ECONOMIC DEVELOPMENT POLICY
ADOPTED MARCH 1, 1995
Updated 2008

COUNTY OF ALBEMARLE
COMPREHENSIVE PLAN
1996-2016

Incorporating November 5, 2008 Board of Supervisor Work Session comments

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THE POLICY:

~~Albemarle County has a strong economy. We have a growing population and labor force and have experienced low unemployment rates. The labor force is skilled and well-educated. Good schools, good planning, and our quality of life are important factors in the County's current economic position. Median incomes are higher than at the State and regional levels. A consistently strong employer is present in the University of Virginia, which, as a major university and medical center, offers great potential for associated research and development industry. Other major employers and sectors continue to provide employment stability and diversity. The renowned natural environment, Blue Ridge Mountain location, and historic resources of the area provide a growing tourist trade as well as an attractive place to do business. The rural and agrarian heritage contributes to this character, and also offers opportunity for agricultural and forestry industries. These are the strengths of Albemarle County which this economic development policy recognizes, and will seek to maintain.~~

~~We are like other university communities in that we have an above-average labor force participation rate and above-average number of part-time workers (both students and adults who prefer part-time work). As a university community, we have a somewhat captive labor force as well as people who live here for quality of life reasons, knowing that wages would be higher in the more urban parts of the state. We are a growing community with rising property values, and a large share of our housing stock is new and priced accordingly. The high demand for both new and used housing and the desirability of the community produce well above average housing costs relative to wages paid by many employers. As we fine tune our community, we seek to maintain a diversity of employment opportunities and to find ways to add housing for the lower half of the incomes in our community. We also have lower-income residents who are unable to work regularly, or who work for minimum wage. Possible increases in the minimum wage nationally would benefit those who continue to work in the minimum wage positions. Local efforts to enhance skills and to develop the work force may also provide ways to move individuals out of minimum wage jobs.~~

The purpose of this economic development policy is, first and foremost, to provide the local citizenry an improved standard of living and enhanced quality of life. Economic growth and vitality are required to sustain and enhance the human economic, cultural, and natural characteristics of our community. By creating and sustaining a high quality, diversified economic environment, citizens will enjoy improved job opportunities, competitive wages, work force development opportunities and a diversified tax base. Within well defined development areas, we will seek to designate opportunity sites to address future growth needs in a manner that will add to the strength of our community. We will engage with our resident and new enterprises seeking to expand their businesses. We will work to find appropriate development areas sites to accommodate this positive growth within the context of the Master Planning process and the Comprehensive Plan. We will work to encourage a mix of uses, and a balance of jobs and housing within our development areas, in keeping with our commitment to the Neighborhood model form of development. We will work with resident and new agricultural enterprises to, in an environmentally sustainable manner; maximize their productivity and tourism opportunities as a part of our overall strategy to preserve the rich agrarian tradition and texture of our rural areas. We recognize our position, along with the City of Charlottesville, as the center of the regional economy. We recognize the economic objectives of other localities in the region, while renewing

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Formatted: No underline, Font color: Auto our commitment to our own economic development within the framework of our growth management objectives.

We are like other university communities in that we have an above-average labor force participation rate and above-average number of part-time workers (both students and adults who prefer part-time work). The University of Virginia is a consistently strong employer and offers great potential for associated scientific research and development. Other major employers continue to provide employment stability and diversity. The renowned natural environment, Blue Ridge Mountain location, and historic resources of the area provide a growing tourist trade as well as an attractive place to do business.

Note: "Business" and "industry" are intended to be inclusive and interchangeable terms, meaning the commercial production and sale of goods or services.

GOALS, OBJECTIVES, AND STRATEGIES:

GOAL: Maintain a strong and sustainable economy: 1) benefiting County citizens and existing businesses and providing diversified economic opportunities; 2) supportive of the County's Growth Management Policy and consistent with the other Comprehensive Plan goals; and, 3) taking into consideration the greater Charlottesville Metropolitan region.

OBJECTIVE I: Base economic development policy on planning efforts which support and enhance the strengths of the County.

STRATEGIES:

1. Protect through diligent growth management efforts the County's distinctive natural and man-made qualities to maintain its attractiveness as a place to live and work. Support those projects that meet the intent of the Neighborhood model form of development, i.e., offer a mix of uses and a balance of jobs to housing in our development areas.

2. Maintain the relationship of high quality schools and public services and an outstanding level of natural and cultural amenities to positive economic development, and maintain these attributes.

3. Increase the promotion of tourism focused on the rural, agrarian, and historical resources of the County, and which does not threaten or compromise those resources and to be consistent with the goals of the Comprehensive Plan.

4. Increase the promotion of local agricultural industry consistent with the goals, objectives and implementation strategies of the Comprehensive Plan, more specifically by
   - Increasing support to local agricultural infrastructure such local food networks and programs. (The agricultural infrastructure provides markets and supplies to farmers and significant economic activity to Albemarle County as a whole.)
   - Establishing a proactive rural-support program that provides assistance to the local agricultural community, and that includes an on-going dialogue with farm-industry

stakeholders.

- Supporting farmers by connecting those farmers with technical resources such as those provided by the Farm Bureau, PVCC, PEC and VA Department of Agriculture and Consumer Services and to landowners interested in farming leases.
- Incorporating outreach and education in public school programs.
- Addressing the Comprehensive Plan, Rural Area Chapter recommendations for economic vitality.

5. Recognize that the University of Virginia is a main driver of economic vitality and can provide important resources for business and industry. Work with the University, its associated entities and the City to take advantage of opportunities to benefit from this resource in innovative ways. In addition:
   - Work with the University and the City through the Three-Party Agreements process to encourage appropriate infill locations and environmental sensitivity in the planning and development of University facilities.

6. Recognize the importance and role of military intelligence as another type of economic driver to the local economy and the region, as well as an important resource for national security. Encourage base location and expansion to be consistent with County policies.

7. Maintain a contact point for information about the County, including the Business Development Facilitator who serves as the County's principal liaison with the business community for the purpose of encouraging development and businesses consistent with the County's Comprehensive Plan.

8. Increase planning for the special needs, and utilize the talents, of the growing retired population attracted to this area, including "encore-career" seekers, a term used to describe work in the second half of life that combines continued income, greater meaning and social impact.

9. Increase support to initiatives that support employment of the local labor force, rather than heavy reliance on relocated workers.

10. Encourage all businesses to adopt environmentally sustainable measures and discourage business and industry which is not environmentally sustainable or friendly (such as high water users, polluters).

11. Increase diversity in business and industry which will accommodate a variety of skill/educational levels and provide for a diversified tax base.

12. Maintain data on County plans, zoning, sites, and policies, and make these available on request. Monitor and report to the Planning Commission and Board of Supervisors about the volume of economic development activity and how that activity is fitting with the Goals, Objectives and Strategies of the Comprehensive Plan.

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OBJECTIVE II: Plan for land and infrastructure to accommodate future business and industrial growth.

STRATEGIES:

1. Assess the quality of areas designated for business and industry through analysis of the site size variety, topography, location, and availability of infrastructure in such areas, and compile an inventory of actual, useable land.

2. Designate areas for office, commercial and industrial development within the designated development areas that meet the development standards of the Comprehensive Plan and will provide sufficient land to meet community needs through the next Comprehensive Plan revision.
   - Ensure that land for business and industrial uses are consistent with the neighborhood model principles, which provide for ease of access for employees to housing, support services, and multi-modal options.

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3. Utilize the rezoning process and associated proffer allowances to address needs brought about by new development and to provide the community with assurances about future development activities.

4. Encourage infill development of business and industrial uses in areas designated in the Land Use Plan, including consideration of proactively rezoning land to allow for light-industrial uses as needs are identified through Master Plans and other efforts. Initiate zoning text amendments that further enable business and industrial uses of the appropriate zoning districts. Additional infill approaches include:
   - Encouraging the provision of business and industrial development opportunities in non-residential and mixed-use projects in the development review and approval process.
   - Encouraging proffers for assembling light-industrial land or funding to offset the cost of local light-industrial-user expansion where there is an impact from the project and mitigating impacts.

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5. Maintain and implement current infrastructure (water, sewer, roads, and community facilities) programs to support business and industrial development of designated areas. Identify infrastructure improvements that better enable business and industrial development.

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6. Continue to cooperate with other jurisdictions on regional transportation initiatives (trails, rail, road, transit, and air travel).

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7. Continue to work with property owners in designated Development Areas to identify infrastructure needs, and promote good planning for development of such areas consistent with County growth management strategies.

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OBJECTIVE III: Recognize the County's place in the regional economy.

STRATEGIES:

1. Maintain cooperation with the City of Charlottesville, TJPDC, Thomas Jefferson Partnership for Economic Development (TJPED), other jurisdictions in the region, the University of Virginia, and Piedmont Virginia Community College for:

   - Development of a coordinated economic data base.
   - Continuing discussion among the TJPDC jurisdictions about working and shopping patterns, wage levels, job stability, work force development needs, housing affordability, public services, tax burdens, and other topics which relate to the purposes of local and regional economic development policy;
   - Distribution of information about development opportunities in the Thomas Jefferson Planning District Commission (TJPDC) to those who request it;
   - Regional work force development;
   - Addressing linkages between housing and wages;
   - Evaluating local, regional, statewide, national, and worldwide economic trends to determine the current and future economic stability of, and growth opportunities for, different types of business and industry;
   - Initiatives such as the high school technology tour; and
   - Continue to cooperate with other jurisdictions on regional transportation initiatives (trails, rail, road, transit, and air travel).

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2. Support mutual consultation on regional development projects along shared borders, and/or on projects of significance to more than one locality, possibly through a "Memorandum of Understanding."

~~3. Measure our accomplishments in economic development against the strategic questions posed in the Community Vision Statement regarding economic opportunity~~

OBJECTIVE IV: Consider fiscal impact as one indicator of positive economic development, along with environmental impact and standard of living impact.

STRATEGIES:

1. Maintain evaluation of the fiscal impacts of new business/industrial development.

2. Recognize that County residents place importance on job opportunities and economic growth, but not at the expense of the protection and preservation of water quality and quantity, natural resources, farmland, historic areas, and open space.

3. Recognize that the purpose of this economic development policy is to provide the local citizenry an improved standard of living, improved job and wage opportunities, and work

force development opportunities, rather than to seek to stimulate further population growth.

4. Recognize, identify and quantify new benefits and costs (for business and citizens) imposed by any proposed ordinance or policy change on business prior to taking action on said policy or ordinance.

OBJECTIVE V: Increase local business development opportunities.

STRATEGIES:

1. Maintain support to existing businesses and industries through an open door policy of communication, and exchange of information and concerns.

2. Support and coordinate with existing entities that assist new small, locally-owned, and minority businesses and micro-enterprises in their start-up and early operation efforts.

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~~3. Where and when possible examine options to help create a local business incubator resource, or equivalent resource, to encourage both work force development and local entrepreneurship. Business incubators are programs designed to accelerate the successful development of entrepreneurial companies through an array of business support resources and services, developed and orchestrated by incubator management and offered both in the incubator and through its network of contacts.~~

OBJECTIVE VI: Increase work force development opportunities, to further career-ladder opportunity and higher wages.

STRATEGIES:

1. Recognize that the most fundamentally sound work force is one that has basic education and good work habits:
   - Increase support for initiatives that foster career-planning, decision-making and workplace readiness skills for the K-12 population, such as and as measured by the number of participants in career-education activities;
   - Increase support for facilities to support residents seeking apprenticeship, industry licensure or certifications for high-demand and career-ladder jobs. Target populations would include disadvantaged, lower-income and "encore-career" seekers served by the VA Employment Commission;
   - Promote employee certification and licensure to the business community; and
   - Focus efforts on opportunities that increase wages to local residents.

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2. Encourage and support continuing educational and training programs to prepare the local work force for the skill demands of current and future employers, including appropriate work habits and life skills.
   - Increase support (purchase of books, etc.) for Albemarle County residents to attend pre-employment training at career centers to include topics such as time-management, stress-management and customer service.

- Increase support for continuing education and training programs, ideally targeting incumbent-worker, career-ladder training.

3. Increase the use of information gathering strategies such as,
    a. A regional, baseline workforce study to define and benchmark underemployment and "not-in-the-labor force" needs as well as employer needs
    b. Use entrepreneur software to help identify workforce training needs

4. Monitor performance of the County's Strategic Plan and the Comprehensive Plan (education, housing, day care, transportation, etc.) to address barriers experienced by the local work force, particularly those with greatest needs.

