

**CHAPTER 3**  
**POPULATION, HOUSING and**  
**ECONOMIC CHARACTERISTICS**

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## CHAPTER 3 – POPULATION, HOUSING and ECONOMIC CHARACTERISTICS

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### OVERVIEW

Charles City County features a beautiful landscape, a rich history, and a location that is rural while also close to an urban environment. In addition to these advantages, the greatest feature of the county is found in its people.

The analysis of population, housing and economic data allows a better understanding of the county's present conditions and potential future trends. Comparing data across time or with state or regional figures provides benchmarks to discern the significance of the data.

Included in this section are characteristics of residents in Charles City County, where they live and where they work. This data is important in that it may indicate potential growth patterns. Projections are also provided about future population growth and household income.

Most of the data used in this section is taken from the U.S. Census Bureau. Other sources include the Richmond Regional Planning District Commission, Weldon Cooper Center for Public Service at the University of Virginia, Virginia Employment Commission, and the Virginia Economic Development Partnership.

Several significant trends occurred in Charles City County from 1990 to 2010 as revealed by the U.S. Census. These trends are summarized and illustrated on the following pages.

CHAPTER 3 –  
POPULATION, HOUSING and ECONOMIC CHARACTERISTICS

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**POPULATION CHARACTERISTICS**

The following provides information concerning the population makeup of the county and how the population has changed over the years. Also presented are population projections for the county, the region, and the state.

**Population Growth**

As shown in **Table 1**, the county population changed slightly from 2000 to 2010. In 2000, 6,926 persons lived in the county. The population grew to 7,256 persons in 2010. This growth in population represents an increase of 5 percent for the ten year period. While the county’s population increased, the Richmond Region and Virginia grew by 15 percent and 13 percent, respectively.

As shown in **Figure A**, the county’s 2010 population was distributed fairly evenly amongst the three electoral districts. This was a significant change from 1990, when the population was mainly concentrated in the Harrison and Tyler Districts. The change was due to a redistricting by the U.S. Census Bureau that took effect prior the 2000 Census. In 2010, the Harrison District (Census Tract 6001), located in the western part of the county, contained roughly 38 percent, of the total population; the Tyler District (Census Tract 6002), located in the central portion of the county, contained approximately 32 percent of the population; the remaining 30 percent of the county’s residents were living in the Chickahominy District (Census Tract 6003), located in the eastern portion of the county. The only portion of the county with a negative growth rate between 2000 and 2010 was the Tyler District, which decreased by about 5 percent.

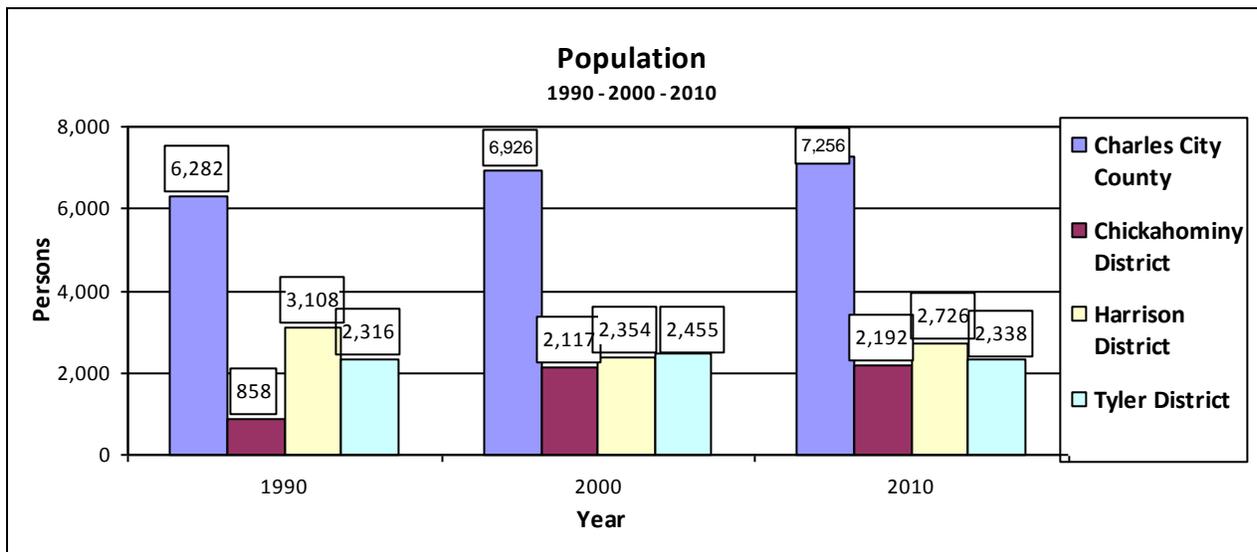
**TABLE 1**

<b>Population Change</b>					
<b>Location</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>Growth Rate</b>	
				<b>1990-2000</b>	<b>2000-2010</b>
Charles City County	6,282	6,926	7,256	10%	5%
→Chickahominy District	858	2,117	2,192	147%	3%
→Harrison District	3,108	2,354	2,726	-24%	16%
→Tyler District	2,316	2,455	2,338	6%	-5%
Richmond Regional Planning District	745,599	872,538	1,002,696	17%	15%
Virginia	6,187,358	7,078,515	8,001,024	14%	13%

Source: U.S. Census; Virginia Employment Commission

# CHAPTER 3 – POPULATION, HOUSING and ECONOMIC CHARACTERISTICS

**FIGURE A**



## Population Projections

From 2010 to 2020, the region and the state are expected to grow by 15 percent and 10 percent, respectively according to estimates by the Virginia Economic Commission (VEC). The county's population is expected to increase by seven percent between 2010 and 2020, approximately half of the projected growth rate for the region and 78 percent of the projected rate for the state. The numbers in **Table 2** show projected populations through 2040 for the county, the region and the state. Based on VEC projections, the county's population is expected to increase by eight percent between 2020 and 2030 and six percent between 2030 and 2040. The total state population is projected to grow at the rate of 9 percent between the time periods 2020 to 2030 and 2030 to 2040.

**TABLE 2**

<b>Population Projections 2010 - 2040</b>							
	2010	2020	2030	2040	<b>Growth Rate</b>		
					2010 to 2020	2020 to 2030	2030 to 2040
<b>Location</b>							
Charles City County	7,256	7,811	8,376	8,905	8%	7%	6%
Richmond Regional Planning District	1,002,696	1,151,229	1,314,978	1,496,955	15%	14%	14%
Virginia	8,001,024	8,811,512	9,645,281	10,530,229	10%	9%	9%
<b>Source: U.S. Census; Virginia Employment Commission</b>							

## CHAPTER 3 – POPULATION, HOUSING and ECONOMIC CHARACTERISTICS

### Racial Composition

The majority of the county's residents are Black, as shown in **Table 3**. In 2010, the Black population composed 48 percent of the total population. This figure continues the decreasing trend from 1990, when the Black population composed 63 percent of the total population. The White population increased from 36 percent in 2000 to 41 percent in 2010. The Native American population decreased slightly, from 9 percent in 2000 to 7 percent in 2010.

**TABLE 3**

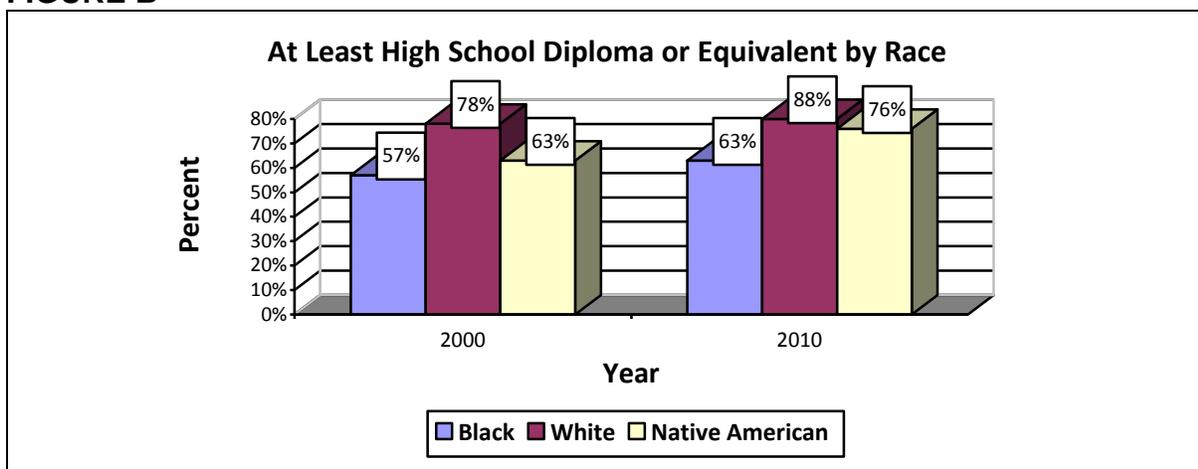
<b>Charles City County Racial Composition 1990 - 2010</b>			
<b>Race</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>
Black	63%	57%	48%
White	29%	36%	41%
Native American	8%	9%	7%
<b>Source: U.S. Census</b>			

### Educational Attainment

The percentage of county residents whose highest educational attainment was graduating from high school increased between 2000 and 2010. In 2000, about 66 percent of the county's residents over the age of 25 had attained at least a high school diploma. By 2010, this figure had increased to 75 percent.

