

**Economic Trends in
Metropolitan Washington
1995 - 1999**

July 12, 2000

**Metropolitan Washington Council of Governments
Department of Human Services, Planning, and Public Safety**



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TITLE: Economic Trends in Metropolitan Washington, 1995 - 1999

DATE: July 12, 2000

AUTHORS: Gregory C. Goodwin / Paul DesJardin
Human Services, Planning and Public Safety
Metropolitan Washington Council of Governments

AGENCY: The Metropolitan Washington Council of Governments (COG) is the regional organization of the Washington area's major local governments and their elected officials. COG works toward solutions on such regional issues as growth, transportation, affordable housing, air pollution, water supply, water quality, and economic development. COG serves as the regional planning organization for metropolitan Washington.

REPORT ABSTRACT: This report provides information on the Washington, D.C. region's population, employment, federal spending, construction, retail sales, inflation, mortgage rates, and number of passengers served by the area's major airports.

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Economic Trends in Metropolitan Washington, 1995 - 1999

Population - The region grew by more than 234,600 people between 1995 and 1999. The outer suburbs grew the most in terms of the absolute number of people and the outer suburbs also had the greatest percentage increase in population. The District of Columbia lost 32,300 people between 1995 and 1999, but only lost 2,400 people between 1998 and 1999. According to COG's Round 6.2 Cooperative Forecasts, the number of people in the region will grow by more than 32 percent by the year 2025.

Employment - After increasing from 2.21 million jobs in 1994 to 2.22 million in 1995, the number of jobs in the area rose to 2.41 million in 1999. Losses of federal and state government jobs slowed overall employment growth, while the services industries remained the core of the region's job market. According to COG's Round 6.2 Cooperative Forecasts, the number of jobs in the region will grow by more than 39 percent by the year 2025.

Federal Spending - The federal government spent \$68.8 billion in the region in 1999, up from \$64.7 billion in 1998. For the third time, local federal procurement exceeded salaries and wages. The District of Columbia was home to \$27 billion of spending, Northern Virginia received \$24.1 billion, and suburban Maryland received \$17.6 billion.

Labor Force - Between 1995 and 1999, unemployment in the region's workforce dropped by almost 2 percent from 4.2 percent to 2.6 percent. The rate in the District of Columbia, 6.3 percent in 1999 remained significantly higher than the 2.2 percent rate of the surrounding jurisdictions.

Construction - Construction in the Washington metropolitan region increased significantly during 1999. Developers broke ground on nearly 41.8 million square feet of commercial projects -- an increase of nearly 12.5 million square feet from the 1998 total. This was the greatest amount of new space started in any year since COG began monitoring commercial construction in 1980. Led by Fairfax County, local governments issued building permits for more than 33,433 new housing units, up slightly from the 1998 figure.

New Home Sales, Mortgage Rates, and Housing Inflation - The number of new homes sold was nearly 25,000, or more than 3,000 higher than in 1998. After falling slightly during 1998, mortgage rates rose to a high of 7.7 percent (fourth quarter) in 1999, averaging approximately 7.3 percent for the year. Housing inflation, as measured by the housing component of the Consumer Price Index for All Urban Consumers (CPI-U), increased to 2.3 percent.

Inflation - Overall inflation in the Washington region adjusted to 2.1 percent in 1999, largely due to higher costs of housing and transportation. The region's inflation rate in 1999 was just below the national rate of 2.2 percent.

Income - Total personal income in the Washington region grew by an average of 5.3 percent per year between 1994 and 1998, leading to a 1998 total of \$158 billion. On a per capita basis, 1998 income varied greatly by jurisdiction, with a regional average of \$36,847.

Retail Sales - Retail sales in the region increased in both nominal and real terms between 1995 and 1999. The area's 1999 total of \$53.2 billion was higher in both nominal and real terms than the 1998 number of \$48.8 billion and the 1997 total of \$46.6 billion.

Airline Passengers - More than 52 million passengers flew into or out of the Washington region's three major airports in 1999, a 27.5 percent increase from 1995.

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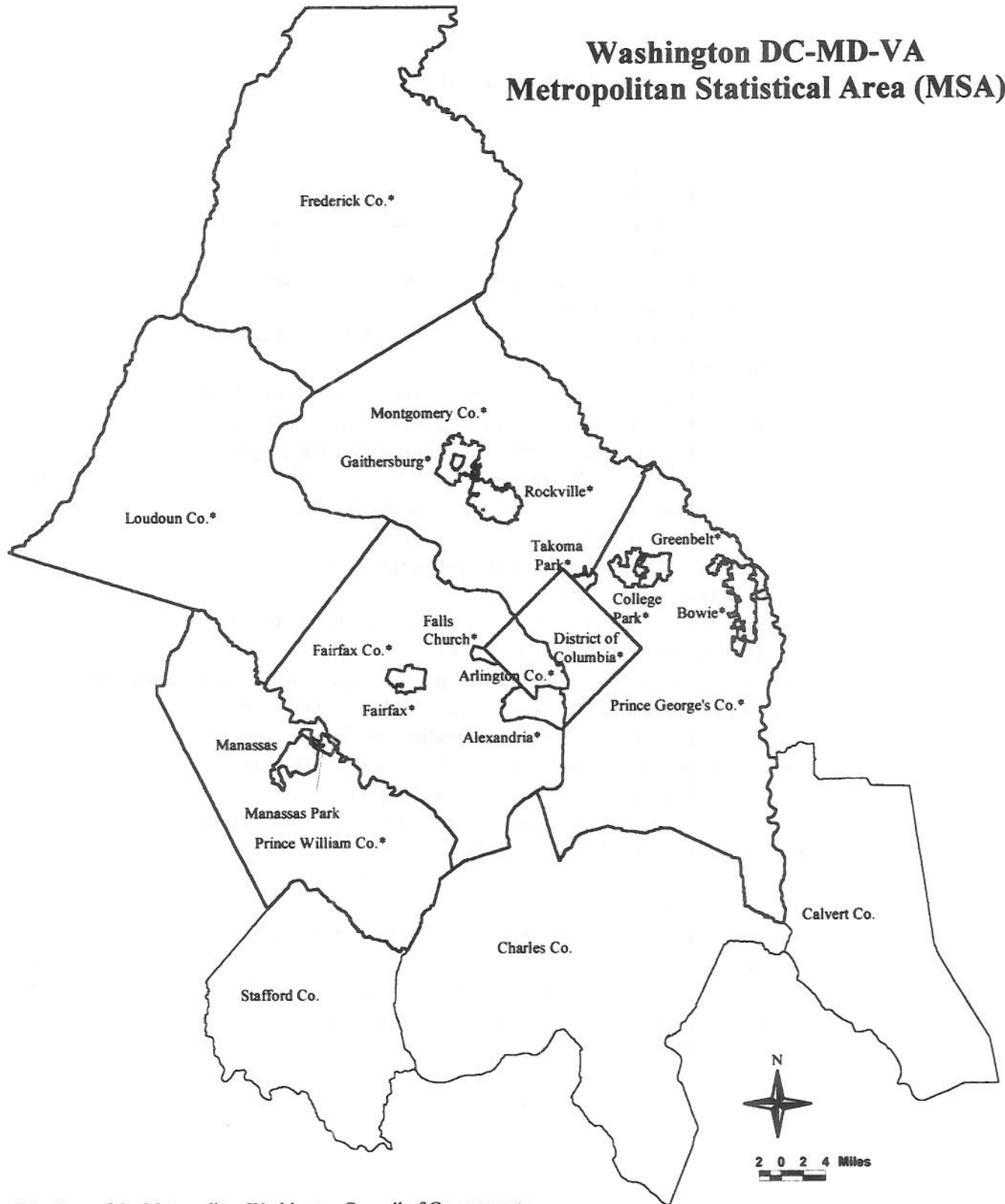
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Washington DC-MD-VA Metropolitan Statistical Area (MSA)



*Members of the Metropolitan Washington Council of Governments
MSA as defined by the U.S. Office of Management and Budget, 1983

Overview of Economic Trends in Metropolitan Washington, 1995 - 1999

INTRODUCTION

Economic Trends in Metropolitan Washington is an annual publication of the Metropolitan Washington Council of Governments. This year's report focuses on economic trends between the years 1995 and 1999, and is divided into sections covering population, employment, federal expenditures and obligations, labor force, construction, retail sales, mortgage rates and new home sales, personal income, inflation, and transportation.

Throughout the report, information is presented at different levels of geographic specificity. These levels and their components are outlined below.

The Membership of the Metropolitan Washington Council of Governments (Jurisdictions with an asterisk in the map)
Members of the Metropolitan Washington Council of Governments are the District of Columbia; Frederick County, Montgomery County, Prince George's County, and the Cities of Bowie, College Park, Gaithersburg, Greenbelt, Rockville, and Takoma Park in Maryland; and Arlington County, Fairfax County, Loudoun County, Prince William County, and the Cities of Alexandria, Fairfax, and Falls Church in Virginia.

The Washington DC-MD-VA Metropolitan Statistical Area (MSA) (see map), as defined by the Office of Management and Budget in 1983, extends beyond the membership of the Council of Governments. It includes the District of Columbia; Calvert County, Charles County, Frederick County, Montgomery County, and Prince George's County in Maryland; and Arlington County, Fairfax

County, Loudoun County, Prince William County, Stafford County, and the cities of Alexandria, Fairfax, Falls Church, Manassas, and Manassas Park in Virginia. Note that different data items are available for different levels of geographic specificity. See Appendix A for more details.

Central Jurisdictions

The central jurisdictions are defined as the District of Columbia, Arlington County, and the City of Alexandria.

Inner Suburbs

The inner suburbs are Montgomery County, Prince George's County, Fairfax County, and the Cities of Fairfax and Falls Church.

Outer Suburbs

The outer suburbs are defined as Calvert County, Charles County, Frederick County, Loudoun County, Prince William County, Stafford County, and the Cities of Manassas and Manassas Park.

Washington Primary Metropolitan Statistical Area (PMSA)

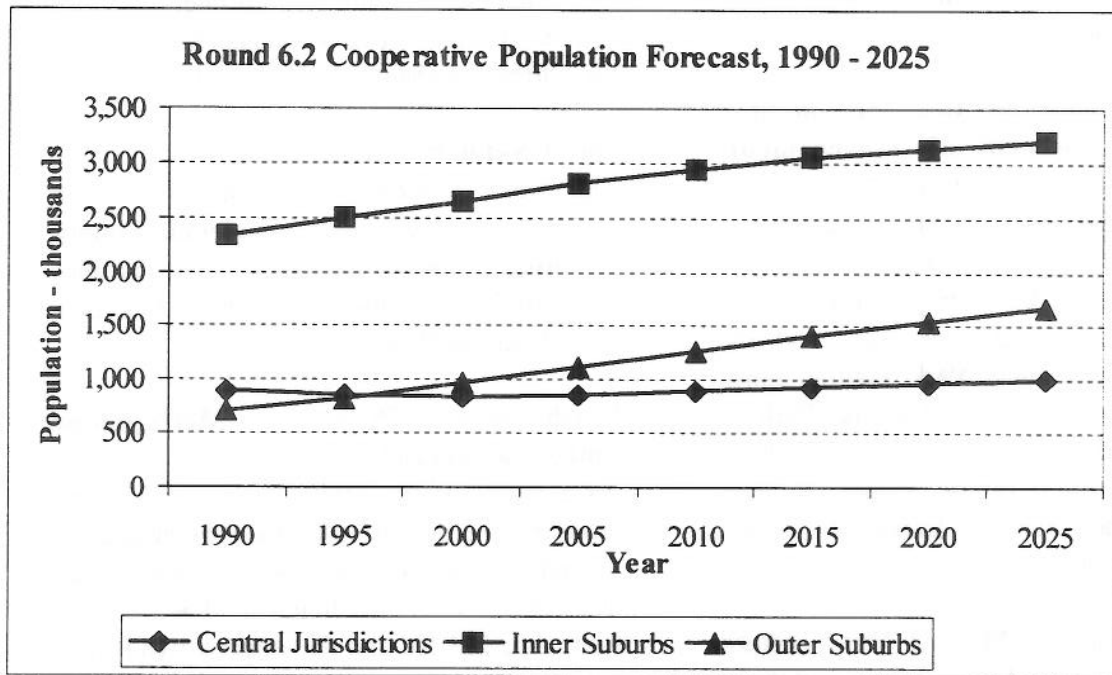
As a result of the 1990 Census, OMB has modified the definition of metropolitan areas for federal statistical purposes. Under the new definition, the Washington PMSA, the Baltimore PMSA, and the Hagerstown PMSA have been combined into a new Consolidated Metropolitan Statistical Area (CMSA). The individual PMSAs are now expanded and separately recognized as PMSAs. Unless otherwise noted, this report continues to use the 1983 OMB definition of the MSA.

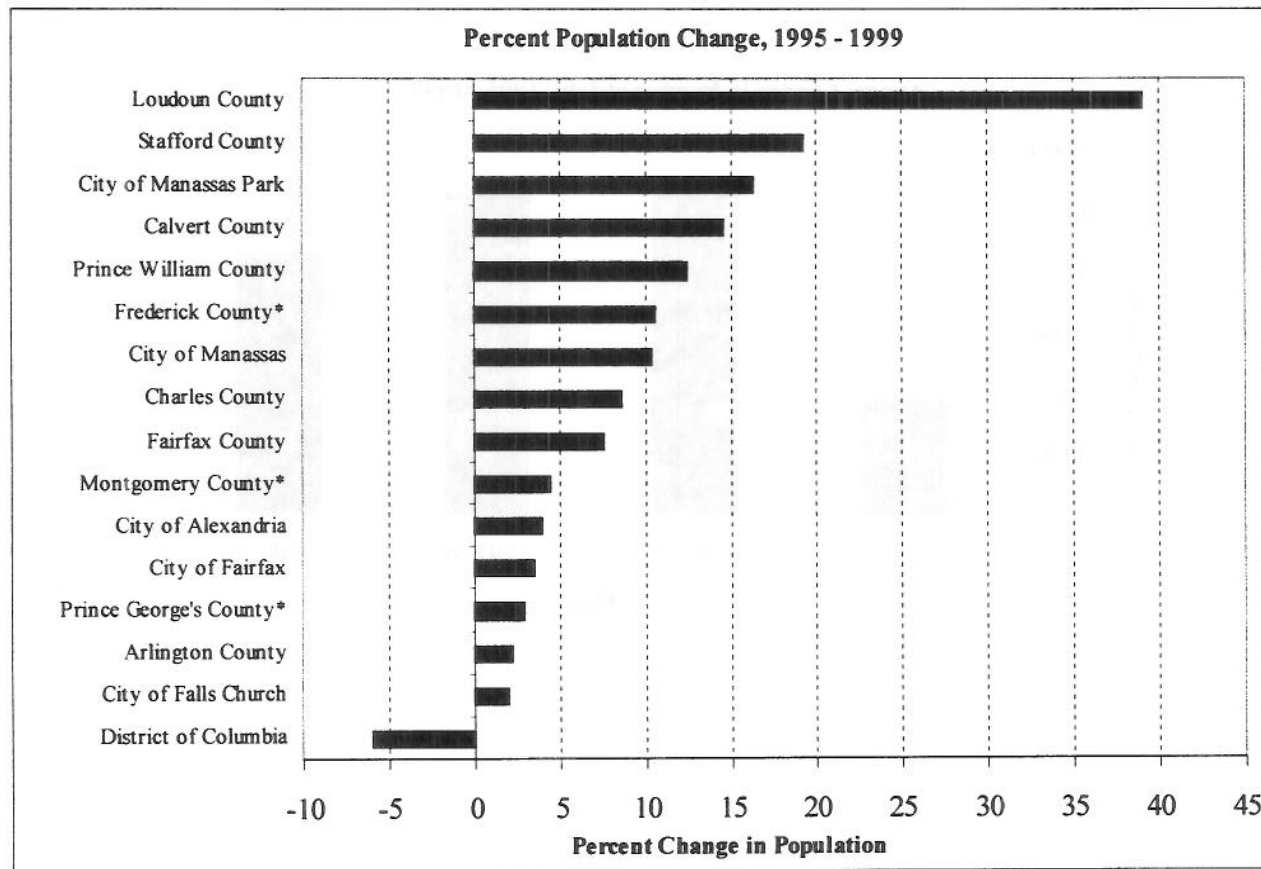
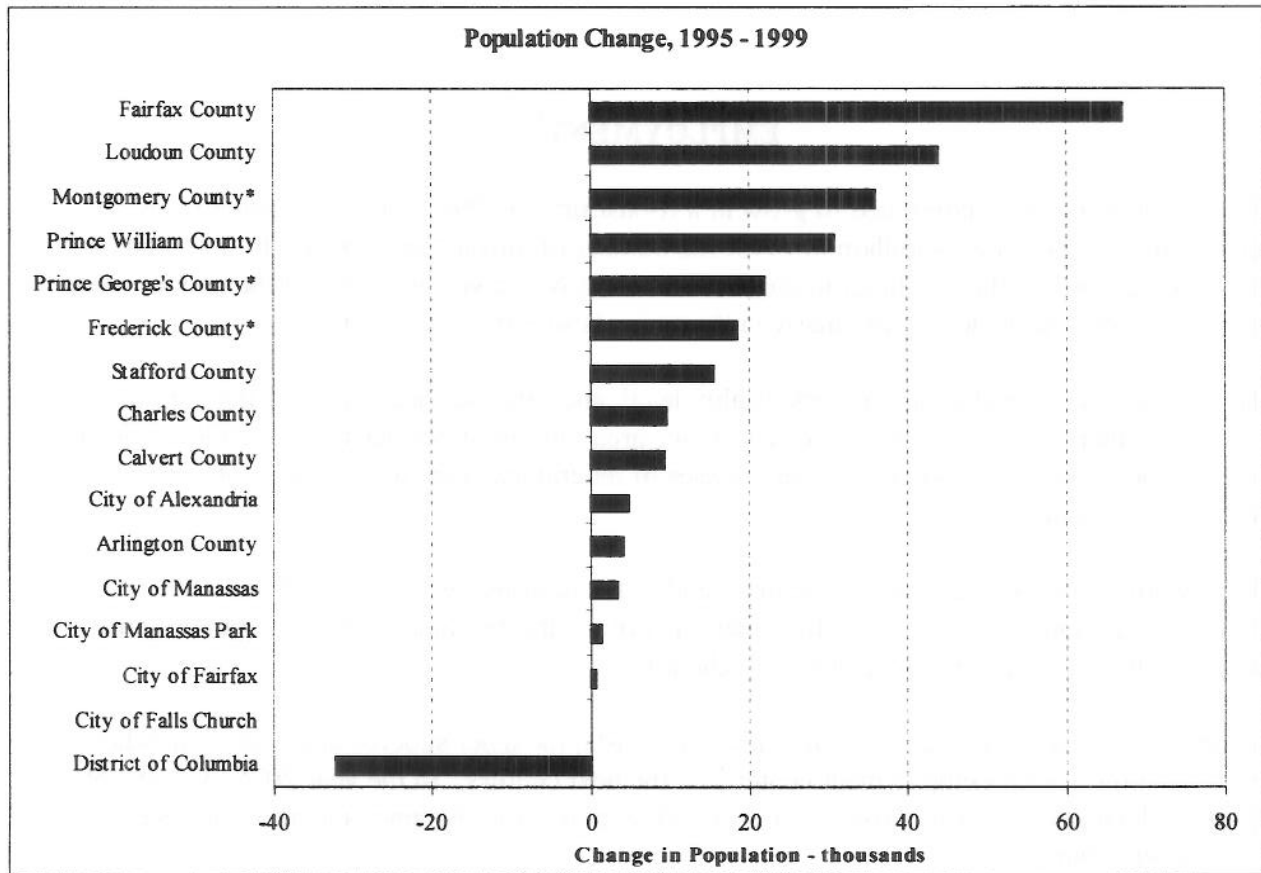
POPULATION

The region grew by more than 234,600 people between 1995 and 1999. The majority of this growth occurred in the region's outer suburbs, which increased by 15.9 percent or 132,200 people. The inner suburbs, with the addition of 125,900 people, grew by 5.1 percent. The region's central jurisdictions had a net loss of 23,500 people, or 2.8 percent, with population declines in the District offsetting increases in Arlington and Alexandria.

Despite the dramatic growth rate in the outer suburbs, the population remains anchored in the inner suburbs, where 59 percent of the region's population lives.

According to COG's Round 6.2 Cooperative Forecasts, the inner suburbs will remain the most populous "ring" of the region well into the next century. COG forecasts that in the year 2025, the region will hold more than 5.9 million people (32.4 percent more than the 1990 population). A full 54 percent of the 2025 population is expected to live in the inner suburbs.





*Data for Maryland cities are included in appropriate county totals.