Priority Action Measures:

To address issues identified in the 2007 updated data, the Policy's short-term priorities include the following strategies:

- Objective I. Strategy 4. Increasing the promotion of local agricultural industry consistent with the goals, objectives and implementation strategies of the Comprehensive Plan, such as the purchase of local products, establishing a rural-support program and continuing a dialogue with farm-industry stakeholders.
- Objective II. Strategy 4. Encourage infill development of business and industrial uses in areas appropriately designated in the Land Use Plan, including consideration of proactively rezoning to light-industrial uses as needs are identified through Master Plans and other efforts. Initiate zoning text amendments that further enable business and industrial uses of the appropriate zoning districts.
- Objective VI. Strategy 3. Increase the use of information gathering strategies such as:
    - A regional, baseline workforce study to define and benchmark the needs of "underemployed" and those not in the labor force (as defined by the VA Employment Commission) as well as employer needs.
    - Use entrepreneur software to identify workforce training needs and promote workforce training opportunities.

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ANALYSIS AND FINDINGS

WHAT WE KNOW:

Economic Growth

1. **Albemarle County has experienced steady growth and will continue to grow as people continue to move to the County.** Albemarle County's population grew 2.0% annually from 1980 to 1990, 2.1% from 1990 to 2000, and slowed to 1.3% from 2000 to 2006. Over the entire period, 1990 to 2006, annual population growth averaged 1.8%. VEC forecasts Albemarle County's population to grow at 1.1% annually for the years 2006 to 2020. Net in-migration accounted for 65% of the annual growth from 2000 to 2005, with 2005 being at 52%. Migration into Albemarle County has been, and will likely continue to be, the primary component of growth. See "Attachment A – Population Growth."

2. **At times, the County's resident labor force has grown at a rate exceeding County population growth; yet the number of those unemployed has not increased and, in fact, the County's unemployment rate has consistently been the lowest in the area and has stayed well below state and national rates.** Previous time-series analysis from 1982 to 1992 showed the resident labor force growing by 35%; in contrast, the 10-year period from 1990 to 2000, the County's resident labor force grew by 19.1% (as compared to a population growth of 23.5%) and the average annual unemployment rate during the time period 1990 through 2000 was 2.3% (as compared to 4.0% at the state level and 5.5% nationally). The average annual unemployment rate in the time period 2000-2006 was 2.4%. See Attachment C.

3. **County residents place importance on job opportunities and economic growth, but not at the expense of the protection and preservation of water quality, natural resources, farmland, historic areas and open space.** In Spring, 1994 Albemarle County Planning Needs Survey rating of long-term community planning goals, bringing more jobs to the area had an average rating of 2.40 (1 being not so important, 2 being somewhat important and 3 being very important). Protecting water quality scored an average of 2.86, preserving natural resources and open space an average of 2.73, preserving farmland an average of 2.68 and preserving historic buildings an average of 2.53.

In the Albemarle County 2006 Citizen's Survey rating of long-term planning goals, promoting economic development had an average rating of 2.55 (1 being not so important, 2 being somewhat important and 3 being very important). Protecting water quality scored an average of 2.92, protecting natural resources and the environment an average of 2.79, and preserving historic buildings and places 2.48. See Attachment Y – Importance of Long-term Community Planning Goals.

Regional Context

4. **While the County has the largest resident labor force in the area, the City of Charlottesville retains a strong position as an employment center with its employers attracting a significant number of County residents to work each day. Together the City and County are the center of a regional economy in which the majority of the region's workers are employed in Charlottesville and Albemarle County.**

Staff analysis compares Bureau of Labor Statistics data measuring resident labor force (the total number of employed Albemarle County residents) with numbers from the VA Employment Commission's Quarterly Census of Employment & Wages (QCEW), which show the total number of jobs in Albemarle County. Continuing a long-term trend, there are a greater number of employed County residents than total jobs in the County, 48,572 versus 47,817 in 2006. This gap, however, has narrowed since 1993. In that year, the difference equaled 5,774 whereas, by 2006 the gap diminished to 755. Also of interest is that, according to QCEW data, the County surpassed the City in 1999 to provide the most jobs for the region. See Attachments D and E.

The 2000 Census indicates the most recent, reliable data available about commuting patterns within both the City and the County. According to the 2000 US Census 55% of County workers commuted within Albemarle County, up from 49% in 1990. With another 35% commuting from Albemarle County to Charlottesville, these two areas together employed 90% of Albemarle County residents in 2000. See Attachment C.

5. **By any of several measures of economic activity, Albemarle County is pacing the Charlottesville region's economic growth.** As measured by data from several different categories, Albemarle County continues to pace the Charlottesville region's economic growth.

Tourism. For the last available three years, travel generated $172,679,351 in 2003; $189,233,741 in 2004; $212,306,588 in 2005. According to Smith Travel Research – a proven, reliable source of hotel industry information - compared with the state and the US, Albemarle County-Charlottesville area typically has had a higher average occupancy rate, especially since 1993. See Attachment R - Albemarle County Travel Expenditures

Taxable Sales. The County's per capita taxable sales have increased by approximately 50% between 1996 and 2006, an increase that is better than that of the peer-county average (42%). In 2006, the largest taxable sales sectors, by North American Industrial Code (NAIC) by dealer, were: 1) General Merchandise stores, 2) Building Materials and Garden Supplies, and 3) Food and Beverage stores generating a 2006 combined tax base of $536 million. The next closest tax sector by dealer was "Accommodation." There were 211 "Rental and Leasing Service" companies, the highest number of dealers generating taxable sales. See Attachment S – Sales/Sales Tax.

BPOL Tax. Business, professional, and occupational license (BPOL) tax revenue serves as one proxy for the volume of business activity taking place in a jurisdiction. In the case of Albemarle this tax revenue increased steadily from 1996 through 2001 and in 2006 BPOL increased 17.7% over 2005 BPOL nominal revenues. BPOL per capita provides a measure of business intensity. The higher the value of BPOL per resident, the higher the level of business activity each resident supports. In real terms, adjusted for inflation, the County's Per-Capita BPOL tax revenue increased between 1997 and 2001 and dropped in 2002, 2003, and 2005. From 1996 to 2006, the average annual growth rate for BPOL per capita is 5.3%. See Attachment S-2-BPOL.

Savings. Deposits in commercial banks and savings institutions increased steadily at 3.0% annually from 1994 to 2000. From 2001 to 2005, deposits jumped to average growth rate of 21.7%. Over the long-term from 1994 to 2005, deposits grew an average of 9.9% per year. See Attachment T – Deposits in Commercial Banks.

Building Permits. The number of new residential building permits has varied over time. Between 1990 and 2006, the number of residential building permits has averaged 669 per year and the median number of permits is 666. The number of new commercial permits has averaged 62 per year. See Attachment U for additional comparisons in building value and permits over time.

6. **The County population is getting older, a result of both the national trend of aging baby-boomers and the attractiveness of the area to those reaching retirement age.**
The middle and older age populations aged 40 and over, which constitute empty-nesters and those retiring, grew from 29% of the County's population in 1980 to 35% of the population in 1990, totaling a little less than 34,000 people. By 2010, this group is forecast to total 45% of the population, or a little over 40,000 people. By contrast, the 20-39 age-group – constituting late college/post graduate students, young professionals and families in their prime child-bearing years – and a group that more than doubled in number from 1970 to 1990, is forecast to remain almost stable over the 1990 to 2010 period. This shift to middle and older populations represents: population growth without job growth - and without the expense of educating children; a unique housing market; and a market with a certain amount of discretionary income to spend.

Albemarle County's share of households headed by persons under 25 years of age has followed the regional pattern with the share of households headed by persons between the ages of 25 to 44 dropping significantly over the last 15 years. From 1990 to 2005 the share of households headed by 45 to 64 year olds has increased along with the households over 70 years of age. Albemarle County's and the City of Charlottesville's increasing share of households aged 45 and over is both a national phenomenon (the baby-boomers aging) and a function of in-migration. See Attachment B. The result of these demographic changes has been an increase in the County's median head of household age, over time. In 1990, the County's median head of household age was 1.4 years below the State average. By 2000 the County's median head of household age surpassed Virginia's.

7. **The County population is well educated with many residents possessing bachelor's or graduate degrees, also a reflection of the presence of the University and higher technology/professional service employers.** 39% of County residents had obtained at least a bachelor's degree in 1990. Another 42% had graduated from high school, 23% having attended some college or possessing an associate's degree. By the year 2000, 48% of County residents aged 25 and older had obtained at least a bachelor's degree. Another 18% had graduated from high school, 22% had attended some college or possessed an associate's degree. As of the 2005 "American Community Survey" Census, over 54% of County residents aged 25 and older had obtained at least a bachelor's degree or higher; all the other segments had declined from 2000 levels. The ACS margin of error, with a 90% confidence interval, could put this number anywhere from 45.2% to 63.4%. It would be difficult to conclude that significantly more residents had advanced degrees in 2005 over 2000 levels. See Attachment I for more information about educational attainment.

Economic Health

8. **The University of Virginia remains the dominant employer in terms of numbers of employees, but is providing and will likely continue to directly provide a decreasing share of the County's and the area's overall employment.** The University of Virginia remains a dominant employer in terms of the number of employees. The University employs almost 12,000 employees in its academic and medical centers combined, representing, on average, 25% of the County's total employment. The University collects only 8% of its budget from the state, and for this reason is

engaged in a $3 billion private endowment campaign over the next five years, until 2011, to fund program development and expansion. The growth in number of UVA employees (academic and medical centers) is growing faster than the student population (undergraduate, graduate, medical schools). From 2001 to 2006, UVA employment grew, on average, 3.2 percent while student growth was 1.2 percent for the same period. UVA student growth is expected to increase by 184 students (net change) per year through 2011. See Attachment C.

9. **The types of jobs provided by the County's employers, following national trends, are becoming more trade and services oriented.** While government continues to provide the most jobs (34% in 2005, and 32% in 2006), a major shift has occurred with manufacturing job loss and significant increases in retail trade employment. Since 1990 manufacturing jobs have dropped from 19% of the total job base to 6%, experiencing an average annual decline of 4.6% per year from 1990 to 2006. Over this same period, retail employment grew from 9 to 11.4% of the total employment base, bringing it up to the second largest employment sector, behind state government.

In terms of average annual growth over the period from 1990 to 2006, the fastest growing sectors are federal-government employment (16%, or 690 jobs), professional and technical services (11.4%, or 2,723 jobs), and health care (10.2%, or 4,133 jobs). Several other sectors also experienced strong growth: information at 6.6% (or 714 jobs), education, at 6.1% (or 346 jobs), and the arts and entertainment at 5.0% (or 1,172 jobs). Real estate experienced moderate growth at 6.1% from 1990 to 2000, but declined to an average growth rate of 1.1% per year from 2000 to 2006. See Attachment F – 1990, 2000 & 2006 Employment Trends. A QCEW third-quarter, 2006 comparison with James City County, the City of Charlottesville and the state shows that Albemarle County is significantly more dependent on the government employment sector than the others: Albemarle County's base is 32% government employees. In the next largest segment, James City County, the City of Charlottesville and the State have a higher proportion of "Retail" and "Accommodation/Food Service." James City County and the State have higher percentages of manufacturing than Albemarle County and the City of Charlottesville. The State has the highest proportion of "Professional and Technical Services," at 9.6 % of the economic base and leads by a significant margin over the other jurisdictions, particularly Albemarle County. See Attachment F – Employment by Two-Digit North American Industrial Classification (NAIC) code.

10. **The occupation of County workers, reflecting the presence of the University as well as other higher technology/professional service employers, is fairly concentrated in managerial and specialty occupations and technician, sales and support occupations.** Per the 2000 Census, over 85% of the labor force occupations are managerial and professional, service, and sales and office – the highest in the region, besides the City. From VEC's occupations forecast (2004-2014) for the Piedmont region VI, a comparison of the region to the State shows there is a slightly lower proportion of these groups statewide. Compared to the state averages, the Piedmont Region VI has more health care professionals (8.2% versus the state's 6.0%), educators (7.8% versus the state's 5.4%) and construction/extraction occupations (7.9% versus 6.4%) than the State. (See attachment H).

11. **While the number of employers in the County is increasing, the number employed by those employers has remained relatively stable.** At 3.8% per year, the number of employers in the County has grown more quickly than average annual population growth (1.8%) and the average annual employment growth (2.4%) during the period 1990 to 2006. Excluding UVA employment, a slight majority of employees are employed by companies with 20 to 50 employees. This is also consistent with the State's average employment, although Albemarle County has proportionately

fewer larger-sized companies than the state. See Attachment J.

12. **While the County has relatively high incomes when compared to the region and the state, wages in many employment sectors are below the state average for those sectors.** In 2004 Albemarle County median income was 110% of the state median income; median household income was 111% of the State's. Average annual Albemarle County median income appears to growing more slowly than that of the City of Charlottesville and the State. See Attachment K. In 2005 for the following industries, Albemarle County wages were comparable or exceeded state wages: manufacturing, retail, information, health care, arts and entertainment, accommodations and food, and real estate. Several key industry sectors pay less than the state average: public administration, professional and technical services. See Attachment M for historic wage comparisons to the State.

