



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

SEPTEMBER 2006

Welcome to the seventeenth 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 Fairfax, placed in the context of the Washington region.

Population

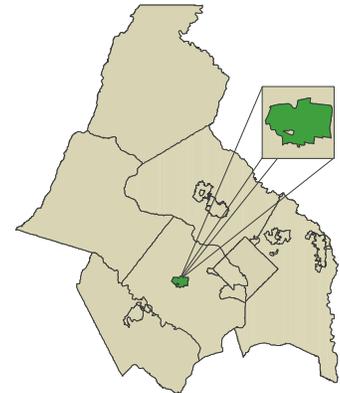
The population of the City of Fairfax, according to the 2000 Census, is 21,498 people. City of Fairfax residents constitute less than **one percent** of the Washington region's 4.5 million people.

Between 2000 and 2030, the City of Fairfax's population is anticipated to grow by **5,100 people**, an increase of **24 percent**, while the region is expected to grow by more than 2 million people or 45 percent.

Nearly **21 percent** of the population in the City of Fairfax is under 18 years old. This represents a slightly lower proportion of children compared to the regional average of 25 percent.

The City's nearly 2,800 'seniors' age 65 and older account for **13 percent** of the population. This percentage is more than the regional average of nine percent.

Seventy-three percent of the City of Fairfax population is white; 12 percent is Asian; and five percent is black or African-American. More than 2,900 people—14 percent of the City of Fairfax 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.

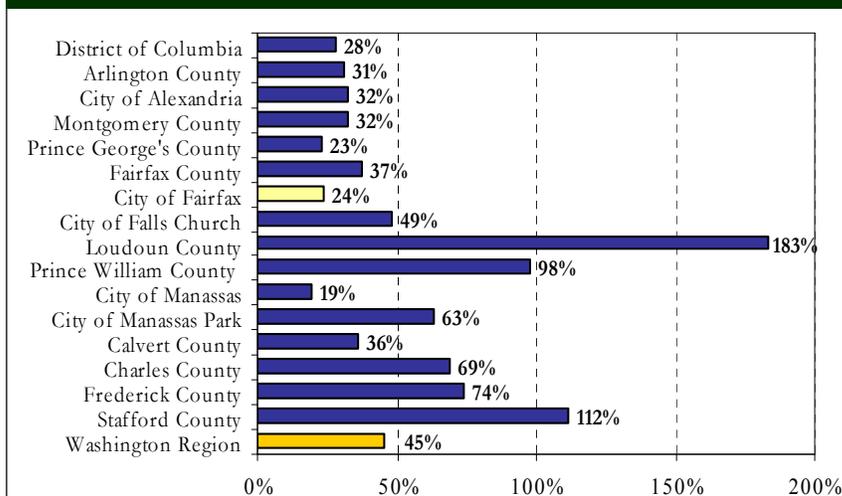


Land Area

The City of Fairfax covers **six square miles** and comprises less than one percent of the Washington region's land area. The City has a population density of **3,583 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



