



*Albemarle County  
Community Profile  
2009 Supplement*



*A Scan of our community that helps us understand who we are, how we are changing, and where our strategic efforts should be directed.*

## Introduction

The *Albemarle County Community Profile 2009 Supplement* updates a small portion of the information contained in previous editions of the *Albemarle County Community Profile*. A full edition of the *Profile* was not published this year, due to staffing constraints. The majority of information contained in the 2009 *Supplement* pertains to business and economic conditions. The current business and economic environment clearly has had an adverse impact on residents of the County and, additionally, has had a negative impact on the County's fiscal health.

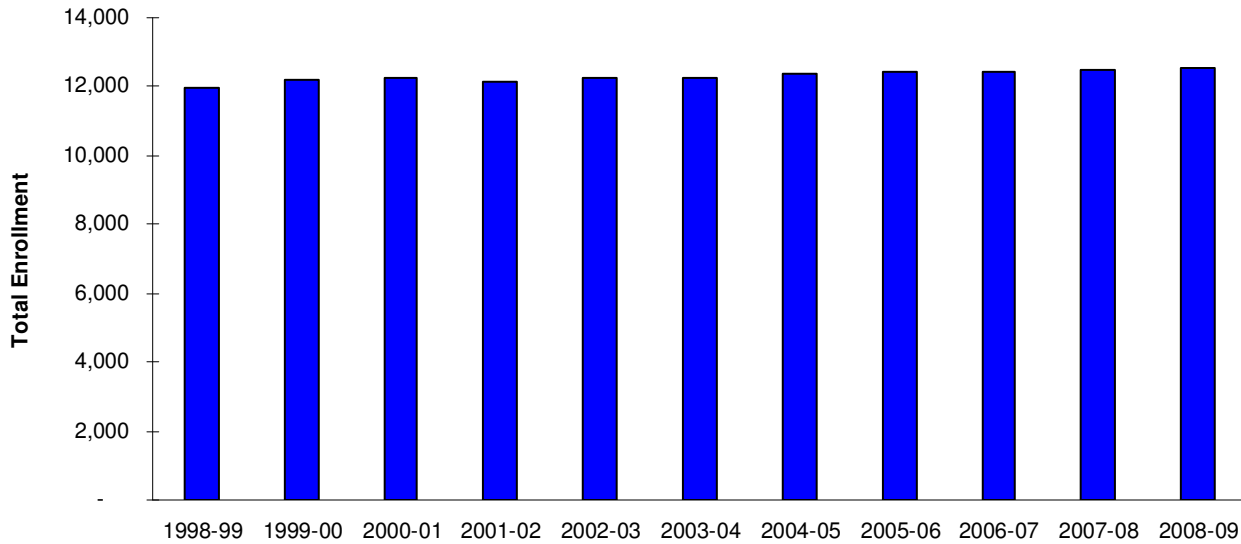
## Highlights of Interesting Findings

- As in many recent years, the County's school enrollments remained essentially flat, growing by only 39 pupils between SY 2007-08 and 2008-09 [p. 1];
- In 2007, net migration accounted for about 54% of population growth in that year, this figure was similar to net migration's share of population growth in recent years [p. 3];
- The County's monthly unemployment rate between August of 2008 and August of 2009 grew significantly, rising from 3.4% to 4.9%, but remained below the peer county average, Virginia and the U.S. [p. 10];
- A survey of monthly unemployment data for Albemarle, Virginia, and the U.S. reveals that, from January of 1990 to August of 2009, the County's unemployment rate changed direction with the state and U.S. rates 75% of the time; the gap between the County's rate and the state and U.S. rates *narrowed* considerably during the course of the two decades; and, historically, the County, state, and U.S. unemployment rates tended to continue rising for a number of months *after* the officially-designated end of recessions [pp. 11 & 12];
- Between 2003 and 2008, Albemarle's jobs base grew by 7,436, or 17.5%. From 2007 to 2008, however, the County experienced a net loss of 487 jobs, or a decline of 0.97% in the total number of jobs [p. 16];
- Between 2003 and 2008, the County's private sector generated 84% of the net new jobs in Albemarle [p. 16]; since 1990, the private sector's share of total jobs in Albemarle has held fairly steady, hovering at around 68% [p. 15];
- During the 2003 to 2008 time period, Albemarle's inflation-adjusted weighted average weekly wage rose from \$812 to \$852, or at an annualized rate of 0.96%. Between 2007 and 2008, however, the inflation-adjusted weighted average weekly wage *dropped* by 1.38% [p. 18];
- In percentage terms, the hardest-hit job sectors in Albemarle during the current recession have been transportation & warehousing, construction, arts/entertainment/recreation, and retail trade. Some sectors did manage to grow, including agriculture, other services, private educational services, and finance/insurance [p. 21];
- Sectors of the jobs base whose *share* of total jobs *increased* from 2003 to 2008 paid a *lower* weighted average weekly wage than did sectors whose share *decreased*, but this fact, by itself, does not mean that Albemarle *residents* are getting worse off as the result of the changing jobs base [p. 22]; and
- Taxable sales, a good proxy of general economic activity, decreased in Albemarle County by 4.94% between 2007 and 2008 [p. 28].

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### Albemarle County's September School Enrollment Has been Relatively Flat Since School Year 1998-99



#### Public School Enrollment

Since SY 1998-99, the County's schools have seen enrollment increase from 11,981 to 12,531. This total growth of 550 students, or 4.6%, translates into an average annual increase of about 55 pupils, or an average annual rate of increase of 0.45%. Note that, between SY 2005-06 and 2008-09, total enrollment grew by only 92 students, or 0.74%. During this time period, in other words, enrollments grew, on average, by about 31 pupils per year, or at an average annual rate of increase of 0.25%.

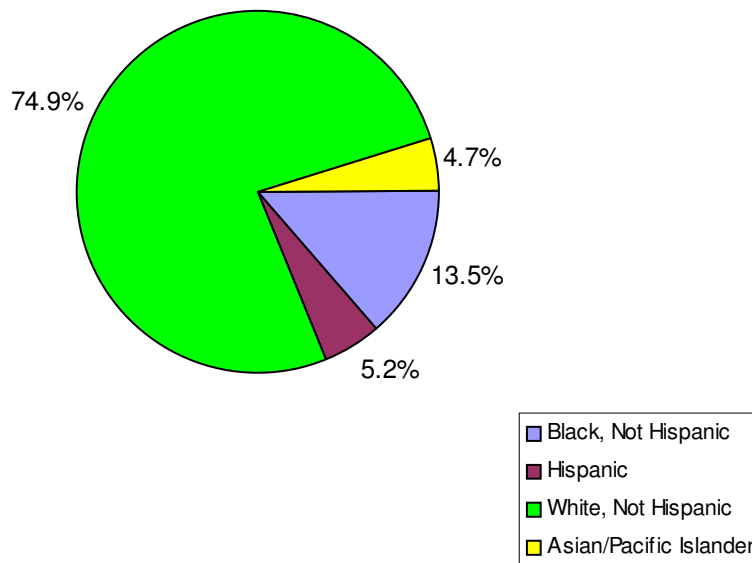
#### September 30th Enrollment Counts

	<u>1998-99</u>	<u>1999-00</u>	<u>2000-01</u>	<u>2001-02</u>	<u>2002-03</u>	<u>2003-04</u>	<u>2004-05</u>	<u>2005-06</u>	<u>2006-07</u>	<u>2007-08</u>	<u>2008-09</u>
<b>Albemarle</b>											
Students	11,981	12,187	12,237	12,140	12,252	12,251	12,356	12,439	12,446	12,492	12,531
%Growth	N/A	1.7%	0.4%	-0.8%	0.9%	0.0%	0.9%	0.7%	0.1%	0.4%	0.3%
No. Growth	N/A	206	50	-97	112	(1)	105	83	7	46	39

Source: Kimberly Rhodes, Albemarle County Public Schools (14 April 2009).

### The largest Percentage of the Albemarle Public School Student Population is White

**Albemarle County Schools Ethnic Distribution SY 2007-08**



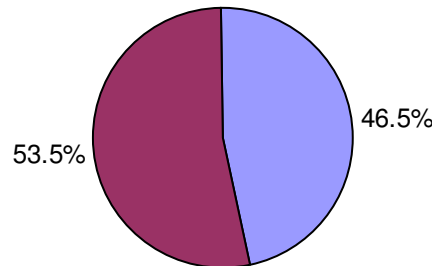
**Albemarle County Schools Ethnic Distribution (SY 2007-08)**

In 2007-08, whites continue to make up the largest percentage of the student population at roughly 75%. Non-Hispanic blacks continue to make up the second largest ethnic group, comprising about 14% of all students.

Category	% of Total
Black, Not Hispanic	13.5%
Hispanic	5.2%
White, Not Hispanic	74.9%
Asian/Pacific Islander	4.7%
Other	1.7%
<b>Total</b>	<b>100.00%</b>

Source: Albemarle County Public Schools, 2007-08 Annual Progress Report, p. 39.

**In 2007, Net Migration Accounted for Roughly 54% of Albemarle's Population Growth**



**Population Growth**

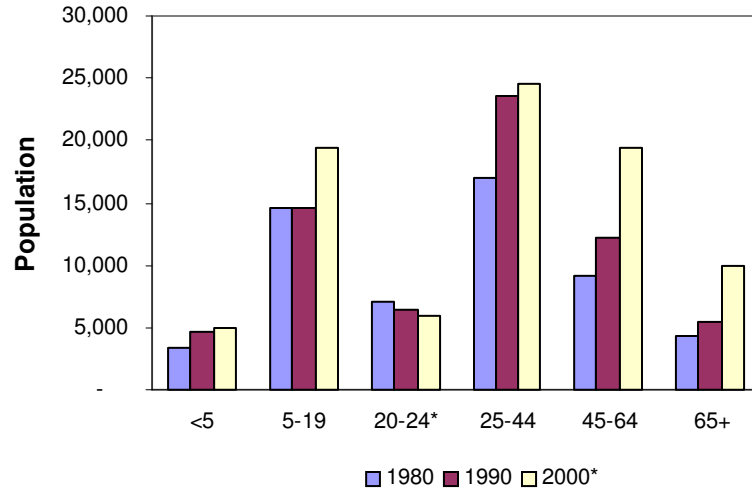
According to the Virginia Department of Health and population estimates from Weldon Cooper, the percent of population growth due to natural increase has been greater than the increase due to net migration. In 2005, however, the number of natural increase was slightly larger than net migration. This was a departure from what the County experienced for the past two decades.

<u>Year</u>	<u>Total Pop.</u>	<u>Change in Pop.</u>	<u>Births</u>	<u>Deaths</u>	<u>Natural Increase</u>	<u>Net Migration</u>	<u>Natural Increase</u>	<u>Net Migration</u>
1990	68,172	2,052	920	384	536	1,516	26.1%	73.9%
1991	69,700	1,528	863	407	456	1,072	29.8%	70.2%
1992	70,600	900	797	408	389	511	43.2%	56.8%
1993	72,900	2,300	847	478	369	1,931	16.0%	84.0%
1994	74,900	2,000	890	469	421	1,579	21.1%	79.0%
1995	76,600	1,700	855	503	352	1,348	20.7%	79.3%
1996	79,300	2,700	864	526	338	2,362	12.5%	87.5%
1997	80,200	900	914	491	423	477	47.0%	53.0%
1998	81,800	1,600	943	494	449	1,151	28.1%	71.9%
1999	82,900	1,100	1,022	512	510	590	46.4%	53.6%
2000	84,186	1,286	1,054	632	422	864	32.8%	67.2%
2001	85,800	1,614	968	574	394	1,220	24.4%	75.6%
2002	86,700	900	973	594	379	521	42.1%	57.9%
2003	88,100	1,400	1,018	606	412	988	29.4%	70.6%
2004	89,600	1,500	960	598	362	1,138	24.1%	75.9%
2005	90,400	800	1,056	650	406	394	50.8%	49.3%
2006	91,420	1,020	1,088	640	448	572	43.9%	56.1%
2007	92,312	892	1,132	717	415	477	46.5%	53.5%

Methodology: Change in population = current years populations -last years population, natural increase = births - deaths, net migration = change in population - natural increase, % change due to natural increase = natural increase/change in population, % change due to net migration = net migration/change in population.

Sources: Births/Deaths are from the Virginia Department of Health (<http://www.vdh.state.va.us/healthstats/stats.asp>) 3 September 2009. 1990-2005 and 2007 population figures are from the Weldon Cooper Center, (<http://www.coopercenter.org/demographics>) 3 September 2009. The 2006 population number comes from 5 February 2009 e-mail correspondence with the Weldon Cooper Center's Qian Cai, Ph.D.

### Albemarle's Population Is Aging



#### Population by Age Group

The population is aging with the elderly (65+) increasing by 4,517 (84%) and the experienced work force (45-64) increasing by 7,191 (59%) between 1990-2000. This aging is consistent with the national Baby Boomer trend. The percentage of the population older than 65 has increased from 8 to 12 percent of the total population while the 45-64 cohort has increased from 18 to 23 percent between 1990 and 2000.

