



Comprehensive Regional Housing Study and Needs Assessment

Supplemental Data: County-by-County Demographics

*The Central Virginia Regional Housing Partnership
of the
Thomas Jefferson Planning District Commission*





Table B-1. Population and Household Trends, 2000-2018								
	Charlottesville		Albemarle-Urban		Albemarle County		Fluvanna County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Population								
2000	45,025		39,038		79,260		20,047	
2010	43,475		54,143		98,970		25,691	
2018	48,656		61,311		109,126		27,153	
2000-2018 Change	3,631	8.1%	22,273	57.1%	29,866	37.7%	7,106	35.4%
2000-2010 Change	(1,550)	-3.4%	15,105	38.7%	19,710	24.9%	5,644	28.2%
2010-2018 Change	5,181	11.9%	7,168	13.2%	10,156	10.3%	1,462	5.7%
Households								
2000	16,838		16,551		31,889		7,387	
2010	17,778		20,590		38,157		9,449	
2018	19,909		23,731		42,479		10,041	
2000-2018 Change	3,071	18.2%	7,180	43.4%	10,590	33.2%	2,654	35.9%
2000-2010 Change	940	5.6%	4,039	24.4%	6,268	19.7%	2,062	27.9%
2010-2018 Change	2,131	12.0%	3,141	15.3%	4,322	11.3%	592	6.3%
	Greene County		Louisa County		Nelson County		Planning District ¹	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Population								
2000	15,244		25,627		14,445		199,648	
2010	18,403		33,153		15,020		234,712	
2018	20,330		36,262		15,178		256,705	
2000-2018 Change	5,086	33.4%	10,635	41.5%	733	5.1%	57,057	28.6%
2000-2010 Change	3,159	20.7%	7,526	29.4%	575	4.0%	35,064	17.6%
2010-2018 Change	1,927	10.5%	3,109	9.4%	158	1.1%	21,993	9.4%
Households								
2000	5,574		9,945		5,887		77,520	
2010	6,780		12,944		6,396		91,504	
2018	7,491		14,133		6,433		100,486	
2000-2018 Change	1,917	34.4%	4,188	42.1%	546	9.3%	22,966	29.6%
2000-2010 Change	1,206	21.6%	2,999	30.2%	509	8.6%	13,984	18.0%
2010-2018 Change	711	10.5%	1,189	9.2%	37	0.6%	8,982	9.8%

Note: ¹Planning District 10 includes Charlottesville and Albemarle, Fluvanna, Greene, Louisa and Nelson counties.

Source: ESRI, Community Profile, 2018; Partners for Economic Solutions, 2018.

Albemarle-Rural	
Number	Percent
40,222	
44,827	
47,815	
7,593	18.9%
4,605	11.4%
2,988	6.7%
15,338	
17,567	
18,748	
3,410	22.2%
2,229	14.5%
1,181	6.7%

Table B-3. Population by Age, 2018										
	Charlottesville		Albemarle - Urban		Albemarle County		Fluvanna County		Albemarle - Rural	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Age										
0 to 19 years	9,127	18.8%	16,637	27.1%	27,512	25.2%	6,514	24.0%	10,875	22.7%
20 to 24 years	10,960	22.5%	5,522	9.0%	7,702	7.1%	1,266	4.7%	2,180	4.6%
25 to 34 years	8,698	17.9%	9,266	15.1%	13,844	12.7%	2,952	10.9%	4,578	9.6%
35 to 44 years	5,464	11.2%	7,384	12.0%	12,549	11.5%	3,750	13.8%	5,165	10.8%
45 to 54 years	4,513	9.3%	6,857	11.2%	13,396	12.3%	3,894	14.3%	6,539	13.7%
55 to 64 years	4,376	9.0%	6,507	10.6%	14,943	13.7%	3,777	13.9%	8,436	17.6%
65 to 74 years	3,195	6.6%	4,602	7.5%	10,801	9.9%	2,888	10.6%	6,199	13.0%
75 to 84 years	1,606	3.3%	2,744	4.5%	5,575	5.1%	1,598	5.9%	2,831	5.9%
85 years and over	717	1.5%	1,792	2.9%	2,804	2.6%	514	1.9%	1,012	2.1%
Total	48,656	100.0%	61,311	100.0%	109,126	100.0%	27,153	100.0%	47,815	100.0%
Median Age	29.3		34.1		39.3		42.6		45.7	
	Greene County		Louisa County		Nelson County		Planning District ¹			
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
Age										
0 to 19 years	5,261	25.9%	8,156	22.5%	2,888	19.0%	59,458	23.2%		
20 to 24 years	1,001	4.9%	1,563	4.3%	623	4.1%	23,115	9.0%		
25 to 34 years	2,520	12.4%	4,112	11.3%	1,507	9.9%	33,633	13.1%		
35 to 44 years	2,597	12.8%	4,444	12.3%	1,568	10.3%	30,372	11.8%		
45 to 54 years	2,796	13.8%	5,171	14.3%	1,939	12.8%	31,709	12.4%		
55 to 64 years	2,857	14.1%	5,958	16.4%	2,689	17.7%	34,600	13.5%		
65 to 74 years	2,083	10.2%	4,510	12.4%	2,576	17.0%	26,053	10.1%		
75 to 84 years	904	4.4%	1,792	4.9%	1,045	6.9%	12,520	4.9%		
85 years and over	311	1.5%	556	1.5%	343	2.3%	5,245	2.0%		
Total	20,330	100.0%	36,262	100.0%	15,178	100.0%	256,705	100.0%		
Median Age	40.3		44.7		50.5		39.0			

Note: ¹Planning District 10 includes Charlottesville and Albemarle, Fluvanna, Greene, Louisa and Nelson counties.

Source: ESRI, Demographic and Income Profile, 2018; Partners for Economic Solutions, 2018.

Table B-4. Householders by Age, 2018

	Charlottesville		Albemarle - Urban		Albemarle County		Fluvanna County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Age of Householder								
Less than 25 years	3,396	17.1%	1,348	5.7%	1,701	4.0%	162	1.6%
25 to 34 years	4,369	21.9%	4,652	19.6%	6,472	15.2%	1,058	10.5%
35 to 44 years	3,072	15.4%	4,026	17.0%	6,485	15.3%	1,730	17.2%
45 to 54 years	2,688	13.5%	3,959	16.7%	7,333	17.3%	1,983	19.7%
55 to 64 years	2,679	13.5%	3,941	16.6%	8,559	20.1%	2,069	20.6%
65 to 74 years	2,096	10.5%	2,892	12.2%	6,595	15.5%	1,660	16.5%
75 years and over	1,609	8.1%	2,913	12.3%	5,334	12.6%	1,379	13.7%
Total	19,909	100.0%	23,731	100.0%	42,479	100.0%	10,041	100.0%
	Greene County		Louisa County		Nelson County		Planning District ¹	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Age of Householder								
Less than 25 years	182	2.4%	240	1.7%	123	1.9%	5,804	5.8%
25 to 34 years	1,030	13.7%	1,681	11.9%	577	9.0%	15,187	15.1%
35 to 44 years	1,284	17.1%	2,129	15.1%	765	11.9%	15,465	15.4%
45 to 54 years	1,501	20.0%	2,686	19.0%	983	15.3%	17,174	17.1%
55 to 64 years	1,562	20.9%	3,207	22.7%	1,533	23.8%	19,609	19.5%
65 to 74 years	1,219	16.3%	2,682	19.0%	1,548	24.1%	15,800	15.7%
75 years and over	713	9.5%	1,508	10.7%	904	14.1%	11,447	11.4%
Total	7,491	100.0%	14,133	100.0%	6,433	100.0%	100,486	100.0%

Note: ¹Planning District 10 includes Charlottesville and Albemarle, Fluvanna, Greene, Louisa and Nelson counties.

Source: ESRI, Housing Income Profile, 2018; Partners For Economic Solutions, 2018.

Albemarle - Rural	
Number	Percent
353	1.9%
1,820	9.7%
2,459	13.1%
3,374	18.0%
4,618	24.6%
3,703	19.8%
2,421	12.9%
18,748	100.0%

Table B-5. Households by Size, 2010								
	Charlottesville		Albemarle - Urban		Albemarle County		Fluvanna County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Households by Size								
1 person	6,063	34.1%	6,732	32.7%	10,700	28.0%	1,909	20.2%
2 people	5,788	32.6%	6,798	33.0%	13,635	35.7%	3,730	39.5%
3 people	2,559	14.4%	3,070	14.9%	5,837	15.3%	1,589	16.8%
4 people	2,191	12.3%	2,515	12.2%	4,918	12.9%	1,310	13.9%
5 people	660	3.7%	971	4.7%	2,018	5.3%	589	6.2%
6 people	273	1.5%	349	1.7%	717	1.9%	219	2.3%
7+ people	244	1.4%	153	0.7%	332	0.9%	103	1.1%
Total Households	17,778	100.0%	20,588	100.0%	38,157	100.0%	9,449	100.0%
Average Household Size								
2010	2.31		2.31		2.41		2.58	
2018	2.32		2.32		2.41		2.59	
	Greene County		Louisa County		Nelson County		Planning District ¹	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Households by Size								
1 person	1,362	20.1%	2,836	21.9%	1,750	27.4%	24,620	26.9%
2 people	2,398	35.4%	4,990	38.6%	2,610	40.8%	33,151	36.2%
3 people	1,222	18.0%	2,250	17.4%	924	14.4%	14,381	15.7%
4 people	1,040	15.3%	1,702	13.1%	646	10.1%	11,807	12.9%
5 people	469	6.9%	752	5.8%	299	4.7%	4,787	5.2%
6 people	179	2.6%	240	1.9%	106	1.7%	1,734	1.9%
7+ people	110	1.6%	174	1.3%	61	1.0%	1,024	1.1%
Total Households	6,780	100.0%	12,944	100.0%	6,396	100.0%	91,504	100.0%
Average Household Size								
2010	2.69		2.54		2.33		2.45	
2018	2.70		2.55		2.34		2.51	
Note: ¹ Planning District 10 includes Charlottesville and Albemarle, Fluvanna, Greene, Louisa and Nelson counties.								
Source: 2010 U.S. Census; Partners for Economic Solutions, 2018.								