Source: MWCOC Round 7.0 Cooperative Forecasts

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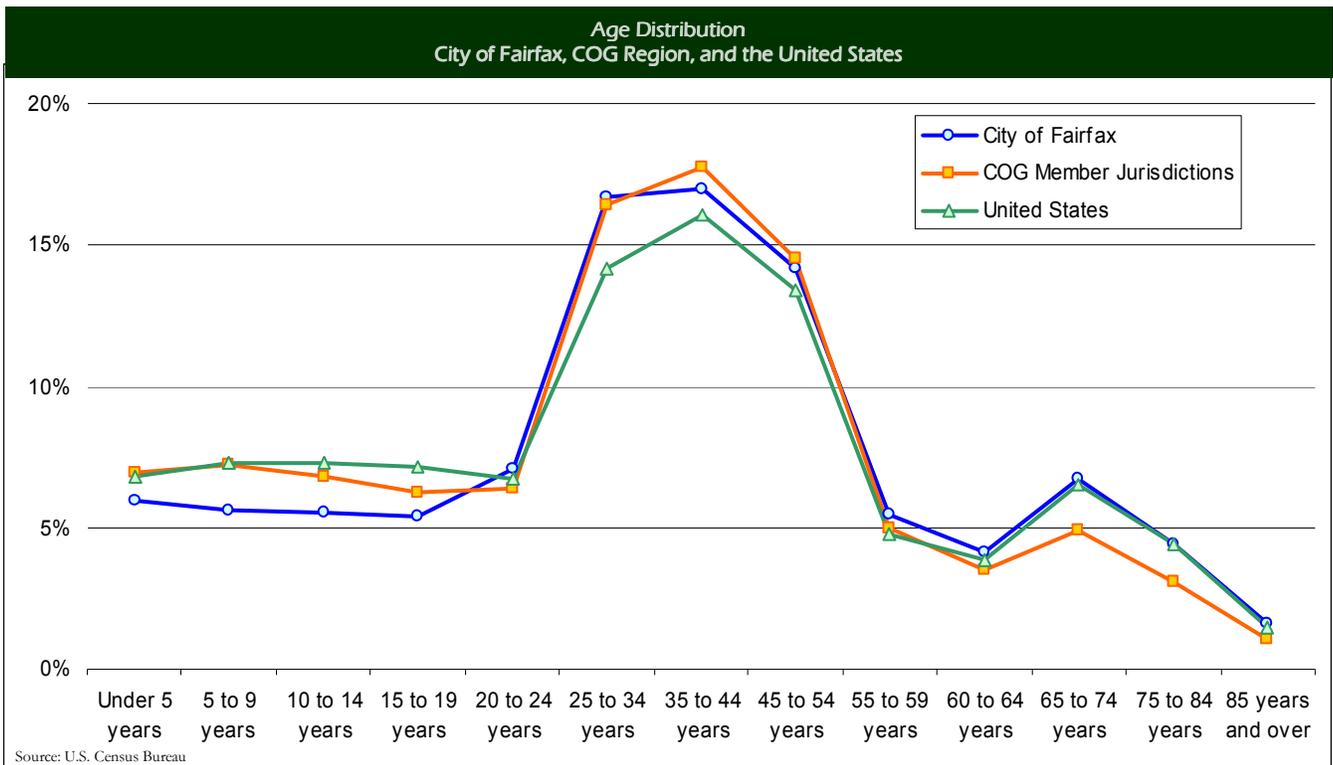
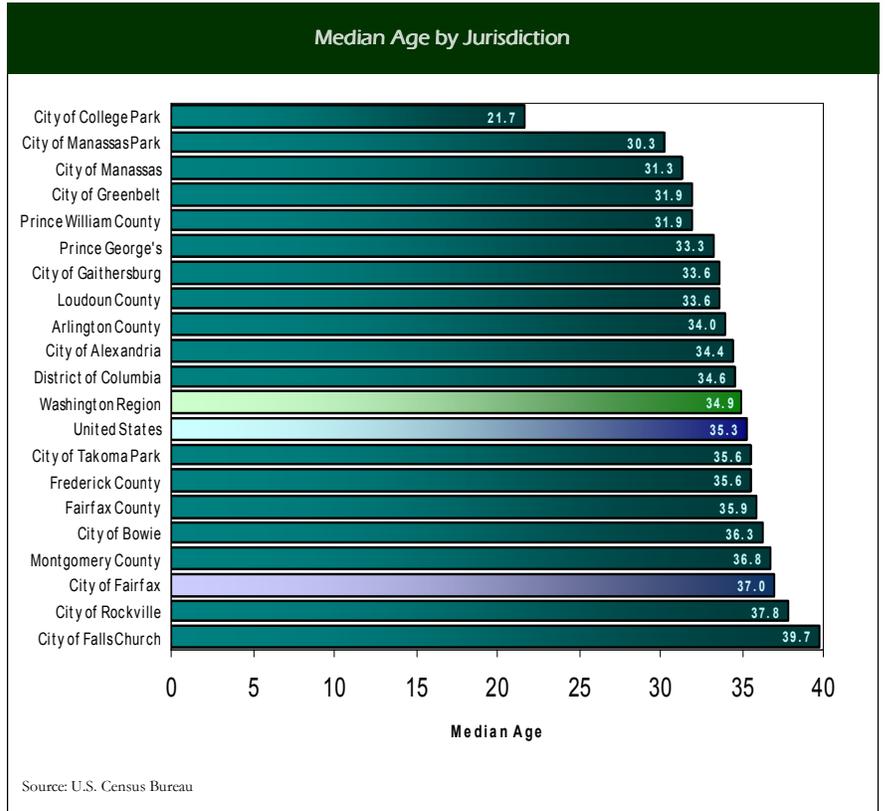
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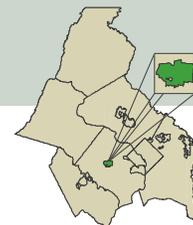


