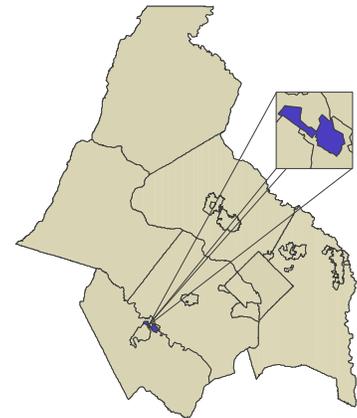




THE CITY OF MANASSAS PARK AND THE WASHINGTON REGION: A LOOK AT ECONOMIC AND DEMOGRAPHIC CHARACTERISTICS

OCTOBER 2006

Welcome to the nineteenth issue in a series of in-depth analyses on member jurisdictions in the Washington region. This newsletter contains economic and demographic data on the City of Manassas Park, placed in the context of the Washington region.



In Focus: City of Manassas Park

Population

The population of the City of Manassas Park, according to the 2000 Census, is 10,290 people. Manassas Park residents constitute less than **one percent** of the Washington region's 4.5 million people.

Between 2000 and 2030, Manassas Park's population is anticipated to grow by **6,500 people**, an increase of **63 percent**, while the region is expected to grow by more than 2 million people or 45 percent.

Thirty-one percent of the population in the City of Manassas Park is under 18 years old. This percentage is higher than the regional average of 25 percent.

The City's more than 400 'seniors' age 65 and older account for **four percent** of the population. This represents a lower proportion of seniors compared to the regional average of nine percent.

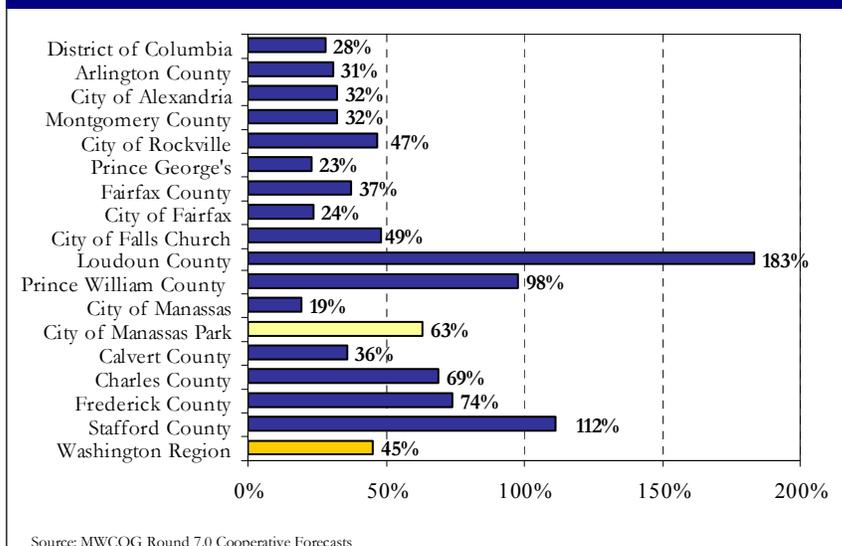
Seventy-three percent of the City of Manassas Park's population is white; 11 percent is black or African-American; and four percent is Asian. More than 1,500 people—15 percent of Manassas Park's population—also indicated that they are Hispanic or Latino. Regionally, 56 percent of the population is white; 28 percent is black or African-American; and eight percent is Asian. One out of ten people in the Washington region is Hispanic or Latino.

Land Area

The City of Manassas Park covers **two square miles** and comprises less than one percent of the Washington region's land area. The City has a population density of **4,129 people** per square mile. It is more densely populated than the regional average of 1,395 people per square mile.

