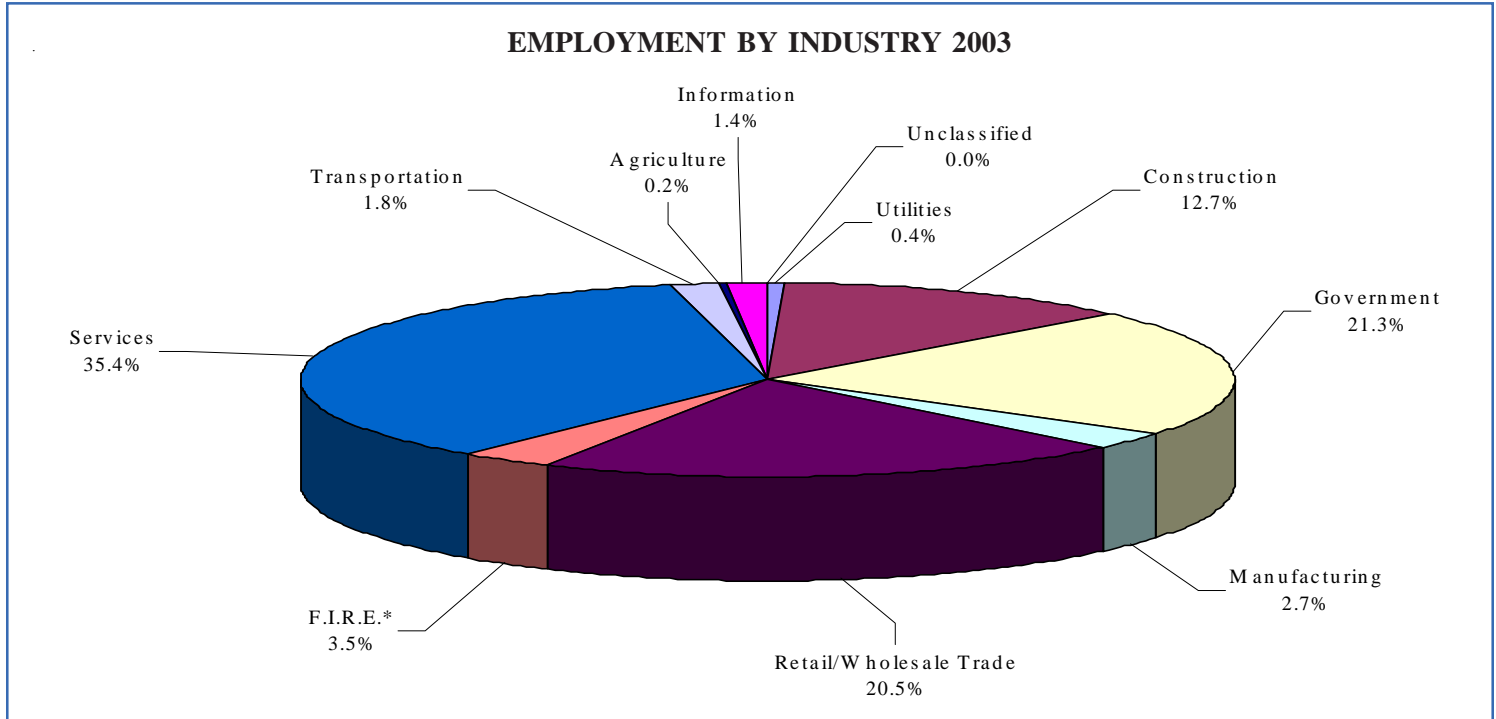


## Economic Indicators

### Employment

Prince William County's average annual 2004 unemployment rate was 2.8%. The unemployment rate continues to remain below national and state averages. The annual average unemployment rate in Virginia in 2004 was 3.7%, and in the United States, the overall rate was 5.5%.

Retail outlets, government agencies, and the services sector are the greatest sources of employment within Prince William County. Employment in the retail/wholesale industry represents 20.5% in 2003, 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 35.4% in 2003. 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 21.3% in 2003.



#### UNEMPLOYMENT RATES

YEAR	PWC	VIRGINIA	U.S.
1990	2.3%	4.4%	5.6%
1991	4.0%	5.9%	6.8%
1992	4.6%	6.2%	7.5%
1993	3.5%	5.2%	6.9%
1994	3.2%	4.7%	6.1%
1995	3.2%	4.5%	5.6%
1996	2.8%	4.3%	5.4%
1997	2.5%	3.7%	4.9%
1998	2.0%	2.8%	4.5%
1999	1.8%	2.7%	4.2%
2000	1.5%	2.3%	4.0%
2001	2.2%	3.2%	4.7%
2002	3.2%	4.2%	5.8%
2003	3.2%	4.1%	6.0%
2004	2.8%	3.7%	5.5%

Source: Virginia Employment Commission, LAUS data, May 2005.  
Note: Data are annual averages