Population (continued)

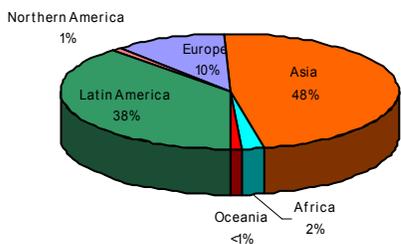
The median age of City of Fairfax residents is 37.0 years, higher than the median age in the Washington region (34.9 years), and the United States (35.3 years.)

The age distribution of the City of Fairfax closely mirrors that of the Washington region and the United States. The City of Fairfax has a slightly higher proportion of ‘seniors,’ those 65 years and older, when compared to the Washington region.

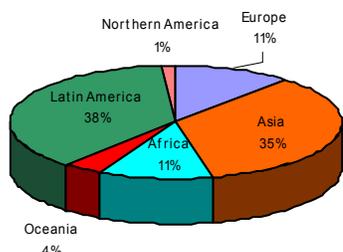




Region of Birth of Foreign Born in the City of Fairfax



Region of Birth of Foreign Born in the Washington Region



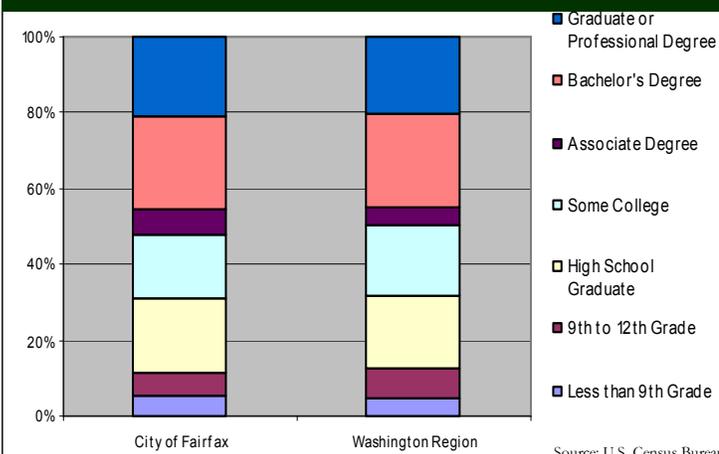
Note: Oceania refers to Australia, New Zealand, and the islands of the Pacific Ocean
Source: U.S. Census Bureau

Foreign Born

The City of Fairfax has a higher percentage of foreign born residents compared to other jurisdictions in the Washington region. **Twenty-five percent** of the City’s population was born in another country, compared to the regional average of 19 percent. Of the foreign born, 48 percent originate from Asia, 38 percent from Latin America, and 10 percent from Europe.

A variety of foreign languages are spoken by City of Fairfax residents—**31 percent** of the population speaks a language other than English at home. Fourteen percent speak Spanish, ten percent speak an Asian or Pacific Island language, and six percent speak another Indo-European language.

Educational Attainment



Education

More than **5,100 people** in the City of Fairfax (**24 percent** of the population) are enrolled in school. Sixty-seven percent of these enrollees are school age children, and 33 percent are college or graduate students.

Forty-six percent of City of Fairfax residents over age 25 have a bachelor’s degree or higher, compared to 45 percent in the Washington region. **Twenty-one percent** of City of Fairfax residents have a graduate or professional degree, which is also the same proportion found in the region.

Marital Status

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

Residence

City of Fairfax residents move or relocate at a rate slightly less than the regional average. **Forty-three percent** of Fairfax residents moved between 1995 and 2000, compared with 44 percent of the region’s population.