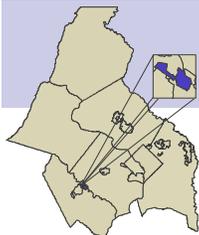


Percent Population Growth by Jurisdiction
Forecast 2000–2030



INSIDE THIS ISSUE:

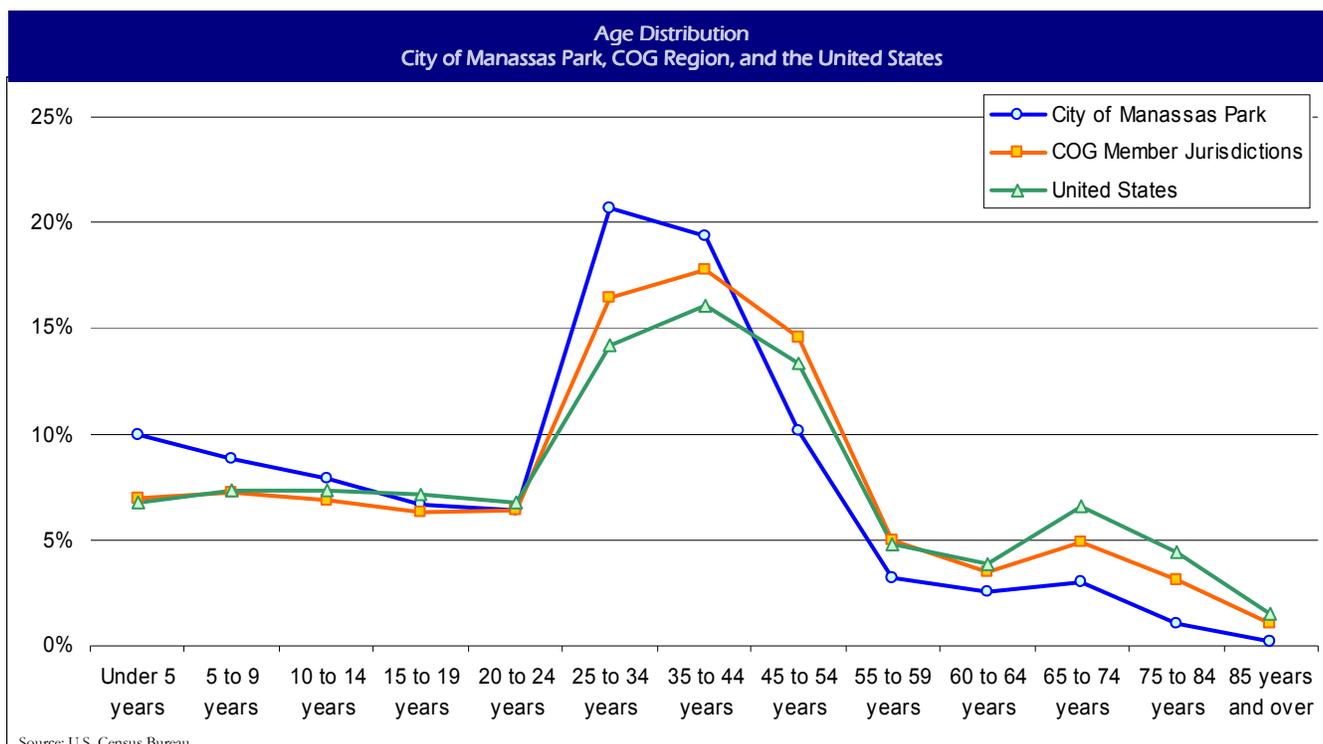
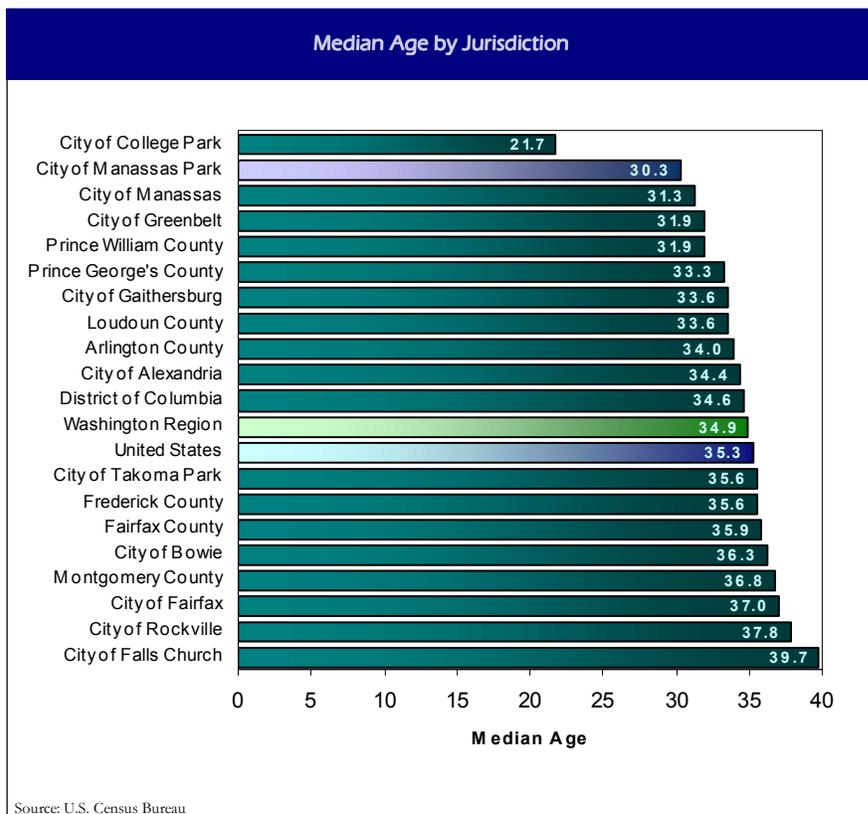
<i>Population and Land Area</i>	1
<i>Population - Age</i>	2
<i>Foreign Born; Education; Residence; and Marital Status</i>	3
<i>Employment; Income; Unemployment; Construction; and Federal Spending</i>	4
<i>Housing; Homes Sales; Commuting; and Vehicle Ownership</i>	5
<i>Commuting Patterns</i>	6