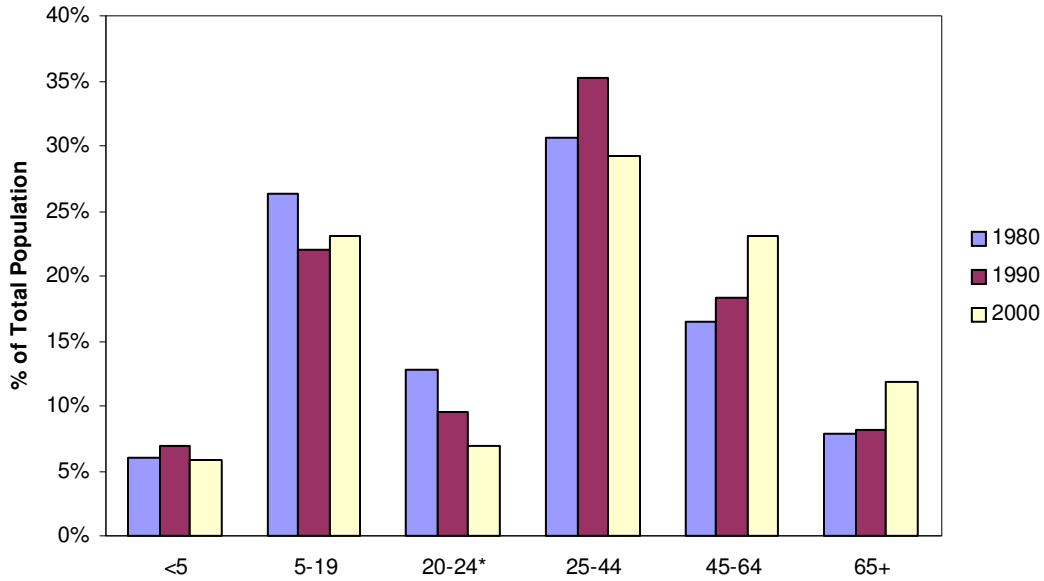
#### Population by Age Group, Projection

	1980	1990	2000*	% Change	
				1980-90	1990-00
<5	3,370	4,655	4,961	38%	7%
5-19	14,651	14,670	19,479	0%	33%
20-24*	7,100	6,361	5,881	-10%	-8%
25-44	17,042	23,559	24,562	38%	4%
45-64	9,210	12,197	19,394	32%	59%
65+	4,410	5,403	9,920	23%	84%
Total	55,783	66,845	84,186	20%	26%

NOTE: The original 2000 Census contained an undercount that occurred in block groups comprising University housing. The figures here are revised estimates.

Source: US Census of Population, 2000.

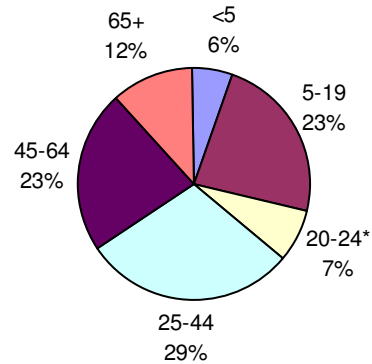
### Twenty-nine Percent of Population Was Aged 25-44 in 2000



**% of Total Population by Age**

	<u>1980</u>	<u>1990</u>	<u>2000</u>
<5	6%	7%	6%
5-19	26%	22%	23%
20-24*	13%	10%	7%
25-44	31%	35%	29%
45-64	17%	18%	23%
65+	8%	8%	12%

**2000 Age Distribution**

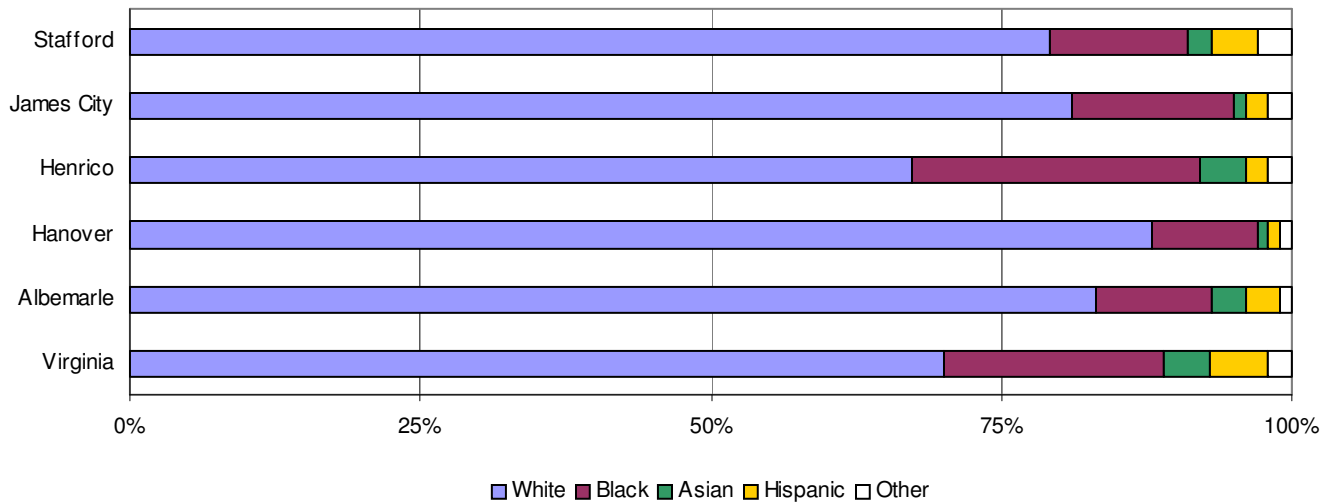


NOTE: The original 2000 Census contained an undercount that occurred in block groups comprising University housing. The figures here are revised estimates.

Source: US Census of Population, Table DP-1. June 2005.



### Sixteen Percent of Albemarle County Is Non-White



#### Race and Ethnicity

Albemarle is largely a White community where only 17% of the population is non-White. Ten percent of the population is Black or African-American, with the remainder made up of Asian and Hispanic persons with 3% of the total population each. This distribution is congruent with the rest of the state. The large percentage of growth in the Hispanic population (138%) between 1990 and 2000 should be grounded in the knowledge that the population is such a small absolute magnitude, a slight increase will cause a large percentage change.

	<u>Virginia</u>	<u>Albemarle</u>	<u>Hanover</u>	<u>Henrico</u>	<u>James City</u>	<u>Stafford</u>
White	70%	84%	88%	68%	81%	80%
Black	19%	10%	9%	25%	14%	12%
Asian	4%	3%	1%	4%	1%	2%
Hispanic	5%	3%	1%	2%	2%	4%
Other	2%	1%	1%	2%	2%	3%

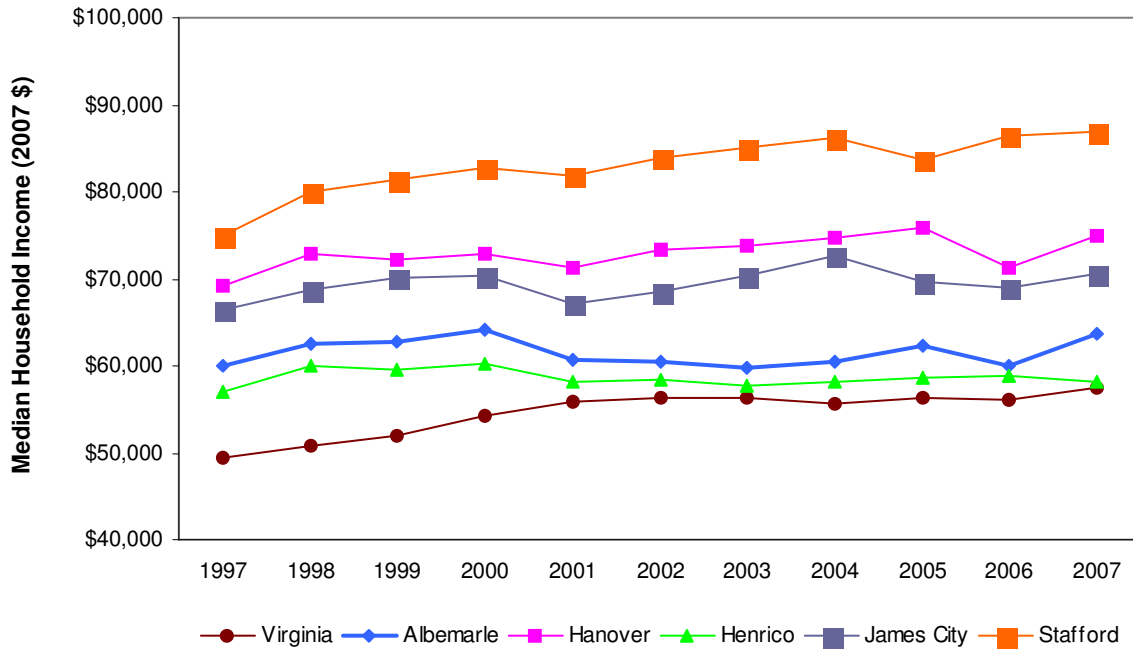
Albemarle	Pop. By Race/Ethnicity (% of Total)			Pop. By Race/Ethnicity (Number)			Percentage Change	
	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>1980-90</u>	<u>1990-00</u>
White	87%	86%	85%	48,917	59,224	67,474	21%	14%
Black	11%	10%	10%	6,183	6,855	7,650	11%	12%
Asian	1%	2%	3%	504	1,656	2,268	229%	37%
Hispanic	1%	1%	3%	419	867	2,061	107%	138%

Notes: White, Black or African American, and Asian categories are for the "Not Hispanic or Latino" population.

Hispanic or Latino represents a person of any race who indicated this ethnicity.

Source: U.S. Census, Table DP-1. June 2005.

### Albemarle's Median Household Income Is below That of Three Peer Counties, But Above the State Level



#### Median Household Income -- Inflation Adjusted -- 2007 Dollars (1997-2007)

Albemarle has a low median household income level compared to three selected peer counties, and has had a relatively low average growth rate of 0.60%. This situation might be due in part to the large college age population associated with the University of Virginia.

	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>
Virginia	\$51,944	\$54,217	\$55,816	\$56,338	\$56,349	\$55,580
Albemarle	\$59,904	\$62,547	\$62,678	\$64,133	\$60,626	\$60,353
Hanover	\$69,266	\$72,973	\$72,286	\$72,830	\$71,338	\$73,276
Henrico	\$56,999	\$59,983	\$59,618	\$60,310	\$58,265	\$58,470
James City	\$66,432	\$68,661	\$70,071	\$70,248	\$67,146	\$68,557
Stafford	\$74,934	\$79,931	\$81,277	\$82,863	\$81,850	\$83,950

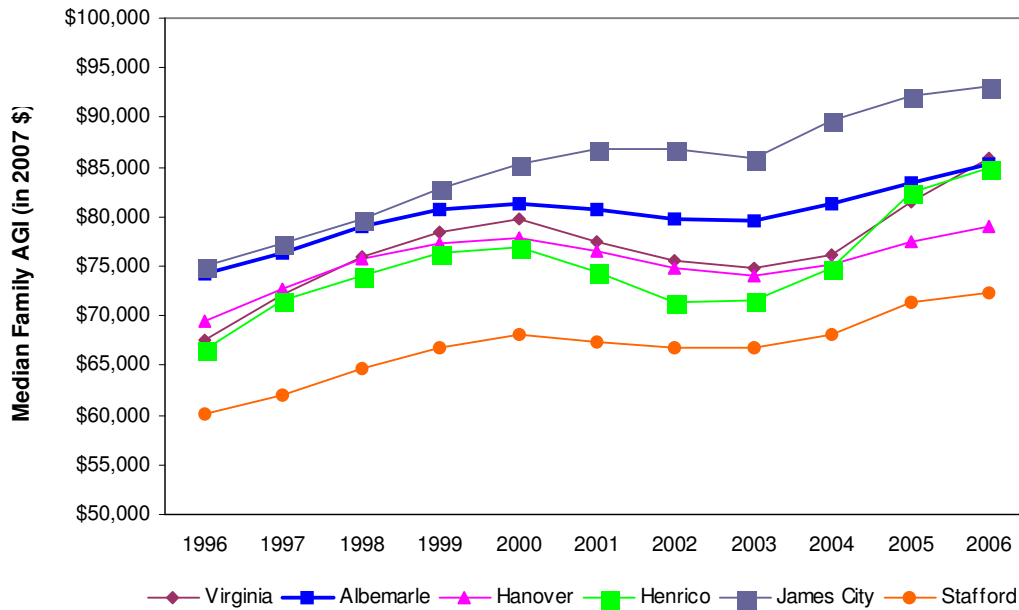
	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>AGR</u>
Virginia	\$56,374	\$56,092	\$57,549	\$57,900	\$59,575	1.38%
Albemarle	\$59,841	\$60,499	\$62,234	\$60,092	\$63,619	0.60%
Hanover	\$73,722	\$74,616	\$75,861	\$71,366	\$75,046	0.80%
Henrico	\$57,696	\$58,184	\$58,693	\$58,771	\$58,194	0.21%
James City	\$70,233	\$72,641	\$69,731	\$68,964	\$70,487	0.59%
Stafford	\$85,141	\$86,162	\$83,725	\$86,336	\$86,865	1.49%

Note: (AGR) is the 10 yr. compounded average growth rate (pr. yr/past yr)^(1/t)-1.

Sources: US Census Bureau's "Small Area Income and Poverty Estimates" webpage (<http://www.census.gov/cgi-bin/saipe/saipe.cgi>), 11 September 2008

CPI: Bureau of Labor Statistics (<http://data.bls.gov/cgi-bin/cpicalc.pl>). 11 September 2008.

**Albemarle's Median Family Income Remains the Second Highest among Selected Peer Counties and the State**



**Median Family Adjusted Gross Income -- Inflation Adjusted -- in 2007 Dollars (1996-2006)**

Except for the period 2002-03, between 1996 and 2006 Albemarle experienced growth in the inflation-adjusted median gross income (AGI) of married couples, which is a proxy for median family income. Albemarle's average growth rate in this variable came to 1.39% between 1996 and 2006; this performance was the second from the bottom among peer counties. Note that the decrease in median family income for the years 2002-03 coincided with increases in the County's unemployment rate that followed the national recession of 2001.

