



# **CITY OF CHARLOTTESVILLE**

## **State of the Community**

**February 21, 2025**

Downtown Mall  
shopping • dining • arts



Soul  
FOOD JOINT





# CITY COUNCIL



**Juandiego Wade**  
Mayor



**Brian Pinkston**  
Vice Mayor



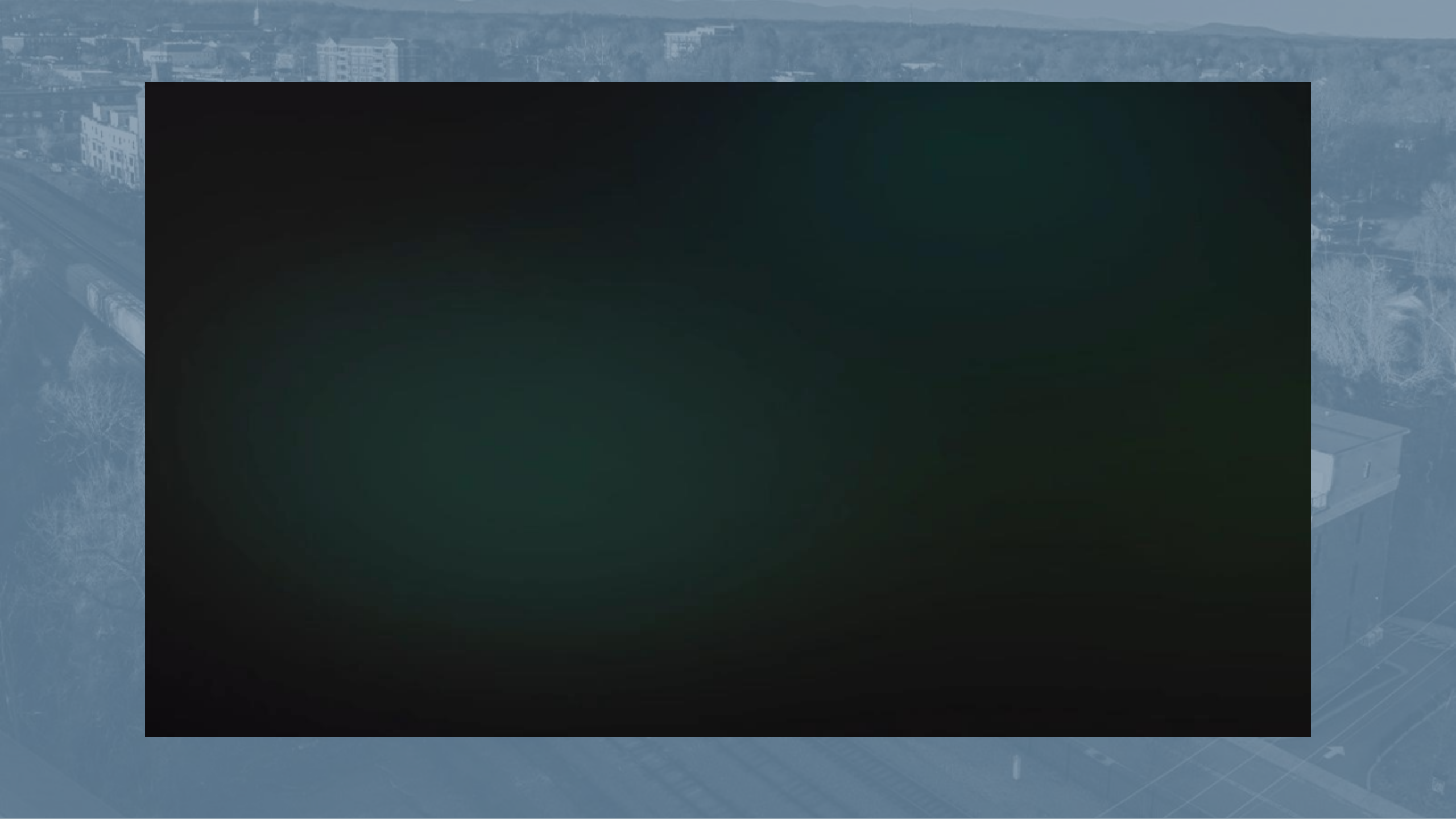
**Natalie Oschrin**  
Council Member



**Michael Payne**  
Council Member



**Lloyd Snook**  
Council Member



# STRATEGIC OUTCOME AREAS



Climate Action



Economic Prosperity



Education



Housing



Organizational Excellence



Partnerships



Public Safety



Recreation, Arts, and Culture



Social Equity



Transportation

# ECONOMIC OUTLOOK

## Charlottesville by the Numbers

**\$251,948,630**

General Fund Budget (FY25)

