

Chapter 1: Regional Demographics

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► Overview

To effectively consider the future of the Charlottesville-Albemarle region, the MPO must examine the community as it is currently structured; specifically focusing on location, population, unique elements, and specialized populations. The Charlottesville-Albemarle Metropolitan Planning Organization (MPO) region is a diverse and vibrant community. The region is home to the University of Virginia, and boasts one of the longest outdoor pedestrian malls in the nation. Further, its proximity to major urban areas, such as Washington, D.C. and Richmond, VA, and scenic rural areas such as Shenandoah National Park make the region an attractive place to settle for a variety of people.

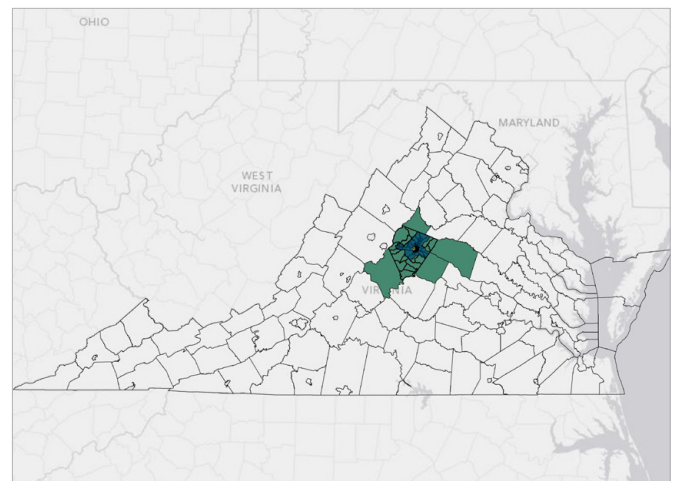
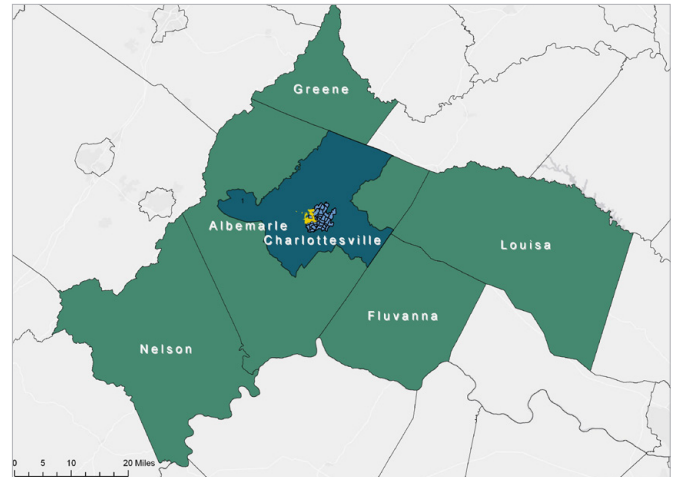
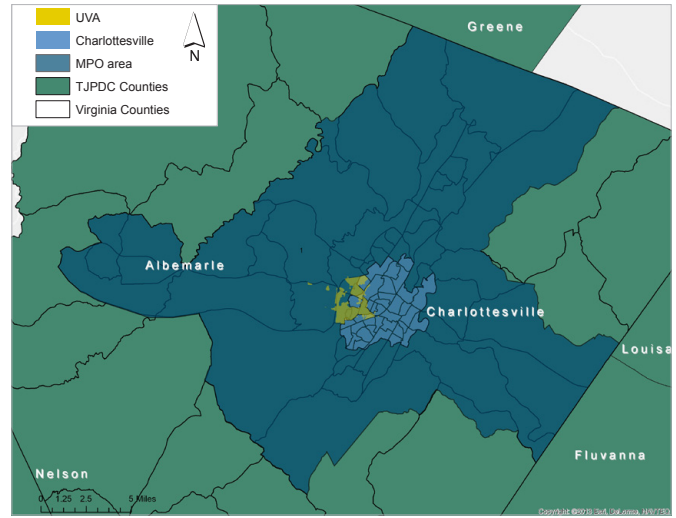
► Location

The City of Charlottesville (City) is an independent city surrounded by Albemarle County and located in west Central Virginia, approximately 115 miles southwest of Washington, D.C. and 70 miles northwest of Richmond, VA. Charlottesville is located along the Rivanna River (a tributary of the James River), upstream of the Chesapeake Bay. The Charlottesville-Albemarle Metropolitan Planning Organization was formed in 1982 and is federally mandated due to its urban nature and regional population of more than 50,000 people. The MPO boundaries include the City of Charlottesville, and portions of Albemarle County that are urban or expected to be urban in the next twenty years.

Political Boundaries

Figure 1-1 is provided to help orient the reader with the Charlottesville-Albemarle area. The top map is the Charlottesville-Albemarle MPO, broken down by block group. The middle map in Figure 1-1 shows the Thomas Jefferson Planning District Commission’s jurisdiction, and the bottom map shows the Charlottesville-Albemarle MPO within the state of Virginia.

Charlottesville –Albemarle MPO Region (Figure 1-1)



► History

The City of Charlottesville and Albemarle County have a long history of rural landscapes, industrialization, growth, and community. The following timeline highlights a few of the major milestones in the region's development.

- 1744** Establishment of Albemarle County

- 1762** Founding of the City of Charlottesville

- 1770** Building of Monticello, Thomas Jefferson's home

- 1819** Founding of the University of Virginia

- 1850** Railroad services established

- 1866** City Streetcar services begin

- 1885** Union Station (now Amtrak) opens

- 1906** First automobile, a Stanley Steamer, arrives in Charlottesville

- 1912** The first airplane appears above the City of Charlottesville in April

- 1927** The first traffic lights start operating in the City of Charlottesville

- 1936** City streetcar service terminated; tracks paved over

- 1976** City of Charlottesville opens a pedestrian mall on a portion of Main Street

- 1982** Charlottesville-Albemarle MPO formed

- 2004** City named the #1 place to live in North America by Frommer's guidebook

- 2012** City celebrated its 150th anniversary

(Timeline 2013; Daily Progress 2013)

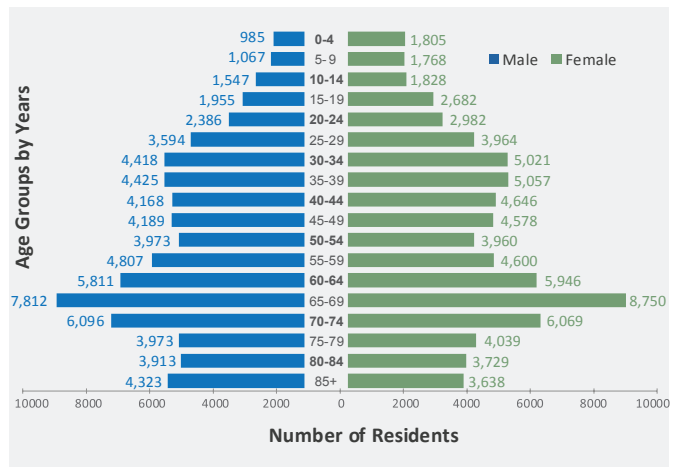
► Population

The total population of the MPO region was 122,638 as of 2010. The following describes specific characteristics of residents in the area.

Age & Sex

Figure 1-2 shows the distribution of population in the entire City of Charlottesville and Albemarle County by age and sex in 2011.

