



LOUDOUN COUNTY AND THE WASHINGTON REGION: A LOOK AT ECONOMIC AND DEMOGRAPHIC CHARACTERISTICS

MAY 2006

In Focus: Loudoun County

Welcome to the eighth issue in a series of in-depth analyses on member jurisdictions in the Washington region. This newsletter contains economic and demographic data on Loudoun County, placed in the context of the Washington region.

Population

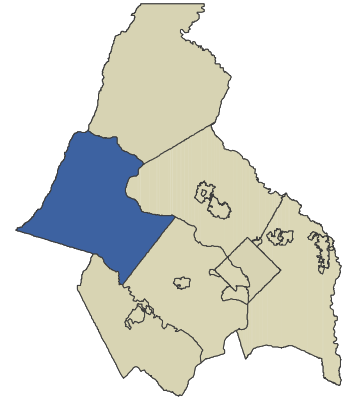
The population of Loudoun County, according to the 2000 Census, is 169,600 people. Loudoun's residents constitute **four percent** of the Washington region's 4.5 million people.

Between 2000 and 2030, Loudoun County's population is anticipated to grow by more than **285,300 people**, an increase of **183 percent**, while the region is expected to grow by more than 2 million people or 45 percent.

Thirty percent of the population in Loudoun County is under 18 years old. Loudoun County has the second highest local share of children in the region, higher than the regional average of 25 percent.

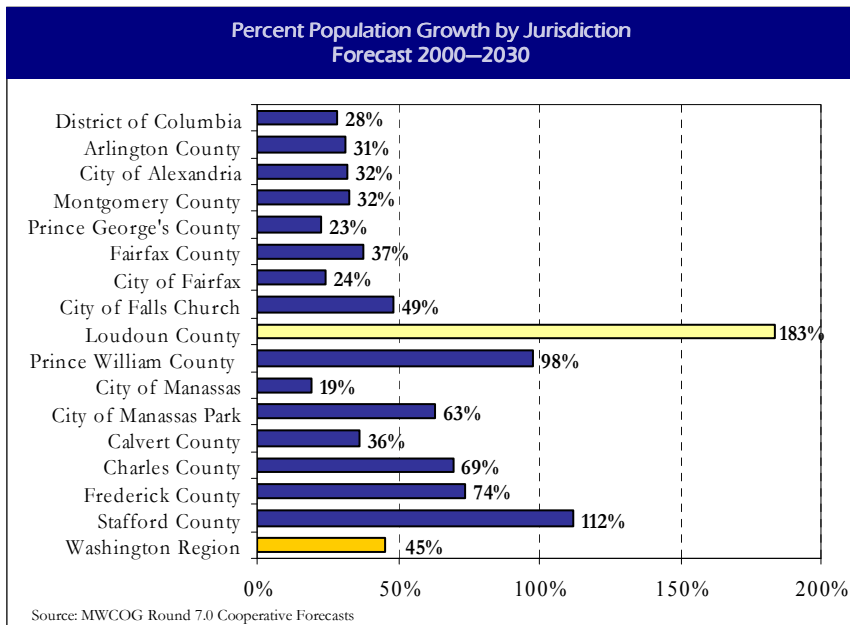
The County's more than 9,500 'seniors' age 65 and older account for **six percent** of the population. This represents a lower proportion of seniors compared to the regional average of nine percent.

Eighty-three percent of Loudoun County's population is white; seven percent is black or African-American; and five percent is Asian. More than 10,000 people—six percent of Loudoun County'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.



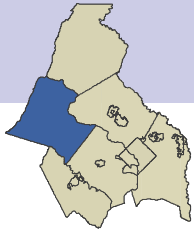
Land Area

Loudoun County covers **520 square miles** and comprises **17 percent** of the Washington region's land area. The County has a population density of nearly **326 people** per square mile. It is less densely populated than the regional average of 1,395 people per square mile.



