

STAFFORD COUNTY

2019 County Profile



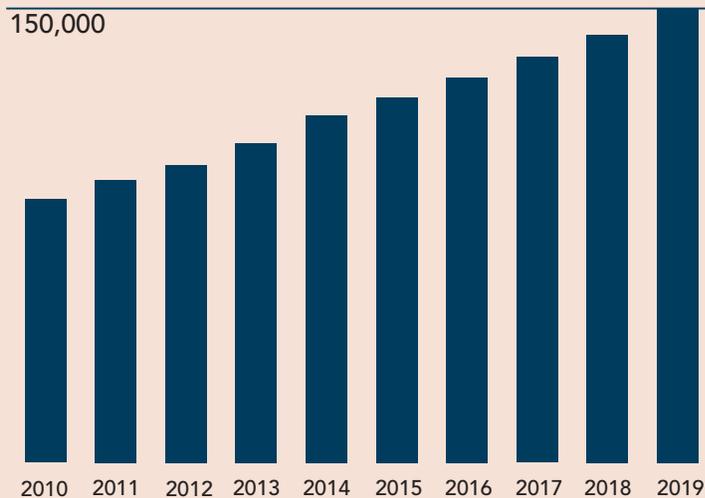
COUNTY OVERVIEW

From pre-colonial America to modern-day, Stafford County has a rich history associated with significant events and people in our nation's history. Established in 1664, Stafford is perhaps most famously known as the boyhood home of George Washington. Stafford was particularly affected by the Civil War, The Battle of Aquia Creek took place in the County in 1861. During the duration of the conflict, some 100,000 United States and Confederate troops occupied the County.

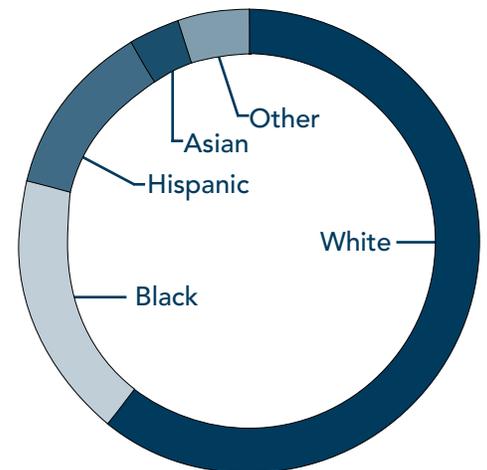
The conclusion of the Civil War represented a time of reconstruction. Stafford remained mostly a rural community until the construction of Interstate 95 in the late 1960s. Since that time, Stafford has experienced a population boom. With a 2018 population of 149,110, Stafford is now the 3rd fastest growing county in the Commonwealth of Virginia, with populations over 25,000. Stafford is located between the major commuting centers of Washington, D.C. and Richmond, Virginia. According to a 2018 study by Weldon Cooper, an estimated 38,000 County residents commute out of County for employment, compared to an estimated 22,000 who commute in. Approximately 10,000 people live and work within Stafford County.

POPULATION

Resident Population



Source: Weldon Cooper Center, University of Virginia, 2019



2018 Population Demographics

Source: Weldon Cooper Center, University of Virginia, 2018

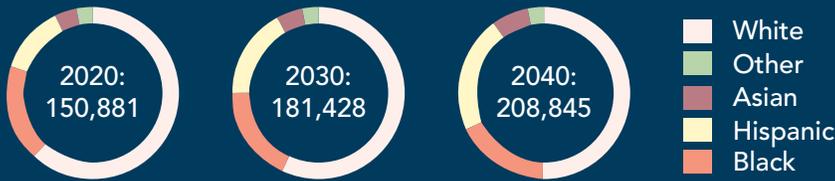


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Population and Demographic Data

County	2018 Population	Median Age	Median Household Income	Median Home Market Price	Avg. Work Travel Time	Unemployment Rate
Albemarle	108,639	38.9	\$72,265	\$329,600	22.3 mins.	2.2%
Fauquier	70,150	41.6	\$94,775	\$370,000	39.6 mins.	2.3%
Hanover	107,357	42.4	\$84,955	\$267,600	26.2 mins.	2.3%
Loudoun	406,355	35.5	\$129,588	\$475,500	33.7 mins.	2.1%
Prince William	463,046	34.4	\$101,059	\$358,300	39.3 mins.	2.4%
Spotsylvania	133,441	37.3	\$81,434	\$265,600	38.3 mins.	2.6%
Stafford	149,110	35	\$103,005	\$327,600	41 mins.	2.6%

Future Population



Source: Weldon Cooper Center, University of Virginia, 2018

58,000

Stafford's projected population growth by 2040.

Source: Weldon Cooper Center, University of Virginia, 2018

According to the University of Virginia's Weldon Cooper Center, Stafford's population will continue to increase at one of the fastest rates in Virginia between 2018 and 2040.

