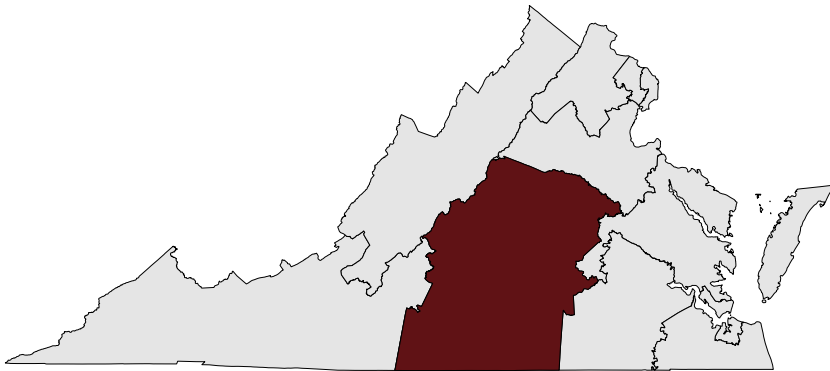


Virginia's 5th Congressional District



About This Analysis

This brief provides an unprecedented view of demographic and economic patterns and trends for Albemarle County and Charlottesville City using the most detailed publicly available Census data. The analysis provides local leaders, residents, and service-providers with data-driven insights to provide context and facilitate planning, resource allocation, and investment.

Data Source

The Gridded Environmental Impacts Frame (Gridded EIF) is an innovative, privacy-protected dataset derived from the Census Bureau's confidential Environmental Impacts Frame (EIF) microdata. The EIF integrates detailed administrative record and survey data on the U.S. population with high-resolution geospatial information. Organized on a fixed 0.01-degree grid (approximately 1km²), the Gridded EIF provides detailed demographic counts by age, sex, race and ethnicity, as well as population counts by race, ethnicity, and household income decile. This approach enables more precise spatial analysis than traditional place-based data while maintaining strict confidentiality standards.

Key Findings

Population Growth & Demographics: Charlottesville and Albemarle County have experienced significant population growth of 64,264 people since 1999, with notable shifts in age structure and racial composition.

Income Distribution: 30% of the region's population falls in the top two national income deciles, with substantial variation both across and within racial and ethnic groups compared to national income distributions.

Aging Population: The region's dependency ratio has increased to 0.64, driven primarily by a growing elderly population, creating new demands for age-appropriate services and infrastructure.

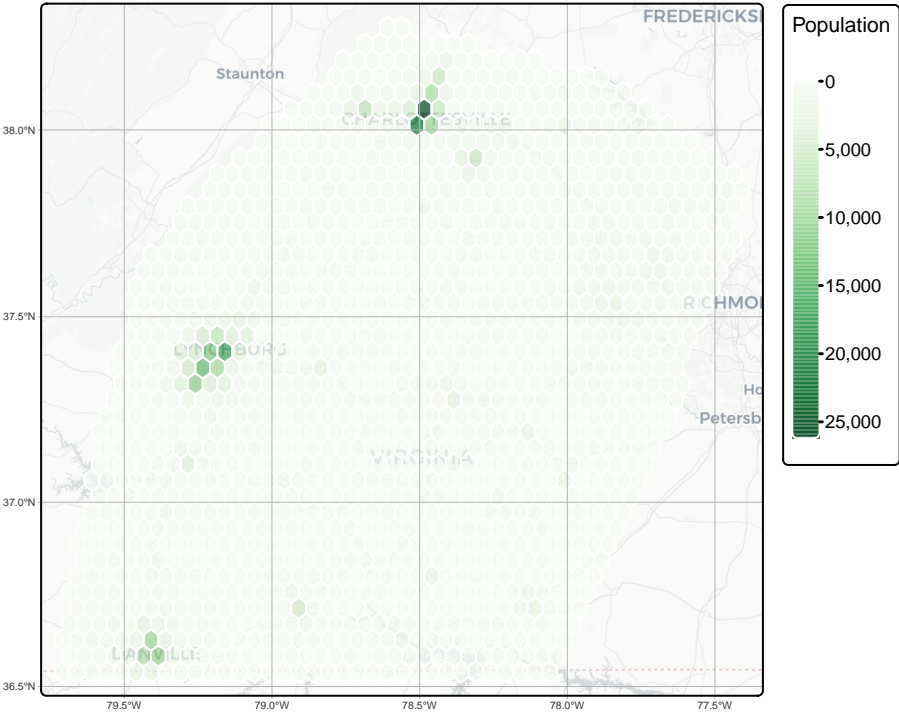
About the Environmental Inequality Lab

The Environmental Inequality Lab is a nonpartisan research group that applies a rigorous, data-driven approach to understand how our environment shapes economic opportunity and well-being.

Connect with the EIL!