Charlottesville & Albemarle Populations by Age and Sex (Figure 1-2)



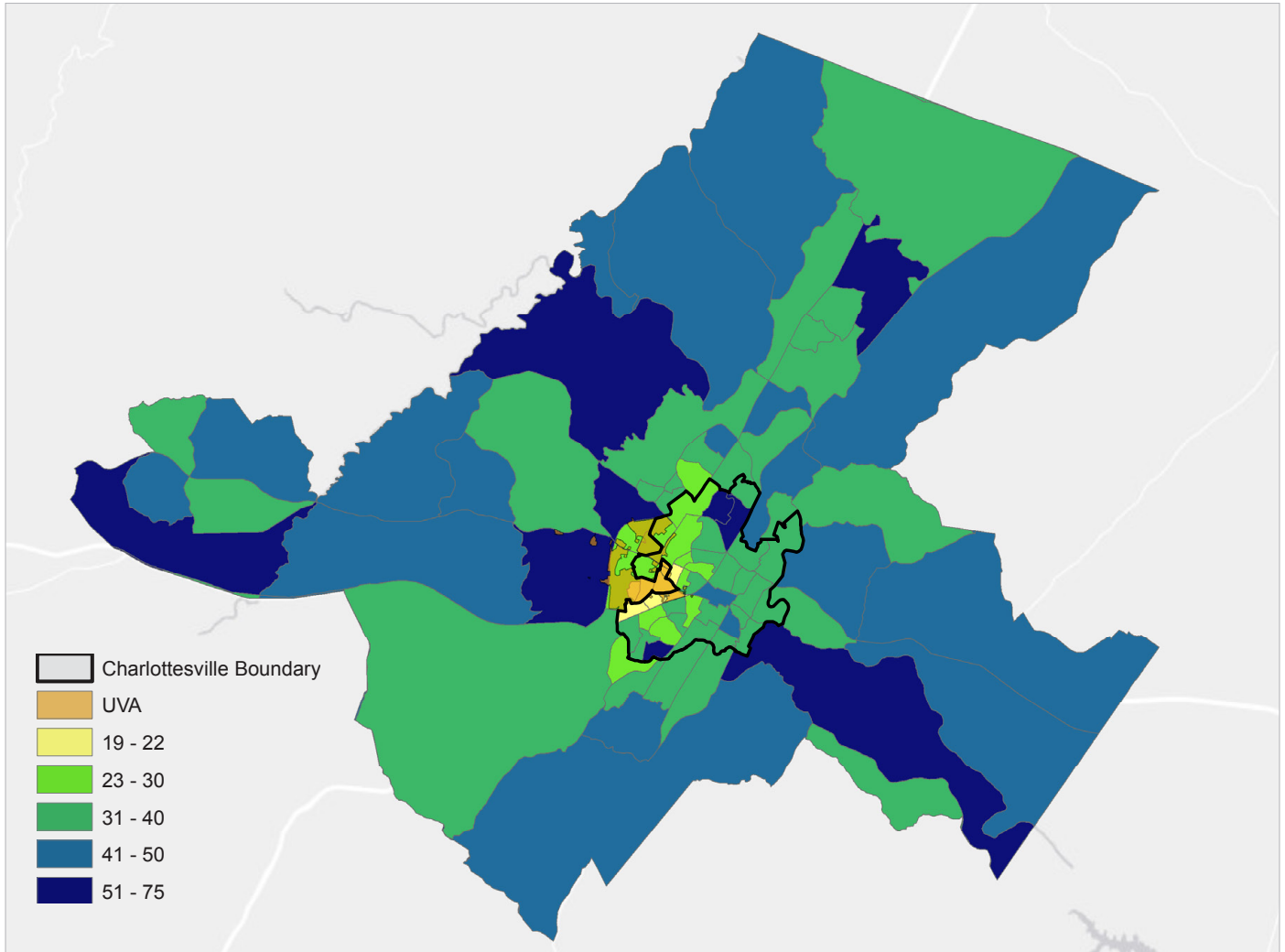
Source: U.S. Census Bureau, 2011 American Community Survey¹

Age groups 19-22 years and 22-32 years, represented in the lightest shades in Figure 1-3, dominate the areas in close proximity to University grounds. There is also a large number of people over age 54 living in Census block groups just west of the City.

The total number of enrolled students at the University of Virginia is 24,297, which is far more than the average for all Colleges and Universities in the U.S. Of those students, 55% are women: consistent with the average College and University in the U.S. The sex ratios in Albemarle and Charlottesville (Figure 1-4) are comparable, despite the University enrolling more women than men.

¹ While age is evenly distributed by sex in most categories, there is clearly a much larger population of 20-24 year olds, as well as 15-19 year olds, and 25-29 year olds. This abnormality is, of course, due to the presence of students living in the region while they are enrolled at the University of Virginia.

Median Age by MPO Block Group (Figure 1-3)

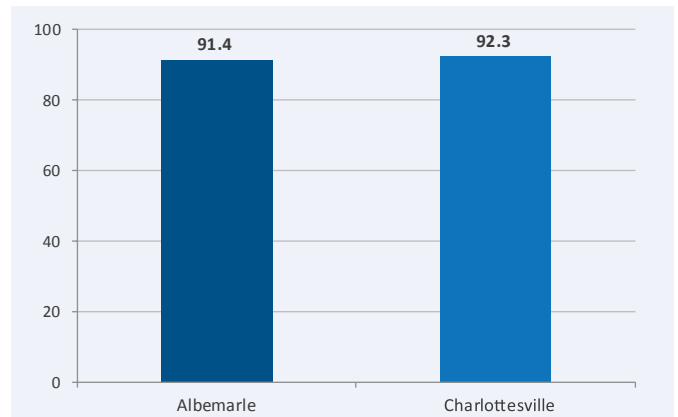


Source: U.S. Census Bureau, 2011 American Community Survey

The ratios between men and women are very similar between the City and County. In 2011, Charlottesville had just a slightly higher number of male – 92.3 – compared to female residents as Albemarle did, with 91.4 for every 100 females.²

² These ratios are from the U.S. Census Bureau's 1-year estimate for the year 2011. The data in Figure 1-2 above is derived from the U.S. Census Bureau's American Community Survey 3-year estimate from 2010-2012. The ratios for Charlottesville and Albemarle during this 3-year estimate were exactly matched, at 92.5 men per 100 women in each area.

Sex Ratios: # men per 100 women (Figure 1-4)

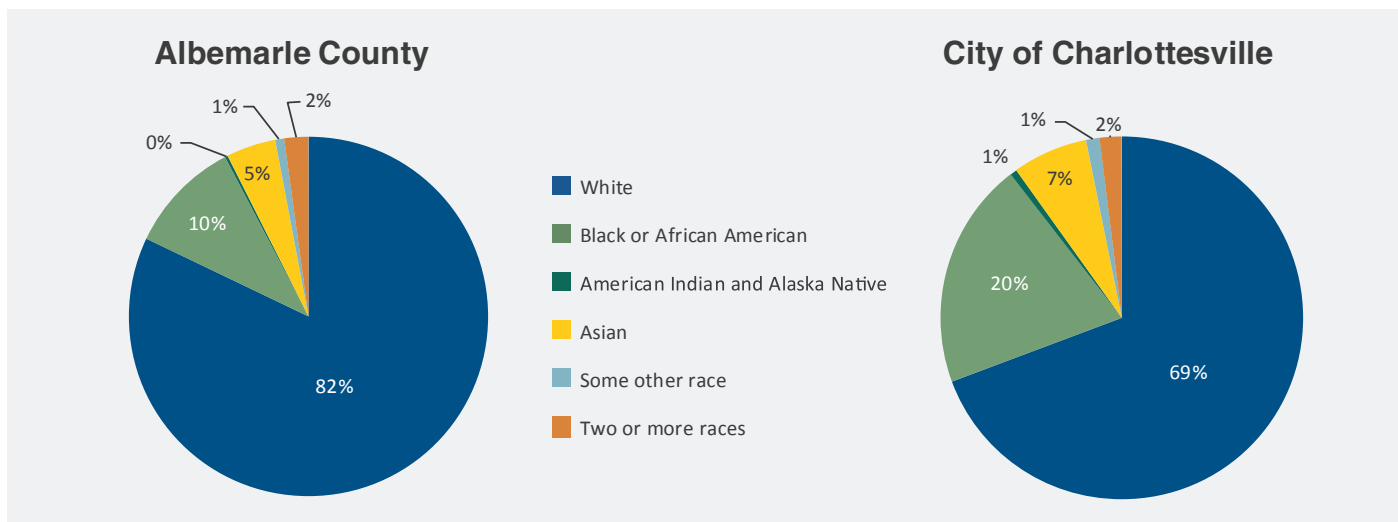


Source: U.S. Census Bureau, 2011 American Community Survey

Racial Composition

The MPO region consists of mostly White (Caucasian) residents, though there is a large African American population in Charlottesville as compared with other U.S. regions. Aside from the concentration of Black or African American communities around downtown Charlottesville and the University campus, other non-white populations are comparable between the City and County.

Racial Composition in Albemarle & Charlottesville (Figure 1-5)

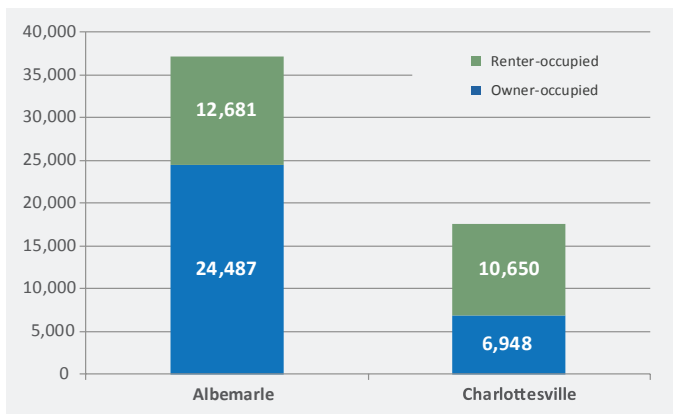


Source: U.S. Census Bureau, 2011 American Community Survey

Housing

The City of Charlottesville and Albemarle County combined have 61,338 housing units. Nearly 60% of the housing stock in the combined area is comprised of single-family detached homes, and nearly 70% of the housing stock is made up of single-unit residences. More than 50% of the housing in the combined area was built between 1970 and 1990.

