



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

AUGUST 2006

Welcome to the fifteenth 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, placed in the context of the Washington region.

Population

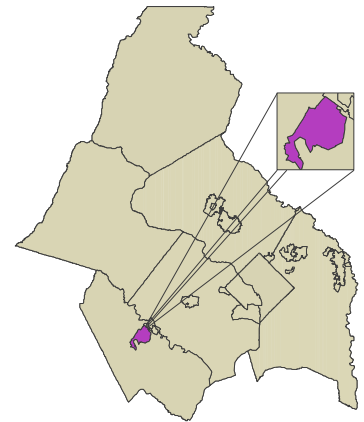
The population of the City of Manassas, according to the 2000 Census, is 35,135 people. Manassas residents constitute less than **one percent** of the Washington region's 4.5 million people.

Between 2000 and 2030, Manassas's population is anticipated to grow by **6,765 people**, an increase of **19 percent**, while the region is expected to grow by more than 2 million people or 45 percent.

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

The City's more than 1,900 'seniors' age 65 and older account for **five percent** of the population. This represents a lower proportion of seniors compared to the regional average of nine percent.

Seventy-two percent of the City of Manassas's population is white; 13 percent is black or African-American; and three percent is Asian. More than 5,300 people—15 percent of Manassas'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.

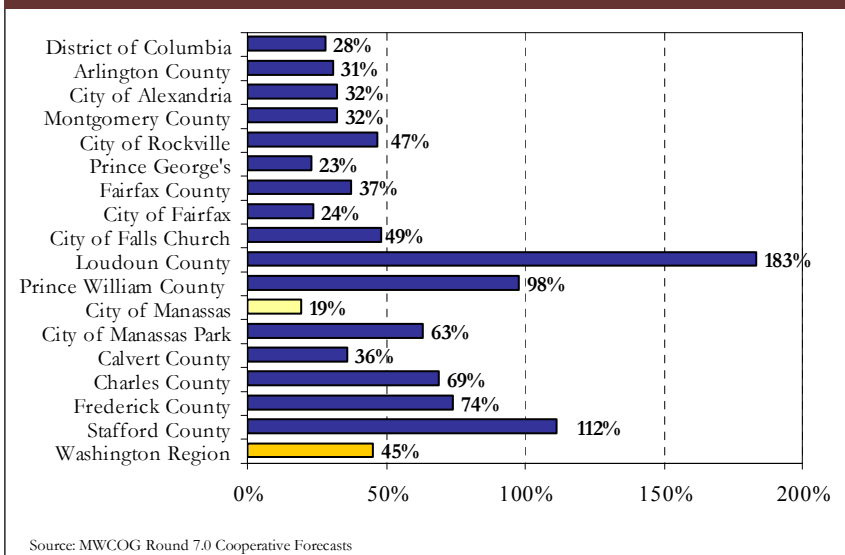


Land Area

The City of Manassas covers **10 square miles** and comprises less than one percent of the Washington region's land area. The City has a population density of **3,537 people** per square mile. It is more densely populated than the regional average of 1,395 people per square mile.