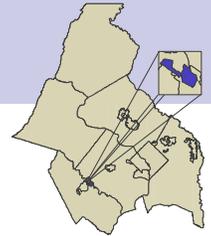


Population (continued)

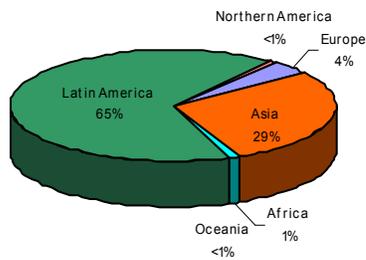
The median age of Manassas Park residents is 30.3 years, younger than the median age in the Washington region (34.9 years), and the United States (35.3 years.)

Compared to the Washington region and the United States, Manassas Park has a slightly higher percentage of children under 14 years old. More than one-fifth of the population of Manassas Park are between 25 and 34 years old. The City of Manassas Park has a lower proportion of people who are 45 years and older, when compared to the Washington region and the United States.

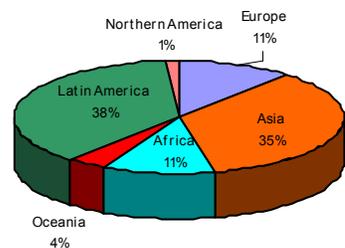




Region of Birth of Foreign Born in Manassas Park



Region of Birth of Foreign Born in the Washington Region



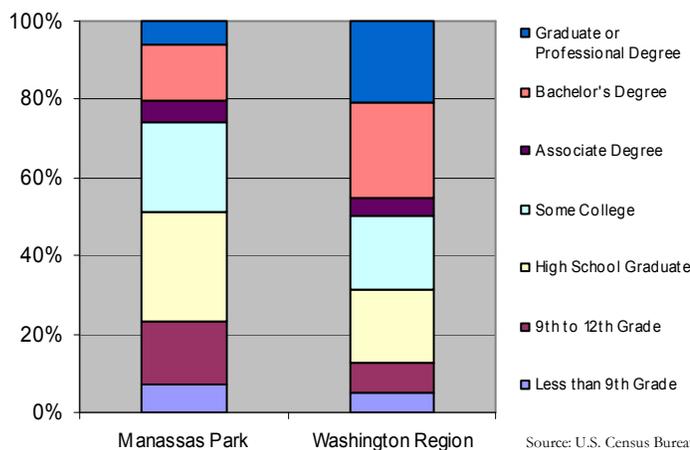
Note: Oceania refers to Australia, New Zealand, and the islands of the Pacific Ocean
 Source: U.S. Census Bureau

Foreign Born

The City of Manassas Park has a lower percentage of foreign born residents compared to other jurisdictions in the Washington region. **Fifteen percent** of the City’s population was born in another country, compared to the regional average of 19 percent. Of the foreign born, **65 percent** originate from Latin America, 29 percent from Asia, four percent from Europe, and one percent from Africa.

