The City of Charlottesville has significantly changed over the past decade. The independent city covers over 10 square miles within its official borders, with a population of 43,475 people (an 8.4 percent increase from a decade ago). The city is one of the most racially and economically diverse cities in the region, and consists of roughly 10,000 students from the University of Virginia (located outside of Charlottesville on its western border). Surrounding Albemarle County is home to many people who work in and identify with the city, and many of the area’s racial and ethnic neighborhoods exist beyond the city’s borders.

This issue of Stat Chat focuses on the demographic changes that have occurred in and around Charlottesville over the past decade, with a particular focus on the city’s neighborhoods.

### Summary Statistics

<table>
<thead>
<tr>
<th></th>
<th>2000</th>
<th>2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population:</td>
<td>40,099</td>
<td>43,475</td>
</tr>
<tr>
<td>White:</td>
<td>70%</td>
<td>69%</td>
</tr>
<tr>
<td>Black:</td>
<td>22%</td>
<td>19%</td>
</tr>
<tr>
<td>Asian:</td>
<td>5%</td>
<td>6%</td>
</tr>
<tr>
<td>Hispanic Ethnicity:</td>
<td>2%</td>
<td>5%</td>
</tr>
</tbody>
</table>
Charlottesville’s 43,475 residents are not evenly distributed across the city’s nineteen neighborhoods. Venable, a residential neighborhood popular with students, is by far the most populated area of Charlottesville with over seven thousand residents. The next largest neighborhoods are Belmont and Jefferson Park Avenue, both with populations exceeding four thousand. The smallest neighborhoods by geographic size and population are Starr Hill and Rose Hill, predominated by commercial lots, near the center of the city.

Since 2000, the two fastest-growing neighborhoods have been Venable (20% growth) and Belmont (10% growth). Together, Venable and Belmont account for 27% of the city’s total population.
Charlottesville’s average home value doubled between 2000 and 2010 (from $160,000 to $321,000) with corresponding increases in rents. These shifts in housing costs have helped drive population shifts in the city. When looking at changes in population and racial composition within and outside the city during the last decade, the influence of housing values is particularly important to note. Housing values have increased most in the historically black neighborhoods of Rose Hill, 10th & Page, Starr Hill, Fifeville, and Ridge Street. Increases in home values may be driven by the process known as “gentrification” in which more affluent individuals move into historic neighborhoods, restore homes, and, as a result of increased housing costs, displace longstanding neighborhood residents who are unable to keep pace with rising costs. Students, who are able to pool financial resources with multiple roommates to cover housing costs, may also contribute to these trends, particularly in neighborhoods close to the University.

Percent Change in Property Values From 2000 to 2010

- Less than 100%
- 100% - 200%
- Greater than 200%
- Majority Black Neighborhoods In the 2000 Census
Historically, Charlottesville’s African-American population has been centered in the Starr Hill and 10th & Page neighborhoods. As of the 2000 census, the Fifeville, Ridge Street, 10th & Page, and Rose Hill neighborhoods (shown below) were over 60 percent black, while Charlottesville as a whole was 22 percent black. Over the last decade, Charlottesville’s black population has declined in both percentage and number, going from 10,000 individuals (22 percent) to 8,400 (19 percent). Today, 10th & Page and Rose Hill are the only neighborhoods that are more than 60 percent African-American.

The Fifeville neighborhood, now with 3,600 residents, experienced substantial changes in racial composition between 2000 and 2010, losing 288 African-Americans while gaining 461 whites and 93 Asians.
African-Americans

The African-American population is increasing in number and percentage in many parts of urbanized Albemarle County, particularly north along Route 29 and in the southern outskirts of the city. The highest concentration of African-Americans in the region outside of Charlottesville is located off of Route 29 North surrounded by Rio and Hydraulic Road and is one of the fastest growing locations for minority groups. While the black population to the north is growing faster than whites, growth in the white population south of the city is outpacing blacks.

The concentration of African-Americans just north of the city hovers around 26%, up 4% from a decade ago. In 2000, the area to the south of Fry's Spring had the highest concentration of blacks outside of Charlottesville (at 32%). Now, it is 19% as more whites, including many students, move into recently constructed apartment complexes in the area.
Asians

Charlottesville's second largest minority group, Asians, is closely affiliated with the University as students, faculty, or staff. The neighborhoods with the highest percentage of Asians surround the University, with few living elsewhere in Charlottesville. The Copley apartment complex, a housing location exclusively for the University's graduate students, young faculty, and staff is 64 percent Asian, the highest concentration around the city. In addition to the high-growth areas for Asians around the University, significant growth also occurred along Route 29 near the airport where the Asian population grew from 9 to 126 people in ten years. Asians were the only racial group that increased in size and percentage in the neighborhoods of Hollymead and Forest Lakes to the east of Route 29.
Hispanics

While Charlottesville’s black population declined, its Hispanic and Latino populations doubled over the past decade to 2,223 people, jumping from 2 percent to over 5 percent of the city’s population. Hispanic residents of the neighborhoods of Fry’s Spring, Fifeville, and Belmont combined increased by 165 percent since 2000. Outside the city, the Hispanic population has grown along the Route 29 corridor similar to other minority groups. To the south, along Old Lynchburg Road, Hispanics now account for more than 50 percent of the population.

The Southwood Mobile Home Park off of Hickory Street has the largest concentration of Hispanics around the city. In 2000, Hispanics accounted for 17% of the population in this area. Now, the population is 55%, or nearly 900 Hispanic residents.
A Changing Landscape

The population of Charlottesville and surrounding Albemarle County will continue to evolve in size, distribution, and composition. With limited space for further growth within the city’s official boundaries, population growth will likely continue to spread into surrounding counties. Similar to other metropolitan areas throughout the nation, Charlottesville will also continue to become more racially and ethnically diverse in the years ahead.

Population of Charlottesville and Albemarle County

Around 1970, growth in Albemarle County starts to outpace Charlottesville as the city’s growth plateaus.

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