



# *Fairfax County, Virginia*

Department of Systems Management for Human Services  
Research, Analysis and Project Services



# *2003 Rental Housing Complex Census Analysis*

Price: \$6.00

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## CONTENTS

Summary .....	v
I. Rental Housing Complex Census Analysis .....	1
A. Rental Housing Complex Census Inventory .....	1
TABLE 1. Rental Housing Complex Census: Inventory and Total Participants, Fairfax County, 1993 to 2003 .....	2
B. Inventory by Planning Districts .....	3
TABLE 2. Rental Housing Complex Census: Inventory by Planning District, Fairfax County, 2002 and 2003 .....	3
C. Inventory by Supervisor District .....	4
TABLE 3. Rental Housing Complex Census: Inventory by Supervisor District, Fairfax County, 2002 and 2003 .....	4
D. Inventory by Unit Type .....	5
TABLE 4. Rental Housing Complex Census: Inventory by Unit Type, Fairfax County, 2002 and 2003 .....	5
E. Inventory by Structure Type .....	6
TABLE 5. Rental Housing Complex Census: Inventory by Structure Type, Fairfax County, 2002 and 2003 .....	6
II. Vacancy Rates .....	7
A. Vacant Units and Vacancy Rate .....	7
TABLE 6. Rental Housing Complex Census: Vacant Units and Vacancy Rate by Year, Fairfax County, 1993 to 2003 .....	7
B. Age of Complex .....	8
TABLE 7. Rental Housing Complex Census: Vacancy Rates by Age of Complex, Fairfax County, 2003 .....	8
C. Planning District .....	9
TABLE 8. Rental Housing Complex Census: Vacant Units and Vacancy Rate by Planning District, Fairfax County, 2003 .....	9
D. Supervisor District .....	10
TABLE 9. Rental Housing Complex Census: Vacant Units and Vacancy Rate by Supervisor District, Fairfax County, 2003 .....	10
E. Vacancy Rates by Unit Type .....	11
TABLE 10. Rental Housing Complex Census: Vacancy Rates by Unit Type, Fairfax County, 2003 .....	11
F. Vacancy Rates by Structure Type .....	12
TABLE 11. Rental Housing Complex Census: Vacancy Rates by Structure Type, Fairfax County, 2003 .....	12
III. Cost of Rental Housing .....	13
A. Average Monthly Rent .....	13
TABLE 12. Rental Housing Complex Census: Average Monthly Rent by Year, Fairfax County, 1989 to 2003 .....	13

B.	Age of Complex .....	14
	TABLE 13. Rental Housing Complex Census: Average Monthly Rent by Age of Complex, Fairfax County, 2002 and 2003 .....	14
C.	Planning District.....	15
	TABLE 14. Rental Housing Complex Census: Average Monthly Rent by Planning District, Fairfax County, 2002 and 2003 .....	15
D.	Supervisor District.....	16
	TABLE 15. Rental Housing Complex Census: Average Monthly Rent by Supervisor District, Fairfax County, 2002 and 2003 .....	16
E.	Average Rent by Unit Type.....	17
	TABLE 16. Rental Housing Complex Census: Average Monthly Rent by Unit Type, Fairfax County, 2002 and 2003 .....	17
F.	Average Rent by Structure Type .....	18
	TABLE 17. Rental Housing Complex Census: Average Monthly Rent by Structure Type, Fairfax County, 2002 and 2003 .....	18
IV.	Rental Complexes with Features for Disabled, Elderly, and Low-Income Individuals .....	19
A.	Planning District.....	20
	TABLE 18. Rental Housing Complex Census: Rental Housing Complexes Reporting Features for Individuals with Disabilities by Planning District, Fairfax County, 2003.....	20
B.	Supervisor District.....	21
	TABLE 19. Rental Housing Complex Census: Rental Housing Complexes Reporting Features for Individuals with Disabilities by Supervisor District, Fairfax County, 2003.....	21
	Appendixes.....	23
	Appendix A: Rental Housing Data by Project Name, Fairfax County, Virginia, January 2003 .....	25
	Maps.....	33
	Rental Housing Locations, Number of Units by Planning District .....	35
	Rental Housing Locations, Number of Units by Supervisor District .....	37

# Summary

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This report presents the results of the January 2003 Fairfax County Rental Housing Complex Census. All data in this report are based on information provided by the participating rental complexes. The census supplies data on the number of rental units, vacancy rates, and rental costs of all known County rental housing complexes containing five or more units. Public housing complexes and certain senior citizen housing complexes 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 census. Calculations of vacancy rates and average rent are based on the information supplied by participating complexes. In 2003, 99.5 percent of all known rental-housing complexes in Fairfax County responded to the census. Eighty-six percent provided vacancy data and 97.9 percent provided fair market rent data as of January 1, 2003.

The 2003 Rental Housing Complex Census revealed a net increase of 1,122 units, an increase of 1.9 percent over the January 2002 inventory of rental housing units. Although no new complexes were added in 2003, a total of 1,086 new units were added to the rental housing inventory due to unit additions to four existing rental housing complexes. Thirty-six units were added through renovation and conversion of nonresidential units to residential units.

Average monthly rental rates continue to reflect an overall slowdown in the national and regional economy. Average monthly rent in the County increased by one percent, from \$1,157 in January 2002 to \$1,168 in January 2003, compared to a 2.5 percent increase in 2002 and a 14.2 percent increase in the 2001 Rental Housing Census. Average monthly rent in Fairfax County ranges from \$840 for efficiency units to a high of \$1,541 for three-bedroom units with a den. Rent rates reported were fair market rent rates as of January 2003. Special rent rates and promotions for new tenants were not reported for any rental complex. Some rental complexes offer short-term leases for furnished apartments. These units usually rent for a higher rate than do unfurnished long-term lease units. These higher rent rates are included in the rent data computations.

The vacancy rate for all rental complexes participating in the census and providing vacancy data is 5.6 percent, an increase of a tenth of a percentage point over the January 2002 vacancy rate of 5.5 percent.



In January 2003, 41.9 percent of the rental housing complexes experienced no change or a decrease in average rent, compared with only 30.6 percent in January 2002.

# ***I. Rental Housing Complex Census Analysis***

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The 2003 Rental Housing Census, conducted by the Fairfax County Department of Systems Management for Human Services, includes all privately owned rental complexes in Fairfax County with five or more units. This census provides information as of January 2003 on the number of rental units, vacancy rates and rent levels, and disability features of rental housing units located in the County. Excluded from this census are rental complexes with fewer than five units, rental housing units undergoing renovation and temporarily removed from the market, housing units that are leased to renters by individual owners, public housing, and certain senior citizen complexes. In 2003, 99.5 percent of Fairfax County's rental housing complexes participated in the Rental Housing Census.

## ***A. Rental Housing Complex Census Inventory***

Data from the 2003 Rental Housing Complex Census indicate that the total number of rental apartments and townhouses in Fairfax County increased by a net of 1,122 units, or 1.9 percent, from 60,175 units in January 2002 to 61,297 units in January 2003 (Table 1).

The increase in the inventory of rental units included 1,086 new units, 38 more new units than were added in the previous survey period. No new apartment complexes were built in 2002, although four existing apartment complexes added units. Springfield Crossing added 105 mid-rise units and 162 garden apartments. The Townes at Herndon Center added 191 townhouses, and Dulles Greene added 208 garden apartments. Finally, the Preserve at Government Center added 420 units. Remaining differences are due to renovation starts or completions and conversion of residential units to or from nonresidential purposes such as storage space, office space, or models.

**TABLE 1**  
**Rental Housing Complex Census:**  
**Inventory and Total Participants**  
**Fairfax County, 1993 to 2003**

Inventory				
Year	Units	Net Change	Percent Change	Unit Participation Rate
1993	49,811	-337	-0.7%	99.8%
1994	50,184	373	0.7%	100.0%
1995	50,111	-73	-0.1%	98.9%
1996 <sup>1</sup>	51,186	1,075	2.1%	98.6%
1997 <sup>1</sup>	52,024	838	1.6%	98.6%
1998 <sup>1</sup>	54,243	2,219	4.3%	99.4%
2000 <sup>1</sup>	57,226	2,983	5.5%	99.7%
2001	59,128	1,902	3.3%	100.0%
2002	60,175	1,047	1.8%	100.0%
2003	61,297	1,122	1.9%	99.5%

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

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

<sup>1</sup> Due to a change in methodology, 1996 through 2000 figures, excluding unit participation rates, were revised to include complexes not previously included in the census.

**B. Inventory by Planning Districts**

Table 2 illustrates net and percent changes in the rental housing inventory by planning district. Net increases in rental housing units in 2003 occurred in the Fairfax (469 net units), Springfield (267 net units), and Upper Potomac (404 net units) Planning Districts. Remaining changes in the rental housing inventory from January 2002 to January 2003 reflect renovations (the Mount Vernon and Fairfax Planning Districts) and conversions to/from nonresidential units to residential units.

