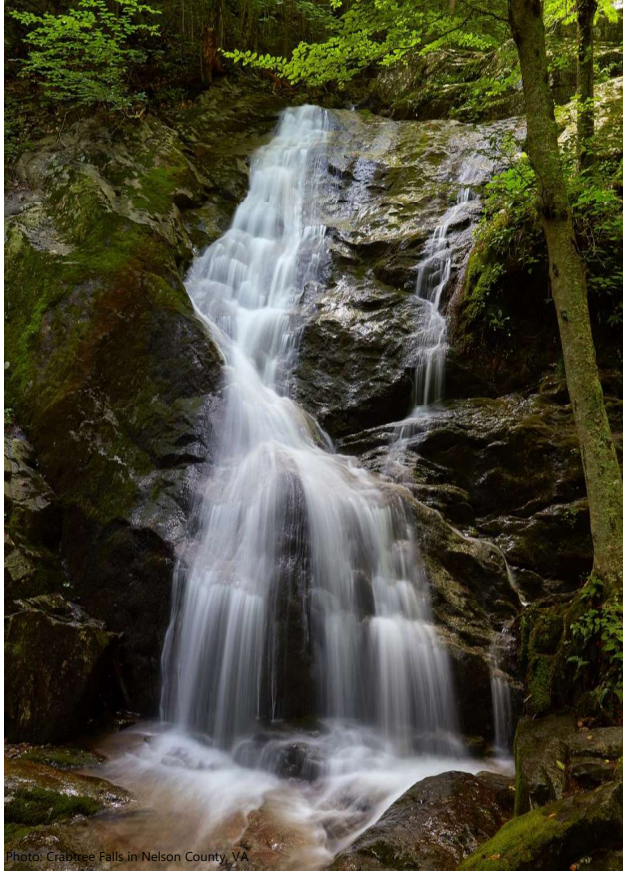




Thomas Jefferson Planning District Commission

Comprehensive Economic Development Strategy – Kickoff

Presentation to the TJPDC Board of Commissioners
June 1, 2023



Agenda

- Introductions
- Overview of Comprehensive Economic Development Strategy (CEDs)
 - What is a CEDs
 - Value for TJPDC
- Data Overview
- Group Discussion
- Wrap Up & Next Steps

Camoin Associates Project Team



Dan Gundersen, Senior Vice
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Project Principal