	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>
Virginia	\$67,638	\$72,165	\$76,002	\$78,419	\$79,680	\$77,551
Albemarle	\$74,235	\$76,253	\$79,091	\$80,695	\$81,256	\$80,795
Hanover	\$69,525	\$72,687	\$75,687	\$77,265	\$77,869	\$76,548
Henrico	\$66,681	\$71,629	\$74,125	\$76,310	\$76,995	\$74,333
James City	\$75,025	\$77,356	\$79,847	\$82,830	\$85,359	\$86,845
Stafford	\$60,104	\$62,110	\$64,682	\$66,888	\$68,066	\$67,458

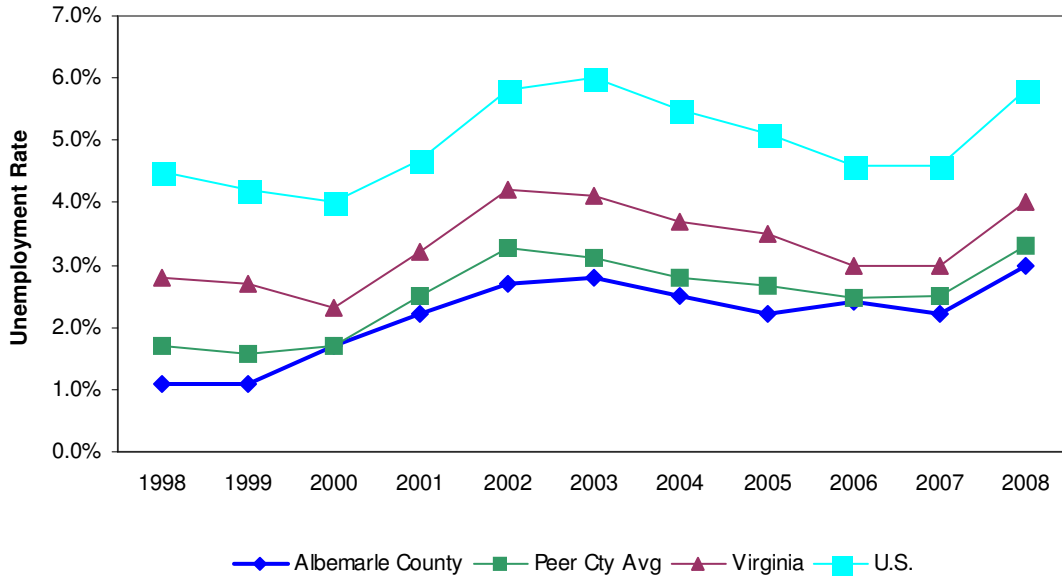
  

	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>AGR</u>
Virginia	\$75,640	\$74,887	\$76,232	\$81,472	\$85,917	2.42%
Albemarle	\$79,808	\$79,626	\$81,322	\$83,398	\$85,223	1.39%
Hanover	\$74,836	\$74,119	\$75,102	\$77,484	\$79,075	1.30%
Henrico	\$71,456	\$71,637	\$74,766	\$82,377	\$84,974	2.45%
James City	\$86,774	\$85,817	\$89,733	\$92,164	\$93,200	2.19%
Stafford	\$66,760	\$66,766	\$68,173	\$71,301	\$72,338	1.87%

Methodology: The median Adjusted Gross Income (AGI) of married couples is a good proxy for median family income even though the two income concepts differ, according to the Weldon Cooper Center for Public Service. AGR: 10 yr. compounded average growth rate (pr. yr/past yr)^(1/t)-1

Source: Weldon Cooper Center for Public Service's VASTAT website (<http://www.virginia.edu/coopercenter/vastat/income/income.html#AGI>).  
 CPI: Bureau of Labor Statistics (<http://data.bls.gov/cgi-bin/cpicalc.pl>), 11 September 2008.

**Albemarle's Annual Unemployment Rate Is Lower than the Average of its Peer Counties, Virginia, and the United States**



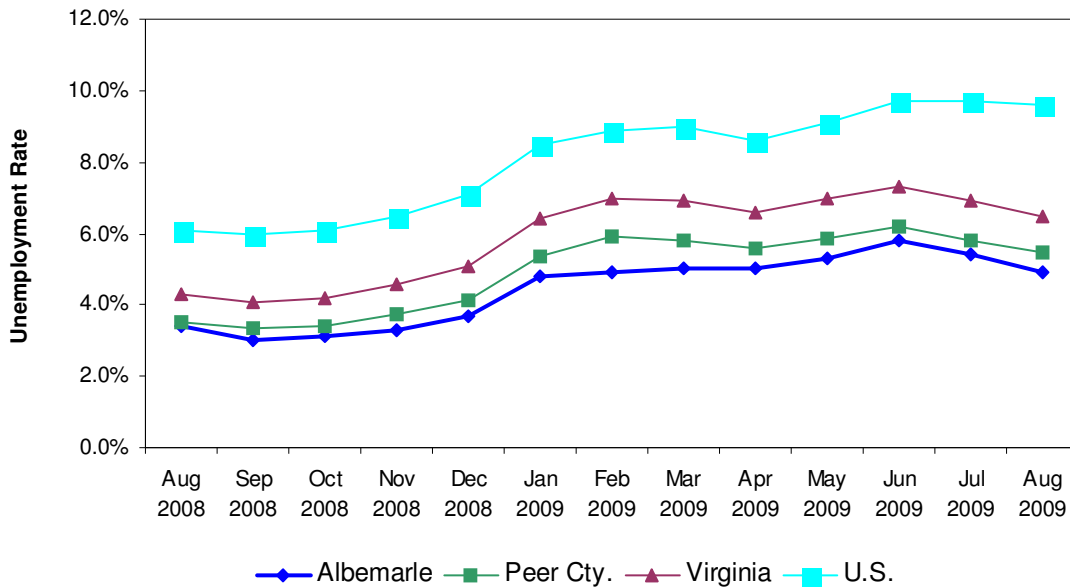
**Annual Unemployment Rates in Albemarle, Selected Peer Counties, Virginia, and the U.S.**

During the course of the years 1998 through 2008, Albemarle typically had an unemployment rate lower than or equal to the average of its peer counties, Virginia, and the United States. Changes in the County's unemployment rate tend to mirror those of Virginia and the United States.

Year	<b>Albemarle County</b>	Hanover County	Henrico County	James City County	Loudoun County	Stafford County	<b>Peer Cty. Average</b>	<b>Virginia</b>	<b>U.S.</b>
1998	<b>1.1%</b>	1.7%	2.1%	2.0%	1.2%	1.5%	<b>1.7%</b>	<b>2.8%</b>	<b>4.5%</b>
1999	<b>1.1%</b>	1.4%	1.9%	1.9%	1.1%	1.5%	<b>1.6%</b>	<b>2.7%</b>	<b>4.2%</b>
2000	<b>1.7%</b>	1.6%	1.8%	2.0%	1.4%	1.7%	<b>1.7%</b>	<b>2.3%</b>	<b>4.0%</b>
2001	<b>2.2%</b>	2.5%	2.9%	2.5%	2.5%	2.2%	<b>2.5%</b>	<b>3.2%</b>	<b>4.7%</b>
2002	<b>2.7%</b>	3.1%	3.6%	3.2%	3.5%	2.9%	<b>3.3%</b>	<b>4.2%</b>	<b>5.8%</b>
2003	<b>2.8%</b>	3.1%	3.7%	3.1%	2.8%	2.9%	<b>3.1%</b>	<b>4.1%</b>	<b>6.0%</b>
2004	<b>2.5%</b>	2.8%	3.4%	3.1%	2.2%	2.5%	<b>2.8%</b>	<b>3.7%</b>	<b>5.5%</b>
2005	<b>2.2%</b>	2.7%	3.3%	2.9%	2.0%	2.4%	<b>2.7%</b>	<b>3.5%</b>	<b>5.1%</b>
2006	<b>2.4%</b>	2.5%	2.8%	2.6%	2.1%	2.4%	<b>2.5%</b>	<b>3.0%</b>	<b>4.6%</b>
2007	<b>2.2%</b>	2.5%	2.8%	2.5%	2.2%	2.6%	<b>2.5%</b>	<b>3.0%</b>	<b>4.6%</b>
2008	<b>3.0%</b>	3.5%	3.7%	3.2%	2.8%	3.4%	<b>3.3%</b>	<b>4.0%</b>	<b>5.8%</b>

Source: Virginia Employment Commission website, "Labor Force Employment and Unemployment" page (<http://www.vawc.virginia.gov>), 11 September 2009.

### Albemarle County's *Monthly* Unemployment Rate Has Jumped Substantially Since August 2008



**Monthly Unemployment Rates (%) in Albemarle, Selected Peer Counties, Virginia, and the U.S.** Between August 2008 and August 2009, Albemarle's monthly unemployment rate jumped from 3.4% to 4.9%, or by about 44%. This 4.9% rate is just below the 5.0% figure that many economists consider to represent "full" employment, at least at the national level. In June of 2009 the County's 5.8% unemployment rate was Albemarle's highest since at least January 1990. The County's twelve month average unemployment rate, however, remains below the peer county, Virginia, and U.S. twelve month averages. Directional changes in Albemarle's monthly rate typically have mirrored directional changes in the peer county, state, and national figures.

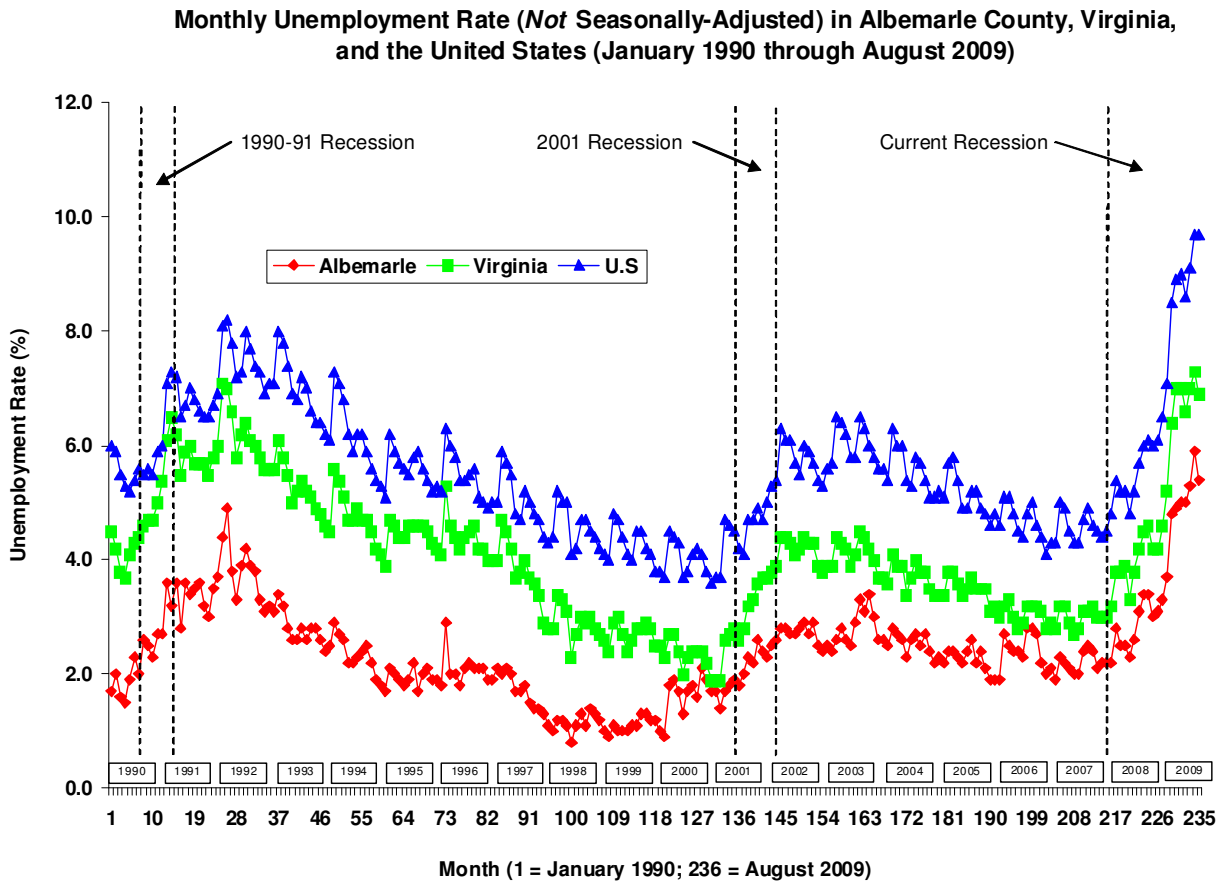
Month/Year	<b>Albemarle County</b>	Hanover County	Henrico County	James City County	Loudoun County	Stafford County	<b>Peer Cty. Average</b>	<b>Virginia</b>	<b>U.S.</b>
Aug 2008	<b>3.4</b>	3.8	4.0	3.2	3.1	3.7	<b>3.5</b>	<b>4.3</b>	<b>6.1</b>
Sep 2008	<b>3.0</b>	3.5	3.9	3.2	3.0	3.5	<b>3.4</b>	<b>4.1</b>	<b>6.0</b>
Oct 2008	<b>3.1</b>	3.6	3.9	3.3	3.0	3.6	<b>3.4</b>	<b>4.2</b>	<b>6.1</b>
Nov 2008	<b>3.3</b>	4.1	4.3	3.6	3.2	3.9	<b>3.7</b>	<b>4.6</b>	<b>6.5</b>
Dec 2008	<b>3.7</b>	4.6	4.8	4.0	3.5	4.3	<b>4.2</b>	<b>5.1</b>	<b>7.1</b>
Jan 2009	<b>4.8</b>	5.6	5.9	6.2	4.3	5.3	<b>5.4</b>	<b>6.4</b>	<b>8.5</b>
Feb 2009	<b>4.9</b>	6.6	7.1	6.5	4.7	5.6	<b>5.9</b>	<b>7.0</b>	<b>8.9</b>
Mar 2009	<b>5.0</b>	6.7	7.1	5.7	4.8	5.4	<b>5.8</b>	<b>6.9</b>	<b>9.0</b>
Apr 2009	<b>5.0</b>	6.5	7.0	5.0	4.7	5.2	<b>5.6</b>	<b>6.6</b>	<b>8.6</b>
May 2009	<b>5.3</b>	6.9	7.4	5.3	5.0	5.4	<b>5.9</b>	<b>7.0</b>	<b>9.1</b>
Jun 2009	<b>5.8</b>	7.2	7.6	5.7	5.2	5.7	<b>6.2</b>	<b>7.3</b>	<b>9.7</b>
Jul 2009	<b>5.4</b>	6.9	7.3	5.1	4.8	5.3	<b>5.8</b>	<b>6.9</b>	<b>9.7</b>
Aug 2009	<b>4.9</b>	6.6	7.1	4.7	4.6	4.9	<b>5.5</b>	<b>6.5</b>	<b>9.6</b>
12 Mo. Avg.	<b>4.4</b>	<b>5.6</b>	<b>6.0</b>	<b>4.7</b>	<b>4.1</b>	<b>4.8</b>	<b>4.9</b>	<b>5.9</b>	<b>8.1</b>

Note: Unemployment rates are by place of residence, are not seasonally-adjusted, and are subject to revision.

