

**Economic Trends in
Metropolitan Washington
1996 - 2000**

July 11, 2001

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



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TITLE: Economic Trends in Metropolitan Washington, 1996 - 2000

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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, 1996 - 2000

Population - The region grew by more than 316,800 people between 1996 and 2000. The inner suburbs grew the most in terms of the absolute number of people, and the outer suburbs also had the greatest percentage increase in population. 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 2.24 million jobs in 1995 to 2.26 million in 1996, the number of jobs in the area rose to 2.53 million in 2000. 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 \$74.7 billion in the region in 2000, up from \$68.8 billion in 1999. For the fourth time, local federal procurement exceeded salaries and wages. The District of Columbia was home to \$28.3 billion of spending, Northern Virginia received \$27 billion, and suburban Maryland received \$19.5 billion.

Labor Force - Between 1996 and 2000, unemployment in the region's workforce dropped from 3.9 percent to 2.4 percent. Unemployment in the District of Columbia, at 5.8 percent in 2000, remained higher than in the suburban jurisdictions, which averaged 2.0 percent.

Construction - Construction in the Washington metropolitan region increased significantly during 2000. Developers broke ground on nearly 48.6 million square feet of commercial projects — an increase of nearly 6.8 million square feet from the 1999 total. This was the greatest amount of new space started in any year since COG began monitoring commercial construction in 1980. Led by Loudoun County, local governments issued building permits for more than 35,016 new housing units, up slightly from the 1999 figure.

Mortgage Rates, New Home Sales, and Housing-Related Inflation - After increasing slightly during 1999, mortgage rates rose to a high of 8.2 percent (second quarter) in 2000, averaging approximately 8.1 percent for the year. The number of new homes sold was nearly 20,000, or more than 4,000 fewer than in 1999. Housing-related inflation, as measured by the housing component of the Consumer Price Index for All Urban Consumers (CPI-U), increased to 3.2 percent in 2000.

Inflation - Overall inflation in the Washington region adjusted to 3.3 percent in 2000, largely due to higher costs of housing (utility natural gas service) and transportation (motor fuel). The region's inflation rate in 2000 was just below the national rate of 3.4 percent.

Income - Total personal income in the Washington region grew by an average of 6.7 percent per year between 1995 and 1999, leading to a 1999 total of \$172 billion. On a per capita basis, 1999 income varied greatly by jurisdiction, with a regional average of \$39,306.

Retail Sales - Retail sales in the region increased in both current and real terms between 1996 and 2000. The area's 2000 total of \$57.5 billion was higher in both current and real terms than the 1999 number of \$53 billion and the 1998 total of \$48.7 billion.

Airline Passengers - More than 55 million passengers flew into or out of the Washington region's three major airports in 2000, a 33.9 percent increase from 1996.

TABLE OF CONTENTS

TABLE OF CONTENTS

Summary.....	i
Table of Contents.....	ii
List of Tables	iii
Map of the Washington DC-MD-VA MSA	iv
Overview	1
Population	2
Employment	4
Federal Spending	6
Labor Force.....	7
Construction.....	8
Mortgage Rates, New Home Sales, and Housing-Related Inflation.....	9
Inflation.....	10
Income	11
Retail Sales.....	12
Airline Passengers.....	13
Detailed Data by Jurisdiction.....	14
Population	14
Employment	17
Federal Spending	21
Labor Force.....	23
Construction.....	25
Mortgage Rates, New Home Sales, and Housing-Related Inflation.....	28
Inflation.....	32
Income	34
Retail Sales.....	37
Airline Passengers.....	39
Appendix A: Geographic Specificity of Economic Trends Data	41
Appendix B: Direct Federal Expenditures and Obligations.....	42
Appendix C: Local and State Government Economic Development Offices	46

LIST OF TABLES

Table 1	Population of the Washington DC-MD-VA MSA, by Jurisdiction, 1996 - 2000	15
Table 2	Summary of Forecast of Population, by Jurisdiction, Round 6.2 Cooperative Forecasts for the Washington DC-MD-VA MSA.....	16
Table 3	At-Place Employment in the Washington DC-MD-VA MSA, by Jurisdiction, 1996 - 2000	18
Table 4	At-Place Employment in the Washington DC-MD-VA MSA, by Industrial Group, 1996 - 2000	19
Table 5	Summary of Forecast of Employment, by Jurisdiction, Round 6.2 Cooperative Forecasts for the Washington DC-MD-VA MSA.....	20
Table 6	Direct Federal Expenditures and Obligations in the Washington DC-MD-VA MSA, by Jurisdiction, FY 2000.....	22
Table 7	Labor Force Data, by Place of Residence in the Washington DC-MD-VA-WV PMSA, 1996 - 2000	24
Table 8	Total Square Feet of Commercial Construction Started, by Jurisdiction, 1996 - 2000	26
Table 9	New Privately Owned Housing Units Authorized in the Washington DC-MD-VA MSA, by Jurisdiction, 1996 - 2000.....	27
Table 10	Terms on Conventional Home Mortgages, Averages for Closed Loans in the Washington-Baltimore DC-MD-VA-WV CMSA, 1996 - 2000	29
Table 11	Net New Home Sales for Selected Jurisdictions, 1996 - 2000	30
Table 12	Housing Component of the Consumer Price Index - All Urban Consumers, Washington DC-MD-VA MSA, 1996 - 2000	31
Table 13	Consumer Price Index and Inflation - All Urban Consumers in the Washington DC-MD-VA MSA, 1996 - 2000	33
Table 14	Total Personal Income in the Washington DC-MD-VA MSA, by Jurisdiction, 1995 - 1999	35
Table 15	Per Capita Income in the Washington DC-MD-VA MSA, by Jurisdiction, 1995 - 1999	36
Table 16	Retail Sales in the Washington DC-MD-VA MSA, 1996 - 2000	38
Table 17	Number of Air Passengers Traveling to or from BWI, Dulles, and Reagan National Airports, 1996 - 2000	40

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, 1996 - 2000

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 1996 and 2000, 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)

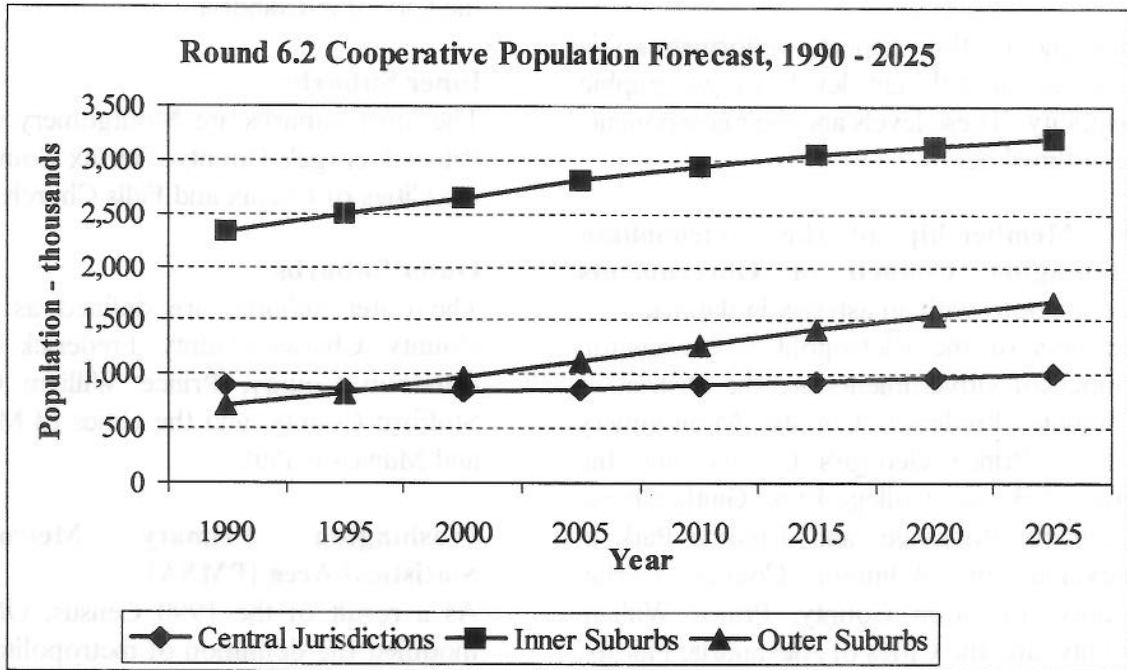
As a result of the 1990 Census, OMB has modified the definition of metropolitan areas for federal statistical purposes. Under the new definition, the Washington PMSA, the Baltimore PMSA, and the Hagerstown PMSA have been combined into a new Consolidated Metropolitan Statistical Area (CMSA). The individual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

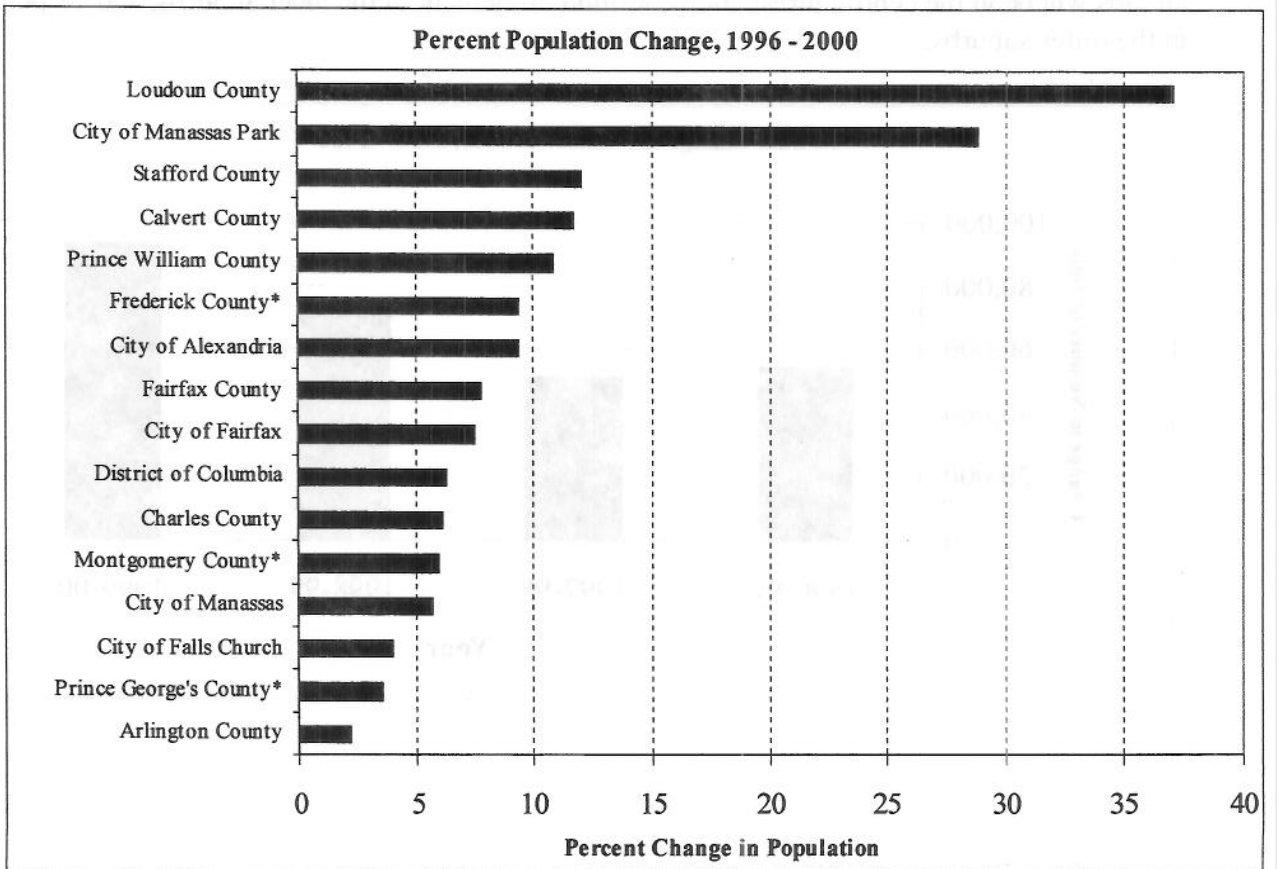
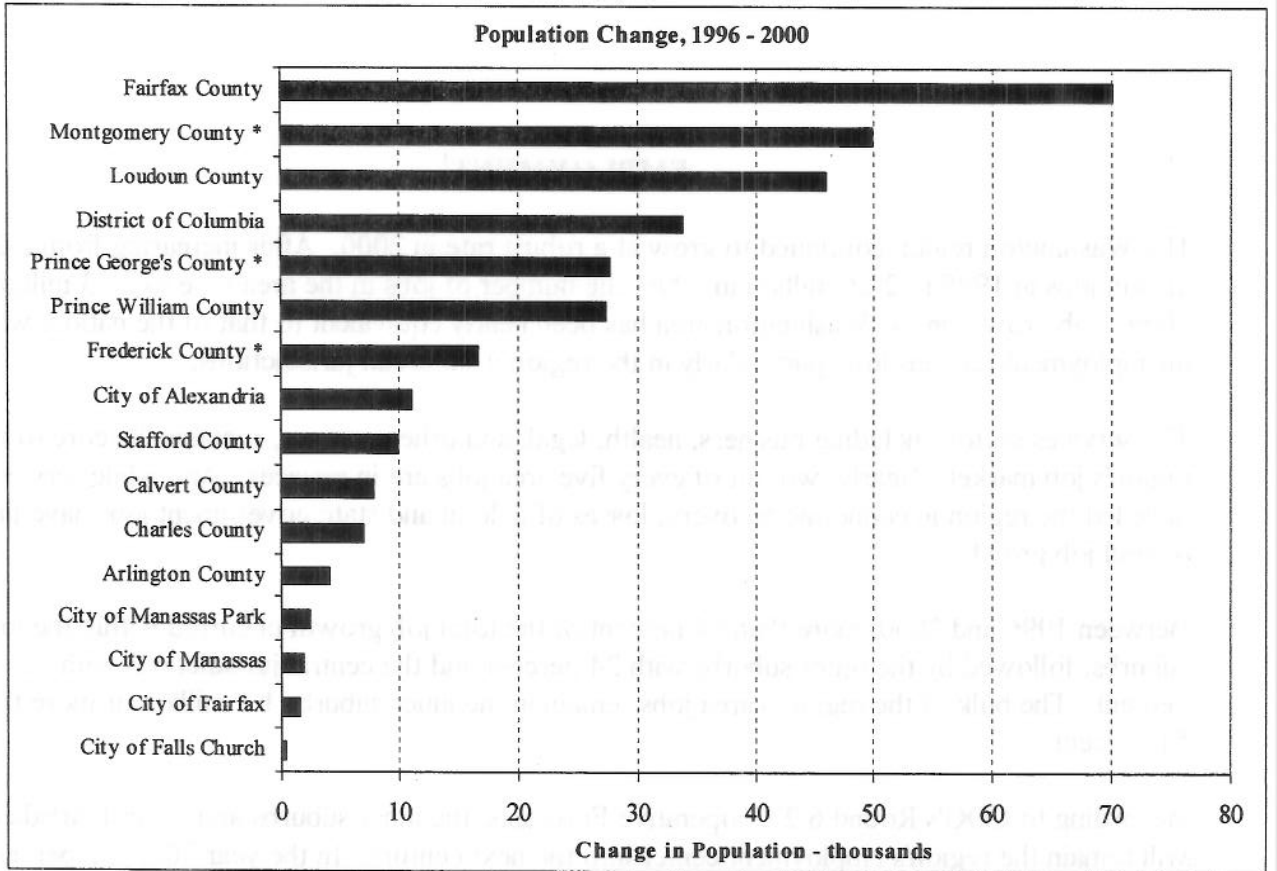
POPULATION

The region grew by more than 316,800 people between 1996 and 2000. The majority of this growth occurred in the region's outer suburbs, which increased by 13.8 percent or 118,600 people. The inner suburbs, with the addition of 149,400 people, grew by 5.9 percent. The region's central jurisdictions had a net gain of 48,800 people, or 5.8 percent.

Despite the dramatic growth rate in the outer suburbs, 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 2000 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.

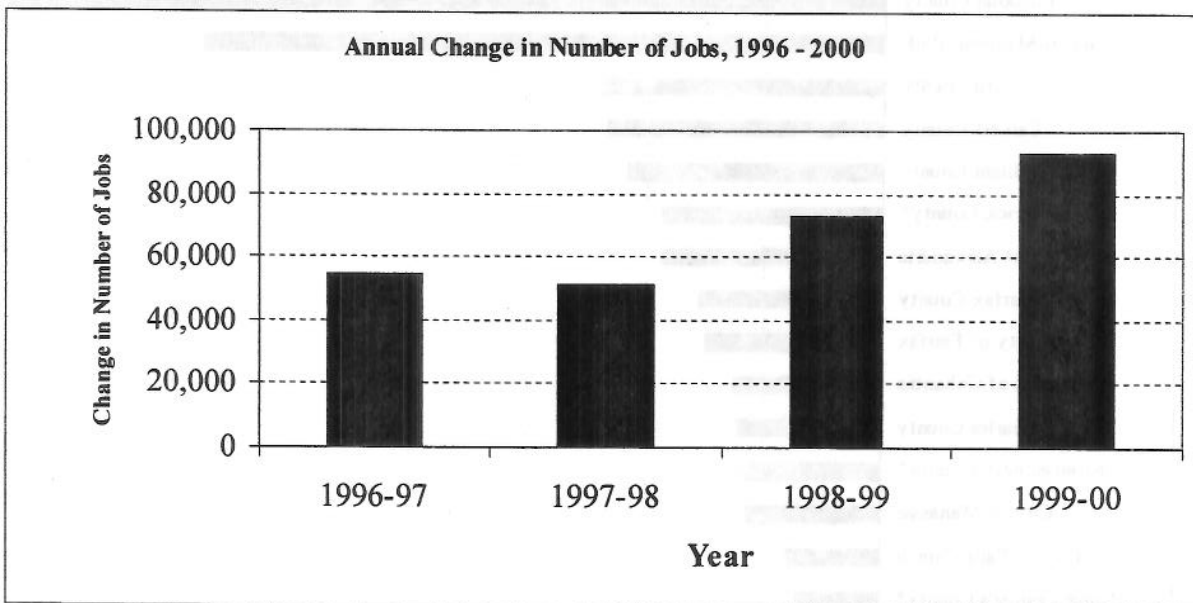
EMPLOYMENT¹

The Washington region continued to grow at a robust rate in 2000. After increasing from 2.24 million jobs in 1995 to 2.26 million in 1996, the number of jobs in the area rose to 2.53 million in 2000. 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.

