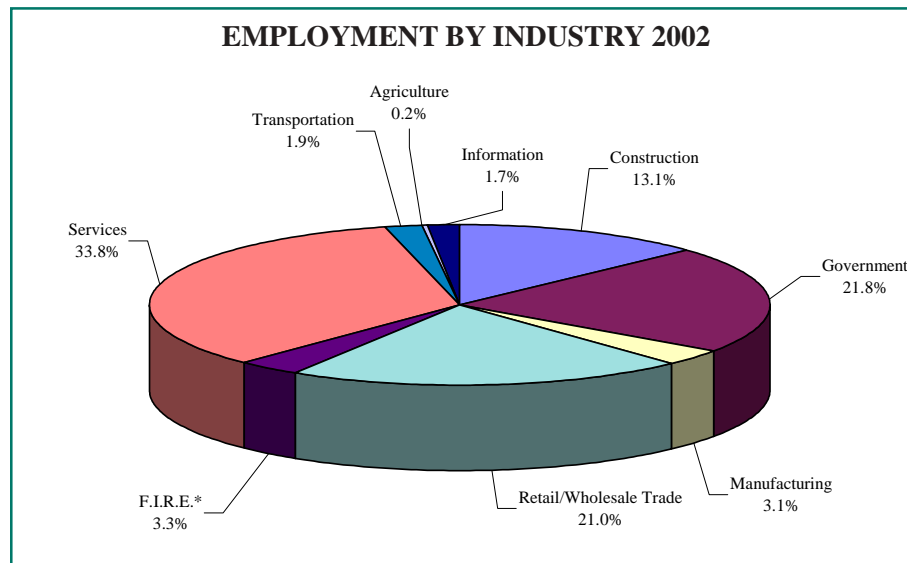


## Economic Indicators

### Employment

Prince William County's average annual 2003 unemployment rate was 3.2%. The unemployment rate continues to remain below national and state averages. The annual average unemployment rate in Virginia in 2002 was 4.1%, and in the United States, the overall rate was 6.0%.

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 20.3% in 2002, 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 34.4% in 2002. 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 22.0% in 2002.



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%
2003	3.2%	4.1%	6.0%

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

EMPLOYMENT BY INDUSTRY					
INDUSTRY	2002	2001	2000	1999	1991
Construction	12.9%	12.9%	11.1%	10.8%	10.0%
Government	22.0%	21.5%	22.1%	22.2%	24.0%
Manufacturing	3.0%	3.1%	3.3%	3.8%	5.0%
Retail/Wholesale Trade	20.3%	20.7%	22.4%	32.6%	33.0%
F.I.R.E.*	3.4%	3.3%	3.1%	2.9%	4.0%
Services	34.4%	33.4%	33.5%	21.9%	18.0%
Transportation	1.8%	1.9%	2.0%	4.0%	6.0%
Agriculture	0.2%	0.2%	0.2%	1.8%	ND
Information	1.5%	1.7%	1.6%	ND	ND
Unclassified	0.6%	1.2%	0.7%	ND	ND
	<b>100%</b>	<b>100%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

\* 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 40.3 million square feet. The make-up of the commercial and industrial space in Prince William is 51.6% retail, 27.8% industrial, and 20.6% office. Table 1 shows new office, industrial and retail space construction from 1990 through 2003.

**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>
<b>Total</b>	<b>8,295,431</b>	<b>11,203,711</b>	<b>20,798,414</b>	<b>40,297,556</b>

Source: Department of Public Works

### Real Estate Tax Base

Between 2003 and 2004, the total valuation of real estate increased 22.7%. This overall increase was the net result of a 15.2% increase in average value of existing commercial and residential property and a 7.5% increase from new residential and commercial construction and rezoning. New housing units constructed in 2003 included 78% assessed at over \$200,000. The total real estate assessments in Prince William County increased from \$27.2 billion in tax year 2003 to \$33.3 billion in tax year 2004.