	2003	2002	2001	2000	1999
Utilities	0.4%	0.5%	0.5%	0.5%	0.6%
Construction	12.7%	12.9%	12.9%	11.1%	10.9%
Government	21.3%	22.0%	21.5%	22.2%	22.3%
Manufacturing	2.7%	3.0%	3.1%	3.3%	3.5%
Retail/Wholesale Trade	20.5%	20.3%	21.4%	22.4%	22.8%
F.I.R.E.*	3.5%	3.4%	3.3%	3.1%	3.1%
Services	35.4%	34.4%	33.4%	33.5%	33.0%
Transportation	1.8%	1.8%	1.9%	2.0%	2.1%
Agriculture	0.2%	0.2%	0.2%	0.2%	0.2%
Information	1.4%	1.5%	1.7%	1.6%	1.5%
Unclassified	0.0%	0.1%	0.1%	0.1%	0.0%
Total Employment	100.0%	100.0%	100.0%	100.0%	100.0%

\*F.I.R.E. = Finance, Insurance, and Real Estate  
Source: Virginia Employment Commission, *Labor Market Statistics, Covered Employment and Wages Program*, May 27, 2005  
Note: Data are annual averages

## Real Estate Development

The total inventory of commercial and industrial space (excluding hotels) is approximately 43.1 million square feet. The make-up of the commercial and industrial space in Prince William is 50.0% retail, 28.5% industrial, and 21.5% office. Table 1 shows new office, industrial and retail space construction from 1990 through 2004.

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

<u>Calendar Year</u>	<u>Office</u>	<u>Industrial</u>	<u>Retail</u>	<u>Total</u>
Before 1989	4,376,200	6,915,956	9,311,065	<b>20,603,221</b>
1989	620,408	834,320	1,008,303	<b>2,463,031</b>
1990	306,222	461,345	1,071,688	<b>1,839,255</b>
1991	25,331	133,887	552,428	<b>711,646</b>
1992	141,464	79,598	765,374	<b>986,436</b>
1993	62,760	32,460	1,145,925	<b>1,241,145</b>
1994	34,323	36,796	166,089	<b>237,208</b>
1995	12,826	128,260	822,584	<b>963,670</b>
1996	35,277	16,175	580,266	<b>631,718</b>
1997	77,806	64,400	556,700	<b>698,906</b>
1998	65,334	128,498	958,953	<b>1,152,785</b>
1999	494,480	30,263	322,083	<b>846,826</b>
2000	808,478	261,301	642,983	<b>1,712,762</b>
2001	242,582	537,834	222,921	<b>1,003,337</b>
2002	410,694	751,041	1,048,255	<b>2,209,990</b>
2003	581,246	791,577	1,622,797	<b>2,995,620</b>
2004	957,548	1,075,727	807,717	<b>2,840,992</b>
<b>Total</b>	<b>9,252,979</b>	<b>12,279,438</b>	<b>21,606,131</b>	<b>43,138,548</b>

Source: Department of Public Works, Building Development Division

## Real Estate Tax Base

Between 2004 and 2005, the total valuation of real estate increased 28.05%. This overall increase was the net result of a 20.9% increase in average value of existing commercial and residential property and a 7.16% increase from new residential and commercial construction and rezoning. New housing units constructed in 2005 included 89% assessed at over \$300,000. The total real estate assessments in Prince William County increased from \$33.6 billion in tax year 2004 to \$43 billion in tax year 2005.

The FY 06 adopted rate for current real estate taxes uses the \$0.91 per \$100 of assessed value real estate tax adopted by the Board of County Supervisors. Each penny on the rate generates \$4.2 million in real estate revenue in FY 06.

Prince William County continues to have a heavy reliance on residential real estate. In 2005, the commercial property represented 10.78% 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: 2004-2005 Tax Year Comparisons**

	<b>2004</b>	<b>2005</b>
Commercial Property as a % of Total Real Estate Tax Base	11.4%	10.78%
Average Assessed Value Residential Property (includes growth)	\$266,502	\$333,404
Average Real Estate Tax Residential Property (includes growth) tax year 2004 rate is \$1.07; tax year 2005 is \$0.91	\$2,852	\$3,034
Average Change Existing Residential Property Value Assessment	16.01%	22.86%
Average Change Existing Commercial Property Value Assessment	11.88%	15.14%

Source: Prince William County Real Estate Assessments Office

**Housing Characteristics**

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

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 March 15, 2005, there were an estimated 121,941 housing units in Prince William County. This represents an additional 23,889 units since April 2000.

Of the total number of housing units in the County, it is estimated that 69,472 (57.0%) are single-family detached; 32,015 (26.3%) are townhouses; and 20,454 (16.8%) are units in multi-family structures.

According to the Census Bureau’s 2003 American Community Survey, the median value of owner-occupied housing units in Prince William County was approximately \$249,155 in 2003. This is higher than the Virginia average of \$162,080 and the U.S. average of \$147,275.