Albemarle - Rural	
Number	Percent
3,968	22.6%
6,837	38.9%
2,767	15.7%
2,403	13.7%
1,047	6.0%
368	2.1%
179	1.0%
17,569	100.0%
2,53	
2,52	

Table B-6. Households by Income, 2018

	Charlottesville		Albemarle - Urban		Albemarle County		Fluvanna County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Household Income								
Less than \$25,000	5,714	28.7%	3,639	15.3%	5,844	13.8%	1,316	13.1%
\$25,000 to \$34,999	2,049	10.3%	1,971	8.3%	3,166	7.5%	843	8.4%
\$35,000 to \$49,999	2,636	13.2%	2,705	11.4%	4,654	11.0%	1,356	13.5%
\$50,000 to \$74,999	3,092	15.5%	4,318	18.2%	7,257	17.1%	1,808	18.0%
\$75,000 to \$99,999	2,114	10.6%	3,265	13.8%	5,590	13.2%	1,670	16.6%
\$100,000 to \$149,999	2,365	11.9%	3,935	16.6%	7,263	17.1%	1,951	19.4%
\$150,000 or more	1,939	9.7%	3,899	16.4%	8,705	20.5%	1,097	10.9%
Total	19,909	100.0%	23,732	100.0%	42,479	100.0%	10,041	100.0%
Median Household Income	\$46,779		\$70,604		\$76,078		\$69,395	
	Greene County		Louisa County		Nelson County		Planning District ¹	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Household Income								
Less than \$25,000	1,083	14.5%	2,640	18.7%	1,367	21.2%	17,964	17.9%
\$25,000 to \$34,999	671	9.0%	1,256	8.9%	586	9.1%	8,571	8.5%
\$35,000 to \$49,999	1,062	14.2%	1,963	13.9%	955	14.8%	12,626	12.6%
\$50,000 to \$74,999	1,562	20.9%	2,786	19.7%	1,478	23.0%	17,983	17.9%
\$75,000 to \$99,999	1,174	15.7%	1,929	13.6%	800	12.4%	13,277	13.2%
\$100,000 to \$149,999	1,265	16.9%	1,991	14.1%	800	12.4%	15,635	15.6%
\$150,000 or more	674	9.0%	1,568	11.1%	447	6.9%	14,430	14.4%
Total	7,491	100.0%	14,133	100.0%	6,433	100.0%	100,486	100.0%
Median Household Income	\$62,368		\$58,429		\$53,536		\$65,363	

Note: ¹Planning District 10 includes Charlottesville and Albemarle, Fluvanna, Greene, Louisa and Nelson

Source: ESRI, Household Income Profile, 2018; Partners For Economic Solutions, 2018.

Albemarle - Rural	
Number	Percent
2,205	11.8%
1,195	6.4%
1,949	10.4%
2,939	15.7%
2,325	12.4%
3,328	17.8%
4,806	25.6%
18,747	100.0%
\$86,694	

Table B-7. Educational Attainment, Persons Over 25 Years, 2018

	Charlottesville		Albemarle - Urban		Albemarle County		Fluvanna County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Educational Attainment								
Less than High School	2,486	8.7%	2,932	7.5%	5,691	7.7%	1,899	9.8%
High School Diploma or	5,828	20.4%	5,685	14.5%	12,343	16.7%	4,940	25.5%
Some College No Degree	4,000	14.0%	6,159	15.7%	11,235	15.2%	4,281	22.1%
Associate Degree	1,171	4.1%	2,215	5.7%	4,656	6.3%	1,860	9.6%
Bachelor's Degree	6,999	24.5%	10,744	27.4%	19,513	26.4%	3,565	18.4%
Graduate/ Professional Degree	8,085	28.3%	11,419	29.2%	20,474	27.7%	2,828	14.6%
Total	28,569	100.0%	39,153	100.0%	73,912	100.0%	19,373	100.0%
	Greene County		Louisa County		Nelson County		Planning District ¹	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Educational Attainment								
Less than High School	2,152	15.3%	4,035	15.2%	1,470	12.6%	17,732	10.2%
High School Diploma or	4,431	31.5%	9,290	35.0%	3,827	32.8%	40,660	23.3%
Some College No Degree	2,729	19.4%	4,937	18.6%	1,773	15.2%	28,955	16.6%
Associate Degree	1,041	7.4%	1,964	7.4%	828	7.1%	11,521	6.6%
Bachelor's Degree	2,265	16.1%	3,849	14.5%	1,808	15.5%	37,999	21.8%
Graduate/ Professional Degree	1,449	10.3%	2,468	9.3%	1,960	16.8%	37,265	21.4%
Total	14,068	100.0%	26,543	100.0%	11,667	100.0%	174,132	100.0%
Note: ¹ Planning District 10 includes Charlottesville and Albemarle, Fluvanna, Greene, Louisa and Nelson counties.								
Source: ESRI, Community Profile, 2018; Partners for Economic Solutions, 2018.								

Albemarle - Rural	
Number	Percent
2,759	7.9%
6,659	19.2%
5,076	14.6%
2,442	7.0%
8,769	25.2%
9,055	26.0%
34,759	100.0%

Table B-8. Employed Residents 16 and Over by Occupation, 2018

Industry/ Occupation	Charlottesville		Albemarle - Urban		Albemarle County		Fluvanna County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Employed Residents by Occupation								
White Collar	16,611	68.2%	21,151	73.0%	37,606	71.4%	8,505	66.2%
Management, Business, Financial	3,142	12.9%	5,285	18.2%	9,796	18.6%	1,966	15.3%
Professional Services	9,377	38.5%	10,731	37.0%	18,645	35.4%	3,379	26.3%
Sales	1,656	6.8%	2,291	7.9%	4,108	7.8%	1,131	8.8%
Administrative Support	2,436	10.0%	2,845	9.8%	5,056	9.6%	2,030	15.8%
Services	5,383	22.1%	4,805	16.6%	8,532	16.2%	2,056	16.0%
Blue Collar	2,363	9.7%	3,024	10.4%	6,531	12.4%	2,287	17.8%
Farming, Forestry, Fishing	49	0.2%	165	0.6%	421	0.8%	64	0.5%
Construction, Extraction	609	2.5%	1,205	4.2%	2,423	4.6%	989	7.7%
Installation, Maintenance, Repair	244	1.0%	343	1.2%	843	1.6%	540	4.2%
Production	511	2.1%	449	1.5%	1,001	1.9%	257	2.0%
Transportation, Material Moving	950	3.9%	864	3.0%	1,843	3.5%	437	3.4%
Total	24,356	100.0%	28,980	100.0%	52,669	100.0%	12,848	100.0%
	Greene County		Louisa County		Nelson County		Planning District ¹	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Employed Residents by Occupation								
White Collar	5,966	61.6%	10,062	57.8%	4,078	57.6%	82,827	66.8%
Management, Business, Financial	1,511	15.6%	2,542	14.6%	1,161	16.4%	20,117	16.2%
Professional Services	2,063	21.3%	3,203	18.4%	1,451	20.5%	38,118	30.7%
Note: ¹ Planning District 10 includes Charlottesville and Albemarle, Fluvanna, Greene, Louisa and Nelson counties.	872	9.0%	1,828	10.5%	580	8.2%	10,175	8.2%
Administrative Support	1,521	15.7%	2,489	14.3%	885	12.5%	14,417	11.6%
Services	1,753	18.1%	2,663	15.3%	1,380	19.5%	21,768	17.5%
Blue Collar	1,966	20.3%	4,683	26.9%	1,621	22.9%	19,450	15.7%
Farming, Forestry, Fishing	39	0.4%	104	0.6%	142	2.0%	819	0.7%
Construction, Extraction	659	6.8%	1,375	7.9%	474	6.7%	6,529	5.3%
Installation, Maintenance, Repair	407	4.2%	749	4.3%	212	3.0%	2,994	2.4%
Production	291	3.0%	1,062	6.1%	460	6.5%	3,582	2.9%
Transportation, Material Moving	571	5.9%	1,393	8.0%	333	4.7%	5,527	4.5%
Total	9,685	100.0%	17,408	100.0%	7,079	100.0%	124,045	100.0%

Note: ¹Planning District 10 includes Charlottesville and Albemarle, Fluvanna, Greene, Louisa and Nelson counties.
 Source: ESRI, Community Profile, 2018; Partners for Economic Solutions, 2018.

