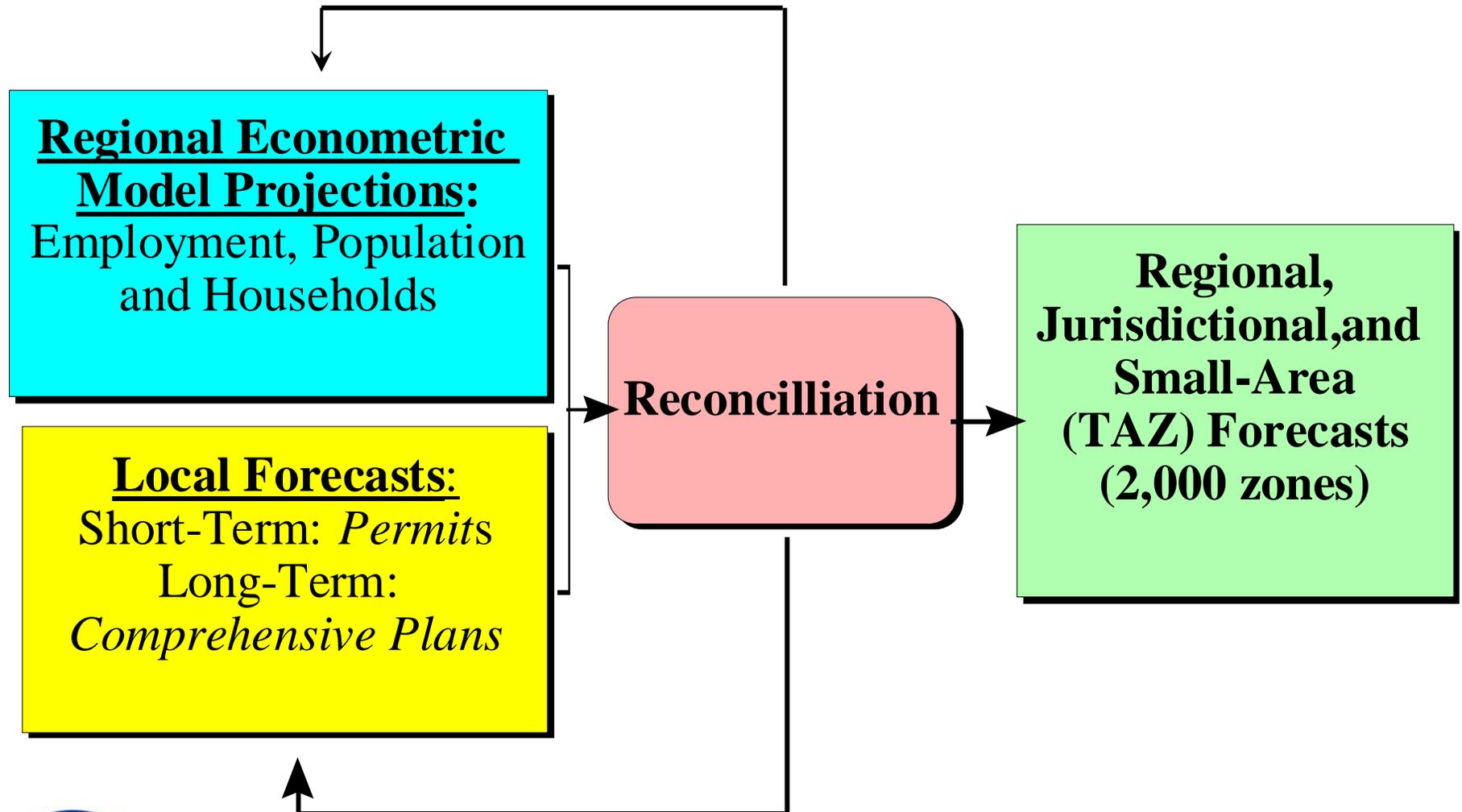
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COG Cooperative Forecasting Process



Metropolitan Washington (1)