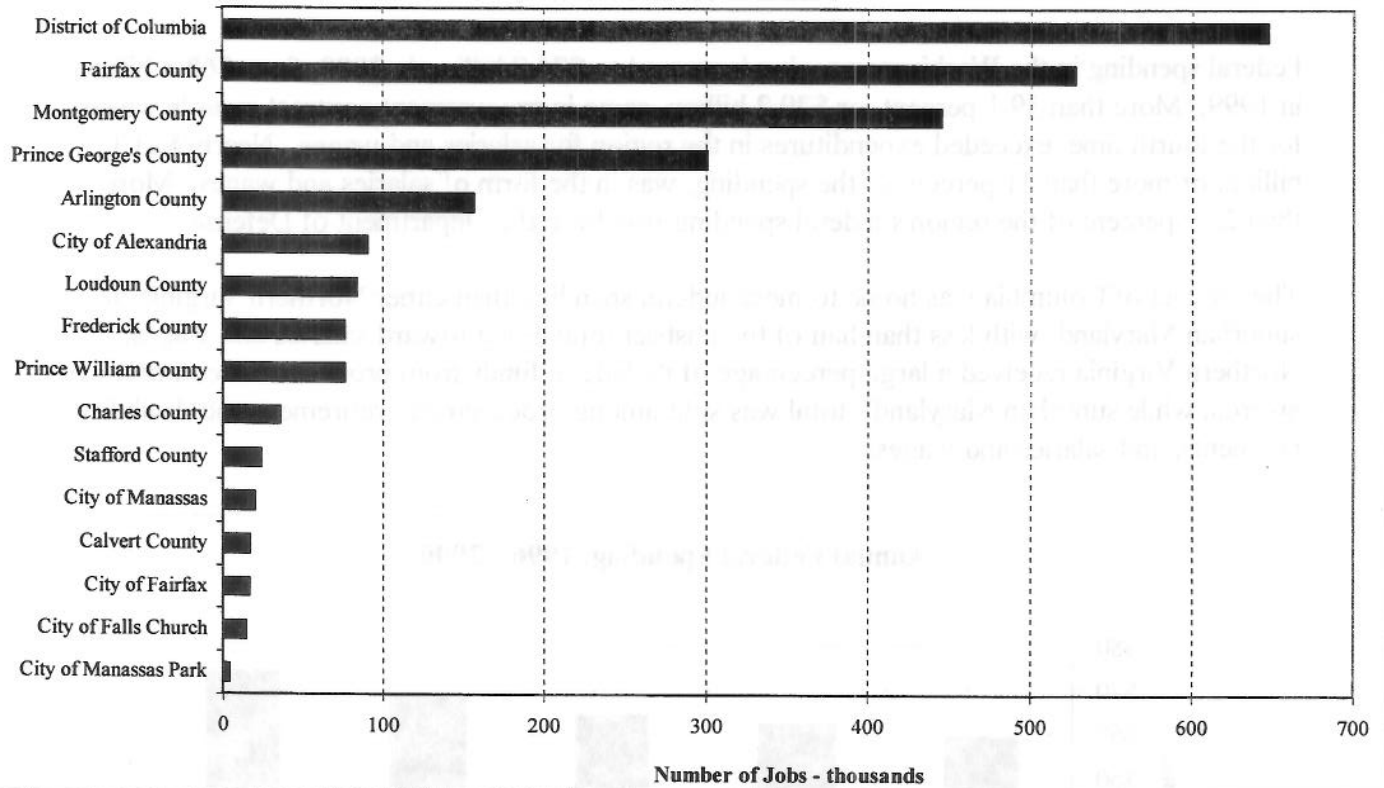
Between 1996 and 2000, more than 64 percent of the total job growth occurred within the inner suburbs, followed by the outer suburbs with 24 percent and the central jurisdictions with 12 percent. The bulk of the region's area jobs remain in the inner suburbs 1.3 million or more than 51 percent.

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.

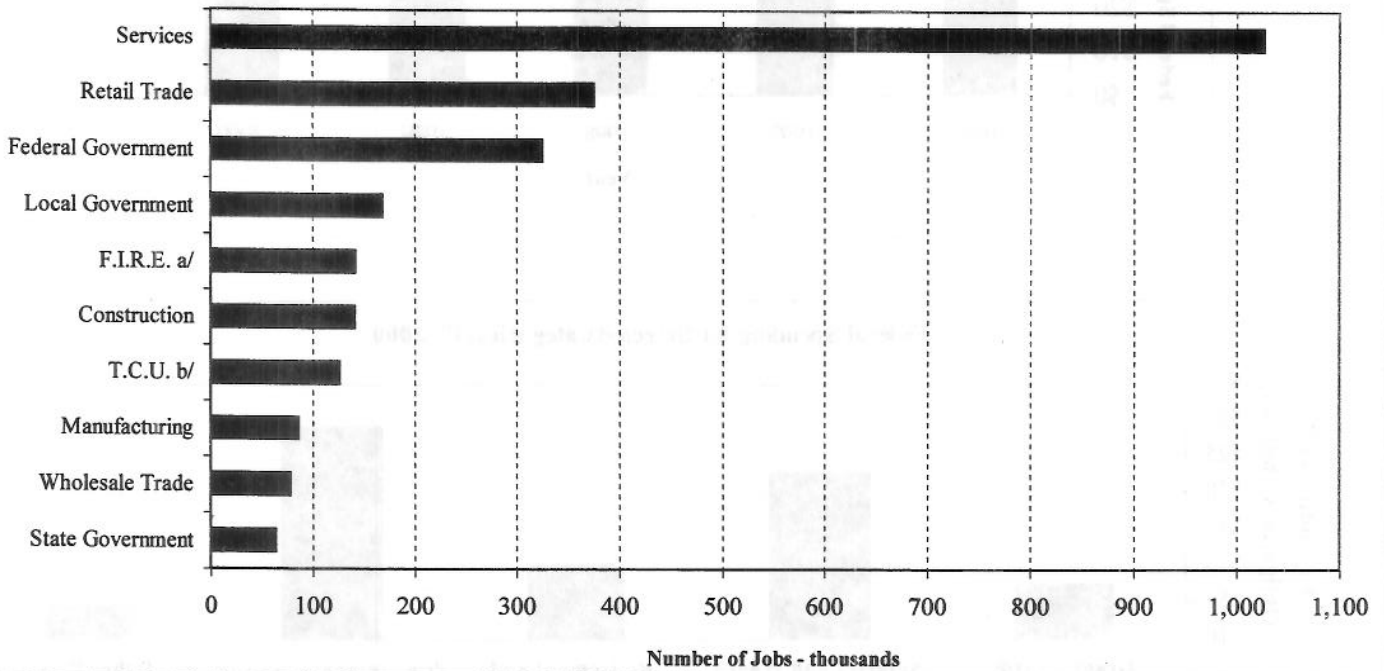


¹ At-Place Employment indicates the number of jobs located within a given area. At-Place Employment estimates therefore will differ from Labor Force Employment, which represents the number of area residents working.

Number of Jobs, by Jurisdiction, 2000



Number of Jobs, by Sector, 2000



NOTE: 2000 figures for Maryland and Virginia jurisdictions are estimates based on the first three quarters.

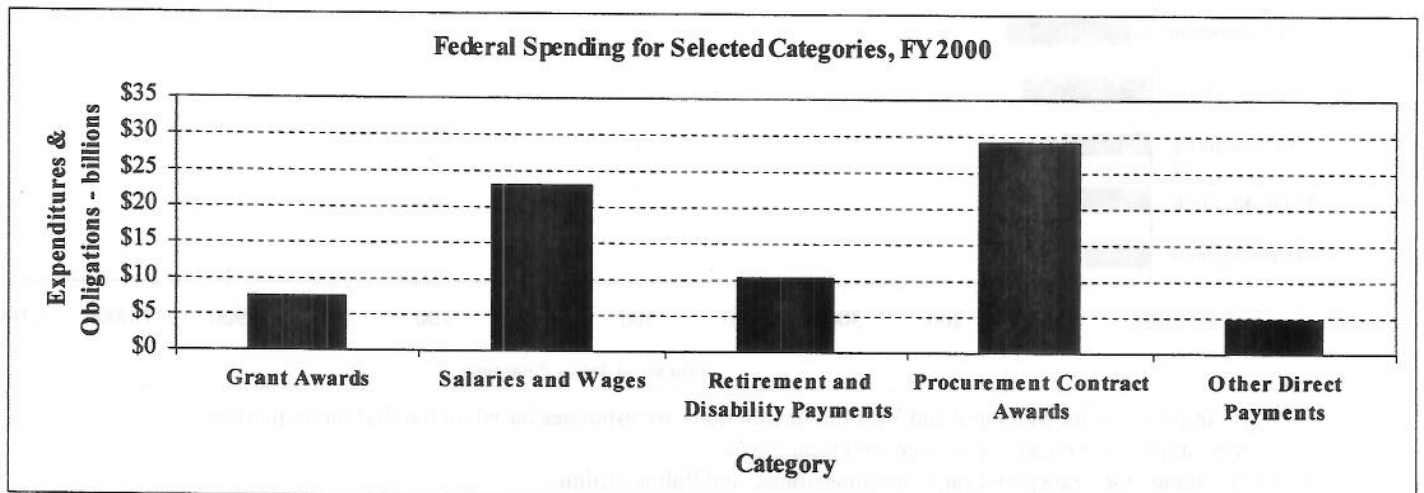
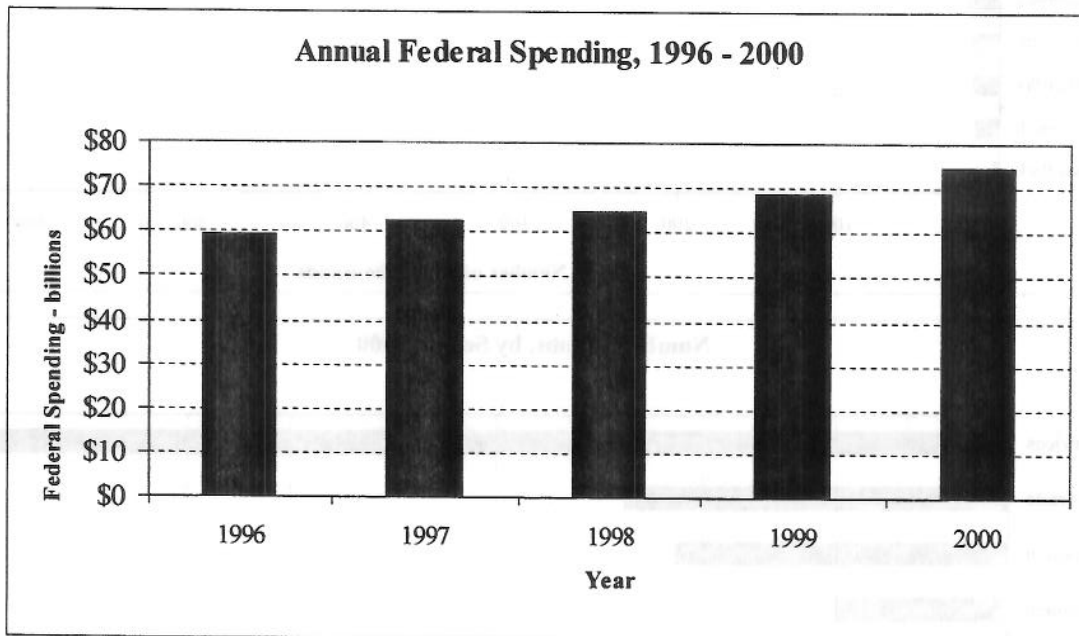
a/ F.I.R.E. stands for Finance, Insurance, and Real Estate.

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

FEDERAL SPENDING

Federal spending in the Washington region increased to \$74.7 billion in 2000, from \$68.8 billion in 1999. More than 39.1 percent, or \$29.2 billion, came in procurement contract awards which, for the fourth time, exceeded expenditures in the region for salaries and wages. Nearly \$23.1 billion, or more than 31 percent of the spending, was in the form of salaries and wages. More than 25.9 percent of the region's federal spending was from the Department of Defense.

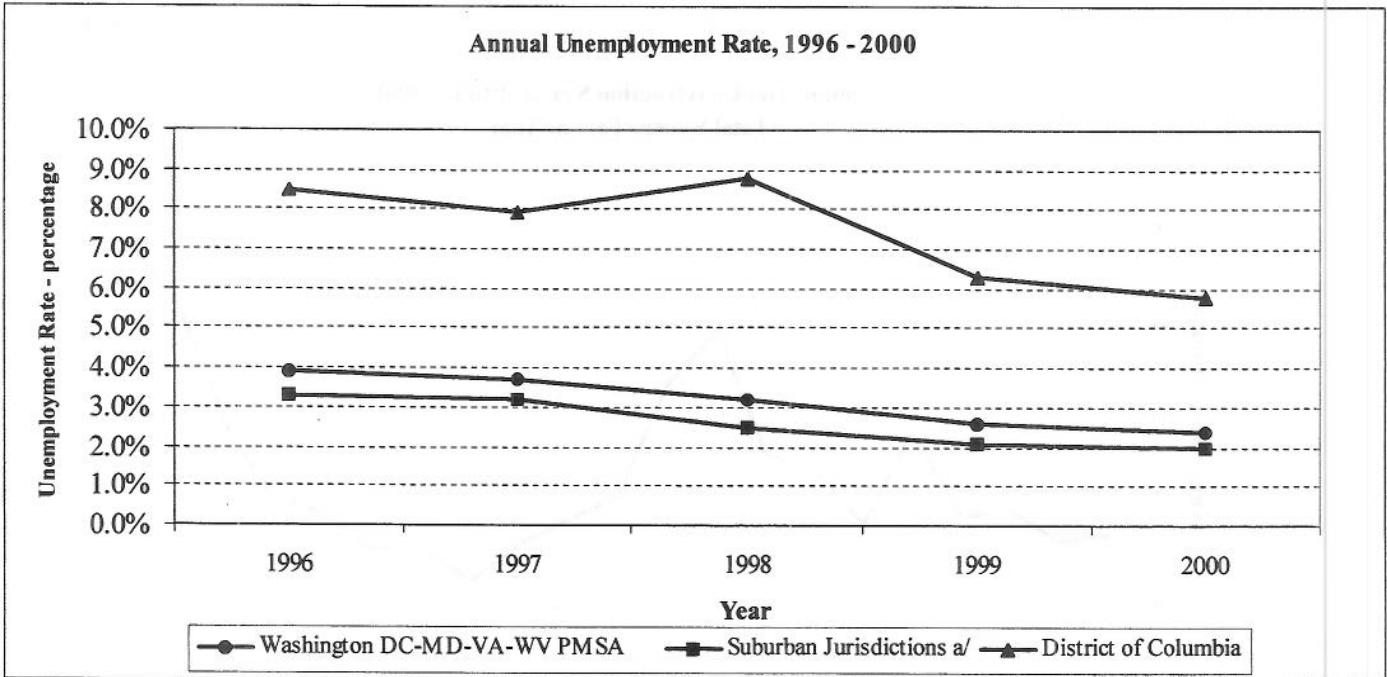
The District of Columbia was home to more federal spending than either Northern Virginia or suburban Maryland, with less than half of the District total going toward salaries and wages. Northern Virginia received a large percentage of its federal funds from procurement contract awards, while suburban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



LABOR FORCE²

Between 1996 and 2000 the civilian labor force in the Washington DC-MD-VA-WV PMSA increased by 168,800 people, to a total of 2,694,900. Of that number, 2,630,700 were employed and 64,200 were unemployed, putting the unemployment rate for the civilian labor force in the Washington DC-MD-VA-WV PMSA at 2.4 percent in 2000. The unemployment rate has declined substantially in the region during the last five years, down from 3.9 percent in 1996 to the 2000 figure of 2.4 percent.

Unemployment in the District of Columbia, at 5.8 percent in 2000, remained higher than in the suburban jurisdictions, which averaged 2.0 percent.