**TABLE 2  
Rental Housing Complex Census:  
Inventory by Planning District  
Fairfax County, 2002 and 2003**

<b>Planning District</b>	<b>2002</b>	<b>2003</b>	<b>Newly Built</b>	<b>Other</b>	<b>Net Change</b>
Annandale	3,740	3,740	0	0	0
Baileys	5,099	5,099	0	0	0
Bull Run	6,696	6,709	0	13	13
Fairfax	5,805	6,274	420	49	469
Jefferson	5,386	5,395	0	9	9
Lincolnia	2,441	2,444	0	3	3
Lower Potomac	1,466	1,469	0	3	3
McLean	4,105	4,105	0	0	0
Mount Vernon	9,346	9,296	0	-50	-50
Pohick	854	854	0	0	0
Rose Hill	2,007	2,010	0	3	3
Springfield	1,436	1,703	267	0	267
Upper Potomac	9,248	9,652	399	5	404
Vienna	2,546	2,547	0	1	1
Fairfax County	60,175	61,297	1,086	36	1,122

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

**Note:** Figures include participants and non-participants in the census for units located in major rental housing complexes having five or more units. Figures do not include units leased by individual owners or public housing complexes.

### C. *Inventory by Supervisor District*

Complexes in the Springfield Supervisor District reported a net addition of 474 units since the 2002 Census with additions at one complex and the completion of renovations at another. The addition of new units at Dulles Greene and the Townes at Herndon Center increased the net inventory of housing units by 399 in the Dranesville Supervisor District (which includes the Town of Herndon). Complexes in the Lee Supervisor District also reported an increase of 229 units with the addition of units to Springfield Crossing. Remaining differences reflect renovations and conversions to/from nonresidential units to residential units.

**TABLE 3**  
**Rental Housing Complex Census:**  
**Inventory by Supervisor District**  
**Fairfax County, 2002 and 2003**

Supervisor District	2002	2003	Newly Built	Other	Net Change
Braddock	2,565	2,564	0	-1	-1
Dranesville <sup>1</sup>	2,875	3,274	399	0	399
Hunter Mill <sup>2</sup>	8,191	8,194	0	3	3
Lee	7,250	7,479	267	-38	229
Mason	9,975	9,981	0	6	6
Mount Vernon	7,105	7,099	0	-6	-6
Providence	12,578	12,584	0	6	6
Springfield	5,434	5,908	420	54	474
Sully	4,202	4,214	0	12	12
Fairfax County	60,175	61,297	1,086	36	1,122

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

**Note:** Figures include participants and non-participants in the census for units located in major rental housing complexes having five or more units. Figures do not include units leased by individual owners or public housing complexes. Small differences may occur due to differences in reporting by rental complexes.

<sup>1</sup> Includes the Town of Herndon.

<sup>2</sup> Includes the Town of Vienna.

## D. *Inventory by Unit Type*

More newly-built two-bedroom units were reported by rental housing complexes in January 2003 than were any other unit type (Table 4). One-bedroom, one-bedroom with den, and three-bedroom units were also added, as well as a few two- and three-bedroom with den units. Other changes may reflect differences in the number of units by bedroom type from year to year due to the way rental complexes use these units, rather than the addition or loss of units, as well as renovations and conversions to/from nonresidential units to residential units.

**TABLE 4**  
**Rental Housing Complex Census:**  
**Inventory by Unit Type**  
**Fairfax County, 2002 and 2003**

Unit Type	2002	2003	Newly Built	Other	Net Change
Efficiency	1,361	1,270	0	-91	-91
1 Bedroom	20,995	21,107	177	-65	112
1 Bedroom/Den	3,750	3,786	68	-32	36
2 Bedrooms	26,223	27,092	709	160	869
2 Bedrooms/Den	2,810	2,855	8	37	45
3 Bedrooms	4,694	4,861	122	45	167
3 Bedrooms/Den	178	166	2	-14	-12
4 Bedrooms	164	160	0	-4	-4
<b>TOTAL</b>	<b>60,175</b>	<b>61,297</b>	<b>1,086</b>	<b>36</b>	<b>1,122</b>

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

**Note:** Figures include participants and non-participants in the census for units located in major rental housing complexes having five or more units. Figures do not include units leased by individual owners or public housing complexes. Small differences may occur due to differences in reporting by rental complexes.

## E. Inventory by Structure Type

More low-rise complexes reported adding new units than any other structure type in January 2003 (Table 5). Townhouse and mid-rise units were also added. No high-rise complexes added units. Remaining differences reflect renovations and conversions to/from nonresidential units to residential units.

**TABLE 5**  
**Rental Housing Complex Census:**  
**Inventory by Structure Type**  
**Fairfax County, 2002 and 2003**

Unit Type	2002	2003	Newly Built	Other	Net Change
Low-Rise	49,421 <sup>1</sup>	50,173	790	-38	752
Mid-Rise	2,137 <sup>1</sup>	2,237	105	-5	100
High-Rise	5,774	5,775	0	1	1
Townhouse	2,843	3,112	191	78	269
<b>TOTAL</b>	<b>60,175</b>	<b>61,297</b>	<b>1,086</b>	<b>36</b>	<b>1,122</b>

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

**Note:** Figures include participants and non-participants in the census for units located in major rental housing complexes having five or more units. Figures do not include units leased by individual owners or public housing complexes. Small differences may occur due to differences in reporting by rental 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.

<sup>1</sup> 2002 data for these structure types reflect corrections to data files.

## II. Vacancy Rates

### A. Vacant Units and Vacancy Rate

In January 2003, 203 of the participating Fairfax County complexes provided vacancy data as of January 1. The estimated vacancy rate for the 52,336 participating rental complex units providing vacancy data was 5.6 percent (see Table 6). This was approximately the same as the January 2002 vacancy rate of 5.5 percent. A total of 2,926 units were reported vacant. Of the participating complexes, over two-thirds reported overall vacancy rates at or less than the County vacancy rate of 5.6 percent.

**TABLE 6**  
**Rental Housing Complex Census:**  
**Vacant Units and Vacancy Rate by Year**  
**Fairfax County, 1993 to 2003**

Year	Participating Units	Vacant Units	Vacancy Rate
1993	47,699	2,474	5.2%
1994	50,184	2,380	4.7%
1995	47,363	2,313	4.9%
1996	48,180	2,587	5.4%
1997	49,175	2,452	5.0%
1998	52,160	2,859	5.5%
2000	56,448	894	1.6%
2001	59,128	1,454	2.5%
2002	60,175	3,282	5.5%
2003	52,336	2,926	5.6%

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

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

## **B. Age of Complex**

Newer complexes (less than 10 years of age) reported higher vacancy rates than did older complexes (Table 7). Complexes over ten years of age all reported lower vacancy rates than the County's average of 5.6 percent.

**TABLE 7**  
**Rental Housing Complex Census:**  
**Vacancy Rates by Age of Complex**  
**Fairfax County, 2003**

<b>Age of Complex</b>	<b>Participating Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
1 to 5 Years	6,194	561	9.1%
6 to 10 Years	2,970	230	7.7%
11 to 15 Years	9,580	443	4.6%
16 to 20 Years	3,214	98	3.0%
Over 20 Years	30,378	1,594	5.2%
<b>TOTAL</b>	<b>52,336</b>	<b>2,926</b>	<b>5.6%</b>

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

**Note:** Figures are based on participants in the census for units located in major rental housing complexes having five or more units. Figures do not include units leased by individual owners or public housing complexes.

### C. *Planning District*

Complexes in the Vienna Planning District reported the highest vacancy rate in the County, followed by the Fairfax, Upper Potomac, McLean, and Mount Vernon Planning Districts (see Table 8). Complexes in the nine remaining planning districts, comprising almost half of the County's rental housing inventory, reported vacancy rates below the County's average vacancy rate of 5.6 percent. Complexes in the Springfield Planning District reported the lowest vacancy rate (1.8 percent) in the County.

**TABLE 8**  
**Rental Housing Complex Census:**  
**Vacant Units and Vacancy Rate**  
**by Planning District**  
**Fairfax County, 2003**

Planning District	Participating Units	Vacant Units	Vacancy Rate
Annandale	3,330	174	5.2%
Bailey's	4,232	202	4.8%
Bull Run	5,537	300	5.4%
Fairfax	6,274	408	6.5%
Jefferson	5,395	269	5.0%
Lincolnia	828	26	3.1%
Lower Potomac	1,221	49	4.0%
McLean	4,065	245	6.0%
Mount Vernon	7,893	451	5.7%
Pohick	854	47	5.5%
Rose Hill	2,010	99	4.9%
Springfield	611	11	1.8%
Upper Potomac	8,109	496	6.1%
Vienna	1,977	149	7.5%
Fairfax County	52,336	2,926	5.6%

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

**Note:** Figures are based on participants in the census for units located in major rental housing complexes having five or more units. Figures do not include units leased by individual owners or public housing complexes.