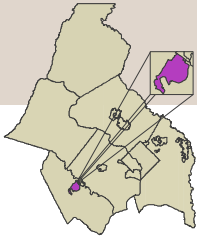


Percent Population Growth by Jurisdiction
Forecast 2000–2030



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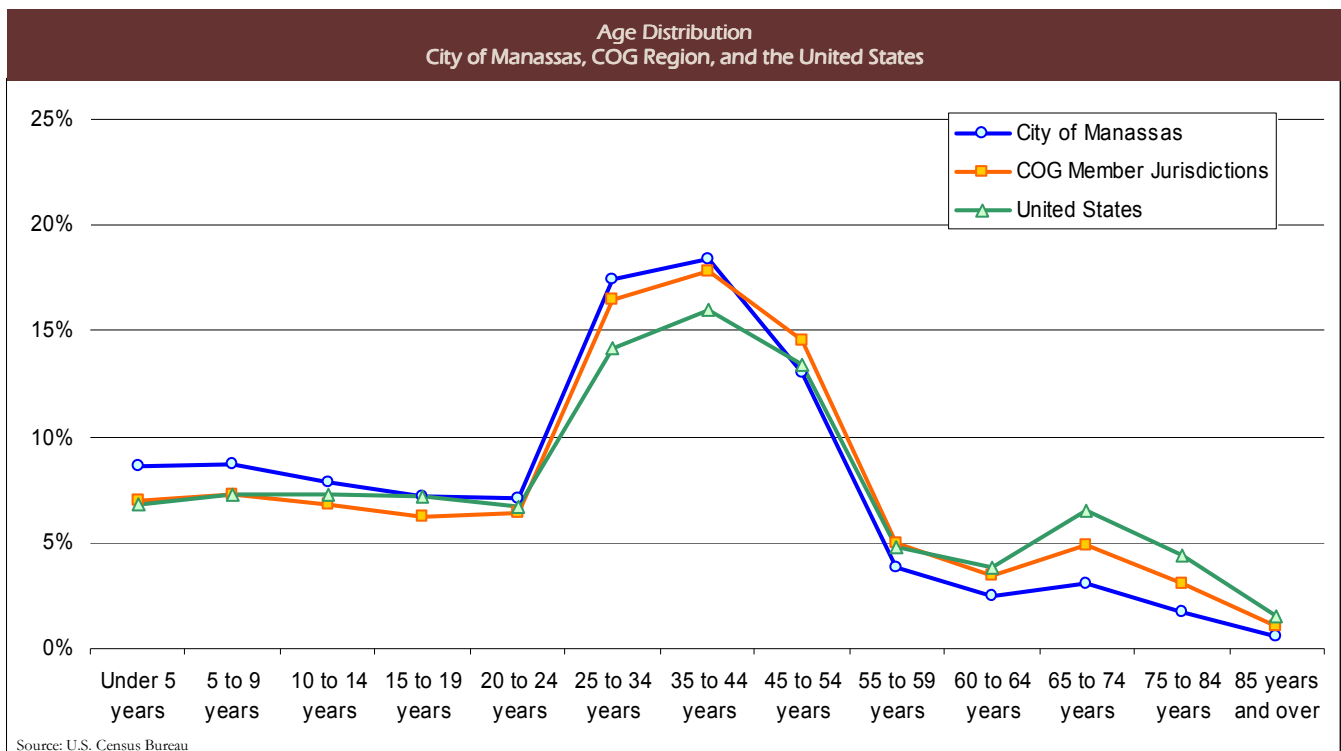
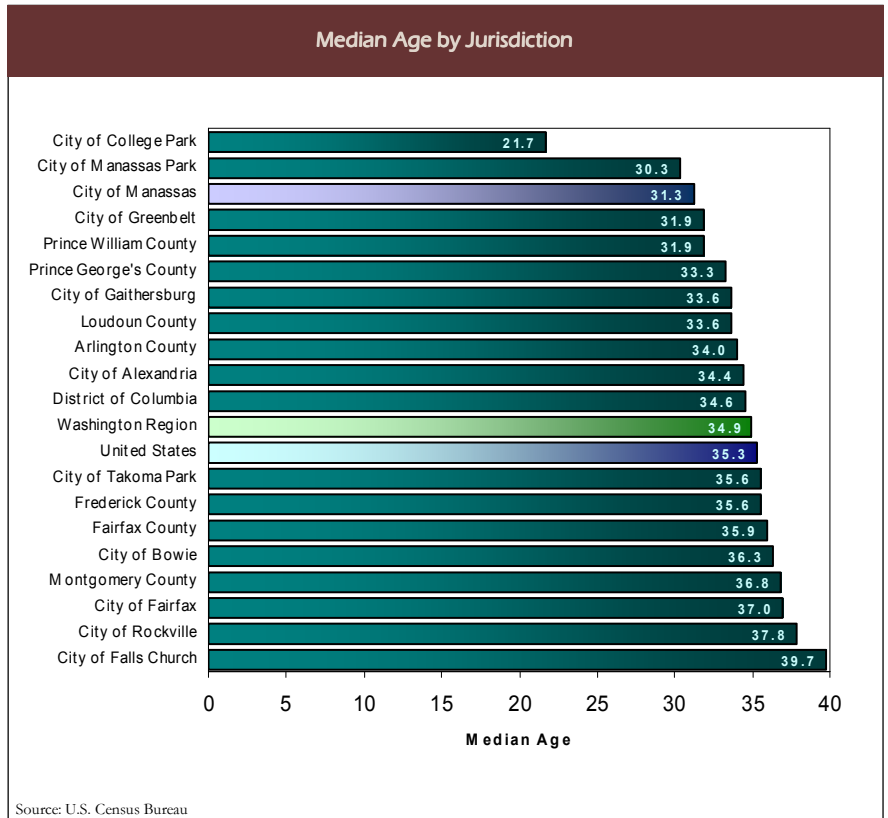
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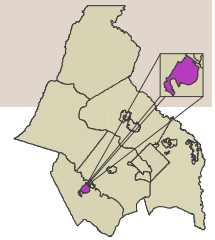