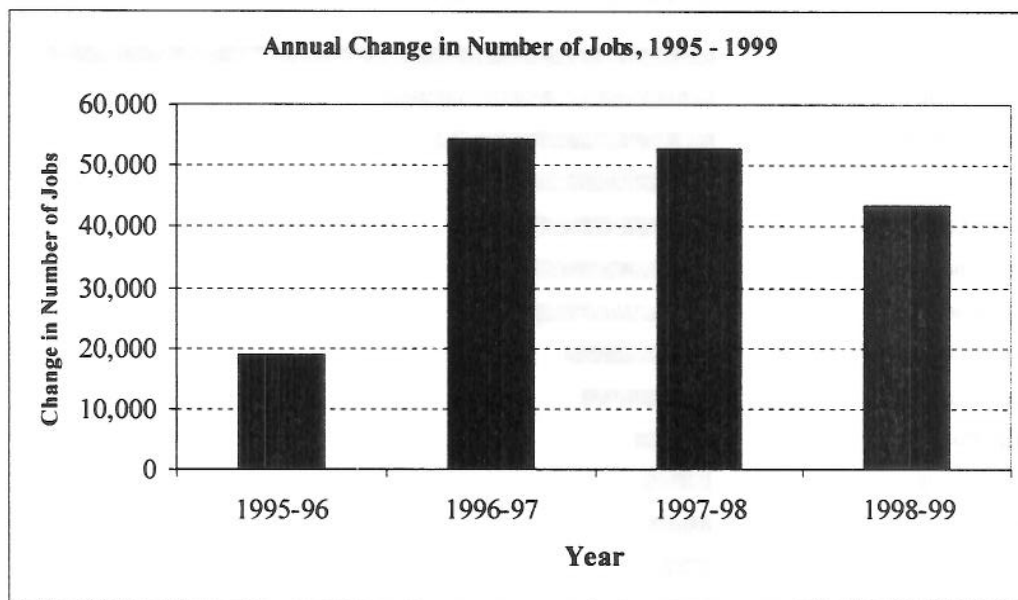
EMPLOYMENT¹

The Washington region continued to grow at a robust rate in 1999. After increasing from 2.21 million jobs in 1994 to 2.24 million in 1995, the number of jobs in the area rose to 2.41 million in 1999. Job growth in the Washington area has been nearly equivalent to that of the nation, while unemployment remains low, particularly in the region's suburban jurisdictions.

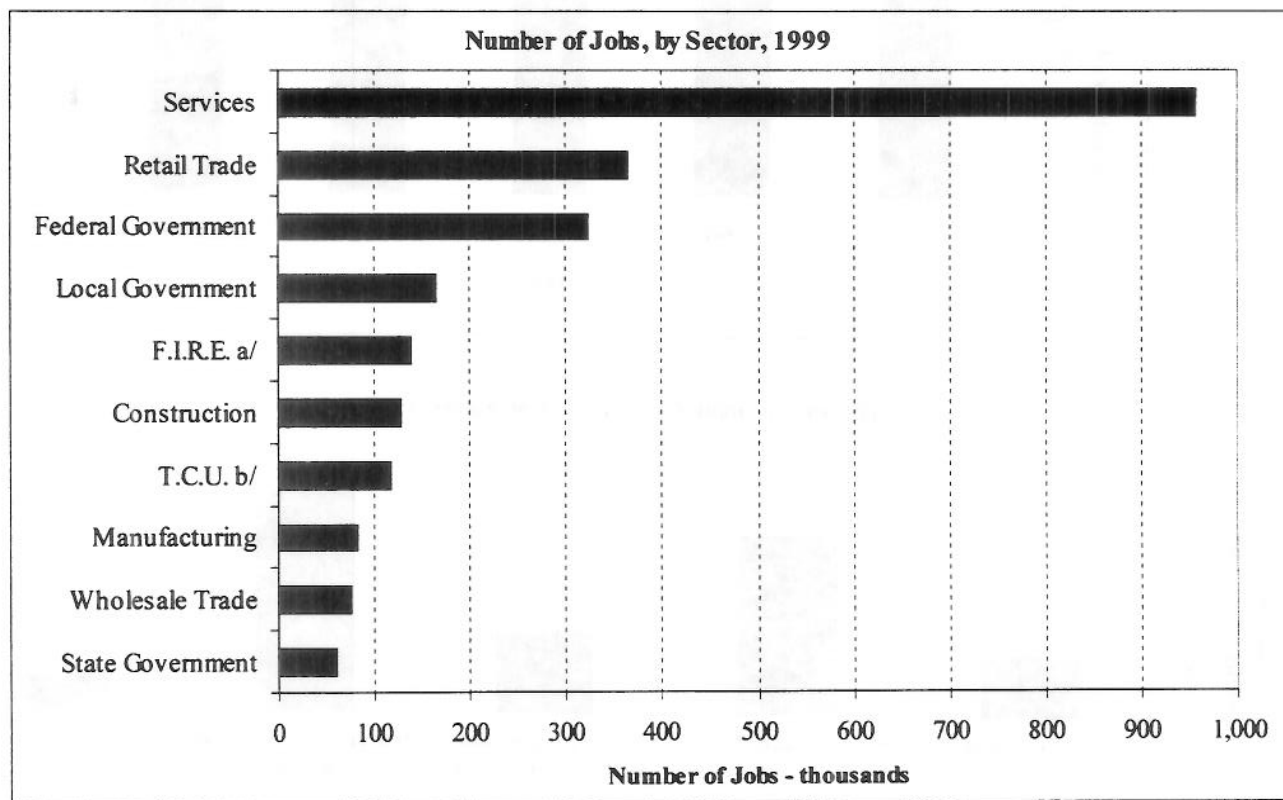
The services sector, including business, health, legal, and other services, remains the core of the region's job market. Nearly two out of every five area jobs are in services. And while service jobs have led the region in economic recovery, losses of federal and state government jobs have limited overall job growth.

The new jobs have been coming to the inner and outer suburbs. Between 1995 and 1999, the central jurisdictions lost jobs, while the inner and outer suburbs gained jobs. The bulk of area jobs remain in the inner suburbs and central jurisdictions.

According to COG's Round 6.2 Cooperative Forecasts, the inner suburbs and central jurisdictions will remain the region's employment center into the next century. In the year 2025, 32 percent of all jobs will be in the central jurisdictions, around 50 percent in the inner suburbs, and 18 percent in the outer suburbs.



¹ At-Place Employment indicates the number of jobs located within a given area. At-Place Employment estimates therefore will differ from Labor Force Employment, which represents the number of area residents working.



NOTE: 1999 figures for Maryland and Virginia jurisdictions are estimates based on the first three quarters.

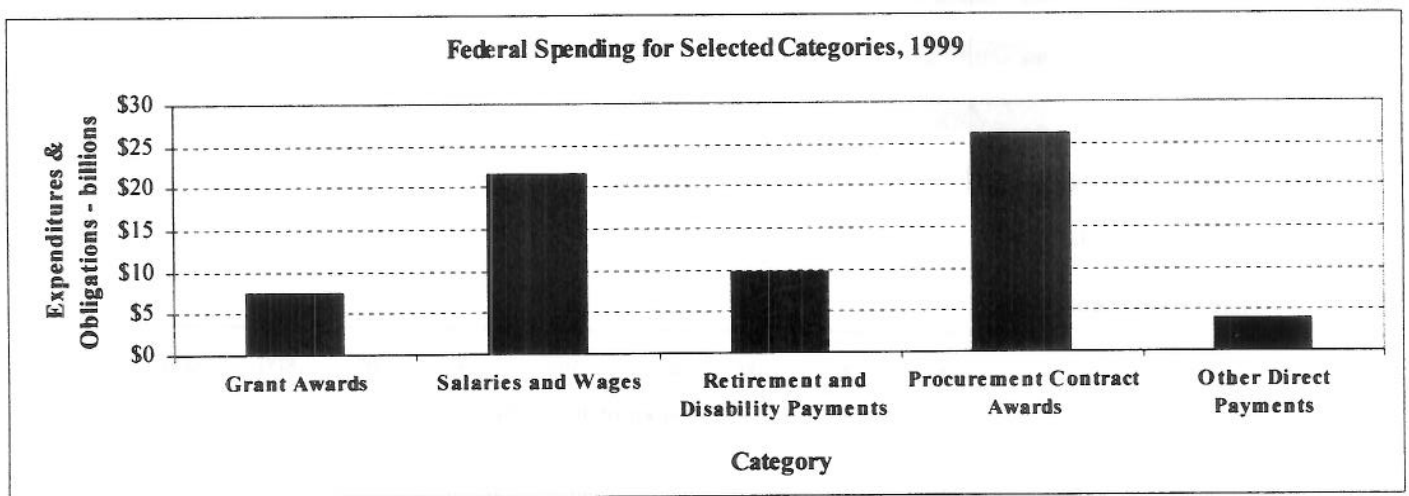
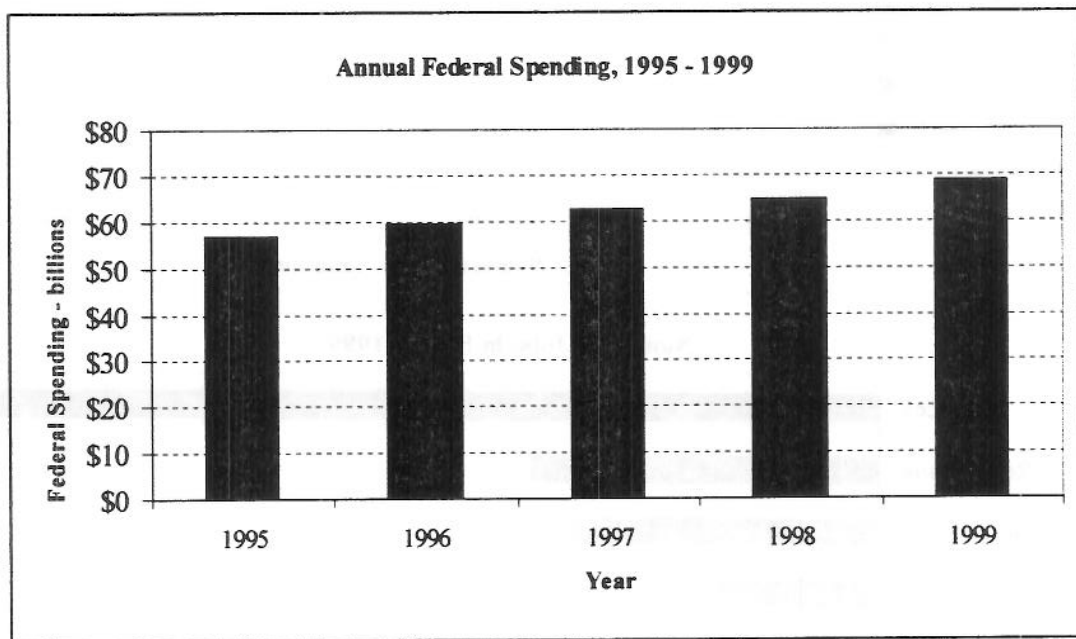
a/ F.I.R.E. stands for Finance, Insurance, and Real Estate.

b/ T.C.U. stands for Transportation, Communications, and Public Utilities.

FEDERAL SPENDING

Federal spending in the Washington region increased to \$68.8 billion in 1999, from \$64.7 billion in 1998. More than 38 percent, or \$26 billion, came in procurement contract awards which, for the third time, exceeded expenditures in the region for salaries and wages. Nearly \$21.6 billion, or more than 31 percent of the spending, was in the form of salaries and wages. More than 29 percent of the region's federal spending was from the Department of Defense.

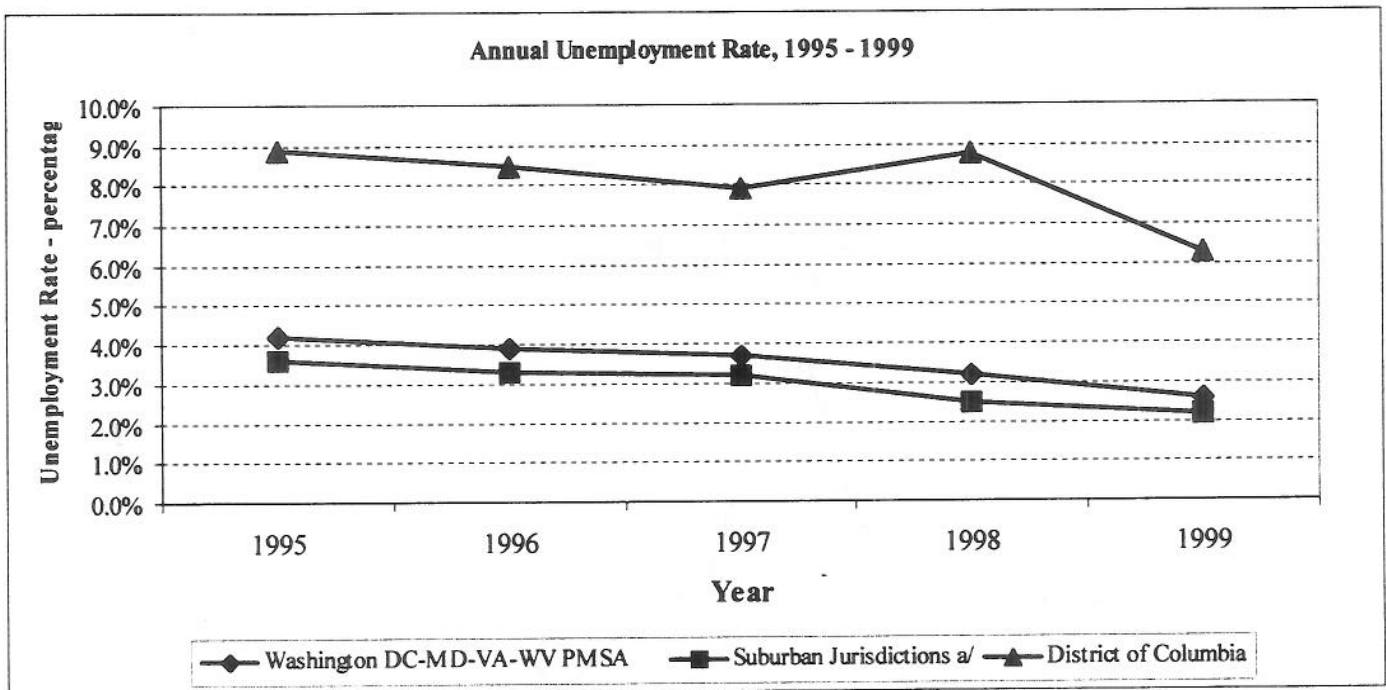
The District of Columbia was home to more federal spending than either Northern Virginia or suburban Maryland, with almost half of the District total going toward salaries and wages. Northern Virginia received a large percentage of its federal funds from procurement contract awards, while suburban Maryland's total was split among procurement, retirement and disability payments, and salaries and wages.



LABOR FORCE²

Between 1995 and 1999 the civilian labor force in the Washington DC-MD-VA-WV PMSA increased by 67,000 people, to a total of 2,610,000. Of that number, 2,542,300 were employed and 67,700 were unemployed, putting the unemployment rate for the civilian labor force in the Washington DC-MD-VA-WV PMSA at 2.6 percent in 1999. The unemployment rate has declined substantially in the region during the last five years, down from 4.2 percent in 1995 to the 1999 figure of 2.6 percent.

Unemployment in the District of Columbia, at 6.3 percent in 1999, remained higher than in the suburban jurisdictions, which averaged 2.2 percent.



a/ Includes all jurisdictions within the Washington DC-MD-VA-WV PMSA except the District of Columbia.

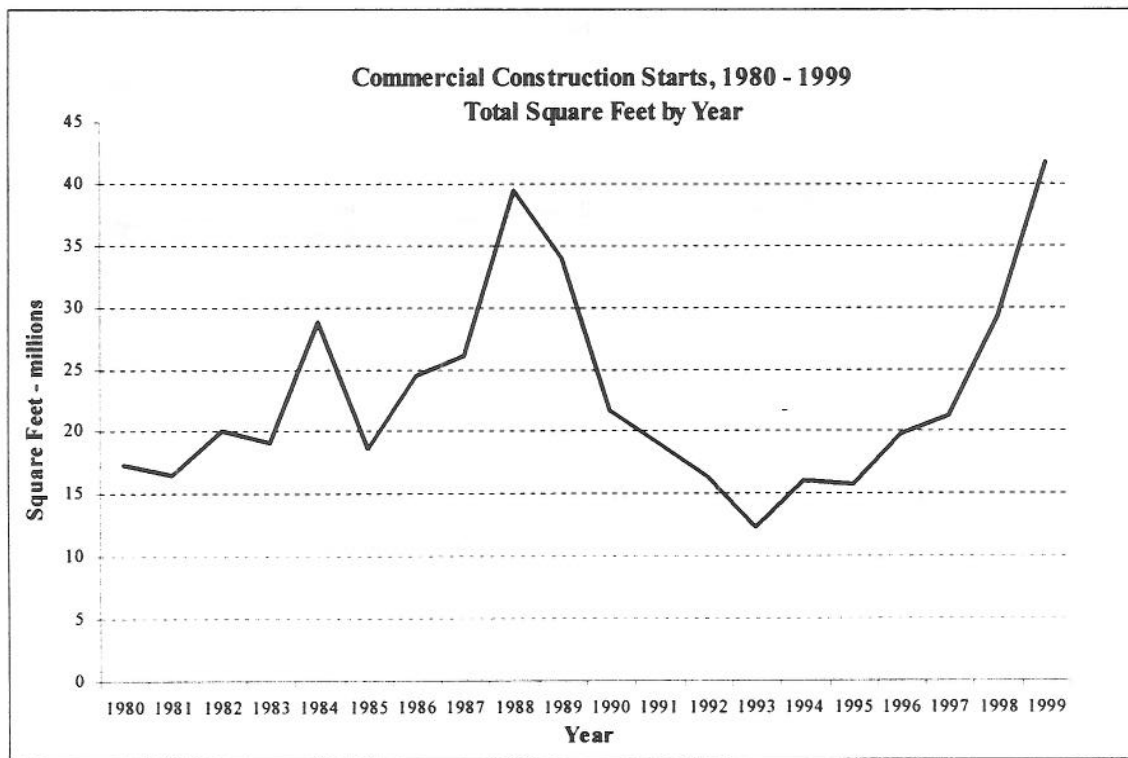
² Labor Force Employment indicates the number of area residents. Labor Force Employment figures therefore will differ from At-Place Employment figures, which represent the number of jobs located within an area.

OVERVIEW

CONSTRUCTION

Commercial construction in the Washington metropolitan region increased significantly during 1999, with developers breaking ground on nearly 41.8 million square feet of space. This was the greatest amount of new commercial development started in the region in any year since COG began monitoring commercial construction in 1980. Fairfax County saw the most new commercial construction with more than 11 million square feet, followed by Montgomery County with more than 7.9 million square feet.

The number of new privately owned housing units authorized in the region increased slightly from 33,344 in 1998 to 33,433 in 1999. Of the permits that were issued in 1999, nearly half were in the outer suburbs.



NEW HOME SALES, MORTGAGE RATES, AND HOUSING INFLATION

Mortgage Rates

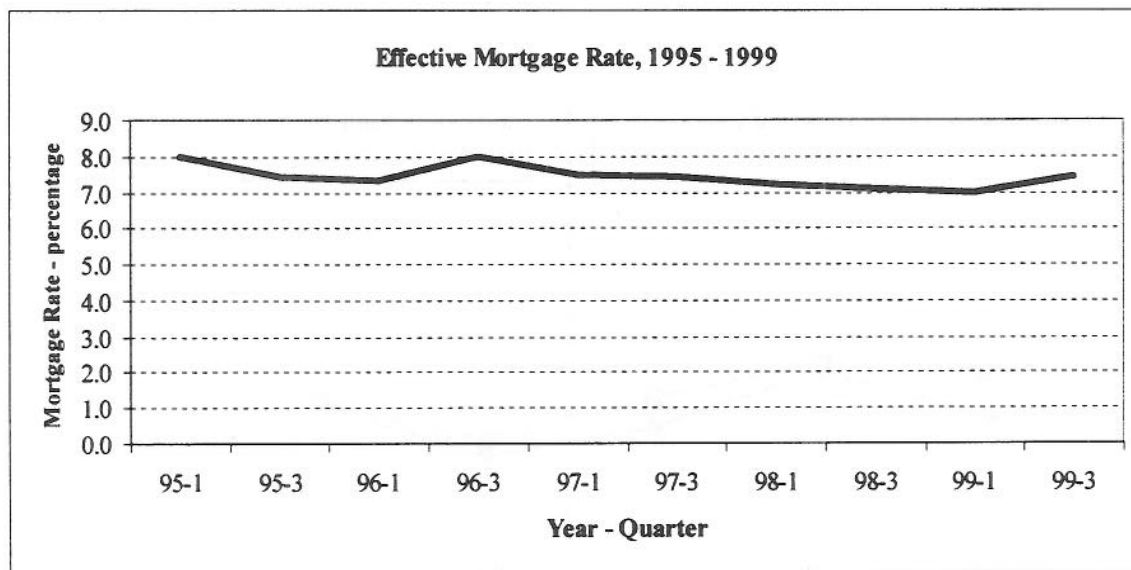
After falling slightly in 1998, mortgage rates rose to a high of 7.7 percent (fourth quarter) in 1999. Average rates rose from 7.1 percent in 1998 to 7.3 percent in 1999.

