

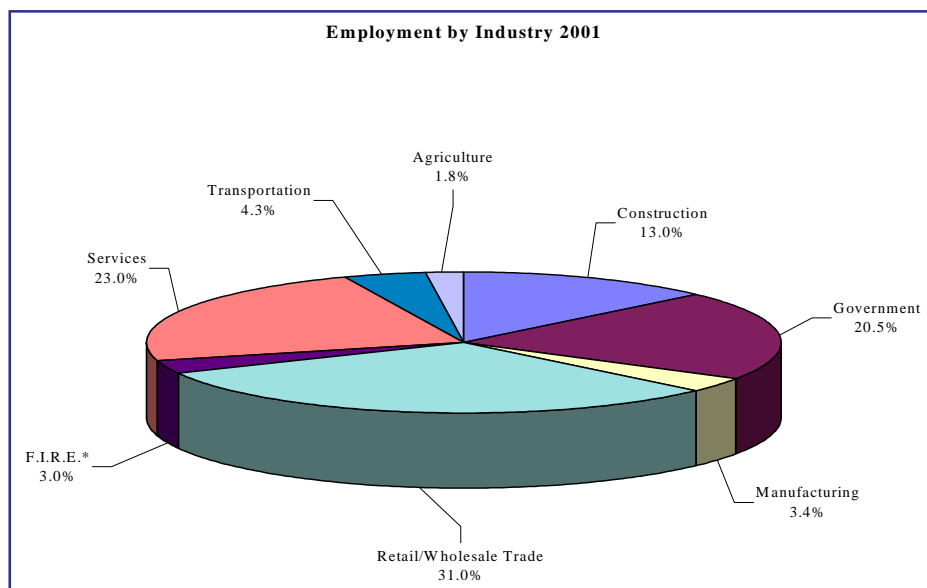
Background and Supplemental Statistical Information

Economic Indicators

Employment

Prince William County's average annual 2002 unemployment rate was 3.3%. The unemployment rate continues to remain below national and state averages. The annual average unemployment rate in Virginia in 2002 was 4.0%, and in the United States, the overall rate was 5.8%.

Retail outlets, government agencies, and the services sector are the greatest source of employment within Prince William County. Employment in the retail/wholesale industry represents 31.0% in 2001, the latest year of available data. The services sector has shown the greatest rate of increase, moving from 15.0% of the labor market in 1986 to 23.0% in 2001. While government is one of the leading sources of employment, this sector showed the greatest percentage decrease. Employment in this sector shifted from 26.0% in 1986 to 20.5% in 2001.



UNEMPLOYMENT RATES

YEAR	PWC	VIRGINIA	U.S.
1990	2.3%	4.3%	5.6%
1991	4.0%	5.9%	6.8%
1992	4.8%	6.4%	7.5%
1993	3.5%	5.1%	6.9%
1994	3.3%	4.9%	6.1%
1995	3.3%	4.5%	5.6%
1996	2.8%	4.4%	5.4%
1997	2.7%	4.0%	4.9%
1998	2.0%	2.9%	4.5%
1999	2.0%	2.8%	4.2%
2000	1.5%	2.2%	4.0%
2001	2.4%	3.5%	4.8%
2002	3.3%	4.0%	5.8%

Source: Virginia Employment Commission Labor Market Information; Data are annual averages

EMPLOYMENT BY INDUSTRY

INDUSTRY	2001	1999	1991	1986
Construction	13.0%	10.8%	10.0%	13.0%
Government	20.5%	22.2%	24.0%	26.0%
Manufacturing	3.4%	3.8%	5.0%	5.0%
Retail/Wholesale Trade	31.0%	32.6%	33.0%	33.0%
F.I.R.E.*	3.0%	2.9%	4.0%	3.0%
Services	23.0%	21.9%	18.0%	15.0%
Transportation	4.3%	4.0%	6.0%	5.0%
Agriculture	1.8%	1.8%	ND	ND
	100.0%	100.0%	100.0%	100.0%

* F.I.R.E. = Finance, Insurance, and Real Estate

Source: Virginia Employment Commission ES-202 Employment Data; Data are annual averages

Background and Supplemental Statistical Information

Real Estate Development

The total inventory of commercial and industrial space (excluding hotels) is approximately 37.3 million square feet. The make-up of the commercial and industrial space in Prince William is 51.4% retail, 27.9% industrial, and 20.7% office. Retail space was the strongest growth area for calendar year 2002. Table 1 shows new office, industrial, and retail space construction from 1990 through 2002.

Table 1: Commercial/Industrial Space (In Square Feet)

Calendar Year	Office	Industrial	Retail	Total
Before 1990	4,996,608	7,750,276	10,319,368	23,066,252
1990	306,222	461,345	1,071,688	1,839,255
1991	25,331	133,887	552,428	711,646
1992	141,464	79,598	765,374	986,436
1993	62,760	32,460	1,145,925	1,241,145
1994	34,323	36,796	166,089	237,208
1995	12,826	128,260	822,584	963,670
1996	35,277	16,175	580,266	631,718
1997	77,806	64,400	556,700	698,906
1998	65,334	128,498	958,953	1,152,785
1999	494,480	30,263	322,083	846,826
2000	808,478	261,301	642,983	1,712,762
2001	242,582	537,834	222,921	1,003,337
2002	410,694	751,041	1,048,255	2,209,990
Total	7,714,185	10,412,134	19,175,617	37,301,936

Source: Department of Public Works

Background and Supplemental Statistical Information

Real Estate Tax Base

Between 2002 and 2003, the total valuation of real estate increased 21.2%. This overall increase was the net result of a 14.7% increase in average value of existing commercial and residential property and a 6.5% increase from new residential and commercial construction and rezoning. New housing units constructed in 2002 included 67% assessed at over \$200,000. The total real estate assessments in Prince William County increased from \$22.4 billion in tax year 2002 to \$27.2 billion in tax year 2003.