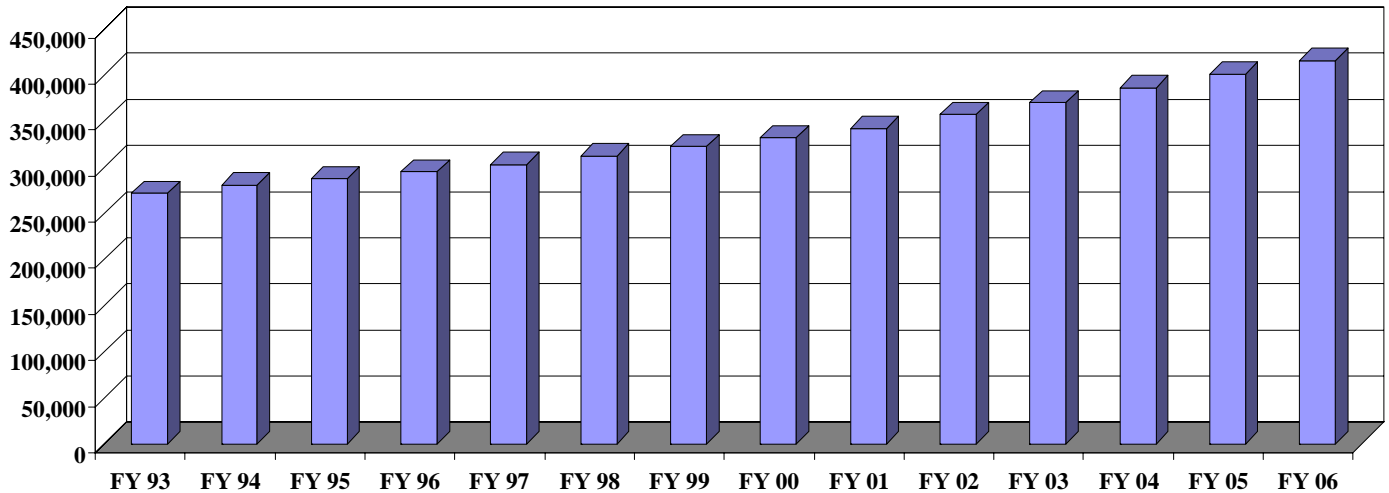
As of March 15, 2005 there were an estimated 117,561 households (occupied housing units) in Prince William County. According to the Census Bureau’s 2003 American Community Survey, more than 76% of the County’s households are occupied by families and approximately 41% are households with children under 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 Types: 1990 and 2000				
Household Type	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

## Population Characteristics

## Annual Population of Prince William County

**Population By Jurisdiction**

	Prince William (including towns)	Manassas	Manassas Park	Total
Fiscal Year 1993	231,537	31,924	7,798	271,259
Fiscal Year 1994	240,237	31,933	7,971	280,141
Fiscal Year 1995	246,595	32,304	8,291	287,190
Fiscal Year 1996	253,487	32,557	8,616	294,660
Fiscal Year 1997	260,313	33,043	8,954	302,310
Fiscal Year 1998	268,894	33,656	9,546	312,096
Fiscal Year 1999	277,359	34,577	10,002	321,938
Fiscal Year 2000 <sup>(1)</sup>	285,871	35,392	10,333	331,596
Fiscal Year 2001	294,798	35,887	10,757	341,442
Fiscal Year 2002	309,351	36,726	10,924	357,001
Fiscal Year 2003	321,570	37,166	10,990	369,726
Fiscal Year 2004 (Projected for cities) <sup>(2)</sup> an average annual change of 14,007. Projections for cities are based on Census data). <sup>(2,3)</sup>	336,820	37,757	<i>11,209</i>	385,786
an average annual change of 14,007. Projections for the cities are based on Census data). <sup>(2,3)</sup>	350,827	<i>38,349</i>	<i>11,428</i>	400,604
an average annual change of 14,007. Projections for the cities are based on Census data). <sup>(2,3)</sup>	364,834 (D)	<i>38,940</i> (E)	<i>11,647</i> (F)	415,421 Computed

**Source PWC Population:**

Estimates and projections are from the Prince William County Office of Information Technology - Prince William County Standard Data Set as of June 15, 2004, with updated information from the OIT Policy presentation on 8/30/2004 (page 18 of the handout, dated 8/27/2004). The updated information will be included in the September 30, 2004, release of the Standard Data Set.

**Source City Population:**

Table CO-EST2001-12-51 - Time Series of Virginia Intercensal Population Estimates by County: April 1, 1990 to April 1, 2000; Source: Population Division, U.S. Census Bureau; Release Date: April 17, 2002.

Table 1: Annual Estimates of the Population for Counties of Virginia: April 1, 2000 to July 1, 2003 (CO-EST2003-01-51); Source: Population Division, U.S. Census Bureau; Release Date: April 9, 2004.

- (1) The FY 2000 (June 15, 2000) County population estimate is from the OIT Policy presentation on 8/30/2004 (page 18 of the handout, dated 8/27/2004), which uses the Census 1990 population as the base for the estimate as Census 2000 population figures were not released until 2001.
- (2) City population figures for FY 2004, FY 2005, and FY 2006 are projected based on prior year Census Bureau figures (as of July 1 each year), assuming the same annual change each year based on the average annual change over the past three years (from 2000 to 2003).
- (3) The FY 2005 and FY 2006 county population projections are from the PWC OIT Demographic Office and are based on Standard Data Set estimates and the average annual change of 14,007 from June 2001 to June 2004. These projections were presented by OIT to the Policy Group on August 30, 2004, and will be included in the September 30, 2004, release of the PWC Standard Data Set.

