

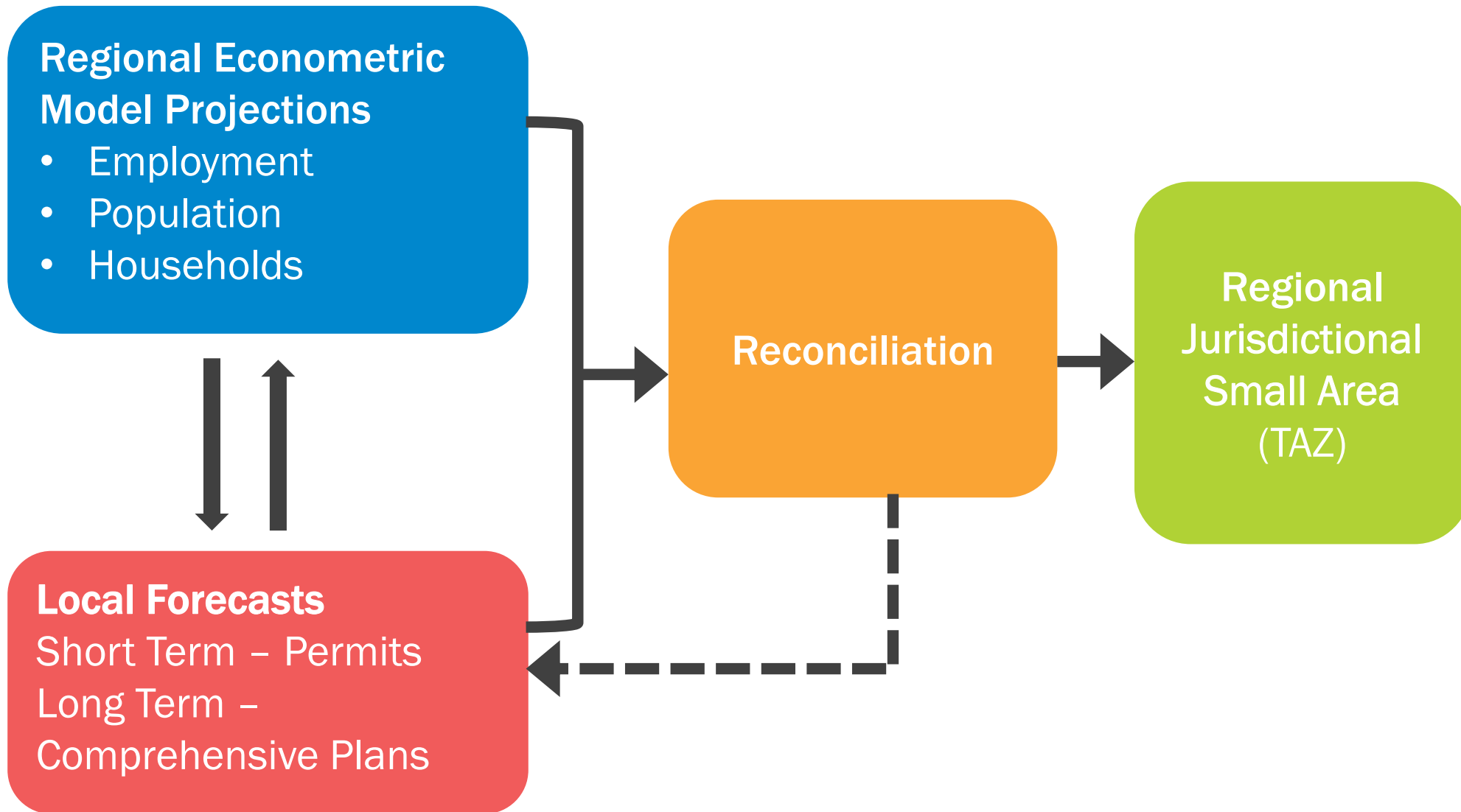
ROUND 9.2 UPDATE

(EMPLOYMENT, POPULATION, AND
HOUSEHOLDS FORECASTS)

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COG Community Planning and Services