The FY 04 estimate for current real estate taxes uses the \$1.16 per \$100 of assessed value real estate tax adopted by the Board of County Supervisors. Each penny on the rate generates \$2.7 million in real estate revenue in FY 04.

Prince William County continues to have a heavy reliance on residential real estate. In 2003, the commercial property represented 15.4% of the real estate tax base. However, through the County's economic development plan and its on-going aggressive implementation of that plan, the County anticipates the expansion and diversification of its economic base. Expansion and further diversification of the tax base through commercial and industrial development will provide further employment stability, reduce the tax burden on individual taxpayers, and reduce the County's reliance on real estate tax revenue.

Table 2: 2002-2003 Tax Year Comparisons

	2002	2003
Commercial Property as a % of Total Real Estate Tax Base	17.90%	15.40%
Average Assessed Value Residential Property (includes growth)	\$189,946	\$225,546
Average Real Estate Tax Residential Property at \$1.23 Tax Rate (includes growth) for tax year 2002; tax year 2003 rate is \$1.16.	\$2,336	\$2,554
Average Change Existing Residential Property Value Assessment	17.47%	17.52%
Average Change Existing Commercial Property Value Assessment	6.65%	3.83%
Source: Prince William County Real Estate Assessments Office		

Background and Supplemental Statistical Information

Housing Characteristics

There were 98,052 housing units in the County as of April 1, 2000, according to the Census 2000. The number of housing units in the County has grown over 31% since 1990 when there were 74,759 units.

Year	Housing Units	Growth Over Past Decade
1950	5,755	62.3%
1960	13,207	129.5%
1970	29,885	126.3%
1980	46,490	55.6%
1990	74,759	60.8%
2000	98,052	31.2%

Source: U.S. Department of Commerce, Bureau of the Census, Census 1950 - Census 2000

As of December 15, 2002, there were an estimated 110,338 housing units in Prince William County. This represents an additional 12,286 units since April 2000.

Of the total number of housing units in the County, it is estimated that 62,179 (56.4%) are single-family detached; 29,439 (26.6%) are townhouses; and 18,720 (17.0%) are units in multi-family structures.

According to Census 2000, the median value of owner-occupied housing units in Prince William County was \$149,600 in 2000. This is higher than the Virginia average of \$125,400 and the U.S. average of \$119,600.

As of April 1, 2000, there were 94,570 households (occupied housing units) in Prince William County. More than 76% of these were family households and more than 44% were households with children under 18 years old living in them. Prince William County's average household size is 2.94 persons, which is down from 3.04 persons per household in 1990.

Household Type	Household Types: 1990 and 2000			
	1990	1990 (% of total)	2000	2000 (% of total)
Total Households	69,709	100.0%	94,570	100.0%
Family Households	56,289	80.7%	72,737	76.9%
Non-Family Households	13,420	19.3%	21,833	23.1%

Sources: U.S. Department of Commerce, Bureau of the Census, *1990 Census of Population and Housing*, STF 1A; Census 2000 Summary File 1

As of December 15, 2002, there were an estimated 106,379 households (occupied housing units) in Prince William County.

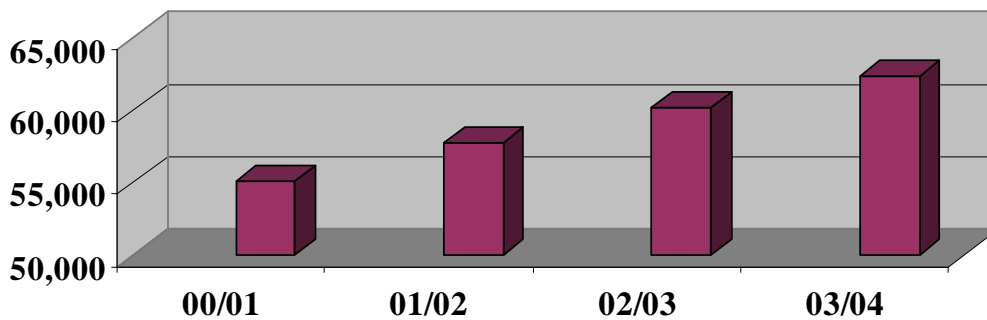
Background and Supplemental Statistical Information

Population Growth

The County has experienced one of the most rapid population growths in the nation for the last quarter century. As of the 2000 Census, Prince William had the third largest population of any jurisdiction in Virginia. Between the 1990 and 2000 Censuses, the County grew 30.2%, from 215,686 to 280,813 (population figures as of April 1, 2000). Please note that for budget purposes, the FY 00 population total used is 286,079 and is based on a June 15, 2000 estimate. The current projected population statistics are listed in the tables on pages 136 and 137.

According to the 2000 Census, 30.4% of Prince William County's population is less than 18 years old. Of the 30.4% below the age of 18, a total of 55,139 students were registered in Prince William County Public Schools in the 2000/2001 school year. A total of 57,823 students were registered in the 2001/2002 school year, an increase of 4.87% or 2,684 students. The current number of students for the 2002/2003 school year is 60,229, an increase of 4.16% or 2,406 students. It is estimated that the County will have 62,391 students for the 2003/2004 school year, an increase of 3.59% or 2,162 students.

Number of Registered Students in Prince William County by School Year



County residents comprise one of the best educated and most highly skilled work forces in the nation. According to the 2002 Citizens Survey, 75.7% of County residents have some college, while 45.3% have a college degree, and 17.7% have or have additional work towards an advanced degree.