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Manager

**TJPDC Project
Manager**



In business
since

1999

27
employees

We have
completed

1,500+
projects

We have
worked in

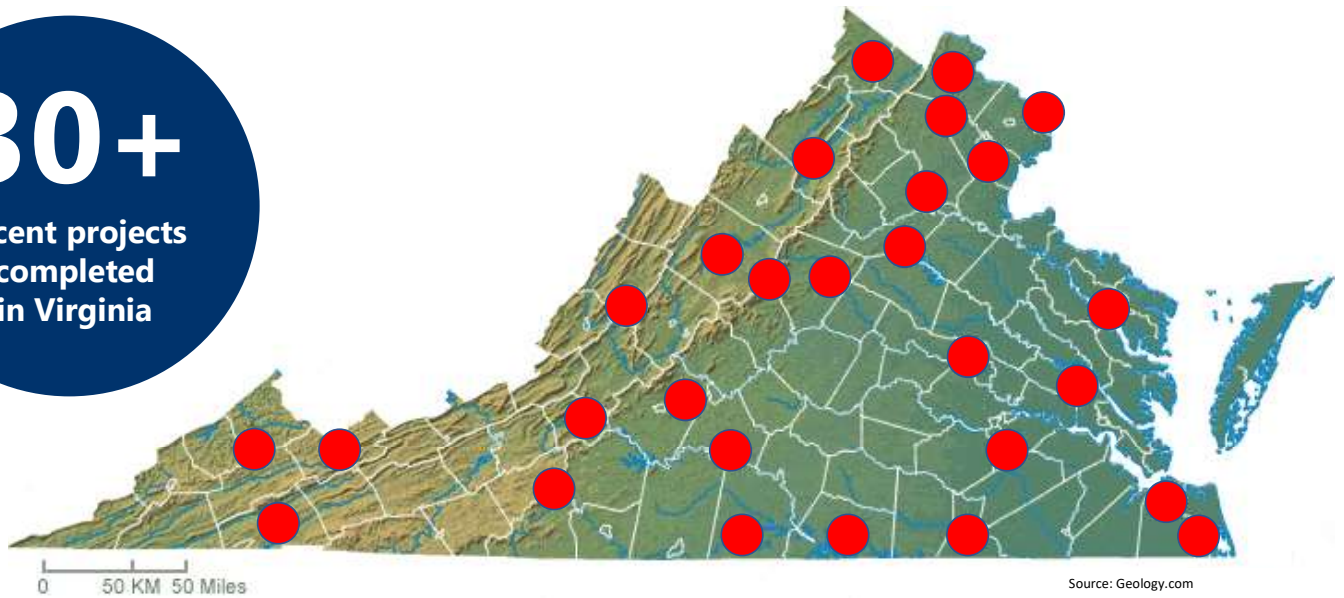
46
US states and
territories

We are the only **full-service** economic development and
lead generation consulting firm in the country

Knowledge + Expertise

30+

recent projects
completed
in Virginia



What is a CEDS?

According to the EDA:

"...a strategy-driven plan for regional economic development. A CEDS is the result of a "regionally-owned" planning process designed to guide the economic prosperity and resiliency of an area or region.

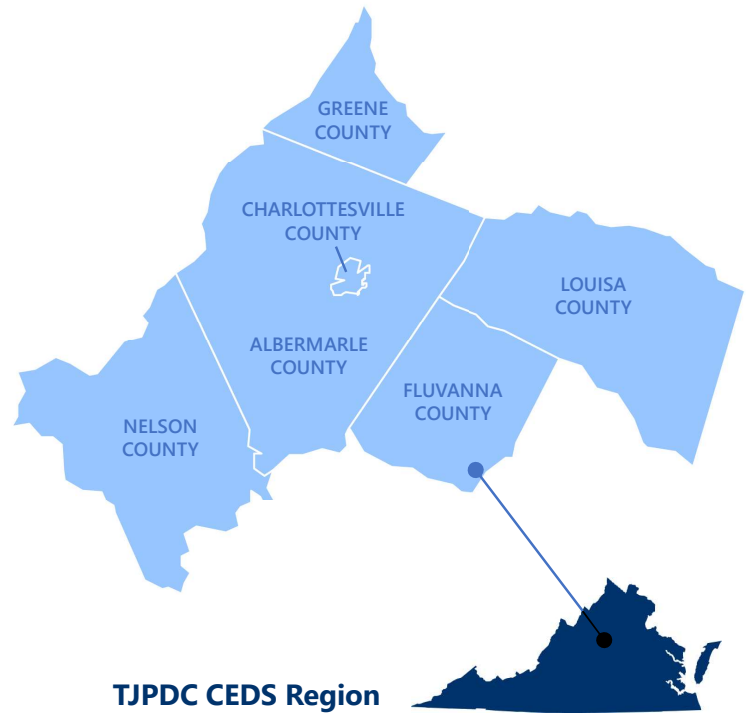
It provides a coordinating mechanism for individuals, organizations, local governments, and private industry to engage in a meaningful conversation and debate about the economic direction of their region."



What is a CEDS? (Really)

Bottom line:

- CEDS presents the collective, coordinated actions that many entities and organizations agree to take in order to **create economic prosperity in their region.**
- Actions are grounded in economic realities supported by data, information, and intelligence.
- 5-year time span