Source: Virginia Employment Commission, "Labor Market Information" page, "Labor Force" option, "Labor Force, Employment & Unemployment" tag. (<http://www.vawc.virginia.gov>), 2 October 2009.

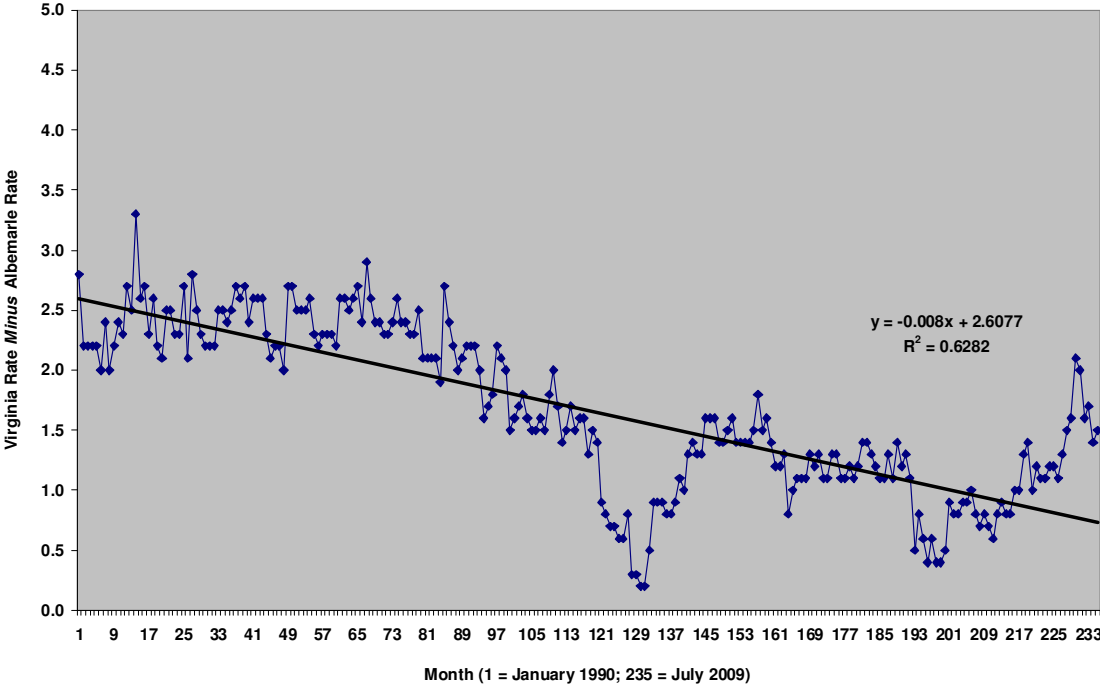
**The Albemarle, Virginia, and U.S. monthly unemployment rates typically move in the same direction.** The County's monthly unemployment rate historically has been below the state and U.S. rates, but changes in the direction of the County's monthly unemployment rate have tended to mirror changes in the direction of the state and national rates about 75% of the time since 1990. Interestingly, the *gap* between the County's rate and the state's rate has narrowed over the course of the two decades; this phenomenon also exists, to a lesser extent, with respect to the gap between the County's rate and the national rate (see graphs on page 12). Note that Albemarle County's unemployment rate historically has peaked *after* the officially-designated end of recessions, as have the state and U.S. rates.

Source: Virginia Employment Commission website, "Labor Force Employment and Unemployment" page (<http://www.vawc.virginia.gov>), 2 October 2009.

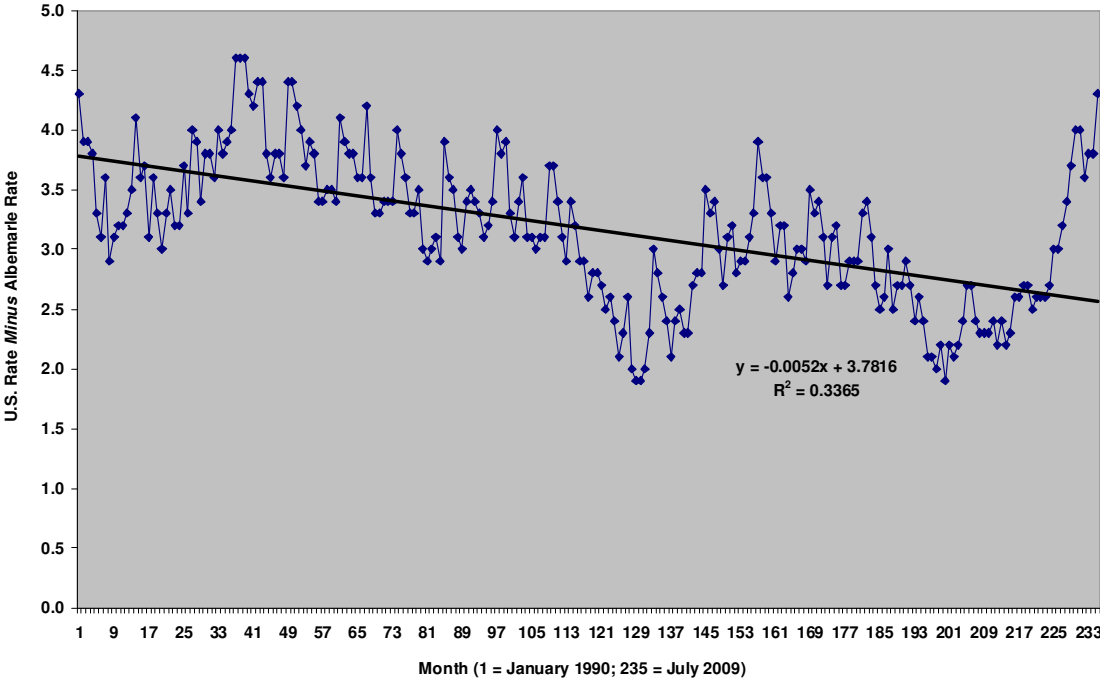


Source: VEC

The Spread between the Monthly Virginia and Albemarle County Unemployment Rates Has Narrowed Considerably Since January 1990

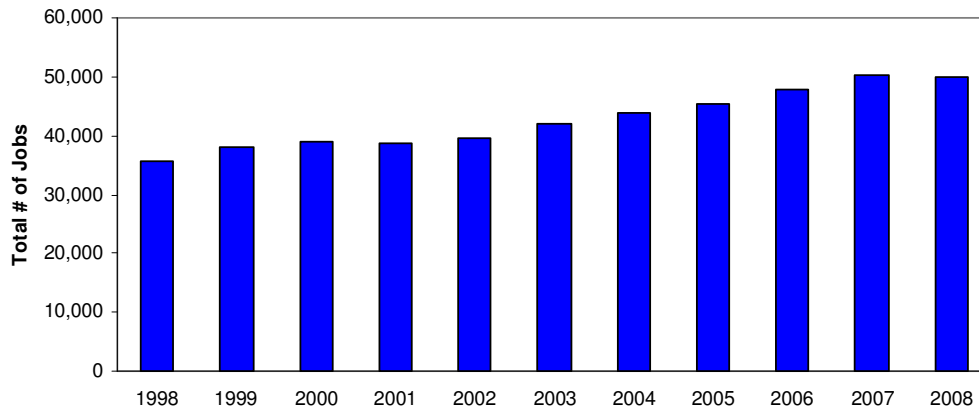


The Spread between the Monthly U.S. and Albemarle County Unemployment Rates Also Has Narrowed Since January 1990



**Narrowing Difference Between Va.-Albemarle and U.S.-Albemarle Unemployment Rates.** The trendline in the top graph shows that the difference between the Virginia and Albemarle unemployment rates, in the long-run, has narrowed by about 1.9 percentage points. The trendline in the bottom graph reveals a corresponding narrowing of roughly 1.2 percentage points between the U.S. and Albemarle rates. The cause of this phenomenon is not yet known.

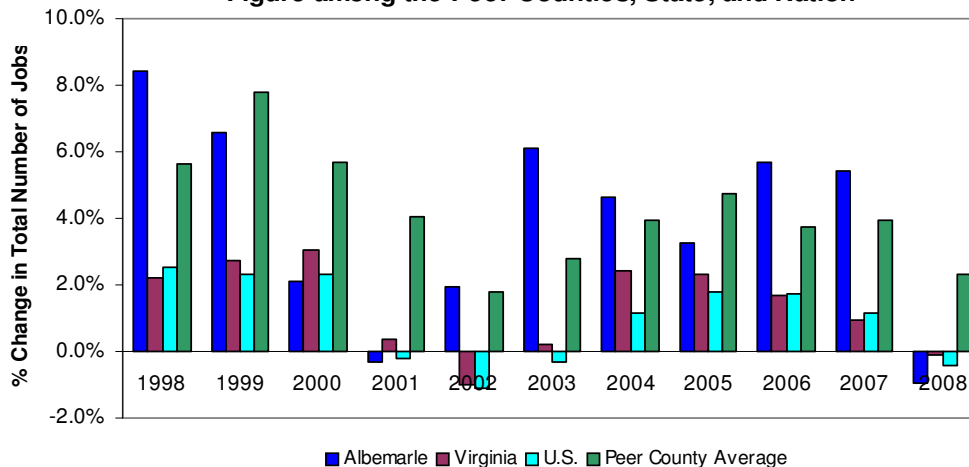
**Albemarle had fairly steady job growth between 1998 and 2007, but had a net loss of 487 jobs between 2007 & 2008**



**Total Number of Jobs in Albemarle County**

The number of jobs in Albemarle County generally has risen since 1998 with a slight decrease in 2001 and another decline in 2008. Since 1998, the number of jobs filled in Albemarle County has grown by 40% or about 14,200 jobs.

**Between 2003 and 2007, Albemarle County's Percentage Change in Total Number of Jobs was the Highest, or Second Highest, Figure among the Peer Counties, State, and Nation**



**% Change in Total Number of Jobs**

During the course of the years 2003 through 2007 Albemarle's percentage change typically outperformed the peer group, the state and the U.S. In 2008, however, Albemarle had the largest percentage decline (-1.0%) among the peer average, state, and U.S. figures. Note that this situation parallels the situation that took place in the 2001 recession.

Source: County and Virginia figures are from the Virginia Employment Commission, "Quarterly Census of Employment and Wages" website (<http://www.vec.virginia.gov/vecportal/>); U.S. Figures are from the U.S. Bureau of Labor Statistics "QCEW" Database, "State and County Wages" option (<http://www.bls.gov.cew/>), 14 September 2009.



**Albemarle County's employment base has grown in the past decade.** The total number of jobs in Albemarle rose from 35,687 in 1998 to 49,919 in 2008. This growth of 40% was interrupted twice, as the result of the recession in 2001 and again in 2008, during the current recession.

**Number of Jobs, by Place of Employment, for Albemarle County, Selected  
Peer Counties, Virginia, and the United States**  
(1998-2008)

<u>Year</u>	<u>Albemarle County</u>	<u>Hanover County</u>	<u>Henrico County</u>	<u>James City County</u>	<u>Loudoun County</u>	<u>Stafford County</u>	<u>Virginia</u>	<u>U.S.</u>
1998	<b>35,687</b>	35,381	153,438	19,700	66,446	20,417	<b>3,236,796</b>	<b>124,077,507</b>
1999	<b>38,036</b>	37,040	161,148	20,422	77,229	22,328	<b>3,325,048</b>	<b>126,962,861</b>
2000	<b>38,838</b>	37,960	165,625	20,753	87,325	24,246	<b>3,426,425</b>	<b>129,879,584</b>
2001	<b>38,718</b>	39,077	169,779	20,944	96,947	24,938	<b>3,438,396</b>	<b>129,635,800</b>
2002	<b>40,078</b>	39,975	166,182	21,560	98,907	25,874	<b>3,404,890</b>	<b>128,233,919</b>
2003	<b>42,482</b>	40,865	166,837	22,610	104,171	26,166	<b>3,412,736</b>	<b>127,795,827</b>
2004	<b>43,822</b>	42,237	166,994	22,058	113,037	28,837	<b>3,495,075</b>	<b>129,278,176</b>
2005	<b>45,256</b>	42,792	171,970	23,681	120,421	30,398	<b>3,576,716</b>	<b>131,571,623</b>
2006	<b>47,820</b>	43,703	174,808	24,764	125,598	32,262	<b>3,636,616</b>	<b>133,833,834</b>
2007	<b>50,405</b>	45,009	180,413	25,690	129,101	34,542	<b>3,671,407</b>	<b>135,371,408</b>
2008	<b>49,919</b>	45,945	179,049	27,211	132,768	35,037	<b>3,667,221</b>	<b>134,809,552</b>

Source: County and Virginia figures are from the Virginia Employment Commission, "Quarterly Census of Employment and Wages" (<http://www.vawc.virginia>); U.S. Figures are from the U.S. Bureau of Labor Statistics "QCEW Database, "State and County Wages" option (<http://www.bls.gov.cew/>), 14 June 2008. Note: 2002 and 2003 Albemarle figures include an estimated 600 jobs that the VEC had erroneously listed as being in the City of Charlottesville during those years. This estimated number was supplied by Jackie Hudson of the VEC in 2006.

