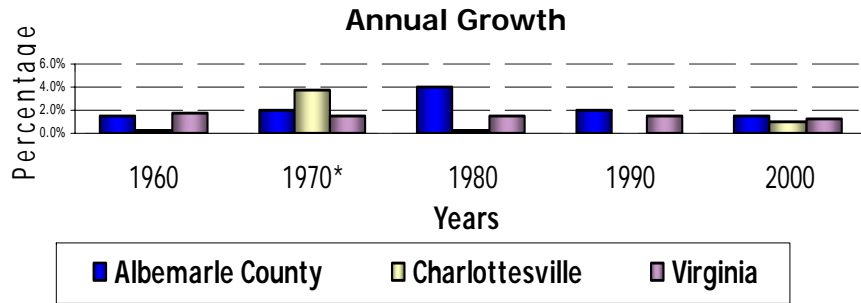


# Information Sheet

## Population



### Population Size

Year	Albemarle County		Charlottesville		Virginia	
	Population	Annual Growth	Population	Annual Growth	Population	Annual Growth
1950	26,662		25,696		3,318,680	
1960	30,969	1.5%	26,427	0.3%	3,966,949	1.8%
1970*	37,780	2.0%	38,880	3.9%	4,651,448	1.6%
1980	55,783	3.9%	39,916	0.3%	5,346,818	1.4%
1990	68,040	2.0%	40,341	0.1%	6,187,358	1.5%
2000	84,186	2.1%	40,099	1.1%	7,078,515	1.3%

Source: U.S. Census

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

### Vital Statistics

Year	Total Population	Change in Population	Births	Deaths	Natural Increase	Net Migration	% Change due to	
							Natural Increase	Net Migration
1997	79,500	1,100	914	491	423	677	38.45%	61.55%
1998	80,700	1,200	943	494	449	751	37.42%	62.58%
1999	82,900	2,200	1,022	512	510	1,690	23.18%	76.82%
2000	84,186	1,286	1,054	632	422	864	32.81%	67.19%
2001	85,300	1,114	968	574	394	720	35.37%	64.63%
2002	86,700	1,400	973	594	379	1,021	27.07%	72.93%
2003	88,100	1,400	1,018	507	511	889	36.50%	63.50%
2004	89,600	1,500	960	598	362	1138	24.13%	75.87%
2005	90,400	800	1056	650	406	394	50.80%	49.20%
2006	92,693	2,293						
2007	93,601*	908						

Source: Weldon Cooper Center for Public Service and Virginia Department of Health.

\*Provisional Estimate

## Geography

Albemarle County occupies approximately 726 square miles (465,040 acres) in the Northern Blue Ridge and Northern Piedmont of Virginia.

The majority of the County lies in the Middle James River Basin, which includes the James, Rivanna, and Hardware rivers and smaller tributaries.

Altitudes range from 235 feet, where the Rivanna crosses the County's



eastern border, to 3,389 feet on Big Flat Mountain in the northwest.

The area has warm, humid summers and generally mild winters. Average annual rainfall is 47 inches. Average annual snowfall is about 24 inches.

At the center of the County is the independent city of Charlottesville. The County's urban areas include the Development Area around Charlottesville, as well as the Village of Rivanna and the Community of Crozet.

About 690 square miles of the County are in the Rural Areas. Local farms benefit from several high-quality soils especially suited to cultivated crops, hay, orchards, vineyards, and pasture. The typical growing season is 210 days.

Over 60 percent of the County is forested. The most common forest types are oak-hickory, oak-pine, and loblolly-shortleaf pine.

Albemarle has a wealth of historic resources, including prehistoric archaeological sites, Monticello, Ash Lawn-Highland, and the University of Virginia. Four sites are National Historic Landmarks, and Monticello and the University of Virginia's "Academical Village" are on the World Heritage List.

# Housing

## Albemarle County Housing Stock Through December 2007

	Total Number of Dwelling Units
Single-family	24,963
Single-family Townhouse	2,411
Single-family Attached	1,510
Duplex	261
Multi-family	6,265
Mobile Homes	1,967
Condominiums	2,425
<b>Total</b>	<b>39,802</b>

Source: County of Albemarle, Dept. of Community Development.

