

CPA 2013-00001 COMPREHENSIVE PLAN REVISION

Part 1: Current Demographic and Land Use Information

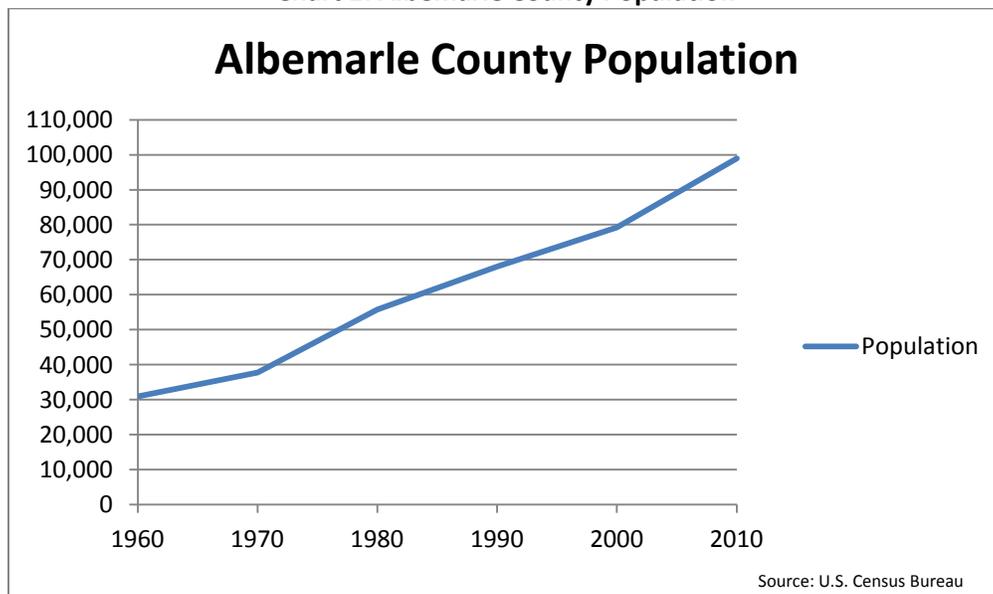
The information below provides some of the existing condition information which will go into the 2013 Comprehensive Plan Update. A summary of the findings can be found at the end of this section. Please review it for background information in preparation for the discussion on whether or where to expand the Development Area boundaries.

Albemarle County Demographic & Economic Data, 2010

Population Figures

The decennial census conducted by the United States Census Bureau counted 98,970 persons living in Albemarle County in 2010. This number represents an increase of 14,784 people from the previous census count in 2000, or an average annual growth rate of over one and one half percent (1.6%). This rate is slightly higher than the rate of growth seen for the City of Charlottesville and the State of Virginia (1.2%) for the same period of time. The growth increase for Albemarle County is shown in the graph below:

Chart 1: Albemarle County Population



**Albemarle County Average
Annual Growth Rate for 2000-2010**

	Population*	% Annual Growth
2000	84,186	
2001	86,092	2.3%
2002	87,173	1.3%
2003	88,859	1.9%
2004	90,645	2.0%
2005	91,350	0.8%
2006	94,225	3.1%
2007	94,090	-0.1%
2008	96,346	2.5%
2009	97,694	1.4%
2010	98,970	1.3%

* Source: Weldon Cooper Center "Intercensal Estimates for Localities"

The population for Albemarle County has more than tripled in the fifty years since 1960. The City grew rapidly during the 1960's but has experienced slow growth since 1970. Albemarle on the other hand has experienced periods of larger growth, adding more than 30,000 people from 1990 to 2010. According to the Rivanna Water and Sewer Authority Regional Water Demand Forecast Report, there are approximately 11,250 UVa students living in Albemarle County, both on-grounds and off-grounds. The increase in enrollment over the last twenty years has affected the Albemarle County growth and the local economy.

