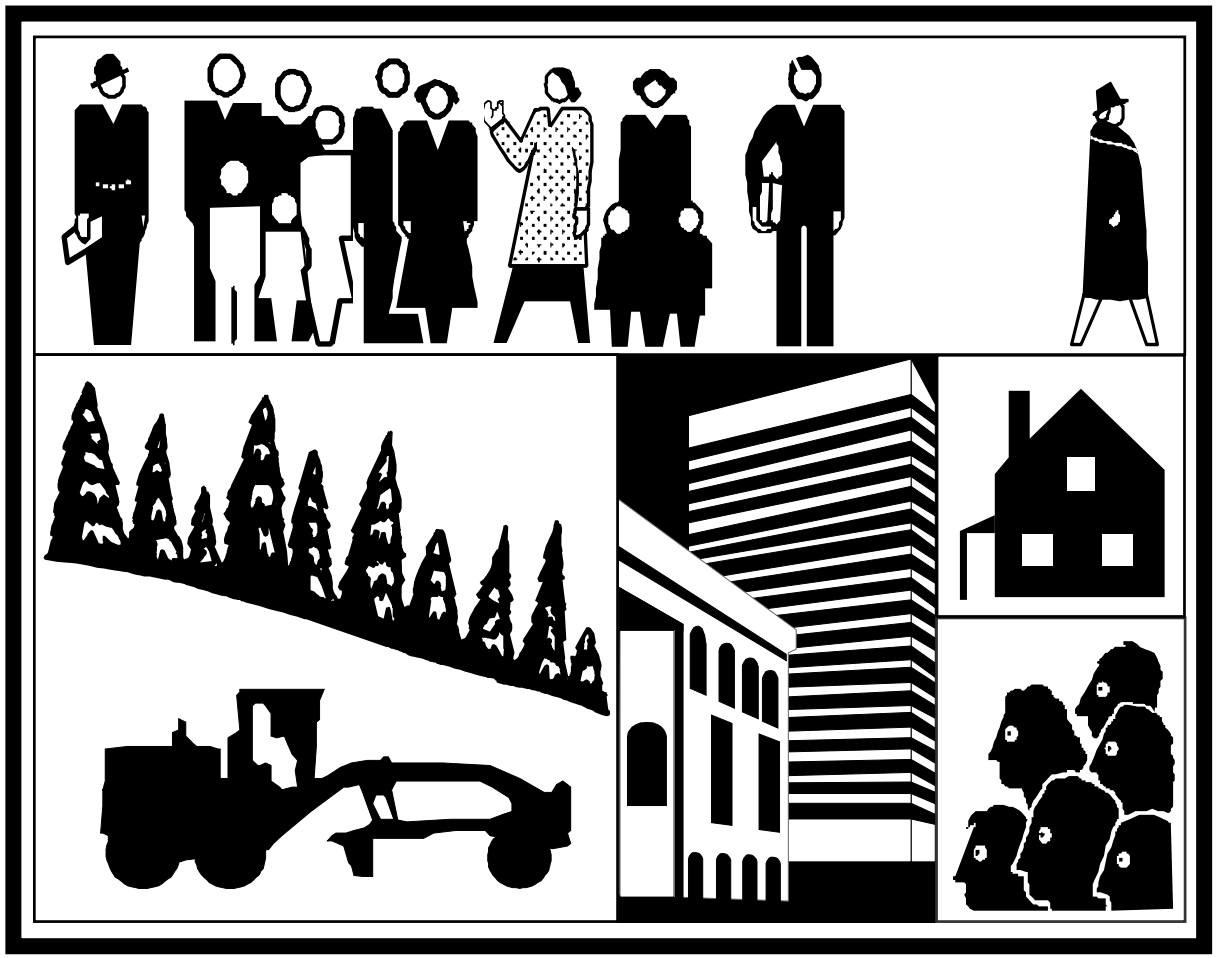
Demographic Reports 2001

A Report of the Urban Development Information System (UDIS)



County of Fairfax Virginia

Fairfax County Department of Systems Management for Human Services

DEMOGRAPHIC REPORTS©

Providing a Summary and Analysis of Population, Housing, Development Activity and Land Use Data for Fairfax County

2001

Prepared by:

Fairfax County

Department of Systems Management for Human Services

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FOREWORD

The Demographic Reports is a compilation of population, housing development activity, nonresidential gross floor area, and land use information. Specifically, within the Demographic Reports are tables showing the following: a Demographic Profile of Fairfax County; population estimates, densities, and forecasts; the County's dwelling unit inventory by type of unit; ranges of estimated market values of houses in the County; housing unit forecasts; the number and type of units within the County's residential development process; nonresidential structures; and existing and planned land use data. Various geographic arrangements are used to present the data, such as supervisor districts, planning districts, sewersheds, and census/subcensus tracts. Also, within each section of the Demographic Reports is a narrative that highlights significant changes in the data, major trends/occurrences, and methodologies, where appropriate. All information, except the historical and forecast data, is as of January 1, 2001.

The Demographic Reports is the primary publication associated with the Urban Development Information System (UDIS). While the Demographic Reports summarizes and aggregates much of the information in UDIS, many additional computer generated reports exist that contain detailed information. There are reports that list each rental apartment complex with its average rents, office building listings with gross floor area information, reports on active residential development projects, and listings of wholesale and warehouse storage facilities. A complete list of all available Economic and Demographic Publications is on page VII of this section.

Tabular data presented in the Demographic Reports is available electronically on the world wide web at http://www.co.fairfax.va.us/aboutfairfax/default.htm. The printed report and computer diskettes containing tabular data are both available from the Maps and Publications Sales office with Fairfax County. The address and telephone number for the Maps and Publications office is as follows:

Maps and Publications Sales
12000 Government Center Parkway
Suite 156
Fairfax, Virginia 22035-0009
(703) 324-2974.

Inquiries concerning the Demographic Reports should be directed to:

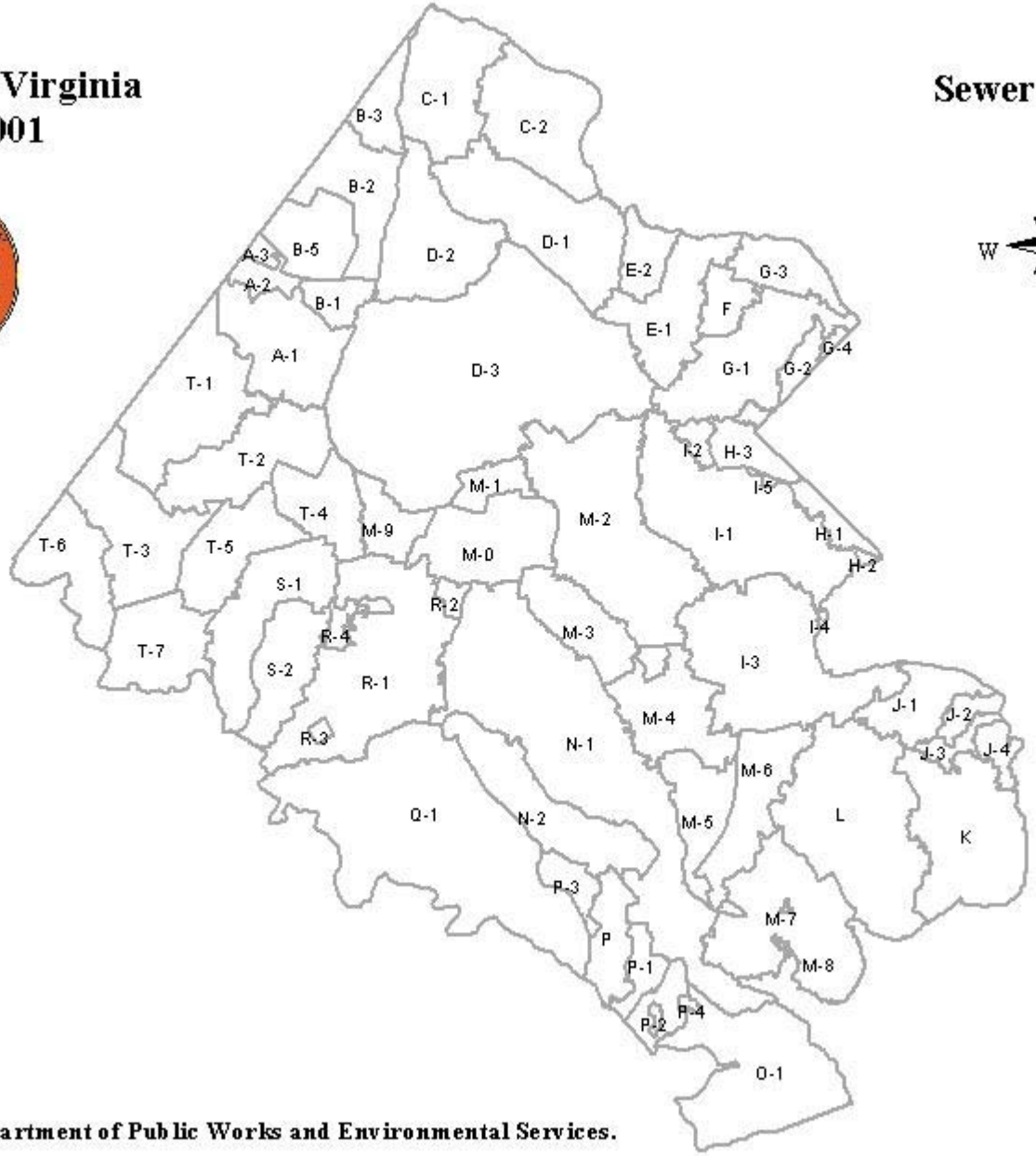
The Department of Systems Management
for Human Services
12011 Government Center Parkway
Suite 208
Fairfax, Virginia 22035
(703) 324-4519 or
TDD 1-800 828-1120.

The information contained in the Demographic Reports is presented in a variety of geographic arrangements -- supervisor district, planning district, sanitary sewershed, census tract and subcensus tract. The large-scale map (4,000 feet = 1 inch) included with the Demographic Reports displays supervisor districts, planning districts and census and subcensus tracts. A smaller scale map of sanitary sewersheds with sewershed codes is displayed on the following pages. Additional copies of the large-scale map are available through Maps and Publications Sales in the Fairfax County Government Center (see address on page VI).

Figure 1.4

Fairfax County, Virginia
January 2001

Sewershed Codes



Source: Fairfax County Department of Public Works and Environmental Services.

TABLE 1.1

Fairfax County Sewershed Codes

Code	Sewershed	Servicing Treatment Plant
A-1	Horsepen Creek	Blue Plains
A-2	Horsepen Creek E Branch	Blue Plains
A-3	Horsepen Creek F Branch	Blue Plains
B-1	Sugarland Run	Blue Plains
B-2	Sugarland Run	Blue Plains
B-3	Sugarland Run	Blue Plains
B-5	Sugarland Run (Herndon) and Follylick Branch	Blue Plains
C-1	Nichols Run	None
C-2	Pond Branch	Blue Plains
D-1	Difficult Run	Blue Plains
D-2	Colvin Run	Blue Plains
D-3	Difficult Run	Blue Plains
E-1	Scotts Run	Blue Plains
E-2	Bull Neck Run	None
F	Dead Run	Blue Plains
G-1	Pimmit	Blue Plains
G-2	Little Pimmit	Blue Plains
G-3	Turkey Run	Blue Plains
G-4	Strohman Run	Blue Plains
H-1	Four Mile Run	Arlington
H-2	Four Mile Run	Arlington
H-3	Cameron (Falls Church Service Area)	Alexandria and Arlington
I-1	Cameron Run	Alexandria
I-2	Cameron Run	Alexandria
I-3	Cameron Run	Alexandria
I-4	Cameron Run	Alexandria
I-5	Cameron Run	Alexandria
J-1	Cameron Run	Alexandria
J-2	Cameron Run	Alexandria
J-3	Cameron Run	Alexandria
J-4	Cameron Run	Alexandria
K	Little Hunting Creek	Lower Potomac
L	Dogue Creek	Lower Potomac
M-0	Accotink Creek (City of Fairfax)	Lower Potomac
M-1	Accotink Creek	Lower Potomac
M-2	Accotink Creek	Lower Potomac
M-3	Accotink Creek	Lower Potomac
M-4	Accotink Creek	Lower Potomac
M-5	Accotink Creek	Lower Potomac
M-6	Long Branch	Lower Potomac
M-7	Accotink Village	Lower Potomac
M-8	Fort Belvoir	Lower Potomac
M-9	Accotink Creek	Lower Potomac
N-1	Pohick Creek	Lower Potomac
N-2	Pohick Creek	Lower Potomac
O-1	Kane Branch	None
P	Mill Branch	None
P-1	Mill Branch (Lorton South)	Lower Potomac
P-2	Mill Branch (Harbor View)	Harbor View
P-3	Mill Branch (Giles Run)	Lower Potomac
P-4	Mill Branch (Gunston-Wiley)	Pump and Haul
Q-1	Occoquan	None
R-1	Popes Head Creek	None
R-2	Upper Popes Head Creek	Lower Potomac
R-3	Popes Head Creek (Clifton)	Pump and Haul
R-4	Popes Head Creek	UOSA
S-1	Little Rocky Run	UOSA
S-2	Johnny Moore Creek	None
T-1	Cub Run	UOSA
T-2	Cub Run	UOSA
T-3	Cub Run	UOSA
T-4	Cub Run	UOSA
T-5	Cub Run	UOSA
T-6	Bull Run	None
T-7	Cub Run	UOSA

DEMOGRAPHIC PROFILE

The following section provides an overview of the information that is provided by the Fairfax County Department of Systems Management for Human Services in the Demographic Reports 2001. This section presents tables and graphics on the following subjects:

Population, Housing Units and Households
Population Age Distributions
Racial and Ethnic Distributions
Measures of Income
Rental Housing Complex Characteristics
Market Value of Housing Units
Nonresidential Structure Gross Floor Area
Unemployment Rates and Total Employment

Data presented cover historical, current and future time frames.

For more detailed information about a particular subject, please refer to individual sections of the Demographic Reports.