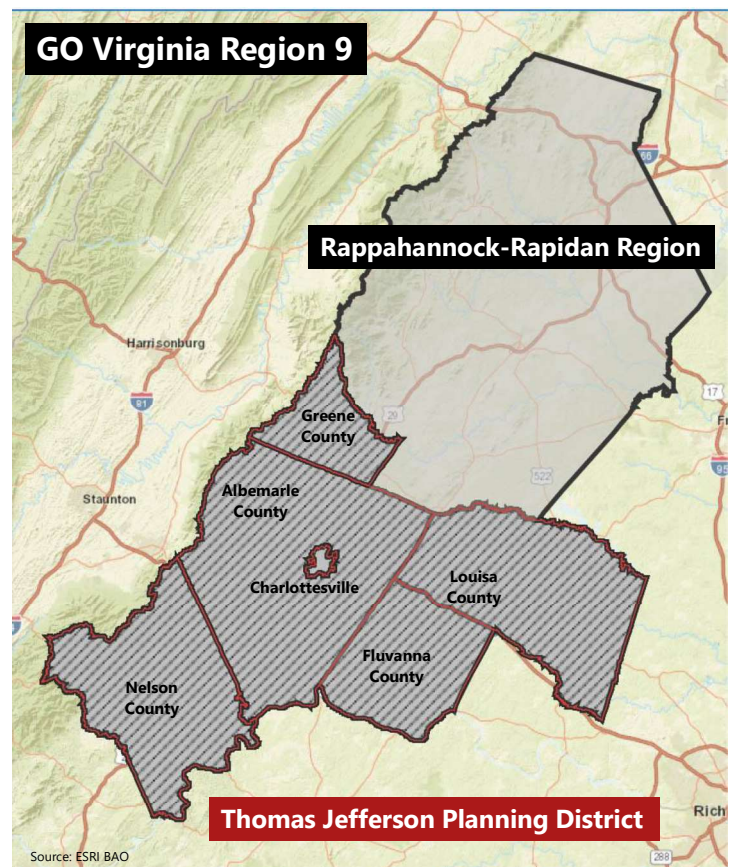


What's in it for my community?

A Comprehensive Strategy:

- Unifies local, regional, and state plans into one comprehensive strategy document
- Aligned with GO Virginia Region 9
- Actions are grounded in economic realities supported by data, information, and intelligence.
- Target and allocate regional resources within communities

Role of the TJPDC Commission

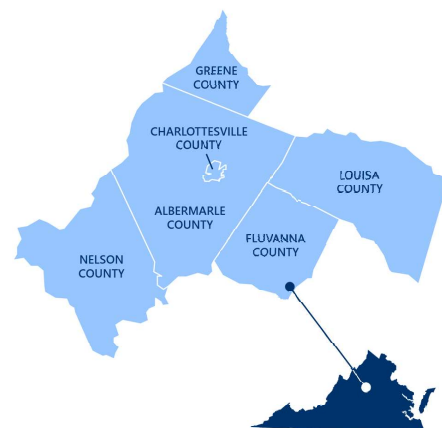


How We're Using Data

Determining who lives in TJPDC – age, household size, income, other characteristics

Evaluating the economy in the region – Jobs, industries, wages, commuting patterns

Understanding current market trends – real estate types, vacancy rates, market rents, available sites



Five Key Takeaways From Data

1. From 2010 to 2020, the TJPDC region's population growth (12.3%) outpaced both Virginia (8.7%) and the US (7.3%).
2. The public sector is a strong component of the economy, while other industries – *Transportation & Warehousing*, *Professional Scientific Technical Services*, and *Manufacturing* - show emerging strengths.
3. While the public sector leads in GRP contributions, the top three GRP growth sectors from 2017-2021 were Wholesale Trade, Management of Companies, and Finance & Insurance.
4. The top occupations that workers are traveling into the region for are Postsecondary teachers, Registered Nurses, and Office Clerks, General.
5. Strong demand for warehouse and distribution space has drawn vacancies in the industrial sector down to nearly 1%.

TJPDC's strong population growth

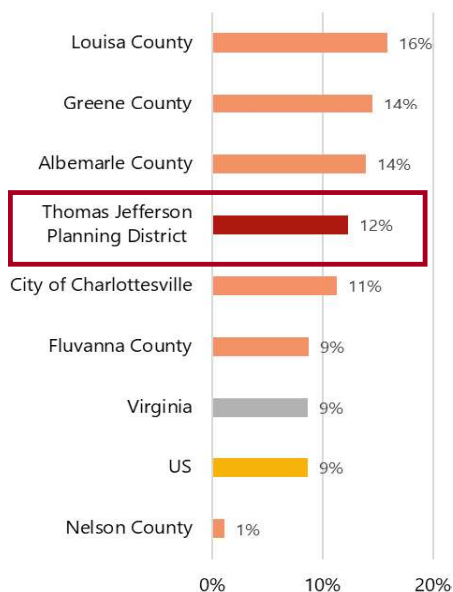
Total Population

Region	Population							
	1990	2000	2010	2020	2022	2030	2040	2050
Albemarle County	68,172	84,186	99,010	112,395	115,495	124,016	138,523	155,102
City of Charlottesville	40,475	40,099	43,435	51,050	51,278	48,920	48,939	49,691
Fluvanna County	12,429	20,047	25,691	27,249	27,843	28,394	31,523	35,124
Greene County	10,297	15,244	18,403	20,552	21,165	22,376	24,661	27,315
Louisa County	20,325	25,627	33,153	37,596	39,725	41,436	46,722	52,706
Nelson County	12,778	14,445	15,020	14,775	14,813	14,322	14,273	14,438
Thomas Jefferson Planning District	164,476	199,648	234,712	263,617	270,319	279,464	304,640	334,376
Virginia	6,189,317	7,079,030	8,001,024	8,644,727	8,696,955	9,129,002	9,759,371	10,535,810
US	248,709,873	281,421,906	308,745,538	331,449,281	333,287,557	347,200,000	361,500,000	371,000,000

