

Chapter Three: Demographics, Housing, and Education

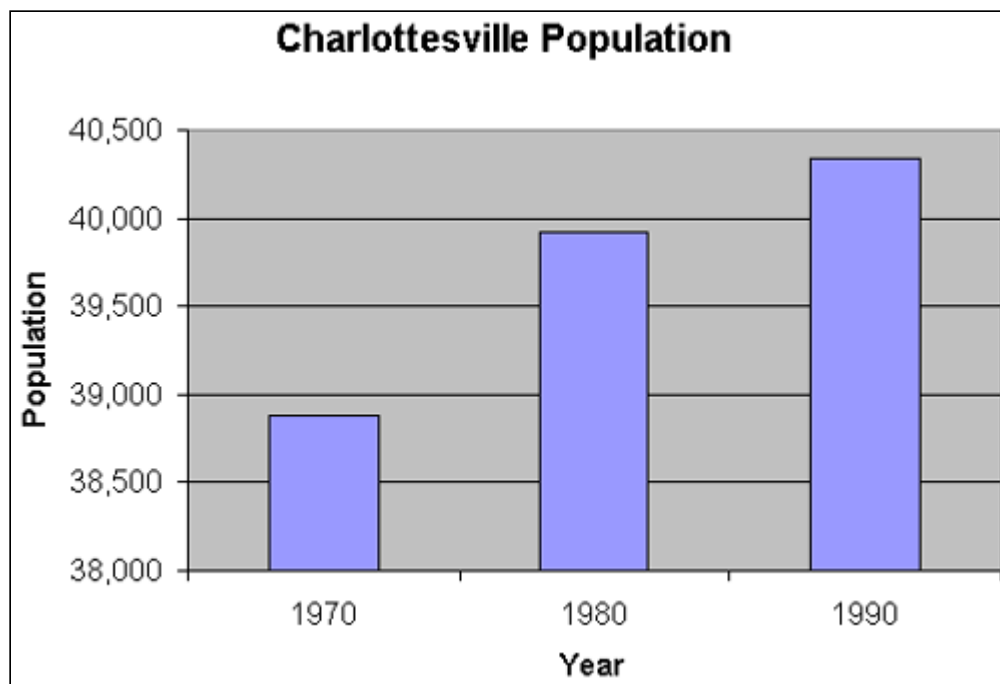
Introduction

The demographic profile of a community is important in telling the story about the community. Much can be learned from the history of population growth and changes over a period of years. Unfortunately, most statistical demographic information comes from the Census that occurs once every ten years. Because this edition of the Charlottesville Comprehensive Plan is being completed in the Year 2000, the Census information that is being used is ten years out of date. While it will show trends that were occurring in 1970, 1980 and 1990, there may have been reversals in those trends that are not evident at this time. For that reason, all demographic statistical data should be viewed with the understanding that it is out of date and that it is only as good as the trends that have continued until the Year 2000. It will important in the first update of the plan that will occur in 2002 to review Census information that will be available at that time and test any assumptions that are made in this plan that are based on the data contained in the 1990 Census.

The following outlines important demographic data for the City of Charlottesville and where appropriate, makes comparison to Albemarle County and the Commonwealth of Virginia. The information presented should be viewed with the understanding that it is presented to show trends and percentages, therefore raw numbers are not as critical as they might have been if this report was being prepared closer to the release of Census information.

Total Population

The 1990 Census showed a population for the City of Charlottesville of 40,341, for Albemarle County, 68,040 and for the Commonwealth of Virginia, 6,187,358. This was an increase of 1.06% for the City of Charlottesville over the population recorded in 1980. This compares to a growth rate during the same period for Albemarle County of 21.97% and for the State of Virginia of 15.72%. The trend between 1970 and 1980 was not much different, as the Charlottesville growth rate was 2.88% for the period compared to 47.65% for Albemarle County and 15.02% for the State of Virginia. Projections made by the Census Bureau predict a decline in the Charlottesville population by 1999 to 37,357 while still projecting growth for both Albemarle County and the State of Virginia. These projections are estimates that may or may not hold to be true when the 2000 Census is completed and actual counts must be evaluated at that time. Other data will be presented within this plan that questions the validity of those assumptions.