TABLE 2.1

Historical, Estimated and Forecast
Population, Housing Units and Occupied Housing Units
Fairfax County, 1970 through 2025

Year	Population			Total Housing Units[1]	Households[2]		
	Total	Average Annual Increase	Average Annual Growth Rate		Total	Average Annual Increase	Average Annual Growth Rate
1970	454,300 [3]	- -	- -	130,800	126,500	- -	- -
1975	537,200	16,600	3.4%	173,000	166,400	8,000	5.6%
1980	596,900	11,900	2.1%	215,600	205,200	7,800	4.3%
1985	668,300	14,300	2.3%	247,800	238,500	6,700	3.1%
1990	818,600	30,100	4.1%	302,500	292,300	10,800	4.2%
1995	879,400	12,200	1.4%	328,200	317,000	4,900	1.6%
2000	969,700	18,100	2.0%	359,000	353,100	7,200	2.2%
2001	**984,400**	**14,700**	**1.5%**	**363,300**	**358,100**	**5,000**	**1.4%**
2002	1,000,000	15,600	1.6%	369,300	364,000	5,900	1.6%
2003	1,015,600	15,600	1.6%	375,300	369,900	5,900	1.6%
2004	1,031,200	15,600	1.5%	381,300	375,800	5,900	1.6%
2005	1,046,900	15,600	1.5%	387,400	381,800	5,900	1.6%
2010	1,116,100	13,800	1.3%	414,700	408,700	5,400	1.4%
2015	1,151,800	7,100	0.6%	428,000	421,800	2,600	0.6%
2020	1,176,600	5,000	0.4%	436,900	430,500	1,700	0.4%
2025	1,189,400	2,600	0.2%	441,400	435,000	900	0.2%

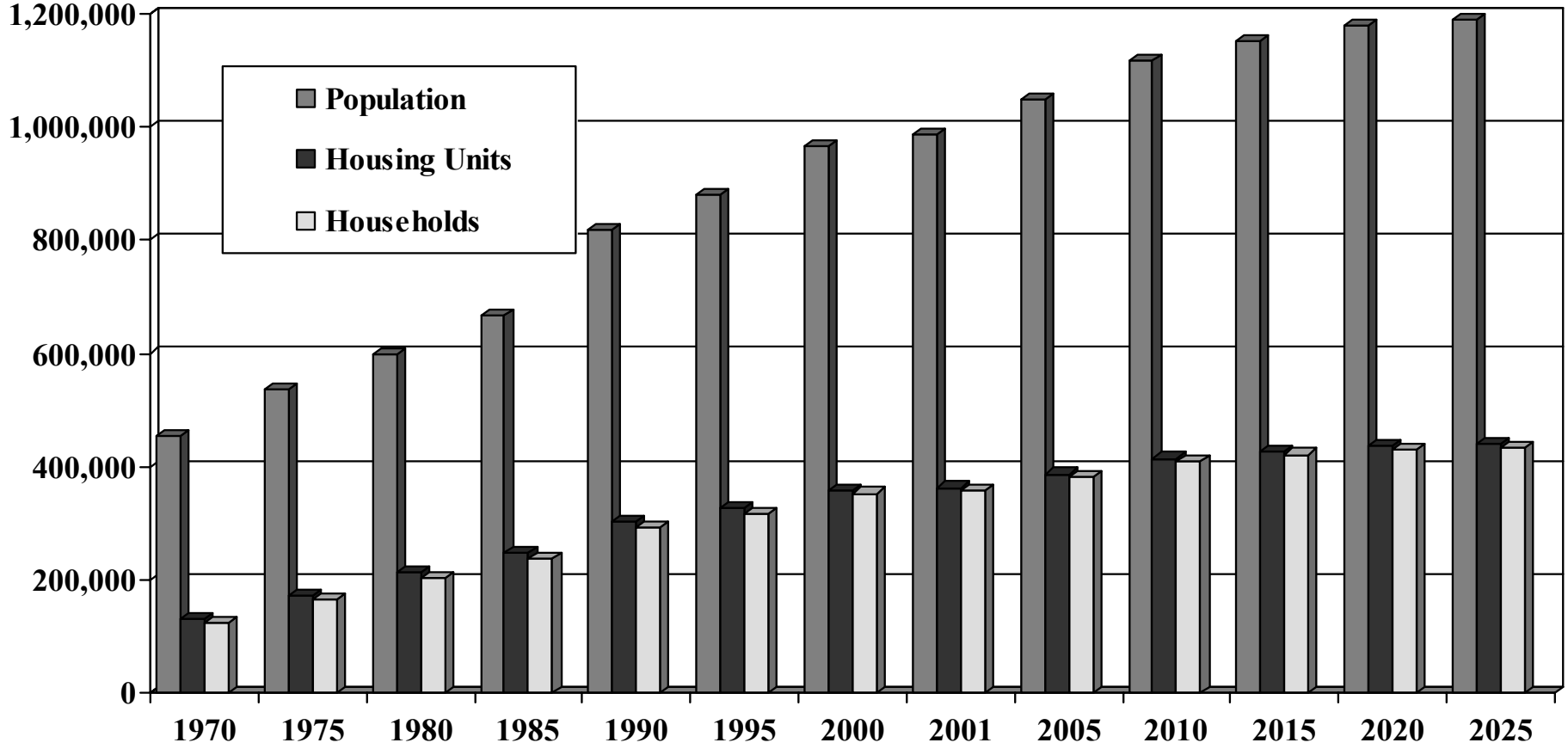
Sources: U.S. Bureau of the Census, 1970, 1980, 1990 and 2000 (figures as of April 1);
Department of Systems Management for Human Services, Fairfax County, 1975, 1985, 1995, 2001 through 2025 (figures as of January 1), 2001 UDIS.

Note: All numbers are rounded to nearest hundred.

[1] *1970 and 1980 figures are Census counts and include Fort Belvoir.*
[2] *1970, 1980, 1990 and 2000 figures are Census counts and include Fort Belvoir.*
[3] *Datum is 1970 Census total population after 1975 revision.*

Figure 2.1

Historical, Estimated and Forecast
Population, Housing Units and Households
Fairfax County, 1970 through 2025



Sources: U.S. Bureau of the Census, U.S. Censuses of Population and Housing, 1970, 1980, 1990 and 2000;
Fairfax County Department of Systems Management for Human Services, 1975, 1985, 1995, 2001 through 2025, 2001 UDIS.