Round 7.0 Cooperative Forecasts

	<u>2000</u>	<u>2030</u>	<u>Change</u>
Employment	2.7	4.2	53%
Population	4.5	6.3	38%
Households	1.7	2.4	41%

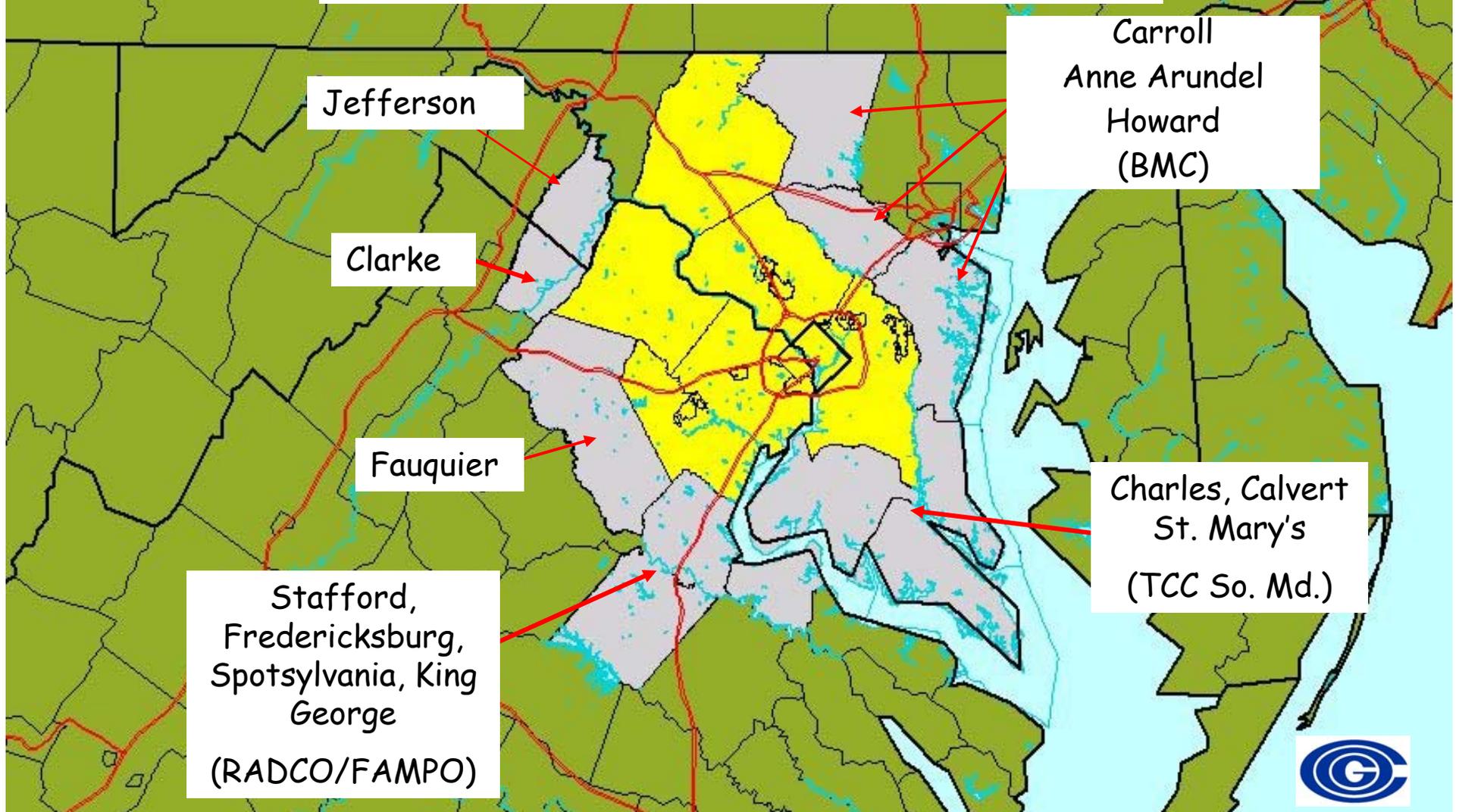
Numbers in millions



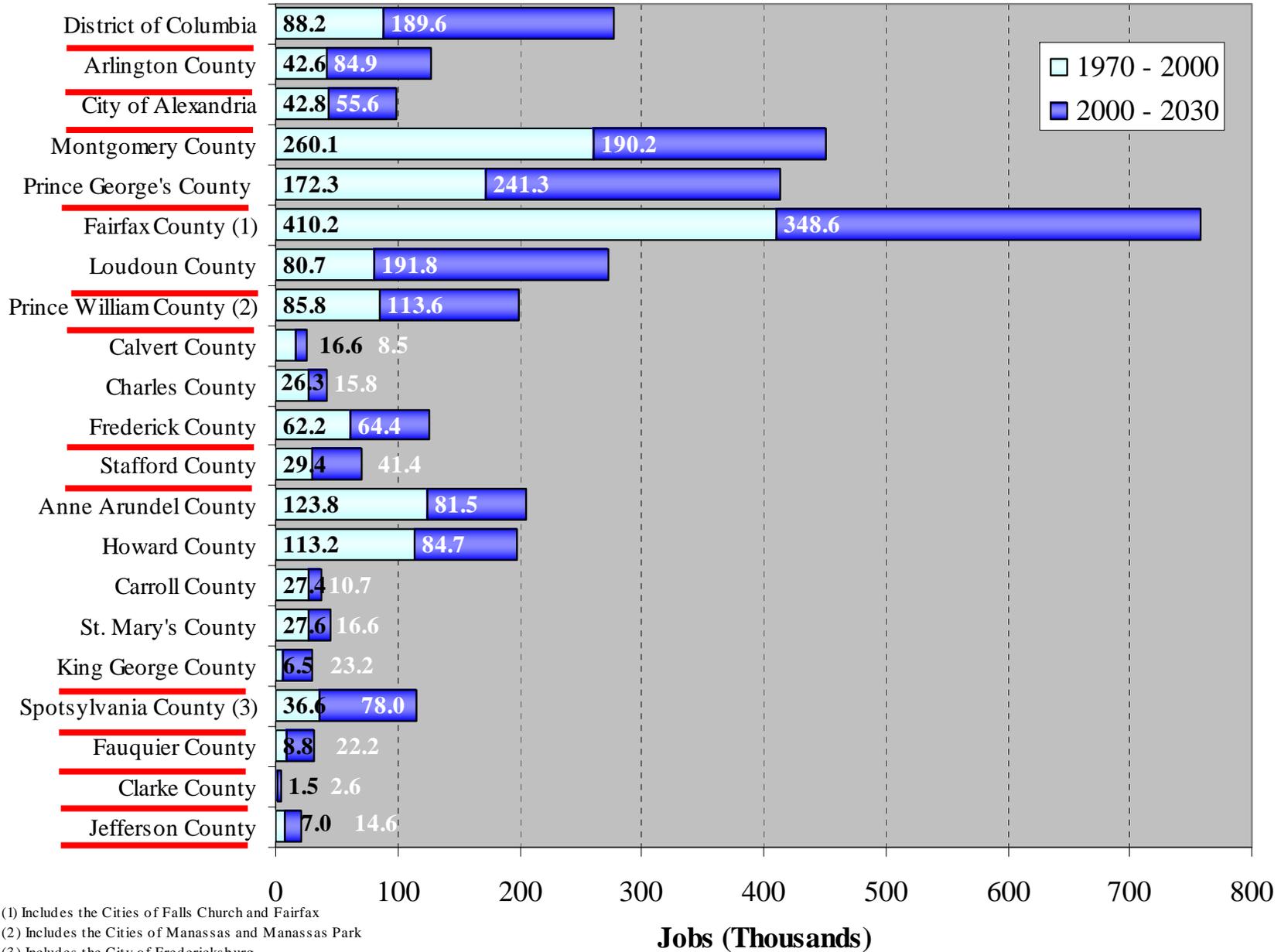
(1) Includes Charles, Calvert and Stafford Counties