## Distribution of New Dwelling Units by Issued Building Permits

Year	Single-family	Single-family Attached	Single-family Town-house	*Single Family Condo	Duplex	Multi-family	Mobile Homes	Accessory Apts.	Total New Dwelling Units
1997	556	56	32		2	208	49	2	905
1998	559	63	42		0	184	18	8	874
1999	601	81	58		0	0	27	3	770
2000	540	65	6		0	0	26	13	650
2001	437	54	45		0	295	33	11	875
2002	589	53	126		0	922	17	13	1,720
2003	534	56	49		0	417	11	12	1,079
2004	484	31	39		0	19	15	11	599
2005	556	12	141		0	98	16	7	830
2006	380	24	108		0	41	12	10	575
2007	297	16	154	246	10	92	11	5	831

Source: Building Reports, County of Albemarle

\* Single-family Condos were formerly grouped within the Multi-family category

- The total number of families awaiting general housing assistance from the County as of December 2007 is 812. Approximately 396 families are currently being assisted, either with rental or project-specific assistance (Albemarle County Housing Division).
- In the third quarter of 2007, the median sales price of homes in the County of Albemarle was \$315,000. The median sales price of homes in the City of Charlottesville during this period was \$281,250 (Charlottesville Area Association of Realtors).

# Education

## Student Enrollment

Year	Number of Students			
	Elementary (K - 5)	Middle (6 - 8)	High (9 - 12)	Total (K - 12)
1997	5,568	2,701	3,375	11,644
1998	5,677	2,780	3,524	11,981
1999	5,751	2,814	3,622	12,187
2000	5,704	2,847	3,686	12,237
2001	5,773	2,853	3,745	12,371
2002	5,423	2,976	3,843	12,242
2003	5,447	2,977	3,869	12,320
2004	5,698	2,969	3,768	12,460
2005	5,631	2,943	3,914	12,488
2006	5,779	2,839	3,925	12,543

Source: Albemarle County Schools.

## Albemarle County Staffing Ratios 2005-06

Grade	Staff : Student Ratio
K - 3	18.91:1
4 - 5	19.45:1
6 - 8	20.67:1
9 - 12	20.59:1

Source: Albemarle County Schools.

Note: "Staffing" includes regular education teachers; specialty teachers such as fine arts, practical arts, and health/P.E. teachers; and teaching assistants. (Special Education, Title I and other federally funded positions are not included.)

## Albemarle County School Facilities

16 elementary schools  
5 middle schools  
3 comprehensive high schools  
1 alternative high school  
1 special needs school

Source: Albemarle County Schools.

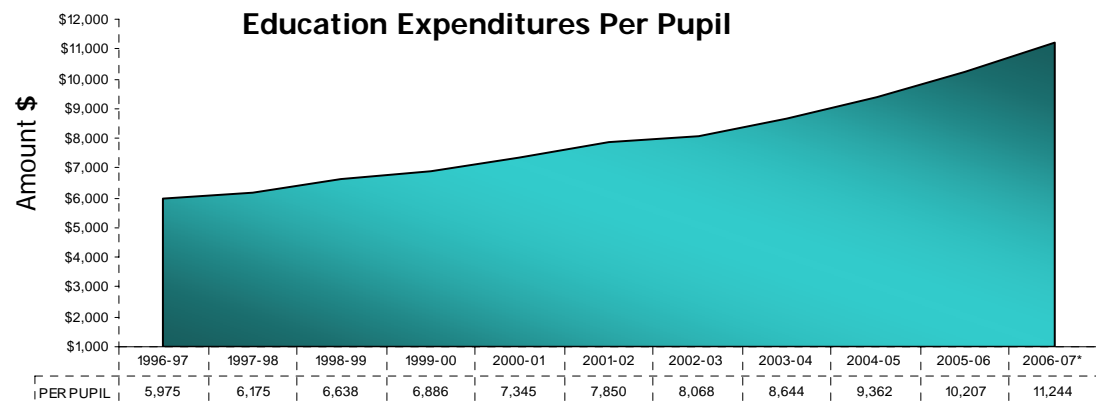
Albemarle County students also have access to programs at the Charlottesville-Albemarle Technical Education Center (CATEC), which is jointly operated with the Charlottesville City Schools.

## Dropout Rate: Grades 9 - 12

Year	Albemarle	Virginia
1997 - 98	3%	4%
1998 - 99	2%	3%
1999 - 00	2%	4%
2000 - 01	1%	N/A
2001 - 02	1%	N/A
2002 - 03	1%	N/A
2003 - 04	1%	2%
2004 - 05	1%	2%
2005 - 06	2%	2%

Source: Albemarle County Schools and Virginia Dept. of Education.

## Education Expenditures Per Pupil



Enrollment is as of September 30th for each school year.

\*2006 - 07 are projected Source: Albemarle County Schools.

