



Alexandria Chamber

Amazon & Other Factors Affecting the Washington Region's Economy

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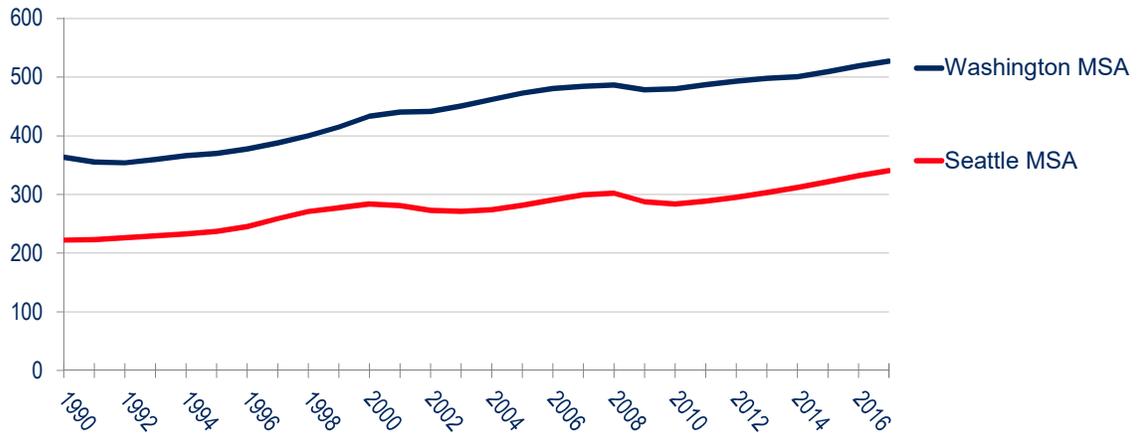


December 3, 2019

Amazon in Arlington: Context



Density by Metro Area: Jobs Per Land Square Mile



Sources: U.S. Bureau of Labor Statistics; The Stephen S. Fuller Institute at the Schar School, GMU

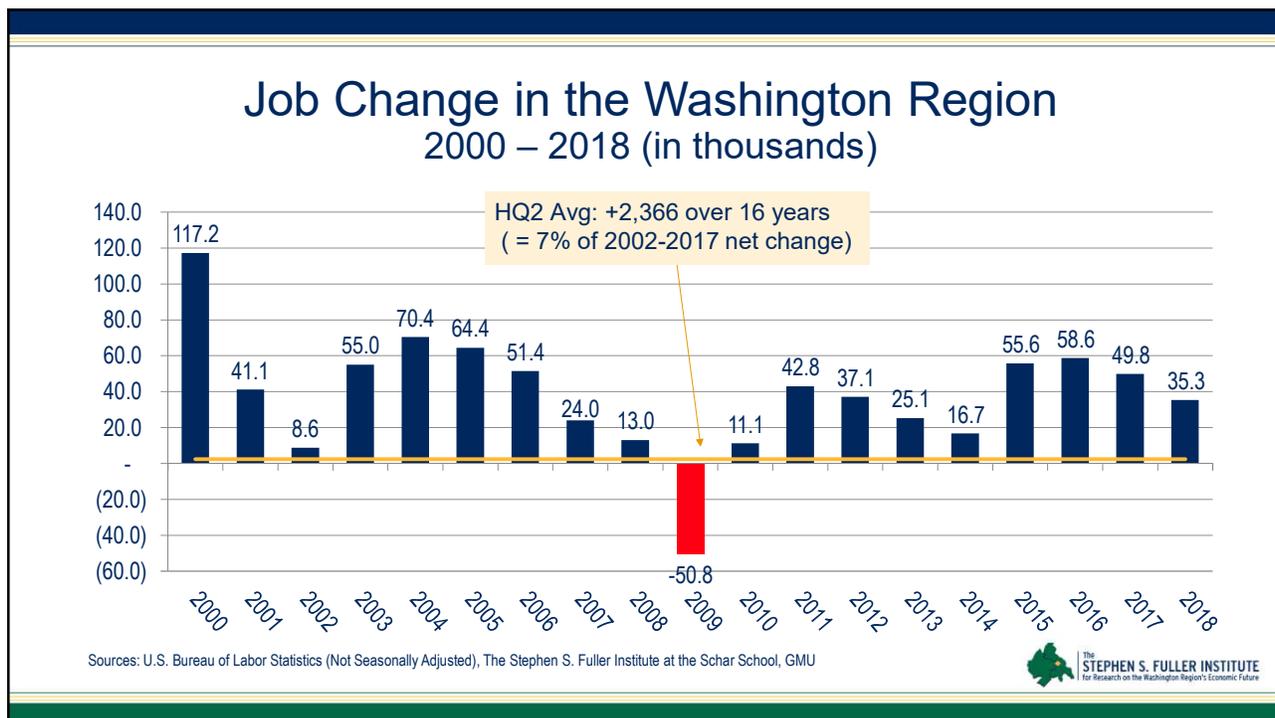
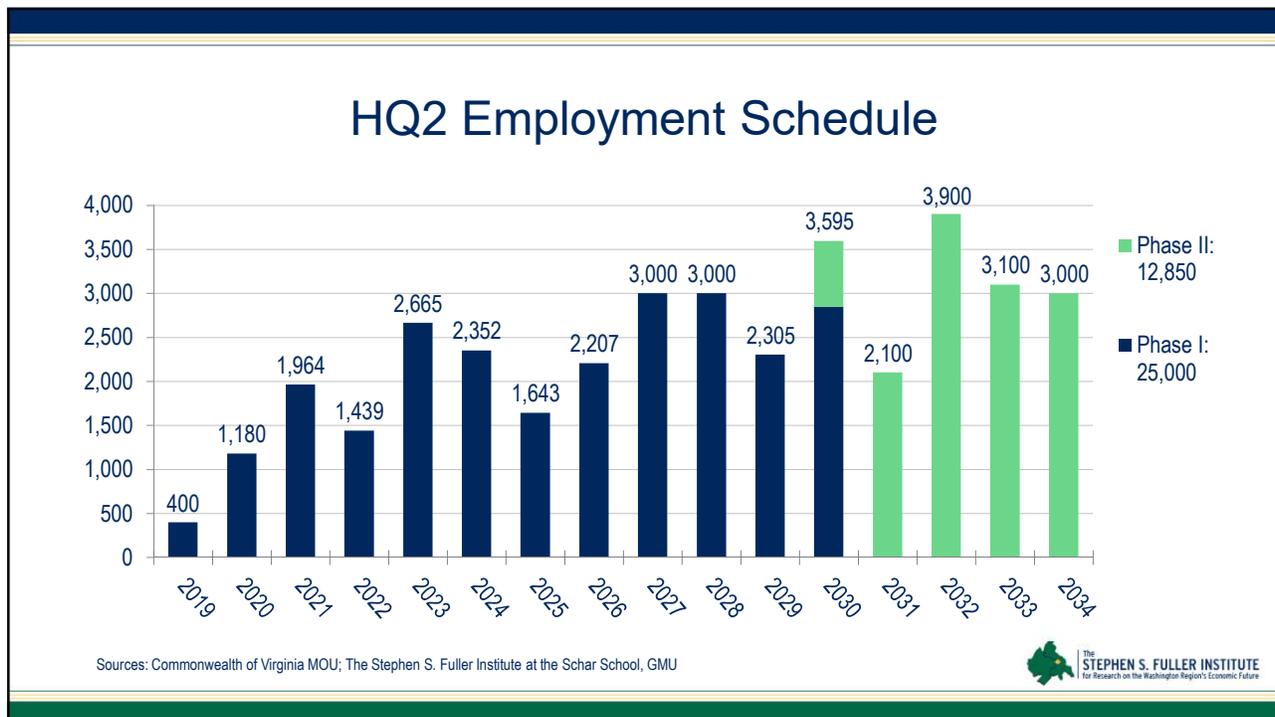