Albemarle - Rural	
Number	Percent
16,455	69.5%
4,511	19.0%
7,914	33.4%
1,818	7.7%
2,212	9.3%
3,728	15.7%
3,507	14.8%
257	1.1%
1,218	5.1%
500	2.1%
552	2.3%
980	4.1%
23,689	100.0%

Table B-9. Workers Age 16+ Years (Who Did Not Work at Home) by Travel Time to Work, 2012-2016

	Charlottesville		Albemarle - Urban		Albemarle County		Fluvanna County	
Workers 16 and Over	Employed Residents	Percent	Employed Residents	Percent	Employed Residents	Percent	Employed Residents	Percent
Travel Time to Work								
Less than 10 minutes	4,189	18.8%	3,627	14.2%	5,133	11.2%	531	4.8%
10-19 minutes	11,059	49.6%	10,475	41.1%	16,426	35.9%	1,558	14.0%
20-29 minutes	3,708	16.6%	6,258	24.6%	12,380	27.1%	2,434	21.9%
30-44 minutes	1,911	8.6%	3,457	13.6%	8,182	17.9%	4,068	36.6%
45-59 minutes	587	2.6%	839	3.3%	1,854	4.1%	1,361	12.2%
60-89 minutes	593	2.7%	484	1.9%	938	2.1%	904	8.1%
90 or more minutes	246	1.1%	334	1.3%	827	1.8%	262	2.4%
Total	22,293	100.0%	25,474	100.0%	45,740	100.0%	11,118	100.0%
	Greene County		Louisa County		Nelson County		Planning District ¹	
Workers 16 and Over	Employed Residents	Percent	Employed Residents	Percent	Employed Residents	Percent	Employed Residents	Percent
Travel Time to Work								
Less than 10 minutes	689	8.1%	1,226	8.3%	897	14.6%	12,665	11.7%
10-19 minutes	2,039	24.0%	1,781	12.0%	929	15.2%	33,792	31.1%
20-29 minutes	1,610	19.0%	2,806	18.9%	1,108	18.1%	24,046	22.1%
30-44 minutes	2,238	26.4%	4,118	27.8%	1,863	30.4%	22,380	20.6%
45-59 minutes	1,129	13.3%	2,706	18.3%	691	11.3%	8,328	7.7%
60-89 minutes	559	6.6%	1,543	10.4%	452	7.4%	4,989	4.6%
90 or more minutes	225	2.7%	630	4.3%	184	3.0%	2,374	2.2%
Total	8,489	100.0%	14,810	100.0%	6,124	100.0%	108,574	100.0%

Albemarle - Rural	
Employed Residents	Percent
1,506	7.4%
5,951	29.4%
6,122	30.2%
4,725	23.3%
1,015	5.0%
454	2.2%
493	2.4%
20,266	100.0%

Note: ¹Planning District 10 includes Charlottesville and Albemarle, Fluvanna, Greene, Louisa and Nelson counties.
 Source: ESRI ACS Population, 2018; Partners For Economic Solutions, 2018.

Table B-10. Means of Transportation to Work, 2016

	Charlottesville		Albemarle - Urban		Albemarle County		Fluvanna County	
Workers 16 and Over	Employed Residents	Percent	Employed Residents	Percent	Employed Residents	Percent	Employed Residents	Percent
Means of Transportation								
Car, Truck, or Van	16,304	68.1%	22,881	83.9%	42,248	85.6%	10,953	93.2%
Drove alone	14,268	59.6%	20,563	75.4%	38,178	77.4%	9,104	77.5%
Carpooled	2,036	8.5%	2,318	8.5%	4,070	8.2%	1,849	15.7%
Public Transportation (excluding taxicab)	1,938	8.1%	787	2.9%	989	2.0%	23	0.2%
Walked	2,835	11.8%	1,209	4.4%	1,683	3.4%	108	0.9%
Taxicab , Motorcycle, Bicycle, Other	1,216	5.1%	598	2.2%	820	1.7%	34	0.3%
Worked from Home	1,639	6.8%	1,796	6.6%	3,603	7.3%	632	5.4%
Total	23,932	100.0%	27,271	100.0%	49,343	100.0%	11,750	100.0%
	Greene County		Louisa County		Nelson County		Planning District ¹	
Workers 16 and Over	Employed Residents	Percent	Employed Residents	Percent	Employed Residents	Percent	Employed Residents	Percent
Means of Transportation								
Car, Truck, or Van	8,261	93.0%	14,331	91.8%	5,703	86.2%	97,800	84.2%
Drove alone	7,317	82.4%	12,565	80.5%	5,006	75.7%	86,438	74.4%
Carpooled	944	10.6%	1,766	11.3%	697	10.5%	11,362	9.8%
Public Transportation (excluding taxicab)	55	0.6%	135	0.9%	36	0.5%	3,176	2.7%
Walked	51	0.6%	143	0.9%	103	1.6%	4,923	4.2%
Taxicab , Motorcycle, Bicycle, Other	122	1.4%	201	1.3%	282	4.3%	2,675	2.3%
Worked from Home	395	4.4%	793	5.1%	489	7.4%	7,551	6.5%
Total	8,884	100.0%	15,603	100.0%	6,613	100.0%	116,125	100.0%

Note: ¹Planning District 10 includes Charlottesville and Albemarle, Fluvanna, Greene, Louisa and Nelson counties.

Source: U.S. Census Bureau, 2012-2016 American Community Survey (ACS); Partners For Economic Solutions, 2018.

Albemarle - Rural	
Employed Residents	Percent
19,367	87.7%
17,615	79.8%
1,752	7.9%
202	0.9%
474	2.1%
222	1.0%
1,807	8.2%
22,072	100.0%

Table B-11. Households by Vehicle Availability, 2012-2016

	City of Charlottesville				Albemarle - Urban			
	Owner Households		Renter Households		Owner Households		Renter Households	
Vehicles Available	Number	Percent	Number	Percent	Number	Percent	Number	Percent
No vehicle available	307	4.1%	1,767	17.0%	141	1.2%	1,104	11.2%
1 vehicle available	2,598	34.3%	4,722	45.4%	3,268	27.8%	4,973	50.7%
2 vehicles available	3,295	43.5%	2,860	27.5%	5,460	46.5%	3,082	31.4%
3 vehicles available	937	12.4%	704	6.8%	2,017	17.2%	462	4.7%
4 vehicles available	381	5.0%	183	1.8%	739	6.3%	173	1.8%
5 or more vehicles	61	0.8%	165	1.6%	123	1.0%	23	0.2%
Total Households	7,579	100.0%	10,401	100.0%	11,748	100.0%	9,817	100.0%
	Albemarle County				Fluvanna County			
	Owner Households		Renter Households		Owner Households		Renter Households	
Vehicles Available	Number	Percent	Number	Percent	Number	Percent	Number	Percent
No vehicle available	427	1.7%	1,277	9.2%	180	2.3%	71	3.5%
1 vehicle available	5,571	21.8%	6,833	49.3%	1,440	18.5%	721	35.6%
2 vehicles available	11,075	43.3%	4,472	32.3%	3,248	41.6%	905	44.7%
3 vehicles available	5,604	21.9%	912	6.6%	2,002	25.7%	233	11.5%
4 vehicles available	2,302	9.0%	293	2.1%	625	8.0%	87	4.3%
5 or more vehicles	605	2.4%	60	0.4%	309	4.0%	8	0.4%
Total Households	25,584	100.0%	13,847	100.0%	7,804	100.0%	2,025	100.0%
	Greene County				Louisa County			
	Owner Households		Renter Households		Owner Households		Renter Households	
Vehicles Available	Number	Percent	Number	Percent	Number	Percent	Number	Percent
No vehicle available	58	1.0%	233	14.9%	326	3.2%	310	10.8%
1 vehicle available	1,042	18.8%	597	38.2%	1,743	16.9%	1,026	35.9%
2 vehicles available	2,190	39.5%	503	32.2%	3,968	38.6%	906	31.7%
3 vehicles available	1,486	26.8%	178	11.4%	2,560	24.9%	393	13.8%
4 vehicles available	521	9.4%	9	0.6%	1,241	12.1%	114	4.0%
5 or more vehicles	249	4.5%	41	2.6%	450	4.4%	109	3.8%
Total Households	5,546	100.0%	1,561	100.0%	10,288	100.0%	2,858	100.0%
	Nelson County				Planning District ¹			
	Owner Households		Renter Households		Owner Households		Renter Households	
Vehicles Available	Number	Percent	Number	Percent	Number	Percent	Number	Percent
No vehicle available	227	4.9%	212	12.3%	1,525	2.5%	3,870	11.9%
1 vehicle available	1,184	25.5%	562	32.5%	13,578	22.1%	14,461	44.6%
2 vehicles available	1,649	35.5%	672	38.9%	25,425	41.4%	10,318	31.8%
3 vehicles available	913	19.6%	216	12.5%	13,502	22.0%	2,636	8.1%
4 vehicles available	435	9.4%	28	1.6%	5,505	9.0%	714	2.2%
5 or more vehicles	241	5.2%	39	2.3%	1,915	3.1%	422	1.3%
Total Households	4,649	100.0%	1,729	100.0%	61,450	100.0%	32,421	100.0%

Albemarle - Rural			
Owner Households		Renter Households	
Number	Percent	Number	Percent
286	2.1%	173	4.3%
2,303	16.6%	1,860	46.2%
5,615	40.6%	1,390	34.5%
3,587	25.9%	450	11.2%
1,563	11.3%	120	3.0%
482	3.5%	37	0.9%
13,836	100.0%	4,030	100.0%

Note: ¹Planning District 10 includes Charlottesville and Albemarle, Fluvanna, Greene, Louisa and Nelson counties.