# Employment and Income

## Albemarle County Labor Force

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Employed	37,326	39,308	39,479	38,032	37,873	37,664	37,823	45,695	48,143	48,572
Unemployed	648	463	453	534	714	877	1,041	1,196	1,095	1,189
Total Labor Force	37,974	39,771	39,932	38,566	38,587	38,541	38,864	46,891	49,239	49,761
Unemployment Rate	1.7%	1.2%	1.1%	1.4%	1.9%	2.3%	2.7%	2.6%	2.2%	2.4%

Source: Estimated Labor Force Data, Virginia Employment Commission.

## Albemarle County Wage Distribution by Industry

(Annual average weekly wage, in dollars, per worker)

Industry	1999	2000	2001	2002	2003	2004	2005	2006
Agriculture, Forestry, Fishing and Hunting	399	430	411	429	438	441	441	461
Mining	730	748	786	840	985	987	921	949
Construction	547	571	583	589	618	650	679	718
Manufacturing	790	845	881	854	971	958	983	1023
Wholesale Trade	717	768	832	854	841	895	885	913
Retail Trade	476	478	441	459	462	481	501	519
Transportation and Warehousing	516	526	542	573	572	610	644	647
Information	669	642	636	756	813	972	1020	1142
Finance and Insurance	659	707	851	880	971	997	1123	1120
Real Estate	422	528	574	585	646	730	799	723
Professional and Technical Services	723	746	798	847	890	840	901	969
Management of Companies and Enterprises	NA	NA	NA	850	NA	950	1026	1113
Administrative and Waste Services	324	359	366	385	371	460	504	493
Educational Services	698	785	795	783	801	840	NA	NA
Health Care and Social Assistance	612	675	705	722	743	773	838	885
Arts, Entertainment, and Recreation	385	428	411	443	415	445	447	462
Accommodation and Food Services	264	282	275	280	282	290	297	299
Other Services	466	503	542	573	594	624	652	689
Average weekly wage	601	648	657	667	694	735	771	801

Source: Virginia Employment Commission.

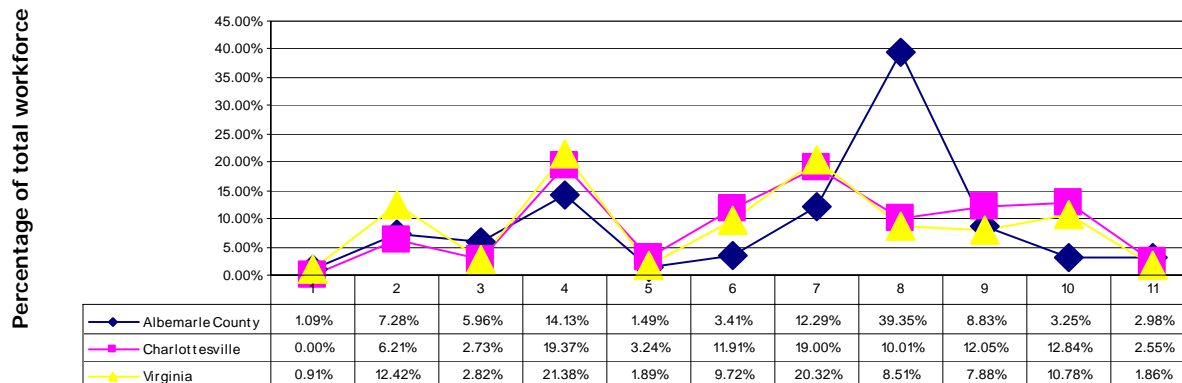
## Median Household Income

Year	Albemarle County		Virginia
	Income Amount	Index*	Income Amount
2001	\$51,783	103%	\$50,241
2002	\$52,365	106%	\$49,631
2003	\$53,104	97%	\$54,783
2004	\$55,118	108%	\$51,141
2005	N/A	N/A	\$51,914
2006	N/A	N/A	N/A

\*State average equals 100%.

Source: Virginia Employment Commission, Virginia's Electronic Labor Market Access.

## 2006 Average Employment by Industry



## 2007 Albemarle County Tax Rates

Real Estate	\$0.68 per \$100
Personal Property	\$4.28 per \$100

Source: County of Albemarle Dept. of Finance.

- 1 = Natural Resources and Mining    2 = Construction    3 = Manufacturing    4 = Trade, Transportation, and Utilities  
 5 = Information    6 = Financial Activities    7 = Professional and Business Services  
 8 = Education and Health Services    9 = Leisure and Hospitality    10 = Other Services    11 = Public Administration

Source: Virginia Employment Commission.

