
Rental Housing Complex Analysis 2004

**County of Fairfax
Virginia**



Fairfax County Department of Systems Management for Human Services

Rental Housing Complex Analysis 2004

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I. Rental Housing Complex Analysis Summary

This report presents the results of the January 2004 Fairfax County Rental Housing Complex Analysis. The 2004 Rental Housing Analysis includes all privately owned rental complexes in Fairfax County with five or more units. The analysis supplies data as of January 2004 on the number of rental units, vacancy rates, and rental costs of all known privately owned Fairfax County rental housing complexes containing five or more units. Public housing complexes, certain senior citizen housing complexes, and housing units that are leased to renters by individual owners are not included in this report.

The report summarizes data for the County as a whole, for each planning and supervisor district, and by age of complex, type of structure, and type of unit where appropriate. The total inventory of units includes all of the complexes included in the analysis.

Data from the 2004 Rental Housing Complex Analysis indicate that the total number of rental apartments and townhouses in Fairfax County increased by a net of 1,637 units, or 2.7 percent, from 61,297 units in January 2003 to 62,934 units in January 2004 (Table 1).

Average monthly rent in the County decreased by less than one percent to \$1,157 in January 2004. Average monthly rent in Fairfax County ranges from \$841 for efficiency units to a high of \$1,540 for four-bedroom units. Rent rates reported are fair market rent rates as of January 2004.

The vacancy rate for all rental complexes participating in the analysis and providing vacancy data is 5.8 percent, an increase of two-tenths of a percentage point over the January 2003 vacancy rate of 5.6 percent.

II. Rental Housing Inventory

The total number of rental housing units in Fairfax County increased by a net change of 1,637 units (see Table 1). Seven newly built complexes added 2,467 units to the analysis (Alexan at Fairfax Ridge, Manchester Lakes, Metropolitan at Dulles, Park Place at Van Dorn, Sunset Hills Towers, Virginia Center, and Woodland Park). Two existing complexes previously excluded from the analysis (Hillwood Manor and Jefferson Park) were included as of January 2004 due to changes in methodology, adding 347 units. Three complexes added a total of 89 units to their existing inventory (Dulles Greene, the Lewinsville, and Lafayette Apartments). Four complexes were removed from the analysis due to changes in methodology, conversions to condominiums, or conversion to corporate suites, resulting in a decrease of 1,464 units. Complexes no longer included in the analysis include the Lincoln at Tyson's Corner, Gates of McLean, TysonsTowne, and Avalon Fair Lakes. Remaining changes are attributable to renovations and conversion of nonresidential units to residential units.

TABLE 1
Rental Housing Complex Analysis
Inventory of Total Units
Fairfax County, 1994 to 2004

Inventory			
Year	Units	Net Change	Percent Change
1994	50,184	373	0.7%
1995	50,111	-73	-0.1%
1996 ¹	51,186	1,075	2.1%
1997 ¹	52,024	838	1.6%
1998 ¹	54,243	2,219	4.3%
2000 ¹	57,226	2,983	5.5%
2001	59,128	1,902	3.3%
2002	60,175	1,047	1.8%
2003	61,297	1,122	1.9%
2004	62,934	1,637	2.7%

Source: Fairfax County Department of Systems Management for Human Services.

Note: Figures do not include units leased by individual owners or public housing complexes and are not available for 1999.

¹ Due to a change in methodology, 1996 through 2000 figures were revised to include complexes not previously included in the analysis.

III. Vacancy Rates

TABLE 2
Rental Housing Complex Analysis:
Total Units and Vacancy Rate
Fairfax County, 1994 to 2004

Year	Units	Vacancy Rate
1994	50,184	4.7%
1995	50,111	4.9%
1996	51,186	5.4%
1997	52,024	5.0%
1998	54,243	5.5%
2000	57,226	1.6%
2001	59,128	2.5%
2002	60,175	5.5%
2003	61,297	5.6%
2004	62,934	5.8%

Source: Fairfax County Department of Systems Management for Human Services.

Note: Figures do not include units leased by individual owners or public housing complexes and are not available for 1999.

TABLE 3
Rental Housing Complex Analysis:
Vacancy Rates by Age of Complex
Fairfax County, 2004

Age of Complex	Units	Vacancy Rate
Less than One Year	1,230	*
1 to 5 Years	8,236	5.0%
6 to 10 Years	4,693	6.9%
11 to 15 Years	6,976	4.6%
16 to 20 Years	5,354	4.1%
Over 20 Years	36,445	6.4%
TOTAL	62,934	5.8%

Source: Fairfax County Department of Systems Management for Human Services.

Note: Figures do not include units leased by individual owners or public housing complexes.

* Data not available.

TABLE 4
Rental Housing Complex Analysis:
Total Units and Vacancy Rate
by Planning District
Fairfax County, 2004

Planning District	Units	Vacancy Rate
Annandale	3,753	8.3%
Bailey's	5,288	4.6%
Bull Run	6,498	5.2%
Fairfax	6,724	3.4%
Jefferson	5,590	7.1%
Lincolnia	2,448	4.9%
Lower Potomac	1,474	6.6%
McLean	3,008	9.7%
Mount Vernon	9,368	8.1%
Pohick	854	4.1%
Rose Hill	2,550	4.0%
Springfield	1,706	5.8%
Upper Potomac	10,901	4.9%
Vienna	2,772	4.3%
Fairfax County	62,934	5.8%

Source: Fairfax County Department of Systems Management for Human Services.

Note: Figures do not include units leased by individual owners or public housing complexes.

TABLE 5
Rental Housing Complex Analysis:
Total Units and Vacancy Rate
by Supervisor District
Fairfax County, 2004

Supervisor District	Units	Vacancy Rate
Braddock	2,571	6.0%
Dranesville ¹	3,335	6.4%
Hunter Mill ²	9,409	5.0%
Lee	8,086	4.3%
Mason	10,180	4.9%
Mount Vernon	7,112	9.1%
Providence	12,317	6.2%
Springfield	5,698	4.2%
Sully	4,226	6.6%
Fairfax County	62,934	5.8%

Source: Fairfax County Department of Systems Management for Human Services.

Note: Figures do not include units leased by individual owners or public housing complexes.

¹ Includes the Town of Herndon.

² Includes the Town of Vienna.

**TABLE 6
Rental Housing Complex Analysis:
Vacancy Rates by Unit Type
Fairfax County, 2004**

Unit Type	Units	Vacancy Rate
Efficiency	1,200	4.9%
1 Bedroom	21,491	6.2%
1 Bedroom/Den	3,846	5.1%
2 Bedrooms	27,942	5.7%
2 Bedrooms/Den	3,253	4.9%
3 Bedrooms	4,837	6.5%
3 Bedrooms/Den	178	6.2%
4 Bedrooms	187	6.1%
TOTAL	62,934	5.8%

Source: Fairfax County Department of Systems Management for Human Services.

Note: Figures do not include units leased by individual owners or public housing complexes.