Median Income

According to the U.S. Census Bureau's model-based income statistics for 1999, the median household income for Prince William County was \$65,960. That figure is 33.6% higher than the 1990 Census, showing an actual median income of \$49,370. The new estimate is more than double the median income earned by residents as observed in the 1980 Census. The median household income for Prince William County is higher than the median income for the Commonwealth of Virginia. The U.S. Census Bureau's model-based income estimate for the Commonwealth of Virginia in 1999 was \$46,677.

Source: Census 2000

Background and Supplemental Statistical Information

Indicators of Financial Conditions

The County's financial condition has remained sound in spite of the leveling of growth in real estate revenues and continued growth in population and school enrollment. A few indicators of financial condition are presented in Table 3. More detailed financial information is available in the Comprehensive Annual Financial Report (CAFR) and the FITNIS, or Financial Trends Report, available from the Finance Department.

One key financial factor is the amount of funds unexpended and available to finance future operations or to provide for unforeseen expenditures. There are restrictions on all of these funds except the undesignated fund balance. The County's FY 02 undesignated general fund balance has increased significantly to 6.5% as a percent of general fund revenues.

A second measure of financial condition is the County's debt ratios. The measure shown in Table 3 is the amount of debt service as a percent of annual revenues. Debt service as a percent of revenue has been declining since FY 95. County policies require that the amount of debt service not exceed 10.0% of annual revenues. The ratio of actual revenues to revenue estimates highlights the accuracy of the County's revenue estimates. Accurate estimates enable the County to better plan its expenditures and provide consistent services to its citizens.

The bond rating is reflective of the commercial financial marketplace's perception of the economic, administrative, and character strengths of the County. The County received a bond rating upgrade in FY 00 to AA+/Aa1.

Table 3: Trends in Selected Financial Indicators

	Ratio of Debt Service to Revenues (1)	Undesignated Fund Balances as a Percent of Revenue (2)	Actual Revenues as a Percent of Revenue Estimate (3)	Bond Rating (Fitch/Moody's/Standard and Poors) (4)
FY 93	7.6%	4.5%	106.5%	AA/Aa/AA
FY 94	7.2%	4.7%	100.4%	AA/Aa/AA
FY 95	7.9%	4.9%	100.9%	AA/Aa/AA
FY 96	7.0%	4.7%	98.5%	AA/Aa/AA
FY 97	6.7%	4.6%	100.6%	Aa/Aa2/AA
FY 98	6.5%	4.6%	101.4%	Aa/Aa2
FY 99	6.5%	4.5%	99.5%	AA/Aa2
FY 00	6.3%	4.8%	103.9%	AA+/Aa1
FY 01	6.1%	5.9%	105.9%	AA+/Aa1
FY 02	6.1%	6.5%	105.8%	AA+/Aa1

1 - Department of Finance, Fiscal Year 2002 CAFR, Table 9

2 - Department of Finance, Fiscal Year 2002 CAFR, Fig. A-4

3 - Department of Finance, Fiscal Year 2002 CAFR, Page 38

4 - Department of Finance, Fiscal Services Division

Background and Supplemental Statistical Information

Past Trends in County Service Efforts

Spending Adjustment for Inflation

It is widely recognized that inflation reduces the purchasing power of a dollar, and growth in the population of a community increases demands for services. Table 4 illustrates the per capita less inflation expenditures between FY 95 and FY 04 for the General Fund.

Table 4: FY 95-04 Cost Per Capita General Fund		
	Cost Per Capita	Cost Per Capita Less Inflation
FY 95	\$1,242	\$1,154
FY 96	\$1,307	\$1,194
FY 97	\$1,317	\$1,163
FY 98	\$1,331	\$1,153
FY 99	\$1,370	\$1,167
FY 00	\$1,419	\$1,173
FY 01	\$1,478	\$1,176
FY 02	\$1,541	\$1,183
FY 03	\$1,695	\$1,267
FY 04	\$1,838	\$1,328

From FY 97 to FY 04, budgeted expenditures per capita increased in all major service areas except administration, which experienced approximately a 4% decrease in per capita spending. Overall budgeted expenditures per capita, adjusted for inflation, increased 20.21% between FY 97 and FY 04.

Percentage Change in Spending Per Capita by Major Service Area General Fund (Adjusted for Inflation)	
General Government	20.25%
Planning and Development	44.74%
Administration	-4.32%
Judicial Administration	45.88%
Public Safety	29.93%
Human Services	1.00%
Parks and Library	9.95%
Other	107.93%
School Transfer	20.03%
Total	20.21%

Background and Supplemental Statistical Information

General County Government Staffing

Employees per 1,000 residents declined in the mid and late 1990's due to County population rising much faster than staffing. Prince William County has 9.42 employees per 1,000 residents for FY 04, bringing the ratio closer to the reported figures when the decline started in FY 94. Staffing, however, has been increasing since FY 00, due in large part to public safety initiatives. Between FY 94 and FY 04 the number of employees increased from 2,349.10 to 3,131.19.

