

Growth and Development in the Washington Region

Presentation to Northern Shenandoah Valley Regional Commission

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Presentation Outline

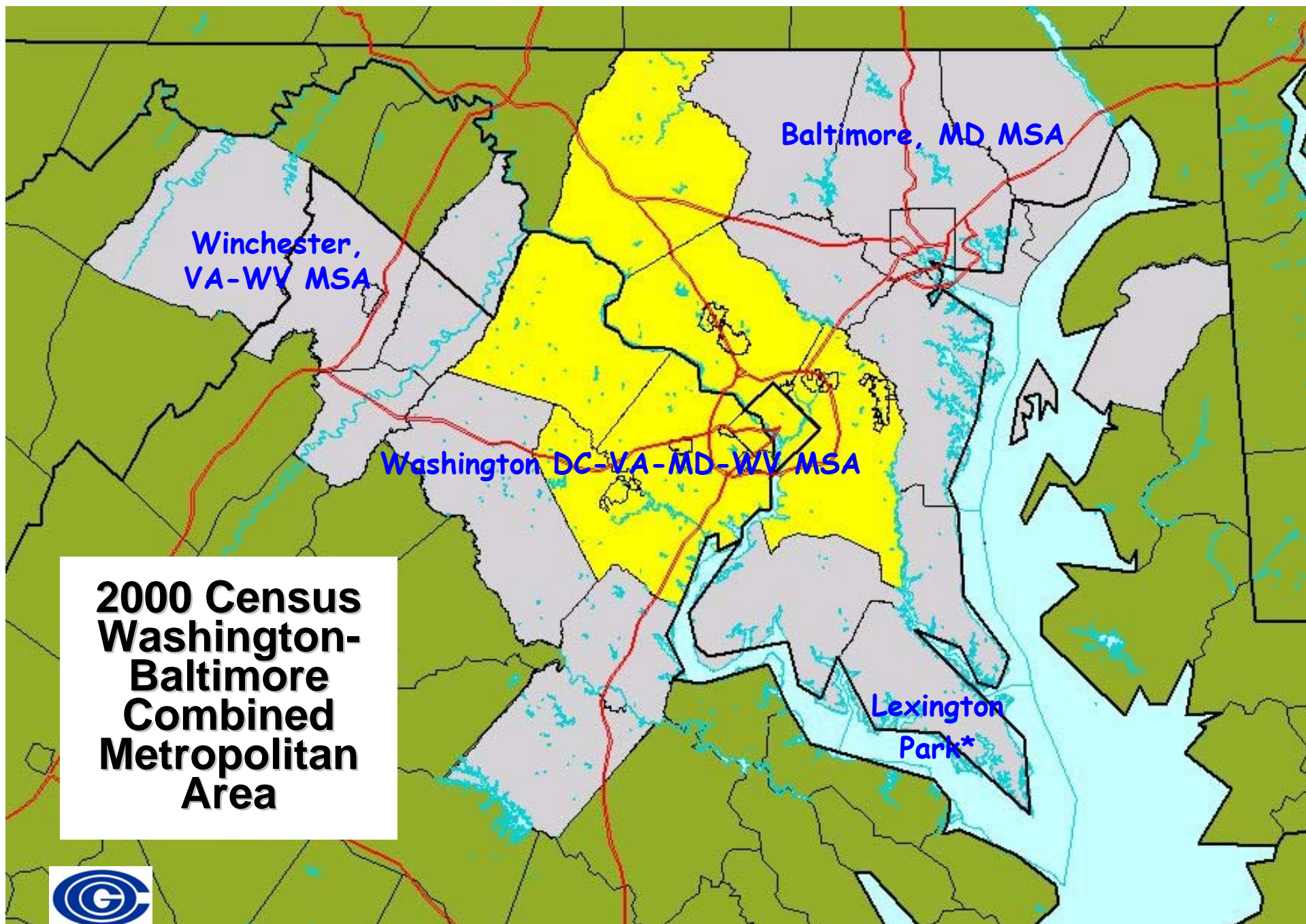
- COG and regional planning process
- Regional economic trends
- COG Round 6.4a Cooperative Forecasts
- Draft Round 7.0 Forecasts and population / housing growth implications



The Metropolitan Washington Council of Governments (COG)

- Regional organization of 19 local governments, represented through COG's Board of Directors (501c3)
- Federally-designated metropolitan planning organization for the region
- An advocate for its members
- A regional information source and technical consultant