Planning Directors Technical Advisory Committee
September 18, 2020

MWCOG Cooperative Forecasting Process



Previous Rounds of Cooperative Forecasts, 1976 - 2020

Round 1 - 1976

Round 2 - 1979

Round 3 - 1983

Round 3.5 - 1985

Round IV - 1987

Round IV-1 - 1991

Round V - January 1994

Round 5.1 - May 1994

Round 5.2 - 1995

Round 5.3 - 1996

Round 5.4 - 1997

Round 6a - 1998

Round 6.1 - 1999

Round 6.2 - 2000

Round 6.3 - 2003

Round 6.4A - 2004

Round 7.0 - 2005

Round 7.0a - 2006

Round 7.1 - 2008

Round 7.2 - July 2009

Round 7.2A - October 2009

Round 8.0 - 2010

Round 8.0a - 2011

Round 8.1 - 2012

Round 8.2 - 2013

Round 8.3 - 2014

Round 8.4 - 2015

Round 9.0 - 2016

Round 9.1 - 2018

Round 9.1a - 2019

[Round 9.2 - 2021](#)



Jurisdictions That Proposed to Update Forecasts for Round 9.2

	Employment	Population	Households	TAZ Level Adjustments Only
Frederick County		✓	✓	
City of Frederick		✓	✓	
Montgomery County				✓
Arlington County	✓	✓	✓	
City of Alexandria	✓	✓	✓	
Fairfax County	✓	✓	✓	
City of Falls Church	✓	✓	✓	
Loudoun County	✓	✓	✓	
Prince William County				✓
City of Manassas	✓	✓	✓	

Summary of Forecasts - DRAFT Round 9.2

COG / TPB Planning Area (Thousands)

	2015 to 2045			
	2015	2045	Number	Percent
Employment	3,161.8	4,264.3	1,102.5	35%
Population	5,388.3	7,033.5	1,645.2	31%
Households	2,010.5	2,689.1	678.6	34%

Change in 2045 Forecast from Prior Round

COG / TPB Planning Area (Thousands)

	DRAFT			
	Round 9.1a	Round 9.2	Number	Percent
Employment	4,273.8	4,264.3	-9.5	-0.2%
Population	6,925.7	7,033.5	107.9	1.5%
Households	2,659.9	2,689.1	29.2	1.1%

Comparison of DRAFT Round 9.2 Forecasts with Econometric Model

(June 2015) ROUND 9.0 ECONOMETRIC MODEL RESULTS (thousands) - COG / TPB Planning Area

	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>	<u>2040</u>	<u>2045</u>
TOTAL EMPLOYMENT	3,146.2	3,390.8	3,542.9	3,689.8	3,846.8	4,018.4	4,166.0
TOTAL POPULATION	5,486.5	5,793.6	6,043.6	6,274.3	6,488.7	6,686.6	6,888.4
TOTAL HOUSEHOLDS	2,009.4	2,146.2	2,276.2	2,400.2	2,519.6	2,642.7	2,775.4