**The private sector's share of the total number of jobs in Albemarle County has hovered at about 70%.** Between 1990 and 2008, the percentage of private sector jobs, as a percentage of the total number of jobs, has varied between 63.57% and 71.78%. As indicated by the essentially flat trendline shown in the graph below, however, the private sector's share of the County's total employment base showed no significant long-term tendency to grow or shrink during this time period.

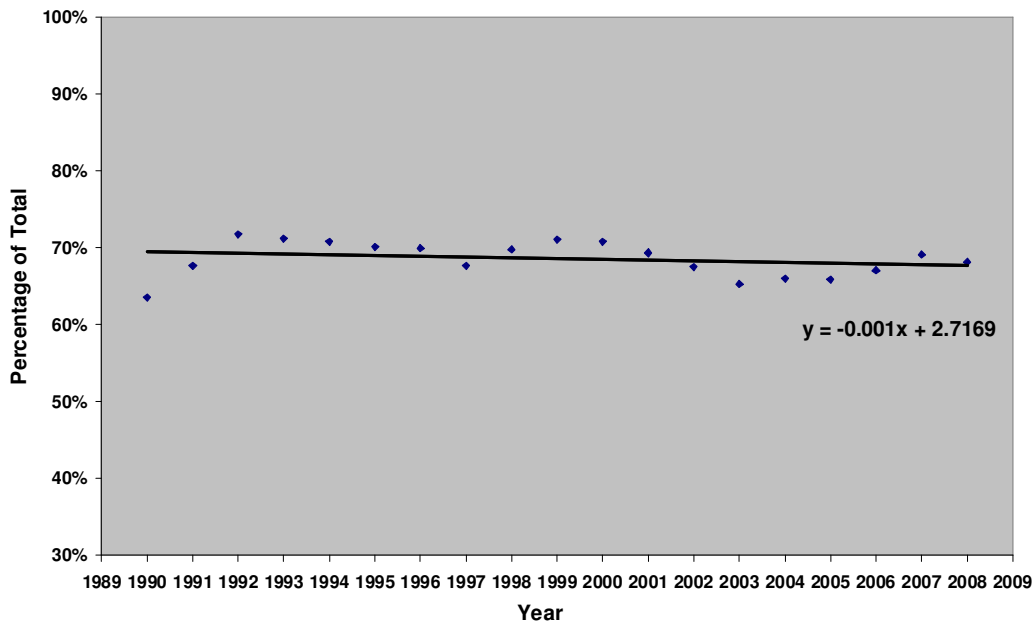
**Private Sector Jobs as a Percentage of the Total Number of Jobs in Albemarle County (1990-2008)**

Year	Total Employment	Private Sector Employment	Pr. Sector Empl. As % of Total	Public Sector Employment	Pub. Sector Empl. As % of Total
1990	32,613	20,733	63.57%	11,880	36.43%
1991	29,449	19,917	67.63%	9,532	32.37%
1992	27,827	19,975	71.78%	7,852	28.22%
1993	29,132	20,752	71.23%	8,380	28.77%
1994	30,397	21,516	70.78%	8,881	29.22%
1995	31,136	21,849	70.17%	9,287	29.83%
1996	32,276	22,564	69.91%	9,712	30.09%
1997	32,910	22,272	67.68%	10,638	32.32%
1998	35,687	24,899	69.77%	10,788	30.23%
1999	38,036	27,031	71.07%	11,005	28.93%
2000	38,838	27,502	70.81%	11,336	29.19%
2001	38,718	26,855	69.36%	11,863	30.64%
2002	40,078	27,066	67.53%	13,012	32.47%
2003	42,482	27,745	65.31%	14,737	34.69%
2004	43,822	28,928	66.01%	14,894	33.99%
2005	45,256	29,827	65.91%	15,429	34.09%
2006	47,820	32,068	67.06%	15,752	32.94%
2007	50,405	34,836	69.11%	15,569	30.89%
2008	49,919	34,025	68.16%	15,894	31.84%

Note: 2002 and 2003 total employment figures include an estimated 600 jobs at NGIC that were erroneously listed as being in Charlottesville in those years.

Sources: Virginia Employment Commission's "Quarterly Census of Employment and Wages" webpage (<http://www.vawc.virginia.gov/analyzer/startanalyzer.asp>), 12 September 2009. Estimated number of NGIC jobs for 2002 and 2003 was provided by Jackie Hudson of the VEC in 2006.

**Private Sector Jobs as a Percentage of the Total Number of Jobs in Albemarle County, and Trendline (1990-2008)**



**Employment trends: Albemarle experienced job growth between 2003 and 2008, with the private sector generating the overwhelming majority of new jobs but, between 2007 and 2008, the County's employment base shrank by about 1%.** Between 2003 and 2008, the private sector generated 84% of new jobs. In 2008, about 68% of all jobs were in the private sector. The sectors with the highest number of job losses from 2007 to 2008 were retail (-345), construction (-324), manufacturing (-211), and private sector health care (-129). The biggest sectoral gain between 2007 and 2008 was in educational services-state government (269 jobs). Note that from 2007 to 2008 the private sector had a net *loss* of 811 jobs, while the public sector had a net *gain* of 324 jobs.

Average Annual Employment	2003	2004	2005	2006	2007	2008	% of 2008		5 Yr AGR	5 Yr Change	Notes
							Gr. Tot.	% Change			
Educational Ser	560	550	586	625	636	680	1.36%	6.92%	21.43%	3.96%	120
Trade-Retail	4,837	4,943	5,182	5,451	6,006	5,661	11.34%	-5.74%	17.04%	3.20%	824
Health Care	3,601	3,635	3,735	4,133	4,669	4,540	9.09%	-2.76%	26.08%	4.74%	939
Construction	2,811	2,924	3,080	3,391	3,416	3,092	6.19%	-9.48%	10.00%	1.92%	281
Accommodation/Food	2,300	2,373	2,604	2,998	3,390	3,407	6.83%	0.50%	48.13%	8.18%	1,107
Manufacturing	2,749	3,033	2,810	2,848	3,154	2,943	5.90%	-6.69%	7.06%	1.37%	194
Prof/Tech Serv	1,668	2,134	2,238	2,707	2,805	2,935	5.88%	4.63%	75.96%	11.97%	1,267
Admin/Waste Ser	1,397	1,445	1,483	1,623	2,119	2,067	4.14%	-2.45%	47.96%	8.15%	670
Other Services	1,585	1,579	1,578	1,537	1,670	1,796	3.60%	7.54%	13.31%	2.53%	211
Management of Cos.	1,325	1,389	1,405	1,514	1,536	1,527	3.06%	-0.59%	15.25%	2.88%	202
Arts/Enter/Rec	982	1,044	1,109	1,173	1,312	1,259	2.52%	-4.04%	28.21%	5.10%	277
Finance/Insurance	608	682	856	866	818	870	1.74%	6.36%	43.09%	7.43%	262
Real Estate	869	827	812	765	742	733	1.47%	-1.21%	-15.65%	-3.35%	-136
Information	768	662	664	712	668	658	1.32%	-1.50%	-14.32%	-3.04%	-110
Transportation	543	580	555	590	722	678	1.36%	-6.09%	24.86%	4.54%	135
Trade-Wholesale	610	585	592	606	662	639	1.28%	-3.47%	4.75%	0.93%	29
Agriculture	481	494	478	466	435	487	0.98%	11.95%	1.25%	0.25%	6
Mining	46	47	52	54	54	44	0.09%	-18.52%	-4.35%	-0.89%	-2
Utilities	D	D	D	D	21	D	N/A	N/A	N/A	N/A	N/A
<b>Private Sector Total</b>	<b>27,745</b>	<b>28,928</b>	<b>29,827</b>	<b>32,068</b>	<b>34,836</b>	<b>34,025</b>	<b>68.16%</b>	<b>-2.33%</b>	<b>22.63%</b>	<b>4.17%</b>	<b>6,280</b>
Transport. Local Govt.	35	36	37	38	37	36	0.07%	-2.70%	2.86%	0.57%	1
Prof/Tech. Svcs. Loc. Govt.	26	26	24	28	27	21	0.04%	-22.22%	-19.23%	-4.18%	-5
Educ. Svcs. Local Govt.	2,511	2,496	2,581	2,621	2,708	2,720	5.45%	0.44%	8.32%	1.61%	209
Health Care Local Govt.	95	96	95	99	108	111	0.22%	2.78%	16.84%	3.16%	16
Art/Enter/Rec Local Govt.	47	56	47	48	61	61	0.12%	0.00%	29.79%	5.35%	14
Public Adm. Local Govt.	648	657	683	701	780	807	1.62%	3.46%	24.54%	4.49%	159
Other Services	0	0	0	0	0	0	0.00%	0.00%	0.00%	0.00%	0
<b>Local Govt. Total</b>	<b>3,363</b>	<b>3,367</b>	<b>3,468</b>	<b>3,535</b>	<b>3,720</b>	<b>3,756</b>	<b>7.52%</b>	<b>0.97%</b>	<b>11.69%</b>	<b>2.24%</b>	<b>393</b>
Construction St. Govt.	110	103	99	92	90	92	0.18%	2.22%	-16.36%	-3.51%	-18
Educational Svcs. St. Govt.	10,332	10,463	10,882	11,135	10,975	11,244	22.52%	2.45%	8.83%	1.71%	912
Health Care St. Govt.	190	200	212	204	0	0	0.00%	0.00%	-100.00%	-100.00%	-190
Public Adm. St. Govt.	78	94	93	97	95	114	0.23%	20.00%	46.15%	7.89%	36
<b>State Govt. Total</b>	<b>10,709</b>	<b>10,860</b>	<b>11,286</b>	<b>11,528</b>	<b>11,159</b>	<b>11,450</b>	<b>22.94%</b>	<b>2.61%</b>	<b>6.92%</b>	<b>1.35%</b>	<b>741</b>
Transportation Fed. Govt.	62	59	58	59	61	63	0.13%	3.28%	1.61%	0.32%	1
Arts/Ent/Rec Fed. Govt.	2	2	2	2	2	0	0.00%	-100.00%	-100.00%	-100.00%	-2
Public Adm. Fed Govt.	601	608	615	629	627	624	1.25%	-0.48%	3.83%	0.75%	23 (a)
<b>Federal Govt. Total</b>	<b>665</b>	<b>668</b>	<b>674</b>	<b>690</b>	<b>690</b>	<b>687</b>	<b>1.38%</b>	<b>-0.43%</b>	<b>3.31%</b>	<b>0.65%</b>	<b>22 (a)</b>
<b>Government Total</b>	<b>14,737</b>	<b>14,895</b>	<b>15,428</b>	<b>15,753</b>	<b>15,569</b>	<b>15,893</b>	<b>31.84%</b>	<b>2.08%</b>	<b>7.84%</b>	<b>1.52%</b>	<b>1,156</b>
<b>Grand Total</b>	<b>42,482</b>	<b>43,823</b>	<b>45,255</b>	<b>47,821</b>	<b>50,405</b>	<b>49,918</b>		<b>-0.97%</b>	<b>17.50%</b>	<b>3.28%</b>	<b>7,436</b>

Blue = High Growth sector (500+ job growth) 5 yr Change  
 Red = Declining sector (negative 5yr Change)  
 Black = Moderate Growth Sector (1-499 job growth) 5 yr Change

Notes: (a) The number of federal jobs shown in 2003 includes an estimated 600 jobs at the NGIC facility in Albemarle that were erroneously reported as being in the City of Charlottesville.

Methodology: Figures represent ES-202 data, by 2-digit NAICS sector. An entry of "D" means that, for reasons of confidentiality, the Virginia Employment Commission (VEC) has suppressed the number. Note, however, that in columns where a "D" appears, the total is taken from the VEC, so the suppressed number can be calculated. % 5yr AGR: compounded average annual growth rate (pr. yr/past yr)^(1/t)-1

Sources: Virginia Employment Commission: Quarterly Census of Employment and Wages, (<http://www.vawc.virginia.gov>). 12 September 2009; source of estimated number of NGIC jobs in 2003 was Jackie Hudson of the VEC in 2006.

