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

2018 Population Demographics

Source: Weldon Cooper Center, University of Virginia, 2019

Resident Population

150,000

Source: Weldon Cooper Center, University of Virginia, 2019
2019 County Profile

Population and Demographic Data

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

Future Population

- 2020: 150,881
- 2030: 181,428
- 2040: 208,845

58,000
Stafford’s projected population growth by 2040.

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
- 51% Staffords at-place workers hold a two-year degree or higher
- 21% Job Growth 2011-2016
- 2,500 Number of Businesses
- $1.01 FY20 Adopted Tax Rate
- 78% Workforce Commute-Out

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.
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.

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.

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.
## 2019 County Profile

### Stafford County at a glance

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<tr>
<td><strong>Dollars (000)</strong></td>
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<tr>
<td>Local School Funding</td>
<td>$132,435</td>
<td>$124,906</td>
<td>$127,028</td>
<td>$136,084</td>
<td>$135,595</td>
<td>$133,116</td>
<td>$143,718</td>
<td>$143,836</td>
<td>$149,193</td>
<td>$154,813</td>
<td>$160,993</td>
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<tr>
<td><strong>People</strong></td>
<td></td>
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<tr>
<td>Resident Population</td>
<td>128,961</td>
<td>131,067</td>
<td>132,719</td>
<td>135,141</td>
<td>138,230</td>
<td>140,176</td>
<td>141,915</td>
<td>144,584</td>
<td>147,095</td>
<td>149,885</td>
<td>150,000</td>
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<tr>
<td>Authorized County Positions (1)</td>
<td>997</td>
<td>984</td>
<td>984</td>
<td>987</td>
<td>997</td>
<td>998</td>
<td>1,010</td>
<td>1,063</td>
<td>1,076</td>
<td>1,121</td>
<td>1,142</td>
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<tr>
<td>School Positions (2)</td>
<td>3,795</td>
<td>3,827</td>
<td>3,744</td>
<td>3,729</td>
<td>3,751</td>
<td>3,739</td>
<td>3,767</td>
<td>3,926</td>
<td>3,993</td>
<td>4,069</td>
<td>4,155</td>
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<tr>
<td>School Enrollment (ADM) (3)</td>
<td>26,661</td>
<td>26,928</td>
<td>26,838</td>
<td>26,904</td>
<td>27,229</td>
<td>27,048</td>
<td>27,340</td>
<td>27,850</td>
<td>28,551</td>
<td>28,934</td>
<td>29,351</td>
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<td><strong>Assessed Value (000)</strong></td>
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<tr>
<td>Real Property (4)</td>
<td>12,555,580</td>
<td>12,719,092</td>
<td>13,002,326</td>
<td>13,262,151</td>
<td>14,372,802</td>
<td>14,698,934</td>
<td>15,856,658</td>
<td>16,176,100</td>
<td>17,203,940</td>
<td>17,548,000</td>
<td>17,549,521</td>
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<tr>
<td><strong>Tax Rates</strong></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Real Property</td>
<td>0.84/1.10</td>
<td>1.10/1.08</td>
<td>1.08/1.07</td>
<td>1.07</td>
<td>1.07/1.09</td>
<td>1.09</td>
<td>1.019/0.99</td>
<td>0.99</td>
<td>0.99</td>
<td>0.99</td>
<td>1.01</td>
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<tr>
<td>Personal Property</td>
<td>6.89</td>
<td>6.89</td>
<td>6.89</td>
<td>6.89</td>
<td>6.89/6.61</td>
<td>6.61</td>
<td>6.61</td>
<td>6.61</td>
<td>6.46</td>
<td>6.46</td>
<td>6.46</td>
</tr>
<tr>
<td>Personal Property Effective Rate</td>
<td>2.76</td>
<td>2.76</td>
<td>2.76</td>
<td>2.76</td>
<td>2.76/2.64</td>
<td>2.64</td>
<td>2.64</td>
<td>2.60</td>
<td>2.60</td>
<td>2.58</td>
<td>2.58</td>
</tr>
</tbody>
</table>

(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

![Image of residential tax bill]

- **Local School Funding**
- **Public Safety**
- **Non-departmental**
- **Health and Social Services**
- **General Government**
- **Parks, Recreation and Cultural**
- **Judicial Administration**
- **Public Works**
- **Community Development**

Stafford County Government