

Appendix A: Background Information

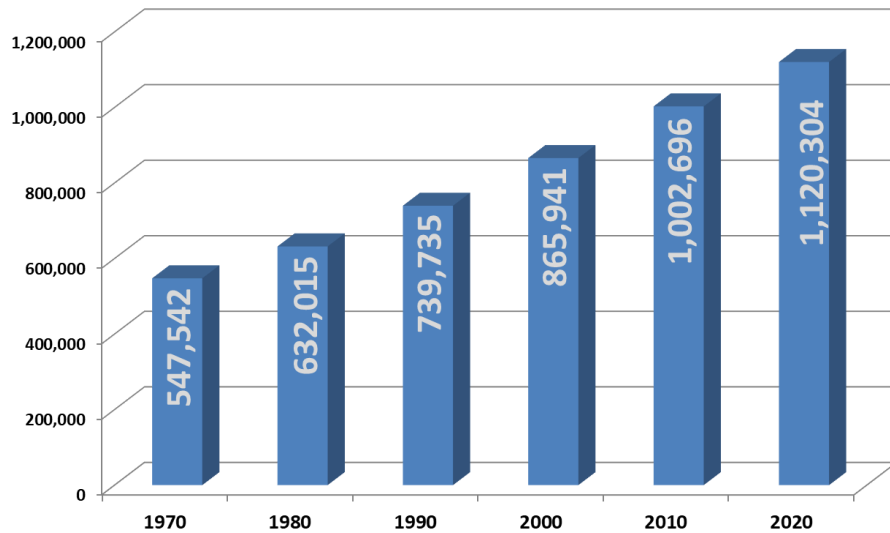
This Appendix consists of background information for the following topics:

- Demographics
- Education
- Wages, Income and Employment Participation
- Employers and Industries
- Housing
- Economic Development Geographies
- Infrastructure

Demographic Data

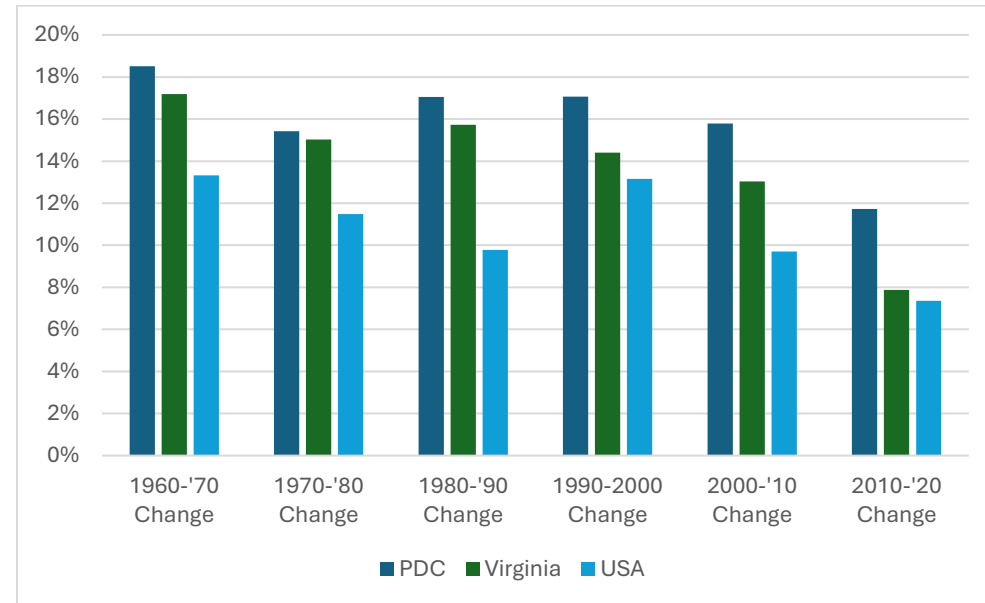
The region's population has grown substantially over recent decades from 547,542 to 1,120,304 people, or by about 105%. In line with trends across the state, the rate of growth has slowed over the last decade. However, while following this larger trend, the region's rate of growth was still faster than the MSA, the Commonwealth and nation, which has remained true for every decade since the 1970s.

Exhibit 1. Population Trends in the Richmond Region, 1970-2020



Source: U.S. Census Bureau, Decennial Census, 1970-2020

Exhibit 2. Population Growth Rate, 1960-2020

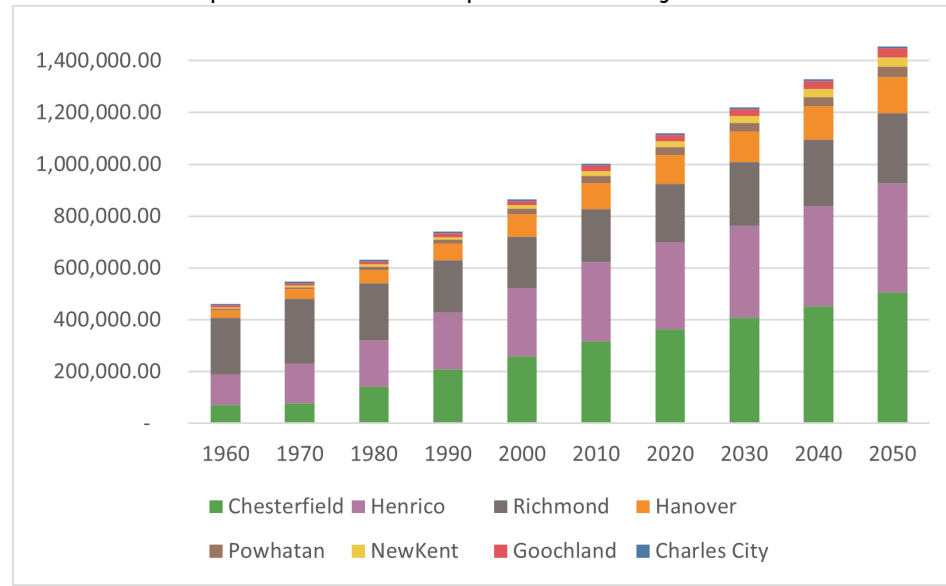


Source: IPUMS NHGIS, University of Minnesota. U.S. Census Bureau, Decennial Census 1960-2020, www.nhgis.org

The counties of Henrico and Chesterfield have grown the most in absolute terms, while the percent increases in growth on the edges of the Region have been significant. Richmond's population declined from the 1970's through 2000, but between 2000 and 2010 population in Richmond increased, a trend that accelerated between 2010 and 2020.

State and regional agencies project continued population growth between now and 2050, although the rate of growth is projected to continue to be lower than in past decades. The region is projected to add about 30% more people during this time, climbing above 1,400,000.

Exhibit 3. Population and Population Projections



Source: U.S. Census Bureau, Decennial Census 1960-2020, Weldon Cooper Center Virginia Population Projections

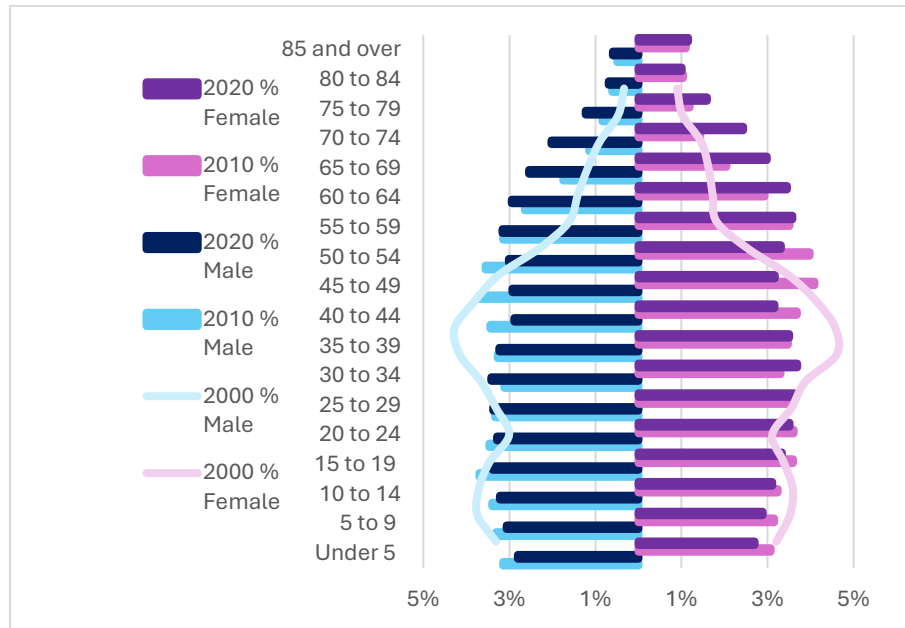
Exhibit 4. Population Projections 2020-2050

	2020 Population	2050 Projection	2020-2050 Change
Charles City	6,773	5,957	-12%
Chesterfield	364,548	504,814	38%
Goochland	24,727	34,742	41%
Hanover	109,979	140,113	27%
Henrico	334,389	422,954	26%
New Kent	22,945	36,081	57%
Powhatan	30,333	39,576	30%
Richmond	226,610	270,425	19%
Region	1,120,304	1,454,662	30%

Source: U.S. Census Bureau, Decennial Census, Table P12 2020, Weldon Cooper Center, Virginia Population Projection

Compared to twenty years ago, the region has a smaller proportion of the population in younger age categories (5-9, 10-14) and middle age categories (30-34, 35-39, 40-44), and a higher proportion in the older age categories (55-59, and up).

Exhibit 5. Comparison of Age Distribution to the Year 2000: 2010 and 2020 Age Categories for Females and Males



Source: U.S. Census Bureau, Decennial Census 2000-2020

Exhibit 6. Median Age

	1990	2000	2010	2020
Ashland	33.5	32.5	33.5	34.2
Charles City	35.2	39.9	46.6	52.6
Chesterfield	32	35.7	37.6	39.1
Goochland	35.9	40.5	45.2	49.5
Hanover	34.5	37.4	41	43.2
Henrico	33.9	36	37.5	39.1
New Kent	34.7	38.4	42.4	44.6
Powhatan	33.8	36.8	41.6	44.9
Richmond	33.3	33.9	32	32.4
Region ^a	34.1	36.8	39.7	42.2
Virginia	32.7	35.7	37.5	38.7

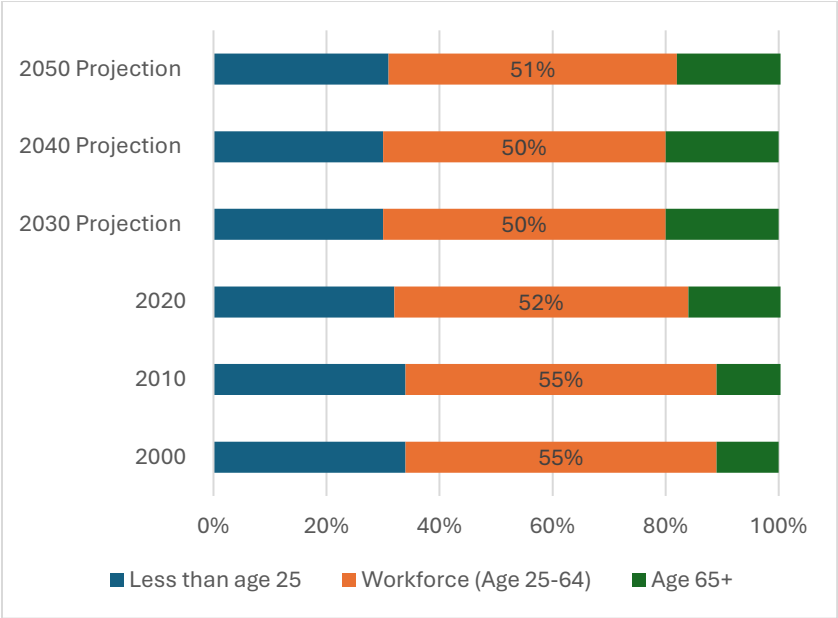
Source: IPUMS NHGIS, University of Minnesota, U.S. Census Bureau Decennial Census 1990-2020, www.nhgis.org

^aThis is an average median age for the region, rather than a true median

The average median age across the region's localities has increased by about 5 years between 2000 and 2020, though some localities are significantly lower (Ashland and Richmond), and some are higher (Charles City County, Goochland), than this number.

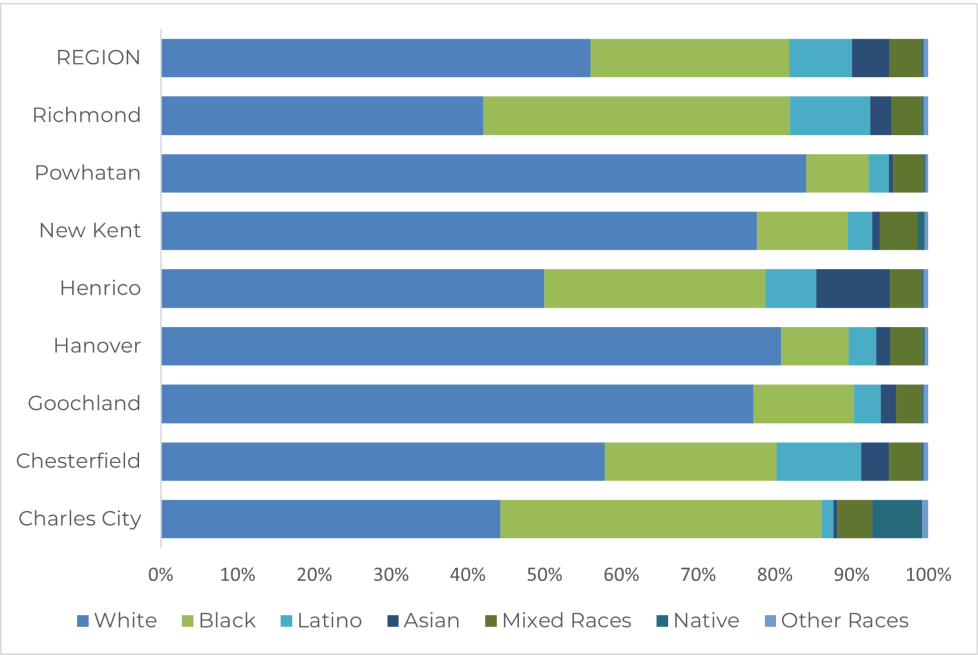
As a proportion of the region's population, the workforce age group (25-64) has declined since 2000, and is projected to continue decreasing through 2030, then hold steady and start to increase.

Exhibit 7. Expected Change in Age Composition of the Regional Population



Sources: U.S. Census Bureau, Decennial Census, Weldon Cooper Center for Public Service, August 2023

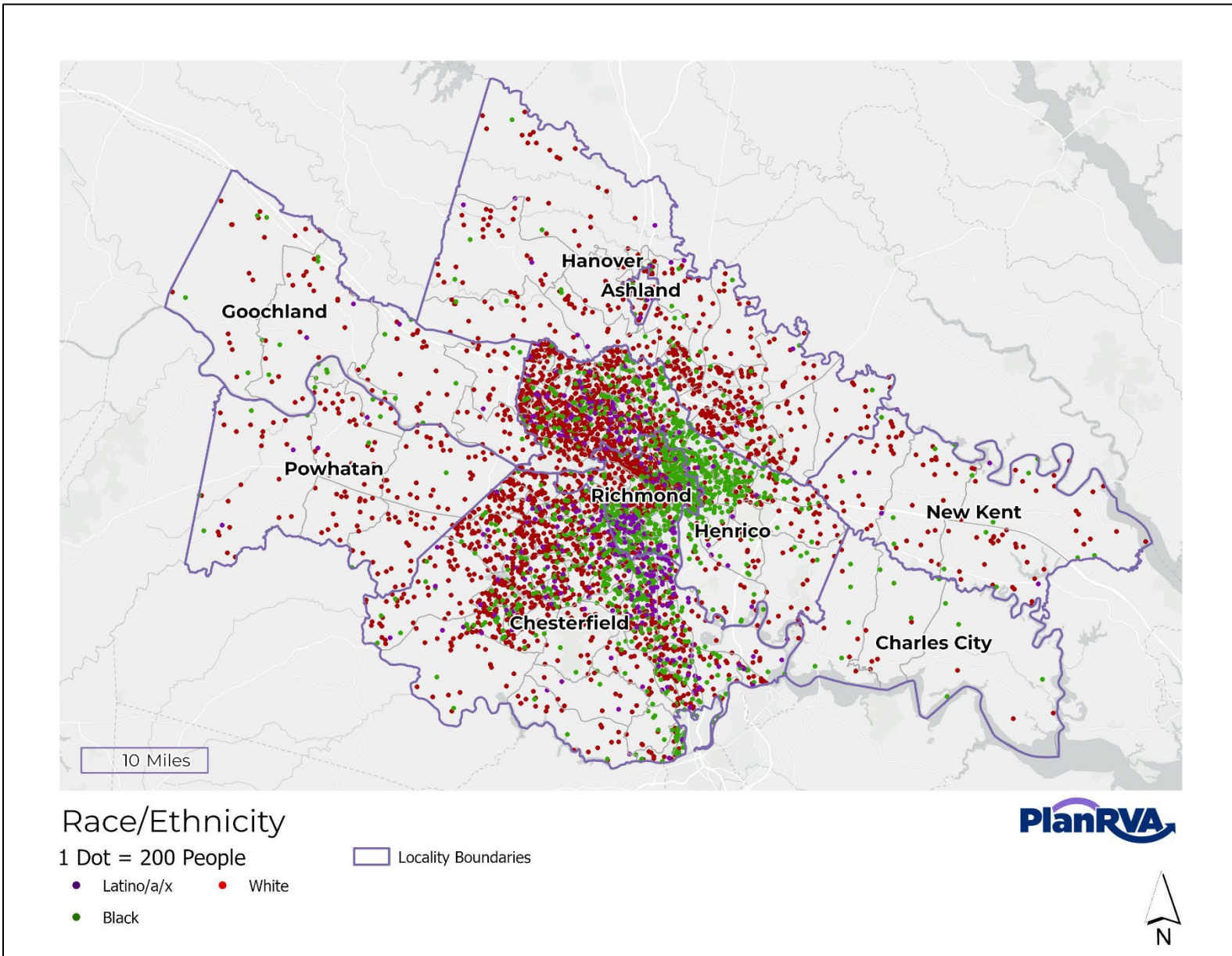
Exhibit 8. Race and Ethnicity in the Richmond Region by Locality



Source: U.S. Census Bureau, Decennial Census 2020

The region continues to have a diverse population. The second largest racial group across all localities is Black. Compared to the region as whole, higher proportions of Latinos are found in Richmond, Henrico and Chesterfield; higher proportions of Asians are found in Henrico.

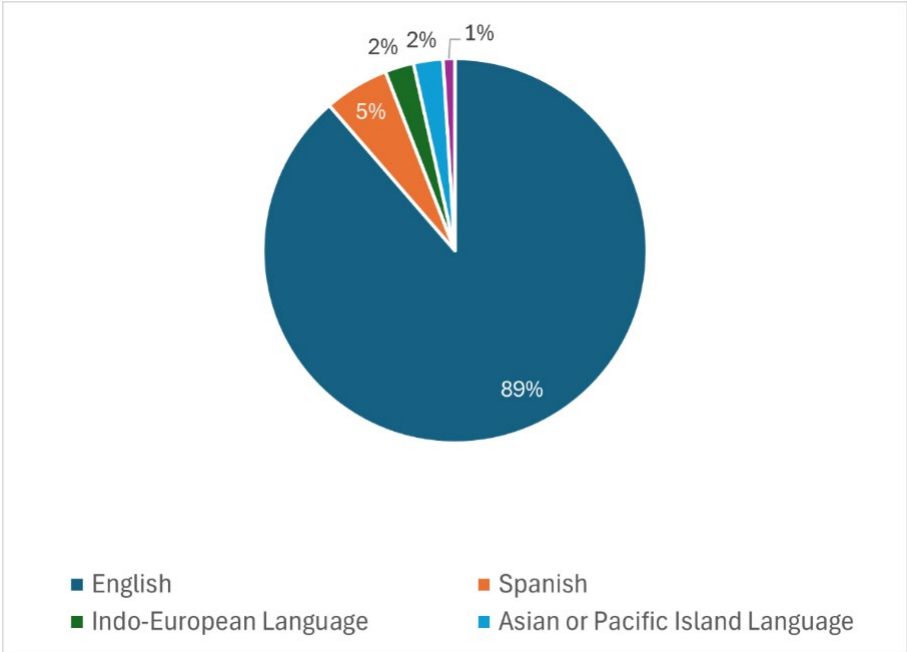
Exhibit 9. Geographic Distribution By Race/Ethnicity



Source: U.S. Census Bureau, American Community Survey 2022

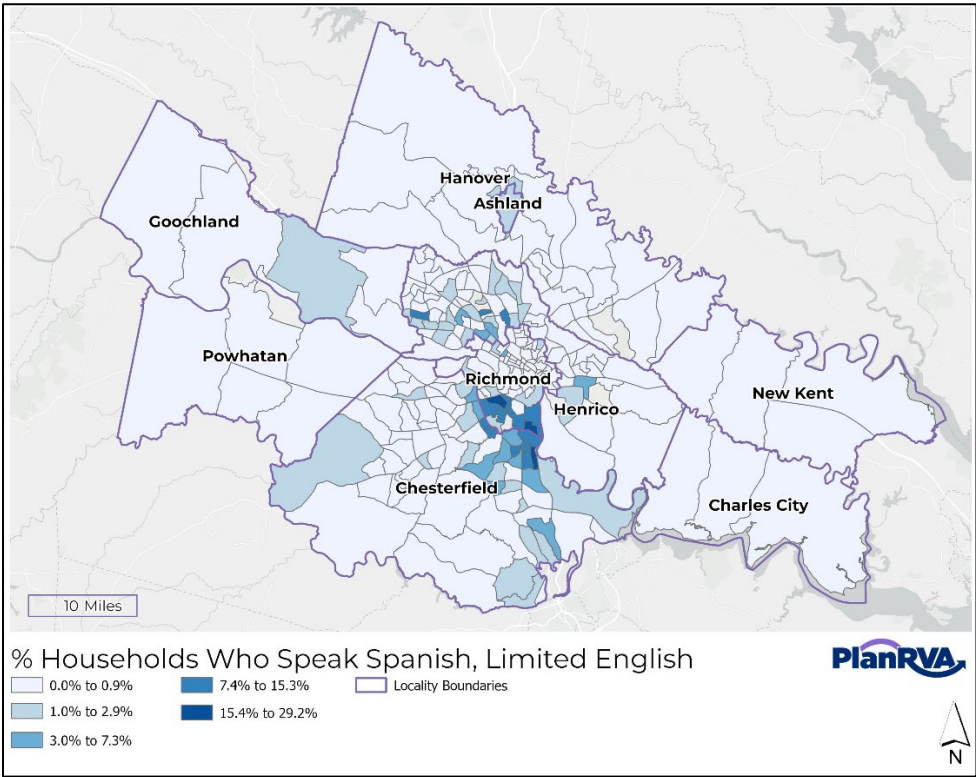
Eighty-nine percent of the regional population speak English, a proportion that is similar to a decade ago. The second largest proportion remains Spanish speakers (5%).