**TABLE 7
Rental Housing Complex Analysis:
Vacancy Rates by Structure Type
Fairfax County, 2004**

Structure Type	Units	Vacancy Rate
Low-Rise	51,814	5.6%
Mid-Rise	1,874	8.0%
High-Rise	6,188	8.3%
Townhouse	3,058	4.2%
TOTAL	62,934	5.8%

Source: Fairfax County Department of Systems Management for Human Services.

Note: Figures do not include units leased by individual owners or public housing complexes.

Definitions:

Low-rise or garden structure is 1 to 4 stories.

Mid-rise structure is 5 to 8 stories.

High-rise structure is 9 or more stories.

Townhouse is usually a multi-story, single-family dwelling attached structure containing a common wall.

IV. Cost of Rental Housing

TABLE 8
Rental Housing Complex Analysis:
Average Monthly Rent by Year
Fairfax County, 1994 to 2004

Year	Average Monthly Rent	Percent Change
1994	\$767	1.9%
1995	\$792	3.3%
1996	\$800	1.0%
1997	\$809	4.3%
1998	\$849	6.1%
2000	\$989	16.5% ¹
2001	\$1,129	14.2%
2002	\$1,157	2.5%
2003	\$1,168	1.0%
2004	\$1,157	-0.9%

Source: Fairfax County Department of Systems Management for Human Services.

Note: Figures are based on units located in major rental housing complexes having five or more units and are not available for 1999. Figures do not include units leased by individual owners or public housing complexes.

¹ The 1998-2000 percent change reflects a two-year difference.

TABLE 9
Rental Housing Complex Analysis:
Average Monthly Rent by Age of Complex
Fairfax County, 2003 and 2004

Age of Complex	Average Monthly Rent		
	2003	2004	Percent Change
Less than One Year	N/A	\$1,461	N/A
1 to 5 Years	\$1,368	\$1,305	-4.6%
6 to 10 Years	\$1,237	\$1,258	1.7%
11 to 15 Years	\$1,285	\$1,211	-5.8%
16 to 20 Years	\$1,197	\$1,197	*
Over 20 Years	\$1,081	\$1,082	*
TOTAL	\$1,168	\$1,157	-0.9%

Source: Fairfax County Department of Systems Management for Human Services.

Note: Figures do not include units leased by individual owners or public housing complexes.

* Less than +/-1.0 percent.

TABLE 10
Rental Housing Complex Analysis:
Average Monthly Rent by Planning District
Fairfax County, 2003 and 2004

Planning District	Average Monthly Rent		
	2003	2004	Percent Change
Annandale	\$1,172	\$1,148	-2.0%
Baileys	\$1,058	\$1,044	-1.3%
Bull Run	\$1,207	\$1,156	-4.2%
Fairfax	\$1,247	\$1,230	-1.4%
Jefferson	\$1,117	\$1,154	3.3%
Lincolnia	\$1,187	\$1,141	-3.9%
Lower Potomac	\$1,041	\$992	-4.7%
McLean	\$1,412	\$1,414	*
Mount Vernon	\$965	\$979	1.5%
Pohick	\$1,218	\$1,219	*
Rose Hill	\$1,343	\$1,286	-4.2%
Springfield	\$1,126	\$1,077	-4.4%
Upper Potomac	\$1,247	\$1,245	*
Vienna	\$1,185	\$1,204	1.6%
Fairfax County	\$1,168	\$1,157	-0.9%

Source: Fairfax County Department of Systems Management for Human Services.

Note: Figures do not include units leased by individual owners or public housing complexes.

* Less than +/-1.0 percent.

TABLE 11
Rental Housing Complex Analysis:
Average Monthly Rent by Supervisor District
Fairfax County, 2003 and 2004

Supervisor District	Average Monthly Rent		
	2003	2004	Percent Change
Braddock	\$1,194	\$1,158	-3.0%
Dranesville	\$1,278	\$1,253	-2.0%
Hunter Mill	\$1,218	\$1,237	1.6%
Lee	\$1,060	\$1,072	1.1%
Mason	\$1,085	\$1,078	*
Mount Vernon	\$1,032	\$1,025	*
Providence	\$1,249	\$1,255	*
Springfield	\$1,307	\$1,242	-5.0%
Sully	\$1,161	\$1,105	-4.8%
Fairfax County	\$1,168	\$1,157	-0.9%

Source: Fairfax County Department of Systems Management for Human Services.

Note: Figures do not include units leased by individual owners or public housing complexes.

* Less than +/-1.0 percent.

TABLE 12
Rental Housing Complex Analysis:
Average Monthly Rent by Unit Type
Fairfax County, 2003 and 2004

Unit Type	Average Rent		
	2003	2004	Percent Change
Efficiency	\$840	\$841	*
1 Bedroom	\$1,013	\$1,005	*
1 Bedroom/Den	\$1,187	\$1,154	-2.8%
2 Bedrooms	\$1,222	\$1,210	-1.0%
2 Bedrooms/Den	\$1,447	\$1,364	-5.7%
3 Bedrooms	\$1,419	\$1,411	*
3 Bedrooms/Den	\$1,541	\$1,443	-6.4%
4 Bedrooms	\$1,317	\$1,540	16.9%
TOTAL	\$1,168	\$1,157	-0.9%

Source: Fairfax County Department of Systems Management for Human Services.

NOTES: Figures do not include units leased by individual owners or public housing complexes.

* Less than +/- 1.0 percent.

TABLE 13
Rental Housing Complex Analysis:
Average Monthly Rent by Structure Type
Fairfax County, 2003 and 2004

Structure Type	Average Rent		
	2003	2004	Percent Change
Low-Rise	\$1,156	\$1,142	-1.2%
Mid-Rise	\$1,037	\$1,124	8.4%
High-Rise	\$1,180	\$1,154	-2.2%
Townhouse	\$1,434	\$1,458	1.7%
TOTAL	\$1,168	\$1,157	-0.9%

Source: Fairfax County Department of Systems Management for Human Services.

Note: Figures do not include units leased by individual owners or public housing complexes.

Definitions:

Low-rise or **garden structure** is 1 to 4 stories.

Mid-rise structure is 5 to 8 stories.

High-rise structure is 9 or more stories.

Townhouse is usually a multi-story, single-family dwelling attached structure containing a common wall.

* Less than +/- 1.0 percent.