Renter/owner occupancy (Figure 1-6)

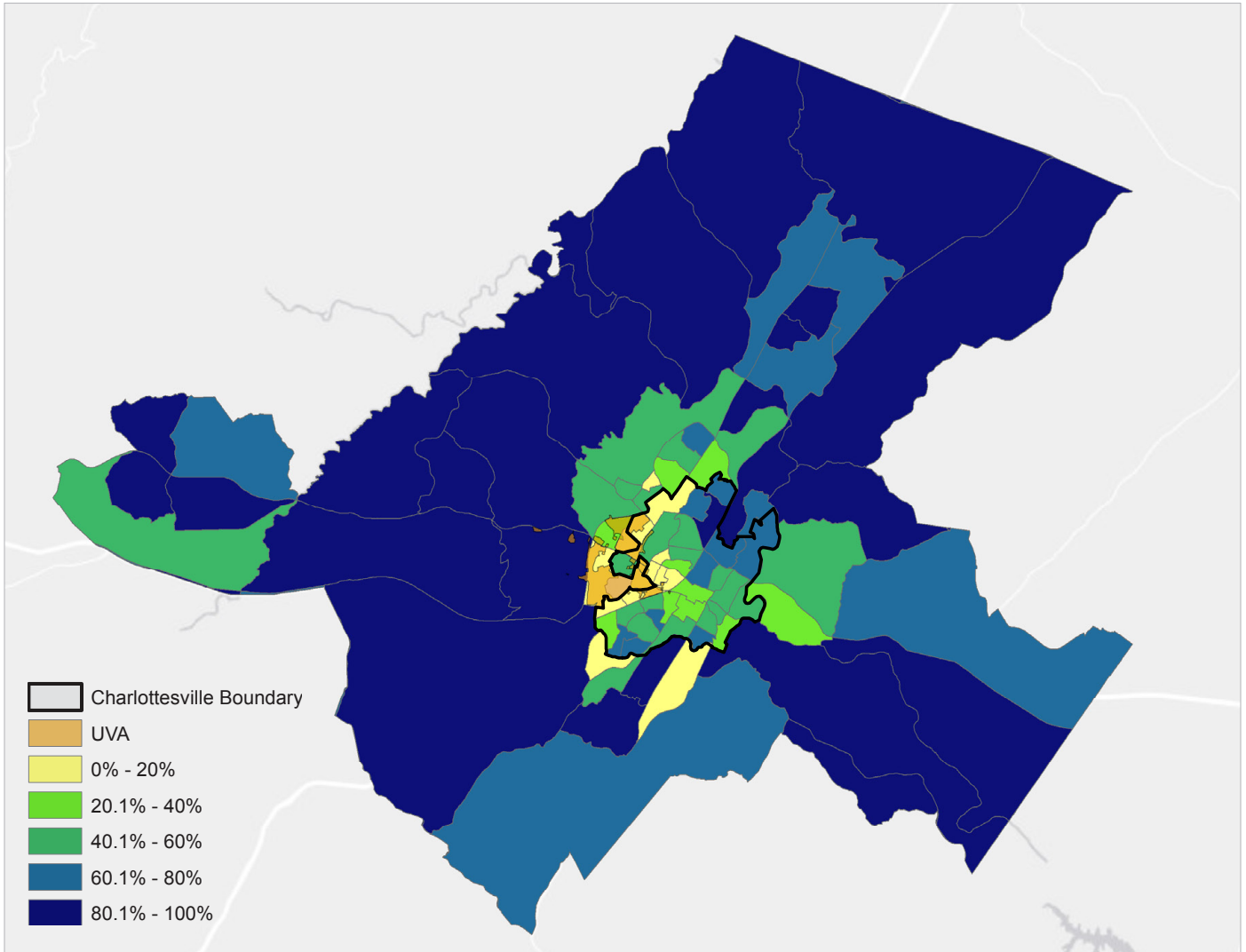


Source: U.S. Census Bureau, 2011 American Community Survey

The overall 11% vacancy rate can largely be attributed to rental vacancies. There is a sizable difference in tenant type between City and County's occupied housing, depicted in Figure 1-7. A far bigger share of the occupied housing units in Charlottesville (61%) is occupied by renters, compared with the 34% in Albemarle County, which lacks the student population of Charlottesville.

It is worth noting that only 5% of residences in the County and 10.4% in the city do not have at least one personal vehicle available. 21.6% of County residences and 14.6% City residences have three or more vehicles available.

Percent of Occupied Homes that are Owner-Occupied by MPO Block Group (Figure 1-7)

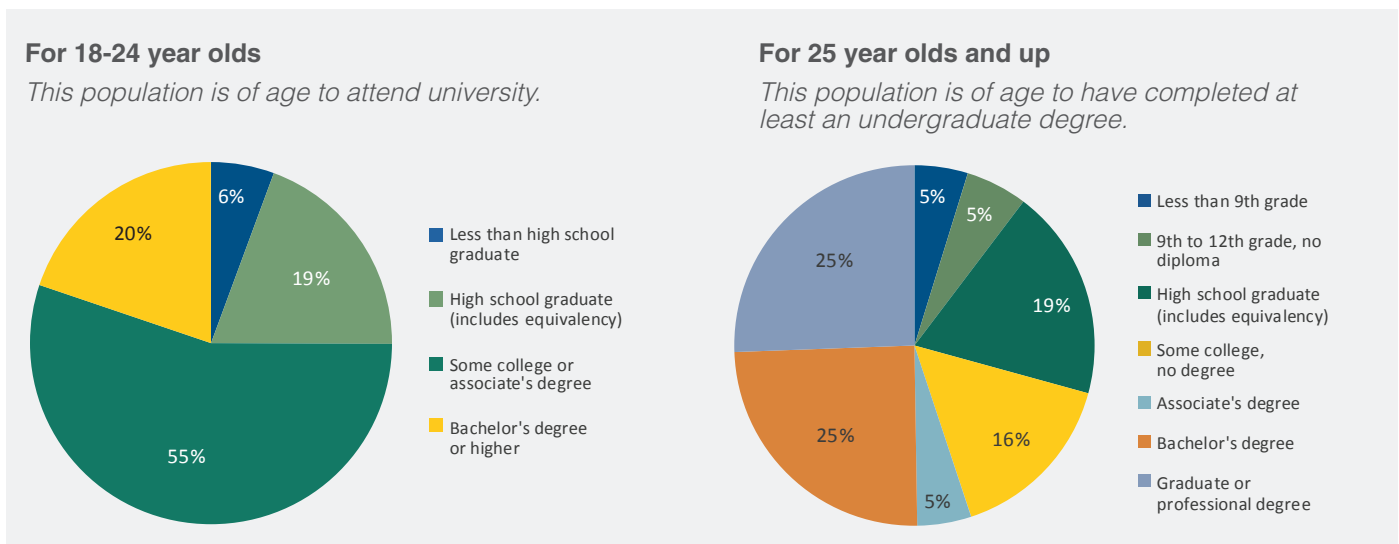


Source: U.S. Census Bureau, 2011 American Community Survey

► Education

Figure 1-8 shows the very highly-educated population in both Charlottesville and Albemarle. Three quarters of the population between ages 18 and 24 have completed some of their college education, and half of the population 25 years and over have completed at least a Bachelor's degree, with an additional 21% having completed some college.