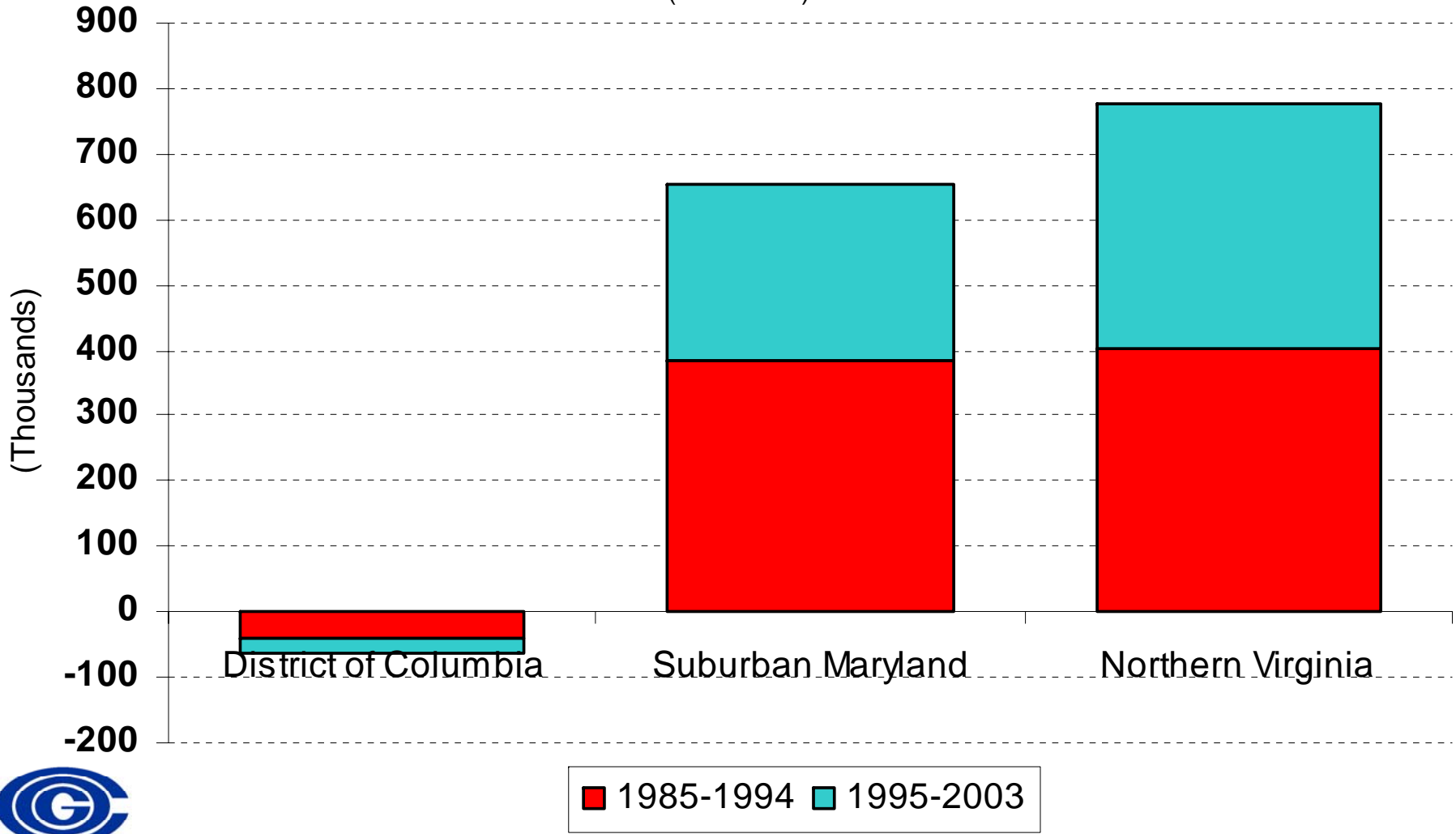


**2000 Census
Washington-
Baltimore
Combined
Metropolitan
Area**



Population Growth in Metropolitan Washington¹ 1985-1994 and 1995-2003

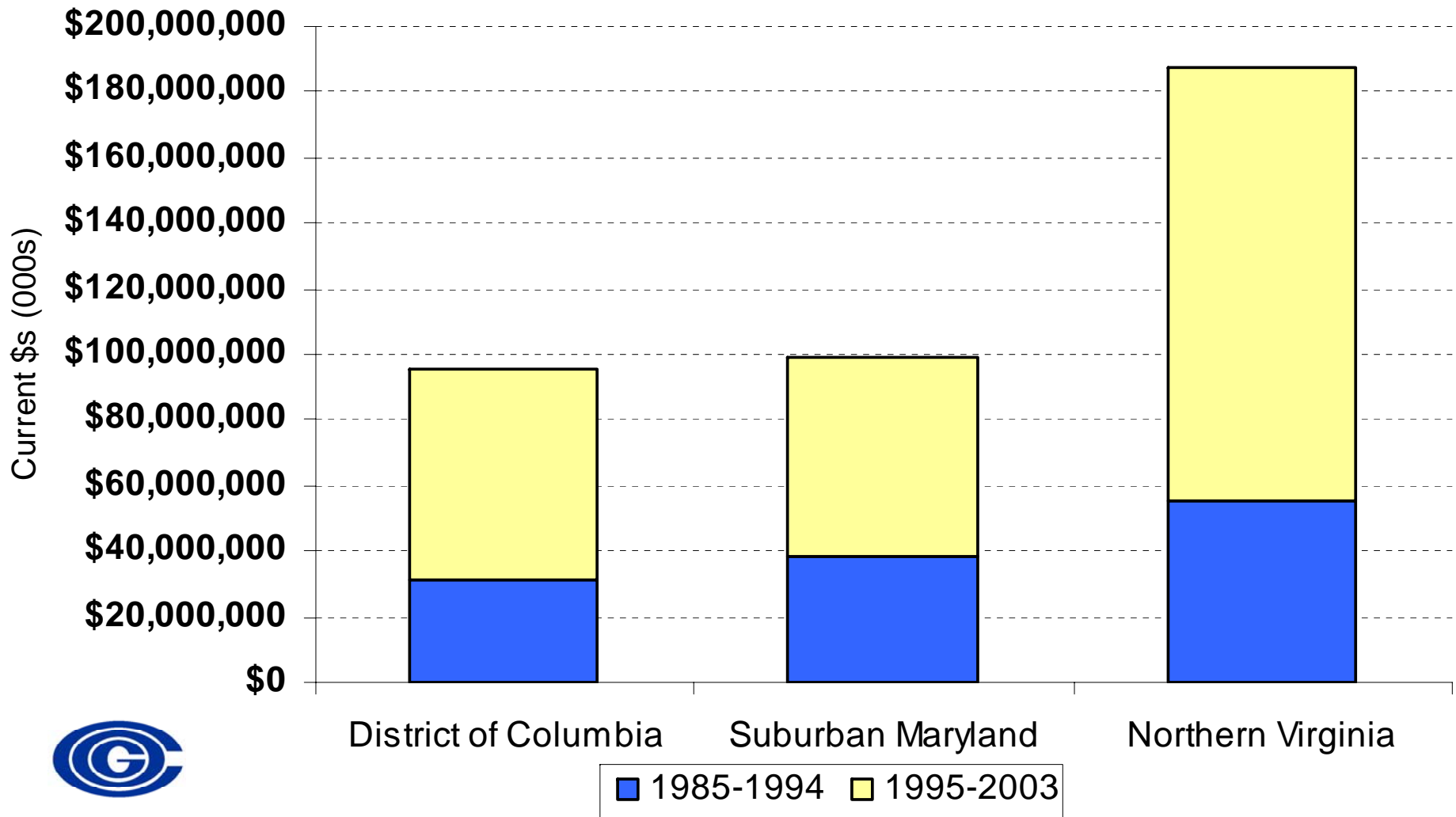
¹(1983 M SA)



Sources: Bureau of the Census, local government estimates, MWCOG

Federal Procurement in Metropolitan Washington¹ 1985-1994 and 1995-2003

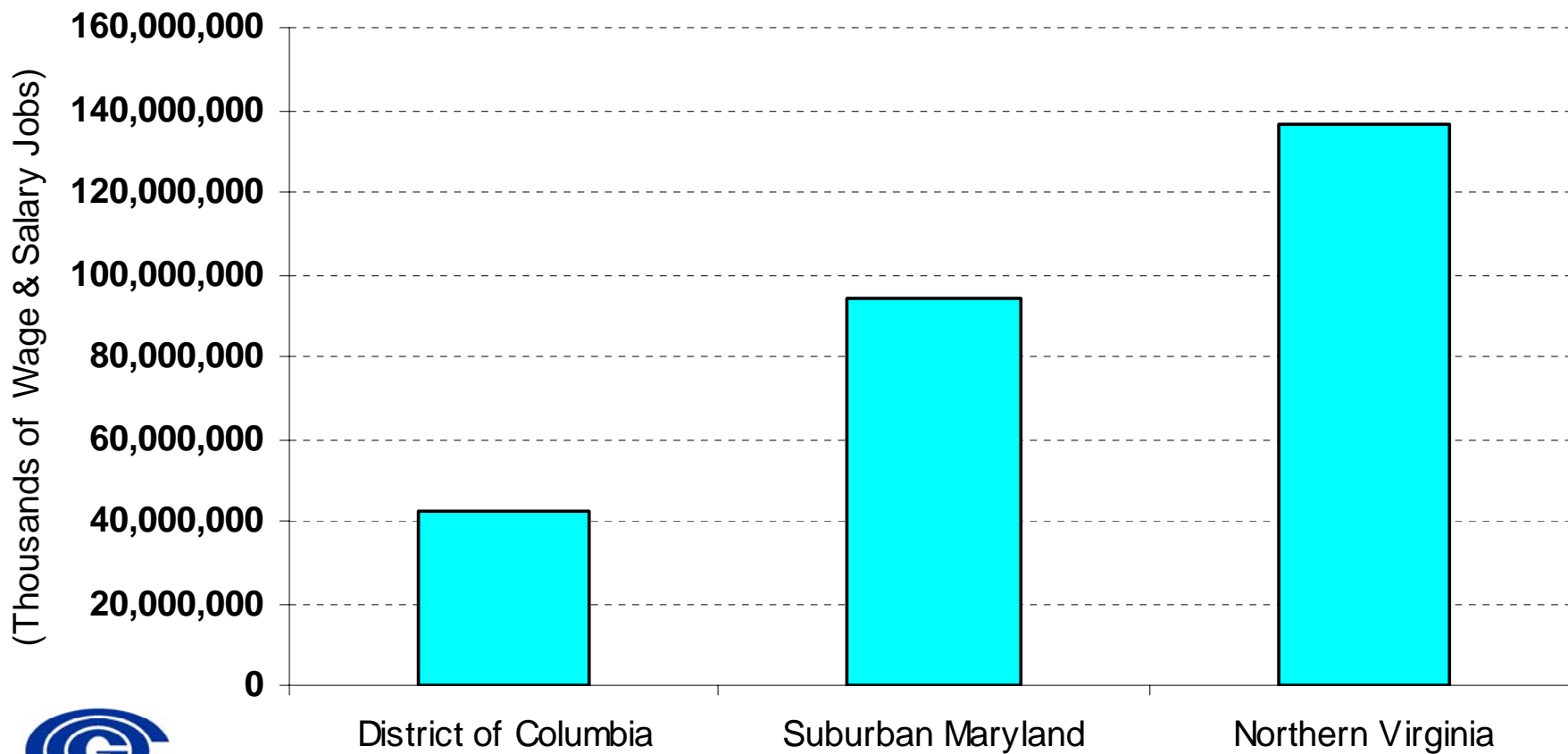
¹(1983 MSA)



