

# 2023 Boundary and Student Assignment Study Supplement

DC Population Forecast (Office of Planning) - slides  
from July 19, 2023 Advisory Committee meeting



# Method & Results | Population

## Forecast Method

**Net New Occupied Units**

*Net New Housing Units*  
X  
*Occupancy Rate*



**Net New Households**

*Net New Occupied Units*  
X  
*Average Household Size*

+

**Net Natural Increase**

*Births - Deaths*

=

**Net New Population**

## Forecast Result



**Population**

2020 Base

**689K**

2050 Total

**844K**

Total Change

**+155K**

Percent Change

**+22%**

Annual Growth Rate

**+0.7%**

Office of Planning Population Forecasts: <https://planning.dc.gov/node/1212966>



# Updating the Forecast

( 2016 Forecast -> 2022 Forecast )

For the COG 2022 forecast (10.0), OP updated underlying assumptions for household density, job density, and occupancy rates to reflect changes observed since the last major round forecast, completed in 2016. These updates are part of a regular process to maintain the region's forecast.

## Household Density for New Units

- Multi-units (<50 units): **1.8** -> **1.4**
- Multi-units (>50 units): **1.5** -> **1.2**

Continued reduction in household size (2.24 in 2010 to 1.98 in 2021) and family size (3.37 in 2010 to 3.03 in 2021 (ACS)) due to production of small units leading to **decreasing household density**

## Residential Occupancy Rates

- 2025: ~**94%** -> **88%**
- 2030: ~**95%** -> **92%**

Lower absorption rates due to COVID as domestic outmigration increased and international immigration continues to lag, resulting in **lower residential occupancy rates** for the short term (2025 and 2030)

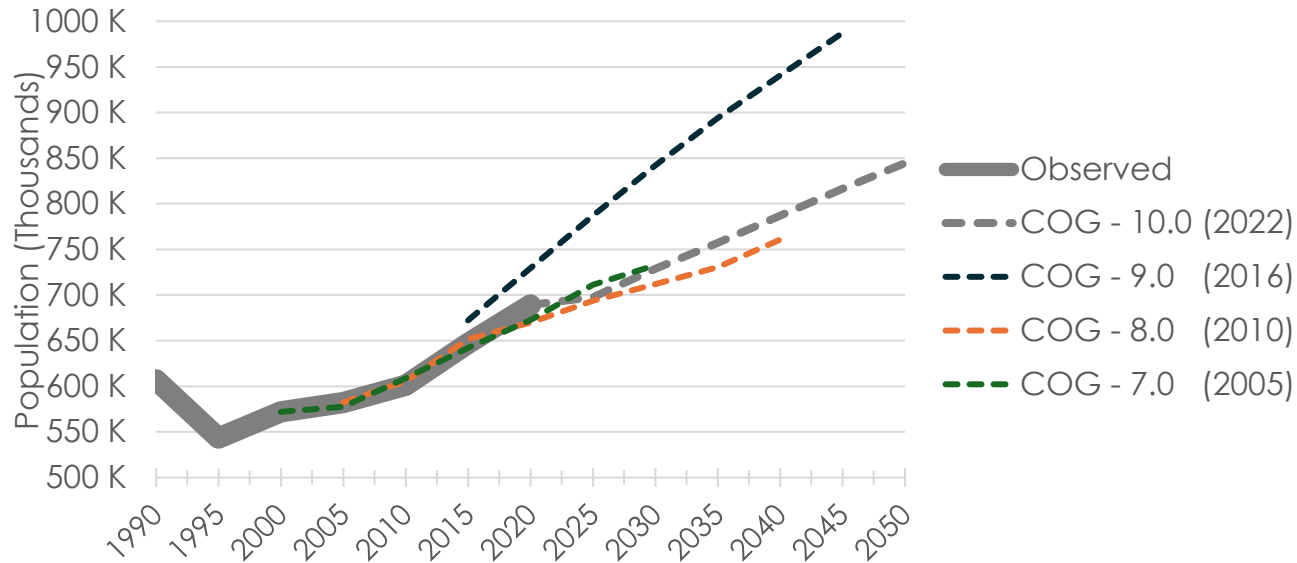
### Key Terms:

- Household density - the average number of people in each household.
- Residential occupancy rate - the percent of units occupied compared to the total amount of units available.

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# DC Population Forecast



**Graph Description:** This graph illustrates how OP's forecasts vary between major updates. With each major round of forecast updates, OP analyses recent trends to adapt our projections. While the 10.0 forecast shows slower growth than the 9.0 Forecast, OP predicts the District's population will increase by 0.7% annually over the next 30 years.

