

# City of Manassas Parks, Recreation, and Cultural Needs Appendix A. Demographic Profile



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# Appendix A – Manassas, VA Demographic Profile

Understanding community demographics and needs is an important component of master planning for the Manassas Parks, Recreation, and Culture Needs Assessment and Facilities Plan. The population data used in this demographic profile comes from Esri Business Information Solutions, based on the 2000 and 2010 U.S. Census data. A summary of demographic highlights is followed by more detailed demographic analysis.

**Table 1: Summary Demographics for Manassas, Virginia – 2015**

Summary Demographics	
Population	41,614
Number of Households	13,651
Avg. Household Size	3.04
Median Age	33.3
Median Household Income	\$77,170

Key demographic trends to reference for future park and recreation planning efforts in Manassas are summarized below.

- According to Esri, estimated median household income for Manassas residents in 2015 was \$77,170.
- The median age for Manassas in 2015 was 33.3, lower than the median age for Virginia (38.2) and for the United States (37.9).
- Gender distribution for Manassas is 50.2% male and 49.8% female.
- The annual growth rate for Manassas between 2015 and 2020 is projected at 2.24% compared to 0.99% for the State of Virginia.

## Population Projections

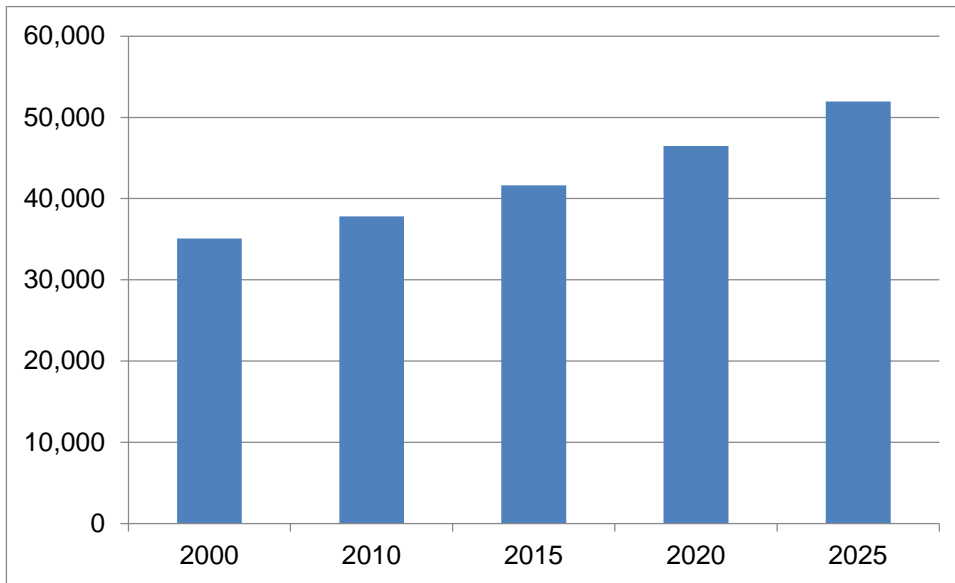
Although future population growth cannot be predicted with certainty, it is helpful to make growth projections for planning purposes. **Table 2** contains actual population figures based on the 2000 and 2010 U.S. Census for Manassas as well as a population estimate for 2015 and a population projections for 2020 and 2025. Esri’s projected growth rate for Manassas from 2000 through 2010 was 0.75%, and the projected growth rate for 2015 through 2020 is 2.24%, compared to a projected 2015 – 2020 annual growth rate of 0.99% for the State of Virginia and 0.75% for the United States as a whole. The growth trend is graphically represented in **Figure 1**.

**Table 2: Manassas Population Projections, 2000--2025**

U.S. Census (2000 and 2010) and Esri Projections	
2000 Population	35,109
2010 Population	37,821
2015 Estimated	41,614
2020 Projected	46,481
2025 Projected	51,934

*Source: 2000 and 2010 Census and ESRI Business Information Solutions 2015 Demographic and Income Profile.  
\*GreenPlay, LLC, calculated projected populations for 2025 based on ESRI growth multiplier of 2.24% for Manassas. U.S. Census does not create projections for 2015, 2020 or 2025.*