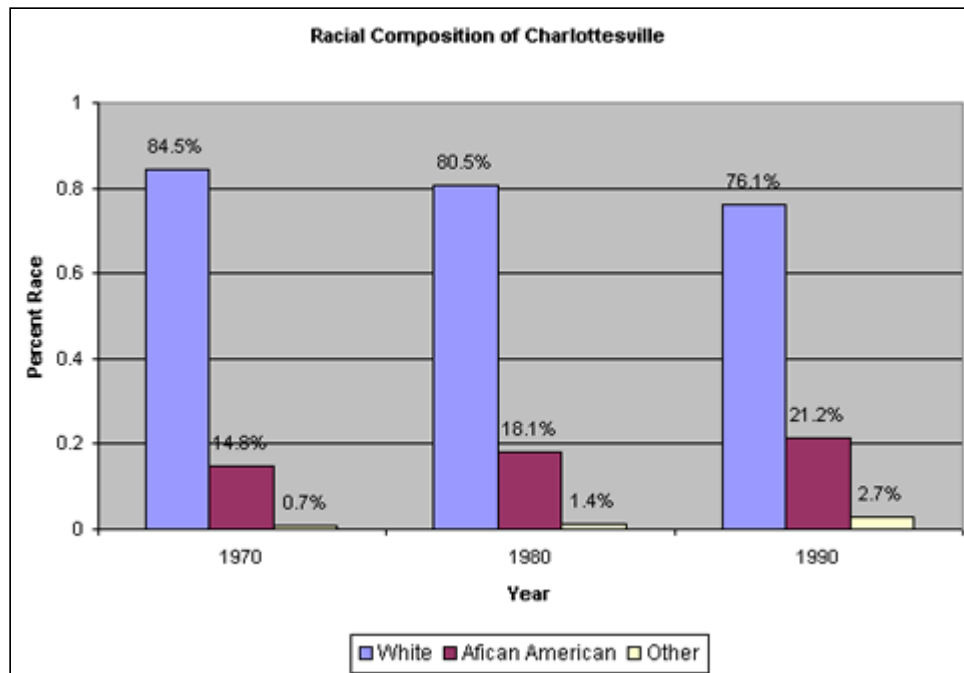


City of Charlottesville Population

Year	1970	1980	1990
Population	38,880	39,920	40,341
Source: US Census Bureau			

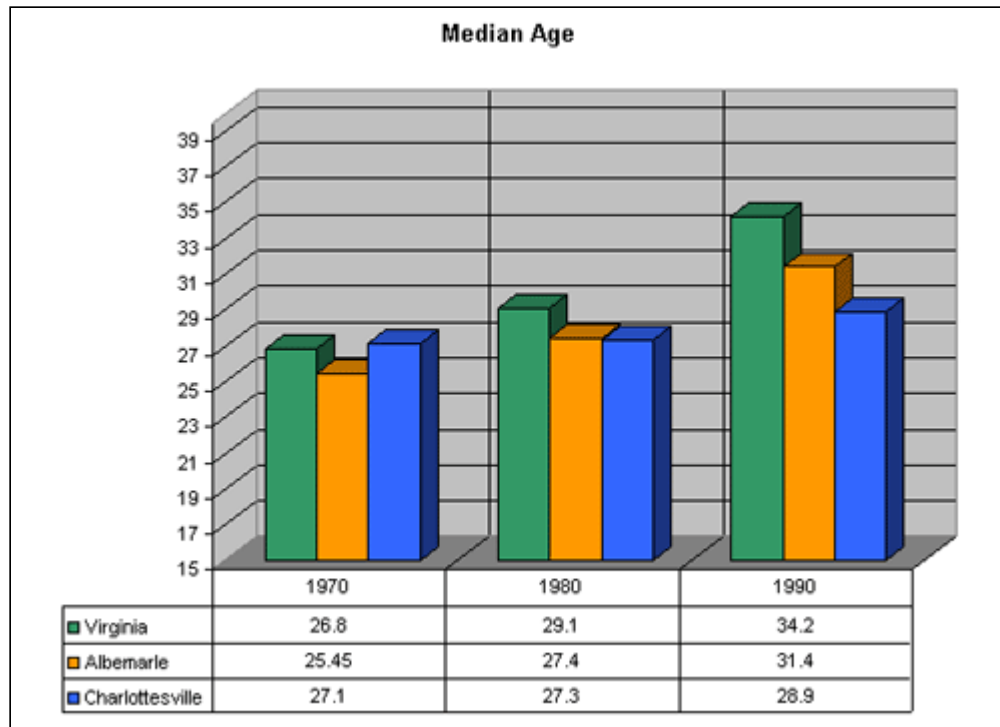
Racial Composition

1990 Census figures show a racial composition of the City of Charlottesville's population of 76.1% white, 21.4% African American and 2.7% other. When compared to data in the 1970 and 1980 Census, it is evident that the percentage of African American and other races is increasing while the white population for the City of Charlottesville is decreasing. 1970 numbers indicate 84.5% white population, 14.8% African American and .7% other.