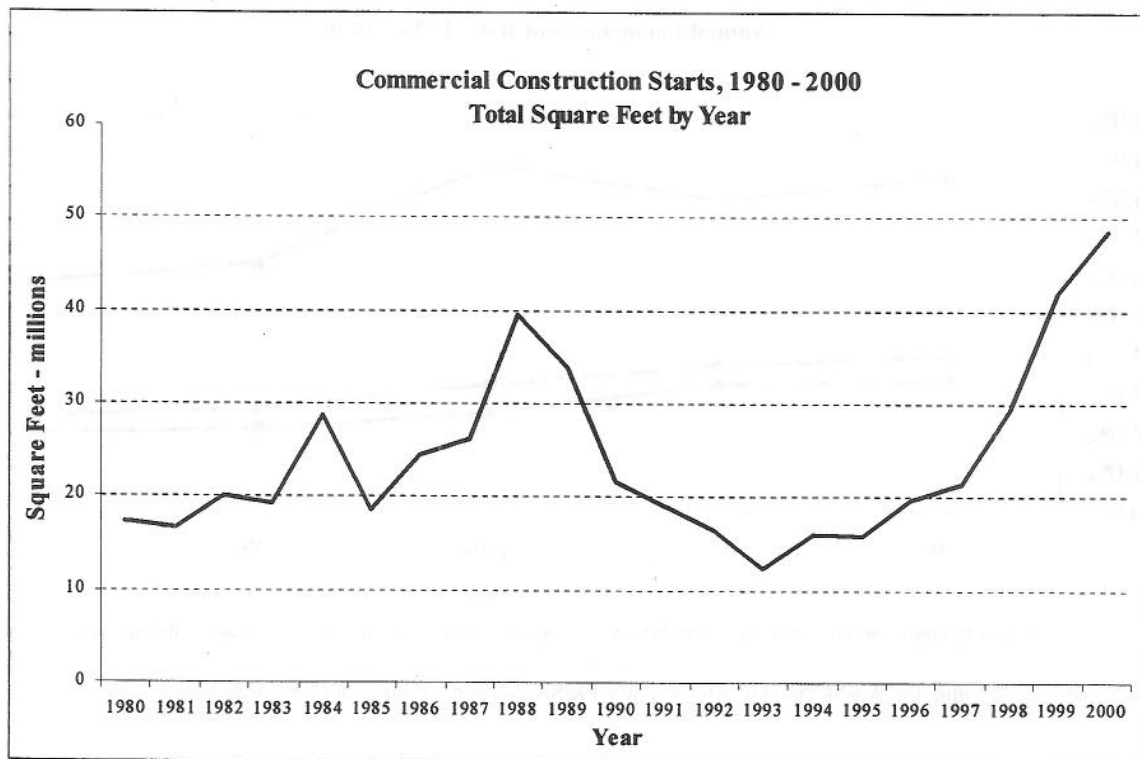
a/ Includes all jurisdictions within the Washington DC-MD-VA-WV PMSA except the District of Columbia.

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

CONSTRUCTION

Commercial construction in the Washington metropolitan region increased significantly during 2000, with developers breaking ground on more than 48.6 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. Loudoun County saw the most new commercial construction with more than 11.2 million square feet, followed by Fairfax County with more than 10.8 million square feet.

The number of new privately owned housing units authorized in the region increased slightly from 32,981 in 1999 to 35,016 in 2000. Of the permits that were issued in 2000, nearly half were in the outer suburbs.



**MORTGAGE RATES, NEW HOME SALES,
AND HOUSING-RELATED INFLATION**

Mortgage Rates

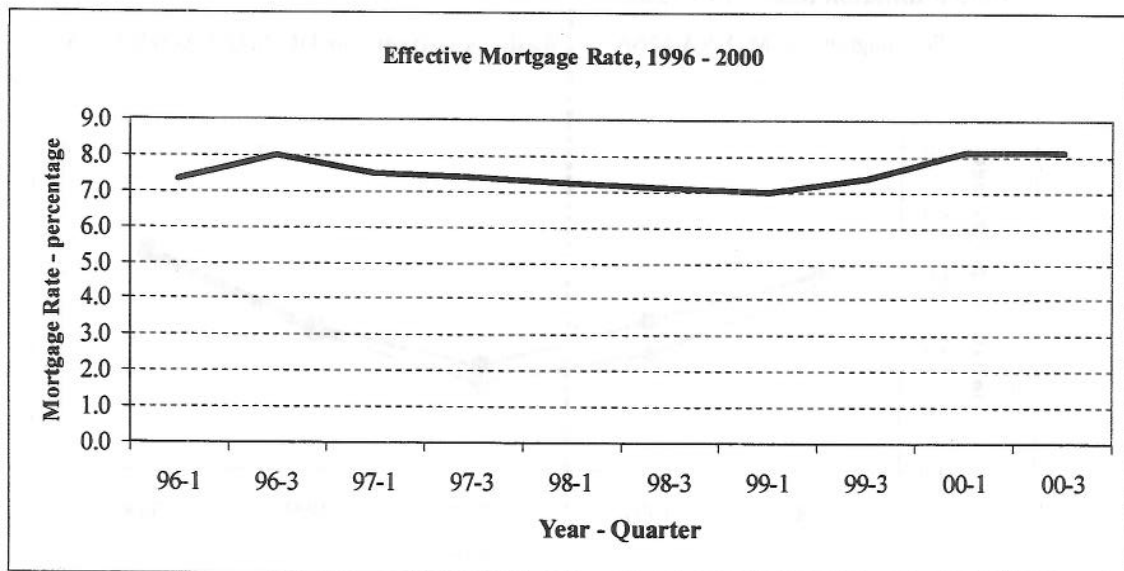
After increasing slightly in 1999, mortgage rates rose to a high of 8.2 percent (second quarter) in 2000. Average rates rose from 7.3 percent in 1999 to 8.1 percent in 2000.

New Homes Sold

The number of new homes sold in the region dropped dramatically, decreasing from 23,728 in 1999 to 19,704 in 2000. Nearly all jurisdictions saw decreases in the number of new homes sold except for the District of Columbia, Frederick County, Prince William County and Stafford County.

Housing-Related Inflation

Housing-related inflation in the region increased to 3.2 percent in 2000 from 2.3 percent in 1999. Nationally, housing inflation was 3.5 percent in 2000. This measure accounts for price changes in rents and mortgage payments, owner costs, fuels, furnishings, and household supplies.



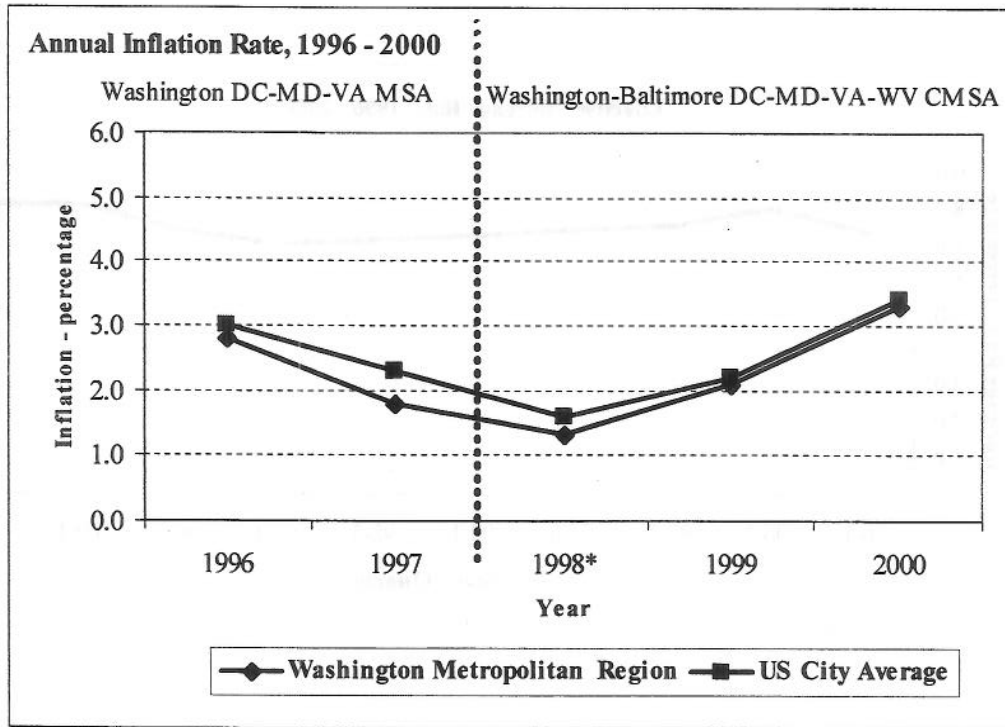
INFLATION

The national Consumer Price Index for All Urban Consumers (CPI-U) increased by 3.4 percent between 1999 and 2000. Regionally, there was a 3.3 percent increase. The following topical changes were behind the regional inflation rate:

Food and Beverages ¹	2.3 %
Housing ¹	3.2 %
Apparel ¹	-0.1 %
Transportation ¹	7.0 %
Medical Care ¹	2.6 %
Recreation ²	0.9 %
Education and Communications ²	1.4 %
Other Goods and Services ¹	5.2 %

¹Index is on a November 1996=100 base

²Index is on a December 1997=100 base

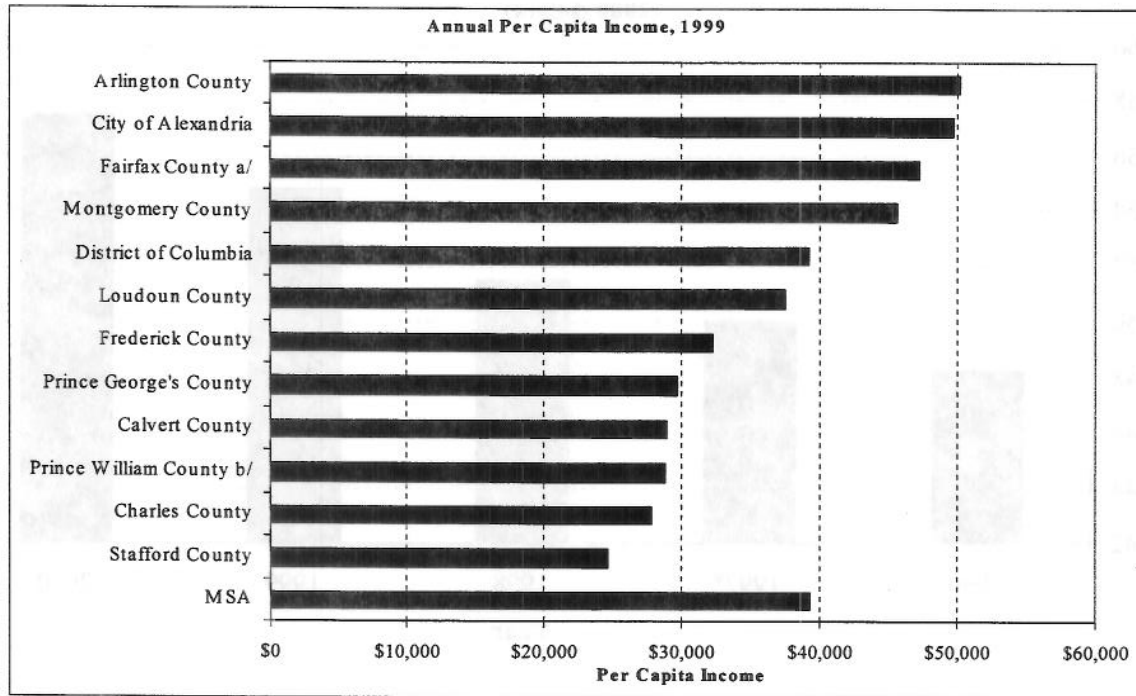


*CPI data for the Washington DC-MD-VA MSA was no longer published separately after December 1997. Beginning in 1998, the Washington metropolitan region became a component of the Washington-Baltimore DC-MD-VA-WV CMSA. For Washington-Baltimore, index is on a November 1996=100 base.

INCOME

Total personal income in the Washington region grew by an average annual rate of 6.7 percent between 1995 and 1999, leading to a 1999 total of \$172 billion. Total income growth was fastest in the outer suburbs, where income increased by an average of 10.3 percent per year.

On a per capita basis, income varied greatly by jurisdiction. Arlington County topped the region in per capita income at \$50,118. Stafford County had the lowest per capita income at \$24,567. The per capita income for the region was \$39,306 in 1999.



Source: U.S. Department of Commerce, Bureau of Economic Analysis, Regional Economic Information System. Data released May 3, 2001.

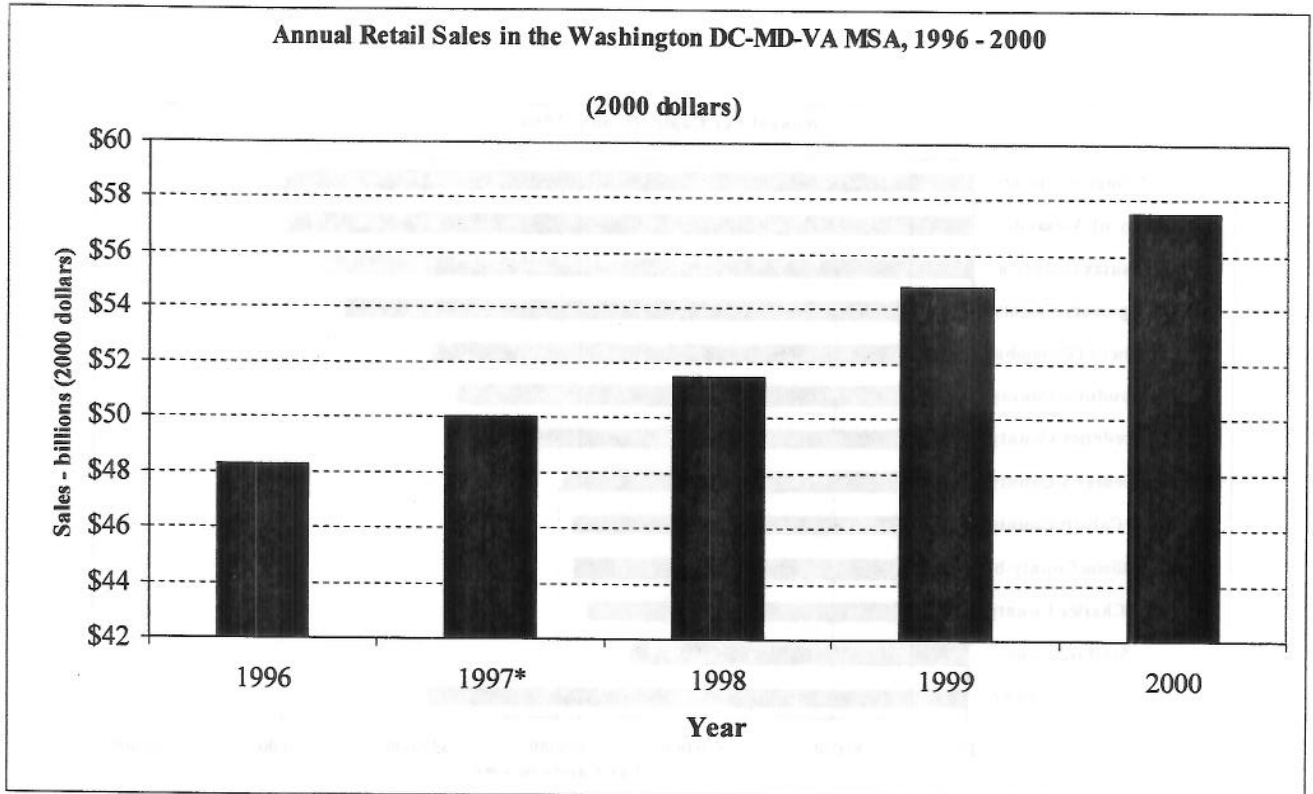
a/ Data for the Cities of Fairfax and Falls Church is included in Fairfax County.

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

RETAIL SALES

Retail sales in the region increased in both current and real terms between 1996 and 2000. The area's 2000 total of \$57.5 billion was higher in both current and real terms than the 1999 number of \$53 billion and 1998 total of \$48.7 billion.

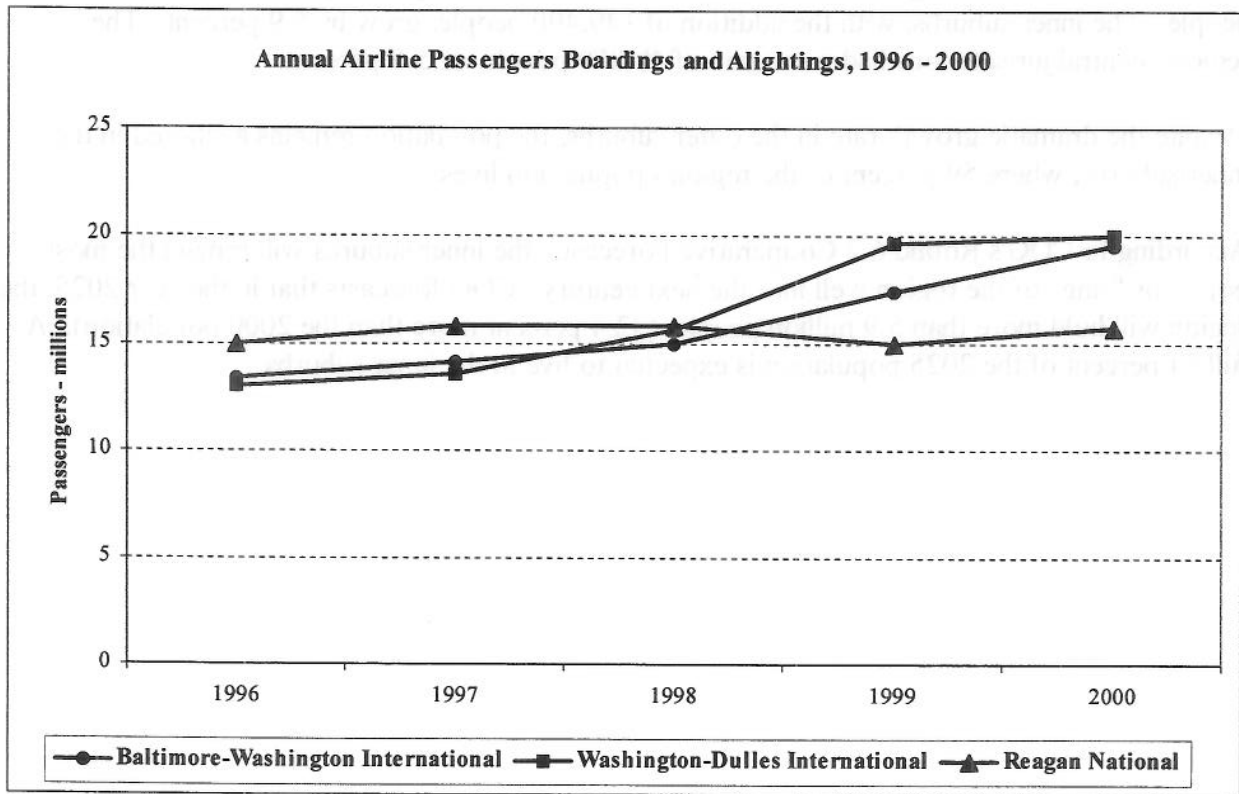
In current dollars, retail sales in the region increased by 31 percent between 1996 and 2000. Nationally, sales increased by 29 percent. The region posted a gain of 19 percent in retail sales in real terms, compared with an 18 percent gain nationwide.