DRAFT ROUND 9.2 INTERMEDIATE SCENARIO (thousands) - COG / TPB Planning Area

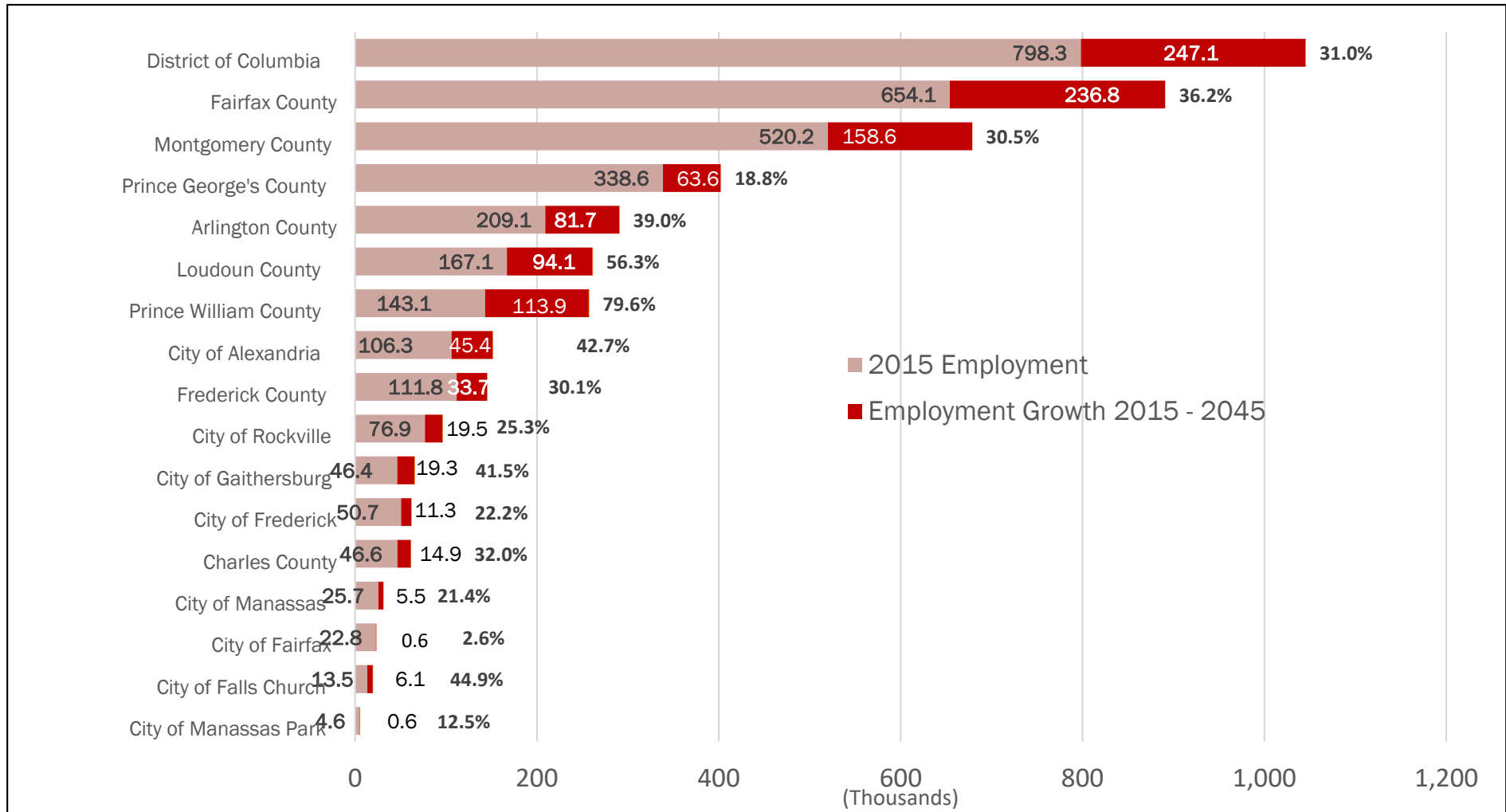
	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>	<u>2040</u>	<u>2045</u>
TOTAL EMPLOYMENT	3,161.8	3,367.2	3,574.2	3,772.8	3,956.2	4,123.6	4,264.3
TOTAL POPULATION	5,388.3	5,689.0	5,993.1	6,296.7	6,574.4	6,812.5	7,033.5
TOTAL HOUSEHOLDS	2,010.5	2,131.7	2,256.5	2,385.5	2,500.6	2,598.0	2,689.1

COG / TPB Planning Area Absolute and Percentage Difference between Draft Round 9.2 and the Round 9.0 Econometric Model (Draft Round 9.2 minus Model Results)

	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>	<u>2040</u>	<u>2045</u>
TOTAL EMPLOYMENT	15.6 0.5%	-23.6 -0.7%	31.2 0.9%	83.0 2.2%	109.4 2.8%	105.2 2.6%	98.3 2.4%
TOTAL POPULATION	-98.2 -1.8%	-104.6 -1.8%	-50.5 -0.8%	22.4 0.4%	85.7 1.3%	125.9 1.9%	145.1 2.1%
TOTAL HOUSEHOLDS	1.2 0.1%	-14.5 -0.7%	-19.6 -0.9%	-14.8 -0.6%	-19.0 -0.8%	-44.7 -1.7%	-86.3 -3.1%