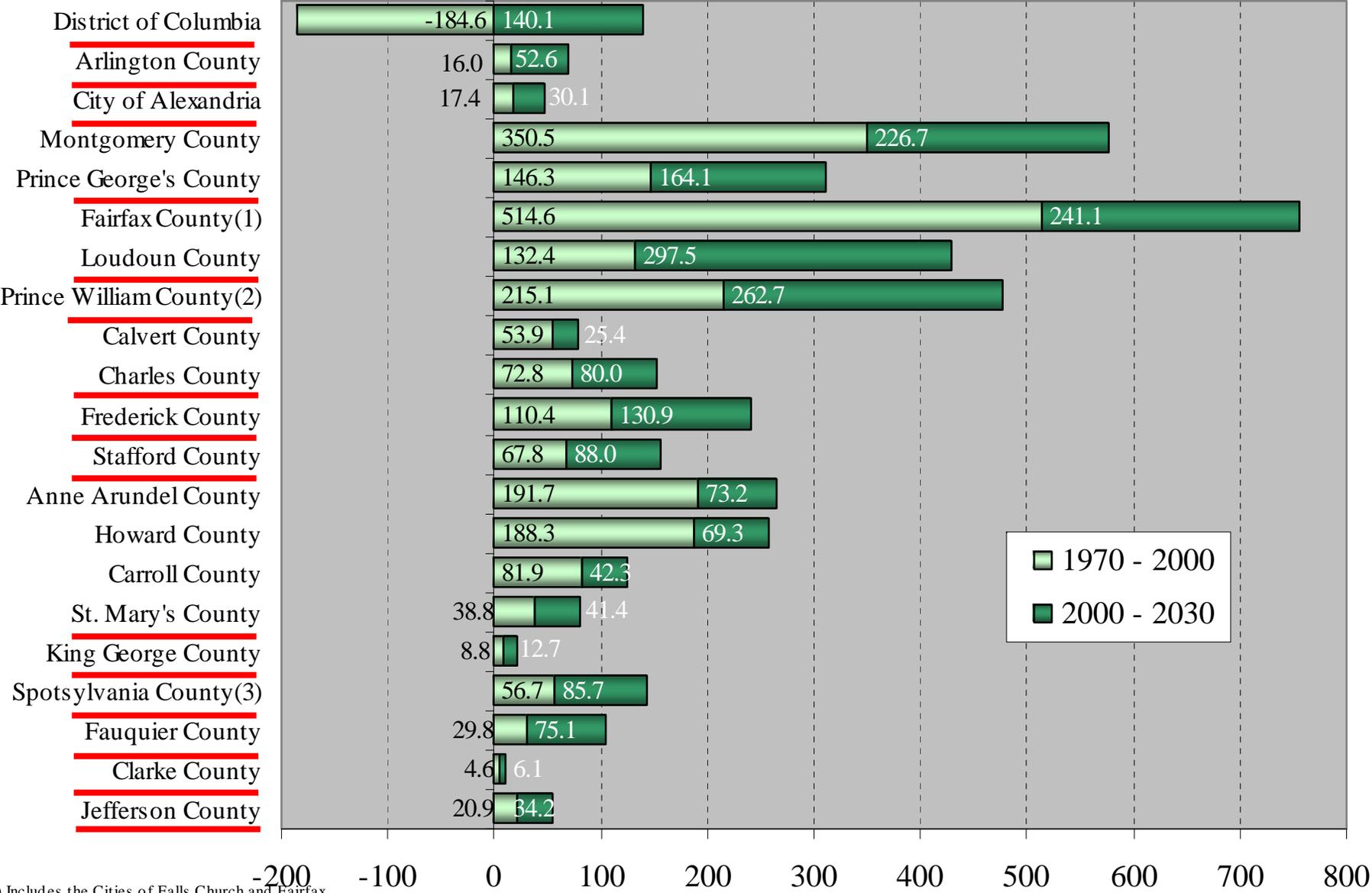
TPB “Expanded Cordon” (“Modeled Region”)