**10.2**

Square Miles

**2.5%**

Unemployment rate - lower than the state (3.0%) and national (4.0%) average

**3.8%**

Annual employment growth percentage which leads Virginia

**51,743**

Residents in 2024



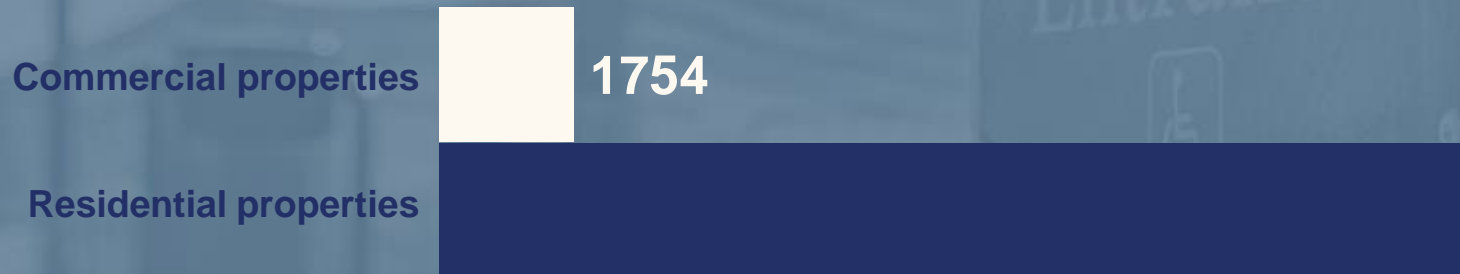
# REAL ESTATE ASSESSMENT

## CITY'S TAX BASE



**40%** Commercial  
**60%** Residential

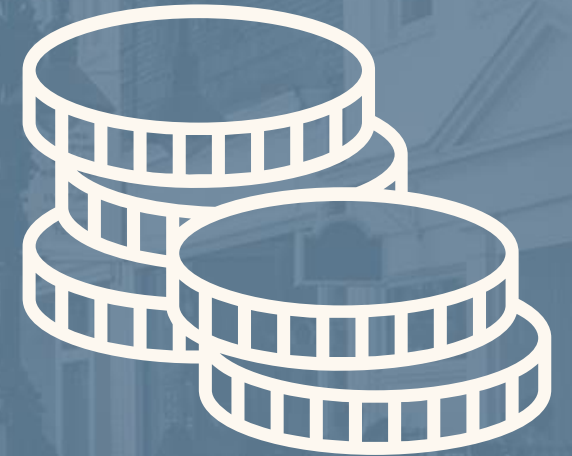
<b>\$527,100</b>	Average value of residential property in 2025
<b>8.18%</b>	Residential assessment increase
<b>6.14%</b>	Commercial assessment increase
<b>6.52%</b>	Annual rate of appreciation over the past 10 years



**13384**

# FY26 BUDGET DRIVERS

- Local Contribution to Schools 
- Transportation 
- Affordable Housing 
- Organizational Excellence 





# CHARLOTTESVILLE CITY SCHOOLS

- Instructional Supports for Growing ESL population
- Building Conditions
- New Facility Needs



# TRANSPORTATION & HOUSING PRIORITIES



- Enhancing existing network
- Converting to alternative fuels
- Innovating for broader region

- Over \$10M invested this year
- Over \$10M invested next year
- Delivering on \$10M/yr in 10 Years



**THRIVE**





What does thrive look like?