*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 55 million passengers flew into or out of the Washington region's three major airports in 2000, a 33.9 percent increase from 1996. Washington-Dulles, with 20 million passengers, led the three airports. Baltimore-Washington International served 19.6 million, and Reagan National served 15.7 million.



**Detailed Data by Jurisdiction: Economic
Trends in Metropolitan Washington, 1996 - 2000**

POPULATION³

The region grew by more than 316,800 people between 1996 and 2000. The majority of this growth occurred in the region's outer suburbs, which increased by 13.8 percent or 118,600 people. The inner suburbs, with the addition of 149,400 people, grew by 5.9 percent. The region's central jurisdictions had a net gain of 48,800 people, or 5.8 percent.

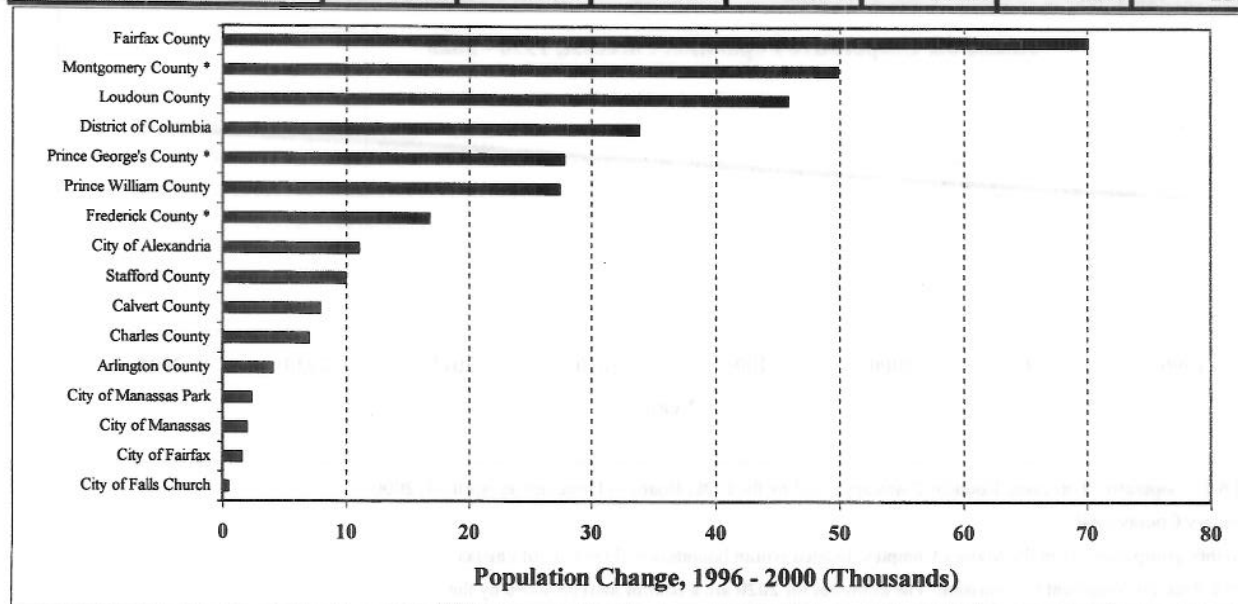
Despite the dramatic growth rate in the outer suburbs, the population remains anchored in the inner suburbs, where 59 percent of the region's population lives.

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 2000 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, 1996 - 2000
(Thousands of people)

JURISDICTIONS	Year					Change 1996 - 2000	
	1996	1997	1998	1999	2000	Number	Percentage
District of Columbia	538.3	528.8	521.4	519	572.1	33.8	6.3%
Calvert County	66.8	70.0	71.9	74.0	74.6	7.8	11.7%
Charles County	113.6	118.1	118.0	120.9	120.5	6.9	6.1%
Frederick County	178.6	183.0	187.6	192.7	195.3	16.7	9.4%
City of Frederick*	47.5	48.6	49.7	52.8	52.8	5.3	11.2%
Montgomery County	823.5	832.5	841.5	850.5	873.3	49.8	6.0%
City of Gaithersburg*	47.3	49.1	49.5	50.0	52.6	5.3	11.2%
City of Rockville*	47.5	48.0	48.4	48.9	47.4	-0.1	-0.2%
City of Takoma Park*	17.5	18.6	18.6	18.6	17.3	-0.2	-1.1%
Prince George's County	773.8	776.3	777.8	781.8	801.5	27.7	3.6%
City of Bowie*	45.5	48.7	48.7	49.2	50.3	4.8	10.5%
City of College Park*	23.7	23.7	24.9	24.9	24.7	1.0	4.2%
City of Greenbelt*	21.8	21.9	22.1	22.2	21.5	-0.3	-1.4%
Maryland Suburbs	1,956.3	1,979.9	1,996.8	2,019.9	2,065.2	108.9	5.6%
Arlington County	185.5	186.4	187.1	188.1	189.5	4.0	2.2%
City of Alexandria	117.3	117.6	119.5	121.7	128.3	11.0	9.4%
Fairfax County	899.7	913.0	931.5	946.4	969.7	70.0	7.8%
City of Fairfax	20.0	20.2	20.3	20.7	21.5	1.5	7.5%
City of Falls Church	10.0	10.0	10.0	10.2	10.4	0.4	4.0%
Loudoun County	123.8	133.5	141.8	156.4	169.6	45.8	37.0%
Prince William County	253.5	260.3	268.9	277.4	280.8	27.3	10.8%
City of Manassas	33.2	34.3	34.5	35.0	35.1	1.9	5.7%
City of Manassas Park	8.0	9.0	9.8	9.3	10.3	2.3	28.8%
Stafford County	82.5	88.3	91.0	95.7	92.4	9.9	12.0%
Virginia Suburbs	1,733.5	1,772.6	1,814.4	1,860.9	1,907.6	174.1	10.0%
MSA Total	4,228.1	4,281.3	4,332.6	4,399.8	4,544.9	316.8	7.5%
Central Jurisdictions	841.1	832.8	828.0	828.8	889.9	48.8	5.8%
Inner Suburbs	2,527.0	2,552.0	2,581.1	2,609.6	2,676.4	149.4	5.9%
Outer Suburbs	860.0	896.5	923.5	961.4	978.6	118.6	13.8%



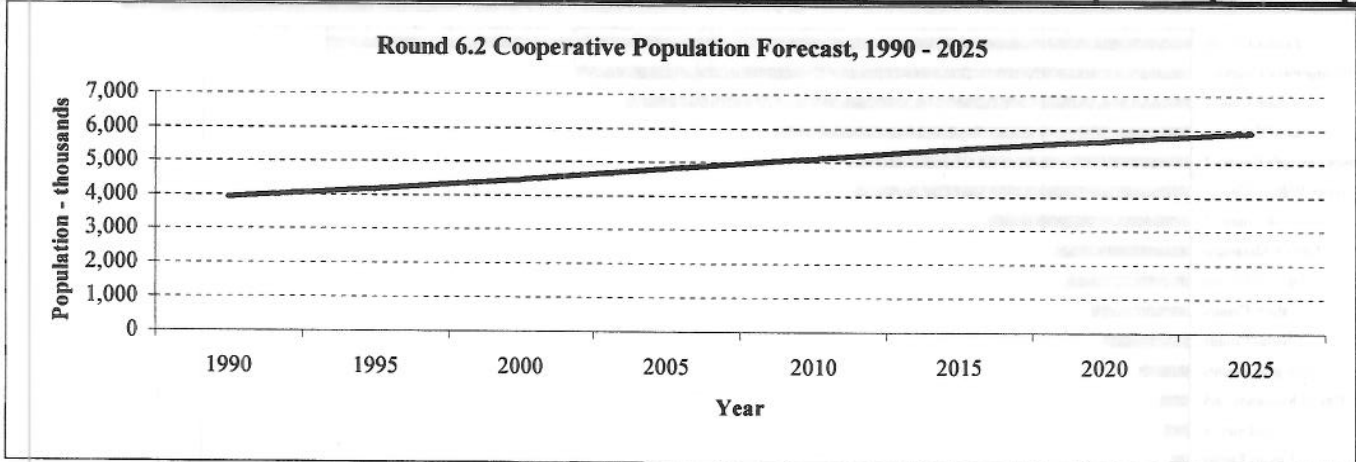
Source: U.S. Dept. of Commerce, Bureau of the Census, Census 2000. For the years 1996 -1999, local government estimates.

* 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%



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: Rappahanock 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 2000. After increasing from 2.24 million jobs in 1995 to 2.26 million in 1996, the number of jobs in the area rose to 2.53 million in 2000. 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. More than one million jobs or 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.

Between 1996 and 2000, more than 64 percent of the total job growth occurred within the inner suburbs, followed by the outer suburbs with 24 percent and the central jurisdictions with 12 percent. The bulk of the region's area jobs remain in the inner suburbs 1.3 million or more than 51 percent.

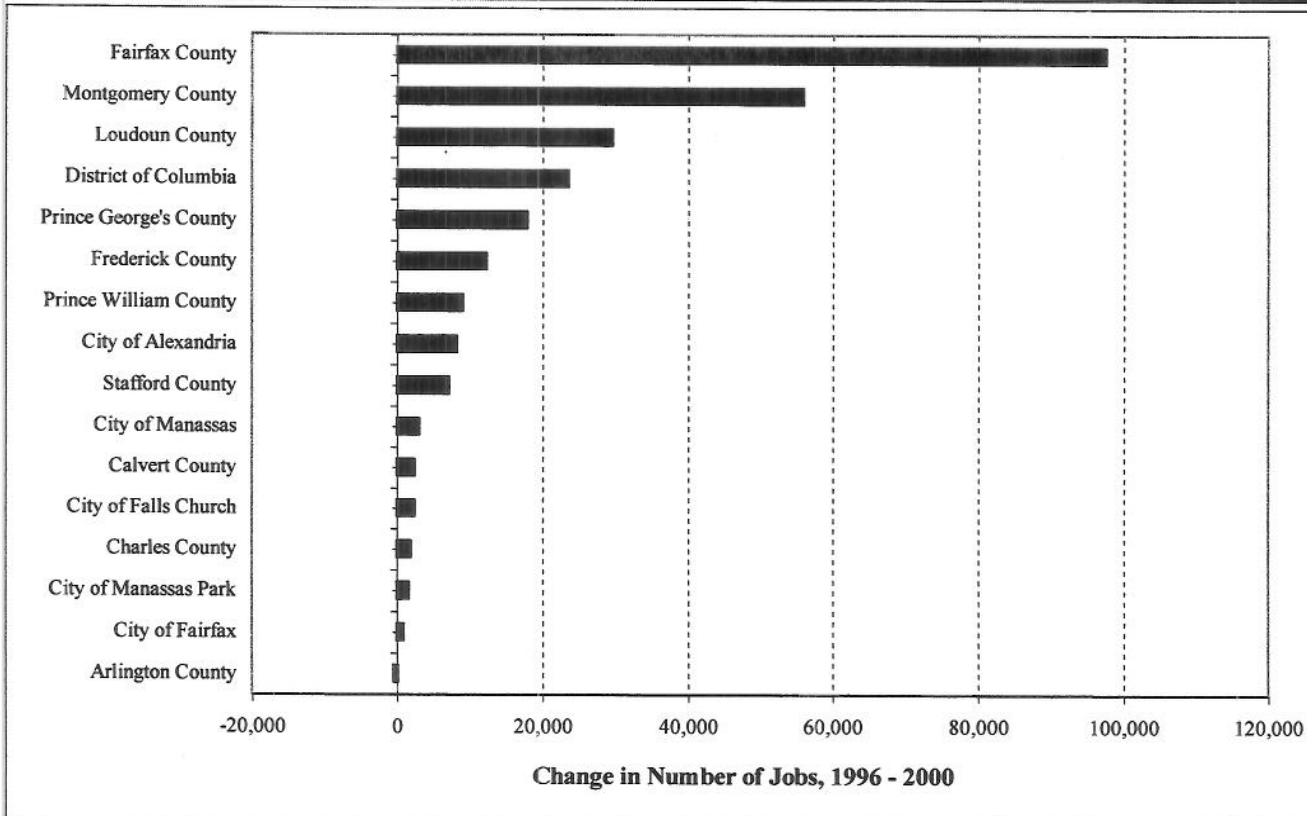
According to COG's Round 6.2 Cooperative Forecasts, the inner suburbs and central jurisdictions will remain the region's employment center into the next century. In the year 2025, 32 percent of all jobs will be in the central jurisdictions, around 50 percent in the inner suburbs, and 18 percent in the 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, 1996 - 2000
(Nonagricultural wage and salary jobs - annual average)

JURISDICTIONS	Year					Change 1996 - 2000
	1996	1997	1998	1999	2000*	
District of Columbia	623,000	618,400	613,200	627,200	646,600	23,600
Calvert County	14,540	15,107	15,794	16,475	16,841	2,301
Charles County	34,097	33,229	34,167	34,974	35,844	1,747
Frederick County	64,094	66,919	69,866	73,034	76,256	12,162
Montgomery County	388,621	399,704	413,819	426,844	444,536	55,915
Prince George's County	282,627	289,181	293,881	298,082	300,466	17,839
Maryland Suburbs	783,979	804,140	827,527	849,409	873,943	89,964
Arlington County	156,959	158,745	155,558	151,809	156,568	-391
City of Alexandria	82,371	83,683	85,779	86,922	90,450	8,079
Fairfax County	429,516	452,892	476,996	500,056	526,921	97,405
City of Fairfax	15,693	16,126	16,193	16,217	16,459	766
City of Falls Church	12,139	13,837	14,223	14,174	14,411	2,272
Loudoun County	54,228	59,691	64,747	75,394	83,786	29,558
Prince William County	67,262	68,613	70,040	73,259	76,103	8,841
City of Manassas	17,147	19,053	19,881	19,872	20,113	2,966
City of Manassas Park	2,162	2,454	2,624	3,356	3,722	1,560
Stafford County	16,816	18,003	20,178	22,083	23,814	6,998
Virginia Suburbs	854,293	893,097	926,219	963,142	1,012,348	158,055
MSA Total	2,261,272	2,315,637	2,366,946	2,439,751	2,532,891	271,619
Central Jurisdictions	862,330	860,828	854,537	865,931	893,618	31,288
Inner Suburbs	1,128,596	1,171,740	1,215,112	1,255,373	1,302,793	174,197
Outer Suburbs	270,346	283,069	297,297	318,447	336,479	66,133



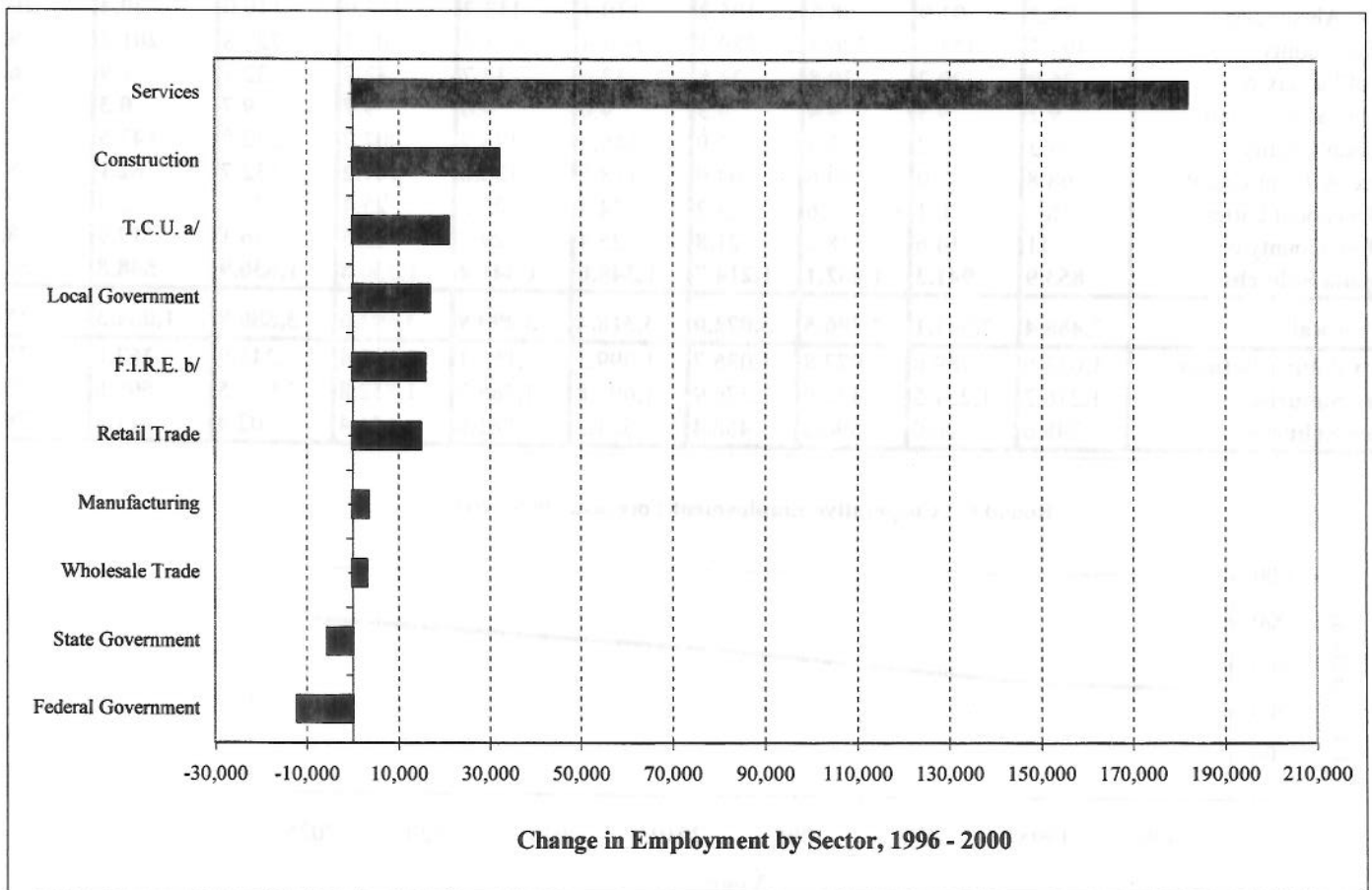
Source: Compiled by COG from the District of Columbia Department of Employment Services, Labor Market Information Staff; Maryland Department of Labor, Licensing and Regulation, Employment and Payrolls Reports; Virginia Employment Commission, Economic Information Services Division. Figures do not include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

* 2000 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, 1996 - 2000

(Nonagricultural wage and salary jobs - annual average)

INDUSTRY SECTOR	Year					Change 1996 - 2000
	1996	1997	1998	1999	2000*	
Manufacturing	82,506	86,420	87,731	82,578	86,027	3,521
Construction	109,385	116,335	121,961	129,762	141,527	32,142
T.C.U. a/	105,022	106,028	110,045	119,609	126,014	20,992
Wholesale Trade	75,040	75,254	74,544	76,276	78,049	3,009
Retail Trade	360,028	363,507	366,083	369,142	374,950	14,922
F.I.R.E. b/	125,922	128,547	134,488	139,526	141,792	15,870
Services	844,721	885,778	924,143	971,341	1,026,575	181,854
Federal Government	337,479	332,038	324,717	323,265	325,434	-12,045
Local Government	151,943	155,645	160,157	163,656	168,719	16,776
State Government	69,226	66,086	63,077	64,596	63,804	-5,422
Total	2,261,272	2,315,637	2,366,946	2,439,751	2,532,891	271,619



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, Economic Information Services Division. Figures do not include estimates of military personnel, self-employed, and other workers. Figures may not sum to total due to rounding.