TABLE 2.2

Historical, Estimated and Forecast Population
by Supervisor District
Fairfax County, 2000 through 2025

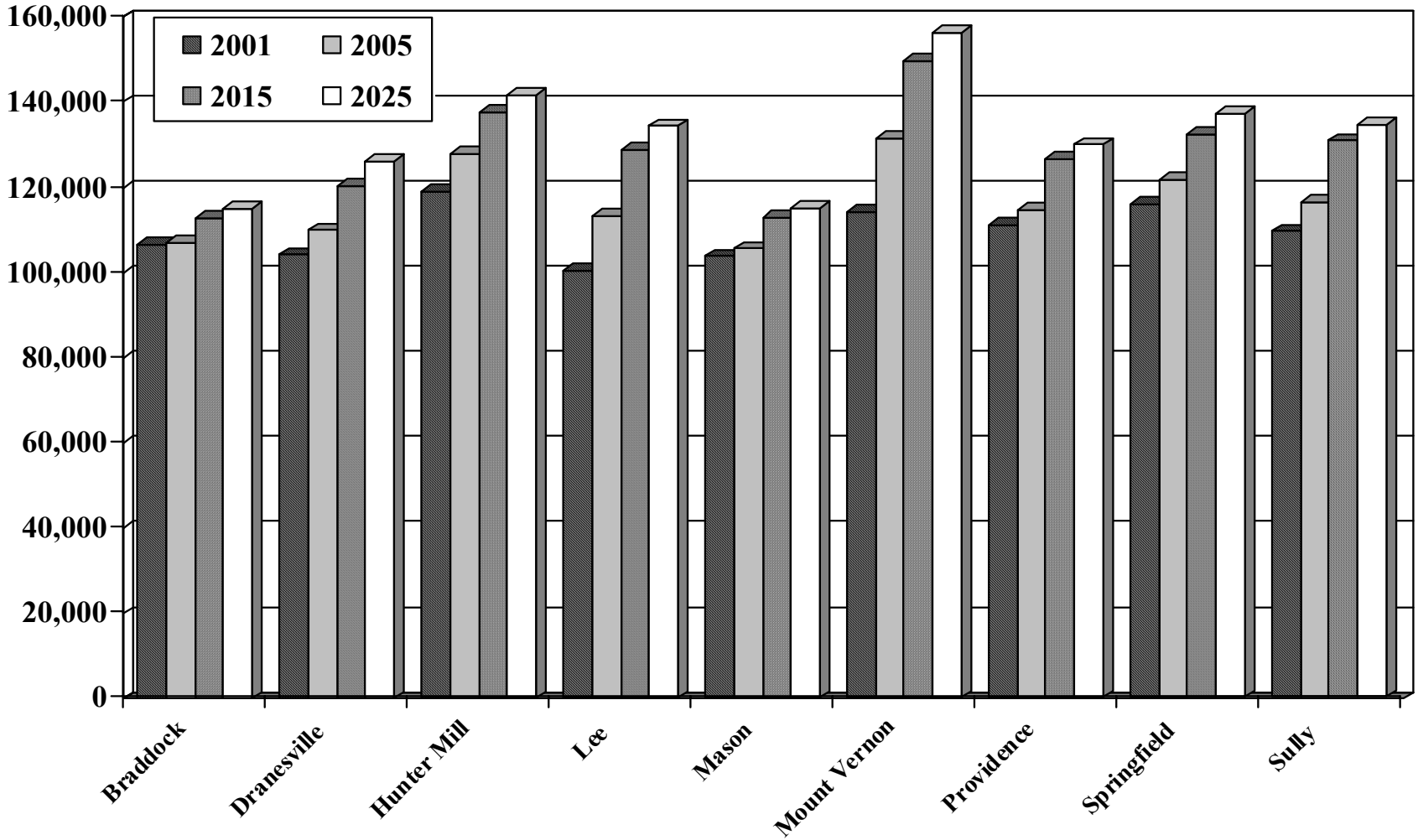
Supervisor District	2000	**2001**	2005	2010	2015	2020	2025
Braddock	105,713	**106,484**	106,886	110,307	112,897	114,402	115,110
Dranesville[1]	107,439	**104,148**	109,941	116,055	120,335	123,684	126,050
Hunter Mill[2]	109,538	**118,977**	127,863	134,115	137,755	140,220	141,486
Lee	102,504	**100,270**	113,072	123,632	128,753	132,781	134,232
Mason	103,179	**103,736**	105,425	110,789	112,744	114,045	115,010
Mount Vernon	112,218	**114,256**	131,333	143,567	149,667	153,991	156,041
Providence	108,980	**110,995**	114,639	123,348	126,614	128,801	129,787
Springfield[3]	111,466	**116,025**	121,582	128,092	132,308	135,383	137,052
Sully	108,712	**109,475**	116,175	126,190	130,702	133,303	134,651
Fairfax County	969,749	**984,366**	1,046,916	1,116,095	1,151,775	1,176,610	1,189,419

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing, 2000 (figures as of April 1);
Fairfax County Department of Systems Management for Human Services, 2001 through 2025 (figures as of January 1), 2001 UDIS.

[1] *Includes the Town of Herndon.*
[2] *Includes the Town of Vienna.*
[3] *Includes the Town of Clifton.*

Figure 2.2

Estimated and Forecast Population
by Supervisor District
Fairfax County, 2001 through 2025



Source: Fairfax County Department of Systems Management for Human Services, 2001 UDIS.

TABLE 2.3

Historical, Estimated and Forecast Population
by Planning District
Fairfax County, 1990 through 2025

Planning District	1990	2000	**2001**	2005	2010	2015	2020	2025
Annandale	66,329	70,152	**69,567**	69,738	71,024	72,352	73,463	74,080
Baileys	38,392	43,989	**44,080**	44,257	47,516	48,386	48,838	49,136
Bull Run	66,234	107,798	**111,123**	117,301	128,187	132,834	135,585	137,122
Fairfax	45,244	56,024	**56,973**	60,133	64,862	67,498	69,231	69,852
Jefferson	42,859	48,092	**49,162**	49,851	52,421	53,018	53,520	53,868
Lincolnia	14,010	16,819	**17,147**	18,434	19,930	20,407	20,636	20,837
Lower Potomac	24,371	23,769	**23,502**	34,782	38,940	40,494	41,323	41,898
McLean	58,747	63,278	**64,164**	67,203	70,101	71,721	73,229	74,473
Mount Vernon	82,483	86,944	**86,138**	89,132	97,632	100,826	103,226	104,446
Pohick[1]	127,040	137,166	**137,208**	141,204	146,838	150,870	153,501	155,200
Rose Hill	34,520	45,646	**47,798**	52,150	55,334	56,770	58,068	58,893
Springfield	39,919	48,736	**49,461**	59,561	65,416	69,898	73,231	73,729
Upper Potomac[2]	125,169	162,010	**167,925**	181,170	192,778	199,759	204,426	206,614
Vienna[3]	53,267	59,326	**60,118**	62,000	65,116	66,942	68,333	69,271
Fairfax County	818,584	969,749	**984,366**	1,046,916	1,116,095	1,151,775	1,176,610	1,189,419

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing, 1990 and 2000 (figures as of April 1);
Fairfax County Department of Systems Management for Human Services, 2001 through 2025 (figures as of January 1), 2001 UDIS.