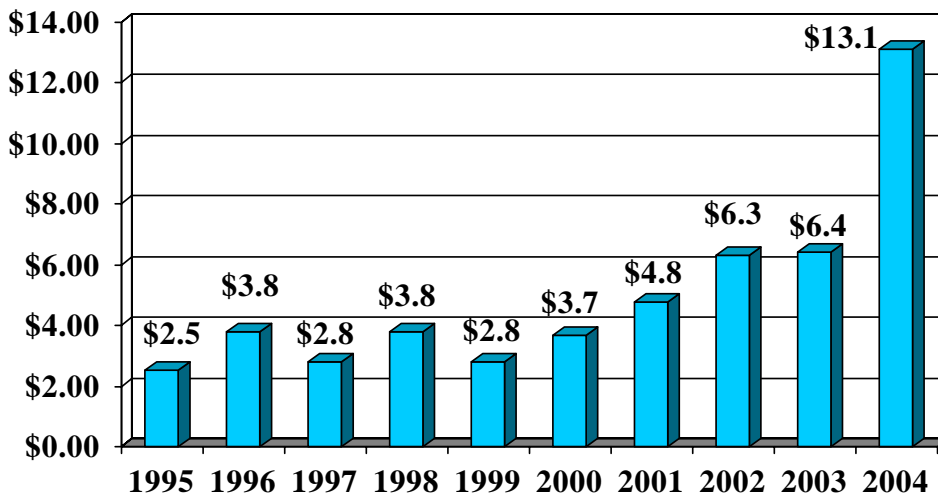
Authorized Staffing and Employees per 1,000 Residents

	Staffing	Employees Per 1,000 Residents
FY 94	2,349.10	9.78
FY 95	2,332.29	9.46
FY 96	2,411.60	9.51
FY 97	2,469.21	9.49
FY 98	2,536.30	9.43
FY 99	2,631.69	9.49
FY 00	2,729.86	9.54
FY 01	2,829.04	9.60
FY 02	2,928.88	9.47
FY 03	3,043.33	9.49
FY 04	3,131.19	9.42

Capital Improvements Program

The County has continued to invest in Capital Improvements. General Fund Capital Improvement Program cash to capital expenditures have steadily increased since FY 95, peaking in FY 04 at \$13.1 million.

**Capital Improvements Program General Fund
Expenditures (in Millions)**



Background and Supplemental Statistical Information

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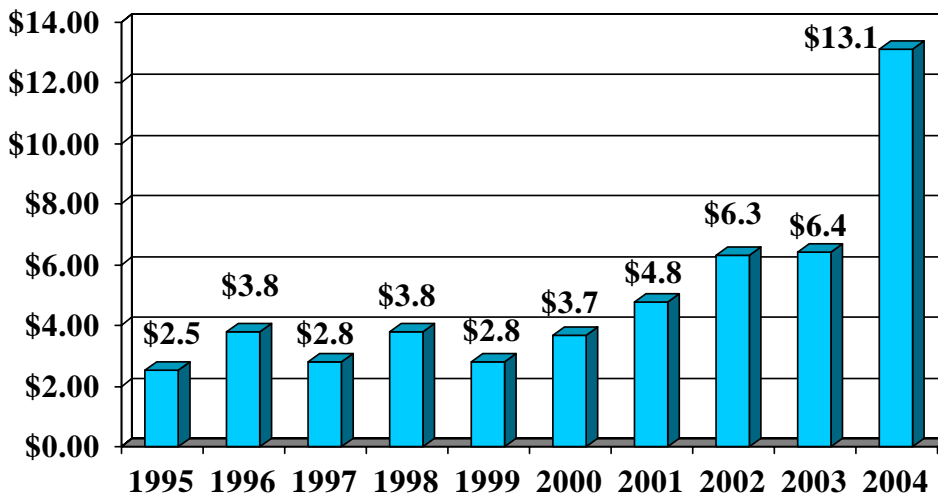
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**Capital Improvements Program General Fund
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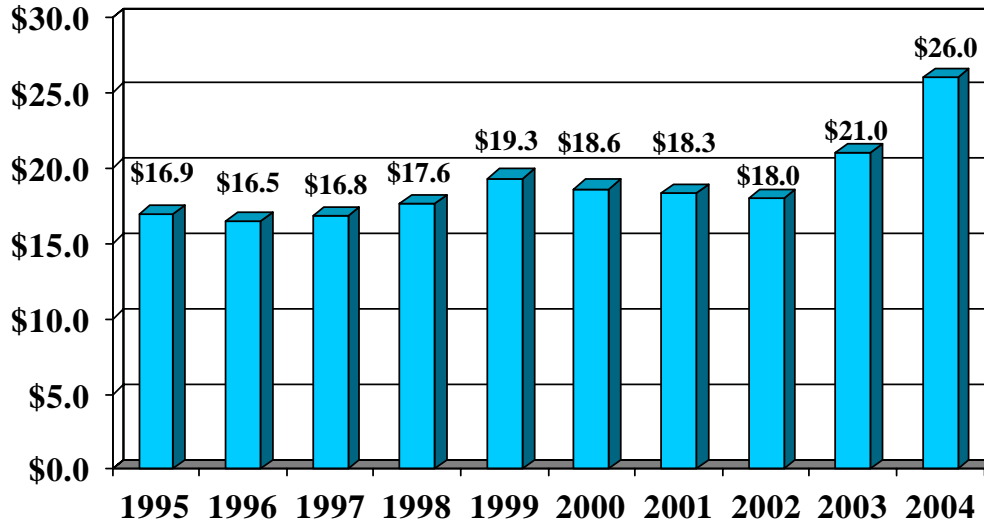


Background and Supplemental Statistical Information

General Debt Service

As a result of various investments in capital projects, total general debt service rose steadily from FY 95 through FY 04.