Those who have attained at least a high school diploma varied among races, however. The percentage of Black population increased from 57 percent in 2000 to 63 percent in 2010. The White population increased from 78 percent in 2000 and to 88 percent in 2010. The Native American population also increased from 63 percent in 2000 to 76 percent in 2010. The population 25 years and older having at least attained a high school degree by race is illustrated in **Figure B**.

**FIGURE B**



Source: U.S. Census

## CHAPTER 3 – POPULATION, HOUSING and ECONOMIC CHARACTERISTICS

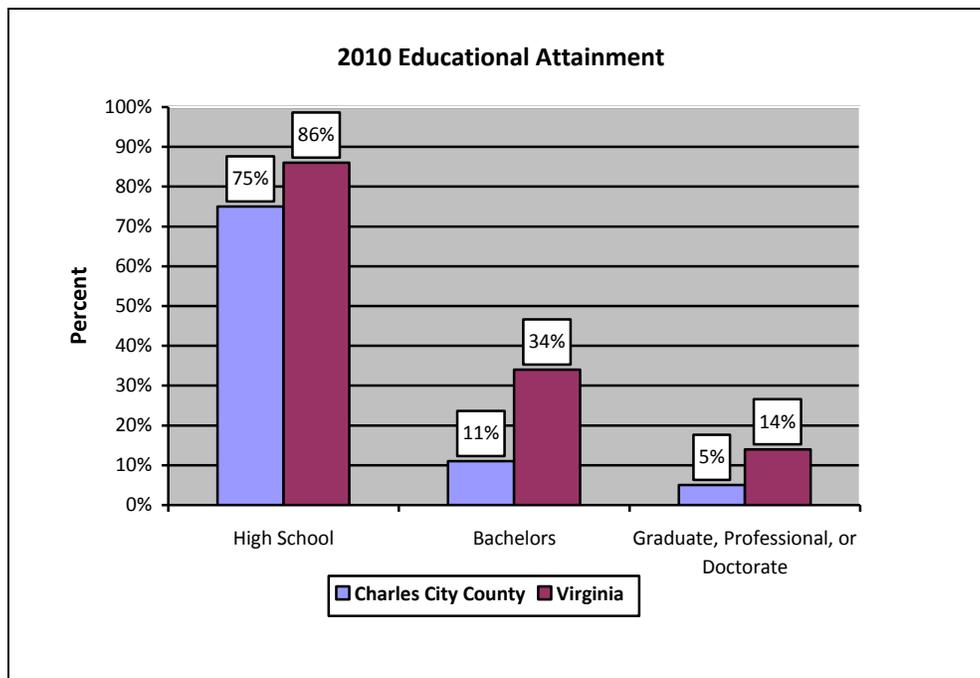
The percentage of county residents which have attained at least a high school degree underperformed the state's percentage in 2010, with 75 percent to 86 percent, respectively. The percentage of the county's residents who have at least attained a college degree held steady between 2000 and 2010 at 11 percent. In addition, in 2010, five percent of the county's residents had completed a degree past the undergraduate level. This information is illustrated in both **Table 4** and **Figure C**.

**TABLE 4**

<b>Highest Educational Attainment 2000 and 2010</b>				
	<b>Charles City County</b>		<b>Virginia</b>	
	2000	2010	2000	2010
<b>Diploma</b>				
High School	66%	75%	81%	86%
Bachelors	11%	11%	30%	34%
Graduate, Professional, or Doctorate	3%	5%	12%	14%

Source: U.S. Census, 2000 Summary File 3, Table P037; 2006-2010 American Community Survey 5 Year Estimates, Table B15002

**FIGURE C**



## CHAPTER 3 – POPULATION, HOUSING and ECONOMIC CHARACTERISTICS

### Age Distribution and Median Age

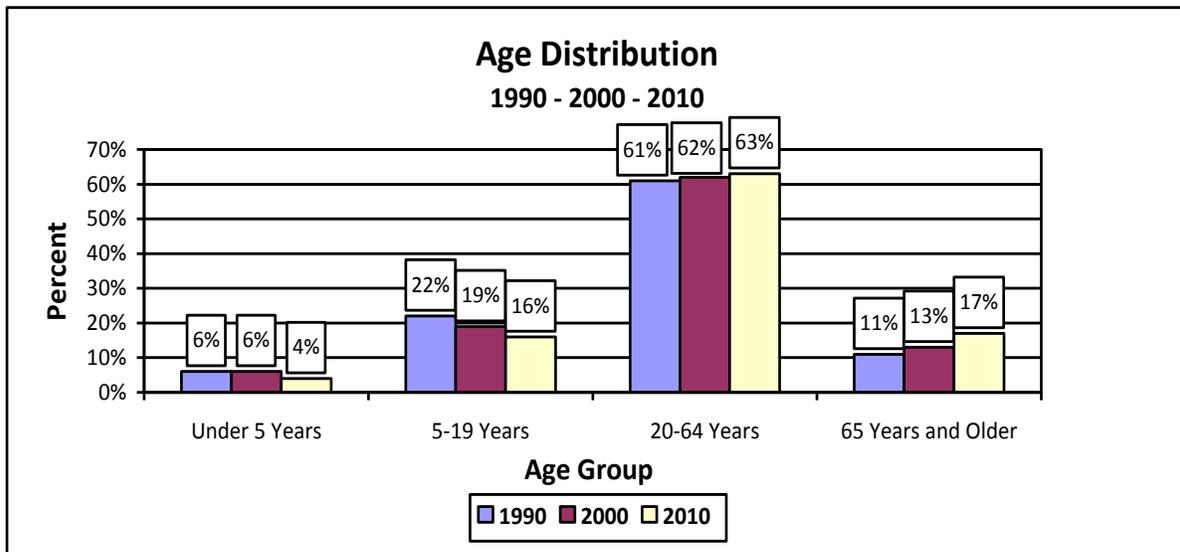
The age distribution of persons in Charles City County continued the trend of depicting an aging citizenry. The number of persons under 5 years decreased from 6% in 2000 to 4% in 2010. The number of school-aged children, from 5 years to 19 years, also continued to decrease from 19 percent in 2000 to 16 percent in 2010. Meanwhile, the number of wage-earners, from 20 years to 64 years, increased from 62 percent in 2000 to 63 percent in 2010. The number of retired persons 65 years and older increased from 13 percent in 2000 to 17 percent in 2010. **Table 5** indicates the changes in the county's age distribution from 1990 to 2010. This information is further illustrated in **Figure D**.

**TABLE 5**

<b>AGE DISTRIBUTION</b>			
<b>Percent of Total Population</b>			
<b>Age Group</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>
All Ages	100%	100%	100%
→ Under 5 years	6%	6%	4%
→ 5-19 years	22%	19%	16%
→ 20-64 years	61%	62%	63%
→ 65 years and older	11%	13%	17%

Source: U.S. Census, 2000 Summary File 1, Table P012; 2010 Summary File 1, Table P12.

**FIGURE D**



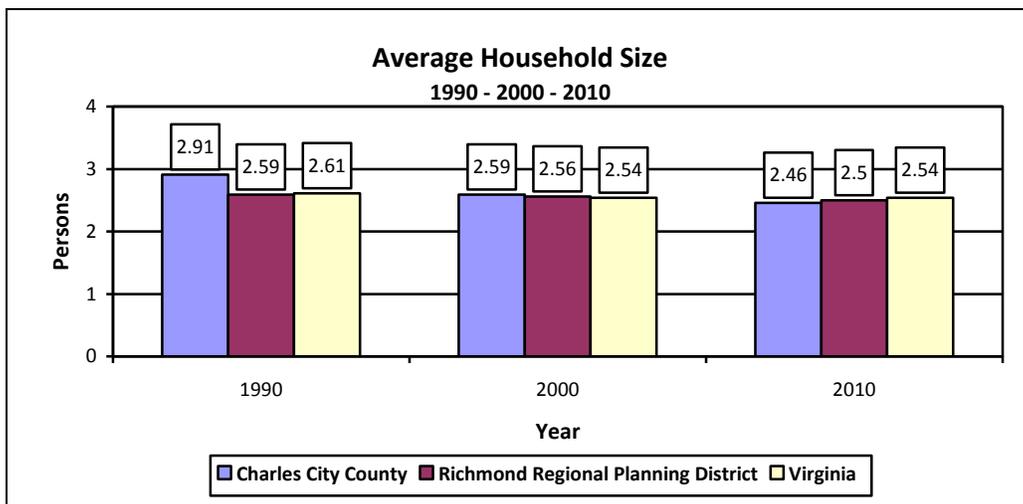
## CHAPTER 3 – POPULATION, HOUSING and ECONOMIC CHARACTERISTICS

According to the U.S. Census, in 2000 the median age of county residents was slightly older than the statewide average. The county’s median age was 39.9 years compared to the State’s 35.7 years. The median is defined as the middle point—where there is the same number of people above the middle point as below. In 2010, the trend continued with the median age of county residents at 46.6 years as compared with the state median of 37.5 years.

