In 2007, Charlottesville City Council adopted a vision statement following a year of discussion and public input. Council has reviewed this document regularly, and in 2011, updated the text and added another topic area, Community of Mutual Respect. This document serves as a guide for future Council discussion and directs city staff in implementing new projects and initiatives. For the 2013 Comprehensive Plan, the focus has been specific to implementing the City Council Vision.

The vision statement (re-adopted Fall 2012) is: CHARLOTTESVILLE: A GREAT PLACE TO LIVE FOR ALL OF OUR CITIZENS

- A leader in innovation, environmental sustainability, and social and economic justice, and healthy race relations
- Flexible and progressive in anticipating and responding to the needs of our citizens
- Cultural and creative capital of Central Virginia
- United community that treasures diversity
VALUE 1

ECONOMIC SUSTAINABILITY

Our community has an effective workforce development system that leverages the resources of the University of Virginia, Piedmont Virginia Community College, and our excellent schools to provide ongoing training and educational opportunities to our residents. We have a business-friendly environment in which employers provide well-paying, career-ladder jobs and residents have access to small business opportunities. The Downtown Mall, as the economic hub of the region, features arts and entertainment, shopping, dining, cultural events, and a vibrant City Market. The City has facilitated significant mixed and infill development within the City.

VALUE 2

A CENTER FOR LIFELONG LEARNING

In Charlottesville, the strength of our education is measured not by the achievements of our best students, but by the successes of all our students. Here, an affordable, quality education is cherished as a fundamental right, and the community, City schools, Piedmont Virginia Community College, and the University of Virginia work together to create an environment in which all students and indeed all citizens have the opportunity to reach their full potential.

VALUE 3

QUALITY HOUSING OPPORTUNITIES FOR ALL

Our neighborhoods retain a core historic fabric while offering housing that is affordable and attainable for people of all income levels, racial backgrounds, life stages, and abilities. Our neighborhoods feature a variety of housing types, including higher density, pedestrian and transit-oriented housing at employment and cultural centers. We have revitalized public housing neighborhoods that include a mixture of income and housing types with enhanced community amenities. Our housing stock is connected with recreation facilities, parks, trails, and services.

neighborhood interactions make for stronger communities
VALUE 4
CHARLOTTESVILLE ARTS & CULTURE

Our community has world-class performing, visual, and literary arts reflective of the unique character, culture, and diversity of Charlottesville. Charlottesville cherishes and builds programming around the evolving research and interpretation of our historic heritage and resources. Through City partnerships and promotion of festivals, venues, and events, all have an opportunity to be a part of this thriving arts, cultural, and entertainment scene.

VALUE 5
A GREEN CITY

Charlottesville citizens live in a community with a vibrant urban forest, tree-lined streets, and lush green neighborhoods. We have an extensive natural trail system, along with healthy rivers and streams. We have clean air and water, we emphasize recycling and reuse, and we minimize storm-water runoff. Our homes and buildings are sustainably designed and energy efficient.

VALUE 6
AMERICA’S HEALTHIEST CITY

All residents have access to high-quality health care services. We have a community-wide commitment to personal fitness and wellness, and all residents enjoy our outstanding recreational facilities, walking trails, and safe routes to schools. We have a strong support system in place. Our emergency response system is among the nation’s best.

Power of Produce Program at the City Market
photo by Kristen Finn
The City of Charlottesville is part of a comprehensive, regional transportation system that enables citizens of all ages and incomes to easily navigate our community. An efficient and convenient transit system supports mixed-use development along our commercial corridors, while bike and pedestrian trail systems, sidewalks, and crosswalks enhance our residential neighborhoods. A regional network of connector roads helps to ensure that residential neighborhood streets remain safe and are not overburdened with cut-through traffic.

In all endeavors, the City of Charlottesville is committed to racial and cultural diversity, inclusion, racial reconciliation, economic justice, and equity. As a result, every citizen is respected. Interactions among city leaders, city employees, and the public are respectful, unbiased, and without prejudice.

