Regional population increased by 6.5% between 2010 and 2016. The rate of growth was not distributed evenly throughout the region. Nelson County was the only jurisdiction to have a declining population at a rate of -1.2%. Fluvanna and Louisa Counties had the lowest positive growth rates of 1.7% and 3.5% respectively. The Counties of Albemarle, 6.8%; and Greene, 7.5%; and the City of Charlottesville, 13.0%; had the highest growth rates. The TJPDC had a growth rate of 6.5%. However, by absolute numbers, Albemarle and Greene Counties increased the most, 6,705 and 1,382 persons each. Population projections through 2040 for the region exhibit these trends as well, including a rebounding population in Nelson County. The populations in Nelson County and the City of Charlottesville are projected to grow the least; populations in Albemarle, Greene, and Louisa Counties are expected to increase by more than 30%, and Fluvanna County will grow at nearly the same rate.

Improvements to the transportation network are needed because mobility and safety are affected by increases in population. In the case of the Thomas Jefferson region, increasing pressure on the network has already resulted in changes to the transportation network, such as additional capacity demands on the roadways and additional demand for public transportation and travel demand management services. The region has experienced growth in through-traffic along US 29 and I-64. Development pressures from urban growth have also reduced mobility. Finally, access from more rural areas of the region into Charlottesville for commercial and economic purposes has become affected by increased population and development.
ALBEMARLE COUNTY

Median Age: 39
Total Population: 105,715
Median Income: $70,342
Educational Attainment (Population 25 years and over): Associates Degree: 6%
Bachelor’s Degree: 26%
Graduate or Professional Degree: 26%
Vehicle Ownership: No Vehicle Available: 2%
1 Vehicle Available: 19%
2+ Vehicles Available: 80%
Mean Commute Time: 22 Minutes

Median Age: 44
Total Population: 34,316
Median Income: $54,662
Educational Attainment (Population 25 years and over): Associates Degree: 7%
Bachelor’s Degree: 15%
Graduate or Professional Degree: 8%
Vehicle Ownership: No Vehicle Available: 2%
1 Vehicle Available: 11%
2+ Vehicles Available: 88%
Mean Commute Time: 36 Minutes

FLUVANNA COUNTY

Median Age: 43
Total Population: 26,113
Median Income: $66,425
Educational Attainment (Population 25 years and over): Associates Degree: 9%
Bachelor’s Degree: 18%
Graduate or Professional Degree: 14%
Vehicle Ownership: No Vehicle Available: 1%
1 Vehicle Available: 9%
2+ Vehicles Available: 91%
Mean Commute Time: 33 Minutes

LOUISA COUNTY

Median Age: 45
Total Population: 34,316
Median Income: $54,462
Educational Attainment (Population 25 years and over): Associates Degree: 7%
Bachelor’s Degree: 14%
Graduate or Professional Degree: 8%
Vehicle Ownership: No Vehicle Available: 2%
1 Vehicle Available: 11%
2+ Vehicles Available: 88%
Mean Commute Time: 36 Minutes

GREENE COUNTY

Median Age: 40
Total Population: 19,785
Median Income: $61,615
Educational Attainment (Population 25 years and over): Associates Degree: 7%
Bachelor’s Degree: 15%
Graduate or Professional Degree: 9%
Vehicle Ownership: No Vehicle Available: 2%
1 Vehicle Available: 14%
2+ Vehicles Available: 84%
Mean Commute Time: 30 Minutes

Mean Commute Time:

- Albemarle County: 22 Minutes
- Fluvanna County: 33 Minutes
- Greene County: 30 Minutes
- Louisa County: 36 Minutes

Note: Elderly populations are 65 years of age and over. Low-income and disability populations are those for whom the poverty level and disability status is determined.
### Nelson County

- **Median Age:** 49
- **Total Population:** 14,835
- **Median Income:** $50,994

#### Educational Attainment (Population 25 years and over):
- Associate’s Degree: 7%
- Bachelor’s Degree: 15%
- Graduate or Professional Degree: 35%

#### Vehicle Ownership:
- No Vehicle Available: 2%
- 1 Vehicle Available: 17%
- 2+ Vehicles Available: 81%

#### Mean Commute Time:
- 30 Minutes

### City of Charlottesville

- **Median Age:** 30
- **Total Population:** 49,071
- **Median Income:** $50,727

#### Educational Attainment (Population 25 years and over):
- Associate’s Degree: 4%
- Bachelor’s Degree: 24%
- Graduate or Professional Degree: 26%

#### Vehicle Ownership:
- No Vehicle Available: 7%
- 1 Vehicle Available: 31%
- 2+ Vehicles Available: 63%

#### Mean Commute Time:
- 18 Minutes

### Sources:

Note:
- Elderly populations are 65 years of age and over.
- Low-income and disability populations are those for whom the poverty level and disability status is determined.

### Housing and Transportation Affordability

Housing and transportation-related costs are the major expenditures for a household. However, transportation-related costs are usually not considered in affordability analyses. The Housing and Transportation Affordability Index (The H+T Index) developed by the Center for Neighborhood Technology (CNT) offers an expanded view of affordability, one that combines housing and transportation costs and sets the benchmark at no more than 45% of household income. H+T Index provides a more comprehensive way of thinking about the true affordability of place. The data is provided on various geographic scales from the regional down to the neighborhood level. Considering the extent of the TJPDC area, Census Tract data is selected as the most appropriate scale for analysis.