APPENDIX A
RENTAL HOUSING DATA BY PROJECT NAME
FAIRFAX COUNTY, VIRGINIA
January 2004

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
ABBOTTS RUN	1004 01 0002	1988	GARDEN	MOUNT VERNON	MOUNT VERNON	248
ALEXAN AT FAIRFAX RIDGE	0562 01 0015G	2003	GARDEN	PROVIDENCE	FAIRFAX	420
ARCHSTONE CHARTER OAKS	0172 22 0001A	1970	GARDEN	HUNTER MILL	UPPER POTOMAC	261
ARCHSTONE ELLIPSE	0561 15 0003	1990	GARDEN	SPRINGFIELD	FAIRFAX	404
ARCHSTONE FAIR LAKES	0561 08 0002	1987	GARDEN	SPRINGFIELD	BULL RUN	282
ARCHSTONE FAIRFAX	0494 01 0057B	1968	GARDEN	PROVIDENCE	FAIRFAX	482
ARCHSTONE FAIRFAX	0494 01 0057B	1968	TOWNHOUSE	PROVIDENCE	FAIRFAX	270
ARCHSTONE GRESHAM COMMONS	0914 01 0001N	1989	GARDEN	LEE	ROSE HILL	132
ARCHSTONE KINGSTOWNE	0913 01 0063D	1989	GARDEN	LEE	ROSE HILL	358
ARCHSTONE MONUMENT PARK	0562 01 0069B	2001	GARDEN	SPRINGFIELD	FAIRFAX	460
ARCHSTONE PATRIOT VILLAGE	0702 01 0023	1973	GARDEN	BRADDOCK	ANNANDALE	317
ARCHSTONE PATRIOT VILLAGE	0702 01 0026	1976	GARDEN	BRADDOCK	ANNANDALE	304
ARCHSTONE PATRIOT VILLAGE	0702 01 0026	1977	GARDEN	BRADDOCK	ANNANDALE	408
ARCHSTONE PATRIOT VILLAGE	0702 01 0023	1973	TOWNHOUSE	BRADDOCK	ANNANDALE	36
ARCHSTONE RENAISSANCE	0394 01 0178A	1987	HIGHRISE	PROVIDENCE	JEFFERSON	330
ARCHSTONE RESTON LANDING	0171 12 0008	1999	GARDEN	HUNTER MILL	UPPER POTOMAC	400
ARCHSTONE SPRINGFIELD STATION	0902 01 0062A	1998	GARDEN	LEE	SPRINGFIELD	440
ARCHSTONE SPRINGFIELD STATION	0902 01 0062A	1999	MIDRISE	LEE	SPRINGFIELD	191
ARCHSTONE SUSSEX COMMONS	0914 01 0001B	1991	GARDEN	LEE	ROSE HILL	424
ARCHSTONE TYSONS CORNER	0293 01 0035	1980	GARDEN	HUNTER MILL	VIENNA	217
ARCHSTONE WOODLAND PARK	0163 11 0003	2000	GARDEN	HUNTER MILL	UPPER POTOMAC	392
ARCHSTONE WORLDGATE	0163 02 0002B	1995	GARDEN	TOWN OF HERNDON	UPPER POTOMAC	320
ARROWHEAD	0394 311A0101	1966	GARDEN	PROVIDENCE	JEFFERSON	184
ARROWHEAD	0392 30122138	1966	TOWNHOUSE	PROVIDENCE	JEFFERSON	159
ASHFORD MEADOWS	0251 01 0003J	1997	GARDEN	HUNTER MILL	UPPER POTOMAC	440
AVALON AT AUTUMNWOODS	0551 01 0030	1989	GARDEN	SPRINGFIELD	BULL RUN	420
AVALON AT FOX MILL	0163 01 0024A	1999	GARDEN	HUNTER MILL	UPPER POTOMAC	40
AVALON AT FOX MILL	0163 01 0024A	1999	TOWNHOUSE	HUNTER MILL	UPPER POTOMAC	125
AVALON CRESCENT GARDENS	0294 07 B	1997	GARDEN	PROVIDENCE	MCLEAN	384
AVALON CRESCENT TOWNHOMES	0294 07 B	1997	TOWNHOUSE	PROVIDENCE	MCLEAN	174
BAILEY HOUSE	0612 01 0070	1965	MIDRISE	MASON	BAILEYS	49
BARCROFT PLAZA APTS	0614 01 0158	1966	GARDEN	MASON	BAILEYS	196
BARCROFT VIEW APTS	0614 01 0021	1963	GARDEN	MASON	BAILEYS	370
BEACON HILL APT	0922 01 0016A	1966	GARDEN	LEE	MOUNT VERNON	506
BEACON HILL APT	0922 01 0016E	1966	GARDEN	LEE	MOUNT VERNON	221

Appendix A
Rental Housing Data by Project Name
Fairfax County, Virginia
January 1, 2004
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Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
BELLE HAVEN TOWERS	0833 01 0090B	1964	HIGHRISE	MOUNT VERNON	MOUNT VERNON	345
BELLE HAVEN TOWERS	0833 01 0090	1974	HIGHRISE	MOUNT VERNON	MOUNT VERNON	224
BELVOIR PLAZA APTS	1092 02 0005	1963	GARDEN	MOUNT VERNON	MOUNT VERNON	45
BENT TREE APTS	0544 01 0114	1988	GARDEN	SULLY	BULL RUN	584
BENT TREE APTS	0544 01 0115	1989	GARDEN	SULLY	BULL RUN	164
BERKELEY SQUARE APTS	0383 01 0049	1966	GARDEN	HUNTER MILL	VIENNA	300
BREN MAR APTS	0811 01 0007B	1960	GARDEN	MASON	LINCOLNIA	135
BROOKRIDGE AT NEWGATE	0543 01 0008A	1988	GARDEN	SULLY	BULL RUN	204
BROOKRIDGE AT NEWGATE	0543 01 0008A	1988	TOWNHOUSE	SULLY	BULL RUN	48
BUCKMAN ROAD APTS	1012 01 0019	1973	GARDEN	LEE	MOUNT VERNON	204
BURKE LAKE GARDENS	0881 01 0011	1984	GARDEN	SPRINGFIELD	POHICK	100
BURKESHIRE COMMONS	0772 01 0060A	1986	GARDEN	BRADDOCK	POHICK	360
CAMBRIDGE COMMONS	0513 18 B	1952	GARDEN	MASON	BAILEYS	305
CANTERBURY SQUARE	1091 01 0002	1964	GARDEN	MOUNT VERNON	LOWER POTOMAC	152
CARLYN HILL APTS	0621 01 0003	1962	GARDEN	MASON	BAILEYS	74
CARTER LAKE	0181 01 0008	1980	GARDEN	HUNTER MILL	UPPER POTOMAC	185
CARTER LAKES	0181 01 0009	1979	GARDEN	HUNTER MILL	UPPER POTOMAC	74
CARYDALE VILLAGE TOWNHOMES	1012 01 0010B	1966	GARDEN	LEE	MOUNT VERNON	32
CARYDALE VILLAGE TOWNHOMES	1012 01 0010B	1966	TOWNHOUSE	LEE	MOUNT VERNON	72
CAVALIER CLUB APTS	0513 01 0043	1965	HIGHRISE	MASON	BAILEYS	220
CHANTILLY CROSSING	0344 06 0075	2001	GARDEN	SULLY	BULL RUN	360
CHANTILLY MEWS TOWNHOMES	0344 07 0002A	1982	TOWNHOUSE	SULLY	BULL RUN	50
CHELSEA SQUARE APTS	0802 01 0020A	1964	GARDEN	LEE	SPRINGFIELD	166
CHERRY ARMS APTS	0933 01 0001	1965	GARDEN	MOUNT VERNON	MOUNT VERNON	168
CHURCHILL APTS	0501 01 0038	1966	MIDRISE	PROVIDENCE	JEFFERSON	150
CIRCLE TOWERS	0484 01 0003	1973	HIGHRISE	PROVIDENCE	VIENNA	554
CIRCLE TOWERS	0484 01 0003	1973	TOWNHOUSE	PROVIDENCE	VIENNA	52
COLUMBIA VIEW APTS	0612 01 0066	1962	GARDEN	MASON	BAILEYS	53
CORALAIN APTS	0503 01 0003	1963	GARDEN	MASON	JEFFERSON	106
COURTS OF MOUNT VERNON	1014 06 0016A	1967	GARDEN	MOUNT VERNON	MOUNT VERNON	168
CRESCENT APTS	0172 14010002G	1967	GARDEN	HUNTER MILL	UPPER POTOMAC	180
DEVONSHIRE SQUARE APTS	0392 01 0050	1967	GARDEN	PROVIDENCE	JEFFERSON	84
DOLLEY MADISON EAST	0392 01 0072	1968	GARDEN	PROVIDENCE	MCLEAN	372
DOLLEY MADISON WEST	0392 01 0067	1966	GARDEN	PROVIDENCE	MCLEAN	209
DULLES GREENE	0161 01 0005B	2000	GARDEN	DRANESVILLE	UPPER POTOMAC	270