Table 1: Albemarle/City/Virginia Annual Growth Comparison

Albemarle County			City of Charlottesville			Virginia		
<u>Year</u>	<u>Population</u>	<u>Annual Growth</u>	<u>Year</u>	<u>Population</u>	<u>Annual Growth</u>	<u>Year</u>	<u>Population</u>	<u>Annual Growth</u>
1960	30,969	1.5%	1960	26,427	0.3%	1960	3,966,949	1.8%
1970*	37,780	2.0%	1970	38,880	3.9%	1970	4,651,448	1.6%
1980	55,783	4.0%	1980	39,916	0.3%	1980	5,346,818	1.4%
1990	68,040	2.0%	1990	40,341	0.1%	1990	6,187,358	1.5%
2000	84,186	2.2%	2000	40,099	-0.1%	2000	7,078,515	2.6%
2010	98,970	1.6%	2010	45,049	1.2%	2010	8,001,024	1.2%

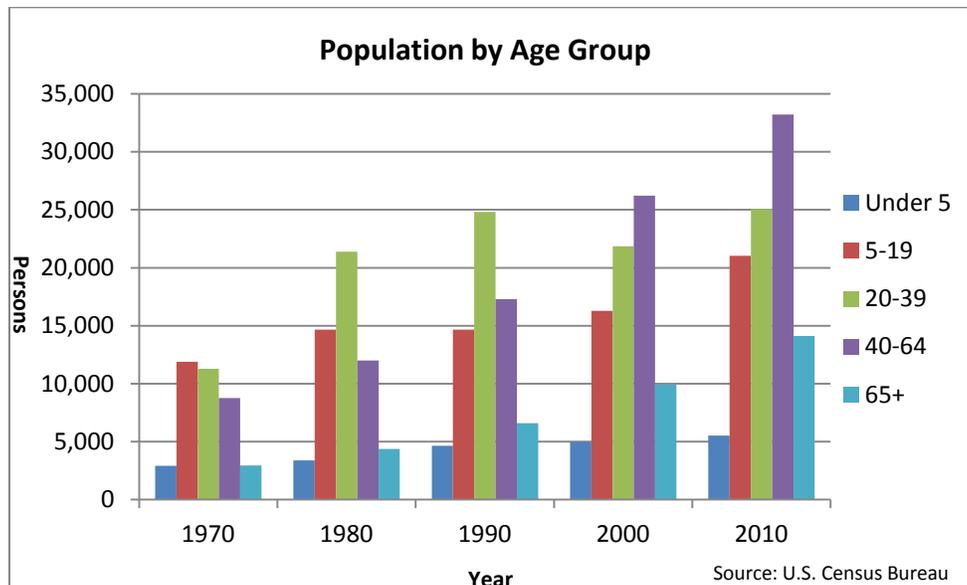
Source: U.S. Census Bureau

*Transfer of population from County to City associated with 1968 annexation.

Age

The median age for Albemarle County is 38.2 years old but the age group that makes up the largest percentage of the population is the 40-64 years age group. While the number of individuals from the “Under 5” and “5-19” age groups has grown since 1970, the percentage of the total population these groups represent has decreased. During the 1980’s and 1990’s, the “20-39” age group was the majority, but as those individuals aged and progressed to the next age group, the “40-64” age group became the largest representative age group. If people in this “40-64” age group continue to live in Albemarle County, the “65+” age group could see a dramatic increase in the next ten to twenty years.

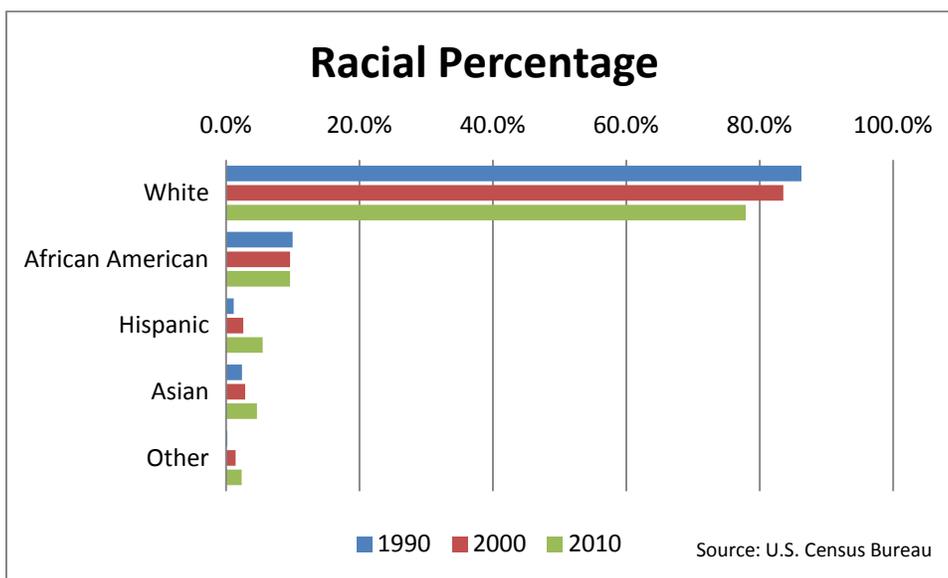
Chart 2: Population by Age Group



Race

Albemarle County’s population is almost seventy eight percent (77.9%) white. Nearly ten percent of the population is black (9.6%), over five percent is Hispanic (5.5%) and over four and one half percent is Asian (4.6%). During the last twenty years, the population diversity has increased, with a reduction in the percentage of Caucasian residents and an increase in Hispanics and Asians. The percentage of African Americans has remained steady.