13. **While families and persons living in poverty in the County have consistently fallen, poverty still exists for a segment of the population.** From 1970 to 2000, the number of families experiencing poverty fell from 1,150 to 879. In 2000 this represented 4 percent of families and slightly over 5,000 people. By 2006 the Census estimated poverty had increased to 5,975 people, with a margin of error of 1.9%. Another metric is to measure the population at or below 200% of poverty. Per the 2000 Census, this group comprised about 20% of the total population, or 15,286 people. See Attachment N.

14. **The Charlottesville area has consistently ranked at or near the bottom of urban regions in the state in housing affordability.** Over time, housing affordability has decreased throughout the state. Of the homes owned in Albemarle, 19% (20% for Virginia) of the owners paid more than 30% of their monthly income towards housing costs in 1999. Also in 1999, 38% of Albemarle County and 34% of Virginia renters paid more than 30% of their income for rent. See Attachment O – Affordability. Housing assessment data is another indicator of affordability for home-buyers. Assessment data from 2000 to 2006 shows a widening gap between housing assessed below $150,000 and above $300,000. See Attachment P, Housing Assessment.

Per the October 2006 Housing Needs Report, the Thomas Jefferson Planning District Commission estimates that college students consume about 53% of the rental stock in Charlottesville area, which has an obvious impact on the Albemarle County rental stock. The study also notes that the students help drive up the cost of renting by bringing in cost-of-living allowances from parents who live in higher-cost-of-living areas. On page 12 of the main report, the authors note that the supply of rental housing is insufficient to keep pace with demand, as evidenced by the very low 2005 MSA vacancy rate of 3.9%.

In September 2007 the Charlottesville Area Association of Realtors (CAAR) database showed 97 properties in the County priced at $190,000 or less; in November 2007, CAAR had 99 homes on the market priced at $190,000 or less. CAAR's Q3 2007 market report indicates that there is roughly a *twenty* month supply of unsold housing inventory on the market in the Charlottesville MSA (page 6 of the report). This figure is well above the five- or six-month supply that, as a rule of thumb, is considered by many real estate professionals to represent a "balanced" housing market. This situation suggests downward pressure on housing prices in our region, a condition which might result in greater housing affordability in the near future than has been the case in recent years.

One last metric, the Fourth-Quarter 2006 ACCRA Cost of Living Index, providing comparative data for 274 urban areas, including the Charlottesville Metro area, reported a composite index of 110.7 for this area, with 100 as the national average. Of six categories, housing costs were the highest component by far at 128.1 and utilities were the lowest at 92.4. For additional information about ACCRA, see: http://www.coli.org/

15. **Agriculture and forestry, while not growing as a share of the overall Albemarle County economy, nevertheless remain an important component.** When adjusted for inflation, total value of agricultural products sold in 1992 was about $15.5 million, down from about $16.8 million in 1987 and about $21.0 million in 1974. Albemarle ranked 25th in the state, (1992) in total value of agricultural products sold and 15th in livestock sales. In some specialty areas, such as horses, grapes, peaches and apples, sheep and lamb operations, purebred cattle operations, pine stumpage value, and hay production, there is increasing activity and the County ranks higher among state, localities.

From the last agriculture census in 2002, Albemarle County's total agriculture was $19 million, down 13% from $21 million in 1997, and ranked 35th in Virginia. Crop sales accounted for $6.7 million, and livestock accounted for $12 million of the total value. Average market value of production per farm dropped 14% from 1997, $24,000 to 2002, $20,000. Average size dropped from 202 acres in 1997 to 193 acres in 2002 and aggregate cash-farm-income was a deficit of $1.8 million, or $2,006 per farm. Even with these losses of production and farmland, the County continues to lead the state for horses and viticulture. See Attachments V & W.

16. **An inventory of designated land exists in the County for economic expansion, some of which is concentrated in larger consolidated areas.** Nearly 2,050 acres of land is designated for industrial uses in the County's Comprehensive land, of that as much as 933 is identified in 2007 as "vacant" or "underutilized," per a definition of having less that $20,000 of building improvement. This represents a decline from the1993 Comprehensive Plan's estimate of 1,381 acres of vacant land designated for Industrial Service. An examination of vacant land with the appropriate Light Industrial zoning as well as appropriate designation in the Comprehensive Plan for Industrial Service indicates a greater shortage of area for light industry: Of the deeded records, only 111 acres are vacant or underutilized. See Appendix X. The County should continue to monitor this situation while remaining aware of the fact that, in years to come, because of the differential in land prices between Albemarle and other jurisdictions in our region, Albemarle might have difficulty attracting light industrial firms.

ATTACHMENTS

Attachment A – Population Growth

Population Size

	Albemarle Co.		Charlottesville		Virginia	
Year	Pop.	% Annual Growth	Pop.	% Annual Growth	Pop.	% Annual Growth
1950	26,662	---	25,969	---	3,318,680	---
1960	30,969	1.5%	26,427	0.17%	3,996,949	1.9%
1970	37,780	2.0%	38,880	3.94%	4,651,448	1.5%
1980	55,783	4.0%	39,916	0.26%	5,346,818	1.4%
1990	68,172	2.0%	40,831	0.23%	6,216,884	1.5%
2000	84,186	2.1%	40,019	-0.20%	7,104,078	1.3%
2010	96,247	1.3%	40,639	0.15%	8,010,342	1.2%
2020	107,760	1.1%	41,423	0.19%	8,917,575	1.1%

Sources: US Census, Weldon Cooper for past data, VEC for forecast

	Population	Annual Births	Annual Deaths	Annual Natural increase	Monthly Natural Increase	Population Change from t to t+1	Natural Increase between t and t+1	Implied Net Migration between t and t+1	Percent of total population change due to net migration
2000 (April 1)	84,186	1,054	632	422	35	-	-	-	-
2001 (july 1)	85,800	968	574	394	33	1,614	514	1,101	68.2
2002 (july 1)	86,700	973	594	379	32	900	387	514	57.1
2003 (july 1)	88,100	1,018	606	412	34	1,400	396	1,005	71.8
2004 (july 1)	89,600	960	598	362	30	1,500	387	1,113	74.2
2005 (july 1)	90,400	1,056	650	406	34	800	384	416	52.0
2006 (july 1)	90,806	***	***						
						Average: 1,243		Average: 64.6	
								Median 68.2	

Sources:

Weldon Cooper: http://www3.ccps.virginia.edu/demographics/estimates/2005/2005_estimates_Virginia.xls

Dept of Health: http://www.vdh.state.va.us/HealthStats/stats.asp, 2006 data is provisional.

Time Period	Population	Aggregate Growth Rate	WorkForce	Aggregate Growth Rate
1990	68,172	---	32,613	---
2000	84,186	23.5%	38,838	19.1%
2006	90,806	33.2%	47,817	46.6%

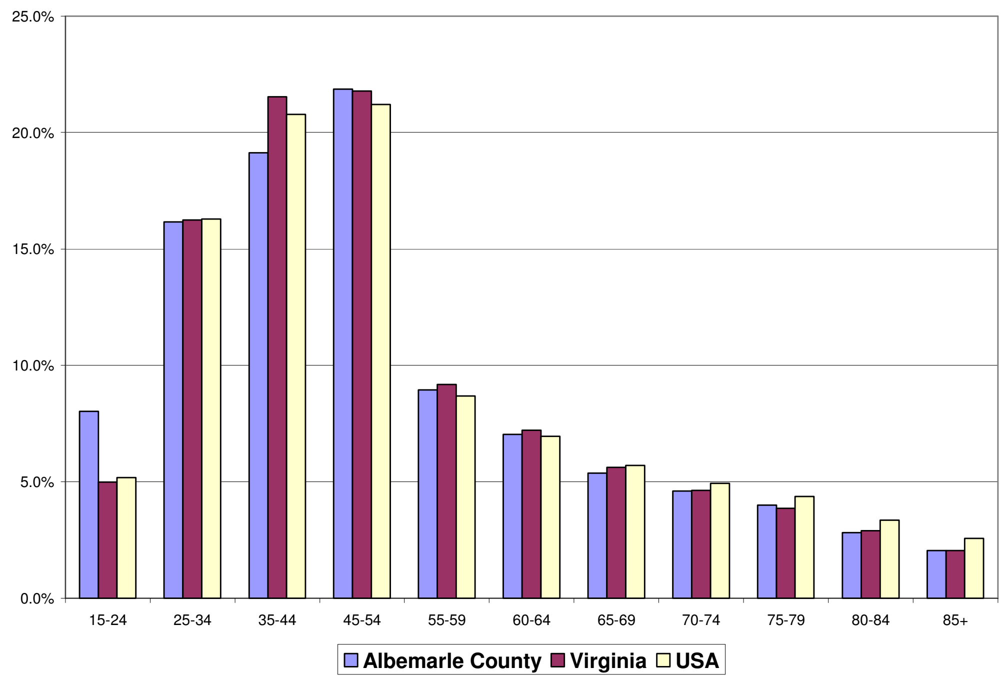
Source: VEC, Weldon Cooper Center

Time Period	Population-Average Annual Growth		WorkForce-Average Annual Growth
1990-2000	2.1%		1.8%
2000-2006	1.3%		3.5%
1990-2006	1.8%		2.4%

Source: VEC, Weldon Cooper Center

Attachment B – Age Demographics

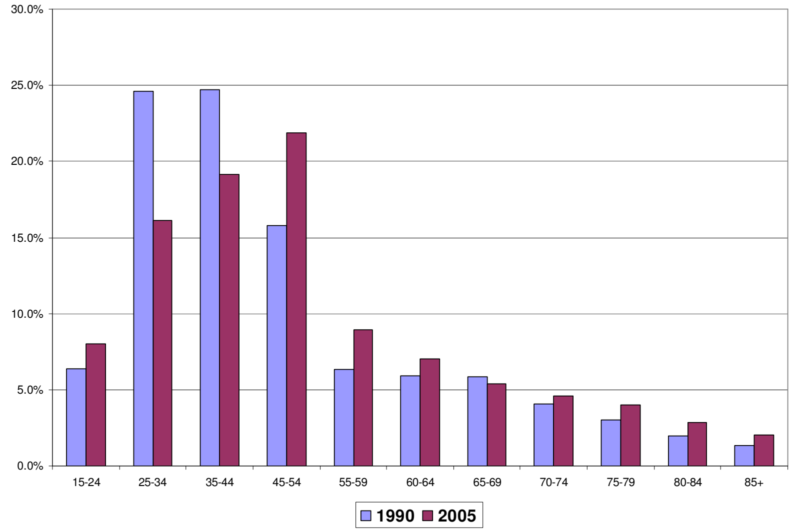
Head of Household Age Distribution
Albemarle County, Virginia, and United State
2005



Source: Claritas, Inc.; ZHA
Tables/2005 age distribution

Comparing the County's household age distribution to the state and nation indicates that Albemarle County has a greater proportion of its households headed by 15 to 24 year olds and fewer households headed by persons 35 to 44 years of age. Surprisingly, given the County's reputation as a retirement destination, the County has a lower share of its households above the age of 65 as compared to the state and nation.

Head of Household Age Distribution
Albemarle County
1990 - 2005



Source: Claritas, Inc.; ZHA
Tables/age distribution 1990 2005

The share of households headed by persons under 25 years of age has increased in the County while the share of households between the ages of 25 to 44 has dropped significantly over the last 15 years. The share of households headed by 45 to 64 year olds has increased along with households over 70 years of age.