Appendix A
Rental Housing Data by Project Name
Fairfax County, Virginia
January 1, 2004
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Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
DULLES GREENE	0161 01 0010	2001	GARDEN	DRANESVILLE	UPPER POTOMAC	416
DULLES GREENE	0161 01 0005B	2000	TOWNHOUSE	DRANESVILLE	UPPER POTOMAC	120
DULLES TOWN CENTER	0154 01 0003D	1996	GARDEN	HUNTER MILL	UPPER POTOMAC	144
DULLES TOWN CENTER	0154 01 0003B	1997	GARDEN	HUNTER MILL	UPPER POTOMAC	128
DUNN LORING METRO APT	0492 01 0041	1968	GARDEN	PROVIDENCE	JEFFERSON	17
EAST MEADOW APTS	0452 01 0037	1971	GARDEN	SPRINGFIELD	BULL RUN	150
EDSALL GARDENS	0811 06 0003	1964	GARDEN	MASON	LINCOLNIA	176
EDSALL STATION APTS	0724 01 0031	1981	GARDEN	MASON	LINCOLNIA	135
ELDEN TERRACE APTS	0161 02 0011B	1972	GARDEN	TOWN OF HERNDON	UPPER POTOMAC	184
ELMS AT CENTREVILLE	0544 01 0083B	1988	GARDEN	SULLY	BULL RUN	268
ELMS AT KINGSTOWNE	0913 01 0063C	1987	GARDEN	LEE	ROSE HILL	294
ELMS AT OAKTON	0473 01 0029C	1987	GARDEN	PROVIDENCE	FAIRFAX	313
ELMWOOD HOUSE	0514 01 0003A	1995	MIDRISE	MASON	BAILEYS	50
EVERGREEN HOUSE	0604 01 0021	1977	MIDRISE	MASON	ANNANDALE	246
FAIRFAX CIRCLE VILLA	0483 01 0028	1974	GARDEN	PROVIDENCE	FAIRFAX	330
FAIRFAX TOWERS	0403 01 0004	1978	HIGHRISE	PROVIDENCE	JEFFERSON	415
FAIRFAX VILLAGE APTS	0474 01 0019	1973	GARDEN	PROVIDENCE	FAIRFAX	174
FAIRFIELD CROSSING	0494 01 0056D	1966	GARDEN	PROVIDENCE	JEFFERSON	493
FAIRMONT GARDENS	0711 03 0001	1962	GARDEN	MASON	ANNANDALE	389
FAIRWAY APTS EAST	0172 18 0001	1969	GARDEN	HUNTER MILL	UPPER POTOMAC	348
FOREST GLEN	0443 07 D	1995	GARDEN	SULLY	BULL RUN	119
FOREST GLEN	0443 07 E	1997	GARDEN	SULLY	BULL RUN	119
GOLDEN GATE APTS	0623 01 0012	1961	GARDEN	MASON	BAILEYS	184
GRANDVIEW APTS	0621 01 0008A	1962	GARDEN	MASON	BAILEYS	266
GREEN HILL TOWNHOMES	0991 01 0002B	1980	TOWNHOUSE	MOUNT VERNON	SPRINGFIELD	100
HARBOR PARK APTS	0114 22 0003	1996	GARDEN	HUNTER MILL	UPPER POTOMAC	190
HARTLAND MANOR APTS	0492 01 0037	1967	GARDEN	PROVIDENCE	JEFFERSON	60
HILLWOOD MANOR APTS	0612 11 0001	1951	GARDEN	MASON	BAILEYS	171
HOLLY COURT APTS	0924 01 0021	1966	GARDEN	LEE	MOUNT VERNON	89
HOLLY COURT APTS	0924 01 0021	1966	TOWNHOUSE	LEE	MOUNT VERNON	20
HUNTERS WOODS FELLOWSHIP HOUSE	0261 07 0003B	1980	HIGHRISE	HUNTER MILL	UPPER POTOMAC	224
HUNTING CREEK	1012 12 0018	1982	TOWNHOUSE	MOUNT VERNON	MOUNT VERNON	35
HUNTINGTON GARDENS	0833 0207 A	1950	GARDEN	LEE	MOUNT VERNON	113
HUNTINGTON GATEWAY APTS	0833 01 0076	1990	HIGHRISE	MOUNT VERNON	MOUNT VERNON	417
HUNTINGTON GATEWAY APTS	0833 01 0076	1990	TOWNHOUSE	MOUNT VERNON	MOUNT VERNON	26