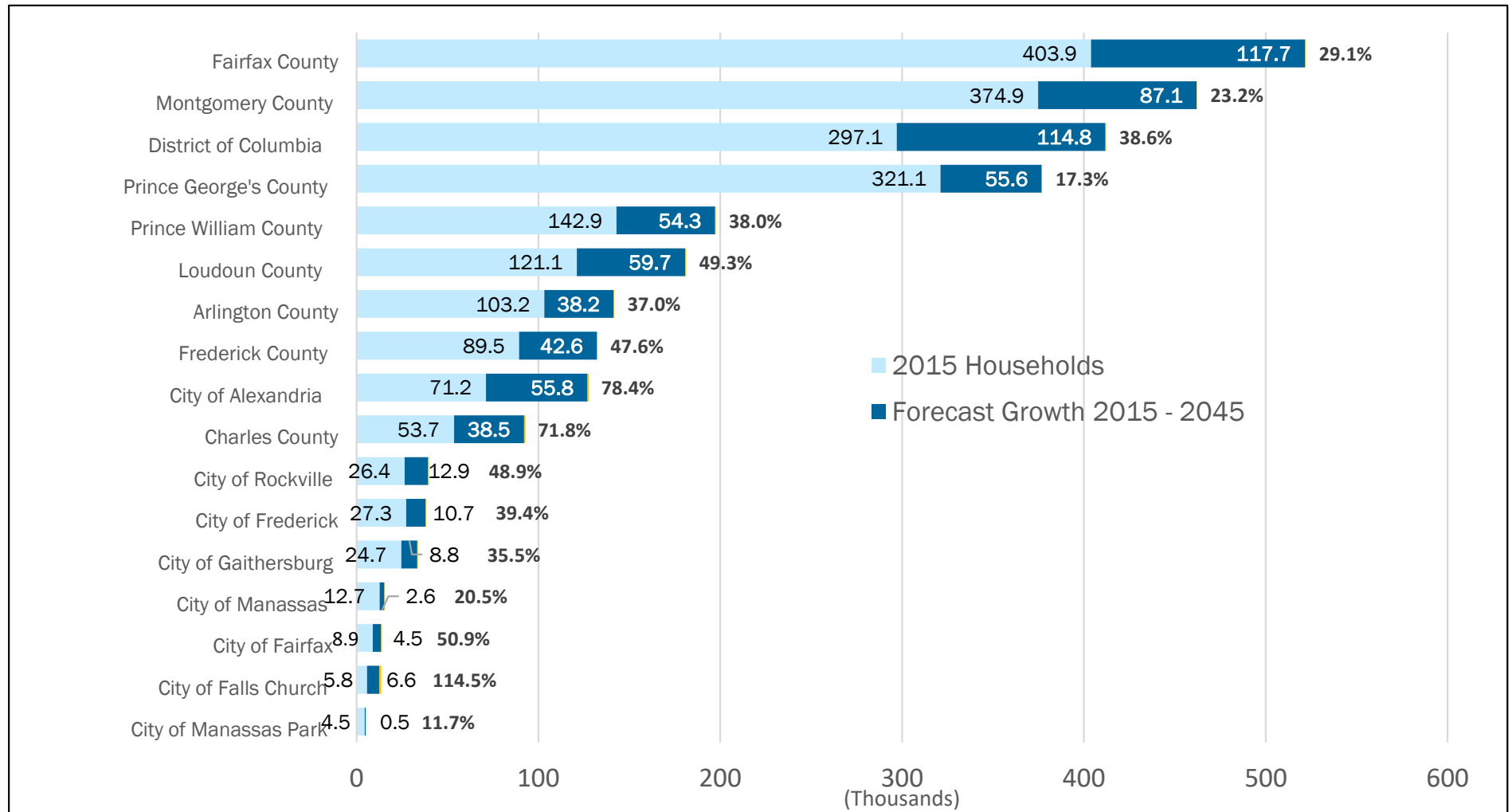
Forecast Employment Growth DRAFT Round 9.2

(Thousands)



Forecast Household Growth DRAFT Round 9.2

(Thousands)



Regional Housing Targets

Regional Target 1:

AMOUNT

At least 320,000 housing units should be added in the region between 2020 and 2030. This is an additional 75,000 units beyond the units already forecast for this period.

Regional Target 2:

ACCESSIBILITY

At least 75% of all new housing should be in Activity Centers or near high-capacity transit.