### Average Weekly Wage, by Employment Sector, in Albemarle County, 2003-2008

(In Nominal Dollars)

	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>1 Yr % Change</u>	<u>5 Yr % Change</u>	<u>5 Yr AGR</u>	<u>5 Yr Change</u>
Educational Ser	\$477	\$473	\$523	\$520	\$545	\$589	8.07%	23.48%	4.31%	\$112
Trade-Retail	467	481	501	519	519	515	-0.77%	10.28%	1.98%	\$48
Health Care	749	779	844	895	903	1,004	11.18%	34.05%	6.04%	\$255
Construction	615	650	679	718	758	775	2.24%	26.02%	4.73%	\$160
Accommodation/Food	282	290	297	299	300	307	2.33%	8.87%	1.71%	\$25
Manufacturing	971	958	983	1,023	1,075	1,140	6.05%	17.40%	3.26%	\$169
Prof/Tech Serv	890	839	900	967	997	1,068	7.12%	20.00%	3.71%	\$178
Admin/Waste Ser	372	461	508	500	496	527	6.25%	41.67%	7.21%	\$155
Other Services	594	624	652	690	750	793	5.73%	33.50%	5.95%	\$199
Management of Cos.	D	950	1,026	1,113	1,460	1,020	-30.14%	N/A	N/A	N/A
Arts/Enter/Rec	300	416	446	461	374	412	10.16%	37.33%	6.55%	\$112
Finance/Insurance	971	997	1,123	1,118	1,265	1,313	3.79%	35.22%	6.22%	\$342
Real Estate	658	733	792	734	762	789	3.54%	19.91%	3.70%	\$131
Information	837	972	1,020	1,145	1,002	1,001	-0.10%	19.59%	3.64%	\$164
Transportation	560	597	635	638	652	659	1.07%	17.68%	3.31%	\$99
Trade-Wholesale	841	895	885	913	1,006	1,100	9.34%	30.80%	5.52%	\$259
Agriculture	437	441	441	461	468	461	-1.50%	5.49%	1.08%	\$24
Mining	985	987	921	949	898	1,065	18.60%	8.12%	1.57%	\$80
Utilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Transport. Local Govt.	617	604	618	606	636	653	2.67%	5.83%	1.14%	\$36
Prof./Tech. Svcs. Loc. Govt.	832	876	915	958	956	1,009	5.54%	21.27%	3.93%	\$177
Educ. Svcs. Local Govt.	572	603	635	677	702	726	3.42%	26.92%	4.88%	\$154
Health Care Local Govt.	738	758	805	851	857	910	6.18%	23.31%	4.28%	\$172
Art/Enter/Rec Local Govt.	390	362	465	481	415	423	1.93%	8.46%	1.64%	\$33
Public Adm. Local Govt.	698	742	784	835	867	879	1.38%	25.93%	4.72%	\$181
Other Services	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Construction St. Govt.	669	656	689	712	753	771	2.39%	15.25%	2.88%	\$102
Educational Svcs. St. Govt.	875	916	946	980	1,045	1,084	3.73%	23.89%	4.38%	\$209
Health Care St. Govt.	640	681	747	694	N/A	N/A	N/A	N/A	N/A	N/A
Public Adm. St. Govt.	744	612	615	617	649	615	-5.24%	-17.34%	-3.74%	-\$129
Transportation Fed. Govt.	657	738	741	766	831	805	-3.13%	22.53%	4.15%	\$148
Arts/Ent/Rec Fed. Govt.	550	338	324	443	407	N/A	N/A	N/A	N/A	N/A
Public Adm. Fed Govt.	2,566	1,517	1,493	1,514	1,641	1,649	N/A	N/A	N/A	N/A
<b>Wkly. Wage -- All Sectors</b>	<b>\$694</b>	<b>\$735</b>	<b>\$771</b>	<b>\$801</b>	<b>\$832</b>	<b>\$852</b>	<b>2.40%</b>	<b>22.77%</b>	<b>4.19%</b>	<b>\$158</b>

Note: The average weekly wage in any particular sector in a given year should be treated with caution, since the figure can vary from year to year, depending on factors such as the skill levels and length of tenure of employees in the sector in that year.

Source of Data: Virginia Employment Commission's website, Quarterly Census of Employment and Wages (<http://www.vawc.virginia.gov>), 17 September 2009.

### Average Weekly Wage, by Employment Sector, in Albemarle County, 2003-2008

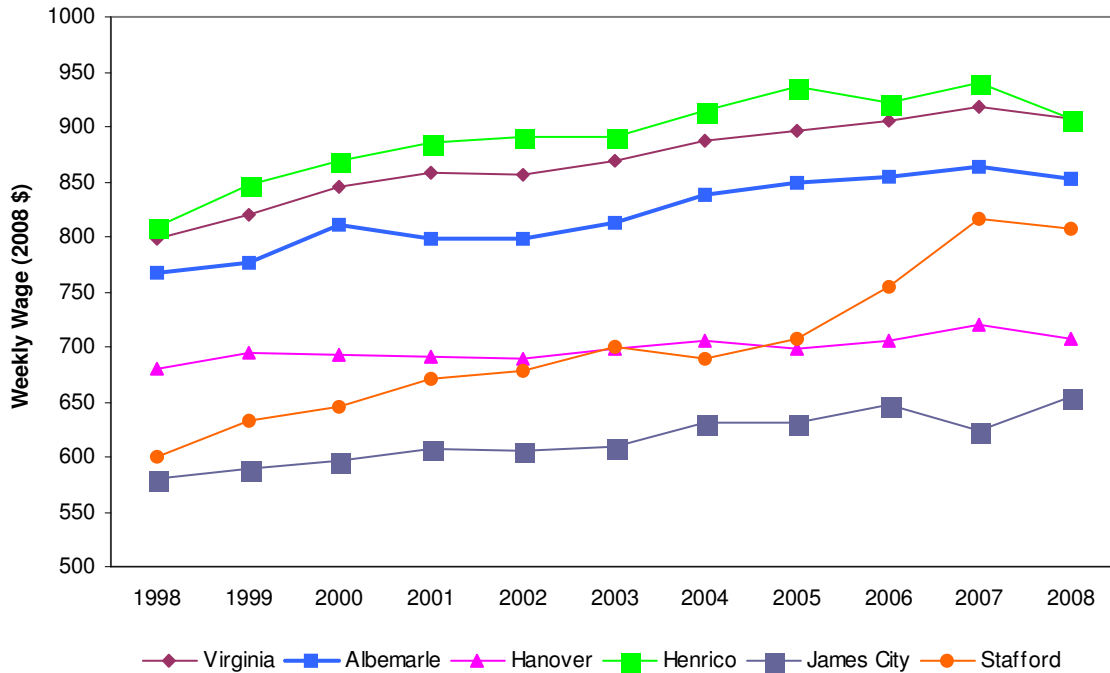
(In 2008 Dollars)

	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>1 Yr % Change</u>	<u>5 Yr % Change</u>	<u>5 Yr AGR</u>	<u>5 Yr Change</u>
Educational Ser	\$558	\$539	\$577	\$555	\$566	\$589	4.08%	5.53%	1.08%	\$31
Trade-Retail	546	548	552	554	539	515	-4.44%	-5.76%	-1.18%	-31
Health Care	876	888	930	956	938	1,004	7.07%	14.56%	2.76%	128
Construction	720	741	749	767	787	775	-1.54%	7.69%	1.49%	55
Accommodation/Food	330	331	327	319	312	307	-1.45%	-6.96%	-1.43%	-23
Manufacturing	1,136	1,092	1,084	1,093	1,116	1,140	2.13%	0.34%	0.07%	4
Prof/Tech Serv	1,041	956	992	1,033	1,035	1,068	3.16%	2.55%	0.51%	27
Admin/Waste Ser	435	525	560	534	515	527	2.32%	21.07%	3.90%	92
Other Services	695	711	719	737	779	793	1.82%	14.09%	2.67%	98
Management of Cos.	N/A	1,083	1,131	1,189	1,516	1,020	-32.72%	N/A	N/A	N/A
Arts/Enter/Rec	351	474	492	492	388	412	6.09%	17.37%	3.25%	61
Finance/Insurance	1,136	1,136	1,238	1,194	1,314	1,313	-0.04%	15.56%	2.93%	177
Real Estate	770	835	873	784	791	789	-0.29%	2.48%	0.49%	19
Information	979	1,108	1,124	1,223	1,040	1,001	-3.79%	2.21%	0.44%	22
Transportation	655	680	700	681	677	659	-2.66%	0.57%	0.11%	4
Trade-Wholesale	984	1,020	976	975	1,045	1,100	5.30%	11.78%	2.25%	116
Agriculture	511	503	486	492	486	461	-5.14%	-9.85%	-2.05%	-50
Mining	1,153	1,125	1,015	1,014	932	1,065	14.21%	-7.60%	-1.57%	-88
Utilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Transport. Local Govt.	722	688	681	647	660	653	-1.12%	-9.55%	-1.99%	-69
Prof./Tech. Svcs. Loc. Govt.	974	998	1,009	1,023	993	1,009	1.64%	3.64%	0.72%	35
Educ. Svcs. Local Govt.	669	687	700	723	729	726	-0.41%	8.47%	1.64%	57
Health Care Local Govt.	864	864	887	909	890	910	2.26%	5.38%	1.05%	46
Art/Enter/Rec Local Govt.	456	413	513	514	431	423	-1.84%	-7.31%	-1.51%	-33
Public Adm. Local Govt.	817	846	864	892	900	879	-2.36%	7.62%	1.48%	62
Other Services	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Construction St. Govt.	783	748	760	760	782	771	-1.40%	-1.51%	-0.30%	-12
Educational Svcs. St. Govt.	1,024	1,044	1,043	1,047	1,085	1,084	-0.10%	5.87%	1.15%	60
Health Care St. Govt.	749	776	824	741	N/A	N/A	N/A	N/A	N/A	N/A
Public Adm. St. Govt.	871	698	678	659	674	615	-8.74%	-29.36%	-6.71%	-256
Transportation Fed. Govt.	769	841	817	818	863	805	-6.71%	4.71%	0.93%	36
Arts/Ent/Rec Fed. Govt.	644	385	357	473	423	N/A	N/A	N/A	N/A	N/A
Public Adm. Fed Govt.	3,003	1,729	1,646	1,617	1,704	1,649	N/A	N/A	N/A	N/A
<b>Wkly. Wage -- All Sectors</b>	<b>\$812</b>	<b>\$838</b>	<b>\$850</b>	<b>\$855</b>	<b>\$864</b>	<b>\$852</b>	<b>-1.38%</b>	<b>4.92%</b>	<b>0.96%</b>	<b>\$40</b>

Note: The average weekly wage in any particular sector in a given year should be treated with caution, since the figure can vary from year to year, depending on factors such as the skill levels and length of tenure of employees in the sector in that year.

Source of Data: Derived from Average Weekly Wage (in Nominal Dollars) table and Bureau of Labor Statistics CPI-U (<ftp://ftp.bls.gov/pub/special.requests/cpi/cpi.txt>), 17 September 2009.

**Albemarle's Inflation-Adjusted Annual Average Weekly Wage is the Second Highest among Selected Peers, and Has Grown by 11% Since 1998**



**Annual Average Weekly Wage -- Inflation Adjusted -- In 2008 dollars**

Of selected peer counties in 2008, Albemarle has the second highest inflation-adjusted average weekly wage, \$852, which is slightly below the state's average of \$908. Albemarle has witnessed a 1.05% average annual growth rate in its inflation-adjusted average weekly wage since 1998.

	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>
Virginia	\$798	\$821	\$845	\$858	\$857	\$868
Albemarle	767	777	810	799	798	812
Hanover	680	695	693	692	689	697
Henrico	810	848	869	885	890	892
James City	580	589	596	607	606	608
Stafford	600	632	645	671	679	700

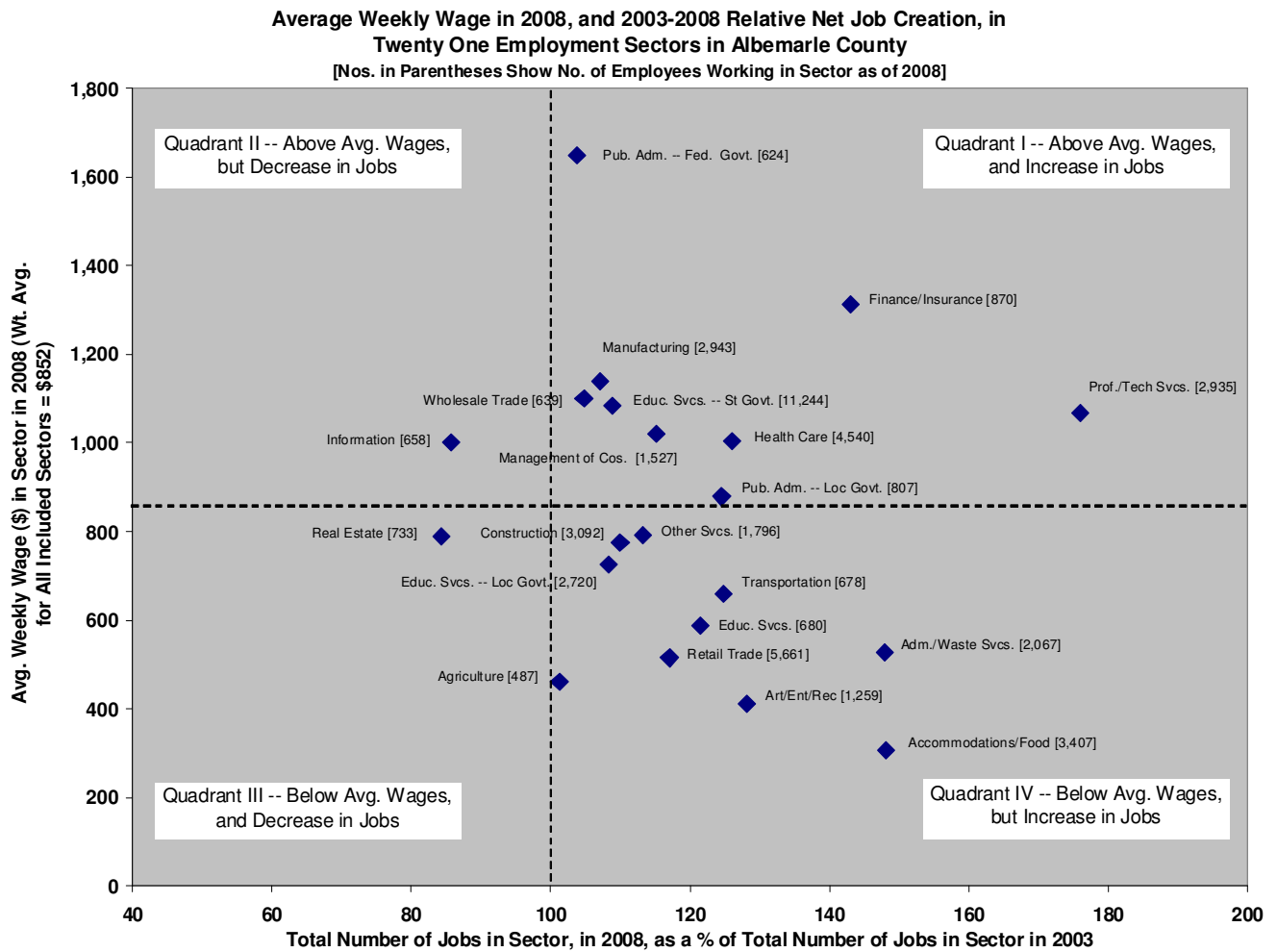
  

	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>AGR</u>
Virginia	\$888	\$896	\$905	\$919	\$908	1.30%
Albemarle	838	850	855	864	852	1.05%
Hanover	706	699	706	720	708	0.40%
Henrico	915	936	923	940	908	1.15%
James City	630	631	647	624	655	1.23%
Stafford	690	708	755	816	807	3.01%

Methodology: AGR: 10 yr. compounded average growth rate (pr. yr/past yr)^(1/t)-1

Sources: Virginia Employment Commission: Quarterly Census of Employment and Wages, (<http://www.vawc.virginia.gov>). CPI: Bureau of Labor Statistics (<http://data.bls.gov/cgi-bin/cpicalc.pl>). 14 September 2009.