New Homes Sold

The number of new homes sold in the region jumped dramatically, increasing from 22,177 in 1998 to 25,289 in 1999. Nearly all jurisdictions saw increases in the number of new homes sold.

Housing-related Inflation

Housing-related inflation in the region increased to 2.3 percent in 1999 from 2.1 percent in 1998. Nationally, housing inflation was 2.2 percent in 1999. This measure accounts for price changes in rents and mortgage payments, owner costs, fuels, furnishings, and household supplies.



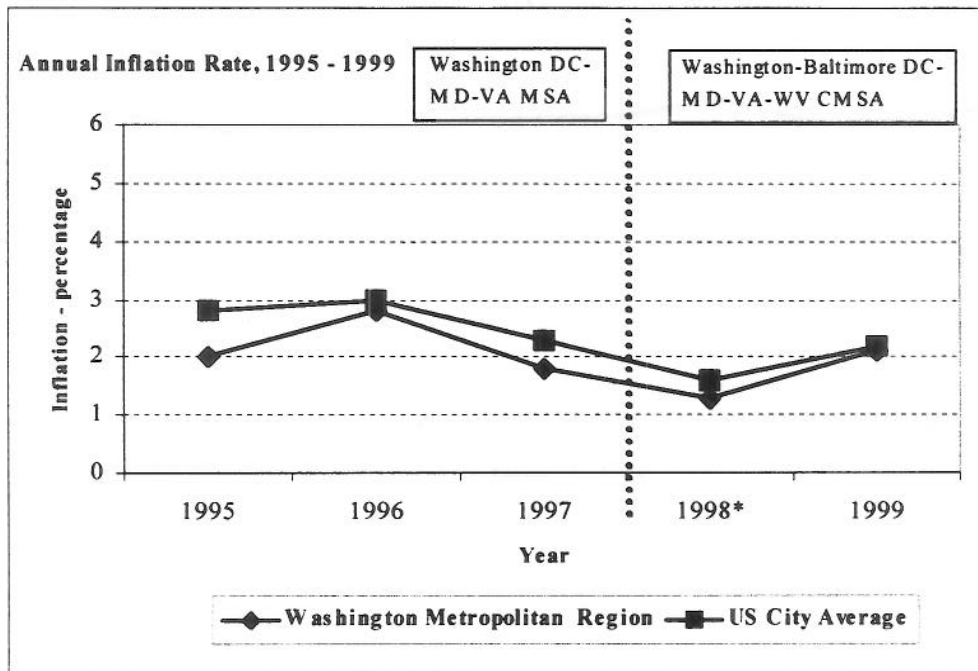
INFLATION

The national Consumer Price Index for All Urban Consumers (CPI-U) increased by only 2.2 percent between 1998 and 1999. Regionally, there was only a 2.1 percent increase. The following topical changes were behind the regional inflation rate:

Food and Beverages ¹	1.5 %
Housing ¹	2.3 %
Apparel ¹	-1.0 %
Transportation ¹	1.9 %
Medical Care ¹	2.4 %
Recreation ²	1.4 %
Education and Communications ²	1.2 %
Other Goods and Services ¹	7.6 %

¹Index is on a November 1996=100 base

²Index is on a December 1997=100 base

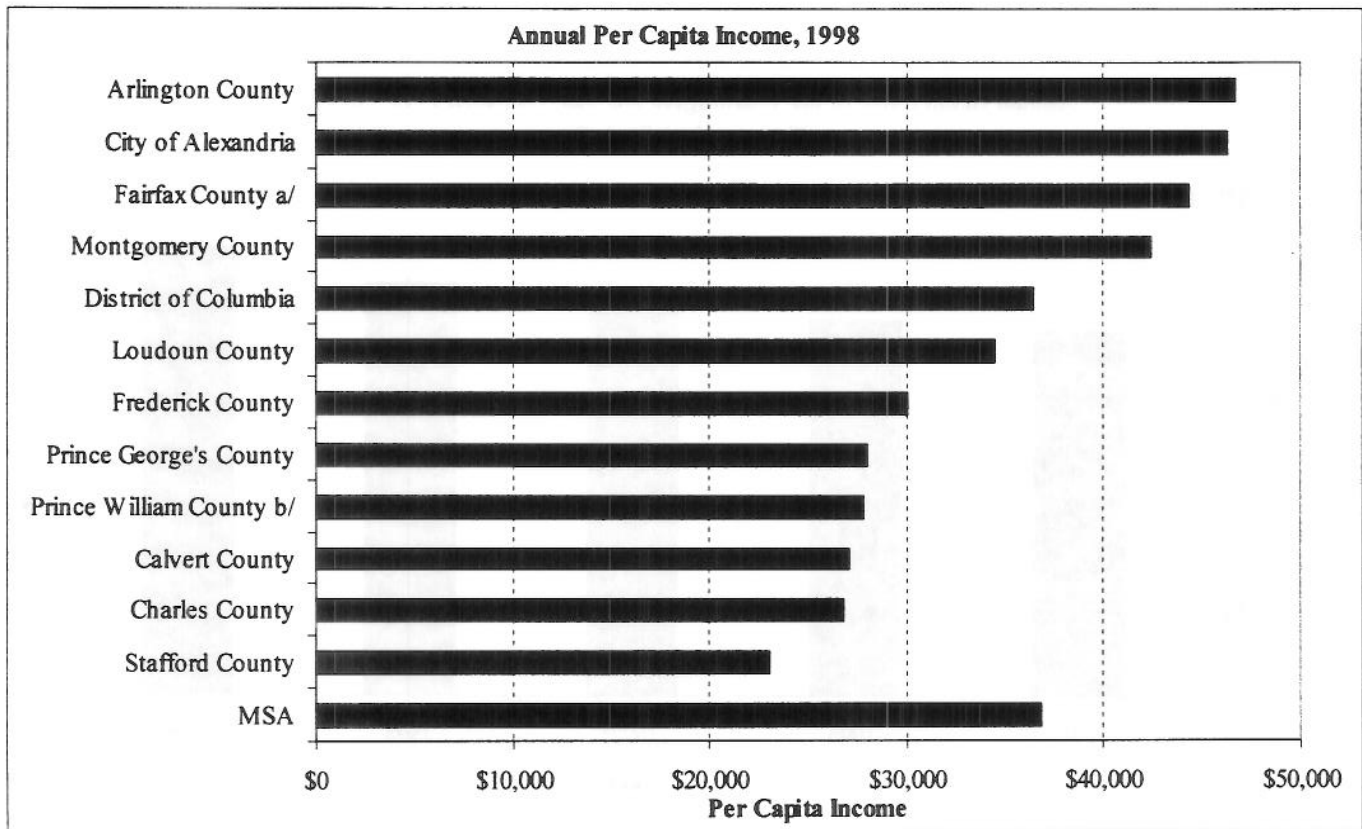


*CPI data for the Washington DC-MD-VA MSA was no longer published separately after December 1997. Beginning in 1998, the Washington metropolitan region became a component of the Washington-Baltimore DC-MD-VA-WV CMSA. For Washington-Baltimore, index is on a November 1996=100 base.

INCOME

Total personal income in the Washington region grew by an average annual rate of 5.3 percent between 1994 and 1998, leading to a 1998 total of \$158 billion. Total income growth was fastest in the outer suburbs, where income increased by an average of 9.0 percent per year.

On a per capita basis, income varied greatly by jurisdiction. Arlington County topped the region in per capita income at \$46,677. Stafford County had the lowest per capita income at \$23,031. The per capita income for the region was \$36,847 in 1998.



Source: U.S. Department of Commerce, Bureau of Economic Analysis, Regional Economic Information System. Data released June 15, 2000.

a/ Data for the Cities of Fairfax and Falls Church is included in Fairfax County.

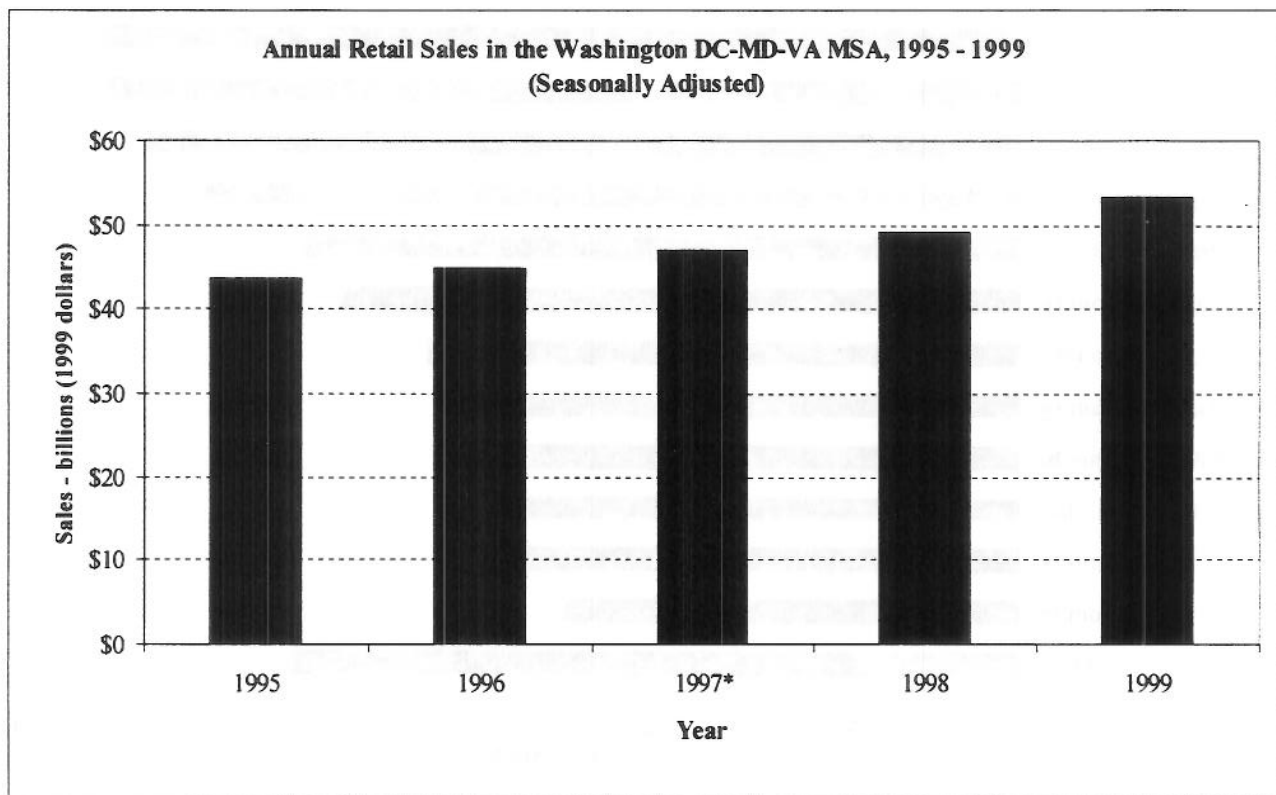
b/ Data for the Cities of Manassas and Manassas Park is included in Prince William County.

OVERVIEW

RETAIL SALES

Retail sales in the region increased in both nominal and real terms between 1995 and 1999. The area's 1999 total of \$53.2 billion was higher in both current and real terms than the 1998 number of \$48.8 billion and 1997 total of \$46.6 billion.

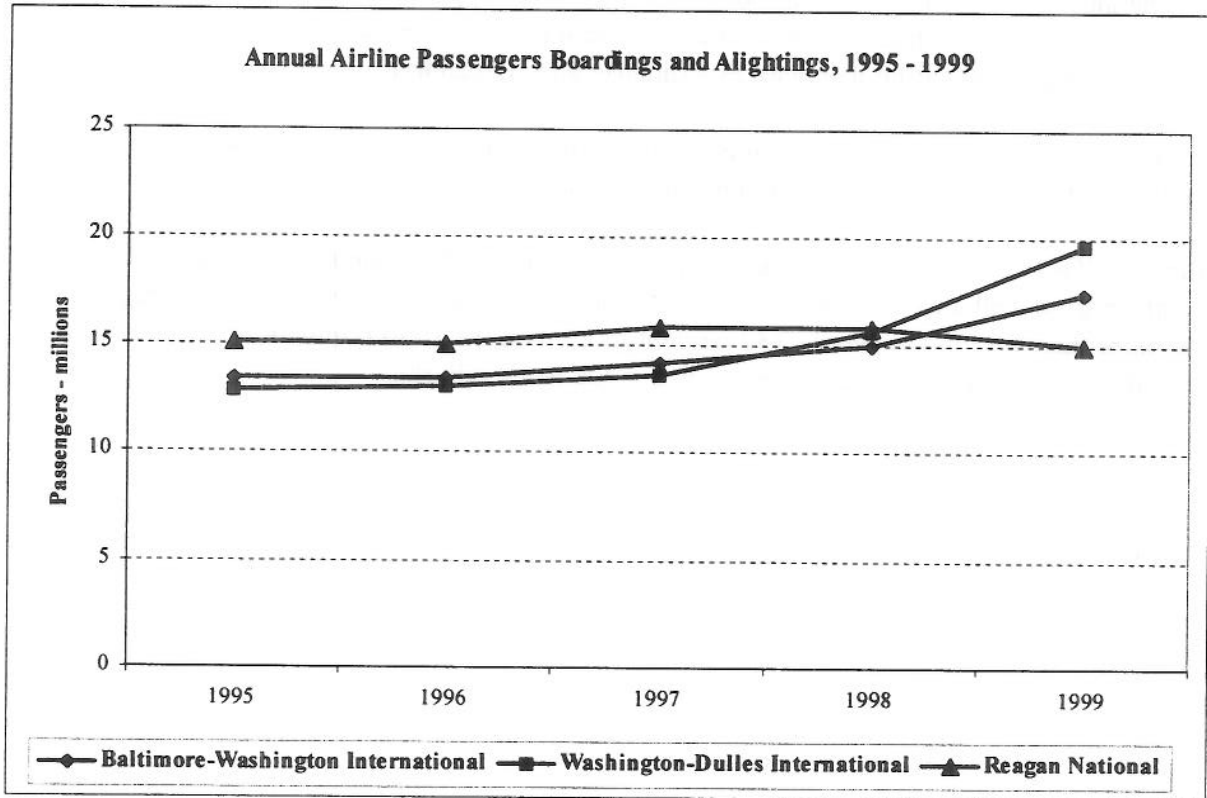
In current dollars, retail sales in the region increased by 27 percent between 1995 and 1999. Nationally, sales increased by 27 percent. The region posted a gain of 21 percent in retail sales in real terms, compared with a 16 percent gain nationwide.



*Published data from the Census Bureau for retail sales for the Washington DC-MD-VA MSA is no longer available after 1996. Data for 1997, 1998, and 1999 are estimated by The Center for Regional Analysis, George Mason University.

AIRLINE PASSENGERS

More than 52 million passengers flew into or out of the Washington region's three major airports in 1999, a 27.5 percent increase from 1995. Washington-Dulles, with 19.6 million passengers, led the three airports. Baltimore-Washington International served 17.4 million, and Reagan National served 15 million.



**Detailed Data by Jurisdiction: Economic
Trends in Metropolitan Washington, 1995 - 1999**

POPULATION³

The region grew by more than 234,600 people between 1995 and 1999. The majority of this growth occurred in the region's outer suburbs, which increased by 15.9 percent or 132,200 people. The inner suburbs, with the addition of 125,900 people, grew by 4.8 percent. The region's central jurisdictions had a net loss of 23,500 people, or 2.8 percent, with population declines in the District offsetting increases in Arlington and Alexandria.

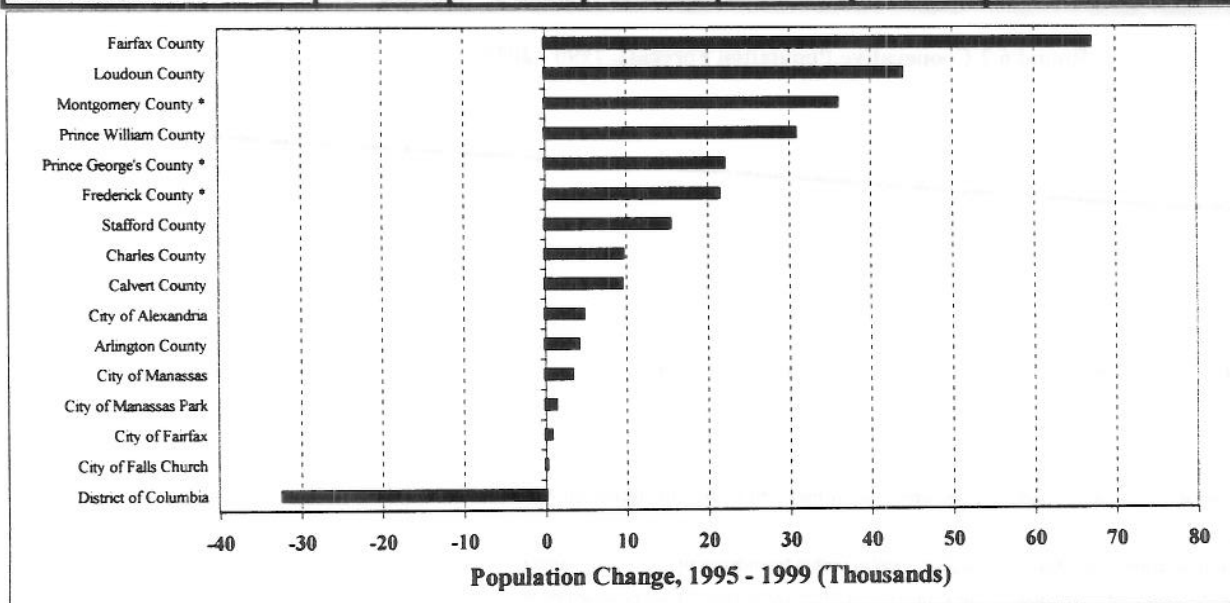
Despite the dramatic growth rate in the outer suburbs, the population remains anchored in the inner suburbs, where 59 percent of the region's population lives.

According to COG's Cooperative Forecasts, the inner suburbs will remain the most populous "ring" of the region well into the next century. COG forecasts that in the year 2025, the region will hold more than 5.9 million people (32 percent more than the 1990 population). A full 54 percent of the 2025 population is expected to live in the inner suburbs.

³ Narrative in this section is the same as in the Overview section.

Table 1. Population of the Washington DC-MD-VA MSA, by Jurisdiction, 1995 - 1999
(Thousands of people)

JURISDICTIONS	Year					Change 1995 - 1999	
	1995	1996	1997	1998	1999	Number	Percentage
District of Columbia	551.3	538.3	528.8	521.4	519	-32.3	-5.9%
Calvert County	64.6	66.8	70.0	71.9	74.0	9.4	14.6%
Charles County	111.3	113.6	118.1	118.0	120.9	9.6	8.6%
Frederick County	174.2	178.6	183.0	187.6	192.7	18.5	10.6%
City of Frederick*	46.2	47.5	48.6	49.7	52.8	6.6	14.3%
Montgomery County	814.5	823.5	832.5	841.5	850.5	36.0	4.4%
City of Gaithersburg*	46.2	47.3	49.1	49.5	50.0	3.8	8.2%
City of Rockville*	47.2	47.5	48.0	48.4	48.9	1.7	3.6%
City of Takoma Park*	17.5	17.5	18.6	18.6	18.6	1.1	6.3%
Prince George's County	759.8	773.8	776.3	777.8	781.8	22.0	2.9%
City of Bowie*	44.9	45.5	48.7	48.7	49.2	4.3	9.6%
City of College Park*	21.3	23.7	23.7	24.9	24.9	3.6	16.9%
City of Greenbelt*	21.6	21.8	21.9	22.1	22.2	0.6	2.8%
Maryland Suburbs	1,924.4	1,956.3	1,979.9	1,996.8	2,019.9	95.5	5.0%
Arlington County	184.0	185.5	186.4	187.1	188.1	4.1	2.2%
City of Alexandria	117.0	117.3	117.6	119.5	121.7	4.7	4.0%
Fairfax County	879.4	899.7	913.0	931.5	946.4	67.0	7.6%
City of Fairfax	20.0	20.0	20.2	20.3	20.7	0.7	3.5%
City of Falls Church	10.0	10.0	10.0	10.0	10.2	0.2	2.0%
Loudoun County	112.5	123.8	133.5	141.8	156.4	43.9	39.0%
Prince William County	246.6	253.5	260.3	268.9	277.4	30.8	12.5%
City of Manassas	31.7	33.2	34.3	34.5	35.0	3.3	10.4%
City of Manassas Park	8.0	8.0	9.0	9.8	9.3	1.3	16.3%
Stafford County	80.3	82.5	88.3	91.0	95.7	15.4	19.2%
Virginia Suburbs	1,689.5	1,733.5	1,772.6	1,814.4	1,860.9	171.4	10.1%
MSA Total	4,165.2	4,228.1	4,281.3	4,332.6	4,399.8	234.6	5.6%
Central Jurisdictions	852.3	841.1	832.8	828.0	828.8	-23.5	-2.8%
Inner Suburbs	2,483.7	2,527.0	2,552.0	2,581.1	2,609.6	125.9	5.1%
Outer Suburbs	829.2	860.0	896.5	923.5	961.4	132.2	15.9%



Source: Local government estimates.