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Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
HUNTINGTON STATION APTS	0831 08 0080A	1950	GARDEN	MOUNT VERNON	MOUNT VERNON	23
IDYLWOOD VILLAGE	0403 01 0002	1971	GARDEN	PROVIDENCE	JEFFERSON	396
INTERNATIONAL APTS	0162 02 0121	1962	GARDEN	TOWN OF HERNDON	UPPER POTOMAC	90
JANNA LEE VILLAGE	1012 01 0017	1976	GARDEN	LEE	MOUNT VERNON	319
JEFFERSON AT FAIR OAKS	0463 01 0036B	1995	GARDEN	SPRINGFIELD	FAIRFAX	181
JEFFERSON AT VAN DORN	0812 08 0002A	1995	GARDEN	LEE	ROSE HILL	360
JEFFERSON GARDENS	0833 03 B	1950	GARDEN	LEE	MOUNT VERNON	67
JEFFERSON PARK	0494 14 0001B	2000	GARDEN	PROVIDENCE	JEFFERSON	160
JEFFERSON PARK	0494 14 0002M	2001	TOWNHOUSE	PROVIDENCE	JEFFERSON	16
JOHNSON APTS	0502 01 0040	1958	GARDEN	PROVIDENCE	JEFFERSON	6
KENDRICK COURT-SENIOR LIVING	0163 01 0038D	1999	GARDEN	HUNTER MILL	UPPER POTOMAC	139
KENTON CROSSING	1074 01 0017B2	2000	GARDEN	MOUNT VERNON	LOWER POTOMAC	248
KINGS GARDENS APTS	0833 01 0007A	1965	GARDEN	LEE	MOUNT VERNON	219
KINGS GARDENS APTS	0824 01 0021	1969	GARDEN	LEE	MOUNT VERNON	223
KINGSLEY COMMONS TOWNHOMES	0503 12 0001	1949	TOWNHOUSE	PROVIDENCE	JEFFERSON	404
LAFAYETTE APTS	0924 01 0013	1966	GARDEN	LEE	MOUNT VERNON	341
LAKE ANNE FELLOWSHIP HOUSE	0172 01 0003	1971	MIDRISE	HUNTER MILL	UPPER POTOMAC	140
LAKE ANNE FELLOWSHIP HOUSE	0172 01 0002	1976	MIDRISE	HUNTER MILL	UPPER POTOMAC	100
LAKESIDE APTS	0651 01 0003C	1988	GARDEN	SULLY	BULL RUN	290
LAKESIDE APTS	0651 01 0003D	1990	GARDEN	SULLY	BULL RUN	396
LEE OVERLOOK APTS	0642 01 0005B	1994	GARDEN	SULLY	BULL RUN	196
LEE VALLEY APTS	0901 01 0029A	1968	GARDEN	LEE	SPRINGFIELD	242
LEWINSVILLE	0301 30 B	2002	GARDEN	DRANESVILLE	MCLEAN	18
LINCOLN AT FAIR OAKS	0561 01 0013	1997	GARDEN	SPRINGFIELD	FAIRFAX	284
LIONSGATE APT HOMES	0154 01 0022E	2000	GARDEN	HUNTER MILL	UPPER POTOMAC	236
LIONSGATE APT HOMES	0154 01 0022E	2000	TOWNHOUSE	HUNTER MILL	UPPER POTOMAC	92
LOCKWOOD HOUSE	0514 01 0003B	1986	GARDEN	MASON	BAILEYS	100
MADISON RIDGE	0642 01 0037	1987	GARDEN	SULLY	BULL RUN	216
MALLARD COURTS	1013 01 0005	1973	GARDEN	LEE	MOUNT VERNON	180
MANCHESTER LAKES	0913 18 0006	1999	GARDEN	LEE	ROSE HILL	136
MANCHESTER LAKES	0913 18 0007	2001	GARDEN	LEE	ROSE HILL	116
MARGATE MANOR	0584 01 0052	1965	GARDEN	PROVIDENCE	FAIRFAX	117
MARGATE MANOR APTS	0584 01 0051	1971	GARDEN	PROVIDENCE	FAIRFAX	72
MAYFAIR HOUSE APTS	0504 01 0041	1965	GARDEN	PROVIDENCE	JEFFERSON	208
MCNAIR FARMS APTS	0163 01 0023B	1990	GARDEN	HUNTER MILL	UPPER POTOMAC	283

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Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
MEADOW WOODS APT	0924 01 0019B	1964	GARDEN	LEE	MOUNT VERNON	481
MEADOW WOODS APT	0924 01 0020	1973	GARDEN	LEE	MOUNT VERNON	231
MERRIFIELD COMMONS	0494 01 0044D	1997	GARDEN	PROVIDENCE	JEFFERSON	124
MERRIFIELD VILLAGE	0492 01 0039	1968	GARDEN	PROVIDENCE	JEFFERSON	705
METROPOLITAN AT DULLES	0163 03 C2	2003	GARDEN	HUNTER MILL	UPPER POTOMAC	244
MONTICELLO APTS	0503 01 0005B	1964	GARDEN	MASON	JEFFERSON	734
MORNINGSIDE APTS	0724 01 0011	1968	GARDEN	MASON	LINCOLNIA	506
MORNINGSIDE TOWERS	0724 01 0011	1969	GARDEN	MASON	LINCOLNIA	173
MOUNT VERNON APTS	1014 01 0009	1964	GARDEN	LEE	MOUNT VERNON	183
MOUNT VERNON GARDEN APT	0924 01 0069A	1962	GARDEN	LEE	MOUNT VERNON	32
MOUNT VERNON HOUSE	1023 01 0046C	1983	GARDEN	MOUNT VERNON	MOUNT VERNON	130
MOUNT VERNON SQUARE	0933 01 0030	1966	GARDEN	MOUNT VERNON	MOUNT VERNON	1387
MUNSON HILL TOWERS	0611 01 0011	1963	HIGHRISE	MASON	BAILEYS	279
NORTH POINT VILLAS	0114 27 0001A	1999	GARDEN	HUNTER MILL	UPPER POTOMAC	106
OAK CREEK RENTAL TOWNHOMES	0481 22 0001	1981	TOWNHOUSE	PROVIDENCE	FAIRFAX	46
OAK VIEW GARDENS APTS	0614 01 0091A	1964	GARDEN	MASON	BAILEYS	166
OAK VIEW GARDENS APTS	0614 01 0091	1964	GARDEN	MASON	BAILEYS	158
OAKS OF WOODLAWN	1092 01 0012	1985	GARDEN	MOUNT VERNON	MOUNT VERNON	175
OAKTON PARK	0474 01 0020	1972	GARDEN	PROVIDENCE	FAIRFAX	418
OAKWOOD DULLES	0154 01 0022J	2000	GARDEN	HUNTER MILL	UPPER POTOMAC	411
OLDE SALEM VILLAGE	0612 01 0122	1948	GARDEN	MASON	BAILEYS	222
OLDE SALEM VILLAGE	0612 01 0121	1948	GARDEN	MASON	BAILEYS	190
OLDE SALEM VILLAGE	0612 01 0122	1948	TOWNHOUSE	MASON	BAILEYS	36
ORLEANS VILLAGE	0721 01 0044	1965	GARDEN	MASON	LINCOLNIA	258
ORLEANS VILLAGE	0721 01 0044A	1966	GARDEN	MASON	LINCOLNIA	241
ORLEANS VILLAGE	0721 01 0044	1965	TOWNHOUSE	MASON	LINCOLNIA	182
ORLEANS VILLAGE	0721 01 0044A	1966	TOWNHOUSE	MASON	LINCOLNIA	170
ORRINGTON COURTS APT	0502 02 B1	1949	GARDEN	PROVIDENCE	JEFFERSON	25
PARK AVENUE APTS	0104 02 0014D	1964	GARDEN	TOWN OF HERNDON	UPPER POTOMAC	44
PARK PLACE AT VAN DORN	0812 01 0012D	2002	GARDEN	LEE	ROSE HILL	285
PARKRIDGE GARDENS	0162 02 0123	1964	GARDEN	TOWN OF HERNDON	UPPER POTOMAC	84
PARKRIDGE GARDENS	0162 02 0123A	1989	GARDEN	TOWN OF HERNDON	UPPER POTOMAC	48
PARKRIDGE GARDENS	0162 02 0123	1964	TOWNHOUSE	TOWN OF HERNDON	UPPER POTOMAC	12
PARKWOOD APARTMENTS	0612 14 0001	1949	GARDEN	MASON	BAILEYS	221
PARLIAMENT VILLAGE	0711 01 0077	1971	HIGHRISE	MASON	ANNANDALE	252