Population (continued)

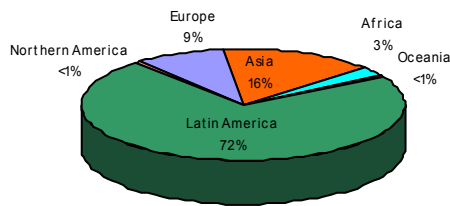
The median age of Manassas residents is 31.3 years, younger than the median age in the Washington region (34.9 years), and the United States (35.3 years.)

Compared to the Washington region and the United States, Manassas has a slightly higher proportion of children under 10 years old. The City of Manassas has a lower percentage of people who are between 60 and 84 years old, when compared to the Washington region and the United States.

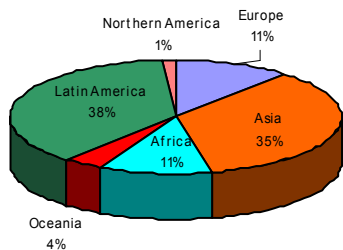




Region of Birth of Foreign Born in Manassas



Region of Birth of Foreign Born in the Washington Region



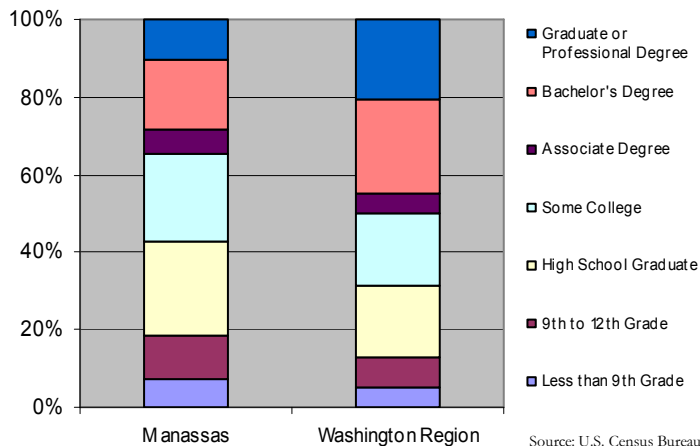
Note: Oceania refers to Australia, New Zealand, and the islands of the Pacific Ocean
Source: U.S. Census Bureau

Foreign Born

The City of Manassas has a lower percentage of foreign born residents compared to other jurisdictions in the Washington region. **Fourteen percent** of the City’s population was born in another country, compared to the regional average of 19 percent. Of the foreign born, **72 percent** originate from Latin America, 16 percent from Asia, nine percent from Europe, and three percent from Africa.