The delivery of quality services is at the heart of Charlottesville’s social compact with its citizens. Charlottesville’s approach to customer service ensures that we have safe neighborhoods, strong schools, and a clean environment. We continually work to employ the optimal means of delivering services, and our decisions are informed at every stage by effective communication and active citizen involvement. Citizens feel listened to and are easily able to find an appropriate forum to express their concerns respectfully.
The Charlottesville Community has undertaken visioning processes for several decades and each process builds to the next. The 1995 Comprehensive Plan Vision, the Ideal Community Factors, and the Guiding Principles are outlined below.

The 1995 Comprehensive Plan Vision statement remains a building block for our current community planning efforts. The City of Charlottesville, Albemarle County, and the University of Virginia held two visioning forums with the public in advance of the 1995 Comprehensive Plan review. From these forums, the community adopted the following as part of the 1995 plan.

**Chronology of Community Visioning**

The Charlottesville Community has undertaken visioning processes for several decades and each process builds to the next. The 1995 Comprehensive Plan Vision, the Ideal Community Factors, and the Guiding Principles are outlined below.

The 1995 Comprehensive Plan Vision statement remains a building block for our current community planning efforts. The City of Charlottesville, Albemarle County, and the University of Virginia held two visioning forums with the public in advance of the 1995 Comprehensive Plan review. From these forums, the community adopted the following as part of the 1995 plan.

**1995 Comprehensive Plan Vision**

**Statement of Values**
We value a community made up of diverse individuals and groups who recognize the community’s unique history and culture; who adhere to principles of justice, equity, and respect; who practice stewardship of the natural and built environment as well as human resources; and who make public decisions through an open democratic process.

**Land Use/ Environmental Balance**
We visualize our community as one that balances the natural and built environments and that has a vital urban core surrounded by a rural area that remains predominantly green and open.

**Economic Opportunity**
We visualize our community as one that has a strong diversified economy with opportunities for local businesses and meaningful jobs.

**Educational Quality**
We visualize our community as one that values and provides quality education for all ages, vocations, and abilities.

**Governmental Structure & Public Services**
We visualize our community as one that has open and accessible governments, which cooperate to provide quality services economically.

**Social Well Being**
We visualize our community as one where each individual is valued and where all can live affordably and safely.

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Bicycle education at the Jefferson School and City Center during Storyline camp

photo by Lindsey Henry
In 2000, the City approached comprehensive planning in a very different way. The process began with a kick-off meeting in February of 2000 where citizens in attendance outlined “Ideal Community Factors” which informed and guided the 2001 Comprehensive Plan review. Those factors included the following:

• Support for mixed-use development with a healthy balance of residential and commercial;
• Economic opportunity for all residents including job diversity, higher wages, and inclusion of all;
• Affordable housing and availability of all types of housing throughout the City in all styles and price ranges;
• Strong neighborhoods with identifiable centers and strong associations, diversity within neighborhoods, both in physical characteristics and in resident populations, desire for mixed uses and self-sufficient neighborhoods;
• Strong schools;
• Traffic safety, accessibility to public transportation, availability of alternative modes of transportation and interconnected pedestrian and bicycle access to all parts of the community;
• Trees, parks, greenspace, and biodiversity; and
• Affordable housing, day care for working parents, neighborhood safety, and economic opportunities for all residents.

Guiding Principles were the result of comparing the 1995 Comprehensive Plan vision with the Ideal Community Factors identified at the initiation of the 2001 Comprehensive Plan. Community residents validated the principles at a June 2000 community meeting. In May 2005, the Planning Commission and City Council jointly reviewed the 1995 vision and 2001 Guiding Principles and evaluated their continued relevance to guide the 2005 planning process. Both the Planning Commission and the City Council readopted the principles below to guide the 2007 Plan.

THE CHARLOTTESVILLE COMMUNITY:

• Has safe neighborhoods with identifiable centers with strong social fabric.
• Has accessibility to safe public transportation, alternative modes of transportation and interconnected pedestrian and bicycle access.
• Values trees, parks, greenspace, stream, and biodiversity as adding to the appearance and livability of the City.
• Values and provides quality education for all ages, vocations, and abilities.
• Provides housing opportunities with a diversity of style, scale, price, financing, and location.
• Has open and accessible government and institutions that cooperate to provide quality services economically and operate through an open democratic process.
• Has a strong diversified economy with opportunities for entrepreneurship and a diversity of jobs.
• Balances the natural and built environments and practices sustainability in its decisions.
• Reaches across jurisdictional lines for regional progress.
• Values mixed use development that promotes 24-hour activity, pedestrian connectivity, and transit use.
• Promotes an intellectual climate that values arts and culture.