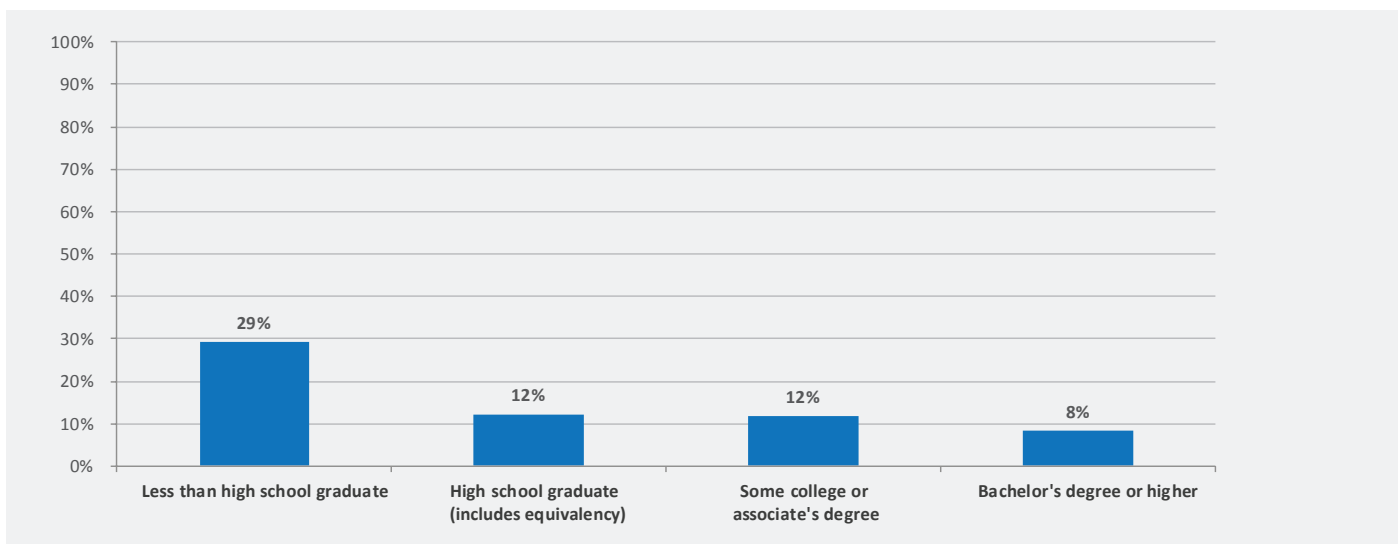
Educational Attainment for 18+ Population (Figure 1-8)



Source: U.S. Census Bureau, 2011 American Community Survey

Not unlike the rest of the U.S., the poverty rate for residents 25 years and over rises dramatically without the attainment of a high school degree, from 12% to 29%. The poverty rate for residents with a Bachelor's degree or higher is 8%, though this rate may be inflated by full-time graduate students studying in the area without a sizeable income. (Refer to Figure 1-9).

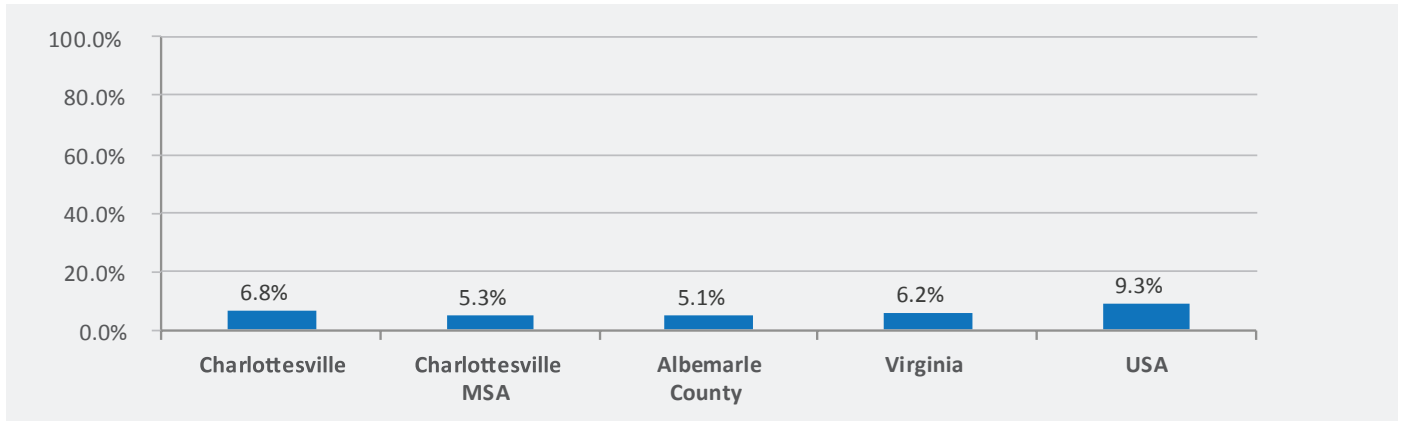
Poverty Rate by Education for Albemarle & Charlottesville Residents 25+ Years (Figure 1-9)



Source: U.S. Census Bureau, 2011 American Community Survey

The City's overall unemployment rate has stabilized from its high in 2010, and as of July 2011 was at 6.8%. (See [Figure 1-10](#)). This is below the national unemployment rate of 9.3%, but slightly higher than that state's rate of 6.2%. The unemployment rate for Albemarle County was 5.1%, and the Charlottesville MSA stood at 5.3% during this same period (Charlottesville 2011).

Overall Unemployment Rates by local, regional, state and national (Figure 1-10)



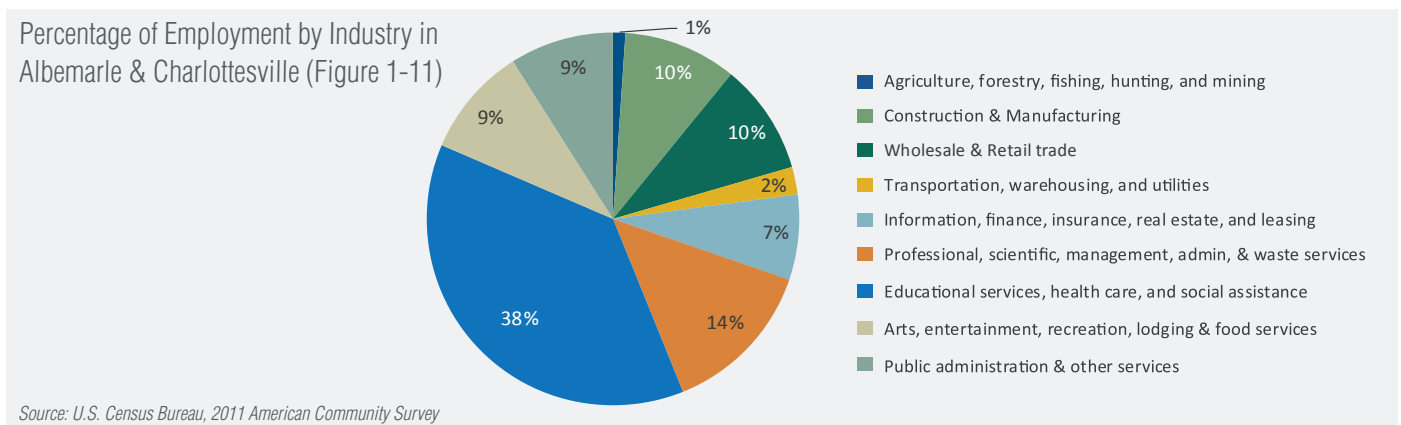
Source: City of Charlottesville Comprehensive Annual Financial Report, 2011

Economy

The relative strength of the Charlottesville area is due in large part to its central Virginia location and the nature of the local economy. As the seat of both the City of Charlottesville and Albemarle County governments, Charlottesville serves as an economic, cultural and educational center in Central Virginia. As the home of the University of Virginia, one of the most prestigious and highly-regarded universities in the country, the City derives a number of benefits, both economic and in the quality of life associated with this area (Charlottesville 2011).

Industries

The predominant economic sectors are healthcare, service related industries, leisure and hospitality, and education. An emerging sector involves defense related businesses, with the relocation of 800 Defense Intelligence Agency personnel to the area in 2010. The City has also attracted companies specializing in financial institution analysis, electronics equipment, biotechnology, and software development (Charlottesville 2011). (Refer to [Figure 1-11](#)).



University of Virginia

Charlottesville is home to the University of Virginia (often abbreviated as UVA, UVa, or Virginia) a public research university conceived and founded by U.S. President Thomas Jefferson in 1819. Jefferson's original lawn is depicted in [Figure 1-12a](#). It is the only university campus in the United States that is designated a World Heritage Site by UNESCO (UNESCO 2013). The University of Virginia and its Medical Center continue to be the area's largest employer by providing over 17,000 jobs and making the City a regional center for quality education and health-care. The University enjoys nationally ranked men's and women's teams in many major sports, including baseball, basketball, lacrosse, and soccer. The John Paul Jones Arena, at 15,000 seats, is the largest in the Commonwealth of Virginia and, in addition to UVA athletics, hosts a variety of entertainment, attracting over 500,000 visitors from around the state annually (Charlottesville 2011).