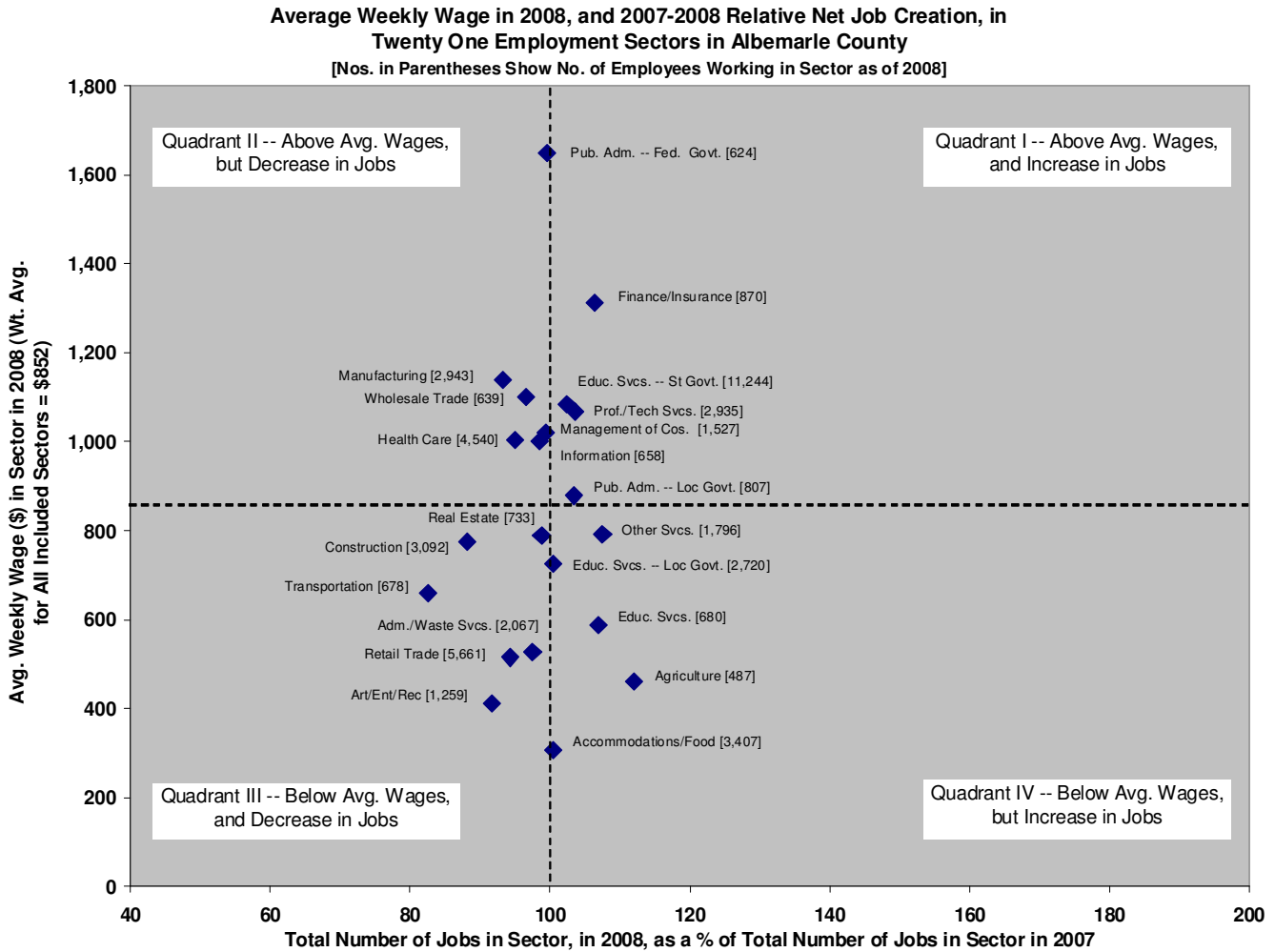
Between 2003 and 2008, nearly every significant employment sector in Albemarle County experienced a net addition of jobs. During this time period, only two employment sectors, Information and Real Estate, experienced net declines. As implied by the graph below (and as revealed in an analysis of the tables on pages 16-17), among the employment sectors that experienced net job growth, 3,987 jobs were created in sectors that paid above the County’s \$852 average weekly wage, while 3,840 jobs were generated in sectors that paid below this dollar amount. Given the nature of averages, we would expect these numbers to be roughly equal, so these figures really do not reveal whether or not Albemarle is generating “enough” high-paying jobs. In order to answer that question, there first would have to exist a definition of the dollar amount, at or above which, a job would be considered high-paying. The net number of jobs created that pay at least that amount then would have to be compared with the net number of County residents who entered the labor force during the time period in question and who (a) had the skill sets required for these high-paying jobs; and (b) who preferred to work in Albemarle rather than work elsewhere.



Note: The sectors included in this graph represent the twenty one biggest categories of the County’s employment base for which there existed complete jobs data for both 2003 and 2008 and wage data for 2008. The weighted (by relative employment sector size) average weekly wage for these sectors in 2008 equaled \$852, or the same as the \$852 shown for all employment sectors in the table on page 17. The sectors shown in the graph above represent a total of 49,367 jobs or 98.90% of the total 49,918 jobs that existed in Albemarle in 2008.

Source: Derived from the tables on pages 16 and 17.

Between 2007 and 2008, the recession that began in December of 2007 has resulted in declines in many sectors of the County's employment base, but some sectors managed to increase. In percentage terms, the hardest hit sector was transportation/warehousing, followed by construction, arts/entertainment/recreation, retail trade, and manufacturing. Some sectors did experience an increase in the number of jobs between the two years. The biggest percentage gainers were agriculture (which is surprising, but may be due to gains in the viticulture), other services, private sector educational services, and finance/insurance. Interestingly, the accommodation/food services sector held steady, suggesting that perhaps that the County's tourism industry actually might have *benefitted* from the recession as tourists from the area might have substituted shorter, regional trips for longer, out-of-area trips.



Source: Derived from information in the tables on pages 16 and 17.



The sectors of Albemarle’s employment base that experienced a *growing share* of total employment between 2003 and 2008 had a lower weighted average weekly wage (\$806) than did the sectors that experienced a *declining share* of total employment between these years (\$881). Note that this \$75 average weekly wage differential might be have resulted solely from the choice of years under consideration; whether the differential between the two groups of employment sectors will grow, narrow, disappear, or reverse in the future is unknown. Note, also, that the higher-paying jobs that are created in the County might be taken disproportionately by residents of the County, whereas the lower-paying jobs created in Albemarle might be taken disproportionately by residents of other jurisdictions. This situation would be consistent the relatively high levels of educational attainment that exist among residents of Albemarle.

**Weighted Average Weekly Wage of Twenty-One Employment Sectors, Grouped by Growth or Decline in Their Share of Total Employment in Albemarle Between 2003 and 2008**

<u>Relatively Growing</u>	2003	Sector as %	2008	Sector as %	2008	Sector
	<u>Employment</u>	<u>of 2003</u>	<u>Employment</u>	<u>of 2008</u>	<u>Avg. Weekly Wage (\$)</u>	<u>'08 Group</u>
Public Adm. Fed. Govt.	601	1.41%	624	1.25%	1,649	3.22%
Finance/Insurance	608	1.43%	870	1.74%	1,313	4.49%
Prof/Tech Serv	1,668	3.93%	2,935	5.88%	1,068	15.13%
Management of Cos.	1,325	3.12%	1,527	3.06%	1,020	7.87%
Health Care	3,601	8.48%	4,540	9.09%	1,004	23.41%
Public Adm. Local Govt.	648	1.53%	807	1.62%	879	4.16%
Transportation	543	1.28%	678	1.36%	659	3.50%
Educational Ser	560	1.32%	680	1.36%	589	3.51%
Admin/Waste Ser	1,397	3.29%	2,067	4.14%	527	10.66%
Arts/Enter/Rec	982	2.31%	1,259	2.52%	412	6.49%
Accommodation/Food	2,300	5.41%	3,407	6.83%	307	17.57%
<b>Group Totals</b>	<b>14,233</b>	<b>33.50%</b>	<b>19,394</b>	<b>38.85%</b>		<b>100.00%</b>

Weighted Average Weekly Wage for This Group in 2008 \$806

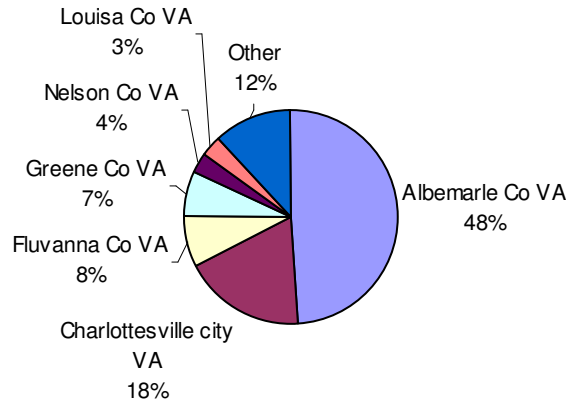
<u>Relatively Declining</u>	2003	Sector as %	2008	Sector as %	2008	Sector
	<u>Employment</u>	<u>of 2003</u>	<u>Employment</u>	<u>of 2008</u>	<u>Avg. Weekly Wage (\$)</u>	<u>'08 Group</u>
Manufacturing	2,749	6.47%	2,943	5.90%	1,140	9.82%
Trade-Wholesale	610	1.44%	639	1.28%	1,100	2.13%
Educational Svcs. St. Govt.	10,332	24.32%	11,244	22.52%	1,084	37.51%
Information	768	1.81%	658	1.32%	1,001	2.20%
Other Services	1,585	3.73%	1,796	3.60%	793	5.99%
Real Estate	869	2.05%	733	1.47%	789	2.45%
Construction	2,811	6.62%	3,092	6.19%	775	10.32%
Educ. Svcs. Local Govt.	2,511	5.91%	2,720	5.45%	726	9.07%
Trade-Retail	4,837	11.39%	5,661	11.34%	515	18.89%
Agriculture	481	1.13%	487	0.98%	461	1.62%
<b>Group Totals</b>	<b>27,553</b>	<b>64.86%</b>	<b>29,973</b>	<b>60.04%</b>		<b>100.00%</b>

Weighted Average Weekly Wage for This Group in 2008 \$881

Note: The total number of jobs in 2008 that were used for calculation in this table equaled 49,367; this number represents the total number of jobs in twenty-one employment sectors that had employment data for 2003 and 2008 and wage data for 2008. These 49,367 jobs represent 98.90% of the County’s total employment base of 49,918.

Source: Derived from the tables on pages 16 and 17.

**In 2000, Roughly 51% of Albemarle's Jobs Were Filled by Non-Residents.**



Albemarle residents only filled 49% of jobs in the County. Charlottesville residents filled 18% of Albemarle's jobs, Fluvanna fills 8%, and Greene fills 7%. Other residences of Albemarle job holders are scattered across the state.

**Workplace County to Residence County Flows for Virginia,  
Sorted by Workplace State and County**

Count: Number of Workers 16 Years and Over in Commuter Flow

Residence County and State	Workplace County or City	Percent of Workplace' s Employed
Albemarle Co VA	Albemarle	48.89%
Charlottesville city VA	Albemarle	18.21%
Fluvanna Co VA	Albemarle	7.78%
Greene Co VA	Albemarle	6.74%
Nelson Co VA	Albemarle	3.52%
Louisa Co VA	Albemarle	2.84%
Orange Co VA	Albemarle	2.00%
Augusta Co VA	Albemarle	1.78%
Buckingham Co VA	Albemarle	1.60%
Waynesboro city VA	Albemarle	1.22%
Madison Co VA	Albemarle	1.20%
Rockingham Co VA	Albemarle	0.41%
Henrico Co VA	Albemarle	0.34%
Amherst Co VA	Albemarle	0.29%
Culpeper Co VA	Albemarle	0.28%
Staunton city VA	Albemarle	0.24%
Other locations (66)	Albemarle	2.68%

Source: U.S. Census Bureau via Weldon Cooper Center  
Prepared by Bryan Eckstein, 2003

**The number of employed Albemarle residents has grown in every year between 1998 and 2008.** During this time period, the total number grew, even during the recession of 2001 and again in the current recession that began in December of 2007. Note, however, that the number of employed residents barely increased during these two recessionary periods; between 2001 and 2002 the number rose just by 110 while, between 2007 and 2008 the figure increased by only 164. This situation ignores the fact that, while the number of employed residents grew during the past two recessions, the growth was outpaced by growth in the number of *unemployed* residents, thereby leading to a rise in the County's rate of unemployment, as revealed on page 9.