Twitter: @en_inequality_lab
contact@environmental-inequality-lab.org

Population Trends and Age Dynamics

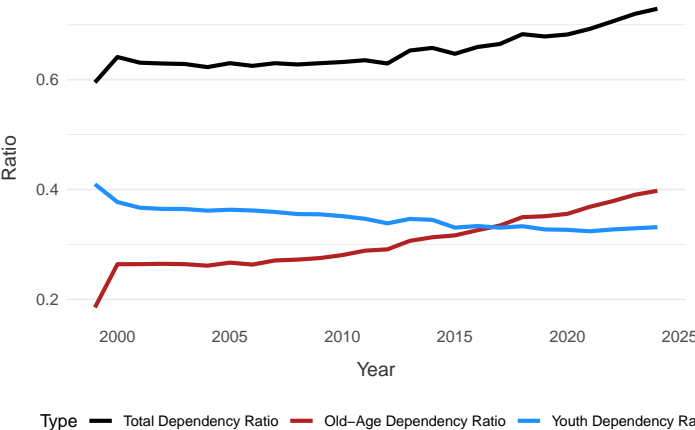
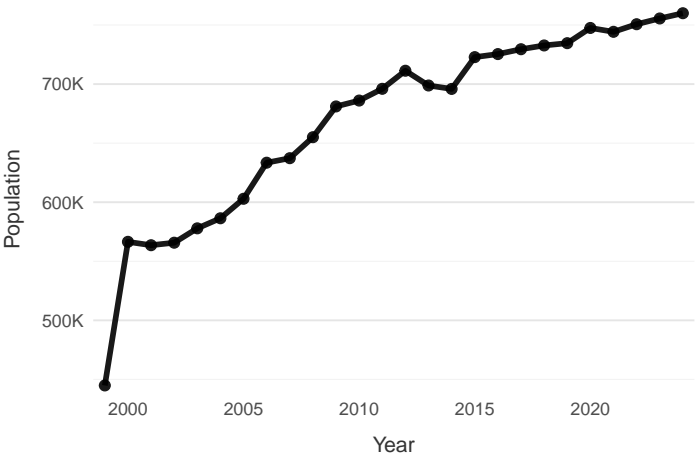


Where People Live

- Charlottesville and Albemarle County are home to 145,735 people.
- The most populous county is Charlottesville.
- The most populous areas are Charlottesville City, Crozet, and Hollymead.
- The region's has a population density of 77 people per square kilometer, which is more/less dense than the national average of XX per square kilometer.

Population Over Time

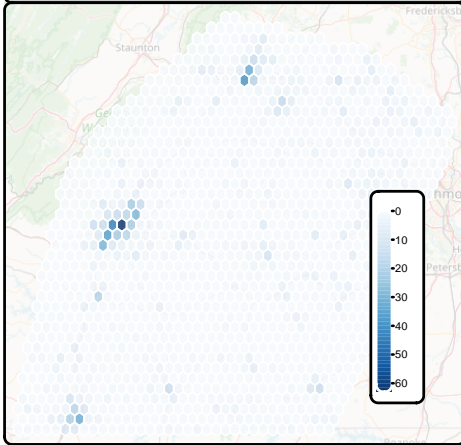
- The population has grown since 1999 by 64,264 people at an average growth rate of 2.45%. This is faster/slower than the national average growth rate of X.XX%.
- Albemarle County has the highest growth rate relative to other counties in the region.



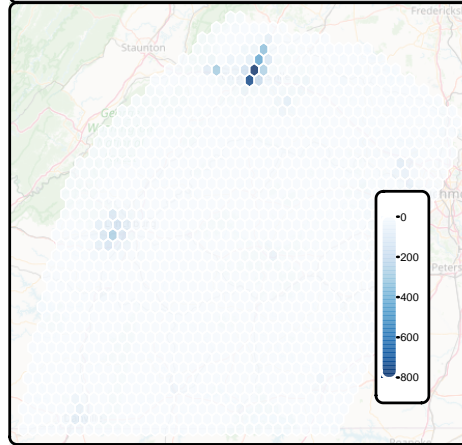
Dependency Ratio

- 19% of Charlottesville's population is under 18, 61% of the population is 19-65, and 20% of the population is over 65.
- Charlottesville has a lower share of people under 18 and 19-65 than the US. Charlottesville has a higher share of people over 65 than the US.
- The region's total dependency ratio is the ratio of the non-working age population to the working age population. It can be separated into the elderly ratio and the youth ratio, which add to the total ratio.
- Charlottesville's total dependency ratio is 0.64. It has increased in recent years, driven by the elderly.

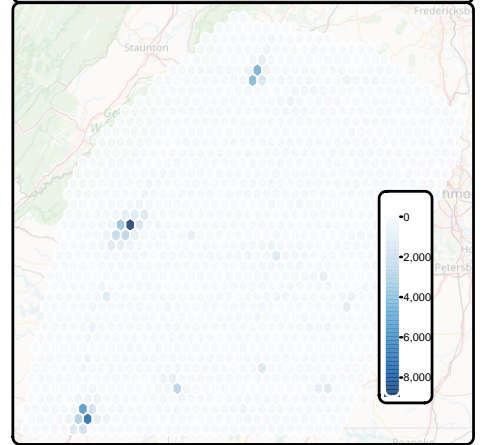
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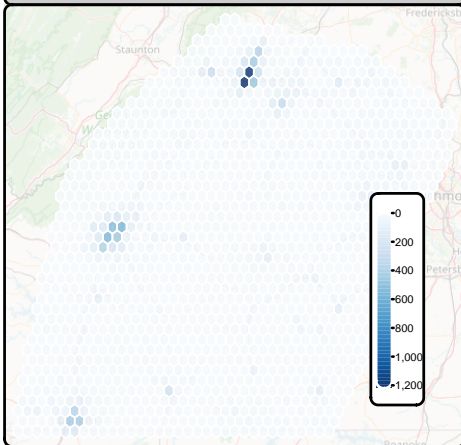
Asian



Black



Hispanic



White