Density: Arlington County vs. City of Seattle

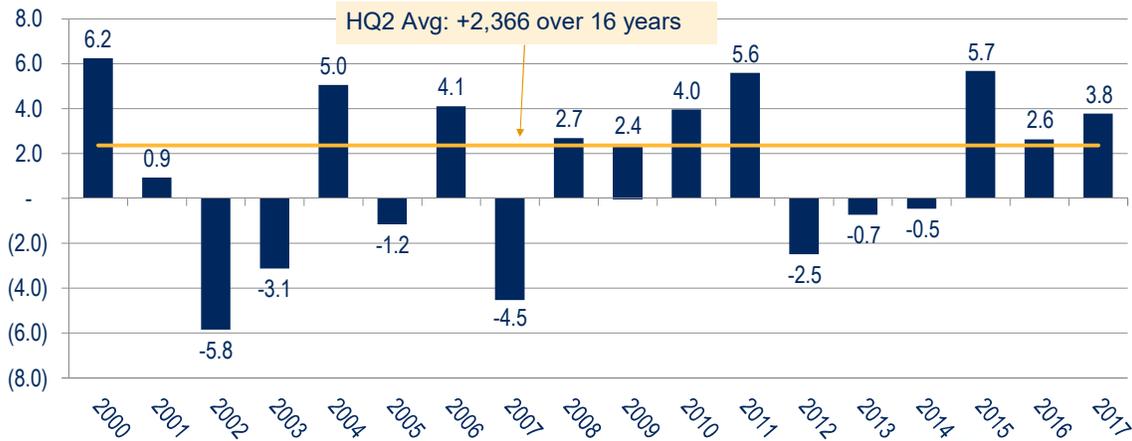
	Arlington County	Seattle City	Arlington as a % of Seattle
Sq. Mi.	26	83	31%
Residents	234,965	724,745	32%
--- Per Sq. Mi.	9,037	8,732	103%
Private Office Space (MMs SF)	32	55	58%
--- Per Sq. Mi.	1.2	0.7	186%

Sources: U.S. Census; Cushman & Wakefield; The Stephen S. Fuller Institute at the Schar School, GMU





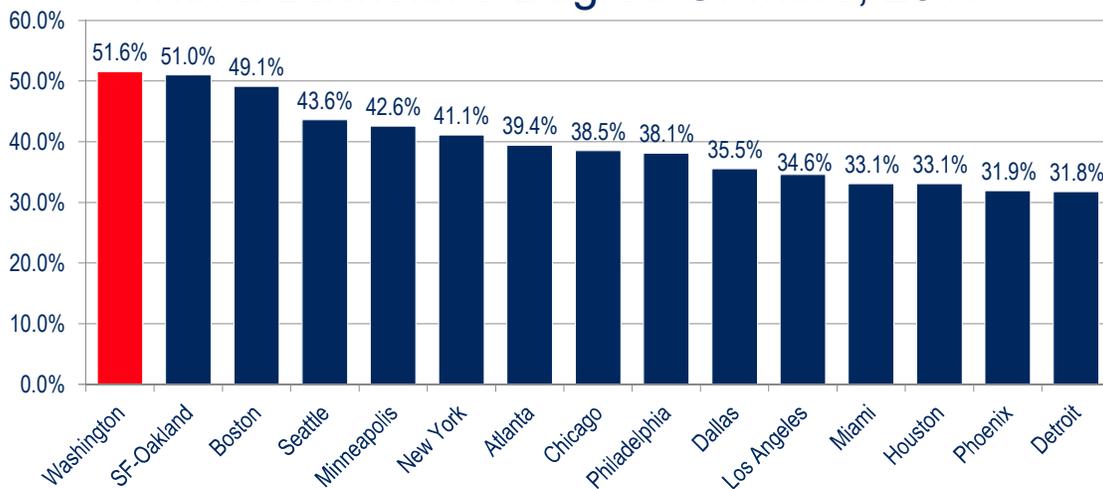
Job Change in Arlington County* 2000 – 2017 (in thousands)



Sources: U.S. Bureau of Labor Statistics (QCEW), The Stephen S. Fuller Institute at the Schar School, GMU
*Excludes military jobs



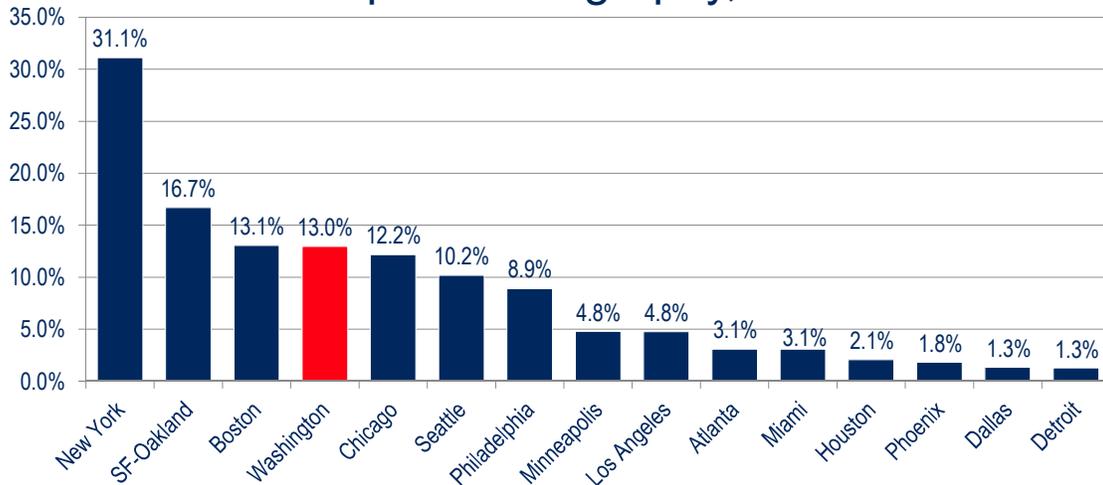
Percent of Residents* With a Bachelor's Degree Or More, 2017



Sources: U.S. American Community Survey; The Stephen S. Fuller Institute at the Schar School, GMU
*Aged 25+



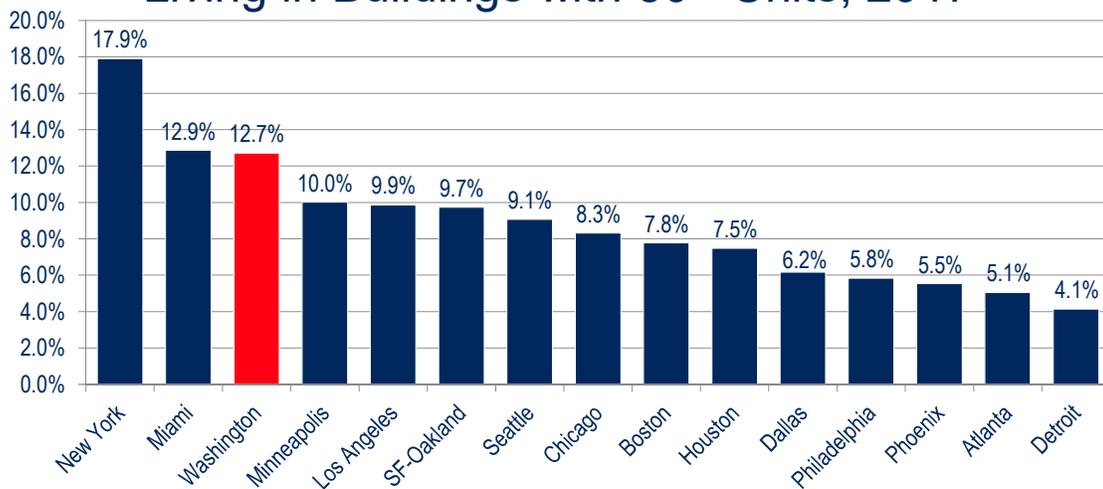
Share of Commuters Taking Public Transportation Workplace Geography, 2017



Sources: U.S. American Community Survey; The Stephen S. Fuller Institute at the Schar School, GMU



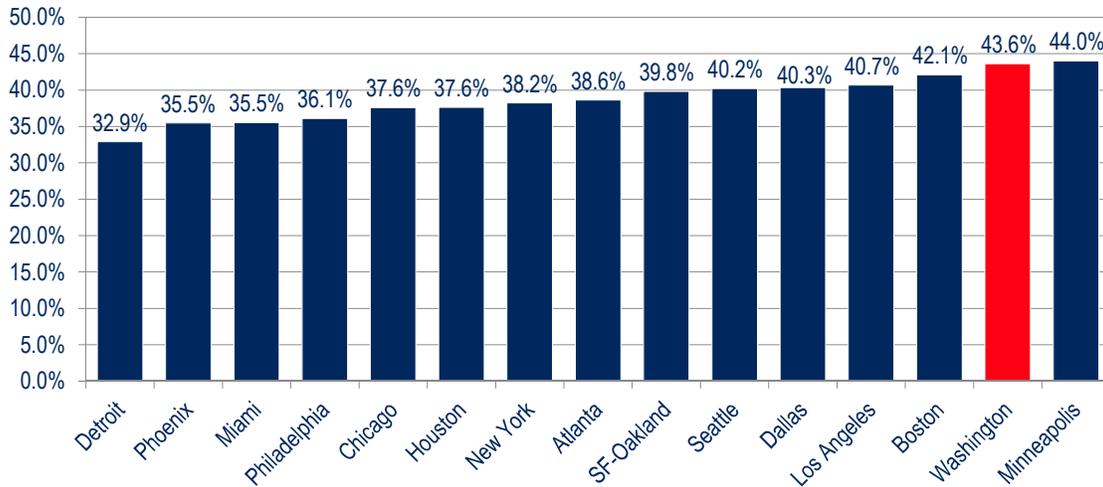
Share of Households Living in Buildings with 50+ Units, 2017