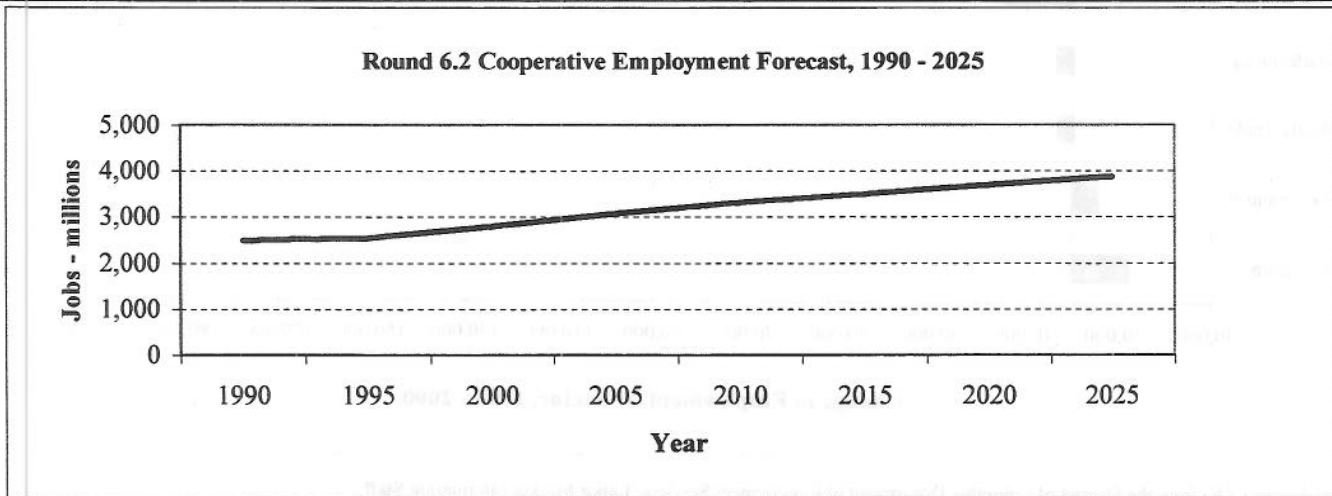
* 2000 figures for Maryland and Virginia jurisdictions are estimates based on the first three quarters.

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

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

**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%



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 \$74.7 billion in 2000, from \$68.8 billion in 1999. More than 39.1 percent, or \$29.2 billion, came in procurement contract awards which, for the fourth time, exceeded expenditures in the region for salaries and wages. Nearly \$23.1 billion, or more than 31 percent of the spending, was in the form of salaries and wages. More than 25.9 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 less than 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.

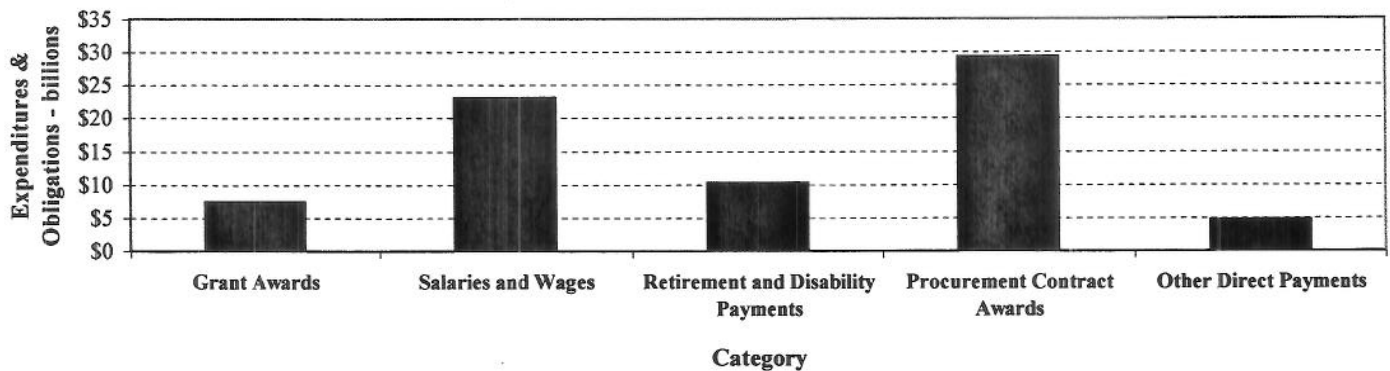
FEDERAL SPENDING

**Table 6. Direct Federal Expenditures and Obligations
in the Washington DC-MD-VA MSA, by Jurisdiction, FY 2000**

(Thousands of Dollars)

JURISDICTIONS	Grant Awards	Salaries and Wages	Retirement and Disability Payments	Procurement Contract Awards	Other Direct Payments	Total	2000 Total	
							Department of Defense	Non-Defense
District of Columbia	\$4,674,655	\$12,207,957	\$1,768,405	\$7,490,511	\$2,112,903	\$28,254,431	\$2,521,127	\$25,733,305
Calvert County	32,132	6,780	152,996	9,082	41,033	\$242,023	24,675	217,348
Charles County	60,249	137,629	276,650	47,117	84,012	\$605,657	205,592	400,065
Frederick County	92,362	194,330	348,374	162,837	108,312	\$906,215	249,891	656,323
Montgomery County	794,575	3,223,314	1,883,761	3,835,155	643,609	\$10,380,414	1,714,984	8,665,430
Prince George's County	666,692	2,014,673	1,734,176	2,343,907	582,519	\$7,341,967	1,316,166	6,025,802
Maryland Suburbs	\$1,646,010	\$5,576,726	\$4,395,957	\$6,398,098	\$1,459,485	\$19,476,276	\$3,511,308	\$15,964,968
Arlington County	309,316	2,922,955	455,754	2,659,125	136,404	\$6,483,554	3,046,031	3,437,522
City of Alexandria	149,439	534,356	480,828	1,182,923	159,074	\$2,506,620	1,484,348	1,022,272
Fairfax County	336,704	941,143	1,879,886	6,666,990	579,238	\$10,403,961	4,830,230	5,573,732
City of Fairfax	66,783	48,758	229,443	2,028,874	63,975	\$2,437,833	905,762	1,532,071
City of Falls Church	27,926	231,182	77,502	1,584,009	35,076	\$1,955,695	1,441,224	514,471
Loudoun County	21,265	248,942	242,322	434,407	48,558	\$995,494	365,962	629,532
Prince William County	52,865	393,875	472,246	267,249	64,086	\$1,250,321	717,069	533,252
City of Manassas	30,639	23,187	95,061	515,240	33,211	\$697,338	491,233	206,106
City of Manassas Park	6,429	835	2,190	198	1,466	\$11,118	971	10,147
Stafford County	44,601	8,763	152,075	4,168	21,649	\$231,256	53,701	177,555
Virginia Suburbs	\$1,045,967	\$5,353,996	\$4,087,307	\$15,343,183	\$1,142,737	\$26,973,190	\$13,336,531	\$13,636,660
MSA Total	\$7,366,632	\$23,138,679	\$10,251,669	\$29,231,792	\$4,715,125	\$74,703,897	\$19,368,966	\$55,334,933
Percentage of Total	9.9%	31.0%	13.7%	39.1%	6.3%	100.0%	25.9%	74.1%
Central Jurisdictions	5,133,410	15,665,268	2,704,987	11,332,559	2,408,381	37,244,605	7,051,506	30,193,099
Inner Suburbs	1,892,680	6,459,070	5,804,768	16,458,935	1,904,417	32,519,870	10,208,366	22,311,506
Outer Suburbs	340,542	1,014,341	1,741,914	1,440,298	402,327	4,939,422	2,109,094	2,830,328

Federal Spending for Selected Categories, FY 2000



Source: U.S. Dept. of Commerce, Economics and Statistics Administration, Bureau of the Census, Consolidated Federal Funds Report, FY 2000.

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. Figures may not sum to total due to rounding.

LABOR FORCE⁵

Between 1996 and 2000 the civilian labor force in the Washington DC-MD-VA-WV PMSA increased by 168,800 people, to a total of 2,694,900. Of that number, 2,630,700 were employed and 64,200 were unemployed, putting the unemployment rate for the civilian labor force in the Washington DC-MD-VA-WV PMSA at 2.4 percent in 2000. The unemployment rate has declined substantially in the region during the last five years, down from 3.9 percent in 1996 to the 2000 figure of 2.4 percent.

Unemployment in the District of Columbia, at 5.8 percent in 2000, remained higher than in the suburban jurisdictions, which averaged 2.0 percent.



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

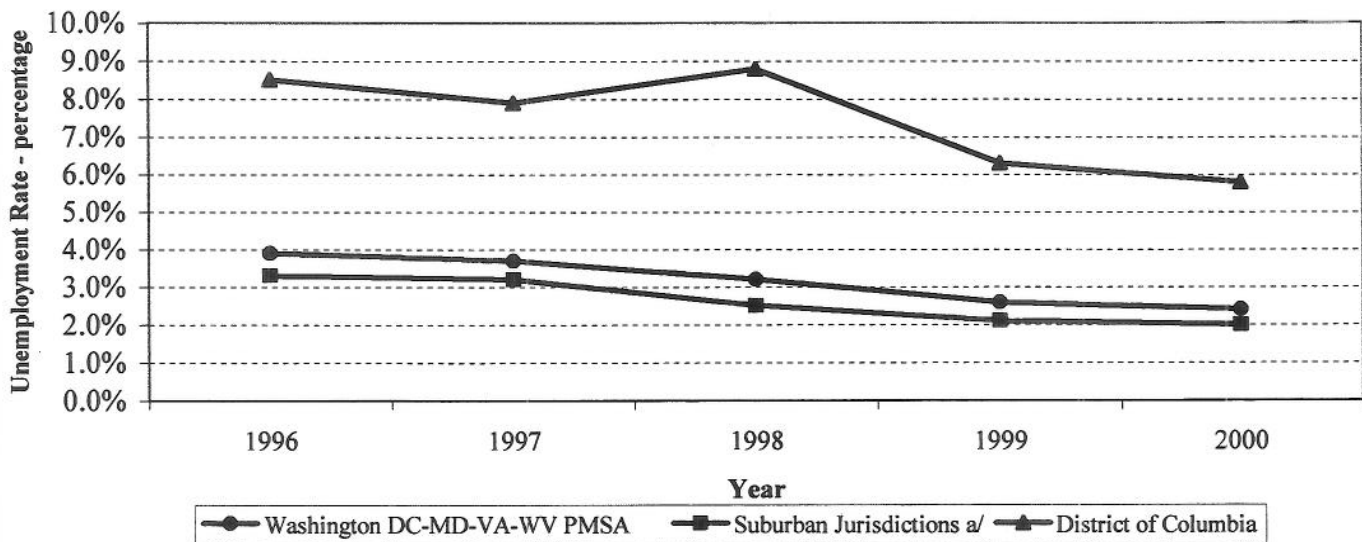
LABOR FORCE

Table 7. Labor Force Data, by Place of Residence in the Washington, DC-MD-VA-WV PMSA, 1996 - 2000

(Thousands)

Jurisdictional Group	Structure Type	Year					Change 1996 - 2000	
		1996	1997	1998	1999	2000	Number	Percentage
Washington DC-MD-VA-WV PMSA	Civilian Labor Force	2,526.1	2,515.2	2,557.4	2,610.0	2,694.9	168.8	6.7%
	Employment	2,428	2,423.3	2,475.8	2,542.3	2,630.7	202.7	8.3%
	Unemployment	98.2	91.9	81.6	67.7	64.2	-34.0	-34.6%
	Unemployment Rate b/	3.9%	3.7%	3.2%	2.6%	2.4%		
Suburban Jurisdictions a/	Civilian Labor Force	2,255.2	2,257.6	2,288.8	2,327.9	2,416.0	160.8	7.1%
	Employment	2,180.2	2,186.1	2,230.9	2,277.9	2,367.9	187.7	8.6%
	Unemployment	75.1	71.5	57.9	50.0	48.1	-27.0	-36.0%
	Unemployment Rate b/	3.3%	3.2%	2.5%	2.1%	2.0%		
District of Columbia	Civilian Labor Force	270.9	257.6	268.6	282.1	278.9	8.0	3.0%
	Employment	247.8	237.2	244.9	264.4	262.8	15.0	6.1%
	Unemployment	23.1	20.4	23.7	17.7	16.1	-7.0	-30.3%
	Unemployment Rate b/	8.5%	7.9%	8.8%	6.3%	5.8%		

Annual Unemployment Rate, 1996 - 2000



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

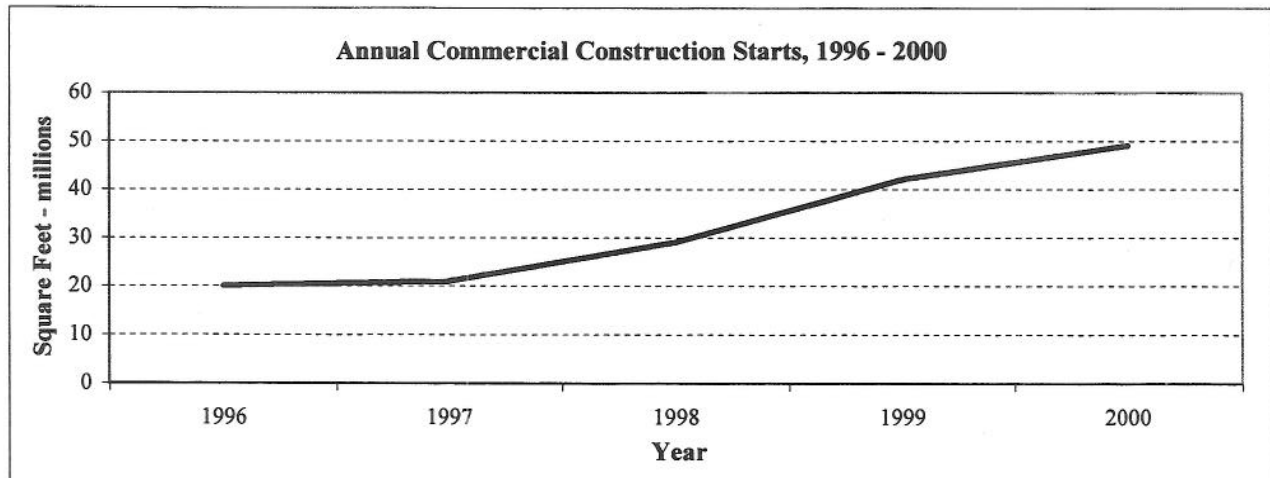
Commercial construction in the Washington metropolitan region increased significantly during 2000, with developers breaking ground on more than 48.6 million square feet of space. This was the greatest amount of new commercial development started in the region in any year since COG began monitoring commercial construction in 1980. Loudoun County saw the most new commercial construction with more than 11.2 million square feet, followed by Fairfax County with more than 10.8 million square feet.

The number of new privately owned housing units authorized in the region increased slightly from 32,981 in 1999 to 35,016 in 2000. Of the permits that were issued in 2000, nearly half were in the outer suburbs.

