

Population and Housing

Population

Population is a key factor to take into account when planning for the future of the city. The city has grown 63% since 1980, which was the first year an official U.S. Census count was taken for the city. Prior to 1980, the count was included with Prince William County under the Town of Manassas Park. The release of the 2000 Census data helped the city define its role in meeting its citizen needs by presenting on-going trends. The charts below outline these trends.

City of Manassas Park Population – 1970 to 2000

For the period 1990 – 2000 Manassas Park was the fastest growing city in Northern Virginia.

Table 4.1 City Population Growth		
<i>Year</i>	<i>Population</i>	<i>% Growth from Previous Decade</i>
1970	6,844	12
1980	6,524	-5.2
1990	6,734	3.2
2000	10,290	34.5

Source: U.S. Bureau of the Census

These figures will be of vital importance to understanding how other city services must be expanded to meet the growing needs of all city residents.

Population of State and Neighboring Jurisdictions

Table 4.2 State & Regional Population		
<i>Year</i>	<i>1990</i>	<i>2000</i>
Virginia	6,187,358	7,100,702
Prince William	215,686	280,813
Manassas	27,957	35,135
Manassas Park	6,734	10,290

Source: U.S. Bureau of the Census

With the completion of the Park Place Senior Apartments and Haverhill Apartments, the build out of Blooms Crossing and Belmont Station, the Park Station condominium and townhouse development and the residential component of the Park Center, it is imperative that city services be planned accurately. This is important to ensure that citizens receive the high degree of services that they have come to expect. As a basis for departments to plan, the following population estimates are provided.

Population Estimates for the City

Table 4.3 Population Estimates	
<i>Year</i>	<i>Population</i>
1990 (actual)	6,734
2000 (actual)	10,290
2003 (estimated)	12,400
2005 (projected)	11,795
2010 (projected)	13,300
2015 (projected)	14,550
2020 (projected)	15,800
2025 (projected)	17,050

Source: Virginia Employment Commission

Race and Ethnicity

Manassas Park, like much of the Washington Metropolitan area, has experienced significant growth in many racial and ethnic groups.

Race and Ethnicity

Table 4.4 Race & Ethnicity	1990		2000	
	Total	%	Total	%
White	5941	88.2	7,490	72.8
African American	501	7.43	1,149	11.2
Native American	10	0.14	45	0.4
Asian	166	2.47	418	4.1
Pacific Islander	0	0	7	0.1
Other Races	116	1.72	838	8.1
2+ Races	<i>Not Reported</i>		343	3.3
Hispanic	318	4.72	1,544	15.0

The U.S. Census Bureau defines the Hispanic population as, “people of Hispanic origin, in particular, were those who indicated that their origin was Mexican, Puerto Rican, Cuban, Central or South American, or some other Hispanic origin” that may be “of any race, so all are included in applicable race categories.”

Age and Gender

Table 4.5 Age & Gender				
Age Group	1990		2000	
	Total	%	Total	%
<18	2,138	31.7	3,190	31
18–24	731	10.9	895	8.7
25-44	2,635	39.1	4,126	40.1
45-64	968	14.3	1,636	15.9
65>	262	3.9	443	4.3

Sex	Total	%	Total	%
Male	3,330	49.5	5238	50.9
Female	3,404	50.5	5052	49.1

Average Household Size

The average household size in Manassas Park for the year 2000 was 3.16 persons. The Census Bureau did not report average family size in 1990.

Growing Diversity of City Population

The previous charts displayed the growth trend of different racial groups in the city. The 2000 Census reported that 15 percent of the total population is of Hispanic descent, any race. In the 2003-2004 school year, the City School Board reported that 30.85 percent of almost all the kindergarten class population was of Hispanic descent.

Along with other jurisdictions in the Washington, DC area, Manassas Park is experiencing growing population diversity. The good economy, continued increase in business growth, and proximity to Washington DC, make Manassas Park an attractive location for many people. The growing population has a range of skills and educational background to offer the area.

The city has made efforts to include this diverse population in all

aspects of public interest. Many public programs are offered in Spanish and English, increased English as a Second Language classes are offered in the schools, and public employees are being offered opportunities to learn Spanish. All cultures can contribute positively to our society and Manassas Park is striving to serve the entire population so that everyone may continue to grow and contribute to the community.

Housing

Until the early 1970's, the housing stock consisted entirely of the original Cape Cod style homes built after World War II. At that time, there were 1,372 housing units.



Figure 4.1 New Home Construction - 1957



Figure 4.2 Original Cape Cod Style Home

Housing Trends – 1970's

From 1970 to 1974, the housing stock diversified with the introduction of 166 townhouses and 80 condominiums. Another 82 townhouses were constructed in the city in 1976-1977. All of these townhouses were built along Manassas Drive between Centerville Road (Route 28) and Euclid Avenue.