Chart 3: Racial Percentage



*Other category includes American Indians and Alaskan Natives, Native Hawaiian and Other Pacific Islanders, Two or more races, and Some Other Race.

Income

Albemarle County had an estimated per capita income of over \$33,000 in 2010. The County per capita incomes were higher than the state and the national incomes from 1990 to 2010. In 2010, Albemarle County’s per capita income was 6.9% higher than the state of Virginia and 23.4% higher than the Country.

Table 2: Per Capita Income

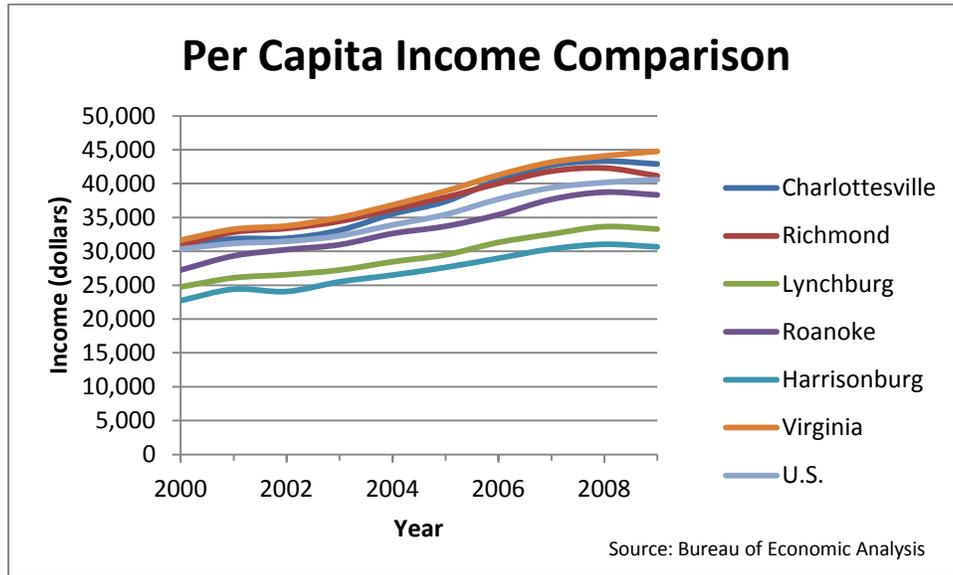
Per Capita Income	Albemarle County	Virginia	United States
1990	\$17,448	\$15,713	\$14,420
2000	\$28,852	\$23,975	\$21,587
2010	\$33,421	\$31,180	\$26,409

Source: U.S. Census Bureau, American Community Survey

Per Capita Income Comparison by Metropolitan Statistical Area (MSA)

The Charlottesville Metropolitan Statistical Area (MSA) includes Albemarle County, Fluvanna County, Greene County, Nelson County, and the City of Charlottesville. As of 2009, Charlottesville MSA had a higher per capita income than other MSA’s in central and western Virginia but was less than the state average. All of the MSA’s in central and western Virginia saw a decrease in per capita income in 2009.

Chart 4: Per Capita Income by MSA



Household Income

The chart below represents the household incomes for Albemarle County from 1990 to 2010. There was a general trend of household incomes increasing during each representative decade. A major increase in the number of households with higher incomes, \$75,000 and greater, was experienced in 2000 and that trend carried through to 2010. The number of households making over \$150,000 doubled from 1990 to 2000 and then doubled again from 2000 to 2010.