Median Age

The median age in Charlottesville, Albemarle County and the Commonwealth of Virginia has increased over the last 20 years. However, Charlottesville's median age remains consistently younger than the median age for Albemarle County and the State of Virginia. This can be explained by the large number of University students counted in the City population. The median age in Charlottesville in 1990 was 28.9; this compares to 31.4 for Albemarle County and 24.2 for the State of Virginia. The median age for Charlottesville increased from 27.1 to 28.9 over that period of time, while Albemarle County increased from 25.5 to 31.4 and the State of Virginia from 28.6 to 34.2.



Age Distribution

When an age distribution chart is reviewed for the City of Charlottesville, it shows that there has been a decrease in the percentage of school age children from 1970 to 1990, while there has been an increase in the number of young adults between the ages of 20 to 44. The age ranges between 45 and over 75 show a general decrease in the number of persons in those ranges during the same time period. One explanation for the large increase in the young adult range of 20 to 24 is the increase in the University of Virginia student enrollment during that same period. Another interesting factor is the decrease in the numbers of senior citizens during the period of 1970 to 1990. This seems to be counter to national trends and is a factor that must be analyzed when the 2000 Census is available.

Age Distribution, City of Charlottesville

	1970		1980		1990	
	#	%	#	%	#	%
0 - 4	3121	8.0%	2129	5.3%	2443	6.1%
5 - 9	3121	8.0%	1873	4.7%	2088	5.2%
10 - 14	3030	7.8%	2142	5.4%	1780	4.4%
15 - 19	2999	7.7%	3481	8.7%	2585	6.4%
20 - 24	5602	14.4%	8348	20.9%	7812	19.4%
25 - 29	3662	9.4%	4383	11.0%	4476	11.1%
30 - 34	2285	5.9%	3002	7.5%	3495	8.7%
35 - 44	4123	10.6%	3495	8.8%	4945	12.3%
45 - 54	3881	10.0%				

The vast majority of elderly persons in Charlottesville are self-sufficient and not dependent on social services. However, a significant number of persons who are elderly are limited by physical or economic constraints. According to the 1990 Census, 19% of Charlottesville’s noninstitutionalized resident’s age 65 or older have a

mobility of self-care limitation. In addition, 564 persons or 13% of adults 65 years of age or older had incomes below the 1989 poverty line.

Median Household Income

The median household income for the City of Charlottesville, Albemarle County and the State of Virginia has risen dramatically since 1970. However, Charlottesville, which had the highest median household income in 1970, now has a lower median household income than the other two jurisdictions according to 1996 figures. While the Charlottesville median household income rose from \$9,231 in 1970 to \$24,190, in 1990, the Albemarle County median household income rose from \$8,949 in 1970 to \$36,886 in 1990 and the State of Virginia median household income rose from \$9,047 to \$33,328 in 1990. One explanation for the City of Charlottesville falling behind the other two jurisdictions is that the growth of the University during that time contributed significantly to the lower income figures for the City of Charlottesville. Because such a large number of students are counted in the City population, and because their incomes for the households in Charlottesville factor in only the student income, if there is any, this plays a role in diminishing the City of Charlottesville's median income. This is a factor that should be reviewed and its implications studied carefully when the 2000 Census figures are available.

Median Household Income

	Virginia	Albemarle	Charlottesville
1970	\$9,047	\$8,949	\$9,231
1980	\$17,523	\$18,006	\$13,942
1990	\$33,328	\$36,886	\$24,190
Source: US Census Bureau			

Poverty

Poverty

The 1990 Census identified 9,025 persons living below the federal poverty level in Charlottesville (22.5% of the population). Because of the large student population in Charlottesville which generally tends to fall under this category, a more accurate indicator of poverty is the number of families living below the poverty level. According to the 190 Census, 10% of all families or 843 families were in this category, representing a 30.5% increase over 1979.