[1] *Includes the Town of Clifton.*
[2] *Includes the Town of Herndon.*
[3] *Includes the Town of Vienna.*

TABLE 2.4

Population Age Distribution
Fairfax County, 1970 through 2000

Age Group	1970		1980		1990		2000	
	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent
Under 5	40,726	9.0%	38,326	6.4%	57,892	7.1%	67,781	7.0%
5 to 9	52,113	11.5%	45,307	7.6%	55,698	6.8%	70,076	7.2%
10 to 14	56,178	12.3%	54,936	9.2%	53,112	6.5%	68,544	7.1%
15 to 19	42,934	9.4%	54,754	9.2%	54,207	6.6%	59,762	6.2%
20 to 24	34,269	7.5%	47,646	8.0%	59,425	7.3%	52,425	5.4%
25 to 34	64,926	14.3%	112,191	18.8%	158,602	19.4%	150,257	15.5%
35 to 44	67,648	14.9%	98,037	16.4%	158,119	19.3%	178,871	18.4%
45 to 54	59,141	13.0%	70,151	11.8%	107,709	13.2%	157,350	16.2%
55 to 64	23,412	5.1%	48,564	8.1%	60,276	7.4%	87,865	9.1%
65 and Over	13,674	3.0%	26,989	4.5%	53,544	6.5%	76,818	7.9%
Total	455,021	100.0%	596,901	100.0%	818,584	100.0%	969,749	100.0%
Median Age	25.2 Years		30.1 Years		33.1 Years		35.9 Years	

Source: U.S. Bureau of the Census, U.S. Census of Population, 1970 through 2000.

Note: Percentages may not sum to total due to rounding. The 1970 Fairfax County population total was revised to 454,275 in September 1975 by the Census Bureau. However, population age distributions were not made available based on this revised total.

TABLE 2.5

Population of Towns
Fairfax County, 1982 through 2001

Year	Town of Clifton	Town of Herndon	Town of Vienna	Total
1982	229	12,524	14,999	27,752
1983	225	12,530	14,942	27,697
1984	240	13,011	15,717	28,968
1985	241	13,040	15,582	28,863
1986	226	13,318	13,829	27,373
1987	210	14,391	13,642	28,243
1988	215	15,150	14,429	29,794
1989	216	16,127	14,674	31,017
1990	176	16,143	14,852	31,171
1991	196	16,521	14,704	31,421
1992	224	15,750	14,911	30,885
1993	226	15,792	15,128	31,146
1994	222	16,061	14,644	30,927
1995	222	16,737	14,838	31,798
1996	218	17,836	15,099	33,153
1997	218	18,085	15,122	33,425
1998	223	18,419	15,654	34,296
1999	223	18,522	15,672	34,471
2000	185	21,655	14,453	36,293
2001	**253**	**18,818**	**15,543**	**34,614**

Sources: U.S. Bureau of the Census, Census of Population and Housing, 1990 and 2000;
Fairfax County Department of Systems Management for Human Services, 1982 through 1989, 1991 through 1999, 2001 UDIS.

TABLE 2.6

Racial and Ethnic Population Distribution
Fairfax County, 1990 and 2000

Race	1990		2000	
	Persons	Percent	Persons	Percent
White	665,399	81.3%	677,904	69.9%
Black	63,325	7.7%	83,098	8.6%
Asian and Pacific Islander	69,338	8.5%	126,729	13.1%
American Indian, Eskimo and Aleut	2,038	0.2%	2,561	0.3%
Other	18,484	2.3%	79,457	8.2%
Fairfax County	818,584	100.0%	969,749	100.0%
Hispanic*	51,874	6.3%	106,958	11.0%

Source: U.S. Bureau of the Census, Census of Population and Housing, 1990 and 2000.

Note: Percentages may not sum to total due to rounding.

** Hispanic persons may be of any race.*

TABLE 2.7

Household and Family Income Distribution
Fairfax County, 1999

Income Level	Percent of Households	Percent of Families
Under $25,000	8.5%	6.5%
$25,000 - $49,999	17.0%	13.8%
$50,000 - $74,999	20.0%	17.8%
$75,000 - $99,999	16.9%	17.3%
$100,000 - $149,999	21.0%	24.3%
$150,000 or More	16.6%	20.4%
Total	100.0%	100.0%

Source: U.S. Bureau of the Census, U.S. Census of Population and Housing, 2000.

Note: Percentages may not sum to total due to rounding.

TABLE 2.8

Estimates of Median Household Income and Median Family Income
Fairfax County, 1979 through 1999

Year	Median Household Income	Median Family Income
1979	$30,078	$33,236
1981	n/a	$41,600
1983	$42,600	$47,100
1985	$49,700	$54,200
1987	$55,100	$62,000
1989	$59,284	$65,201
1991	$61,000	$70,000
1993	$64,000	$72,000
1994	$66,000	$74,000
1995	$70,000	$78,000
1997	$72,000	$84,000
1999	$81,050	$92,146

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing, 1980, 1990 and 2000; Fairfax County Department of Systems Management for Human Services, Fairfax-Falls Church Community Needs Assessment Survey, 1995; Fairfax County Department of Systems Management for Human Services, Fairfax County Household Survey, all other years.

Household Income *is defined as that income which is available to all residents of a housing unit, regardless of relationship. Income is from all sources, before taxes and deductions, and includes wages, business, retirement, SSI, alimony, child support, interest, etc.*

Family Income *is derived by including only those households containing two or more persons related by blood, marriage or adoption.*

TABLE 2.9

Historical, Estimated and Forecasted Housing Units by Planning Distict Fairfax County, 1970 through 2025

Planning District	1970	1980	1990	2000	2001	2005	2010	2015	2020	2025
Annandale	17,413	23,600	24,901	25,614	25,652	25,697	26,187	26,696	27,112	27,330
Baileys	10,770	13,963	16,573	17,367	17,379	17,441	18,762	19,105	19,274	19,384
Bull Run	3,927	7,705	24,559	38,745	39,524	41,957	45,970	47,662	48,551	49,040
Fairfax	6,783	11,838	17,181	20,992	21,302	22,641	24,626	25,717	26,399	26,625
Jefferson	12,587	15,033	17,365	18,862	19,022	19,313	20,450	20,673	20,855	20,972
Lincolnia	3,592	4,128	5,464	5,908	6,018	6,443	6,976	7,143	7,219	7,286
Lower Potomac	3,350	3,968	3,936	5,898	6,220	10,748	12,497	13,146	13,524	13,824
McLean	13,307	19,874	23,601	26,269	26,478	27,672	28,971	29,585	30,150	30,612
Mount Vernon	23,565	31,491	35,338	37,000	36,463	37,671	41,215	42,553	43,541	44,042
Pohick[1]	3,884	22,547	41,032	45,153	45,564	46,846	48,731	50,031	50,869	51,409
Rose Hill	5,979	7,591	13,524	19,102	19,422	21,177	22,479	23,015	23,493	23,790
Springfield	8,914	11,432	14,590	17,151	17,230	20,898	23,111	24,808	26,061	26,222
Upper Potomac[2]	6,239	25,702	44,898	58,989	60,460	65,576	70,112	72,602	74,093	74,790
Vienna[3]	10,507	16,774	19,502	21,910	22,599	23,345	24,608	25,279	25,762	26,087
Fairfax County	**130,817**	**215,646**	**302,464**	**358,960**	**363,333**	**387,425**	**414,695**	**428,015**	**436,903**	**441,413**

Sources: U.S. Bureau of the Census, 1970 and 1980;
Fairfax County Department of Systems Management for Human Services, 1990 through 2025.

Note: 1970 and 1980 figures include units at Fort Belvoir; 1990 through 2025 do not. As of April 1990, there were 2,106 units on Fort Belvoir , 2001 UDIS.

