



July 30, 2025

Greg Goodwin
Department of Community Planning and Services
Metropolitan Washington Council of Governments
777 North Capitol Street, N.E.
Washington, DC 20002

Dear Mr. Goodwin,

Enclosed please find Prince William County's submission of Round 10.1 Traffic Analysis Zone (TAZ)-level forecasts in the attached Excel file for the years 2025 to 2050. Specifically, this note indicates changes in Prince William County's COG 10.1 control totals for 2025 to reflect updated household construction data, average household size information, and employment data.

An analysis of housing and population in 2024 and 2025 produced an estimated 157-158.5k households and 498k-503k residents between 2024 Quarter 4 and 2025 Quarter 2. The latest build-out analysis and estimates produced by the County Demographer have pinpointed 157.8k households in 2025 as opposed to the COG 10.0 forecast of 165.1 households. Likewise, a derived population of 502.9k was calculated for 2025, substantially less than the 10.0 forecast of 515.2k residents. In both instances, current occupancy rates and average household sizes by census tract and household type were applied to our residential address file. Our 2025 population falls in line with July 1, 2024 estimates from the Census Bureau (497.0k) and UVA's Weldon Cooper Center (497.9k).

Concurrently, we also reduced our employment numbers for 2025. We propose 172.2 employment compared to 178.6k forecast in round 10.0. In our employment regression model, Bureau of Labor Statistics (BLS) employment data for 2021-2024 were applied and a decision to maintain the BLS 2024 statistic of 143,909 employees (average of 2024 Q1-Q3) for 2024 and 2025 was made. Reasons for this approach include a plateauing COVID recovery number, high economic uncertainty, significant layoffs at federal agencies in 2025 (mainly contractor impacts), and large growth in data centers that have fewer jobs per acre than other industrial uses.

Should you have any questions, please do not hesitate to contact David McGettigan at (703)-792-7189 or dmcgettigan@pwcgov.org.

	2020	2025	2030	2035	2040	2045	2050
Households	153.9	157.8	173.4	180.0	185.1	189.0	191.9
Total Population	480.7	502.9	536.6	553.0	565.0	573.6	579.6
Employment	161.9	172.2	194.3	209.8	223.4	235.6	246.4

Note: Numbers in thousands.

Sincerely,

Tanya Washington

Tanya M. Washington, AICP
Planning Director

**Robert
Mancini**

Digitally signed by Robert
Mancini
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Robert Mancini
Director, Department of Information Technology

cc: Christopher Shorter, County Executive
Wade Hugh, Deputy County Executive
Michelle Attreed, Acting Deputy County Executive
Christina M. Winn, Executive Director Economic Development
Rick Canizales, Transportation Director
David McGettigan, Deputy Planning Director
Malcolm John, Assistant Director of Information Technology
Brian Engelmann, County Demographer