

*District of Columbia**Bowie**College Park**Frederick County**Gaithersburg**Greenbelt**Montgomery County**Prince George's County**Rockville**Takoma Park**Alexandria**Arlington County**Fairfax**Fairfax County**Falls Church**Loudoun County**Manassas**Manassas Park**Prince William County*

Memorandum

DATE: March 16, 2005

TO: Transportation Planning Board

FROM: Ronald F. Kirby
Director, Department of
Transportation Planning

RE: Approval of Draft Round 7.0 Cooperative Forecasts

The attached memorandum from Paul Desjardin, COG's Chief of Housing and Planning, transmits the draft Round 7.0 Cooperative Forecasts for use by the TPB in the air quality conformity assessment for the 2005 CLRP and FY2006-2011 TIP. TPB staff will be working closely with Mr. DesJardin, COG's Metropolitan Development Policy Committee (MDPC), and the Planning Directors Technical Advisory Committee (PDTAC) as work on the air quality conformity assessment proceeds. The TPB will be asked to approve the scope of work for the air quality conformity assessment, which includes the use of the Round 7 Cooperative Forecasts, at its meeting on April 20.

Attachment

*District of Columbia**Bowie**College Park**Frederick County**Gaithersburg**Greenbelt**Montgomery County**Prince George's County**Rockville**Takoma Park**Alexandria**Arlington County**Fairfax**Fairfax County**Falls Church**Loudoun County**Manassas**Manassas Park**Prince William County***MEMORANDUM**

Date: March 15, 2005

To: Ronald Kirby
Director of Transportation Planning

From: Paul DesJardin
Chief of Housing and Planning

Subject: MDPC Approval of Draft Round 7.0 Cooperative Forecasts

Since 2002, the Cooperative Forecasting Subcommittee of the Planning Directors Technical Advisory Committee (PDTAC) has been working on the first major update to the Cooperative Forecasts since 1999 – “Round 7”. This work includes recalibration of COG’s Regional Econometric Forecasting Model through an examination of national and regional job growth by industry, as well as the evaluation of other “key factors” of economic and demographic change that will determine our region’s economic growth.

During their February 1 meeting, the Cooperative Forecasting Subcommittee recommended approval of the draft Round 7.0 jurisdictional forecasts. Based upon the Subcommittee’s action and recommendation, the PDTAC met on February 11 to review and act on the draft Round 7.0 Forecasts. The Committee also discussed a letter from PDTAC member Barry Miller of the D.C. Office of Planning (DCOP) which expressed concerns about the imbalance in housing and jobs shown in the projections, particularly during the 2020 to 2030 period. Committee members felt strongly that the draft Round 7.0 Forecast represented the most accurate regional and local projections given current comprehensive plans and zoning. The PDTAC recommended approval of the draft Round 7.0 Forecasts, with the District of Columbia representative dissenting.

On March 9, 2005, the Metropolitan Development Policy Committee (MDPC) reviewed the draft Round 7.0 Forecasts. PDTAC Chair James Zook presented summary tables of the Forecasts and described the extensive discussions of the jobs / housing issue by the Planning Directors. MDPC members also discussed a second letter from Karina Ricks of the DCOP staff (Attachment 1) which highlights the District’s concerns about the new Forecasts. MDPC members voted to recommend the Round 7.0 Cooperative Forecasts for use by TPB in the Air Quality Conformity Analysis of the TIP and CLRP, subject to:

1. a minor recent revision to the employment forecasts for the Fort Belvoir area; and
2. an evaluation from the Planning Directors of the impacts of the new Forecasts upon transportation, affordable housing, air and water quality, and other policy areas.

In recommending approval of the draft Forecasts, the MDPC also requested that the COG Board be notified of the Committee's concerns about the projections. During the noon meeting of the COG Board, Gaithersburg City Councilmember and MDPC / COG Board member John Schlichting presented this assessment.