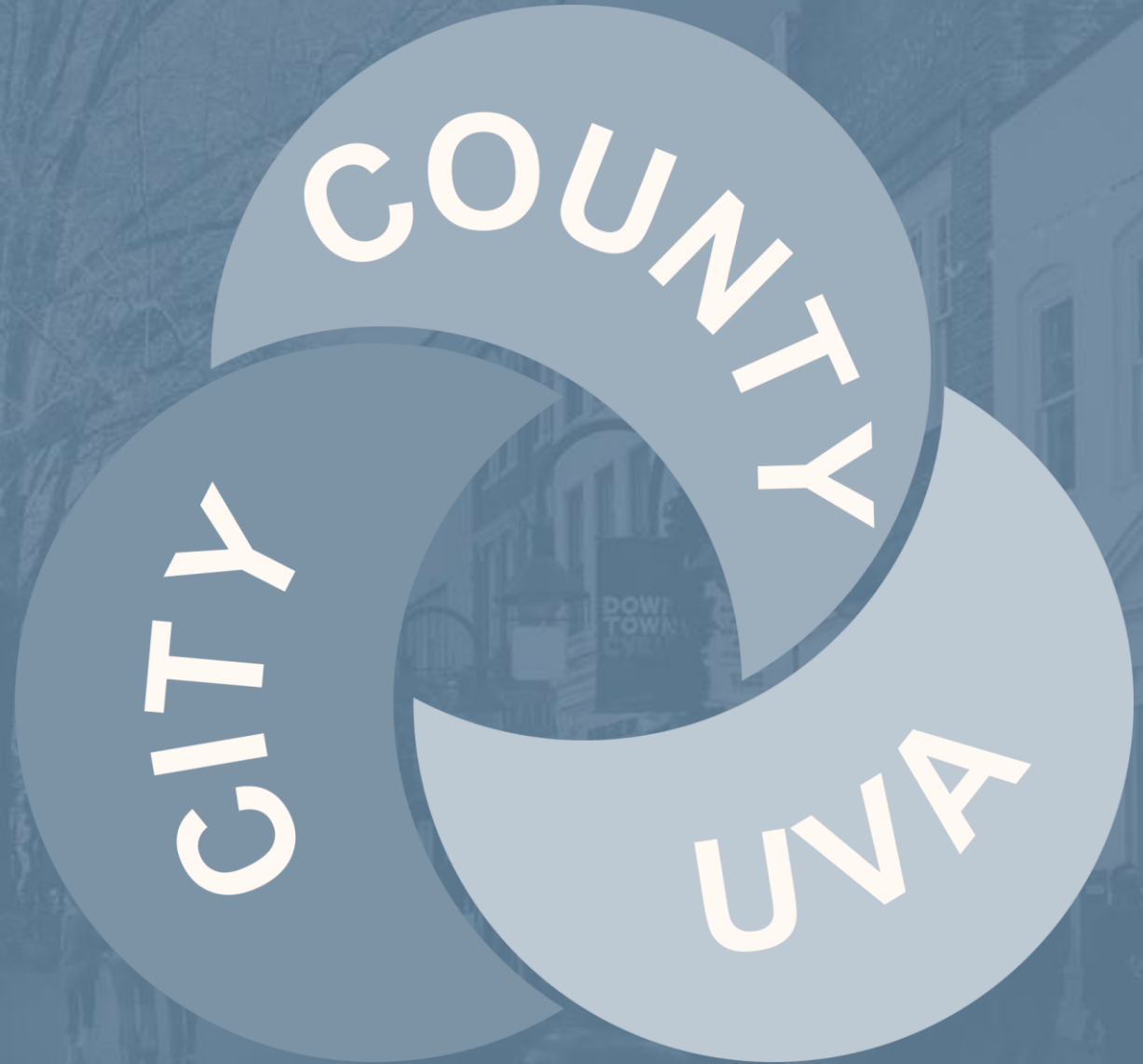
# QUALITY OF LIFE

- Addressing homelessness in our community
- Exploring opportunities for sharing economic prosperity
- Pursuing regional economic development
- Inviting real community visioning



# COMMUNITY VISIONING

- Project Safe Neighborhoods
- Charlottesville Albemarle Regional Transportation Authority (CARTA)
- Affordable housing





# PUBLIC SAFETY

- Deeper look at Emergency Management
- Co-Responder Alternative Response Model: Anchor
- CPD Recruitment UP!
- CFD overall enhancements for better response