Employment

Between 2000 and 2030, the City of Fairfax is projected to add **10,500 jobs**, or an increase of **36 percent**. During the same period, the region is expected to add nearly 1.4 million jobs or an increase of approximately 49 percent.

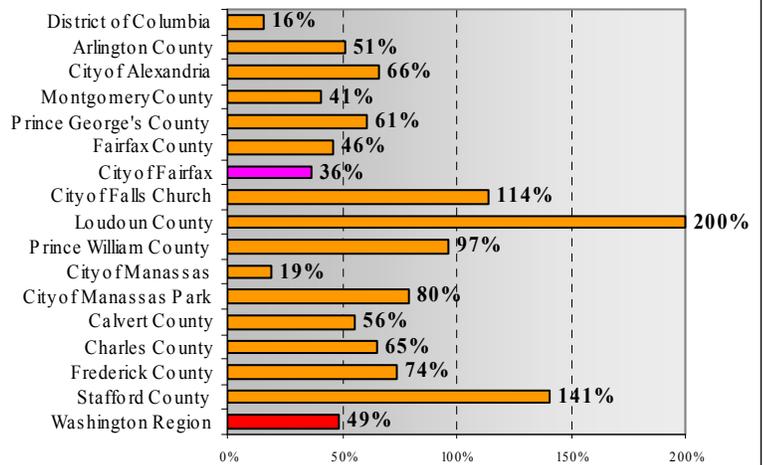
Income

Fairfax County (including the Cities of Fairfax and Falls Church) had a per capita income of **\$53,984** in 2003. The per capita income for the Washington region was \$44,757.

Unemployment Rate

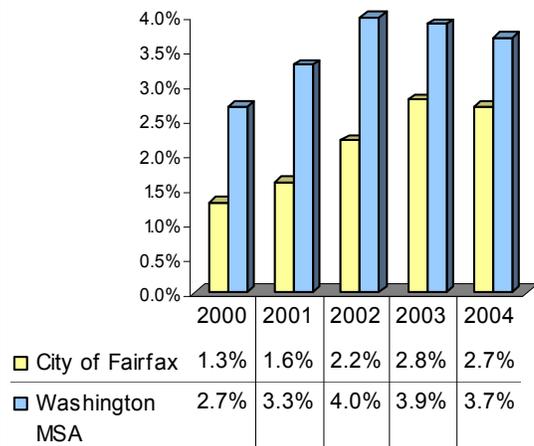
Over the last five years, the City of Fairfax has enjoyed an unemployment rate lower than the regional average. In 2004, the City of Fairfax had an unemployment rate of **2.7 percent**, while the regional unemployment rate was 3.7 percent.

Percent Employment Growth by Jurisdiction
Forecast 2000–2030



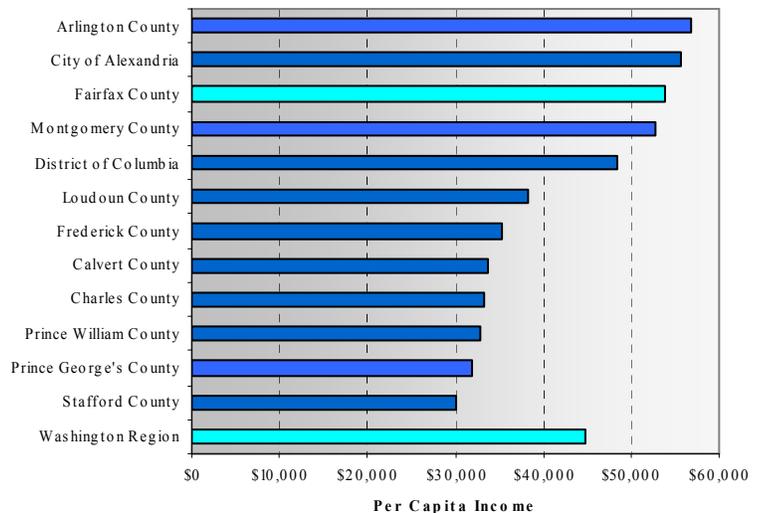
Source: MWCOG Round 7.0 Cooperative Forecasts

Unemployment Rate 2000 - 2004



Source: U.S. Department of Labor, Bureau of Labor Statistics

Annual Per Capita Income by Jurisdiction, 2003



Source: U.S. Department of Commerce, Bureau of Economic Analysis, Regional Economic Information System

Construction

Nearly **245,000 square feet** of commercial development was constructed in the City of Fairfax over the last five years—this represents less than one percent of all commercial development in the Washington region.