ECONOMY

42,964

Number of Jobs

2.6%

Unemployment Rate

21%

Job Growth 2011-2016

2,500

Number of Businesses

\$1.01

FY20 Adopted Tax Rate

78%

Workforce Commute-Out

51%

Stafford's at-place workers hold a two-year degree or higher

Major Employers

Geico: 4000+

Dept. of Defense: 2000+

FBI: 1,500+

Stafford Hospital: 500+

McLane Mid Atlantic: 500+

Hilldrup Moving & Storage: 500+

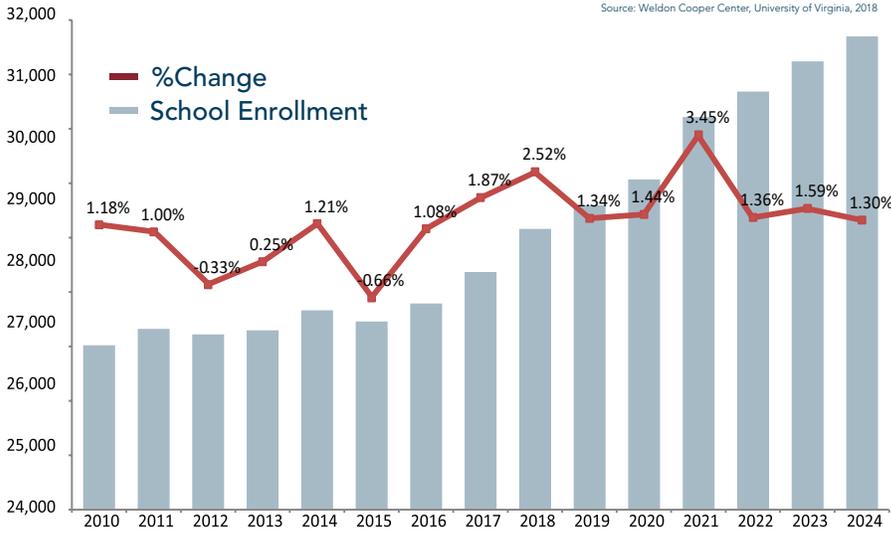
Stafford County is comprised of 277 square miles. The County offers a business-friendly environment. Low business and real estate tax rates are designed to promote commercial growth and expand job opportunities for our citizens.

In addition to the existing VRE, Stafford Airport, and I-95 Express Lanes, approximately \$55M in transportation improvements are planned between FY2019-2028.

2019 County Profile

Student Enrollment

School Growth Enrollment



Total enrollment in Stafford County Schools has steadily increased in recent years.

Five-year enrollment projections are expected to remain above 1% growth annually, consistent with the population projections. Though, School growth is expected to reach over 30,000 students by 2021.

6th Highest per capita enrollment in Virginia during the 2016-2017 school year.

Permitting

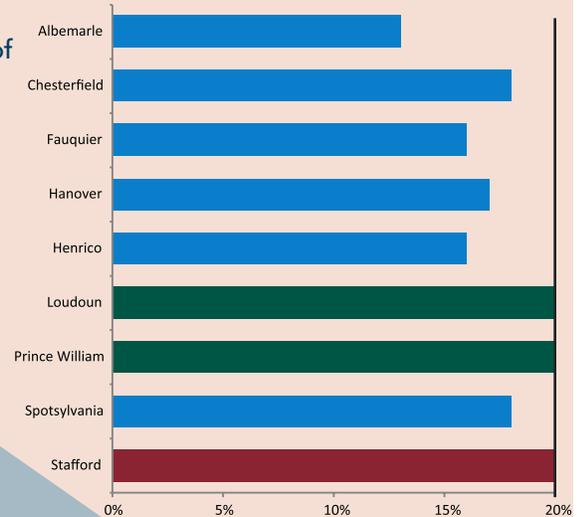
Stafford County has recently seen increases in occupancy permits over the last few years. As shown below, residential development is rising back to pre-recession numbers indicating stronger confidence in the economy.

Stafford County is tied for the third highest per capita enrollment among peer localities as of the 2017-2018 school year.

The County consistently ranks in the top ten of all Counties statewide for per capita enrollment.

2017 Per Capita

Source: Weldon Cooper Center, University of Virginia, 2018



2006-2017 Occupancy Permits Issued



2019 County Profile

Stafford County at a glance

	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015	FY2016	FY2017	FY2018 Actuals	FY2019 Adopted	FY2020 Adopted
Dollars (000)											
General Fund Revenues	\$238,872	\$247,028	\$249,558	\$256,235	\$264,973	\$267,160	\$274,319	\$285,151	\$296,274	\$305,129	\$318,853
Local School Funding	\$132,435	\$124,906	\$127,028	\$136,084	\$135,595	\$133,116	\$143,718	\$143,836	\$149,193	\$154,813	\$160,993
People											
Resident Population	128,961	131,067	132,719	135,141	138,230	140,176	141,915	144,584	147,095	149,885	150,000
Authorized County Positions (1)	997	984	984	987	997	998	1,010	1,063	1,076	1,121	1,142
School Positions (2)	3,795	3,827	3,744	3,729	3,751	3,739	3,767	3,926	3,993	4,069	4,155
School Enrollment (ADM) (3)	26,661	26,928	26,838	26,904	27,229	27,048	27,340	27,850	28,551	28,934	29,351
Assessed Value (000)											
Real Property (4)	12,555,580	12,719,092	13,002,326	13,262,151	14,372,802	14,698,934	15,856,658	16,176,100	17,203,940	17,548,000	17,549,521
Tax Rates											
Real Property	0.84/1.10	1.10/1.08	1.08/1.07	1.07	1.07/1.019	1.019	1.019/0.99	0.99	0.99	0.99	1.01
Personal Property	6.89	6.89	6.89	6.89	6.89/6.61	6.61	6.61	6.50	6.46	6.46	6.46
Personal Property Effective Rate	2.76	2.76	2.76	2.76	2.76/2.64	2.64	2.64	2.60	2.60	2.58	2.58

(1) Full-Time and Part-Time Positions
 (2) All School Funds positions are Full-Time Equivalent totals and rounding may apply
 (3) (ADM) Average Daily Membership
 (4) Calendar Year Value

Average Residential 2019 Real Estate Tax Bill