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Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
PARLIAMENT VILLAGE	0711 01 0077	1971	GARDEN	MASON	ANNANDALE	498
PEACHTREE OF MCLEAN	0401 01 0034	1973	GARDEN	DRANESVILLE	MCLEAN	228
PEACHTREE OF MCLEAN	0401 01 0034	1973	MIDRISE	DRANESVILLE	MCLEAN	112
PENDERBROOK APTS	0463 01 0071	1988	GARDEN	PROVIDENCE	FAIRFAX	424
PINE SPRINGS GARDENS	0503 1905 A	1954	GARDEN	PROVIDENCE	JEFFERSON	58
PINE SPRINGS GARDENS	0503 1905 A	1954	TOWNHOUSE	PROVIDENCE	JEFFERSON	42
PINEWOOD PLAZA	0584 01 0048	1964	GARDEN	PROVIDENCE	FAIRFAX	198
POST CORNERS AT TRINITY	0544 01 0003C	1995	GARDEN	SULLY	BULL RUN	336
POST FOREST APTS	0561 01 0024A	1989	GARDEN	SPRINGFIELD	FAIRFAX	364
POST TYSONS CORNER	0293 22 0001	1989	GARDEN	PROVIDENCE	MCLEAN	500
PRESTWICK	0513 01 0024	1962	MIDRISE	MASON	BAILEYS	310
PROVIDENCE HALL APTS	0484 01 0012C	1974	GARDEN	PROVIDENCE	VIENNA	196
RAVENSWORTH TOWERS	0711 09 0004C	1973	HIGHRISE	MASON	ANNANDALE	219
REGENTS PARK AT METRO	0484 01 0001K2	1997	GARDEN	PROVIDENCE	VIENNA	352
REGENTS PARK AT METRO	0484 01 0059	2000	GARDEN	PROVIDENCE	VIENNA	200
RESERVE AT FAIRFAX CORNER	0562 01 0001C	2001	GARDEN	SPRINGFIELD	FAIRFAX	652
RESTON GLEN	0261 10 0010	1974	GARDEN	HUNTER MILL	UPPER POTOMAC	200
RIVERSIDE PARK	0833 01 0101	1971	HIGHRISE	MOUNT VERNON	MOUNT VERNON	1222
ROBINWOOD GARDEN APT	0612 01 0059	1964	GARDEN	MASON	BAILEYS	58
ROLLING HILLS APTS	1012 01 0008	1967	GARDEN	LEE	MOUNT VERNON	157
ROSE HILL APTS	0823 01 0040A	1962	GARDEN	LEE	ROSE HILL	181
ROSE HILL APTS	0823 01 0040	1964	GARDEN	LEE	ROSE HILL	264
RUSSELL APARTMENTS	1013 01 0039B	1964	GARDEN	MOUNT VERNON	MOUNT VERNON	9
SACRAMENTO SQUARE	1004 01 0011	1986	GARDEN	MOUNT VERNON	MOUNT VERNON	215
SANGER PLACE	1074 01 0085A	1999	GARDEN	MOUNT VERNON	LOWER POTOMAC	182
SARATOGA SQUARE	0982 01 0013A	1986	GARDEN	MOUNT VERNON	POHICK	78
SARATOGA SQUARE	0982 01 0013A	1986	TOWNHOUSE	MOUNT VERNON	POHICK	22
SEVEN CORNERS APTS	0513 18 D	1952	GARDEN	MASON	BAILEYS	284
SHENANDOAH CROSSING	0451 01 0014	1985	GARDEN	SPRINGFIELD	BULL RUN	640
SKYLINE TOWERS	0623 01 0031	1971	HIGHRISE	MASON	BAILEYS	940
SKYVIEW APARTMENTS	1013 01 0038	1965	GARDEN	MOUNT VERNON	MOUNT VERNON	119
SPRING GARDENS APT	1012 01 0045	1967	GARDEN	MOUNT VERNON	MOUNT VERNON	209
SPRINGFIELD CROSSING	0902 01 0056B	2001	GARDEN	LEE	SPRINGFIELD	347
SPRINGFIELD GARDENS	0803 01 0003	1951	GARDEN	LEE	SPRINGFIELD	90
SPRINGFIELD GARDENS	0803 01 0007	1964	GARDEN	LEE	SPRINGFIELD	130

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Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
SPRINGFIELD SQUARE APTS	0802 01 0019B	1968	GARDEN	BRADDOCK	ANNANDALE	412
ST JOHNS WOODS	0114 01 0012	1990	GARDEN	HUNTER MILL	UPPER POTOMAC	250
STRATFORD CROSSING	0163 01 0037A	1996	GARDEN	HUNTER MILL	UPPER POTOMAC	152
STRATFORD CROSSING	0163 01 0037B	1997	GARDEN	HUNTER MILL	UPPER POTOMAC	136
STRAWBRIDGE SQ TOWNHOMES	0723 01 0040	1980	GARDEN	MASON	LINCOLNIA	42
STRAWBRIDGE SQ TOWNHOMES	0723 01 0040	1980	TOWNHOUSE	MASON	LINCOLNIA	86
STUART WOODS APT	0171 02 0005D	1975	GARDEN	TOWN OF HERNDON	UPPER POTOMAC	210
STUART WOODS APTS	0171 02 0005C	1974	GARDEN	TOWN OF HERNDON	UPPER POTOMAC	240
SUMMIT FAIR LAKES	0454 01 0024F	1998	GARDEN	SPRINGFIELD	BULL RUN	494
SUMMIT FAIR LAKES	0454 01 0024F	1998	TOWNHOUSE	SPRINGFIELD	BULL RUN	36
SUMMIT FAIR OAKS	0561 01 0015A	1989	GARDEN	SPRINGFIELD	FAIRFAX	246
SUMMIT OAK TH	0772 01 0044A	1981	TOWNHOUSE	BRADDOCK	POHICK	50
SUMMIT RESTON	0172 01 0024	1985	GARDEN	HUNTER MILL	UPPER POTOMAC	418
SUMMIT SQUARE	0474 09 G1	1986	MIDRISE	PROVIDENCE	FAIRFAX	252
SUMMIT WALK	0474 01 0028A	1987	GARDEN	PROVIDENCE	FAIRFAX	114
SUNSET HILLS TOWERS	0173 01 0037	2003	HIGHRISE	HUNTER MILL	UPPER POTOMAC	297
SUNSET KNOLLS	0543 01 0002	1970	GARDEN	SULLY	BULL RUN	144
SUNSET PARK APTS	0614 17 B	1962	GARDEN	MASON	BAILEYS	90
THE APARTMENTS AT NORTH POINT	0114 12 0004B2	1998	GARDEN	HUNTER MILL	UPPER POTOMAC	48
THE ASHBY	0302 01 0030B	1982	HIGHRISE	DRANESVILLE	MCLEAN	250
THE COMMONS	0303 28 0005	1968	GARDEN	PROVIDENCE	MCLEAN	303
THE COMMONS	0303 28 0001	1973	GARDEN	PROVIDENCE	MCLEAN	246
THE COMMONS	0303 28 0005	1968	TOWNHOUSE	PROVIDENCE	MCLEAN	28
THE GLEN APTS	0501 01 0042A	1978	GARDEN	PROVIDENCE	JEFFERSON	152
THE HERMITAGE APTS	0463 01 0036C	1987	GARDEN	SPRINGFIELD	FAIRFAX	491
THE LEWINSVILLE	0303 01 0062	1980	GARDEN	DRANESVILLE	MCLEAN	144
THE SPRINGS AT RESTON	0261 09 0001	1973	GARDEN	HUNTER MILL	UPPER POTOMAC	362
THE SYCAMORES APTS	0172 01 0011B	1980	GARDEN	HUNTER MILL	UPPER POTOMAC	185
TOWNES AT COPPER SPRINGS	0161 08 0085	1972	TOWNHOUSE	DRANESVILLE	UPPER POTOMAC	147
TOWNES AT HERNDON CENTER	0162 02 0315	2001	TOWNHOUSE	TOWN OF HERNDON	UPPER POTOMAC	218
TREVORS RUN	0154 01 0003C	1999	GARDEN	HUNTER MILL	UPPER POTOMAC	170
TYSONS LANDING	0392 01 0071	1981	GARDEN	PROVIDENCE	MCLEAN	40
TYSONS TOWERS	0293 01 0016	1976	MIDRISE	HUNTER MILL	VIENNA	274
TYSONS VIEW	0403 01 0003	1966	GARDEN	PROVIDENCE	JEFFERSON	312
VAN METRE DULLES COURT	0161 02 0016B	1972	GARDEN	TOWN OF HERNDON	UPPER POTOMAC	180