Exhibit 10. Languages Spoken by Regional Population Over 5



Source: U.S. Census Bureau, American Community Survey 2022

Exhibit 11. Location of Spanish Speaking Households With Limited English Proficiency

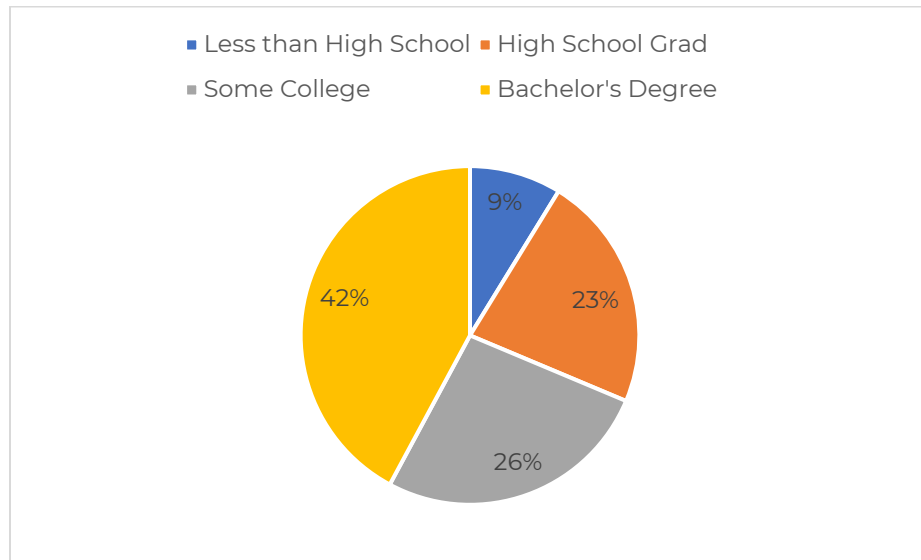


Source: U.S. Census Bureau, American Community Survey 2022

Education Data

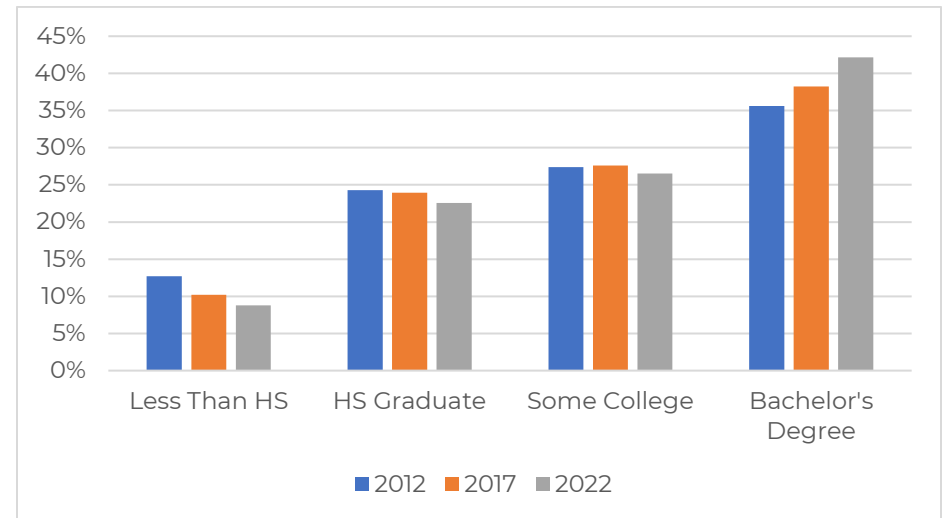
Ninety-one percent of the region's population are high school graduates; forty-two percent hold a bachelor's degree, a percentage that has increased over the past decade. There is variation in educational attainment by locality; Exhibit 14 shows percentages that are higher than the region in blue and lower than the region in red.

Exhibit 12. Regional Educational Attainment



Source: U.S. Census Bureau, American Community Survey, Table C15002, 2022

Exhibit 13. Regional Educational Attainment Over Time



Source: U.S. Census Bureau, American Community Survey, Table C15002, 2012, 2017, and 2022

Exhibit 14. Educational Attainment by Locality

	Less than High School	High School Graduate	Some College	Bachelor's Degree
Charles City	14.8%	39.6%	29.5%	16.0%
Chesterfield	8.6%	22.6%	27.6%	41.2%
Goochland	5.9%	23.0%	26.7%	44.5%
Hanover	5.9%	24.3%	28.3%	41.6%
Henrico	7.9%	21.9%	25.7%	44.5%
New Kent	6.0%	29.6%	31.4%	33.1%
Powhatan	8.5%	27.6%	31.1%	32.8%
Richmond	12.2%	20.6%	23.9%	43.3%
Region	8.8%	22.6%	26.5%	42.1%

Source: U.S. Census Bureau, American Community Survey, Table C15002, 2022

Seventy-eight percent of the region's school age population (ages 5-19) are enrolled in public schools, led by eighty-four percent in New Kent.

Exhibit 15. School Age Population and Enrollment

Jurisdiction	2023 Total Population (Census)	2023-24 School Age Population		2023-24 Public School Enrollment	
		W-C Estimate (5-19)	% of Total Population	Public School Enrollment	% School Age Enrolled
Charles City	6686	821	12%	530	65%
Chesterfield	371610	79984	22%	64,183	80%
Goochland	25613	3917	15%	2,572	66%
Hanover	111652	21711	19%	16,820	77%
Henrico	334434	63419	19%	50,464	80%
New Kent	24139	4197	17%	3,536	84%
Powhatan	31074	5467	18%	4,222	77%
Richmond	227595	30033	13%	21,259	71%
Region	1132803	209549	18%	163586	78%

Source: U.S. Census Bureau, American Community Survey, Table B01001, 2023; Weldon Cooper Center, School-Age Population (defined as age 5-19), [Virginia School Data | Cooper Center](#); and VDOE statistics and reports, Fall Membership data, [Enrollment & Demographics | Virginia Department of Education](#)

Exhibit 16. Children Meeting Overall Readiness Benchmark as Measured by Virginia Kindergarten Readiness Program

	2022	2023
Charles City	64.7%	68.5%
Chesterfield	61.0%	60.0%
Goochland	69.9%	73.8%
Hanover	74.0%	69.0%
Henrico	58.0%	60.0%
New Kent	54.9%	59.9%
Powhatan	72.1%	No Data
Richmond	46.0%	50.0%
Region	59.5%	59.7%*
Virginia	59.6%	60.0%

Source: https://public.tableau.com/app/profile/rebecca.tippett8570/viz/r_r_ecce_supply_demand_v2/Overview. * Does not include Powhatan.

Virginia Kindergarten Readiness Program data indicates that just below 60% of the region's children meet readiness benchmarks for kindergarten (Exhibit 16). Standards of Learning (SOL) scores for third grade reading show a regional pass rate of 64% for 2023-2024, shy of the Virginia average; the pass rate has declined compared to a decade ago.

Exhibit 17. Third Grade Reading SOL Results, 21/22 – 23/24

	2021-22				2022-23				2023-24			
	Total Pass %	Pass Adv %	Pass Proficient %	Fail %	Total Pass %	Pass Adv %	Pass Proficient %	Fail %	Total Pass %	Pass Adv %	Pass Proficient %	Fail %
Charles City	43%	3%	40%	57%	51%	3%	49%	49%	24%	0%	24%	76%
Chesterfield	68%	10%	58%	32%	67%	10%	56%	33%	65%	10%	56%	35%
Goochland	65%	11%	54%	35%	76%	16%	60%	24%	81%	12%	69%	19%
Hanover	75%	11%	64%	25%	74%	12%	62%	26%	73%	13%	60%	27%
Henrico	67%	13%	54%	33%	64%	13%	51%	36%	64%	14%	50%	36%
New Kent	75%	13%	61%	25%	69%	11%	58%	31%	71%	10%	61%	29%
Powhatan	65%	5%	60%	35%	73%	11%	62%	27%	73%	14%	60%	27%
Richmond	43%	5%	38%	57%	40%	6%	34%	60%	46%	8%	38%	54%
Region	65%	10%	55%	35%	64%	11%	53%	36%	64%	11%	52%	36%
Virginia	68%	10%	57%	32%	66%	11%	55%	34%	67%	11%	56%	33%

Source: VDOE SOL Test Results Data from 2021-22, 2022-23, and 2023-24; [SOL Test Pass Rates & Other Results | Virginia Department of Education](#)

Exhibit 18. Third Grade Reading SOL Results, 11/12 and 23/24

	2011-2012 Pass	2023-2024 Pass
Charles City	78%	24%
Chesterfield	89%	65%
Goochland	90%	81%
Hanover	91%	73%
Henrico	87%	64%
New Kent	87%	71%
Powhatan	83%	73%
Richmond	80%	46%
Region	87%	64%
Virginia	85%	67%

Source: VDOE SOL Test Results Data; [SOL Test Pass Rates & Other Results | Virginia Department of Education](#)

SOL scores for eighth grade math show a regional pass rate of 56% for 2023-2024, shy of the Virginia average; the pass rate has slightly declined compared to a decade ago.

Exhibit 19. Eighth Grade Math SOL Results, 21/22 – 23/24

	2021-22				2022-23				2023-24			
	Total Pass %	Pass Adv %	Pass Proficient %	Fail %	Total Pass %	Pass Adv %	Pass Proficient %	Fail %	Total Pass %	Pass Adv %	Pass Proficient %	Fail %
Charles City	18%	0%	18%	82%	30%	0%	30%	70%	47%	0%	47%	53%
Chesterfield	53%	6%	48%	47%	56%	6%	50%	44%	57%	7%	51%	43%
Goochland	71%	5%	66%	29%	82%	2%	80%	18%	80%	7%	73%	20%
Hanover	82%	11%	71%	18%	86%	11%	75%	14%	86%	12%	74%	14%
Henrico	44%	1%	42%	56%	46%	2%	44%	54%	45%	1%	44%	55%
New Kent	58%	1%	57%	42%	73%	2%	71%	27%	77%	7%	70%	23%
Powhatan	58%	1%	57%	42%	71%	2%	69%	29%	68%	3%	65%	32%
Richmond	18%	0%	17%	82%	18%	0%	18%	82%	25%	0%	25%	75%
Region	49%	4%	45%	51%	54%	5%	50%	46%	56%	5%	51%	44%
Virginia	57%	5%	52%	43%	60%	5%	55%	40%	63%	6%	57%	37%

Source: VDOE SOL Test Results Data from 2021-22, 2022-23, and 2023-24; [SOL Test Pass Rates & Other Results | Virginia Department of Education](#)

Exhibit 20. Eighth Grade Math SOL Pass Rates, 11/12 and 23/24

	2011-2012 Pass	2023-2024 Pass
Charles City	27%	47%
Chesterfield	95%	57%
Goochland	63%	80%
Hanover	75%	86%
Henrico	40%	45%
New Kent	71%	77%
Powhatan	43%	68%
Richmond	31%	25%
Region	60%	56%
Virginia	60%	63%

Source: VDOE SOL Test Results Data; [SOL Test Pass Rates & Other Results | Virginia Department of Education](#). Note: A more rigorous math test started in 2011-2012.

The regional graduation rate is about 87%. The drop-out and cohort drop-out rates are highest in Richmond, similar to a decade ago.

Exhibit 21. Graduation and Drop-Out Rates, 2022-23

	Total Enrollment 2022	Graduation Rate ^a	Drop Outs: Number	Drop Outs: Rate (%) ^b	2023 Cohort Drop Out Rate ^c
Charles City	562	82.8%	2	0.8%	5.5%
Chesterfield	63962	88.6%	504	1.7%	6.8%
Goochland	2643	95.7%	4	0.3%	2.2%
Hanover	17066	93.5%	61	0.7%	3.0%
Henrico	50389	87.1%	509	2.1%	6.6%
New Kent	3436	90.4%	24	1.5%	3.7%
Powhatan	4251	90.6%	8	0.4%	1.9%
Richmond	21705	70.0%	634	7.4%	23.7%
Region	164014	86.8%	1746	2.3%	
Virginia	1263367	88.8%	8685	1.5%	5.4%

Source: VDOE data on cohort graduation and dropout rates, as well as annual dropout reports [Graduation, Dropout & Postsecondary Reports | Virginia Department of Education](#) and VDOE Fall Membership Data (Grades 7-12) [Enrollment & Demographics | Virginia Department of Education, 2022-23](#)

^aGraduation rate is based on the Federal Graduation Indicator

^bDropout Rate is based on the annual dropout report, which collects statistics on the number of students in grades 7-12 who drop out by September 30. Rate calculated by dividing the number of students who dropped out by the fall enrollment numbers for grades 7-12

^cThe 2023 Cohort dropout rate is reported as the rate in which students in a given cohort drop out of high school instead of earning a diploma or certificate

Exhibit 22. Drop Out Rate, Compared Over Time

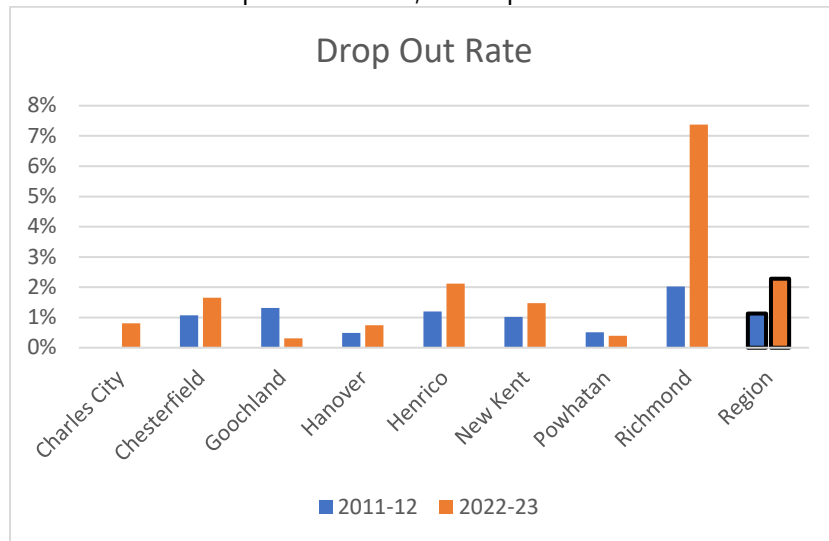


Exhibit 22 Source: VDOE annual dropout reports [Graduation, Dropout & Postsecondary Reports | Virginia Department of Education](#) and VDOE Fall Membership Data (Grades 7-12) [Enrollment & Demographics | Virginia Department of Education, 2011-12 and 2022-23](#)

Exhibit 23. Cohort Drop Out Rate, Compared Over Time

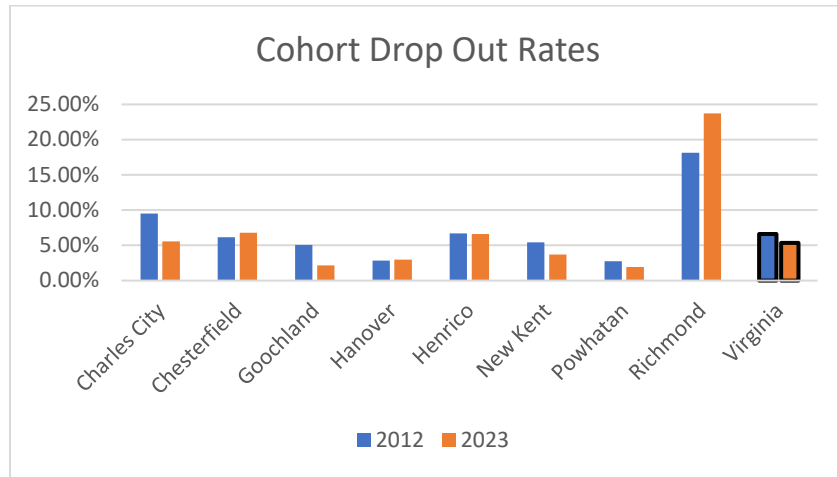


Exhibit 23 Source: Source: VDOE data on cohort dropout rates [Graduation, Dropout & Postsecondary Reports | Virginia Department of Education](#) and VDOE Fall Membership Data (Grades 7-12) [Enrollment & Demographics | Virginia Department of Education](#), 2012 and 2023. Note: Cohort dropout rates are reported by the VDOE as percentages. Because they do not report numbers, there is no way to calculate the regional dropout rate.

The regional percentage of eligible students participating in Career and Technical Education is comparable to the percentage in Virginia overall, with courses available in a wide range of career clusters in most localities.

Exhibit 24. Percentage of Students in Grades 6-12 Earning a CTE Credential, 2022-23

	Number	Percent
Charles City	42	14.6%
Chesterfield	7,026	19.9%
Goochland*	-	-
Hanover	1,972	20.7%
Henrico	4,456	16.1%
New Kent	280	14.8%
Powhatan	393	16.6%
Richmond	1,409	14.0%
Region	15,578	17.6%
Virginia	117,932	17.3%

*Exhibit 24 Source: [VDOE Credential Build-A-Table](#) and [Enrollment & Demographics | Virginia Department of Education](#). Note: The participation rate was calculated by dividing the number of students who earned a CTE credential (including all State-Issued Professional Licenses; Full Industry Certifications; Pathway Industry Certifications; or Occupational competency assessments, a national standardized assessment of skills/knowledge in a specific career and/or technical area, or NOCTI) by the number of students enrolled in grades 6-12, the grades when students are eligible for CTE courses. *No data was available through VDOE on students who earned a CTE credential.*

Exhibit 25. School System CTE Programs

Career Clusters	Related Courses	Charles City ^a	Chester-field	Gooch-land	Han-over	Hen-rico	New Kent ^a	Powh-atan	Rich-mond
Agriculture, Food, & Natural Resources	Agricultural business, Forestry, Natural Resources, Ecology, Landscaping, Veterinary Science	X	X	X		X	X	X	X
Architecture & Construction	Architecture, Building Management, Building Trades, Civil Engineering, Electricity, HVAC, Masonry, Utility	X	X	X	X	X	X	X	X
Arts, A/V Technology & Communications	Advertising Design, Animation, Audio production and recording, photography, Fashion Careers, Interior Design	X	X	X		X		X	X
Business Management & Administration	Business, Entrepreneurship, Legal Administration, principles of business and marketing	X	X	X		X	X	X	X
Education and Training	Career Explorations, Early Childhood Education, leadership development	X	X	X		X		X	X
Energy	Energy and Power, Power Generation, Renewable Energy		X	X		X			X
Finance	Accounting, Economics and Personal Finance	X	X	X		X	X	X	X
Government & Public Administration	JROTC	X	X	X		X	X	X	X
Health Science	Biomedical Science, Dental, EMT, Healthcare Information Security, Medical Coding and Billing, Nursing, Therapy	X	X	X		X		X	X
Hospitality & Tourism	Culinary Arts, Restaurant Operations, Sports and Entertainment Management, Travel and Tourism Marketing,	X	X	X	X	X	X	X	X
Human Services	Career, Community, and Family Connections; Child Development and Parenting, Cosmetology	X	X	X	X	X		X	X
Information Technology	Computer Science, Cyber security, geospatial technology, IT fundamentals, java, programing	X	X	X		X	X	X	X
Law, Public Safety, Corrections & Security	Criminal Justice, Firefighting, Public Safety	X	X	X		X		X	X
Manufacturing	Advanced Manufacturing, Industrial Robotics Technology, Production Systems, Sheet Metal, Welding		X	X		X		X	X
Marketing	Cybersecurity in Marketing, Fashion Marketing, Opportunities in Global Trade, Real Estate		X	X		X			X

Science, Technology, Engineering & Mathematics	Computer Science, Design and Modeling, Engineering, Software Engineering	X	X	X		X	X	X	X
Transportation, Distribution & Logistics	Aerospace Engineering, Aircraft Pilot, Automotive Technology, Global Logistics, Small Engine Technology	X	X	X	X	X			X

Source: Bridging Communities Governor's STEM Academy, [The Bridging Communities Governor's STEM Academy | Virginia Department of Education](#); Goochland and Powhatan Career and Technical Education Exchange: [Career and Workforce Development | Powhatan County Public Schools](#); public school system websites for Charles City, Chesterfield, Goochland, Hanover, Henrico, New Kent, Powhatan, and Richmond.