**Note:** County figures are as of June 15 (Example: June 15, 2001 population used for FY 2001).

**Note:** City figures are as of July 1 (Example: July 1, 2001 population used for FY 2001).

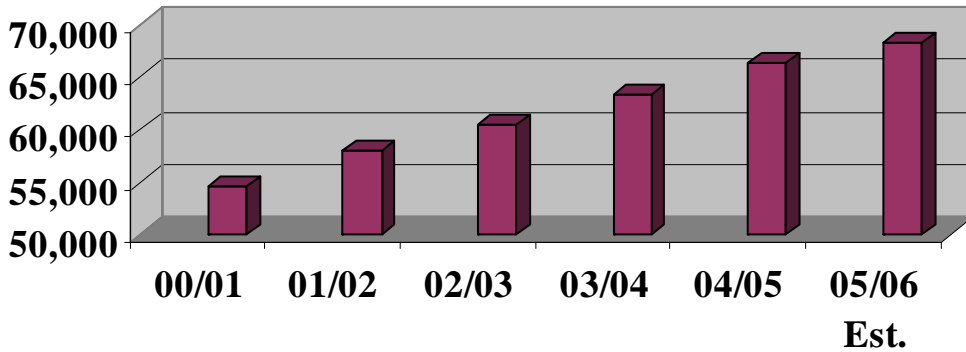
**Note:** Projected city population figures are printed in italics.

**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 283,224 and is based on a June 15, 2000 estimate. The current projected population statistics are listed in the tables on page 123.

According to the U.S. Census Bureau’s 2003 American Community Survey, 30.0% of Prince William County’s population is less than 18 years old. School Enrollment in Prince William County’s public schools has increased each year from 2000 to now. In the 2000/2001 school year there were 55,139 students enrolled in public schools in the County. As of February 28, 2005, a total of 66,430 students were enrolled in public schools in the County as reported by the Prince William County Public School System. In November 2004 the Prince William County Public School System estimated that the County would have 68,204 students for the 2005/2006 school year.

**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 Census Bureau’s 2003 American Community Survey, 43.4% have a college degree, and 25.4% of County residents have some college but no degree.

**Median Income**

According to the U.S. Census Bureau’s 2003 American Community Survey, the estimated median household income for Prince William County was \$82,926. That figure is a 68.0% increase from 1990 when the median income was \$49,370 according to the 1990 Census. The new estimate is more than triple the median income earned by residents as reported in the 1980 Census. The median household income for Prince William County is \$32,191 or 63% higher than the median income for the Commonwealth of Virginia. The U.S. Census Bureau’s 2003 American Community Survey median income estimate for the Commonwealth of Virginia was \$50,805.

### Indicators of Financial Condition

The County's revenues have remained strong even though the tax rates have been reduced for real estate and have accommodated 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 04 undesignated general fund balance has increased significantly to 7.0% 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**

	<b>Ratio of Debt Service to Revenues (1)</b>	<b>Undesignated Fund Balances as a Percent of Revenue (2)</b>	<b>Actual Revenues as a Percent of Revenue Estimate (3)</b>	<b>Bond Rating (Fitch/Moody's/Standard and Poors) (4)</b>
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
FY 03	6.7%	6.6%	102.9%	AA+/Aa1
FY 04	6.3%	7.0%	103.0%	AA+/Aa1

1 - Department of Finance, Fiscal Year 2004 CAFR, Table 9, Pages 142-143

2 - Department of Finance, Fiscal Year 2004 CAFR, Page 38

3 - Department of Finance, Fiscal Year 2004 CAFR, Page 44

4 - Department of Finance, Fiscal Year 2004 CAFR, Page 29

**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 92 and FY 06 for the General Fund.

**Table 4: FY 92-06 Cost Per Capita General Fund**

	Cost Per Capita	Cost Per Capita Less Inflation
FY 92	\$1,284	\$1,284
FY 93	\$1,223	\$1,200
FY 94	\$1,243	\$1,189
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	\$1,689	\$1,263
FY 04	\$1,814	\$1,305
FY 05	\$1,941	\$1,337
FY 06	\$2,098	\$1,382

From FY 97 to FY 06, budgeted expenditures per capita increased in all major service areas except administration, which experienced a \$13.89 decrease in per capita spending. Overall budgeted expenditures per capita, adjusted for inflation, have increased \$484.68 between FY 97 and FY 06.