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Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
VIENNA PARK NORTH	0491 02 0006	1963	GARDEN	TOWN OF VIENNA	VIENNA	126
VIENNA PARK SOUTH	0491 02 0007	1963	GARDEN	HUNTER MILL	VIENNA	174
VILLAGE APTS	1091 01 0031	1957	GARDEN	MOUNT VERNON	LOWER POTOMAC	32
VIRGINIA CENTER APTS	0481 01 0148	2002	GARDEN	PROVIDENCE	VIENNA	307
VIRGINIA CENTER APTS	0481 01 0148	2002	TOWNHOUSE	PROVIDENCE	VIENNA	20
VIRGINIA VILLAGE	0723 01 0054	1966	GARDEN	MASON	LINCOLNIA	344
VISTA GARDENS APTS	0612 14 0009	1949	GARDEN	MASON	BAILEYS	296
WASHINGTON AVE APTS	1014 08D 0003	1962	GARDEN	MOUNT VERNON	MOUNT VERNON	23
WASHINGTON SQUARE APTS	1013 0902 A	1968	GARDEN	MOUNT VERNON	MOUNT VERNON	219
WATERSIDE APTS	0171 01 0010	1985	GARDEN	HUNTER MILL	UPPER POTOMAC	276
WEDGEWOOD EAST APTS	0711 01 0072B	1967	GARDEN	BRADDOCK	ANNANDALE	123
WEDGEWOOD MANOR	0711 01 0072A	1963	GARDEN	BRADDOCK	ANNANDALE	125
WEDGEWOOD WEST	0702 01 0008	1967	GARDEN	BRADDOCK	ANNANDALE	409
WEDGEWOOD WEST	0702 01 0008	1967	TOWNHOUSE	BRADDOCK	ANNANDALE	15
WESLEY AGAPE HOUSE	0562 01 0051A	1999	GARDEN	BRADDOCK	FAIRFAX	12
WEST FALLS STATION	0401 01 0044	1966	GARDEN	PROVIDENCE	JEFFERSON	176
WEST SPRINGFIELD TERRACE	0793 05 0007A	1978	GARDEN	SPRINGFIELD	POHICK	244
WESTFIELD VILLAGE	0443 07 H1	1988	GARDEN	SULLY	BULL RUN	228
WEXFORD MANOR APTS	0501 01 0023	1970	GARDEN	PROVIDENCE	JEFFERSON	74
WINDSOR AT FAIRLAKES	0454 01 0032	1988	GARDEN	SPRINGFIELD	BULL RUN	250
WINTERTHUR APTS	0261 09 0002	1973	GARDEN	HUNTER MILL	UPPER POTOMAC	300
WOODLAND PARK	0163 01 0025D1	2001	GARDEN	HUNTER MILL	UPPER POTOMAC	281
WOODLAND PARK	0163 01 0025D3	2003	GARDEN	HUNTER MILL	UPPER POTOMAC	212
WOODLAND PARK	0163 01 0025D1	2001	TOWNHOUSE	HUNTER MILL	UPPER POTOMAC	92
WOODLAND PARK	0163 01 0025D3	2003	TOWNHOUSE	HUNTER MILL	UPPER POTOMAC	57
WOODLAWN GARDEN APTS	1013 01 0008	1963	GARDEN	LEE	MOUNT VERNON	240
WOODLEY ARMS APTS	0831 20 0001B	1963	GARDEN	MOUNT VERNON	MOUNT VERNON	31
WOODS OF FAIRFAX	1083 01 0006	1979	GARDEN	MOUNT VERNON	LOWER POTOMAC	312
WOODS OF FAIRFAX	1083 01 0001A	1985	GARDEN	MOUNT VERNON	LOWER POTOMAC	296
WOODSIDE APTS	1083 01 0015	1987	GARDEN	MOUNT VERNON	LOWER POTOMAC	252
WOODWAY AT TRINITY CENTRE	0544 01 0001B	1997	GARDEN	SULLY	BULL RUN	504

Source: Fairfax County Department of Systems Management for Human Services.