^aCounty Served by the Bridging Communities Governor's STEM Academy

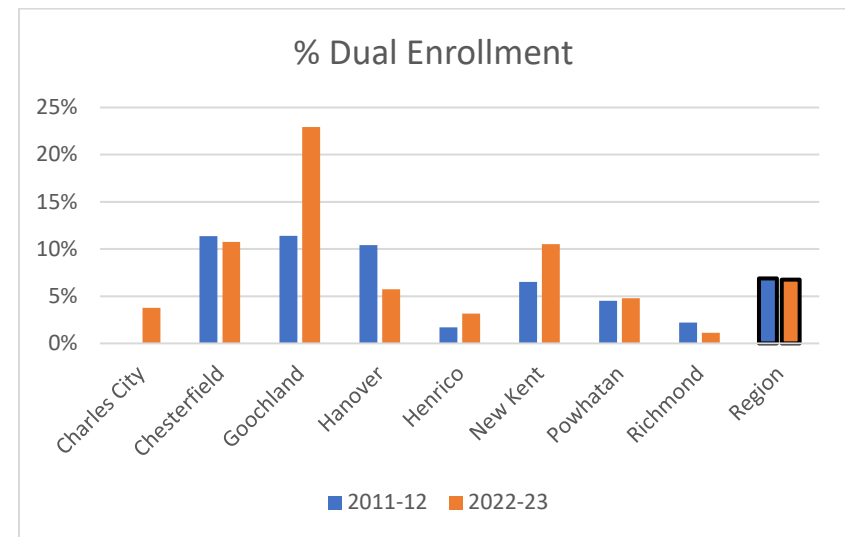
The regional percentage of students participating in dual enrollment is comparable to the percentage in Virginia overall. The regional percentage is about the same as a decade ago, with five of eight localities seeing increased participation.

Exhibit 26. Dual Enrollment Participation Rate, 2022-2023

	Number	Percent
Charles City	6	3.8%
Chesterfield	2197	10.7%
Goochland	204	22.9%
Hanover	323	5.7%
Henrico	520	3.2%
New Kent	118	10.5%
Powhatan	67	4.8%
Richmond	64	1.1%
Region	3499	6.8%
Virginia	38732	9.7%

Source: VDOE data on program participation in dual enrollment programs during 2022-23, [Advanced Programs | Virginia Department of Education](#) divided by the number of students enrolled in high school (grades 9-12), [Enrollment & Demographics | Virginia Department of Education](#)

Exhibit 27. Dual Enrollment Participation Rate, Compared Over Time



Source: VDOE data on program participation in dual enrollment programs during 2022-23, [Advanced Programs | Virginia Department of Education](#) divided by the number of students enrolled in high school (grades 9-12), [Enrollment & Demographics | Virginia Department of Education](#)

Income and Employment Participation Data

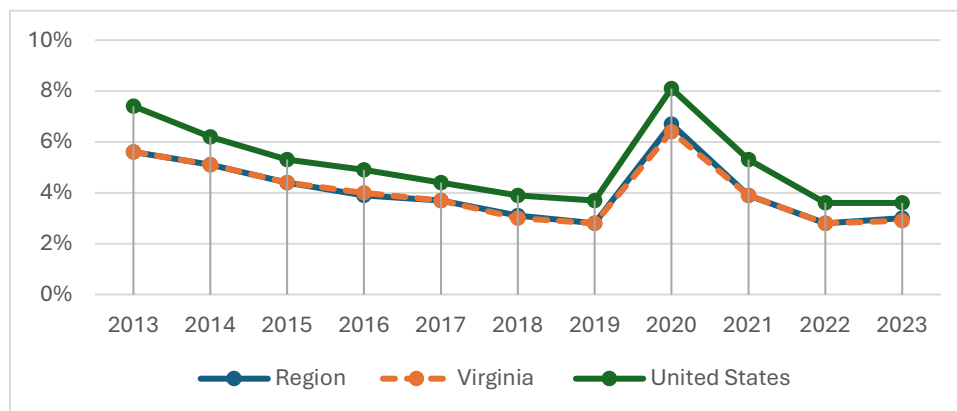
The U.S. Bureau of Labor Statistics (BLS) defines the civilian labor force as those who have jobs or are seeking a job, are at least 16 years old, are not serving in the military and are not institutionalized. The term workforce, while often used interchangeably with labor force, is defined as those who actually have jobs. As of 2023, the regional labor force participation rate is slightly above the Virginia rate; all localities other than Goochland and Powhatan are above 60% participation. The unemployment rate in the region was 3%, similar to the Virginia unemployment rate. The regional unemployment rate in 2023 was similar to the years before the pandemic and lower than in other years over the past decade.

Exhibit 28. 2023 Labor Force Participation Rate Estimate and Unemployment Rate

	Civilian Labor Force	Labor Force Participation Rate	Unemployment Rate
Charles City	3,710	63.5%	3.2%
Chesterfield	200,078	68.2%	2.9%
Goochland	12,203	55.5%	2.9%
Hanover	62,020	68.5%	2.5%
Henrico	191,583	71.2%	2.9%
New Kent	13,672	68.3%	2.6%
Powhatan	15,148	57.7%	2.7%
Richmond	124,807	65.2%	3.5%
Region	623,221	67.9%	3.0%
Virginia	4,556,785	66.2%	2.7%

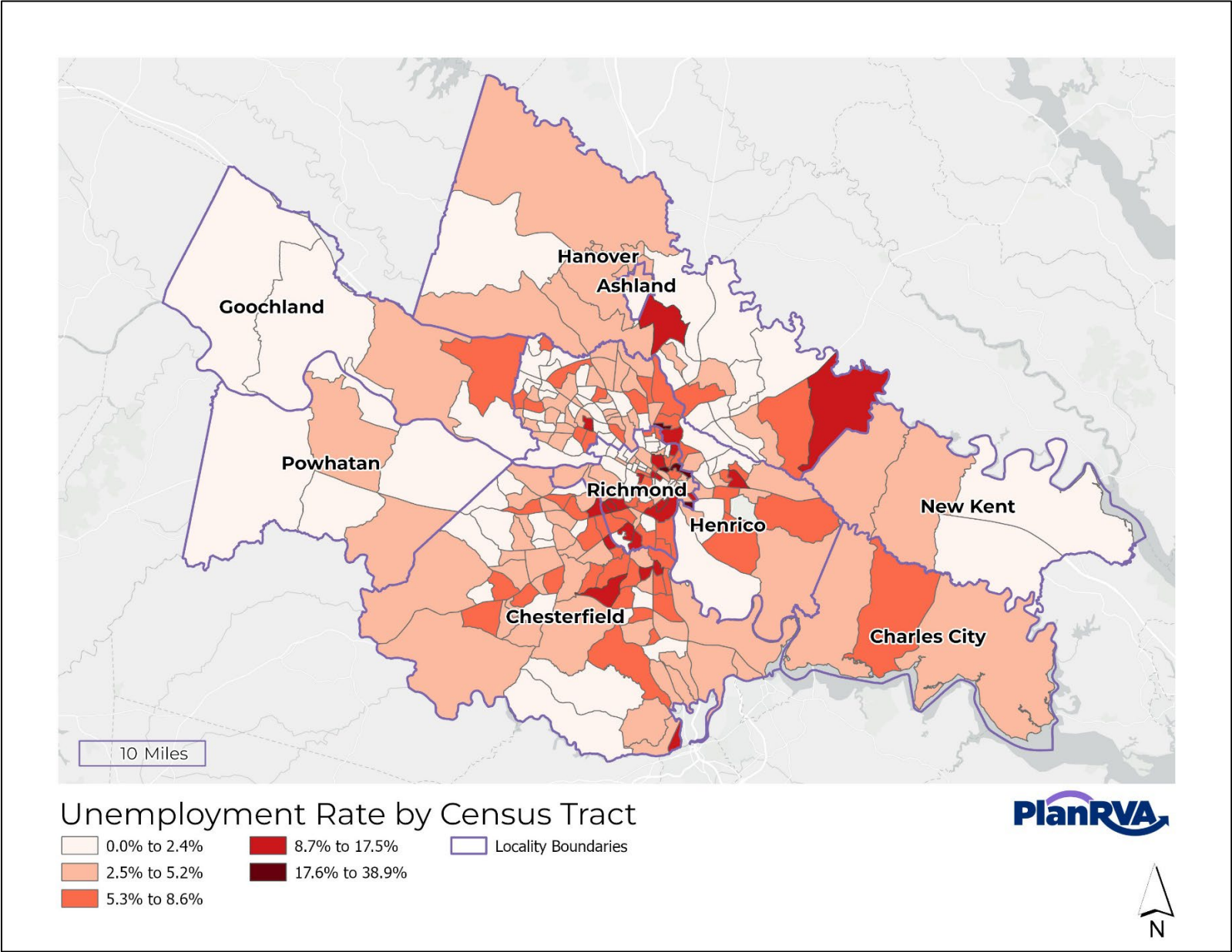
Source: Note: Bureau of Labor Statistics, Local Area Unemployment Statistics, 2023 and U.S. Census Bureau, American Community Survey 5-year estimates, 2023.

Exhibit 29. Unemployment Rate, 2013-2023



Source: Virginia Works, Economic Information and Analytics, Local Area Unemployment Statistics

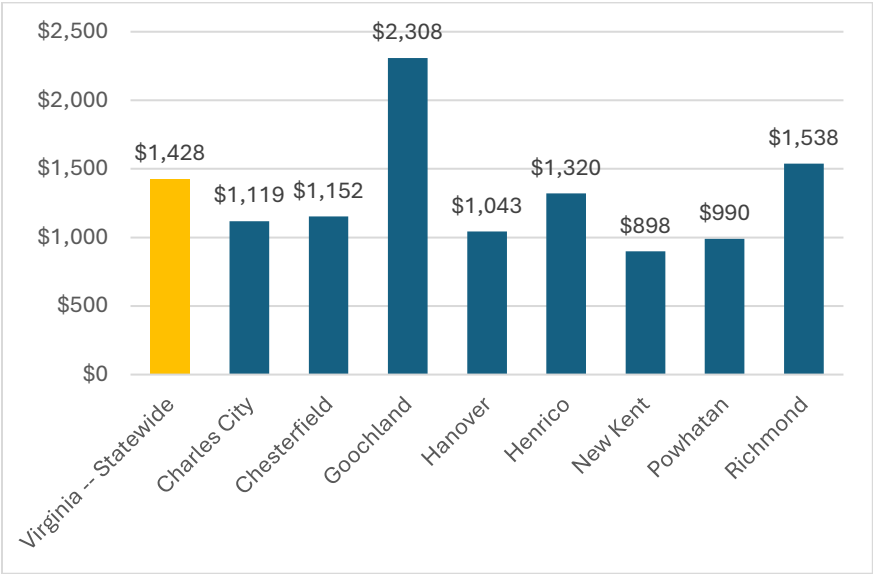
Exhibit 30. Percent of the Labor Force Unemployed by Census Tract



Source: U.S. Census Bureau, American Community Survey, 2022

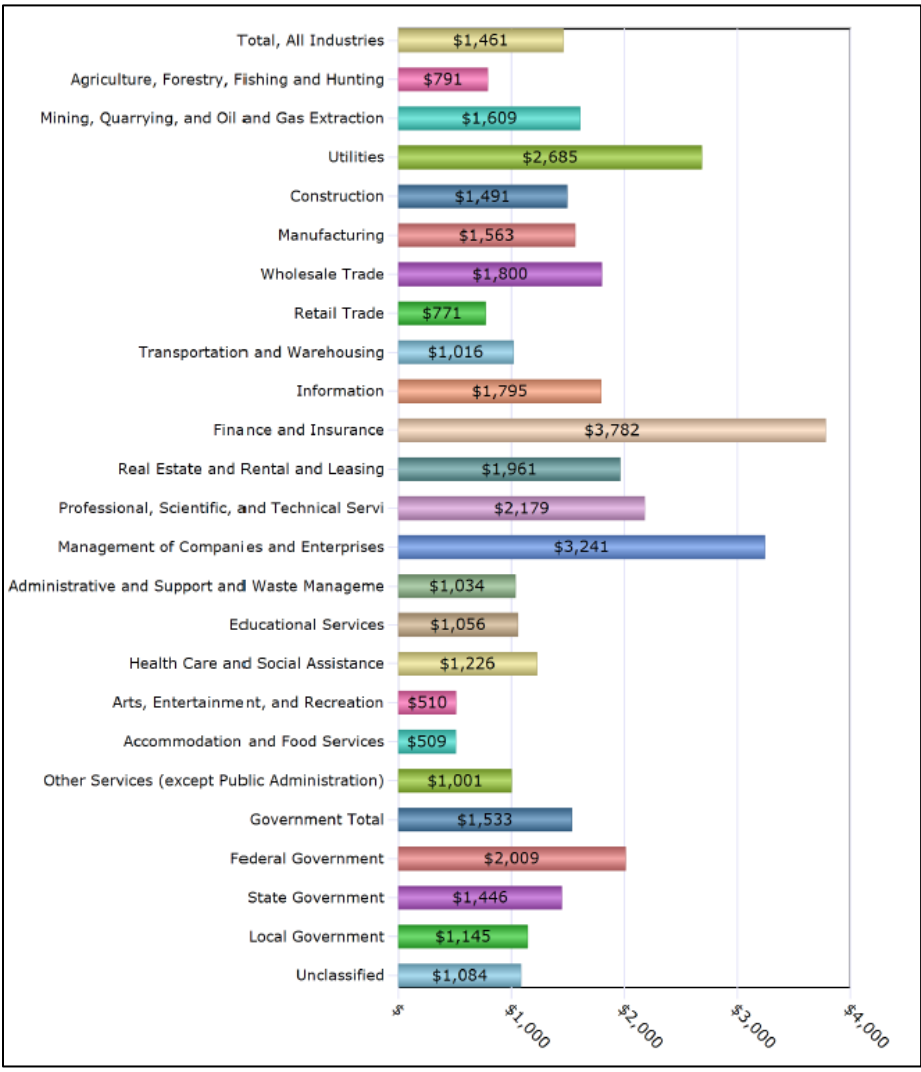
The average weekly wage paid by employers in most localities is below average in Virginia (Exhibit 31). The average weekly wage by Industry is shown in Exhibit 32. In terms of average annual wage per worker, the region's average (\$68,927) is below the average for the U.S. (\$72,609) (Quarterly Census of Employment and Wages, BLS, 2024Q3 Est).

Exhibit 31. Average Weekly Wage, 2023



Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages (QCEW Data Files : U.S. Bureau of Labor Statistics). Note: This data is reported by the location of the employer.

Exhibit 32. Average Weekly Wage by Industry



Source: Virginia Works, Economic Information and Analytics, QCEW, 1st Quarter

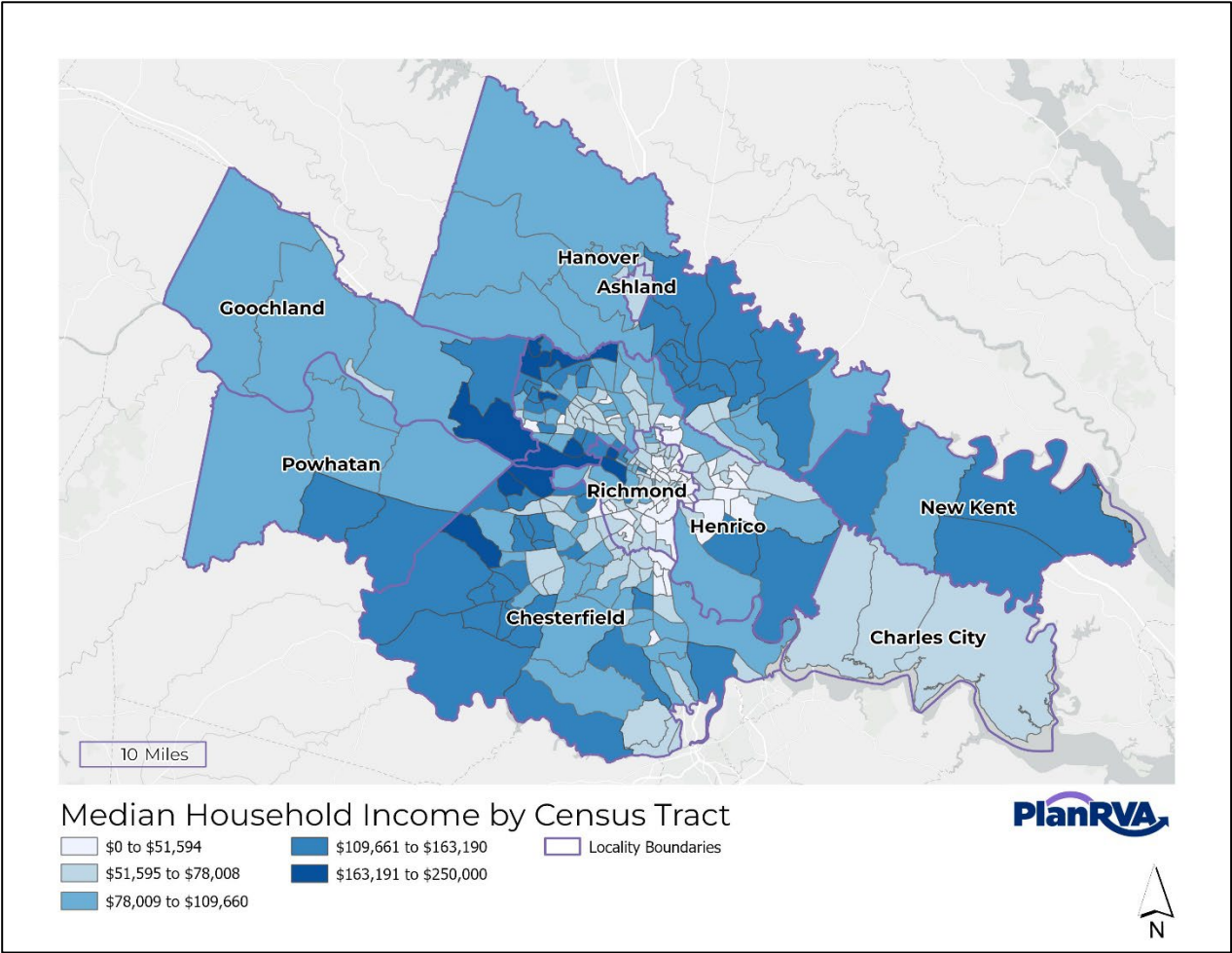
Median household income varies significantly among the localities and among the region's census tracts. The median household income in New Kent and Goochland are almost double the median household income in Richmond.

Exhibit 33. Median Household Income, 2023

	Median Household Income
Charles City	\$70,339
Chesterfield	\$98,910
Goochland	\$118,695
Hanover	\$109,504
Henrico	\$86,397
New Kent	\$120,125
Powhatan	\$110,667
Richmond	\$62,671

Source: NERDE Data: <https://nerde.anl.gov/data/explorer/counties>, sourced from Bureau of Labor Statistics 12/1/2024.

Exhibit 34. Median Household Income, 2022



Source: United States Census Bureau, ACSST5Y2022.S2503

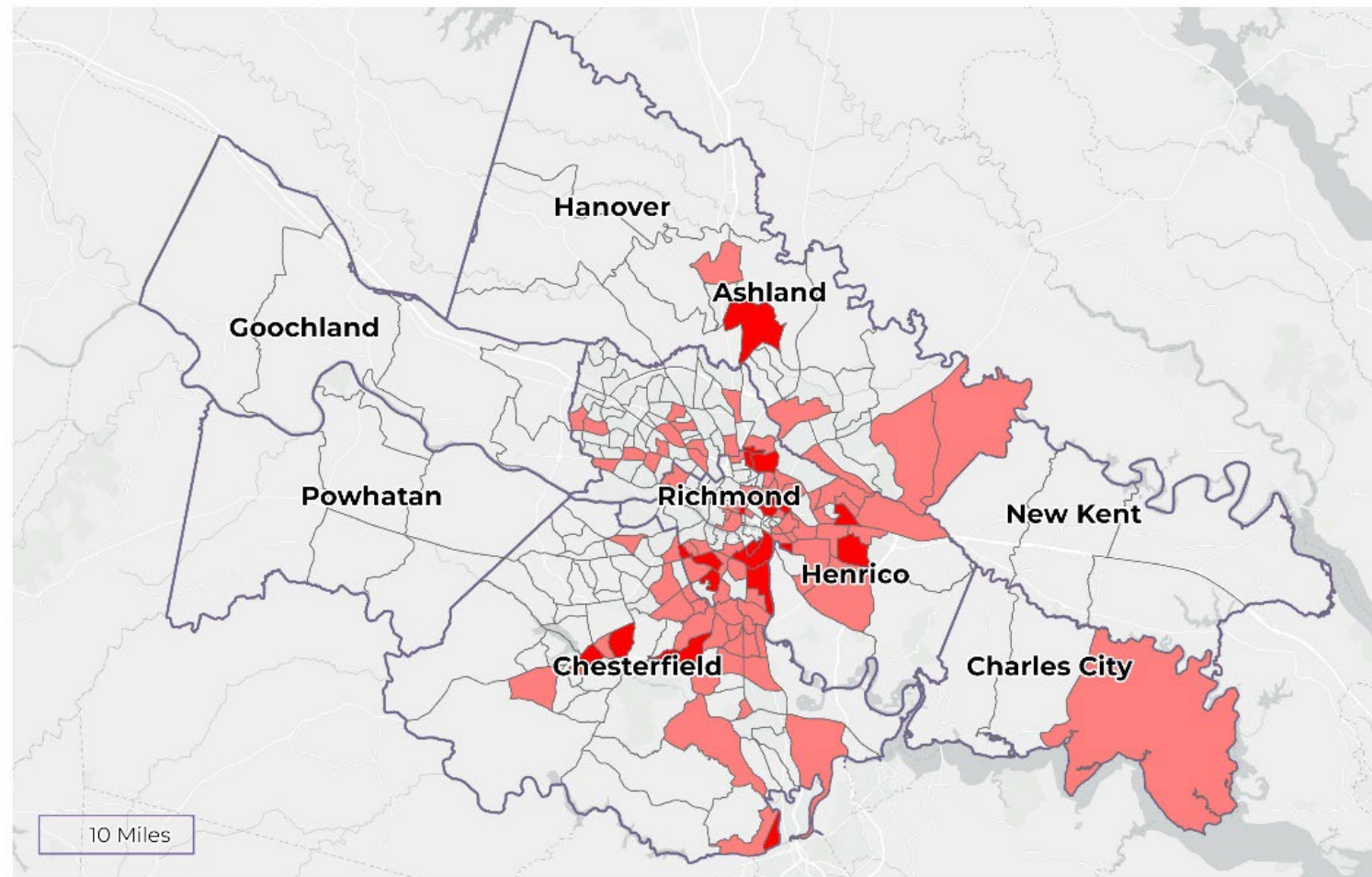
The U.S. EDA defines distressed geographies as an area with a per capita income of 80% or less than the national average or a 24-month unemployment rate that is at least 1% greater than the national average unemployment rate. Using this definition, none of the region's localities are classified as distressed. However, there are a significant number of census tracts within the region's localities that meet EDA distress criteria, as shown in Exhibit 35.