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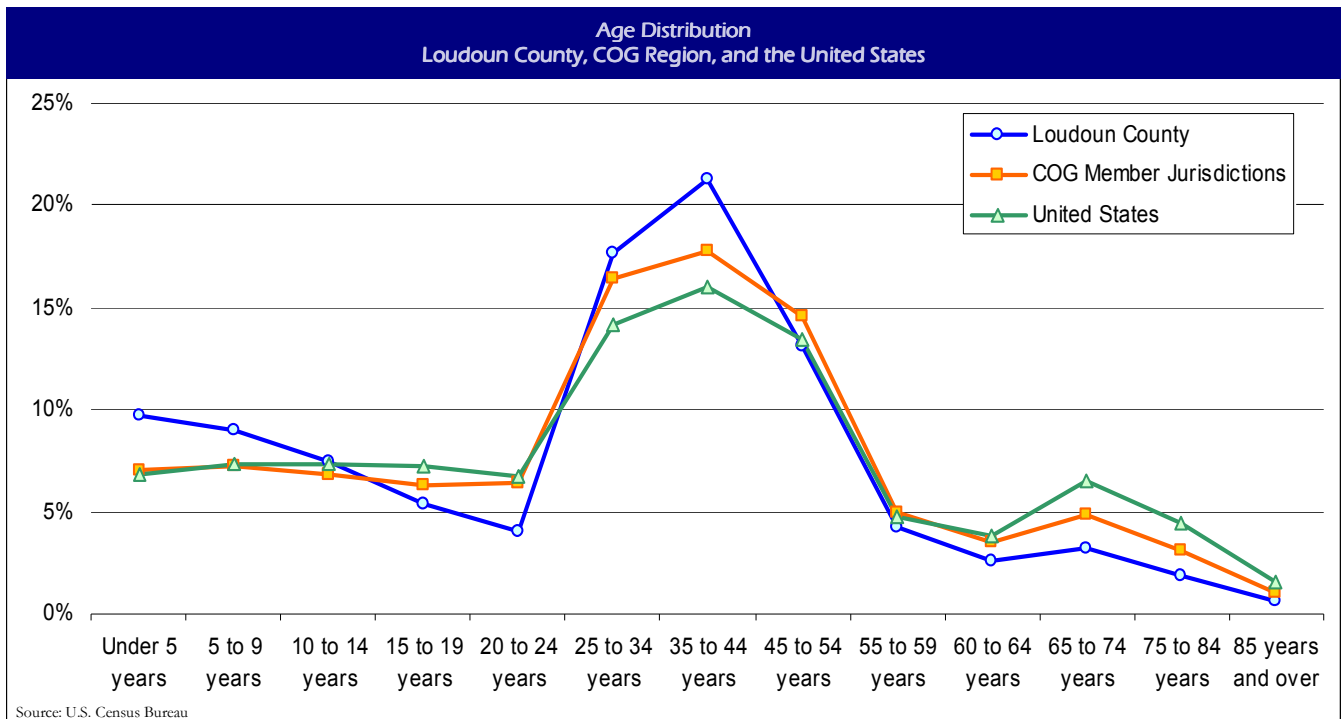
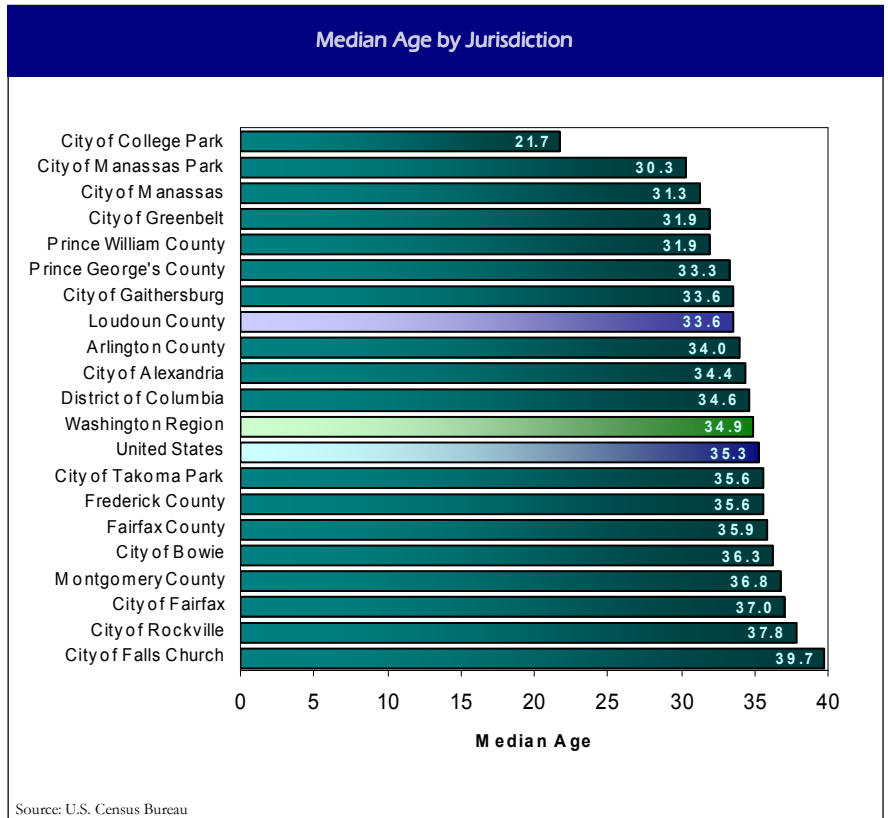
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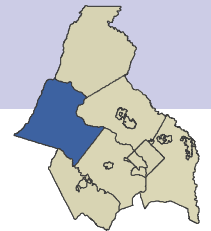