**Dollar Change in Spending Per Capita by Major Service Area  
General Fund  
(Adjusted for Inflation)**

General Government	\$10.55
Planning and Development	\$43.99
Debt/CIP	\$89.90
Administration	(\$13.89)
Judicial Administration	\$12.46
Public Safety	\$100.60
Human Services	\$4.41
Parks and Library	\$3.15
Other	\$19.27
School Transfer	\$214.24
<b>Total</b>	<b>\$484.68</b>



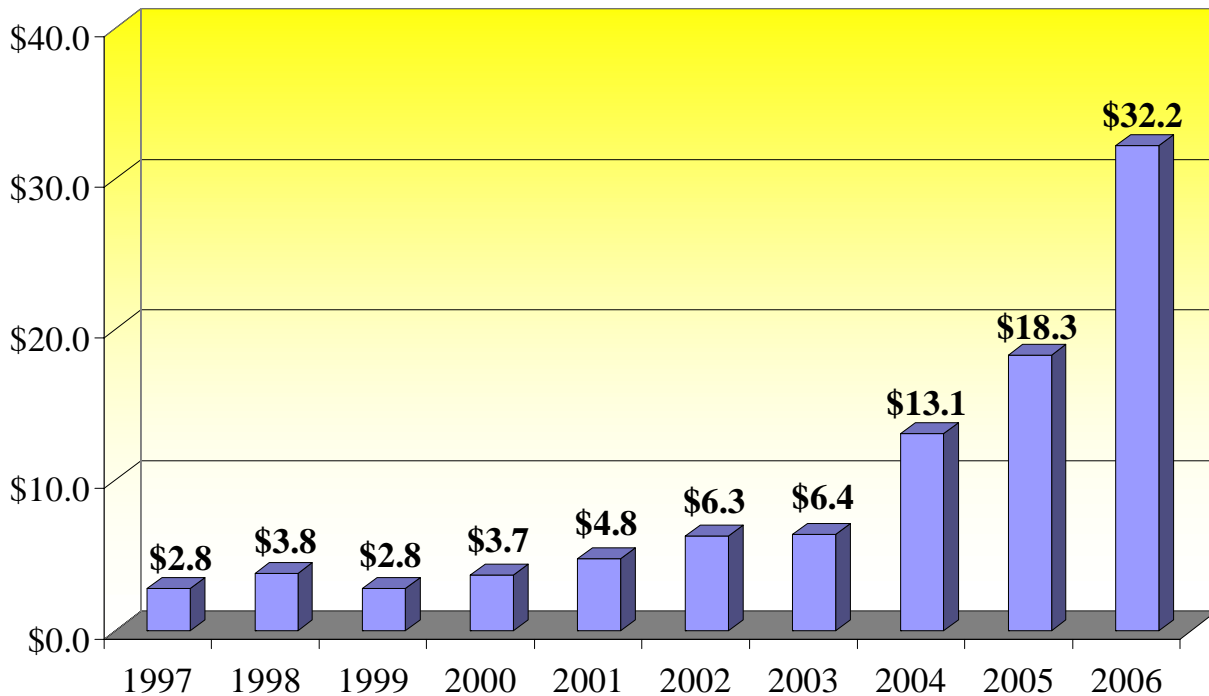
**General County Government Staffing**

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 9.30 employees per 1,000 residents for FY 06, reflecting a slight increase from the FY 05 statistic of 9.24. Staffing has been increasing since FY 00, due in large part to public safety initiatives. Between FY 94 and FY 06 the number of employees increased from 2,349.10 to 3,393.21.

	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	9.46
FY 04	3,131.19	9.30
FY 05	3,242.16	9.24
FY 06	3,393.21	9.30