[1] *Includes the Town of Clifton.*

[2] *Includes the Town of Herndon.*

[3] *Includes the Town of Vienna.*

TABLE 2.10

Historical, Estimated and Forecast Housing Units
by Type of Structure
Fairfax County, 1950 through 2025

Year	Single Family		Townhouse		Multifamily		Total	
	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total
1950	19,979	75.2%	1,997	7.5%	4,582	17.3%	26,558	100.0%
1960	59,261	85.7%	3,526	5.1%	6,394	9.2%	69,181	100.0%
1970[1]	91,134	69.7%	7,747	5.9%	31,887	24.4%	130,768	100.0%
1980[1]	125,717	58.3%	31,882	14.8%	58,072	26.9%	215,671	100.0%
1990	163,029	53.9%	67,306	22.3%	72,129	23.8%	302,464	100.0%
1995	172,359	52.5%	77,356	23.6%	78,436	23.9%	328,151	100.0%
2000	181,591	50.6%	87,171	24.3%	90,198	25.1%	358,960	100.0%
2001	**182,655**	**50.3%**	**88,799**	**24.4%**	**91,879**	**25.3%**	**363,333**	**100.0%**
2005	190,404	49.1%	98,419	25.4%	98,592	25.4%	387,414	100.0%
2010	199,155	48.0%	106,994	25.8%	108,558	26.2%	414,707	100.0%
2015	206,053	48.1%	109,219	25.5%	112,743	26.3%	428,015	100.0%
2020	211,918	48.5%	110,375	25.3%	114,601	26.2%	436,894	100.0%
2025	215,425	48.8%	110,788	25.1%	115,205	26.1%	441,418	100.0%

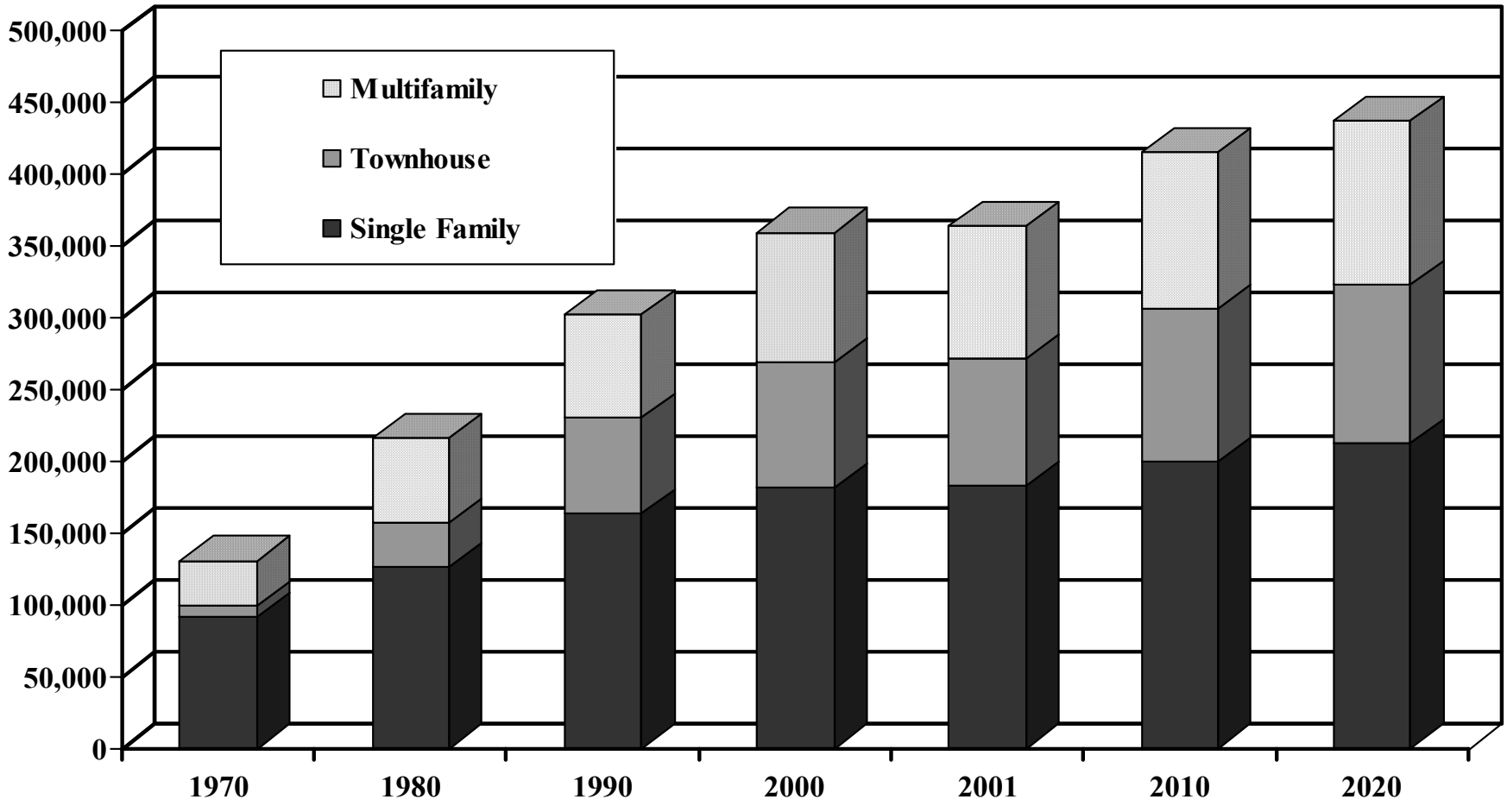
Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing, 1950 through 1980;
Fairfax County Department of Systems Management for Human Services, 1990 through 2025, 2001 UDIS.

Note: 1995 and 2000 figures are estimates. 2005 through 2025 figures are forecasts. Due to rounding, Total Housing Units on this page may not correspond with Total Housing Units elsewhere. Single Family category includes single family detached units and mobile homes; Townhouse category includes single family attached, duplex and multiplex units; Multifamily category includes garden, mid-rise and high-rise units.

[1] *Data are estimates based on a sample and, therefore, may not agree with similar published information.*

Figure 2.3

Historical and Forecast Housing Units by Type of Structure Fairfax County, 1970 through 2020



Sources: U.S. Census Bureau, 1970 through 2000;

Fairfax County Department of Systems Management for Human Services, 2001 through 2020, 2001 UDIS.

TABLE 2.11

Rental Housing Complexes: Total and Participating Units, Vacancy Rate and Average Monthly Rent Fairfax County, 1980 through 2002

Year	Total Units	Participating Units	Vacancy Rate	Average Monthly Rent
1980	44,130	43,813	4.1%	$334
1981	43,114	42,653	2.6%	$367
1982	42,238	41,641	2.6%	$403
1983	41,600	40,918	3.0%	$430
1984	40,813	39,676	2.1%	$466
1985	40,186	38,950	2.2%	$517
1986	40,762	39,236	2.5%	$566
1987	41,745	40,003	4.4%	$615
1988	42,802	40,522	3.1%	$662
1989	45,578	45,474	7.4%	$705
1990	48,567	48,406	6.6%	$734
1991	49,253	49,097	7.6%	$747
1992	50,148	50,071	6.2%	$739
1993	49,811	49,754	5.2%	$753
1994	50,184	50,184	4.7%	$767
1995	50,243	49,677	4.9%	$792
1996	51,136	50,404	5.4%	$800
1997	51,974	51,240	5.0%	$809
1998	53,734	53,397	5.5%	$849
2000	56,876	56,705	1.6%	$989
2001	**59,128**	**59,128**	**2.5%**	**$1,129**
2002	60,175	60,175	5.5%	$1,157

Source: Department of Systems Management for Human Services, 2002 Fairfax County Rental Housing Complex Census Analysis, 2002.