## D. Supervisor District

As of January 2003, complexes in the Dranesville Supervisor District, which also added 399 new units, reported the highest estimated vacancy rate within the County at 8.6 percent (see Table 9). Complexes in the Sully Supervisor District reported the second highest vacancy rate at 6.9 percent. Lee and Providence Supervisor District vacancy rates were also both slightly higher than the County average of 5.6 percent. Vacancy rates were lowest in the Mount Vernon, Mason, and Hunter Mill Supervisor Districts, none of which experienced any new growth. Vacancy rates reported in the Braddock and Springfield Supervisor Districts were similar to the County's vacancy rate (5.7 percent and 5.6 percent, respectively).

**TABLE 9**  
**Rental Housing Complex Census:**  
**Vacant Units and Vacancy Rate**  
**by Supervisor District**  
**Fairfax County, 2003**

Supervisor District	Participating Units	Vacant Units	Vacancy Rate
Braddock	2,154	122	5.7%
Dranesville <sup>1</sup>	2,951	255	8.6%
Hunter Mill <sup>2</sup>	6,404	280	4.4%
Lee	6,387	396	6.2%
Mason	7,498	317	4.2%
Mount Vernon	5,448	216	4.0%
Providence	12,544	790	6.3%
Springfield	5,384	303	5.6%
Sully	3,566	247	6.9%
Fairfax County	52,336	2,926	5.6%

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

**Note:** Figures are based on participants in the census for units located in major rental housing complexes having five or more units. Figures do not include units leased by individual owners or public housing complexes.

<sup>1</sup> Includes the Town of Herndon.

<sup>2</sup> Includes the Town of Vienna.

## E. Vacancy Rates by Unit Type

In January 2003, reported vacancy rates by bedroom size varied by 2.7 percentage points (Table 10). The higher vacancy rate for four-bedroom units may be partially due to a lower response rate among the number of total units. Other vacancy rates reported ranged from a low of 5.0 percent for one-bedroom units to 6.9 percent for one-bedroom units with dens.

**TABLE 10**  
**Rental Housing Complex Census:**  
**Vacancy Rates by Unit Type**  
**Fairfax County, 2003**

Unit Type	Participating Units	Vacant Units	Vacancy Rate
Efficiency	1,119	61	5.5%
1 Bedroom	18,299	922	5.0%
1 Bedroom/Den	3,529	245	6.9%
2 Bedrooms	22,923	1,352	5.9%
2 Bedrooms/Den	2,508	132	5.3%
3 Bedrooms	3,734	200	5.4%
3 Bedrooms/Den	133	7	5.3%
4 Bedrooms	91	7	7.7%
<b>TOTAL</b>	<b>52,336</b>	<b>2,926</b>	<b>5.6%</b>

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

**Note:** Figures are based on participants in the census for units located in major rental housing complexes having five or more units. Figures do not include units leased by individual owners or public housing complexes.

## F. Vacancy Rates by Structure Type

Reported vacancy rates were higher for high-rise and townhouse structures than the overall vacancy rate in the 2003 census (Table 11). Newly built and as yet unleased townhouses in the Upper Potomac Planning District accounted for the higher townhouse vacancy rate. Mid-rise complexes reported the lowest vacancy rate of any structure type.

**TABLE 11**  
**Rental Housing Complex Census:**  
**Vacancy Rates by Structure Type**  
**Fairfax County, 2003**

Structure Type	Participating Units	Vacant Units	Vacancy Rate
Low-Rise	42,537	2,353	5.5%
Mid-Rise	1,774	50	2.8%
High-Rise	5,775	343	5.9%
Townhouse	2,250	180	8.0%
TOTAL	52,336	2,926	5.6%

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

**Note:** Figures are based on participants in the census for units located in major rental housing complexes having five or more units. 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.

### III. Cost of Rental Housing

#### A. Average Monthly Rent

In January 2003, all but five of the 237 rental housing complexes surveyed in Fairfax County (97.9 percent) provided fair market rent data as of January 1. In January 2003, Fairfax County average monthly rent increased by one percent, from \$1,157 in January 2002 to \$1,168 in January 2003 (Table 12).

**TABLE 12**  
**Rental Housing Complex Census:**  
**Average Monthly Rent by Year**  
**Fairfax County, 1989 to 2003**

Year	Average Monthly Rent	Percent Change
1989	\$705	6.5%
1990	\$734	4.1%
1991	\$747	1.8%
1992	\$739	-1.1%
1993	\$753	1.9%
1994	\$767	1.9%
1995	\$792	3.3%
1996	\$800	1.0%
1997	\$809	4.3%
1998	\$849	6.1%
2000	\$989	16.5% <sup>1</sup>
2001	\$1,129	14.2%
2002	\$1,157	2.5%
2003	\$1,168	1.0%

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

**Note:** Figures are based on participants in the census for 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. When a complex provides a range of rent for a particular unit size, the midpoint of that rent range is used in the average rent calculation.

<sup>1</sup> The 1998-2000 percent change reflects a two-year difference.

## B. Age of Complex

Rental housing costs in Fairfax County vary according to the age, location, unit type, and structure type of the complex. Fairfax County Rental Housing Census Reports typically include comparisons with average monthly rent from the previous census period. Average monthly rent generally declines among those complexes with increasing age (Table 13). In January 2003, the average monthly rent for apartments one to five years old was \$1,368, compared to only \$1,081 for complexes over 20 years old.

**TABLE 13**  
**Rental Housing Complex Census:**  
**Average Monthly Rent by Age of Complex**  
**Fairfax County, 2002 and 2003**

Age of Complex	Average Monthly Rent		
	2002	2003	Percent Change
Less than One Year	\$1,164	N/A	N/A
1 to 5 Years	\$1,355	\$1,368	1.0%
6 to 10 Years	\$1,265	\$1,237	-2.2%
11 to 15 Years	\$1,273	\$1,285	*
16 to 20 Years	\$1,193	\$1,197	*
Over 20 Years	\$1,064	\$1,081	1.6%
TOTAL	\$1,157	\$1,168	1.0%

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

**Note:** Figures are based on participants in the census for units located in major rental housing complexes having five or more units. Figures do not include units leased by individual owners or public housing complexes. When a complex provides a range of rent for a particular unit size, the midpoint of that rent range is used in the average rent calculation.

\* Less than +/-1.0 percent.

### C. *Planning District*

The cost of rental units varies by location of the complex within Fairfax County (see Table 14). The highest average monthly rent (\$1,412) was reported in the McLean Planning District. Complexes in the Rose Hill Planning District reported the second highest average rent at \$1,343. Average monthly rent was lowest (\$965) in the Mount Vernon Planning District. Four additional planning districts reported average monthly rents below the County average: Bailey's, Jefferson, Lower Potomac, and Springfield. Complexes in five planning districts experienced slight decreases in average monthly rent from 2002 to 2003: Fairfax, Jefferson, McLean, Pohick, and Vienna.

**TABLE 14**  
**Rental Housing Complex Census:**  
**Average Monthly Rent by Planning District**  
**Fairfax County, 2002 and 2003**

Planning District	Average Monthly Rent		
	2002	2003	Percent Change
Annandale	\$1,145	\$1,172	2.4%
Baileys	\$1,024	\$1,058	3.3%
Bull Run	\$1,199	\$1,207	*
Fairfax	\$1,264	\$1,247	-1.3%
Jefferson	\$1,136	\$1,117	-1.7%
Lincolnia	\$1,185	\$1,187	*
Lower Potomac	\$997	\$1,041	4.4%
McLean	\$1,425	\$1,412	*
Mount Vernon	\$947	\$965	1.9%
Pohick	\$1,233	\$1,218	-1.2%
Rose Hill	\$1,329	\$1,343	1.1%
Springfield	\$1,126	\$1,126	*
Upper Potomac	\$1,201	\$1,247	3.8%
Vienna	\$1,235	\$1,185	-4.0%
Fairfax County	\$1,157	\$1,168	1.0%

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

**Note:** Figures are based on participants in the census for units located in major rental housing complexes having five or more units. Figures do not include units leased by individual owners or public housing complexes. When a complex provides a range of rent for a particular unit size, the midpoint of that rent range is used in the average rent calculation.

\* Less than +/-1.0 percent.