Population (continued)

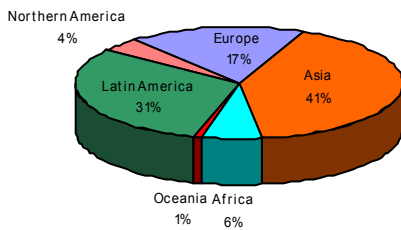
The median age of Loudoun County residents is 33.6 years, slightly younger than the median age in the Washington region (34.9 years), and the United States (35.3 years.)

Compared to the United States and the Washington region, Loudoun County has a higher proportion of children under ten years old. **One-fifth** of Loudoun County residents are between 35 and 44 years old. Loudoun County has a lower percentage of ‘seniors,’ people who are 65 and over, when compared to the United States and the Washington region.

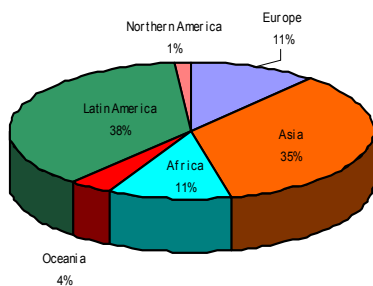




Region of Birth of Foreign Born in Loudoun County



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

Loudoun County has a lower percentage of foreign born residents compared to other jurisdictions in the Washington region. **Eleven percent** of the County's population was born in another country, compared to the regional average of 19 percent. Of the foreign born, **41 percent** originate from Asia, 31 percent from Latin America, 17 percent from Europe, and six percent from Africa.

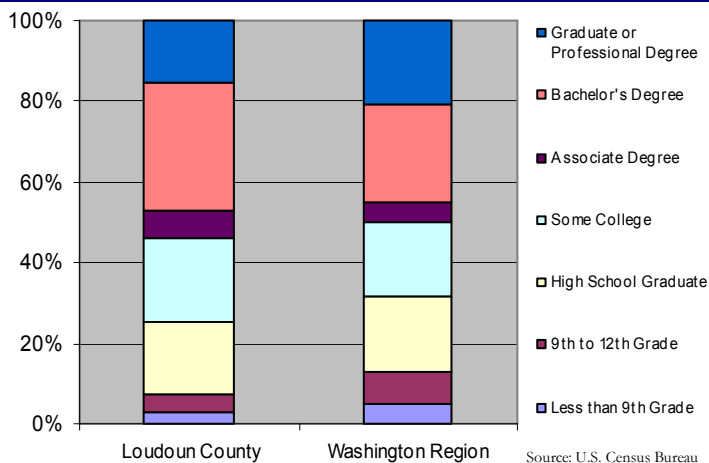
Several foreign languages are spoken by Loudoun County residents—**15 percent** of the population speaks a language other than English at home. Six percent of Loudoun residents speak Spanish, five percent speak another Indo-European language, and three percent speak an Asian or Pacific Island language.