Summary tables of the final revised draft Round 7.0 Cooperative Forecasts are attached to this memorandum as Attachment 2. COG member jurisdictions are currently working to prepare the final TAZ data files.

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

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

March 9, 2005

Paul DesJardins
Chief of Housing and Planning
Metropolitan Washington Council of Governments
777 North Capitol Street, Ste 300
Washington, DC 20002

Dear Mr. DesJardins,

The District of Columbia Office of Planning, the Executive's representative to the MPDC, has reviewed the proposed Round 7.0 forecasts prepared by the Forecasting Sub-committee and forwarded by the Planning Directors to the Metropolitan Development Policy Committee for approval

The projections are alarming. The Round 6a Cooperative Forecasts predicted an imbalanced, but presumably manageable, jobs housing distribution that grew about 3% worse between 1995 and 2010 from 1.63 to 1.69 jobs per household. Round 7 presents an even worsening gap **growing 15%** from a relatively balanced 1.58 jobs per household in 1995 to **1.75** by 2030.

According to COG staff, experts have estimated that a jobs-housing ratio of 1.6 is the upper limit of that which can be supported within the region itself. Beyond that threshold, workers must commute into the region from homes outside in order to fill the available jobs.

This forecast has serious implications for the regional policies this committee has advocated:

1. **Mitigating traffic congestion:** The majority of imported workers will drive from their remote homes to the dispersed job opportunities in the region. This will add additional, primarily single occupancy, vehicles to our already congested roadways and bring commuters from outside our region to our neighborhood streets.
2. **Protecting air quality and the environment:** The long drives that in-commuters will need to take to access the jobs we are creating will result in huge increases in VMTs in the region and significant additional contributions to regional VOCs and NoX emissions that already press the limits of air quality conformity. The regional mobility and accessibility study found that creating housing to accommodate these in-commuters had the single largest effect on reducing the region's VMT's and other emissions;
3. **Providing for affordable housing:** Housing, already expensive in the region, will grow even more expensive as workers out strip available housing resources. Efforts to develop affordable housing policies may be futile as demand far out paces supply.

4. **Curbing urban sprawl:** As workers find fewer housing options in the DC region, rural communities in West Virginia, Pennsylvania, Central Virginia, and Southern Maryland will grow rapidly to meet the displaced demand. Thousands of acres of farms, woodlands, and open space will disappear.

If regional policies for sustainable transportation, adequate air quality, and provision of affordable housing are ever to be achieved, the projections must not be accepted as “a given,” but rather as the first step in a dialogue on how to improve the regional jobs-housing balance. Local jurisdictions must use the projections as an indicator of where adjustments to their planning policies are needed. In the case of the core cities and inner suburbs, this means identifying locations for additional housing to accommodate future workers.

Projections that show both robust job growth and housing “buildout” are unrealistic and unsustainable. In fact, this outcome runs counter to metropolitan planning objectives and conflicts with COG’s very mission to promote sound regional planning.

The District of Columbia regrettably must vote against approval of the Round 7.0 Cooperative Forecasts. While the forecasts provide a useful starting point for a dialogue about regional growth, we believe that additional iterations are needed to bring the region’s jobs and housing closer into alignment. We urge the other jurisdictions on the MDPC to join us in this vote, with the aim of achieving more balanced, sustainable, and responsible growth across the region.