Table 3: Albemarle County Household Income 1990-2010

Household Income	1990	2000	2010
Less than \$10,000	2,196	1,976	2,519
\$10-\$19,999	3,520	2,921	2,771
\$20-\$29,999	3,789	3,397	2,495
\$30-\$39,999	3,715	3,636	2,686
\$40-\$49,999	3,213	3,655	3,403
\$50-\$74,999	4,685	6,466	6,503
\$75-\$99,999	1,500	4,243	5,651
\$100-\$124,999	721	1,987	3,802
\$125-\$149,000	393	1,244	1,416
\$150,000 or more	655	2,287	5,049

Source: U.S. Census Bureau

Median Household Income

As with the per capita income, the median household income for Albemarle County was higher than the state and national averages.

Table 4: Median Household Income

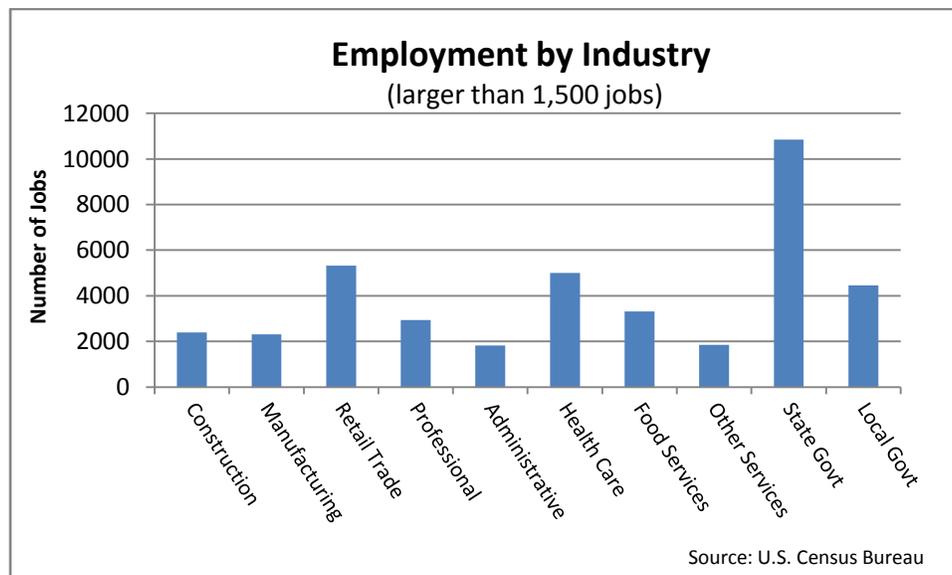
Median Household Income	Albemarle County	Virginia	United States
1990	\$36,886	\$33,328	\$30,056
2000	\$50,749	\$46,667	\$41,994
2010	\$63,474	\$59,330	\$50,221

Source: U.S. Census Bureau, American Community Survey

Employment

Government related jobs are the most abundant in Albemarle County due primarily, to the large presence of UVa, Albemarle County, and the Department of Defense. Retail trade is the second highest employment industry with the numerous commercial developments along Route 29 and in the urban areas. The number of jobs in Health Care and Social Assistance industry will increase with the recent relocation of the Martha Jefferson Hospital to Albemarle County and the expansion projects at UVa Health Systems. Other industries that provide more than 1,500 jobs in Albemarle County include Accommodation and Food Services, Professional and Technical Services, Construction, Manufacturing, and Other Services. These larger industries are comprised of highly skill occupations or support occupations for those highly skilled jobs.

Chart 5: Employment by Industry



Average Annual Unemployment Rates

As with the rest of the state and country, unemployment has risen in recent years. However, the stability of Albemarle County's employment base has kept unemployment at lower levels than the state and country. The economic troubles that began in 2007-2008 were still affecting the unemployment rates in early 2011.

Table 5: Average Annual Unemployment Rates

Year	Albemarle County	Charlottesville	Charlottesville MSA	Virginia	United States
2000	1.7%	2.9%	2.1%	2.3%	4.0%
2001	2.2%	3.6%	2.6%	3.2%	4.7%
2002	3.1%	3.9%	3.4%	4.2%	5.8%
2003	3.4%	4.1%	3.6%	4.1%	6.0%
2004	3.0%	4.0%	3.3%	3.7%	5.5%
2005	2.8%	3.8%	3.1%	3.5%	5.1%
2006	2.4%	3.2%	2.6%	3.0%	4.6%
2007	2.2%	3.1%	2.4%	3.0%	4.6%
2008	3.0%	3.9%	3.3%	4.0%	5.8%
2009	5.2%	6.6%	5.7%	6.8%	9.3%
2010	5.4%	6.9%	5.9%	6.9%	9.6%

Source: Virginia Employment Commission

Housing

Albemarle County has 41,354 housing units and ninety one percent (91%), 38, 157 of those units are occupied. Over sixty three percent (63.7%) of the housing units are single family detached houses. Eleven percent (11.1%) of the housing units are single family attached units such as a townhome or duplex. Multi-family housing accounts for nearly twenty-one percent (20.9%) of the total housing units within the County. Due in large part to Albemarle's growth management policy and the high cost of raw land in the Charlottesville-Albemarle MSA, the number of single family detached houses has decreased while, attached housing has increased. Some of the demand for single family detached housing has been met in surrounding counties, such as Greene, Fluvanna, and Nelson.