Sources: U.S. American Community Survey; The Stephen S. Fuller Institute at the Schar School, GMU



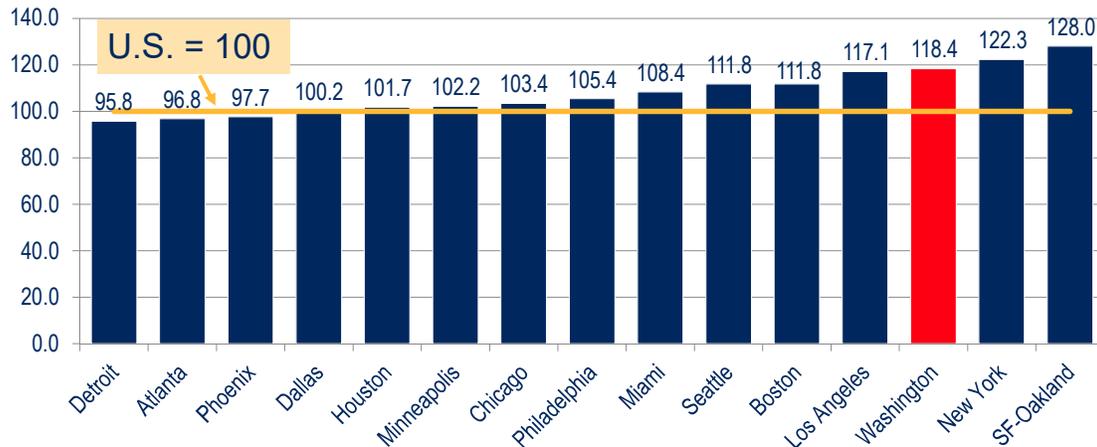
Share of 2+ Worker Households, 2017



Sources: U.S. American Community Survey; The Stephen S. Fuller Institute at the Schar School, GMU



Regional Price Levels, Compared to the U.S., 2017



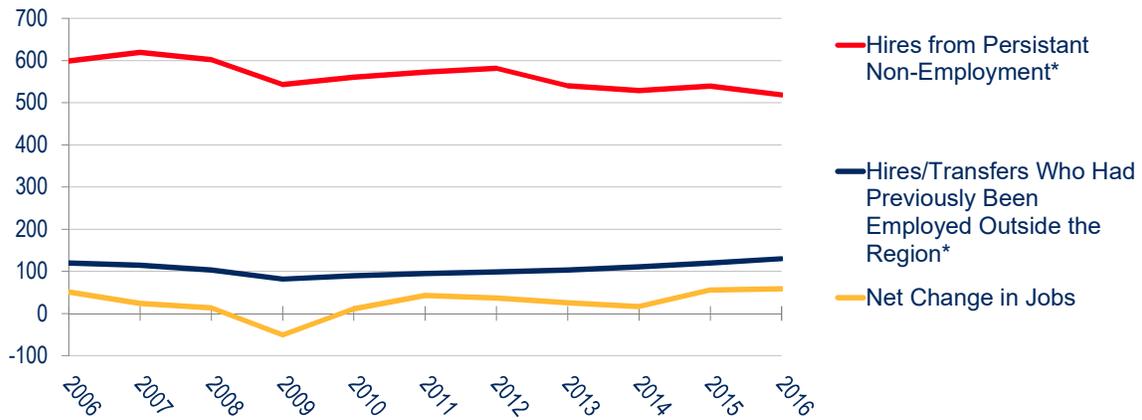
Sources: U.S. Bureau of Economic Analysis; The Stephen S. Fuller Institute at the Schar School, GMU



Growth vs Change



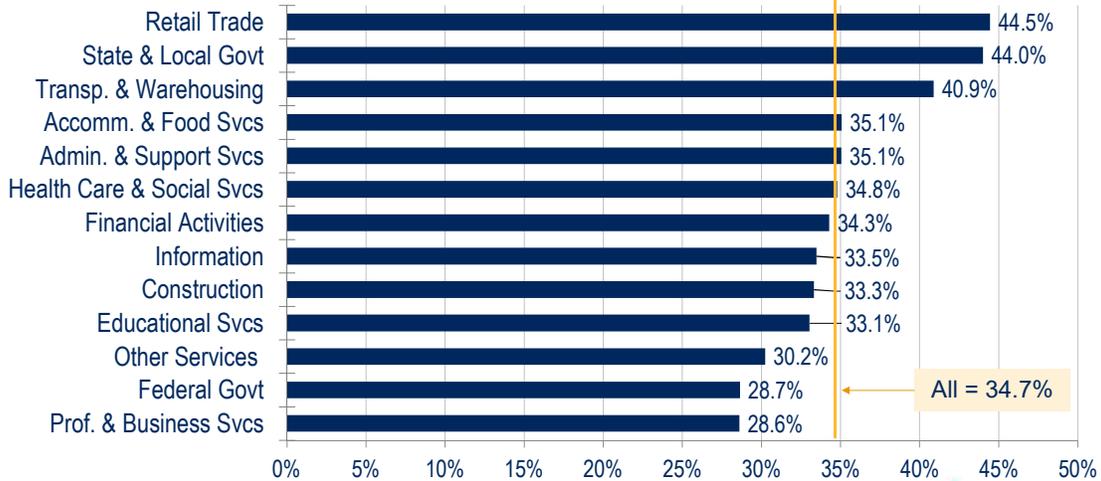
Private Sector Jobs in the Washington Region: Net Change Compared to Gross Flows By Year (000s)



Sources: U.S. Bureau of Labor Statistics; LEHD (J2J, Beta, v3Q2018); The Stephen S. Fuller Institute at the Schar School, GMU
* As of prior quarter



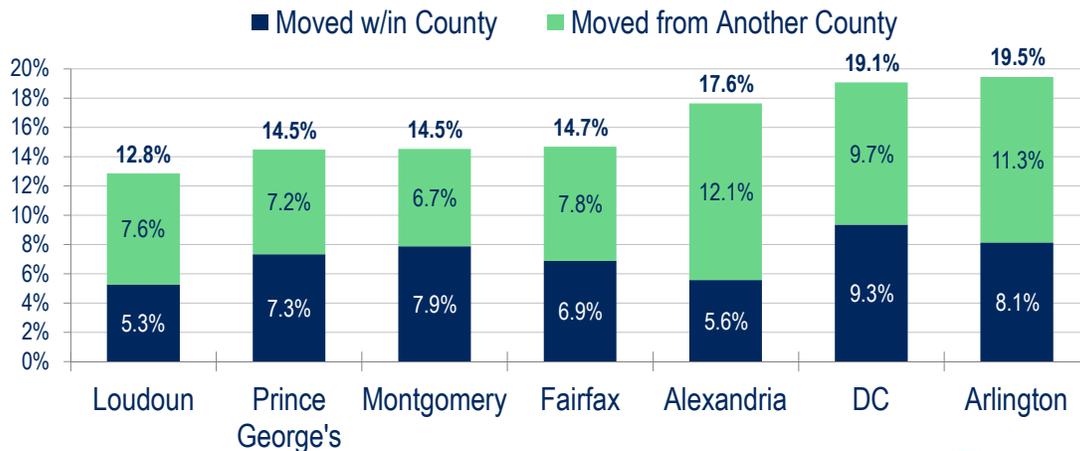
% of the Washington Region's Workers Born in DC, VA, or MD by Industry



Sources: U.S. Census Bureau (2014-2016 ACS Microdata); The Stephen S. Fuller Institute at the Schar School, GMU



Share of Residents* That Moved in the Past Year By Place of Current Residence, 2017

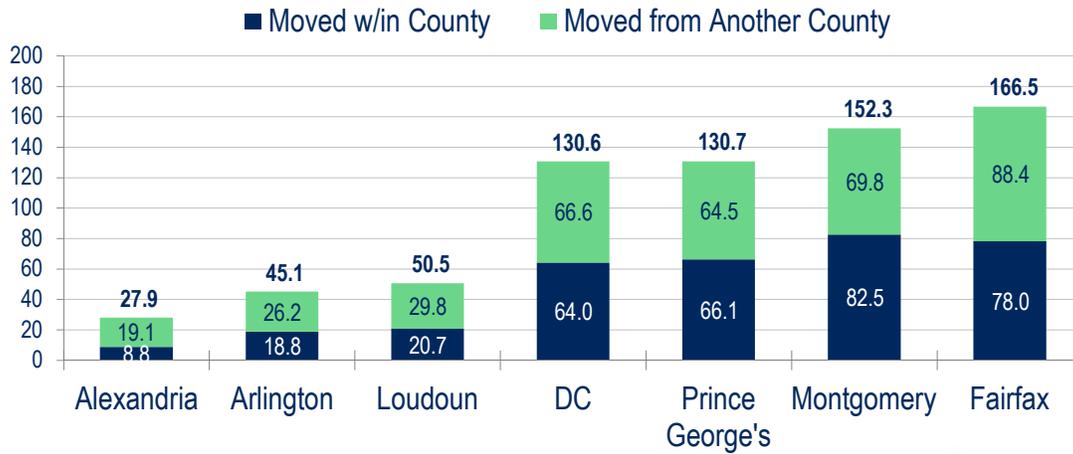


Source: U.S. Census (2017 American Community Survey) The Stephen S. Fuller Institute at the Schar School, GMU