Source: 2010 U.S. Census; Partners for Economic Solutions, 2018.

Table B-12. Households by Tenure, 2000-2018								
	Charlottesville		Albemarle - Urban		Albemarle County		Fluvanna County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Tenure, 2000								
Owner	6,873	40.8%	9,153	55.3%	20,982	65.8%	6,294	85.2%
Renter	9,965	59.2%	7,398	44.7%	10,907	34.2%	1,093	14.8%
Tenure, 2010								
Owner	7,311	41.1%	11,464	55.7%	25,063	65.7%	8,016	84.8%
Renter	10,467	58.9%	9,126	44.3%	13,094	34.3%	1,433	15.2%
Tenure, 2018								
Owner	8,200	41.2%	12,112	51.0%	26,047	61.3%	8,086	80.5%
Renter	11,709	58.8%	11,619	49.0%	16,432	38.7%	1,955	19.5%
	Greene County		Louisa County		Nelson County		Planning District ¹	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Tenure, 2000								
Owner	4,537	60.6%	8,109	81.5%	4,756	80.8%	51,551	64.9%
Renter	2,954	39.4%	1,836	18.5%	1,131	19.2%	27,886	35.1%
Tenure, 2010								
Owner	5,452	80.4%	10,558	81.6%	5,055	79.0%	61,455	67.2%
Renter	1,328	19.6%	2,386	18.4%	1,341	21.0%	30,049	32.8%
Tenure, 2018								
Owner	5,781	77.2%	12,506	88.5%	4,840	75.2%	65,460	65.1%
Renter	1,710	22.8%	1,627	11.5%	1,593	24.8%	35,026	34.9%
Note: ¹ Planning District 10 includes Charlottesville and Albemarle, Fluvanna, Greene, Louisa and Nelson counties.								
Sources: ESRI, Housing Profile, 2018; Partners for Economic Solutions, 2018.								

Albemarle - Rural	
Number	Percent
11,829	77.1%
3,509	22.9%
13,599	77.4%
3,968	22.6%
13,935	74.3%
4,813	25.7%

Table B-13. Housing Units by Number of Units in Structure, 2016								
	Charlottesville		Albemarle - Urban		Albemarle County		Fluvanna County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Units in Structure								
1, Detached	9,823	48.8%	9,737	40.6%	26,555	60.4%	9,624	90.1%
1, Attached	2,000	9.9%	4,586	19.1%	5,447	12.4%	154	1.4%
2	1,958	9.7%	425	1.8%	711	1.6%	102	1.0%
3 to 4	584	2.9%	825	3.4%	974	2.2%	47	0.4%
5 to 9	1,690	8.4%	1,511	6.3%	1,780	4.0%	71	0.7%
10 to 19	1,885	9.4%	3,297	13.7%	3,582	8.1%	-	0.0%
20 to 49	1,030	5.1%	1,237	5.2%	1,445	3.3%	-	0.0%
50 or more	925	4.6%	1,523	6.3%	1,628	3.7%	-	0.0%
Mobile home	239	1.2%	855	3.6%	1,829	4.2%	685	6.4%
Other	-	0.0%	-	0.0%	-	0.0%	-	0.0%
Total	20,134	100.0%	23,996	100.0%	43,951	100.0%	10,683	100.0%
	Greene County		Louisa County		Nelson County		Planning District ¹	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Units in Structure								
1, Detached	6,744	84.5%	13,821	82.2%	7,603	75.7%	74,170	67.7%
1, Attached	79	1.0%	288	1.7%	260	2.6%	8,228	7.5%
2	139	1.7%	67	0.4%	67	0.7%	3,044	2.8%
3 to 4	48	0.6%	159	0.9%	369	3.7%	2,181	2.0%
5 to 9	18	0.2%	63	0.4%	177	1.8%	3,799	3.5%
10 to 19	58	0.7%	175	1.0%	155	1.5%	5,855	5.3%
20 to 49	88	1.1%	74	0.4%	211	2.1%	2,848	2.6%
50 or more	27	0.3%	29	0.2%	16	0.2%	2,625	2.4%
Mobile home	781	9.8%	2,147	12.8%	1,174	11.7%	6,855	6.3%
Other	-	0.0%	-	0.0%	11	0.1%	11	0.0%
Total	7,982	100.0%	16,823	100.0%	10,043	100.0%	109,616	100.0%

Note: ¹Planning District 10 includes Charlottesville and Albemarle, Fluvanna, Greene, Louisa and Nelson counties.

Source: ESRI, American Community Survey (ACS) Housing Profile, 2012-2016; Partners for Economic Solutions, 2018.

Table B-14. Housing Units by Year Built, 2016								
	Charlottesville		Albemarle - Urban		Albemarle County		Fluvanna County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Year Built								
2010 or later	772	3.8%	1,463	6.1%	2,188	5.0%	364	3.4%
2000 to 2009	1,671	8.3%	4,274	17.8%	7,659	17.4%	3,032	28.4%
1990 to 1999	1,998	9.9%	6,862	28.6%	10,158	23.1%	3,000	28.1%
1980 to 1989	2,059	10.2%	4,713	19.6%	8,065	18.3%	1,557	14.6%
1970 to 1979	2,672	13.3%	3,448	14.4%	7,143	16.3%	1,128	10.6%
1960 to 1969	2,929	14.5%	1,768	7.4%	3,487	7.9%	516	4.8%
1950 to 1959	3,569	17.7%	733	3.1%	1,700	3.9%	298	2.8%
1940 to 1949	1,335	6.6%	187	0.8%	678	1.5%	307	2.9%
1939 or earlier	3,129	15.5%	548	2.3%	2,873	6.5%	481	4.5%
Total	20,134	100.0%	23,996	100.0%	43,951	100.0%	10,683	100.0%
Median Year Built	1967		1991		1988		1994	
	Greene County		Louisa County		Nelson County		Planning District ¹	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Year Built								
2010 or later	379	4.7%	553	3.3%	155	1.5%	4,411	4.0%
2000 to 2009	1,620	20.3%	5,182	30.8%	1,663	16.6%	20,827	19.0%
1990 to 1999	2,071	25.9%	3,591	21.3%	2,397	23.9%	23,215	21.2%
1980 to 1989	1,234	15.5%	2,307	13.7%	1,741	17.3%	16,963	15.5%
1970 to 1979	1,414	17.7%	1,952	11.6%	1,366	13.6%	15,675	14.3%
1960 to 1969	439	5.5%	1,087	6.5%	729	7.3%	9,187	8.4%
1950 to 1959	232	2.9%	717	4.3%	629	6.3%	7,145	6.5%
1940 to 1949	100	1.3%	437	2.6%	449	4.5%	3,306	3.0%
1939 or earlier	493	6.2%	997	5.9%	914	9.1%	8,887	8.1%
Total	7,982	100.0%	16,823	100.0%	10,043	100.0%	109,616	100.0%
Median Year Built	1990		1993		1985		1986	

Note: ¹Planning District 10 includes Charlottesville and Albemarle, Fluvanna, Greene, Louisa and Nelson counties.

Source: ESRI, American Community Survey (ACS) Housing Profile, 2012-2016; Partners for Economic Solutions, 2018.

Albemarle - Rural	
Number	Percent
16,818	84.3%
861	4.3%
286	1.4%
149	0.7%
269	1.3%
285	1.4%
208	1.0%
105	0.5%
974	4.9%
-	0.0%
19,955	100.0%

Albemarle - Rural	
Number	Percent
725	3.6%
3,385	17.0%
3,296	16.5%
3,352	16.8%
3,695	18.5%
1,719	8.6%
967	4.8%
491	2.5%
2,325	11.7%
19,955	100.0%
1982	

Table B-15. Housing by Tenure and Vacancy Status, 2018

	Charlottesville		Albemarle - Urban		Albemarle County		Fluvanna County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Owner-Occupied Units	8,206	38.8%	17,838	68.7%	26,044	55.3%	8,084	72.4%
Renter-Occupied Units	11,703	55.4%	4,732	18.2%	16,435	34.9%	1,957	17.5%
Vacant Units	1,224	5.8%	3,399	13.1%	4,623	9.8%	1,128	10.1%
Total Units	21,133	100.0%	25,969	100.0%	47,102	100.0%	11,169	100.0%
	Greene County		Louisa County		Nelson County		Planning District ¹	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Owner-Occupied Units	5,785	69.0%	11,572	64.3%	4,843	46.9%	64,534	55.6%
Renter-Occupied Units	1,706	20.4%	2,561	14.2%	1,590	15.4%	35,952	31.0%
Vacant Units	887	10.6%	3,850	21.4%	3,886	37.7%	15,598	13.4%
Total Units	8,378	100.0%	17,983	100.0%	10,319	100.0%	116,084	100.0%

Albemarle - Rural	
Number	Percent
8,206	38.8%
11,703	55.4%
1,224	5.8%
21,133	100.0%

Note: ¹Planning District includes Charlottesville and Albemarle, Fluvanna, Greene, Louisa and Nelson counties.