Several foreign languages are spoken by Manassas residents—**18 percent** of the population speaks a language other than English at home. Fourteen percent of Manassas residents speak Spanish, two percent speak an Asian or Pacific Island language, and two percent speak another Indo-European language.

Educational Attainment



Education

More than **9,900 people** in Manassas (**28 percent** of the population) are enrolled in school. Eighty-one percent of these enrollees are school age children, and 19 percent are college or graduate students.

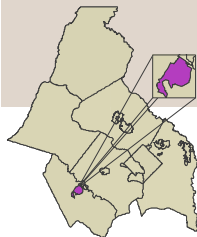
Twenty-eight percent of Manassas residents over age 25 have a bachelor’s degree or higher, compared to 45 percent in the Washington region. **Ten percent** of the City’s residents have a graduate or professional degree, compared with 21 percent of the region’s population.

Marital Status

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

Residence

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



Employment

Between 2000 and 2030, the City of Manassas is projected to add **4,300 jobs**, or an increase of more than **19 percent**. During the same period, the region is expected to add nearly 1.4 million jobs or an increase of approximately 49 percent.

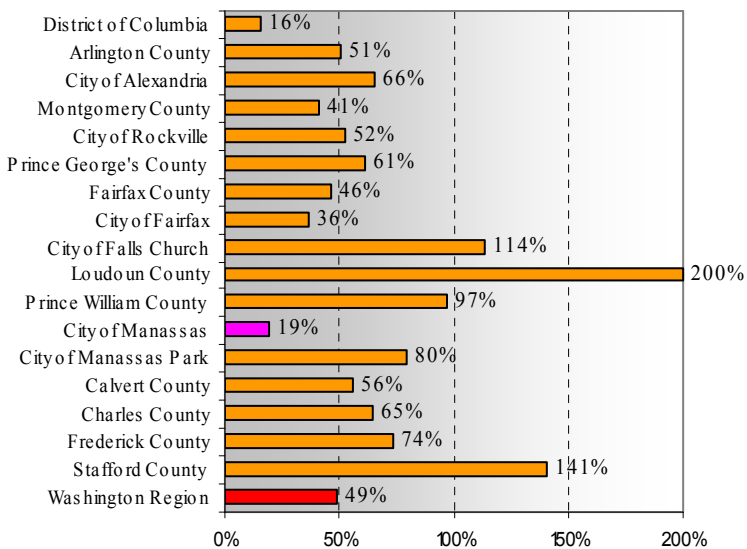
Income

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

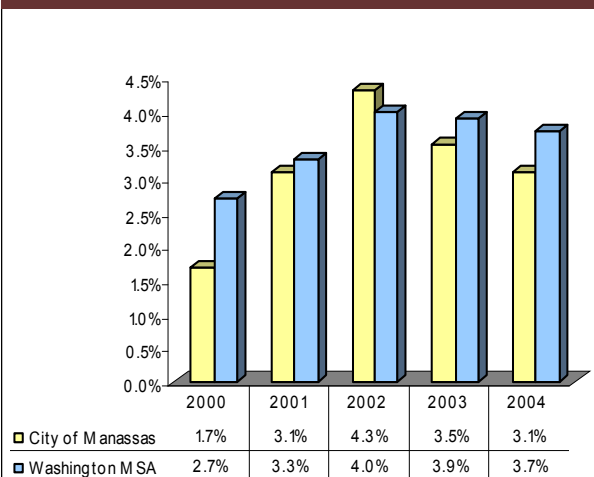
Over the last five years, the City of Manassas has enjoyed an unemployment rate lower than the regional average. In 2004, Manassas had an unemployment rate of **3.1 percent**, while the regional unemployment rate was 3.7 percent.