Sincerely,

Karina Ricks for
Ellen McCarthy, Interim Director

03/11/05

**Summary of Intermediate Employment Forecasts
Round 7.0 Cooperative Forecasts
(Thousands)**

DRAFT 3/11/05

JURISDICTION	2000	2005	2010	2015	2020	2025	2030	2000 to 2030		Regional Share
								Number	% Change	
District of Columbia	713.4	742.9	783.6	816.7	830.0	845.0	860.0	146.6	20.5%	10.0%
Arlington County	188.4	195.2	217.8	237.8	254.4	263.6	275.8	87.4	46.4%	6.0%
City of Alexandria	91.4	105.6	113.3	123.2	132.5	141.3	148.0	56.6	61.9%	3.9%
Central Jurisdictions	993.2	1,043.7	1,114.7	1,177.7	1,217.0	1,249.9	1,283.8	290.6	29.3%	19.8%
Montgomery County (1)	475.9	500.0	545.0	580.0	615.0	645.0	670.0	194.1	40.8%	13.2%
Rockville (2)	68.7	75.3	87.6	93.7	99.9	102.1	104.7	36.0	52.3%	2.5%
Prince George's County	303.1	322.2	354.7	393.5	438.5	489.7	544.7	241.7	79.7%	16.5%
Fairfax County (3)	550.3	600.5	683.9	729.6	774.5	814.2	844.6	294.3	53.5%	20.1%
City of Fairfax (4)	27.3	29.2	31.3	33.3	35.3	37.3	39.3	12.0	44.0%	0.8%
City of Falls Church	9.4	9.5	11.8	15.1	17.8	19.9	20.3	10.9	116.0%	0.7%
Inner Suburbs	1,365.9	1,461.5	1,626.8	1,751.5	1,881.1	2,006.2	2,118.9	753.0	55.1%	51.4%
Loudoun County	87.0	118.0	153.7	183.8	212.9	242.0	271.2	184.1	211.5%	12.6%
Prince William County	86.8	100.5	120.3	138.4	156.8	173.5	186.0	99.2	114.3%	6.8%
City of Manassas	19.9	23.3	24.6	26.2	26.3	26.6	26.8	6.9	34.8%	0.5%
City of Manassas Park	2.7	3.0	4.5	4.6	4.7	4.8	4.9	2.2	79.5%	0.1%
Calvert County (5)	25.9	29.4	32.9	33.7	34.5	35.1	35.6	9.7	37.4%	0.7%
Charles County (5)	50.1	56.5	62.9	64.8	66.8	67.9	69.1	19.0	37.9%	1.3%
Frederick County	100.7	122.2	142.4	151.5	158.3	163.5	167.3	66.6	66.1%	4.5%
Stafford County (6)	25.3	31.8	38.3	43.8	49.2	54.5	59.7	34.4	135.8%	2.3%
Outer Suburbs	398.5	484.7	579.7	646.7	709.5	767.9	820.6	422.1	105.9%	28.8%
Northern Virginia	1,088.5	1,216.7	1,399.6	1,535.8	1,664.5	1,777.7	1,876.6	788.0	72.4%	53.8%
Suburban Maryland	955.6	1,030.2	1,137.9	1,223.4	1,313.1	1,401.2	1,486.7	531.1	55.6%	36.2%
REGIONAL TOTAL	2,757.6	2,989.8	3,321.2	3,575.9	3,807.6	4,023.9	4,223.2	1,465.7	53.2%	100.0%

(1) Forecasts for years 2000 to 2030 include all of Takoma Park.

(2) Included in Montgomery County total.

(3) Forecasts for all years include Fairfax County Government employees working at the Fairfax County Public Safety Center

(4) Forecasts for all years do not include Fairfax County Government employees (+/- 2,000 jobs) working at the Fairfax County Public Safety Center

(5) Tri-County Council for Southern Maryland develops ten-year incremental population, housing unit and employment forecasts for Calvert County, Charles County and St. Mary's County.

(6) Source: Fredericksburg Area Metropolitan Planning Organization (FAMPO), CLRP 2030 Projections, March 2003