The average household size in Albemarle County is 2.45 persons per house, while one person and two person households represent the majority households. Thirty percent

(30%) of houses are occupied by one-person and thirty four percent are two-person households. Over half of all the housing units in Albemarle County are valued between \$200,000 and \$499,999 while, nearly twenty percent (19.4%) are valued between \$500,000 and \$999,999. Albemarle County has fewer homeowner vacancies than Charlottesville but more rental vacancies.

Table 6: Housing Profile, Albemarle County

	1990		2000		2010	
	Number	%	Number	%	Number	%
Single Family	18,623	71.7%	24,758	73.4%	26,341	63.7%
Duplex	478	1.8%	431	1.3%	4,585	11.1%
Multi-Family	4,981	19.2%	6,763	20.1%	8,663	20.9%
Mobile Homes	1,876	7.2%	1,768	5.2%	1,765	4.3%
Total	25,958	100.0%	33,720	100.0%	41,354	100.0%

Source: Albemarle County GDS Department, 2010

At present, the Southern Places 29, Neighborhoods 1 & 2, have the highest number of dwellings, followed by Hollymead and Crozet. The Rural Areas contain less than half of the total residential units in the County. The western side of the County contains 2/3 of the total housing units. Table 7 on the next page shows the breakdown of units by type and Development Area.

Table 7: Housing by Comprehensive Plan Areas

Comprehensive Plan Area	Single Family	Attached Units	Multi-Family/ Condos	Mobile Home Units	Total Dwelling Units
Crozet Community	1,652	478	43	85	2,258
Hollymead Community (Places 29-North)	1,843	606	300	327	3,076
Piney Mt. Community (Places 29-North)	127	329	0	0	456
Village of Rivanna	765	2	0	1	768
Neighborhood 1 (Places 29-South)	480	803	2,255	128	3,666
Neighborhood 2 (Places 29-South)	1,736	870	1,057	0	3,663
Neighborhood 3 (Pantops)	216	235	1,371	0	1,822
Neighborhood 4	802	324	481	5	1,612
Neighborhood 5	698	231	1,020	406	2,355
Neighborhood 6	431	95	467	0	993
Neighborhood 7	409	284	1,144	0	1,837
Rural Area 1	4,791	227	430	198	5,646
Rural Area 2	3,129	21	0	135	3,285
Rural Area 3	5,381	46	69	199	5,695
Rural Area 4	3,881	34	26	281	4,222
Development Area Units	9,159	4,257	8,138	952	22,506
Rural Area Units	17,182	328	525	813	18,848
Total	26,341	4,585	8,663	1,765	41,354

Source: Albemarle County GDS Department, 2010

Building Permit Data

Building permit activity for residential development has historically been less in the Rural Areas than in the Development Areas. The proportion of Rural to Development Area permits has varied, however. In 1989, Rural Areas permits were 26% of the whole. In 2004, they were up to 47% of the total permits issued. In 2010, they were 16%. The average ratio of Rural Area permits to Development Area residential permits over the last 22 years was 34.5%.

As occurred nationally, building activity decreased in the late 2000's, but the proportion of building permits in the Rural Areas to Development Areas decreased even more.