Percent Employment Growth by Jurisdiction
Forecast 2000–2030



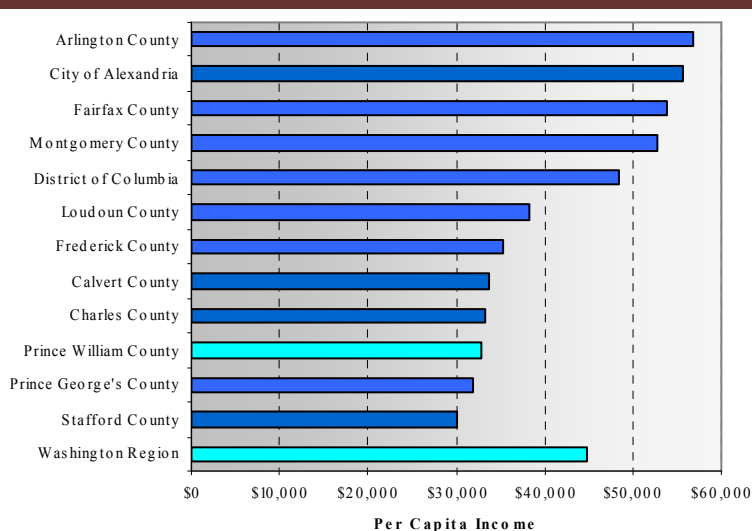
Source: MWCOG Round 7.0 Cooperative Forecasts

Unemployment Rate 2000 - 2004



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

Annual Per Capita Income by Jurisdiction, 2003



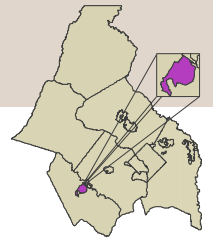
Source: U.S. Department of Commerce, Bureau of Economic Analysis, Regional Economic Information System

Construction

More than **842,000 square feet** of commercial development was constructed in the City of Manassas 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 Manassas received more than **\$44 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 was home to nearly **\$520 million** in federal procurement, capturing one percent of the region's federal contract awards.



Home Sales

The number of homes sold in the City of Manassas increased **61 percent** between 2000 and 2004, compared with the regional average of 42 percent. A total of **4,747 homes** were sold in Manassas during that time period, which is approximately one percent of the total home sales in the region.

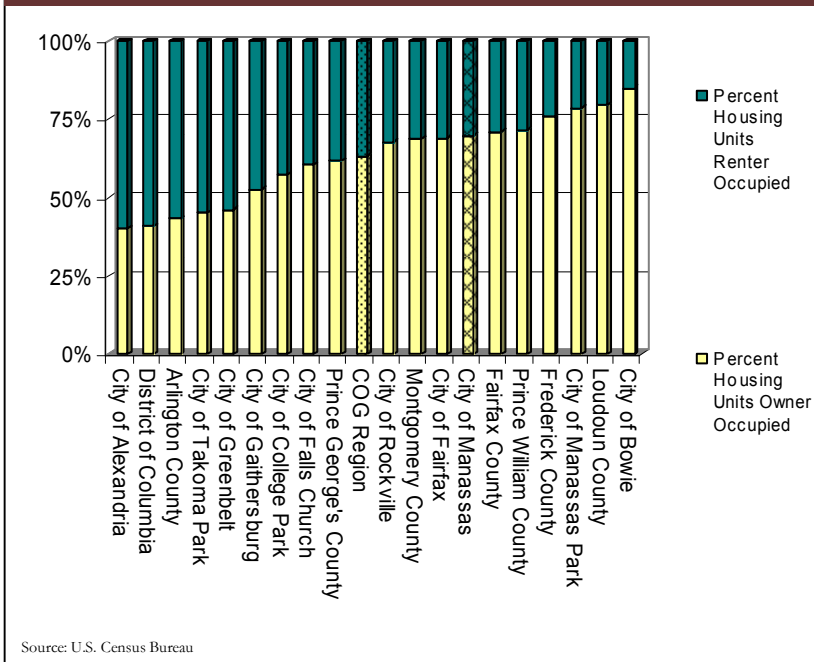
Housing

The City of Manassas has the seventh highest percentage of owner-occupied housing in the Washington region. More than 8,200, or **70 percent**, of the City's housing units are owner-occupied, compared with 62 percent of the Washington region's housing units.