Year	Region	Commercial (sq ft)	Residential (units)
1980	Region	10,000,000	30,000
1981	Region	12,000,000	32,000
1982	Region	15,000,000	35,000
1983	Region	18,000,000	38,000
1984	Region	20,000,000	40,000
1985	Region	22,000,000	42,000
1986	Region	25,000,000	45,000
1987	Region	28,000,000	48,000
1988	Region	30,000,000	50,000
1989	Region	32,000,000	52,000
1990	Region	35,000,000	55,000
1991	Region	38,000,000	58,000
1992	Region	40,000,000	60,000
1993	Region	42,000,000	62,000
1994	Region	45,000,000	65,000
1995	Region	48,000,000	68,000
1996	Region	50,000,000	70,000
1997	Region	52,000,000	72,000
1998	Region	55,000,000	75,000
1999	Region	58,000,000	78,000
2000	Region	60,000,000	80,000
2001	Region	62,000,000	82,000
2002	Region	65,000,000	85,000
2003	Region	68,000,000	88,000
2004	Region	70,000,000	90,000
2005	Region	72,000,000	92,000
2006	Region	75,000,000	95,000
2007	Region	78,000,000	98,000
2008	Region	80,000,000	100,000
2009	Region	82,000,000	102,000
2010	Region	85,000,000	105,000
2011	Region	88,000,000	108,000
2012	Region	90,000,000	110,000
2013	Region	92,000,000	112,000
2014	Region	95,000,000	115,000
2015	Region	98,000,000	118,000
2016	Region	100,000,000	120,000
2017	Region	102,000,000	122,000
2018	Region	105,000,000	125,000
2019	Region	108,000,000	128,000
2020	Region	110,000,000	130,000
2021	Region	112,000,000	132,000
2022	Region	115,000,000	135,000
2023	Region	118,000,000	138,000
2024	Region	120,000,000	140,000
2025	Region	122,000,000	142,000
2026	Region	125,000,000	145,000
2027	Region	128,000,000	148,000
2028	Region	130,000,000	150,000
2029	Region	132,000,000	152,000
2030	Region	135,000,000	155,000

Table 8. Total Square Feet of Commercial Construction Started, by Jurisdiction, 1996 - 2000

JURISDICTIONS	Year					Total 1996 - 2000
	1996	1997	1998	1999	2000	
District of Columbia	3,658,324	1,147,461	4,270,489	7,327,373	7,106,863	23,510,510
Calvert County	a/	a/	a/	a/	a/	a/
Charles County	500,585	564,552	632,100	491,065	635,595	2,823,897
Frederick County	1,272,502	1,759,266	1,493,029	1,302,340	2,080,722	7,907,859
City of Frederick*	166,065	153,993	1,357,354	697,450	603,283	2,978,145
Montgomery County	2,011,428	4,799,968	4,282,856	7,940,943	7,717,025	26,752,220
City of Gaithersburg*	49,350	377,267	723,323	790,616	253,436	2,193,992
City of Rockville*	310,363	428,647	636,997	846,688	1,966,835	4,189,530
City of Takoma Park*	0	0	0	0	0	0
Prince George's County	4,775,211	2,287,690	2,651,753	3,027,744	3,615,921	16,358,319
City of Bowie*	379,835	81,642	262,819	444,206	617,043	1,785,545
City of College Park*	914,282	194,000	66,758	963,506	933,844	3,072,390
City of Greenbelt*	7,536	0	0	180,000	133,000	320,536
Maryland Suburbs	8,559,726	9,411,476	9,059,738	12,762,092	14,049,263	53,842,295
Arlington County	304,636	1,154,807	767,806	1,674,327	1,614,190	5,515,766
City of Alexandria	916,958	946,374	769,717	1,161,550	1,016,030	4,810,629
Fairfax County	3,139,504	5,432,576	6,710,346	11,047,667	10,813,067	37,143,160
City of Fairfax	38,000	229,875	106,758	136,000	39,000	549,633
City of Falls Church	0	89,017	14,600	0	55,468	159,085
Loudoun County	2,027,147	1,730,702	5,234,257	6,182,705	11,229,627	26,404,438
Prince William County b/	1,079,812	1,124,172	2,390,652	1,496,397	2,711,814	8,802,847
Stafford County	a/	a/	a/	a/	a/	a/
Virginia Suburbs	7,506,057	10,707,523	15,994,136	21,698,646	27,479,196	83,385,558
Region Total	19,724,107	21,266,460	29,324,363	41,788,111	48,635,322	160,738,363
Central Jurisdictions	4,879,918	3,248,642	5,808,012	10,163,250	9,737,083	33,836,905
Inner Suburbs	9,964,143	12,839,126	13,766,313	22,152,354	22,240,481	80,962,417
Outer Suburbs	4,880,046	5,178,692	9,750,038	9,472,507	16,657,758	45,939,041



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

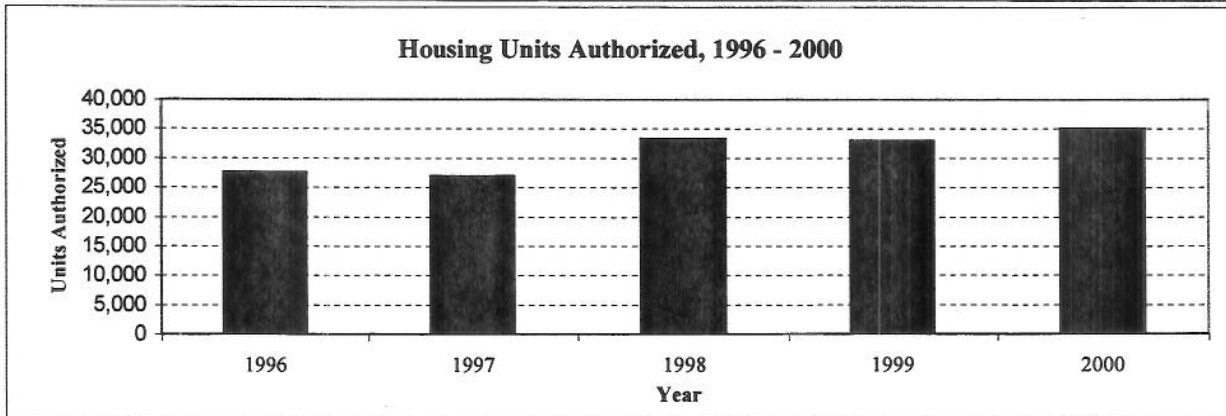
a/ The Commercial Construction Inventory does not include data for Calvert or Stafford County.

b/ Includes the Cities of Manassas and Manassas Park.

Source: COG Commercial Construction Indicators 2000 Annual Summary, June, 2001.

**Table 9. New Privately Owned Housing Units Authorized
in the Washington DC-MD-VA MSA, by Jurisdiction 1996 - 2000**

JURISDICTIONS	1996		1997		1998		1999		2000	
	Total	Single Family	Total	Single Family	Total	Single Family	Total	Single Family	Total	Single Family
District of Columbia	0	0	15	0	429	n/a	683	n/a	806	n/a
Calvert County	814	n/a	815	n/a	845	n/a	983	n/a	931	n/a
Charles County	1,207	n/a	1,263	n/a	1,517	n/a	1,211	n/a	1,233	n/a
Frederick County	1,646	n/a	1,798	n/a	1,903	n/a	2,667	n/a	2,747	n/a
City of Frederick*	360	n/a	387	n/a	584	n/a	1,032	n/a	802	n/a
Montgomery County	3,062	n/a	3,682	n/a	5,315	n/a	3,801	n/a	4,950	n/a
City of Gaithersburg*	163	n/a	482	n/a	825	n/a	577	n/a	568	n/a
City of Rockville*	102	n/a	144	n/a	655	n/a	452	n/a	592	n/a
City of Takoma Park*	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Prince George's County	3,162	n/a	3,360	n/a	4,376	n/a	2,615	n/a	3,456	n/a
City of Bowie*	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
City of College Park*	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
City of Greenbelt*	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Maryland Suburbs	9,891	n/a	10,918	n/a	13,956	n/a	11,277	n/a	13,317	n/a
Arlington County	1,299	n/a	57	n/a	459	n/a	970	n/a	811	n/a
City of Alexandria	636	n/a	1,300	n/a	1,300	n/a	1,090	n/a	1,100	n/a
Fairfax County	7,787	n/a	6,698	n/a	7,144	n/a	7,494	n/a	5,816	n/a
City of Fairfax	94	n/a	69	n/a	58	n/a	79	n/a	166	n/a
City of Falls Church	5	n/a	3	n/a	2	n/a	2	n/a	1	n/a
Loudoun County	3,093	n/a	3,682	n/a	5,433	n/a	6,071	n/a	6,300	n/a
Prince William County	2,999	n/a	2,878	n/a	2,825	n/a	3,776	n/a	4,744	n/a
City of Manassas	121	n/a	83	n/a	74	n/a	64	n/a	54	n/a
City of Manassas Park	111	n/a	95	n/a	148	n/a	247	n/a	207	n/a
Stafford County	1,508	n/a	1,040	n/a	1,455	n/a	1,228	n/a	1,694	n/a
Virginia Suburbs	17,653	n/a	15,905	n/a	18,898	n/a	21,021	n/a	20,893	n/a
MSA Total	27,544	n/a	26,838	n/a	33,283	n/a	32,981	n/a	35,016	n/a
Central Jurisdictions	1,935	n/a	1,372	n/a	2,188	n/a	2,743	n/a	2,717	n/a
Inner Suburbs	14,110	n/a	13,812	n/a	16,895	n/a	13,991	n/a	14,389	n/a
Outer Suburbs	11,499	n/a	11,654	n/a	14,200	n/a	16,247	n/a	17,910	n/a



Source: U.S. Department of Commerce, Bureau of the Census, 2000 Annual Report, "Permit Authorized Construction in Permit-issuing Places by Metropolitan Area."

* Included in county total.

MORTGAGE RATES, NEW HOME SALES, AND INFLATION

MORTGAGE RATES, NEW HOME SALES, AND HOUSING-RELATED INFLATION

Mortgage Rates

After increasing slightly in 1999, mortgage rates rose to a high of 8.2 percent (second quarter) in 2000. Average rates rose from 7.3 percent in 1999 to 8.1 percent in 2000.

New Homes Sold

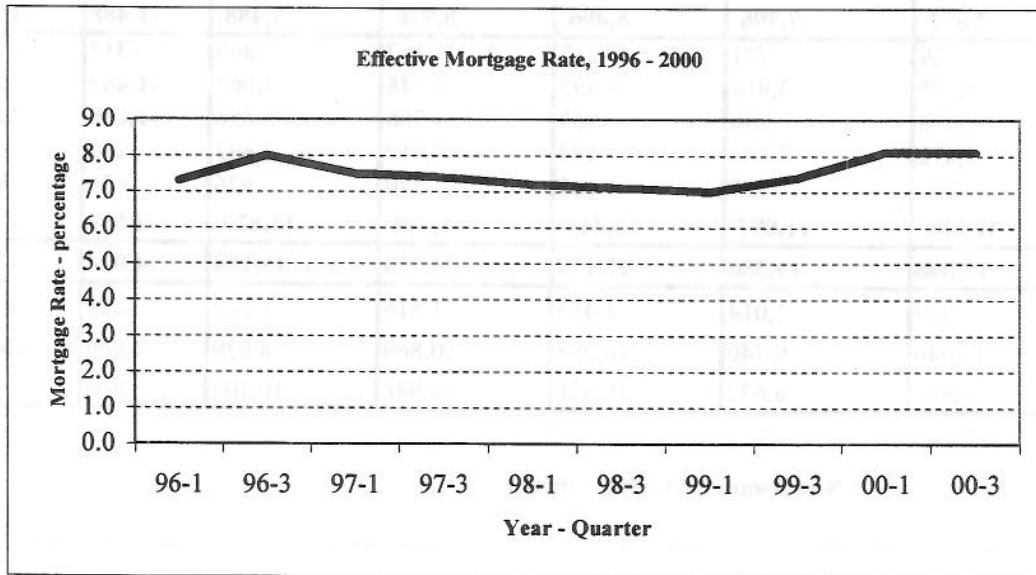
The number of new homes sold in the region dropped dramatically, decreasing from 23,728 in 1999 to 19,704 in 2000. Nearly all jurisdictions saw decreases in the number of new homes sold except for the District of Columbia, Frederick County, Prince William County and Stafford County.

Housing-Related Inflation

Housing-related inflation in the region increased to 3.2 percent in 2000 from 2.3 percent in 1999. Nationally, housing inflation was 3.5 percent in 2000. 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, 1996 - 2000

Quarter	Year				
	1996	1997	1998	1999	2000
First Quarter	7.3	7.5	7.2	7.0	8.1
Second Quarter	7.7	7.6	7.2	7.1	8.2
Third Quarter	8.0	7.4	7.1	7.4	8.1
Fourth Quarter	7.8	7.3	6.9	7.7	7.9

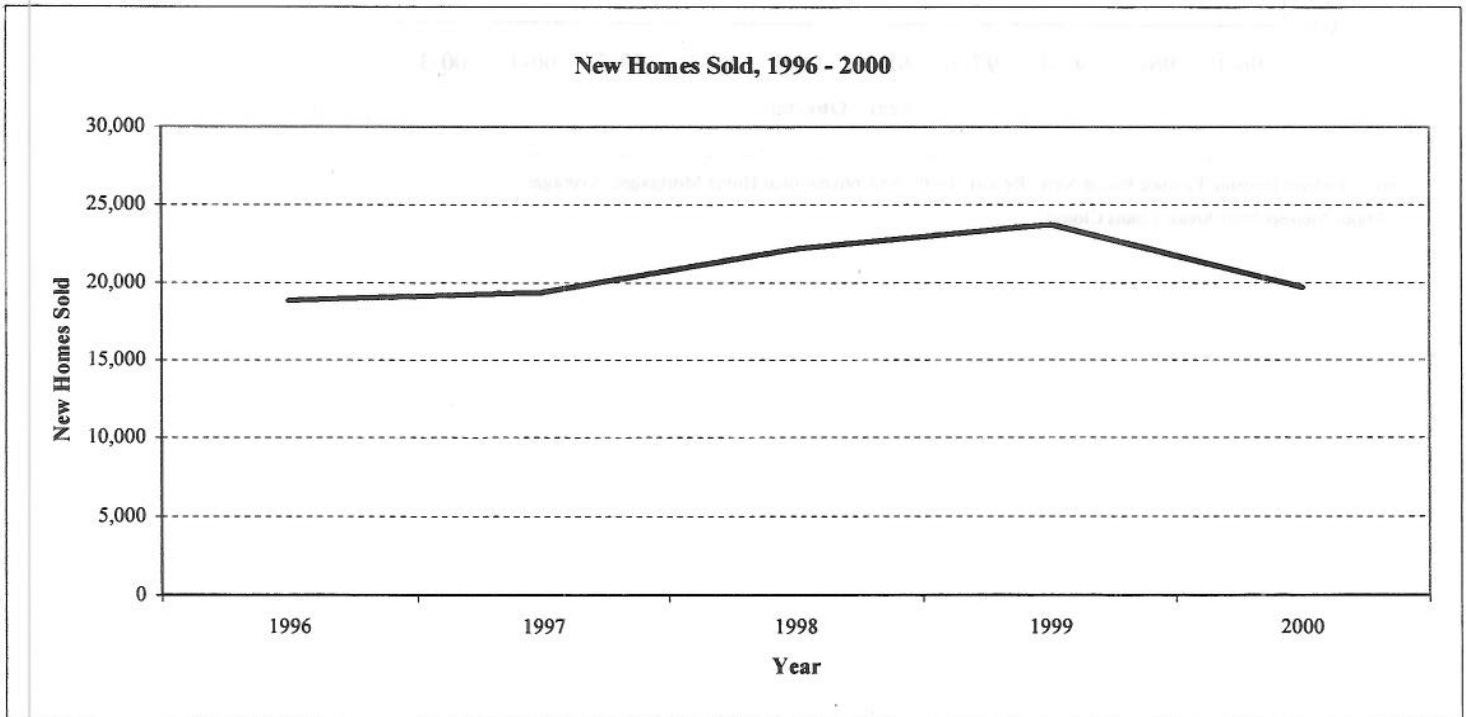


Source: Federal Housing Finance Board News Report. Terms on Conventional Home Mortgages, Averages for Major Metropolitan Areas: Loans Closed.

MORTGAGE RATES, NEW HOME SALES, AND INFLATION

Table 11. Net New Home Sales for Selected Jurisdictions, 1996 - 2000

JURISDICTIONS	Year					Change 1999 - 2000	
	1996	1997	1998	1999	2000	Number	Percentage
District of Columbia	290	293	238	364	387	23	6.3%
Calvert County	a/	a/	a/	355	339	-16	-4.5%
Charles County	590	757	1,055	772	601	-171	-22.2%
Frederick County	1,411	1,415	1,542	1,528	1,584	56	3.7%
Montgomery County	2,760	3,077	3,068	3,150	2,488	-662	-21.0%
Prince George's County	3,111	2,747	2,831	3,171	2,476	-695	-21.9%
Maryland Suburbs	7,872	7,996	8,496	8,976	7,488	-1,488	-16.6%
Alexandria/Arlington b/	529	721	1,217	1,152	840	-312	-27.1%
Fairfax County c/	4,175	3,916	4,395	4,548	3,065	-1,483	-32.6%
Loudoun County	2,793	3,230	3,969	4,706	3,656	-1,050	-22.3%
Prince William County d/	2,472	2,461	3,194	3,412	3,642	230	6.7%
Stafford County	717	769	668	570	626	56	9.8%
Virginia Suburbs	10,686	11,097	13,443	14,388	11,829	-2,559	-17.8%
Region Total	18,848	19,386	22,177	23,728	19,704	-4,024	-17.0%
Central Jurisdictions	819	1,014	1,455	1,516	1,227	-289	-19.1%
Inner Suburbs	10,046	9,740	10,294	10,869	8,029	-2,840	-26.1%
Outer Suburbs	7,983	8,632	10,428	10,988	10,109	-879	-8.0%



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

a/ Data not available.