Although the City Council and the Planning Commission have developed the City’s major documents in different timeframes, they are complementary and link to each other to guide and support the long-term vision of the community.
This chapter contains a variety of information about the City of Charlottesville including demographics and other quantitative measurements that describe the City and its residents. Understanding descriptive data about Charlottesville’s population and structure is essential for assessing and tracking our community’s progress toward specific goals and for making informed decisions about the City’s future, including goal setting and resource allocation.
ABOUT CHARLOTTESVILLE
Founded in 1762, the City of Charlottesville is nestled in the foothills of the Blue Ridge Mountains, about 100 miles southwest of Washington, DC. Named for Charlotte of Mecklenburg-Strelitz, Queen Consort of the United Kingdom during the reign of King George III, home to US Presidents Thomas Jefferson and James Monroe, and skirmish place of the Civil War Battle of Rio Hill, Charlottesville has a rich history to complement its vibrant present-day arts and culture. Surrounded by, but independent of, Albemarle County, Charlottesville is an urban center amid a rural landscape with traditional suburban and urbanizing edges at most of the City’s major entrances. This rural landscape includes a number of historic sites and districts as well as acclaimed vineyards and borders on Shenandoah National Park’s breathtaking Skyline Drive. Local and regional attractions include the Lawn and Rotunda at the University of Virginia, Monticello, Ash Lawn-Highland, Montpelier, the outdoor pedestrian Downtown Mall, John Paul Jones Arena, the nTelos Wireless Pavilion, the area’s many shopping destinations, annual Film, Photograph, Book, African-American, Multicultural, and Pride festivals, and the park and recreational facilities and programs operated by the City. Charlottesville has a number of distinctive historic neighborhoods associated with the growth of the City’s industrial and commercial areas and the University of Virginia. Recent rediscovery of African American settlements, industries, and businesses is revealing important information about the significant role of African Americans in the life of Charlottesville throughout its history. Charlottesville is also home to a number of festivals and events celebrating music, literature, film, and other creative arts.

PERFORMANCE MEASURES
There are additional community efforts underway that will provide valuable data. A joint effort, called P3 (Plan Perform Perfect), between the Budget Office and City Council is a performance measurement tracking system that tracks individual department activities and overall progress towards the Charlottesville City Council Vision—2025. Tracking progress towards the Vision uses both internal measures (such as total number of supported affordable housing units created or linear feet of sidewalk built) and external measures (such as US Census data on the median income of families or VDOT Average Annual Daily Traffic Volumes data for City roads). When these measures are completed and resources gathered, much of this chapter in future Comprehensive Plans will be able to reference directly the P3 measures and data. In addition to the P3 project, the Livable Communities Planning Project is in the process of developing a performance measurement system to support both the City and County Comprehensive Plans.
STRUCTURE OF GOVERNANCE
The City of Charlottesville operates under a Council-Manager form of government. The City is governed by a 5-member City Council, who are elected at large to serve 4-year, staggered terms. Elections are held in November of odd-numbered years. The City Council elects one of its members to serve as Mayor for a term of two years. The Mayor presides over meetings and may call special meetings. The City Council appoints a City Manager who serves at the pleasure of the City Council and translates its policies and priorities into action. The current City Manager, Maurice Jones, has been in office for two years and served previously for two years as Assistant City Manager. In addition, the City Council appoints the Director of Finance, the City Assessor, the Clerk of the Council, and members of policy-making boards and commissions. The City Council has specific powers to pass ordinances, levy taxes, collect revenues, adopt a budget, make appropriations, issue bonds, borrow money, and provide for the payment of public debts. Authority to utilize these powers is granted through the charter issued by the Commonwealth of Virginia in 1946 for the City of Charlottesville, which has been amended several times since.