**Figure 1: Manassas, Virginia, Population Growth Trend**

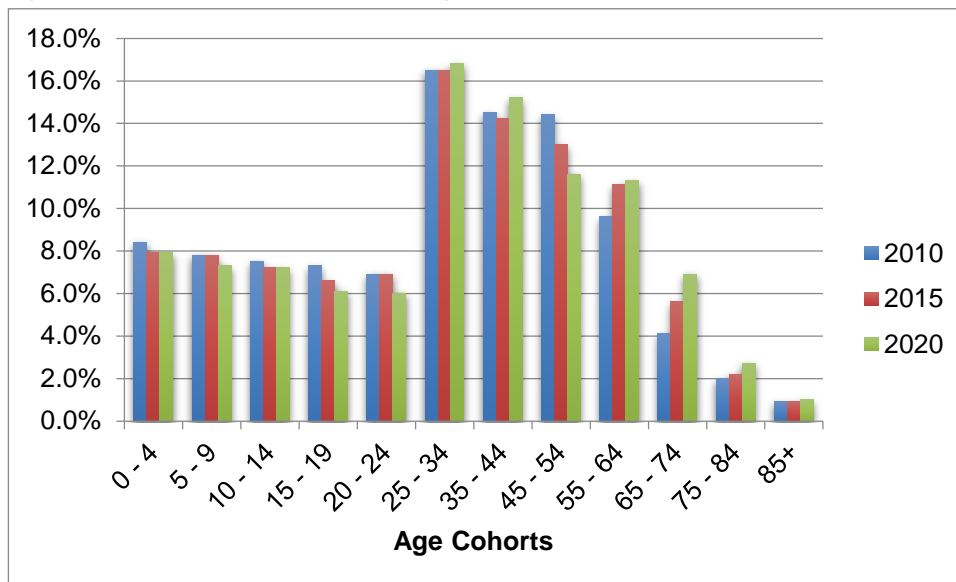


Source: ESRI Business Information Solutions. GreenPlay, LLC, calculated projected populations for 2025 based on ESRI growth multiplier of 2.24 % for Manassas

**Population Age Distribution**

A comparison of the estimated population breakdown by age for the City of Manassas from 2010 to 2020 is shown in **Figure 2**. The gender distribution in 2015 was 50.2% male to 49.8% female. The median age projected for Manassas by Esri in 2015 was 33.3.

**Figure 2: Manassas Population Age Distribution for the Years 2010, 2015, and 2020**



Source: 2010 U.S. Census; 2015 estimates and 2020 forecasts provided by Esri Business Information Solutions.

The age demographics from age 0 – 14, projected at about 23% in 2015, are projected to decrease by about 1% during the 10-year period from 2010 to 2020, while the percentage of residents in the 15 – 24 age range is expected to decrease by about 2% during this period to represent 12.1% of the

population in 2020. The cohort with the largest percentage population in Manassas is the 25 – 34 age cohort which is predicted to remain at about 16.5% of the population from 2010 to 2020. The 45-54 age cohort is expected to experience the greatest drop in population percentage from 2010 to 2020 (14.4% to 11.6%).

The percentage of Manassas residents between the age of 55 and 85+ is expected to grow 5.9% from 16.6% of the population in 2010 to 21.9% in 2020, with the 65-74 age cohort experiencing the greatest percentage growth of close to 3%. Manassas seniors (age 65-85+) are expected to experience a percentage growth of 3.6% over this time period to represent 10.6% of the population in 2020.

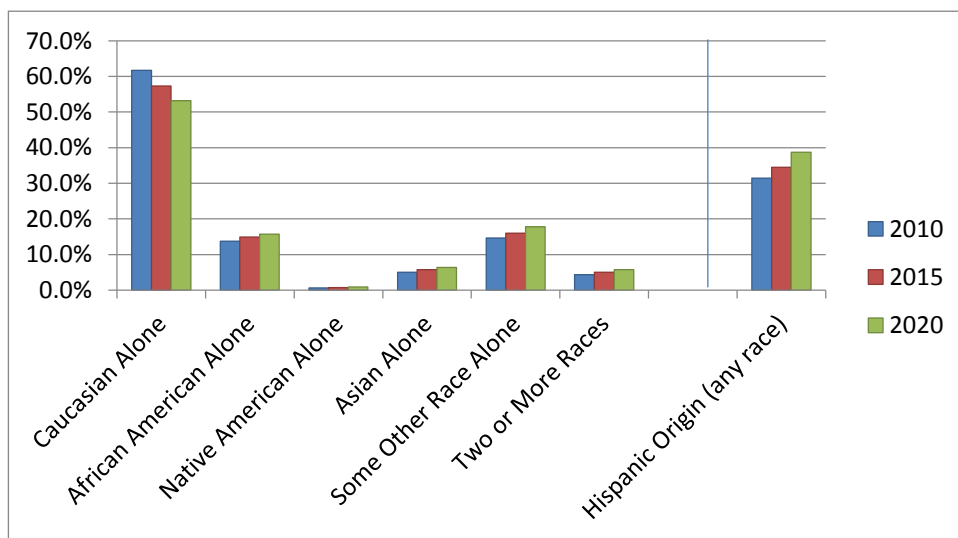
## Race/Ethnicity

**Figure 3** reflects the racial/ethnic population distribution for Manassas, Virginia. Esri estimates that 57.3% of the population in 2015 was Caucasian, with an African American population at 14.9% and Asian population at 5.7%.