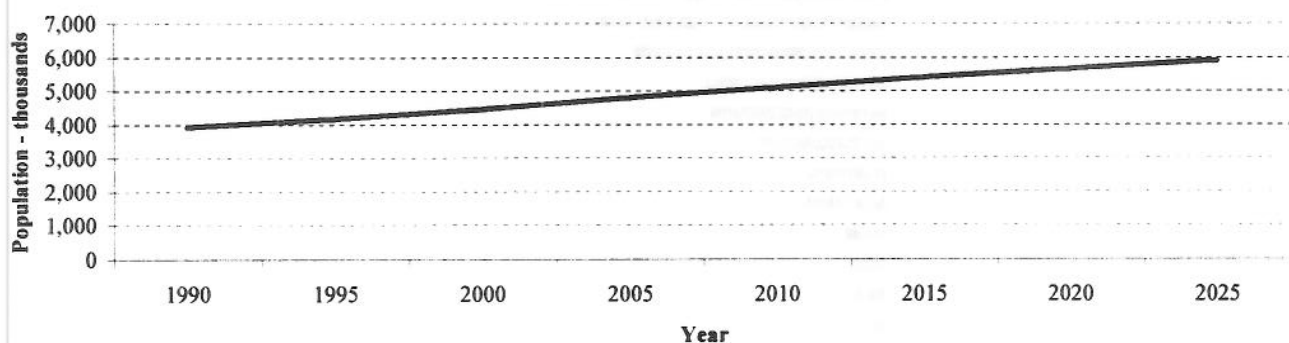
* Persons in Maryland cities are included in appropriate county totals.

POPULATION

Table 2. Summary of Forecast of Population, by Jurisdiction
Round 6.2 Cooperative Forecasts for the Washington DC-MD-VA MSA
(Thousands of people)

JURISDICTIONS	Year								Change 2000 - 2025	
	1990	1995	2000	2005	2010	2015	2020	2025	Number	Percentage
District of Columbia	606.9	554.3	518.1	523.5	554.7	588.0	618.6	648.4	130.3	25.1%
Calvert County	51.4	63.9	75.0	80.8	87.0	91.4	96.0	100.5	25.5	34.0%
Charles County	101.2	111.1	123.2	136.7	150.1	166.5	182.9	195.9	72.7	59.0%
Frederick County	150.2	174.2	194.9	216.6	238.3	260.0	281.7	303.4	108.5	55.7%
Montgomery County	757	810.0	855.0	910.0	945.0	975.0	1,000.0	1,020.0	165.0	19.3%
City of Rockville a/	44.8	47.0	51.8	55.8	59.1	59.8	60.0	60.0	8.2	15.8%
Prince George's County	729.3	767.0	784.6	824.5	852.4	886.1	916.6	940.9	156.3	19.9%
Maryland Suburbs	1789.1	1,926.2	2,032.7	2,168.6	2,272.8	2,379.0	2,477.2	2,560.7	528.0	26.0%
Arlington County	170.9	187.9	192.0	198.0	201.4	207.2	212.9	218.1	26.1	13.6%
City of Alexandria	111.2	117.3	127.1	131.3	135.3	138.7	140.9	146.1	19.0	14.9%
Fairfax County	818.6	879.4	968.2	1,045.4	1,112.9	1,155.6	1,184.1	1,203.7	235.5	24.3%
City of Fairfax b/	19.6	20.4	21.7	22.1	22.7	22.8	22.8	22.8	1.1	5.1%
City of Falls Church	9.6	10.0	10.4	10.6	10.7	10.8	10.9	10.9	0.5	4.8%
Loudoun County	86.1	112.8	172.2	238.2	304.2	371.2	439.0	508.2	336.0	195.1%
Prince William County	215.7	249.9	286.1	321.9	350.5	369.2	387.1	405.7	119.6	41.8%
Independent Cities	34.7	39.6	43.2	44.7	45.4	45.7	46.0	46.4	3.2	7.4%
Stafford County c/	61.2	70.0	78.6	87.3	96.0	104.7	113.3	122.0	43.4	55.2%
Virginia Suburbs	1,527.6	1,687.3	1,899.5	2,099.5	2,279.1	2,425.9	2,557.0	2,683.9	784.4	41.3%
MSA Total	3,923.6	4,167.8	4,450.3	4,791.6	5,106.6	5,392.9	5,652.8	5,893.0	1,442.7	32.4%
Central Jurisdictions	889	859.5	837.2	852.8	891.4	933.9	972.4	1,012.6	175.4	21.0%
Inner Suburbs	2,334.1	2,486.8	2,639.9	2,812.6	2,943.7	3,050.3	3,134.4	3,198.3	558.4	21.2%
Outer Suburbs	700.5	821.5	973.2	1,126.2	1,271.5	1,408.7	1,546.0	1,682.1	708.9	72.8%

Round 6.2 Cooperative Population Forecast, 1990 - 2025



Source: COG, Round 6.2 Cooperative Forecasts. Round 6.2 was approved by the COG Board of Directors on April 14, 2000.

a/ Included in Montgomery County total.

b/ Includes Fairfax County group quarters in the Massey Complex, located within boundaries of the City of Fairfax.

c/ Source: Rappahannock Area Development Commission. The estimates for 2020 are a control total provided by the Virginia Employment Commission (VEC) and should only be used for transportation planning purposes.

Incremental five-year estimates have been developed for the purpose of transportation modeling and air quality analysis.

EMPLOYMENT⁴

The Washington region continued to grow at a robust rate in 1999. After increasing from 2.21 million jobs in 1994 to 2.24 million in 1995, the number of jobs in the area rose to 2.41 million in 1999. Job growth in the Washington area has been nearly equivalent to that of the nation, while unemployment remains low, particularly in the region's suburban jurisdictions.

The services sector, including business, health, legal, and other services, remains the core of the region's job market. Nearly two out of every five area jobs are in services. And while service jobs have led the region in economic recovery, losses of federal and state government jobs have limited overall job growth.

The new jobs have been coming to the inner and outer suburbs. Between 1995 and 1999, the central jurisdictions lost jobs, while the inner and outer suburbs gained jobs. The bulk of area jobs remain in the inner suburbs and central jurisdictions.

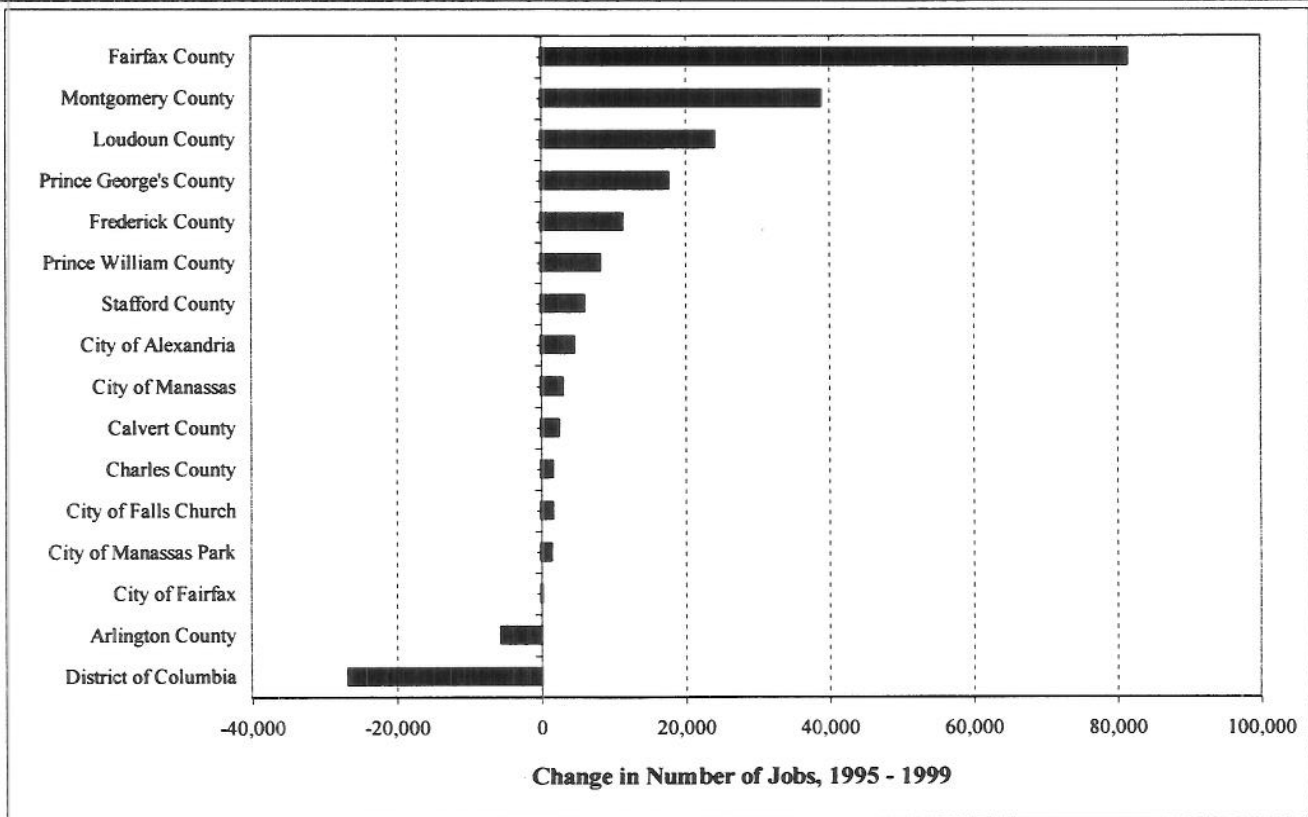
According to COG's Round 6.2 Cooperative Forecasts, the inner suburbs and central jurisdictions will remain the region's employment center into the next century. In the year 2025, 32 percent of all jobs will be in the central jurisdictions, around 50 percent in the inner suburbs, and 18 percent in the outer suburbs.

⁴ At-Place Employment indicates the number of jobs located within a given area. At-Place Employment estimates therefore will differ from Labor Force Employment, which represents the number of area residents working.

EMPLOYMENT

Table 3. At-place Employment in the Washington DC-MD-VA MSA, by Jurisdiction, 1995 - 1999
(Nonagricultural wage and salary jobs - annual average)

JURISDICTIONS	Year					Change 1995 - 1999
	1995	1996	1997	1998	1999*	
District of Columbia	642,500	623,000	618,400	613,200	615,900	-26,600
Calvert County	14,009	14,540	15,107	15,798	16,463	2,454
Charles County	33,132	34,097	33,229	34,169	34,688	1,556
Frederick County	61,279	64,094	66,919	69,867	72,522	11,243
Montgomery County	384,571	388,621	399,704	415,226	423,367	38,796
Prince George's County	277,982	282,627	289,181	293,957	295,610	17,628
Maryland Suburbs	770,973	783,979	804,140	829,017	842,650	71,677
Arlington County	155,752	156,959	158,745	155,558	150,197	-5,555
City of Alexandria	81,531	82,371	83,683	85,779	86,070	4,539
Fairfax County	413,813	429,516	452,892	476,996	495,202	81,389
City of Fairfax	16,030	15,693	16,126	16,193	16,130	100
City of Falls Church	12,551	12,139	13,837	14,223	14,055	1,504
Loudoun County	50,009	54,228	59,691	64,747	74,043	24,034
Prince William County	64,669	67,262	68,613	70,040	72,803	8,134
City of Manassas	16,754	17,147	19,053	19,881	19,730	2,976
City of Manassas Park	1,967	2,162	2,454	2,624	3,329	1,362
Stafford County	15,826	16,816	18,003	20,178	21,823	5,997
Virginia Suburbs	828,902	854,293	893,097	926,219	953,382	124,480
MSA Total	2,242,375	2,261,272	2,315,637	2,368,436	2,411,932	169,557
Central Jurisdictions	879,783	862,330	860,828	854,537	852,167	-27,616
Inner Suburbs	1,104,947	1,128,596	1,171,740	1,216,595	1,244,364	139,417
Outer Suburbs	257,645	270,346	283,069	297,304	315,401	57,756



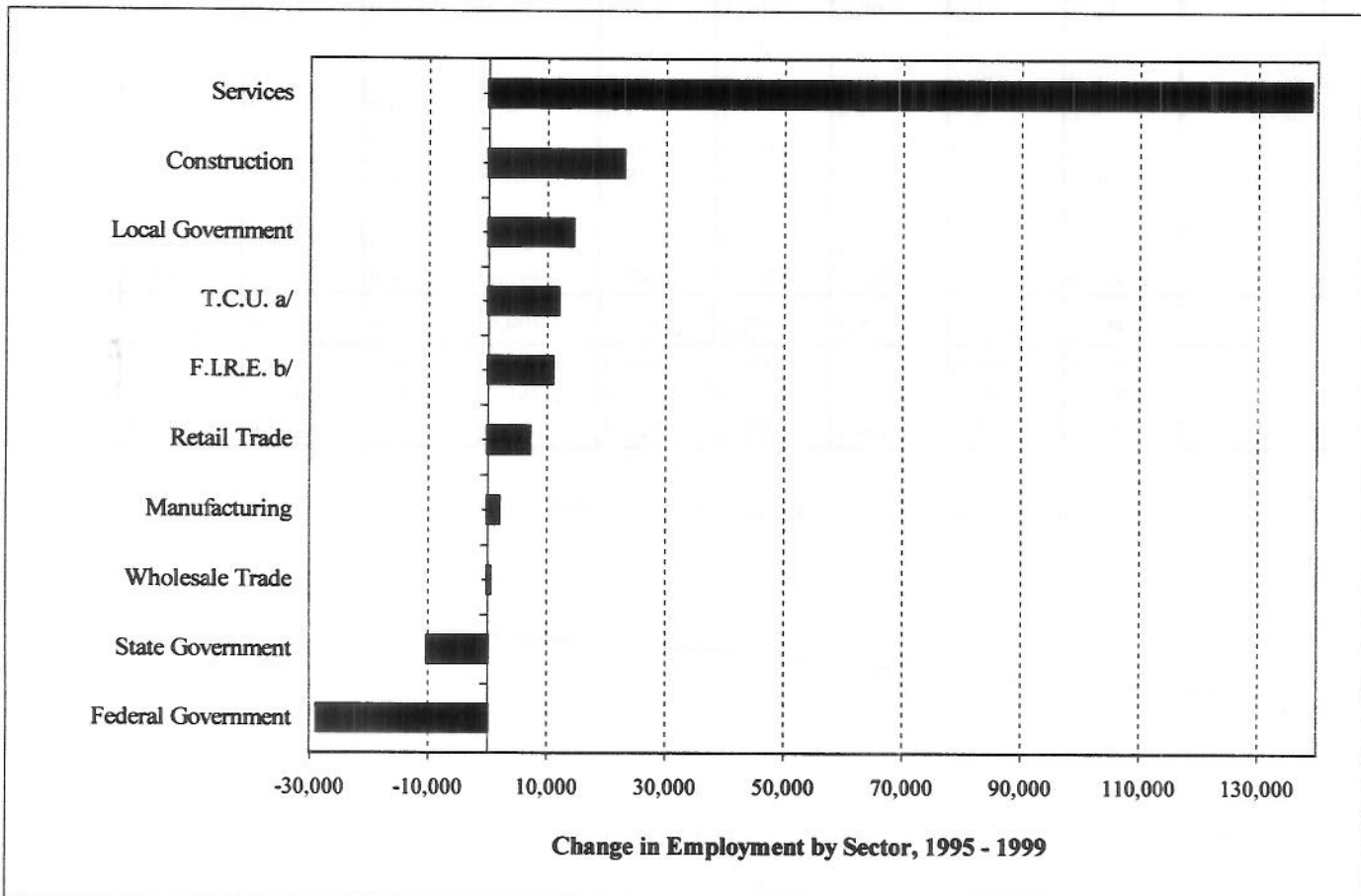
Source: Compiled by COG from the District of Columbia Department of Employment Services, Labor Market Information Staff; Maryland Department of Labor, Licensing and Regulation, Employment and Payrolls Reports; Virginia Employment Commission, Research and Analysis Division. Figures do not include estimates of military personnel, self-employed, and other workers. Figures may not sum due to rounding.

* 1999 Figures for Maryland and Virginia jurisdictions are estimates based on the first three quarters.

Table 4. At-place Employment in the Washington DC-MD-VA MSA, by Industrial Group, 1995 - 1999

(Nonagricultural wage and salary jobs - annual average)

INDUSTRY SECTOR	Year					Change 1995 - 1999
	1995	1996	1997	1998	1999*	
Manufacturing	80,729	82,506	86,420	87,731	82,663	1,934
Construction	105,076	109,385	116,335	123,428	128,001	22,925
T.C.U. a/	104,925	105,022	106,028	110,060	116,876	11,951
Wholesale Trade	75,367	75,040	75,254	74,528	75,813	446
Retail Trade	357,559	360,028	363,507	366,110	364,654	7,095
F.I.R.E. b/	127,967	125,922	128,547	134,486	138,948	10,981
Services	817,277	844,721	885,778	924,142	956,049	138,772
Federal Government	351,870	337,479	332,038	324,717	323,057	-28,813
Local Government	149,828	151,943	155,645	160,157	164,177	14,349
State Government	71,777	69,225	66,086	63,077	61,694	-10,083
Total	2,242,375	2,261,272	2,315,637	2,368,436	2,411,932	169,557



Source: Compiled by COG from the District of Columbia Department of Employment Services, Labor Market Information Staff; Maryland Department of Labor, Licensing and Regulation, Employment and Payrolls Reports; Virginia Employment Commission, Research and Analysis Division. Figures do not include estimates of military personnel, self-employed, and other workers.

Figures may not sum to total due to rounding.

* 1999 figures for Maryland and Virginia jurisdictions are estimates based on the first three quarters.

a/ T.C.U. stands for Transportation, Communications, and Public Utilities.

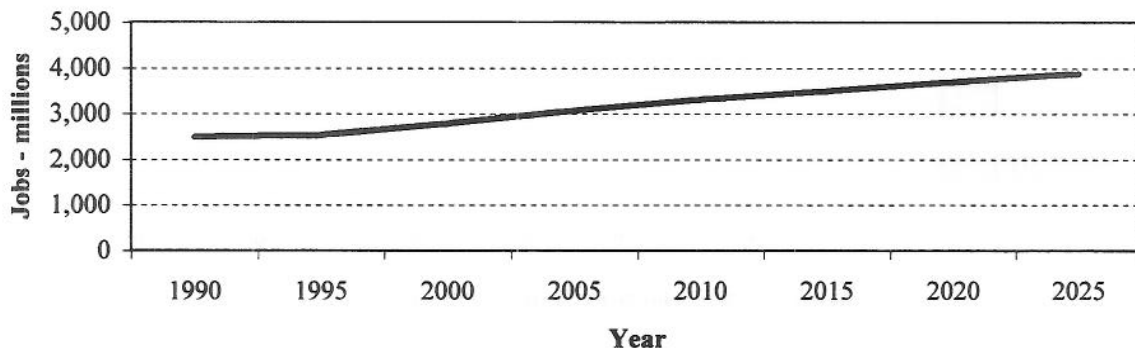
b/ F.I.R.E. stands for Finance, Insurance, and Real Estate.