Round 7.0: Historic and Forecast Employment Growth



Round 7.0: Historic and Forecast Population Growth

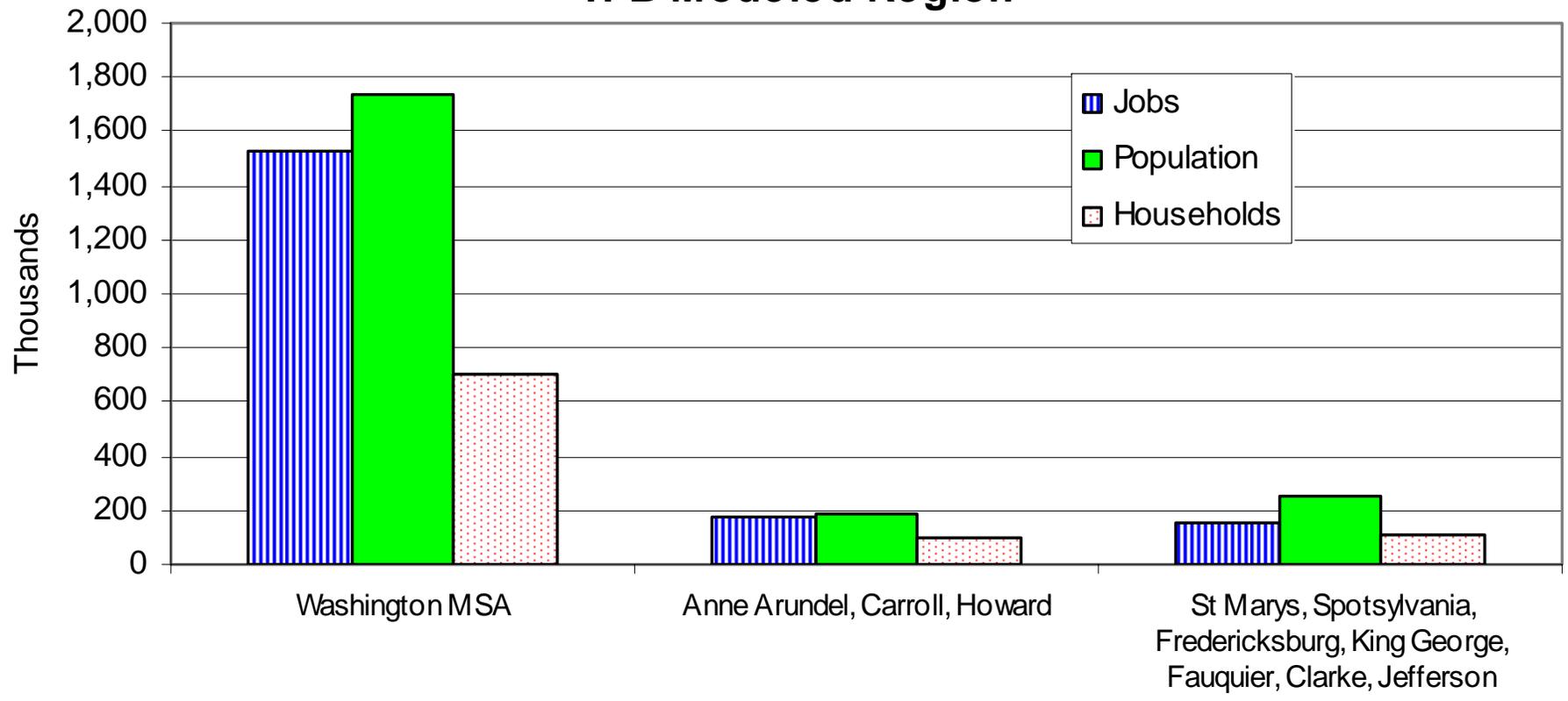


(1) Includes the Cities of Falls Church and Fairfax
 (2) Includes the Cities of Manassas and Manassas Park
 (3) Includes the City of Fredericksburg