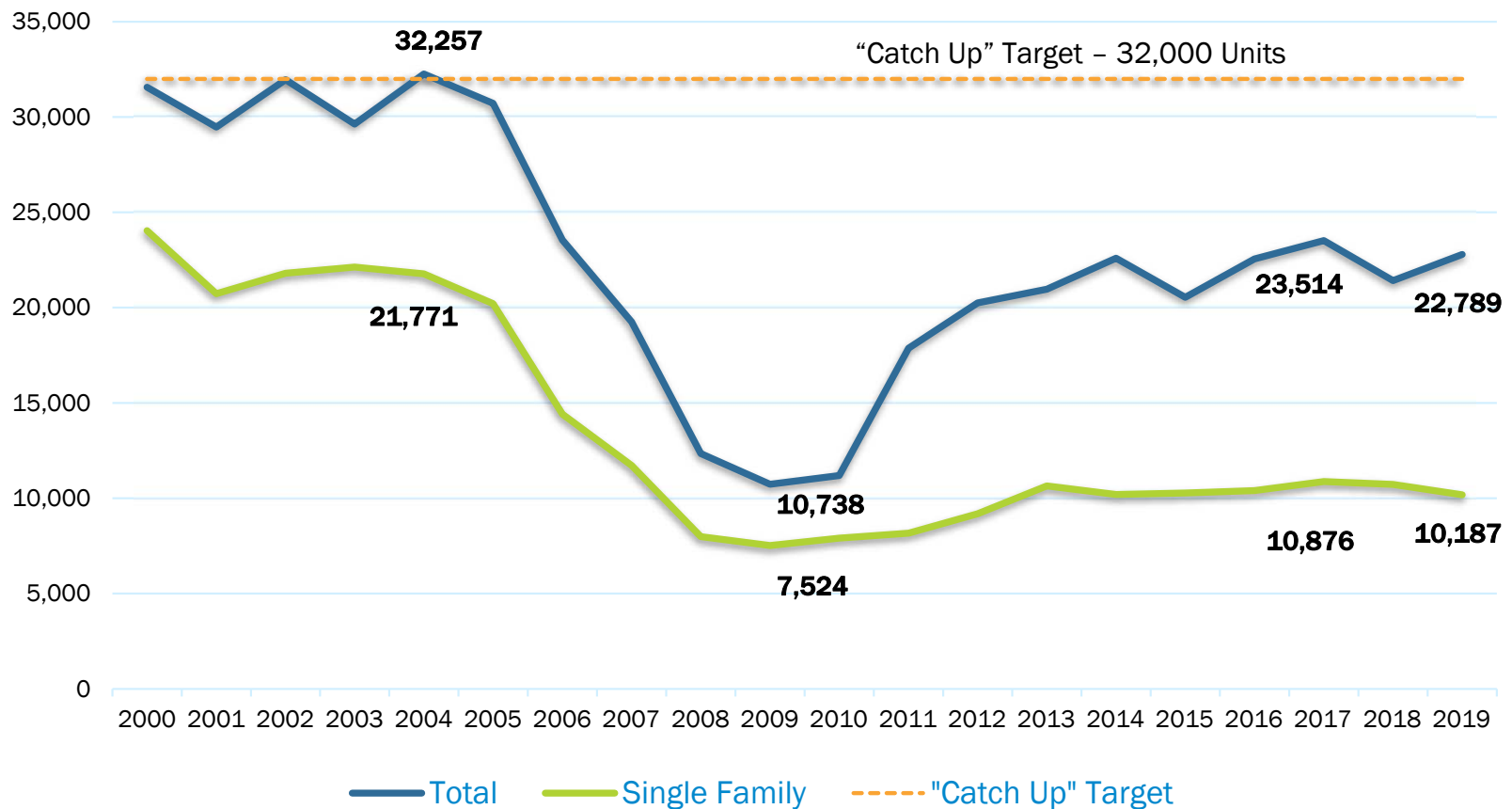
Regional Target 3:

AFFORDABILITY

At least 75% of new housing should be affordable to low- and middle-income households.