Chart 6: Dwellings from Building Permits 1989-1999

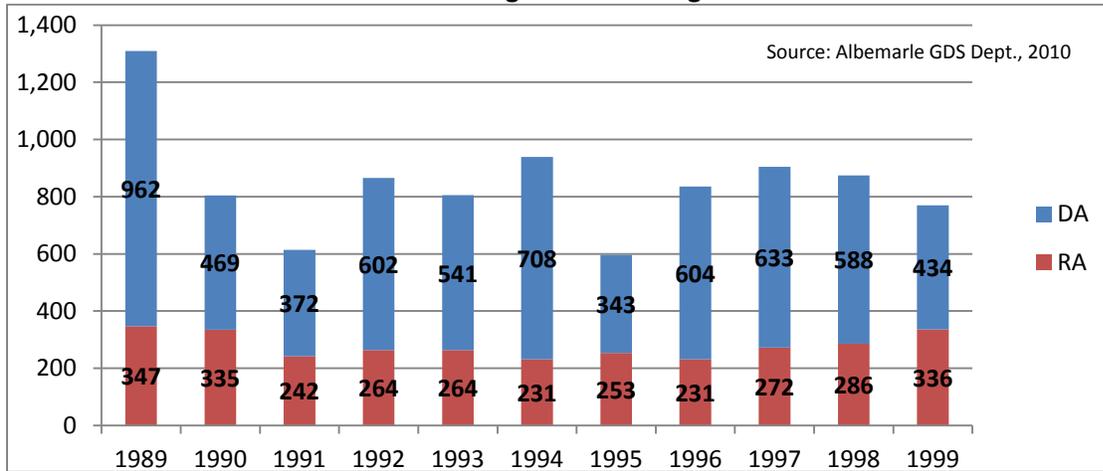
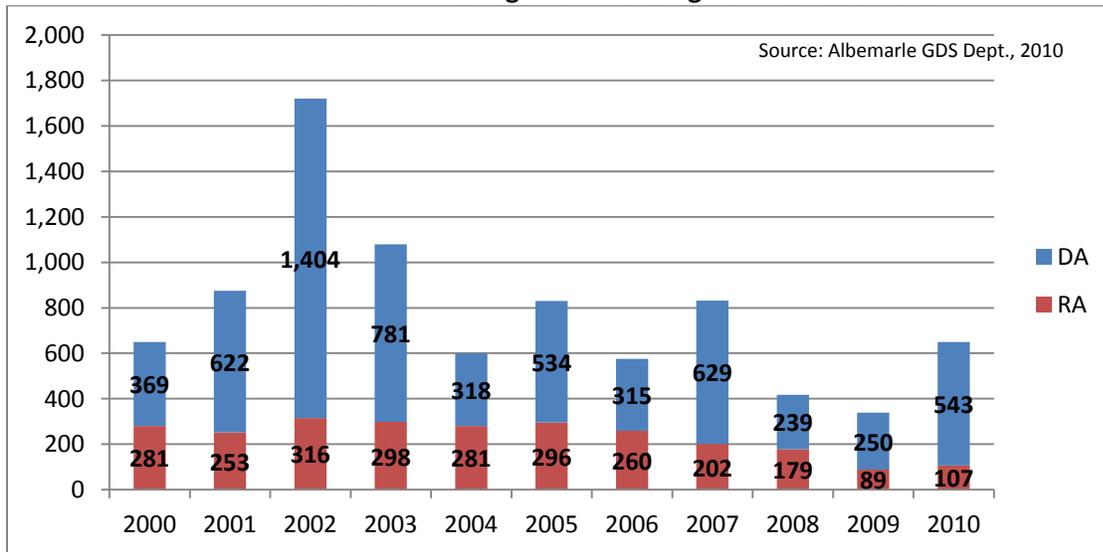


Chart 7: Dwellings from Building Permits 2000-2010



SUMMARY

In summary, the demographic information has shown the following:

1. The rate of residential growth has slowed in conjunction with the national economy.
2. Almost 2/3 of the households in the County are occupied by one or two persons.
3. The 40- 64 age group proportionately is the largest age group in the County and has been growing at a faster pace than the other age groups.

4. Racial diversity has increased with more Hispanic and Asians and few Caucasians in the County.
5. Incomes continue to be higher in the County than in the state and nation.
6. Nearly 20% of the houses in the County have a value of \$500,000 or more
7. Greater diversity of housing type is occurring, especially with more townhouses and apartments.
8. Over the last 22 years, the highest number of building permits for residential units in the Rural Areas occurred in 1989, 1999 and 2002. Other than for those years, the number of permits in the Rural Areas has been decreasing, overall.

The summary above point to trends occurring in the County. They will likely continue and will be important as planning occurs for the next twenty years and beyond.