## D. Supervisor District

This year, complexes in the Springfield Supervisor District again reported the highest average monthly rent at \$1,307, although this represented only a four dollar increase in average monthly rent (Table 15). Complexes in the Mount Vernon Supervisor District reported the lowest average monthly rent (\$1,032). Rents reported by complexes in the Braddock, Dranesville, Hunter Mill, and Providence Supervisor Districts were also above the County's average. However, average monthly rent in the Providence Supervisor District decreased slightly from 2002 to 2003.

**TABLE 15**  
**Rental Housing Complex Census:**  
**Average Monthly Rent by Supervisor District**  
**Fairfax County, 2002 and 2003**

Supervisor District	Average Monthly Rent		
	2002	2003	Percent Change
Braddock	\$1,187	\$1,194	*
Dranesville	\$1,232	\$1,278	3.7%
Hunter Mill	\$1,177	\$1,218	3.5%
Lee	\$1,044	\$1,060	1.5%
Mason	\$1,058	\$1,085	2.6%
Mount Vernon	\$1,007	\$1,032	2.5%
Providence	\$1,292	\$1,249	-3.3%
Springfield	\$1,303	\$1,307	*
Sully	\$1,139	\$1,161	1.9%
Fairfax County	\$1,157	\$1,168	1.0%

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

**Note:** Figures are based on participants in the census for units located in major rental housing complexes having five or more units. Figures do not include units leased by individual owners or public housing complexes. When a complex provides a range of rent for a particular unit size, the midpoint of that rent range is used in the average rent calculation.

\* Less than +/-1.0 percent.

## E. Average Rent by Unit Type

Although rent generally increases with bedroom size, four-bedroom units, on average, are still rented for less than three-bedroom units, because the majority of the County's existing four-bedroom units are located in rental complexes where rent is subsidized (see Table 16). Rent for four-bedroom units increased by less than \$20 from 2002 to 2003.

As of January 2003, efficiencies were the least costly unit type at an average rent of \$840 per month. Three-bedroom units with a den were the most costly at an average rent of \$1,541 per month. The three-bedroom with den units experienced the highest increase in average monthly rent from the prior year (10.4 percent). Average monthly rent for efficiency units increased by 4.7 percent from 2002 to 2003.

**TABLE 16**  
**Rental Housing Complex Census:**  
**Average Monthly Rent by Unit Type**  
**Fairfax County, 2002 and 2003**

Unit Type	Average Rent		
	2002	2003	Percent Change
Efficiency	\$802	\$840	4.7%
1 Bedroom	\$1,006	\$1,013	*
1 Bedroom/Den	\$1,192	\$1,187	*
2 Bedrooms	\$1,219	\$1,222	*
2 Bedrooms/Den	\$1,414	\$1,447	2.3%
3 Bedrooms	\$1,394	\$1,419	1.8%
3 Bedrooms/Den	\$1,396	\$1,541	10.4%
4 Bedrooms	\$1,298	\$1,317	1.5%
TOTAL	\$1,157	\$1,168	1.0%

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

**NOTES:** More four-bedroom units are in subsidized complexes than are three-bedroom units or three-bedrooms with a den. Figures are based on participants in the census for units located in major rental housing complexes having five or more units reporting rent data by unit type. Figures do not include units leased by individual owners or public housing complexes. When a complex provides a range of rent for a particular unit size, the midpoint of that rent range is used in the average rent calculation.

\* Less than +/- 1.0 percent.

## F. Average Rent by Structure Type

In January 2003 average monthly rent was above \$1,000 for each type of structure. Although average monthly rent decreased slightly from the prior year, townhouses have the highest average monthly rent at \$1,434 (Table 17). High-rise apartment complexes reported the next highest rent at \$1,180, followed by low-rise garden units, with an average rent of \$1,156. Average monthly rent for mid-rise units decreased slightly to \$1,037 in January 2003.

**TABLE 17**  
**Rental Housing Complex Census:**  
**Average Monthly Rent by Structure Type**  
**Fairfax County, 2002 and 2003**

Structure Type	Average Rent		
	2002	2003	Percent Change
Low-Rise	\$1,147	\$1,156	*
Mid-Rise	\$1,065	\$1,037	-2.6%
High-Rise	\$1,132	\$1,180	4.2%
Townhouse	\$1,458	\$1,434	-1.6%
TOTAL	\$1,157	\$1,168	1.0%

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

**Note:** Figures are based on participants in the census for units located in major rental housing complexes having five or more units. Figures do not include units leased by individual owners or public housing complexes. When a complex provides a range of rent for a particular unit size, the midpoint of that rent range is used in the average rent calculation.

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.

## ***IV. Rental Complexes with Features for Disabled, Elderly, and Low-Income Individuals***

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Almost 60 percent (a total of 139) of the rental complexes in Fairfax County reported offering units with at least one feature for individuals with disabilities. Although these complexes contain a total of 41,833 units, not all of these units have disability features. Some complexes only have a few units modified with disability features while other complexes have these features in all of their units. Units designed with features for individuals with disabilities included the following physical adjustments: elevators with Braille; wheelchair accessible building entrances; wide, wheelchair accessible apartment doorways; low cabinets, sinks, and counter tops; shower or tub grab bars; or other accommodations. Other disability features are typically identified as features or modifications available upon request. Eleven percent of rental complex units (6,787 total) were reported as wheelchair accessible. Almost three percent (1,648 total) were reported as reserved for senior citizens. Every complex with units reserved for senior citizens has at least one disability modification.

Over one-third of the County's 237 rental housing complexes reported that they accepted Section Eight housing choice vouchers. There were more complexes located in the Bailey's (10 total), Mount Vernon (24 total), and Upper Potomac Planning Districts (13 total) that reported accepting Section Eight vouchers than in other planning districts.

Rental complexes from all age categories offer units modified for individuals with disabilities. Among rental complexes over 20 years of age, over 40 percent offer features for individuals with disabilities.

## A. Planning District

The Mount Vernon Planning District has the largest number of rental housing complex units (1,969 units or 21.2 percent) that are wheelchair accessible (Table 18). Eleven percent (1,096 units) of the rental housing complex units in the Upper Potomac Planning District are wheelchair accessible and 3.9 percent are reserved for senior citizens. Fourteen percent of the units (951 units) in the Bull Run Planning District are wheelchair accessible and 3.5 percent are reserved for senior citizens.

**TABLE 18**  
**Rental Housing Complex Census:**  
**Rental Housing Complexes**  
**Reporting Features for Individuals with Disabilities**  
**by Planning District, Fairfax County, 2003**

Planning District	Wheelchair Accessible Units	Units Reserved for Seniors	Complexes Accepting Section 8 Vouchers
Annandale	103	242	7
Bailey's	204	149	10
Bull Run	951	237	6
Fairfax	378	0	3
Jefferson	566	0	5
Lincolnia	291	0	3
Lower Potomac	18	0	3
McLean	167	144	2
Mount Vernon	1,969	130	24
Pohick	13	100	1
Rose Hill	101	0	1
Springfield	640	0	4
Upper Potomac	1,096	374	13
Vienna	290	272	3
Fairfax County	6,787	1,648	85

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

**Note:** Figures include participants and non-participants in the census for units located in major rental housing complexes having five or more units. Figures do not include units leased by individual owners or public housing complexes. Small differences may occur due to differences in reporting by rental complexes.

## B. Supervisor District

Almost thirty percent (1,897 units) of all wheelchair accessible rental complex units are located in the Mount Vernon Supervisor District (Table 19). Almost eight percent of the units in the Hunter Mill Supervisor District are wheelchair accessible. The Hunter Mill Supervisor District also has the largest number of units reserved for the elderly, 646 units or nearly 40 percent of all units reserved for the elderly in Fairfax County. The Mason Supervisor District has 391 units reserved for the elderly and the Sully Supervisor District has 237 units. In addition, the Mount Vernon Supervisor District has 130 units reserved for the elderly. None of the complexes in the Braddock, Lee, or Providence Supervisor Districts reported units reserved for the elderly.

**TABLE 19**  
**Rental Housing Complex Census:**  
**Rental Housing Complexes**  
**Reporting Features for Individuals with Disabilities**  
**by Supervisor District, Fairfax County, 2003**

Supervisor District	Wheelchair Accessible Units	Units Reserved for Seniors	Complexes Accepting Section 8 Vouchers
Braddock	84	0	6
Dranesville	650	144	0
Hunter Mill	628	646	11
Lee	832	0	16
Mason	566	391	17
Mount Vernon	1,897	130	16
Providence	911	0	10
Springfield	509	100	1
Sully	710	237	6
Fairfax County	6,787	1,648	85

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

**Note:** Figures include participants and non-participants in the census for units located in major rental housing complexes having five or more units. Figures do not include units leased by individual owners or public housing complexes. Small differences may occur due to differences in reporting by rental complexes.

<sup>1</sup> Includes the Town of Herndon.

<sup>2</sup> Includes the Town of Vienna.