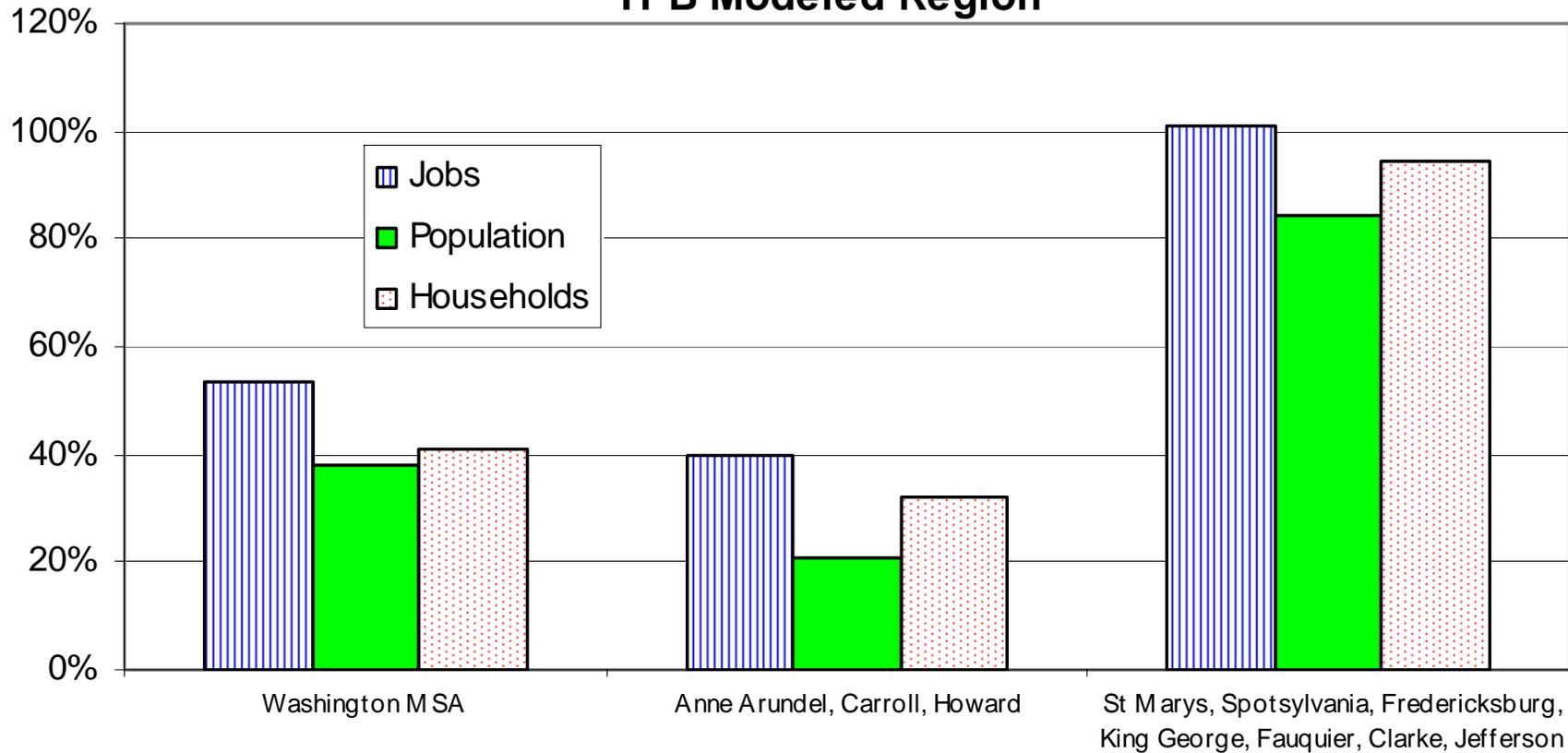
Population (Thousands)