Source: Weldon Cooper for County and State Estimates; US Census and Congressional Budget Office for National Estimates

Regional Population Change

Percent Change in Households, 2010-2020

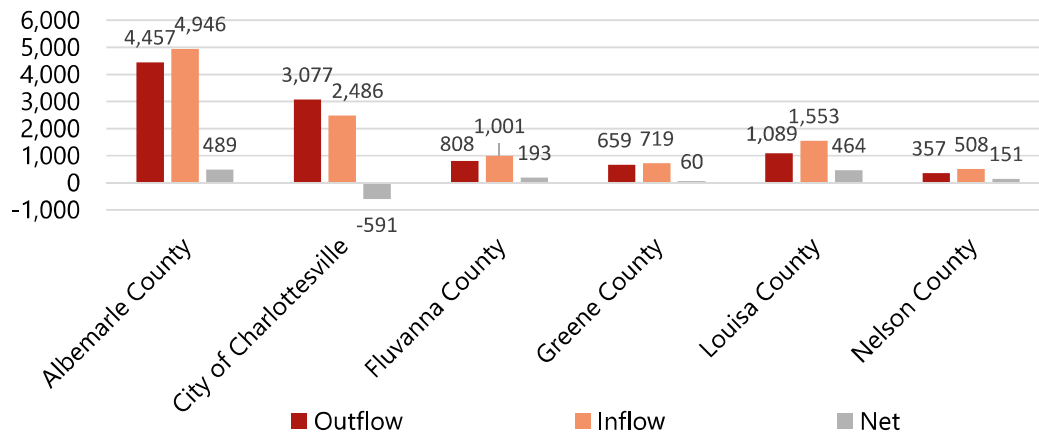


Source: Decennial Census, Esri

- TJPDC growth in households outpaced both VA and US.
- Nelson County is the sole county not keeping pace with or outpacing the state and national average