Manassas residents pay a higher median gross rent than the regional median. In 2000, the median gross rent in Manassas was **\$801 a month**, \$20 lower than the regional median gross rent of \$821 per month.

The average household size in Manassas is larger than the regional average of 2.59 people per household. At **2.92 people per household**, Manassas has the third highest household size in the Washington region.

Owner-Occupied and Renter-Occupied Housing Units

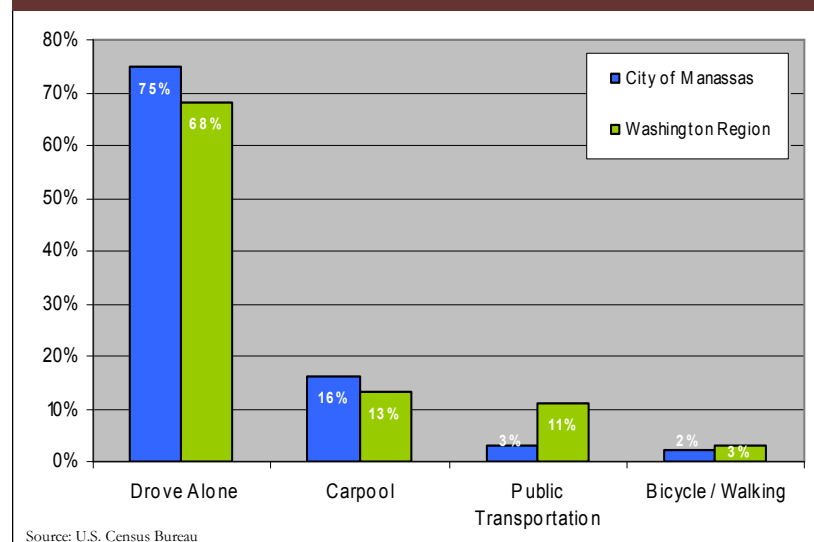


Commuting

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

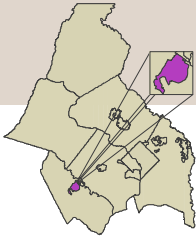
Sixty-four percent of Manassas residents commute to work in less than 45 minutes. In comparison, 72 percent of the region's workers have a travel time of less than 45 minutes.

Means of Transportation



Vehicle Ownership

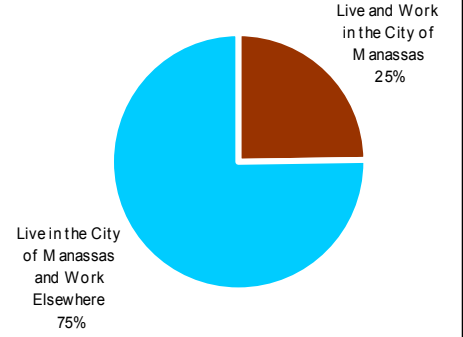
Of the 11,757 occupied housing units in Manassas, **five percent** (547 housing units) do not have vehicles. For renter-occupied housing units, approximately **10 percent** do not have vehicles. Eleven percent of the region's occupied housing units and 23 percent of the renter-occupied units do not have vehicles.