Exhibit 35. Unemployment and Per-Capita Income, By Locality

Geography	24-Month Unemployment Distressed=1% Greater Than National Average	Per-Capita Income Distressed=80% or Less than the National Average
National Average	3.74%	\$65,470
Charles City	3.18% 85.05% of National	\$57,151 87.29% of National
Chesterfield	2.84% 76.06% of National	\$64,035 97.81% of National
Goochland	2.82% 75.50% of National	\$116,296 177.63% of National
Hanover	2.48% 66.32% of National	\$72,302 110.44% of National
Henrico	2.86% 76.43% of National	\$76,976 117.5% of National
New Kent	2.47% 66.21% of National	\$102,849 157.09% of National
Powhatan	2.57% 68.80% of National	\$67,908 103.72% of National
Richmond	3.45% 92.31% of National	\$71,174 108.71% of National
Region	2.92% 78.11% of National	\$72,164.568 110.23% of National

Source: NERDE Distress Statistics: <https://nerde.anl.gov/opportunity/distress/tract>.

Exhibit 36. U.S. EDA-Defined Distressed Census Tracts



Distressed Census Tracts

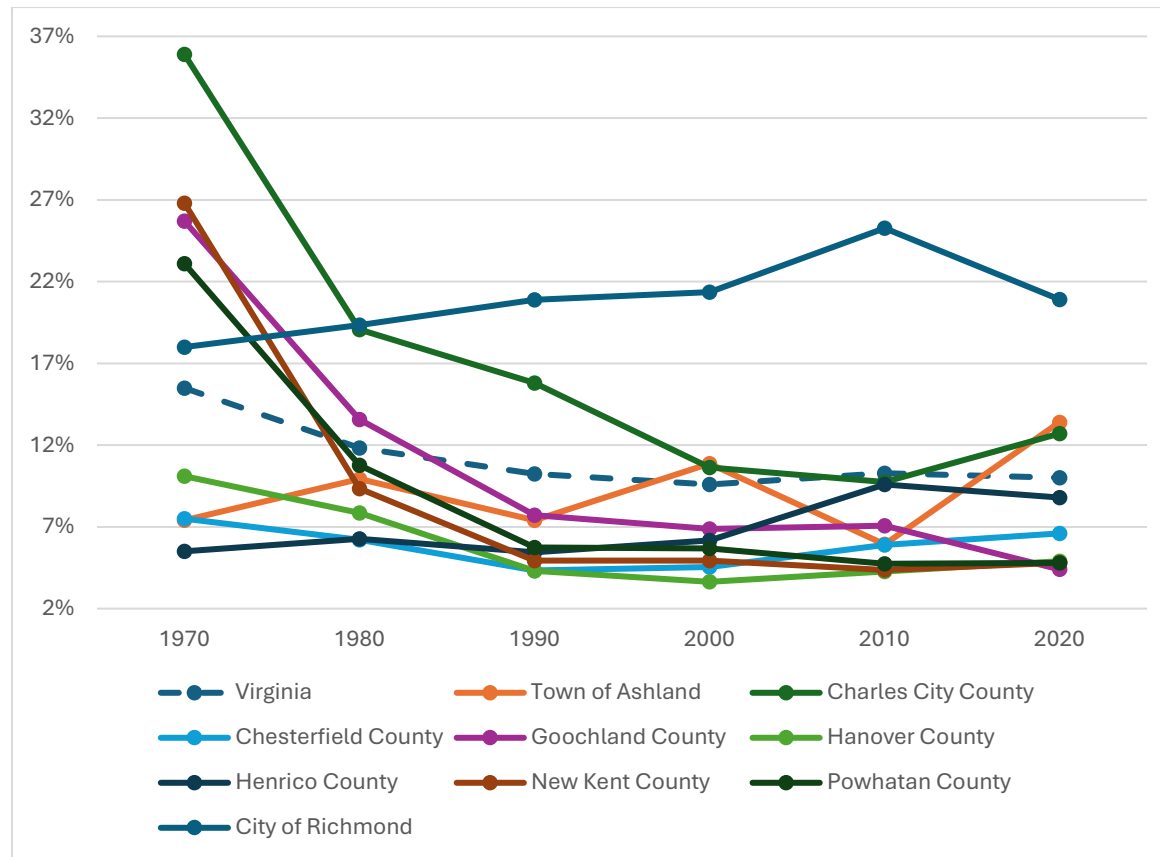
- Locality Boundaries
- Some Level of Income and/or Employment Distress
- Severe Income and/or Employment Distress



Source: <https://herde.anl.gov/opportunity/distress/tract>. Note: Tracts in Goochland associated with institutional populations were removed.

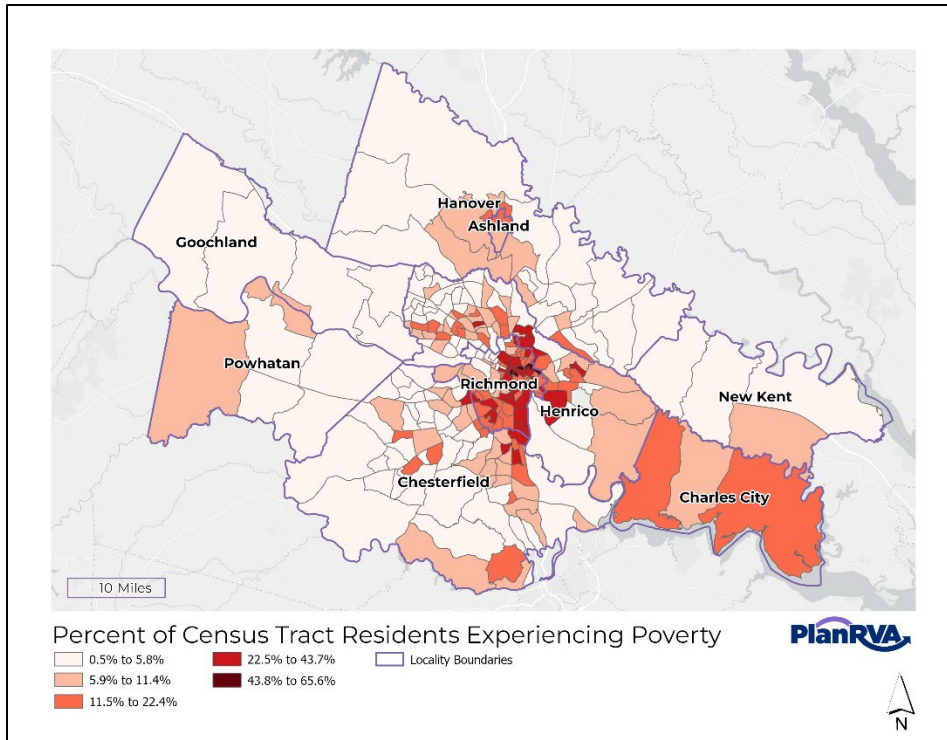
Poverty is defined by the U.S. Census Bureau's Official Poverty Measure (OPM). The OPM compares a family or individual pre-tax cash income against a set of dollar-value poverty thresholds, which vary by family size and composition. Overall, rates of people in poverty have decreased in the region since the 1970's, a trend that was disrupted in some localities by the pandemic, as reflected in the 2020 data (Exhibit 37). Exhibits 38 and 39 show distribution of poverty by census tract.

Exhibit 37. Percentage of Persons in Poverty, 1970 to 2020



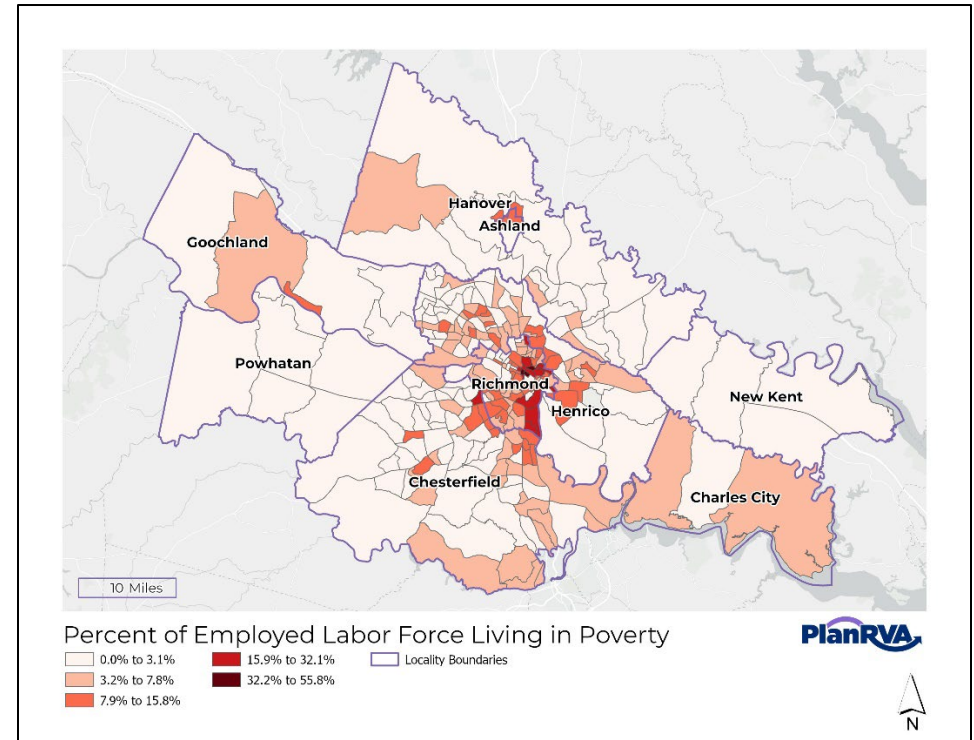
Source: U.S. Census Bureau, Decennial Census (1970-2000), ACS 5 Year (2010-2020)

Exhibit 38. Percentage of Persons in Poverty (2022), Census Tracts



Source: U.S. Census Bureau, American Community Survey 5Year 2017-2022

Exhibit 39. Percent of Employed Labor Force Living in Poverty (2022), Census Tracts



Source: U.S. Census Bureau, American Community Survey 5Year 2017-2022

The cost of living in the region is somewhat below Virginia and the US; even though the region's average annual wage is lower, purchasing power in the region (but not all localities) is similar or better.

Exhibit 40. Cost of Living Index

	Average Annual Salary	Cost of Living Index (Base US)	US Purchasing Power
Region	\$68,927	95.2	\$72,391
Virginia	\$74,533	106.0	\$70,327
United States	\$72,609	100.0	\$72,609

Source: JobsEQ, courtesy of Greater Richmond Partnership, data as of 2024Q3

Employers and Industries Data

There is a diversity of employers in the region by number of employees, with similar proportions as Virginia overall.

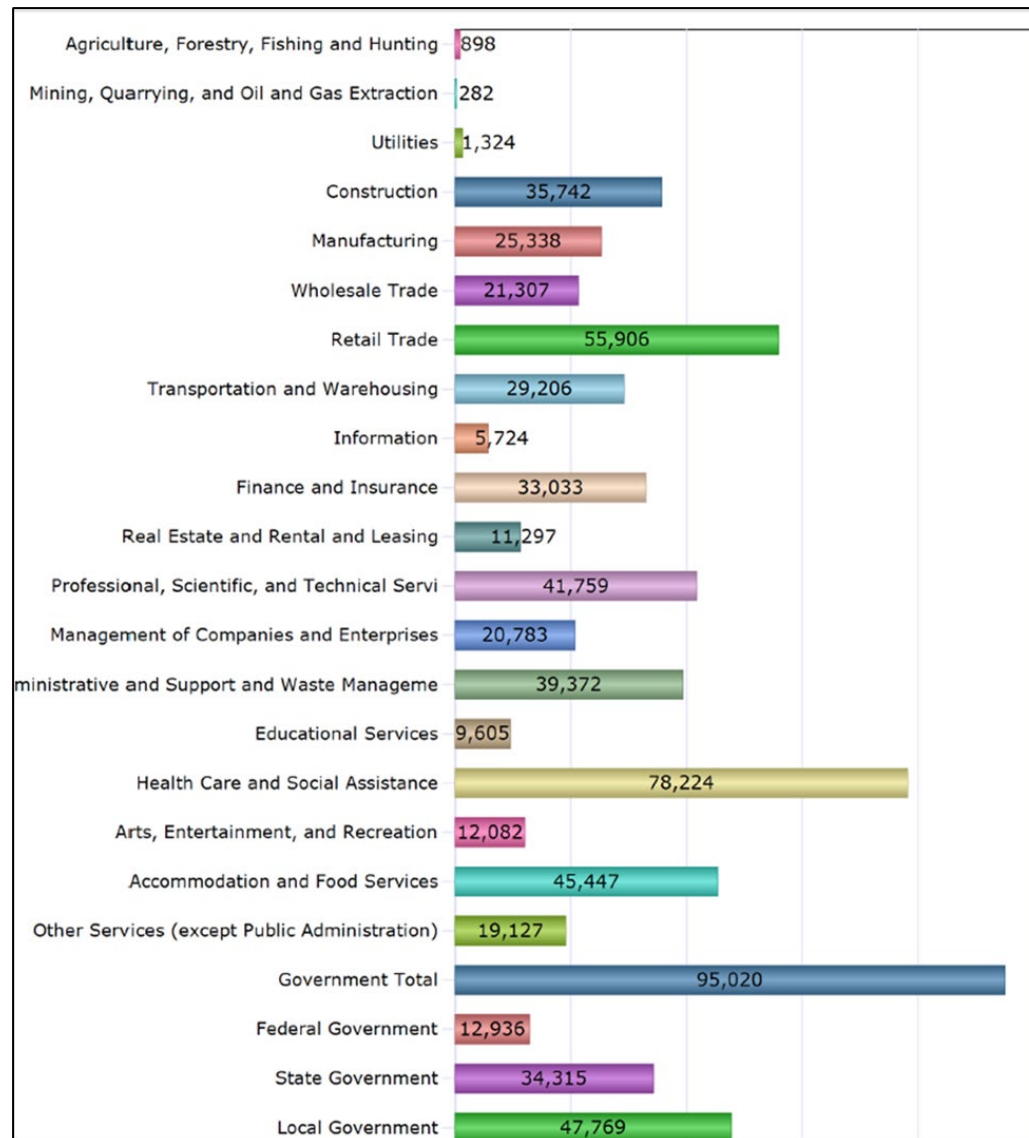
Exhibit 41. Employers and Employment by Size of Establishment

Number of Employees	Employers, By Size of Establishment				Employment, By Size of Establishment			
	Region - #	Region - %	Virginia - #	Virginia - %	Region - #	Region - %	Virginia - #	Virginia - %
0-4	24,497	63.0%	207,308	66.2%	30,532	5.2%	261,536	6.5%
5-9	5,085	13.1%	40,586	12.9%	33,879	5.8%	269,886	6.7%
10-19	4,059	10.4%	30,102	9.6%	55,247	9.5%	410,082	10.1%
20-49	3,238	8.3%	22,145	7.1%	98,050	16.8%	669,001	16.5%
50-99	1,123	2.9%	7,462	2.9%	76,435	13.1%	513,170	12.7%
100-249	606	1.6%	3,930	1.3%	89,398	15.3%	578,899	14.3%
250-499	170	0.4%	1,066	0.3%	57,857	9.9%	364,060	8.9%
500-999	64	0.2%	375	0.1%	42,836	7.4%	257,107	6.4%
1,000 and over	37	0.1%	266	0.1%	98,610	16.9%	726,652	17.9%
	38,879		313,240		582,844		4,050,393	

Source: Virginia Works, Economic Information and Analytics, QCEW, 1st Quarter 2024

Top industries by employment in the region, other than government, include Health Care and Social Assistance and Retail Trade.

Exhibit 42. Industries, by Employment Number



Source: Virginia Works, Economic Information and Analytics, QCEW, 1st Quarter 2024

Top industries by GDP in the region include Real Estate and Rental and Leasing, Finance and Insurance, and Health Care and Social Assistance. Exhibit 43 shows that there are significant differences among the localities in top industries by employment and by GDP.

Exhibit 43. Top 5 Industries, By Number of Jobs (Blue) and Gross Domestic Product (Yellow), or Both (Green)

	Charles City	Chester-field	Gooch-land	Han-over	Hen-rico	New Kent	Powh-atan	Rich-mond
Accommodation and food services								
Administrative and Support and Waste Management and Remediation Services								
Arts, entertainment and recreation								
Construction								
Durable Goods								
Finance and Insurance								
Government and Government Enterprises								
Health care and social assistance								
Management of companies and enterprises								
Non-durable Goods Manufacturing								
Other Services (except Government and Government Enterprises)								
Professional, scientific, and technical services								
Real Estate and rental leasing								
Retail Trade								
Transportation and Warehousing								
Utilities								
Wholesale Trade								

Source: NERDE <https://nerde.anl.gov/data/explorer/counties>, sourced from BEA as of 12/1/23.

Over the next 5 years, employment in the region is projected to expand by over 16,000 jobs; Health Care and Social Assistance, Professional, Scientific, and Technical Services, and Construction are expected to grow by the largest numbers of jobs.