Projected 2000 to 2030 Growth

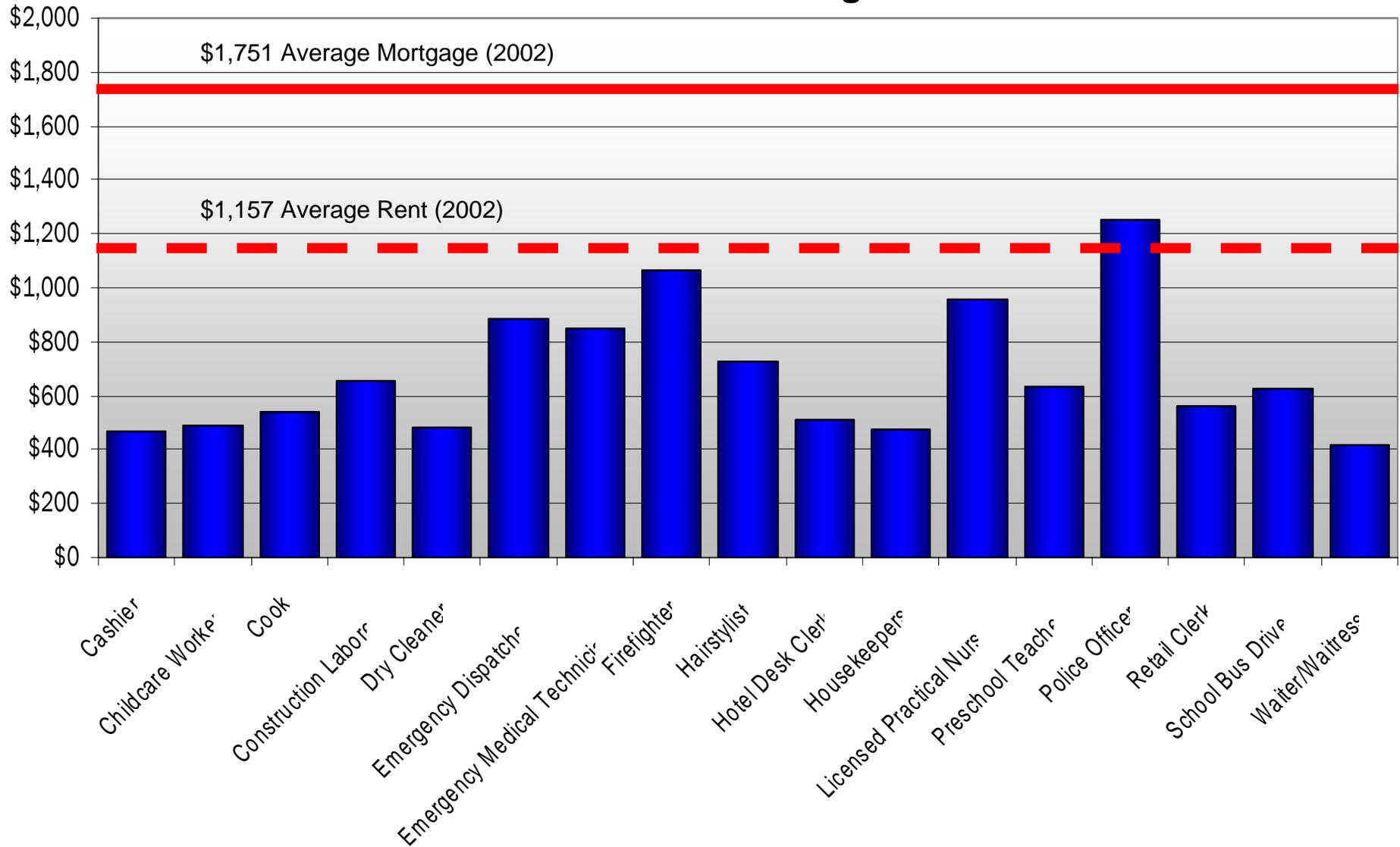
TPB Modeled Region



Projected Rate of 2000 to 2030 Growth TPB Modeled Region



Comparison of Average Monthly Wages and Average Housing Cost: A Workforce Housing Crisis



■ 30% of Monthly Salary (Gross)

Property Owners' Burden Rising

Area Home Taxes Foot Bigger Share of Government Costs

By Peter Whoriskey
Washington Post Staff Writer
Tuesday, April 12, 2005; Page A01

Like many homeowners around Washington, Harry Lowcock is angry. Over the last four years, the tax bill on his Reston area home has jumped nearly \$500 annually.