Vacancies include units held for occasional or seasonal occupancy.

Source: ESRI, Housing Profile, 2018; Partners for Economic Solutions, 2018.

Table B-16. Housing by Tenure and Vacancy Status, 2010

	Charlottesville		Albemarle - Urban		Albemarle County		Fluvanna County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Occupied Units								
Owner-Occupied Units	7,315	38.1%	17,746	77.4%	25,061	59.5%	8,012	77.2%
Renter-Occupied Units	10,463	54.5%	2,633	11.5%	13,096	31.1%	1,437	13.8%
Vacant Units								
Vacant Units	1,411	7.4%	2,554	11.1%	3,965	9.4%	934	9.0%
For rent	671	3.5%	597	2.6%	1,268	3.0%	81	0.8%
Rented, not occupied	59	0.3%	46	0.2%	105	0.2%	14	0.1%
For sale only	205	1.1%	400	1.7%	605	1.4%	190	1.8%
Sold, not occupied	58	0.3%	93	0.4%	151	0.4%	27	0.3%
Seasonal, recreation use	164	0.9%	651	2.8%	815	1.9%	328	3.2%
For migrant workers	-	0.0%	15	0.1%	15	0.0%	-	0.0%
Other vacant	254	1.3%	752	3.3%	1,006	2.4%	294	2.8%
Total Units	19,189	100.0%	22,933	100.0%	42,122	100.0%	10,383	100.0%
	Greene County		Louisa County		Nelson County		Planning District ¹	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Occupied Units								
Owner-Occupied Units	5,450	72.6%	10,564	64.7%	5,051	50.9%	61,453	58.3%
Renter-Occupied Units	1,330	17.7%	2,380	14.6%	1,345	13.5%	30,051	28.5%
Vacant Units								
Vacant Units	729	9.7%	3,375	21%	3,535	36%	13,949	13%
For rent	136	1.8%	253	2%	146	1%	2,555	2%
Rented, not occupied	8	0.1%	14	0%	9	0%	209	0%
For sale only	103	1.4%	335	2%	98	1%	1,536	1%
Sold, not occupied	20	0.3%	38	0%	31	0%	325	0%
Seasonal, recreation use	273	3.6%	2,063	13%	2,699	27%	6,342	6%
For migrant workers	-	0.0%	1	0%	8	0%	24	0%
Other vacant	189	2.5%	671	4%	544	5%	2,958	3%
Total Units	7,509	100.0%	16,319	100.0%	9,931	100.0%	105,453	100.0%

Note: ¹Planning District includes Charlottesville and Albemarle, Fluvanna, Greene, Louisa and Nelson counties.
 Source: ESRI, Housing Profile, 2018; Partners for Economic Solutions, 2018.

Albemarle - Rural	
Number	Percent
7,315	38.1%
10,463	54.5%
1,411	7.4%
671	3.5%
59	0.3%
205	1.1%
58	0.3%
164	0.9%
-	0.0%
254	1.3%
19,189	100.0%

Table B-17. Renter-Occupied Housing Units by Gross Monthly Rent, 2012-2016

	Charlottesville		Albemarle - Urban		Albemarle County		Fluvanna County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Gross Monthly Rent								
<\$250	529	5.1%	126	1.3%	208	1.5%	22	1.1%
\$250-\$499	601	5.8%	494	5.2%	873	6.3%	73	3.6%
\$500-\$749	2,093	20.1%	667	7.1%	1,228	8.9%	232	11.5%
\$750-\$999	3,070	29.5%	2,871	30.4%	3,888	28.1%	282	13.9%
\$1,000-\$1,249	1,784	17.2%	2,586	27.4%	3,148	22.7%	746	36.8%
\$1,250-\$1,499	918	8.8%	1,395	14.8%	1,634	11.8%	126	6.2%
\$1,500-\$1,999	609	5.9%	1,120	11.9%	1,344	9.7%	88	4.3%
\$2,000-\$2,499	275	2.6%	188	2.0%	256	1.8%	-	0.0%
\$2,500 or more	262	2.5%	123	1.3%	174	1.3%	10	0.5%
No cash rent	260	2.5%	245	2.6%	1,094	7.9%	446	22.0%
Total	10,401	100.0%	9,447	100.0%	13,847	100.0%	2,025	100.0%
Median Rent	\$883		\$1,055		\$1,014		\$1,060	
	Greene County		Louisa County		Nelson County		Planning District ¹	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Gross Monthly Rent								
<\$250	107	6.9%	90	3.1%	367	21.2%	1,323	4.1%
\$250-\$499	301	19.3%	227	7.9%	331	19.1%	2,406	7.4%
\$500-\$749	237	15.2%	981	34.3%	288	16.7%	5,059	15.6%
\$750-\$999	209	13.4%	696	24.4%	246	14.2%	8,391	25.9%
\$1,000-\$1,249	154	9.9%	238	8.3%	13	0.8%	6,083	18.8%
\$1,250-\$1,499	160	10.2%	110	3.8%	-	0.0%	2,948	9.1%
\$1,500-\$1,999	68	4.4%	56	2.0%	56	3.2%	2,221	6.9%
\$2,000-\$2,499	-	0.0%	10	0.3%	22	1.3%	563	1.7%
\$2,500 or more	-	0.0%	4	0.1%	-	0.0%	450	1.4%
No cash rent	325	20.8%	446	15.6%	406	23.5%	2,977	9.2%
Total	1,561	100.0%	2,858	100.0%	1,729	100.0%	32,421	100.0%
Median Rent	\$715		\$734		\$485		\$970	

Note: ¹Planning District includes Charlottesville and Albemarle, Fluvanna, Greene, Louisa and
 Source: ESRI, ACS Housing Profile, 2012-2016; Partners for Economic Solutions, 2018.

Albemarle - Rural	
Number	Percent
82	2.6%
379	12.1%
561	17.9%
1,017	32.5%
562	17.9%
239	7.6%
224	7.2%
68	2.2%
51	1.6%
849	27.1%
3,132	100.0%
\$883	

Table B-18. Owner-Occupied Housing Units by Estimated Value, 2018

	Charlottesville		Albemarle - Urban		Albemarle County		Fluvanna County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Home Value								
<\$50,000	141	1.7%	321	2.6%	554	2.1%	178	2.2%
\$50,000-\$99,999	103	1.3%	109	0.9%	321	1.2%	166	2.1%
\$100,000-\$149,999	560	6.8%	383	3.2%	991	3.8%	797	9.9%
\$150,000-\$199,999	748	9.1%	1,107	9.1%	1,967	7.6%	1,349	16.7%
\$200,000-\$249,999	1,243	15.2%	1,346	11.1%	2,471	9.5%	1,358	16.8%
\$250,000-\$299,999	1,277	15.6%	1,753	14.5%	3,052	11.7%	1,239	15.3%
\$300,000-\$399,999	1,686	20.6%	2,386	19.7%	4,362	16.7%	1,188	14.7%
\$400,000-\$499,999	883	10.8%	1,678	13.9%	3,458	13.3%	779	9.6%
\$500,000-\$749,999	827	10.1%	1,910	15.8%	4,456	17.1%	579	7.2%
\$750,000-\$999,999	476	5.8%	575	4.7%	2,267	8.7%	204	2.5%
\$1,000,000+	249	3.0%	546	4.5%	2,145	8.2%	247	3.1%
Total	8,193	100.0%	12,114	100.0%	26,044	100.0%	8,084	100.0%
Median Value	\$301,453		\$343,655		\$384,044		\$257,829	
	Greene County		Louisa County		Nelson County		Planning District ¹	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Home Value								
<\$50,000	165	2.9%	561	4.8%	306	6.3%	1,905	3.0%
\$50,000-\$99,999	202	3.5%	438	3.8%	647	13.4%	1,877	2.9%
\$100,000-\$149,999	452	7.8%	1,595	13.8%	567	11.7%	4,962	7.7%
\$150,000-\$199,999	912	15.8%	2,328	20.1%	543	11.2%	7,847	12.2%
\$200,000-\$249,999	1,011	17.5%	1,680	14.5%	522	10.8%	8,285	12.8%
\$250,000-\$299,999	896	15.5%	1,362	11.8%	519	10.7%	8,345	12.9%
\$300,000-\$399,999	1,046	18.1%	1,638	14.2%	433	8.9%	10,353	16.0%
\$400,000-\$499,999	466	8.1%	647	5.6%	307	6.3%	6,540	10.1%
\$500,000-\$749,999	411	7.1%	748	6.5%	598	12.3%	7,619	11.8%
\$750,000-\$999,999	41	0.7%	364	3.1%	330	6.8%	3,682	5.7%
\$1,000,000+	183	3.2%	211	1.8%	71	1.5%	3,106	4.8%
Total	5,785	100.0%	11,572	100.0%	4,843	100.0%	64,521	100.0%
Median Value	\$258,398		\$225,714		\$234,339		\$294,186	

Note: ¹Planning District 10 includes Charlottesville and Albemarle, Fluvanna, Greene, Louisa and Nelson
 Source: ESRI Housing Profile, 2018; Partners for Economic Solutions, 2018.