UVA Grounds Lawn (Figure 1-12a)



Source: University of Virginia

Downtown Mall Charlottesville (Figure 1-12b)



Source: The Telegraph

Downtown Mall

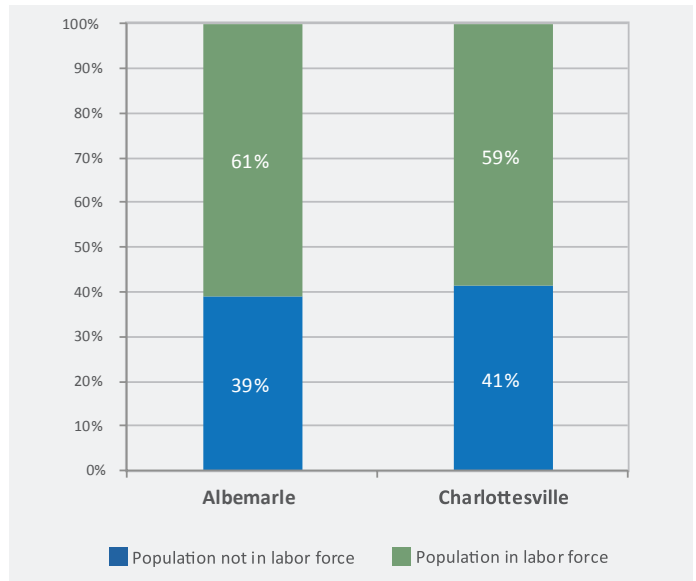
Charlottesville's downtown, also depicted in [Figure 1-12b](#), offers one of the nation's longest outdoor pedestrian malls, with a collection of more than 120 shops and thirty restaurants (many with outdoor cafes) housed in the historic buildings. Parking is available in nearby garages and parking lots, and there is a free trolley service connecting the Downtown Mall to the University of Virginia along West Main Street (Visit Charlottesville 2013). The City's downtown has shown dramatic changes during the past decade, in particular during the past five years, as a result of both on-going public and private investment in new construction and renovation/restoration projects. The Downtown Mall is thriving, with an exciting combination of residential and retail units, restaurants, a movie complex, an ice skating rink, and the Charlottesville Pavilion, as well as a number of office complexes and financial institutions, all of which draw local residents and tourists to the area. While access to capital and concerns over the national economy has hampered some projects, a number of significant buildings are in various stages of planning and construction.

► Employment

Some of the area's largest employers include the University of Virginia, the University of Virginia Medical Center, the Martha Jefferson Hospital, SNL Financial LP, and the Pharmaceutical Research Association. The National Ground Intelligence Center (NGIC), National Radio Astronomy Observatory headquarters, Leander McCormick Observatory, and CFA Institute are other notable employers located in the Charlottesville area.

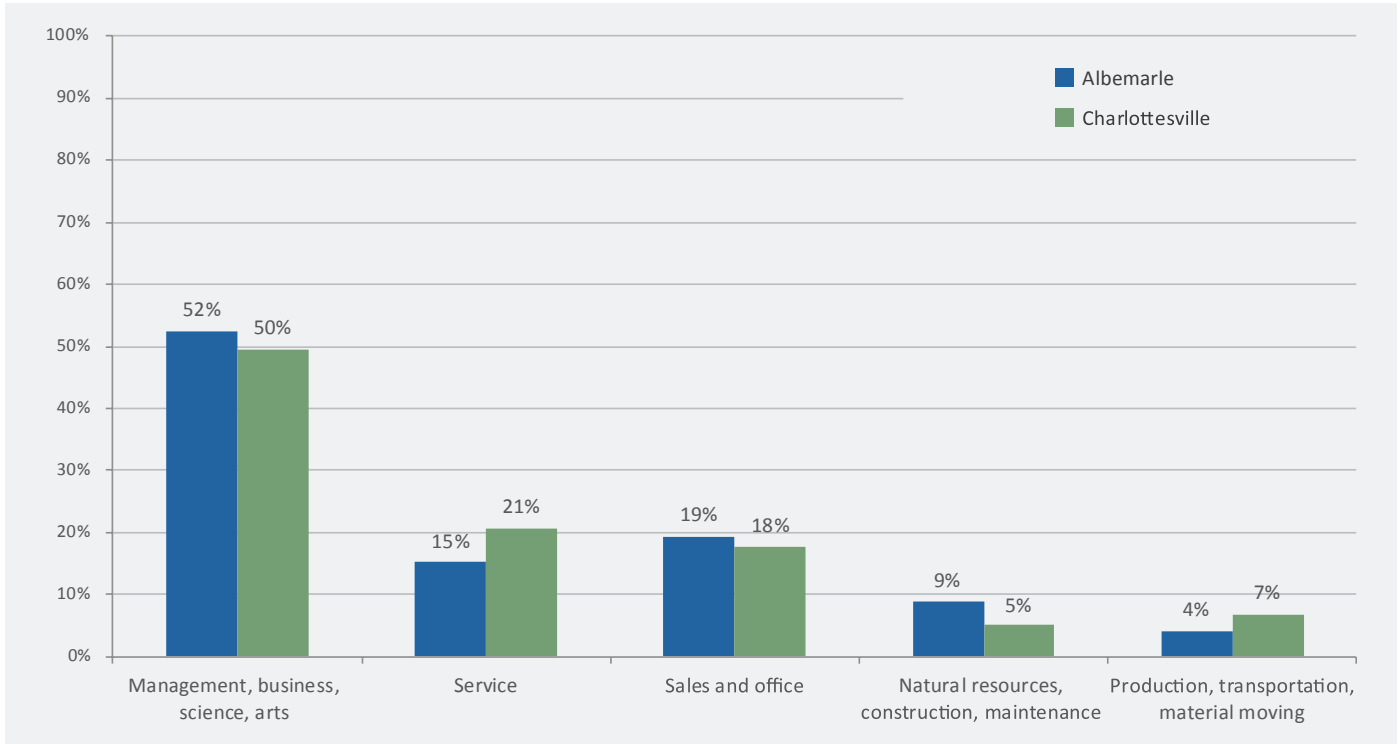
Figure 1-13 shows the working-age populations in Charlottesville and Albemarle that were employed in the labor force as of 2011, which have comparable age dependency ratios. Figure 1-14 shows some of the largest employment categories in the region, and the share of the local labor force in each.

Working-age Population in Labor Force (Figure 1-13)



Source: U.S. Census Bureau, 2011 American Community Survey

Share of Local Market by Industry (Figure 1-14)