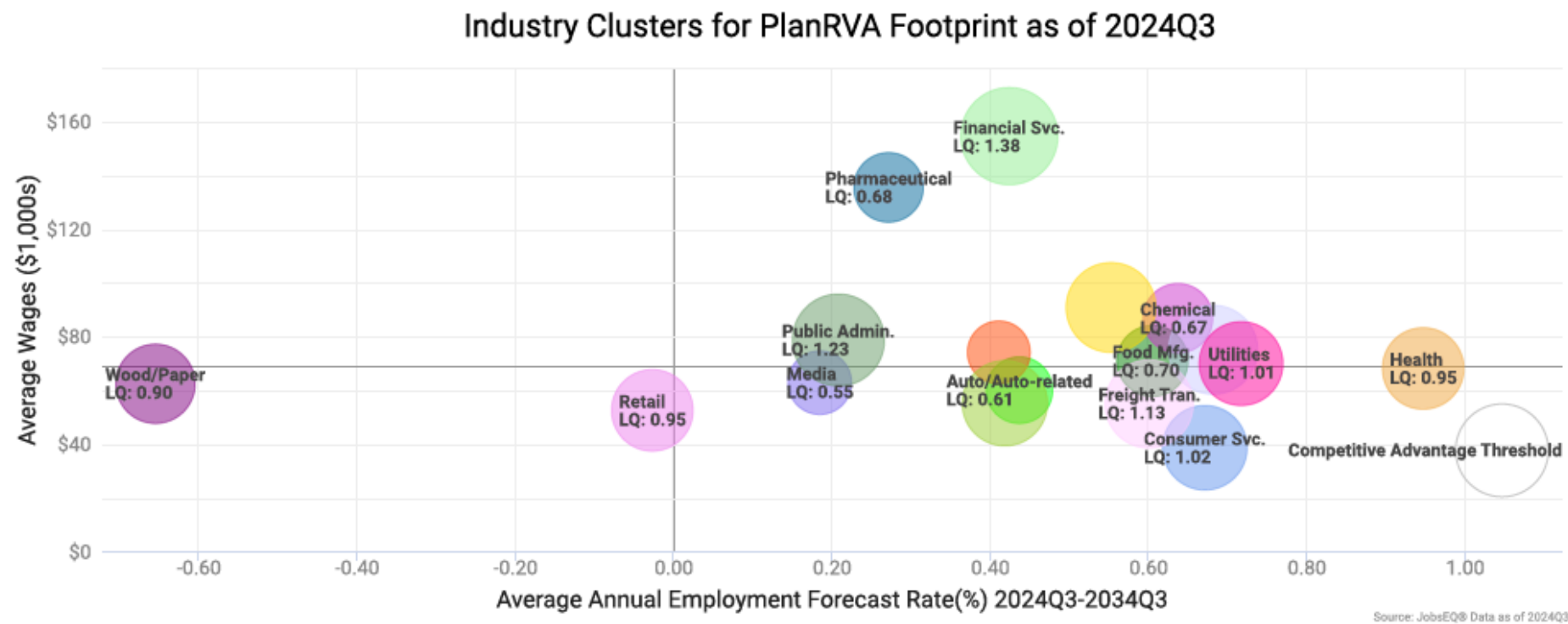
Exhibit 44. Projected Employment Growth by Industry

NAICS	Industry	Current			5-Year History		5-Year Forecast				
		Empl	Avg Ann Wages	LQ	Empl Change	Ann %	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth
62	Health Care and Social Assistance	89,930	\$66,878	0.95	3,680	0.8%	49,026	20,363	24,324	4,339	0.9%
44	Retail Trade	59,115	\$39,591	0.96	-142	0.0%	39,636	16,849	23,315	-528	-0.2%
61	Educational Services	49,864	\$57,611	0.98	-413	-0.2%	24,625	10,657	12,886	1,082	0.4%
72	Accommodation and Food Services	47,255	\$26,566	0.86	-695	-0.3%	43,504	18,039	24,321	1,144	0.5%
54	Professional, Scientific, and Technical Services	46,818	\$103,519	1.02	3,329	1.5%	20,945	7,084	12,036	1,824	0.8%
56	Administrative and Support and Waste Management and Remediation Services	43,710	\$51,324	1.14	-444	-0.2%	25,731	9,971	15,001	759	0.3%
23	Construction	43,445	\$74,750	1.15	2,710	1.3%	20,314	6,939	11,875	1,500	0.7%
92	Public Administration	36,266	\$78,979	1.23	2,733	1.6%	17,034	6,670	9,985	379	0.2%
48	Transportation and Warehousing	35,235	\$55,390	1.12	10,764	7.6%	20,831	7,871	11,547	1,412	0.8%
52	Finance and Insurance	34,328	\$131,959	1.39	-4,435	-2.4%	14,994	5,461	8,792	741	0.4%
81	Other Services (except Public Administration)	30,726	\$45,406	1.15	-1,781	-1.1%	18,484	7,210	10,434	840	0.5%
31	Manufacturing	26,179	\$76,594	0.53	-107	-0.1%	13,469	4,872	8,360	238	0.2%
42	Wholesale Trade	21,599	\$86,267	0.92	-1,070	-1.0%	11,267	4,046	6,808	413	0.4%
55	Management of Companies and Enterprises	20,908	\$142,599	2.13	-1,287	-1.2%	9,574	3,317	5,578	680	0.6%
71	Arts, Entertainment, and Recreation	18,079	\$26,998	1.39	3,192	4.0%	14,494	5,413	8,164	918	1.0%
53	Real Estate and Rental and Leasing	13,334	\$86,641	1.19	3,138	5.5%	6,592	2,831	3,565	196	0.3%
51	Information	7,529	\$79,196	0.62	-314	-0.8%	3,413	1,194	2,081	138	0.4%
22	Utilities	2,147	\$99,840	0.66	-216	-1.9%	940	347	590	2	0.0%
11	Agriculture, Forestry, Fishing and Hunting	1,574	\$40,202	0.21	29	0.4%	1,014	461	514	39	0.5%
99	Unclassified	1,351	\$54,545	1.28	139	2.2%	801	310	452	39	0.6%
21	Mining, Quarrying, and Oil and Gas Extraction	295	\$83,942	0.13	-20	-1.3%	155	48	92	16	1.1%
Total - All Industries		629,686	\$68,927	1.00	18,791	0.6%	361,371	142,013	203,101	16,256	0.5%

Source: JobsEQ, courtesy of Greater Richmond Partnership, data updated through 2024Q2, estimates through 2024Q3

The industry cluster in the region with the highest relative concentration is Financial Services, with a location quotient of 1.38.

Exhibit 45. Regional Industry Clusters



Location quotient and average wage data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics, imputed where necessary, and updated through 2024Q2 with preliminary estimates updated to 2024Q3. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

Source: JobsEQ, courtesy of Greater Richmond Partnership

The largest major occupation group in the region is Office and Administrative Support Occupations, followed by Sales and Related Occupations, and Transportation and Material Moving Occupations. Occupation groups that are more highly concentrated in the region compared to the national average include Business and Financial Operations Occupations, Legal Occupations, and Community and Social Service Occupations.

Exhibit 46. Occupation Groups, Including 5-Year Forecast

PlanRVA Footprint, 2024Q3¹

SOC	Occupation	Current						5-Year History		5-Year Forecast				
		Empl	Mean Ann Wages ²	LQ	Unempl	Unempl Rate	Online Job Ads ³	Empl Change	Ann %	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth
43-0000	Office and Administrative Support	77,400	\$49,500	1.05	1,987	2.6%	4,010	-4,146	-1.0%	41,206	18,457	23,944	-1,194	-0.3%
41-0000	Sales and Related	56,280	\$56,900	1.02	2,229	3.8%	6,467	-1,916	-0.7%	35,215	15,098	20,452	-335	-0.1%
53-0000	Transportation and Material Moving	54,242	\$48,100	0.99	2,309	4.6%	3,241	8,217	3.3%	36,587	13,576	21,102	1,909	0.7%
13-0000	Business and Financial Operations	53,305	\$92,100	1.32	1,312	2.3%	5,242	4,238	1.7%	23,342	7,615	13,919	1,808	0.7%
35-0000	Food Preparation and Serving Related	46,801	\$36,600	0.91	2,192	4.9%	3,527	-601	-0.3%	46,628	19,552	25,889	1,186	0.5%
11-0000	Management	42,716	\$144,600	0.88	681	1.5%	7,839	5,344	2.7%	18,593	5,534	11,336	1,723	0.8%
29-0000	Healthcare Practitioners and Technical	37,476	\$104,600	1.00	392	1.0%	8,094	2,400	1.3%	12,207	5,488	5,110	1,609	0.8%
25-0000	Educational Instruction and Library	33,915	\$63,900	1.00	672	1.9%	2,723	-75	0.0%	16,392	7,236	8,263	892	0.5%
47-0000	Construction and Extraction	29,974	\$54,900	1.06	1,155	4.3%	1,060	422	0.3%	13,950	4,722	8,098	1,130	0.7%
31-0000	Healthcare Support	25,964	\$38,300	0.89	683	2.7%	1,623	663	0.5%	20,282	8,244	10,286	1,752	1.3%
49-0000	Installation, Maintenance, and Repair	24,636	\$60,400	1.01	518	2.4%	2,622	1,231	1.0%	11,822	4,448	6,536	838	0.7%
15-0000	Computer and Mathematical	23,911	\$115,100	1.19	632	2.2%	4,848	585	0.5%	8,428	2,625	4,412	1,392	1.1%
51-0000	Production	21,394	\$48,800	0.63	792	4.0%	929	-1,339	-1.2%	11,961	4,446	7,460	55	0.1%
37-0000	Building and Grounds Cleaning and Maintenance	21,258	\$37,800	1.03	815	4.1%	1,211	-70	-0.1%	15,080	6,384	8,166	530	0.5%
39-0000	Personal Care and Service	17,708	\$40,000	1.09	698	4.0%	1,022	1,117	1.3%	16,635	5,968	9,873	794	0.9%
33-0000	Protective Service	15,024	\$58,000	1.11	424	2.8%	670	1,173	1.6%	8,786	3,577	5,041	168	0.2%
21-0000	Community and Social Service	14,356	\$62,200	1.24	343	2.3%	2,470	287	0.4%	7,273	2,750	3,757	766	1.0%

SOC	Occupation	Current						5-Year History		5-Year Forecast				
		Empl	Mean Ann Wages ²	LQ	Unempl	Unempl Rate	Online Job Ads ³	Empl Change	Ann %	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth
27-0000	Arts, Design, Entertainment, Sports, and Media	11,915	\$69,500	1.04	468	3.3%	1,110	479	0.8%	6,090	2,337	3,430	323	0.5%
17-0000	Architecture and Engineering	7,998	\$97,800	0.80	141	1.4%	1,506	276	0.7%	2,981	1,000	1,691	290	0.7%
23-0000	Legal	6,843	\$136,800	1.31	88	1.3%	531	145	0.4%	2,169	849	1,242	78	0.2%
19-0000	Life, Physical, and Social Science	5,470	\$92,700	0.95	158	2.4%	945	311	1.2%	2,515	453	1,858	204	0.7%
45-0000	Farming, Fishing, and Forestry	1,101	\$43,600	0.30	67	5.9%	19	50	0.9%	865	337	513	15	0.3%
Total - All Occupations		629,686	\$68,000	1.00	18,758	2.9%	61,708	18,791	0.6%	359,178	140,695	202,381	16,102	0.5%

Source: [JobsEQ®](#)

Data as of 2024Q3 unless noted otherwise

Note: Figures may not sum due to rounding.

1. Data based on a four-quarter moving average unless noted otherwise.

2. Wage data represent the average for all Covered Employment

3. Data represent found online ads active within the last thirty days in the selected region. Due to alternative county-assignment algorithms, ad counts in this analytic may not match that shown in RTI (nor in the popup window ad list). Ad counts for ZCTA-based regions are estimates.

Occupation employment data are estimated via industry employment data and the estimated industry/occupation mix. Industry employment data are derived from the Quarterly Census of Employment and Wages, provided by the Bureau of Labor Statistics and currently updated through 2024Q2, imputed where necessary with preliminary estimates updated to 2024Q3. Wages by occupation are as of 2024 provided by the BLS and imputed where necessary. Forecast employment growth uses national projections from the Bureau of Labor Statistics adapted for regional growth patterns.

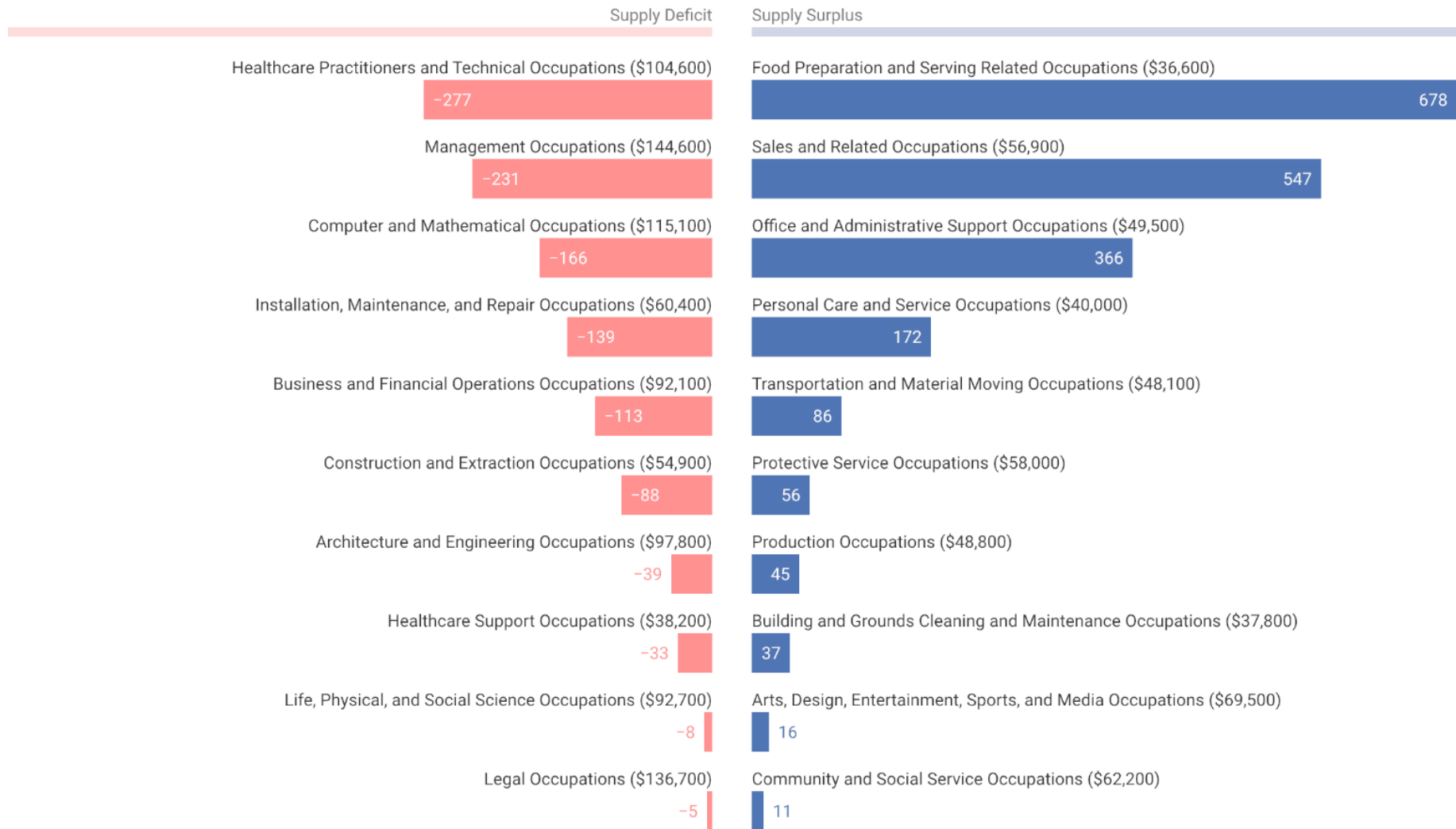
Source: [JobsEQ](#), courtesy of Greater Richmond Partnership

Over the next 5 years, the fastest growing occupation group (by percentage) in the region is expected to be Healthcare Support Occupations, and the strongest forecast by number of jobs over this period is expected for Transportation and Material Moving Occupations and Business and Financial Operations Occupations. However, analysis of potential average annual occupation gaps over five years shows that even with projected job growth, some occupations may have a supply surplus (Exhibit 47).

Exhibit 47. Occupation Gaps

Occupation Gaps

Potential Average Annual Occupation Gaps over 5 Years in PlanRVA Footprint



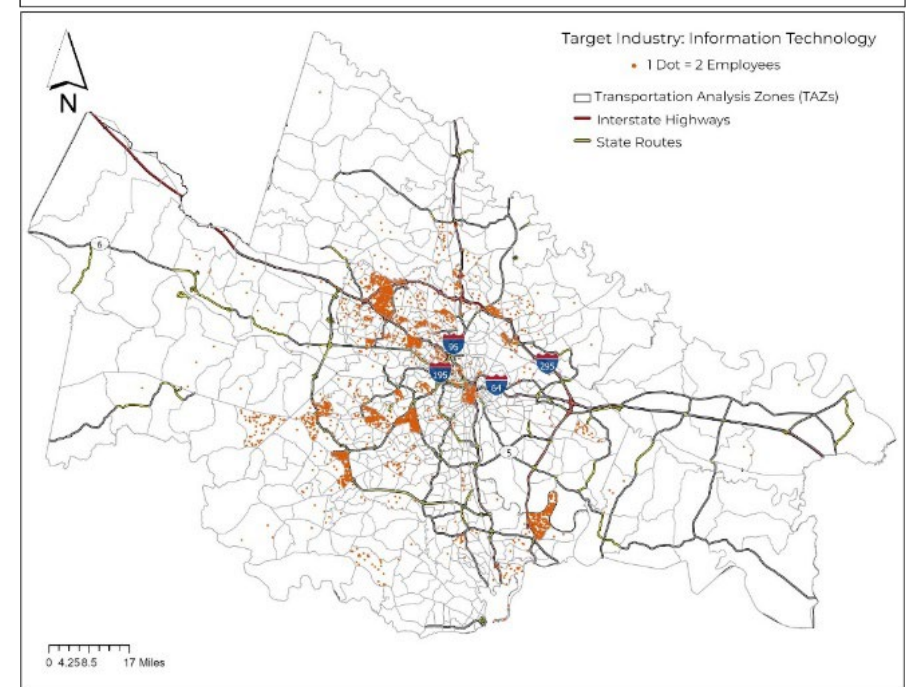
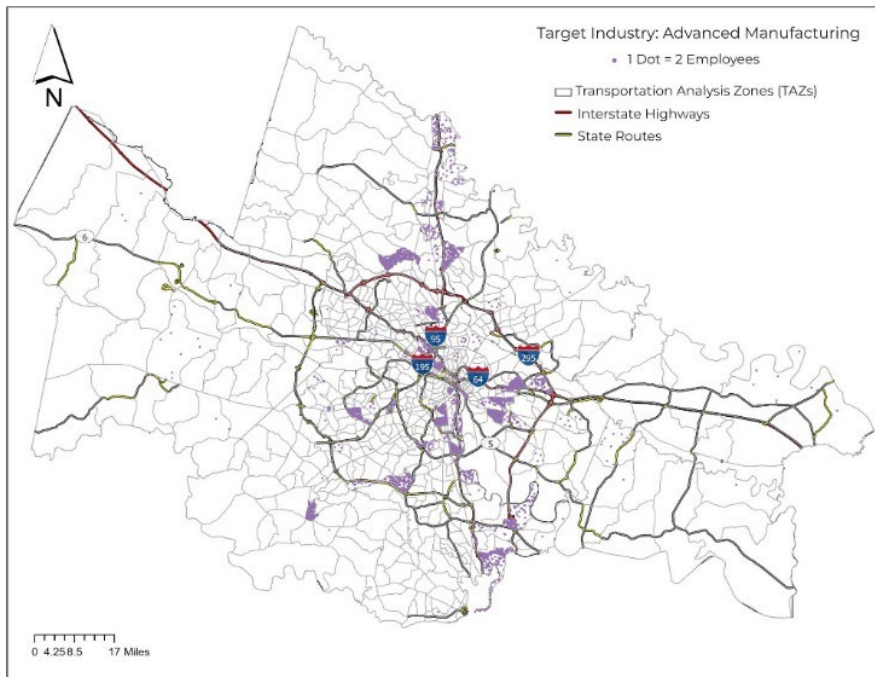
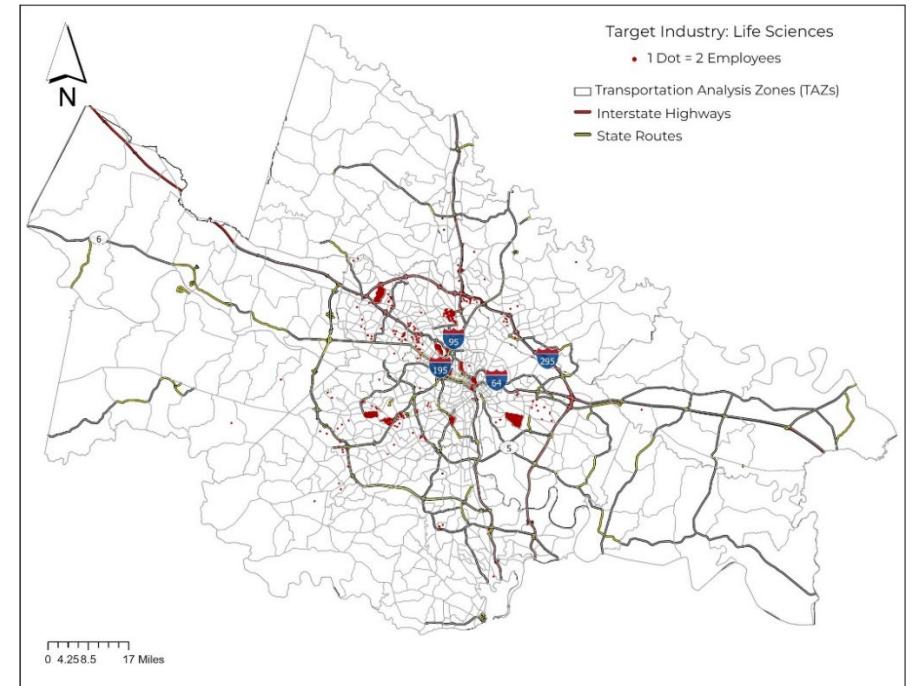
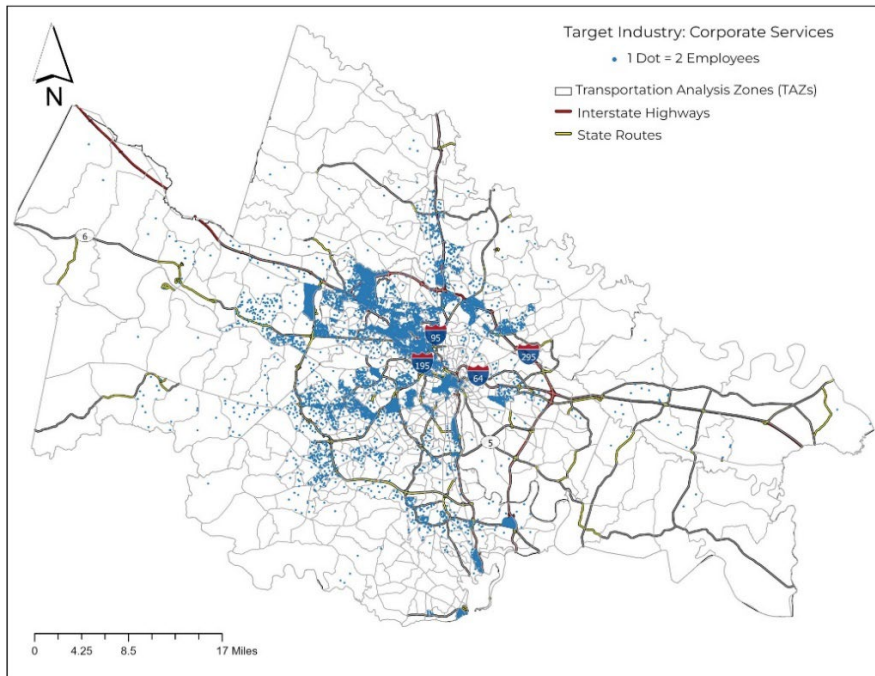
Source: JobsEQ®
Data as of 2024Q3