"What is all the money going for?" the 60-year-old translator wondered last week. "I'm not seeing it in better services. Homeowners are becoming cash cows."

Owners Hold Off On Sales Of Homes

Unable to Move Up In a Tight Market, Many Just Stay Put

By Sandra Fleishman
Washington Post Staff Writer
Monday, May 2, 2005; Page A01

The super-charged local real estate market that has sent home prices soaring is increasingly leaving prospective sellers hesitant to put their homes on the market, believing they cannot find an affordable move-up house, according to real estate agents.

That, in turn, is translating to a tighter supply of homes for sale.

"This is a fear of being homeless and not finding anything, which is a well-founded fear," said Ron Sitrin, a Long & Foster Real Estate Inc. agent in the District. "But the more a potential move-up buyer is afraid to put his home on the market, the more difficulty people will have finding homes. It's a giant Catch-22."



Lesley and Craig Sterling of Chevy Chase decided to spend about \$300,000 to renovate their 60-year-old house rather than sell it and buy a \$800,000 property that was in need of upgrading. (By Michael Robinson-chavez -- The

Montgomery Co. Struggles With Housing Affordability Issue

Updated: Tuesday, May. 3, 2005 - 10:48 AM

 WTOP's Mitchell Miller talks with Montgomery County Council President Tom Perez.

[Mitchell Miller](#), WTOP Radio

ROCKVILLE, Md. - If you've tried to buy your first home or move up to a bigger house, you know it. If you've paid your assessment recently, you know it. And if you're a senior on a fixed income or living near the poverty level, you also know it.

It would be the price of a home in Montgomery County.

The median price for a new home is \$660,000. County planners predict that price could rise to \$1 million in just three years.

Pr. William Housing Slipping Out of Reach

By Nikita Stewart
Washington Post Staff Writer
Wednesday, May 4, 2005; Page B09

Prince William County is losing its status as the Washington area's refuge for home buyers of modest means.

A report by the county's Affordable Housing Task Force shows that 99 percent of the 15,069 homes sold in the county last year were too pricey for lower-income residents, such as entry-level teachers and police officers, who earn less than \$38,000. The median price of new



The TPB Modeled Region Would Need 487,000 Additional Households in 2030

	2000	Households Needed at 1.57 Jobs Per Household	Minus Number of Households in 2000	Households Needed to Balance Workers and Jobs	2030	Households Needed at 1.5 Jobs Per Household	Minus Forecast Number of Households in 2030	Households Needed to Balance Workers and Jobs
Washington MSA								
Jobs	2,845	1,806	1,711	95	4,377	2,918	2,410	508
Households	1,711				2,410			
Anne Arundel, Carroll, Howard counties								
Jobs	444	282	322	-40	621	414	426	-12
Households	322				426			
St Marys, Spotsylvania, Fredericksburg, King George, Fauquier, Clarke, Jefferson								
Jobs	154	98	111	-13	310	207	217	-10
Households	111				217			
TPB Modeled Region								
Jobs	3,446	2,188	2,144	43	5,309	3,539	3,053	487
Households	2,144				3,053			

Numbers in Thousands



Growth and Development in the Washington Region

- Between 2000 and 2030 in the Washington region, anticipated job growth (+53%) will outpace population growth (+38%) and household growth (+41%).
- Growth in the region will continue to stimulate strong demand for housing, particularly affordable homes for middle-income workers
- The fastest rates of growth are anticipated in the region's outer suburbs where land costs are cheaper.
- Despite this robust growth, COG has estimated a shortage or need for an **additional** 487,000 housing units during the period