EMPLOYMENT

Table 5. Summary of Forecast of Employment, by Jurisdiction
Round 6.2 Cooperative Forecasts for the Washington DC-MD-VA MSA
(Thousands of Jobs)

JURISDICTIONS	Year								Change 2000 - 2025	
	1990	1995	2000	2005	2010	2015	2020	2025	Number	Percentage
District of Columbia	747.3	701.9	678.0	720.4	752.0	783.7	807.1	831.2	153.2	22.6%
Calvert County a/	18.1	21.5	24.8	26.9	28.3	29.2	29.7	29.7	4.9	19.8%
Charles County	38.7	44.6	50.6	54.5	58.2	59.8	61.4	63.2	12.6	24.9%
Frederick County	54	68.0	99.7	109.2	120.7	134.6	148.5	162.5	62.8	63.0%
Montgomery County b/	466	462.5	536.0	589.0	626.0	641.0	660.0	675.0	139.0	25.9%
City of Rockville c/	56.9	62.7	73.0	78.8	83.0	85.3	86.6	87.3	14.3	19.6%
Prince George's County	310.4	301.3	325.3	357.3	385.2	410.2	449.1	488.3	163.0	50.1%
Maryland Suburbs	887.2	897.9	1,036.4	1,136.9	1,218.4	1,274.8	1,348.7	1,418.7	382.3	36.9%
Arlington County	183.1	195.8	201.2	210.5	236.9	256.2	275.4	294.7	93.5	46.5%
City of Alexandria	93.2	91.9	98.6	105.8	110.4	113.2	115.9	119.0	20.4	20.7%
Fairfax County	403.7	448.7	526.4	589.3	644.4	671.7	701.3	727.8	201.4	38.3%
City of Fairfax d/	26.9	29.7	30.8	31.8	32.6	32.7	32.7	32.7	1.9	6.2%
City of Falls Church	9.2	9.3	9.4	9.5	9.6	9.6	9.7	9.7	0.3	3.2%
Loudoun County	39.3	53.2	85.3	117.9	145.5	173.7	202.7	232.8	147.5	172.9%
Prince William County	68.8	78.0	90.6	104.9	118.5	130.0	141.2	152.7	62.1	68.5%
Independent Cities	18.7	20.1	21.6	23.2	24.7	25.3	25.4	25.4	3.8	17.6%
Stafford County e/	11	14.6	18.2	21.8	25.4	29.0	32.5	36.1	17.9	98.4%
Virginia Suburbs	853.9	941.3	1,082.1	1,214.7	1,348.0	1,441.4	1,536.8	1,630.9	548.8	50.7%
MSA Total	2,488.4	2,541.1	2,796.5	3,072.0	3,318.4	3,499.9	3,692.6	3,880.8	1,084.3	38.8%
Central Jurisdictions	1,023.6	989.6	977.8	1,036.7	1,099.3	1,153.1	1,198.4	1,244.9	267.1	27.3%
Inner Suburbs	1,216.2	1,251.5	1,427.9	1,576.9	1,697.8	1,765.2	1,852.8	1,933.5	505.6	35.4%
Outer Suburbs	248.6	300.0	390.8	458.4	521.3	581.6	641.4	702.4	311.6	79.7%

Round 6.2 Cooperative Employment Forecast, 1990 - 2025



Source: COG, Round 6.2 Cooperative Forecasts. Includes forecasts of military, self-employed, mining, and other jobs.

Round 6.2 was approved by the COG Board of Directors on April 12, 2000.

a/ 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.

b/ Forecasts for years 2000 to 2025 include all of Takoma Park.

c/ Included in Montgomery County total.

d/ Totals for all years include Fairfax County government employees working in the Massey Complex, located within the City of Fairfax boundaries.

e/ Source: Rappahanock Area Development Commission, November 1997.

FEDERAL SPENDING

Federal spending in the Washington region increased to \$68.8 billion in 1999, from \$64.7 billion in 1998. More than 38 percent, or \$26 billion, came in procurement contract awards which, for the third time, exceeded expenditures in the region for salaries and wages. Nearly \$21.6 billion, or more than 31 percent of the spending, was in the form of salaries and wages. More than 29 percent of the region's federal spending was from the Department of Defense.

The District of Columbia was home to more federal spending than either Northern Virginia or suburban Maryland, with almost half of the District total going toward salaries and wages. Northern Virginia received a large percentage of its federal funds from procurement contract awards, while suburban Maryland's total was split among procurement, direct payments to individuals, and salaries and wages.

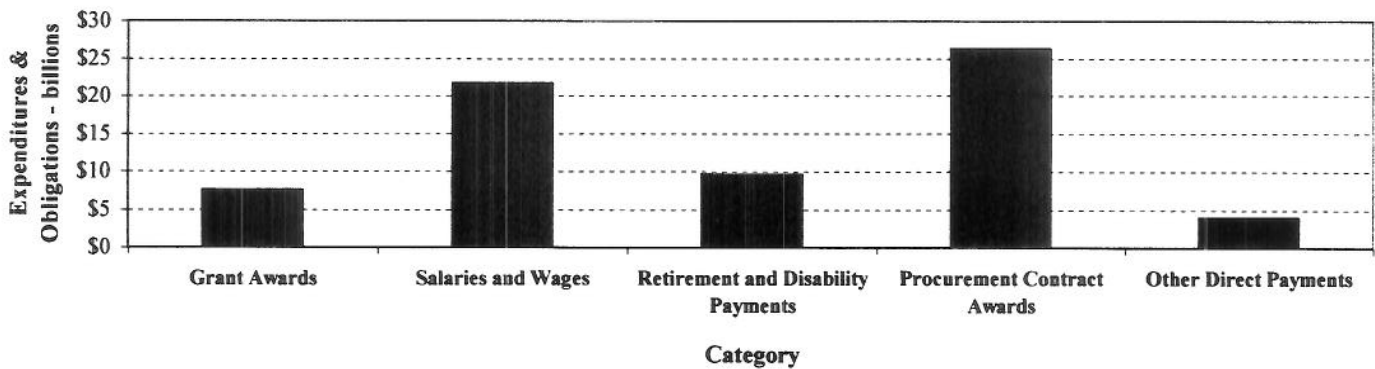
FEDERAL SPENDING

**Table 6. Direct Federal Expenditures and Obligations
in the Washington DC-MD-VA MSA, by Jurisdiction, FY 1999**

(Thousands of Dollars)

JURISDICTIONS	Grant Awards	Salaries and Wages	Retirement and Disability Payments	Procurement Contract Awards	Other Direct Payments	Total	1999 Total	
							Department of Defense	Non-Defense
District of Columbia	\$5,292,757	\$11,975,166	\$1,717,753	\$6,403,378	\$1,644,611	\$27,033,665	\$2,562,349	\$24,471,316
Calvert County	22,877	7,724	147,239	5,344	37,525	\$220,709	25,139	195,570
Charles County	56,373	159,074	252,157	55,292	64,317	\$587,213	231,051	356,162
Frederick County	75,577	165,701	317,130	86,136	97,065	\$741,609	165,139	576,469
Montgomery County	672,096	2,748,403	1,802,106	3,443,908	544,300	\$9,210,813	1,708,861	7,501,952
Prince George's County	530,375	1,723,376	1,602,423	2,538,211	480,221	\$6,874,606	1,333,655	5,540,953
Maryland Suburbs	\$1,357,298	\$4,804,278	\$4,121,055	\$6,128,891	\$1,223,428	\$17,634,950	\$3,463,845	\$14,171,106
Arlington County	145,585	2,578,364	433,343	2,403,252	108,549	\$5,669,093	3,205,309	2,463,784
City of Alexandria	93,179	490,016	527,259	1,130,147	133,369	\$2,373,970	1,473,121	900,849
Fairfax County	240,452	882,681	1,656,103	6,940,051	537,813	\$10,257,100	5,117,231	5,139,869
City of Fairfax	66,737	42,495	242,889	1,701,316	40,939	\$2,094,376	882,588	1,211,786
City of Falls Church	122,142	217,130	90,436	504,491	32,504	\$966,703	480,395	486,309
Loudoun County	17,451	221,197	185,653	286,065	40,060	\$750,426	185,691	564,736
Prince William County	59,263	393,142	416,161	286,308	50,974	\$1,205,848	779,892	425,955
City of Manassas	37,798	21,337	85,738	435,998	25,732	\$606,603	403,483	203,120
City of Manassas Park	6,312	840	813	1,691	323	\$9,979	2,335	7,645
Stafford County	20,631	8,459	147,711	17,450	19,474	\$213,725	60,964	152,761
Virginia Suburbs	\$809,550	\$4,855,661	\$3,786,106	\$13,706,769	\$989,737	\$24,147,823	\$12,591,009	\$11,556,814
MSA Total	\$7,459,605	\$21,635,105	\$9,624,914	\$26,239,038	\$3,857,776	\$68,816,438	\$18,617,203	\$50,199,236
Percentage of Total	10.8%	31.4%	14.0%	38.1%	5.6%	100.0%	28.5%	76.9%
Central Jurisdictions	5,531,521	15,043,546	2,678,355	9,936,777	1,886,529	35,076,728	7,240,779	27,835,949
Inner Suburbs	1,631,802	5,614,085	5,393,957	15,127,977	1,635,777	29,403,598	9,522,730	19,880,869
Outer Suburbs	296,282	977,474	1,552,602	1,174,284	335,470	4,336,112	1,853,694	2,482,418

Federal Spending for Selected Categories, 1999



Source: U.S. Dept. of Commerce, Economics and Statistics Administration, Bureau of the Census, Consolidated Federal Funds Report, FY 1999.

NOTE: Grant locations represent location of initial recipient. Salary and wage locations represent place of employment. Procurement location is the place of performance, and other data are assigned to the recipient location.

LABOR FORCE⁵

Between 1995 and 1999 the civilian labor force in the Washington DC-MD-VA-WV PMSA increased by 67,000 people, to a total of 2,610,000. Of that number, 2,542,300 were employed and 67,700 were unemployed, putting the unemployment rate for the civilian labor force in the Washington DC-MD-VA-WV PMSA at 2.6 percent in 1999. The unemployment rate has declined substantially in the region during the last five years, down from 4.2 percent in 1995 to the 1999 figure of 2.6 percent.

Unemployment in the District of Columbia, at 6.3 percent in 1999, remained higher than in the suburban jurisdictions, which averaged 2.2 percent.

⁵ Labor Force Employment indicates the number of area residents. Labor Force Employment figures therefore will differ from At-Place Employment figures, which represent the number of jobs located within an area.

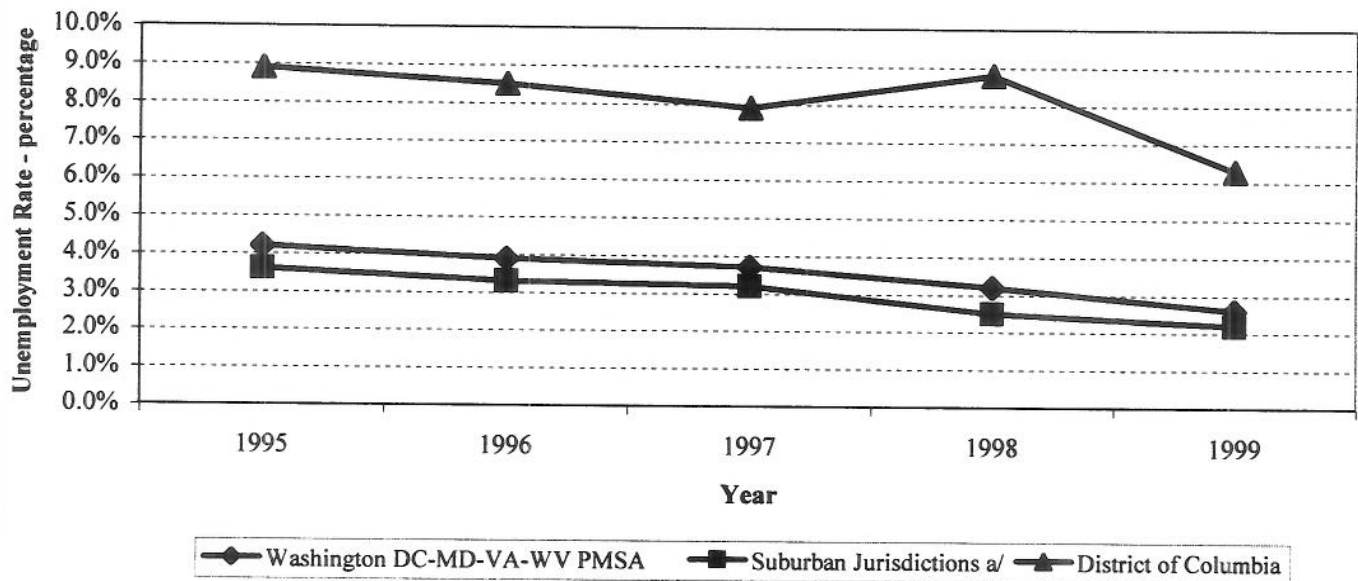
LABOR FORCE

Table 7. Labor Force Data, by Place of Residence in the Washington DC-MD-VA-WV PMSA, 1995 - 1999

(Thousands)

Jurisdictional Group	Structure Type	Year					Change 1995 - 1999	
		1995	1996	1997	1998	1999	Number	Percentage
Washington DC-MD-VA-WV PMSA	Civilian Labor Force	2,543.3	2,526.1	2,517.8	2,559.2	2,610.0	67	2.6%
	Employment	2,437	2,428	2,425.8	2,477.5	2,542.3	105	4.3%
	Unemployment	106.3	98.2	92.0	81.6	67.7	-39	-36.3%
	Unemployment Rate b/	4.2%	3.9%	3.7%	3.2%	2.6%		
Suburban Jurisdictions a/	Civilian Labor Force	2,259.2	2,255.2	2,259.6	2,291.9	2,327.9	69	3.0%
	Employment	2,178.2	2,180.2	2,188.0	2,233.8	2,277.9	100	4.6%
	Unemployment	81.0	75.1	71.6	58.0	50.0	-31	-38.3%
	Unemployment Rate b/	3.6%	3.3%	3.2%	2.5%	2.2%		
District of Columbia	Civilian Labor Force	284.1	270.9	257.6	268.6	282.1	-2	-0.7%
	Employment	258.8	247.8	237.2	244.9	264.4	6	2.2%
	Unemployment	25.3	23.1	20.4	23.7	17.7	-8	-30.0%
	Unemployment Rate b/	8.9%	8.5%	7.9%	8.8%	6.3%		

Annual Unemployment Rate, 1995 - 1999



Source: District of Columbia Department of Employment Services, Labor Market Information Staff.

Figures may not sum to total due to rounding.

a/ Includes all jurisdictions within the Washington DC-MD-VA-WV PMSA except the District of Columbia.

b/ Seasonally unadjusted

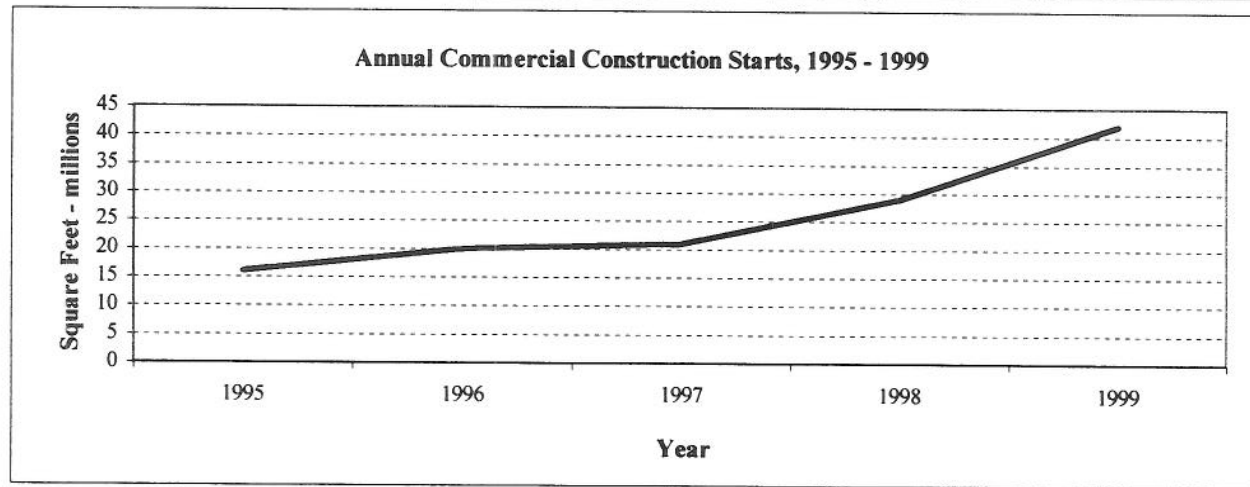
CONSTRUCTION

Commercial construction in the Washington metropolitan region increased significantly during 1999, with developers breaking ground on nearly 41.8 million square feet of space. This was the greatest amount of new commercial development started in the region in any year since COG began monitoring commercial construction in 1980. Fairfax County saw the most new commercial construction with more than 11 million square feet, followed by Montgomery County with more than 7.9 million square feet.

The number of new privately owned housing units authorized in the region increased slightly from 33,344 in 1998 to 33,433 in 1999. Of the permits that were issued in 1999, nearly half were in the outer suburbs.

Table 8. Total Square Feet of Commercial Construction Started, by Jurisdiction, 1995 - 1999

JURISDICTIONS	Year					Total 1995 - 1999
	1995	1996	1997	1998	1999	
District of Columbia	1,562,112	3,658,324	1,147,461	4,270,489	7,327,373	17,965,759
Calvert County	a/	a/	a/	a/	a/	a/
Charles County	316,501	500,585	564,552	632,100	491,065	2,504,803
Frederick County	1,797,975	1,272,502	1,759,266	1,493,029	1,302,340	7,625,112
City of Frederick*	295,548	166,065	153,993	1,357,354	697,450	2,670,410
Montgomery County	1,357,582	2,011,428	4,799,968	4,282,856	7,940,943	20,392,777
City of Gaithersburg*	148,269	49,350	377,267	723,323	790,616	2,088,825
City of Rockville*	79,948	310,363	428,647	636,997	846,688	2,302,643
City of Takoma Park*	0	0	0	0	0	0
Prince George's County	2,783,595	4,775,211	2,287,690	2,651,753	3,027,744	15,525,993
City of Bowie*	328,400	379,835	81,642	262,819	444,206	1,496,902
City of College Park*	316,610	914,282	194,000	66,758	963,506	2,455,156
City of Greenbelt*	7,900	7,536	0	0	180,000	195,436
Maryland Suburbs	6,255,653	8,559,726	9,411,476	9,059,738	12,762,092	46,048,685
Arlington County	711,106	304,636	1,154,807	767,806	1,674,327	4,612,682
City of Alexandria	208,988	916,958	946,374	769,717	1,161,550	4,003,587
Fairfax County	3,424,528	3,139,504	5,432,576	6,710,346	11,047,667	29,754,621
City of Fairfax	55,310	38,000	229,875	106,758	136,000	565,943
City of Falls Church	15,233	0	89,017	14,600	0	118,850
Loudoun County	1,319,049	2,027,147	1,730,702	5,234,257	6,182,705	16,493,860
Prince William County b/	2,108,601	1,079,812	1,124,172	2,390,652	1,496,397	8,199,634
Stafford County	a/	a/	a/	a/	a/	a/
Virginia Suburbs	7,842,815	7,506,057	10,707,523	15,994,136	21,698,646	63,749,177
Region Total	15,660,580	19,724,107	21,266,460	29,324,363	41,788,111	127,763,621
Central Jurisdictions	2,482,206	4,879,918	3,248,642	5,808,012	10,163,250	26,582,028
Inner Suburbs	7,636,248	9,964,143	12,839,126	13,766,313	22,152,354	66,358,184
Outer Suburbs	5,542,126	4,880,046	5,178,692	9,750,038	9,472,507	34,823,409



*Starts in Maryland cities are included in appropriate county totals.

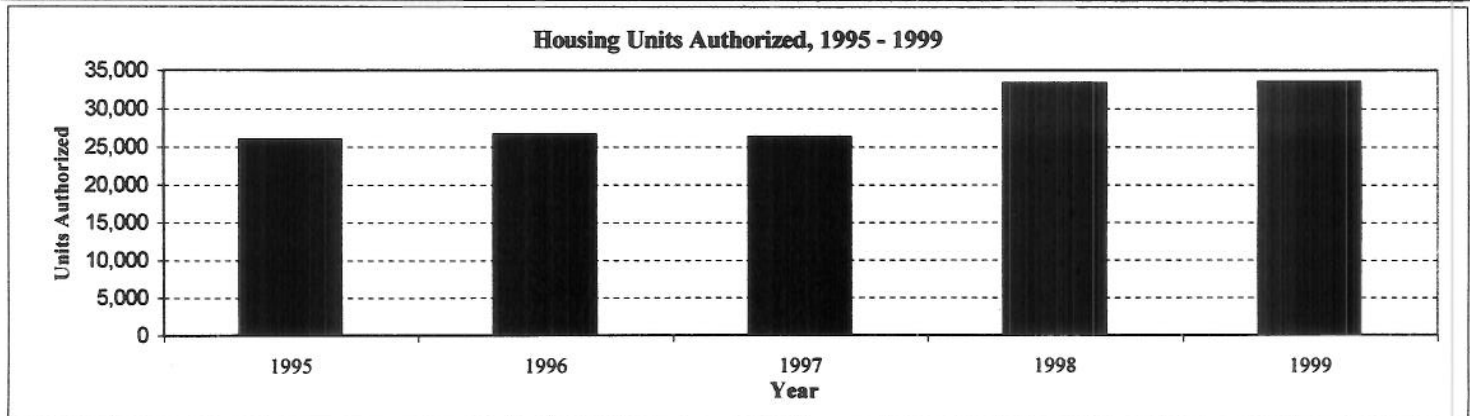
a/ The Commercial Construction Inventory does not include data for Calvert or Stafford County.

b/ Includes the Cities of Manassas and Manassas Park.