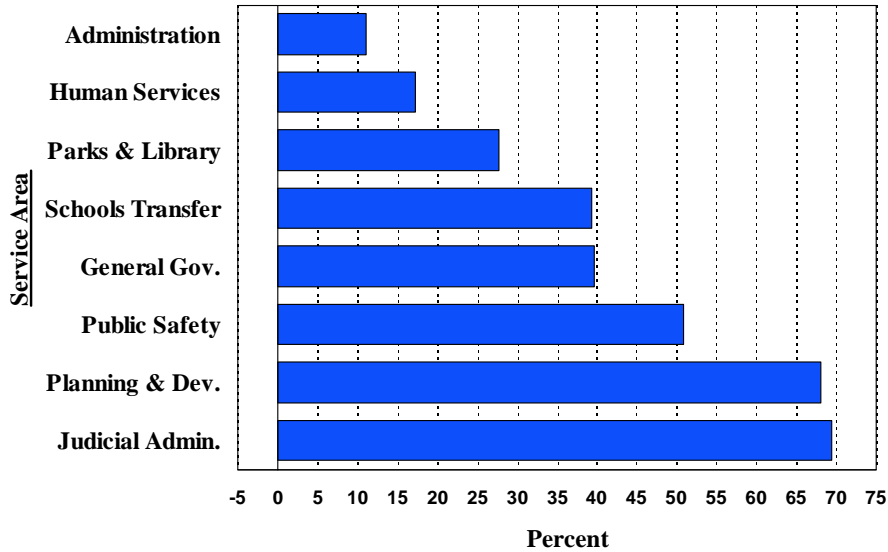
**Total General Debt Service per Fiscal Year in Millions
(Excludes Schools)**



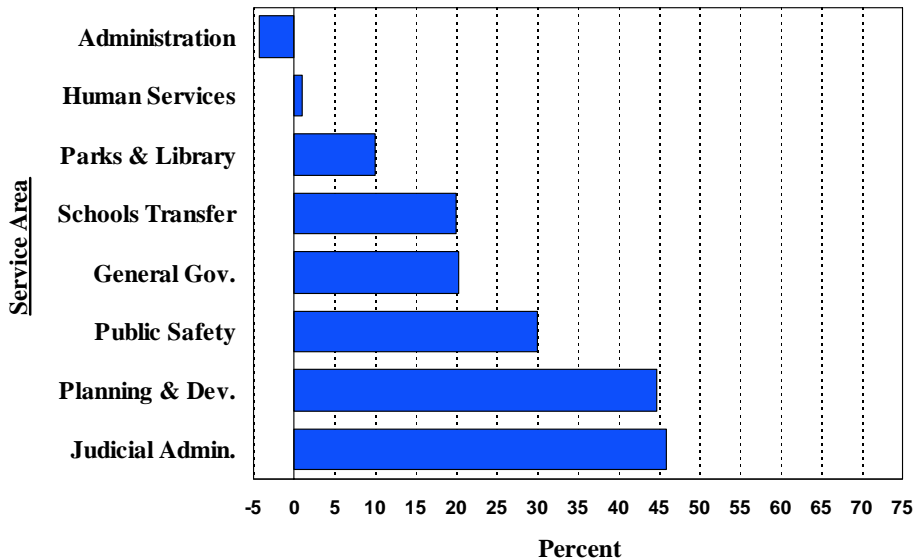
Background and Supplemental Statistical Information

The following graphs show the change in cost per capita between the FY 97 Adopted and FY 04 Adopted Budgets by County service area. The first graph shows these changes not adjusted for inflation, the second graph shows the same information with the numbers adjusted for inflation.

**FY 97 to FY 04 Percent Change
In Cost Per Capita by Service Area
(Not Adjusted for Inflation)**



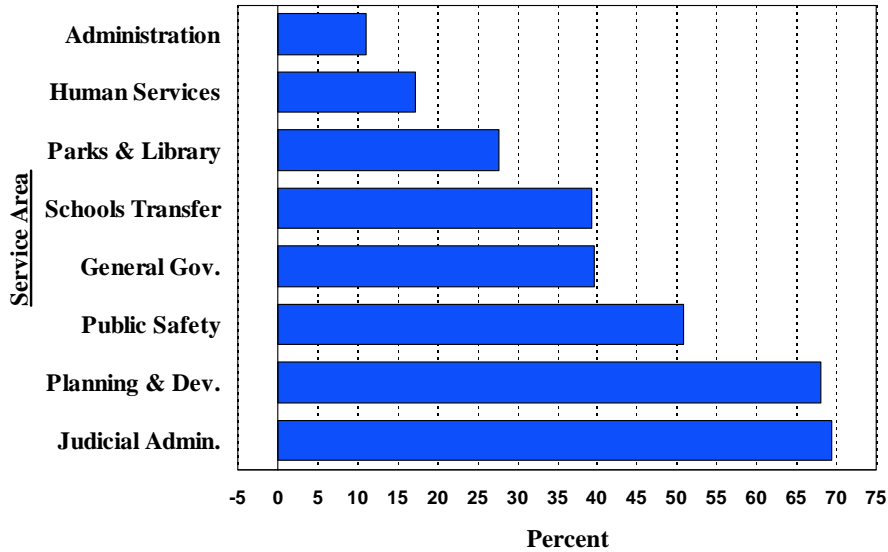
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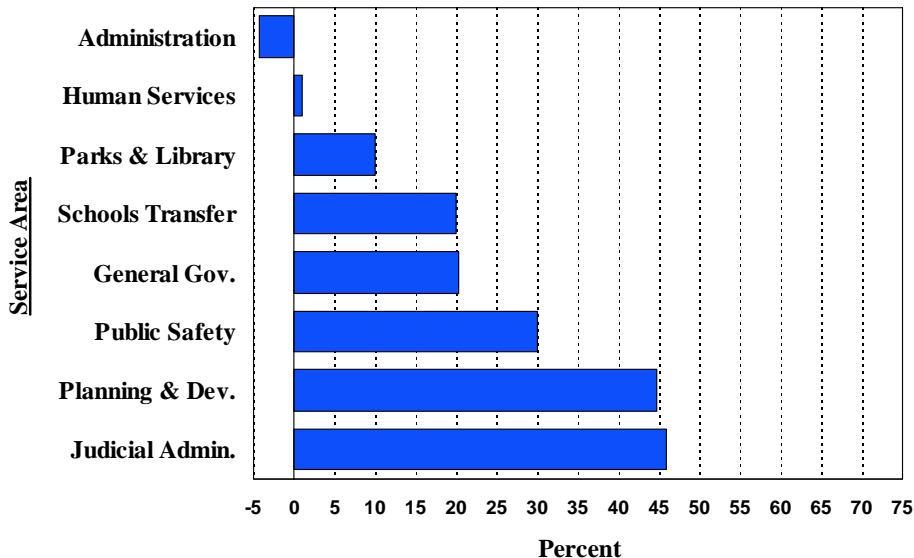
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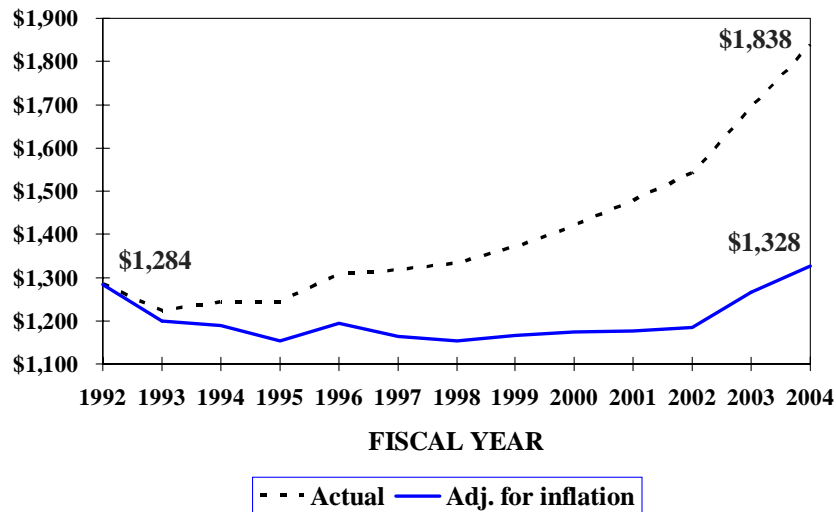
**FY 97 to FY 04 Percent Change
In Cost Per Capita by Service Area
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Background and Supplemental Statistical Information