Several foreign languages are spoken by Manassas Park residents—**20 percent** of the population speaks a language other than English at home. Fourteen percent of Manassas Park residents speak Spanish, three percent speak an Asian or Pacific Island language, and three percent speak another Indo-European language.

Educational Attainment



Source: U.S. Census Bureau

Education

Nearly **2,900 people** in Manassas Park (**28 percent** of the population) are enrolled in school. Eighty-three percent of these enrollees are school age children, and 17 percent are college or graduate students.

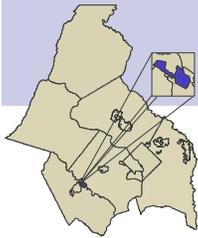
Twenty percent of Manassas Park residents over age 25 have a bachelor’s degree or higher, compared to 45 percent in the Washington region. **Six percent** of the City’s residents have a graduate or professional degree, compared with 21 percent of the region’s population.

Marital Status

Manassas Park residents have a higher rate of marriage— **55 percent** of the population 15 years and older— when compared to 52 region’s population.

Residence

Manassas Park residents move or relocate at a rate more than the regional average. **Fifty-five percent** of Manassas Park residents moved between 1995 and 2000, compared with 44 percent of the region’s population.



Employment

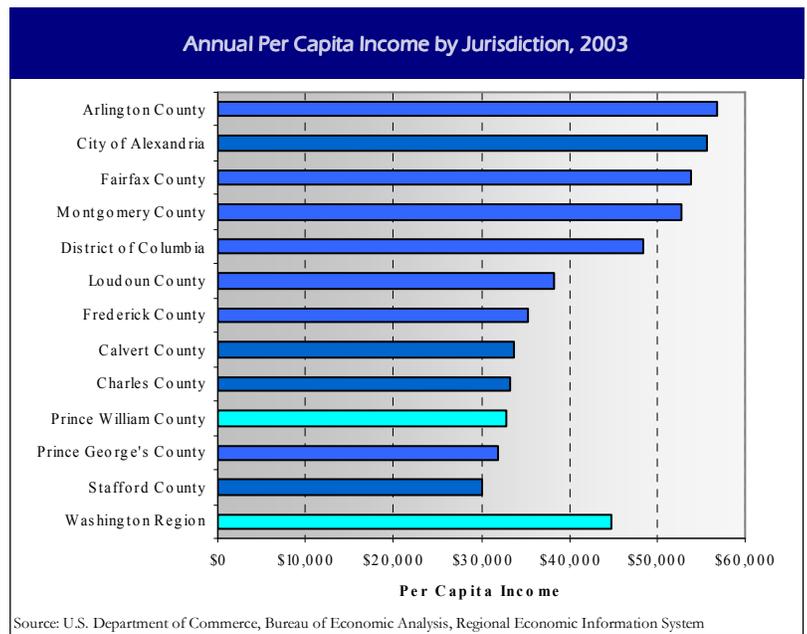
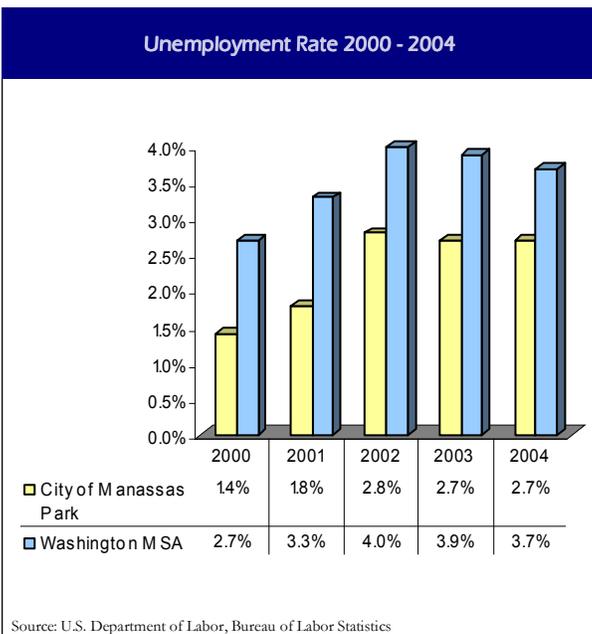
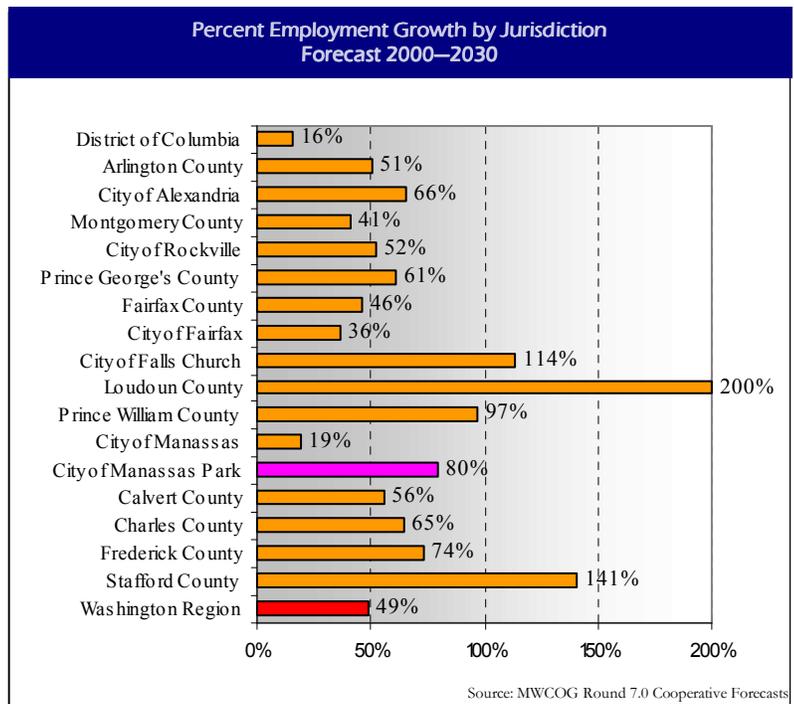
Between 2000 and 2030, the City of Manassas Park is projected to add **2,200 jobs**, or an increase of more than **81 percent**. During the same period, the region is expected to add nearly 1.4 million jobs or an increase of approximately 49 percent.