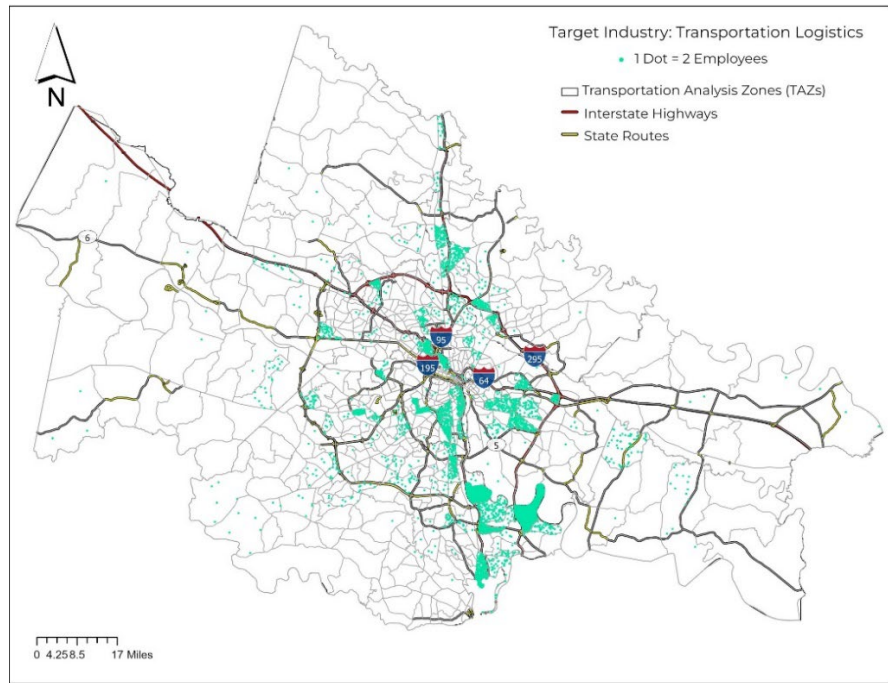
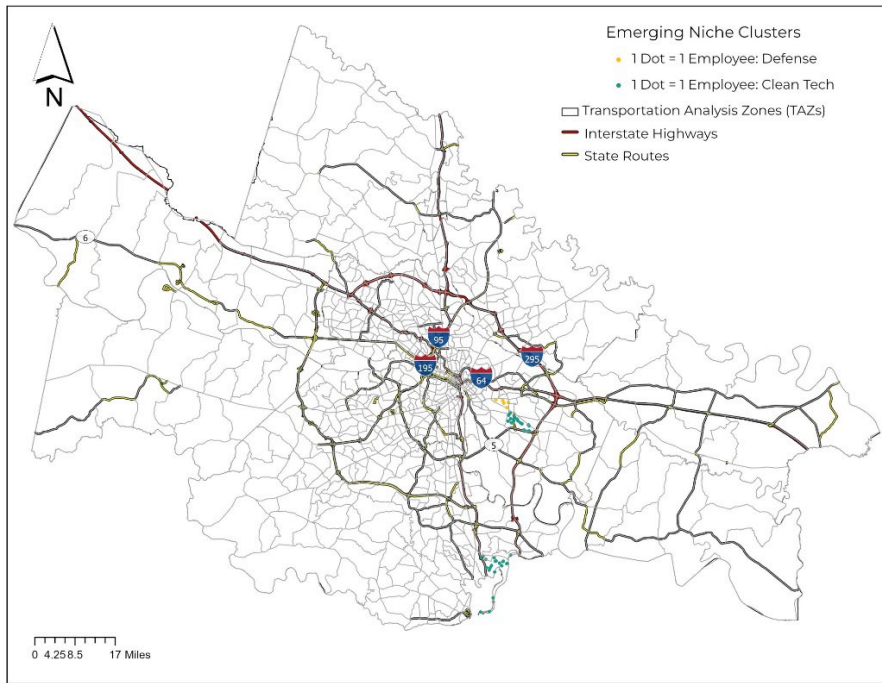
Source: JobsEQ, courtesy of Greater Richmond Partnership

Localities and regional organizations have identified target industries in strategic plans and other planning documents. Appendix B contains the Greater Richmond Partnership Target Industry Cluster Analysis. Exhibit 48 shows additional information regarding locality target or key industries (as noted in locality documents). The maps below show the location of employees within the region that work in each of the five target industries and two emerging clusters: Corporate Services, Information Technology, Life Sciences, Transportation Logistics, Advanced Manufacturing, Defense and Clean Tech. Note that the employee location is a generalized location within a given Transportation Analysis Zone (TAZ) boundary, not the exact location of a company. This data is derived from 2017 Virginia Employment Commission (VEC) datasets, as further verified and refined by the Richmond Regional Transportation Planning Organization.

Exhibit 48. Locality-identified Target or Key Industries

Ashland	Diverse businesses, particularly businesses focused on innovation, technology, entertainment and tourism (Strategic Plan). Supporting downtown retail; technology, medical and Class A office; service area businesses; accommodations (Comprehensive Plan).
Charles City	High potential industries: technology, renewable energy (solar, wind), healthcare (home care, specialist positions), and advanced manufacturing. Other potential industries listed include advanced agriculture, logistics and distribution, light manufacturing, and tourism and hospitality (Economic Development Strategic Plan).
Chesterfield	Advanced Manufacturing, Advanced Materials Manufacturing, Corporate Services, Food & Beverage, Health & Life Sciences, Information Technology, Logistic and Distribution (EDA Website). In addition, the Comprehensive Plan cites Agriculture; Management, finance, professional & information services; and Tourism (sports tourism, etc.) & hospitality.
Goochland	Construction, Corporate Services, Finance & Insurance, Food and Beverage Manufacturing, Healthcare & Life Science, Logistics (Website). Tourism, including agritourism (Tourism Strategic Plan).
Hanover	Existing Clusters of Wholesale Trade; Transportation, Warehousing and Logistical Services; Advanced Manufacturing and Machine Manufacturing; and Tourism, Hospitality and Recreation. Emerging Clusters of Business Services and Professional, Scientific, and Technical Services & Management of Companies; Information Technology, Computer Sciences, and Data Processing/Hosting; and Biology/Pharmaceutical and Life Sciences (Industry Cluster Analysis).
Henrico	Corporate and Regional Headquarters, Advanced Manufacturing, Finance and Insurance, Health & Life Sciences, Professional Services, Data Centers, International, Supply Chain Management, Semiconductors (EDA website).
New Kent	Corporate, Tourism (outdoor recreation, agritourism), retail/commercial, business uses at I-64 interchanges (Strategic Plan).
Powhatan	Commercial enterprises, outdoor recreation/quality lodging/agribusiness, agriculture and forestry (Comprehensive Plan).
Richmond	Financial Services, Information Technology, Corporate Headquarters and Professional Services, Life Sciences and Healthcare, Transportation and Logistics, Specialty Food and Beverage, Advanced Manufacturing

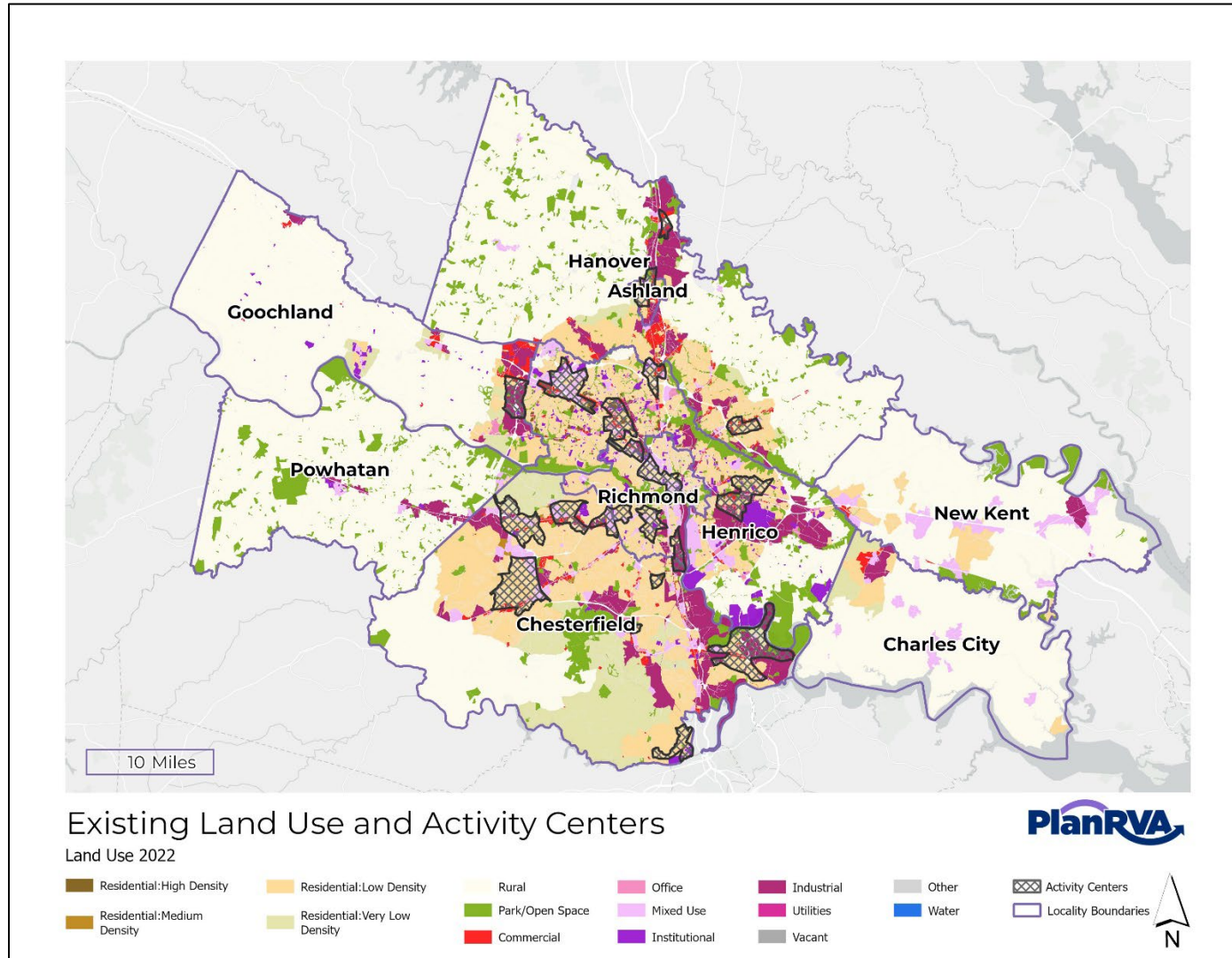




Housing Data

An assessment of existing land use as of 2022 found that while there are some areas of high and medium density residential, most of the region is rural, very low density housing, or low density housing.

Exhibit 49. Existing Land Use Map and Activity Centers, 2022



Source: PlanRVA. (2022)

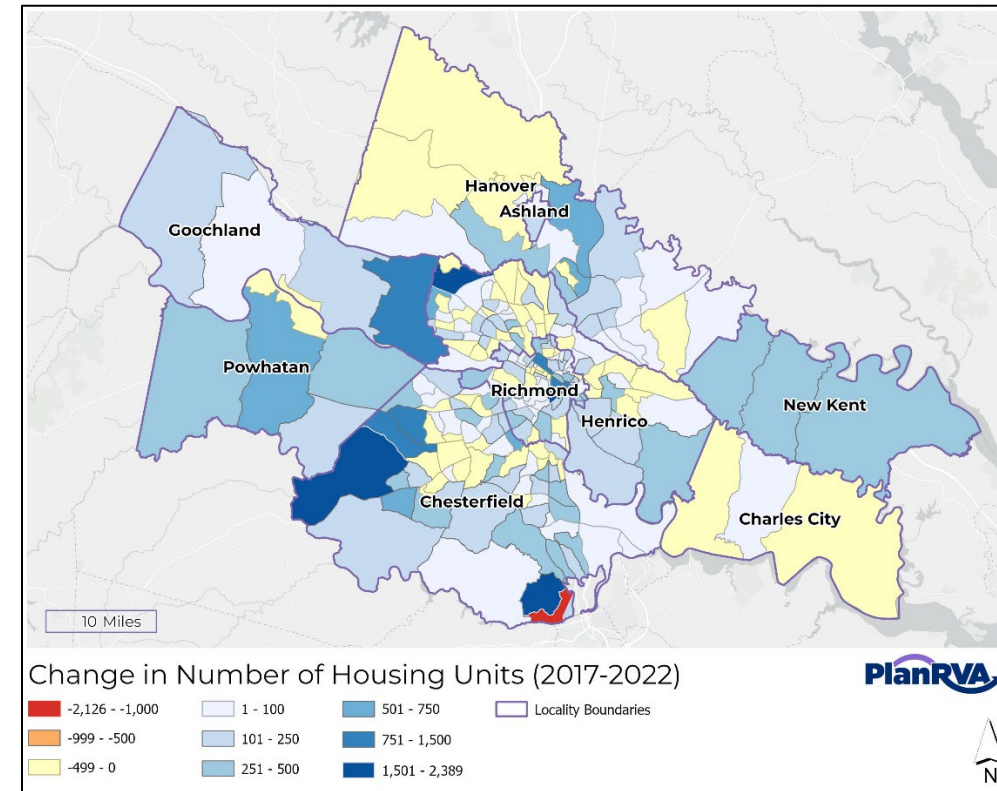
Between 2017 and 2022, the region's housing stock has grown by about 20,000 units, increasing from 450,376 units in 2017 to 470,470 units in 2022. Growth has occurred across the region, but to a more significant degree in some localities and census tracts.

Exhibit 50. Total Number of Housing Units

Total Number of Housing Units		
Locality	2017 Estimate	2022 Estimate
Charles City	3,328	3,252
Chesterfield	132,586	139,584
Goochland	9,679	10,623
Hanover	41,706	43,331
Henrico	135,623	141,349
New Kent	8,389	9,188
Powhatan	11,022	11,619
Richmond	108,043	111,524
TOTAL	450,376	470,470

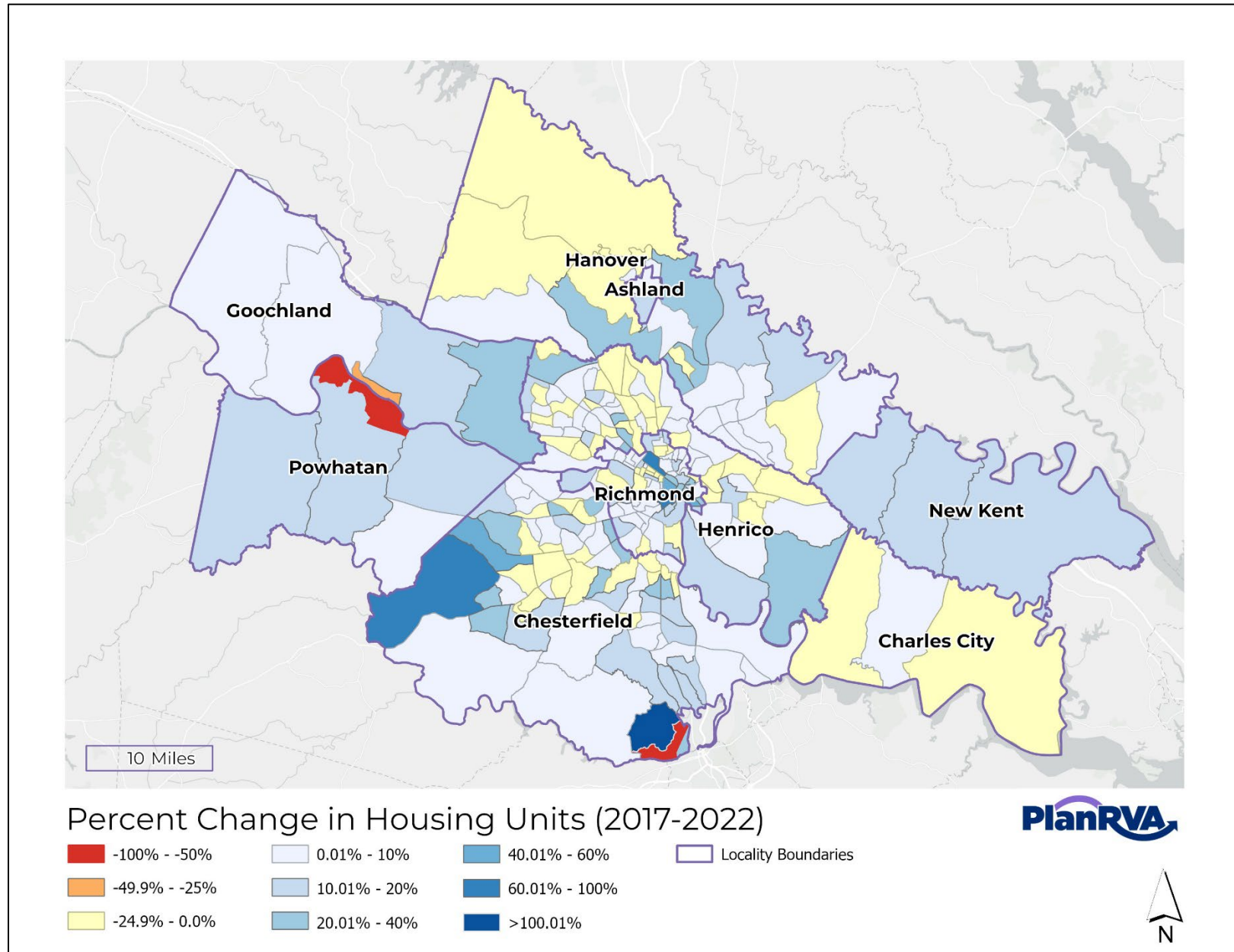
Source: PlanRVA. (2017). Long Range Transportation Plan., U.S. Census Bureau. American Community Survey (ACS) (2022). Table B25001: Housing Units. Retrieved from <https://data.census.gov/table/ACSDT5Y2022.B25001?t=Homeownership%20Rate:Housing:Housing%20Units&q=050XX00US51036,51041,51075,51085,51087,51127,51145,51760&moe=false&tp=true>

Exhibit 51. Change in Number of Housing Units 2017-2022, Census Tract



Source: PlanRVA. (2022).

Exhibit 52. Percent Change in Housing Units 2017-2022, Census Tract



Source: PlanRVA. (2022).

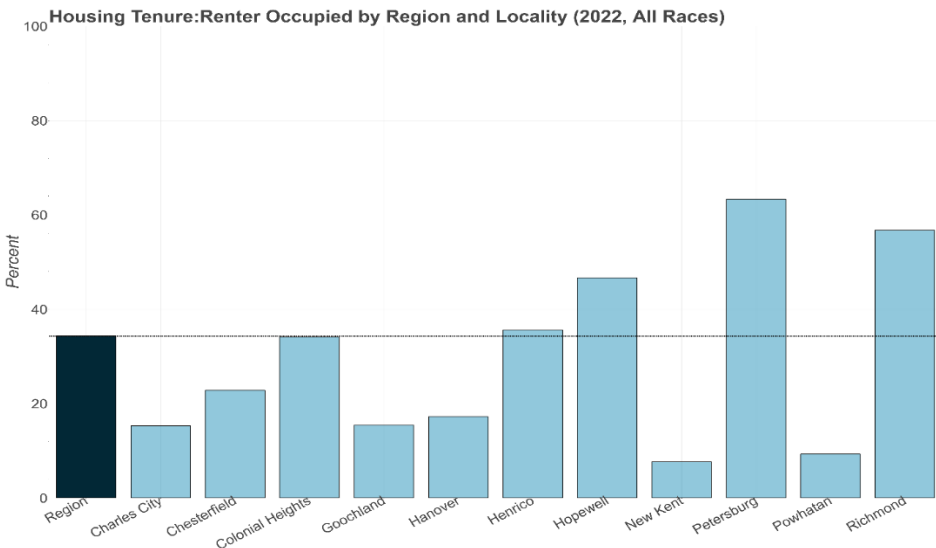
About 60% of the region (which for this data includes the Tri-Cities) are homeowners, with New Kent and Powhatan having the highest percentages. Significantly larger proportions of Richmond and Henrico residents are renters than residents in the rest of the region.

Exhibit 53: Housing Tenure: Owner Occupied by Region and Locality, 2022



Source: PlanRVA. RVA Regional Indicator Dashboard, from 2017-2021 ACS data.