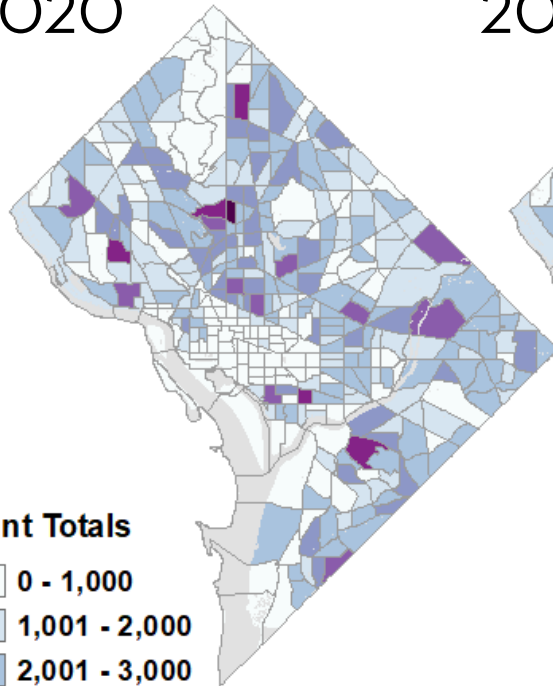
<b>10.0 (2022) Population Forecasts in thousands</b>							
	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
Population	689	697	728	757	787	816	844

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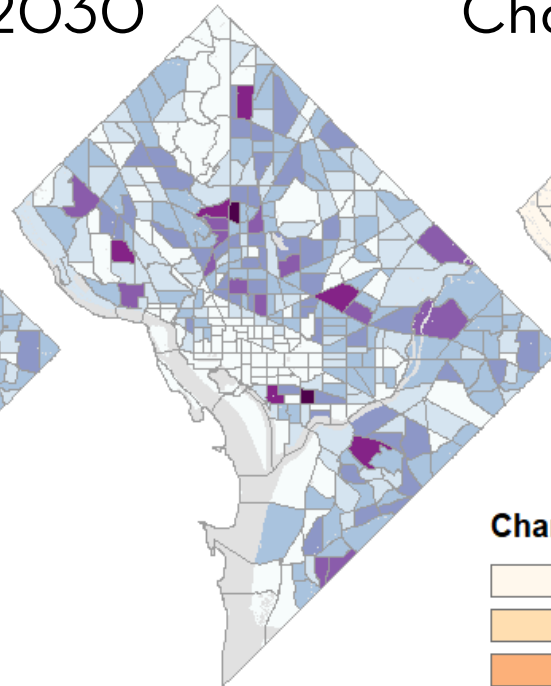
# Population Change (2020-2030)



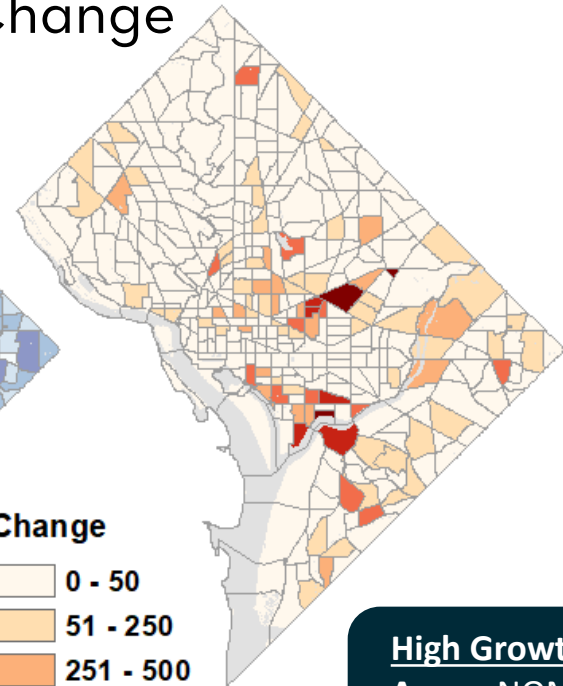
2020



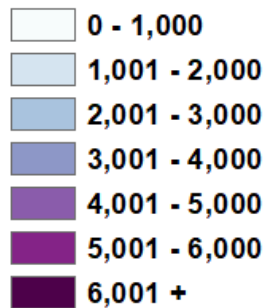
2030



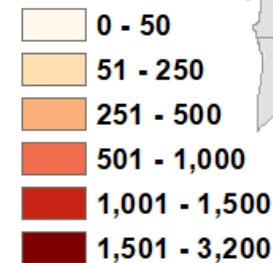
Change



## Count Totals



## Change



**High Growth Areas:** NOMA, Poplar Point, Buzzard Point, Navy Yard

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