The population of Hispanic origin provides a separate look at the population, irrespective of race. Hispanic origin can be viewed as the heritage, nationality, lineage, or country of birth of the person or the person’s parents or ancestors before arriving in the United States. In the U.S. census, people who identify as Hispanic, Latino, or Spanish may be any race and are included in all of the race categories. **Figure 3** illustrates the population of Hispanic Origin for Manassas, as recorded in the U.S. Census. This population was estimated at 34.5% of the population in 2015.

- The Caucasian population percentage is trending downward from 61.7% in 2010 to a predicted 53.4% in 2020.
- African American and Asian population percentages are expected to grow, respectively, from 13.7% in 2010 to 15.7% in 2020 (African American) and from 5% to 6.4% (Asian), with the largest segment other than Caucasian being “Two or More Races” increasing from 2010 to 2020 (from 14.6% to 17.8%).
- The percentage of the population of Hispanic origin (irrespective of race) is growing from 31.4% to 38.7% during the 2010 – 2020 timeframe.

**Figure 3: Manassas Race/Ethnicity Statistics (2010, 2015, 2020)**



Source: 2010 U.S. Census; 2015 estimates and 2020 forecasts provided by Esri Business Information Solutions.

## Educational Attainment

As shown in **Table 3**, the highest ranking educational cohorts in Manassas are those with a high school diploma (21.9%), those with some college, no degree (20.4%) and those with a Bachelor's degree (19.3%), followed by those with a graduate or professional degree (11.1%). According to a census study, education levels had more effect on earnings over a 40-year span in the workforce than any other demographic factor, such as gender, race, and ethnic origin.<sup>1</sup>

**Table 3: Manassas Educational Attainment, 2015**

Education Attainment	Service Area Percentage
Less than 9 <sup>th</sup> grade	9.4%
9th to 12th grade, no diploma	6.3%
High school graduate	21.9%
GED/Alternative Credential	3.2%
Some college, no degree	20.4%
Associate's degree	8.3%
Bachelor's degree	19.3%
Graduate or professional degree	11.1%

Source: Esri Business Information Solutions 2015 estimate based on the 2010 U.S. Census.

## Household Information

As reflected in **Table 4**, in 2015, Manassas had 14,156 housing units with a 59.2% owner-occupied housing rate and a 37.3% renter-occupied rate. The owner-occupied housing rate has decreased since 2010, with an owner-occupied occupancy rate of 67.7% in 2000. The average household size in 2015 was 3.04.

**Table 4: Manassas Housing Statistics**

	2000	2010	2015	2020
Total housing units	12,106	13,123	14,156	15,727
Percent owner occupied	67.7%	61.3%	59.2%	59.0%
Percent renter occupied	29.3%	34.2%	37.3%	37.5%
Percent vacant	3.0%	4.5%	3.6%	3.5%

Source: 2010 U.S. Census; 2015 estimates and 2020 forecasts provided by Esri Business Information Solutions.

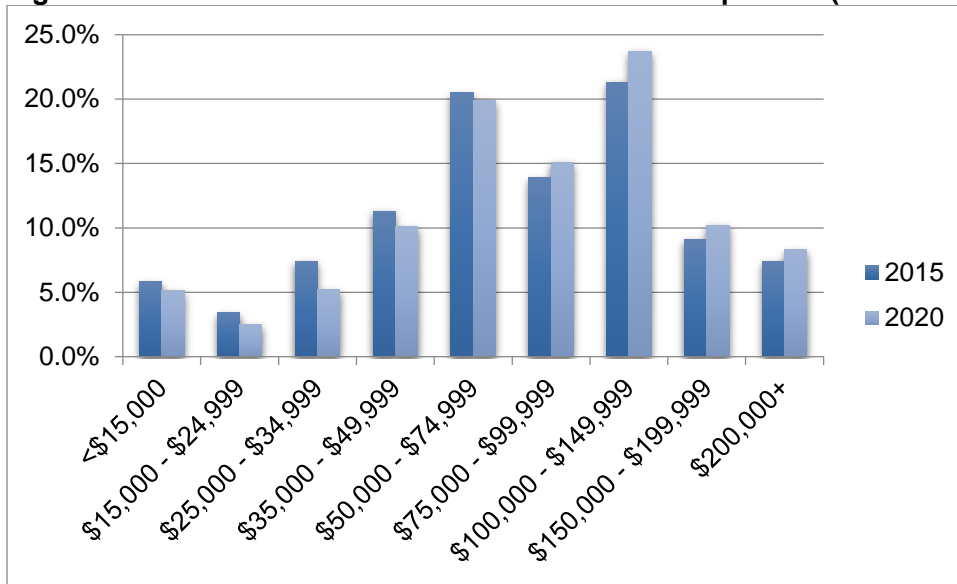
## Household Income

The estimated 2015 median household income for residents of Manassas was \$77,170 and is expected to grow to \$85,359 by 2020. **Figure 4** illustrates the full income distribution estimated for Manassas in 2015 and projected for 2020.