### **Average Household Size**

Household size provides information about the total number of people living in a household. Household size data for Charles City County shows that the average number of persons per household continued to decrease between 2000 and 2010. As shown in **Figure E**, the county’s average household size was 2.46 in 2010. The region’s and state’s average household sizes were for the first time since 1990 higher at 2.50 and 2.54, respectively.

**FIGURE E**



### **Average Number of Children per Household**

The average number of children per household in Charles City County was 0.44 in 2010. The average number of children per household in Virginia was 0.60 in 2010. This information is shown in **Table 6**.

**TABLE 6**

<b>AVERAGE NUMBER OF CHILDREN PER HOUSEHOLD</b>		
<b>Location</b>	<b>2000</b>	<b>2010</b>
Charles City County	0.57	0.44
Virginia	0.64	0.60
<small>Source: U.S. Census, 2000 Summary File 1, Table P012 and H003; 2010 Summary File 1, Table P12 and H3</small>		

CHAPTER 3 –  
POPULATION, HOUSING and ECONOMIC CHARACTERISTICS

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**HOUSING CHARACTERISTICS**

Household characteristics include data on the number and type of housing units, housing value, the amount of rent paid, and housing conditions. This information can also be used to project the number and types of units necessary for future populations.

In 2000, there were 2,895 housing units in Charles City County. The number of housing units increased to 3,229 in 2010, which is a 12 percent increase over the course of the decade. (This increase is two times the population growth rate of the county over the same period even when considering the decrease in household size.)

**Type of Housing Unit**

The majority of housing in Charles City County continues to be single family homes. According to the 2010 U.S. Census, 84 percent of the county’s housing was single family as compared to 78 percent in 2000.

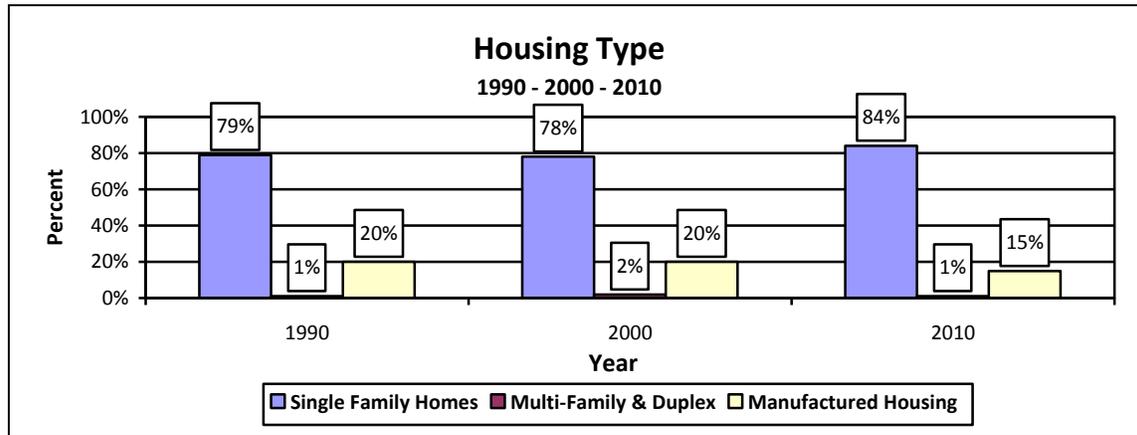
The percent of multi-family and duplex units in the county decreased slightly between 2000 and 2010. In 2010, only 1 percent of the county’s housing was multi-family and duplex. The number of manufactured homes, including both single-wide and double-wide, also decreased in 2010 to 15 percent. The county defines manufactured homes as *“a structure subject to federal regulation, which is transported in one or more sections; is eight body feet or more in width and 40 body feet or more in length in the traveling mode, or is 320 or more square feet when erected on site; is built on a permanent chassis; is designed to be used as a single family dwelling; with or without a permanent foundation, when connected to the required utilities; and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure”*. The type of housing units in the county in 1990, 2000 and 2010 is illustrated in **Table 7 and Figure F**.

**TABLE 7**

<b>Charles City County Housing Type 1990 - 2010</b>			
<b>Type of Housing Units</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>
Single Family Homes	79%	78%	84%
Multi-Family & Duplex	1%	2%	1%
Manufactured Housing	20%	20%	15%
<b>TOTAL</b>	100%	100%	100%
<b>*Note: Manufactured Housing includes both single-wide and double-wide.</b>			
<b>Source: Building Official’s Permit Records</b>			

# CHAPTER 3 – POPULATION, HOUSING and ECONOMIC CHARACTERISTICS

**FIGURE F**



## **Building Permit Data**

A review of building permit data for the period 2000 to 2012 confirms that single family homes and manufactured housing were the predominate types of residential dwelling units added during this time period. As shown in **Table 8**, a total number of 687 residential building permits were issued between 2000 and 2012. Sixty-seven percent of these permits were for single family homes, 33 percent were for manufactured housing, and less than one percent was for multi-family units and duplexes. The actual number of permits issued by housing type is illustrated in **Figure G**.

An analysis of housing construction between 2000 and 2012 shows that while the number of yearly permits issued have fluctuated greatly, the average number of each year for the period was 53 units per year.



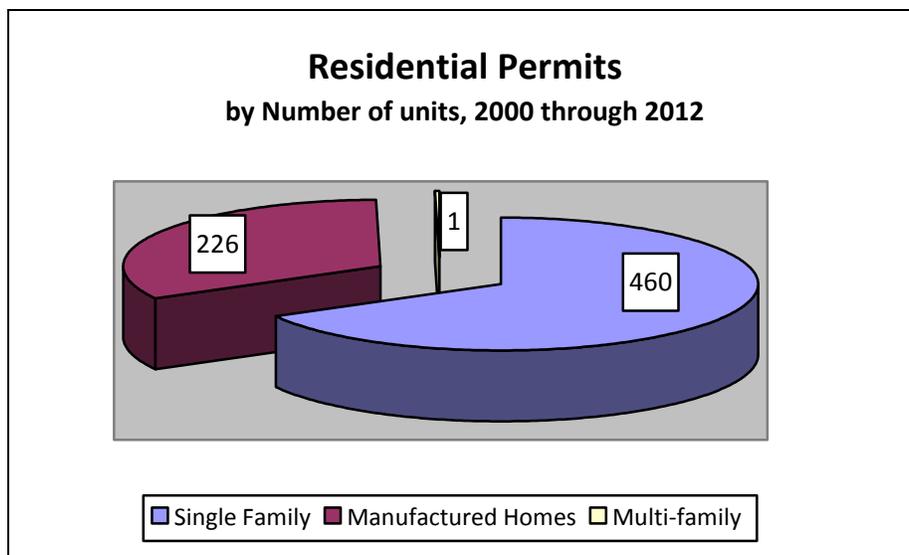
## CHAPTER 3 – POPULATION, HOUSING and ECONOMIC CHARACTERISTICS

**TABLE 8**

<b>Charles City County Residential Building Permits Issued by Type 2000-2012</b>			
<b>Year</b>	<b>Single Family Home</b>	<b>Manufactured Home</b>	<b>Multi-Family or Duplex</b>
2000	44	33	1
2001	43	36	0
2002	31	27	0
2003	35	21	0
2004	44	18	0
2005	43	19	0
2006	45	17	0
2007	34	18	0
2008	32	4	0
2009	22	10	0
2010	43	8	0
2011	26	8	0
2012	18	7	0
<b>Total</b>	<b>460</b>	<b>226</b>	<b>1</b>
<b>Percent Total</b>	<b>67%</b>	<b>33%</b>	<b>&gt;1%</b>

Source: Charles City County Building Department

**FIGURE G**

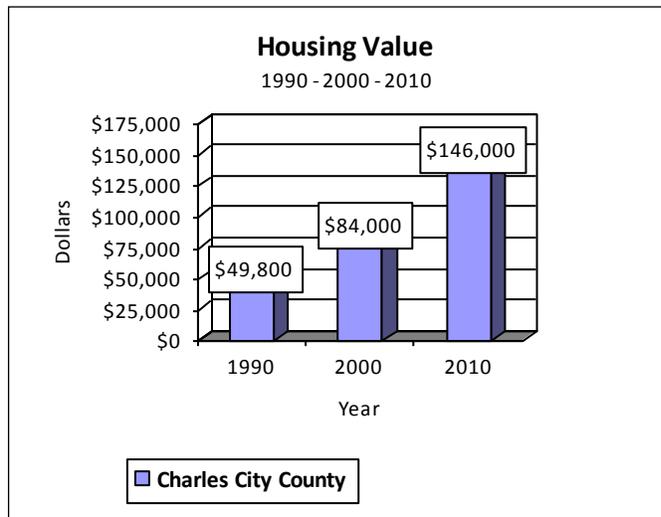


# CHAPTER 3 – POPULATION, HOUSING and ECONOMIC CHARACTERISTICS

## **Median Housing Value and Contract Rent**

Significant shifts in housing value occurred in Charles City County from 1990 to 2000 and from 2000 to 2010. The median value of a house in 1990 and 2000 was \$49,800 and \$84,000, respectively. The “median” is defined as the middle point—where one half of the housing values are above the middle value and one half of the housing values are below the middle value. In 2010, the median value of a house had increased to \$146,000, which is 58% more than the 2000 figures, and three times the 1990 figures, as illustrated in **Figure H**. Although housing values increased from 2000 to 2010, Charles City County housing values were still low compared to state figures. The median value of a house for the state in 2010 was \$255,100.