Recent Trends in Housing Permits

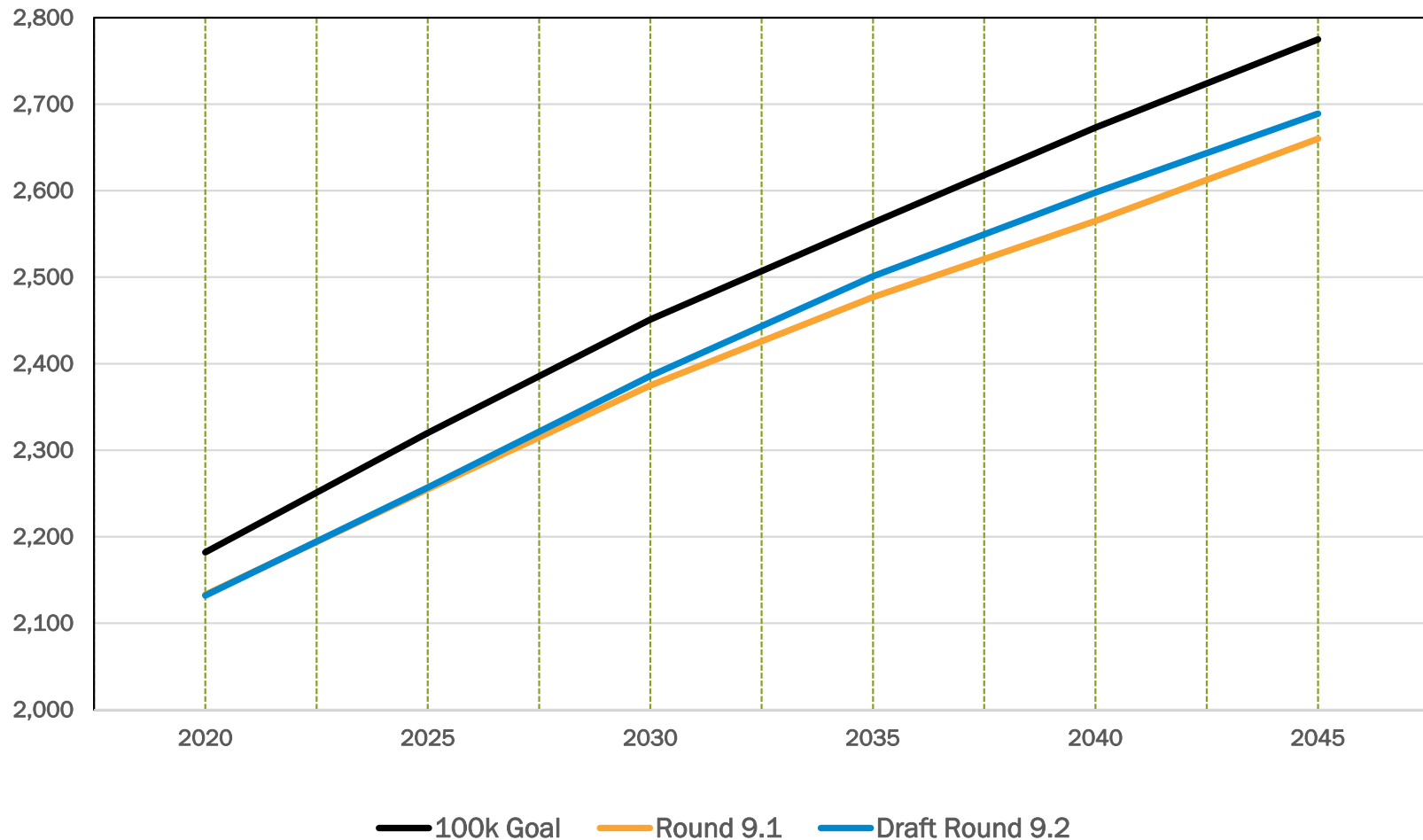
New Privately Owned Housing Units Authorized by Year In Metropolitan Washington



Source: U.S. Census Bureau - Building Permits Survey - <https://www.census.gov/construction/bps/>

Housing Needs, 2020-2030

COG Board Housing Initiative
"Amount"



Housing “Needed” for Anticipated Job Growth – Round 9.1

Round 9.1 Forecast of Employment and Households and Calculated "Shortfall"
(Thousands)

	2018 ⁽¹⁾	2020	2025	2030	2035	2040	2045
Forecast Employment (9.1)	3,281	3,361	3,573	3,774	3,947	4,116	4,274
Households "Needed" for Jobs	2,130	2,182	2,320	2,451	2,563	2,673	2,775
Forecast Households (9.1)	2,085	2,133	2,255	2,375	2,477	2,565	2,660
Housing "Shortfall"	45	49	65	76	86	108	115

(1) Estimate

(2) Shortfall calculated using "1.54 Jobs Per Household" ratio

Source: MWCOG, Round 9.1 Cooperative Forecasts

Housing “Needed” for Anticipated Job Growth – Draft Round 9.2

Draft Round 9.2 Forecast of Employment and Households and Calculated "Shortfall" (Thousands)						
	2020	2025	2030	2035	2040	2045
Forecast Employment (Draft 9.2)	3,367	3,574	3,773	3,956	4,124	4,264
Households "Needed" for Jobs	2,187	2,321	2,450	2,569	2,678	2,769
Forecast Households (Draft 9.2)	2,132	2,257	2,385	2,501	2,598	2,689
Housing "Shortfall"	55	64	65	68	80	80

Shortfall calculated using "1.54 Jobs Per Household" ratio

Source: MWCOG, Draft Round 9.2 Cooperative Forecasts

Next steps

- Presentations to this Committee and the Cooperative Forecasting and Data Subcommittee planned for October and through out the fall of this year.
- December 18 Round 9.2 jurisdictional totals are reviewed and approved by the Planning Directors.
- Round 9.2 TAZ level forecasts are due to COG staff by December 18, 2020.
- January 13, 2021: COG Board approves Round 9.2 as land use inputs for TPB's Air Quality Conformity Analysis.

Questions?

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