Income

Prince William County (including the Cities of Manassas and Manassas Park) had a per capita income of **\$32,849** in 2003. The per capita income for the Washington region was \$44,757.

Unemployment Rate

Over the last five years, the City of Manassas Park has enjoyed an unemployment rate lower than the regional average. In 2004, Manassas Park had an unemployment rate of **2.7 percent**, while the regional unemployment rate was 3.7 percent.

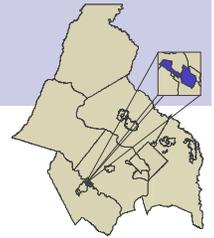


Construction

No major commercial (non-residential) development projects were constructed in the City of Manassas Park between 2000 and 2004.

Federal Spending

In Fiscal Year 2003, the City of Manassas Park received more than **\$2.2 million** in salaries and wages from the federal government. This figure represents less than one percent of the region's federal salaries and wages. Manassas Park was home to **\$418,000** in federal procurement, capturing less than one percent of the region's federal contract awards.



Home Sales

The number of homes sold in the City of Manassas Park increased **70 percent** between 2000 and 2004, compared with the regional average of 42 percent. A total of **1,625 homes** were sold in Manassas Park during that time period, which is less than one percent of the total home sales in the region.

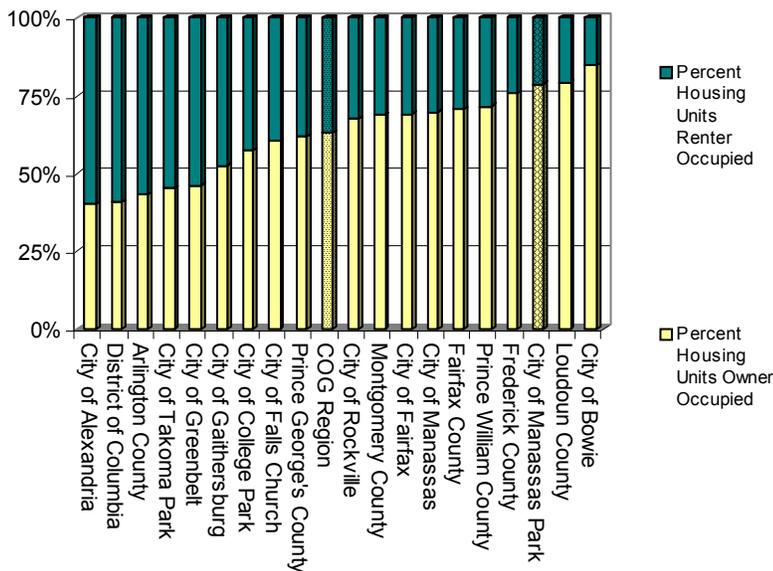
Housing

The City of Manassas Park has the third highest percentage of owner-occupied housing in the Washington region. Nearly 2,600, or **79 percent**, of the City's housing units are owner-occupied, compared with 62 percent of the Washington region's housing units.

Manassas Park residents pay a higher median gross rent than the regional median. In 2000, the median gross rent in Manassas Park was **\$930 a month**, \$109 higher than the regional median gross rent of \$821 per month.

The average household size in Manassas Park is larger than the regional average of 2.59 people per household. At **3.16 people per household**, Manassas Park has the highest household size in the Washington region.

Owner-Occupied and Renter-Occupied Housing Units



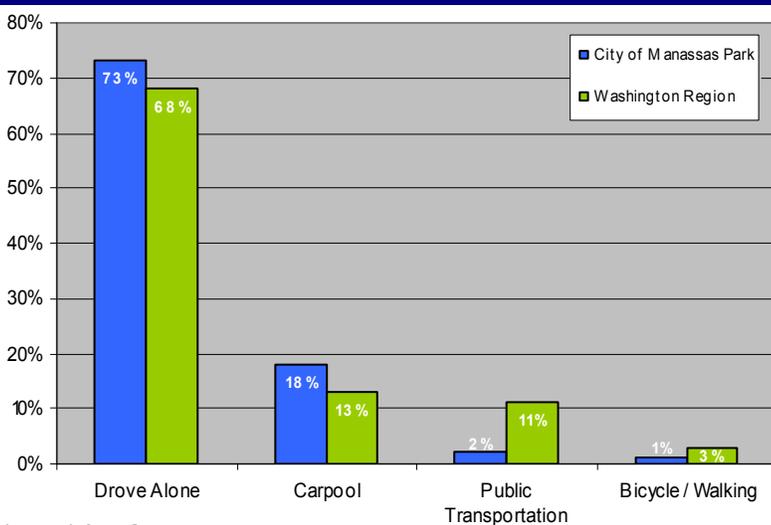
Source: U.S. Census Bureau

Commuting

Seventy-three percent of Manassas Park resident workers commute to work by driving alone, compared with 68 percent of the Washington region's workers. **Eighteen percent** of resident workers of Manassas Park use carpooling as a means of transportation to their jobs, compared with 13 percent of the region's workers. **Two percent** of the City's resident workers use public transportation, compared with 11 percent of the Washington region's workers.

Sixty-two percent of Manassas Park residents commute to work in less than 45 minutes. In comparison, 72 percent of the region's workers have a travel time of less than 45 minutes.

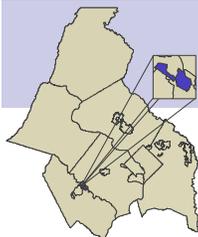
Means of Transportation



Source: U.S. Census Bureau

Vehicle Ownership

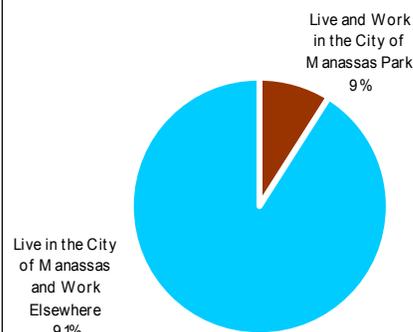
Of the 2,561 occupied housing units in Manassas Park, **four percent** (129 housing units) do not have vehicles. For renter-occupied housing units, approximately **seven percent** do not have vehicles. Eleven percent of the region's occupied housing units and 23 percent of the renter-occupied units do not have vehicles.