			1990	2006		1990	2006
			% of	% of		% of	% of
		15-24	**%of Total**	**%of Total**	**25-44**	**Total**	**Total**
VIRGINIA		958,422	8%	7%	2,132,444	17%	14%
ALBEMARLE		12,608	9%	8%	23,559	17%	12%
CULPEPER		3,750	13%	6%	9,129	33%	14%
FLUVANNA		1,518	6%	5%	4,033	16%	14%
GREENE		1,262	6%	6%	3,721	18%	15%
LOUISA		2,594	6%	6%	6,442	16%	13%
NELSON		1,508	6%	6%	3,897	15%	11%
ORANGE		2,577	12%	6%	6,461	30%	13%
CHARLOTTESVILLE CITY		10,397	13%	14%	12,916	16%	14%

1990 US Census, Weldon Cooper Center

Attachment C - Albemarle County Labor Force, as reported by the Bureau of Labor Statistics

Annual Not Seasonally-Adusted Labor Force, Employment & Unemployment data in Albemarle County, VA, US

Year	AC Resident Labor Force	AC Employment	AC Unemployment	AC Unemployment Rate	VA	US
1982	27,543	26,038	1,505	5.5%	7.7%	9.7%
1983	31,931	30,704	1,227	3.8%	6.1%	9.6%
1984	33,830	32,516	1,314	3.9%	5.0%	7.5%
1985	31,953	30,384	1,569	4.9%	5.6%	7.2%
1986	31,682	30,507	1,175	3.7%	5.0%	7.0%
1987	32,511	31,596	915	2.8%	4.2%	6.2%
1988	33,682	32,778	904	2.7%	3.9%	5.5%
1989	34,404	33,544	860	2.5%	3.9%	5.3%
1990	36,961	36,053	908	2.5%	4.3%	5.5%
1991	36,101	34,828	1,273	3.5%	5.8%	6.7%
1992	37,256	35,720	1,536	4.1%	6.4%	7.4%
1993	35,895	34,906	989	2.8%	5.2%	6.9%
1994	36,603	35,766	837	2.3%	4.7%	6.1%
1995	37,075	36,361	714	1.9%	4.5%	5.6%
1996	38,160	37,361	799	2.1%	4.3%	5.4%
1997	38,390	37,781	609	1.6%	3.7%	4.9%
1998	39,644	39,193	451	1.1%	2.8%	4.5%
1999	39,939	39,503	436	1.1%	2.7%	4.2%
2000	43,304	42,562	742	1.7%	2.3%	4.0%
2001	43,579	42,636	943	2.2%	3.2%	4.7%
2002	44,263	43,073	1,190	2.7%	4.2%	5.8%
2003	44,874	43,581	1,293	2.9%	4.1%	6.0%
2004	47,095	45,918	1,177	2.5%	3.7%	5.5%
2005	48,625	47,543	1,082	2.2%	3.5%	5.1%
2006	49,761	48,572	1,189	2.4%	3.0%	4.6%
		AVE. Ann Growth 1982-2006		**2.8%**	**4.4%**	**6.0%**
		AVE. Ann. Growth 1990-2000		**2.3%**	**4.0%**	**5.5%**
		AVE. Ann. Growth 2000-2006		**2.4%**	**3.4%**	**5.1%**
Total resident labor growth, 1982-1992			**35.3%**			
Total resident labor growth, 1990-2000			**17.2%**			

Bureau of Labor statistics, as reported by VEC, http://www.vec.virginia.gov/vecportal/

Note: The Bureau of Labor Statistics (BLS) uses a fundamentally diverging approach to counting employment than the VEC's process for collecting employment data, as reported in their Quarterly Census of Employment & Wages (QCEW). As a result, these two sources historically report differing numbers for "total employment." BLS Data collected in this attachment will not match QCEW data presented in Attachment J and elsewhere QCEW is cited.

Attachment C (Continued) – Labor Force, Commute Patterns, UVA Employment

Commute Patterns

2000 Census		
Albemarle County Workers		%of Total
Total	39,151	100.0%
Albemarle	21,455	54.8%
Charlottesville	13,886	35.5%

http://www.census.gov/population/www/cen2000/commuting.html#VA

From the 2000 Census, 54.8 % of Albemarle County residents worked in Albemarle, 35.5 % of Albemarle County residents worked in the City of Charlottesville.

Top Employers

2000-2006 – 1st Quarter figures , top 10-employers

	First Quarter Results					
	2000	2001	2002	2003	2004	2006
1	UVA and UVA Health Services	UVA and UVA Health Services	UVA and UVA Health Services	UVA and UVA Health Services	UVA and UVA Health Services	UVA and UVA Health Services
2	County of Albemarle	County of Albemarle	County of Albemarle	County of Albemarle	County of Albemarle	County of Albemarle
3	State Farm Insurance	State Farm Insurance	State Farm Insurance	State Farm Insurance	State Farm Insurance	State Farm Insurance
4	GE Fanuc Automation Mfg. Inc.	GE Fanuc Automation Mfg. Inc.	Litton Marine	Northrop-Grumman (Litton)	Northrop-Grumman (Litton)	Northrop-Grumman Corporation
5	Comdial Business Communications	Litton Marine	GE Fanuc Automation Mfg. Inc.	GE Fanuc Automation Mfg. Inc.	Department of Defense	Department of Defense
6	Litton Marine	Comdial Business Communications	FIC Staffing Services and Systems	FIC Staffing Services and Systems	GE Fanuc Automation Mfg. Inc.	GE Fanuc Automation Mfg. Inc.
7	ConAgra Inc	Crutchfield Corp	Crutchfield Corp	Crutchfield Corp	FIC Staffing Services and Systems	Crutchfield Corp
8	FIC Staffing Services and Systems	Piedmont Community College	Piedmont Community College	Piedmont Community College	Crutchfield Corp	Boars Head Inn
9	Crutchfield Corp	FIC Staffing Services and Systems	Central Telephone Co. of VA	Boars Head Inn	Americare Plus	Americare Plus
10	Piedmont Community College	Boars Head Inn	Boars Head Inn	Americare Plus	Piedmont Community College	Piedmont Community College

Exhibit A

University of Virginia
Approveded Fall Census Headcount Enrollment Plans

	1989 Actual	1990 Actual	1991 Actual	1992 Actual	1993 Actual	1994 Actual	1995 Actual	1996 Actual	1997 Actual	1998 Actual	1999 Actual	2000 Actual
Undergraduate	11,199	11,304	11,306	11,371	11,392	11,502	11,949	12,040	12,296	12,440	12,463	12,489
1st-Year	2,574	2,568	2,539	2,802	2,675	2,761	2,876	2,827	2,908	2,907	2,924	2,927
New Transfers	505	539	486	469	454	479	577	558	535	577	540	494
Graduate	4,551	4,665	4,615	4,565	4,633	4,505	4,403	4,220	4,155	4,110	3,998	4,160
1st-Professional	1,694	1,693	1,685	1,668	1,683	1,697	1,703	1,699	1,680	1,652	1,645	1,607
Cont & Prof Studies	466	475	400	412	365	307	343	320	286	261	240	294
On Grounds Total	**17,910**	**18,137**	**18,006**	**18,016**	**18,073**	**18,011**	**18,398**	**18,279**	**18,417**	**18,463**	**18,346**	**18,550**
Off-Grounds	2,969	2,973	3,335	3,519	3,321	3,410	3,330	3,209	3,525	3,636	4,087	3,861
Total	20,879	21,110	21,341	21,535	21,394	21,421	21,728	21,488	21,942	22,099	22,433	22,411

	2001 Actual	2002 Actual	2003 Actual	2004 Actual	2005 Actual	2006 Projected	2006 Actual	2007 Projected	2008 Projected	2009 Projected	2010 Projected	2011 Projected
Undergraduate	12,595	12,748	12,907	13,140	13,401	13,275	13,353	13,350	13,425	13,565	13,700	13,850
1st-Year	2,980	2,999	3,101	3,096	3,112	3,100	3,091	3,170	3,170	3,240	3,240	3,310
New Transfers	541	508	493	529	532	515	503	520	520	525	525	530
Graduate	4,301	4,459	4,616	4,632	4,699	4,732	4,791	4,782	4,832	4,882	4,932	4,982
1st-Professional	1,608	1,608	1,631	1,650	1,694	1,650	1,699	1,650	1,650	1,650	1,650	1,650
Cont & Prof Studies	344	382	489	596	605	625	554	650	675	700	725	750
On Grounds Total	**18,848**	**19,197**	**19,643**	**20,018**	**20,399**	**20,282**	**20,397**	**20,432**	**20,582**	**20,797**	**21,007**	**21,232**
Off-Grounds	3,891	3,947	3,434	3,323	3,366	3,350	3,671	3,350	3,350	3,350	3,350	3,350
Total	22,739	23,144	23,077	23,341	23,765	23,632	24,068	23,782	23,932	24,147	24,357	24,582
Diff.		405	-67	264	424		303	-286	150	215	210	225
% Increase		1.8%	-0.3%	1.1%	1.8%	-0.6%	1.3%	-1.2%	0.6%	0.9%	0.9%	0.9%
Note: The 1st-Year and New Transfer counts are included in the Undergraduate totals.												0.7%
									Institutional Assessment and Studies			
1989-2006 Ave. Ann %	0.8%								December 5, 2006			
2000-2005 Ave. Ann%	1.2%								Approved by the BOV, May 2005			

UVA EMPLOYMENT:

4th quarter	2000	2001	2002	2003	2004	2005
% of County Employment:	23.3%	27.2%	24.7%	23.8%	24.2%	23.2%

Average Annual growth: 3.2%, 2001-2006

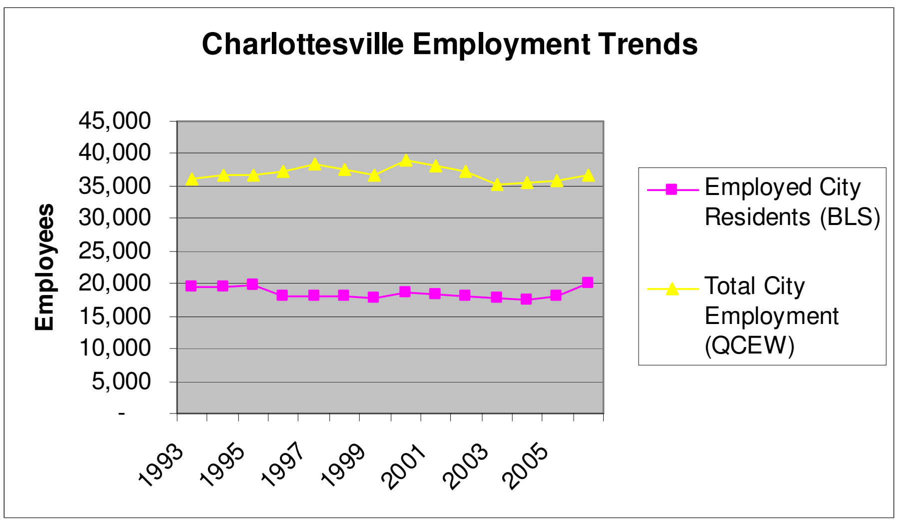
Year	UVA Employees	% Growth	Students	% Growth
2001	9,681		22,739	
2002	9,999	3.3%	23,144	1.8%
2003	10,783	7.8%	23,077	-0.3%
2004	10,912	1.2%	23,341	1.1%
2005	11,492	5.3%	23,765	1.8%
2006	11,693	1.7%	24,068	1.3%
Ave. Ann. Growth '01-06		3.8%		1.1%

UVA Source: UVA Institutional Assessment Studies, 12/5/2006

Attachment D – Employment Trends – Charlottesville

Year	Employed City Residents (BLS)	Total City Employment (QCEW)
1993	19,451	36,199
1994	19,401	36,545
1995	19,726	36,616
1996	17,993	37,388
1997	18,198	38,502
1998	17,966	37,488
1999	17,857	36,792
2000	18,694	38,838
2001	18,391	37,981
2002	18,168	37,327
2003	17,848	35,376
2004	17,555	35,461
2005	18,176	35,965
2006	20,077	36,689

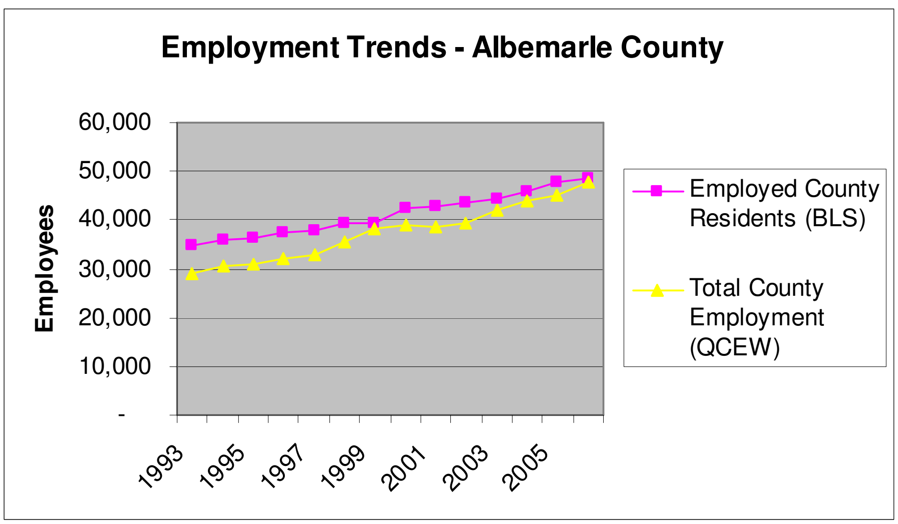
Source: VEC, Bureau of Labor Statistics,
VEC Quarterly Census of Employment & Wages