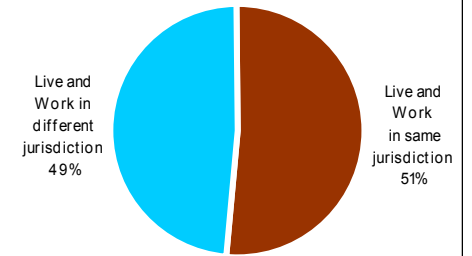
Commuting Patterns

Of the 17,792 workers employed in the City of Manassas, 25 percent (4,476 workers) live in Manassas. There are 18,145 resident workers in the City of Manassas. One-quarter (25 percent) of the City's resident workers work in Manassas. The largest percentage of residents who commute to jobs located outside the City, work in Fairfax County (28 percent) and Prince William County (24 percent).

Place of Work for the City of Manassas Residents



Location of Workers in the COG Region

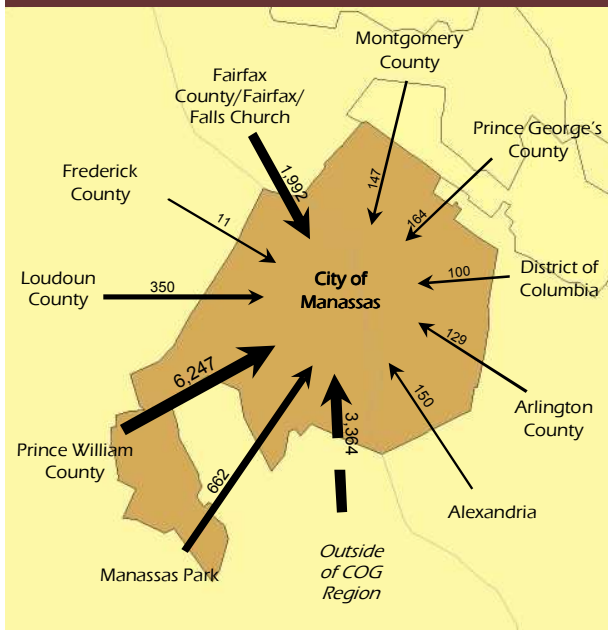


Place of Residence for City of Manassas's Workforce		Place of Work for City of Manassas's Residents		
COG Region	Prince George's County	164	Fairfax County	5,145
	Montgomery County	147	City of Manassas	4,476
	District of Columbia	100	Prince William County	4,387
	Fairfax County	1,937	District of Columbia	864
	Arlington County	129	Loudoun County	616
	City of Alexandria	150	Arlington County	593
	Prince William County	6,247	City of Fairfax	520
	Frederick County	11	City of Alexandria	320
	Loudoun County	350	City of Manassas Park	283
	City of Fairfax	55	Montgomery County	194
	City of Manassas	4,476	Prince George's County	135
City of Manassas Park	662	City of Falls Church	73	
City of Falls Church		Frederick County	33	
Outside COG Region	Stafford County	555	Fauquier County	151
	Spotsylvania/Fredericksburg	194	Spotsylvania/Fredericksburg	45
	King George County	14	Culpeper County	42
	Fauquier County	1,163	Stafford County	34
	Warren County	258	Warren County	9
	Culpeper County	368	Clarke County	8
	Clarke County	9	King George County	0
	Other Virginia Jurisdictions	440	Other Virginia Jurisdictions	39
	Baltimore PMSA	62	Baltimore PMSA	61
	Charles County	28	Charles County	32
	Calvert County	13	Calvert County	0
Other Maryland Jurisdictions	28	Other Maryland Jurisdictions	0	
Pennsylvania	15	Pennsylvania	12	
West Virginia	106	West Virginia	15	
Elsewhere	139	Elsewhere	58	
Total Jobs	17,792	Total Resident Workers	18,145	
Live and Work in the City of Manassas	4,476	Live and Work in the City of Manassas	4,476	
Work in the City of Manassas and Live Elsewhere	13,316	Live in the City of Manassas and Work Elsewhere	13,669	
Total Jobs	17,792	Total Resident Workers	18,145	

Source: U.S. Census Bureau

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Place of Residence for the City of Manassas's Workforce



Place of Work for the City of Manassas's Residents