BOARDS & COMMISSIONS
The Charlottesville City Council appoints citizen representatives to 32 local and regional boards and commissions. All board positions are open to Charlottesville residents and are publicly advertised. While some boards interview potential representatives, most committee members are selected through an application process. The 32 local and regional boards and commissions include, but are not limited to the Planning Commission, the Board of Architectural Review, the Rivanna Water and Sewer Authority (RWSA), and the Charlottesville Redevelopment and Housing Authority (CRHA). In November 2005, voters in the City approved a referendum for an elected Charlottesville City School Board.

REAL ESTATE TAXES
The City of Charlottesville’s real estate tax rates compare favorably with other comparable Virginia cities (see appendix, Table 1). City Council lowered the real estate tax rate in 2007 because assessment values had increased markedly in recent years. The Charlottesville tax rate is set at $0.95 per $100 of assessed value for the 2012 fiscal year.

UTILITY FEES
The water, sewer, and gas rates for Charlottesville’s public utilities are set to recover operating and maintenance costs and new rates are approved in June of each year (see appendix, Tables 2 and 3). The 2013 fiscal year monthly water and sewer charges are $4.00 each. The water charge’s summer rate per 1,000 cubic feet was $50.62 and the winter rate was $38.96. The sewer charge’s summer rate per 1,000 cubic feet was $54.00 and the winter rate was $54.00. The gas rates have a monthly charge of $10.00. The rate for the first 3,000 cubic feet per 1,000 cubic feet is $10.6256. The rate for the next 3,000 cubic feet per 1,000 cubic feet is $9.9881. The rate for the next 144,000 cubic feet per 1,000 cubic feet is $8.9255. The rate for over 150,000 cubic feet per 1,000 cubic feet is $8.7130.

LOCAL NONPROFITS
The City of Charlottesville has an abundance of nonprofit organizations covering a range of needs including housing and community development, human services and welfare, social justice, environmental stewardship, health, and education. A 2012 report written by Johns Hopkins Center for Civil Society Studies, the Community Foundation, and Virginia Commonwealth University provides a snapshot of nonprofits across the state. According to that report, in 2010, there were 257 nonprofits located within the City of Charlottesville. Further, the report shows that 10% of Charlottesville’s workforce was employed by a nonprofit, which is well above national, state, and regional rates. In 2010, these nonprofits had revenues of more than $975 million and had assets of over $7 billion. Nonprofit expenditures in Charlottesville in 2010 were $1.4 billion with a per capita expenditure rate of more than $32,000. This is the third highest per capita rate in the Virginia and almost 10 points more than Central Virginia (including Richmond) as a whole.
LOCAL ECONOMY

LOCAL INCOME
Charlottesville’s median household income of $42,240 is lower than that of Albemarle County, the Charlottesville MSA, and the state of Virginia. The median family income for Charlottesville is $62,378 (American Community Survey 2006-2010; see appendix, Table 5).

INCOME DISPARITIES
In Charlottesville, the highest poverty rate by educational attainment level is among those who did not earn a high school diploma or equivalent, at 36.9%, with the next highest being those who only earn a high school diploma or equivalent, at 15.3%. The largest difference in poverty rates by gender is among those with a high school diploma or equivalent: for males, the poverty rate is 6.5%, and for females, the poverty rate is 23.1% (see appendix, Table 9). The largest difference in median income by educational attainment level is between those who did not earn a high school diploma or equivalent (median of $12,974) and those who did earn a high school diploma or equivalent (median of $27,392). The largest difference in median income by gender is for those with a bachelor’s degree: males have a median income of $41,447, and females have median income of $32,257 (see appendix, Table 10).

COST OF LIVING
The Council for Community and Economic Research (C2ER, formerly ACCRA) shows the composite cost of living index during the third quarter of 2012 for the Charlottesville area as 105.5, which is more than 5% higher than the national composite index (100) (see appendix, Table 6). The cost of living in Charlottesville is also higher than in the Harrisonburg-Rockingham area (98.6) and the Staunton-Waynesboro-Augusta area (94.5). The Washington-Arlington-Alexandria metropolitan area has a much higher cost of living index: 147.2. Although the cost of living in Charlottesville is higher than Richmond (101.2), in the year 2011, both cities had similar median family incomes: $77,170 in Charlottesville and $73,112 in Richmond. Charlottesville is not as expensive as some comparable cities with similar characteristics, such as high quality of life: the Burlington-Chittenden area of Vermont is one comparable example of another university community of comparable size and has a cost of living index of 121.1 for the same reporting period. The high cost of living in Burlington is accompanied by a higher median family income of $75,598, which is similar to the median family income in Charlottesville, though there is a 15-point difference in the cost of living indices.