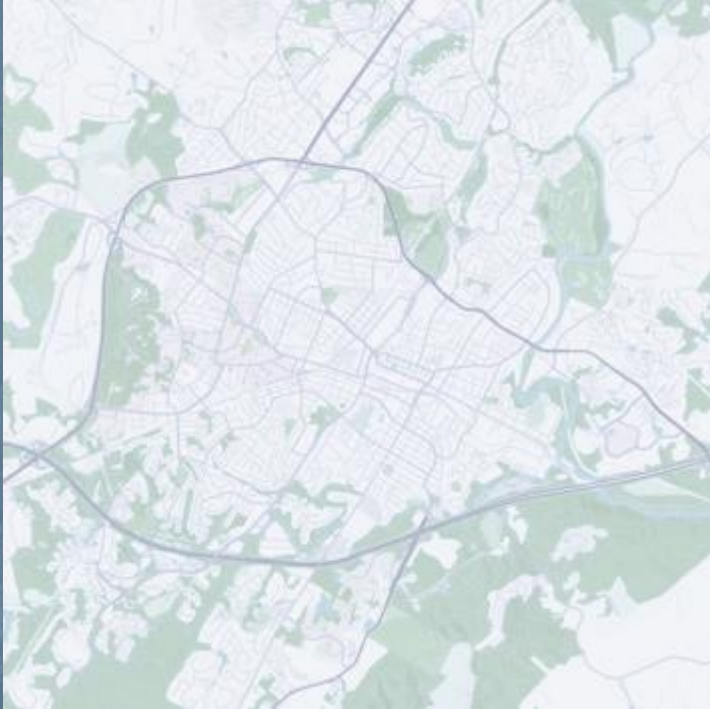
# GROWING OPPORTUNITIES (GO) PROGRAMS

- GO Start-Up – entry-level entrepreneurial training
- GO Hire – a program to help fund hiring of new employees and/or upskilling of existing employees
- GO Solar – training program leading to an opportunity for an entry-level national solar associate certificate
- GO Cook – Chef Antwon's program that provides education and hands on training to prepare individuals for meaningful employment in the food and beverage industry
- Coming soon! GO Facility Maintenance – prepares individuals for entry-level employment as a facility maintenance technician