The following graph shows that the cost per capita of the General Fund Budget for FY 04 when adjusted for inflation is approximately 3.4% greater than the cost per capita in FY 92. This is an average rate of increase of 0.3% per year over the past twelve Fiscal Years. During that same period the population in the County increased from 225,735 in FY 92 to a projected 332,500 for FY 04 for a 47.3% increase. This is an average rate of increase of 3.9% per year over the past twelve Fiscal Years.

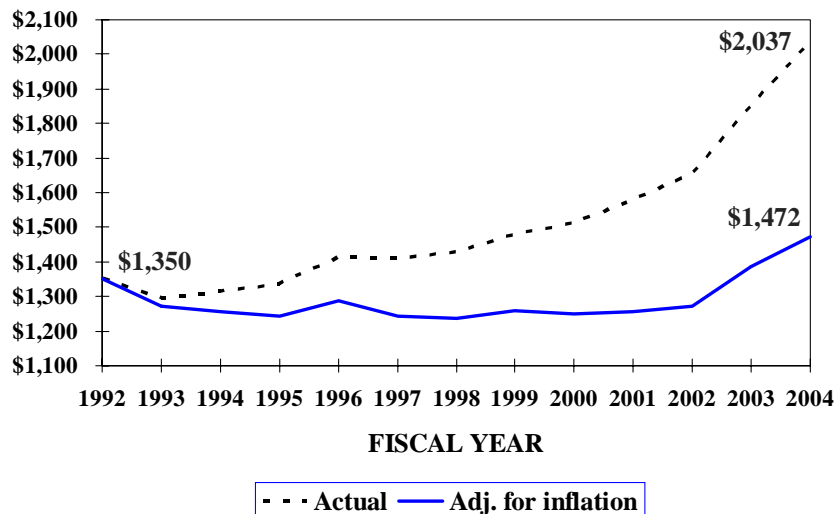
COST PER CAPITA OF GENERAL FUND BUDGETS



Note: All Years Adopted

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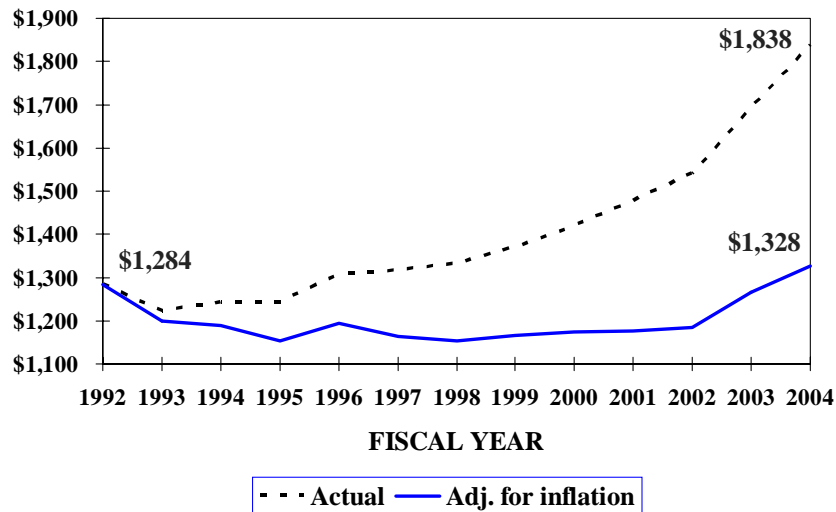