Federal Spending

In Fiscal Year 2003, the City of Fairfax received nearly **\$75.6 million** in salaries and wages from the federal government. This figure represents less than one percent of the region's federal salaries and wages. The City of Fairfax was home to nearly **\$2.8 billion** in federal procurement, capturing six percent of the region's federal contract awards.



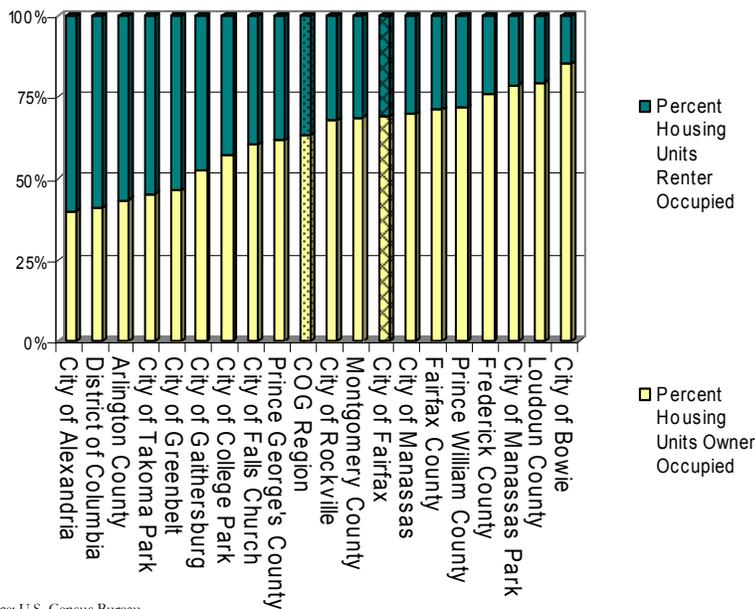
Home Sales

The number of homes sold in the City of Fairfax increased **63 percent** between 2000 and 2004, compared with the regional average of 42 percent. A total of **1,854 homes** were sold in the City of Fairfax during that time period, which is less than one percent of the total home sales in the region.

Housing

The City of Fairfax has the eighth highest percentage of owner-occupied housing in the Washington region. Nearly 5,600, or **69 percent**, of the City of Fairfax housing units are owner-occupied, compared with 62 percent of the Washington region's housing units.

Owner-Occupied and Renter-Occupied Housing Units



Source: U.S. Census Bureau

The City of Fairfax residents pay a higher median gross rent than the regional median. In 2000, the median gross rent in the City of Fairfax was **\$945 a month**, \$124 higher than the regional median gross rent of \$821 per month.

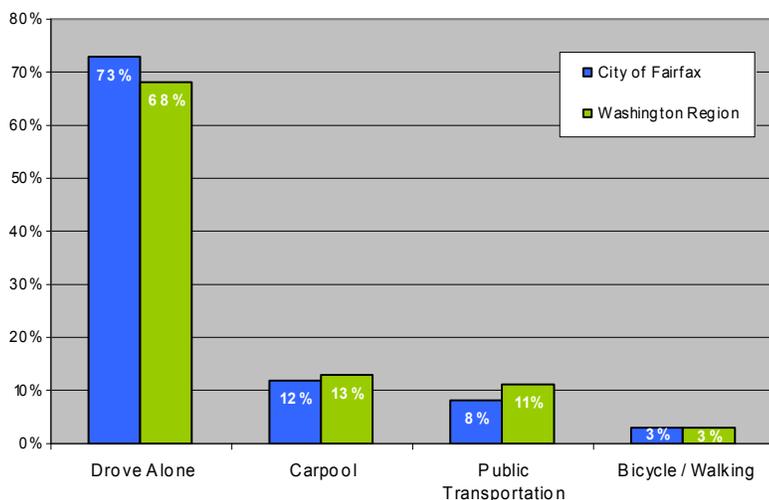
The average household size in the City of Fairfax is slightly larger than the regional average of 2.59 people per household. At **2.61 people per household**, the City of Fairfax has the thirteenth largest household size in the Washington region.