LABOR FORCE
According to the 2006-2010 American Community Survey, it is estimated that 60.0% of the population in Charlottesville is in the labor force, 57.0% are currently employed, and 4.5% are unemployed. In Virginia as a whole, it is estimated that 67.4% of the state’s population is in the labor force, which is similar to Albemarle County’s estimated 64.5%.

MEDIAN HOUSEHOLD & FAMILY INCOME
Source: US Census Bureau, 2006-2010 American Community Survey

<table>
<thead>
<tr>
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<th>Estimate of Median Household Income</th>
<th>Margin of Error</th>
<th>Estimate of Median Family Income</th>
<th>Margin of Error</th>
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<td>City of Charlottesville</td>
<td>$42,240</td>
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<td>$62,378</td>
<td>+/- $4,332</td>
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<tr>
<td>Albemarle County</td>
<td>$64,847</td>
<td>+/- $2,443</td>
<td>$83,894</td>
<td>+/- $4,240</td>
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<td>Charlottesville MSA</td>
<td>$56,592</td>
<td>+/- $1,168</td>
<td>$74,256</td>
<td>+/- $1,329</td>
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<tr>
<td>Virginia</td>
<td>$61,406</td>
<td>+/- $235</td>
<td>$73,514</td>
<td>+/- $433</td>
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</table>

MEDIAN EARNINGS IN THE PAST 12 MONTHS FOR THE POPULATION 25 YEARS AND OVER
(in 2010 Inflation-Adjusted Dollars)
Source: US Census Bureau, 2006-2010 American Community Survey

<table>
<thead>
<tr>
<th></th>
<th>TOTAL</th>
<th>MALE</th>
<th>FEMALE</th>
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<tr>
<td>Estimate</td>
<td>Margin of Error</td>
<td>Estimate</td>
<td>Margin of Error</td>
</tr>
<tr>
<td>Less than high school graduate</td>
<td>$12,974</td>
<td>+/- $3,160</td>
<td>$13,597</td>
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<tr>
<td>High school graduate (includes equivalency)</td>
<td>$27,392</td>
<td>+/- $4,657</td>
<td>$31,547</td>
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<td>Some college or associate’s degree</td>
<td>$30,020</td>
<td>+/- $2,940</td>
<td>$30,526</td>
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<td>Bachelor’s degree</td>
<td>$36,239</td>
<td>+/- $3,147</td>
<td>$41,447</td>
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<td>Graduate or professional degree</td>
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<td>+/- $3,381</td>
<td>$51,752</td>
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<tr>
<td>Population 25 years + with earnings</td>
<td>$31,983</td>
<td>+/- $1,619</td>
<td>$34,442</td>
</tr>
</tbody>
</table>
EDUCATION

STRUCTURE
The Charlottesville City School Board is a seven-member board that is responsible for directing the program of public education for approximately 4,000 students. Most planning for the school system occurs through the school board.

ENROLLMENT TRENDS
The school system consists of 6 elementary schools, 1 upper elementary school, 1 middle school, and 1 high school. Each elementary school houses a preschool program for disadvantaged and at-risk 3 and 4 year olds. Total preschool enrollment for the 2011/12 school year is 247 students, which is not included in the total school enrollment numbers. Over the last 20 years, the total number of students enrolled in the Charlottesville school system has decreased by 12.1% from 4,530 students in the 1992/93 school year to 3,983 in the 2011/12 school year. However, in the last 5 years, the total enrollment in the City’s elementary schools has increased by 9%. System-wide, there has been a net 1.7% increase in enrollment over the last 5 years due to a substantial increase in elementary school enrollment (see appendix, Figures 11 and 12). The total number of students enrolled in the 2012/2013 school year is 4,236, with an additional 249 students in the preschool program. Some non-City residents choose to pay tuition to send their children to City schools, particularly to Charlottesville High School. There are currently 259 tuition-paying students.