The FY 05 estimate for current real estate taxes uses the \$1.07 per \$100 of assessed value real estate tax adopted by the Board of County Supervisors. Each penny on the rate generates 3.3 million in real estate revenue in FY 05.

Prince William County continues to have a heavy reliance on residential real estate. In 2004, the commercial property represented 14.4% 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: 2003-2004 Tax Year Comparisons**

	<b>2003</b>	<b>2004</b>
Commercial Property as a % of Total Real Estate Tax Base	15.50%	14.40%
Average Assessed Value Residential Property (includes growth)	\$225,149	\$266,784
Average Real Estate Tax Residential Property at \$1.23 Tax Rate (includes growth) tax year 2003 rate is \$1.16; tax year 2004 is \$1.07	\$2,612	\$2,855
Average Change Existing Residential Property Value Assessment	17.52%	16.01%
Average Change Existing Commercial Property Value Assessment	3.83%	11.88%

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 March 15, 2004, there were an estimated 115,680 housing units in Prince William County. This represents an additional 17,628 units since April 2000.

Of the total number of housing units in the County, it is estimated that 65,435 (56.8%) are single-family detached; 30,997 (26.8%) are townhouses; and 19,248 (16.6%) are units in multi-family structures.

According to the Census Bureau's 2002 American Community Survey, the median value of owner-occupied housing units in Prince William County was approximately \$203,393 in 2002. This is higher than the Virginia average of \$145,437 and the U.S. average of \$136,929.

As of March 15, 2004 there were an estimated 111,517 households (occupied housing units) in Prince William County. According to the Census Bureau's 2002 American Community Survey, more than 76% of the County's households are occupied by families and approximately 46% 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.

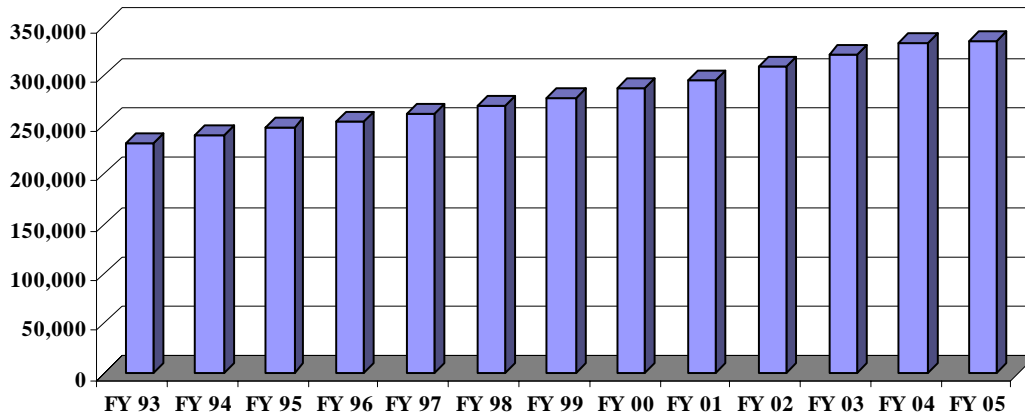
Household Types: 1990 and 2000				
Household Type	1990	1990	2000	2000
		(% of total)		(% of total)
Total Households	69,709	100.0%	94,570	100.0%
Family Households	56,289	80.7%	72,737	76.9%
Non-Family Households	13,420	19.3%	21,833	23.1%

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 March 15, 2004, there were an estimated 111,517 households (occupied housing units) in Prince William County.