# **Appendixes**



**APPENDIX A**  
**RENTAL HOUSING DATA BY PROJECT NAME**  
**FAIRFAX COUNTY, VIRGINIA**  
**January 2003**

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
Abbotts Run Apts	1004 01 0002	1988	GARDEN	MOUNT VERNON	MOUNT VERNON	248
Apts at North Point	0114 12 0004B	1998	GARDEN	HUNTER MILL	UPPER POTOMAC	48
Apts at Regent's Park	0484 01 0001K	1996	GARDEN	PROVIDENCE	VIENNA	548
Archstone Ellipse	0561 15 0003	1990	GARDEN	SPRINGFIELD	FAIRFAX	403
Archstone Fair Lakes	0561 08 0002	1987	GARDEN	SPRINGFIELD	BULL RUN	281
Archstone Patriot Village	0702 01 0023	1973	GARDEN	BRADDOCK	ANNANDALE	1028
Archstone Patriot Village	0702 01 0023	1973	TOWNHOUSE	BRADDOCK	ANNANDALE	36
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	1998	MIDRISE	LEE	SPRINGFIELD	191
Archstone Sussex Commons	0914 01 0001B	1991	GARDEN	LEE	ROSE HILL	556
Archstone Tysons Corner	0293 01 0035	1980	GARDEN	HUNTER MILL	VIENNA	216
Archstone Woodland Park	0163 11 0003	2000	GARDEN	HUNTER MILL	UPPER POTOMAC	391
Archstone Worldgate	0163 02 0002B	1995	GARDEN	TOWN OF HERNDON	UPPER POTOMAC	319
Ashby at McLean	0302 01 0030B	1982	HIGHRISE	DRANESVILLE	MCLEAN	250
Ashford Meadows Apts	0251 01 0003J	1997	GARDEN	HUNTER MILL	UPPER POTOMAC	436
Avalon at Autumn Woods	0551 01 0030	1989	GARDEN	SPRINGFIELD	BULL RUN	420
Avalon at Fair Lakes	0454 11 0003	1997	GARDEN	SPRINGFIELD	BULL RUN	45
Avalon at Fair Lakes	0454 11 0003	1997	TOWNHOUSE	SPRINGFIELD	BULL RUN	188
Avalon Crescent	0294 07 B	1996	GARDEN	PROVIDENCE	MCLEAN	384
Avalon Crescent	0294 07 B	1996	TOWNHOUSE	PROVIDENCE	MCLEAN	173
Avalon Fox Mill	0163 01 0024A	1999	TOWNHOUSE	HUNTER MILL	UPPER POTOMAC	132
Avalon Fox Mill	0163 01 0024A	1999	GARDEN	HUNTER MILL	UPPER POTOMAC	33
Archstone Kingstowne	0913 01 0063D	1989	GARDEN	LEE	ROSE HILL	355
Bailey House Apts	0612 01 0070	1965	MIDRISE	MASON	BAILEYS	49
Barcroft Plaza	0614 01 0158	1966	GARDEN	MASON	BAILEYS	196
Beacon Hill Apts	0922 01 0016A	1968	GARDEN	LEE	MOUNT VERNON	727
Bedford Village Apts	0494 01 0057B	1968	GARDEN	PROVIDENCE	FAIRFAX	482
Bedford Village Apts	0494 01 0057B	1968	TOWNHOUSE	PROVIDENCE	FAIRFAX	270
Belle Haven Towers	0833 01 0090	1964	MIDRISE	MOUNT VERNON	MOUNT VERNON	344
Belle Haven Towers	0833 01 0090	1964	HIGHRISE	MOUNT VERNON	MOUNT VERNON	224

Appendix A  
Rental Housing Data by Project Name  
Fairfax County, Virginia  
January 1, 2003  
Page 2 of 8

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
Belvoir Plaza Apts	1092 02 0005	1963	GARDEN	MOUNT VERNON	MOUNT VERNON	45
Bent Tree Apts	0544 01 0114	1988	GARDEN	SULLY	BULL RUN	746
Berkeley Square Apts	0383 01 0049	1966	GARDEN	HUNTER MILL	VIENNA	298
Bren Mar Apts	0811 01 0007B	1960	GARDEN	MASON	LINCOLNIA	134
Brookridge Apt Homes	0543 01 0008A	1988	TOWNHOUSE	SULLY	BULL RUN	124
Brookridge Apt Homes	0543 01 0008A	1988	GARDEN	SULLY	BULL RUN	128
Buckman Road Apts	1012 01 0019	1973	GARDEN	LEE	MOUNT VERNON	200
Burke Lake Gardens	0881 01 0011	1984	GARDEN	SPRINGFIELD	POHICK	100
Burke Shire Commons	0772 01 0060A	1986	GARDEN	BRADDOCK	POHICK	360
Barcroft View	0614 01 0023	1963	GARDEN	MASON	BAILEYS	368
Cambridge Commons	0513 18 C	1950	GARDEN	MASON	BAILEYS	305
Canterbury Square Apts	1091 01 0002	1964	GARDEN	MOUNT VERNON	LOWER POTOMAC	152
Carlyn Hill Apts	0621 01 0003	1962	GARDEN	MASON	BAILEYS	73
Carter Lake Apts	0181 01 0009	1979	GARDEN	HUNTER MILL	UPPER POTOMAC	257
Carydale Village Apts	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	2000	GARDEN	SULLY	BULL RUN	360
Chantilly Mews	0344 07 0002A	1982	TOWNHOUSE	SULLY	BULL RUN	50
Charter Oak Apts	0172 22 0001A	1970	GARDEN	HUNTER MILL	UPPER POTOMAC	262
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	146
Circle Towers Apts	0484 01 0003	1973	HIGHRISE	PROVIDENCE	VIENNA	554
Circle Towers Townhomes	0484 01 0003	1973	TOWNHOUSE	PROVIDENCE	VIENNA	52
Columbia View Apts	0612 01 0068	1962	GARDEN	MASON	BAILEYS	53
Commons of McLean	0303 28 0001	1968	GARDEN	PROVIDENCE	MCLEAN	549
Commons of McLean	0303 28 0001	1968	TOWNHOUSE	PROVIDENCE	MCLEAN	28
Courts of Mount Vernon	1014 06 0016A	1967	GARDEN	MOUNT VERNON	MOUNT VERNON	168
Crescent Apts	0172 16 0001A	1967	GARDEN	HUNTER MILL	UPPER POTOMAC	180
Coralain Gardens Apts	0503 01 0003	1963	GARDEN	MASON	JEFFERSON	106

Appendix A  
Rental Housing Data by Project Name  
Fairfax County, Virginia  
January 1, 2003  
Page 3 of 8

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
Devonshire Square Apts	0392 01 0050	1967	GARDEN	PROVIDENCE	JEFFERSON	84
Dolley Madison Apts	0392 01 0072	1968	GARDEN	PROVIDENCE	MCLEAN	581
Dulles Center Apts	0154 01 0003D	1996	GARDEN	HUNTER MILL	UPPER POTOMAC	272
Dulles Court Apts	0161 02 0016B	1972	GARDEN	TOWN OF HERNDON	UPPER POTOMAC	179
Dulles Greene Apts	0161 01 0005B	1999	GARDEN	DRANESVILLE	UPPER POTOMAC	775
Dunn Loring Metro Apts	0492 01 0041	1968	GARDEN	PROVIDENCE	JEFFERSON	17
East Meadow Apts	0452 01 0037	1971	GARDEN	SPRINGFIELD	BULL RUN	150
Edsall Gardens Apts	0811 06 0003	1964	GARDEN	MASON	LINCOLNIA	174
Edsall Station Apts	0724 01 0031	1981	GARDEN	MASON	LINCOLNIA	135
Elden Terrace Apts	0161 02 0011B	1972	GARDEN	TOWN OF HERNDON	UPPER POTOMAC	180
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	1988	GARDEN	PROVIDENCE	FAIRFAX	312
Elmwood House	0514 01 0003B	1995	MIDRISE	MASON	BAILEYS	50
Evergreen House	0604 01 0021	1977	MIDRISE	MASON	ANNANDALE	242
Fairfax Circle Villa Apts	0483 01 0028	1974	GARDEN	PROVIDENCE	FAIRFAX	326
Fairfax Towers Tysons Corner	0403 01 0004	1978	HIGHRISE	PROVIDENCE	JEFFERSON	415
Fairfax Village Apts	0474 01 0019	1973	GARDEN	PROVIDENCE	FAIRFAX	170
Fairfield Crossing Apts	0494 01 0056D	1967	GARDEN	PROVIDENCE	JEFFERSON	493
Fairmont Gardens	0711 03 0001	1962	GARDEN	MASON	ANNANDALE	387
Fairway Apts	0172 18 0001	1969	GARDEN	HUNTER MILL	UPPER POTOMAC	346
Forest Glen at Sully Station	0443 07 D	1995	GARDEN	SULLY	BULL RUN	237
Gates of McLean	0294 01 0003A	1997	GARDEN	PROVIDENCE	MCLEAN	622
Glen Apts	0501 01 0042A	1978	GARDEN	PROVIDENCE	JEFFERSON	152
Golden Gate Apts	0623 01 0012	1961	GARDEN	MASON	BAILEYS	184
Grand View Apts	0621 01 0008A	1962	GARDEN	MASON	BAILEYS	263
Greene Hills Estates	0991 01 0002B	1980	TOWNHOUSE	MOUNT VERNON	SPRINGFIELD	100
Harbor Park Apts	0114 22 0003	1995	GARDEN	HUNTER MILL	UPPER POTOMAC	190
Hartland Manor Apts	0492 01 0037	1967	GARDEN	PROVIDENCE	JEFFERSON	58
Hermitage Apts	0463 01 0036C	1987	GARDEN	SPRINGFIELD	FAIRFAX	489
Holly Court Apts	0924 01 0021	1966	GARDEN	LEE	MOUNT VERNON	89