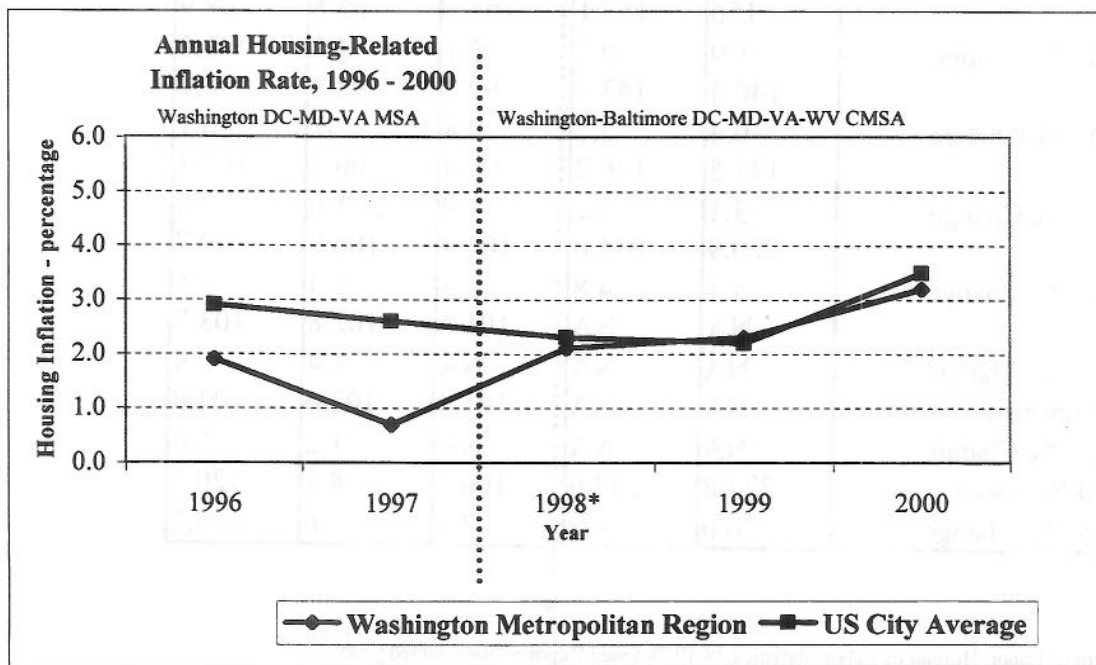
b/ Data could not be broken down for individual jurisdiction.

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, 1996 - 2000

	Year				
	1996	1997	1998*	1999	2000
Washington Metropolitan Region					
CPI-U, Housing (Annual Average)	156.0	157.1	103.1	105.5	108.9
Housing Inflation Rate (%) - % Change	1.9	0.7	2.1	2.3	3.2
US City Average					
CPI-U, Housing (Annual Average)	152.8	156.8	160.4	163.9	169.6
Housing Inflation Rate (%) - % Change	2.9	2.6	2.3	2.2	3.5



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

INFLATION

The national Consumer Price Index for All Urban Consumers (CPI-U) increased by 3.4 percent between 1999 and 2000. Regionally, there was a 3.3 percent increase. The following topical changes were behind the regional inflation rate:

	1996	1997	1998*	1999	2000
Washington Metropolitan Region					
CPI-U (Annual Average)	159.6	162.4	102.1	104.2	107.6
Inflation Rate (%) - % Change	2.8	1.8	1.3	2.1	3.3
Expenditure Category					
Food and Beverages¹	152.5	155.3	101.6	103.1	105.5
Inflation Rate (%) - % Change	3.6	1.8	1.5	1.5	2.3
Housing¹	156	157.1	103.1	105.5	108.9
Inflation Rate (%) - % Change	1.9	0.7	2.1	2.3	3.2
Apparel¹	140.4	143.4	99.3	98.3	98.2
Inflation Rate (%) - % Change	-0.4	2.1	0.8	-1	-0.1
Transportation¹	144.5	146.2	98.4	100.3	107.3
Inflation Rate (%) - % Change	3.1	1.2	-1.9	1.9	7.0
Medical Care¹	220.9	231.6	104.4	106.9	109.7
Inflation Rate (%) - % Change	4.1	4.8	2.3	2.4	2.6
Recreation²	NA	NA	101.4	102.8	103.7
Inflation Rate (%) - % Change	NA	NA	NA	1.4	0.9
Education and Communications²	NA	NA	101.4	102.6	104.0
Inflation Rate (%) - % Change	NA	NA	NA	1.2	1.4
Other Goods and Services¹	227.8	237.6	106.6	114.7	120.7
Inflation Rate (%) - % Change	6.0	4.3	3.9	7.6	5.2

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

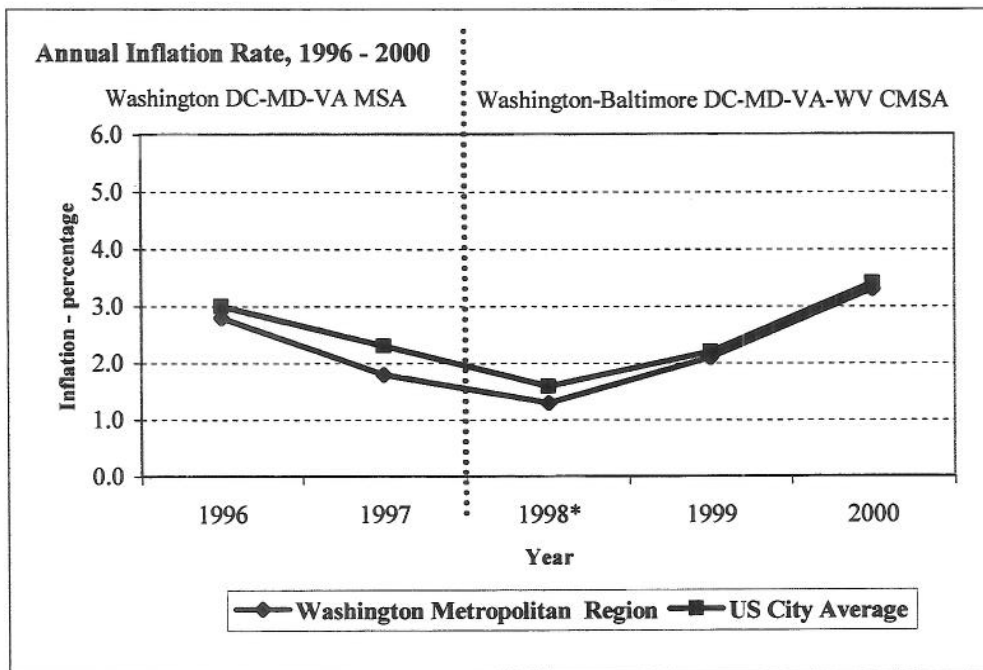
*CPI data for the Washington DC-MD-VA MSA was no longer published separately after December 1997. Beginning in 1998, the Washington metropolitan region became a component of the Washington-Baltimore DC-MD-VA-WV CMSA.

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, 1996 - 2000

	Year				
	1996	1997	1998*	1999	2000
Washington Metropolitan Region					
CPI-U (Annual Average)	159.6	162.4	102.1	104.2	107.6
Inflation Rate (%) - % Change	2.8	1.8	1.3	2.1	3.3
US City Average					
CPI-U (Annual Average)	156.9	160.5	163	166.6	172.2
Inflation Rate (%) - % Change	3.0	2.3	1.6	2.2	3.4



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 6.7 percent between 1995 and 1999, leading to a 1999 total of \$172 billion. Total income growth was fastest in the outer suburbs, where income increased by an average of 10.3 percent per year.

On a per capita basis, income varied greatly by jurisdiction. Arlington County topped the region in per capita income at \$50,118. Stafford County had the lowest per capita income at \$24,567. The per capita income for the region was \$39,306 in 1999.

Jurisdiction	1995	1996	1997	1998	1999
Arlington County	\$48,000	\$49,000	\$50,000	\$51,000	\$50,118
Stafford County	\$24,000	\$24,500	\$25,000	\$25,500	\$24,567
Region Average	\$38,000	\$39,000	\$39,500	\$40,000	\$39,306

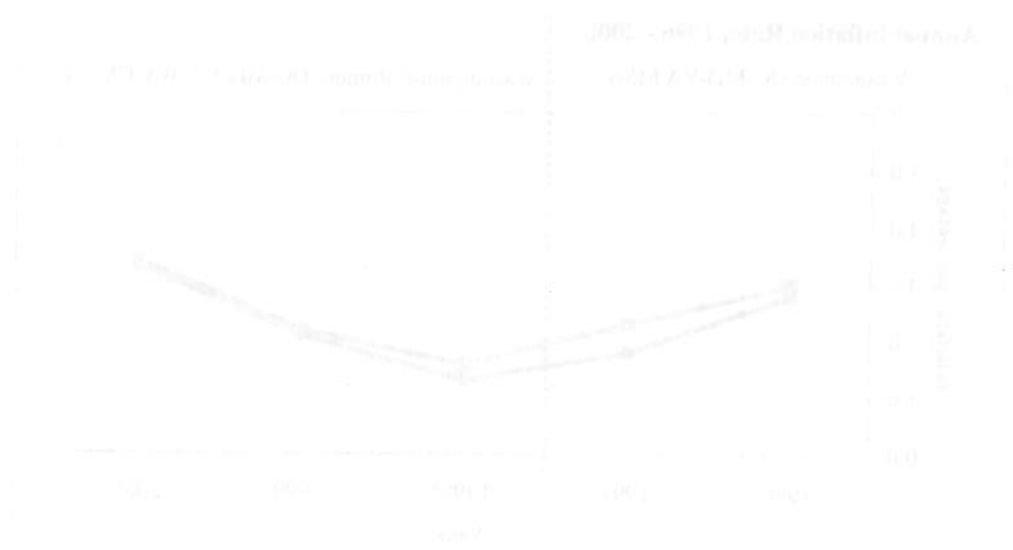
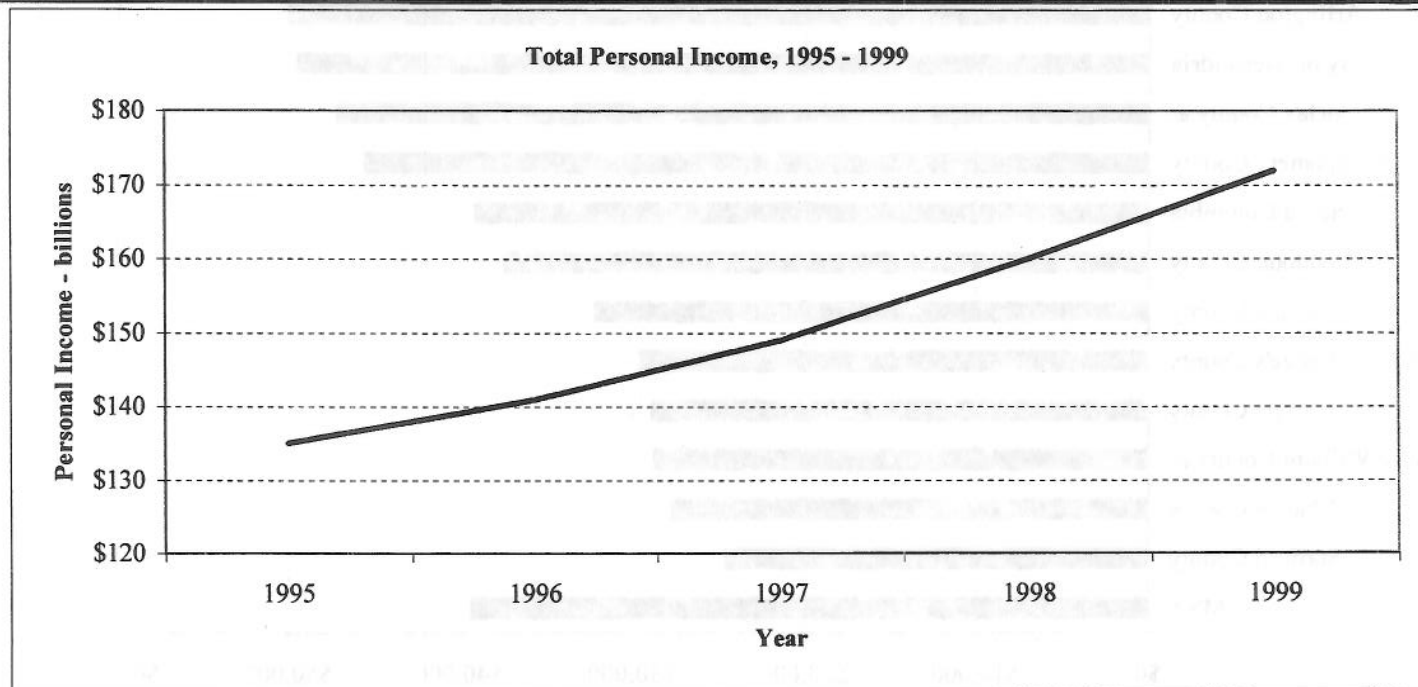


Table 14. Total Personal Income in the Washington DC-MD-VA MSA, by Jurisdiction, 1995 - 1999

(Thousands of dollars)

JURISDICTIONS	Year					Avg. Annual Percentage Change 1995 - 1999
	1995	1996	1997	1998	1999	
District of Columbia	\$18,216,823	\$18,517,339	\$19,134,994	\$19,536,357	\$20,308,355	2.9%
Calvert County	1,506,211	1,645,744	1,815,564	1,946,622	2,130,434	10.4%
Charles County	2,658,758	2,776,335	2,956,769	3,106,713	3,350,367	6.5%
Frederick County	4,227,603	4,515,465	4,978,269	5,468,052	6,141,020	11.3%
Montgomery County	31,221,248	32,542,666	33,702,721	36,388,678	38,855,266	6.1%
Prince George's County	19,165,209	19,671,905	20,616,650	21,778,282	23,099,484	5.1%
Maryland Suburbs	\$58,779,029	\$61,152,115	\$64,069,973	\$68,688,347	\$73,576,571	6.3%
Arlington County	6,892,942	7,212,503	7,603,407	8,217,279	8,763,068	6.8%
City of Alexandria	4,503,365	4,741,726	4,984,432	5,387,628	5,823,555	7.3%
Fairfax County a/	34,873,706	36,816,464	39,409,355	42,821,536	46,124,232	8.1%
Loudoun County	3,441,683	3,907,734	4,372,597	5,113,333	5,860,583	17.6%
Prince William County b/	6,921,709	7,244,644	7,803,691	8,256,931	8,975,799	7.4%
Stafford County	1,631,599	1,768,170	1,949,116	2,076,704	2,288,704	10.1%
Virginia Suburbs	\$58,265,004	\$61,691,241	\$66,122,598	\$71,873,411	\$77,835,941	8.4%
MSA Total	\$135,260,856	\$141,360,695	\$149,327,565	\$160,098,115	\$171,720,867	6.7%
Central Jurisdictions	\$29,613,130	\$30,471,568	\$31,722,833	\$33,141,264	\$34,894,978	4.5%
Inner Suburbs	\$85,260,163	\$89,031,035	\$93,728,726	\$100,988,496	\$108,078,982	6.7%
Outer Suburbs	\$20,387,563	\$21,858,092	\$23,876,006	\$25,968,355	\$28,746,907	10.3%



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

Data released May 3, 2001.

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.

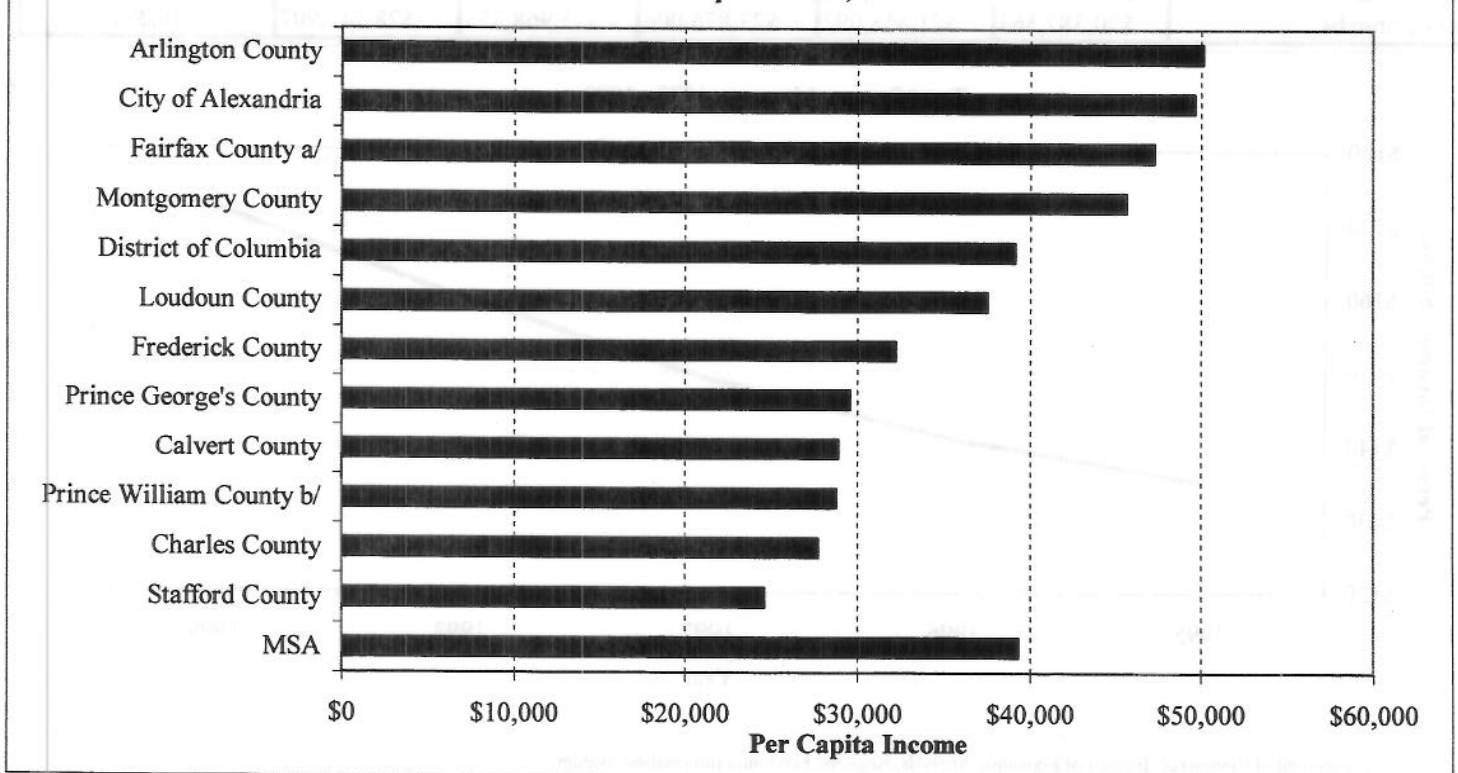
INCOME

Table 15. Per Capita Income in the Washington DC-MD-VA MSA, by Jurisdiction, 1995 - 1999

(Dollars)

JURISDICTIONS	Year					Avg. Annual Percentage Change 1995 - 1999	Ratio to MSA 1999
	1995	1996	1997	1998	1999		
District of Columbia	\$33,045	\$34,401	\$36,189	\$37,467	\$39,130	4.6%	99.6%
Calvert County	23,405	24,661	26,197	27,128	28,888	5.9%	73.5%
Charles County	23,884	24,565	25,662	26,315	27,701	4.0%	70.5%
Frederick County	24,014	25,195	27,197	29,300	32,174	8.5%	81.9%
Montgomery County	38,802	40,000	40,673	43,363	45,595	4.4%	116.0%
Prince George's County	25,119	25,554	26,780	28,032	29,547	4.4%	75.2%
Maryland Suburbs	\$30,625	\$31,483	\$32,589	\$34,473	\$36,433	4.7%	92.7%
Arlington County	39,606	41,549	43,665	47,062	50,118	6.6%	127.5%
City of Alexandria	39,706	41,982	43,843	46,858	49,609	6.2%	126.2%
Fairfax County a/	38,055	39,531	41,591	44,679	47,241	6.0%	120.2%
Loudoun County	29,634	31,485	32,590	35,383	37,500	6.6%	95.4%
Prince William County b/	24,574	24,976	26,415	27,268	28,747	4.2%	73.1%
Stafford County	20,325	20,954	22,717	23,160	24,567	5.2%	62.5%
Virginia Suburbs	\$34,641	\$35,942	\$37,768	\$40,265	\$42,527	5.7%	108.2%
MSA	\$32,573	\$33,681	\$35,173	\$37,241	\$39,306	5.2%	100.0%

Annual Per Capita Income, 1999



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

Data released May 3, 2001.