Note: Vacancy rate and average monthly rent figures are calculated based on information provided by those rental housing complexes participating in the census of units located in major rental housing projects having five or more units.

TABLE 2.12

Estimated Median Market Value Owned Housing Units Fairfax County, 1977 through 2001

Year	Median Market Value	Percent Change
1977	$64,600	3.2%
1978	$68,200	5.6%
1979	$75,200	10.3%
1980	$87,200	16.0%
1981	$97,700	12.0%
1982	$104,100	6.6%
1983	$103,600	-0.5%
1984	$108,100	4.3%
1985	$110,500	2.2%
1986	$118,400	7.1%
1987	$133,400	12.7%
1988	$152,800	14.5%
1989	$179,500	17.5%
1990	$194,700	8.5%
1991	$190,100	-2.4%
1992	$183,700	-3.4%
1993	$183,500	-0.1%
1994	$184,400	0.5%
1995	$186,800	1.3%
1996	$186,300	-0.3%
1997	$185,700	-0.3%
1998	$185,600	-0.1%
1999	$192,110	3.5%
2000	$226,825	18.1%
2001	**$229,238**	**1.1%**

Source: Fairfax County Department of Systems Management for Human Services, 2001 UDIS.

TABLE 2.13

Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Planning District
Fairfax County, January 2001

Planning District	Median Market Value				Average Market Value			
	Single Family	Townhouse	Condominium Apartment	All Units	Single Family	Townhouse	Condominium Apartment	All Units
Annandale	$249,312	$178,308	$70,716	$226,562	$266,444	$178,602	$78,403	$233,211
Baileys	$277,000	$202,977	$80,606	$169,764	$306,898	$202,344	$89,113	$197,525
Bull Run	$299,522	$154,600	$111,072	$207,829	$309,923	$157,531	$111,200	$231,382
Fairfax	$342,204	$192,611	$101,303	$252,562	$373,116	$198,273	$105,736	$286,757
Jefferson	$221,713	$195,373	$86,808	$202,994	$241,637	$199,217	$95,988	$204,145
Lincolnia	$219,430	$192,266	$61,087	$196,833	$246,380	$204,484	$65,135	$213,819
Lower Potomac	$209,670	$122,129	$105,456	$138,904	$272,877	$123,304	$105,270	$177,095
McLean	$401,061	$278,879	$156,120	$344,011	$484,343	$303,324	$160,941	$422,119
Mount Vernon	$266,364	$113,785	$87,650	$188,533	$293,694	$120,765	$102,408	$221,265
Pohick[1]	$287,798	$156,977	$103,862	$245,602	$329,271	$157,152	$103,415	$269,279
Rose Hill	$216,758	$191,325	$123,859	$196,494	$234,627	$196,699	$119,254	$206,392
Springfield	$221,608	$160,344	$76,805	$194,061	$239,932	$168,510	$87,192	$200,472
Upper Potomac[2]	$333,949	$168,971	$82,116	$260,840	$392,300	$181,986	$101,645	$301,372
Vienna[3]	$320,126	$209,294	$102,877	$289,482	$350,604	$229,767	$141,216	$313,318
Fairfax County	**$288,585**	**$165,475**	**$94,555**	**$229,238**	**$333,480**	**$175,549**	**$105,091**	**$264,152**

Note: Townhouses include townhouses, duplex units and multiplex units. Condominium apartments include new and converted condominium multifamily units.

[1]*Includes the Town of Clifton.*
[2]*Includes the Town of Herndon.*
[3]*Includes the Town of Vienna.*

TABLE 2.14

Population, Median Household Income and Median Family Income by Jurisdiction Washington DC Metropolitan Area, State of Virginia and the United States, 2000

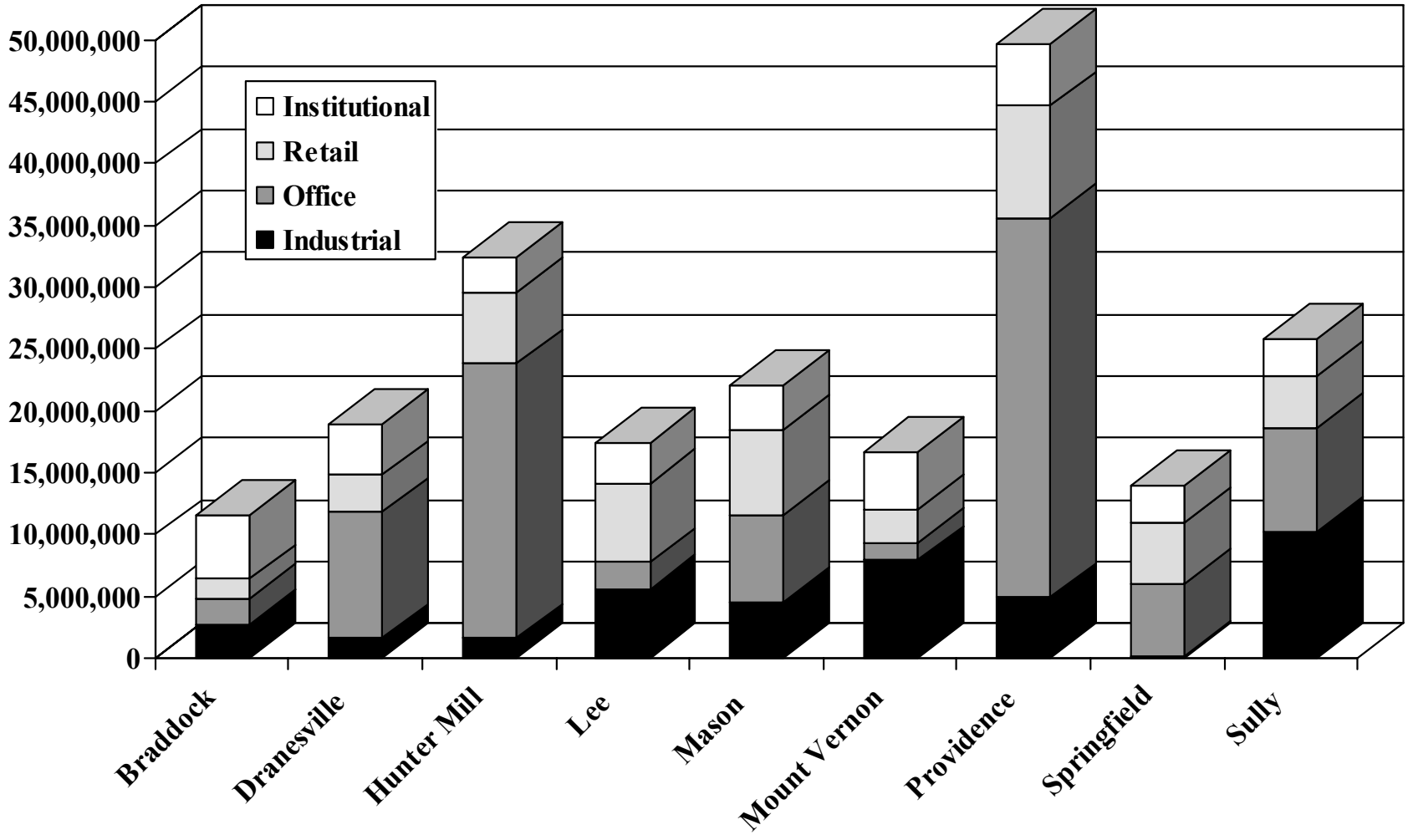
Jurisdiction	2000 Population	1999 Median Household Income	1999 Median Family Income
Fairfax County, VA	**969,749**	**$81,050**	**$92,146**
Arlington County, VA	189,453	$63,001	$78,877
Clarke County, VA	12,652	$51,601	$59,750
Culpeper County, VA	34,262	$45,290	$51,475
Fauquier County, VA	55,139	$61,999	$69,507
King George County, VA	16,803	$49,882	$55,160
Loudoun County, VA	169,599	$80,648	$88,387
Prince William County, VA	280,813	$65,960	$71,622
Spotsylvania County, VA	90,395	$57,525	$62,422
Stafford County, VA	92,446	$66,809	$71,575
Warren County, VA	31,584	$42,422	$50,487
Alexandria City, VA	128,283	$56,054	$67,023
Fairfax City, VA	21,498	$67,642	$78,921
Falls Church City, VA	10,377	$74,924	$97,225
Fredericksburg City, VA	19,279	$34,585	$47,148
Manassas City, VA	35,135	$60,409	$70,141
Manassas Park City, VA	10,290	$60,794	$61,075
Calvert County, MD	74,563	$65,945	$71,545
Charles County, MD	120,546	$62,199	$67,602
Frederick County, MD	195,277	$60,276	$67,879
Montgomery County, MD	873,341	$71,551	$84,035
Prince Georges County, MD	801,515	$55,256	$62,467
District of Columbia	572,059	$40,127	$46,283
Berkeley County, WV	75,905	$38,763	$44,302
Jefferson County, WV	42,190	$44,374	$51,351
Washington DC-MD-VA-WV PMSA	4,923,153	$62,216	$72,247
State of Virginia	7,078,515	$46,677	$54,169
United States	281,421,906	$41,994	$50,046