**Figure H**



Rental housing statistics also changed considerably during the period between 2000 and 2010. In 2000, the median rent payment was \$295. By 2010, the median rent in the county had increased significantly to \$508. However, rents in the county lagged behind when compared to the 2010 state median of \$815. In 2000, 23 percent of Charles City residents living in rental housing were paying no rent. In 2010, the percentage of persons not paying rent increased to 26 percent.

Source: U.S. Census, 2000 Summary File 3, Table H076, 2006-2010 American Community Survey 5 Year Estimates, Table B25077

## **Affordable Housing**

The 1998 Charles City County Comprehensive Land Use Plan listed the provision of a varied housing stock as a key objective to achieving its residential development goals. However, U.S. Census figures indicate little to no change in housing diversity in the county since 1990. However, the slow rate of population growth can be deemed an advantage in planning for housing and associated infrastructural needs.

In 2003, the Code of Virginia was amended to require localities to address affordable housing in local adopted comprehensive plans. Affordable housing is generally defined as utilities plus rent or mortgage equaling no more than 30 percent of total household income. The code further states that the comprehensive plan must “designate and implement measures for the construction, rehabilitation and maintenance of affordable

## CHAPTER 3 – POPULATION, HOUSING and ECONOMIC CHARACTERISTICS

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housing that is sufficient to meet the current and future needs of residents of all levels of income in the locality.”

In general, there is more affordable housing available in the northern and western parts of the county. There are significant factors that directly correlate to the affordable housing stock. These include housing condition and jobs to housing balance.

- A. Housing Condition: The condition of the housing stock also directly affects the affordability of housing. For example, housing in need of repair is found to be cheaper than the same house not needing repair. According to the U.S. Census, if major repairs are needed to the kitchen or plumbing (including a full bathroom) or heating systems, the house is considered substandard and not suitable for habitation. There are 95 housing units in the county that are considered substandard according to the 2010 U.S. Census, which represents a decrease in substandard housing when compared to the 2000 U.S. Census. Data is not available to show housing value as it relates to the condition of the house, but one must assume that substandard housing is likely part of the county’s affordable housing stock.
  
- B. Jobs to Housing Balance: Another indicator of affordable housing is the balance between housing and job locations in relation to income. In an ideal economy there is a job to housing ratio of 1.6, meaning that there should be 1.6 jobs for every 1 occupied housing unit based on employment and housing trends for the past 25 years. Charles City County possesses far less than the desired 1.6 ratio, at .87 jobs for every housing unit available to low income residents. This ratio is even lower for those with a very low income, at .33 jobs for every housing unit available. These figures indicate that there are insufficient jobs for low-wage, unskilled workers within the county, and that many low wage earners must travel outside the county to find employment. Long travel distances further exacerbate the ability of low wage earners to pay for housing since a disproportionate share of their income must also go to transportation costs.

In addition a Charles City County Housing Needs Assessment was conducted in 2008. The objectives of this Housing Needs Assessment (HNA) were to inventory Charles City County (CCC) housing and infrastructure conditions, to identify and prioritize needs, and to develop strategies to address those needs. Extension of the “ability appropriate” life of existing housing was a primary strategy explored. The elimination of unsafe, unhealthy, blighted conditions was also a major objective.

The four major strategies that came out of the Charles City County Housing Needs Assessment were:

## CHAPTER 3 – POPULATION, HOUSING and ECONOMIC CHARACTERISTICS

---

1. Accelerate the use of VCDBG funding to improve housing and supply water and sewer infrastructure in blocks with high concentrations of low-income residents in need of water, sewer, and housing improvements.
2. Accelerate the use of IPR, USDA, and other funds to improve housing and supply safe, sound water and sewer services for low-income residents outside of VCDBG “blocks”.
3. Organize housing advocacy and coordination efforts.
4. Review and revise county ordinances and programs as well as develop additional ordinances and program to promote affordable housing initiatives.

### **Housing Tenure**

Most of the housing in Charles City County is owner-occupied. According to the U.S. Census, the percentage of owner-occupied units decreased only slightly from 85 percent to 83 percent between 2000 and 2010. The county’s 2010 home ownership figure significantly exceeded the state percentage of 67 percent. The county figure of 17 percent renter-occupied units in 2010 is about half of the state figure of 33 percent for 2010.

### **Housing Conditions**

Figures on year-round housing lacking complete plumbing facilities and number of persons per room are two indicators used to evaluate housing conditions. In 2000, 4 percent of the housing in the county lacked complete plumbing. This figure was reduced to 1 percent in 2010. In Charles City County, the number of houses without complete plumbing decreased from 53 units in 2000 to 38 units in 2010.

Information on persons per room is used as a measure of overcrowding. According to the U.S. Department of Housing and Urban Development, housing with more than 1 person per room signifies overcrowding. In 2000, 1.9 percent of the county’s housing units were classified as overcrowded. This figure was reduced to approximately 0.7 percent in 2010. The percent of overcrowded housing in the county was 39 percent of the state percentage of 1.8 percent.

CHAPTER 3 –  
POPULATION, HOUSING and ECONOMIC CHARACTERISTICS

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**ECONOMIC CHARACTERISTICS**

Analysis of the county’s economy can provide income, employment, and place of work information for local populations and may be an indicator for future development activities. Income and employment statistics provide the main types of information gathered for this analysis. Charles City County’s primary economic growth over the last decade has been either steady or has shown a recognizable trend. Employment has grown along with the population, but all of this growth has not been confined to county lines, as there has been an increase in people commuting into Charles City for employment. Major employers have been identified, as well as the number of their employees.

**Household Income and Household Income Trends**

The median household income in Charles City County significantly increased from 2000 to 2010 from \$39,476 to \$47,093, respectively. While there has been consistent growth for county incomes, they have also stayed below the state levels. As reported by the most recent U.S. Census, household income statistics for the county for 2010 were lagging when compared to the state figures. The state as a whole maintained more than twice the percentage of incomes over \$100,000 than the county.

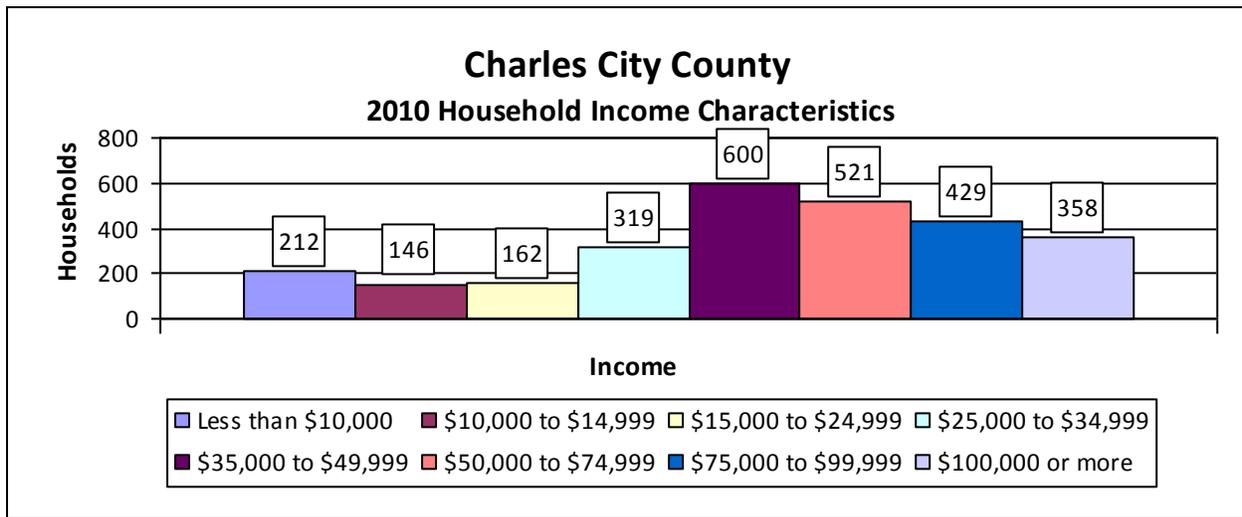
Median income for county residents was \$47,093 while the state figure was higher at \$63,302. **Table 9 and Figure I** illustrates the county’s household income breakdown for 2010 by income group in Charles City County and in the state of Virginia.

