

ITEM 10 - Information

June 15, 2005

Briefing on Activities of the Metropolitan Development Policy Committee (MDPC) to Evaluate the Impacts of the Draft Round 7.0 Cooperative Land Use Forecasts

Staff

Recommendation: Receive briefing on the analyses of the jobs/housing balance presented at the MDPC June 8 meeting, and the related discussion.

Issues: None

Background: At the May 18 meeting, the Board was briefed on recent staff analyses of forecast job and household growth and development in the Washington MSA and surrounding jurisdictions. The Board approved sending a letter to the MDPC expressing its interest in working with MDPC to examine the jobs/housing balance on a geographic area that includes the entire potential commuting shed for the Washington metropolitan area. On June 8 interested members of the TPB and staff participated in a meeting to discuss the analyses conducted by the Planning Directors and COG/TPB staff with MDPC members and staff.

At the March 16 meeting, the Board was briefed on the MDPC's approval of draft Round 7.0 Cooperative Forecasts for use in the air quality conformity analysis of the 2005 CLRP and FY 2006-2011 TIP. The MDPC approval was subject to an evaluation by the planning directors of the impacts of the new forecasts upon transportation, affordable housing, air and water quality, and other policy areas.

**May 25, 2005**

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

**Ms. Elizabeth Hewlett
Chair, Metropolitan Development
Policy Committee (MDPC)
Metropolitan Washington Council of Governments
777 North Capitol Street, N.E.
Washington, DC 20002-4290**

**Re: Comments on MDPC's Approval of Draft Round 7.0 Cooperative Land Use
Forecasts for Use in the Air Quality Conformity Analysis of the 2005 CLRP
and FY2006-2011 TIP**

Dear Ms. Hewlett:

At its March 16 meeting, the National Capital Region Transportation Planning Board (TPB) was briefed on the attached memorandum and attachments providing draft Round 7.0 Cooperative Forecasts of employment, population and households. The memorandum states that "MDPC members voted to recommend the Round 7.0 Cooperative Forecasts for use by the 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." The TPB would like to work with the MDPC and the Planning Directors in evaluating the transportation impacts of the draft Round 7.0 forecasts, and in reviewing the concerns raised by the District of Columbia Office of Planning staff about a jobs and housing imbalance implied by the projections.

The TPB's travel forecasting process employs a "modeled area" that comprises the jurisdictions included in the draft Round 7.0 forecasts, which make up in the Washington Metropolitan Statistical Area (MSA), as well as "outer ring" jurisdictions in West Virginia, Virginia and Maryland as shown in Exhibit 1 (attached). A logical first step in assessing concerns about a jobs and housing imbalance is to broaden the geographic area for the analysis to include the additional jurisdictions that are in the TPB's modeled area but not in the Washington MSA. TPB has been working with Mr. DesJardin, COG's Chief of Housing and Planning, to review the most recent forecasts of employment, population, and housing developed by planning staff in these "outer ring" jurisdictions. These forecasts have been combined with the draft Round 7.0 forecasts for the Washington MSA to provide a jobs/housing comparison over the entire TPB modeled area. The results of this analysis, which were presented to the MDPC at its May 11 meeting and to the TPB at its May 18th meeting, showed that a substantial number of additional households would be needed to supply workers for the number of

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jobs in the forecast: 508,000 additional households when just the MSA is included in the analysis, and 487,000 additional households when the outer jurisdictions in the TPB modeled area are included as well.

A second step in this assessment of concerns about a jobs and housing imbalance is to examine the rates of growth predicted for travel into the region across the external boundaries of the modeled area. Growth rates currently used in the TPB's travel model have been re-examined by TPB staff in light of trends in observed travel across these boundaries, and recent forecasts of employment, population and housing by planning staff in jurisdictions beyond these boundaries. TPB staff have been coordinating closely with staff of Baltimore Metropolitan Council (BMC) in this work with respect to jurisdictions like Howard and Anne Arundel Counties that are part of the Baltimore metropolitan area. The results of this analysis of growth rates across the external boundaries suggest that the currently projected growth rates would have to more than double in order to provide the additional households needed to balance workers and jobs.

The above analyses have provided an initial assessment of the likely levels of in-commuting from jurisdictions outside the Washington MSA to employment within the MSA, and have provided a basis for assessing jobs/housing balance on a geographic area that includes the entire potential commuting shed for the Washington metropolitan area. The results of these analyses will hopefully be of value to the Planning Directors in conducting their evaluation of the impacts of the draft Round 7.0 forecasts, as called for under the second point noted by the MDPC in its March 9, 2005 approval of the draft forecasts. The TPB is very interested in discussing the results of this evaluation with the MDPC and the Planning Directors. Related issues such as labor force participation by older workers, and other potential changes in workers per household in various locations throughout the region, could also be included in these discussions.

The TPB understands that the MDPC has scheduled a special meeting on Wednesday, June 8th to discuss the analyses done to date by the Planning Directors and by COG and TPB staff. Interested TPB members and staff look forward to participating in this meeting with MDPC members and staff. Please let TPB staff know if there is any additional information you require at the meeting on TPB activities related to the Round 7.0 Cooperative Forecasts.