Education

More than **46,000 people** in Loudoun County (**27 percent** of the population) are enrolled in school. Eighty-three percent of these enrollees are school age children, and 17 percent are college or graduate students.

Forty-seven percent of Loudoun County residents over age 25 have a bachelor's degree or higher, compared to 45 percent in the Washington region. **Fifteen percent** of the County's residents have a graduate or professional degree, compared with 21 percent of the region's population.

Educational Attainment



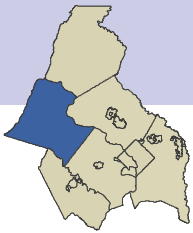
Source: U.S. Census Bureau

Marital Status

Loudoun County has the region's highest percentage of married residents— **65 percent** of the population 15 years and older— compared to 52 percent of the region's population.

Residence

Loudoun County residents move or relocate at a rate higher than the regional average. **Fifty-five percent** of the County's residents moved between 1995 and 2000, compared with 44 percent of the region's population.



Employment

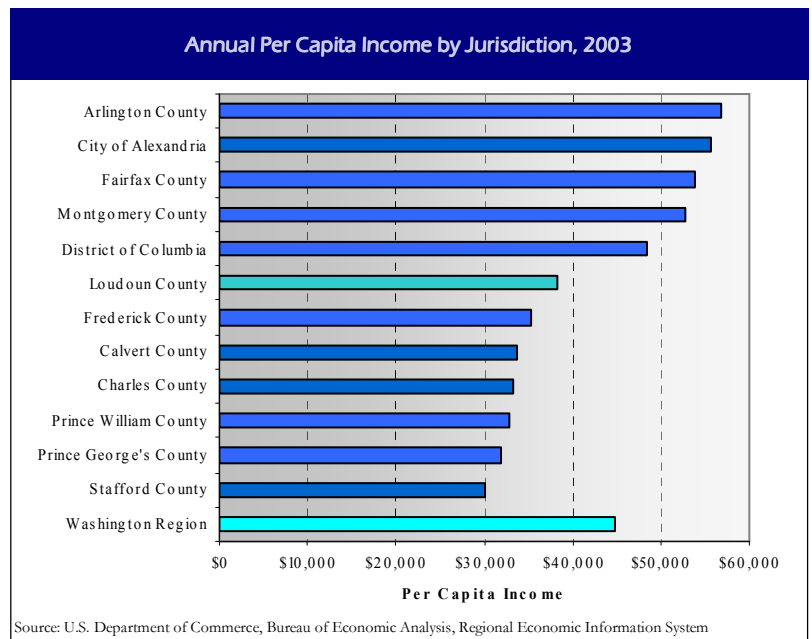
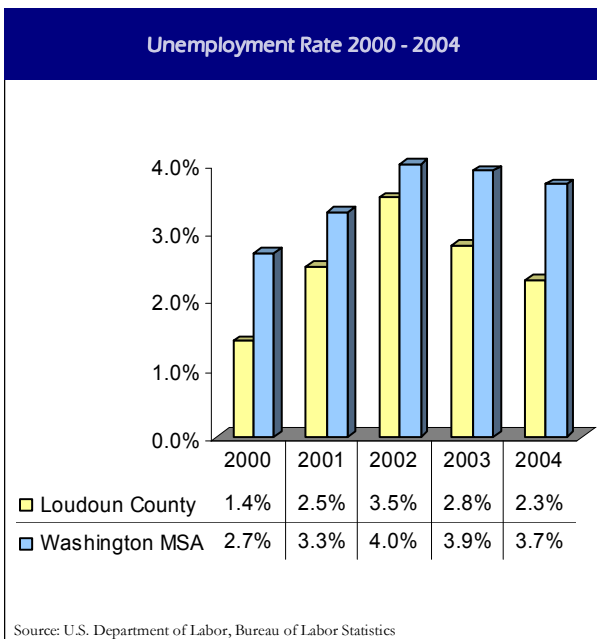
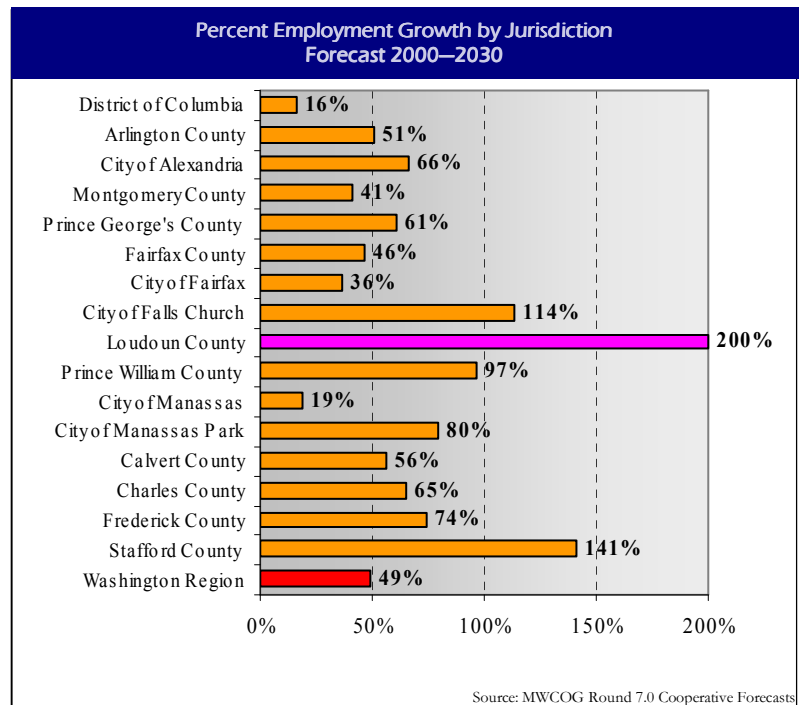
Between 2000 and 2030, Loudoun County is projected to add **180,700 jobs**, or an increase of **200 percent**. During the same period, the region is expected to add nearly 1.4 million jobs or an increase of approximately 49 percent.

Income

Loudoun County had a per capita income of **\$38,269** in 2003. The per capita income for the Washington region was \$44,757.

Unemployment Rate

Over the last five years, Loudoun County has enjoyed an unemployment rate lower than the regional average. In 2004, the County had an unemployment rate of **2.3 percent**, while the regional unemployment rate was 3.7 percent.

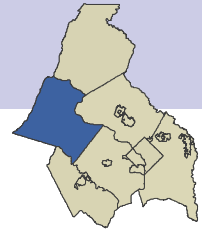


Construction

Nearly **25.2 million square feet** of commercial development was constructed in Loudoun County over the last five years—this represents 15 percent of all commercial development in the Washington region.

Federal Spending

In Fiscal Year 2003, Loudoun County received more than **\$308 million** in salaries and wages from the federal government. This figure represents approximately one percent of the region's federal salaries and wages. Loudoun County was home to **\$1.6 billion** in federal procurement, capturing four percent of the region's federal contract awards.



Home Sales

The number of homes sold in Loudoun County increased **87 percent** between 2000 and 2004, compared with the regional average of 42 percent. A total of **35,569 homes** were sold in the County during that time period, which is approximately eight percent of the total home sales in the region.