# Retail and Tourism Generated Income

## Retail Sales in Albemarle County

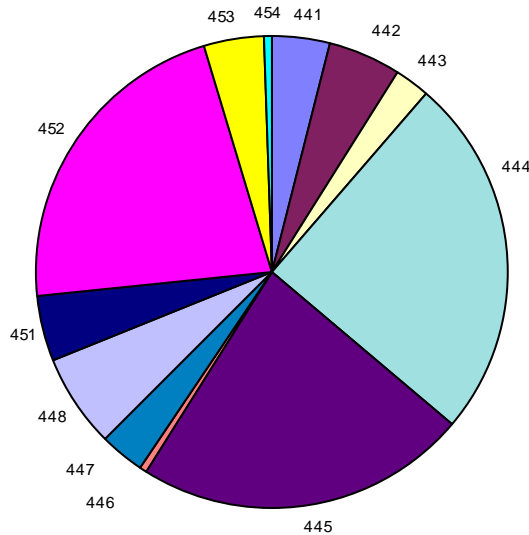
(Taxable Sales, in dollars, by Business Classification)

NAICS* Code	441	442	443	444	445	446	447	448	451	452	453	454	Total Retail Sales
	Motor Vehicle & Parts	Furniture & Home Furnishings	Electronics & Appliances	Building Material & Garden Equip. & Supplies	Food & Beverage	Health & Personal Care	Gasoline Stations	Clothing & Clothing Accessories	Sporting Goods, Hobby, Book, & Music	General Merchandise	Miscellaneous	Nonstore Retailers	
Year													
2006	30,333,407	38,247,247	19,771,265	190,590,817	176,473,816	4,877,007	22,835,633	48,401,540	35,680,333	169,605,599	32,720,448	3,312,385	772,849,497

Source: Taxable Sales by Business Classification, Virginia Annual Taxable Sales Report, Virginia Department of Taxation

\* North American Industry Classification System (<http://www.census.gov/epcd/www/naics.html>)

### 2006 Retail Sales



Source: Source: Taxable Sales by Business Classification, Virginia Annual Taxable Sales Report, Virginia Department of Taxation.

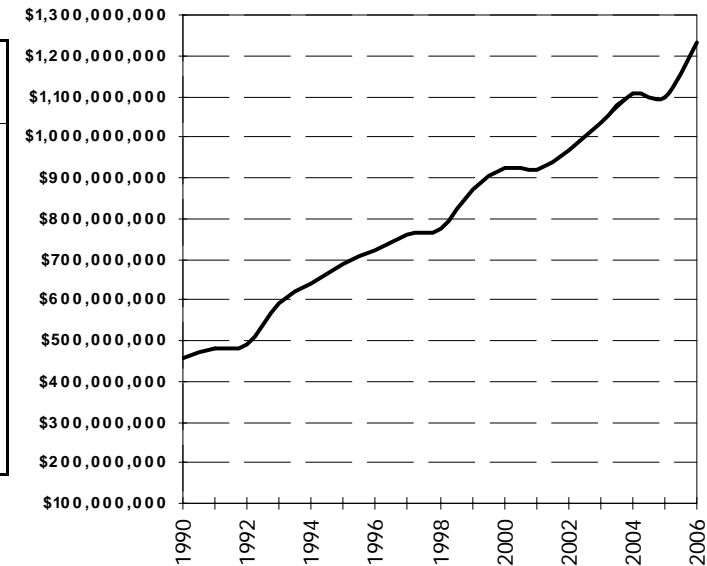
### Tourism

(Traveler Expenditures and Travel Generated Employment)

Year	Traveler Expenditures	Change	Percent of Total Sales	Travel Generated Employment	Change
1997	\$162,810,000	12.8%	21.4%	3,110	16.9%
1998	\$136,764,000	-16.0%	17.7%	2,510	-19.3%
1999	\$153,055,000	11.9%	17.6%	2,546	1.4%
2000	\$166,364,351	8.7%	18.0%	2,678	5.2%
2001	\$169,856,111	2.1%	18.5%	2,821	5.3%
2002	NA	NA	NA	NA	NA
2003	\$172,697,351	NA	16.7%	2,434	NA
2004	\$189,233,741	9.6%	17.1%	2,483	2.0%
2005	\$212,306,588	12.2%	19.3%	2,587	4.2%
2006	\$243,964,108	14.9%	19.8%	2,800	8.2%

Source: Virginia Tourism Corp.

### Albemarle County Sales Trends



Source: Taxable Sales by Business Classification, Virginia Annual Taxable Sales Report, Virginia Department of Taxation.