Appendix B: Map of Rental Housing Locations Number of Units by Planning District

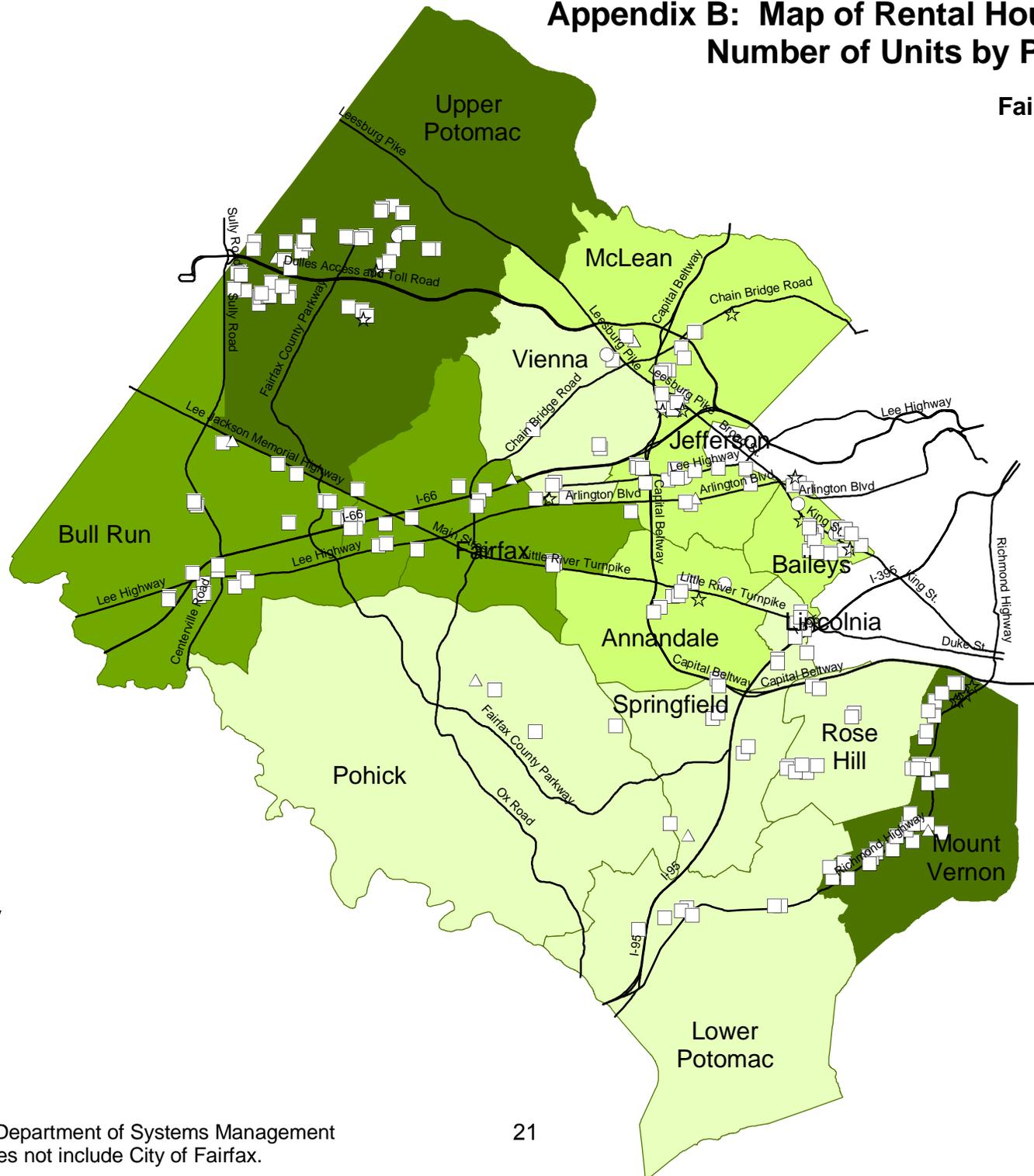
Fairfax County, Virginia
January 2004

Apartment Type

- △ Townhouse
- Low-Rise
- Mid-Rise
- ☆ High-Rise

Planning District by # Units

- Lightest Green: Less than 3,000
- Light Green: 3,000 to 5,999
- Medium Green: 6,000 to 8,999
- Dark Green: 9,000 to 11,000



Source: Fairfax County Department of Systems Management for Human Services. Does not include City of Fairfax.

Appendix C: Map of Rental Housing Locations Number of Units by Supervisor District

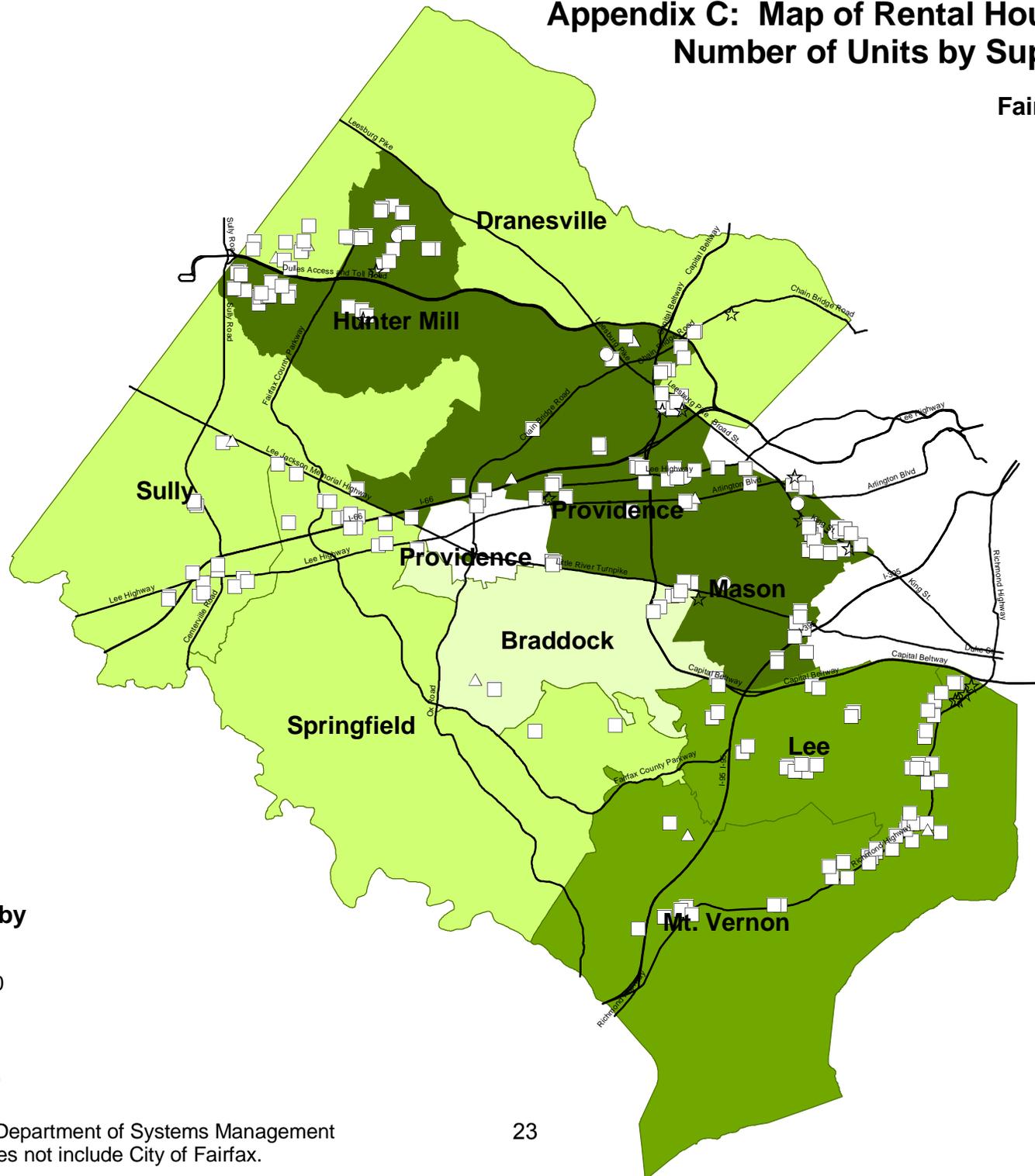
Fairfax County, Virginia
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Apartment Type

- △ Townhouse
- Low-Rise
- Mid-Rise
- ☆ High-Rise

Supervisor District by # Units

- Less than 3,000
- 3,000 to 5,999
- 6,000 to 8,999
- 9,000 to 12,500



Source: Fairfax County Department of Systems Management for Human Services. Does not include City of Fairfax.