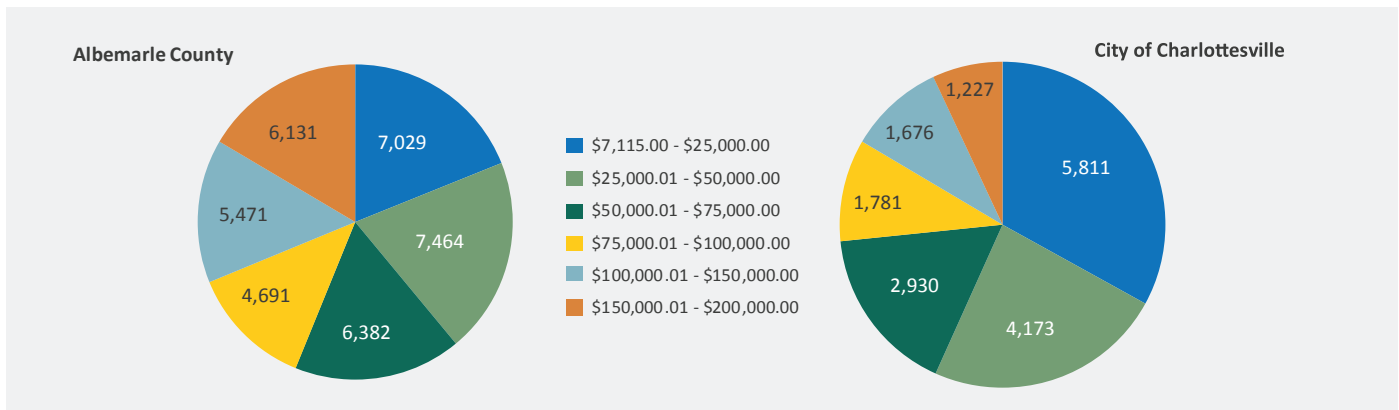


Source: U.S. Census Bureau, 2011 American Community Survey

► Income

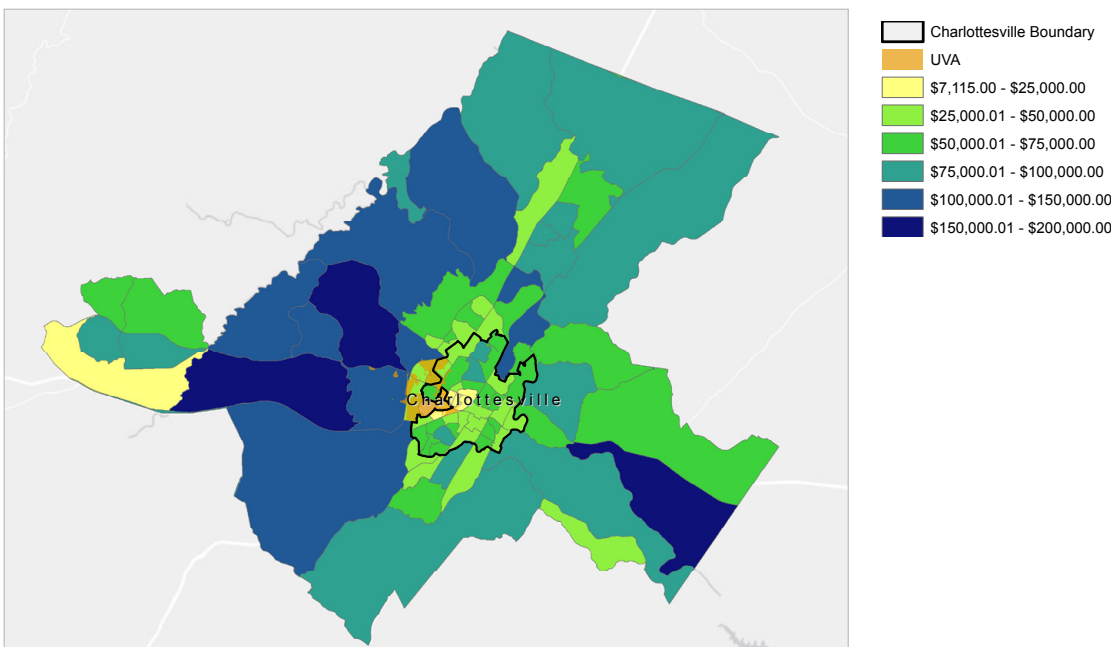
Income levels for the County and City (Figure 1-15) are well-dispersed, though the City holds a greater portion of low-income households. The median and mean incomes in the City and County show the differences in wealth between the two. Median household income is \$63,545 in Albemarle and \$41,909 in Charlottesville. Mean household income is \$93,616 in Albemarle and \$59,204 in Charlottesville. Differences here may be attributed to the large student population in Charlottesville. The southwest side of Albemarle County, however, appears to be the most affluent (Figure 1-16).

Household Incomes in 2011 in Albemarle & Charlottesville (Figure 1-15)



Source: U.S. Census Bureau, 2011 American Community Survey

Median Household Income in 2011 by Block Group (Figure 1-16)



Source: U.S. Census Bureau, 2011 American Community Survey

► Specialized Communities

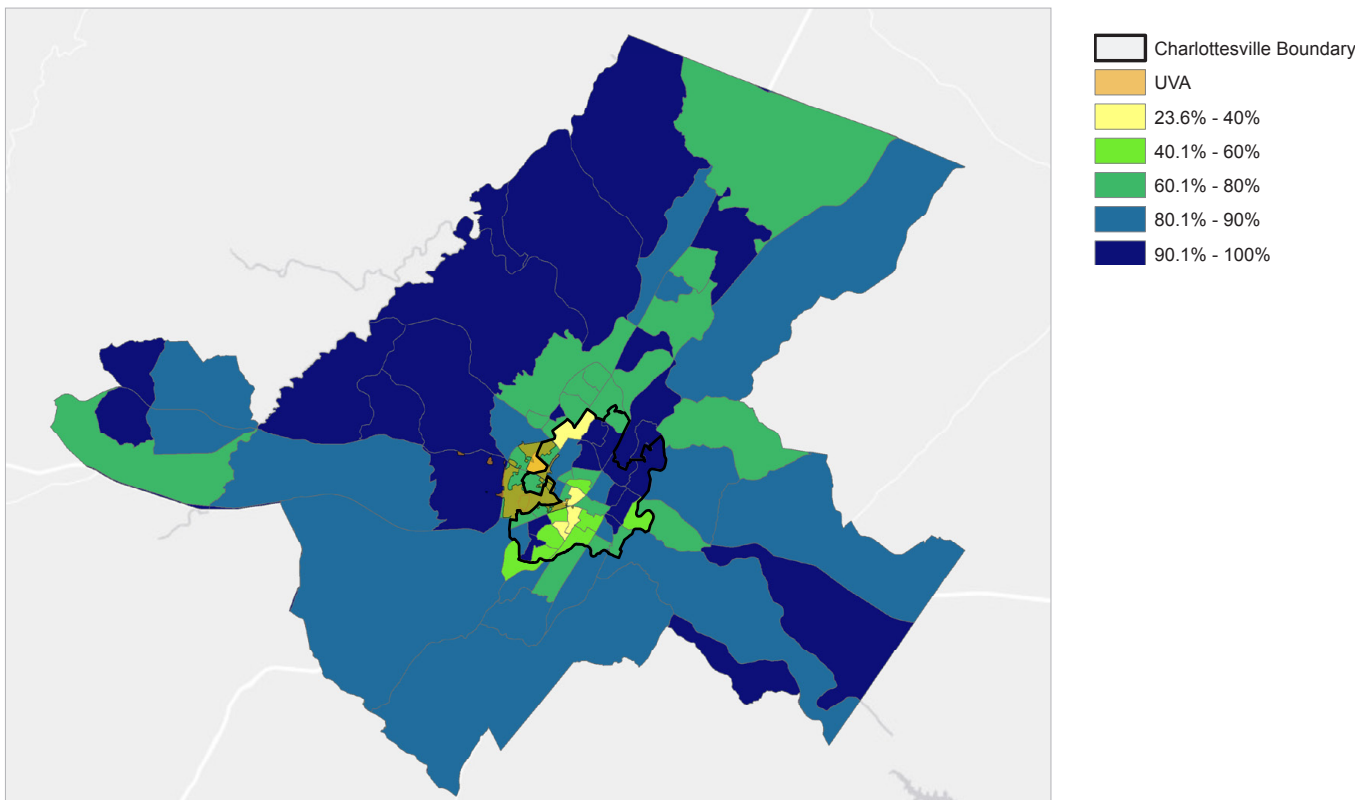
The Charlottesville-Albemarle MPO approved its current Title VI Plan on September 26, 2012 outlining how the MPO achieves Title VI and Environmental Justice compliance. This plan discusses the efforts the MPO makes to include specialized populations in the regional planning process including minorities, the elderly, the disabled, low-income populations, and limited English-speaking populations. This plan also discusses the demographic breakdown of the MPO region and outlines a procedure for filing complaints should any MPO stakeholders feel they were subject to discrimination under Title VI guidelines and accompanying policies, including negative impacts on the health or environment of minority and low income populations.

Minorities

Like many cities in the United States, non-white populations are largely clustered in adjacent census block groups within Charlottesville and Albemarle. [Figure 1-17](#), which represents the percentage of residents that identify as White-only, shows the higher concentration of non-white residents in the downtown area. In addition to

being racially diverse, the City of Charlottesville is also ethnically diverse, with a large Spanish-speaking population. Outreach to this community and other more recent immigrants may require materials that are accessible for limited English-speaking populations.