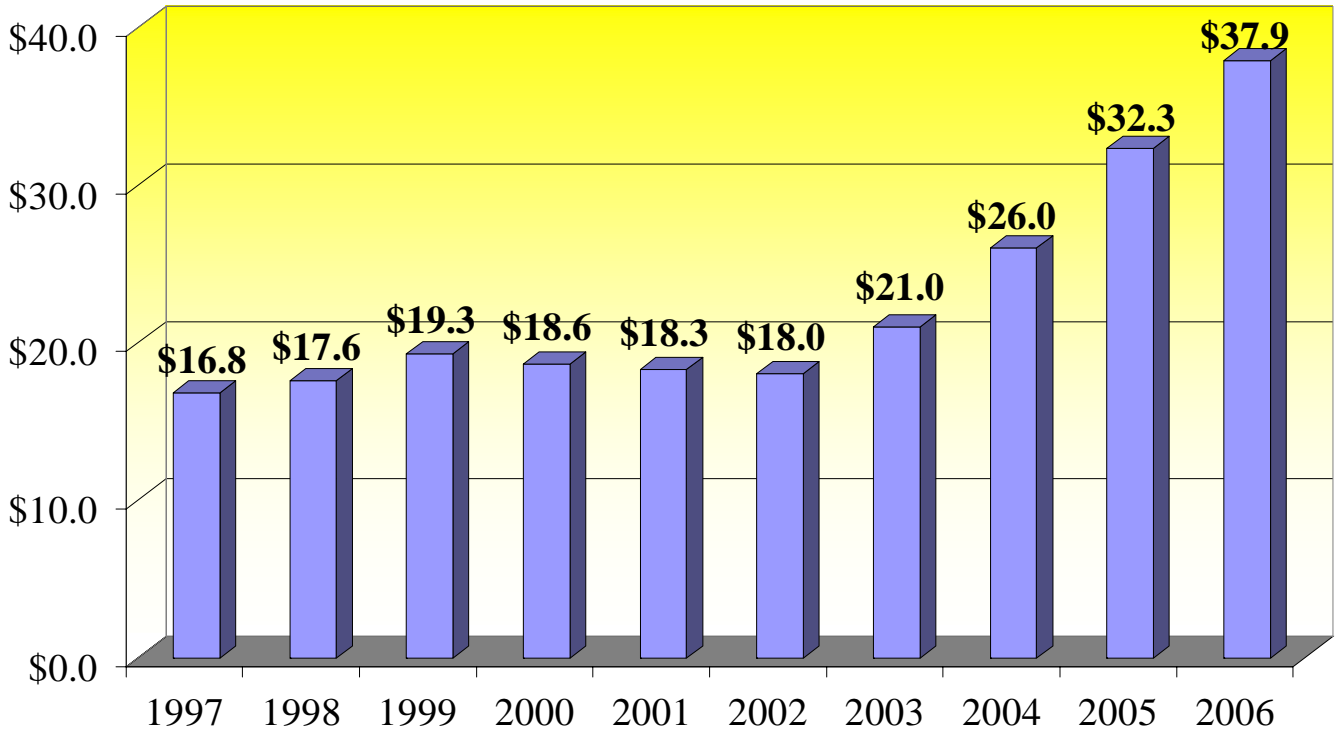
**Capital Improvements Program**

The County has continued to invest in Capital Improvements. General Fund Capital Improvement Program cash to capital expenditures have steadily increased since FY 97, peaking in FY 06 at \$32.2 million.



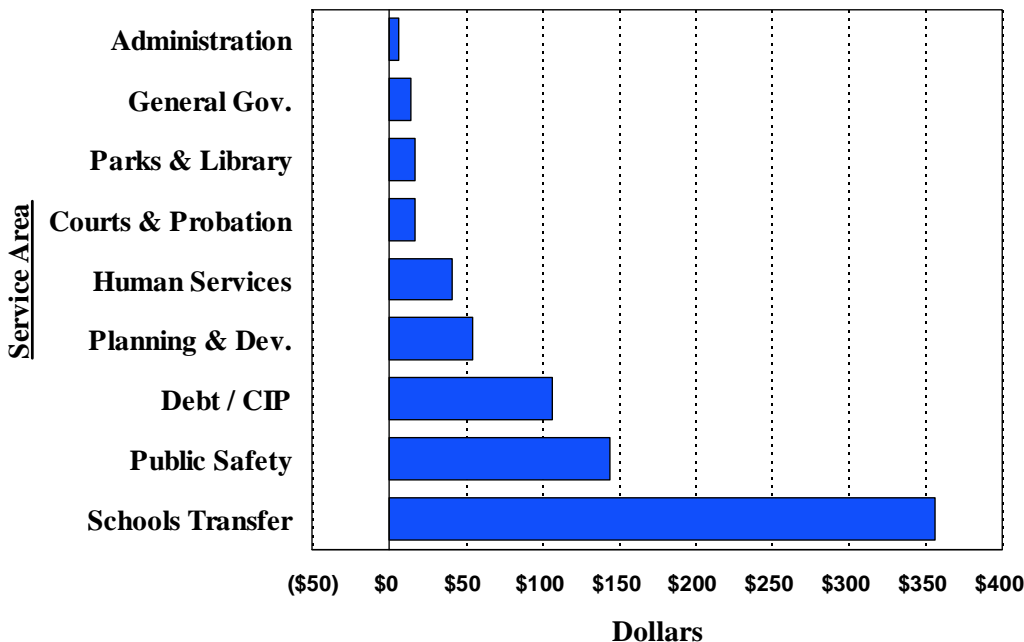
**General Debt Service**

As a result of various investments in capital projects, total general debt service rose steadily from FY 97 through FY 06.