**Summary of Intermediate Population Forecasts
Round 7.0 Cooperative Forecasts
(Thousands)**

DRAFT 3/11/05

JURISDICTION	2000	2005	2010	2015	2020	2025	2030	2000 to 2030		Regional Share
								Number	% Change	
District of Columbia (1)	572.1	577.5	608.7	642.0	672.6	702.4	712.2	140.1	24.5%	8.0%
Arlington County	190.3	198.3	212.2	223.3	233.1	238.8	242.9	52.6	27.6%	3.0%
City of Alexandria	128.3	135.9	143.9	149.3	152.6	156.3	158.4	30.1	23.5%	1.7%
Central Jurisdictions	890.7	911.6	964.8	1,014.6	1,058.2	1,097.5	1,113.5	222.8	25.0%	12.8%
Montgomery County (2)	873.3	942.0	1,000.0	1,040.0	1,070.0	1,090.0	1,100.0	226.7	26.0%	13.0%
Rockville (3)	47.4	59.9	65.3	68.3	68.8	69.0	69.5	22.1	46.7%	1.3%
Prince George's County	807.9	852.9	872.6	893.2	914.9	944.2	972.1	164.1	346.4%	9.4%
Fairfax County (4)	969.8	1,041.2	1,133.0	1,179.3	1,193.4	1,197.8	1,201.5	231.7	23.9%	13.3%
City of Fairfax (5)	21.5	22.5	23.9	25.4	26.0	26.1	26.1	4.6	21.4%	0.3%
City of Falls Church	10.4	10.6	12.3	13.9	14.7	14.9	15.2	4.8	46.5%	0.3%
Inner Suburbs	2,683.0	2,869.2	3,041.7	3,151.7	3,219.0	3,273.0	3,314.9	631.9	23.6%	36.2%
Loudoun County	169.6	247.3	318.1	379.6	422.9	450.1	467.1	297.5	175.4%	17.1%
Prince William County	280.8	352.4	415.3	461.5	488.2	513.2	531.0	250.2	89.1%	14.3%
City of Manassas	35.1	37.0	38.0	39.6	40.2	40.6	40.9	5.8	16.5%	0.3%
City of Manassas Park	10.3	12.9	15.0	15.8	16.5	16.7	16.8	6.5	63.3%	0.4%
Calvert County (6)	74.6	82.8	91.0	93.5	96.0	98.0	100.0	25.4	34.1%	1.5%
Charles County (6)	120.5	138.5	152.3	168.2	184.1	195.1	206.1	85.5	70.9%	4.9%
Frederick County	195.3	220.9	243.2	265.6	287.9	307.1	326.2	130.9	67.1%	7.5%
Stafford County (7)	92.4	110.2	127.9	141.3	154.7	167.5	180.4	88.0	95.2%	5.0%
Outer Suburbs	978.7	1,201.9	1,400.8	1,565.0	1,690.4	1,788.3	1,868.5	889.8	90.9%	51.0%
Northern Virginia	1,908.6	2,168.1	2,439.5	2,628.9	2,742.1	2,822.0	2,880.4	971.8	50.9%	55.7%
Suburban Maryland	2,071.7	2,237.0	2,359.1	2,460.4	2,552.9	2,634.4	2,704.4	632.7	30.5%	36.3%
REGIONAL TOTAL	4,552.3	4,982.7	5,407.3	5,731.3	5,967.6	6,158.7	6,296.9	1,744.6	38.3%	100.0%

(1) The Round 6.4 population and household forecasts for the District of Columbia reflect Census 2000 counts which showed the city's population to be higher than estimated in previous forecast rounds.

(2) Forecasts for years 2000 to 2030 include all of Takoma Park.

(3) Included in Montgomery County total.

(4) Forecasts for all years include Fairfax County group quarters population at the Fairfax County Public Safety Center

(5) Forecasts for all years do not include Fairfax County group quarters population (+/- 1,000 people) at the Fairfax County Public Safety Center and Fairfax County household population (+/-1,300 people) in TAZ 1609.

(6) Tri-County Council for Southern Maryland develops ten-year incremental population, housing unit and employment forecast for Calvert County, Charles County and St. Mary's County.