Migration

Household Migration Patterns, 2020



Note: Households as approximated by income tax returns

Source: IRS 2020

Region's Age Cohorts

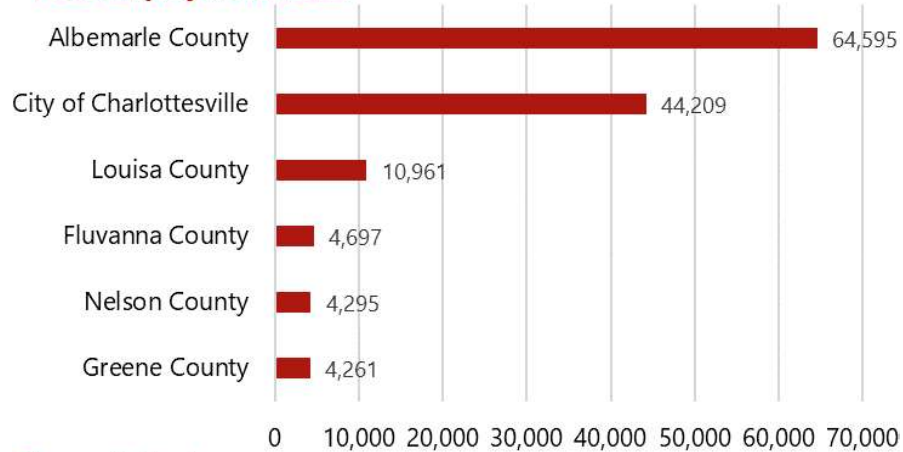
Age Distribution, 2022



Source: Esri

Regional Employment Breakdown

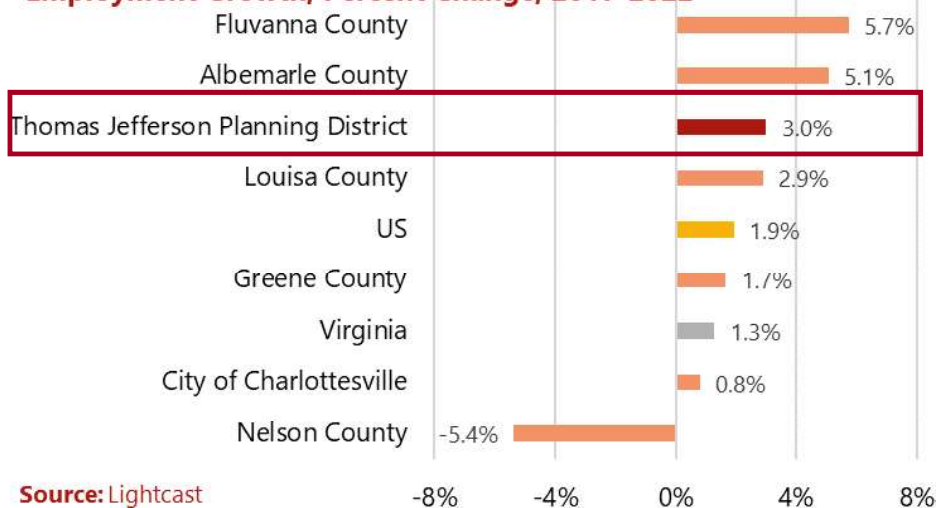
Total Employment, 2022



Source: Lightcast

Employment Change in Region

Employment Growth, Percent Change, 2017-2022

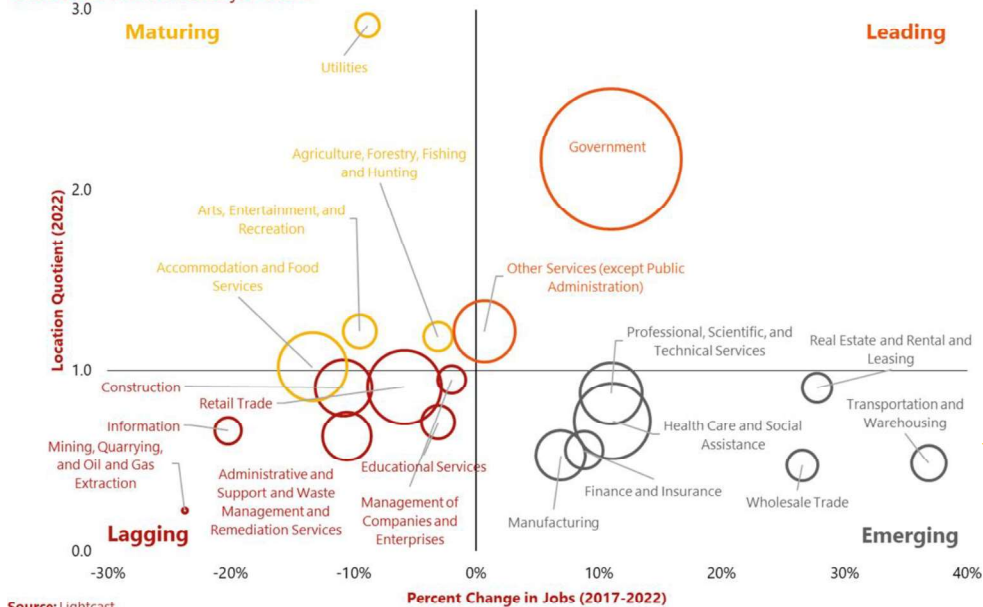


Source: Lightcast

The public sector is a strong component of the economy, while many other industries show emerging strengths

Key Metrics by Sector, Thomas Jefferson Planning District

Bubble size indicates 2022 job count



Industry Sectors

Leading Industries

Growing, concentrated

Government

Jobs: 41,833

Job Change (2017-2022): 11%

Share of Region's Jobs: 31.5%

Location Quotient: 2.2

Top Subsectors:

Education (State Government), including UVA (20,385 jobs) and Education (Local Government) (6,263 Jobs)

Other Services (Except Public Administration)

Jobs: 8,211

Job Change (2017-2022): 0.7%

Share of Region's Jobs: 6.2%

Location Quotient: 1.2

Top Subsectors:

Private Households (2,710 jobs), and Religious Organizations (1,415 jobs)

Emerging Industries

Growing, not as concentrated

Professional, Scientific, and Technical Services

Jobs: 8,262

Job Change (2017-2022): 11%

Share of Region's Jobs: 6.2%

Location Quotient: 0.9

Top Subsectors:

Computer System Design and Related Services (1,846 jobs) and Scientific Research and Development Services (1,525 jobs)

Health Care and Social Assistance

Jobs: 12,470

Job Change (2017-2022): 11.1%

Share of Region's Jobs: 9.3%

Top Subsectors:

Office of Physicians (2,945 jobs) and Individual and Family Services (2,095 jobs)