## Population Characteristics

### Annual Population of PWC



	<u>Population By Jurisdiction</u>			
	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>	286,079	35,410	10,340	331,829
Fiscal Year 2001	294,798	36,070	10,766	341,634
Fiscal Year 2002	309,351	37,288	10,909	357,548
Fiscal Year 2003 (Projected for Manassas & Manassas Park) <sup>(2)</sup>	321,571	<b>38,506</b>	<b>11,052</b>	371,129
Fiscal Year 2004 (Forecast-PWC/Projected for cities) <sup>(2)</sup>	<b>332,500</b>	<b>39,724</b>	<b>11,195</b>	383,419
Fiscal Year 2005 (Forecast-PWC/Projected for cities) <sup>(2,3,4)</sup>	<b>344,300</b>	<b>40,942</b>	<b>11,338</b>	396,580
	(D)	(E)	(F)	Computed

**Source County Population:** Estimates through FY 2003 are from the Prince William County Office of Information Technology - Prince William County Standard Data Set as of August 1, 2003 (Data Set updated on July 1, 2003). FY 2004 and FY 2005 forecast figures provided by OIT - Demographics, based on the April 2005 population figure approved by COG in FY 2004.

<sup>(1)</sup> The FY 2000 (June 15, 2000) County population figure is calculated as the midpoint between the PWC Office of Information Technology (PWC Standard Data Set) estimates for FY 1999 and FY 2001.

<sup>(2)</sup> City population figures for FY 2003, FY 2004, and FY 2005 are projected based on prior year Census Bureau figures, assuming the same annual change each year.

<sup>(3)</sup> The FY 2004 and FY 2005 (June 15, 2004 and June 15, 2005) County population figures were calculated by OIT - Demographics using a regression curve based on the PWC population figure from the 2000 Census, estimates of PWC population for 2001, 2002, and 2003 (from OIT), and the forecasted April 2005 population figure approved by COG in FY 2004.

**Source City Population:** U.S. Census Bureau, Population Division.

*Time Series of Virginia Intercensal Population Estimates by County: April 1, 1990 to April 1, 2000;* and  
*Time Series of Virginia Population Estimates by County: April 1, 2000 to July 1, 2001.*

<sup>(2)</sup> City population figures for FY 2003, FY 2004, and FY 2005 are projected based on prior year Census Bureau figures, assuming the same annual change each year.

**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).

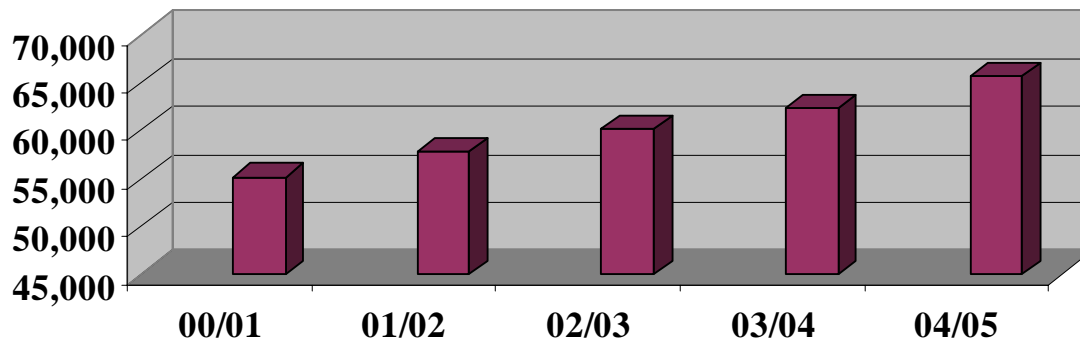
**Note:** Projected figures are printed in bold.

### 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 page 141.

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 60,229 students were registered in the 2002/2003 school year, an increase of 9.2% or 5,090 students. The Prince William County public school system reported that as of February 27, 2004, a total of 63,783 students were enrolled in public schools in the County, an increase of 5.9% or 3,554 students. It is estimated that the County will have 65,692 students for the 2004/2005 school year, an increase of 3% or 1,909 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 2003 Citizens Survey, 30.4% of County residents have some college, while 25.6% have a college degree, and 19.6% have or have additional work towards an advanced degree.