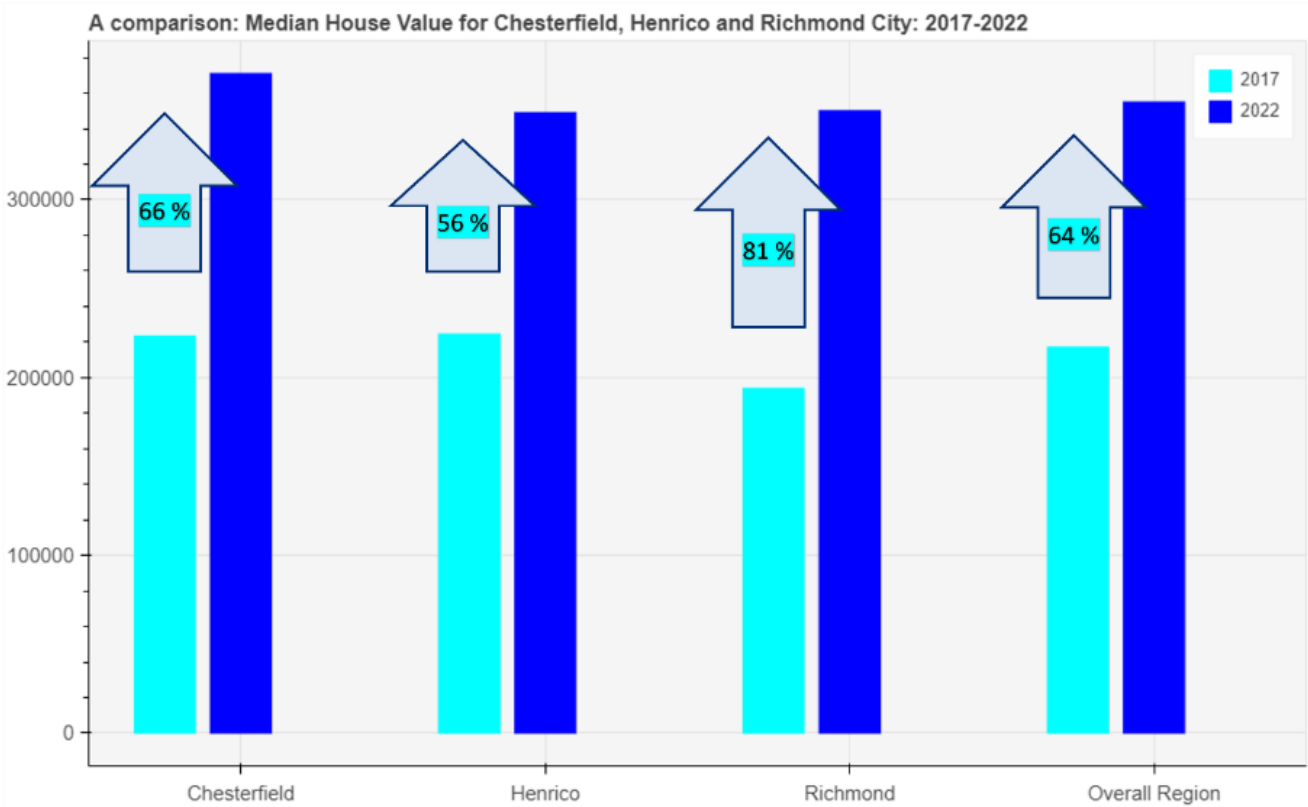
Exhibit 54: Housing Tenure: Renter Occupied by Region and Locality, 2022



Source: PlanRVA. RVA Regional Indicator Dashboard, from 2017-2021 ACS data.

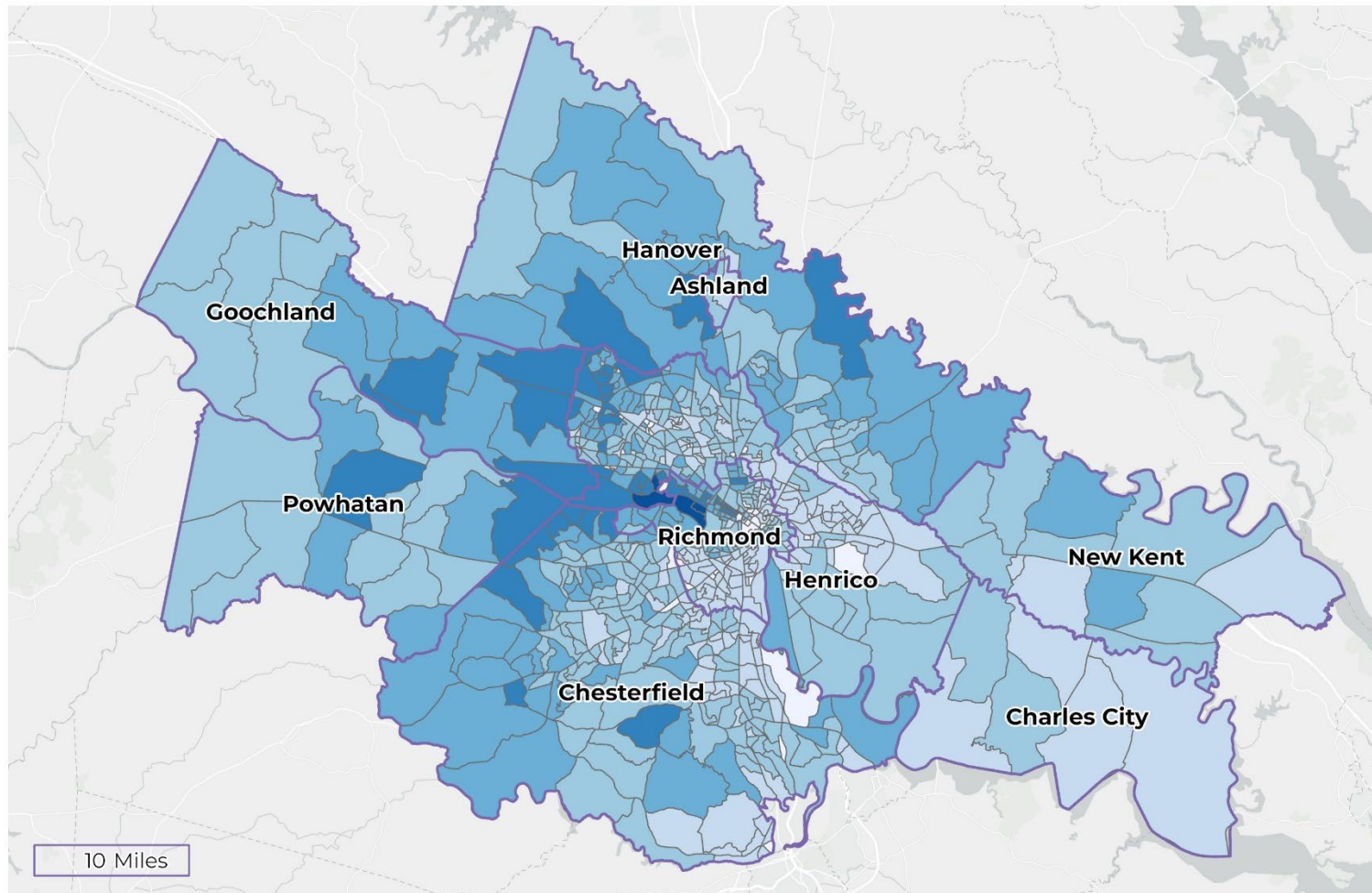
The Richmond region faces various housing challenges. There has been a sharp rise in median home values across the region and its three largest localities—Richmond, Chesterfield County, and Henrico County—showing an increase of 56% or more between 2017 and 2022.

Exhibit 55. Housing Price Comparison 2017 vs. 2022 - Median House price in 2017 and 2022 (corrected for inflation at 2023-dollar value)

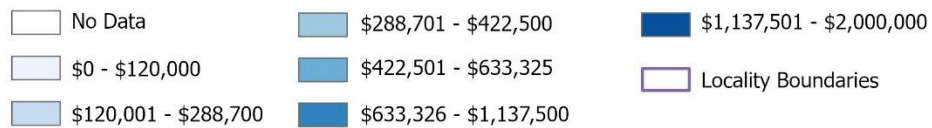


Source: PlanRVA.

Exhibit 56. Median House Price, 2022



Median House Sales Price (2022)



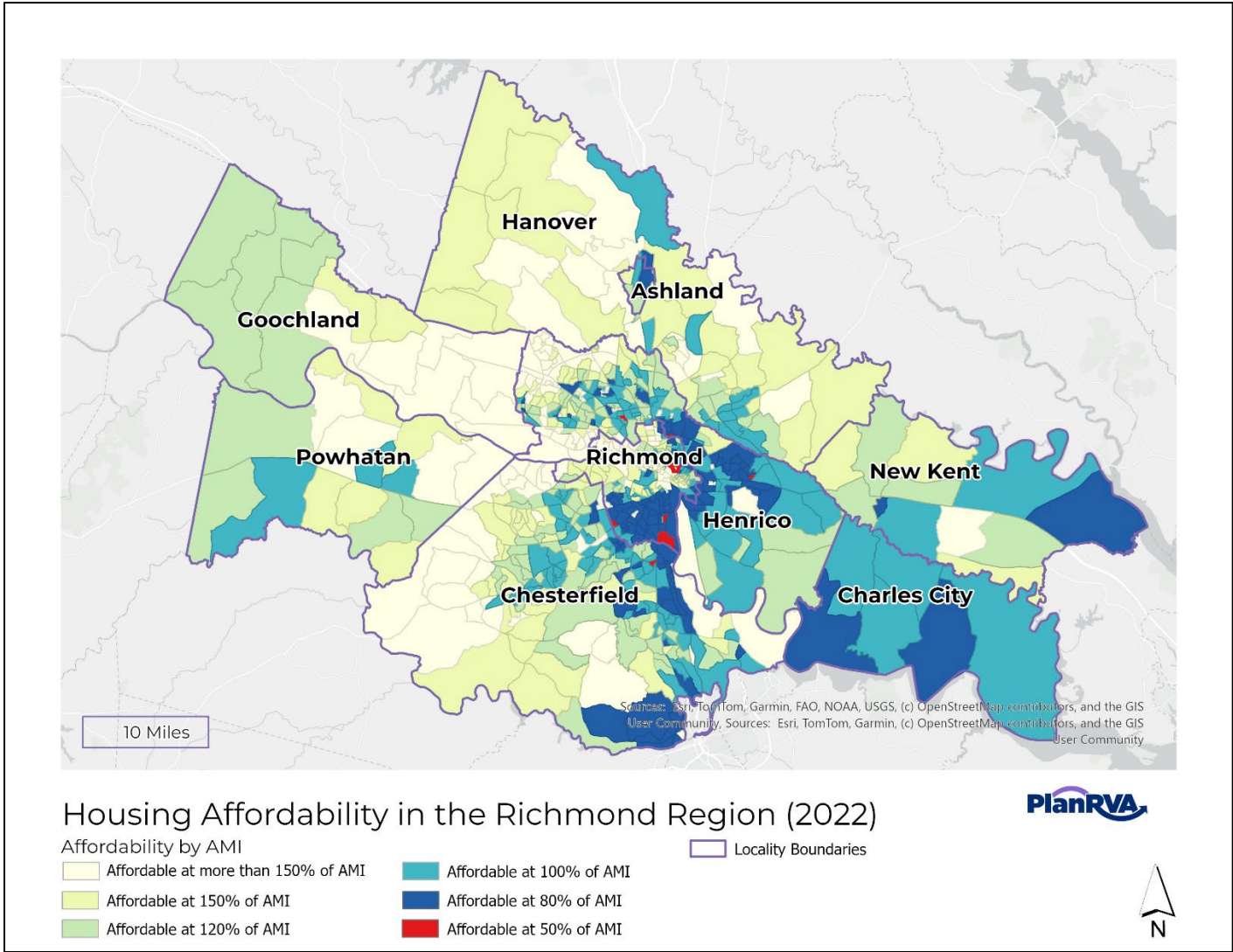
PlanRVA



Source: U.S. Census Bureau, American Community Survey 2022.

Exhibit 57 illustrates areas with affordable housing based on various levels of Area Median Income (AMI). Lighter colors represent areas with higher housing costs, while darker, more saturated colors indicate areas with greater housing affordability. This data shows the limited parts of the region with median home prices accessible to those making the Area Median Income (100% AMI), with even fewer options for 50 and 80% of AMI.

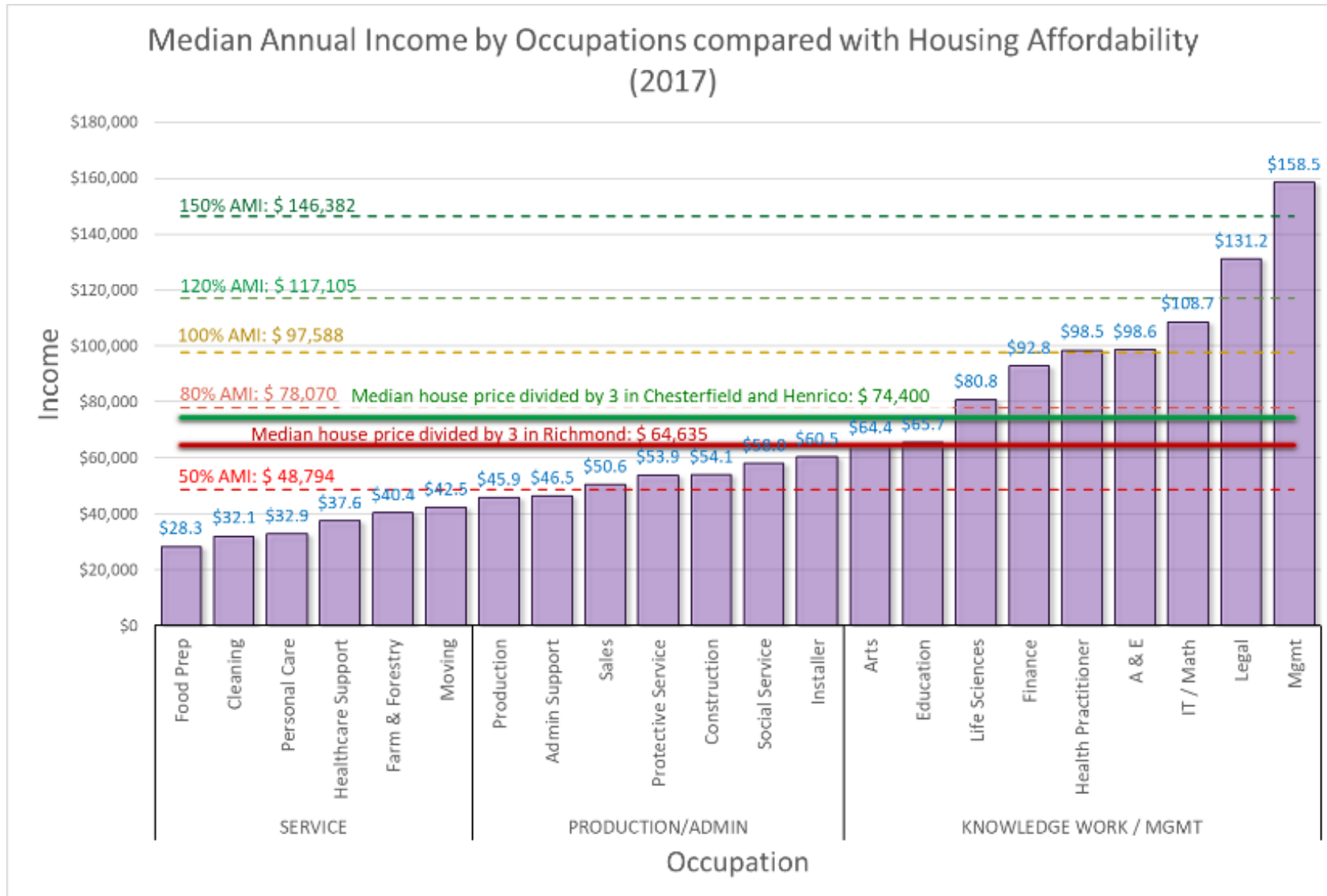
Exhibit 57: Housing Affordability in the Richmond Region (2022)



Source: PlanRVA. (2022).

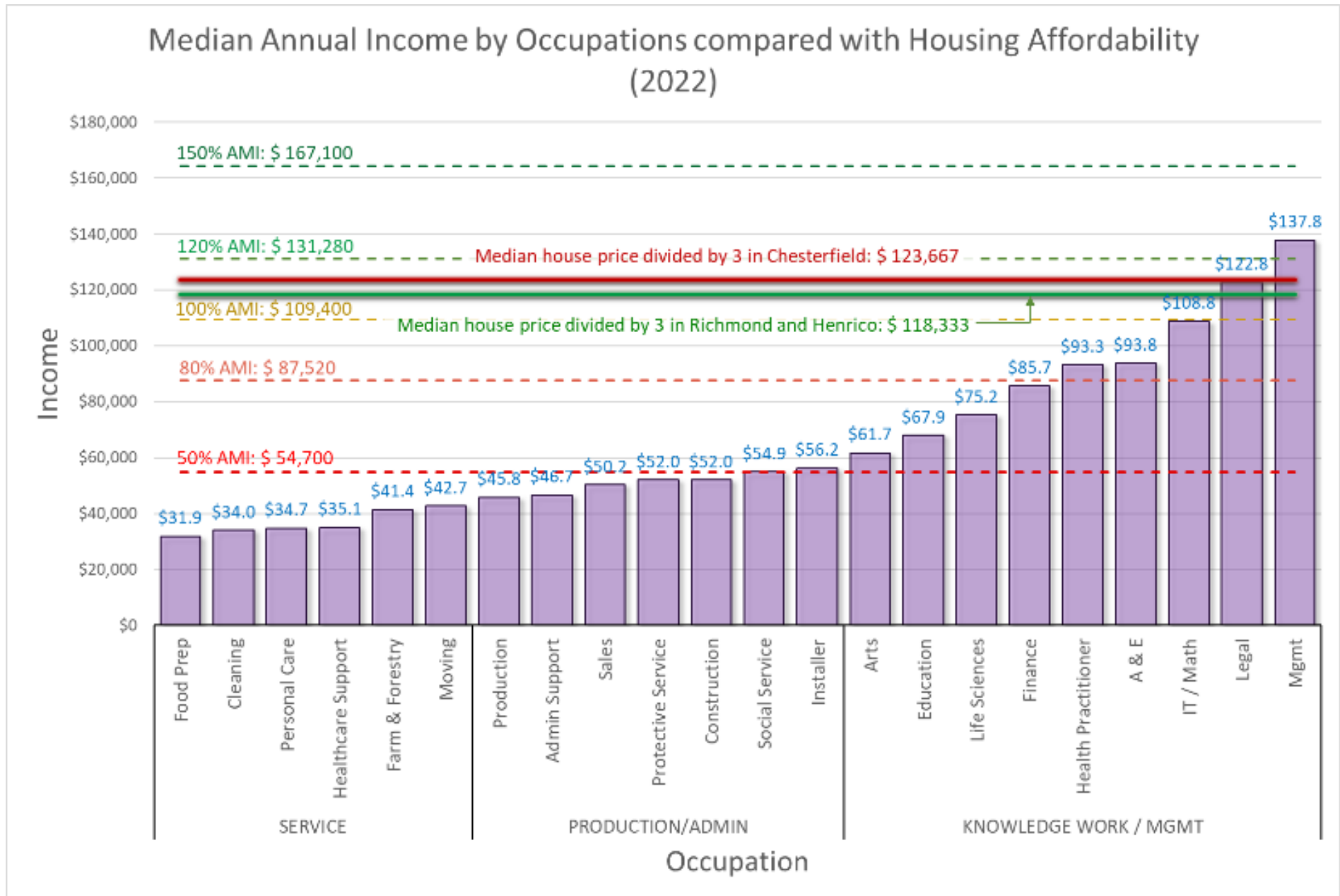
Exhibits 58 and 59 show how the incomes from various occupations relate to the level of income needed to afford a house in Richmond, Chesterfield and Henrico.

Exhibit 58: 2017: Median Annual Income by Occupations Compared with Housing Affordability



Source: PlanRVA.

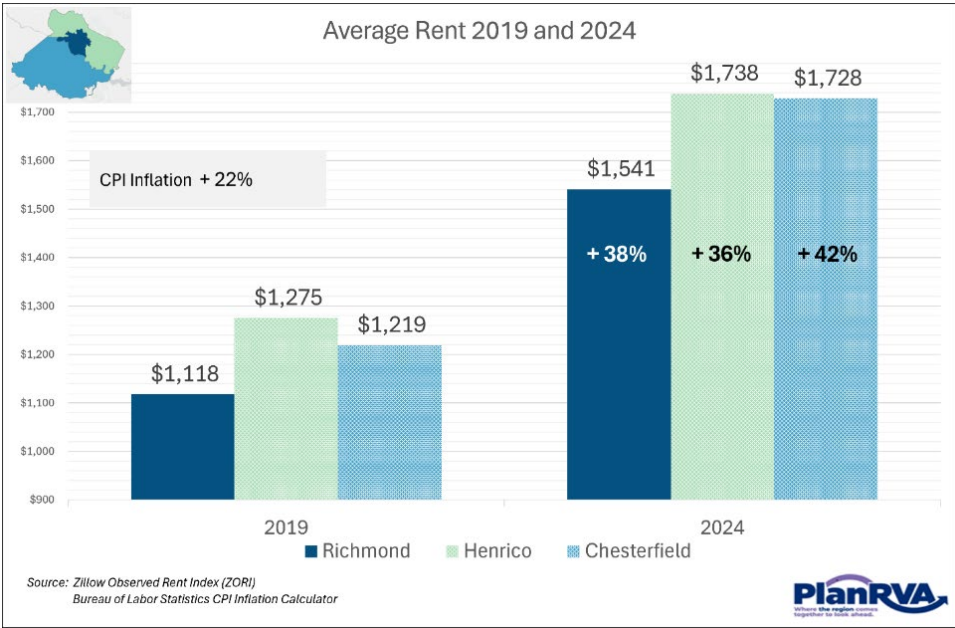
Exhibit 59: 2022: Median Annual Income by Occupations Compared with Housing Affordability



Source: PlanRVA.