Source: Bureau of Census ; MWCOG

Square Feet of Commercial Construction Started in Metropolitan Washington ¹ 1995-2003

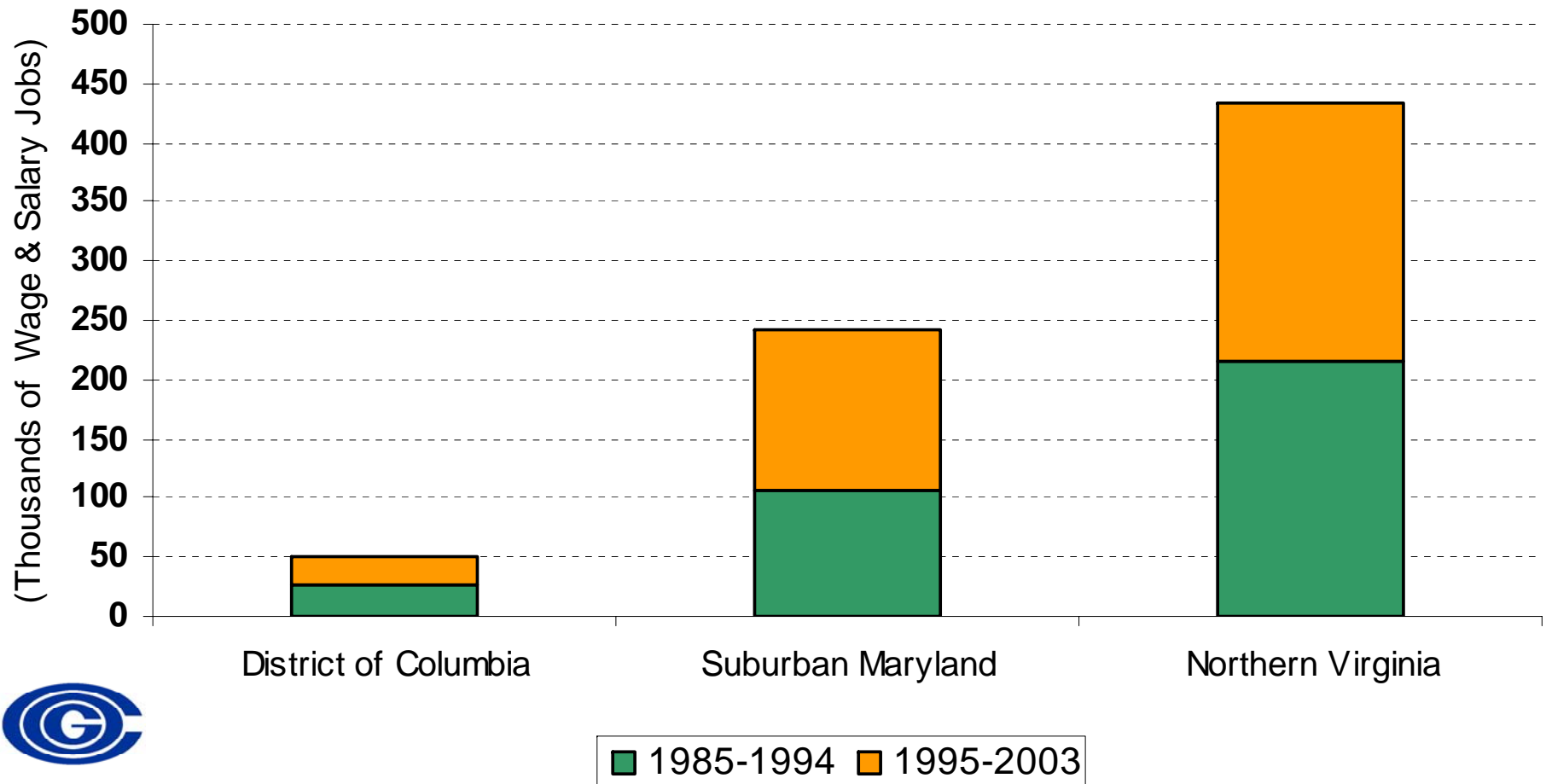
¹(1983 MSA)



Source: MWCOG Commercial Development Inventory

Job Growth in Metropolitan Washington¹ 1985-1994 and 1995-2003

¹(1983 MSA)



Source: ES-202 data, MWCOC

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."

He is not alone.

The spectacular boom in Washington area real estate prices over the last five years has been accompanied by staggering increases in home tax bills as many local governments have spurned significant tax cuts in favor of reaping billions more from homeowners.

Elected leaders, in announcing their annual budgets in recent weeks, often have boasted of slashing home tax rates. But a review of five years of local budgets shows that those tax-rate cuts have been far too small to offset the climb in home values, and, as a result, average tax bills in much of the region



Scott K. York points to the expense of building new schools in fast-growing Loudoun. (Tracy A Woodward--The Washington Post)