Attachment E - Albemarle County Employment Trends

Year	Employed County Residents (BLS)	Total County Employment (QCEW)
1993	34,906	29,132
1994	35,766	30,397
1995	36,361	31,136
1996	37,361	32,276
1997	37,781	32,910
1998	39,193	35,687
1999	39,503	38,036
2000	42,562	38,838
2001	42,636	38,718
2002	43,732	39,478
2003	44,470	41,882
2004	45,918	43,822
2005	47,593	45,256
2006	48,572	47,817

Source: VEC, Bureau of Labor Statistics,
VEC Quarterly Census of Employment & Wages



Attachment F Albemarle County Industry Trends, 1990 – 2006, Average Annual Growth

Albemarle County Employment by Place of Work and Industry						A.C. Average Annual Growth			VA
Industry Sector	1990	2000	2006	Percent of 2006 Total	Net 1990-2006	1990-2000	2000-2006	1990-2006	1990-2006
Total	32,613	38,838	47,817	100.0%	15,204	1.8%	3.5%	2.4%	1.6%
Govt Total	11,880	11,336	15,753	32.9%	3,873	-0.5%	5.6%	1.8%	3.9%
Govt State	9,751	8,159	11,528	24.1%	1,777	-1.8%	5.9%	1.1%	8.5%
Trade-Retail	2,890	4,531	5,450	11.4%	2,560	4.6%	3.1%	4.0%	0.8%
Health Care	869	3,034	4,133	8.6%	3,264	13.3%	5.3%	10.2%	2.0%
Govt Local	2,065	3,106	3,535	7.4%	1,470	4.2%	2.2%	3.4%	9.2%
Manufacturing	6,056	4,395	2,848	6.0%	(3,208)	-3.2%	-7.0%	-4.6%	-2.3%
Construction	2,137	2,729	3,391	7.1%	1,254	2.5%	3.7%	2.9%	1.6%
Accommodation/Food	2,386	2,078	2,997	6.3%	611	-1.4%	6.3%	1.4%	2.3%
Other Services	1,083	1,435	1,533	3.2%	450	2.9%	1.1%	2.2%	1.4%
Prof/Tech Svc.	481	1,428	2,723	5.7%	2,242	11.5%	11.4%	11.4%	4.3%
Admin/Waste Svc.	793	1,439	1,610	3.4%	817	6.1%	1.9%	4.5%	3.4%
Mgmt. of Companies	820	1,199	1,514	3.2%	694	3.9%	4.0%	3.9%	5.6%
Arts/Enter/Rec	534	947	1,172	2.5%	638	5.9%	3.6%	5.0%	1.6%
Information	253	694	714	1.5%	461	10.6%	0.5%	6.7%	0.9%
Real Estate	426	769	765	1.6%	339	6.1%	-0.1%	3.7%	1.2%
Finance/Insurance	439	815	864	1.8%	425	6.4%	1.0%	4.3%	1.8%
Trade-Wholesale	450	565	607	1.3%	157	2.3%	1.2%	1.9%	1.0%
Educational Svc.	240	431	621	1.3%	381	6.0%	6.3%	6.1%	n/a
Agriculture	465	487	466	1.0%	1	0.5%	-0.7%	0.0%	0.2%
Transportation	330	471	591	1.2%	261	3.6%	3.9%	3.7%	0.1%
Govt Federal	64	71	690	1.4%	626	1.0%	46.1%	16.0%	2.0%
Mining	64	45	54	0.1%	(10)	-3.5%	3.1%	-1.1%	-3.1%
Utilities	***	***	***	***	***	***	***	***	-3.5%

http://velma.virtuallmi.com/analyzer/saintro.asp?cat=IND&session=ind202&time=&geo=
as reported in the VEC's QCEW reports

Manufacturing Employment Losses

Company	**Peak Employment**	Departure Date
Comdial	1,200	2001
ConAgra	890	*
Acme Visible Records	220	*
Badger	189	2007
Siemens	625	*
Avionics Specialties	200	2007
Cooper Industries (Murray)	**	1991

* These companies left prior to June, 2005
** This data is unavailable
Source: County phone surveys, VEC data

Continued ---- Attachment F – 3rd Quarter QCEW 2006 Employment by Industry, 2-Digit NAIC, for City, Counties, and Virginia

Industry Sector	A.C. Emp.	Ave. Ann. Growth Albemarle	Percent of Economic Base			
			A.C.	VA	James City Co.	C'ville
Govt Total	15,521	1.7%	32.1%	17.4%	16.4%	26.5%
Govt Federal	693	16.1%	1.4%	4.2%	0.1%	1.7%
Govt State	12,218	1.4%	25.3%	4.0%	5.8%	17.3%
Govt Local	2,610	1.5%	5.4%	9.2%	10.4%	7.5%
Trade-Retail	5,515	4.1%	11.4%	11.6%	12.5%	12.1%
Health Care	4,162	10.3%	8.6%	9.0%	5.7%	9.8%
Manufacturing	2,968	-4.4%	6.1%	7.9%	7.2%	2.5%
Construction	3,520	3.2%	7.3%	7.0%	7.2%	5.6%
Accommodation/Food	3,078	1.6%	6.4%	8.3%	12.4%	13.4%
Other Services	1,584	2.4%	3.3%	3.5%	1.4%	4.3%
Prof/Tech Services	2,694	11.4%	5.6%	9.6%	4.7%	8.0%
Admin/Waste Ser	1,566	4.3%	3.2%	5.8%	3.9%	2.9%
Mgmt. of Companies	1,542	4.0%	3.2%	2.1%	1.6%	0.8%
Arts/Ent./Recreation	1,350	6.0%	2.8%	1.5%	13.9%	0.5%
Finance/Insurance	859	4.3%	1.8%	3.7%	1.6%	3.3%
Information	727	6.8%	1.5%	2.5%	0.5%	4.1%
Real Estate	783	3.9%	1.6%	1.6%	4.0%	1.7%
Trade-Wholesale	621	2.0%	1.3%	3.3%	2.6%	2.0%
Educational Ser	666	6.6%	1.4%	1.4%	0.3%	1.2%
Agriculture	533	0.9%	1.1%	0.4%	0.2%	0.2%
Transportation	585	3.6%	1.2%	2.8%	3.5%	0.9%
Mining	56	-0.8%	0.1%	0.3%	0.0%	0.0%
			100.0 %	99.6%	99.7%	99.7%
Total N. of Employees	---	---	48,340	3,638,687	26,237	36,681

Source: VEC "Community Profiles, as reported for Third-Quarter, 2006.

Attachment G – Industry Employment Forecast

Industry Employment & Projections data in Piedmont Workforce Network, (LWIA VI) from Base Year 2004 to Projected Year 2014

NAICS	Segment	2004	2014	Ave Ann. %	Total %
	Total				2004-2014
11	Agriculture	598	637	0.63	6.5
21	Mining	***	***	***	***
22	Utilities	***	***	***	***
23	Construction	12,335	14,038	1.3	13.8
31	Manufacturing	9,768	9,775	0.01	0.1
42	Wholesale Trade	3,592	3,936	0.92	9.6
44	Retail Trade	17,438	19,351	1.05	11
48	Transportation/Warehousing	2,375	2,734	1.42	15.1
51	Information	3,127	3,587	1.38	14.7
52	Finance/Insurance	3,047	3,251	0.65	6.7
53	Real Estate	2,173	2,515	1.47	15.7
54	Professional/Technical	7,112	10,771	4.24	51.4
55	Mgmt of Companies	2,034	2,482	2.01	22
56	Administrative, Support, Waste Mgmt	4,337	5,479	2.36	26.3
61	Educational Services	22,985	27,372	1.76	19.1
62	Health Care/Social Services	17,538	26,487	4.21	51
71	Arts, Entertainment	2,076	2,417	1.53	16.4
72	Accommodation/Food Services	12,644	15,390	1.98	21.7
81	Other Services	5,049	6,174	2.03	22.3

Source: VEC, Projections Team and Bureau of Labor Statistics

Attachment H – Occupations

Piedmont Workforce Network (LWIA VI) Occupations, Estimated 2004

	VA	% of total	Subtotal	LWIA VI	%of Total	
Total	3,871,342	100.0%		153,544	100.0%	
Management	165,801	4.3%		5,434	3.5%	
Business/Finance	213,319	5.5%		5,731	3.7%	
Comput/Math	174,514	4.5%		3,537	2.3%	
Arch/Eng	80,480	2.1%		2,773	1.8%	
Science	39,816	1.0%		2,677	1.7%	
Social Services	40,058	1.0%		1,415	0.9%	
Legal	35,513	0.9%		1,029	0.7%	
Edu/Library	208,884	5.4%		12,000	7.8%	
Arts/Sports/media	61,761	1.6%		2,470	1.6%	
Health care	231,748	6.0%	32.3%	12,651	8.2%	32.4%
Protective Svc	85,950	2.2%		3,409	2.2%	
Food prep	267,198	6.9%		13,262	8.6%	
Bldg Mainetnance	151,643	3.9%		6,172	4.0%	
Personal care	113,668	2.9%		4,449	2.9%	
Sales	462,951	12.0%		17,333	11.3%	
Office & Admin	594,579	15.4%	43.3%	24,792	16.1%	45.2%
			75.6%			77.6%
Farming/Fishing	50,191	1.3%		783	0.5%	
Construc./Extrac	246,449	6.4%		12,056	7.9%	
Install/Repair	169,785	4.4%		6,172	4.0%	
Production	222,564	5.7%		7,119	4.6%	
Transp/Moving	254,470	6.6%		8,280	5.4%	
			24.4%			22.4%

Source: VEC, Industry & Occupational Projections, 2004-2014
No data available for Albemarle County.

Occupations, TJPDC, per 2000 Census	TJPDC	C'ville		Albemarle		Fluvanna		Greene		Louisa		Nelson	
Managerial, professional	40,373	9,206	44%	20,541	52%	3,272	33%	2,549	32%	2,936	24%	1,869	28%
Service	13,916	4,092	20%	4,415	11%	1,504	15%	1,206	15%	1,683	14%	1,016	15%
Sales & Office	23,100	4,874	23%	8,860	22%	2,750	28%	2,109	26%	3,025	25%	1,482	22%
Subtotal			87%		85%		77%		73%		63%		64%
Farming, fishing & forestry	792	42	0%	249	1%	111	1%	51	1%	142	1%	197	3%
Construction, extraction, maintenance	9,827	1,189	6%	3,061	8%	1,167	12%	1,106	14%	2,223	18%	1,081	16%
Production, transportation, material moving	9,367	1,540	7%	2,458	6%	1,008	10%	1,064	13%	2,195	18%	1,102	16%
Total	**97,402**	**20,943**	100%	**39,584**	100%	**9,812**	100%	**8,085**	100%	**12,204**	100%	**6,774**	100%

Source: US Census, as reported by Thomas Jefferson Planning District Commission

Attachment I – Educational Attainment

US Census - Albemarle County				
Summary table	**2000**		**2005**	
		%		%
Population 25 years +	53,847	100%	57,291	100.0%
Less than high school graduate	6,759	13%	5,901	10.3%
High school graduate (incl. equivalency)	9,591	18%	8,880	15.5%
Some college	11,822	22%	11,458	20.0%
Bachelor's degree, and up	25,675	48%	31,109	54.3%
		100%		100%

http://factfinder.census.gov/servlet/STTable?_bm=y&-geo_id=05000US51003&qr_name=ACS_2005_EST_G00_S1501&-ds_name=ACS_2005_EST_G00_

For the 2005 American Community Survey, the US Census uses a point-estimate system. For the above table there is a margin of error of 1.1%, or +/-633 of 57,291 persons estimated.

Attachment J – Number of Companies versus Employment Growth

Employers & Average Employment by Company (Covered Employment & Wages in Virginia)					
	Year	No. of companies	Total Employment	County Population	Average No. of Employees / Company
	1990	1,462	32,581	68,172	22
	1993	1,584	29,167		18
	1994	1,685	29,147		17
	2000	2,039	38,249		19
	2004	2,393	42,470		18
	2005		45,256	90,400	
	2006	2,640	47,817	90,806	18
Annual Growth		3.8%	2.4%	1.8%	

Source: VEC Annualized QCEW Employment data, cooper center demographics
http://www.coopercenter.org/demographics/sitefiles/documents/excel/popestimatesagesexrace/2006agesex.xls

Employment by Size of Establishment

Employment by Size of Establishment	Albemarle Employees	AC % of Total	Virginia Employees	VA % of Total
0, no employment	11	0.0%	993	0.0%
1 to 4 employees	2,591	5.4%	195,701	5.4%
5 to 9 employees	3,084	6.4%	254,140	7.0%
10 to 19 employees	4,288	8.9%	362,705	10.0%
20 to 49 employees	6,615	13.7%	597,679	16.4%
50 to 99 employees	4,532	9.4%	466,329	12.8%
100 to 249 employees	6,297	13.0%	571,754	15.7%
250 to 499 employees	4,025	8.3%	372,164	10.2%
500-999 employees	***	***	275,384	7.6%
1000 and over	***	***	541,838	14.9%
	48,340		3,638,687	

Source: VA Employment Commission (VEC)
Quarterly Census of Employment & Wages (QCEW), 3rd-Quarter (July, September, August), 2006
Note: Asterisks (***) indicate non-disclosable data.