**TABLE 9**

<b>2010 HOUSEHOLD INCOME CHARACTERISTICS</b>				
	<b>Charles City County</b>		<b>Virginia</b>	
<b>Household Income</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Less than \$10,000	212	8%	169,437	6%
\$10,000 to \$14,999	146	5%	127,703	4%
\$15,000 to \$24,999	162	6%	251,190	8%
\$25,000 to \$34,999	319	12%	260,393	9%
\$35,000 to \$49,999	600	22%	379,922	13%
\$50,000 to \$74,999	521	19%	537,780	18%
\$75,000 to \$99,999	429	15%	395,278	13%
\$100,000 and more	358	13%	869,322	29%
<b>Total</b>	2,747	100%	2,991,025	100%
<b>Median Income</b>	\$47,093		\$63,302	
<b>Source: 2010 U.S. Census for income composition, Small Area Income &amp; Poverty Estimates for Median Income</b>				

# CHAPTER 3 – POPULATION, HOUSING and ECONOMIC CHARACTERISTICS

**FIGURE I**



## **Poverty Status**

Poverty is calculated by the census based on family size, composition and money income. Although it accounts for inflation, poverty is not calculated differently based on geographical location. According to the U.S. Census, almost 10 percent of the county's residents were living below the poverty level in 2010, which was lower than the 2000 figure of 11 percent. The county's 2010 percentage was the same as the state's, for the year.

In 2010, 8 percent of county residents in poverty had related children under 18, which is lower than the state's percentage of 14 percent. Nineteen percent of the county's poor are elderly, which represents a decrease from 2000's 23 percent. Virginia's figures for the percentage of poor who were elderly were much lower, at 11 percent in 2000 and 10 percent in 2010.

## **Labor Force Characteristics**

In 2010, approximately 67 percent of the county population participated in the labor force. Adult is defined as those persons 16 years old and above. This was approximately two percent higher than the state labor force participation rate in 2010. In 2011, the county unemployment rate was 8.3 percent, which is higher than the state unemployment rate of 6.2 percent. Males continue to be more active in the labor force than females in Charles City County. In 2000, 69.3 percent of adult males and 59.9 percent of adult females participated in the labor force. In 2010, males were participating in the labor force at a rate of 70.4 percent and 57.7 percent of the females were participating in the labor force. The county's adult male labor force participation rate was lower than the state percentages, however. In 2010, labor force participation

## CHAPTER 3 – POPULATION, HOUSING and ECONOMIC CHARACTERISTICS

by males across the state was 69.7 percent. The figure for females was 61.3 percent. The trend for labor force participation in Charles City County is shown in **Table 10**.

**TABLE 10**

<b>Charles City County Labor Force Participation by Sex Percent of total employable</b>			
<b>Sex</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>
Adult Male	74.1%	69.3%	70.4%
Adult Female	60.4%	59.9%	57.7%
<small>Source: U.S. Census, 2000 Summary File 3, Table P043; 2006-2010 American Community Survey 5 Year Estimates, Table B23001</small>			

### Occupation of Adult Persons Living in Charles City County

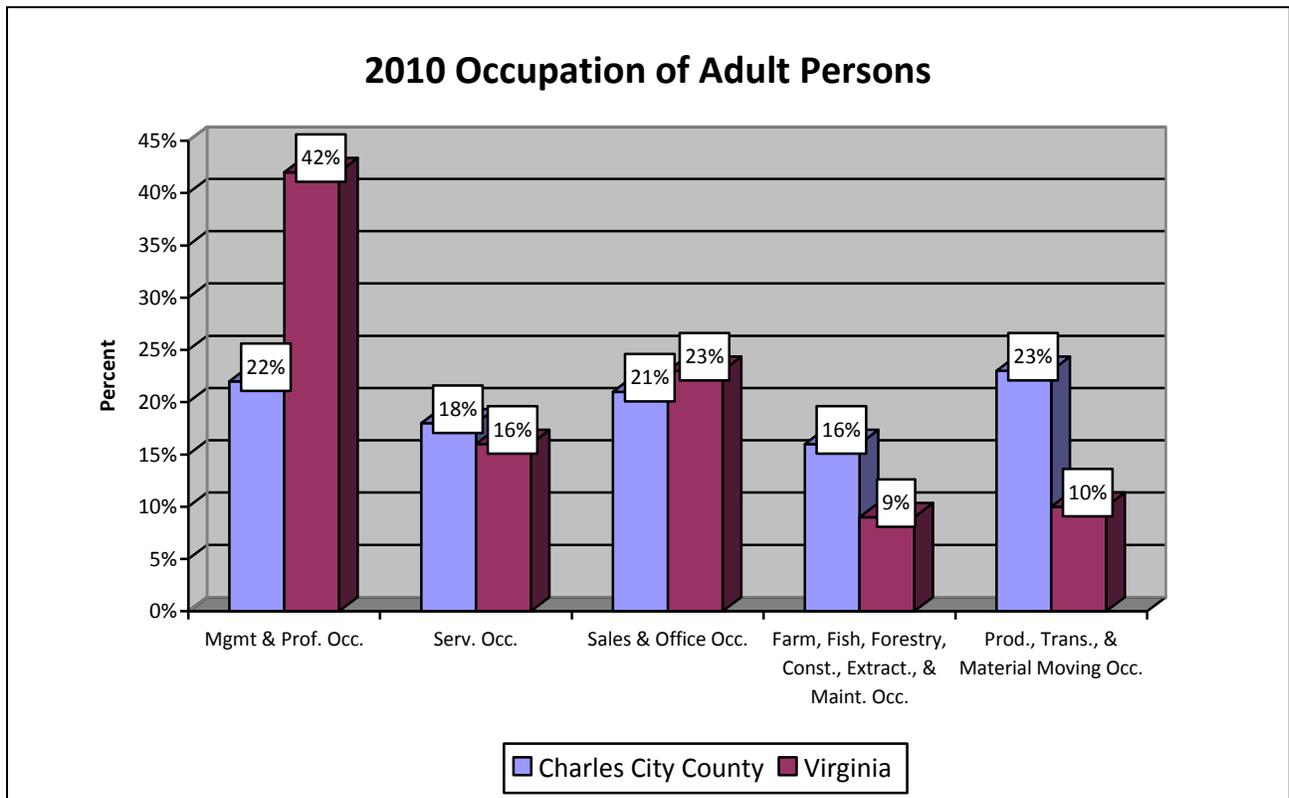
Occupation refers to the type of job of an employed person. A comparison of 2010 information in **Table 11** shows several differences in occupation between Charles City County residents and statewide workers. Only 22 percent of county workers were in managerial or professional specialty occupations in 2010, almost half of the state figure of 42 percent. Production, transportation, and material moving occupations accounted for approximately 23 percent of county workers, which was more than double the state figure of 10 percent. Other occupations varied also. **Figure J** shows this occupational breakdown for the county and the state.

**TABLE 11**

<b>2010 Occupation of Adult Persons</b>				
	<b>Charles City</b>		<b>Virginia</b>	
<b>Occupation</b>	<b>Employment</b>	<b>Percent</b>	<b>Employment</b>	<b>Percent</b>
Management, professional, and related occupations	762	22%	1,599,047	42%
Service occupations	606	18%	608,902	16%
Sales and office occupations	741	21%	903,327	23%
Farming, fishing, forestry, construction, extraction and maintenance occupations	541	16%	355,915	9%
Production, transportation, and material moving occupations	779	23%	376,582	10%
<b>Total Employed Persons 16 Years &amp; Over</b>	3,429	100%	3,843,773	100%
<small>Source: U.S. Census Bureau</small>				

## CHAPTER 3 – POPULATION, HOUSING and ECONOMIC CHARACTERISTICS

**FIGURE J**



### Types of Industries Employing Adult Charles City County Residents

People that live in the county are employed by a variety of industries. The largest employer of county residents is services, which employed 1,357 county residents. Service industries include such business as automotive repair, health care, legal assistance, education, social services, engineering, entertainment, accounting and management. The second largest employer of county residents was manufacturing, which employed 539 county residents. Data in **Table 12** shows the number and percent of adult county residents, 16-years and older, employed by specified industry in 2010. The largest percentage of state workers, 49 percent, was employed in the service industry. This figure was higher than the percent of county employees. **Figure K** shows the industries employing county residents as of the second quarter in 2012. This data indicates that the structure of employment has shifted over the last decade.