* Excludes children less than one years old



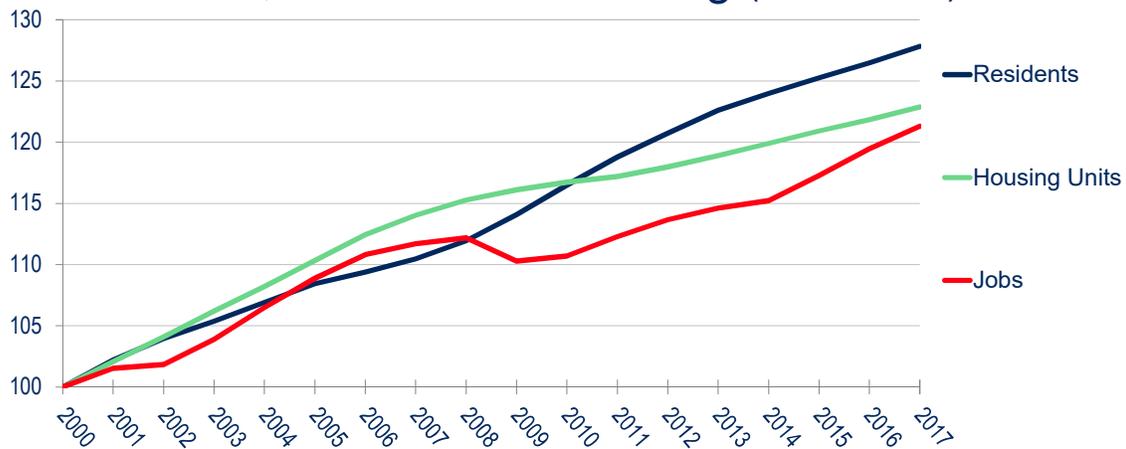
Number of Residents* That Moved in the Past Year By Place of Current Residence, 2017 (000s)



Source: U.S. Census (2017 American Community Survey) The Stephen S. Fuller Institute at the Schar School, GMU
* Excludes children less than one years old

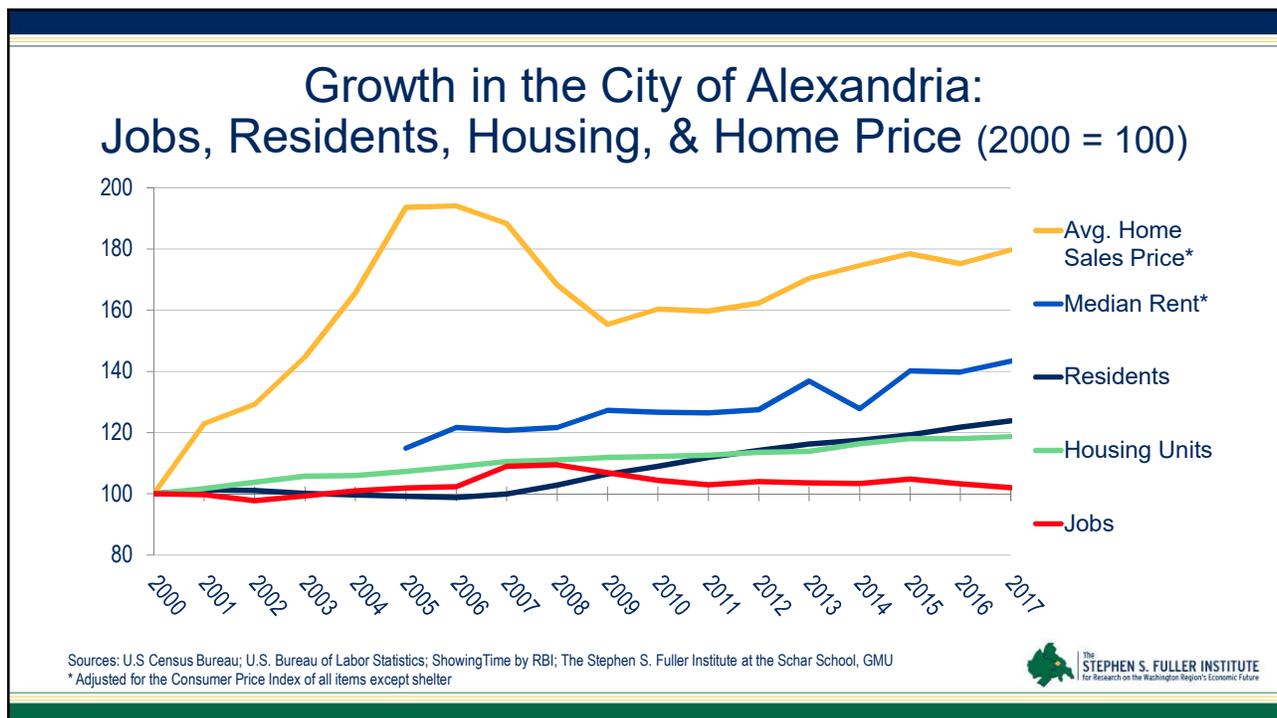
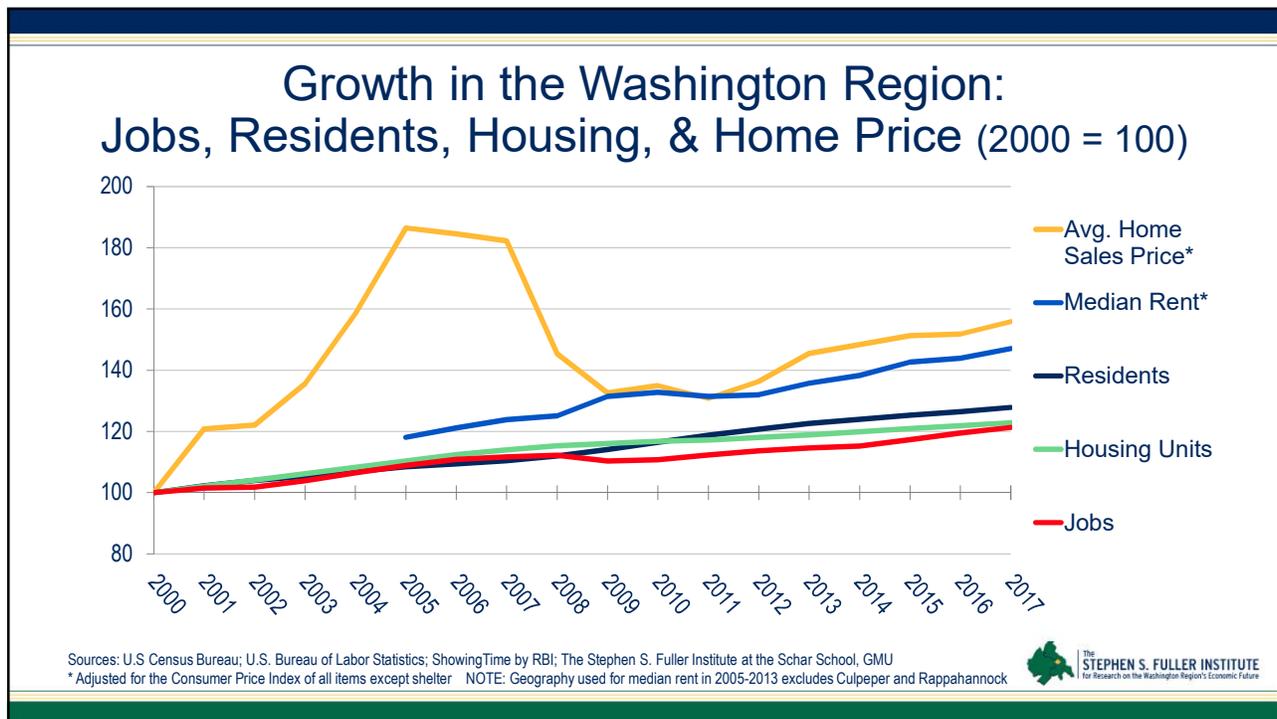


Growth in the Washington Region: Jobs, Residents & Housing (2000 = 100)



Sources: U.S. Census Bureau; U.S. Bureau of Labor Statistics; The Stephen S. Fuller Institute at the Schar School, GMU