Housing Trends – 1980's

The decade of 1980 through 1989 witnessed more townhouses being built along Manassas Drive between Centerville Road and Euclid Avenue. Another 322 townhouses were constructed in this area during this time period. This is in stark contrast to the 8 single family detached houses built in the city during the same time period.

Record New Home

Construction - 1990 to 2000

As a percentage of existing homes, new home construction in Manassas Park during the period 1990 – 2000 was higher than in Manassas, Prince William County and all of Northern Virginia. During this period, 720 single family detached dwellings, 437 townhouse units and 99 condominiums were constructed in the city. This surge in development was led by the construction of Mosby Ridge, Belmont Station, Blooms Station and Blooms Crossing. The last three developments have all taken place east of the Norfolk and Southern Railroad tracks, whereas prior to

this all residential development had been to the west.

Table 4.6 Record New Home Construction		
Area	New Units	Change
Manassas Park	1,253	33.1%
Manassas	1,882	15.5%
Prince William Co	23,299	23.8%
Northern Virginia	122,424	16.9%

Housing Trends – 2000 to Date

Residential development continued after 2000 in Belmont Station and Blooms Crossing, though by the end of 2005 these developments were complete. This includes the Park Place Senior Apartments, which are between Belmont Station and Blooms Crossing.



Figure 4.3 Entrance to Blooms Crossing



Figure 4.4 Entrance to Belmont Station

Figure 4.5 Belmont Station Townhomes

Haverhill Apartments is a 350-unit complex constructed by Fairfield Residential developers. It began construction in 2002 and was completed in 2004. It is the first true apartment complex developed in Manassas Park.



Figure 4.5 Entrance to Haverhill Apartments

Mosby Ridge II is a 96-unit condominium complex that was constructed off of Kirby Street. It began in 2002 and was also completed in 2004.

Table 4.7 Average Cost of Housing			
Type	Average Cost		
	1999	2001	2003
Single Family	171,586	208,610	259,634
Townhouse	120,142	136,043	191,542
Condominium	65,735	100,055	191,266

Source: Commissioner of the Revenue’s Office

The city has approved a new 395-unit townhouse and condominium development to be called Manassas Park Station. It is under construction north of the intersection of Carondelet Drive and Digital Drive. It will be one of the last large residential developments in the city

with the possible exception of Park Center and residential construction that may occur along Digital Drive.

The city has also acknowledged the need for affordable, age-restricted housing, which led to the development of the 148-unit Park Place Senior Apartments for citizens over the age of 55.



Figure 4.6 Park Place Senior Apartments

Housing Characteristics

Manassas Park enjoys a relatively high homeowner occupancy rate of 78.7%, according to the 2000 Census. Though still relatively affordable, the average price of housing in Manassas Park has increased, as is the trend in the region, especially in the last decade.

The city recognizes that every resident should have an opportunity to afford decent, safe, and sanitary housing. Therefore, the city is committed toward providing and preserving housing to meet the entire range of housing needs. This objective will become more difficult

to obtain unless measures are put in place to maintain quality housing.

Housing Conditions

Overcrowding complaints have increased over the last several years in the city. The reasons for this increase include a growing population, the rising cost of housing, a healthy economy and cultural preferences of residents. The zoning inspector, police, and building officials are tasked to conduct visits of residences when overcrowding complaints are received. These city officials, along with other members of city staff, have formed an overcrowding taskforce to address overcrowding and housing-condition issues in a manner that provides for the health, safety, and welfare of all the city's citizens.

The city works with Prince William County and the City of Manassas on a five-year Consolidated Housing and Community Development Plan that includes an annual action plan. The current plan is in need of updating. The plan addresses city housing needs and conditions and makes recommendations to improve the status of affordable housing, where needed. The plan is also the basis for Community Development Block Grant Funding.

Table 4.8 Unit Type of Housing (2003)		
<i>Type</i>	<i>Number of Units</i>	<i>Percent</i>
Single Family - detached	2,443	65.3
Single Family - attached	1007	26.9
Apartments	18	0.5
Condominium	272	7.3

Source: Commissioner of the Revenue

Occupancy

Manassas Park enjoys a noteworthy occupancy rate. At the time of the 2000 Census, only 3.3% percent of the units were recorded as vacant.

Table 4.9 Total Housing Occupancy (2000)		
	<i>Number of Units</i>	<i>Percent</i>
Total Units	3,365	100
<i>Occupied</i>	3,254	96.7
<i>Vacant</i>	111	3.3
<i>Seasonal</i>	4	0.1

Source: U.S. Bureaus of the Census, Census 2000

Home Ownership

Manassas Park also enjoys a very high percentage of home ownership. Of the 3,254 occupied homes in the city at the time of the 2000 Census, 78.7% were owned by the residents.

Table 4.10 Owned vs. Rented Units (2000)		
	<i>Number of Units</i>	<i>Percent</i>
Occupied	3,254	100
<i>Owner</i>	2,560	78.7
<i>Renter</i>	694	21.3

Source: U.S. Bureau of the Census, Census 2000