CHAPTER 3 –  
POPULATION, HOUSING and ECONOMIC CHARACTERISTICS

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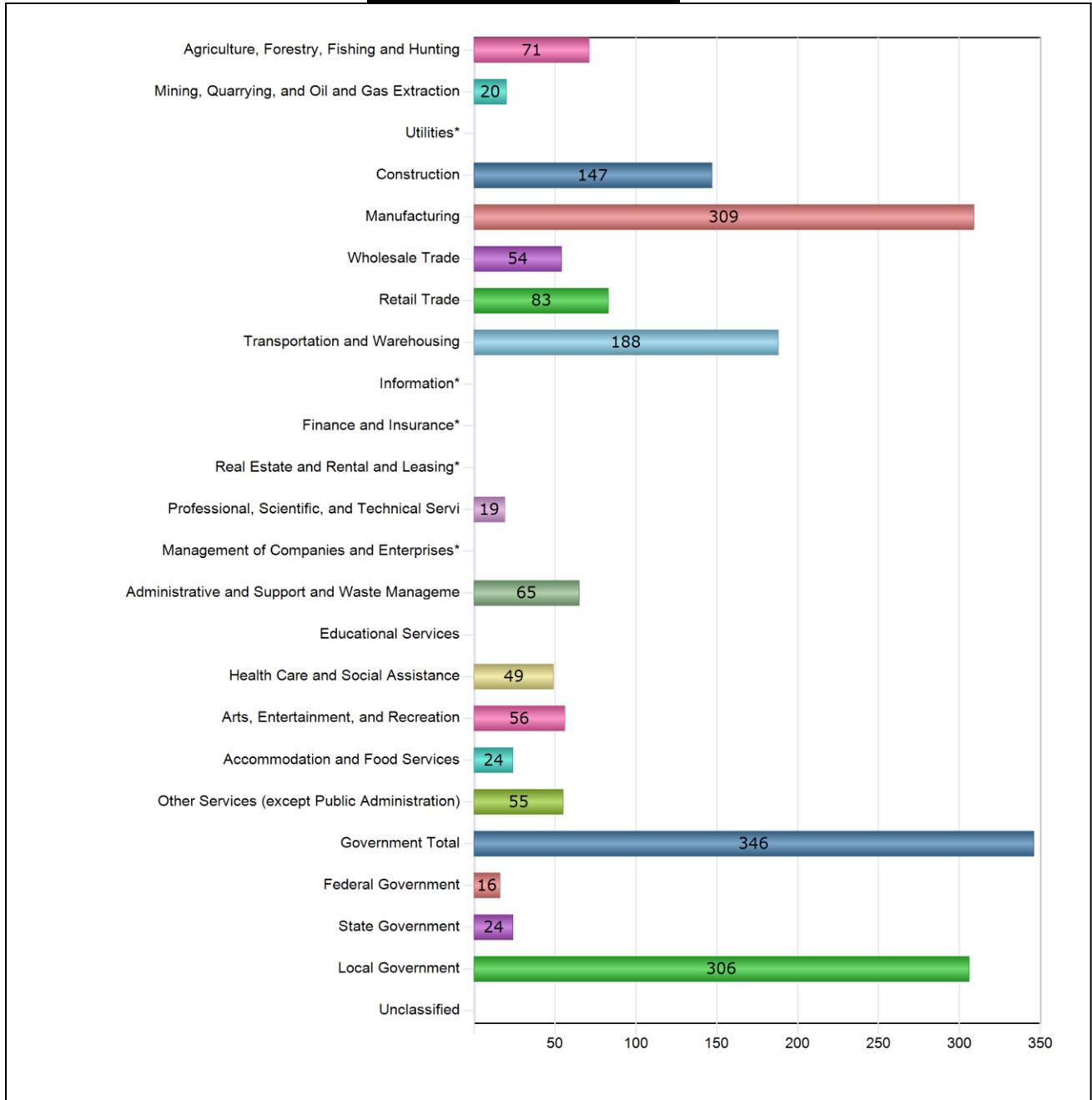
**TABLE 12**

<b>Types of Industries Employing Adult County Residents</b>			
<b>Type of Industry</b>	<b>Charles City County</b>		<b>Virginia</b>
	<b>Employment</b>	<b>Percent</b>	<b>Percent</b>
Agriculture, forestry, fishing and hunting, and mining	111	3%	1%
Construction	300	9%	7%
Manufacturing	539	16%	8%
Wholesale trade	86	2%	2%
Retail trade	397	11%	11%
Transportation and warehousing, and utilities	247	7%	4%
Information	14	1%	2%
Finance, insurance, real estate and rental and leasing	152	4%	7%
Public administration	226	7%	9%
Services	1,357	40%	49%
<b>Total Employed Persons 16 Year and Over</b>	<b>3,429</b>	<b>100.0%</b>	<b>100.0%</b>
<b>Source: Virginia Employment Commission</b>			

# CHAPTER 3 – POPULATION, HOUSING and ECONOMIC CHARACTERISTICS

**FIGURE K**

## EMPLOYMENT BY INDUSTRY



## CHAPTER 3 – POPULATION, HOUSING and ECONOMIC CHARACTERISTICS

### **Type of Establishment and Number of Employees Per Establishment**

**Table 13** shows the number of non-governmental establishments in operation in Charles City County during the week of March 12, 2012. These businesses employed 1,242 people during this period. The most prevalent type of employer by number of establishments in the county was Services at 39 percent. Comparing the number of establishments with the number of employees, one can see that most of the businesses in Charles City County were small operations. The biggest industry in the county was transportation and warehousing, employing an average of 375 people during Mid-March of 2012 and making up about 30 percent of employees in the county. Services was the second biggest employer, employing an average of 322 people and making up about 26 percent of employees in the county. (Note: Data from the County Business Patterns sometimes include ranges for employee totals in a specified establishment; in those cases the mid-point was used to obtain an exact figure.) **Table 14** shows the top employers in the county for the 3<sup>rd</sup> quarter of 2013.

**TABLE 13**

<b>Charles City County Type of Establishment and Number of Employees per Establishment Quarterly Estimates as of 2011</b>				
<b>Type of Establishment*</b>	<b>Employees</b>		<b>Establishment</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Forestry, Fishing, Hunting, Agriculture and Mining	53	4%	9	7%
Construction	166	13%	15	11%
Manufacturing	200	16%	21	15%
Trade	107	9%	20	14%
Transportation & warehousing	375	30%	13	9%
Finance, Insurance & Real Estate	19	2%	7	5%
Services (including Information)	322	26%	54	39%
<b>TOTAL</b>	<b>1,242</b>	<b>100%</b>	<b>139</b>	<b>100%</b>
<small>*Excluding Public Administration field Source: 2011 County Business Patterns</small>				

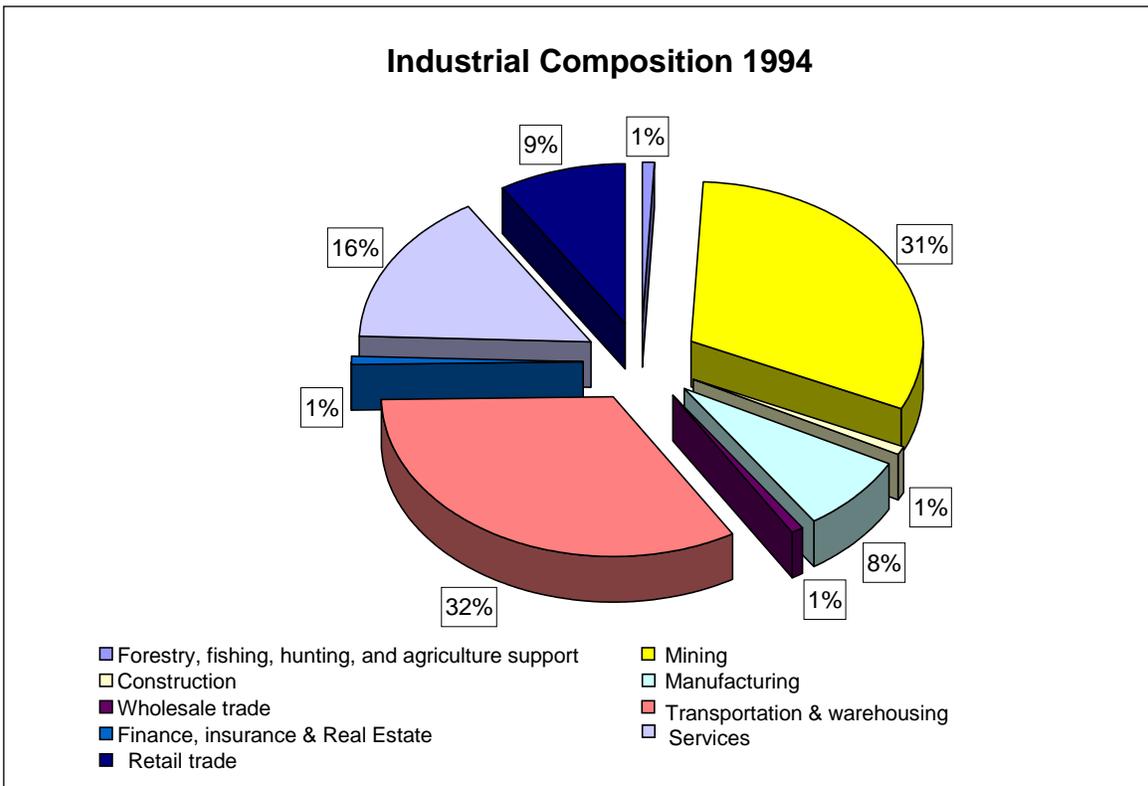
**TABLE 14**

<b>Charles City County Top 10 Employers</b>	
<b>Rank</b>	<b>Company Name</b>
1	Charles City County School Board
2	U.S. Remodelers
3	County of Charles City
4	Atlantic Bulk Carrier Corporation
5	Charles City Timber & Mat
6	C & C Electrical Service
7	Copland Trucking
8	Greenrock Materials LLC
9	Envelopes Only
10	Lacy Auto Parts
<small>Source: Virginia Economic Development Partnership</small>	