Additional Information

Population

Albemarle County		City of Charlottesville		Virginia	
Year	Population	Year	Population	Year	Population
1960	30,969	1960	29,427	1960	3,966,949
1970	37,780	1970	38,880	1970	4,648,494
1980	55,783	1980	39,916	1980	5,346,797
1990	68,040	1990	40,341	1990	6,187,358
2000	79,236	2000	40,099	2000	7,078,515
2010	98,970	2010	43,475	2010	8,001,024

Source: U.S. Census Bureau

Population by Age Group

Age Group	1970		1980		1990		2000		2010	
	Number	Percent								
Under 5	2,926	7.7%	3,370	6.0%	4,655	6.8%	4,961	6.3%	5,527	5.6%
5-19	11,881	31.4%	14,651	26.3%	14,670	21.6%	16,271	20.5%	21,032	21.3%
20-39	11,281	29.9%	21,382	38.3%	24,807	36.5%	21,852	27.6%	25,062	25.3%
40-64	8,761	23.2%	11,994	21.5%	17,310	25.4%	26,232	33.1%	33,225	33.6%
65+	2,931	7.8%	4,376	7.8%	6,598	9.7%	9,920	12.5%	14,124	14.3%

Source: U.S. Census Bureau

Race by Number and Proportion 1990 - 2000

	Number	Percent	Number	Percent	Number	Percent
	1990		2000		2010	
	White	58,700	86.3%	66,218	83.6%	77,130
African American	6,799	10.0%	7,586	9.6%	9,487	9.6%
Hispanic	786	1.2%	2,029	2.6%	5,417	5.5%
Asian	1,614	2.4%	2,267	2.9%	4,597	4.6%
Other*	141	0.2%	1,136	1.4%	2,339	2.4%
Total	68,040	100.0%	79,236	100.0%	98,970	100.0%

Source: U.S. Census Bureau

*Other category includes American Indians and Alaskan Natives, Native Hawaiian and Other Pacific Islanders, Two or more races, and Some Other Race.

Per Capita Income Comparison by Metropolitan Statistical Area (MSA)

	Charlottesville	Richmond	Lynchburg	Roanoke	Harrisonburg	Virginia	U.S.
2000	30,780	30,892	24,756	27,232	22,727	31,640	30,318
2001	31,869	32,828	26,094	29,315	24,426	33,249	31,145
2002	31,944	33,377	26,564	30,243	24,085	33,745	31,462
2003	33,120	34,429	27,248	30,975	25,523	34,979	32,271
2004	35,337	36,191	28,470	32,626	26,514	36,842	33,881
2005	37,373	37,979	29,494	33,694	27,646	38,892	35,424
2006	40,575	40,032	31,329	35,400	29,006	41,267	37,698
2007	42,898	41,661	32,628	37,644	30,654	43,158	39,392
2008	43,811	42,377	33,772	38,789	31,355	44,075	40,166
2009	42,921	41,161	33,308	38,322	30,673	44,762	40,584

Source: Bureau of Economic Analysis, "Personal Income, Population, Per Capita Personal Income"

Employment by Industry, 4th Quarter 2010 (Source: Virginia Employment Commission)

Agriculture, Forestry, Fishing, and Hunting	447	Management of Companies and Enterprises	1489
Mining, Quarrying, and Oil and Gas Extraction	35	Administrative and Support and Waste Management	1815
Utilities	NA	Educational Services	694
Construction	2388	Health Care and Social Assistance	5007
Manufacturing	2302	Arts, Entertainment, and Recreation	1307
Wholesale Trade	599	Accommodation and Food Services	3319
Retail Trade	5316	Other Services (except Public Administration)	1851
Transportation and Warehousing	579	Government Total	16111
Information	644	Federal Government	817
Finance and Insurance	924	State Government	10843
Real Estate and Rental and Leasing	783	Local Government	4451
Professional, Scientific, and Technical Services	2935		