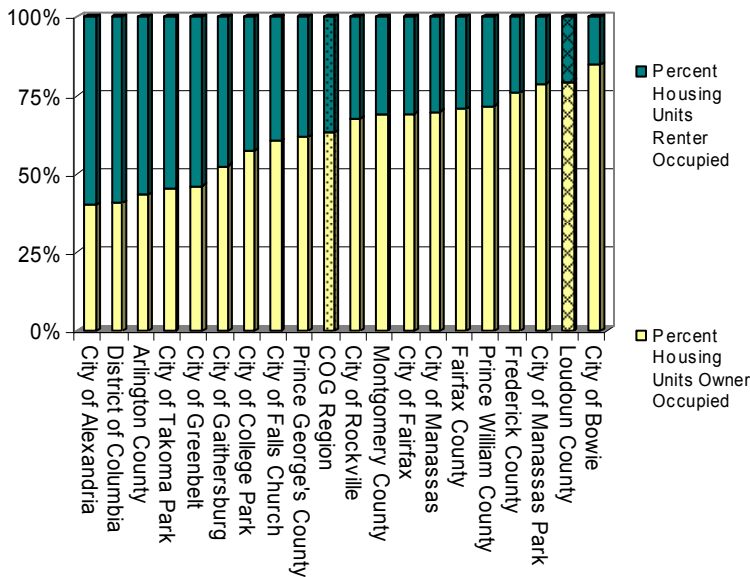
Housing

Loudoun County has the second highest percentage of owner-occupied housing in the Washington region. More than 47,500, or **79 percent**, of the County's housing units are owner-occupied, compared with 62 percent of the Washington region's housing units.

Loudoun County residents pay a higher median gross rent than the regional median. In 2000, the median gross rent in Loudoun County was **\$954 a month**, \$133 higher than the regional median gross rent of \$821 per month.

The average household size in Loudoun County is larger than the regional average of 2.59 people per household. At **2.82 people per household**, Loudoun County has the fourth highest household size in the Washington region.

Owner-Occupied and Renter-Occupied Housing Units



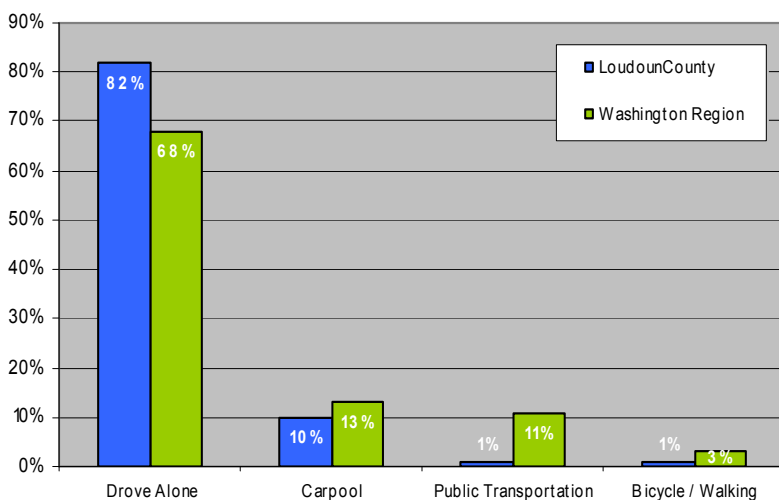
Source: U.S. Census Bureau

Commuting

Eighty-two percent of Loudoun County resident workers commute to work by driving alone, compared with 68 percent of the Washington region's workers. **One percent** of the County's resident workers use public transportation, compared with 11 percent of the Washington region's workers. **Ten percent** of resident workers of Loudoun County use carpooling as a means of transportation to their jobs, compared with 13 percent of the region's workers.

Seventy percent of Loudoun County 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.

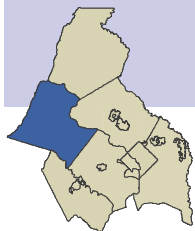
Means of Transportation



Source: U.S. Census Bureau

Vehicle Ownership

Of the 59,900 occupied housing units in Loudoun County, **three percent** (1,509 housing units) do not have vehicles. For renter-occupied housing units, approximately **seven 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.