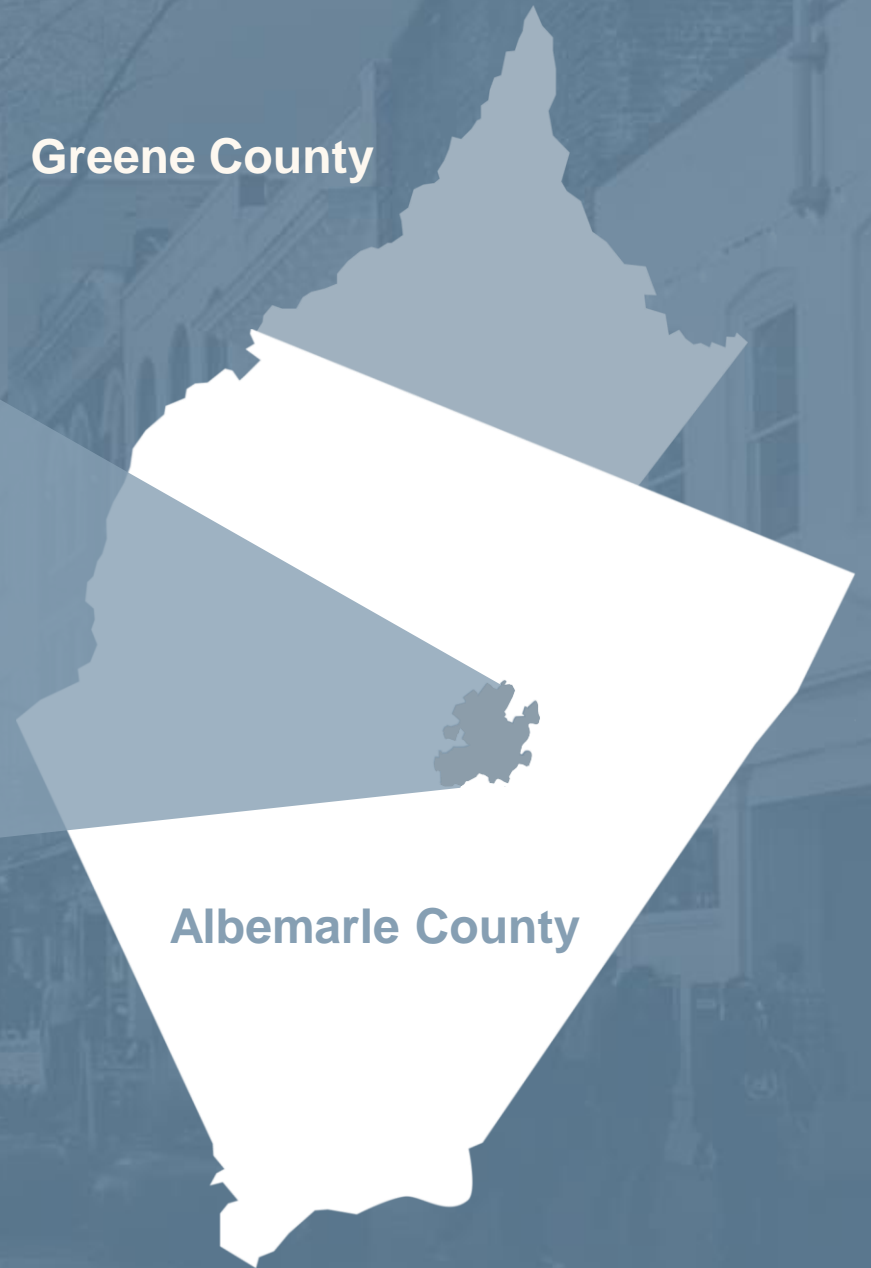
# INNOVATION



**Charlottesville**

**Greene County**

**Albemarle County**





# CLEAN AND RENEWABLE ENERGY

Charlottesville is a hub for clean and renewable energy with a dozen clean and renewable companies either headquartered in the City, located in the City, or international firms with a main domestic presence in Charlottesville.



# NEW DEVELOPMENT CODE AND ZONING MAP

- **Affordable housing**
- **Compatibility of environmental regulations with greater housing development opportunities**
- **Annual program of proposing development code amendments for Council consideration and adoption that fall into three categories:**
  - **technical corrections**
  - **clarifications to support the intent of regulations as adopted**
  - **policy-based amendments**



# CHARLOTTESVILLE DOWNTOWN MALL TURNS 50 in 2026





USA 250



NO. 200-W

**MONTICELLO**

THREE MILES TO THE SOUTHEAST. THOMAS JEFFERSON BEGAN THE HOUSE IN 1770 AND FINISHED IT IN 1802. HE BROUGHT HIS BRIDE TO IT IN 1772. LAFAYETTE VISITED IT IN 1825. JEFFERSON SPENT HIS LAST YEARS THERE AND DIED THERE, JULY 4, 1826. HIS TOMB IS THERE. THE PLACE WAS RAIDED BY BRITISH CAVALRY, JUNE 4, 1781.

CONSERVATION & DEVELOPMENT COMMISSION 1928

W-200



# ORGANIZATIONAL EXCELLENCE

Consistent and quality delivery of service to positively impact lives daily.



**Samuel Sanders**  
City Manager



**Ashley Reynolds Marshall**  
Deputy City Manager  
SOCIAL EQUITY



**Eden Ratliff**  
Deputy City Manager  
ADMINISTRATION



**James Freas**  
Deputy City Manager  
OPERATIONS

# **BORING GOVERNMENT CONTINUES...**

- **Solid local government**
- **A thriving community**
- **Delivering service & impact**
- **Regionalism is a good thing**
- **Visioning is necessary**
- **Preserving quality of life**







# FED WATCH

An aerial photograph of Charlottesville, Virginia, showing a dense urban area with a mix of historic and modern buildings. A prominent railway line with several freight trains runs diagonally across the lower-left portion of the image. The entire scene is overlaid with a semi-transparent blue filter. The word "Charlottesville" is written across the center in a large, white, cursive script font.

*Charlottesville*