Government Sector

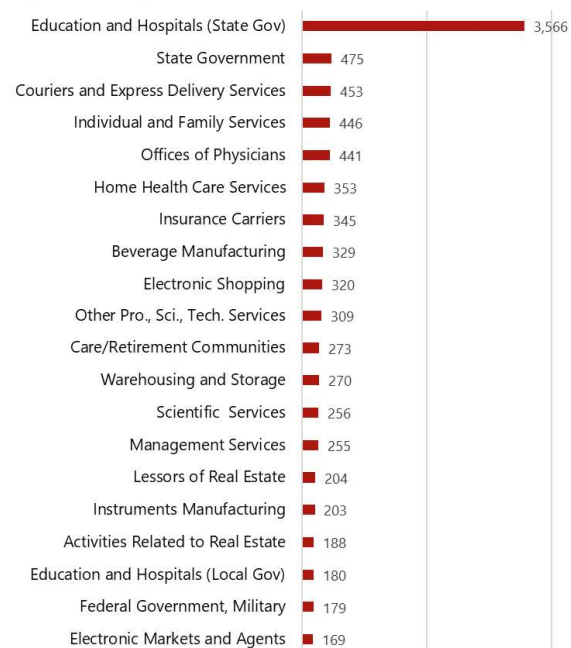
TJPDG Government Jobs, 2022

NAICS	Description	Count	Share
902612	Colleges, Universities, and Professional Schools (State Government)	18,051	44.3%
902622	Hospitals (State Government)	7,089	17.4%
903611	Elementary and Secondary Schools (Local Government)	6,399	15.7%
903999	Local Government, Excluding Education and Hospitals	4,279	10.5%
902999	State Government, Excluding Education and Hospitals	1,904	4.7%
901200	Federal Government, Military	1,303	3.2%
901199	Federal Government, Civilian, Excluding Postal Service	1,276	3.1%
901149	US Postal Service	374	0.9%
903619	All Other Schools and Educational Support Services (Local Government)	44	0.1%
902611	Elementary and Secondary Schools (State Government)	0	0.0%
902619	All Other Schools and Educational Support Services (State Government)	0	0.0%
903612	Colleges, Universities, and Professional Schools (Local Government)	0	0.0%
903622	Hospitals (Local Government)	0	0.0%
Total		40,718	100.0%

Source: Lightcast

Top 25 Subsectors

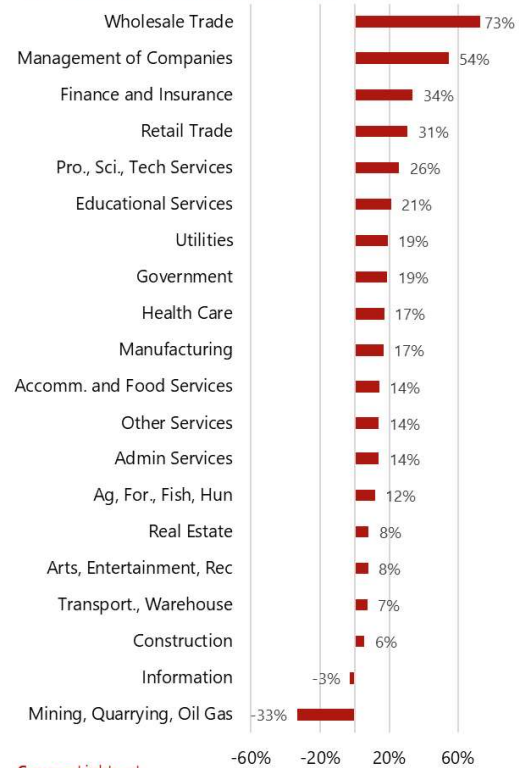
Thomas Jefferson Planning District Top 25 Subsectors by Job Growth, 2017-2022