Attachment K – Median Income per VA Income Tax Returns, 1999 to 2004

Adjusted Gross Income on Commonwealth of Virginia Individual Income Tax Returns								
Median Adjusted Gross Income		1999	2000	2001	2002	2003	2004	Ave. Ann.
All returns (combined)								Growth
	Charlottesville City	$ 21,102	$ 22,403	$ 21,831	$ 21,903	$ 21,482	$ 22,675	1.4%
	Albemarle County	$ 33,175	$ 34,739	$ 34,636	$ 34,046	$ 34,383	$ 35,047	1.1%
	Charlottesville MSA	$ 27,739	$ 29,392	$ 29,428	$ 29,269	$ 29,172	$ 30,084	1.6%
	State of Virginia	$ 28,236	$ 29,539	$ 30,116	$ 30,203	$ 30,718	$ 31,780	2.4%
Married couple returns								
	Charlottesville City	$ 47,239	$ 50,560	$ 49,716	$ 49,154	$ 48,340	$ 52,122	2.0%
	Albemarle County	$ 63,010	$ 66,175	$ 66,240	$ 65,629	$ 66,456	$ 69,452	2.0%
	Charlottesville MSA	$ 54,720	$ 57,783	$ 58,268	$ 57,964	$ 56,860	$ 59,660	1.7%
	State of Virginia	$ 53,745	$ 56,530	$ 57,619	$ 57,924	$ 59,250	$ 62,109	2.9%
Source: Virginia Department of Taxation data on Cooper Center web site:								
http://www.virginia.edu/coopercenter/vastat/income/income.html#AGI								
Note: MSA was redefined in 2003								

Of all 2004 returns Albemarle County median income was 110% of the State's; of the married-couple 2004 returns, Albemarle County was 111% of the State's.

Attachment L – Median Household Income, Per US Census 2000

Income Concept	2000 Census	American Community Survey, 2005	Ave. Ann. Growth
Median household income	$ 44,356		
Charlottesville City	$ 31,007	not available	
Albemarle County	$ 50,749	$ 60,398	3.5%
Charlottesville MSA	$ 44,356	$ 62,286	------
State of Virginia	$ 46,677	$ 54,240	3.0%
Median family income			
Charlottesville City	$ 45,110	not available	
Albemarle County	$ 63,407	$ 77,297	4.0%
Charlottesville MSA	$ 55,455	$ 47,543	------
State of Virginia	$ 54,169	$ 65,174	3.8%

Source: US Census Bureau

Note: Area covered by MSA was changed in 2003, so data are not directly comparable.

For the American Community Survey data, the margin of error is +/-$6,065 of the reported $60,398.

Attachment M – Wages indexed to the State

Albemarle County Index	1995		1996		1997		1998		1999		2000		2001		2002		2003		2004		2005	
	AC	*Index	AC	Index	AC	Index	AC	Index	AC	Index	AC	Index	AC	Index	AC	Index	AC	Index	AC	Index	AC	Index
Total, All industries	501	96.9	523	97.2	536	94.4	581	96.2	601	94.6	648	95.9	657	93.1	667	93.2	694	93.5	735	0.94	771	94.8
Agriculture, Forestry	354	106.6	355	103.2	368	99.2	397	104.5	399	101.8	430	110.3	411	101.7	429	104.6	438	102.3	441	0.99	441	94.6
Mining	769	107.1	888	119.0	773	103.3	726	93.6	730	91.6	748	88.4	786	91.2	840	97.0	985	110.9	987	1.03	921	92.4
Utilities	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
Construction	436	87.6	459	88.4	482	87.8	525	91.6	547	90.6	571	89.5	583	86.9	589	86.1	618	88.5	650	0.88	679	88.0
Manufacturing	619	106.4	673	111.2	709	112.4	741	113.1	790	117.7	845	120.5	881	119.5	854	112.4	971	122.9	958	1.17	983	115.5
Wholesale Trade	517	72.8	534	71.8	593	74.6	651	78.1	717	78.5	768	77.3	832	84.2	854	87.3	841	82.9	895	0.83	885	79.5
Retail Trade	340	104.9	347	104.2	362	104.6	395	109.4	476	126.3	478	121.3	441	107.8	459	108.0	462	106.0	481	1.07	501	108.4
Transportation, Warehousing	443	77.2	***	***	504	82.1	520	80.5	516	77.6	526	75.4	542	75.5	573	76.2	572	76.9	610	0.78	644	81.9
Information	496	62.7	535	60.5	588	60.2	576	47.1	669	49.1	642	45.5	636	44.4	756	62.2	813	64.6	972	0.73	1,020	73.4
Finance&Insurance	650	96.4	655	90.8	619	77.4	627	72.4	659	74.5	707	75.1	851	80.1	880	81.3	971	82.1	997	0.79	1,123	83.6
Real Estate	409	93.6	459	98.5	475	97.5	526	101.3	463	83.9	555	95.0	606	97.0	607	93.8	658	97.8	733	1.01	792	101.9
Professional/Technical Svcs	562	67.8	662	76.0	689	74.3	717	72.6	723	68.3	746	65.3	798	66.8	847	69.4	890	69.8	840	0.63	901	63.3
Mgmnt of Companies	***	***	***	***	***	***	***	***	***	***	***	***	***	***	850	63.5	***	***	950	0.62	1026	62.1
Admin & Waste Svcs	309	98.1	292	90.1	283	83.5	272	74.9	324	84.4	359	85.7	366	81.7	385	82.4	371	75.4	460	0.87	504	94.6
Educational Services	641	130.5	644	128.0	636	122.1	706	132.7	698	125.8	785	135.8	795	132.3	783	127.1	801	127.8	840	1.29	***	***
Health Care, Social Svcs	420	81.6	431	81.8	444	83.0	626	113.0	612	107.6	675	113.6	705	112.4	722	110.2	743	110.2	773	1.10	838	115.4
Arts, Entertainment	307	105.9	291	99.3	310	102.3	339	106.9	385	121.1	428	127.8	411	118.8	443	123.4	415	110.7	445	1.17	447	115.5
Accommodation, Food Svcs	222	114.4	237	117.9	238	112.8	247	110.8	264	113.3	282	116.5	275	110.9	280	110.2	282	107.6	290	1.07	297	106.1
Other Svcs, ex. Public Admin	335	84.8	370	89.4	405	94.0	432	95.4	466	98.3	503	101.2	542	103.4	573	105.9	594	106.6	624	1.08	652	108.8
Public Administration	489	71.3	516	73.1	546	69.8	569	70.7	595	73.4	605	70.1	611	67.6	645	67.2	705	70.3	1079	1.02	1085	99.0
Unclassified	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***	***
	*State average = 100																					
	Source: VEC QCEW (2digit) data for Ablemarle and Virginia																					

Note: Federal, state and local government wage data are included in the corresponding industry sectors above

Attachment N – Number of Families below Poverty

People and families living below the poverty level	Number of People	Percent of People	Number of Families	Percent of Families
Albemarle 1990	4,676	7.6%	819	4.8%
Albemarle 2000	5,232	6.7%	879	4.2%
Charlottesville 1990	9,025	23.7%	843	10.0%
Charlottesville 2000	9,950	25.9%	935	12.0%
Virginia 1990	611,611	10.2%	126,897	7.7%
Virginia 2000	656,641	9.6%	129,890	7.0%
Source: US Census				

200% of Poverty

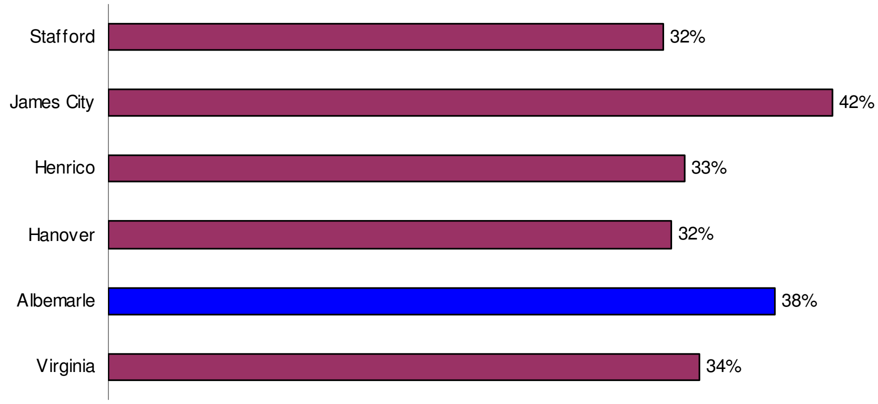
All individuals below:			
50 percent of poverty level	2,524	(X)	(X)
125 percent of poverty level	7,131	(X)	(X)
130 percent of poverty level	7,709	(X)	(X)
Children under 18 years	2,019	(X)	(X)
Children 5 to 17 years	1,417	(X)	(X)
150 percent of poverty level	9,728	(X)	(X)
175 percent of poverty level	12,411	(X)	(X)
185 percent of poverty level	13,456	(X)	(X)
Children under 18 years	3,832	(X)	(X)
Children 5 to 17 years	2,616	(X)	(X)
200 percent of poverty level	15,286	(X)	(X)

Poverty Status	Number		Percent below poverty level
	All income levels	Below poverty level	

(X) Not applicable.
Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices PCT49, PCT50, PCT51, PCT52, PCT53, PCT54, and PCT55.

Attachment O – Housing Affordability Gap

Of the Rental Units in Albemarle, 38% of Occupants Paid More than 30% of Their Income for the Rental Unit. This Rate Is Higher than the State-wide Rate of 34%.



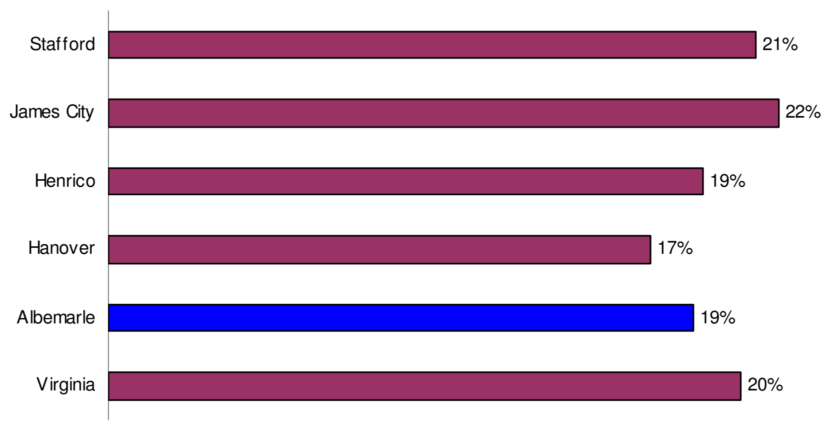
% of Income for Rent	Virginia	Albemarle	Hanover	Henrico	James City	Stafford
<30% of Income	58%	55%	59%	63%	52%	63%
>30% of Income	34%	38%	32%	33%	42%	32%
Not computed	8%	7%	9%	5%	7%	6%

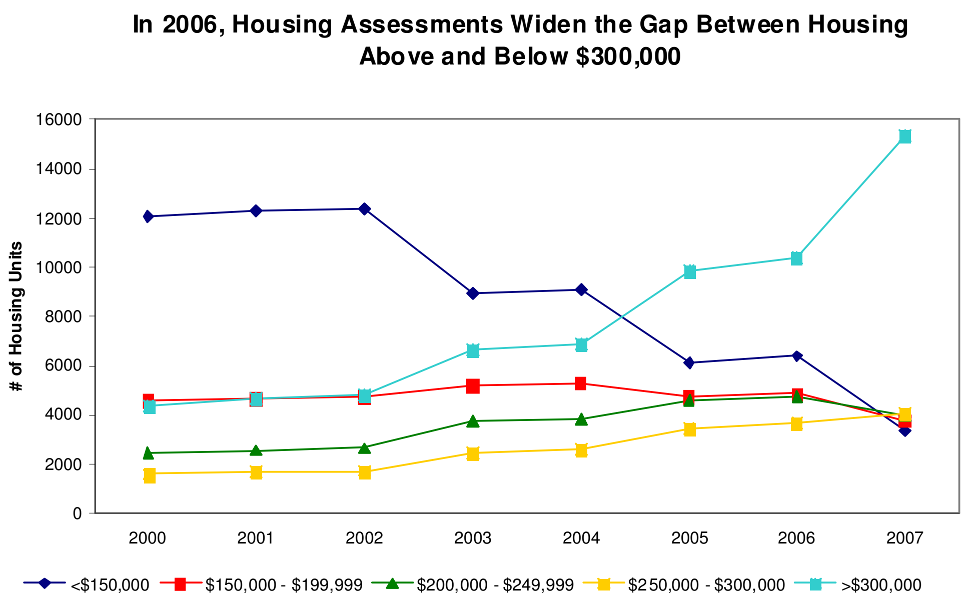
Source: US Census 2000 Table DP-4

Median Gross Rent	Virginia	Albemarle	Hanover	Henrico	James City	Stafford
Median Gross Rent in 1999	$650	$712	$686	$676	$703	$842
Median gross rent as a % of household income in 1999	25%	26%	25%	24%	28%	24%

Source: US Census 2000 Tables H63 and H70

In 1999, 19% of the Albemarle County Home Owners Paid More than 30% of Their Monthly Income towards Housing Costs





County Assessment Housing Values

Over the past seven years there has been a drastic transition between housing below $150,000 and housing above $300,000. As the number of housing units assessed below $150,000 has fallen, the number of housing units assessed above $300,000 has dramatically increased from 4,377 units in 2000 to 15,347 in 2007. After 2004, the gap between housing units assessed above and below $300,000 has continued to widen with 2006 becoming the most significant gap in the past seven years.