# CHAPTER 3 – POPULATION, HOUSING and ECONOMIC CHARACTERISTICS

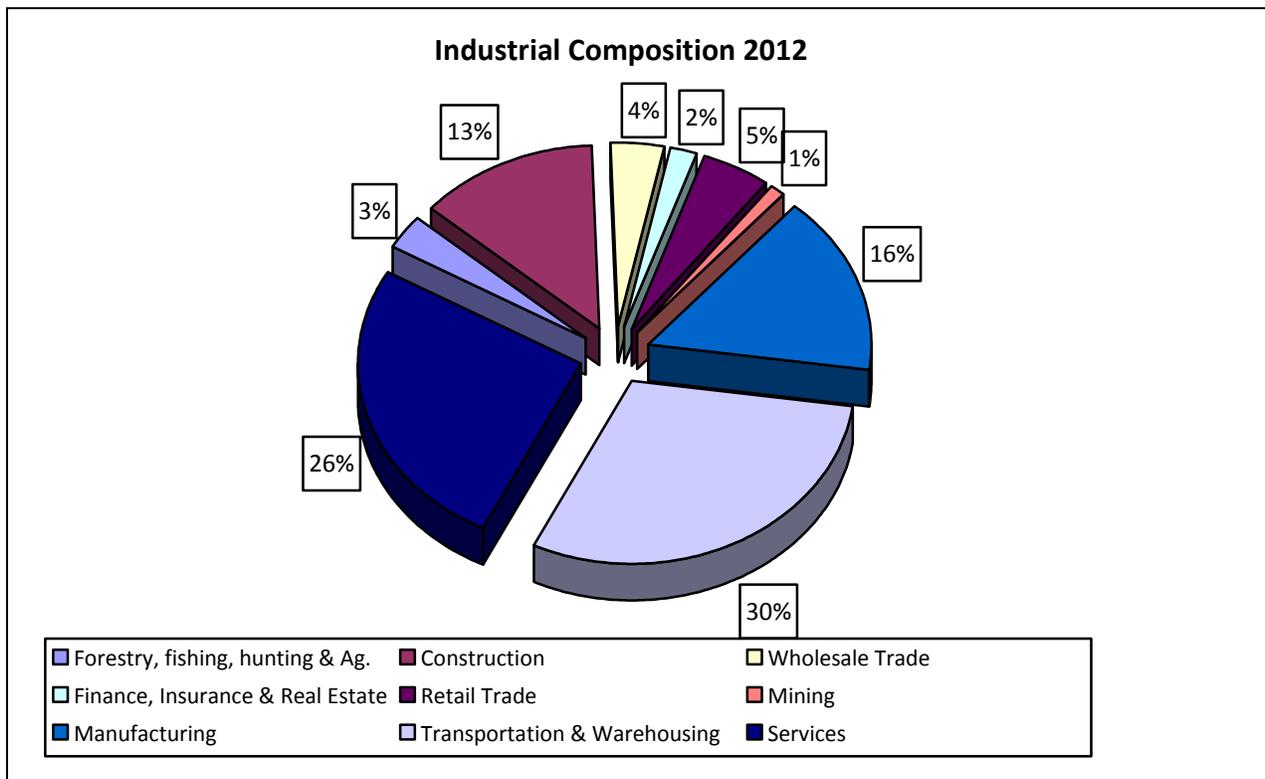
As shown in **Figures L and M**, the industrial composition of Charles City County has changed significantly over time. In 1994, mining comprised 31 percent of employment, but by 2012 this figure had decreased to slightly less than 1 percent. During this same period, construction increased from 1 to 13 percent and manufacturing increased from 8 to 16 percent. The service industry increased from 15 percent to a full 26 percent.

**FIGURE L**



# CHAPTER 3 – POPULATION, HOUSING and ECONOMIC CHARACTERISTICS

**FIGURE M**



The Virginia Employment Commission develops projections for non-agricultural employment in the state. Charles City County's industrial makeup is dynamic. Certain industries deplete to negligible levels, while other industries grow, as market conditions vary. **Table 15** shows these projections through 2020. Mining is one such industry, which is expected to fall by 92 percent by 2010. Despite its seemingly erratic changes in size, it has generally remained in a declining state of growth. However, other industries such as construction are expected to increase in growth through 2020. This is to be expected, as increases in population spur growth in construction because a growing populace requires a greater amount of buildings, homes, and amenities.

(\*Note: Individual projections for Charles City County were not available as of January 2013)

CHAPTER 3 –  
POPULATION, HOUSING and ECONOMIC CHARACTERISTICS

**TABLE 15**

<b>Charles City County Non-Agricultural Employment Projections 2010 and 2020</b>					
<b>Industry</b>	<b>2000</b>	<b>2010</b>	<b>Percent Change 2000 to 2010</b>	<b>2020</b>	<b>Percent Change 2010 to 2020</b>
Mining	123	10	-92%	10	0%
Construction	68	260	282%	310	19%
Manufacturing	174	320	84%	320	0%
Transportation	358	450	26%	470	4%
Wholesale Trade	9	50	456%	50	0%
Retail Trade	39	170	336%	190	12%
Finance, Insurance & Real Estate	18	80	344%	80	0%
Services	327	600	83%	710	18%
<b>TOTAL/ SUB-TOTAL</b>	<b>1116</b>	<b>1940</b>	<b>74%</b>	<b>2140</b>	<b>10%</b>

Sources: Virginia Employment Commission for 2000 figures & CEDDS Volume III for 2010 and 2020 projections

**Wages**

People employed in Charles City County earned the second lowest wage per week of any other jurisdiction in the region as of 2012. As shown in **Table 16**, workers in the county received \$685 per week (\$17.12 per hour), while wages in other areas ranged from \$632 to \$1,767 per week. **Figure N** illustrates the average weekly wages throughout the region in 2012.

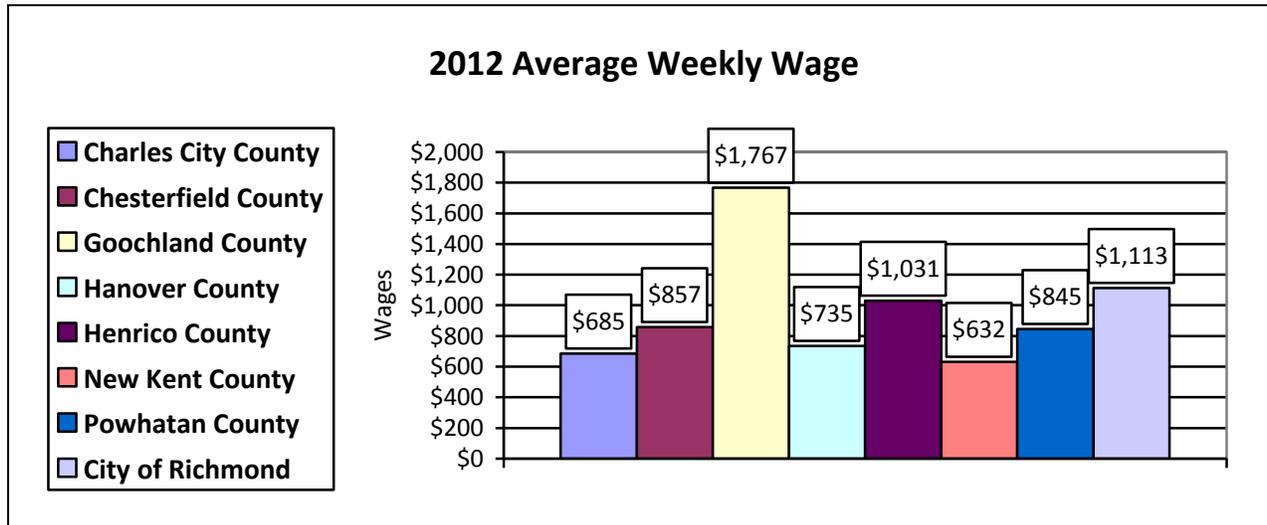
**TABLE 16**

<b>AVERAGE WAGES</b>					
<b>Locality</b>	<b>2002</b>		<b>2012</b>		<b>Percent Change 2002-2012</b>
	<b>Weekly Wage</b>	<b>*Hourly Wage</b>	<b>Weekly Wage</b>	<b>*Hourly Wage</b>	
Charles City County	\$508	\$12.70	\$685	\$17.12	35%
Chesterfield County	\$646	\$16.15	\$857	\$21.42	33%
Goochland County	\$628	\$15.70	\$1,767	\$44.17	181%
Hanover County	\$576	\$14.40	\$735	\$18.37	28%
Henrico County	\$744	\$18.60	\$1,031	\$25.77	38%
New Kent County	\$464	\$11.60	\$632	\$15.80	36%
Powhatan County	\$547	\$13.68	\$845	\$21.12	54%
City of Richmond	\$798	\$19.95	\$1,113	\$27.82	39%

SOURCE: BUREAU OF LABOR STATISTICS  
\*Average Hourly Wage based upon a 40 hour work week.

