



Henrico County

Growth Trends 1980-2009

Henrico Planning Department
July, 2010

METHODOLOGY FOR THE 2009 GROWTH TRENDS REPORT

The Growth Trends Report is an agglomeration of several statistical, demographic and economic indicators providing a growth profile for Henrico County from 1980 to present. The indicators are from a variety of sources and are explained in greater detail below:

- Population – the total number of residents as of December 31st of the respective year.
 - o Source: Henrico County Annual 3-C Report
- Civilian Labor Force – the total number of number of persons sixteen years of age or older employed or seeking employment as of December of the respective year
 - o Source: Bureau of Labor Statistics, Local Area Unemployment Statistics
- Unemployment Rate – annual average of the monthly reported percentage of the labor force that is unemployed (not working but want to work and are actively looking for employment)
 - o Source: Bureau of Labor Statistics, Local Area Unemployment Statistics
- Per Capita Income – the total annual income of an area’s residents divided by the total number of people in the same area
 - o Source: Bureau of Economic Analysis
- Retail Sales (Taxables Sales) – a measure of consumer spending based on the dollar value of sales and inventories for retail firms
 - o Source: Virginia Department of Taxation
- Total Housing Units – the total number of single-family and multi-family units as of December 31st of the respective calendar year
 - o Source: Henrico County Annual 3-C Report
- Residential Building Permits – the total number of permits issued for new residential units (single-family and multi-family) for the fiscal year
 - o Source: Henrico County Building Inspections Department
- Recorded Lots/Subdivisions – the total number of new recorded lots and subdivisions for single-family residential development for the calendar year
 - o Source: Henrico County Single-Family Recorded Subdivisions Report

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Calendar Year	Population	Civilian Labor Force	Unemployment (Annual Rate)	Per Capita Income (\$)	Retail Sales (Taxable Sales) (\$)	Total Housing Units	Residential Building Permits Issued (Fiscal Year)	Recorded Subdivisions/Lots
1980	181,023	94,107	3.1%	\$11,684	995,984,000	70,739	N/A	N/A
1981	185,922	95,359	3.6%	13,272	1,083,991,000	72,493	1,415	50/1,084
1982	189,894	96,886	5.2%	14,100	1,106,060,000	74,009	680	32/488
1983	190,954	94,063	4.4%	14,986	1,280,716,000	74,971	1,363	55/1,123
1984	200,256	98,430	3.4%	16,234	1,568,510,000	77,252	2,129	65/1,287
1985	201,300	107,432	3.1%	17,465	1,802,725,000	78,788	1,985	80/1,686
1986	206,675	108,157	2.8%	18,593	1,865,581,000	81,624	2,467	95/2,079
1987	208,447	114,892	2.5%	19,963	2,107,380,000	84,814	2,298	84/1,986
1988	210,553	119,366	2.2%	21,345	2,245,016,000	87,410	2,443	90/2,355
1989	215,331	123,546	2.2%	22,744	2,294,232,000	91,100	1,891	87/1,783
1990	221,287	126,046	3.0%	24,017	2,421,707,000	95,420	1,447	95/1,792
1991	223,729	129,974	4.0%	23,786	2,256,419,828	96,814	1,592	59/997
1992	226,684	132,566	4.3%	24,723	2,405,278,325	98,388	1,760	58/1,230
1993	230,729	131,156	3.9%	25,380	2,653,624,969	100,353	1,937	66/1,547
1994	235,229	134,070	3.3%	26,141	2,757,438,824	101,948	1,745	76/1,457
1995	239,683	135,279	2.9%	26,695	2,977,930,767	103,460	1,797	64/1,284
1996	243,273	135,538	2.9%	27,965	3,104,942,795	104,607	1,795	40/896
1997	247,832	136,923	2.2%	29,381	3,359,350,665	106,431	1,910	44/1,196
1998	254,194	138,082	1.9%	31,846	3,571,221,451	110,083	2,180	49/1,368
1999	259,179	145,456	1.6%	32,942	3,829,852,228	111,982	1,710	55/1,218
2000	267,024	146,186	1.4%	35,148	4,054,871,354	113,041	1,641	52/943
2001	271,440	147,099	3.4%	35,468	3,902,579,679	114,884	1,683	56/1,314
2002	274,847	146,525	3.3%	35,928	4,080,037,814	116,345	1,672	53/1,205
2003	281,069	151,648	3.0%	37,059	4,195,664,021	119,107	2,024	41/930
2004	288,735	150,778	3.0%	40,246	4,619,827,326	121,505	1,890	48/1,348
2005	293,382	157,855	2.9%	40,036	4,208,706,071	123,457	2,072	60/1,108
2006	299,443	160,827	2.5%	42,459	4,931,443,709	125,972	1,733	55/1,217
2007	302,518	161,931	3.1%	44,079	5,074,051,665	127,046	1,133	44/867
2008	305,580	164,440	3.4%	45,911	4,928,864,039	128,529	607	31/416
2009	307,832	161,642	7.0%	N/A	4,632,418,985	129,781	634	11/275
Source:	Henrico Planning Department	Virginia Employment Commission	Virginia Employment Commission	Bureau of Economic Analysis	Virginia Department of Taxation	Henrico Planning Department	Henrico Building Inspections	Henrico Planning Department