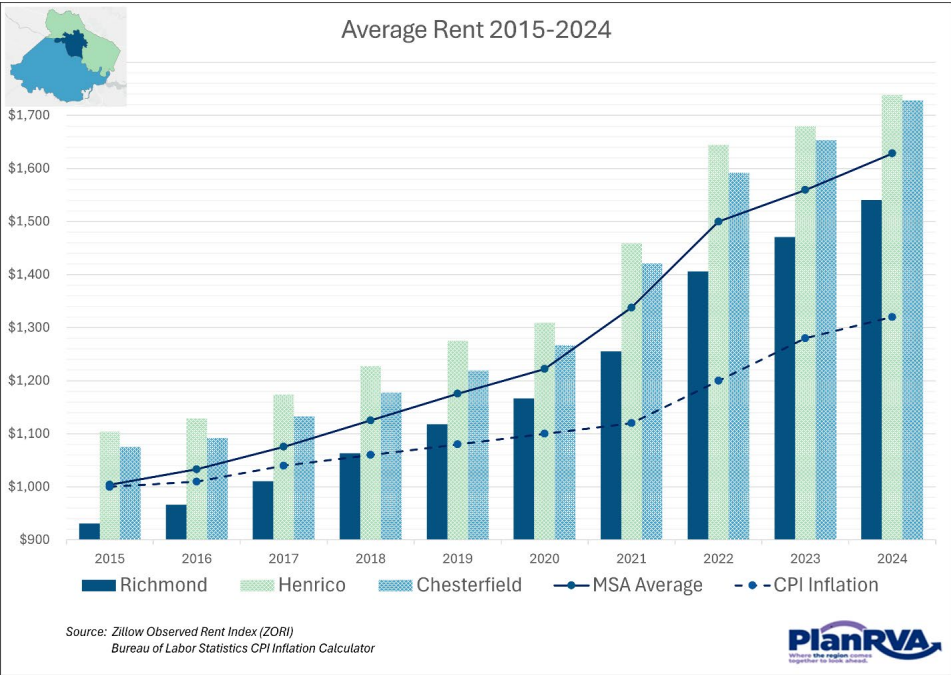
Similar to home prices, rent prices have significantly increased in recent years; Exhibit 60 shows 2019 and 2024 average rents in the three largest localities, and Exhibit 61 shows rent increases since 2015 for these localities and as compared to the Richmond Metropolitan Statistical Area (MSA) average and inflation.

Exhibit 60: Average Rent in City of Richmond, Henrico County, Chesterfield County, 2019 and 2024



Source: Zillow Observed Rent Index (ZORI) and Bureau of Labor Statistics CPI Inflation Calculator.

Exhibit 61: Average Annual Rent in City of Richmond, Henrico County, Chesterfield County, and Richmond MSA, 2015 and 2024

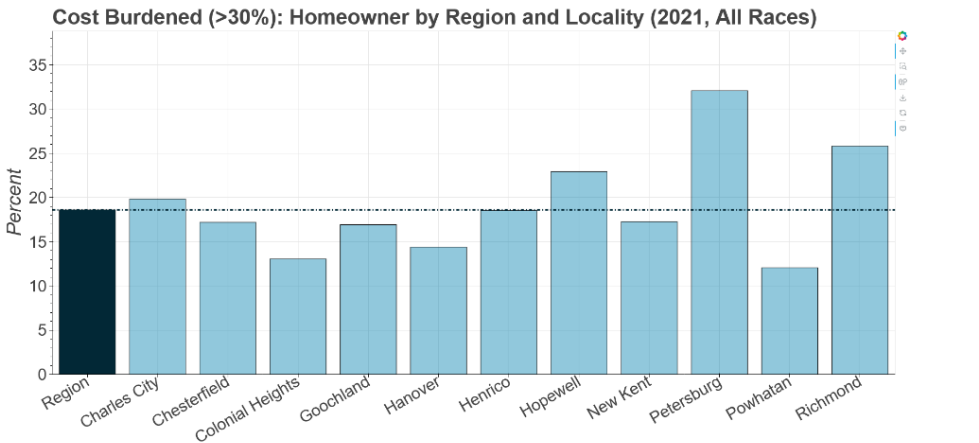


Source: Zillow Observed Rent Index (ZORI) and Bureau of Labor Statistics CPI Inflation Calculator.

One of the most widely used measures of housing affordability is the 30% rule, which defines housing as unaffordable if a household spends more than 30% of its income on housing costs. A household spending over 30% on housing is considered 'housing cost burdened', while those spending more than 50% are considered 'severely housing cost burdened.'

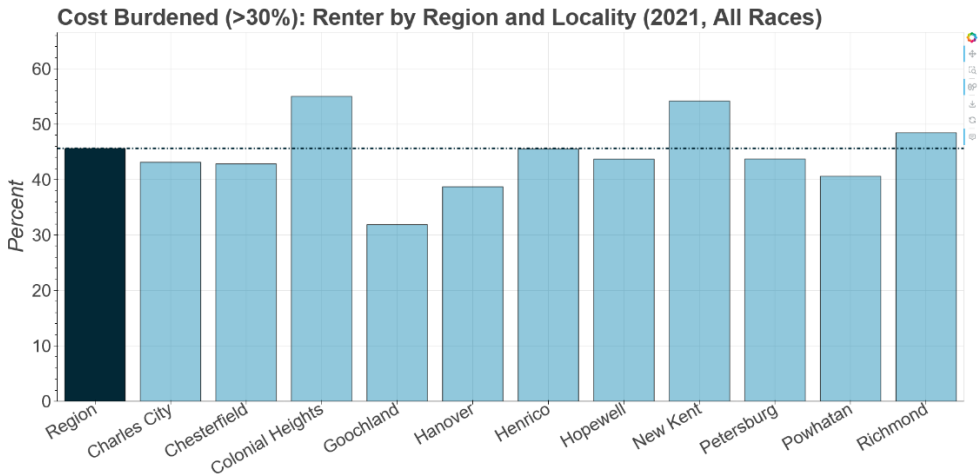
Almost 20% of the region’s homeowner households were cost burdened (2017-2021 ACS). Note that this percentage represents the broader region, including the Tri-Cities, and reflects data from households across all income levels. These percentages were even higher among renter households, with roughly 45% of the region’s renters being housing cost-burdened during the same timeframe.

Exhibit 62: Cost Burden (>30%): Homeowners by Region and Locality, 2021



Source: PlanRVA. RVA Regional Indicator Dashboard (under construction), derived from 2017–2021 ACS data.

Exhibit 63: Cost Burden (>30%): Renters by Region and Locality, 2021

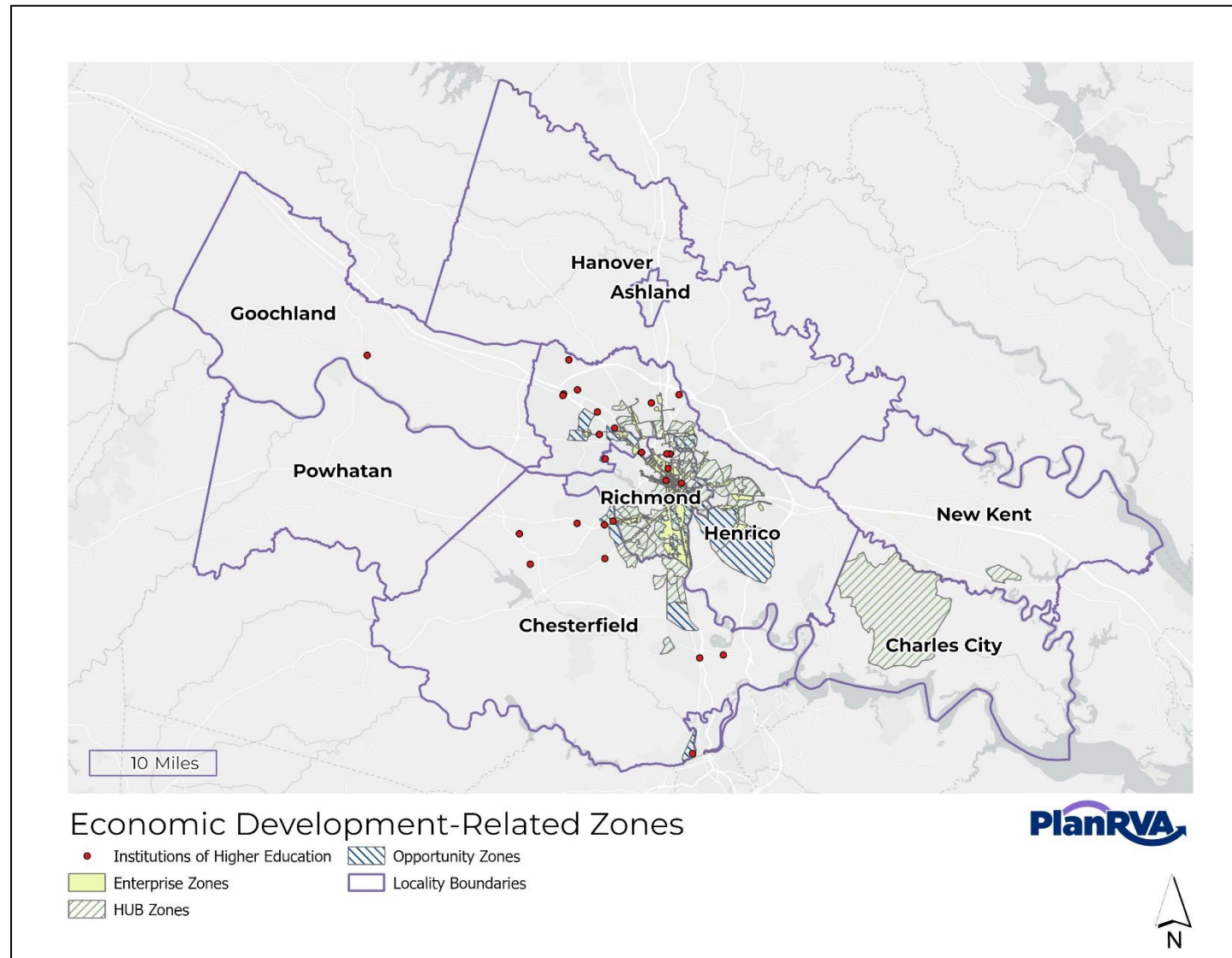


Source: PlanRVA. RVA Regional Indicator Dashboard (under construction), derived from 2017–2021 ACS data.

Economic Development Geographies Data

Within the region there are various types of economic development zones and geographies for incentive programs. Exhibit 64 shows the state or federal-level enterprise, opportunity and HUB zones.

Exhibit 64. Economic Development-Related Zones



In addition, there are other zones that have been created at the locality level. These include:

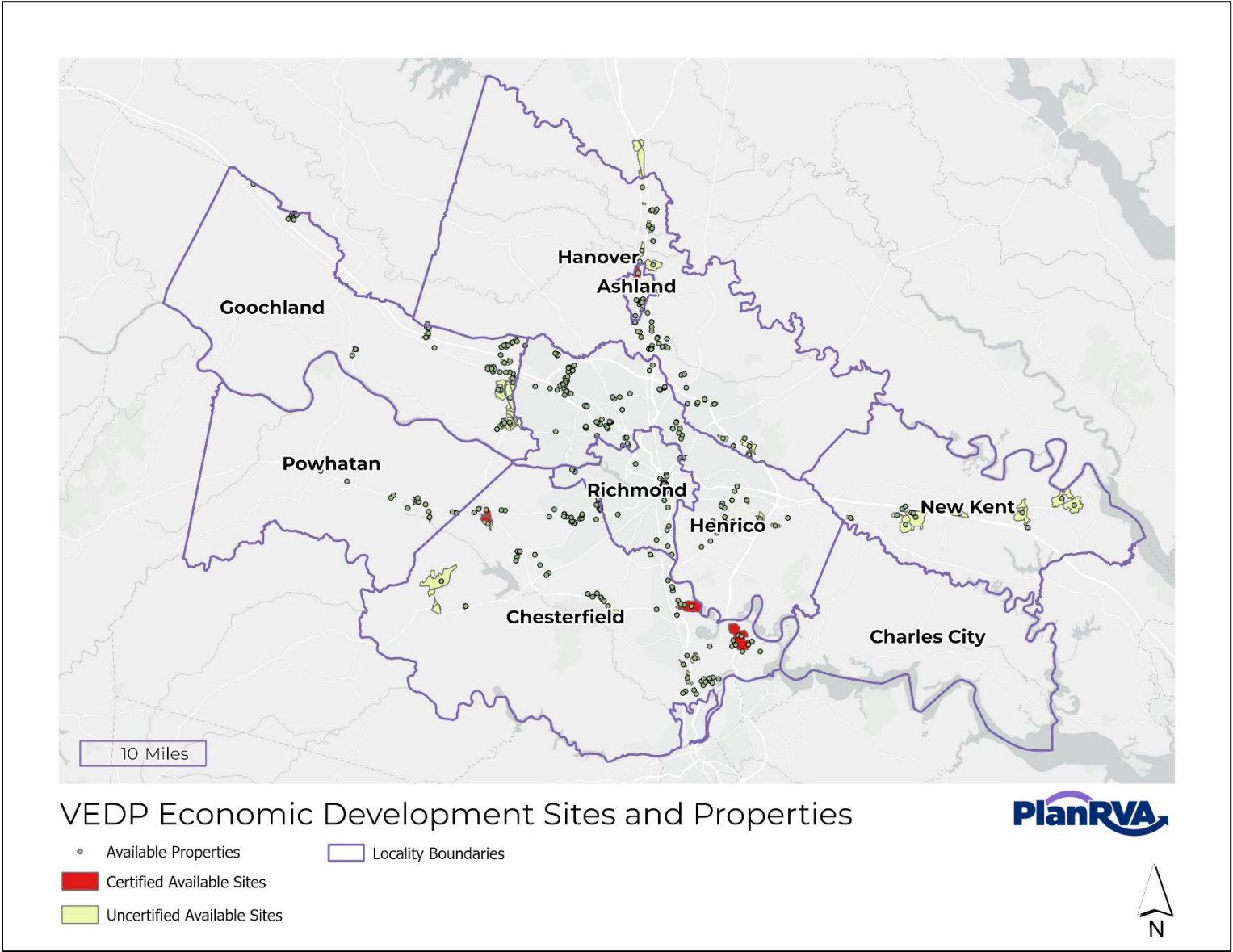
- Richmond: Richmond Enterprise Zones, Commercial Area Revitalization Effort (CARE) Zones, Arts and Cultural District Incentive Zones, RRHA Redevelopment and Conservation Areas, Tourism Zones (5 Areas), Technology Zones, Business Improvement Districts, Historic Districts, Tourism Improvement District (TID).
- Chesterfield: Chesterfield Enterprise Zones, Technology Zones, Historic Districts, TID.
- Henrico: Henrico Investment Program Areas (5 Areas), Technology Zone, Historic Districts, TID.
- Hanover: Economic Development Zones (Renewal Areas, Emerging Employment Hubs, Established Employment Hubs), TID.
- Ashland: Main Street Program Area, Arts & Culture District, Interstate I-95 Corridor Restaurant and Hotel Incentive Programs, US Route 1 Enhancement Grant Program, Fall Line Trail Corridor Grant Program (Businesses Supporting Outdoor Recreation), Historic Districts, TID.

The Virginia Economic Development Partnership compiles and shares information about available sites and properties across the state. The tables below show compiled availability data for the localities and region as of October, 2024 (courtesy of Greater Richmond Partnership).

Office Buildings	Region	City of Richmond	Chesterfield	Hanover	Henrico	Goochland	New Kent	Powhatan	Charles City	Region as Percent of MSA Total
Count (Number of Buildings)	112	21	33	5	41	12	0	0	0	96%
Total Listed (Square Feet)	13,124,152	5,405,161	2,934,383	135,359	4,127,829	521,420	0	0	0	99%
Total Available (Square Feet)	4,240,915	1,460,672	935,961	21,970	1,438,098	384,214	0	0	0	97%
Industrial Buildings	Region	City of Richmond	Chesterfield	Hanover	Henrico	Goochland	New Kent	Powhatan	Charles City	Region as Percent of MSA Total
Count (Number of Buildings)	110	8	30	31	29	7	4	1	0	95%
Total Listed (Square Feet)	18,592,108	1,546,578	5,136,415	4,098,623	5,665,752	128,740	1,998,600	17,400	0	96%
Total Available (Square Feet)	14,328,693	900,254	4,479,538	2,733,234	4,103,892	95,775	1,998,600	17,400	0	97%
Sites & Land	Region	City of Richmond	Chesterfield	Hanover	Henrico	Goochland	New Kent	Powhatan	Charles City	Region as Percent of MSA Total
Count (Number of Sites)	148	1	29	34	12	46	11	15	0	70%
Total Listed (Acreage)	17,715	11	5,318	3,397	1,164	2,873	4,471	480	0	57%
Suitable for Construction (Acreage)	12,630	11	2,843	2,825	967	2,662	2,968	353	0	54%

Exhibit 65 shows the geographic location of properties and sites, as well as if a site is classified as Certified (Tiers 4 and 5 in the VEDP Business Ready Sites Program). As sites move through the Tiers, this information will change over time.

Exhibit 65. VEDP Listed Available Sites and Properties (As of October 2024)



Infrastructure Data

Transportation:

The Richmond Regional Transportation Organization (RRTPO) has compiled a State of Transportation report which provides a comprehensive view of the region's transportation infrastructure. As of fall 2025, this report is in draft form, pending review by the RRTPO Policy Board, and is available in full at this link: <https://hdp-us-prod-app-planrva-engage-files.s3.us-west-2.amazonaws.com/9817/5625/0238/P2F-2050-Technical-Report-C-Draft-7-23-2025.pdf>. Of particular note for this CEDS, the report covers the region's freight and intermodal infrastructure (rail, port, trucking, and airports) and commuting patterns within the region.

Solid Waste:

The Central Virginia Waste Management Authority (CVWMA) holds the solid waste management plan for Central Virginia, which includes all nine localities. The Solid Waste Management Plan was updated in 2024: <https://cvwma.com/wp-content/uploads/2025/02/CVWMA-Solid-Waste-Management-Plan-2024.pdf>.

Water Supply

Information about the region's water and sewer infrastructure as of 2018 is available at this link: <https://planrva.org/wp-content/uploads/2019/03/Water-SewerTechReport-2018.pdf>.

The water supply planning process in Virginia is a long-term collaborative effort involving a variety of state and local stakeholders. Localities take the lead role in identifying the needs of their communities and the Virginia Department of Environmental Quality (DEQ) provides technical analysis and oversight. In October of 2024, amendments to Virginia's Water Supply Planning program regulations became effective, directing the State Water Control Board to adopt regulations designating Regional Planning Areas based primarily on river basins. The regulations additionally identify the particular Regional Planning Area in which each locality may participate. As a result, the Middle James River 3 RPU (MJR3) was established consisting of the cities of Colonial Heights, Hopewell, Petersburg, and Richmond; and the counties of Amelia, Charles City, Chesterfield, Cumberland, Dinwiddie, Goochland, Hanover, Henrico, Powhatan, and Prince George. The regulations require localities within a Regional Planning Area to submit a single, jointly developed regional water supply plan, and require that regional water supply plans identify water supply risks and propose regional strategies to address these risks. Regional water supply plans must be submitted to DEQ by October 9, 2029.

DEQ's 2025 Local and Regional Water Supply Planning Grants Program has provided some grant funds for the collection and consolidation of previous water supply plans. The MJR3 has decided that, after completion of this initial work, PlanRVA should become the lead agent for future water supply planning efforts and grant funding applications, in coordination with the localities listed above, as well as the Crater Planning District Commission and the Appomattox River Water Authority.

Energy and Digital Infrastructure

[GO Virginia Region 4 Energy Inventory | Tableau Public](#)

This link provides a summary map and data pulled together from a variety of cited sources by the Dominion Energy Innovation Center and depicts the energy infrastructure across the full Region 4 (PlanRVA and Crater region) including the following:

- Power Generation: Batteries, biomass, hydroelectric, natural gas, nuclear and solar
- Data Centers approximate locations
- Natural Gas and petroleum pipelines
- Fiber Optic Lines and Fiber nodes: MBC In-progress, MBC-owned fiber, third party IRU fiber
- Transmission Lines by voltage class

A recent study, *Data Centers in Virginia* (2024), produced by the Joint Legislative Audit and Review Commission includes energy demand projections for Virginia (<https://jlarc.virginia.gov/pdfs/reports/Rpt598.pdf>). Projections of potentially significant increases in future demand in Virginia mean that energy generation and electricity infrastructure are major considerations for the region.

Broadband

Virginia's Department of Housing and Community Development (DHCD) provides resources to assess broadband coverage and coordinates programs to assist regions and communities to achieve functionally universal broadband access. DHCD's resources include its statewide broadband availability map, and programs include the Broadband Equity, Access, and Deployment (BEAD) Program. Some parts of the region, particularly in the more rural areas, have gaps in broadband, as indicated on the map below, and may be eligible for BEAD or other broadband programs. The map below was generated from DHCD's Commonwealth Connections tool: <https://commonwealth-connection.com/>.