## CHAPTER 3 – POPULATION, HOUSING and ECONOMIC CHARACTERISTICS

**FIGURE N**



### Place of Work

Most Charles City County residents are employed outside of the county. In 2000, 76 percent of the working population was employed outside the county. The percentage of persons working outside the county dropped to 67 percent in 2010. These out-commuting patterns are typical of rural counties near a metropolitan area.

Of the 2,285 residents who worked outside Charles City County, **Table 17** indicates that 513 people (22 percent of the total commuters) worked in Richmond in 2010. Thirty percent of the population worked in Henrico County. Ten percent and 8 percent were employed in James City County and New Kent, respectively. **Figure O** illustrates the out-commuting patterns for county workers.

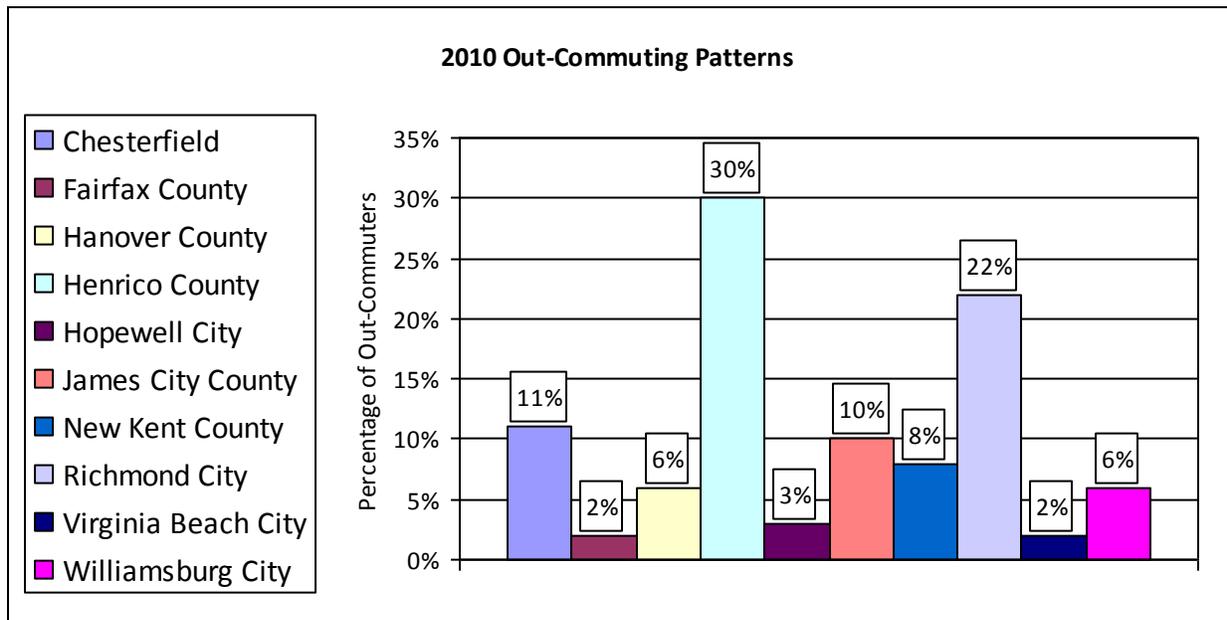
**TABLE 17**

<b>Charles City County 2010 Out Commuting Patterns to Work</b>		
<b>Locality of Employment</b>	<b>Employees</b>	<b>Percent</b>
Chesterfield County	246	11%
Fairfax County	43	2%
Hanover County	140	6%
Henrico County	695	30%
Hopewell City	73	3%
James City County	223	10%
New Kent County	177	8%
Richmond City	513	22%
Virginia Beach City	45	2%
Williamsburg City	130	6%
<b>Total</b>	<b>2285</b>	<b>100%</b>

Source: Virginia Employment Commission

## CHAPTER 3 – POPULATION, HOUSING and ECONOMIC CHARACTERISTICS

**FIGURE O**



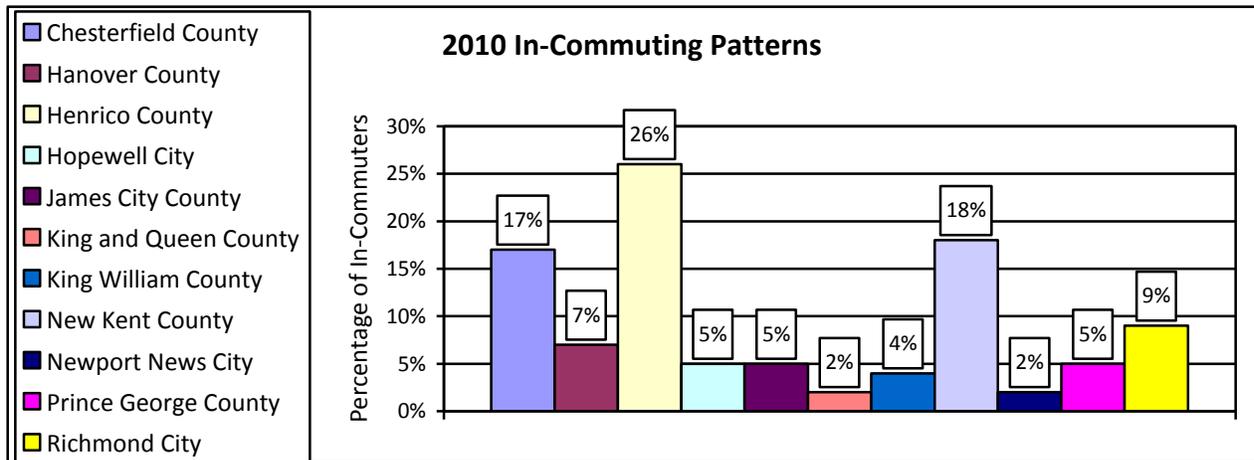
**Table 18** shows the number of persons who commute from other areas to work in the county. In 2010, Henrico County contributed a total of 185 workers or 26 percent of total workers living outside Charles City County. New Kent County contributed the second highest number of workers at 127 or approximately 18 percent. **Figure P** illustrates the in-commuting patterns.

**TABLE 18**

<b>Charles City County 2010 In-Commuting Patterns to Work</b>		
<b>Locality of Residence</b>	<b>Number</b>	<b>Percent</b>
Chesterfield County	122	17%
Hanover County	52	7%
Henrico County	185	26%
Hopewell City	26	5%
James City County	31	5%
King and Queen County	14	2%
King William County	30	4%
New Kent County	127	18%
Newport News City	14	2%
Prince George County	38	5%
Richmond City	66	9%
<b>Total</b>	<b>705</b>	<b>100%</b>
<small>Source: Virginia Employment Commission, U.S. Census</small>		

## CHAPTER 3 – POPULATION, HOUSING and ECONOMIC CHARACTERISTICS

**FIGURE P**



### Travel Time to Work

**Table 19** indicates that the average time to travel to work for Charles City residents in 2011 was 35 minutes. Average travel time for workers across the state was 27 minutes. In addition, 28.4 percent of the county workers traveled 45 minutes or more to their place of employment, more than the state figure of 19.2 percent.

**TABLE 19**

2011 Travel Characteristics		
	Charles City County	Virginia
Average Travel Time	35 minutes	27 minutes
Workers traveling 45 or more	28.4 percent	19.2 percent
Source: U.S. Census		

These travel times are significantly more than figures in neighboring New Kent County where 19.6 percent of the workers traveled 45 minutes or more to their jobs in 2011. **Table 20** shows the full range of travel times for county residents as compared to workers statewide.

CHAPTER 3 –  
POPULATION, HOUSING and ECONOMIC CHARACTERISTICS

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**TABLE 20**

<b>2011 Travel Time to Work</b>			
<b>Travel Time</b>	<b>Charles City County</b>		<b>Virginia</b>
	<b>Number of Persons</b>	<b>Percent</b>	<b>Percent</b>
Less than 10 minutes	172	5.4%	10.2%
10-19 minutes	407	12.8%	28.7%
20-29 minutes	522	16.4%	20.7%
30-44 minutes	1,175	37.0%	21.2%
45 minutes or more	902	28.4%	19.2%
<b>Total Workers 16 years and older who did not work at home</b>	<b>3,178</b>	<b>100.0%</b>	<b>100.0%</b>
<b>Source: U.S. Census Bureau</b>			