The TPB will be proceeding over the coming months with the air quality conformity analysis for the 2005 CLRP and FY2006-2011 TIP using the draft Round 7.0 Cooperative forecasts approved by the MDPC, along with the information developed under the two steps described above on likely levels of in-commuting to the Washington MSA. The results of this analysis are currently scheduled to be released for public comment by the TPB at its July 20th, 2005 meeting, and approved at the September 21, 2005 meeting. These air quality conformity results may provide some

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useful information on the transportation implications of the draft Round 7.0 Forecasts, and the TPB would be pleased to include these results in the discussion with the MDPC and the Planning Directors as soon as they become available.

The TPB looks forward to working with the MDPC and the Planning Directors on this important issue.

Sincerely,

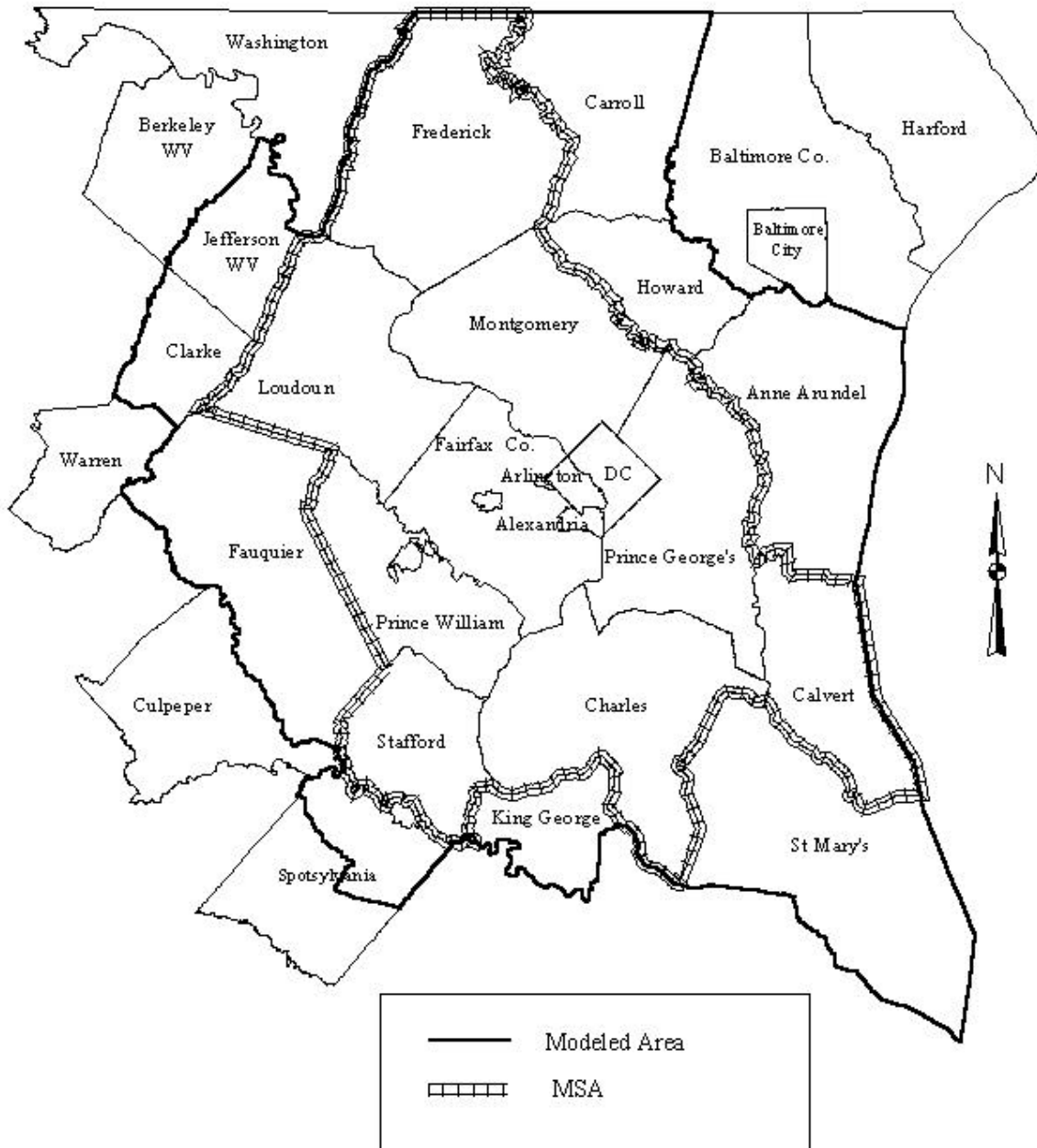
A handwritten signature in black ink, appearing to read "Phil Mendelson", with a long horizontal flourish extending to the right.

Phil Mendelson

Chairman

National Capital Region Transportation Planning Board

Exhibit 1
Washington, D.C. - Maryland - Virginia
Modeled Area
and
Metropolitan Statistical Area



*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.