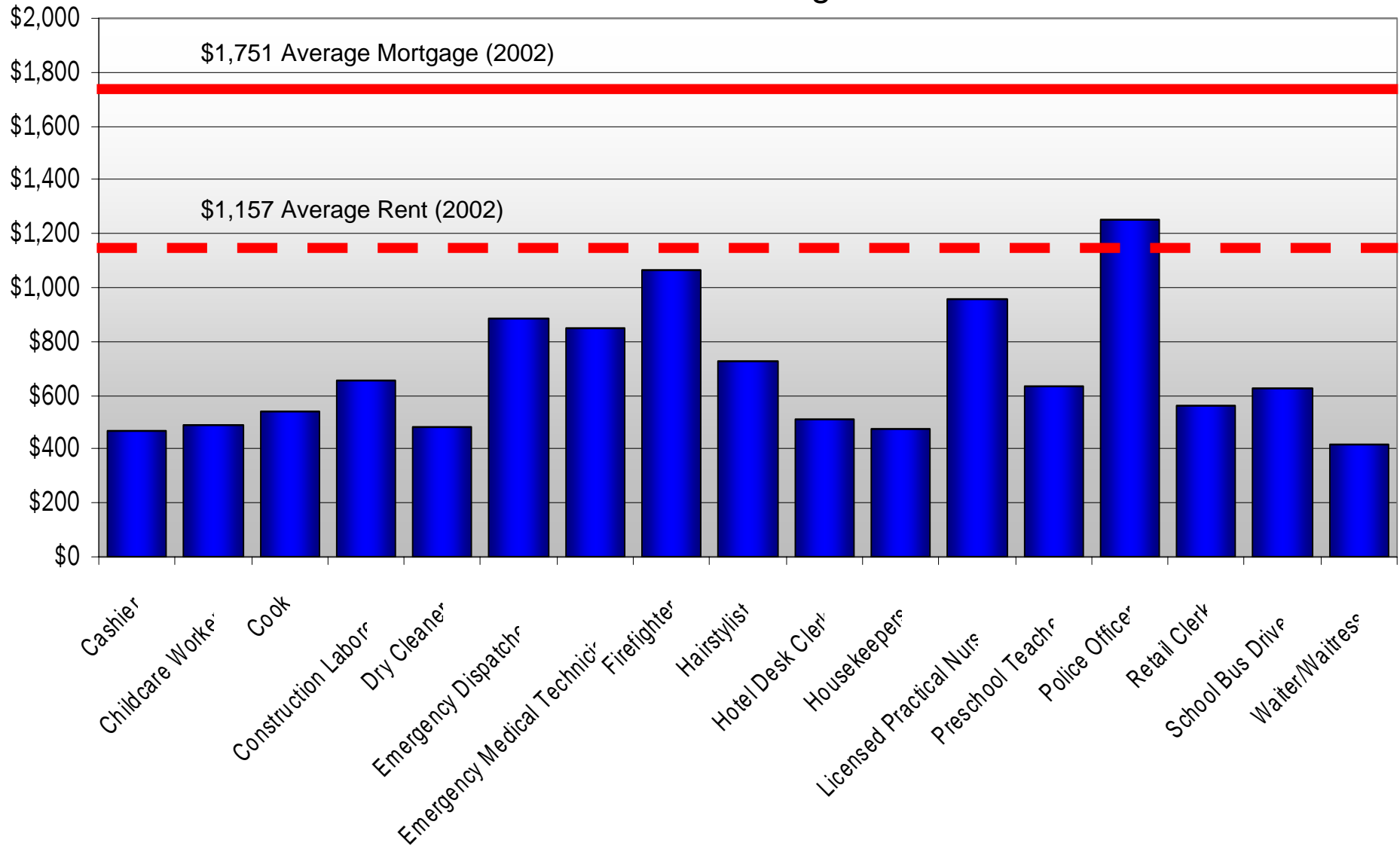
Graphic
 * [Rising Home Taxes](#): The average residential real estate tax bill in many parts of the Washington area has grown rapidly over the past five years.

Related Article
 * [Property Tax Relief Offered in Name Only](#) (The Washington Post, Apr

	2001	2006	Percent change
ALEXANDRIA			
Average home value	\$191,341	\$441,823	131%
Average residential tax bill	\$2,124	\$4,042	90%
Percent of local budget derived from home tax bills	23.5%	32.4	
Spending per student	\$9,848	\$13,670	39%
Public safety spending	\$71,800,000	\$95,900,000	34%
ARLINGTON			
Average home value	\$202,770	\$458,200	126%
Average residential tax bill	\$2,074	\$4,160	101%
Percent of local budget derived from home tax bills	20.1%	31.0	
Spending per student	\$10,579	\$15,298	45%
Public safety spending	\$78,285,266	\$105,218,879	34%
FAIRFAX			
Average home value	\$208,126	\$444,766	114%
Average residential tax bill	\$2,560	\$4,581	79%
Percent of local budget derived from home tax bills	35.4%	48.0	
Spending per student	\$8,203	\$11,022	34%
Public safety spending	\$254,366,964	\$385,543,408	52%
LOUDOUN			
Average home value	\$183,765	\$403,430	120%
Average residential tax bill	\$1,985	\$4,196	111%
Percent of local budget derived from home tax bills	33.2%	47.3	
Spending per student	\$6,890	\$10,266	49%
Public safety spending	\$36,416,000	\$89,624,701	146%
PRINCE WILLIAM			
Average home value	\$144,979	\$327,433	126%
Average residential tax bill	\$2,028	\$3,205	58%
Percent of local budget derived from home tax bills	38.2%	44.4	
Spending per student	\$6,708	\$8,939	33%
Public safety spending	\$80,897,406	\$148,698,849	84%
MONTGOMERY			
Average home value***	\$216,263	\$305,217	41%
Average residential tax bill**	\$2,208	\$3,018	37%
Percent of local budget derived from home tax bills	20.5%	23.1	
Spending per student	\$8,508	\$12,108	42%
Public safety spending	\$264,982,280	\$410,915,080	55%
DISTRICT OF COLUMBIA*			
Average home value	\$192,788	\$383,691	99%
Average residential tax bill**	\$1,559	\$2,517	61%
Percent of local budget derived from home tax bills	6.3%	10.0	



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



■ 30% of Monthly Salary (Gross)

D.C. Sprawl Crosses Into A New State: Pennsylvania

Eighty Miles Away, A Suburb Percolates

By David Snyder

Washington Post Staff Writer

Sunday, November 2, 2003; Page A01

LIBERTY TOWNSHIP, Pa. -- Joyce Saunders was in the cereal aisle at the Jubilee grocery store, somewhere between the Froot Loops and the apple juice, when she heard the news about Washington coming to town.

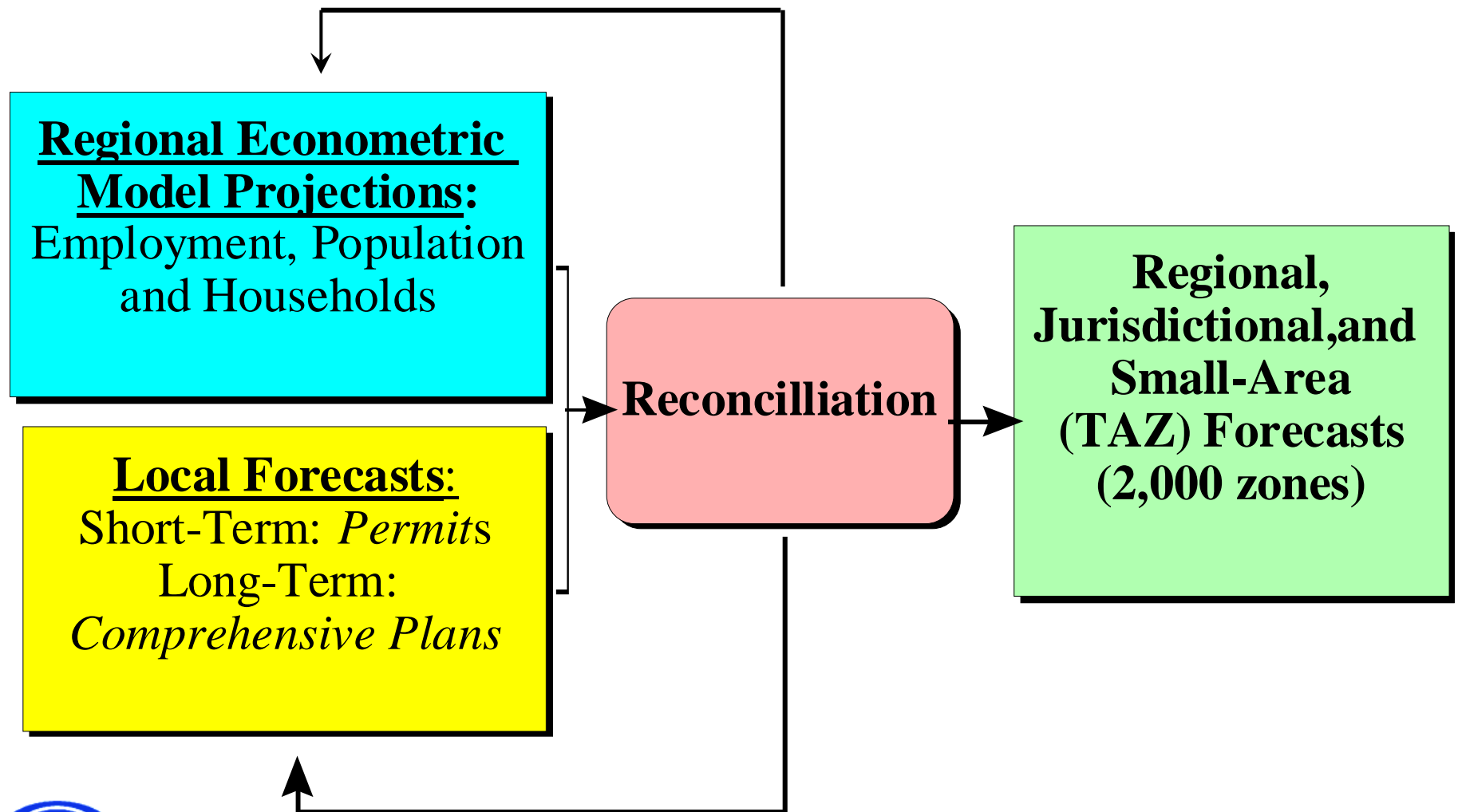
The city, that is -- the nation's capital, located about 80 miles south. From the vantage point of a small town three area codes removed from the District, it all seemed a bit surreal: a massive suburban development, filled with Washington area commuters, dropped right in the middle of Saunders's quiet southern Pennsylvania valley of orchards and hedgerows.