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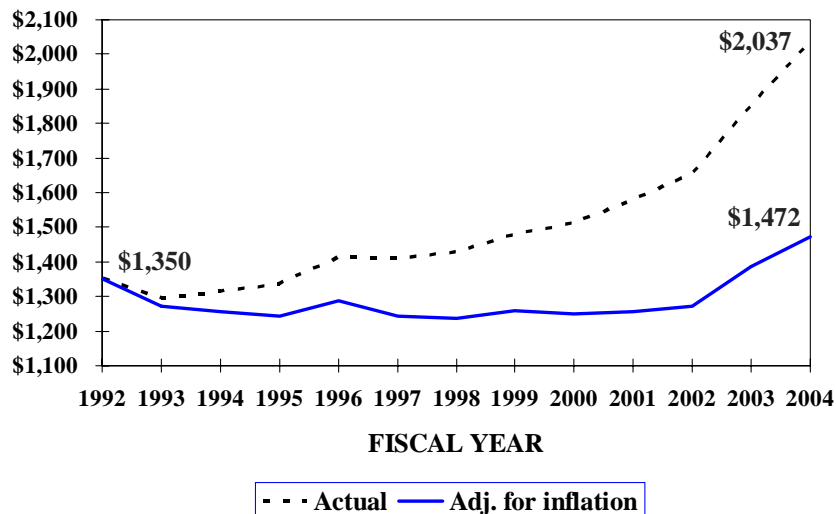
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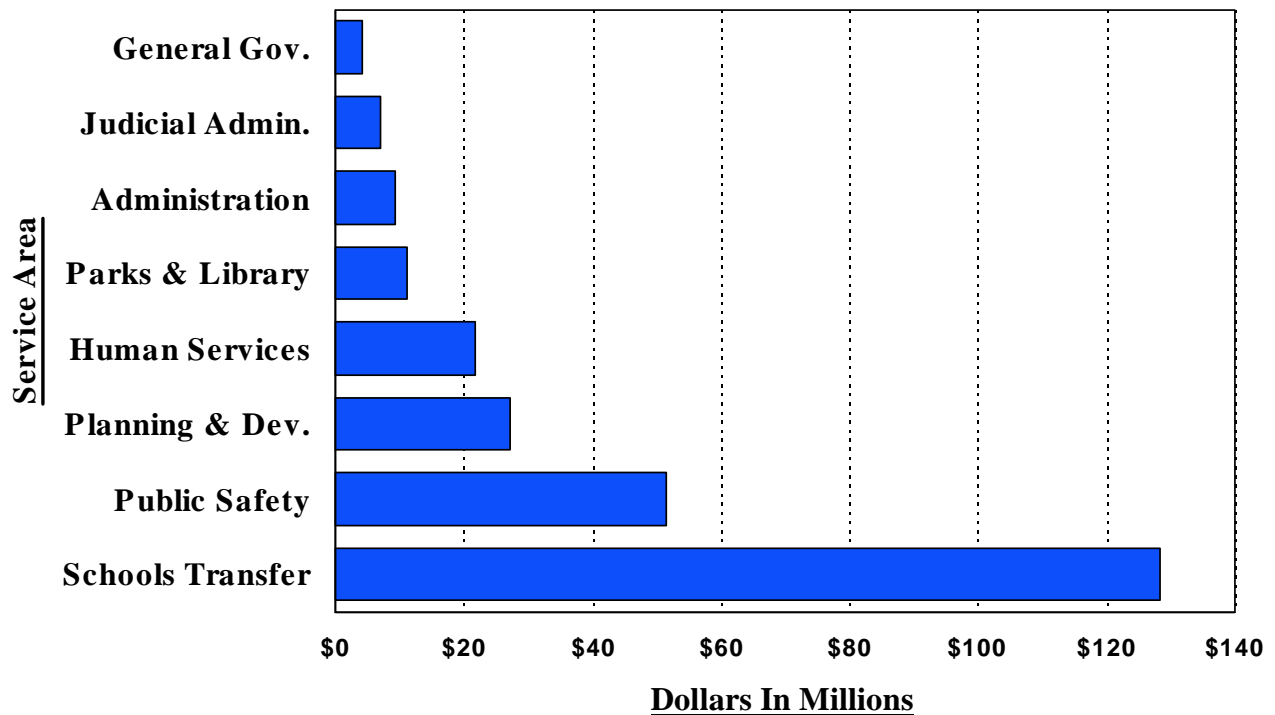


Note: All Years Adopted

Background and Supplemental Statistical Information

The following graph shows the actual dollar change by County service area from FY 92 through the FY 04 Adopted Budget. These figures are not adjusted for inflation. The largest growth areas correspond directly with the County's adopted Strategic Goals: Economic Development, Transportation (these two areas are represented primarily in increases in Planning and Development), Public Safety, Human Services and Schools, which has experienced the largest growth over this time period.