- In 2015, the largest income cohort was in the \$100,000 – \$149,999 range (23.7%), followed by the \$50,000 – \$74,999 income range (20.5%).
- Income distribution in the \$75,000 through \$200,000+ income range is expected to grow by a total of 5.6% from 2015 to 2020.

<sup>1</sup> Tiffany Julian and Robert Kominski, "Education and Synthetic Work-Life Earnings Estimates" American Community Survey Reports, US Census Bureau, <http://www.census.gov/prod/2011pubs/acs-14.pdf>, September 2011.

**Figure 4: Annual Household Income Distribution Comparison (2015 - 2020)**

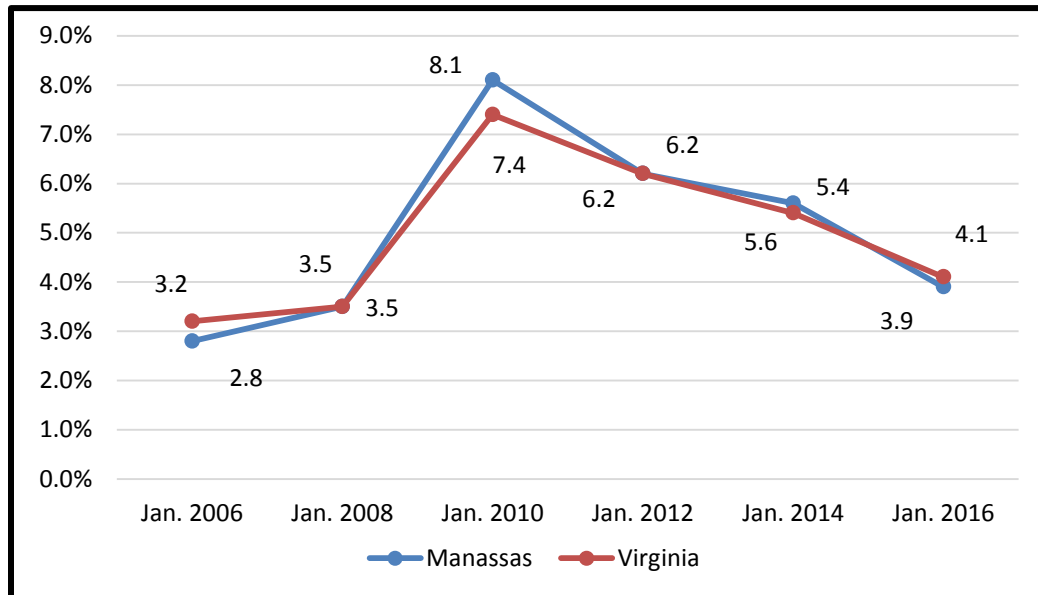


Source: Esri Business Information Solutions, 2015.

## Employment

Figure 5 provides a snapshot of the unemployment rate from December 2006 through December 2016 for the City of Manassas and for the State of Virginia as a whole. The unemployment rate for Manassas was 3.9% and for the State of Virginia, it was 4.1% in January 2016.

**Figure 5: Snapshot of unemployment rates for Manassas and the State of Virginia from 2006 - 2016**



Source: Bureau of Labor Statistics.

## Health Ranking

The United Health Foundation has ranked Virginia 21<sup>th</sup> in its “State Health Rankings” in 2015, the same ranking it received in 2014. The State’s biggest strengths include:

- Low incidence of infectious disease
- Low percentage of children in poverty
- Low violent crime rate

Some of the challenges the State faces include:

- Large disparity in health status by education level
- High prevalence of smoking
- Low per capita public health funding

In the 2015 Virginia County Health Rankings (Robert Wood Johnson Foundation, [countyhealthrankings.org](http://countyhealthrankings.org)), the City of Manassas ranked 32<sup>nd</sup> out of 133 counties for health outcomes and 69<sup>th</sup> for health factors. As explained in the health ranking report, Health outcomes represent how healthy a county is based on “how long people live and how healthy people feel while alive” while health factors represent what influences the health of the county. The Health Factor ranks are based on four measures: “health behaviors, clinical care, social and economic, and physical environment factors.”<sup>2</sup>

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<sup>2</sup> Robert Wood Johnson Foundation, “County Health Rankings and Roadmaps: 2015 Rankings – Virginia,” <http://www.countyhealthrankings.org/app/virginia/2015/rankings/manassas-city/county/overall/overall/snapshot>, accessed on March 23, 2016.