Albemarle - Rural	
Number	Percent
233	1.7%
212	1.5%
608	4.4%
860	6.2%
1,125	8.1%
1,299	9.3%
1,976	14.2%
1,780	12.8%
2,546	18.3%
1,692	12.1%
1,599	11.5%
13,930	100.0%
\$436,719	

Table B-19. Number of Single-Family Homes Sold at Prices Below \$300,000 by Jurisdiction, 2017-2018

Price Range	Single-Family Home Sales	
	2017	2018
Charlottesville Sales		
Less than \$100,000	15	3
\$100,000 to \$199,999	57	23
\$200,000 to \$299,999	134	77
Total less than \$300,000	206	103
Albemarle County Sales		
Less than \$100,000	49	23
\$100,000 to \$199,999	203	127
\$200,000 to \$299,999	395	309
Total less than \$300,000	647	459
Two Urban Jurisdictions' Sales		
Less than \$100,000	64	26
\$100,000 to \$199,999	260	150
\$200,000 to \$299,999	529	386
Total less than \$300,000	853	562
Fluvanna County Sales		
Less than \$100,000	63	23
\$100,000 to \$199,999	235	131
\$200,000 to \$299,999	183	112
Total less than \$300,000	481	266
Greene County Sales		
Less than \$100,000	8	
\$100,000 to \$199,999	47	
\$200,000 to \$299,999	82	
Total less than \$300,000	137	
Louisa County Sales		
Less than \$100,000	75	35
\$100,000 to \$199,999	206	135
\$200,000 to \$299,999	187	90
Total less than \$300,000	468	260
Nelson County Sales		
Less than \$100,000	40	
\$100,000 to \$199,999	52	
\$200,000 to \$299,999	47	
Total less than \$300,000	139	
Four Rural Counties' Sales		
Less than \$100,000	186	58
\$100,000 to \$199,999	540	266
\$200,000 to \$299,999	499	202
Total less than \$300,000	1,225	526

Source: Home Junction, 2018; Partners for Economic Solutions, 2018.

Table A-20. Households by Income Levels, 2011-2015						
Household Income Distribution	City of Charlottesville					
	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
<30% of AMI	535	6.9%	3,355	33.5%	3,890	21.9%
>30% to 50% of AMI	495	6.4%	1,575	15.7%	2,070	11.7%
>50% to 80% of AMI	1,185	15.3%	1,740	17.4%	2,925	16.5%
>80% to 100% of AMI	785	10.1%	865	8.6%	1,650	9.3%
>100% of AMI	4,735	61.2%	2,485	24.8%	7,220	40.7%
Total	7,735	100.0%	10,020	100.0%	17,755	100.0%
Household Income Distribution	Albemarle County					
	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
<30% of AMI	1,615	6.4%	2,760	20.3%	4,375	11.3%
>30% to 50% of AMI	2,160	8.5%	1,545	11.4%	3,705	9.5%
>50% to 80% of AMI	3,140	12.4%	3,260	24.0%	6,400	16.5%
>80% to 100% of AMI	2,140	8.5%	1,550	11.4%	3,690	9.5%
>100% of AMI	16,225	64.2%	4,460	32.9%	20,685	53.2%
Total	25,280	100.0%	13,575	100.0%	38,855	100.0%
Household Income Distribution	Fluvanna County					
	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
<30% of AMI	615	7.6%	270	15.3%	885	9.0%
>30% to 50% of AMI	925	11.4%	250	14.2%	1,175	11.9%
>50% to 80% of AMI	1,685	20.7%	340	19.3%	2,025	20.5%
>80% to 100% of AMI	855	10.5%	220	12.5%	1,075	10.9%
>100% of AMI	4,045	49.8%	680	38.6%	4,725	47.8%
Total	8,125	100.0%	1,760	100.0%	9,885	100.0%
Household Income Distribution	Greene County					
	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
<30% of AMI	275	5.0%	380	23.8%	655	9.2%
>30% to 50% of AMI	605	11.0%	285	17.9%	890	12.5%
>50% to 80% of AMI	835	15.2%	280	17.6%	1,115	15.7%
>80% to 100% of AMI	870	15.8%	415	26.0%	1,285	18.1%
>100% of AMI	2,925	53.1%	235	14.7%	3,160	44.5%
Total	5,510	100.0%	1,595	100.0%	7,105	100.0%
Household Income Distribution	Louisa County					
	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
<30% of AMI	800	7.8%	475	18.1%	1,275	9.9%
>30% to 50% of AMI	950	9.3%	455	17.3%	1,405	11.0%
>50% to 80% of AMI	1,405	13.8%	760	29.0%	2,165	16.9%
>80% to 100% of AMI	1,285	12.6%	430	16.4%	1,715	13.4%
>100% of AMI	5,760	56.5%	505	19.2%	6,265	48.8%
Total	10,200	100.0%	2,625	100.0%	12,825	100.0%
Household Income Distribution	Nelson County					
	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
<30% of AMI	745	16.3%	620	35.0%	1,365	21.5%
>30% to 50% of AMI	545	11.9%	270	15.3%	815	12.9%
>50% to 80% of AMI	805	17.6%	380	21.5%	1,185	18.7%
>80% to 100% of AMI	505	11.1%	165	9.3%	670	10.6%
>100% of AMI	1,970	43.1%	335	18.9%	2,305	36.4%
Total	4,570	100.0%	1,770	100.0%	6,340	100.0%
Household Income Distribution	Planning District					
	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
<30% of AMI	4,585	7.5%	7,860	25.1%	12,445	13.4%
>30% to 50% of AMI	5,680	9.2%	4,380	14.0%	10,060	10.8%
>50% to 80% of AMI	9,055	14.7%	6,760	21.6%	15,815	17.0%
>80% to 100% of AMI	6,440	10.5%	3,645	11.6%	10,085	10.9%
>100% of AMI	35,660	58.1%	8,700	27.8%	44,360	47.8%
Total	61,420	100.0%	31,345	100.0%	92,765	100.0%

Note: AMI is Area Median Family Income as estimated by the U.S. Department of Housing and Urban Development.
Source: U.S. Department of Housing and Urban Development, HUDUser.org, 2018; Partners for Economic Solutions, 2018.

	Owner	Renter	Total
Housing Problems Overview 1			
Household has at least 1 of 4 Housing Problems	1690	4775	6465
Household has none of 4 Housing Problems	5600	4740	10340
Cost burden not available - no other problems	40	760	800
Total	7330	10275	17605
Severe Housing Problems Overview 2			
Household has at least 1 of 4 Severe Housing Problems	575	3120	3695
Household has none of 4 Severe Housing Problems	6715	6395	13110
Cost burden not available - no other problems	40	760	800
Total	7330	10275	17605
Housing Cost Burden Overview 3			
Cost Burden <=30%	5650	4885	10535
Cost Burden >30% to <=50%	1120	1690	2800
Cost Burden >50%	515	2935	3450
Cost Burden not available	40	770	810

Adjusted for students
8% Less than 30% of AMI
12% >30% to 50% of AMI
16% >50% to 80% of AMI
9% >80% to 100% of AMI
41% >100% of AMI

Renters
9%
16%
17%

<30% of AMI	1,435
30% to 50% of AMI	2,070
50% to 80% of AMI	2,925
80% to 100% of AMI	1,650
>100% of AMI	7,220
Total	15,300