### Median Income

According to the U.S. Census Bureau's model-based income statistics for 2002, the median household income for Prince William County was \$70,334. That figure is 42.5% 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 2002 was \$48,986.

Source: Census 2000

## Indicators of Financial Condition

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**

	<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

1 - Department of Finance, Fiscal Year 2003 CAFR, Table 9

2 - Department of Finance, Fiscal Year 2003 CAFR

3 - Department of Finance, Fiscal Year 2003 CAFR, Page 40

4 - Department of Finance, Treasury Management Division

## 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 05 for the General Fund.

	<b>Cost Per Capita</b>	<b>Cost Per Capita Less Inflation</b>
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
FY 05	\$1,978	\$1,372

From FY 97 to FY 05, budgeted expenditures per capita increased in all major service areas except administration, which experienced approximately a 10.4% decrease in per capita spending. Overall budgeted expenditures per capita, adjusted for inflation, increased 26.22% between FY 97 and FY 05.

General Government	27.76%
Planning and Development	47.71%
Debt/CIP	57.10%
Administration	-10.39%
Judicial Administration	31.71%
Public Safety	42.85%
Human Services	5.09%
Parks and Library	7.04%
Other	103.73%
School Transfer	25.95%
Total	26.22%



## 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 05, bringing the ratio closer to the reported figures when the decline started in FY 95. Staffing, however, has been increasing since FY 00, due in large part to public safety initiatives. Between FY 94 and FY 05 the number of employees increased from 2,349.10 to 3,242.16.

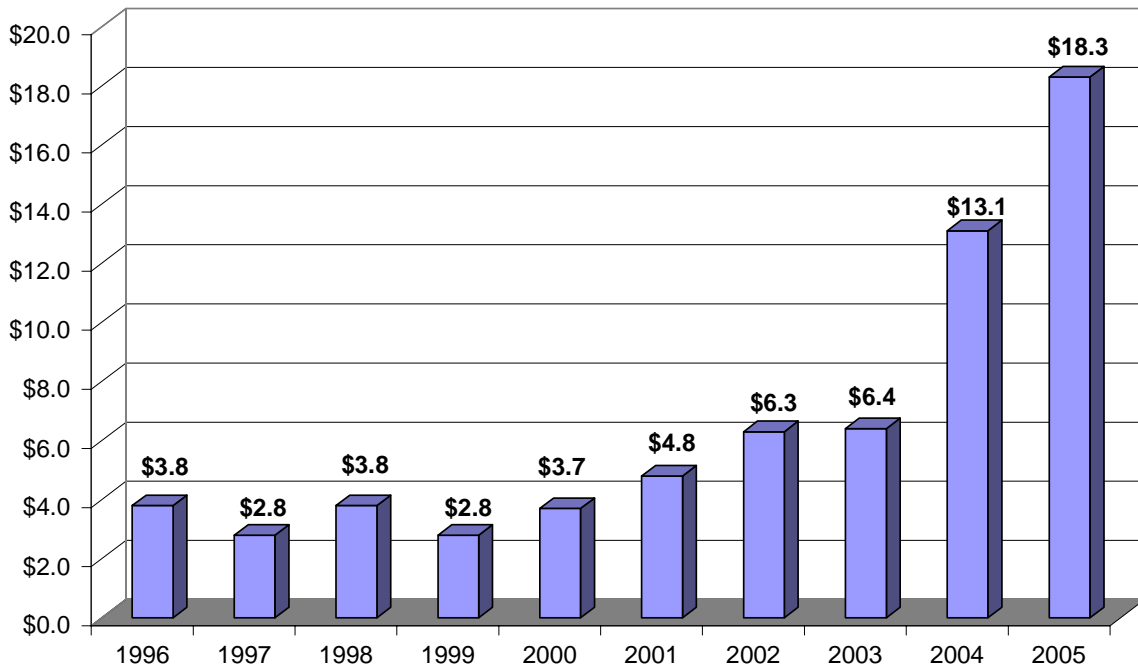
**Authorized Staffing and Employees per 1,000 Residents**