Amazon: Forecasts of Housing Demand



Amazon-Related Household at Full Build-Out Assumes 37,850 HQ2 jobs

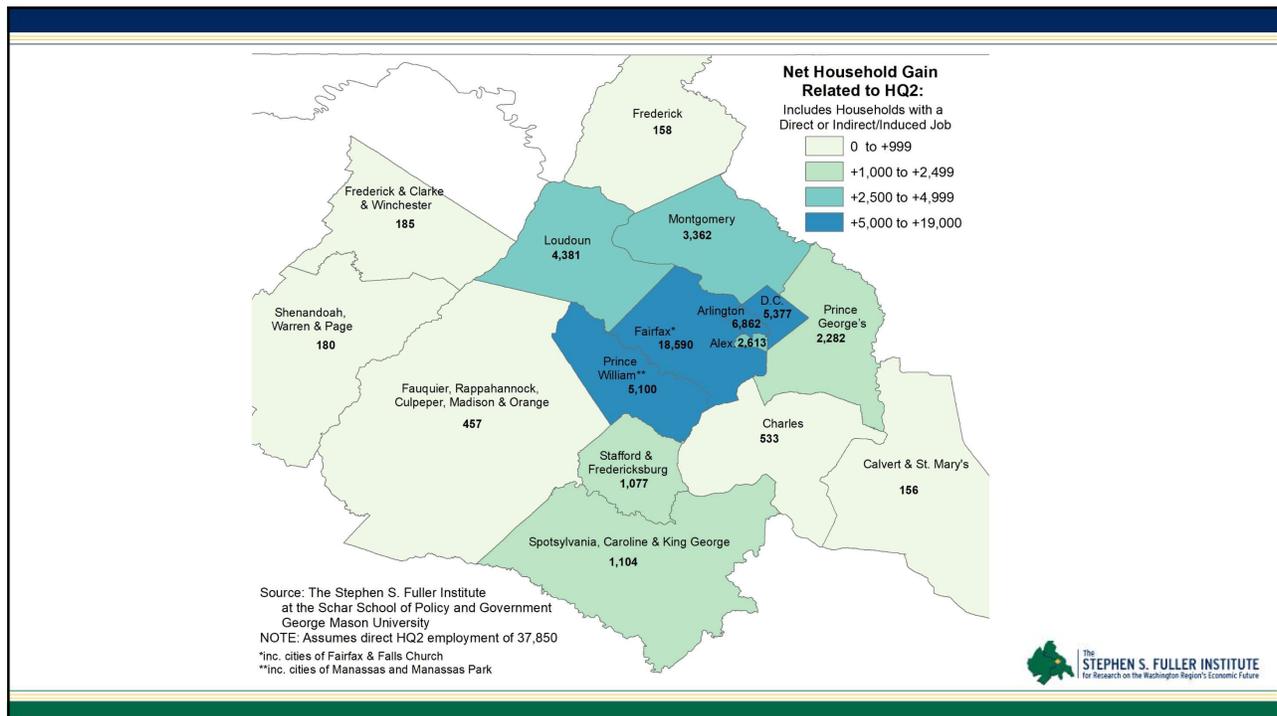
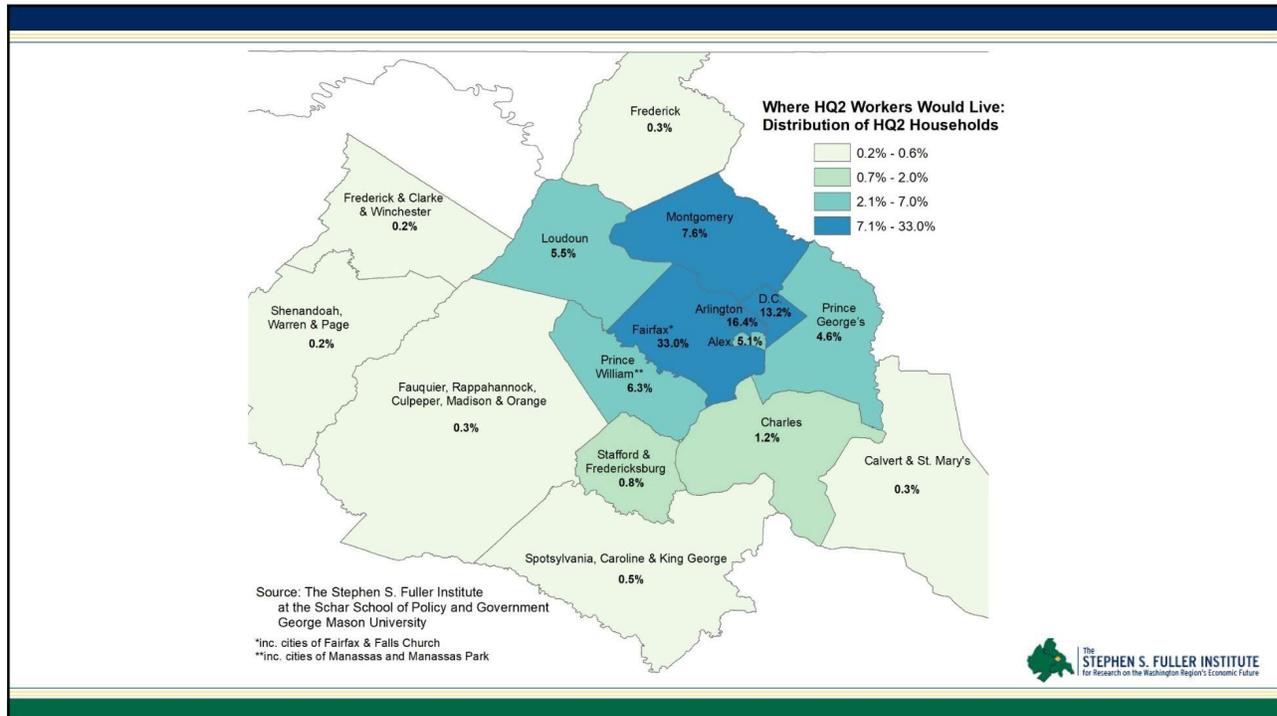
	Household w/ an HQ2 Job	Household w/ a Job Supported by HQ2 Spending (1)	Total
Arlington County, VA	6,097	766	6,862
Alexandria City, VA	1,890	723	2,613
Rest of Northern Virginia	17,329	13,381	30,709
Rest of Virginia	642	14,967	15,609
D.C.	4,909	469	5,377
Maryland	6,047	1,515	7,562
Elsewhere	363	508	871
Total (2)	37,276	32,328	69,604

Source: The Stephen S. Fuller Institute at the Schar School, GMU

(1) Includes payroll and operations expenditures

(2) A small share of the workers holding HQ2-related jobs are anticipated to cohabitate either with another HQ2-related worker or become part of an existing household. Therefore, the number of households is projected to be fewer than the number of jobs. Only the indirect and induced jobs located in the Commonwealth were analyzed.





Amazon-Related Owners in Select Jurisdictions

Assumes 37,850 HQ2 jobs, includes indirect & induced effects

	Owners at Full Build-Out	Closed Sales in 2017
Virginia		
Arlington County	2,071	3,030
Alexandria City	1,085	2,580
Fairfax County*	13,698	16,300
Prince William County**	4,013	8,330
Loudoun County	3,665	6,630
D.C.	2,410	8,900
Maryland		
Montgomery County	2,737	12,430
Prince George's County	1,886	10,230

Sources: RealEstate Business Intelligence, LLC; The Stephen S. Fuller Institute at the Schar School, GMU
 *Includes the cities of Fairfax and Falls Church ** Includes the cities of Manassas and Manassas Park



Amazon-Related Renters in Select Jurisdictions

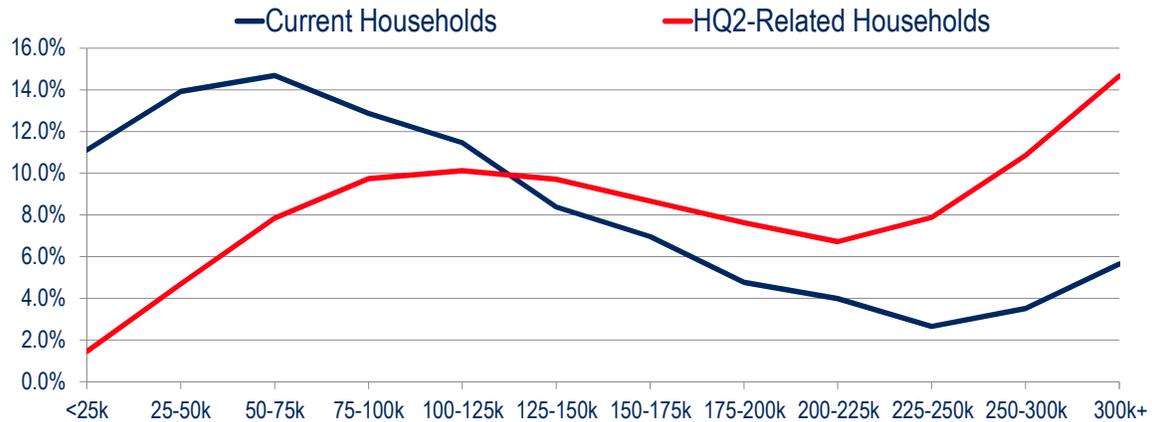
Assumes 37,850 HQ2 jobs, includes indirect & induced effects