"A suburb of Washington is what they're trying to make it," said Saunders, recounting her shock when she first heard the rumor at the market near here last summer. "There's nobody around here that's going to pay \$500,000 for a house."

If the proposed project goes through, it would be the first major Washington-oriented housing development north of the Mason-Dixon line -- a step in the metropolitan area's ever-widening expansion that planners have long anticipated. Just not quite this soon, and not quite of this magnitude.



COG Cooperative Forecasting Process

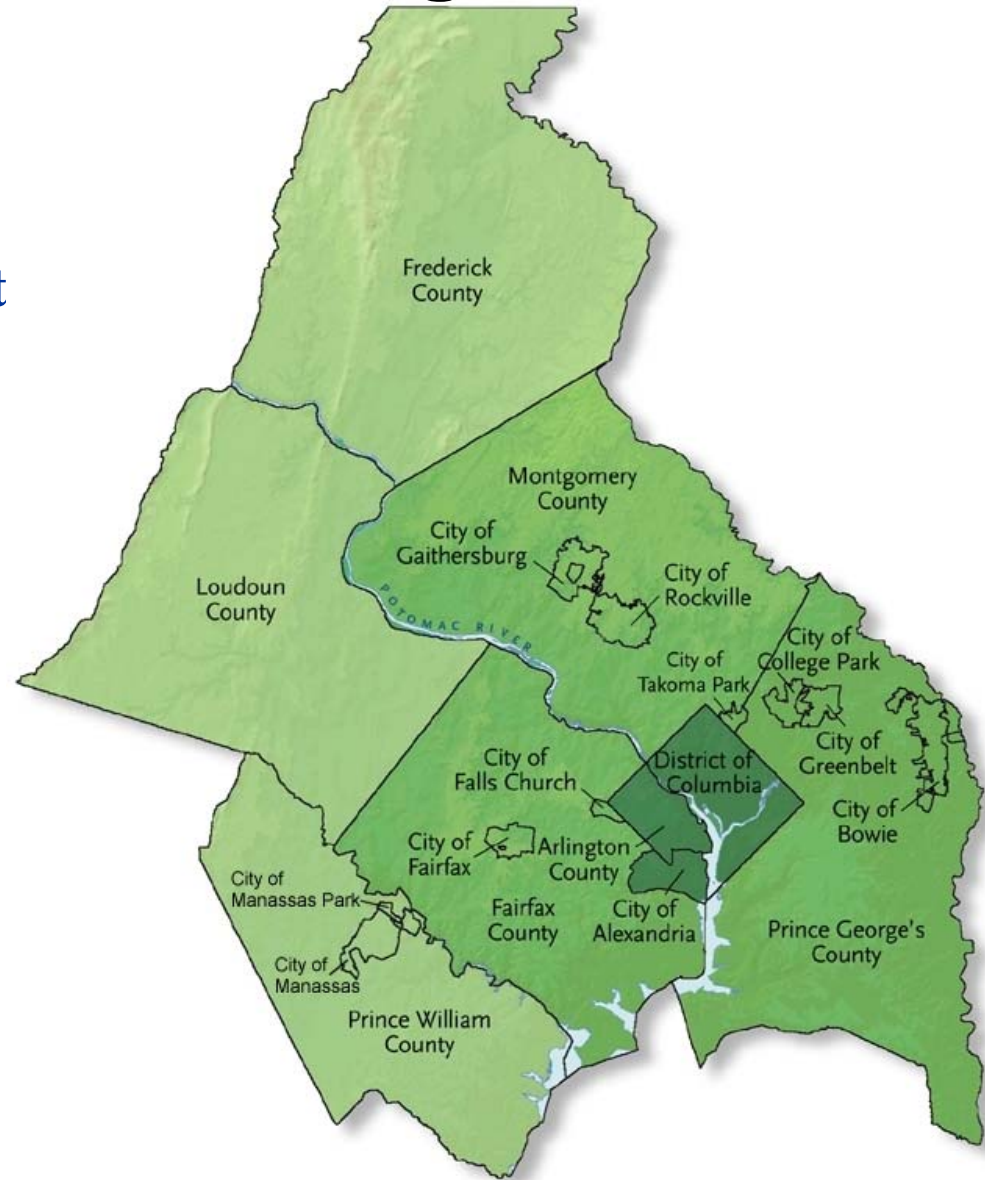


Metropolitan Washington (1)