	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
FY 05	3,242.16	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 05 at \$18.3 million

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

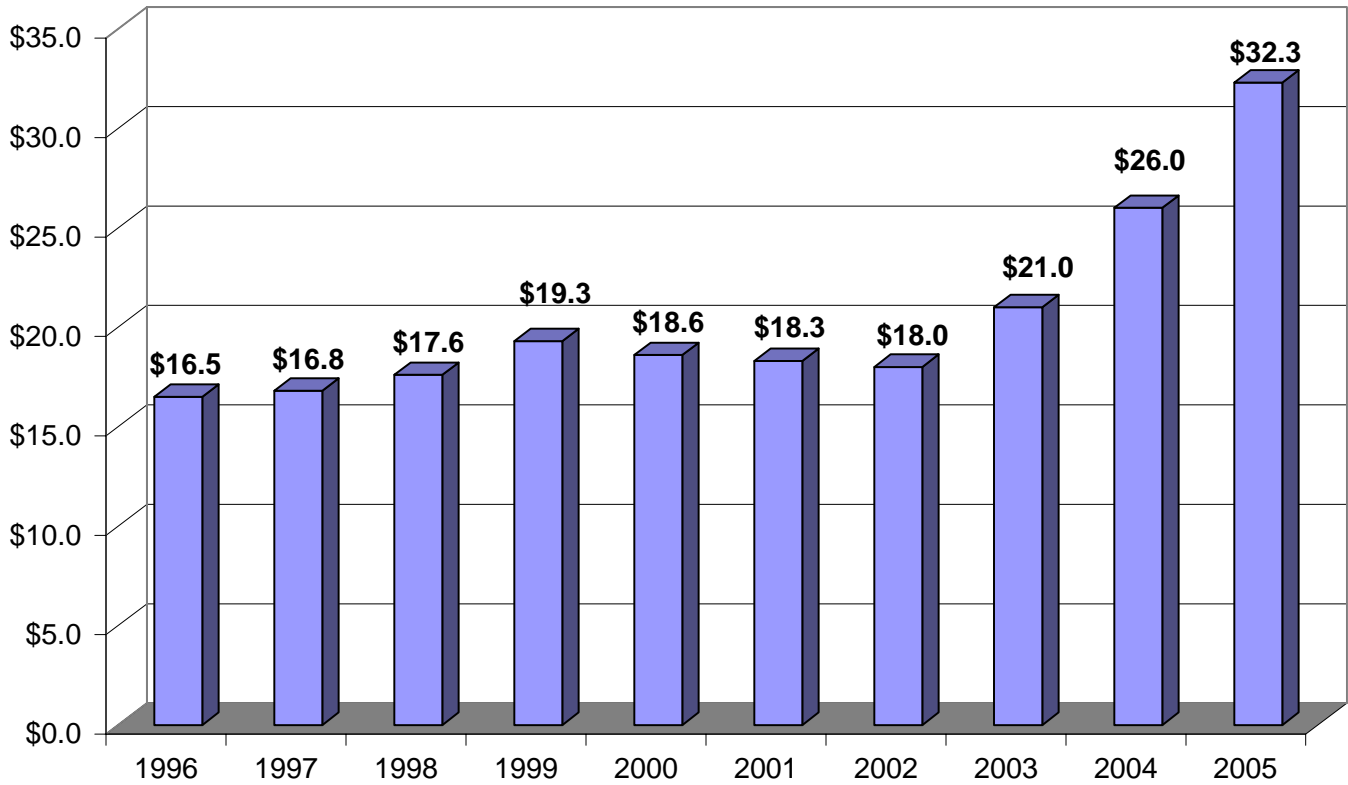


## Background and Supplemental Statistical Information

### General Debt Service

As a result of various investments in capital projects, total general debt service rose steadily from FY 95 through FY 05.