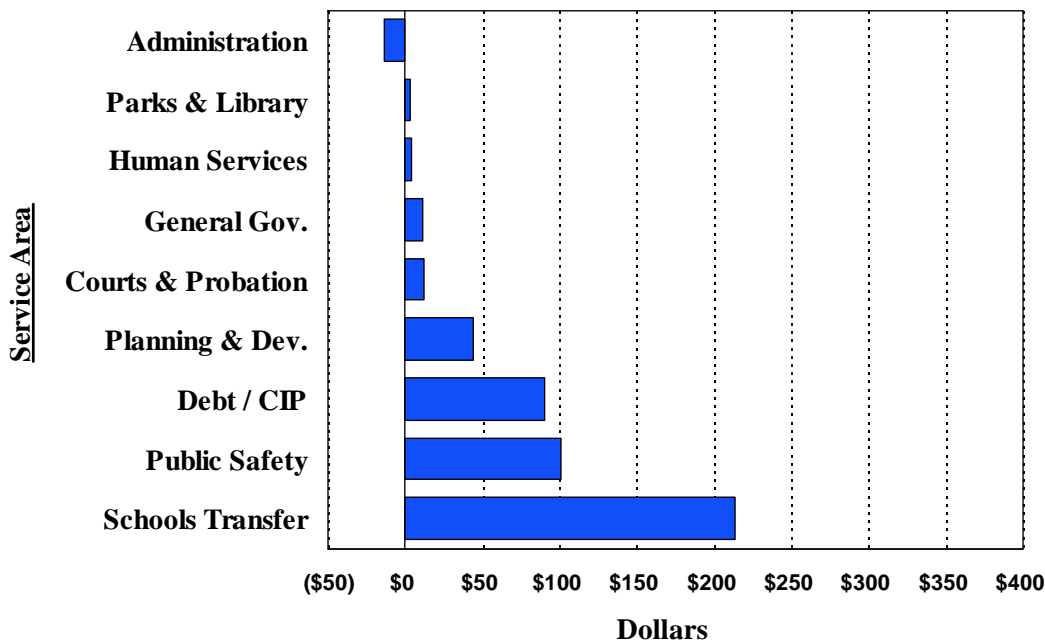


The following graphs show the change in cost per capita between the FY 97 Adopted and FY 06 Adopted Budgets by County service area. The first graph shows these changes not adjusted for inflation, the second graph shows the same information with the numbers adjusted for inflation.

**FY 97 to FY 06 Dollar Change  
In Cost Per Capita by Service Area  
(Not Adjusted for Inflation)**

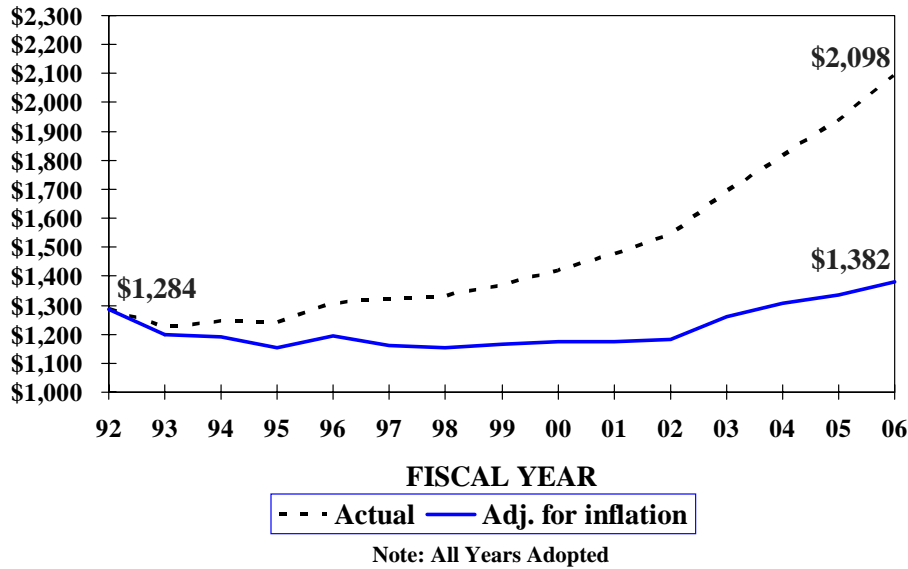


**FY 97 to FY 06 Dollar Change  
In Cost Per Capita by Service Area  
(Adjusted for Inflation)**



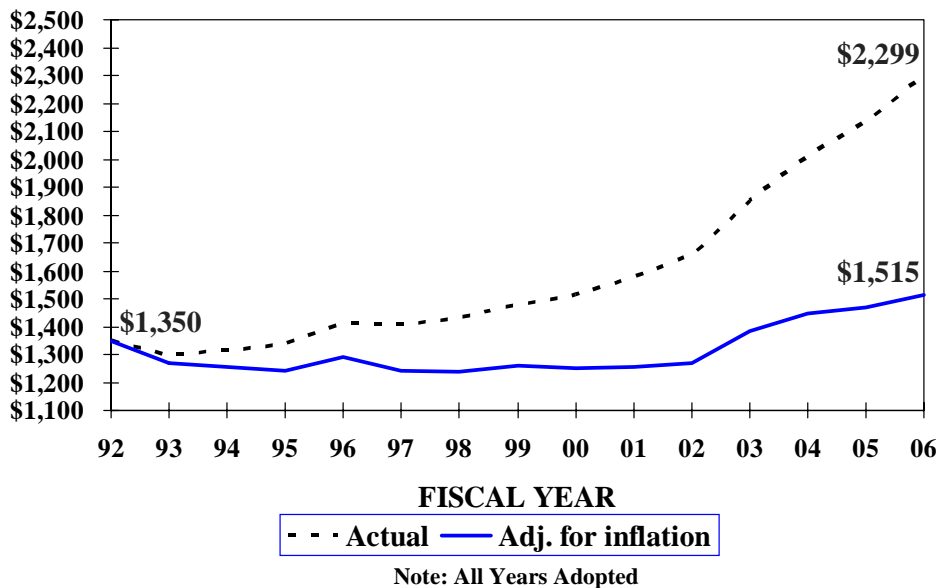
The following graph shows that the cost per capita of the General Fund Budget for FY 06 when adjusted for inflation is approximately 7.6% greater than the cost per capita in FY 92. This is an average rate of increase of 0.5% per year over the past fourteen Fiscal Years. During that same period the population in the County increased from 225,735 in FY 92 to a projected 364,834 for FY 06 for a 61.6% increase. This is an average rate of increase of 4.4% per year over the past fourteen Fiscal Years.