Round 6.4a Cooperative Forecast

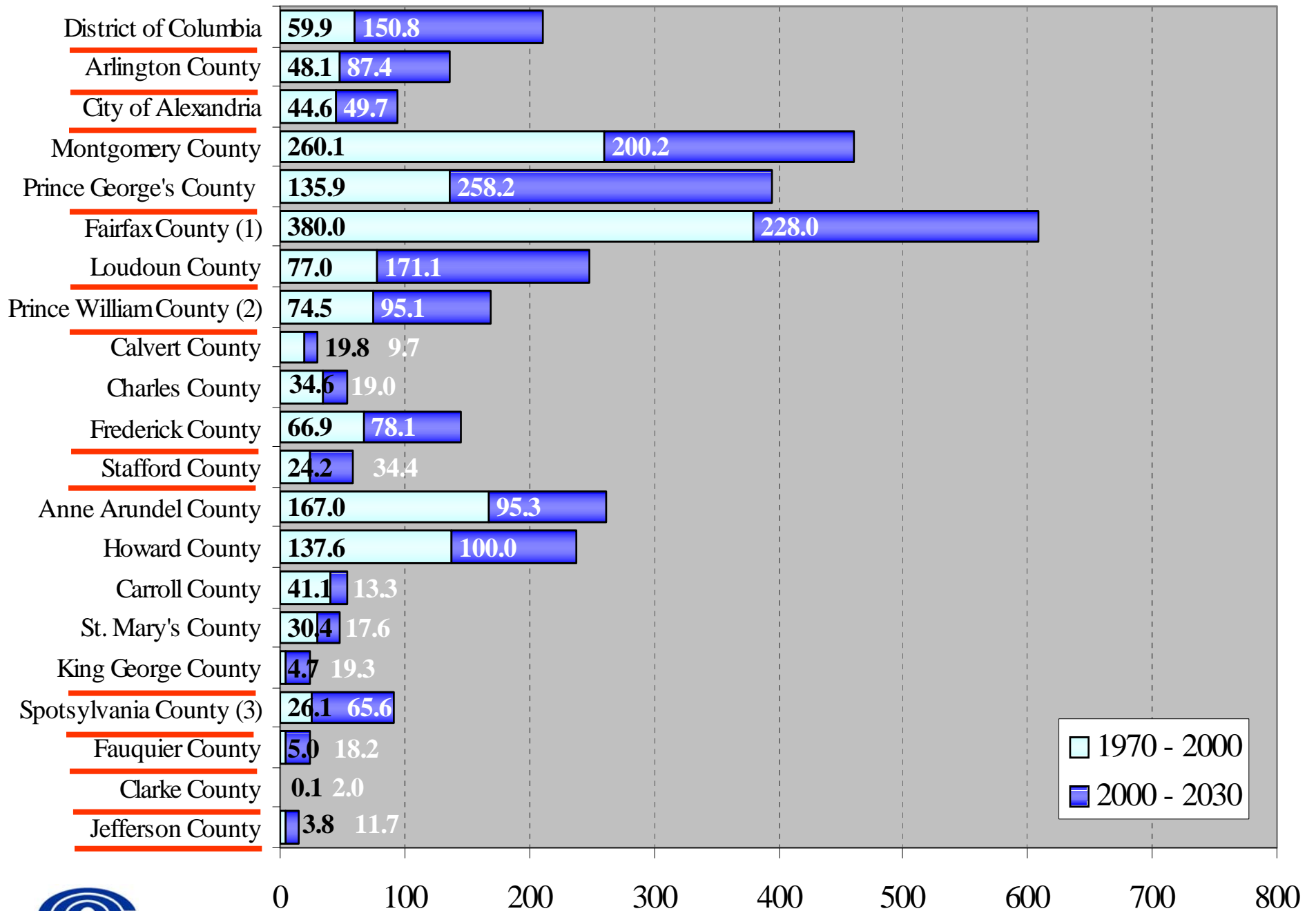
	<u>2000</u>	<u>2030</u>	<u>Change</u>
Employment	2.7	4.1	50%
Population	4.5	6.2	36%
Households	1.7	2.4	39%

Numbers in millions



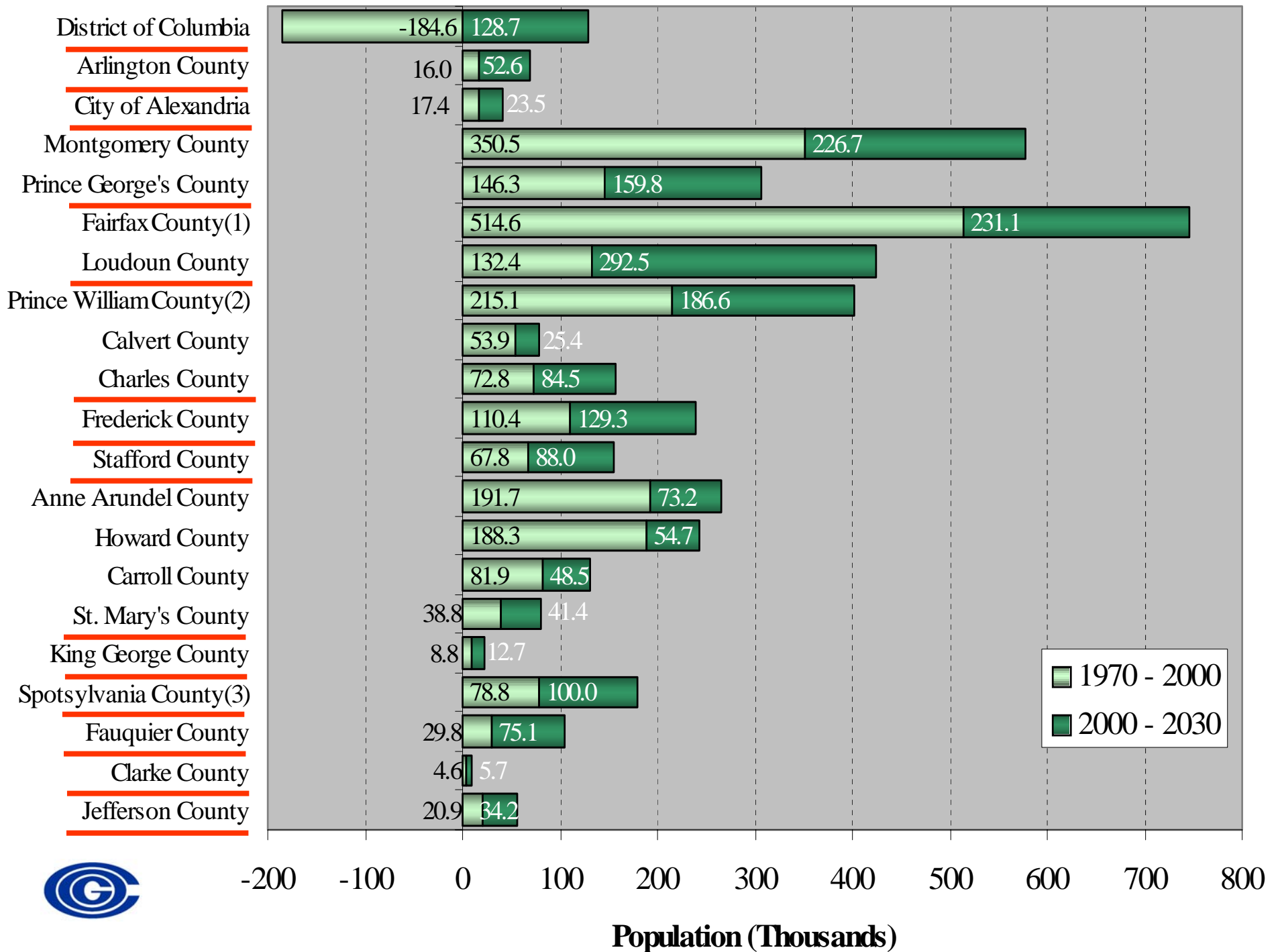
(1) Includes Charles, Calvert and Stafford Counties