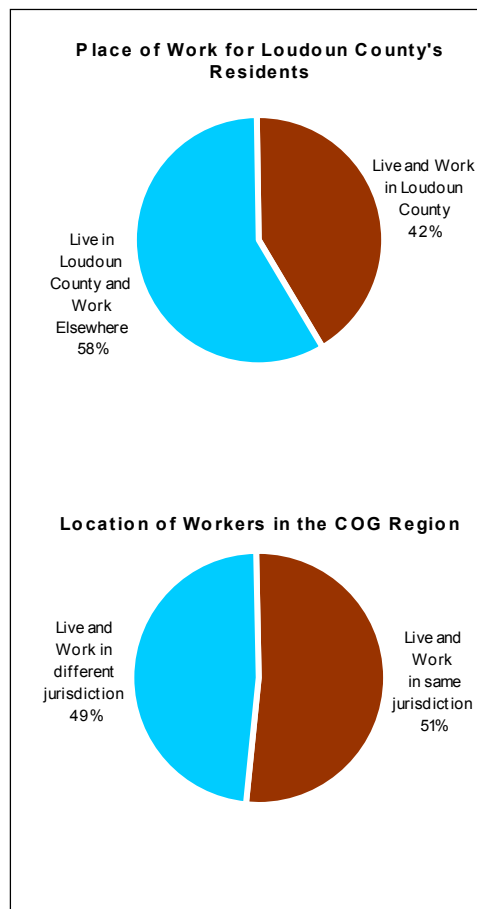


Commuting Patterns

Of the **79,239** workers employed in Loudoun County, 48 percent (38,321 workers) live in the County. Twenty-one percent of workers employed in Loudoun County commute from Fairfax County. There are **92,315** resident workers in Loudoun County. Forty-two percent of Loudoun County's resident workers are employed in the County. The largest percentage of residents who commute to jobs located outside the County work in Fairfax County (39 percent) and the District of Columbia (six percent).

Place of Residence for Loudoun County's Workforce			Place of Work for Loudoun County's Residents		
COG Region	Loudoun County	38,321	COG Region	Loudoun County	38,321
	Fairfax County	16,420		Fairfax County	35,933
	Prince William County	3,882		District of Columbia	5,843
	Montgomery County	1,732		Montgomery County	2,770
	Arlington County	1,230		Arlington County	2,671
	Frederick County	1,151		City of Fairfax	1,154
	Prince George's County	1,006		Prince William County	773
	District of Columbia	761		City of Alexandria	757
	City of Alexandria	666		Prince George's County	595
	City of Manassas	616		Frederick County	405
	City of Fairfax	299		City of Manassas	350
	City of Manassas Park	251		City of Falls Church	291
	City of Falls Church	64		City of Manassas Park	38
	Outside COG Region	Fauquier County		1,595	Outside COG Region
Clarke County		1,270	Warren County	74	
Warren County		689	Spotsylvania/Fredericksburg	71	
Stafford County		360	Clarke County	61	
Culpeper County		200	Stafford County	53	
Spotsylvania/Fredericksburg		178	Culpeper County	44	
King George County		18	King George County	4	
Other Virginia Jurisdictions		2,980	Other Virginia Jurisdictions	432	
Baltimore PMSA		656	Baltimore PMSA	341	
Charles County		332	Charles County	39	
Calvert County		88	Calvert County	3	
Other Maryland Jurisdictions		333	Other Maryland Jurisdictions	33	
Pennsylvania		213	Pennsylvania	108	
West Virginia		3,097	West Virginia	101	
Elsewhere	831	Elsewhere	719		
Total Jobs		79,239	Total Resident Workers		92,315
Live and Work in Loudoun County		38,321	Live and Work in Loudoun County		38,321
Work in Loudoun County and Live Elsewhere		40,918	Live in Loudoun County and Work Elsewhere		53,994
Total Jobs		79,239	Total Resident Workers		92,315

Source: U.S. Census Bureau



Source: U.S. Census Bureau