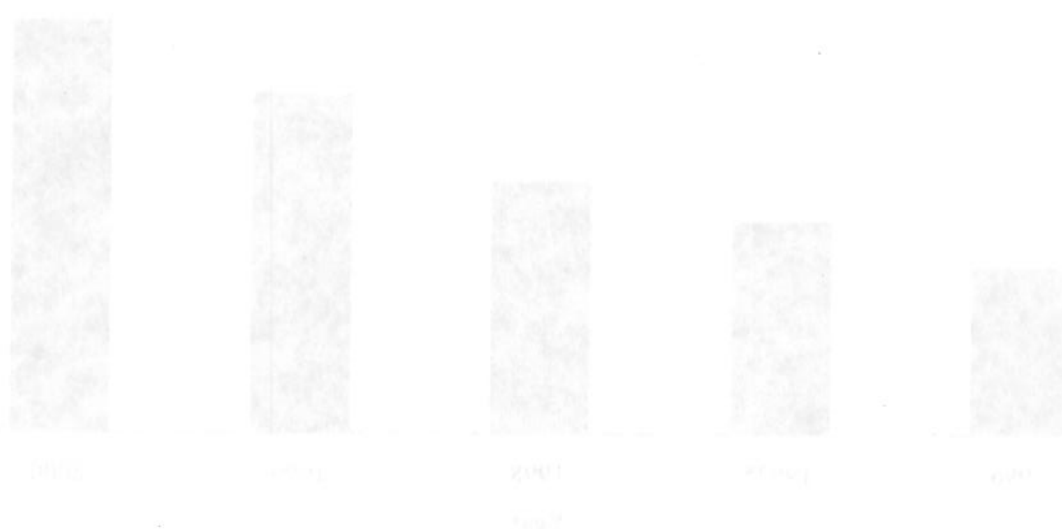
a/ Data for the Cities of Fairfax and Falls Church are included in Fairfax County.

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 current and real terms between 1996 and 2000. The area's 2000 total of \$57.5 billion was higher in both current and real terms than the 1999 number of \$53 billion and 1998 total of \$48.7 billion.

In current dollars, retail sales in the region increased by 31 percent between 1996 and 2000. Nationally, sales increased by 29 percent. The region posted a gain of 19 percent in retail sales in real terms, compared with an 18 percent gain nationwide.



RETAIL SALES

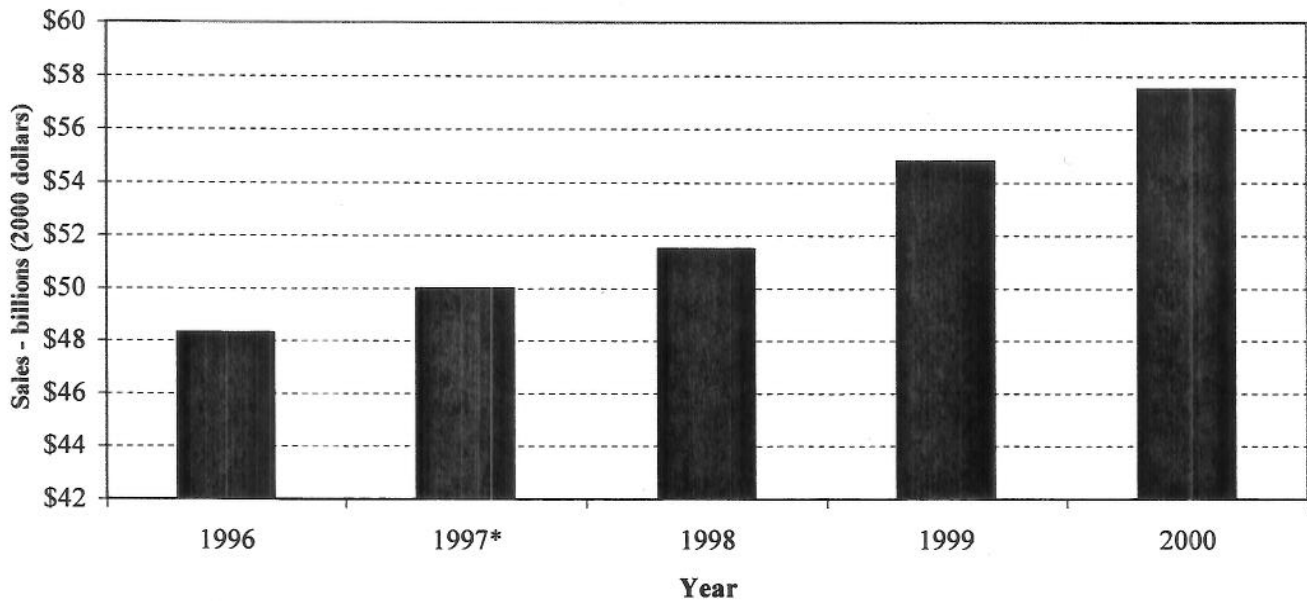
Table 16. Estimated Total Annual Retail Sales in the Washington DC-MD-VA MSA, 1996 - 2000

(Millions of Dollars)

	Year					Change 1996 - 2000	
	1996	1997*	1998	1999	2000	Number	Percentage
Washington DC-MD-VA MSA							
Sales estimated (Current Dollars)	\$44,042	\$46,508	\$48,734	\$53,039	\$57,491	\$13,449	30.5%
Sales estimated (2000 dollars)	\$48,336	\$49,898	\$51,485	\$54,821	\$57,491	\$9,155	18.9%
United States							
Sales reported (Current Dollars)	\$2,502,365	\$2,610,562	\$2,745,593	\$2,994,929	\$3,232,051	\$729,686	29.2%
Sales reported (2000 dollars)	\$2,746,381	\$2,800,865	\$2,900,559	\$3,095,599	\$3,232,051	\$485,670	17.7%

Annual Retail Sales in the Washington DC-MD-VA MSA, 1996 - 2000

(2000 dollars)



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, 1999, and 2000 are estimated by The Center for Regional Analysis, George Mason University.

AIRLINE PASSENGERS

More than 55 million passengers flew into or out of the Washington region's three major airports in 2000, a 33.9 percent increase from 1996. Washington-Dulles, with 20 million passengers, led the three airports. Baltimore-Washington International served 19.6 million passengers, and Reagan Washington National Airport served 15.7 million.

Year	Washington-Dulles	Baltimore-Washington International	Reagan Washington National Airport	Total
1996	14.7	13.8	10.5	39.0
1997	15.2	14.1	10.8	40.1
1998	15.8	14.5	11.2	41.5
1999	16.5	15.2	11.8	43.5
2000	20.0	19.6	15.7	55.3

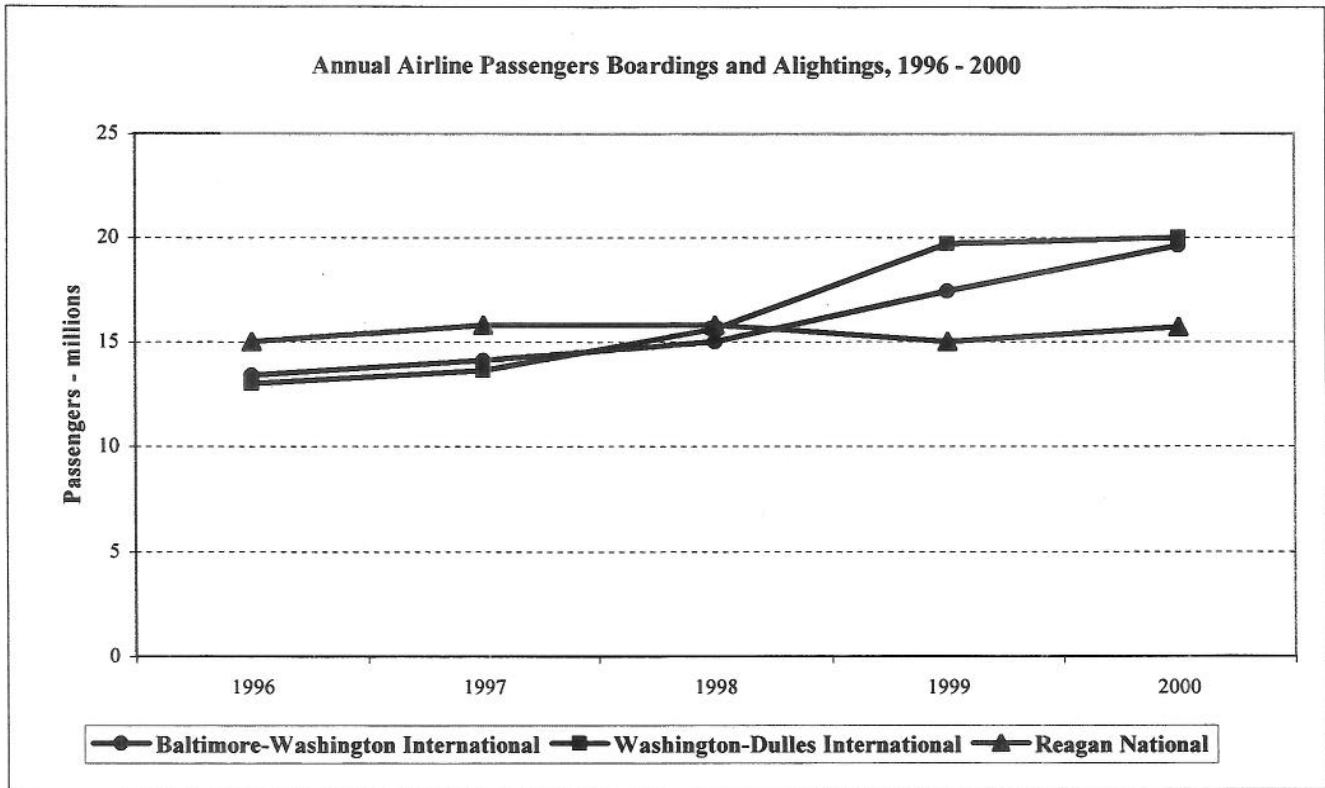


AIRLINE PASSENGERS

Table 17. Number of Air Passengers Traveling to or from BWI, Dulles, and Reagan National Airports, 1996 - 2000

(Thousands of Passengers)

	Year					Change 1996 - 2000	
	1996	1997	1998	1999	2000	Passengers	Percentage
Baltimore-Washington International Airport	13,432	14,094	15,004	17,438	19,603	6,171	45.9%
Washington-Dulles International Airport	12,774	13,604	15,619	19,652	19,971	7,197	56.3%
Ronald Reagan Washington National Airport	15,096	15,774	15,809	15,021	15,725	629	4.2%
Total Air Passengers	41,302	43,472	46,432	52,111	55,299	13,997	33.9%



Source: Research & Analysis, Office of Marketing and Development, Maryland Aviation Administration, Maryland Department of Transportation, Washington Area Airports Comparative Activity Summary Report Calendar Year 2000.

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, 1996 - 2000	X	X	X
Population Forecast, 1990 - 2025	X	X	b/
Employment, 1996 - 2000	X	X	
Employment Forecast, 1990 - 2025	X	X	b/
Federal Spending, 1996 - 2000	X	X	
Labor Force, 1996 - 2000	X		
Commercial Construction Starts, 1996 - 2000	X	X	X
New Homes Permitted, 1996 - 2000	X	X	X
Effective Mortgage Rates, 1996 - 2000	X		
New Home Sales, 1996 - 2000	X	X	d/
Housing-Related Inflation, 1996 - 2000	X		
Inflation, 1996 - 2000	X		
Total Personal Income, 1995 - 1999	X	X	e/
Per Capita Income, 1995 - 1999	X	X	e/
Retail Sales, 1996 - 2000	X		
Air Passengers, 1996 - 2000	X		

a/ Independents cities in the Commonwealth 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 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%	27.1%	72.9%
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

Source: U.S. Dept. of Commerce, Economics and Statistics Administration, Bureau of the Census, Consolidated Federal Funds Report, FY1999.

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 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%	27.9%	72.1%
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 3. 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 4. 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 C

APPENDIX C – Local and State Government Economic Development Offices

CITY OF ALEXANDRIA, VIRGINIA

Alexandria Economic
Development Partnership, 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 411
Arlington, VA 22201
(703) 228-0808
(703) 228-0805 (fax)
www.smartplace.org (Web)
arlington@smartplace.org (e-mail)

CITY OF BOWIE, MARYLAND

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)

CALVERT COUNTY, MARYLAND

Department of Economic Development
Courthouse
Prince Frederick, MD 20678
(410) 535-4583
(410) 535-4585 (fax)
www.co.cal.md.us/cced (Web)
cced@co.cal.md.us (e-mail)

CHARLES COUNTY, MARYLAND

Economic Development Commission
8730 Mitchell Road
P.O. Box 910
La Plata, MD 20646
(301) 934-7633
(301) 934-7656 (fax)
www.ccbiz.org (Web)

CITY OF COLLEGE PARK, MARYLAND

Planning, Community, and Economic Development
4500 Knox Road
College Park, MD 20740
(301) 277-3445
(301) 887-0558 (fax)
rcate@ci.college-park.md.us (e-mail)

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

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

CITY OF FAIRFAX, VIRGINIA

Office of Economic Development
10455 Armstrong Street
Fairfax, VA 22030
(703) 385-7851
(703) 385-7811 (fax)
www.ci.fairfax.va.us (Web)
eberner@ci.fairfax.va.us (e-mail)

CITY OF FALLS CHURCH, VIRGINIA

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

FREDERICK COUNTY, MARYLAND

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

CITY OF GAITHERSBURG, MARYLAND

Office of Economic Development
City Hall
31 S. Summit Avenue
Gaithersburg, MD 20877
(301) 258-6300
(301) 948-6149 (fax)
www.ci.gaithersburg.md.us (Web)
ttomasello@ci.gaithersburg.md.us (e-mail)

CITY OF GREENBELT, MARYLAND

Department of Planning and Community
Development
25 Crescent Road
Greenbelt, MD 20770
(301) 345-5417
(301) 345-5418
www.ci.greenbelt.md.us (Web)
thruby@ci.greenbelt.md.us (e-mail)

LOUDOUN COUNTY, VIRGINIA

Department of Economic
Development
1 Harrison Street, SE – 5th Floor
Leesburg, VA 20177
P.O. Box 7000
(703) 777-0426
Metro: (703) 478-8434
(703) 771-5363 (fax)
www.loudounva.com (Web)
svanepps@loudounva.com (e-mail)

CITY OF MANASSAS, VIRGINIA

Office of Community & Economic Development
9027 Center Street, Room 202
P.O. Box 560
Manassas, VA 20108
(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/ded/ (Web)
econdev.quarla@co.mo.md.us (e-mail)

PRINCE GEORGE'S COUNTY, MARYLAND

Economic Development Corporation
4640 Forbes Boulevard, Suite 200
Lanham, MD 20706
(301) 429-3044
(301) 429- 8762 (fax)
www.pgcedc.com (Web)
info@pgcedc.com (e-mail)

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)
econdev@pwcgov.org (e-mail)

CITY OF ROCKVILLE, MARYLAND

Greater Rockville Partnership, Inc.
932 Hungerford Drive, Suite 36B
Rockville, MD 20850
(301) 315-8096
(301) 315-8097 (fax)
www.greaterrockville.org (Web)
grprockvil@aol.com (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)

APPENDIX C

STAFFORD COUNTY, VIRGINIA

Department of Economic Development
1300 Courthouse Road
P.O. Box 339
Stafford, VA 22555
(540) 658-8681
(540) 658-6651 (fax)
www.co.stafford.va.us/econdev/ (Web)
economicdev@co.stafford.va.us (e-mail)

CITY OF TAKOMA PARK, MARYLAND

Economic and Community Development
7500 Maple Avenue
Takoma Park, MD 20912
(301) 270-1700 ext. 217
(301) 270-4568 (fax)
www.cityoftakomapark.org/ecd/ (Web)

STATE OF MARYLAND

Department of Business and Economic Development
217 E. Redwood Street
Baltimore, MD 21202
(410) 767-6300
(410) 333-6792 (fax)
www.choosemaryland.org (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)
infonova@yesvirginia.org (e-mail)

THE GREATER WASHINGTON INITIATIVE

1129 20th St., N.W., Suite 200
Washington, DC 20036
(202) 857-5999
(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.mwcog.org (Web)
infocntr@mwcog.org (e-mail)