GRADUATION RATES
Charlottesville’s Class of 2012 (first-time 9th grade cohort in 2008/09) had a cohort graduation rate of 88.6%. The overall graduation rate in Charlottesville has trended upward from the Class of 2008 (first-time 9th grade cohort in 2004/05), which had a cohort graduation rate of 80.3% and peaked in 2011 at 90%.

STUDENT-TEACHER RATIO
The student-to-teacher ratios in the last five years has increased from around 14 students per teacher in 2006 to an average of 18 students per teacher, with a low of 14 in 2006/07 school year and a high of 20.5 in the 2010/11 school year. The average class size in Charlottesville City Schools was higher than in Albemarle County in the 2010/11 school year for elementary and high schools, while lower for middle schools (see appendix, Table 13).

EDUCATIONAL SPENDING TRENDS
In 2008, Virginia exceeded the national average of per student educational expenditures, which was $10,591, by $725. Charlottesville City Schools has consistently spent more than the state and national averages, and in 2011 spent $16,246 per student, which exceeded the state average for that year by 51%. In FY 2002, the City of Charlottesville contributed $5,745 per student in the City Schools system. In FY 2012, the City of Charlottesville contributed $9,856 per student from local revenue sources, an increase of more than 71% since 2002, corresponding to increased mandates and decreased funding from state and federal sources (see appendix, Table 14).
FREE AND REDUCED LUNCH PROGRAM
In the 2011/12 school year, 54.4% of the students in Charlottesville City Schools were eligible to receive either free or reduced lunch. In both the City and Albemarle County, the proportion of students who are eligible for the Free and Reduced Lunch Program is highest in the elementary schools and lowest in the high schools, a trend that has remained consistent during the last decade (see appendix, Table 15). Table 16 indicates that the proportion of students eligible to receive free lunch at Charlottesville High School has been increasing over the last five years. For the 2011/12 school year, a student could receive free lunch if his or her family’s income was less than 130% of the federal poverty threshold. Similarly, a student could receive reduced lunch if his or her family’s income was less than 185% of the poverty threshold.

PRIVATE SCHOOL ENROLLMENT TRENDS
According to the 2010 Census, 414 children living in Charlottesville were enrolled in private elementary, middle, or high schools (see appendix, Table 17). This means 10.3% of Charlottesville’s school-aged children did not attend the City’s public schools in 2010. Charlottesville had 51% more students enrolled in private schools in 2010 than in 1990. In 2010, 327 children over the age of three years were enrolled in a private preschool or nursery. The Virginia Department of Education reports that there were 64 home-schooled students in Charlottesville during the 2011/12 school year, which is an increase from 43 in the 2002/03 school year.

HIGHER EDUCATION
The University of Virginia’s enrollment has gradually increased and is projected to grow by approximately 100 students per year in the near future. The majority of University of Virginia students are undergraduates, and approximately 30% are graduate and professional students. In the fall of 2011, 21,106 undergraduates and graduate students were enrolled in UVA. According to the 2006-2010 ACS, there are approximately 12,510 Charlottesville residents enrolled in college or graduate school, which accounts for approximately 30% of the population.

EDUCATIONAL ATTAINMENT OF POPULATION
The educational attainment level of the population 25 years of age and over varies by gender and race (see appendix, Table 7 and Figure 8). An estimated 84% of the population 25 and over have at least a high school diploma or equivalent and 46% have a bachelor’s degree or higher. The largest gender disparities are for those with a less than 9th grade education (9% of males and 6% of females) and those with a graduate or professional degree (26% of males and 24% of females).
HOUSING UNITS AND DWELLING TYPE
According to the 2006-2010 American Community Survey (ACS), 47.2% of the housing units in Charlottesville are single-family detached units, and 8.9% are single-family attached units. In total, single-family housing units account for 56.1% of all housing in Charlottesville. Another 9.8% of the housing units in Charlottesville are duplexes. The remainder of Charlottesville’s housing units (34.1%) are classified as either multi-family units (e.g., apartment or condominium buildings) or mobile homes. Between 2000 and 2010, the number of single-family units increased by 10.5% (from 9,607 to 10,625) while the number of duplexes and multi-family units (including mobile homes) increased by 4.1% (from 7,984 to 8,318).