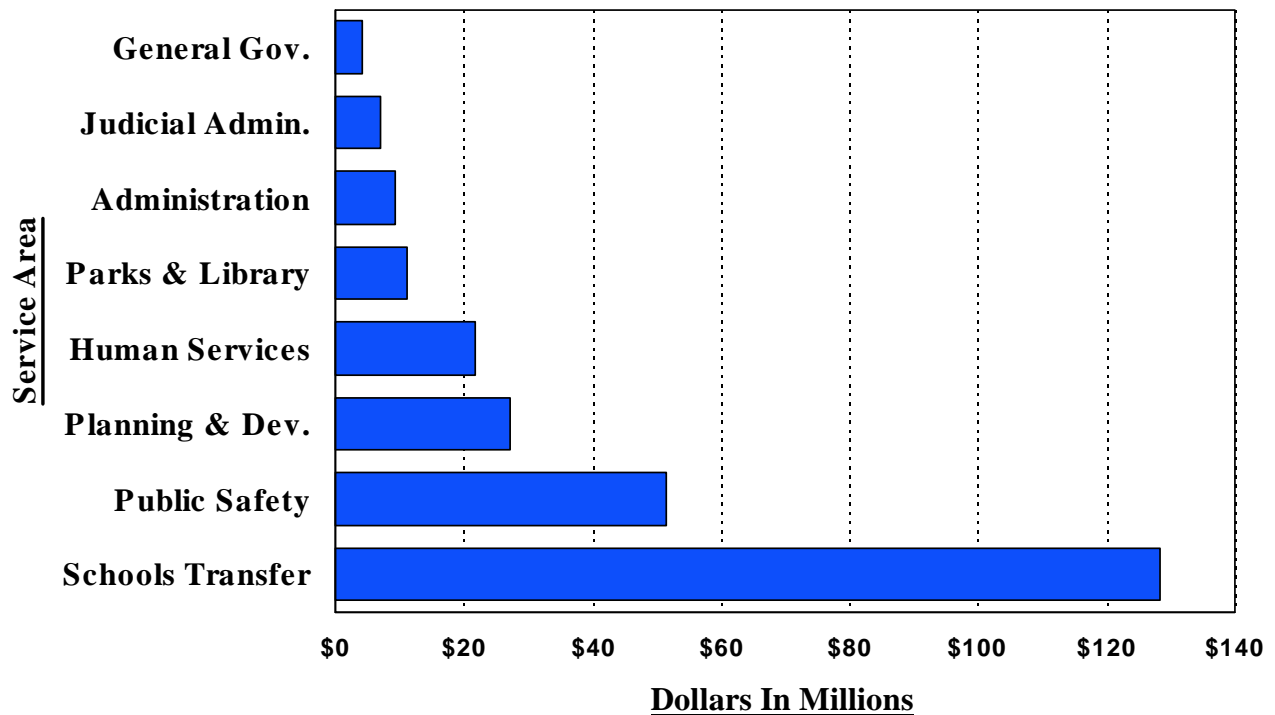
FY 97 to FY 04 Dollar Change by Service Area (Not Adjusted For Inflation)



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FY 97 to FY 04 Dollar Change by Service Area (Not Adjusted For Inflation)



Background and Supplemental Statistical Information

Community Resources

State and Federal Parks in Prince William County

Prince William County has a significant amount of land dedicated to state and national parks. The tables below provide a list of the parks and other federal land accessible to the public and the amount of acreage dedicated to each one.

STATE PARKS	
Conway-Robinson	400
Leesylvania	508
Total	908 Acres
FEDERAL PARKS	
Prince William Forest Park	
(Federal land)	17,410.34
(Non-federal land)	1,223.08
Total	18,633.42 Acres
Manassas National Battlefield Park	
(Federal land)	4,389.52
(Non-federal land)	682.10
Total	5,071.62 Acres
OTHER FEDERAL LAND	
Quantico Marine Base	22,970.24 Acres
Total Federal Land	44,770.10 Acres

Universities and Colleges

Prince William County has several colleges and universities that offer various degree and certificate programs. Below is a list of some of the colleges and universities located in Prince William County.

George Mason University - Prince William Campus
Georgia Tech Research Institute
Northern Virginia Community College - Manassas Campus
Northern Virginia Community College - Woodbridge Campus
Stratford University
Strayer University
University of Northern Virginia

Source: Prince William Regional Chamber of Commerce

Background and Supplemental Statistical Information

Libraries

Prince William Public Library System provides access to a world of information in and through the County. Located throughout the County are ten library branches of varying sizes offering different services:

Two Regional Libraries provide large collections of circulating and reference materials in a variety of formats, staff to answer information questions, Internet and on-line information services, quiet study rooms, free programs on various topics for all ages, meeting rooms with kitchens for public use, and specialized reference collections and services - MAGIC and RELIC.

- **Bull Run Regional** - Serving Manassas and the Western Portion of Prince William County
- **Chinn Park Regional** - Serving Woodbridge and the Eastern Portion of Prince William County

Two Community Libraries provide large collections of circulating and reference materials in a variety of formats, staff to answer information questions, Internet and on-line information services, public computer labs, free programs for adults and children on many topics, and meeting rooms with kitchens for public use.

- **Central Community** - Serving Manassas and the Central Portion of Prince William County
- **Potomac Community** - Serving Woodbridge and the Eastern Portion of Prince William County

Six Neighborhood Libraries provide small circulating collections of popular library materials in a variety of formats, Internet service, some children's programs, notary service, fax service, and dog licenses at a few locations.

- **Dale City** - Serving Dale City and the Eastern Portion of Prince William County
- **Dumfries** - Serving Dumfries and the Eastern Portion of Prince William County
- **Gainesville** - Serving Haymarket and the Northwestern Portion of Prince William County
- **Independent Hill** - Serving Independent Hill and the Central Portion of Prince William County
- **Lake Ridge** - Serving Lake Ridge and the Eastern Portion of Prince William County
- **Nokesville** - Serving Nokesville and the Southwestern Portion of Prince William County



Background and Supplemental Statistical Information

Historical Sites

Outside of the state and federal park lands listed earlier, which have historical value, Prince William County has invested funds for the renovation and restoration of several historical sites in Prince William County.

Ben Lomond Manor House

The Ben Lomond Manor House is a two-story house originally constructed in 1837. It was used as a hospital during the first and second battles of Manassas during the Civil War.



Bennett School

The Bennett School was constructed in 1908 and was originally used for instruction and teacher training.



Background and Supplemental Statistical Information

Historical Sites (continued)

Brentsville Courthouse

The Brentsville Court House was constructed in the early 1820s and was the County's fourth courthouse.



Rippon Lodge

Rippon Lodge is a one and one-half story home overlooking the Potomac River. It was constructed in the early 18th century.