Source: Lightcast

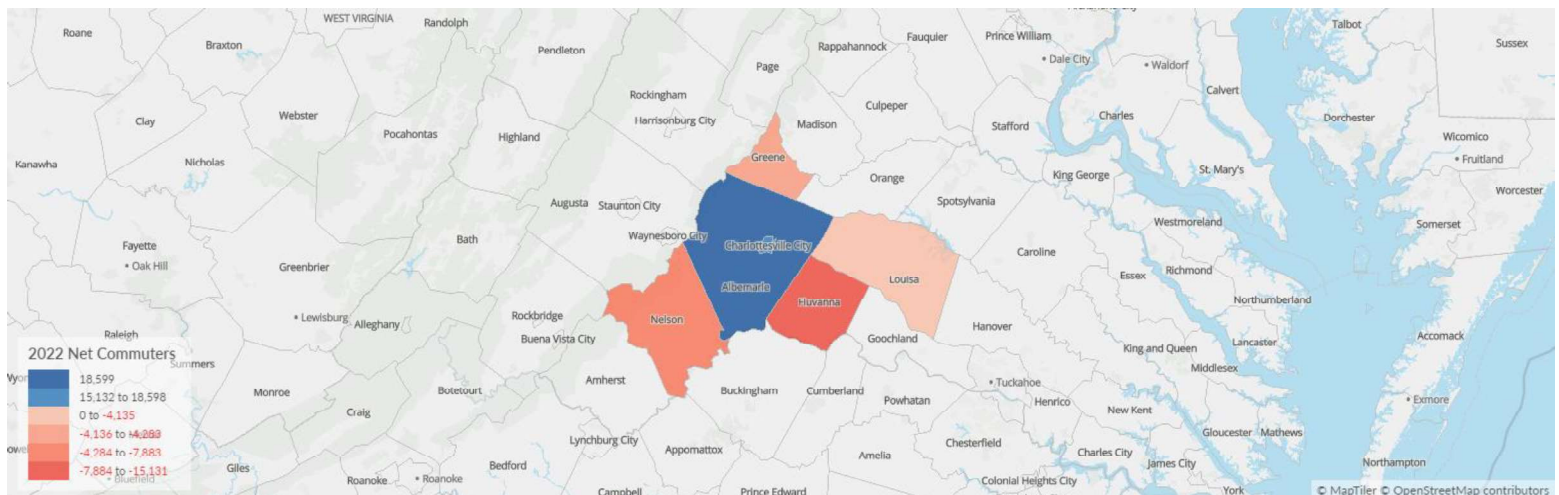
Wholesale Trade,
Management of
Companies, and
Finance & Insurance
leading GRP

GRP Growth by Sector, 2017-2021



Source: Lightcast

Net Inflow of Postsecondary Teachers, Registered Nurses, and Office Clerks, General



Net Inflow of Postsecondary Teachers, Registered Nurses, and Office Clerks, General

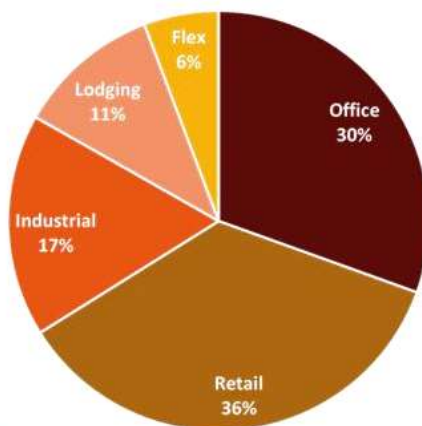
Top 20 Occupations by Net Commuters, Thomas Jefferson Planning District, 2022

SOC	Description	2022 Jobs	2022		Resident Workers
			2022 Net Commuters	2022 Net Commuters	
25-1099	Postsecondary Teachers	5,110	3,877	1,232	0.76
29-1141	Registered Nurses	3,986	3,051	935	0.77
43-9061	Office Clerks, General	3,218	2,709	510	0.84
31-1128	Home Health and Personal Care Aides	2,592	2,218	374	0.86
31-1131	Nursing Assistants	1,715	1,366	349	0.80
53-7065	Stockers and Order Fillers	2,089	1,819	271	0.87
29-1229	Physicians, All Other	798	537	262	0.67
37-2012	Maids and Housekeeping Cleaners	1,788	1,530	258	0.86
53-7062	Hand Laborers and Freight, Stock, and Material Movers, Except	1,402	1,145	257	0.82
43-6014	Secretaries and Administrative Assistants, Except Legal, Medical, and Executive	1,809	1,560	248	0.86
29-2018	Clinical Laboratory Technologists and Technicians	771	544	227	0.71
43-4171	Receptionists and Information Clerks	1,297	1,077	220	0.83
53-3033	Light Truck Drivers	757	544	214	0.72
33-2011	Firefighters	724	527	197	0.73
15-1252	Software Developers	1,497	1,305	192	0.87
19-1042	Medical Scientists, Except Epidemiologists	546	363	183	0.66
19-3099	Social Scientists and Related Workers, All Other	496	336	160	0.68
43-1011	First-Line Supervisors of Office and Administrative Support Workers	1,310	1,161	148	0.89
43-3031	Bookkeeping, Accounting, and Auditing Clerks	1,394	1,249	145	0.90
53-3053	Shuttle Drivers and Chauffeurs	340	202	137	0.60