According to the data, as of 2015, the housing and transportation expenditures combined accounts for 45-65% of the households’ typical monthly income in the TJPDC region (without MPO area), which is higher than the affordability benchmark of 45%. As shown in the adjacent map, the census tracts with the highest H+T index are found in Albemarle County and Louisa County, followed by Greene and Fluvanna County. Nelson County’s census tracts have the lowest H+T index in the region.
EMPLOYMENT LOCATIONS

Employment within the rural areas is concentrated along the region’s major transportation corridors which include the US 15 corridor in Fluvanna and Louisa County, the US 33 and 29 corridors in Greene County, the US 33 corridor in Louisa County, the US 29 corridor in Nelson, and the urbanized areas of Charlottesville and Albemarle (located in the MPO). Major sectors of employment include the following industries:

- Educational services, health care and social assistance, and retail trade in Albemarle County;
- Retail trade, educational services, accommodation and food services in Greene County;
- Manufacturing, retail trade, transportation and warehousing in Louisa County;
- Manufacturing, educational services, and accommodation and food services in Nelson County;
- Educational services, public administration, and construction in Fluvanna County.

COMMUTE PATTERNS

Like many regional jobs centers, the urbanized area of Charlottesville and Albemarle draws a workforce from a large area. This includes people commuting from rural portions of the planning district and people commuting from places outside the region. Data on where people are working versus living was sourced from the 2015 ACS 5-Year Estimates and is highlighted in the table below.

<table>
<thead>
<tr>
<th>Commute to</th>
<th>Albemarle</th>
<th>Charlottesville</th>
<th>Fluvanna</th>
<th>Greene</th>
<th>Louisa</th>
<th>Nelson</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>Albemarle</td>
<td>16,047</td>
<td>12,205</td>
<td>451</td>
<td>371</td>
<td>330</td>
<td>192</td>
<td>11,352</td>
</tr>
<tr>
<td>Charlottesville</td>
<td>6,038</td>
<td>6,766</td>
<td>115</td>
<td>87</td>
<td>105</td>
<td>67</td>
<td>4,565</td>
</tr>
<tr>
<td>Fluvanna</td>
<td>2,840</td>
<td>2,303</td>
<td>1,755</td>
<td>44</td>
<td>992</td>
<td>33</td>
<td>2,882</td>
</tr>
<tr>
<td>Greene</td>
<td>2,375</td>
<td>1,925</td>
<td>77</td>
<td>1,027</td>
<td>78</td>
<td>13</td>
<td>2,889</td>
</tr>
<tr>
<td>Louisa</td>
<td>1,513</td>
<td>1,088</td>
<td>251</td>
<td>86</td>
<td>2,673</td>
<td>24</td>
<td>5,995</td>
</tr>
<tr>
<td>Nelson</td>
<td>1,009</td>
<td>722</td>
<td>13</td>
<td>100</td>
<td>97</td>
<td>412</td>
<td>2,552</td>
</tr>
<tr>
<td>Other</td>
<td>16,463</td>
<td>11,126</td>
<td>1,088</td>
<td>1,321</td>
<td>4,467</td>
<td>1,156</td>
<td>1,088</td>
</tr>
</tbody>
</table>

The City of Charlottesville and Albemarle County combined offer a total of approximately 81,000 jobs. Almost half of these job positions are occupied by workers residing outside of these jurisdictions. A total of over 40,000 workers commute to the Charlottesville-Albemarle area for work. Other jurisdictions in the TJPDC area (Fluvanna, Greene, Louisa, and Nelson County) combine to account for 32% of those workers employed who commute to the Charlottesville Albemarle area. The matrix shows the specific number of commuters between various jurisdictions in the TIPDC area. The data shows that for all the jurisdictions in the TIPDC area, the Charlottesville-Albemarle area is the top commute destination for work purposes. For the Charlottesville-Albemarle area, these jurisdictions are not ranked among the top out-commute destinations.

Top employers in the area include:
- The University of Virginia / Blue Ridge Hospital, County of Albemarle, and Sentara Healthcare in Albemarle County;
- Greene County School Board, County of Greene, and Wal Mart in Greene County;
- Walmart, Louisa County School Board, and Dominion Virginia Power in Louisa County;
- Nelson County School Board, County of Nelson, and Wintergreen Resort in Nelson County;
- Fluvanna County School Board, County of Fluvanna, and Fluvanna Correctional Center in Fluvanna County.
While growth and development continue to spread along the major corridors and in rural areas, localities in the region have taken steps via their comprehensive plans and by the delineation of growth area boundaries to create more compact development patterns. Each county has adopted their own approaches to limiting growth. All counties except for Louisa and Nelson have adopted Urban Development Areas that are in line with state code. Albemarle has successfully used growth management tools to direct the vast majority of new development to its growth areas, which are within the MPO.

Over the past decade Albemarle County has absorbed much of the region’s growth, which has altered the county’s land use patterns. Albemarle’s land use patterns have become more urban along the 29 Corridor and around the Village of Crozet (MPO area). In the rural areas, the land use pattern continues to be large lot single family homes, agriculture, silviculture, and rural development. Fluvanna County is also mostly rural or forested, but the county has designated Community Planning areas in order to concentrate growth in specific locations.

Greene County is more rural and highly forested due to the location of Shenandoah National Park. However, additional growth has moved the County to designate growth areas around existing towns. Louisa County land use has been primarily rural and rural residential in the past but is rapidly changing due to its location between Richmond and Charlottesville. Finally, Nelson County is primarily rural with large tracts of forested land within the George Washington National Forest and Wintergreen Resort.