

City of Fairfax

Overview of Forecast Methodology

Metropolitan Washington Council of Governments

January 11, 2022

Forecasting for Smaller Jurisdictions

Advantages:

Can estimate development potential of individual parcels;

Staff has detailed knowledge of likely developments Citywide.

- ***We can realistically examine each TAZ***

Challenges:

Fewer resources;

Fewer comparables for forecasting;

One or two developments can substantially affect results:

- ***Arise unexpectedly,***
- ***Delayed or changed.***

Forecasting for Smaller Jurisdictions

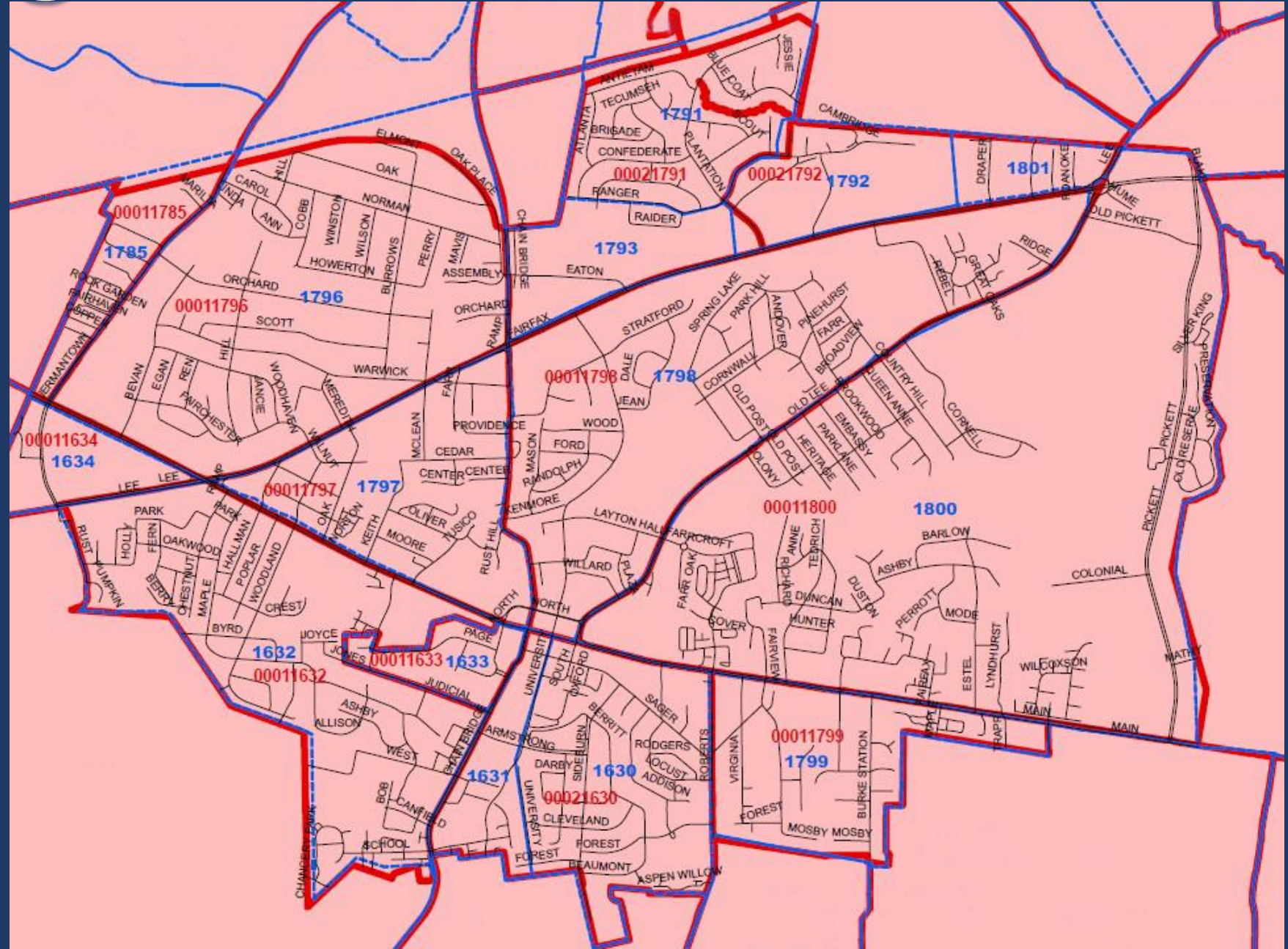
14 TAZ's:

Average TAZ Size:

650 households

1,700 population

1,600 employment



Fairfax City's Methodology

- 1) **Estimate Current Population & Households.**
 - Code housing unit records by TAZ location.
 - Merge these housing unit counts to most recent COG estimates.

Fairfax City's Methodology

2) Estimate New (Approved / Likely) Housing Units:

- Under construction.
- Approved but not yet built.
- Likely (known by staff to be potential redevelopment).
- Apply avg. household sizes for population.

Mostly Within the Next
5 Years

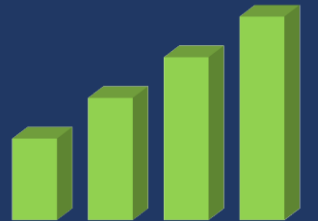
Fairfax City's Methodology

3) Estimate Future Projects. **The Great Unknown...**

→ Add development in each TAZ.