Percentage of persons under poverty level

	1970			1980		
	Virginia	Albemarle	C'Ville	Virginia	Albemarle	C'Ville
Persons	4648494	37780	38880	5346818	55783	39920

Educational Achievement

The average level of education of Charlottesville's population is higher than the Commonwealth's average. According to the 1990 Census, more than 75 percent of the population over age 25 have completed high school, compared with only 65 percent in 1980. A gap still exists in the number of school years completed by members of different races. In 1990, more than 78 percent of Charlottesville's white population over 25 years of age had high school diplomas compared to 62 percent of the black population.

Educational Attainment by Race

	No HS Diploma	HS Diploma Only	College w/o Degree	Associate Degree	Bachelor Degree Only	Total

25 more	5801	5173	3649	980	8071	23674
White	3913	3378	2822	783	7467	18363
African American	1853	1744	717	170	359	4843
Other	35	51	110	27	245	468
Source: Census Bureau						

Educational Attainment by Race (Percent)

	No HS Diploma	HS Diploma Only	College w/o Degree	Associate Degree	Bachelor Degree Only	Total
White	21.3%	18.4%	15.4%	4.3%	40.7%	100.0%
African American	38.3%	36.0%	14.8%	3.5%	7.4%	100.0%
Other	7.5%	10.9%	23.5%			
Source: Census Bureau						

Tenure of Housing Units, 1970-1999

	Own	Rent	Total
1970	6583	7064	13647
1980	6937	8464	15401
1990	6794	9215	16009
1999	6720	10484	17204
Source: US Census, Neighborhood Planning Updated Land Use File, 1999			

Education

Educational quality is one of the themes identified in the Guiding Principles. Education is a key determinant of the City's future. It provides the basic foundation for an economically and socially viable community. Schools today must meet the needs of an extremely diverse student base. This section looks at existing school conditions. However, the Planning Commission has chosen not to plan for school needs. Instead it recognizes the recent planning efforts of the school system and sees its plan as a partnership effort.

Educational Facilities and Programs

The Charlottesville City School Board, a seven-member board appointed by City Council, directs a program of public education for approximately 4,500 students. The school system consists of six elementary schools, one upper elementary school, one middle school and one high school.

Course offerings in the public education system are extensive. Curricula have been designed to meet individual interests and needs, as well as overall educational goals. The City schools provide special education services for students with learning disabilities, emotional disturbances, developmental disabilities, and physical handicaps. Counseling services are provided at all levels to support educational, psychological, sociological and student career needs.

The City Schools also address the needs of gifted students. In the early grades, gifted students can participate in the Quest Program which encourages students to question scientific, philosophical and social concepts and to generate creative responses. At the middle and high school levels, advanced courses are offered to challenge gifted

students and to prepare students for college. Counseling services are provided at all levels to support educational, psychological, sociological, and student career needs.

Technical training is provided for those students going into labor force at the Charlottesville-Albemarle Technical Education Center (CATEC). Training is provided in a number of areas including auto mechanics, nursing assistant, electronics, cosmetology and child care. Charlottesville High School offers a program called "Tech-Prep" which provides students with the skills needed for a variety of highly-skilled technical jobs in fields such as accounting, real estate, computer information systems and business management. This program promotes an instructional plan, which links with a continuation into the local community college.

The Alternative Education Program at Charlottesville High School serves high school students who are at risk of dropping out due to disciplinary or behavioral problems, skill deficiencies or poor attendance. Academic instruction as well as individual and group counseling are provided at an off school site for these students.

Adult education is provided through classes at Charlottesville High, the Adult Basic Education Learning Center and the Vocational Education Center.

School Enrollment

Public school enrollments have remained fairly constant in Charlottesville over the last decade. There has been a slight decrease in secondary school enrollments, reflective of the national trend toward smaller family sizes. The City has also had moderate increase in its special education enrollment over the last ten years. This can be attributed, in part, to the school system's reputation for providing excellent special education programs, which may attract families with special needs, children to the City.

Education Spending

In FY 1990, the education expenditure per capita in Charlottesville exceeded the statewide average by 9%. During the same year, the pupil-teacher ratio was 10.9, which was the third lowest in the state. The relatively high per capita expenditure and low pupil-teacher ratio is partly due to a larger special needs population in Charlottesville.

Parent and Community Involvement

Several local groups are addressing the need for programs that strengthen school-community ties. Activities include Big Brother/Big Sister programs, Foster Grandparents programs and Parents-in Education programs. Parent information sessions and parent rallies are held in neighborhood community centers.