	Renters at Full Build-Out	Renters in 2016	Total % Increase from 2016
Virginia			
Arlington County	4,792	57,133	8.4%
Alexandria City	1,528	41,808	3.7%
Fairfax County*	4,893	134,425	3.6%
Prince William County**	1,087	49,891	2.2%
Loudoun County	716	25,552	2.8%
D.C.	2,968	169,875	1.7%
Maryland			
Montgomery County	625	132,098	0.5%
Prince George's County	396	121,333	0.3%

Sources: U.S. Census Bureau (2016 ACS Microdata); The Stephen S. Fuller Institute at the Schar School, GMU
 *Includes the cities of Fairfax and Falls Church ** Includes the cities of Manassas and Manassas Park



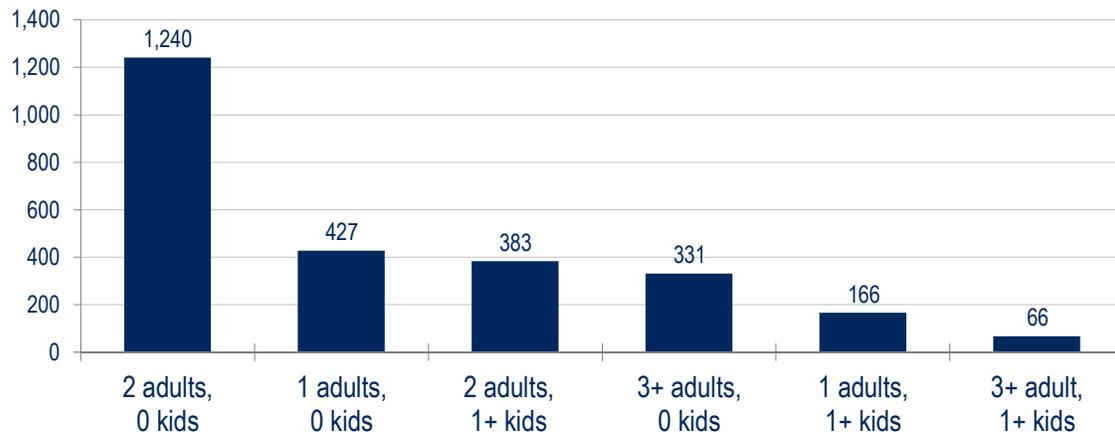
Distribution of Households by Household Income Washington Region



Sources: U.S. Census Bureau (2014-2016 ACS Microdata); The Stephen S. Fuller Institute at the Schar School, GMU
NOTE: in 2016 \$s



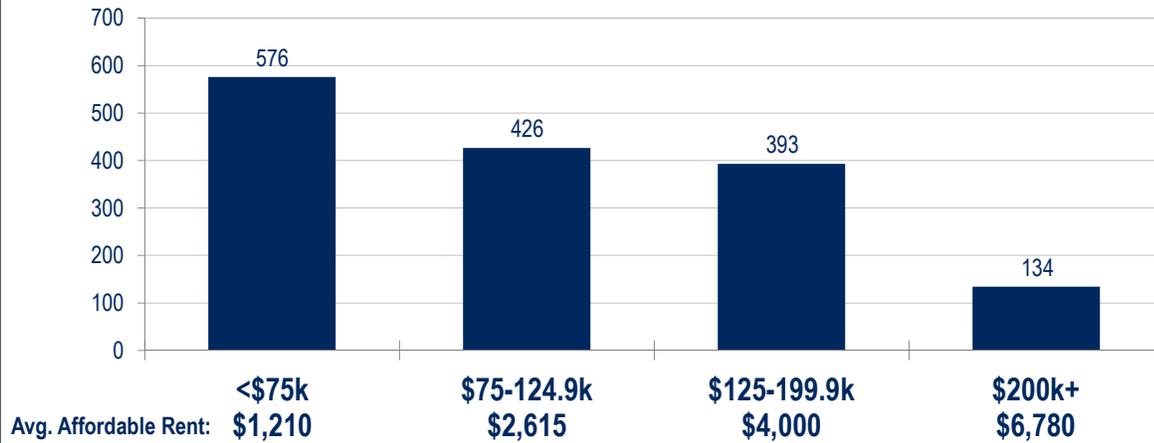
Amazon-Related Households in Alexandria by Household Type



Source: The Stephen S. Fuller Institute at the Schar School, GMU



Amazon-Related Renters by Income City of Alexandria (2016 \$s)



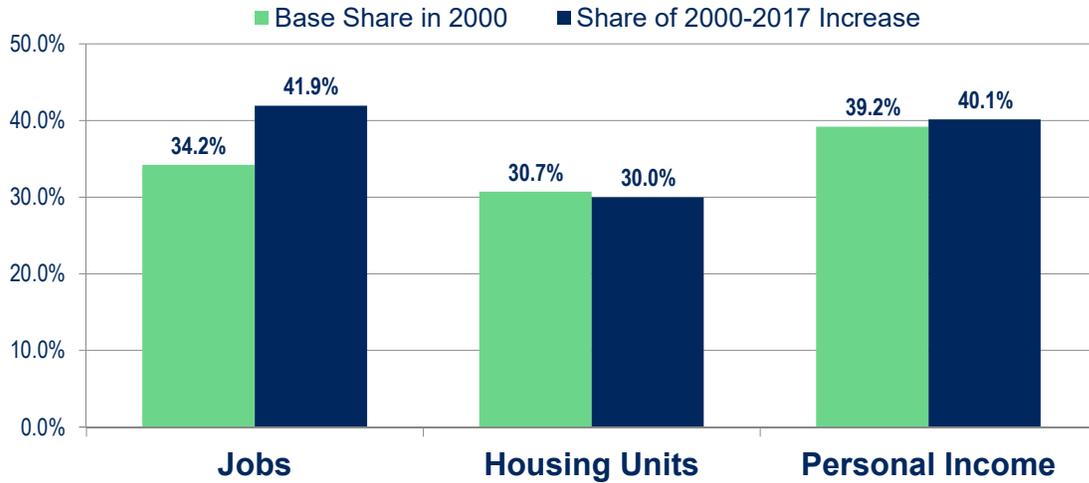
Source: The Stephen S. Fuller Institute at the Schar School, GMU



Key Changes Affecting Housing



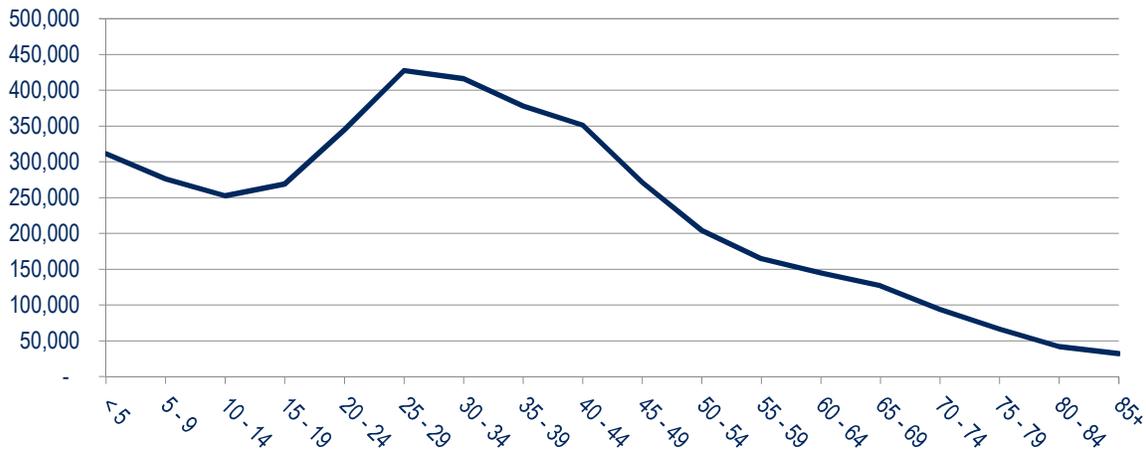
Largest 15 Employment Metros as % of U.S.