- **TOTAL** Detached, Townhouse & Multifamily;
- Divide into 5-yr. increments.

Results in a steady growth rate
for outyear periods.



→ Apply avg. household sizes for population.

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4) Estimate Future Year Avg. Household Size.

→ Estimated to increase by 0.01 for each type of housing unit for each 5-year period.

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Example: TAZ 1630

Base Population:

878 Households 2,166 Population

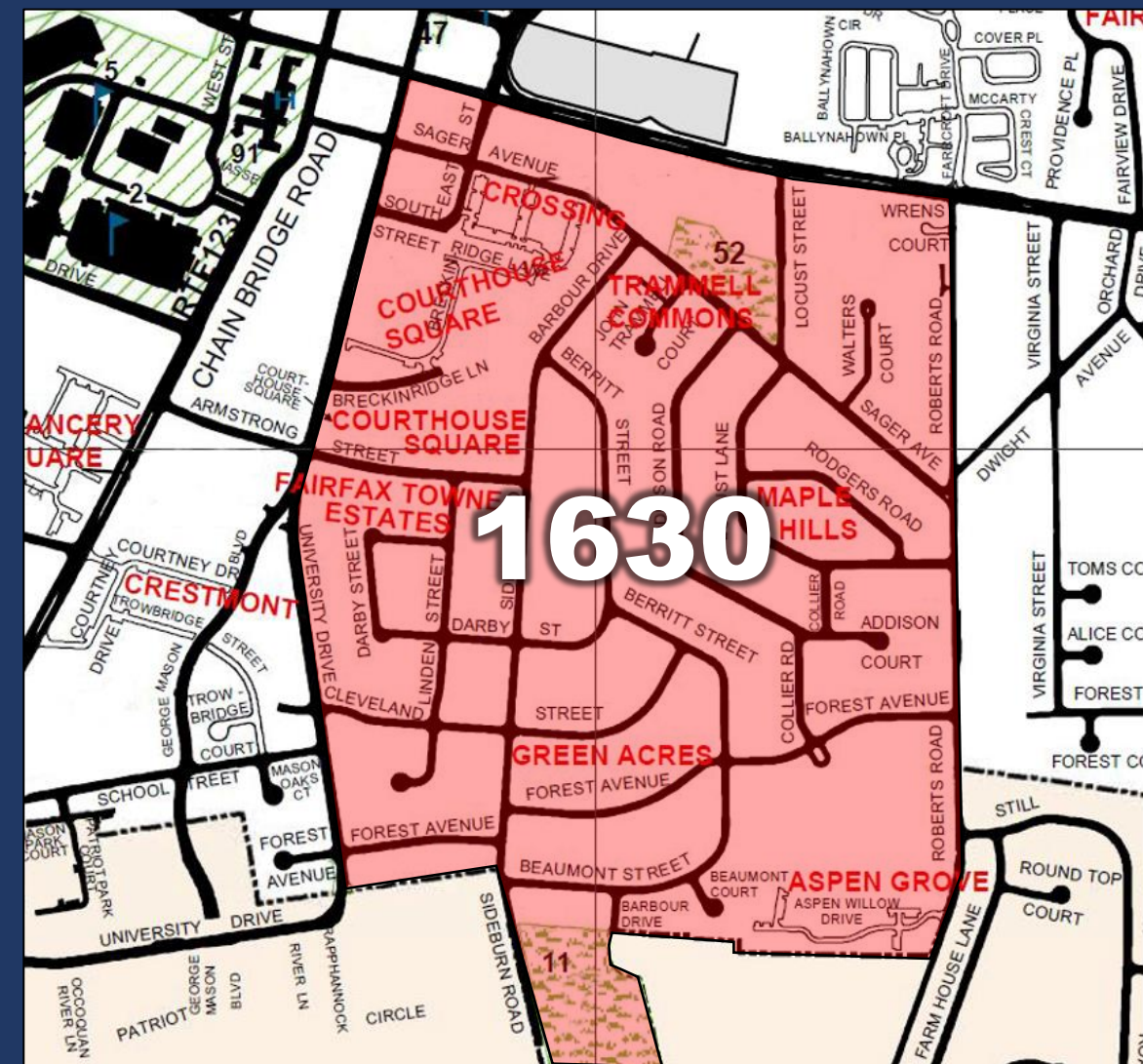
One Likely Project (15 townhomes)

Staff's Estimate of
Future Projects:

100-unit Multifamily Building
50 Townhouses
25 Detached Homes

2045 Forecast:

1,068 Households 2,688 Population



Fairfax City's Methodology

Employment Forecasts

- Started w/ COG employment estimates.
- Then examined Commercial Sq. Footage & applied employment-to-Sq.Ft. ratio for:
 - Office
 - Industrial
 - Retail
 - Other
- Added At-Home Employment at 5%

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Employment Forecasts

- Staff estimated future employment by TAZ development potential.
- 3 “classifications” of TAZ Potentials:

TAZ Location	% incr. per period
TAZs In Development Nodes	1.00%
TAZs Near Development Nodes	0.50%
Other	0.25%

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How Did It Go?

→ Round 9.1 estimates....

	Population	Households
Round 9.1 Estimate	25,588	9,603
2020 Census	24,146	8,800
Difference	-1,442	-803
	-5.6%	-8.4%



One project can make a big difference