**COST PER CAPITA OF GENERAL FUND BUDGETS**



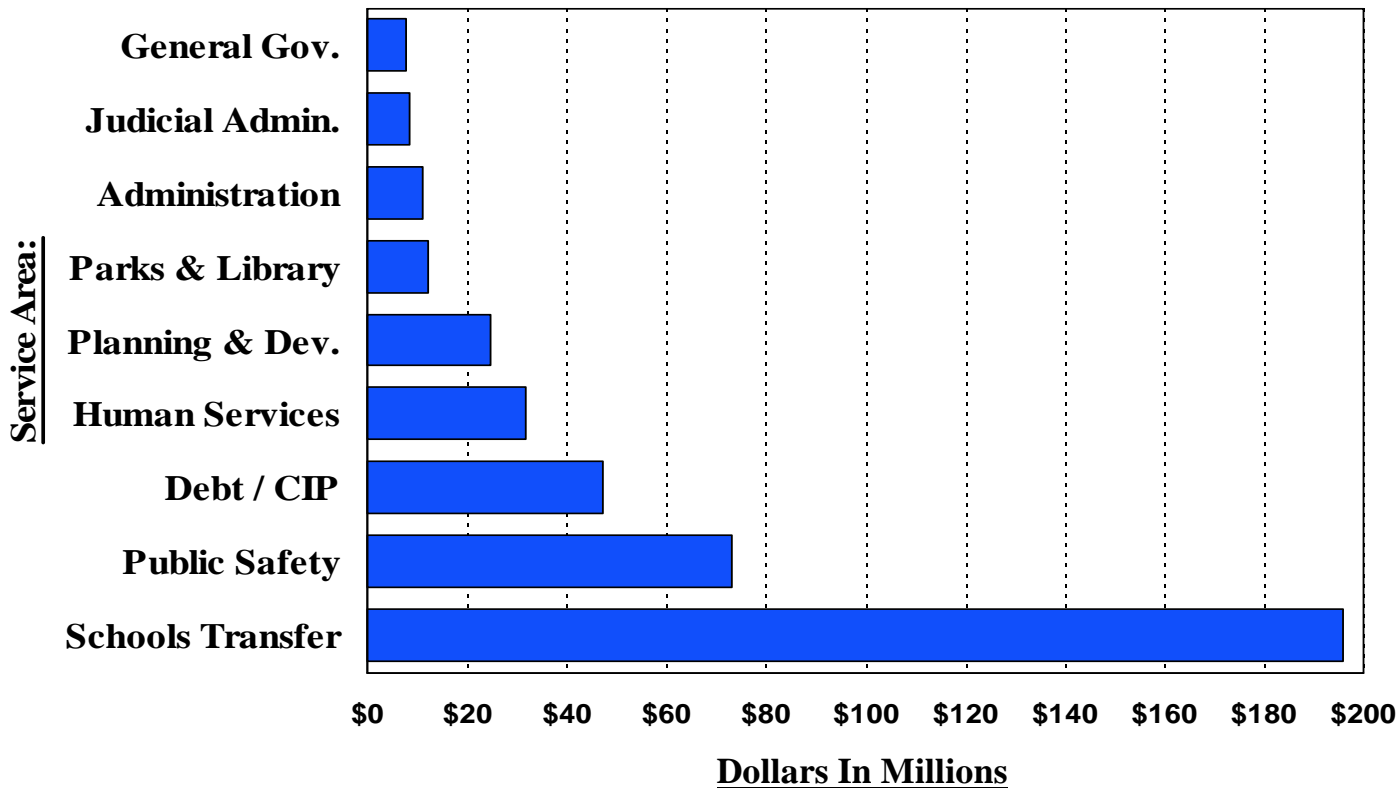
The following graph shows the cost per capita of the County Budgets for FY 06 when adjusted for inflation is approximately 12.2% greater than the cost per capita in FY 92. This is an average rate of increase of 0.9% per year over the past fourteen Fiscal Years. During that same period the population in the County increased from 225,735 in FY 92 to a projected 364,834 for FY 06 for a 61.6% increase. This is an average rate of increase of 4.4% per year over the past fourteen Fiscal Years.

**COST PER CAPITA OF COUNTY BUDGETS**



The following graph shows the actual dollar change by County service area from FY 92 through the FY 06 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 and Debt/CIP), Public Safety, Human Services and Schools, which has experienced the largest growth over this time period.

**FY 97 to FY 06**  
**Dollar Change by Service Area**  
**(Not Adjusted For Inflation)**



**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.

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

**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

## Libraries

Prince William Public Library System provides access to a world of information through its collection of library materials, by connecting users to information sources and offering a variety of programs for all ages. 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



**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 Historic Site**

The Ben Lomond house is a two-story Federal-style house originally constructed in 1832. It was used as a field hospital during the first and second battles of Manassas during the Civil War.



**Rippon Lodge**

Built by Richard Blackburn, circa 1745, additions were later made in 1800 and 1924. The home overlooks the Neabsco Creek and Potomac River.



**Brentsville Courthouse Historic Centre**

The Brentsville Courthouse was constructed in 1822 and was the County's fourth courthouse.



**Bennett School**

Built in 1909, Bennett School served as a public school until the 1970's.