	2000	2001	2002	2003	2004	2005	2006	2007
<$150,000	12071	12313	12384	8967	9118	6109	6405	3339
$150,000 - $199,999	4592	4667	4744	5215	5303	4763	4870	3784
$200,000 - $249,999	2450	2575	2669	3746	3863	4605	4728	3975
$250,000 - $300,000	1594	1679	1725	2474	2597	3469	3685	4058
>$300,000	4377	4661	4826	6654	6896	9887	10401	15347

Methodology: Reassessment used to take place every 2 years, so the 2001, 2003 and 2005 data is what the county assessment was based on and the intervening years were state mandated reworking of the county's assessment done by the Real Estate office. That explains the sudden jumps and dips in the data every two years.

Source: Chris Carlson, Information Technology. 21 June 2007.

Attachment R – Albemarle County Travel Expenditures

Year	Occupancy						Room Rate	
	AC	% Chg	Nat'l	% Chg	State	% Chg	This Year	% Chg
1987	63.0		63.3		63.9		46.58	
1988	66.7	5.9	63.4	0.0	63.0	(1.4)	48.97	5.1
1989	65.4	(1.9)	64.1	1.2	63.1	(0.0)	49.72	1.5
1990	64.5	(1.4)	63.5	(1.1)	60.5	(4.1)	56.08	12.8
1991	60.6	(6.0)	61.6	(2.8)	59.2	(2.0)	55.45	(1.1)
1992	61.9	2.1	62.2	1.1	60.4	2.0	56	1.0
1993	67.6	9.2	63.1	1.4	62.0	2.8	58.28	4.1
1994	67.9	0.4	64.3	1.9	62.9	1.5	59.51	2.1
1995	67.9	0.0	64.6	0.4	62.5	(0.7)	61.33	3.1
1996	68.5	0.9	64.4	(0.3)	62.6	0.1	62.87	2.5
1997	67.0	(2.2)	63.9	(0.7)	62.5	0.1	68.1	8.3
1998	63.7	(4.9)	63.1	(1.1)	62.4	(0.1)	70.32	3.3
1999	65.4	2.7	62.6	(0.9)	62.0	(0.5)	73.18	4.1
2000	65.6	0.3	63.1	0.7	62.3	0.3	81.17	10.9
2001	63.9	(2.6)	59.7	(5.5)	59.1	(4.9)	83.63	3.0
2002	63.9	(0.0)	58.9	(1.1)	59.4	0.4	80.7	(3.5)
2003	67.4	5.5	58.9	0.3	60.7	2.9	79.9	(1.0)
2004	69.6	3.1	61.1	3.7	62.0	2.0	80.8	1.1
2005	71.1	2.2	62.9	3.0	62.4	0.8	83.2	3.1
Ave Ann.	0.7%		0.0%		-0.1%		3.3%	

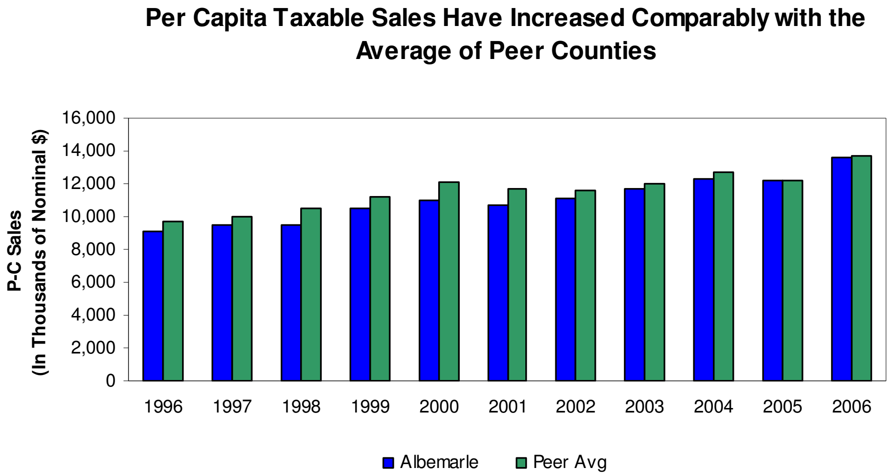
Source: Smith Travel Research, as reported to the Charlottesville-Albemarle Convention & Visitor's Bureau
Note: "AC" includes Albemarle County and City of Charlottesville hotels.

Attachment S – Taxable Sales and BPOL

2006 Taxable Sales, Albemarle				
NAICS	Business Class	Amount	No. of Dealers	Amt. Per Dealer
0	No NAICS info	132,453,509	164	807,643
111	Crop production	1,934,997	8	241,875
237	Heavy & Civil Engineering Construction	5,319,707	8	664,963
238	Specialty Trade Contractors	2,948,614	20	147,431
311	Food manufacturing	1,169,310	6	194,885
312	Beverage & tobacco Manufacturing	2,531,914	6	421,986
321	Wood Product manufacturing	2,692,863	6	448,811
323	Printing	2,285,058	9	253,895
327	Nonmetallic mineral product manufacturing	1,854,489	5	370,898
332	Fabricated metal product manufacturing	3,319,480	7	474,211
334	Computer & Electronic Product Manufactur	779,222	7	111,317
339	Misc Manufacturing	8,991,436	28	321,123
421	Wholesalers, Durable Goods	1,618,794	8	202,349
423	Merchant wholesalers, durable goods	23,244,755	67	346,937
424	Merchant wholesalers, nondurable goods	4,282,606	10	428,261
425	Wholesale Electronics	4,601,722	6	766,954
441	Motor Vehicle & Parts dealers	30,333,407	26	1,166,670
442	Furniture & Home Furnishings	38,247,247	68	562,460
443	Electronics & Appliance Stores	19,771,265	26	760,433
444	Building Material, Garden, Supplies Dealer	190,590,817	46	4,143,279
445	Food & Beverage Stores	176,473,816	69	2,557,592
446	Health & Personal Care stores	4,877,007	22	221,682
447	Gas Stations	22,835,633	35	652,447
448	Clothing & Clothing accessories	48,401,540	87	556,340
451	Sporting, Hobby, Book & Music Stores	35,680,333	119	299,835
452	General Merchandise Stores	169,605,599	22	7,709,345
453	Misc. Store Retailers	32,720,448	173	189,136
454	Nonstore Retailers	33,120,385	65	509,544
511	Publishing Industries	373,845	7	53,406
531	Real Estate	761,154	7	108,736
532	Rental & Leasing Services	23,652,398	211	112,097
541	Prof., Scientific, & Technical Svces	4,900,646	58	84,494
561	Administrative Support Services	2,962,622	21	141,077
611	Educational Services	15,085,179	173	87,198
621	Ambulatory Health Care Services	299,061	12	24,922
623	Nursing and Residential Care Facilities	866,239	10	86,624
711	Performing Arts, Spectator Sports & Relate	38,975	8	4,872
713	Amusement, Gambling, & Recreation Indu	6,577,477	11	597,952
721	Accommodation	51,285,721	30	1,709,524
722	Food Services & Drinking Places	76,333,807	154	495,674
811	Repair & Maintenance	12,631,763	38	332,415
812	Personal & Laundry Services	1,778,361	45	39,519
813	Religious, Grantmaking, Civic, Professiona	6,294,629	11	572,239
		$1,206,527,850		
Source: VA Dept of Taxation, Calendar Year ending 12/31/2006				

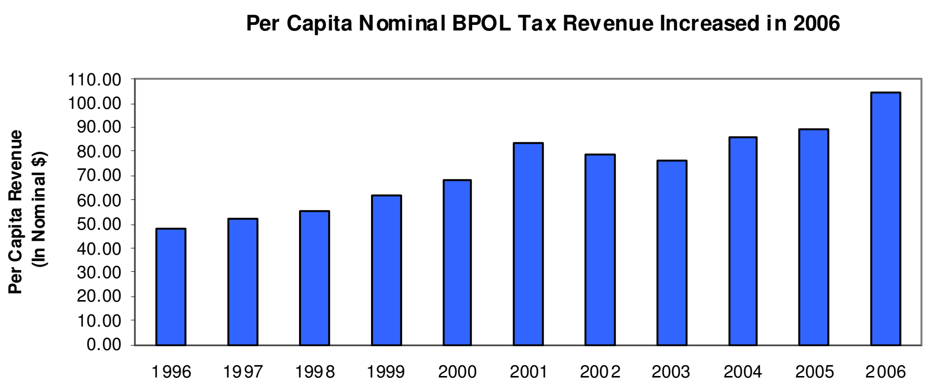
The count of dealers represents active dealers that reported taxable sales during the reporting period

Continued ----- Attachment S – Taxable Sales and BPOL



The County's per capita taxable sales have increased by approximately 50% between 1996 and 2006, an increase that is better than that of the peer average (42%). Albemarle's per capita sales are consistently lower than the peer average, however, perhaps because of the proximity of shopping opportunities in Charlottesville, and the fact that our region contains a high number of students, many of whom do not live and shop in the area the entire year.

Source: Weldon Cooper Center, (http://www.virginia.edu/coopercenter/vastat/taxablesales/tax_sales.html).
Population: Weldon Cooper Center, (http://www.coopercenter.org/demographics/POPULATION%20ESTIMATES/).
4 June 2007



Per Capita Nominal Business License Tax Revenue in Albemarle County
Changes in the per-capita value of BPOL tax revenue gives a rough idea about the *intensity* of business activity in a community. The higher the value of BPOL revenue per resident, the higher the level of business activity that each resident "supports". In the case of Albemarle, this activity increased by roughly 35.4% between 1996 and 2001 and increased by 27.9% in 2006 from 2003.