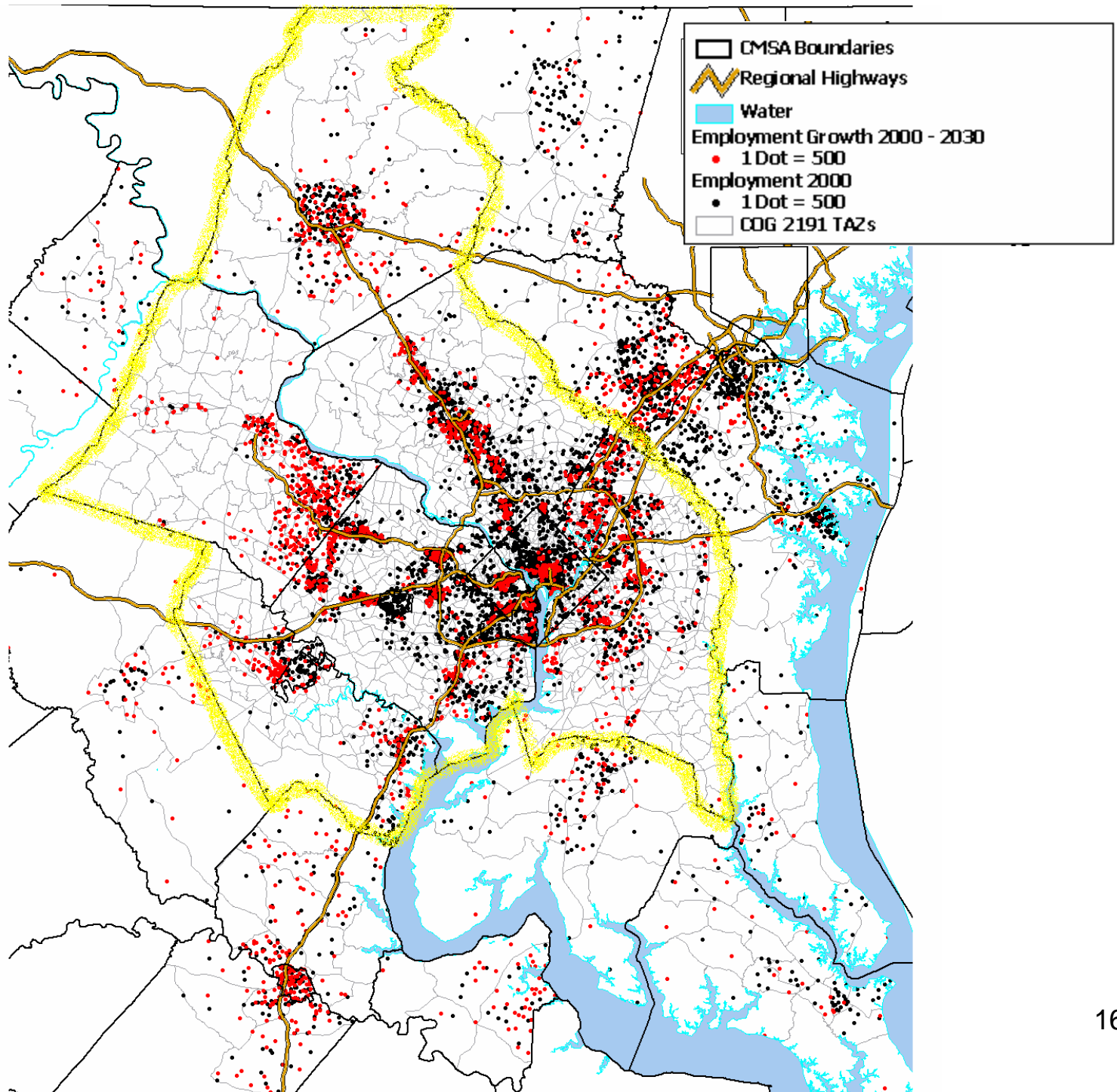


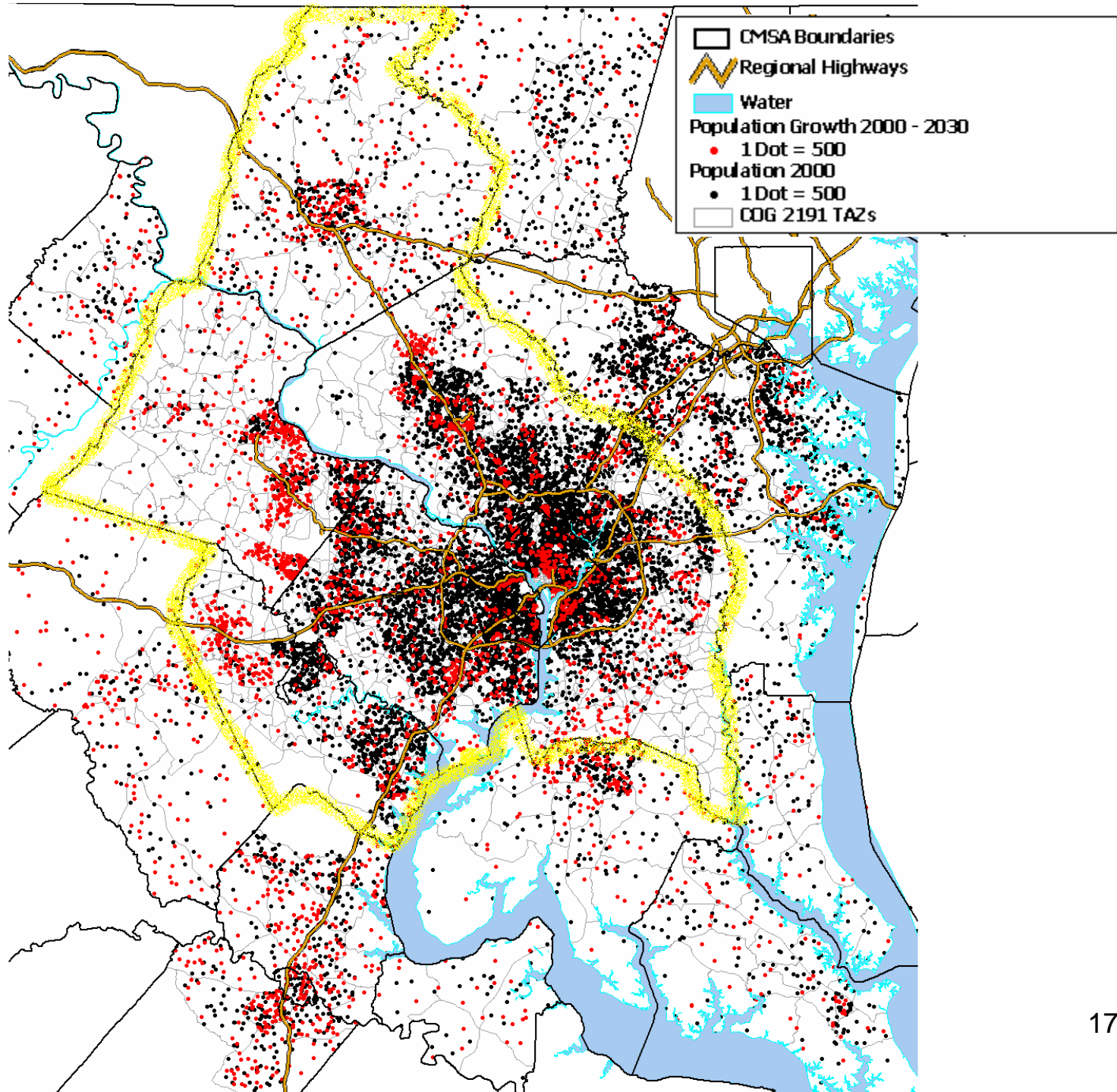


(1) Includes Loudoun, Stafford, and Fairfax
 (2) Includes Loudoun and Manassas Park
 (3) Includes the City of Fredericksburg

Jobs (Thousands)







The Region Will Need 250,000 to 275,000 More Households In Addition to Those Already Projected