Sources: U.S. Census Bureau ; U.S. Bureau of Labor Statistics; U.S. Bureau of Economic Analysis; The Stephen S. Fuller Institute at the Schar School, GMU

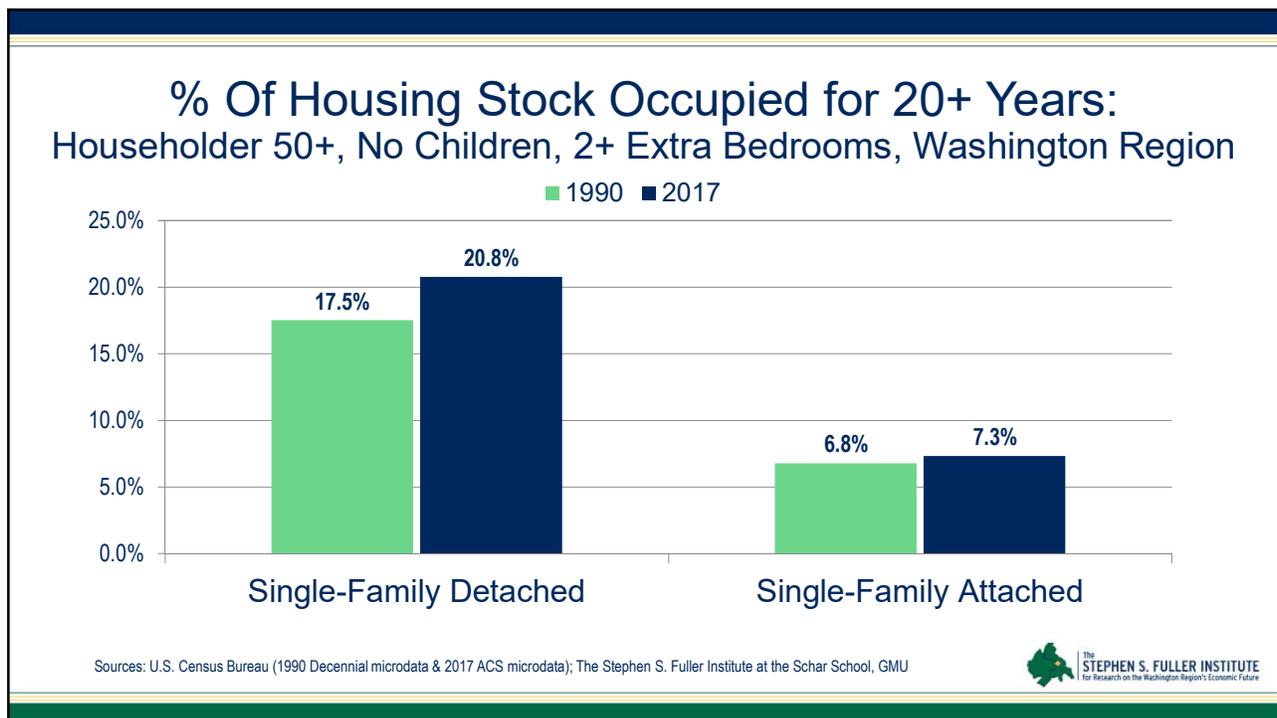
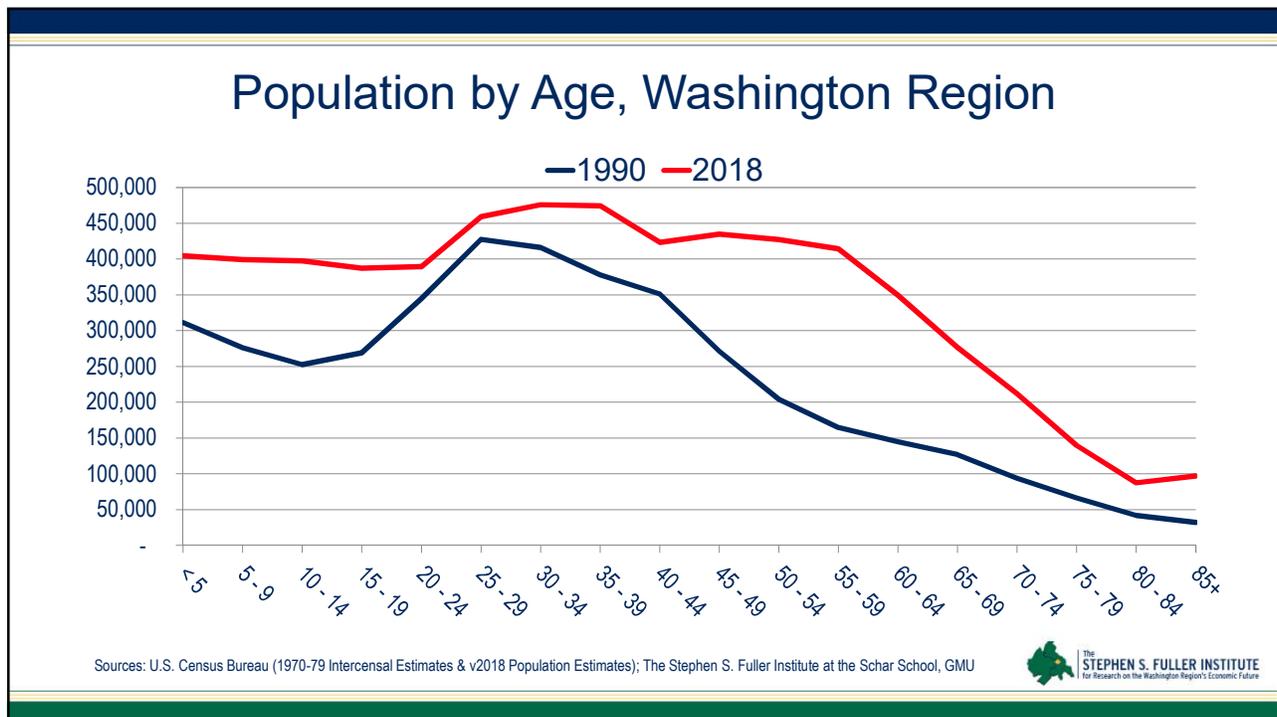


Population by Age, Washington Region, 1990

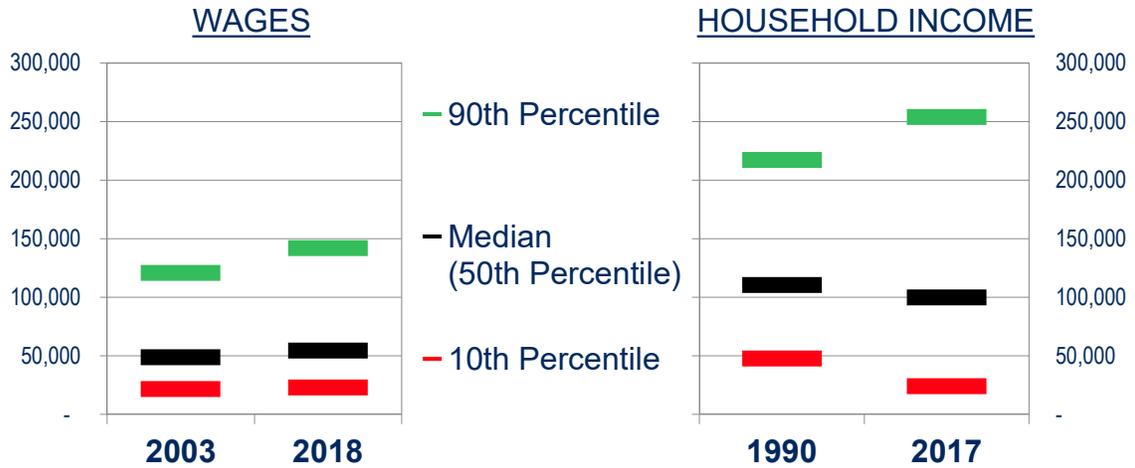


Sources: U.S. Census Bureau (1970-79 Intercensal Estimates & v2018 Population Estimates); The Stephen S. Fuller Institute at the Schar School, GMU





Distribution of Wages & Income, Washington Region



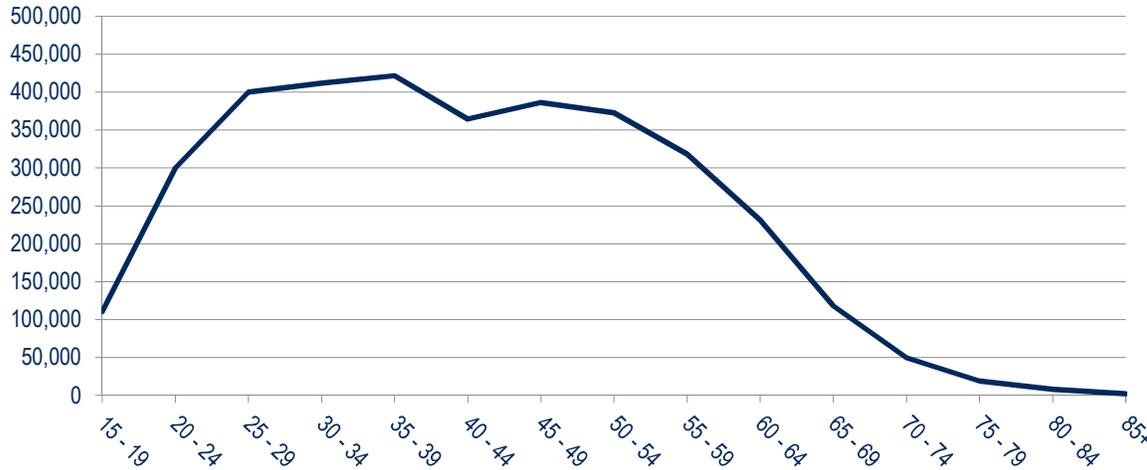
Sources: U.S. Bureau of Labor Statistics; U.S. ; The Stephen S. Fuller Institute at the Schar School, GMU; NOTE: CPI Adjusted