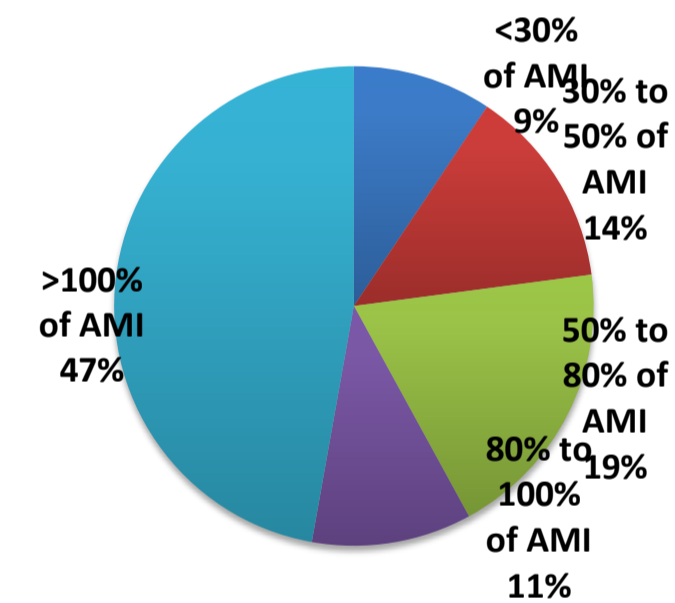
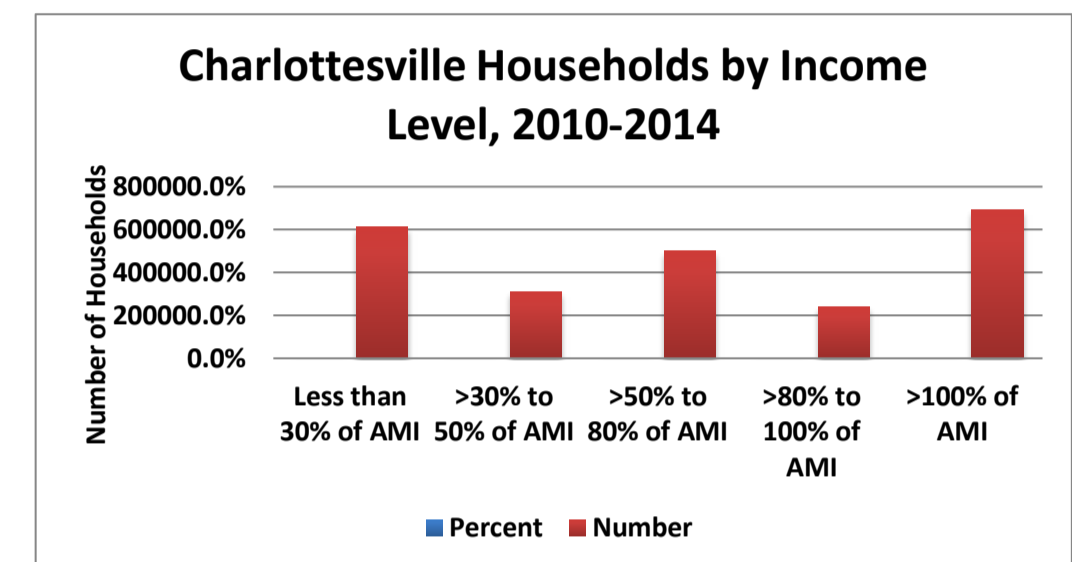


Table A-30. Households by Income Levels, 2011-2015						
Household Income Distribution	Urban - Charlottesville & Albemarle County					
	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
<30% of AMI	2,150	6.5%	6,115	25.9%	8,265	14.6%
>30% to 50% of AMI	2,655	8.0%	3,120	13.2%	5,775	10.2%
>50% to 80% of AMI	4,325	13.1%	5,000	21.2%	9,325	16.5%
>80% to 100% of AMI	2,925	8.9%	2,415	10.2%	5,340	9.4%
>100% of AMI	20,960	63.5%	6,945	29.4%	27,905	49.3%
Total	33,015	100.0%	23,595	100.0%	56,610	100.0%
Household Income Distribution	Rural - Fluvanna, Greene, Louisa & Nelson Counties					
	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
<30% of AMI	2,435	8.6%	1,745	22.5%	4,180	11.6%
>30% to 50% of AMI	3,025	10.6%	1,260	16.3%	4,285	11.9%
>50% to 80% of AMI	4,730	16.7%	1,760	22.7%	6,490	18.0%
>80% to 100% of AMI	3,515	12.4%	1,230	15.9%	4,745	13.1%
>100% of AMI	14,700	51.8%	1,755	22.6%	16,455	45.5%
Total	28,405	100.0%	7,750	100.0%	36,155	100.0%
Household Income Distribution	Planning District					
	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
<30% of AMI	4,585	7.5%	7,860	25.1%	12,445	13.4%
>30% to 50% of AMI	5,680	9.2%	4,380	14.0%	10,060	10.8%
>50% to 80% of AMI	9,055	14.7%	6,760	21.6%	15,815	17.0%
>80% to 100% of AMI	6,440	10.5%	3,645	11.6%	10,085	10.9%
>100% of AMI	35,660	58.1%	8,700	27.8%	44,360	47.8%
Total	61,420	100.0%	31,345	100.0%	92,765	100.0%

Note: AMI is Area Median Family Income as estimated by the U.S. Department of Housing and Urban Development.
Source: U.S. Department of Housing and Urban Development, HUDUser.org, 2018; Partners for Economic Solutions, 2018.



Total	7330	10275	17605	
Income by Housing Problems (Owners and Renters)	Household has at least 1 Household has none of 4 Cost Burden Total			
Household Income <= 30% HAMFI	2765	495	800	4055
Household Income >30% to <=50% HAMFI	1310	575	0	1880
Household Income >50% to <=80% HAMFI	1325	1460	0	2785
Household Income >80% to <=100% HAMFI	580	1075	0	1655
Household Income >100% HAMFI	490	6735	0	7225
Total	6465	10340	800	17605
Income by Housing Problems (Renters only)	Household has at least 1 Household has none of 4 Cost Burden Total			
Household Income <= 30% HAMFI	2430	385	760	3570
Household Income >30% to <=50% HAMFI	1035	385	0	1415
Household Income >50% to <=80% HAMFI	925	760	0	1685
Household Income >80% to <=100% HAMFI	250	590	0	840
Household Income >100% HAMFI	140	2620	0	2760
Total	4775	4740	760	10275
Income by Housing Problems (Owners only)	Household has at least 1 Household has none of 4 Cost Burden Total			
Household Income <= 30% HAMFI	335	110	40	485
Household Income >30% to <=50% HAMFI	275	190	0	465
Household Income >50% to <=80% HAMFI	400	700	0	1100
Household Income >80% to <=100% HAMFI	330	485	0	815
Household Income >100% HAMFI	350	4115	0	4465
Total	1690	5600	40	7330
Income by Cost Burden (Owners and Renters)	Cost burden > 30% Cost burden > 50% Total			
Household Income <= 30% HAMFI	2740	2465		4055
Household Income >30% to <=50% HAMFI	1280	650		1880
Household Income >50% to <=80% HAMFI	1230	275		2785
Household Income >80% to <=100% HAMFI	565	45		1655
Household Income >100% HAMFI	435	15		7225
Total	6250	3450		17605
Income by Cost Burden (Renters only)	Cost burden > 30% Cost burden > 50% Total			
Household Income <= 30% HAMFI	2415	2270		3570
Household Income >30% to <=50% HAMFI	1005	530		1415
Household Income >50% to <=80% HAMFI	845	135		1685
Household Income >80% to <=100% HAMFI	250	0		840
Household Income >100% HAMFI	100	0		2760
Total	4615	2935		10275
Income by Cost Burden (Owners only)	Cost burden > 30% Cost burden > 50% Total			
Household Income <= 30% HAMFI	325	195		485
Household Income >30% to <=50% HAMFI	275	120		465
Household Income >50% to <=80% HAMFI	385	140		1100
Household Income >80% to <=100% HAMFI	315	45		815
Household Income >100% HAMFI	335	15		4465
Total	1635	515		7330

1. The four housing problems are: incomplete kitchen facilities; incomplete plumbing facilities; more than 1 person per room; and cost burden greater than 30%.

2. The four severe housing problems are: incomplete kitchen facilities; incomplete plumbing facilities; more than 1 person per room; and cost burden greater than 50%.

3. Cost burden is the ratio of housing costs to household income. For renters- housing cost is gross rent (contract rent plus utilities)
For owners- housing cost is "select monthly owner costs" which includes mortgage payment; utilities; association fees; insurance; and real estate taxes.

Table B-21. Households by Cost Burden¹, 2011-2015

Charlottesville					
Household Income as a Share of AMI ²	Cost Burden ³		Severe Cost Burden ⁴		Total
	Number	Percent	Number	Percent	
Owner Households					
<30% of AMI	355	66.4%	220	41.1%	535
>30% to 50% of AMI	285	57.6%	100	20.2%	495
>50% to 80% of AMI	450	38.0%	125	10.5%	1,185
>80% to 100% of AMI	355	45.2%	40	5.1%	785
>100% of AMI	350	7.4%	15	0.3%	4,735
Total	1,795	23.2%	500	6.5%	7,735
Renter Households					
<30% of AMI	2,395	71.4%	2,175	64.8%	3,355
>30% to 50% of AMI	1,175	74.6%	580	36.8%	1,575
>50% to 80% of AMI	700	40.2%	125	7.2%	1,740
>80% to 100% of AMI	169	19.5%	4	0.5%	865
>100% of AMI	70	2.8%	-	0.0%	2,485
Total	4,509	45.0%	2,884	28.8%	10,020
Albemarle County					
Household Income as a Share of AMI ²	Cost Burden ³		Severe Cost Burden ⁴		Total
	Number	Percent	Number	Percent	
Owner Households					
<30% of AMI	1,100	68.1%	860	53.3%	1,615
>30% to 50% of AMI	1,035	47.9%	620	28.7%	2,160
>50% to 80% of AMI	1,065	33.9%	365	11.6%	3,140
>80% to 100% of AMI	550	25.7%	135	6.3%	2,140
>100% of AMI	1,290	8.0%	95	0.6%	16,225
Total	5,040	19.9%	2,075	8.2%	25,280
Renter Households					
<30% of AMI	1,995	72.3%	1,880	68.1%	2,760
>30% to 50% of AMI	1,300	84.1%	785	50.8%	1,545
>50% to 80% of AMI	1,835	56.3%	240	7.4%	3,260
>80% to 100% of AMI	370	23.9%	-	0.0%	1,550
>100% of AMI	160	3.6%	35	0.8%	4,460
Total	5,660	41.7%	2,940	21.7%	13,575
Fluvanna County					
Household Income as a Share of AMI ²	Cost Burden ³		Severe Cost Burden ⁴		Total
	Number	Percent	Number	Percent	
Owner Households					
<30% of AMI	510	82.9%	395	64.2%	615
>30% to 50% of AMI	470	50.8%	335	36.2%	925
>50% to 80% of AMI	615	36.5%	210	12.5%	1,685
>80% to 100% of AMI	220	25.7%	30	3.5%	855
>100% of AMI	250	6.2%	35	0.9%	4,045
Total	2,065	25.4%	1,005	12.4%	8,125
Renter Households					
<30% of AMI	95	35.2%	80	29.6%	270
>30% to 50% of AMI	180	72.0%	135	54.0%	250