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

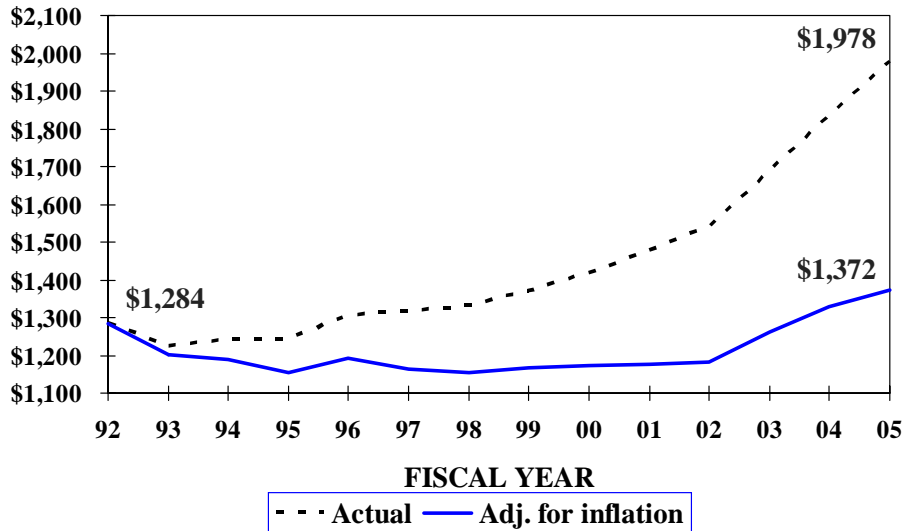




## Background and Supplemental Statistical Information

The following graph shows that the cost per capita of the General Fund Budget for FY 05 when adjusted for inflation is approximately 6.9% greater than the cost per capita in FY 92. This is an average rate of increase of 0.5% per year over the past thirteen Fiscal Years. During that same period the population in the County increased from 225,735 in FY 92 to a projected 344,300 for FY 05 for a 52.5% increase. This is an average rate of increase of 4.0% per year over the past thirteen Fiscal Years.

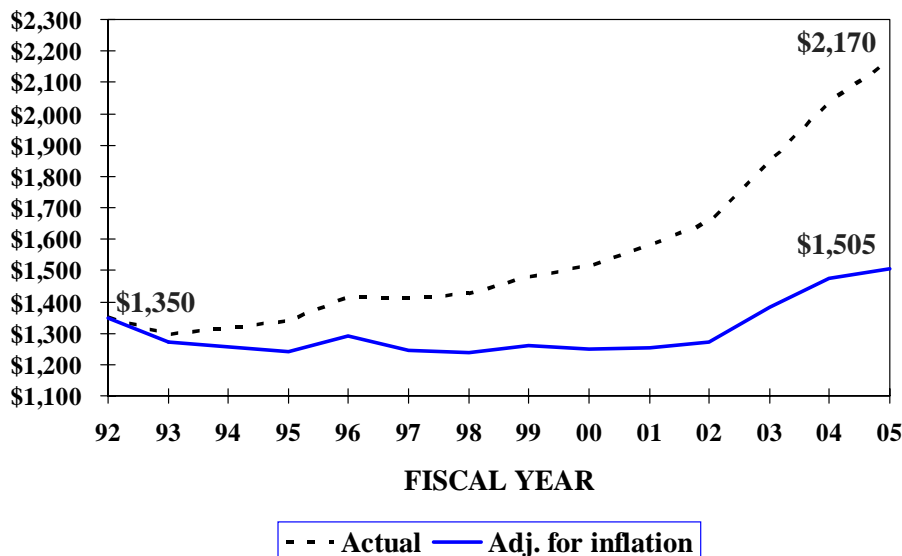
### COST PER CAPITA OF GENERAL FUND BUDGETS



Note: All Years Adopted

The following graph shows the cost per capita of the County Budgets for FY 05 when adjusted for inflation is approximately 11.5% greater than the cost per capita in FY 92. This is an average rate of increase of 0.9% per year over the past thirteen Fiscal Years. During that same period the population in the County increased from 225,735 in FY 92 to a projected 344,300 for FY 05 for a 52.5% increase. This is an average rate of increase of 4.0% per year over the past thirteen Fiscal Years.