Commuting

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

Seventy-five percent of City of Fairfax 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

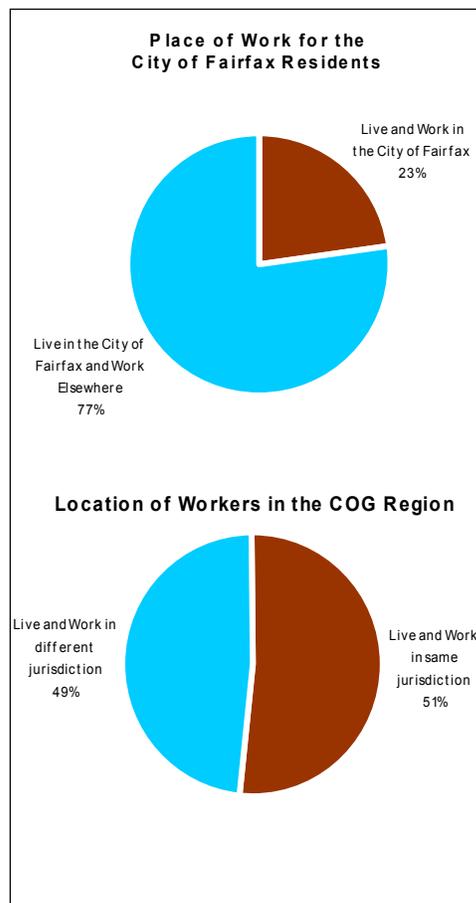
Vehicle Ownership

Of the 8,035 occupied housing units in the City of Fairfax, **four percent** (325 housing units) do not have vehicles. For renter-occupied housing units, approximately **10 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 31,381 workers employed in the City of Fairfax, nine percent (2,712 workers) live in the City of Fairfax. There are 11,845 resident workers in the City of Fairfax. Twenty-three percent of the City's resident workers are employed in the City of Fairfax. The largest percentage of residents who commute to jobs located outside the City, work in Fairfax County (42 percent), followed by the District of Columbia (14 percent).



Place of Residence for City of Fairfax's Workforce		Count	Place of Work for City of Fairfax's Residents		Count
COG Region	Fairfax County	15,741	COG Region	Fairfax County	4,964
	Prince William County	3,505		City of Fairfax	2,712
	City of Fairfax	2,712		District of Columbia	1,631
	Loudoun County	1,154		Arlington County	790
	Arlington County	1,044		Montgomery County	338
	Montgomery County	1,034		City of Alexandria	302
	Prince George's County	926		Loudoun County	299
	City of Alexandria	818		Prince William County	248
	City of Manassas	520		Prince George's County	145
	District of Columbia	453		City of Falls Church	90
	City of Manassas Park	239		City of Manassas	55
	Frederick County	104		City of Manassas Park	8
	City of Falls Church	69		Frederick County	0
	Outside COG Region	Fauquier County		491	Outside COG Region
Stafford County		397	Spotsylvania/Fredericksburg	23	
Culpeper County		261	Culpeper County	10	
Warren County		234	Stafford County	6	
Spotsylvania/Fredericksburg		212	Warren County	0	
King George County		19	Clarke County	0	
Clarke County		6	King George County	0	
Other Virginia Jurisdictions		549	Other Virginia Jurisdictions	56	
Baltimore PMSA		307	Baltimore PMSA	42	
Charles County		160	Charles County	30	
Calvert County		28	Calvert County	0	
Other Maryland Jurisdictions	26	Other Maryland Jurisdictions	7		
Other	Pennsylvania	28	Other	Pennsylvania	0
	West Virginia	149		West Virginia	0
	Elsewhere	195		Elsewhere	66
	Total Jobs	31,381		Total Resident Workers	11,845
Live and Work in the City of Fairfax	2,712	Live and Work in the City of Fairfax	2,712		
Work in the City of Fairfax and Live Elsewhere	28,669	Live in the City of Fairfax and Work Elsewhere	9,133		
Total Jobs	31,381	Total Resident Workers	11,845		

Source: U.S. Census Bureau

Source: U.S. Census Bureau