Key Changes Affecting Worker Retention



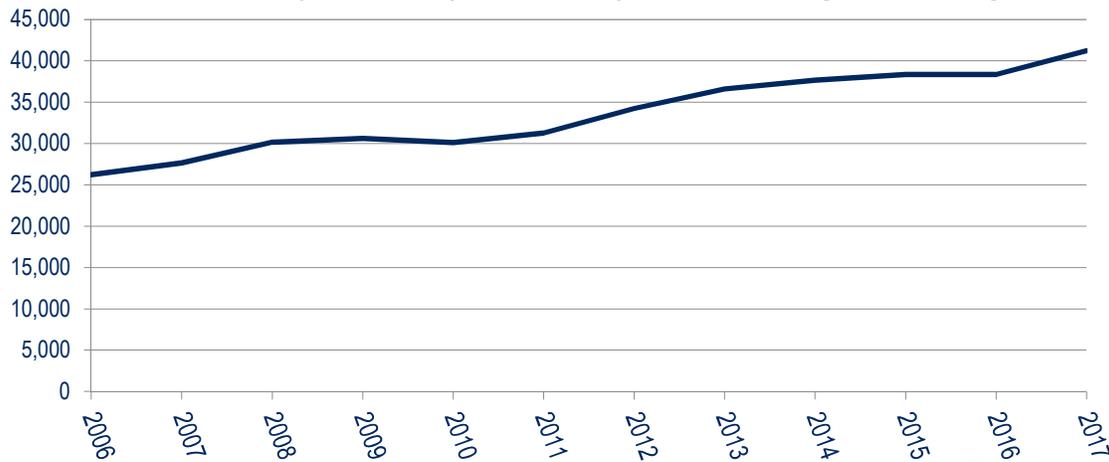
Workers by Age, Washington Region, 2017



Sources: U.S. Census Bureau (2017 ACS Microdata); The Stephen S. Fuller Institute at the Schar School, GMU

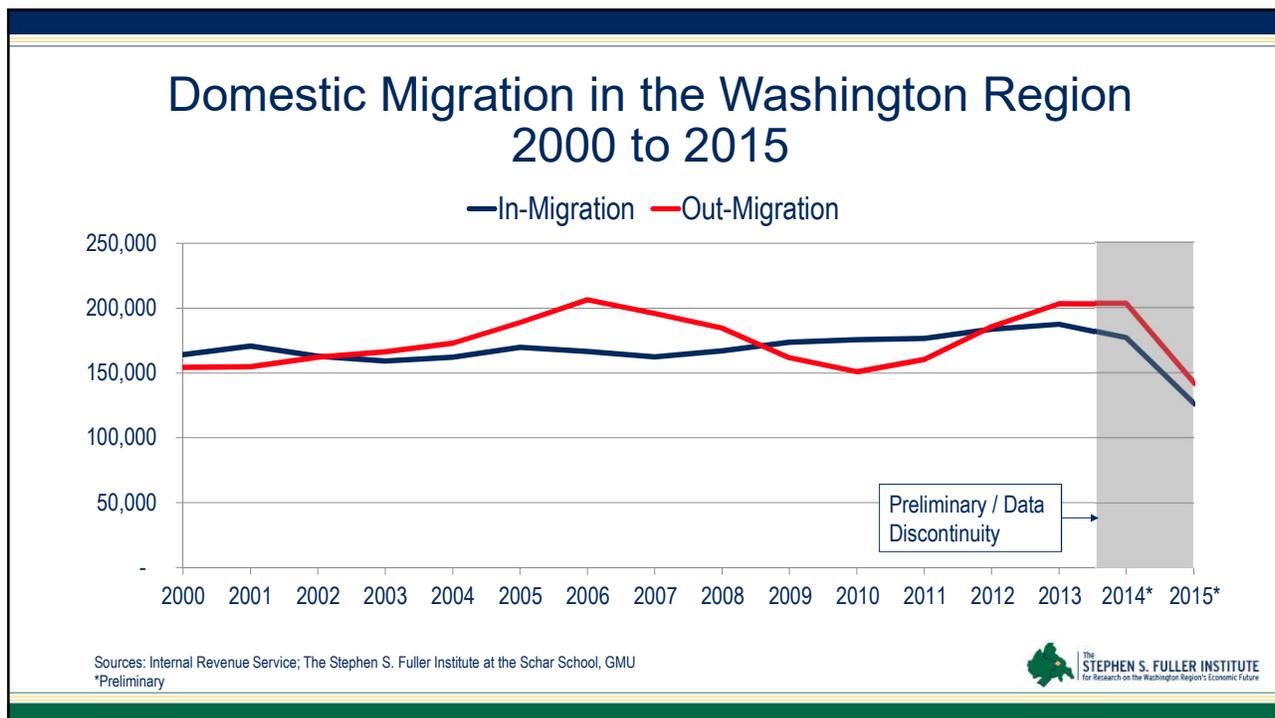
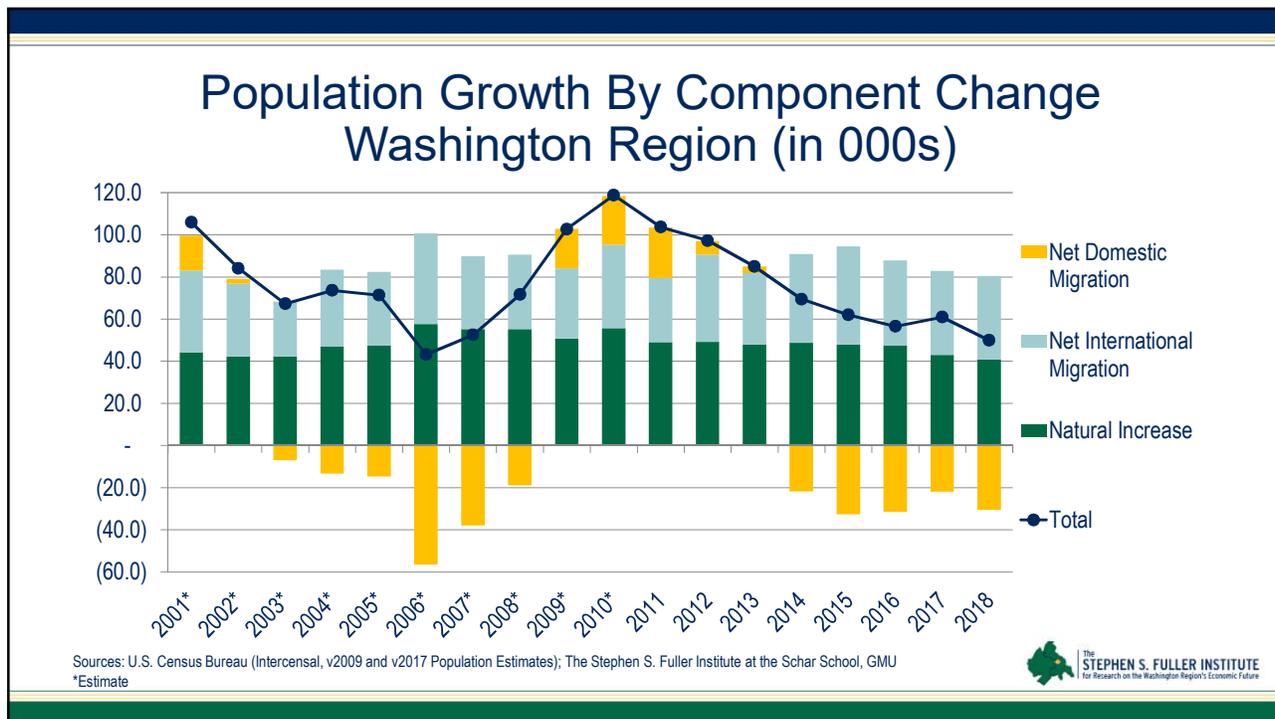


Private Sector Workers 65+ Transitioning to Fulltime Nonemployment (retirees), Washington Region



Sources: U.S. Census (J2J Flows); The Stephen S. Fuller Institute at the Schar School, GMU





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