Attachment T – Deposits in Commercial Banks

Albemarle County Bank Deposits					
Fiscal Year	Bank Deposits	Fiscal Year	Bank Deposits	Average Annual Gowth	
1994	355,399	2000	423,676	94-00	3.0%
1995	357,490	2001	457,000		
1996	354,604	2002	495,000		
1997	377,117	2003	680,699		
1998	365,453	2004	746,292		
1999	417,626	2005	1,001,164	00-05	21.7%
(1,001,164-354,604) = .9877 / 10 years = 9.87%				94-05	9.87%
http://www.albemarle.org/upload/images/forms_center/departments/finance/forms/CAFR_2005.pdf					

Attachment U – Building Value

Year	New Residential		New Non-Res & Alter.		New Commercial &		Farm Bldg, Alterations	
	No.	Amt. ($)	No.	Amt. ($)	No.	Amt. ($)	No.	Amt. ($)
1990	665	61,802,696	921	15,342,542	26	7,910,736	255	11,869,356
1991	589	51,285,672	803	11,090,518	46	13,458,797	224	22,386,373
1992	739	78,810,454	807	20,146,386	55	14,067,365	272	11,376,911
1993	717	68,855,330	874	15,562,513	57	16,327,783	153	10,565,021
1994	666	87,244,515	865	17,700,080	47	14,017,368	216	17,311,228
1995	596	75,679,003	820	18,421,103	62	19,597,733	235	10,042,333
1996	620	88,409,350	771	12,677,441	68	14,794,996	205	17,089,126
1997	707	101,181,621	838	17,886,461	70	86,368,593	304	16,157,948
1998	704	113,548,623	883	21,082,938	78	39,265,010	318	33,339,817
1999	767	135,497,848	957	24,668,820	74	25,639,523	341	18,940,639
2000	649	115,980,335	870	30,553,776	79	36,701,250	306	21,051,626
2001	595	121,581,817	722	26,771,198	72	120,723,577	173	11,256,192
2002	840	219,612,245	810	32,666,405	62	32,161,180	206	20,801,458
2003	688	143,158,647	804	47,849,191	60	13,405,691	324	18,846,760
2004	581	146,326,941	745	29,461,560	52	222,397,227	298	10,780,837
2005	734	215,841,361	985	42,137,027	89	34,793,179	477	42,663,330
2006	513	175,167,104	987	45,203,383	55	57,977,153	346	27,532,859

17-Year Averages								
average	669	117,646,092	851	25,248,314	62	45,271,009	274	18,941,871
median	*666*	*113,548,623*	*838*	*21,082,938*	*62*	*25,639,523*	*272*	*17,311,228*

Source: Albemarle County Year-End Building Reports

Attachment V – Land in Farms, Net Worth

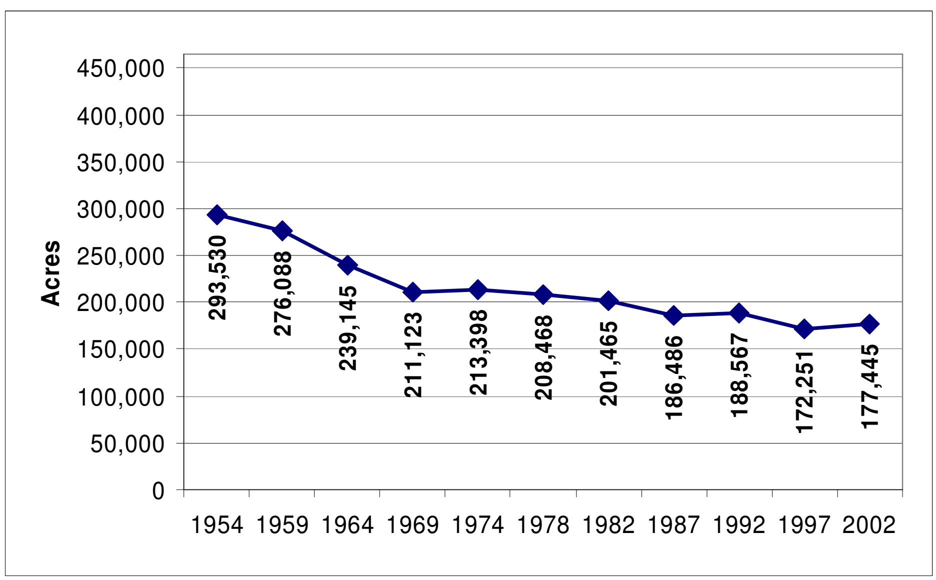
Year	Number of Farms	Land in Farms (acres)	Total Value of Ag Products Sold	Total Value of Livestock, Poultry and Their Products Sold	Net Worth/Farm
1974	750	213,398	$10,376,000	$7,394,000	$13,835
1978	751	208,476	$18,173,000	$15,032,000	$24,198
1982	830	201,465	$21,892,000	$17,173,000	$26,376
1987	772	186,486	$19,072,000	$14,235,000	$24,705
1992	757	188,567	$21,841,000	$16,411,000	$28,852
1997	747	172,251	$21,400,000	$16,800,000	$28,648
2002	919	177,445	$19,100,000	$12,400,000	$20,783

Source: Census of Agriculture, Albemarle County

Farms by Value of Sales	Quantity	
Less than $1,000	283	
$1,000-$2,400	152	
$2,500-$4,999	142	
$5,000-$9,999	115	
$10,000-$19,999	87	
$20,000-$24,999	22	
$25,000-$39,999	38	
$40,000-$49,999	17	
$50,000-$99,999	33	
$100,000-$249,999	19	
$250,000-$499,999	3	
$500,000 or more	8	
Total Farm production expenses		$24,724,000
Average per farm ($)		$26,962
Net cash farm Income of operations		($1,839,000)
Average per farm ($)		($2,006)
State Rank (total value)	35th	

Source: 2002 Census of Agriculture

Land in Farms in Albemarle County, 1954-2002



W – Agricultural Statistics

Virginia Agricultural Statistics Service:
2002, Number 79, (published 9/2003)
Albemarle County standings….

- Farms 8th in acres,15th in number of farms
- Ag products sold 35th
- Ag products sold – livestock, poultry and their products 30th
- Orchards 4th acres, 2nd farms
- Apples 6th in bushels
- Peaches (9 farms, acreage not specified) 14th in number of farms
- All Hay 18th
- Sheep 9th
- Milk Goats 5th of 81 in number of farms
- Angora Goats 3rd of 54 in number of farms, 1st in mohair production
- Bees and Honey 13 (tied with 2 others) of 82 in number of farms, 42 of 46 in pounds of honey produced
- Certified Organically Produced Commodities 7 farms in 2002 from 0 farms in 1997, 17th (tied with 4 other counties) out of 72 counties with Certified Organically Produced Commodities farms

Virginia Agricultural Statistics Service:
2001 Virginia Equine Survey (published 12/02)

- 1st in inventory

VA dept of Agriculture and Consumer Services
2003 Grape Production

- 1st in tons produced and in bearing acres

Dept of Forestry
AVERAGE ANNUAL HARVEST VALUE (1986-2001)

- Albemarle ranks 11th with $4,960,986

Attachment X – Land Use, Albemarle County

Buildable Vacant Acres by Growth Area, 1993

Growth Area	VR	LD	MD	HD	NS	CS	RS	OS	IS	ORS	Total
Neighborhood 1	0	0	41	30	0	12	49	0	30	0	162
Neighborhood 2	0	600	75	25	4	45	0	14	0	0	763
Neighborhood 3	0	398	78	90	7	20	56	0	0	236	885
Neighborhood 4	0	719	36	42	0	0	0	0	225	0	1022
Neighborhood 5	0	307	37	103	12	10	40	2	0	0	511
Neighborhood 6	0	449	0	0	3	0	0	5	0	0	457
Neighborhood 7	0	122	0	38	0	0	0	4	0	0	164
Hollymead	0	190	0	127	10	30	77	65	709	0	1208
Crozet	0	640	154	0	12	15	0	0	214	0	1035
Piney Mountain	0	5	20	0	0	0	0	0	203	0	228
Rivanna	897	0	0	0	0	0	0	0	0	0	897
Earlysville	246	0	0	0	5	0	0	0	0	0	251
North Garden	972	0	0	0	5	0	0	0	0	0	977
TOTAL	2115	3430	441	455	58	132	222	90	1381	236	8560

Source: Albemarle County Department of Planning and Community Development, 1993, using a planimeter

Legend
- VR - Village Residential
- LD - Low Density
- MD - Medium Density
- HD - High Density
- NS - Neighborhood
- CS - Community Service
- RS - Regional Service
- OS - Office Service
- IS - Industrial Service
- ORS - Office/Regional Service

Buildable Vacant Acres by Growth Area, 2005

Growth Area	**CS**	**IS**	**I**	**ND**	**NS**	**OS**	**O/RS**	**RS**	**TC**	**T**	**UD**	**Total**
Neighborhood 1	16.38	0.00	5.39	2.64	0.00	2.96	0.00	35.60	0.00	36.89	79.12	**178.98**
Neighborhood 2	35.82	0.00	10.22	338.14	2.41	7.36	0.00	3.24	0.00	0.00	127.45	**524.64**
Neighborhood 3	7.34	0.00	0.00	250.87	2.80	0.00	159.61	33.35	0.00	0.00	75.14	**529.11**
Neighborhood 4	49.19	31.79	33.50	207.06	0.00	0.00	0.00	0.00	0.00	9.43	93.34	**424.31**
Neighborhood 5	18.68	0.00	0.00	135.62	0.00	3.54	0.00	41.72	0.00	0.00	95.70	**295.26**
Neighborhood 6	1.55	0.00	64.99	277.73	7.69	12.09	0.00	0.00	0.00	0.00	4.11	**368.16**
Neighborhood 7	0.00	0.00	6.13	9.40	0.00	6.16	0.00	0.00	0.00	0.00	48.88	**70.57**
Hollymead	11.29	697.97	33.23	780.88	1.01	11.49	0.00	0.00	8.05	13.61	159.38	**1,716.91**
Piney Mountain	0.00	202.87	0.00	81.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**284.46**
Rivanna Village	64.53	0.00	0.00	356.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**421.51**
Total	**204.78**	**932.63**	**153.46**	**2,440.91**	**13.91**	**43.60**	**159.61**	**113.91**	**8.05**	**59.93**	**683.12**	**4,813.91**

Growth Area	**D**	**PFED**	**CT3**	**CT4**	**CT5**	**CT6**	**Total**
Crozet	3.37	0.00	303.67	151.44	55.47	9.60	**523.55**

Source: Albemarle Department of Community Development, 2007

Note: The figures listed above do not include land which is in the floodplain (100 Yr.) or has a slope of 25% or greater. All acreages are based on GIS polygon acreage - not actual deeded acreage. All parcels queried for this analysis have a building/improvement value of $20,000 or less. This query was based on end of year 2005 parcel and CAMA data.

- CS - Community Service
- IS - Industrial Service
- I - Institutional
- ND - Neighborhood Density
- NS - Neighborhood Service
- OS - Office Service
- O/RS - Office/Regional Service
- RS - Regional Service
- TC - Town Center
- T - Transitional
- UD - Urban Density

- D - District
- PFED - Potential Future Employment District
- CT3 - Urban Edge [CT3]
- CT4 - Urban General [CT4]
- CT5 - Urban Center [CT5]
- CT6 - Urban Core [CT6]

Continued ----- Attachment X - Land Use

Analysis of Vacant Land Zoned LI

Albemarle County Acreage for Light Industry Activity

Area	**Total IS**	**Total LI**	**Both IS & LI**	**Vacant IS**	**Vacant LI**	**Vacant IS & LI**
Places 29	1,234	305	266	901	93	88
Crozet	37	124	17	4	64	3
Remaining County	211	599	128	31	176	20
Total County	1,481	1,027	411	935	333	111

1. IS = Industrial Service in the Comprehensive Plan, LI = Light industrial zoning
2. Acreage totals are based on GIS-mapped polygons
3. Any acres in the 100-year flood plain covered were subtracted out and are reflected in these totals
4. "Undeveloped" refers to building improvements values listed in CAMA greater than or equal to zero and less than or equal to $20,000

End of year 2005 CAMA data was used for this analysis, compiled by GDS

Table 3-14: Importance and Satisfaction with Services

Importance			Satisfaction	
Score	Rank	Service	%	Rank
2.96	1	Provide quality education for school children	88.0	14
2.94	2	Provide emergency rescue services	96.8	1
2.94	3	Provide fire protection	95.4	2
2.92	4	Protect water resources	79.4	17
2.91	5	Provide police protection (service)	91.4	9
2.88	6	Provide effective service to our customers	90.2	11
2.87	7	Provide needed public facilities	92.5	7
2.86	8	Providing fair property tax assessments	70.2	25
2.84	9	Maintain quality of life dealing with growth and development	73.4	23
2.83	10	Providing opportunities for citizen input	81.3	16
2.80	11	Provide needed infrastructure	75.9	21
2.80	12	Ensure safety in business area	89.6	13
2.79	13	Protect natural resources and environment	78.3	18
2.74	14	Support youth programs	78.1	19
2.74	15	Manage growth in the county	55.6	32
2.73	16	Ensure safety at or near residence	94.7	3
2.73	17	Provide programs to help elderly population	85.0	15
2.73	18	Provide library services	93.8	4
2.72	19	Protect county's rural character	65.7	28
2.71	20	Provide services to disadvantaged people	75.1	22
2.68	21	Make it easy to get around by car	71.0	24
2.68	22	Provide recycling services	56.6	31
2.65	23	Provide parks and recreation space	90.4	10
2.62	24	Ensure safety for walkers and bicyclists	68.0	27
2.58	25	Promote development of affordable housing	58.7	30
2.55	26	Assure economic growth and job opportunities	76.8	20
2.51	27	Provide support for people in financial need	69.7	26
2.50	28	Make it easy to use public transportation	55.2	33
2.48	29	Preserve historic buildings and places	93.5	5
2.48	30	Provide learning opportunities for adults	89.7	12
2.48	31	Support affordable child care	65.4	29
2.28	32	Support cultural and entertainment opportunities	91.7	8
2.22	33	Promote tourism in our area	92.7	6