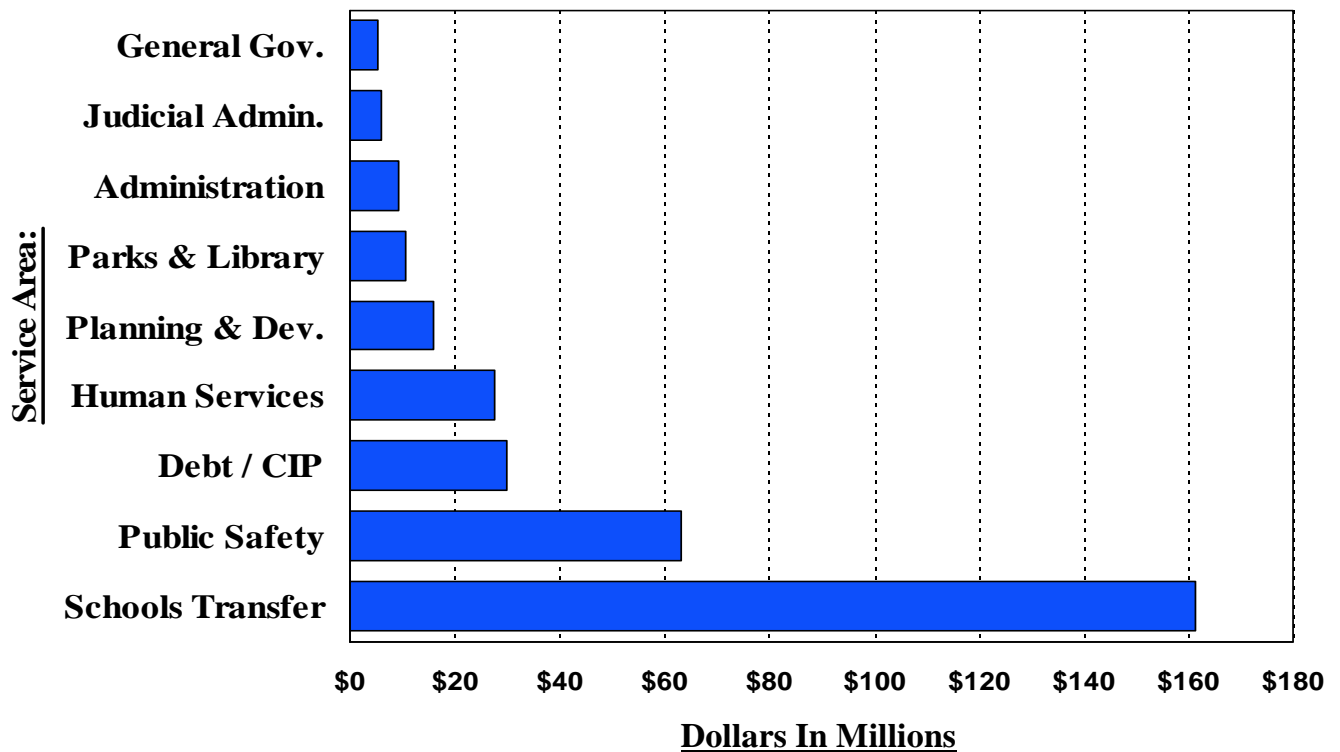
### COST PER CAPITA OF COUNTY BUDGETS



Note: All Years Adopted

The following graph shows the actual dollar change by County service area from FY 92 through the FY 05 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 05  
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

Source: Prince William Regional Chamber of Commerce

### 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.



#### 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 18<sup>th</sup> century.