(7) Source: Fredericksburg Area Metropolitan Planning Organization (FAMPO), CLRP 2030 Projections, March 2003. The estimates for 2010, 2020 and 2030 are control totals provided by the Virginia Employment Commission (VEC) and should only be used for transportation planning purposes. Incremental five-year estimates (2005, 201

**Summary of Intermediate Household Forecasts
Round 7.0 Cooperative Forecasts
(Thousands)**

DRAFT 3/11/05

JURISDICTION	2000	2005	2010	2015	2020	2025	2030	2000 to 2030		Regional Share
								Number	% Change	
District of Columbia (1)	248.3	252.0	265.3	280.7	292.9	304.4	308.9	60.6	24.4%	8.6%
Arlington County	86.9	92.1	99.6	105.9	111.5	114.6	116.7	29.8	34.2%	4.2%
City of Alexandria	61.9	66.3	71.0	74.6	76.4	78.6	80.6	18.7	30.2%	2.7%
Central Jurisdictions	397.1	410.5	435.8	461.2	480.7	497.7	506.2	109.0	27.5%	15.5%
Montgomery County (2)	324.6	347.0	370.0	390.0	405.0	415.0	420.0	95.4	29.4%	13.6%
Rockville (3)	17.2	22.6	25.1	26.1	26.3	26.5	26.7	9.5	55.1%	1.3%
Prince George's County	288.6	308.5	321.8	334.6	346.9	358.7	370.1	81.6	28.3%	11.6%
Fairfax County	350.7	377.6	411.5	427.6	432.6	434.1	435.4	84.7	24.2%	12.1%
City of Fairfax (4)	8.2	8.6	9.2	9.8	10.0	10.2	10.4	2.2	27.3%	0.3%
City of Falls Church	4.5	4.6	5.5	6.5	6.9	7.0	7.2	2.7	61.0%	0.4%
Inner Suburbs	976.5	1,046.3	1,117.9	1,168.4	1,201.3	1,225.1	1,243.2	266.7	27.3%	38.0%
Loudoun County	59.9	87.5	112.7	134.4	149.7	159.3	165.4	105.5	176.0%	15.0%
Prince William County	94.6	117.9	140.2	157.4	168.4	177.4	184.3	89.7	94.8%	12.8%
City of Manassas	11.8	12.8	13.4	13.7	13.9	14.1	14.3	2.5	21.4%	0.4%
City of Manassas Park	3.3	4.2	5.0	5.3	5.4	5.4	5.4	2.1	17.4%	0.3%
Calvert County (5)	25.4	28.3	31.0	32.7	34.3	35.0	35.7	10.3	40.3%	1.5%
Charles County (5)	41.7	48.7	55.0	61.8	68.4	73.0	77.5	35.8	86.0%	5.1%
Frederick County	70.1	79.5	87.7	95.9	104.1	111.2	118.2	48.2	68.7%	6.9%
Stafford County (6)	30.7	36.1	41.4	46.9	52.4	58.0	63.5	32.8	106.8%	4.7%
Outer Suburbs	337.5	415.0	486.5	548.1	596.7	633.4	664.3	326.8	96.8%	46.5%
Northern Virginia	712.5	807.8	909.4	982.1	1,027.1	1,058.8	1,083.1	370.7	52.0%	52.8%
Suburban Maryland	750.3	812.0	865.5	915.0	958.8	993.0	1,021.6	271.3	36.2%	38.6%
REGIONAL TOTAL	1,711.1	1,871.7	2,040.2	2,177.8	2,278.7	2,356.1	2,413.6	702.5	41.1%	100.0%

(1) The Round 6.4 population and household forecasts for the District of Columbia reflect Census 2000 counts which showed the city's population to be higher than estimated in previous forecast rounds.

(2) Forecasts for years 2000 to 2030 include all of Takoma Park.

(3) Included in Montgomery County total.

(4) Forecasts for all years do not include Fairfax County households (+/- 500 households) in TAZ 1609.

(5) Tri-County Council for Southern Maryland develops ten-year incremental population, housing unit and employment forecasts for Calvert County, Charles County and St. Mary's County.

(6) Source: Fredericksburg Area Metropolitan Planning Organization (FAMPO), CLRP 2030 Projections, March 2003.