Percentage of Residents that Identify as White Only within the Charlottesville-Albemarle MPO (Figure 1-17)

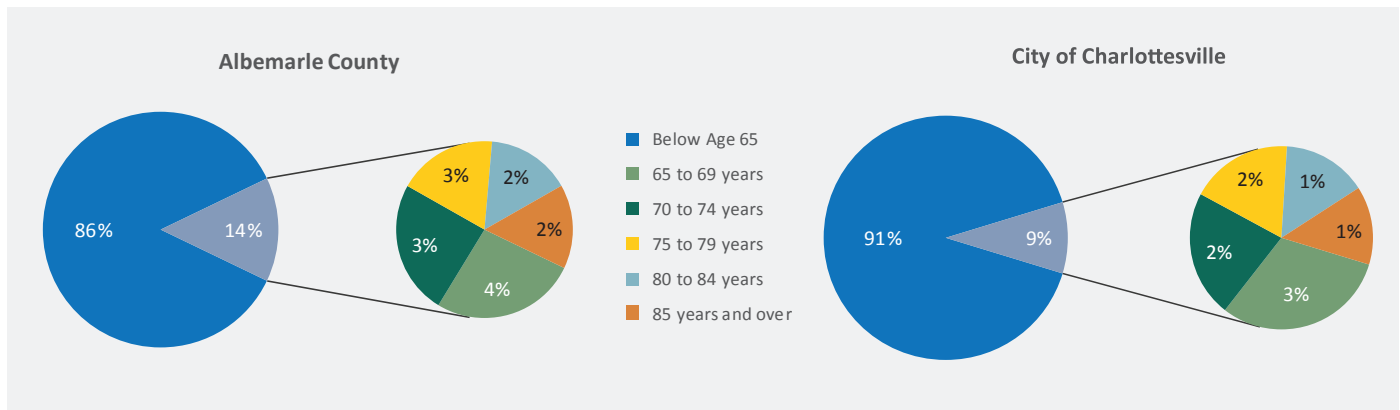


Source: U.S. Census Bureau, TIGER/Line Shapefiles to the 2007-2011 American Community Survey 5-year estimates

Elderly

As shown in [Figure 1-2](#) histogram at the beginning of this chapter, 14.9% (15,012) of the population in Albemarle County and 9.1% (3,971) of the population in the City of Charlottesville is 65 or older. Shares of each area's elderly population are broken down further in [Figure 1-18](#). The younger portions of the elderly population represent larger pieces of the secondary pie charts.

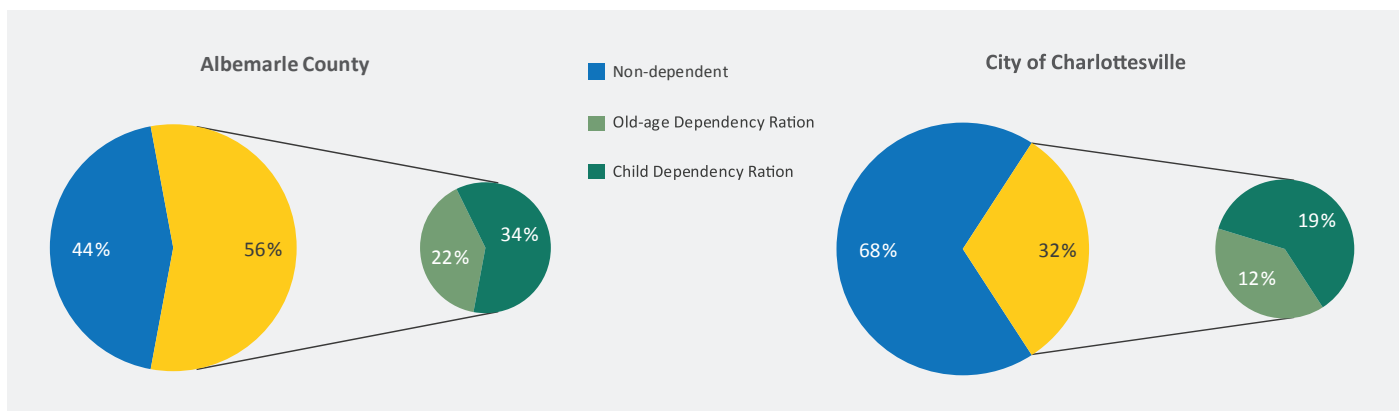
Elderly Populations in Albemarle & Charlottesville (Figure 1-18)



Source: U.S. Census Bureau, 2011 American Community Survey

The dependency ratio in [Figure 1-19](#) shows the age-population ratio of those typically not in the labor force, and those typically in the labor force. This ratio compares the number of dependent residents (assumed to be those under the age of 15 and over the age of 64) with the working class (assumed to be those between the ages of 16 and 64), and is typically displayed as a number out of 100. The overall dependency ratio in Albemarle County is approximately 56%, compared with Charlottesville's approximate 32%.

Percentage of Age Dependent Population in Albemarle & Charlottesville (Figure 1-19)



Source: U.S. Census Bureau, 2011 American Community Survey

The percentage of age-dependent population in Albemarle is higher than that in Charlottesville, meaning that there is a higher burden on the productive part of the population in Albemarle to maintain the upbringing and pensions of the economically dependent (APHEO 2011). The non-dependent age, child, and old-age dependency ratios for Albemarle were closer to the ratios for the entire state of Virginia in 2010, which were 54.7, 35.9, and 18.9, respectively (U.S. Census Bureau, 2012).

Persons with Disabilities

In September 2012 the American Community Survey released County- and City-level estimates regarding the disability characteristics of the MPO's population during the 2011 year. According to the 2011 American Community Survey disability is defined as the product of interactions among individuals' bodies; their physical, emotional, and mental health; and the physical and social environment in which they live, work, or play. Disability exists where this interaction results in limitations of activities and restrictions to full participation at school, at work, at home, or in the community

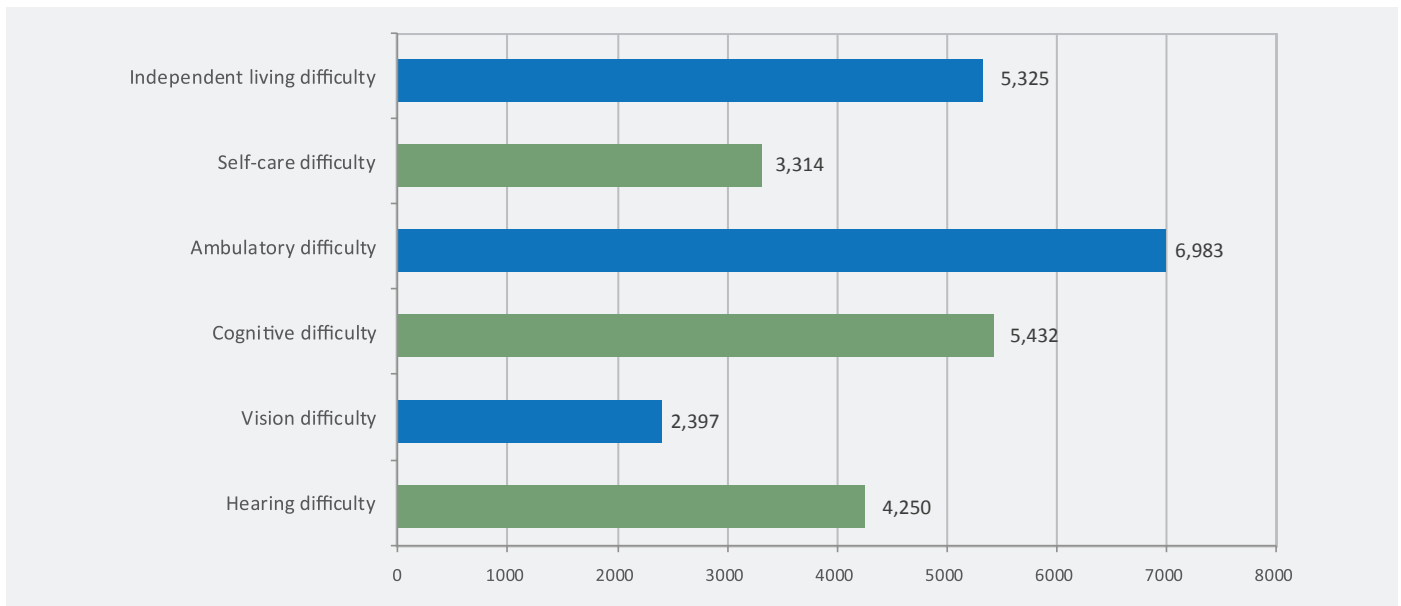
The questions asked in the 2011 American Community Survey cover six disability types. The six types of disability categorized include:

- **Independent living difficulty** Because of a physical, mental, or emotional problem, having difficulty doing errands alone such as visiting a doctor's office or shopping (DOUT).
- **Self-care difficulty** Having difficulty bathing or dressing (DDRS).
- **Ambulatory difficulty** Having serious difficulty walking or climbing stairs (DPHY).

- **Cognitive difficulty** Because of a physical, mental, or emotional problem, having difficulty remembering, concentrating, or making decisions (DREM).
- **Vision difficulty** Blind or having serious difficulty seeing, even when wearing glasses (DEYE).
- **Hearing difficulty** Deaf or having serious difficulty hearing (DEAR).
- **Disability status** is determined from the answers from these six types of difficulty. For children under 5 years old, hearing and vision difficulty are used to determine disability status. For children between the ages of 5 and 14, disability status is determined from hearing, vision, cognitive, ambulatory, and self-care difficulties. For people aged 15 years and older, they are considered to have a disability if they have difficulty with any one of the six difficulty types.