Appendix A  
Rental Housing Data by Project Name  
Fairfax County, Virginia  
January 1, 2003  
Page 4 of 8

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
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	221
Hunting Creek Townhomes	1012 12 0018	1982	TOWNHOUSE	MOUNT VERNON	MOUNT VERNON	35
Huntington Gardens	0833 0207 A	1950	GARDEN	LEE	MOUNT VERNON	111
Huntington Gateway Apts	0833 01 0076	1989	HIGHRISE	MOUNT VERNON	MOUNT VERNON	417
Huntington Gateway Apts	0833 01 0076	1989	TOWNHOUSE	MOUNT VERNON	MOUNT VERNON	26
Huntington Station Apts	0831 08 0080A	1950	GARDEN	MOUNT VERNON	MOUNT VERNON	23
Idylwood Village West Apts	0403 01 0005A	1966	GARDEN	PROVIDENCE	JEFFERSON	396
International Apts	0162 02 0121	1962	GARDEN	TOWN OF HERNDON	UPPER POTOMAC	90
Janna Lee Village Apts	1012 01 0017	1976	GARDEN	LEE	MOUNT VERNON	319
Jefferson at Fair Oaks	0463 01 0036B	1995	GARDEN	SPRINGFIELD	FAIRFAX	179
Jefferson at Van Dorn	0812 08 0002A	1995	GARDEN	LEE	ROSE HILL	360
Johnson Apts	0502 01 0040	1958	GARDEN	PROVIDENCE	JEFFERSON	5
Jefferson Gardens	0833 03 B	1950	GARDEN	LEE	MOUNT VERNON	67
Kendrick Court Apts	0163 01 0038D	1999	GARDEN	HUNTER MILL	UPPER POTOMAC	139
Kenton Crossing Apts	1074 01 0017B	2000	GARDEN	MOUNT VERNON	LOWER POTOMAC	248
Kings Gardens Apts	0833 01 0007A	1965	GARDEN	LEE	MOUNT VERNON	442
Kingsley Commons Townhouses	0503 12 0001	1949	TOWNHOUSE	PROVIDENCE	JEFFERSON	400
Knolls at Newgate	0543 01 0002	1970	GARDEN	SULLY	BULL RUN	144
Lafayette Apts	0924 01 0013	1966	GARDEN	LEE	MOUNT VERNON	301
Lake Anne Fellowship House	0172 01 0002	1971	HIGHRISE	HUNTER MILL	UPPER POTOMAC	235
Lakeside Apts	0651 01 0003C	1988	GARDEN	SULLY	BULL RUN	680
Lee Overlook Apts	0642 01 0005B	1994	GARDEN	SULLY	BULL RUN	195
Lee Valley Apts	0901 01 0044	1968	GARDEN	LEE	SPRINGFIELD	241
Lewinsville	0303 01 0062	1980	GARDEN	DRANESVILLE	MCLEAN	143
Lincoln at Fair Oaks	0561 01 0013	1997	GARDEN	SPRINGFIELD	FAIRFAX	283
Lincoln at Tyson's Corner	0293 22 0001	1989	GARDEN	PROVIDENCE	MCLEAN	997
Lockwood House	0514 01 0003B	1986	GARDEN	MASON	BAILEYS	99
Madison Ridge Apts	0642 01 0037	1987	GARDEN	SULLY	BULL RUN	215
Mallard Courts Apts	1013 01 0005	1963	GARDEN	LEE	MOUNT VERNON	178
Margate Manor Apts	0584 01 0052	1965	GARDEN	PROVIDENCE	FAIRFAX	189

Appendix A  
Rental Housing Data by Project Name  
Fairfax County, Virginia  
January 1, 2003  
Page 5 of 8

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
Mayfair House Apts	0504 01 0041	1965	GARDEN	PROVIDENCE	JEFFERSON	207
Meadow Woods Apts	0924 01 0020	1973	GARDEN	LEE	MOUNT VERNON	712
Merrifield Commons	0494 01 0044D	1997	GARDEN	PROVIDENCE	JEFFERSON	124
Merrifield Village	0492 01 0039	1966	GARDEN	PROVIDENCE	JEFFERSON	706
Monticello Gardens Apts	0503 01 0005B	1964	GARDEN	MASON	JEFFERSON	734
Morningside Apts	0724 01 0011	1968	GARDEN	MASON	LINCOLNIA	505
Mount Vernon Apts	1014 01 0009	1964	GARDEN	LEE	MOUNT VERNON	179
Mount Vernon Gardens	0924 01 0069A	1962	GARDEN	LEE	MOUNT VERNON	34
Mount Vernon House	1023 01 0046C	1983	GARDEN	MOUNT VERNON	MOUNT VERNON	130
Mount Vernon Square Apts	0933 01 0030	1963	GARDEN	MOUNT VERNON	MOUNT VERNON	1380
Munson Hill Towers	0611 01 0011	1963	HIGHRISE	MASON	BAILEYS	278
North Point Villas	0114 27 0001A	1999	GARDEN	HUNTER MILL	UPPER POTOMAC	106
Oak Creek Townhouses	0481 22 0001	1981	TOWNHOUSE	PROVIDENCE	FAIRFAX	46
Oaks of Woodlawn	1092 01 0012	1985	GARDEN	MOUNT VERNON	MOUNT VERNON	175
Oakton Park Apts	0474 01 0020	1972	GARDEN	PROVIDENCE	FAIRFAX	418
Oakview Garden Apts	0614 01 0091	1964	GARDEN	MASON	BAILEYS	322
Oakwood Dulles	0154 01 0022J	1999	GARDEN	HUNTER MILL	UPPER POTOMAC	411
Olde Salem Apts	0612 01 0122	1948	TOWNHOUSE	MASON	BAILEYS	36
Olde Salem Apts	0612 01 0122	1948	GARDEN	MASON	BAILEYS	411
Orleans Village Apts	0721 01 0044	1966	GARDEN	MASON	LINCOLNIA	499
Orleans Village Townhouses	0721 01 0044	1966	TOWNHOUSE	MASON	LINCOLNIA	352
Orrington Court	0502 02 B	1949	GARDEN	PROVIDENCE	JEFFERSON	25
Park Avenue Apts	0104 02 0014D	1964	GARDEN	TOWN OF HERNDON	UPPER POTOMAC	44
Parkridge Gardens	0162 02 0123A	1964	GARDEN	TOWN OF HERNDON	UPPER POTOMAC	132
Parkridge Gardens	0162 02 0123A	1964	TOWNHOUSE	TOWN OF HERNDON	UPPER POTOMAC	12
Parkwood Apts	0612 14 0001	1949	GARDEN	MASON	BAILEYS	221
Parliaments	0711 01 0077	1971	GARDEN	MASON	ANNANDALE	498
Parliaments	0711 01 0077	1971	HIGHRISE	MASON	ANNANDALE	252
Peachtree of McLean	0401 01 0034	1973	GARDEN	DRANESVILLE	MCLEAN	228
Peachtree of McLean	0401 01 0034	1973	MIDRISE	DRANESVILLE	MCLEAN	110
Penderbrook Apts	0463 01 0071	1988	GARDEN	PROVIDENCE	FAIRFAX	424

Appendix A  
Rental Housing Data by Project Name  
Fairfax County, Virginia  
January 1, 2003  
Page 6 of 8