>50% to 80% of AMI	205	60.3%	90	26.5%	340
>80% to 100% of AMI	10	4.5%	-	0.0%	220
>100% of AMI	65	9.6%	-	0.0%	680
Total	555	31.5%	305	17.3%	1,760
	Greene County				
Household Income as a Share of AMI²	Cost Burden³		Severe Cost Burden⁴		Total
	Number	Percent	Number	Percent	
Owner Households					
<30% of AMI	235	85.5%	130	47.3%	275
>30% to 50% of AMI	360	59.5%	155	25.6%	605
>50% to 80% of AMI	365	43.7%	95	11.4%	835
>80% to 100% of AMI	275	31.6%	30	3.4%	870
>100% of AMI	250	8.5%	15	0.5%	2,925
Total	1,485	27.0%	425	7.7%	5,510
Renter Households					
<30% of AMI	160	42.1%	120	31.6%	380
>30% to 50% of AMI	150	52.6%	75	26.3%	285
>50% to 80% of AMI	75	26.8%	-	0.0%	280
>80% to 100% of AMI	-	0.0%	-	0.0%	415
>100% of AMI	-	0.0%	-	0.0%	235
Total	385	24.1%	195	12.2%	1,595
	Louisa County				
Household Income as a Share of AMI²	Cost Burden³		Severe Cost Burden⁴		Total
	Number	Percent	Number	Percent	
Owner Households					
<30% of AMI	530	66.3%	345	43.1%	800
>30% to 50% of AMI	495	52.1%	270	28.4%	950
>50% to 80% of AMI	475	33.8%	80	5.7%	1,405
>80% to 100% of AMI	455	35.4%	85	6.6%	1,285
>100% of AMI	390	6.8%	40	0.7%	5,760
Total	2,345	23.0%	820	8.0%	10,200
Renter Households					
<30% of AMI	305	64.2%	265	55.8%	475
>30% to 50% of AMI	250	54.9%	85	18.7%	455
>50% to 80% of AMI	320	42.1%	15	2.0%	760
>80% to 100% of AMI	30	7.0%	-	0.0%	430
>100% of AMI	4	0.8%	4	0.8%	505
Total	909	34.6%	369	14.1%	2,625
	Nelson County				
Household Income as a Share of AMI²	Cost Burden³		Severe Cost Burden⁴		Total
	Number	Percent	Number	Percent	
Owner Households					
<30% of AMI	470	63.1%	195	26.2%	745
>30% to 50% of AMI	240	44.0%	150	27.5%	545
>50% to 80% of AMI	230	28.6%	90	11.2%	805
>80% to 100% of AMI	120	23.8%	10	2.0%	505
>100% of AMI	135	6.9%	10	0.5%	1,970
Total	1,195	26.1%	455	10.0%	4,570

Renter Households					
<30% of AMI	320	51.6%	165	26.6%	620
>30% to 50% of AMI	65	24.1%	10	3.7%	270
>50% to 80% of AMI	90	23.7%	20	5.3%	380
>80% to 100% of AMI	10	6.1%	-	0.0%	165
>100% of AMI	-	0.0%	-	0.0%	335
Total	485	27.4%	195	11.0%	1,770
	Planning District				
Household Income as a Share of AMI²	Cost Burden³		Severe Cost Burden⁴		Total
	Number	Percent	Number	Percent	Number
Owner Households					
<30% of AMI	3,200	69.8%	2,145	46.8%	4,585
>30% to 50% of AMI	2,885	50.8%	1,630	28.7%	5,680
>50% to 80% of AMI	3,200	35.3%	965	10.7%	9,055
>80% to 100% of AMI	1,975	30.7%	330	5.1%	6,440
>100% of AMI	2,665	7.5%	210	0.6%	35,660
Total	13,925	22.7%	5,280	8.6%	61,420
Renter Households					
<30% of AMI	5,270	67.0%	4,685	59.6%	7,860
>30% to 50% of AMI	3,120	71.2%	1,670	38.1%	4,380
>50% to 80% of AMI	3,225	47.7%	490	7.2%	6,760
>80% to 100% of AMI	589	16.2%	4	0.1%	3,645
>100% of AMI	299	3.4%	39	0.4%	8,700
Total	12,503	39.9%	6,888	22.0%	31,345

Note:¹ Cost burden is the ratio of housing costs to household income. For owners- housing cost is "select monthly owner costs": mortgage payment; utilities; association fees; insurance; and real estate taxes. For renters- housing cost is gross rent (contract

²AMI is Area Median Family Income as estimated by the U.S. Department of Housing and Urban Development.

³Cost burden indicates the household is spending 30 percent or more of its income for gross housing costs.

⁴Severe cost burden indicates the household is spending 50 percent or more of its income for gross housing costs.

Source: U.S. Department of Housing and Urban Development, HUDUser.org, 2018; Partners for Economic Solutions, 2018.

Table B-22. Housing by Plumbing and Occupancy, 2012-2016

	Charlottesville		Albemarle County		Fluvanna County		Greene County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Owner-Occupied Units								
1.00 or less occupants per room	7,579	100.0%	25,464	99.5%	7,682	98.4%	5,486	98.9%
1.01-1.50 occupants per room	-	0.0%	92	0.4%	110	1.4%	60	1.1%
1.51 or more occupants per room	-	0.0%	28	0.1%	12	0.2%	-	0.0%
Complete plumbing facilities	7,566	99.8%	25,568	99.9%	7,784	99.7%	5,533	99.8%
Lacking plumbing facilities	13	0.2%	16	0.1%	20	0.3%	13	0.2%
Total Owner-Occupied Units	7,579	100%	25,584	100.0%	7,804	100.0%	5,546	100.0%
Renter-Occupied Units								
1.00 or less occupants per room	10,179	98%	13,666	98.7%	2,011	99.3%	1,512	96.9%
1.01-1.50 occupants per room	154	1%	96	0.7%	8	0.4%	42	2.7%
1.51 or more occupants per room	68	1%	85	0.6%	6	0.3%	7	0.4%
Complete plumbing facilities	10,384	100%	13,800	99.7%	2,010	99.3%	1,561	100.0%
Lacking plumbing facilities	17	0%	47	0.3%	15	0.7%	-	0.0%
Total Renter-Occupied Units	10,401	100.0%	13,847	100.0%	2,025	100.0%	1,561	100.0%
	Louisa County		Nelson County		Planning District ¹			
	Number	Percent	Number	Percent	Number	Percent		
Owner-Occupied Units								
1.00 or less occupants per room	10,136	98.5%	4,615	99.3%	60,962	99.2%		
1.01-1.50 occupants per room	152	1.5%	22	0.5%	436	0.7%		
1.51 or more occupants per room	-	0.0%	12	0.3%	52	0.1%		
Complete plumbing facilities	10,288	100.0%	4,618	99.3%	61,357	99.8%		
Lacking plumbing facilities	-	0.0%	31	0.7%	93	0.2%		
Total Owner-Occupied Units	10,288	100.0%	4,649	100.0%	61,450	100.0%		
Renter-Occupied Units								
1.00 or less occupants per room	2,738	95.8%	1,659	96.0%	31,765	98.0%		
1.01-1.50 occupants per room	114	4.0%	21	1.2%	435	1.3%		
1.51 or more occupants per room	6	0.2%	49	2.8%	221	0.7%		
Complete plumbing facilities	2,858	100.0%	1,711	99.0%	32,324	99.7%		
Lacking plumbing facilities	-	0.0%	18	1.0%	97	0.3%		
Total Renter-Occupied Units	2,858	100.0%	1,729	100.0%	32,421	100.0%		

Note: ¹Planning District 10 includes Charlottesville and Albemarle, Fluvanna, Greene, Louisa and Nelson counties.

Source: American Community Survey, 2012-2016; Partners for Economic Solutions, 2018.