Figure 20 provides estimates of these characteristics for Albemarle County and the City of Charlottesville. The total share of the population with disabilities increases with age and estimates skew toward residents living with an "Independent Living Difficulty."

Number of People by Disability in Albemarle & Charlottesville (Figure 1-20)

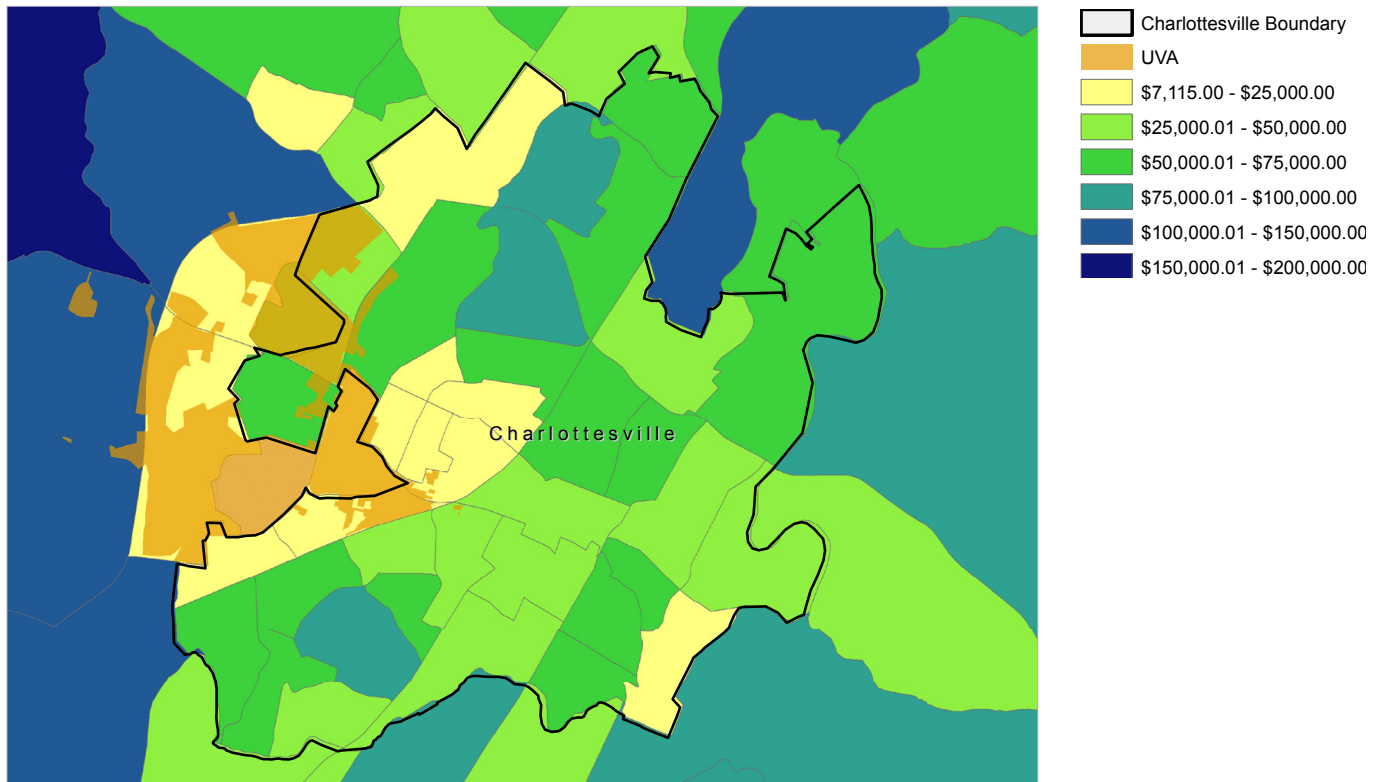


Source: U.S. Census Bureau, 2011 American Community Survey

Low-Income

According to the U.S. Census Bureau 2009-2011 American Community Survey (ACS), Poverty Status in the Past 12 Months, 9.9% of residents in Albemarle County and 27.7% of residents in the City of Charlottesville live below the poverty level. Poverty thresholds are the dollar amounts used to determine poverty status by the U.S. Census Bureau. Each person or family is assigned one out of 48 possible poverty thresholds, which vary according to size of the family and ages of the members.

Median Household Income in 2011 by Block Group, Charlottesville view (Figure 1-21)



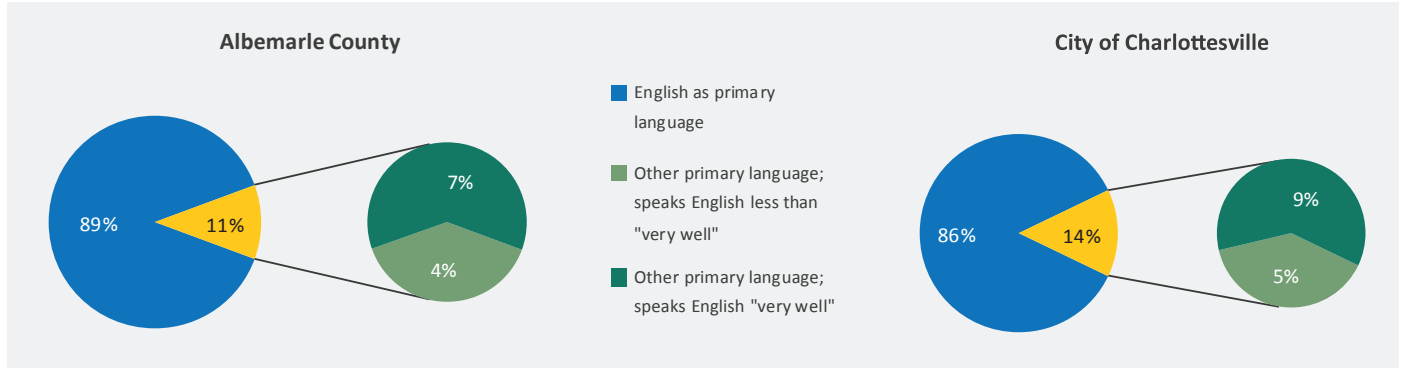
Source: U.S. Census Bureau, 2011 American Community Survey

Due to the large population of unemployed full-time students at UVA the survey results are skewed. Census block groups on, and adjacent to, the UVA campus have a median household income less than \$20,000, likely because a majority of the residents in these areas are students. There are a few block groups (e.g. east of the UVA campus in the 10th & Page neighborhood; in the southeast Belmont neighborhood; and in the westernmost area of the TJPDC shown in [Figure 1-21](#)) where the median household income is also less than \$20,000, even though there are fewer students that live in these areas. Despite the student-populated block groups adjacent to the UVA campus, the median household incomes in Albemarle (\$63,545) and Charlottesville (\$41,909) are significantly greater than the national average.

Limited English-Speaking Population

Limited-English-speaking populations make up approximately 4.7% of the Charlottesville-Albemarle total population. This 4.7% equates to 6,392 citizens in a total population of 134,738. The largest group within this cohort is Spanish-speaking. The percentage of City and County populations that speak limited English are broken down further in [Figure 1-22](#).

Limited-English Speaking Populations (Figure 1-22)



Source: U.S. Census Bureau, 2011 American Community Survey

► Responsibilities and Strategies

The MPO makes efforts to include stakeholders in both the development and approval of regionally-significant transportation plans; to ensure that its planning efforts are holistic and include all populations that are part of the regional community. As part of its existing Public Participation Plan, the MPO hosted three public input events, in addition to two public hearings prior to the approval of the 2040 Plan. There have also been a variety of ways to comment on the plan. Residents were able to provide comments at the events, at MPO committee meetings, through the website comment box, or directly to MPO staff. Also, as a federally-funded agency, the Charlottesville-Albemarle MPO has developed a method for receiving and handling complaints should they be made.

► Growth Projections

The contents of this chapter describe the Charlottesville-Albemarle MPO as it exists today. Of course, between now and the year 2040, the population is expected to change both in size and composition. From the year 2000 through 2010, the annualized growth rate for the region was 1.34%. Between now and the year 2040, the total population of the City and County combined is expected to increase by 36.2%. Most of this growth is expected to occur in the County, with comparatively little in the city. Table 1-1 shows the population growth projections for Charlottesville and Albemarle for the year 2040.

Population Growth Projections for 2040 (Table 1-1)

Charlottesville			Albemarle			Combined		
2013	2040	% increase	2013	2040	% increase	2013	2040	% increase
46,623	54,561	17.0%	102,731	149,818	45.8%	149,354	204,379	36.8%

Source: Rivanna Water and Sewer Authority Regional Water Demand Forecasts, August 24, 2011