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
Pine Springs Gardens Apts	0503 1905 A	1954	GARDEN	PROVIDENCE	JEFFERSON	58
Pine Springs Gardens Townhouses	0503 1905 A	1954	TOWNHOUSE	PROVIDENCE	JEFFERSON	42
Pinewood Plaza Apts	0584 01 0048	1964	GARDEN	PROVIDENCE	FAIRFAX	198
Post Corners Apts	0544 01 0003C	1995	GARDEN	SULLY	BULL RUN	335
Post Forest	0561 01 0024A	1989	GARDEN	SPRINGFIELD	FAIRFAX	360
Preserve at Government Center	0562 01 0070A	2001	GARDEN	SPRINGFIELD	FAIRFAX	460
Providence Hall Apts	0484 01 0012C	1974	GARDEN	PROVIDENCE	VIENNA	196
Ravenworth Towers	0711 09 0004C	1973	HIGHRISE	MASON	ANNANDALE	219
Ravenwood Towers	0513 01 0024	1967	MIDRISE	MASON	BAILEYS	310
Renaissance at Tyson's Corner	0394 01 0178A	1987	HIGHRISE	PROVIDENCE	JEFFERSON	331
Reserve at Fairfax Corner	0562 01 0001B	2000	GARDEN	SPRINGFIELD	FAIRFAX	650
Reston Glen	0261 10 0010	1974	GARDEN	HUNTER MILL	UPPER POTOMAC	200
Riverside Park Apts	0833 01 0101	1971	HIGHRISE	MOUNT VERNON	MOUNT VERNON	1222
Robinwood Gardens	0612 01 0059	1964	GARDEN	MASON	BAILEYS	58
Rolling Hills Apts	1012 01 0008B	1967	GARDEN	LEE	MOUNT VERNON	157
Rose Hill of Alexandria	0823 01 0040A	1962	GARDEN	LEE	ROSE HILL	181
Rose Hill of Alexandria II	0823 01 0040E	1964	GARDEN	LEE	ROSE HILL	264
Russell Apts	1013 01 0040	1959	GARDEN	MOUNT VERNON	MOUNT VERNON	9
Sacramento Square	1004 01 0011	1986	GARDEN	MOUNT VERNON	MOUNT VERNON	216
Saint Johns Wood	0114 01 0012	1990	GARDEN	HUNTER MILL	UPPER POTOMAC	250
Sanger Place	1074 01 0085A	1999	GARDEN	MOUNT VERNON	LOWER POTOMAC	181
Seven Corners Apts	0513 18 D	1952	GARDEN	MASON	BAILEYS	282
Shenandoah Crossing	0451 01 0014	1985	GARDEN	SPRINGFIELD	BULL RUN	638
Skyline Towers	0623 01 0028	1971	HIGHRISE	MASON	BAILEYS	937
Skyview Apts	1013 01 0038	1965	GARDEN	MOUNT VERNON	MOUNT VERNON	119
Spring Garden Apts	1012 01 0045	1967	GARDEN	MOUNT VERNON	MOUNT VERNON	207
Springfield Crossing	0902 01 0059B	2001	GARDEN	LEE	SPRINGFIELD	240
Springfield Crossing	0902 01 0059B	2001	MIDRISE	LEE	SPRINGFIELD	105
Springfield Gardens	0803 01 0007	1964	GARDEN	LEE	SPRINGFIELD	220
Springfield Square	0802 01 0019B	1968	GARDEN	BRADDOCK	ANNANDALE	410
Springs at Reston	0261 09 0001	1973	GARDEN	HUNTER MILL	UPPER POTOMAC	360

Appendix A  
Rental Housing Data by Project Name  
Fairfax County, Virginia  
January 1, 2003  
Page 7 of 8

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
Stratford Crossing	0163 01 0037A	1996	GARDEN	HUNTER MILL	UPPER POTOMAC	287
Strawbridge Square Apts	0723 01 0040	1980	GARDEN	MASON	LINCOLNIA	42
Strawbridge Square Apts	0723 01 0040	1980	TOWNHOUSE	MASON	LINCOLNIA	86
Stuart Woods Apts	0171 02 0005C	1974	GARDEN	TOWN OF HERNDON	UPPER POTOMAC	450
Summit Fair Lakes	0454 01 0024F	1998	GARDEN	SPRINGFIELD	BULL RUN	488
Summit Fair Lakes	0454 01 0024F	1998	TOWNHOUSE	SPRINGFIELD	BULL RUN	36
Summit Fair Oaks	0561 01 0015A	1989	GARDEN	SPRINGFIELD	FAIRFAX	245
Summit Oaks Townhomes	0984 01 0001A	1981	TOWNHOUSE	BRADDOCK	POHICK	50
Summit Reston	0172 01 0024	1985	GARDEN	HUNTER MILL	UPPER POTOMAC	417
Summit Square Apts	0474 09 G	1986	GARDEN	PROVIDENCE	FAIRFAX	113
Summit Square Apts	0474 09 G	1986	MIDRISE	PROVIDENCE	FAIRFAX	245
Sunset Park Apts	0614 17 B	1962	GARDEN	MASON	BAILEYS	89
Sycamores	0172 01 0011B	1980	GARDEN	HUNTER MILL	UPPER POTOMAC	185
Towers at Morningside	0724 01 0011	1968	MIDRISE	MASON	LINCOLNIA	173
Townes at Copper Springs	0161 08 0085	1972	TOWNHOUSE	DRANESVILLE	UPPER POTOMAC	144
Townes at Herndon Center	0162 02 0315	2000	TOWNHOUSE	TOWN OF HERNDON	UPPER POTOMAC	218
Trevors Run at Dulles Center	0154 01 0003D	1999	GARDEN	HUNTER MILL	UPPER POTOMAC	170
Tyson Towne	0392 31 0002	1985	TOWNHOUSE	PROVIDENCE	VIENNA	112
Tyson's Glen Apartments	0392 30122138	1966	GARDEN	PROVIDENCE	JEFFERSON	183
Tyson's Glen Townhomes	0392 30122138	1966	TOWNHOUSE	PROVIDENCE	JEFFERSON	159
Tysons Landings Apts	0392 01 0071	1981	GARDEN	PROVIDENCE	MCLEAN	40
Tysons Towers Apts	0293 01 0016	1976	MIDRISE	HUNTER MILL	VIENNA	272
Tysons View Apts	0403 01 0003A	1966	GARDEN	PROVIDENCE	JEFFERSON	304
Van Metre Saratoga Square	0982 01 0013A	1986	GARDEN	MOUNT VERNON	POHICK	78
Van Metre Saratoga Square	0982 01 0013A	1986	TOWNHOUSE	MOUNT VERNON	POHICK	22
Vienna Park Apts	0491 02 0006	1963	GARDEN	TOWN OF VIENNA	VIENNA	299
Village at McNair Farms	0163 01 0023B	1990	GARDEN	HUNTER MILL	UPPER POTOMAC	282
Village Apts	1091 01 0031	1957	GARDEN	MOUNT VERNON	LOWER POTOMAC	29
Virginia Village	0723 01 0054	1966	GARDEN	MASON	LINCOLNIA	344
Vista Gardens Apts	0612 14 0009	1949	GARDEN	MASON	BAILEYS	295
Washington Avenue Apts	1014 08D 0003	1962	GARDEN	MOUNT VERNON	MOUNT VERNON	23

Appendix A  
Rental Housing Data by Project Name  
Fairfax County, Virginia  
January 1, 2003  
Page 8 of 8

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
Washington Square Apts	1013 0902 C	1968	GARDEN	MOUNT VERNON	MOUNT VERNON	219
Waterside Apts	0171 01 0010	1985	GARDEN	HUNTER MILL	UPPER POTOMAC	273
Wedgewood East Apts	0711 01 0072B	1967	GARDEN	BRADDOCK	ANNANDALE	123
Wedgewood Manor	0711 01 0072A	1963	GARDEN	BRADDOCK	ANNANDALE	123
Wedgewood West Apts	0711 01 0072	1967	GARDEN	BRADDOCK	ANNANDALE	407
Wedgewood West Townhomes	0711 01 0072	1967	TOWNHOUSE	BRADDOCK	ANNANDALE	15
Wesley Agape House Apts	0562 01 0051A	1999	GARDEN	BRADDOCK	FAIRFAX	12
West Falls Station	0401 01 0044	1966	GARDEN	PROVIDENCE	JEFFERSON	176
West Springfield Terrace Apts	0793 05 0007A	1978	GARDEN	SPRINGFIELD	POHICK	244
Westfield Village Apts	0443 07 H	1988	GARDEN	SULLY	BULL RUN	228
Wexford Manor Apts	0501 01 0023	1970	GARDEN	PROVIDENCE	JEFFERSON	74
Windsor at Fair Lakes	0454 01 0032	1988	GARDEN	SPRINGFIELD	BULL RUN	249
Windsor at Lionsgate	0154 01 0022E	1999	GARDEN	HUNTER MILL	UPPER POTOMAC	250
Windsor at Lionsgate	0154 01 0022E	1999	TOWNHOUSE	HUNTER MILL	UPPER POTOMAC	76
Winterthur Apts	0261 09 0002	1973	GARDEN	HUNTER MILL	UPPER POTOMAC	300
Woodlawn Garden Apts	1013 01 0008	1963	GARDEN	LEE	MOUNT VERNON	226
Woodley Arms	0831 20 0001B	1963	GARDEN	MOUNT VERNON	MOUNT VERNON	32
Woods of Fairfax	1083 01 0006	1979	GARDEN	MOUNT VERNON	LOWER POTOMAC	607
Woodside	1083 01 0015	1987	GARDEN	MOUNT VERNON	LOWER POTOMAC	252
Woodway at Trinity Centre	0544 01 0001B	1996	GARDEN	SULLY	BULL RUN	504