AGE OF HOUSING STOCK
Of the total housing units, 8,574 units were built between 1940 and 1970, which constitutes 44.6% of the total housing stock in 2010 (see appendix, Table 18). Charlottesville has 3,479 housing units that were built in 1939 or earlier, which accounts for 18.4% of the housing stock in 2010.

HOMEOWNERSHIP RATES
Of the 17,778 occupied housing units in the City, only 7,315 (about 41%) are occupied by the homeowner. Renters account for about 59% of all housing occupants. Nationally, 66% of housing is owner occupied and 34% is renter occupied. According to U.S. Census 2010 data, the number of owner-occupied housing units in Charlottesville increased by 433 between 2000 to 2010 (from 6,882 to 7,315), corresponding with a slight increase in the homeownership rate.

VACANCY RATES
Of the 19,189 housing units in Charlottesville in 2010, 17,778 housing units or 92.6% of the total units were occupied, and 1,411 (7.4%) were vacant (see appendix, Table 18). Of the units that were vacant in 2010, only 671 were available for rent, and another 205 were for sale. With only 1.2% of the City’s housing units available for sale at a given time, the housing market in Charlottesville can be generally classified as very tight.

HOUSING COSTS AND VALUES
One of the highest financial burdens for Charlottesville Metropolitan Statistical Area (MSA) residents is the cost of housing. According to 2010 Census data, median home values have increased by 130.2% in Charlottesville and 105.2% in Albemarle County between 2000 and 2010 (see appendix, Table 20). The Charlottesville Area Association of Realtors (CAAR) reports that the average price per square foot of houses sold in Charlottesville has increased from $65 (1990) to $86 (2000) to $167 (2011), an increase of approximately 94%; however, in the last 5 years this figure actually decreased from a high of $202 or -17.4%. According to the American Community Survey 2006-2010 5-year estimates, approximately 55.6% of renters in Charlottesville and 36.6% of homeowners were paying 30% or more of their income towards housing—typically, paying 30% or less is considered affordable. These figures are significantly higher than the figures from 2000, which showed that only 40.5% of renters and 14.2% of Charlottesville homeowners paid 30% or more of their income in rent or mortgage. Between 1980 and 2000, the ratio of housing values to income increased from 2.6 to 2.7, which is not a significant increase, meaning the cost of housing remained stable relative to income in Charlottesville during those 20 years. In 2010, the ratio jumped to 4.5, which is a large increase (see appendix, Table 21). Additionally, the Center for Neighborhood Technology Housing and Transportation Affordability Index calculates that 67% of Charlottesville households pay less than 45% of their income for housing and transportation costs, while only 17% of Albemarle County households pay less than 45% of their income for housing and transportation costs.
The following data provides a snapshot of Charlottesville as of March 2013. For additional and updated information about the City, please see the appendices listed under this chapter in the Table of Contents.

**POPULATION**
- 43,475 total people
- 52% female; 48% male
- 69.1% white; 19.4% black; 6.4% Asian; 5.1% other (race)
- 5.1% are Hispanic or Latino (ethnicity; can be of any race)
- 18.7% of the population is 19 years old or under
- 24.3% of the population is 20-24 years old (largest age group)
- 18.1% of the population is 55 years old and over

**LAND USE**
- 75% of the City’s land is zoned for exclusively residential development
- Following the creation of the City’s first mixed-use zone in 2001, 13% of the City is now zoned for mixed-use development
- 570 building plans were reviewed and 1897 permits were issued in calendar year 2012
- 32 site plans were received for review, as well as 12 requests for special use permits or rezonings in calendar year 2012
- The overall population density in the City in 2012 was 8.3 persons per acre
- The Weldon Cooper Center for Public Service projects this number to rise to 8.9 persons per acre by 204