Source: U.S. Census Bureau

50 Largest Employers

- | | |
|---|--|
| 1. University of Virginia / Blue Ridge Hospital | 26. FIC Staff Services |
| 2. County of Albemarle | 27. Belk |
| 3. UVA Health Services Foundation | 28. Crown Orchard Company |
| 4. State Farm Mutual Automobile Insurance | 29. Faulconer Construction Company |
| 5. Northrop Grumman Corporation | 30. Fresh Fields Whole Food Market |
| 6. U.S. Department of Defense | 31. Harris Teeter Supermarket |
| 7. Wal Mart | 32. Athena Innovative Solutions Inc |
| 8. Piedmont Virginia Community College | 33. Aramark Campus LLC |
| 9. State Farm Fire and Casualty Insurance | 34. Lowes' Home Centers, Inc. |
| 10. Crutchfield Corporation | 35. Senior Living Service |
| 11. Atlantic Coast Athletic Club | 36. Target Corp |
| 12. Thomas Jefferson Memorial | 37. UVA Darden School Foundation |
| 13. GE Fanuc Automation Manufacturing | 38. Hospice Of The Piedmont Inc |
| 14. FIC Systems | 39. Adams & Garth Staffing |
| 15. Boar's Head Inn | 40. OS Restaurant Services, Inc. |
| 16. Lakeland Tours | 41. The Covenant School |
| 17. Assoc for Investment Management | 42. Kroger |
| 18. Westminster Canterbury of the Blue Ridge | 43. The Laurels Of Charlottesville |
| 19. Farmington Country Club | 44. Louisa Health Care Center |
| 20. Region Ten Community Services | 45. Oasis Outsourcing |
| 21. U.P.S. | 46. Pepsi Cola Bottling Center |
| 22. Food Lion | 47. Science Applications International Corporation |
| 23. University of Virginia Healthsouth LLC | 48. Sears Roebuck & Company, Inc. |
| 24. Trinity Mission of Charlottesville | 49. Microaire Surgical Instruments |
| 25. Keswick Acquisition Corporation | 50. Piedmont Airlines |

Source: Virginia Employment Commission, Quarterly Census of Employment and Wages (QCEW), 4th Quarter (October, November, December) 2010.

Housing Units by Type 2000 - 2009

	2000		2005		2009	
	Number	Percent	Number	Percent	Number	Percent
1-unit, detached	21,225	62.9%	23,630	60.5%	25,731	63.5%
1-unit, attached	3,533	10.5%	3,579	9.2%	3,653	9.0%
2 units	431	1.3%	166	0.4%	391	1.0%
3 or 4 units	937	2.8%	1,444	3.7%	921	2.3%
5 to 9 units	1,488	4.4%	1,726	4.4%	2,075	5.1%
10 to 19 units	2,628	7.8%	3,571	9.1%	3,501	8.6%
20 or more units	1,710	5.1%	2,472	6.3%	2,750	6.8%
Mobile home	1,742	5.2%	2,477	6.3%	1,510	3.7%
Boat, RV, van, etc.	26	0.1%	0	0.0%	10	0.0%
Total Housing Units	33,720	100.0%	39,065	100.0%	40,542	100.0%

Source: U.S. Census Bureau

2009 Renter and Owner Occupied Housing

Housing Tenure	Albemarle
Owner-occupied	24,013
Renter-occupied	12,282
Total Occupied Housing	36,295

Source: U.S. Census Bureau, 2009 American Community Survey

2009 Average Household Size

Average Household Size	
Total Units	2.45
Owner occupied	2.63
Renter occupied	2.09

Source: U.S. Census Bureau, 2009 American Community Survey

2009 Households by Size

Household Size	Albemarle	Charlottesville	Virginia
1-person household	30%	40%	27%
2-person household	34%	30%	34%
3-person household	16%	14%	17%
4-person household	13%	10%	14%
5-person household	5%	3%	6%
6-person household	1%	1%	2%
7-or-more person household	1%	1%	1%

Source: U.S. Census Bureau

2009 Value of Housing Units

Value of Housing Units	Percentage of Units			Number of Units		
	Albemarle	Charlottesville	Virginia	Albemarle	Charlottesville	Virginia
Less than \$50,000	3.2%	1.7%	5.7%	771	126	115,470
\$50,000 to \$99,999	1.8%	5.0%	9.6%	436	373	195,475
\$100,000 to \$149,999	5.7%	9.2%	11.5%	1,374	689	233,514
\$150,000 to \$199,999	10.9%	13.0%	12.6%	2,604	982	255,447
\$200,000 to \$299,999	21.3%	29.2%	19.2%	5,106	2,201	389,725
\$300,000 to \$499,999	32.5%	26.0%	23.0%	7,781	1,962	466,136
\$500,000 to \$999,999	19.4%	13.5%	16.0%	4,641	1,020	325,250
\$1,000,000 or more	5.2%	2.4%	2.5%	1,232	179	49,948

Source: U.S. Census Bureau

2009 Percentage of Vacancy

Percent Vacancy	Albemarle	Charlottesville	Virginia
Homeowner vacancy	1.9%	3.4%	1.8%
Rental vacancy	5.7%	5.2%	6.9%

Source: U.S. Census Bureau