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

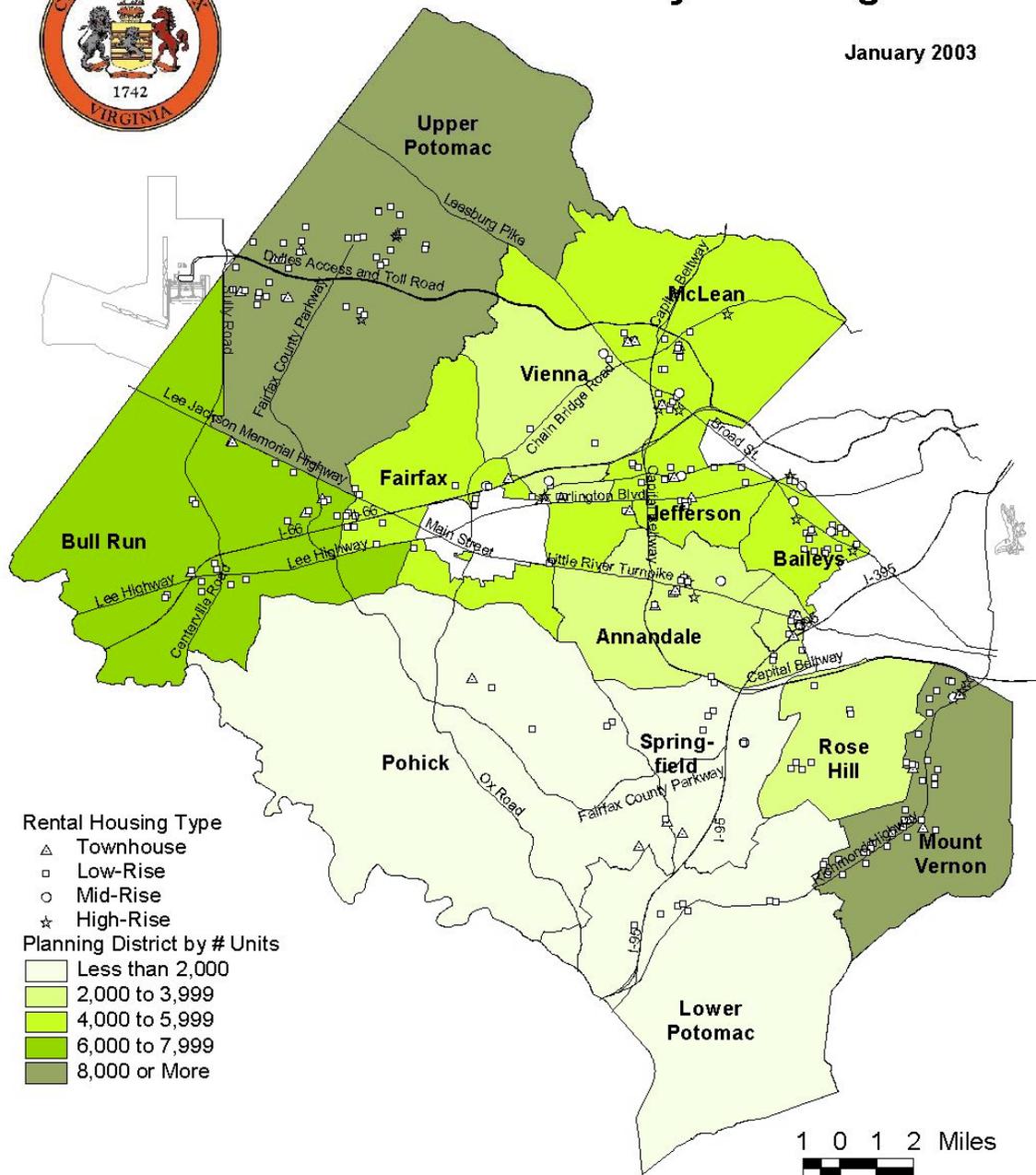
# **Maps**





# Rental Housing Locations Number of Units by Planning District

January 2003



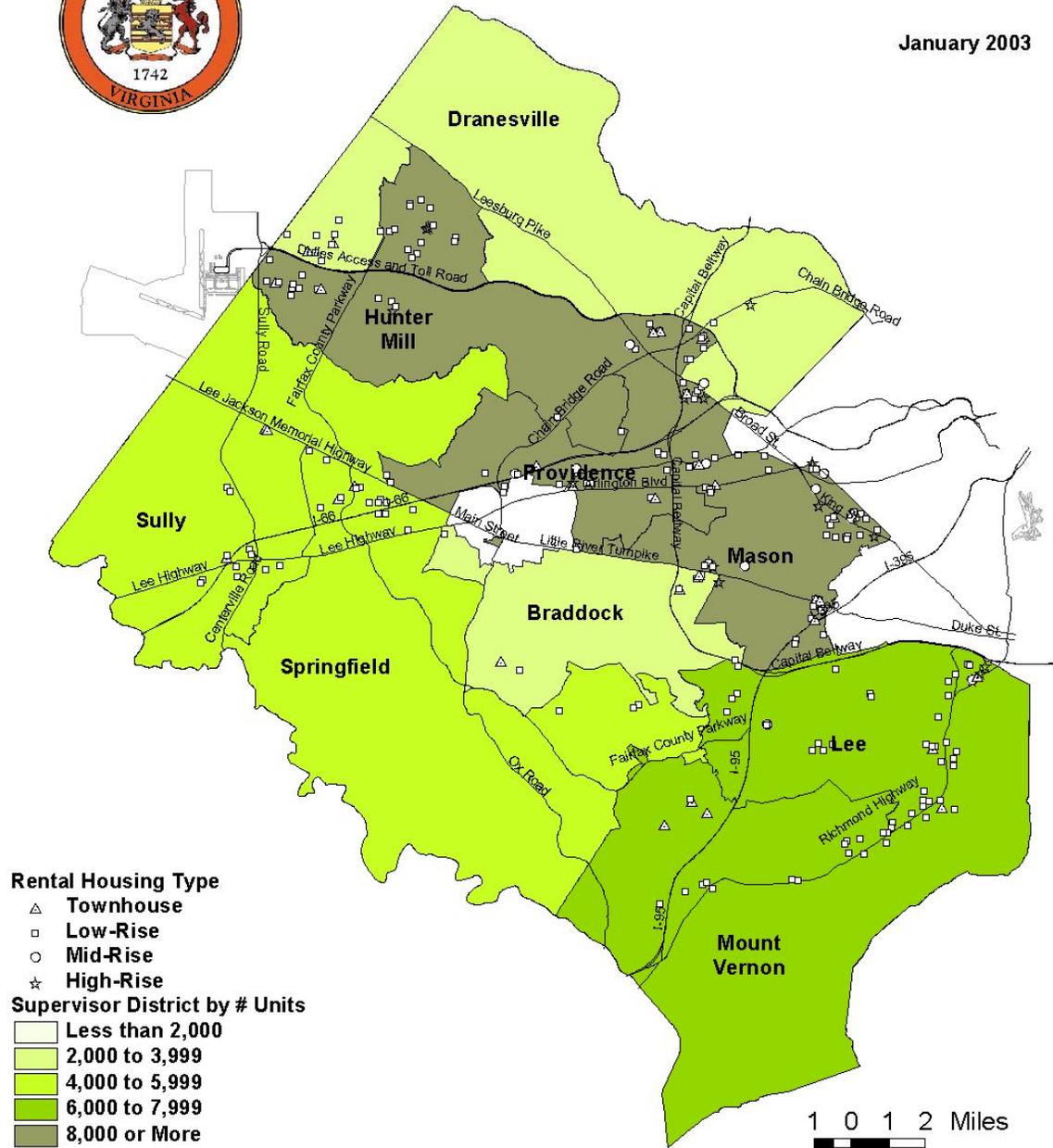
Source: Housing information provided by Fairfax County Department of Systems Management for Human Services. Does not include City of Fairfax.





# Rental Housing Locations Number of Units by Supervisor District

January 2003



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