**COMMUNITY FACILITIES**
- 10% of land in the City is parkland
- 25 public parks

**ECONOMIC SUSTAINABILITY**
- The Office of Economic Development collaborates with more than 10 workforce development agencies each year to offer numerous recruitment and training opportunities for City residents
- The unemployment rate for the City of Charlottesville has been lower than both the state and national unemployment rates for the past 5 years
- The Office of Economic Development, through outreach efforts such as workshops and business visits, assists hundreds of entrepreneurs and existing business owners on an annual basis
- Over the past five years, an average of 83 startup companies with employees were founded each year in the City of Charlottesville
- The commercial real estate value in the City has exceeded $5 billion annually since 2008
- Charlottesville is home to numerous historical and cultural attractions such as the Downtown Mall, Monticello, and the University of Virginia that significantly enhance the City’s tax base
- From 2008 to 2011, the City’s tax receipts from tourism have exceeded $5.5 million each year

**ENVIRONMENT**
- 47% Urban Tree Canopy (UTC) coverage
- 10.4 square miles of land
- 3.5 square miles of impervious land cover (not including roads)
- 6 miles of soft surface trails
- 5.5 miles of hard surface trails
- 18 mile (approximate) Rivanna Trail loop around City (maintained by a nonprofit organization)
- 45 alternatively fueled vehicles
- City owned 122 kW solar PV array systems have generated over 235,400 kWh

**HOUSING**
- 1,359 supported affordable units
- 376 units of Public Housing
- 320 units of Low Income Housing Tax Credits
- $2 million annual average of local and federal funds awarded to housing partners
- Point In Time (PIT) Homeless Census for 2013 showed 284 available beds, of which 232 were in use
- Total Sheltered and Unsheltered Count for 2013 was 195, not including those in permanent supported housing.
TRANSPORTATION
• Streets represent 10% of total land area within the City
• 14% of commuters walk to work
• 7% commute to work via transit
• 2% of workers bicycle to work
• Downtown Charlottesville has approximately 6,000 parking spaces, of which about 5,000 (84%) are off-street and about 1,000 (16%) are on street.
• Charlottesville is the busiest station along AMTRAK’s Lynchburg-DC route.
• Average of 46,500 Charlottesville Area Transit (CAT) trips every week (includes each transfer as a unique boarding)
• 19 miles of bike lanes
• 23 miles of shared lane markings and signed bike routes

URBAN DESIGN AND PRESERVATION
• 8% of the land in the City is listed on the National Register of Historic Places or Virginia Landmarks Register
• 6.5% of the land in the City is locally protected as either an ADC district or historic conservation district
• 9 historic districts and 60 individual historic properties (located outside districts) are listed on the Virginia Landmarks Register and/or the National Register of Historic Places
• 1,286 contributing historic resources are listed on the National and Virginia registers.
• 8 historic preservation and architectural design control (ADC) districts, 1 historic conservation district, and 76 individually protected properties (located outside districts) are locally designated
• An estimated 1,001 contributing historic resources are locally designated.
• All the local districts except West Main Street ADC are also listed on the National and State registers
• All the National and Virginia register districts except Fifeville and Tonsler Neighborhoods, Woolen Mills Village, and University of Virginia districts are also locally protected
• 11% of the land in the City is in a locally designated entrance corridor
• 12 designated entrance corridors ensure a quality of development compatible with the City’s historic, architectural, and cultural resources
• 9 of the 12 entrance corridors extend from the City into Albemarle County, and are also designated as entrance corridors within the County
COMMUNITY CHARACTERISTICS

- Community Characteristics Tables and Figures Appendix
- Charlottesville City Schools Assessment and Accountability Report & Division Profile Report
- Thomas Jefferson Health District Mobilizing for Action through Planning and Partnerships Report
- Virginia Employment Commission – Charlottesville Community Profile
- Virginia Department on Social Services Local Department of Social Services Profile Report and Local Population Demographics Profile Report
The first Comprehensive Plan for the City of Charlottesville was adopted in 1979. This most recent version of the Comprehensive Plan was adopted by City Council on August 19, 2013. Previous plans and drafts may be accessed online through: CHARLOTTESVILLE.ORG

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