### Total Number of Employed Albemarle County Residents

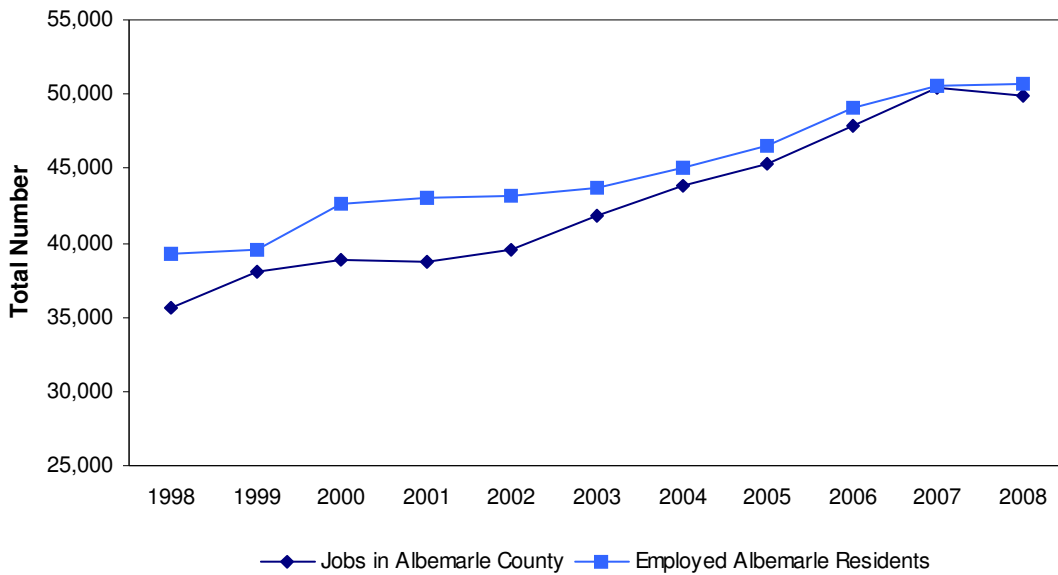
(1998-2008)

<u>Year</u>	<u>No. of Empl. Residents</u>
1998	<b>39,193</b>
1999	<b>39,503</b>
2000	<b>42,562</b>
2001	<b>43,041</b>
2002	<b>43,151</b>
2003	<b>43,752</b>
2004	<b>44,988</b>
2005	<b>46,549</b>
2006	<b>49,053</b>
2007	<b>50,582</b>
2008	<b>50,746</b>

Source of Data: Virginia Employment Commission's website, Quarterly Census of Employment and Wages (<http://www.vawc.virginia.gov>), 17 September 2009.

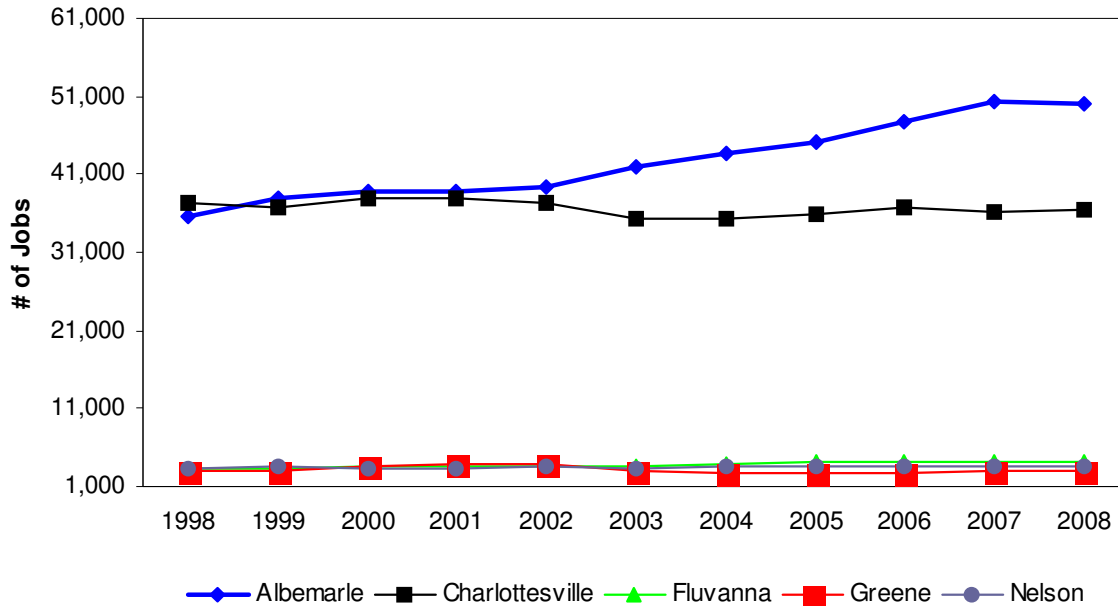
**Since the Middle of the Decade, the Number of Jobs in the County Essentially Has “Caught Up” with the Number of Employed County Residents.** Prior to 2004 there existed a significant disparity between the number of employed Albemarle residents and the total number of jobs located in Albemarle County. By 2007, however, there were only 177 fewer jobs in Albemarle County than there were employed Albemarle Residents. The gap did widen slightly in 2008 (there were 827 more employed residents than jobs) but the long-term narrowing in the gap suggests that the County is transitioning from being a “bedroom” community to becoming an important employment center in the region.

**Total Number of Employed Albemarle Residents vs. Total Number of Jobs in Albemarle County (1998-2008)**



Source: Virginia Employment Commission, LAUS and Quarterly Census of Employment and Wages data. 14 September 2009.

**Since 2003, Albemarle's Jobs Base Has Far Surpassed That of Any Other Jurisdiction in the Charlottesville MSA**



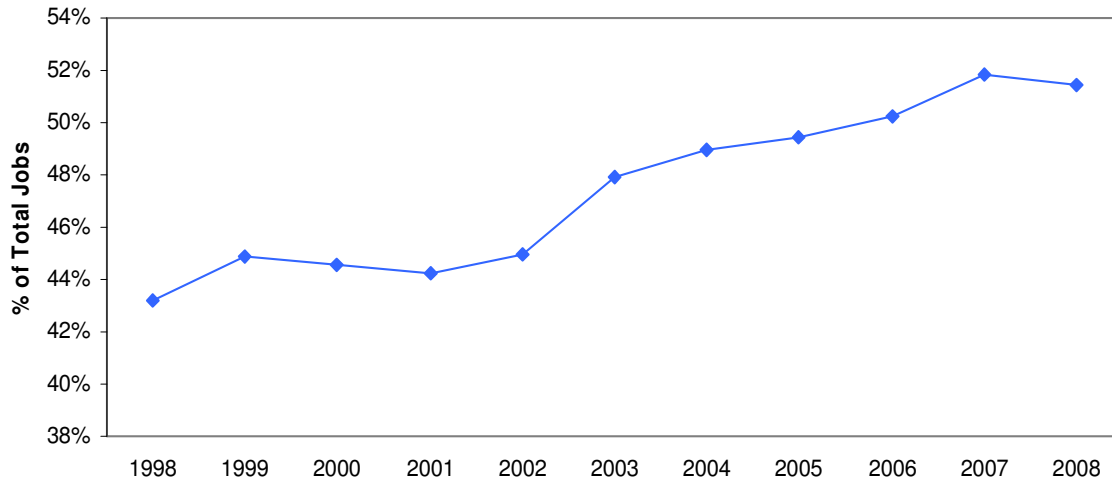
**Number of Jobs in the Metropolitan Statistical Area (MSA).** The MSA encompasses the counties of Albemarle, Fluvanna, Greene, and Nelson as well as the City of Charlottesville. In 2008, 49,919 jobs were located within Albemarle County, while Charlottesville came in a distant second, with 36,384. Note that, between 2007 and 2008, the City of Charlottesville, Greene County and Nelson County experienced net job growth, while Albemarle and Fluvanna witnessed net job losses. The overall job base in the MSA was virtually flat between 2007 and 2008.

County	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>
Albemarle	35,687	38,036	38,838	38,718	39,478	41,882
Charlottesville	37,488	36,792	37,888	37,981	37,327	35,376
Fluvanna	3,168	3,403	3,582	3,590	3,639	3,711
Greene	2,878	3,101	3,505	3,828	3,809	3,038
Nelson	3,342	3,490	3,378	3,397	3,508	3,342
<b>Total</b>	<b>82,563</b>	<b>84,822</b>	<b>87,191</b>	<b>87,514</b>	<b>87,761</b>	<b>87,349</b>

County	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>
Albemarle	43,822	45,256	47,820	50,405	49,919
Charlottesville	35,461	35,965	36,693	36,197	36,384
Fluvanna	3,960	4,054	4,257	4,120	4,082
Greene	2,698	2,758	2,857	3,022	3,084
Nelson	3,522	3,477	3,543	3,486	3,556
<b>Total</b>	<b>89,463</b>	<b>91,510</b>	<b>95,170</b>	<b>97,230</b>	<b>97,025</b>

Source: Virginia Employment Commission, Quarterly Census of Employment and Wages, (<http://www.vawc.virginia.gov>), 14 September 2009

**Since 2006, the Majority of Jobs in the Charlottesville MSA Have Been Located in Albemarle County**



**Percentage of Total Jobs Located in the Metropolitan Statistical Area (MSA).** Since 1998, Albemarle County has increased its share of total jobs located within the Metropolitan Statistical Area by about eight percentage points. Albemarle County and Charlottesville together comprise the overwhelming majority of jobs in the MSA. In 1999, however, Albemarle's share surpassed Charlottesville's share, and since 2006 Albemarle has had the majority of jobs located in the Charlottesville MSA, although the percentage did dip slightly between 2007 and 2008, similar to what happened in 200 and 2001, during the previous recession.

<b>County</b>	<b><u>1998</u></b>	<b><u>1999</u></b>	<b><u>2000</u></b>	<b><u>2001</u></b>	<b><u>2002</u></b>	<b><u>2003</u></b>
Albemarle	43.2%	44.8%	44.5%	44.2%	45.0%	47.9%
Charlottesville	45.4%	43.4%	43.5%	43.4%	42.5%	40.5%
Fluvanna	3.8%	4.0%	4.1%	4.1%	4.1%	4.2%
Greene	3.5%	3.7%	4.0%	4.4%	4.3%	3.5%
Nelson	4.0%	4.1%	3.9%	3.9%	4.0%	3.8%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

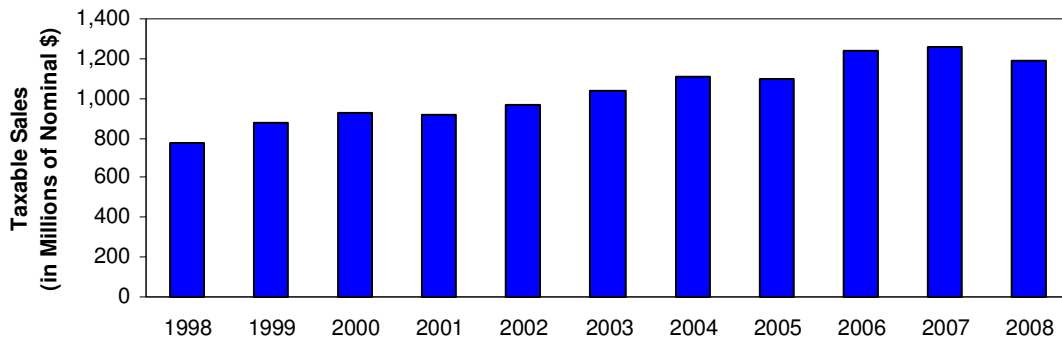
  

	<b><u>2004</u></b>	<b><u>2005</u></b>	<b><u>2006</u></b>	<b><u>2007</u></b>	<b><u>2008</u></b>
Albemarle	49.0%	49.5%	50.2%	51.8%	51.4%
Charlottesville	39.6%	39.3%	38.6%	37.2%	37.5%
Fluvanna	4.4%	4.4%	4.5%	4.2%	4.2%
Greene	3.0%	3.0%	3.0%	3.1%	3.2%
Nelson	3.9%	3.8%	3.7%	3.6%	3.7%
Total	100.0%	100.0%	100.0%	100.0%	100.0%

Note: Nelson County was added to the Charlottesville MSA in 2003.

Source: Derived from Virginia Employment Commission, Quarterly Census of Employment and Wages data, (<http://www.vawc.virginia.gov>), 14 September 2009.

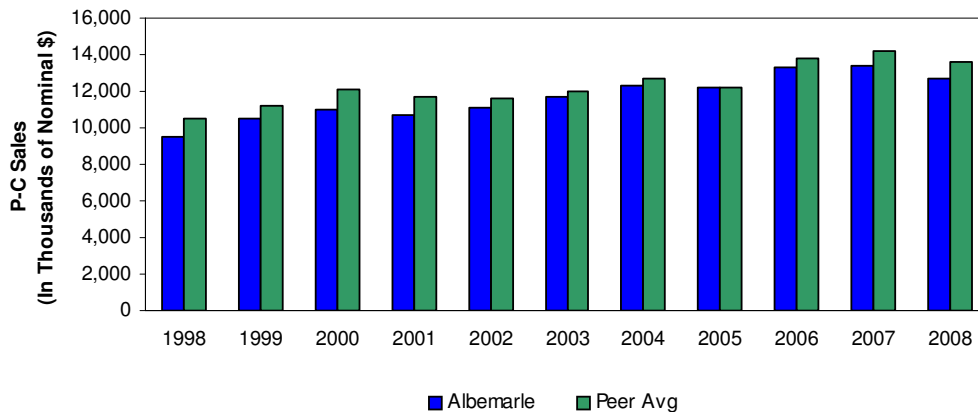
**Taxable Sales in Albemarle Have Increased Since 1998, but Declined in 2001 and Again Between 2007 and 2008**



**Taxable Sales**

Total taxable sales represent a good proxy for general economic activity in Albemarle County. Taxable sales have risen substantially since 1998, but did decline slightly in 2001 and again in 2008. Note that, due to an accounting change at the Virginia Department of Taxation, the 2005 total is underreported, and figures for 2006 and 2007 are not directly comparable to numbers from previous years.

**Per Capita Taxable Sales Have Increased Comparably with the Average of Peer Counties During the Past Decade**



**Per Capita Taxable Sales**

The County's per capita taxable sales increased by approximately 34% between 1998 and 2008, an increase that is slightly better than the peer average of 29%. 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](http://www.virginia.edu/coopercenter/vastat/taxablesales/tax_sales.html)).

Population: Weldon Cooper Center, (<http://www.coopercenter.org/demographics/POPULATION%20ESTIMATES/>) 2 October 2009.