Source: COG Commercial Construction Indicators 1999 Annual Summary, June, 2000.

**Table 9. New Privately Owned Housing Units Authorized
in the Washington DC-MD-VA MSA, by Jurisdiction 1995 - 1999**

JURISDICTIONS	1995		1996		1997		1998		1999	
	Total	Single Family	Total	Single Family	Total	Single Family	Total	Single Family	Total	Single Family
District of Columbia	35	35	0	0	0	0	490	n/a	683	n/a
Calvert County	1,210	764	813	n/a	786	n/a	845	n/a	983	n/a
Charles County	1,051	1,051	1,175	n/a	1,264	n/a	1,517	n/a	1,211	n/a
Frederick County	1,525	1,340	1,646	n/a	1,815	n/a	1,903	n/a	2,667	n/a
City of Frederick*	314	278	323	n/a	396	n/a	584	n/a	1,032	n/a
Montgomery County	3,682	2,833	2,843	n/a	2,992	n/a	5,315	n/a	4,253	n/a
City of Gaithersburg*	191	135	171	n/a	479	n/a	825	n/a	577	n/a
City of Rockville*	23	23	88	n/a	170	n/a	655	n/a	452	n/a
City of Takoma Park*	n/a	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Prince George's County	3,584	3,474	3,471	n/a	3,561	n/a	4,376	n/a	2,615	n/a
City of Bowie*	n/a	n/a	0	n/a	0	n/a	0	n/a	0	n/a
City of College Park*	n/a	n/a	0	n/a	0	n/a	0	n/a	0	n/a
City of Greenbelt*	n/a	n/a	0	n/a	0	n/a	0	n/a	0	n/a
City of Takoma Park (pt)*	n/a	n/a	0	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maryland Suburbs	11,052	9,462	9,948	n/a	10,418	n/a	13,956	n/a	11,729	n/a
Arlington County	618	328	471	n/a	117	n/a	459	n/a	970	n/a
City of Alexandria	251	215	1,071	n/a	744	n/a	1,300	n/a	1,090	n/a
Fairfax County	7,226	4,446	7,187	n/a	7,098	n/a	7,144	n/a	7,494	n/a
City of Fairfax	132	70	107	n/a	84	n/a	58	n/a	79	n/a
City of Falls Church	3	3	6	n/a	4	n/a	2	n/a	2	n/a
Loudoun County	2,802	2,450	3,191	n/a	3,671	n/a	5,433	n/a	6,071	n/a
Prince William County	2,574	1,837	2,999	n/a	2,878	n/a	2,825	n/a	3,776	n/a
City of Manassas	201	201	166	n/a	118	n/a	74	n/a	64	n/a
City of Manassas Park	48	48	93	n/a	95	n/a	148	n/a	247	n/a
Stafford County	980	962	1,392	n/a	1,004	n/a	1,455	n/a	1,228	n/a
Virginia Suburbs	14,835	10,560	16,683	n/a	15,813	n/a	18,898	n/a	21,021	n/a
MSA Total	25,922	20,057	26,631	n/a	26,231	n/a	33,344	n/a	33,433	n/a
Central Jurisdictions	904	578	1,542	n/a	861	n/a	2,249	n/a	2,743	n/a
Inner Suburbs	14,627	10,826	13,614	n/a	13,739	n/a	16,895	n/a	14,443	n/a
Outer Suburbs	10,391	8,653	11,475	n/a	11,631	n/a	14,200	n/a	16,247	n/a



Source: U.S. Department of Commerce, Bureau of the Census, 1999 Annual Report, "Permit Authorized Construction in Permit-issuing Places by Metropolitan Area."

* Included in county total.

NEW HOME SALES, MORTGAGE RATES, AND INFLATION

NEW HOME SALES, MORTGAGE RATES, AND HOUSING INFLATION

Mortgage Rates

After falling slightly in 1998, mortgage rates rose to a high of 7.7 percent (fourth quarter) in 1999. Average rates rose from 7.1 percent in 1998 to 7.3 percent in 1999.

New Homes Sold

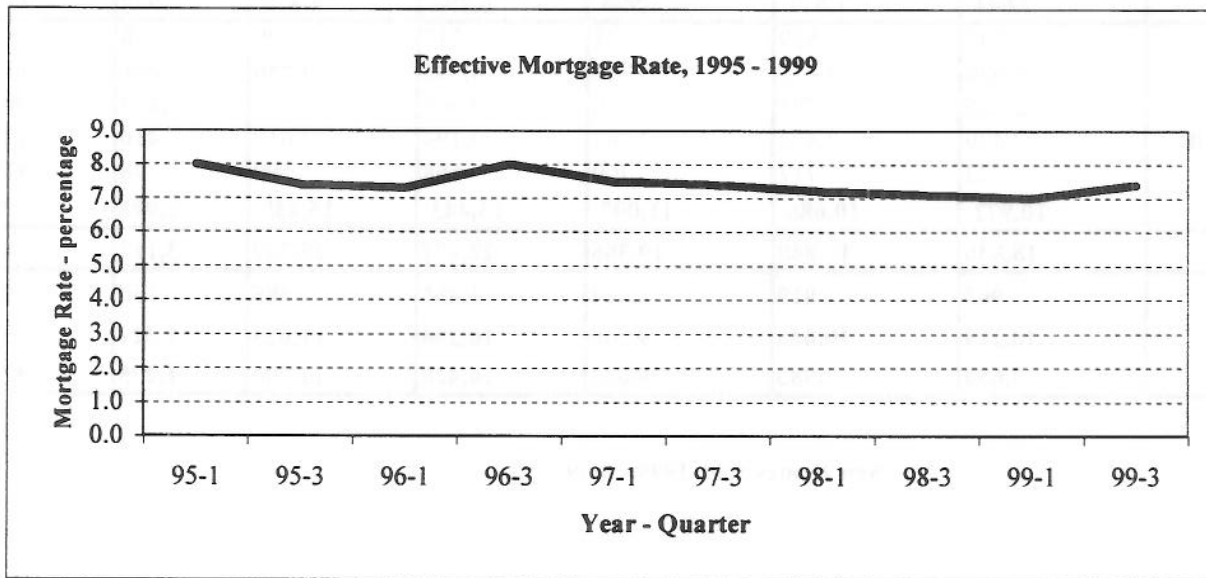
The number of new homes sold in the region jumped dramatically, increasing from 22,177 in 1998 to 25,289 in 1999. Nearly all jurisdictions saw increases in the number of new homes sold.

Housing-related Inflation

Housing-related inflation in the region increased to 2.3 percent in 1999 from 2.1 percent in 1998. Nationally, housing inflation was 2.2 percent in 1999. This measure accounts for price changes in rents and mortgage payments, owner costs, fuels, furnishings, and household supplies.

Table 10. Terms on Conventional Home Mortgages, Averages for Closed Loans in the Washington-Baltimore DC-MD-VA-WV CMSA, 1995 - 1999

Quarter	Year				
	1995	1996	1997	1998	1999
First Quarter	8.0	7.3	7.5	7.2	7.0
Second Quarter	7.6	7.7	7.6	7.2	7.1
Third Quarter	7.4	8.0	7.4	7.1	7.4
Fourth Quarter	7.2	7.8	7.3	6.9	7.7

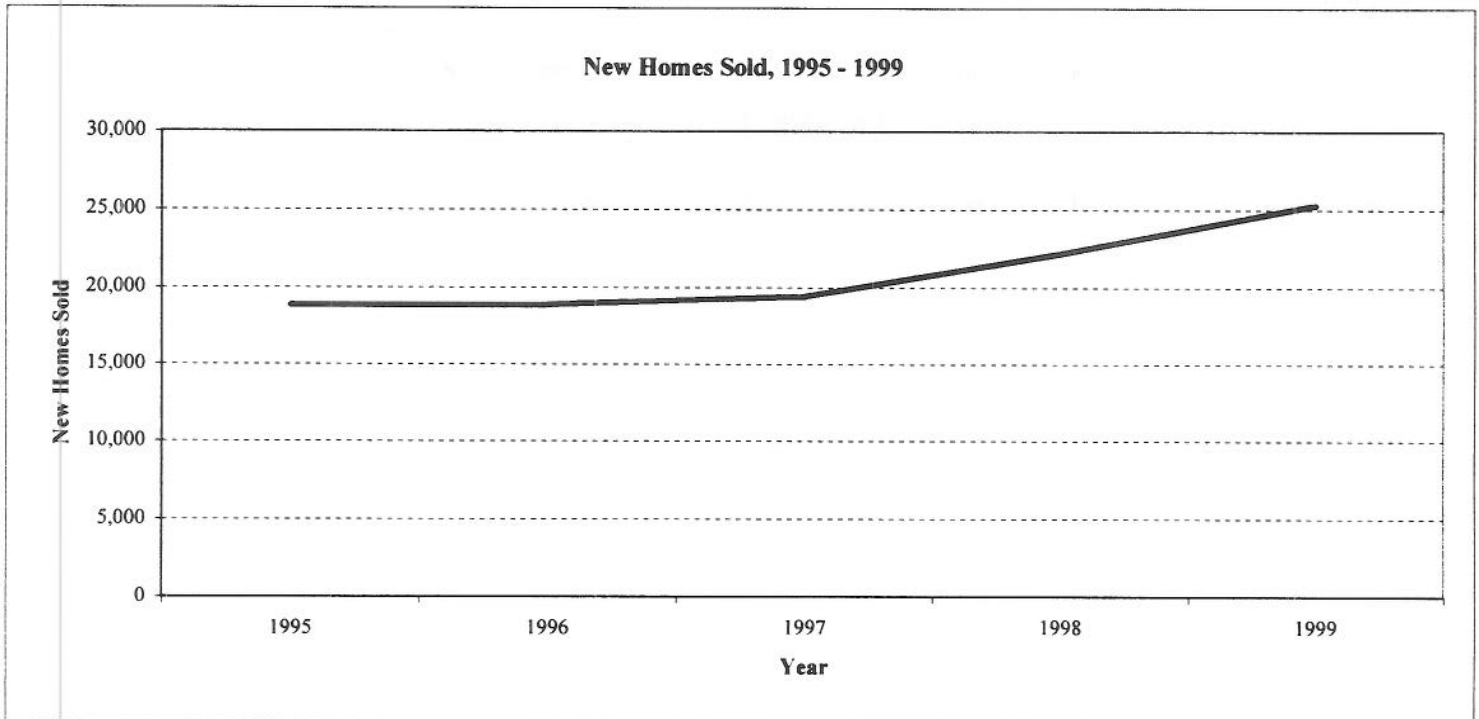


Source: Federal Housing Finance Board News Report. Terms on Conventional Home Mortgages, Averages for Metropolitan Areas: Loans Closed.

NEW HOME SALES, MORTGAGE RATES, AND INFLATION

Table 11. Net New Home Sales for Selected Jurisdictions, 1995 - 1999

JURISDICTIONS	Year					Change 1998 - 1999	
	1995	1996	1997	1998	1999	Number	Percentage
District of Columbia	220	290	293	238	376	138	58%
Calvert County	a/	a/	a/	a/	378	a/	a/
Charles County	659	590	757	1,055	763	-292	-28%
Frederick County	1,286	1,411	1,415	1,542	1,597	55	4%
Mongomery County	2,545	2,760	3,077	3,068	3,410	342	11%
Prince George's County	3,154	3,111	2,747	2,831	3,327	496	18%
Maryland Suburbs	7,644	7,872	7,996	8,496	9,475	979	12%
Alexandria/Arlington b/	743	529	721	1,217	1,209	-8	-1%
Fairfax County c/	4,520	4,175	3,916	4,395	4,886	491	11%
Loudoun County	2,566	2,793	3,230	3,969	5,143	1,174	30%
Prince William County d/	2,420	2,472	2,461	3,194	3,610	416	13%
Stafford County	723	717	769	668	590	-78	-12%
Virginia Suburbs	10,972	10,686	11,097	13,443	15,438	1,995	15%
Region Total	18,836	18,848	19,386	22,177	25,289	3,112	14%
Central Jurisdictions	963	819	1,014	1,455	1,585	130	9%
Inner Suburbs	10,219	10,046	9,740	10,294	11,623	1,329	13%
Outer Suburbs	7,654	7,983	8,632	10,428	11,703	1,275	12%



Source: Meyers Housing Data Reports, 2000. Includes single-family, townhomes, and condominiums.

a/ Data not available.

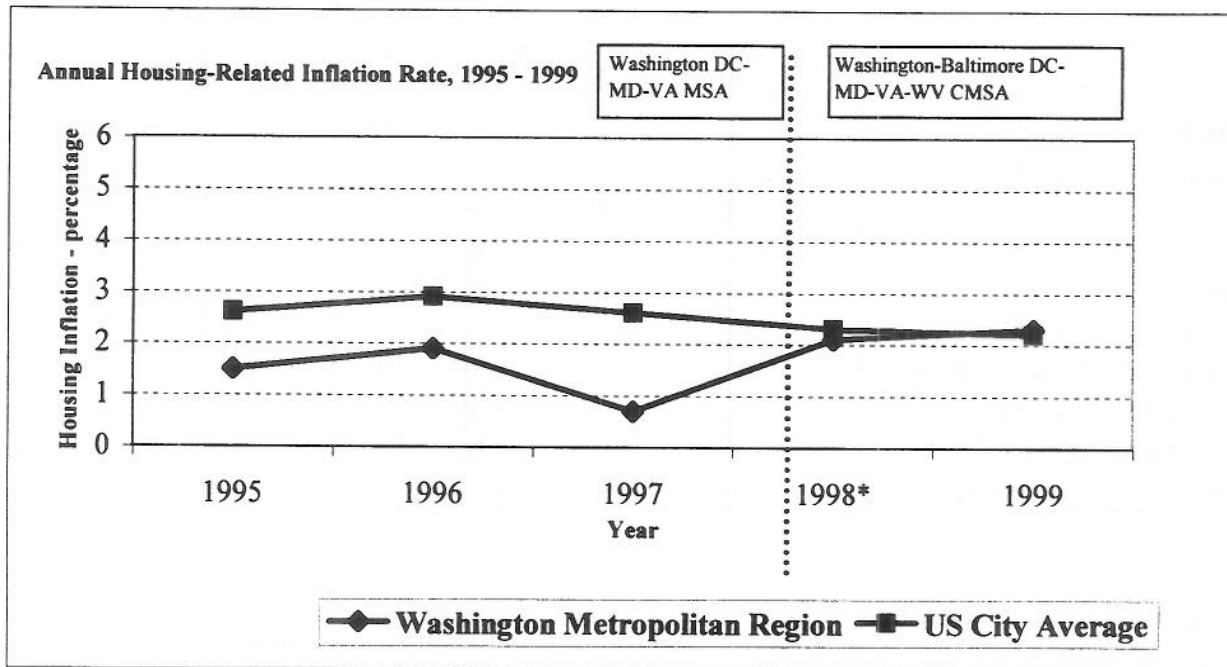
b/ Data could not be broken down for individual jurisdiction.

c/ Includes Cities of Falls Church and Fairfax.

d/ Includes Cities of Manassas and Manassas Park.

Table 12. Housing Component of the Consumer Price Index
All Urban Consumers, Washington DC-MD-VA MSA, 1995 - 1999

	Year				
	1995	1996	1997	1998*	1999
Washington Metropolitan Region					
CPI-U, Housing (Annual Average)	153.1	156.0	157.1	103.1	105.5
Housing Inflation Rate (%) - % Change	1.5	1.9	0.7	2.1	2.3
US City Average					
CPI-U, Housing (Annual Average)	148.5	152.8	156.8	160.4	163.9
Housing Inflation Rate (%) - % Change	2.6	2.9	2.6	2.3	2.2



Source: U.S. Department of Labor, Bureau of Labor Statistics, "CPI Detailed Reports" for selected years.

For US City Average, index is on a 1982-84=100 base.

* CPI data for the Washington DC-MD-VA MSA was no longer published separately after December 1997. Beginning in 1998, the Washington metropolitan region became a component of the Washington-Baltimore DC-MD-VA-WV CMSA.

For Washington-Baltimore, index is on a November 1996=100 base.

INFLATION

The national Consumer Price Index for All Urban Consumers (CPI-U) increased by only 2.2 percent between 1998 and 1999. Regionally, there was only a 2.1 percent increase. The following topical changes were behind the regional inflation rate:

	1995	1996	1997	1998*	1999
Washington Metropolitan Region					
CPI-U (Annual Average)	155.3	159.6	162.4	102.1	104.2
Inflation Rate (%) - % Change	2	2.8	1.8	1.3	2.1
Expenditure Category					
Food and Beverages¹	147.2	152.5	155.3	101.6	103.1
Inflation Rate (%) - % Change	2.1	3.6	1.8	1.5	1.5
Housing¹	153.1	156	157.1	103.1	105.5
Inflation Rate (%) - % Change	1.5	1.9	0.7	2.1	2.3
Apparel¹	141	140.4	143.4	99.3	98.3
Inflation Rate (%) - % Change	-0.4	-0.4	2.1	0.8	-1
Transportation¹	140.2	144.5	146.2	98.4	100.3
Inflation Rate (%) - % Change	2.3	3.1	1.2	-1.9	1.9
Medical Care¹	212.1	220.9	231.6	104.4	106.9
Inflation Rate (%) - % Change	4.2	4.1	4.8	2.3	2.4
Recreation²	NA	NA	NA	101.4	102.8
Inflation Rate (%) - % Change	NA	NA	NA	NA	1.4
Education and Communications²	NA	NA	NA	101.4	102.6
Inflation Rate (%) - % Change	NA	NA	NA	NA	1.2
Other Goods and Services¹	214.9	227.8	237.6	106.6	114.7
Inflation Rate (%) - % Change	2.9	6	4.3	3.9	7.6

Source: U.S. Department of Labor, Bureau of Labor Statistics, "CPI Detailed Reports" for selected years.

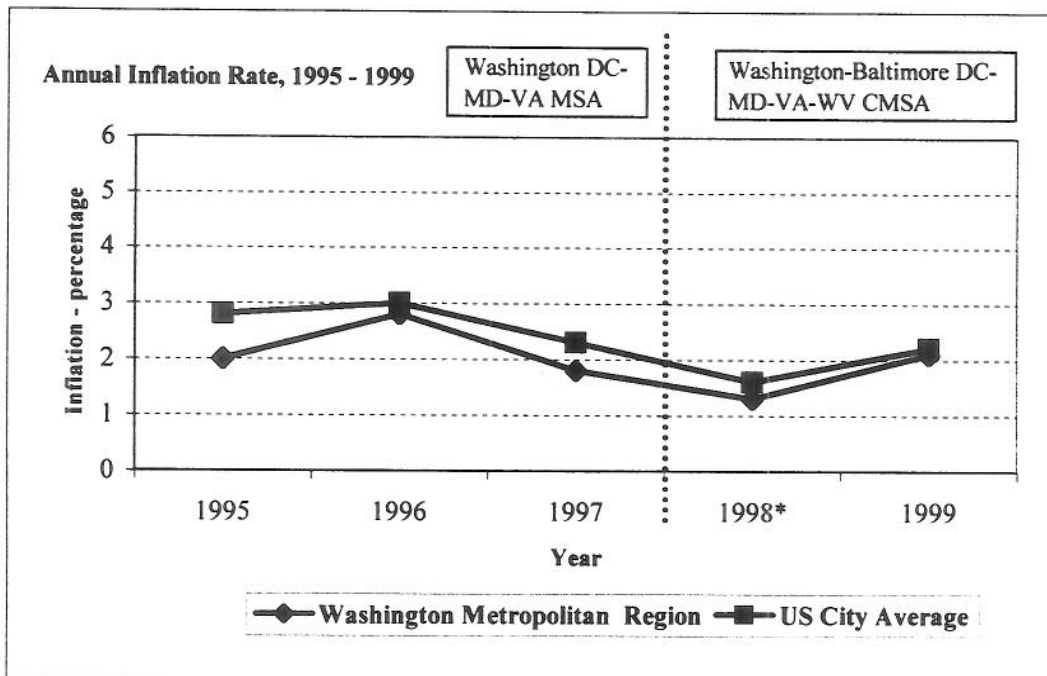
*CPI data for the Washington DC-MD-VA MSA was no longer published separately after December 1997. Beginning in 1998, the Washington metropolitan region became a component of the Washington-Baltimore DC-MD-VA-WV CMSA.

¹ Index is on a November 1996=100 base.

² Index is on a November 1997=100 base.