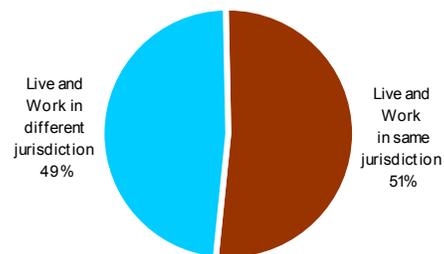
Commuting Patterns

Of the 2,714 workers employed in the City of Manassas Park, 19 percent (507 workers) live in Manassas Park. There are 5,503 resident workers in the City of Manassas Park. Nine percent of the City's resident workers work in Manassas Park. The largest percentage of residents who commute to jobs located outside the City, work in Fairfax County (36 percent), Prince William County (18 percent), and the City of Manassas (12 percent.)

Place of Work for the City of Manassas Park Residents



Location of Workers in the COG Region

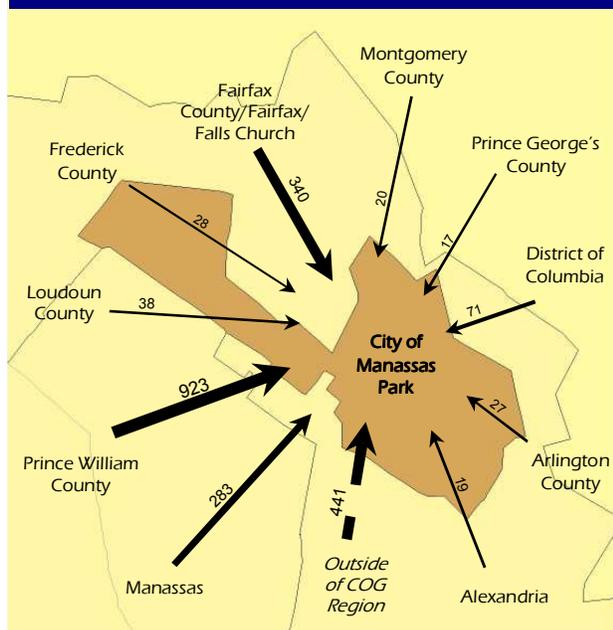


Place of Residence for City of Manassas Park's Workforce			Place of Work for City of Manassas Park's Residents		
COG Region	Prince William County	923	COG Region	Fairfax County	1,964
	City of Manassas Park	507		Prince William County	974
	Fairfax County	334		City of Manassas	662
	City of Manassas	283		City of Manassas Park	507
	District of Columbia	71		District of Columbia	311
	Loudoun County	38		Loudoun County	251
	Frederick County	28		City of Fairfax	239
	Arlington County	27		Arlington County	175
	Montgomery County	20		Montgomery County	94
	City of Alexandria	19		Prince George's County	78
	Prince George's County	17		City of Alexandria	77
	City of Fairfax	6		City of Falls Church	10
	City of Falls Church	0		Frederick County	0
	Outside COG Region			Outside COG Region	
Virginia		Virginia			
Fauquier County	67	Fauquier County	47		
Warren County	57	Culpeper County	16		
Stafford County	55	Warren County	10		
Spotsylvania/Fredericksburg	26	Spotsylvania/Fredericksburg	2		
Culpeper County	22	Stafford County	0		
Clarke County	11	King George County	0		
King George County	0	Clarke County	0		
Other Virginia Jurisdictions	109	Other Virginia Jurisdictions	11		
Maryland		Maryland			
Baltimore PMSA	23	Charles County	5		
Calvert County	9	Baltimore PMSA	0		
Charles County	8	Calvert County	0		
Other Maryland Jurisdictions	15	Other Maryland Jurisdictions	11		
Other		Other			
West Virginia	37	Pennsylvania	6		
Pennsylvania	2	West Virginia	0		
Elsewhere	0	Elsewhere	53		
Total Jobs	2,714	Total Resident Workers	5,503		
Live and Work in the City of Manassas Park	507	Live and Work in the City of Manassas Park	507		
Work in the City of Manassas and Live Elsewhere	2,207	Live in the City of Manassas and Work Elsewhere	4,996		
Total Jobs	2,714	Total Resident Workers	5,503		

Source: U.S. Census Bureau

Source: U.S. Census Bureau

Place of Residence for the City of Manassas Park's Workforce



Place of Work for the City of Manassas Park's Residents