Source: Lightcast

Office and retail space account for majority of real estate in regions

TJPDC Non-Residential Real Estate Inventory by Type 31.8 msf in 2022

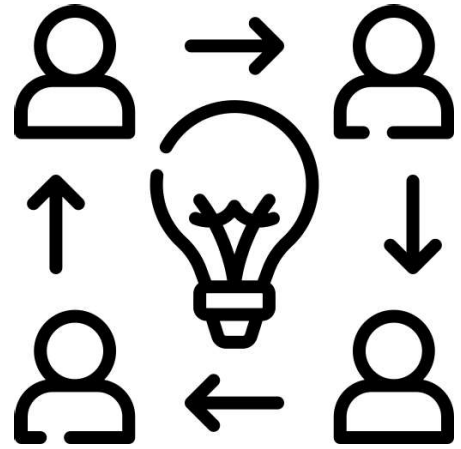


Source: CoStar

- Retail represents the largest property type with a total of 11.3 million SF in the region.
- Strong demand for warehouse and distribution space has drawn vacancies in the industrial sector down nearly 1%.
- With almost 10 million SF of space in the region, offices currently see a vacancy rate approaching 8%.

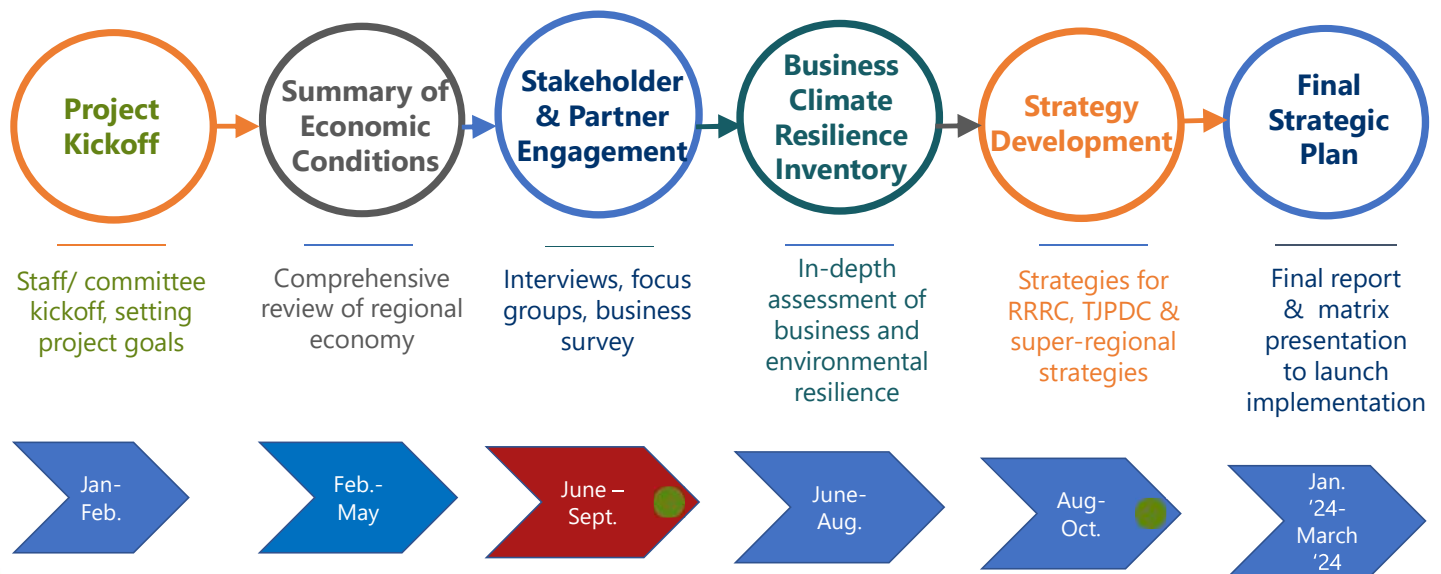
Engagement

- What is one economic or community asset that is underutilized in the region?
- What does economic resilience mean to your community?



Project Status

15-month Timeframe



Next Steps

- Stakeholder engagement
- Business climate resiliency inventory
- Onsite visit
- Situational assessment