Table 13. Consumer Price Index and Inflation - All Urban Consumers in the Washington DC-MD-VA MSA and CMSA, 1995 - 1999

	Year				
	1995	1996	1997	1998*	1999
Washington Metropolitan Region					
CPI-U (Annual Average)	155.3	159.6	162.4	102.1	104.2
Inflation Rate (%) - % Change	2	2.8	1.8	1.3	2.1
US City Average					
CPI-U (Annual Average)	152.4	156.9	160.5	163	166.6
Inflation Rate (%) - % Change	2.8	3.0	2.3	1.6	2.2



Source: U.S. Department of Labor, Bureau of Labor Statistics, "CPI Detailed Reports" for selected years.

For US City Average, index is on a 1982-84=100 base.

* CPI data for the Washington DC-MD-VA MSA was no longer published separately after December 1997. Beginning in 1998, the Washington metropolitan region became a component of the Washington-Baltimore DC-MD-VA-WV CMSA.

For Washington-Baltimore, index is on a November 1996=100 base.

INCOME

INCOME

Total personal income in the Washington region grew by an average annual rate of 5.3 percent between 1994 and 1998, leading to a 1998 total of \$158 billion. Total income growth was fastest in the outer suburbs, where income increased by an average of 9.0 percent per year.

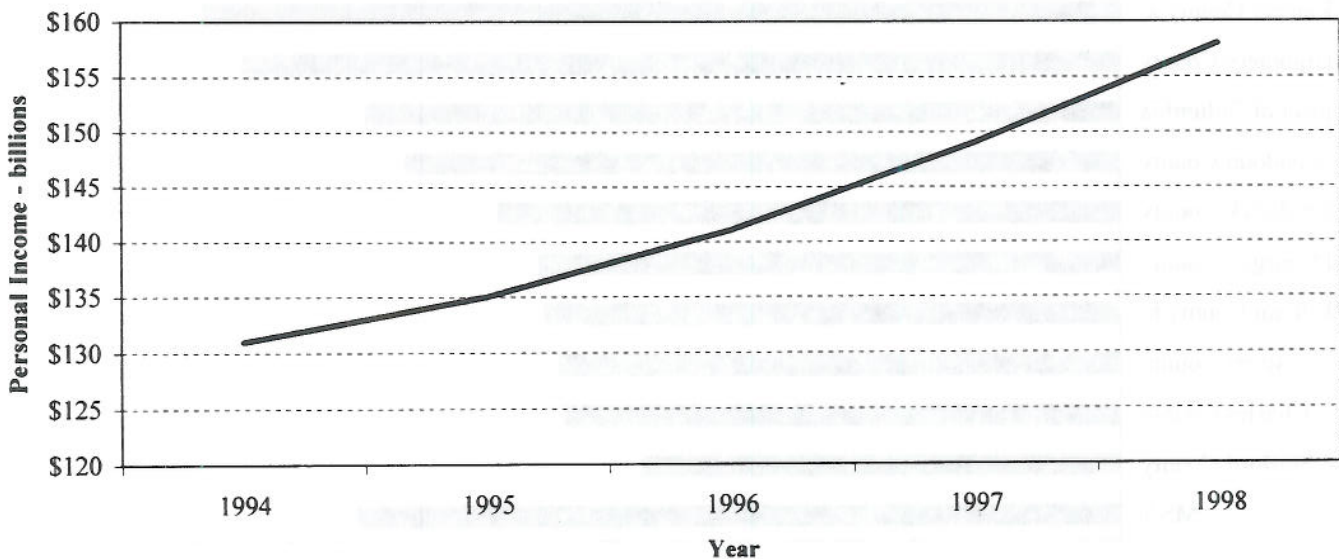
On a per capita basis, income varied greatly by jurisdiction. Arlington County topped the region in per capita income at \$46,677. Stafford County had the lowest per capita income at \$23,031. The per capita income for the region was \$36,847 in 1998.

Table 14. Total Personal Income in the Washington DC-MD-VA MSA, by Jurisdiction, 1994 - 1998

(Thousand of dollars)

JURISDICTIONS	Year					Avg. Annual Percentage Change 1994 - 1998
	1994	1995	1996	1997	1998	
District of Columbia	\$18,499,295	\$18,216,823	\$18,517,339	\$18,628,114	\$18,987,858	0.7%
Calvert County	1,439,517	1,506,211	1,645,744	1,819,568	1,941,925	8.7%
Charles County	2,554,911	2,658,758	2,776,335	2,951,142	3,155,102	5.9%
Frederick County	3,970,920	4,227,603	4,515,465	4,975,248	5,602,469	10.3%
Montgomery County	29,867,276	31,221,248	32,542,666	33,465,890	35,574,586	4.8%
Prince George's County	18,746,733	19,165,209	19,671,905	20,642,928	21,750,345	4.0%
Maryland Suburbs	\$56,579,357	\$58,779,029	\$61,152,115	\$63,854,776	\$68,024,427	5.1%
Arlington County	6,565,948	6,892,942	7,212,503	7,683,916	8,150,164	6.0%
City of Alexandria	4,390,889	4,503,365	4,741,726	4,994,260	5,322,360	5.3%
Fairfax County a/	33,206,596	34,873,706	36,816,464	39,711,024	42,461,753	7.0%
Loudoun County	3,107,313	3,441,683	3,907,734	4,372,639	4,984,992	15.1%
Prince William County b/	6,626,711	6,921,709	7,244,644	7,845,002	8,405,461	6.7%
Stafford County	1,541,656	1,631,599	1,768,170	1,945,963	2,065,184	8.5%
Virginia Suburbs	\$55,439,113	\$58,265,004	\$61,691,241	\$66,552,804	\$71,389,914	7.2%
Region Total	\$130,517,765	\$135,260,856	\$141,360,695	\$149,035,694	\$158,402,199	5.3%
Central Jurisdictions	\$29,456,132	\$29,613,130	\$30,471,568	\$31,306,290	\$32,460,382	2.5%
Inner Suburbs	\$81,820,605	\$85,260,163	\$89,031,035	\$93,819,842	\$99,786,684	5.5%
Outer Suburbs	\$19,241,028	\$20,387,563	\$21,858,092	\$23,909,562	\$26,155,133	9.0%

Total Personal Income, 1994 - 1998



Source: U.S. Department of Commerce, Bureau of Economic Analysis, Regional Economic Information System.

Data released June 15, 2000.

a/ Data for the Cities of Fairfax and Falls Church are included in Fairfax County.

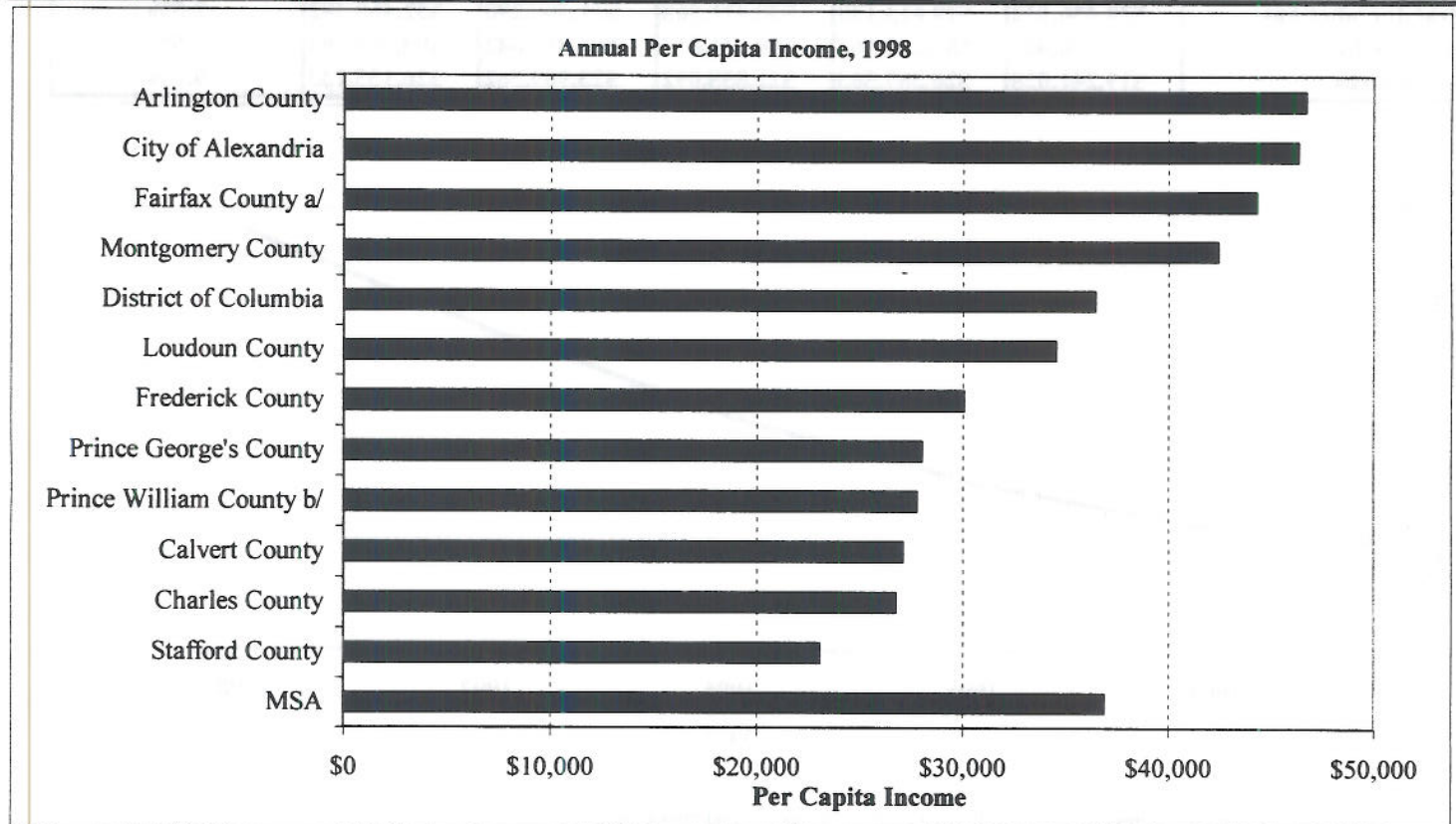
b/ Data for the Cities of Manassas and Manassas Park are included in Prince William County.

INCOME

Table 15. Per Capita Income in the Washington DC-MD-VA MSA, by Jurisdiction, 1994 - 1998

(Dollars)

JURISDICTIONS	Year					Avg. Annual Percentage Change 1994 - 1998	Ratio to MSA 1998
	1994	1995	1996	1997	1998		
District of Columbia	\$32,743	\$33,045	\$34,401	\$35,230	\$36,415	2.8%	98.8%
Calvert County	23,201	23,405	24,661	26,255	27,063	4.2%	73.4%
Charles County	23,431	23,884	24,565	25,613	26,725	3.5%	72.5%
Frederick County	23,076	24,014	25,195	27,181	30,021	7.5%	81.5%
Montgomery County	37,513	38,802	40,000	40,388	42,393	3.3%	115.1%
Prince George's County	24,782	25,119	25,554	26,815	27,996	3.2%	76.0%
Maryland Suburbs	\$29,845	\$30,625	\$31,483	\$32,479	\$34,140	3.6%	92.7%
Arlington County	37,671	39,606	41,549	44,127	46,677	6.0%	126.7%
City of Alexandria	38,822	39,706	41,982	43,930	46,290	4.8%	125.6%
Fairfax County a/	36,689	38,055	39,531	41,910	44,303	5.2%	120.2%
Loudoun County	28,722	29,634	31,485	32,590	34,495	5.0%	93.6%
Prince William County b/	23,939	24,574	24,976	26,555	27,759	4.0%	75.3%
Stafford County	19,923	20,325	20,954	22,680	23,031	3.9%	62.5%
Virginia Suburbs	\$33,501	\$34,641	\$35,942	\$38,014	\$39,994	4.8%	108.5%
MSA	\$31,713	\$32,573	\$33,681	\$35,104	\$36,847	4.0%	100.0%



Source: U.S. Department of Commerce, Bureau of Economic Analysis (BEA), Regional Economic Information System.

Data released June 15, 2000.

a/ Data for the Cities of Fairfax and Falls Church are included in Fairfax County.

b/ Data for the Cities of Manassas and Manassas Park are included in Prince William County.

RETAIL SALES

Retail sales in the region increased in both nominal and real terms between 1995 and 1999. The area's 1999 total of \$53.2 billion was higher in both current and real terms than the 1998 number of \$48.8 billion and 1997 total of \$46.6 billion.

In current dollars, retail sales in the region increased by 27 percent between 1995 and 1999. Nationally, sales increased by 27 percent. The region posted a gain of 21 percent in retail sales in real terms, compared with a 16 percent gain nationwide.



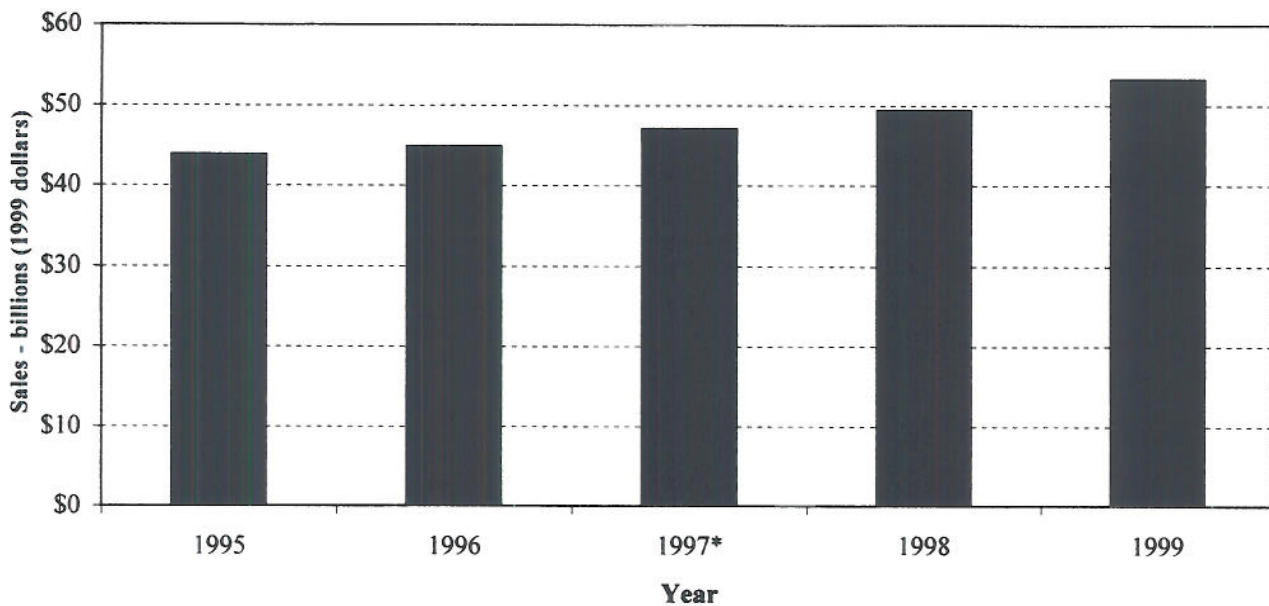
RETAIL SALES

Table 16. Estimated Total Annual Retail Sales in the Washington DC-MD-VA MSA, 1995 - 1999

(Millions of Dollars)

	Year					Change 1995 - 1999	
	1995	1996	1997*	1998	1999	Number	Percentage
Washington DC-MD-VA MSA							
Sales reported	\$42,033	\$44,042	\$46,572	\$48,844	\$53,193	\$11,160	26.6%
Seasonally Adjusted (1999 dollars)	\$43,801	\$44,840	\$46,976	\$49,278	\$53,193	\$9,392	21.4%
United States							
Sales reported	\$2,359,013	\$2,502,365	\$2,610,562	\$2,745,593	\$2,994,929	\$635,916	27.0%
Sales reported (1999 dollars)	\$2,578,401	\$2,657,512	\$2,709,763	\$2,805,996	\$2,994,929	\$416,528	16.2%

Annual Retail Sales in the Washington DC-MD-VA MSA, 1995 - 1999
(Seasonally Adjusted)



Source: U.S. Department of Commerce, Bureau of the Census, Annual Benchmark Report for Retail Trade, January 1987

Through December 1996 and Estimated Total Annual Retail Sales: 1986 through 1999.

*Published data from the Census Bureau for retail sales for the Washington DC-MD-VA MSA is no longer available after 1996. Data for 1997, 1998, and 1999 are estimated by The Center for Regional Analysis, George Mason University.

AIRLINE PASSENGERS

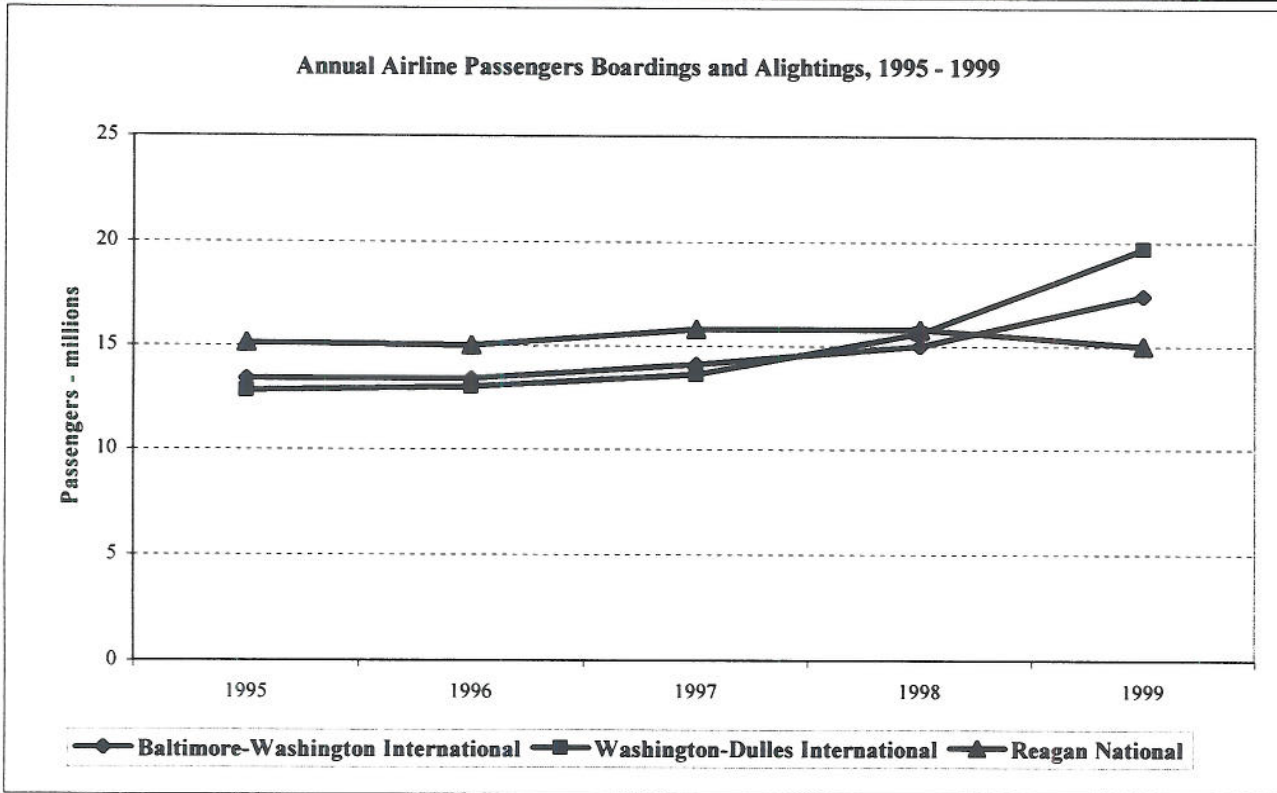
More than 52 million passengers flew into or out of the Washington region's three major airports in 1999, a 27.5 percent increase from 1995. Washington-Dulles International Airport, with 19.7 million passengers, led the three airports. Baltimore-Washington International Airport served 17.4 million passengers, and Ronald Reagan Washington National Airport served 15 million.

AIRLINE PASSENGERS

Table 17. Number of Air Passengers Traveling to or from BWI, Dulles, and Reagan National Airports, 1995 - 1999

(Thousands of Passengers)

	Year					Change 1995 - 1999	
	1995	1996	1997	1998	1999	Passengers	Percentage
Baltimore-Washington International Airport	13,163	13,432	14,094	15,004	17,438	4,275	32.5%
Washington-Dulles International Airport	12,321	12,774	13,604	15,619	19,652	7,331	59.5%
Ronald Reagan Washington National Airport	15,386	15,096	15,774	15,809	15,021	-365	-2.4%
Total Air Passengers	40,870	41,302	43,472	46,432	52,111	11,241	27.5%



Source: Federal Aviation Administration and Maryland State Aviation Administration, BWI Airport Comparative Summary Activity; Dulles International Airport, Monthly Air Traffic Summary; Reagan National Airport Traffic Summary.

