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Manassas Park  
Prince William County

## MEMORANDUM

**Date:** June 15, 2005

**To:** Ronald Kirby  
Director of Transportation Planning

**From:** Paul DesJardin   
Chief of Housing and Planning

**Subject:** Status of Round 7.0 Cooperative Land Use Forecasts for Use in the TPB's Air Quality Conformity Analysis of the 2005 CLRP and FY 2006-2011 TIP

In response to the concerns raised by the District of Columbia Office of Planning staff about the jobs and housing imbalance implied by the Round 7.0 forecasts, the Planning Directors Technical Advisory Committee (PDTAC) held a special meeting on June 8<sup>th</sup> to discuss this matter. Three major items of discussion were covered at this meeting.

First, in response to a request by PDTAC Chair Zook for all jurisdictions to review their initial Round 7.0 household forecasts to see if any additional household growth could be accommodated within their currently adopted local plans, it was reported that Fairfax County had found that its household forecasts for 2030 could be increased by 20,000 households, Montgomery County could increase its forecasts by 5,000 households and Prince William County could increase its forecasts by about 3,000 households.

Second, COG/TPB staff presented an analysis that showed that, even after taking into account (1) forecast household growth in the "outer ring" jurisdictions just beyond the border of the Washington MSA and (2) projected increases in in-commuting from jurisdictions outside TPB "modeled area," there still remained a significant imbalance between projected jobs and households in the Round 7.0 forecasts. The analysis showed that approximately 184,000 additional households in the TPB "modeled area" would be required to supply the workers for the number of jobs forecast for this "modeled area." The 28,000 increase in forecast households identified by Fairfax, Montgomery and Prince William County would reduce this calculated shortfall somewhat, but 156,000 more households would still be needed.

Third, COG/TPB staff presented for discussion two options for addressing the jobs, workers, and household imbalance shown in the Round 7.0 forecasts. The first option proportionally reduced Round 7.0 employment forecasts to a level exactly equal to the employment projection produced by the econometric model which guided development of the regional Round 7.0 forecasts. The second option increased household forecasts in the TPB "modeled area" to provide enough workers to fill forecast jobs.

The PDTAC had a number of questions and concerns about the two options presented by staff. In response to the first option presented, it was pointed out by some PDTAC members that in the past Cooperative Forecasting Rounds the employment projection produced by the econometric model had only been used as general guide and, if the sum of local jurisdiction employment forecasts was within 3 percent of the econometric model projection, this was considered to be adequate. Similarly, in response to the second option, some PDTAC members pointed out that in prior Rounds they had always controlled their long-term household forecasts to the build out limits of their currently adopted local plans and this option would push them beyond these limits. Other PDTAC members suggested that it was not unreasonable to assume that there would be local plan changes over the next 30 years, especially because exceptionally strong economic growth foreseen for the Washington region is likely to greatly increase the demand for redevelopment in older residential and commercial areas in the region.

Time to discuss these questions and concerns was limited because this special PDTAC meeting occurred during the hour immediately before the start of a special meeting of the Metropolitan Development Policy Committee (MDPC). The PDTAC reported to the MDPC that more work on this issue was needed and that the PDTAC would meet again on June 17<sup>th</sup>. They also reported that they had asked staff for the presentation of an option that would address the jobs/households imbalance in the Round 7 forecasts by (1) increasing the Round 7.0 forecasts by the additional forecast households identified by Fairfax, Montgomery and Prince William Counties, (2) reducing the forecast employment growth to within 3 percent of the econometric model projection, and (3) increasing forecast household growth in the TPB "modeled area" to eliminate any remaining shortfall in the number of households required to provide enough workers to fill the "reduced" job forecast.

It is hoped that a consensus recommendation on the Round 7.0 forecasts will be reached at the June 17<sup>th</sup> PDTAC meeting. This recommendation would then be submitted for approval to the MDPC at their July 13<sup>th</sup> meeting.

Should you have any questions, please don't hesitate to contact me on extension 3293.