	2000	2030	Forecast 2000 to 2030 Growth		New Households Needed at 1.5 Jobs per Household	Minus Forecast new Households	Equals Estimated Additional Households Needed
Round 6.4a							
Jobs	2,740.4	4,122.0	1,381.7	50.4%	921.1	669.5	251.7
Households	1,710.9	2,380.3	669.5	39.1%			
Draft Round 7.0							
Jobs	2,757.6	4,223.2	1,465.7	53.2%	977.1	702.5	274.6
Households	1,711.1	2,413.6	702.5	41.1%			
<i>Numbers in thousands</i>							



Census Bureau Population Estimates				
Geographic Area			Population estimates	
	Change 2000 to 2004		July 1, 2004	July 1, 2000
Virginia	355,794	5.0%	7,459,827	7,104,033
Loudoun County	65,195	37.5%	239,156	173,961
.Stafford County	21,210	22.7%	114,781	93,571
.Spotsylvania County	20,275	22.1%	111,850	91,575
Prince William County	52,778	18.6%	336,586	283,808
.Culpeper County	5,698	16.5%	40,192	34,494
.King George County	2,441	14.4%	19,355	16,914
.Fauquier County	7,676	13.8%	63,255	55,579
.Louisa County	3,045	11.8%	28,802	25,757
.Frederick County	7,018	11.8%	66,611	59,593
Manassas Park city	1,184	11.5%	11,519	10,335
.Orange County	2,954	11.4%	28,970	26,016
.Greene County	1,659	10.8%	17,024	15,365
.Clarke County	1,144	9.0%	13,852	12,708
.Caroline County	1,883	8.5%	24,019	22,136
.Warren County	2,656	8.4%	34,377	31,721
.Shenandoah County	2,795	7.9%	38,032	35,237
Manassas city	2,216	6.3%	37,615	35,399
.Winchester city	1,115	4.7%	24,779	23,664
.Rappahannock County	202	2.9%	7,171	6,969
Fairfax County	27,983	2.9%	1,003,157	975,174
.Page County	523	2.3%	23,730	23,207
Alexandria city	-924	-0.7%	128,206	129,130
Arlington County	-3,132	-1.7%	186,117	189,249
.Fredericksburg city	1,147	5.9%	20,458	19,311

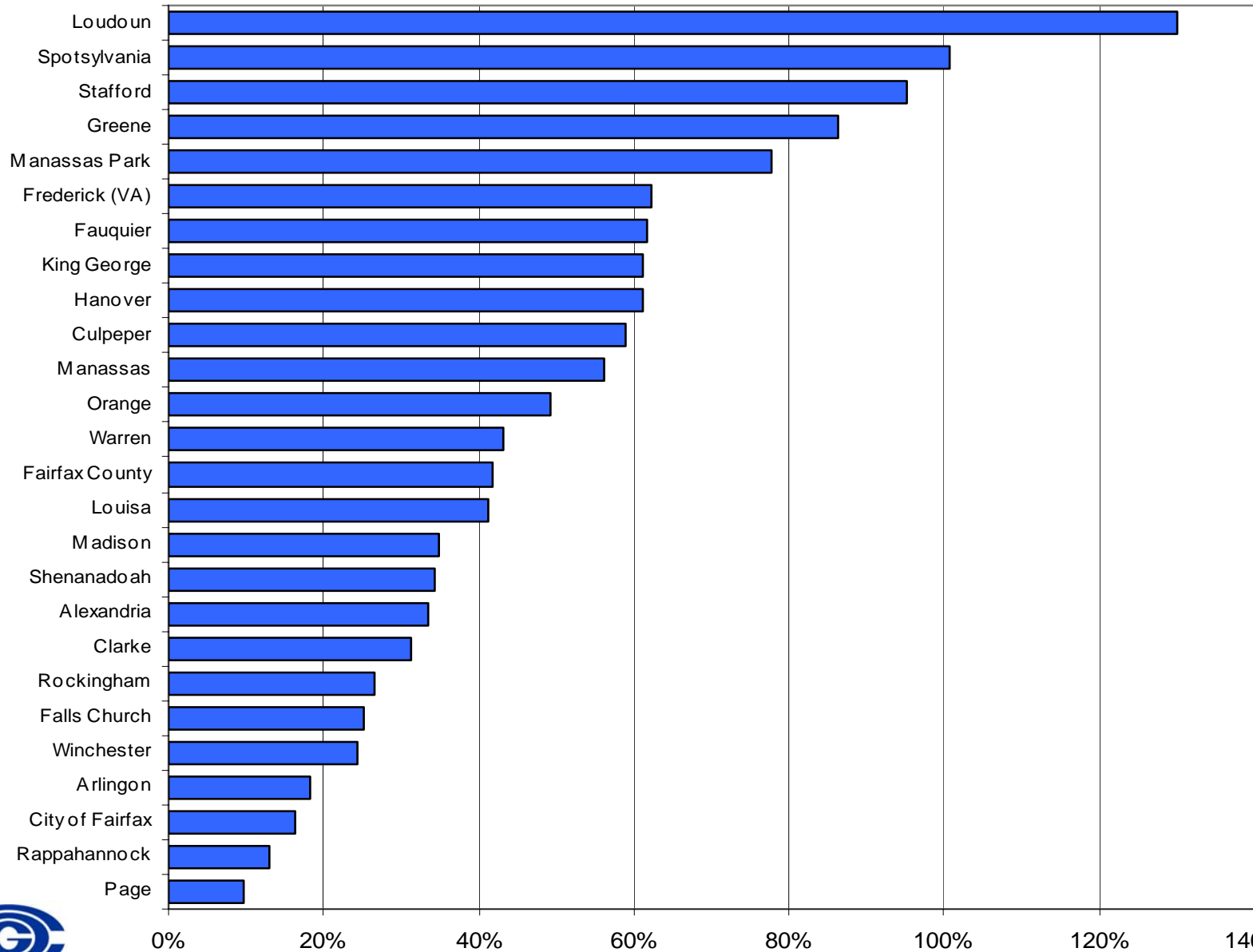


V.E.C. Population Forecasts for Selected Virginia PDCs

2000 Population and Forecast 2010, 2020 and 2030						
	2000	2010	2020	2030		2000-2030
Central Shenandoah	258,774	276,800	292,600	308,400		49,626 19.2%
Northern Shenandoah	185,282	211,900	235,900	259,700		74,418 40.2%
Rappahannock-Rapidan	134,785	160,600	183,900	207,100		72,315 53.7%
Richmond Regional	865,941	989,500	1,101,400	1,206,800		340,859 39.4%
RADCO FAMPO	241,044	318,800	380,700	442,300		201,256 83.5%
MWCOG NoVa Draft Round 6.4A	1,816,100	2,257,100	2,496,100	2,602,400		786,300 43.3%
<i>MWCOG NoVa Draft Round 7.0</i>	<i>1,816,495</i>	<i>2,311,822</i>	<i>2,587,382</i>	<i>2,700,137</i>		<i>883,642 48.6%</i>



V.E.C. 2000 to 2030 Forecast Population Growth For Selected Virginia Jurisdictions



Thinking about Growth and Development in the Washington Region

- Between 2000 and 2030 in the Washington region, anticipated job growth (+50%) will outpace population growth (+39%) and household growth (+36%).
- 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** 250,000 to 275,000 housing units during the period



Thinking about Growth and Development in the Washington Region

- The location, intensity, and timing of growth will have a dramatic impact on the quality of life in the region as well as the demand for public services.
- Local officials in the metropolitan region have a long history of working together to plan for future growth to ensure that the region grows in a manner that enhances the quality of life of all area residents, promotes a strong economy and protects the region's natural, cultural and historic resources.