Appendix A. Geographic Specificity of Economic Trends Data

The data presented in this report come from a variety of sources, each with its own methodology and area of coverage. COG works to ensure that the data are presented for as many local governments as possible. Wherever possible, data prepared by COG -- including population and commercial construction -- include information for all COG member local governments. COG relies on other data sources, however, for much of the other information in this report and is dependent on the geography used by them.

Data Item	Geographic Specificity of Economic Trends Data		
	Region	Counties & Virginia Ind. Cities a/	All COG Members
Population, 1995 - 1999	X	X	X
Population Forecast, 1990 - 2025	X	X	b/
Employment, 1995 - 1999	X	X	
Employment Forecast, 1990 - 2025	X	X	b/
Federal Spending, 1995 - 1999	X	X	
Labor Force, 1995 - 1999	X		
Commercial Construction Starts, 1995 - 1999	X	X	X
New Homes Permitted, 1995 - 1999	X	X	X
Effective Mortgage Rates, 1995 - 1999	X		
New Home Sales, 1995 - 1999	X	X	d/
Housing-related Inflation, 1995 - 1999	X		
Inflation, 1995 - 1999	X		
Total Personal Income, 1994 - 1998	X	X	e/
Per Capita Income, 1994 - 1998	X	X	e/
Retail Sales, 1995 - 1999	X		
Air Passengers, 1995 - 1999	X		

a/ Independents cities in the state of Virginia are distinct and separate from the counties that may surround them. As a result, most government data sources report information separately for these Virginia cities and counties. Because cities in Maryland remain a part of their counties, these same government sources do not report data out separately for the city and county, but rather include the city in county totals.

b/ The City of Rockville is the only Maryland city that participates in COG's Cooperative Forecasting process.

c/ The Census Bureau reports permit data for some, but not all, Maryland cities.

d/ Housing Data Reports combine Arlington and Alexandria, and include the Cities of Fairfax and Falls Church.

e/ The Bureau of Economic Analysis includes the Cities of Fairfax and Falls Church in Fairfax County income data, and Manassas and Manassas Park in Prince William County data.

**Appendix Table 1. Direct Federal Expenditures and Obligations
in the Washington DC-MD-VA MSA, by Jurisdiction, FY 1998**

(Thousands of Dollars)

JURISDICTIONS	Grant Awards	Salaries and Wages	Retirement and Disability Payments	Procurement Contract Awards	Other Direct Payments	Total	1998 Total	
							Department of Defense	Non-Defense
District of Columbia	\$4,101,064	\$11,435,809	\$1,682,581	\$5,200,075	\$1,614,878	\$24,034,407	\$2,273,659	\$21,760,748
Calvert County	21,694	7,131	140,292	5,818	40,899	\$215,834	24,485	191,349
Charles County	51,809	159,312	237,869	44,185	75,087	\$568,262	219,725	348,537
Frederick County	68,297	150,944	299,424	81,303	100,258	\$700,226	163,110	537,116
Montgomery County	645,072	2,618,081	1,731,163	3,497,512	590,187	\$9,082,015	1,733,188	7,348,826
Prince George's County	552,437	1,620,212	1,592,348	2,511,389	541,932	\$6,818,318	1,284,888	5,533,430
Maryland Suburbs	\$1,339,309	\$4,555,680	\$4,001,096	\$6,140,207	\$1,348,363	\$17,384,655	\$3,425,396	\$13,959,258
Arlington County	131,727	2,559,419	431,132	2,279,530	132,292	\$5,534,100	3,072,714	2,461,387
City of Alexandria	85,526	451,776	455,462	1,063,993	145,482	\$2,202,239	1,297,666	904,573
Fairfax County	272,185	860,218	1,584,946	7,120,328	561,386	\$10,399,063	5,580,838	4,818,225
City of Fairfax	55,131	44,351	213,282	1,354,231	70,052	\$1,737,047	741,981	995,065
City of Falls Church	162,781	208,259	81,901	386,207	32,996	\$872,144	417,585	454,559
Loudoun County	18,149	207,933	167,311	134,464	45,973	\$573,830	97,002	476,829
Prince William County	55,972	330,615	394,726	205,323	62,740	\$1,049,376	612,673	436,703
City of Manassas	22,292	20,856	76,191	511,942	29,997	\$661,278	457,548	203,730
City of Manassas Park	1,598	752	770	2,600	1,483	\$7,203	3,059	4,144
Stafford County	25,865	7,697	134,223	11,369	20,683	\$199,837	50,235	149,602
Virginia Suburbs	\$831,226	\$4,691,876	\$3,539,944	\$13,069,987	\$1,103,084	\$23,236,117	\$12,331,301	\$10,904,817
MSA Total	\$6,271,599	\$20,683,365	\$9,223,621	\$24,410,269	\$4,066,325	\$64,655,179	\$18,030,356	\$46,624,823
Percentage of Total	9.7%	32.0%	14.3%	37.8%	6.3%	100.0%	27.6%	71.5%
Central Jurisdictions	4,318,317	14,447,004	2,569,175	8,543,598	1,892,652	31,770,746	6,644,039	25,126,708
Inner Suburbs	1,687,606	5,351,121	5,203,640	14,869,667	1,796,553	28,908,587	9,758,480	19,150,105
Outer Suburbs	265,676	885,240	1,450,806	997,004	377,120	3,975,846	1,627,837	2,348,010

Source: U.S. Dept. of Commerce, Economics and Statistics Administration, Bureau of the Census, Consolidated Federal Funds Report, FY1998.

NOTE: Grant locations represent location of initial recipient. Salary and wage locations represent place of employment. Procurement location is the place of performance, and other data are assigned to the recipient location.

**Appendix Table 2. Direct Federal Expenditures and Obligations
in the Washington DC-MD-VA MSA, by Jurisdiction, FY 1997**

(Thousands of Dollars)

JURISDICTIONS	Grant Awards	Salaries and Wages	Direct Payments for Individuals	Procurement Contract Awards	Other	Total	1997 Total	
							Department of Defense	Non-Defense
District of Columbia	\$3,707,354	\$11,597,515	\$2,978,495	\$4,182,581	\$638,711	\$23,104,656	\$2,416,541	\$20,688,115
Calvert County	7,256	6,340	176,097	7,219	570	197,482	20,201	177,281
Charles County	25,063	165,167	298,907	37,487	1,314	527,938	215,791	312,147
Frederick County	40,234	146,204	389,090	67,687	3,055	646,270	149,958	496,312
Montgomery County	593,491	2,543,402	2,571,392	3,188,812	8,888	8,905,985	1,898,538	7,007,447
Prince George's County	254,942	1,552,732	2,077,872	2,279,404	10,616	6,175,566	1,175,436	5,000,130
Maryland Suburbs	\$920,986	\$4,413,845	\$5,513,358	\$5,580,609	\$24,443	\$16,453,241	\$3,459,924	\$12,993,317
Arlington County	139,316	2,901,818	649,606	1,948,104	4,345	5,643,189	3,397,906	2,245,283
City of Alexandria	74,180	453,393	680,292	1,430,886	4,574	2,643,325	1,752,996	890,329
Fairfax County	247,941	874,349	2,100,687	6,260,532	10,650	9,494,159	5,052,014	4,442,145
City of Fairfax	50,239	50,839	267,229	1,421,903	1,950	1,792,160	671,111	1,121,049
City of Falls Church	157,351	182,749	149,901	450,319	615	940,935	524,490	416,445
Loudoun County	16,911	197,111	207,799	210,972	5,143	637,936	97,716	540,220
Prince William County	39,280	340,897	403,632	153,302	1,285	938,396	556,684	381,712
City of Manassas	21,295	19,470	104,405	362,603	2,800	510,573	301,958	208,615
City of Manassas Park	4,272	0	2,407	414	0	7,093	242	6,851
Stafford County	16,330	6,654	140,969	1,807	406	166,166	27,335	138,831
Virginia Suburbs	\$767,115	\$5,027,280	\$4,706,927	\$12,240,842	\$31,768	\$22,773,932	\$12,382,452	\$10,391,480
MSA Total	\$5,395,455	\$21,038,640	\$13,198,780	\$22,004,032	\$694,922	\$62,331,829	\$18,258,917	\$44,072,912
Percentage of Total	8.7%	33.8%	21.2%	35.3%	1.1%	100.0%	29.3%	70.7%
Central Jurisdictions	3,920,850	14,952,726	4,308,393	7,561,571	647,630	31,391,170	7,567,443	23,823,727
Inner Suburbs	1,303,964	5,204,071	7,167,081	13,600,970	32,719	27,308,805	9,321,589	17,987,216
Outer Suburbs	170,641	881,843	1,723,306	841,491	14,573	3,631,854	1,369,885	2,261,969

Source: U.S. Dept. of Commerce, Economics and Statistics Administration, Bureau of the Census, Consolidated Federal Funds Report, FY 1997.

NOTE: Grant locations represent location of initial recipient. Salary and wage locations represent place of employment. Procurement location is the place of performance, and other data are assigned to the recipient location.

**Appendix Table 3. Direct Federal Expenditures and Obligations
in the Washington DC-MD-VA MSA, by Jurisdiction, FY 1996**

(Thousands of Dollars)

JURISDICTIONS	Grant Awards	Salaries and Wages	Direct Payments for Individuals	Procurement Contract Awards	Other	Total	1996 Total	
							Department of Defense	Non-Defense
District of Columbia	\$3,408,183	\$11,304,118	\$2,728,453	\$4,579,905	\$657,464	\$22,678,123	\$2,491,501	\$20,186,622
Calvert County	17,431	6,131	154,050	16,423	416	194,451	19,692	174,759
Charles County	36,655	148,082	276,169	70,924	740	532,570	227,490	305,080
Frederick County	79,639	128,797	358,064	71,934	2,501	640,935	153,774	487,161
Montgomery County	560,437	2,570,398	2,134,399	3,149,883	7,613	8,422,730	2,029,468	6,393,262
Prince George's County	406,526	1,469,136	1,916,304	2,156,232	9,244	5,957,442	1,259,688	4,697,754
Maryland Suburbs	\$1,100,688	\$4,322,544	\$4,838,986	\$5,465,396	\$20,514	\$15,748,128	\$3,690,112	\$12,058,016
Arlington County	136,923	2,954,753	534,163	1,995,203	3,476	5,624,518	3,556,669	2,067,849
City of Alexandria	73,294	589,035	522,190	1,039,566	4,091	2,228,176	1,410,904	817,272
Fairfax County	188,251	961,782	1,749,935	5,701,263	10,042	8,611,273	5,271,631	3,339,642
City of Fairfax	46,112	52,597	254,873	1,022,964	736	1,377,282	509,735	867,547
City of Falls Church	111,720	169,270	115,494	562,364	561	959,409	594,627	364,782
Loudoun County	20,825	187,580	166,514	162,711	4,190	541,820	57,910	483,910
Prince William County	37,024	310,502	415,119	197,062	1,055	960,762	611,787	348,975
City of Manassas	26,731	22,984	90,863	331,199	994	472,771	288,464	184,307
City of Manassas Park	1,389	416	2,567	599	0	4,971	881	4,090
Stafford County	10,134	6,859	131,283	1,698	249	150,223	32,978	117,245
Virginia Suburbs	\$652,403	\$5,255,778	\$3,983,001	\$11,014,629	\$25,394	\$20,931,205	\$12,335,586	\$8,595,619
MSA Total	\$5,161,274	\$20,882,440	\$11,550,440	\$21,059,930	\$703,372	\$59,357,456	\$18,517,199	\$40,840,257
Percentage of Total	8.7%	35.2%	19.5%	35.5%	1.2%	100.0%	31.2%	68.8%
Central Jurisdictions	3,618,400	14,847,906	3,784,806	7,614,674	665,031	30,530,817	7,459,074	23,071,743
Inner Suburbs	1,313,046	5,223,183	6,171,005	12,592,706	28,196	25,328,136	9,665,149	15,662,987
Outer Suburbs	229,828	811,351	1,594,629	852,550	10,145	3,498,503	1,392,976	2,105,527

Source: U.S. Dept. of Commerce, Economics and Statistics Administration, Bureau of the Census, Consolidated Federal Funds Report, FY1996.

NOTE: Grant locations represent location of initial recipient. Salary and wage locations represent place of employment. Procurement location is the place of performance, and other data are assigned to the recipient location.

**Appendix Table 4. Direct Federal Expenditures and Obligations
in the Washington DC-MD-VA MSA, by Jurisdiction, FY 1995**

(Thousands of Dollars)

JURISDICTIONS	Grant Awards	Salaries and Wages	Direct Payments for Individuals	Procurement Contract Awards	Other	Total	1995 Total	
							Department of Defense	Non-Defense
District of Columbia	\$3,045,893	\$11,393,771	\$2,685,702	\$4,092,937	\$694,101	\$21,912,404	\$2,142,583	\$19,769,922
Calvert County	16,702	6,824	135,296	3,198	223	162,243	19,070	144,174
Charles County	39,606	138,087	252,730	51,759	757	482,939	199,860	283,056
Frederick County	80,013	126,526	329,667	66,728	1,995	604,929	133,026	471,904
Montgomery County	612,983	2,527,775	2,040,579	3,326,603	8,070	8,516,010	1,964,544	6,551,465
Prince George's County	455,023	1,423,616	1,769,884	2,409,929	9,968	6,068,420	1,366,401	6,702,019
Maryland Suburbs	\$1,204,327	\$4,222,828	\$4,528,156	\$5,858,217	\$21,013	\$15,834,541	\$3,682,901	\$14,152,618
Arlington County	141,726	2,792,101	498,016	1,837,544	2,854	5,272,241	3,281,120	1,990,849
City of Alexandria	63,705	65,715	548,587	858,220	4,173	1,540,400	1,257,978	867,422
Fairfax County	244,798	877,860	1,828,969	4,752,279	12,108	7,716,014	4,213,568	3,302,444
City of Fairfax	49,785	46,008	243,966	1,315,518	749	1,656,026	531,745	1,126,282
City of Falls Church	125,282	168,824	121,557	123,599	575	539,837	198,089	341,747
Loudoun County	17,807	192,089	181,035	103,987	4,858	499,776	63,831	414,746
Prince William County	78,825	303,900	372,182	165,710	998	921,615	564,373	257,243
City of Manassas	19,727	22,011	94,513	265,019	3,379	404,649	249,768	154,880
City of Manassas Park	3,928	0	5,982	285,019	0	294,929	3,359	5,565
Stafford County	10,253	6,277	124,995	2,456	276	144,257	34,664	109,593
Virginia Suburbs	\$755,836	\$4,474,785	\$4,019,802	\$9,709,351	\$29,970	\$18,989,744	\$10,398,495	\$8,570,771
MSA Total	\$5,006,056	\$20,091,384	\$11,233,660	\$19,660,505	\$745,084	\$56,736,689	\$16,223,979	\$42,493,311
Percentage of Total	8.8%	35.4%	19.8%	34.7%	1.3%	100.0%	27.6%	72.4%
Central Jurisdictions	3,251,324	14,251,587	3,732,305	6,788,701	701,128	28,725,045	6,681,681	22,628,193
Inner Suburbs	1,487,871	5,044,083	6,004,955	11,927,928	31,470	24,496,307	8,274,347	18,023,957
Outer Suburbs	266,861	795,714	1,496,400	943,876	12,486	3,515,337	1,267,951	1,841,161

Source: U.S. Dept. of Commerce, Economics and Statistics Administration, Bureau of the Census, Consolidated Federal Funds Report, FY1995.

NOTE: Grant locations represent location of initial recipient. Salary and wage locations represent place of employment. Procurement location is the place of performance, and other data are assigned to the recipient location.

APPENDIX C - Local Government Economic Development Offices

CITY OF ALEXANDRIA, VIRGINIA

Alexandria Economic
Development Program, Inc.
1055 N. Fairfax St. Suite 204
Alexandria, VA 22314
(703) 739-3820
(703) 739-1384 (fax)
www.alexecon.org (Web)
alexecon@erols.com (e-mail)

ARLINGTON COUNTY, VIRGINIA

Department of Economic Development
2100 Clarendon Blvd., Suite 709
Arlington, VA 22201
(703) 228-0808
(703) 228-0805 (fax)
www.smartplace.org (Web)
arlington@smartplace.org (e-mail)

CITY OF BOWIE, MARYLAND

City of Bowie Department of Planning
and Economic Development
2614 Kenhill Drive
Bowie, MD 20715
(301) 809-3047
(301) 809-2315 (fax)
www.cityofbowie.org (Web)
cmcgee@cityofbowie.org (e-mail)

CHARLES COUNTY, MARYLAND

Charles County Economic
Development Commission
8730 Mitchell Road
P.O. Box 910
LaPlata, MD 20646
(301) 934-7634
(301) 934-7656 (fax)
www.charlescounty.org/edc (Web)

DISTRICT OF COLUMBIA

Deputy Mayor for Planning and
Economic Development
441 4th St., N.W., Suite 1140 North
Washington, DC 20001
(202) 727-6365
(202) 727-6703 (fax)
www.ci.washington.dc.us (Web)

FAIRFAX COUNTY, VIRGINIA

Fairfax County Economic
Development Authority
8300 Boone Blvd., Suite 450
Vienna, VA 22182
(703) 790-0600
(703) 893-1269 (fax)
www.fairfaxcountya.org (Web)

CITY OF FALLS CHURCH, VIRGINIA

Economic Development Authority of Falls Church
119 Rowell Ct.
Falls Church, VA 22046
(703) 538-7079
(703) 538-7161 (fax)
www.fallschurcheda.org (Web)

FREDERICK COUNTY, MARYLAND

Office of Economic and Community
Development
1800 N. Market St., Suite 200
Frederick, MD 21701
(301) 694-1058
(301) 631-2340 (fax)
www.discoverfrederickmd.com (Web)

CITY OF FAIRFAX, VIRGINIA

Economic Development Coordinator
10455 Armstrong Street
Fairfax, VA 22030
(703) 385-7862
(703) 385-7811 (fax)
www.ci.fairfax.va.us (Web)

LOUDOUN COUNTY, VIRGINIA

Loudoun County Department of Economic
Development
1 Harrison Street, SE – 5th Floor
Leesburg, VA 20175
P.O. Box 7000
(703) 777-0426
Metro: (703) 478-8434 x0426
(703) 771-5363 (fax)
www.loudounva.com (Web)

CITY OF MANASSAS, VIRGINIA

Office of Community Development
 9027 Center Street
 Manassas, VA 20110
 (703) 257-8223
 (703) 257-5117 (fax)
www.manassascity.org (Web)
rsnyder@ci.manassas.va.us (e-mail)

MONTGOMERY COUNTY, MARYLAND

Office of Economic Development
 101 Monroe Street, Suite 1500
 Rockville, MD 20850
 (240) 777-2000
 (240) 777-2001 (fax)
www.co.mo.md.us (Web)

PRINCE GEORGE'S COUNTY, MARYLAND

Prince George's County Economic
 Development Corporation
 4640 Forbes Boulevard, Suite 200
 Lanham, MD 20706
 (301) 429-3044
 (301) 429- 8762 (fax)
www.pgcedc.com (Web)

PRINCE WILLIAM COUNTY, VIRGINIA

Department of Economic Development
 10530 Linden Lake Plaza, Suite 105
 Manassas, VA 20109
 (703) 392-0330
 (703) 392-0302 (fax)
www.pwcecondev.org (Web)
mbriley@pwcgov.org (e-mail)

SPOTSYLVANIA COUNTY, VIRGINIA

Office of Economic Development
 4704 Southpoint Parkway
 Fredericksburg, VA 22407-2657
 (540) 891-2602
 (540) 891-2605 (fax)
www.spotsylvania.org (Web)
spotsyed@aol.com (e-mail)

STAFFORD COUNTY, VIRGINIA

Economic Development Department
 P.O. Box 339
 Stafford, VA 22555
 (540) 658-8681
 (540) 658-6651 (fax)
www.co.stafford.va.us/econdev/ (Web)

STATE OF MARYLAND

Department of Business and Economic
 Development
 217 E. Redwood St., 10th Flr.
 Baltimore, MD 21202
 (410) 767-6300
 (410) 333-6792 (fax)
www.choosemaryland.com (Web)

COMMONWEALTH OF VIRGINIA

Virginia Economic Development Partnership
 2214 Rock Hill Road, Suite 503
 Herndon, VA 20170
 (703) 689-3059
 (703) 689-3056 (fax)
www.exportvirginia.org (Web)

**THE GREATER WASHINGTON
INITIATIVE**

1129 20th St., N.W., Suite 200
 Washington, DC 20036
 (800) 555-6783
 (202) 466-4980 (fax)
www.greaterwashington.org (Web)
greaterwashingtoninitiative@bot.org (e-mail)

**METROPOLITAN WASHINGTON
COUNCIL OF GOVERNMENTS**

777 North Capitol St., N.E. Suite 300
 Washington, DC 20002-4239
 (202) 962-3200
 (202) 962-3201 (fax)
www.wmcog.org (Web)
infocntr@mwkog.org (e-mail)