Source: U.S. Bureau of the Census, U.S. Census of Population and Housing, 2000.

Note: Household Income is defined as that income which is available to all residents of a housing unit, regardless of relationship. Income is from all sources, before taxes and deductions, and includes wages, business, retirement, SSI, alimony, child support, interest, etc. Family Income is derived by including only those households containing two or more persons.

Figure 2.4

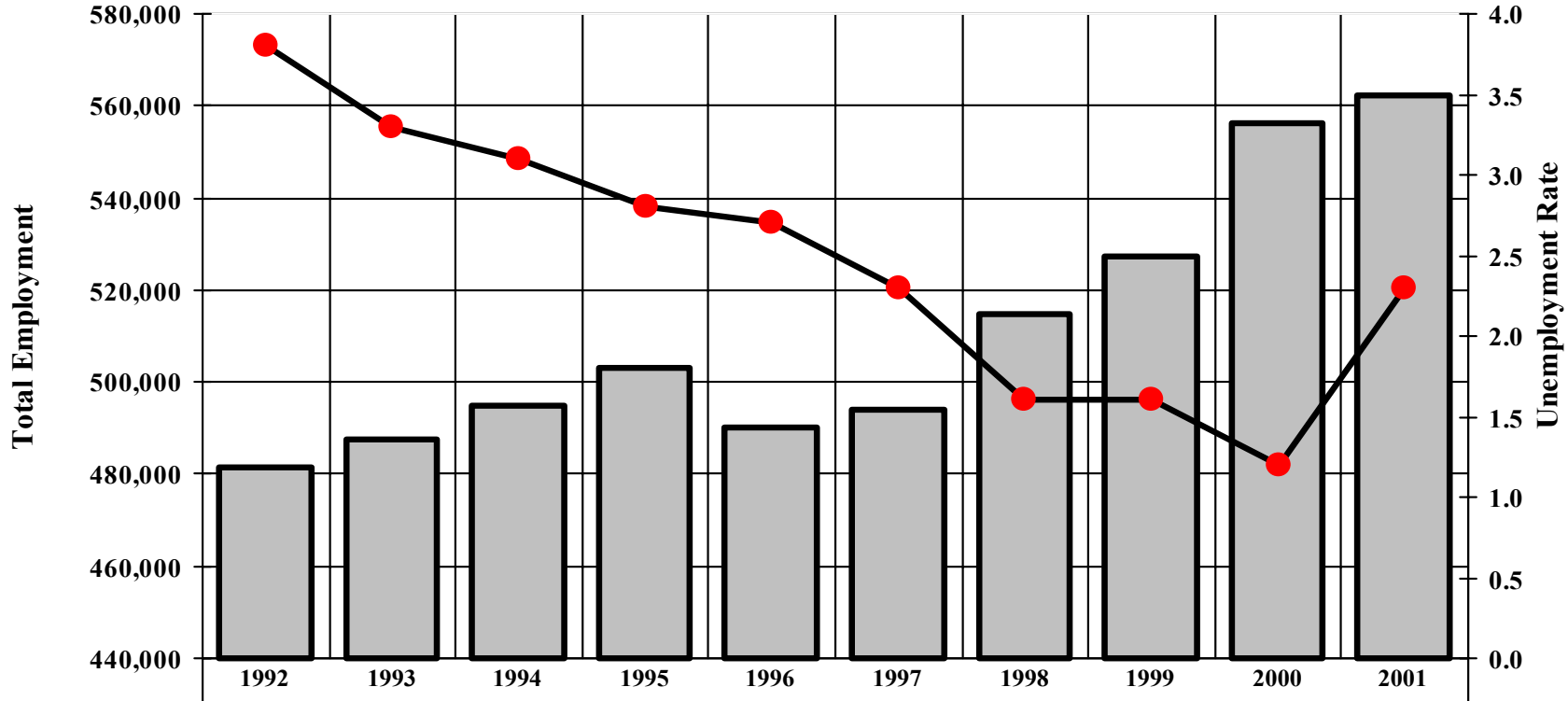
Nonresidential Structure Gross Floor Area
by Supervisor District and Type of Structure
Fairfax County, January 2001



Source: Fairfax County Department of Systems Management for Human Services, 2001 UDIS.

Figure 2.5

Average Annual Unemployment Rate and Total Employment Fairfax County, 1992 through 2001



	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
Total Employment	481,600	487,588	494,840	503,184	490,318	493,989	514,911	527,136	556,043	562,470
Unemployment Rate	3.8	3.3	3.1	2.8	2.7	2.3	1.6	1.6	1.2	2.3

Source: Virginia Employment Commission, 2001.

Note: Total Employment refers to the number of employed Fairfax County residents, regardless of their place of employment. Beginning in 1996, Total Employment was estimated based on revised benchmark. Therefore, figures beginning with 1996 may not be comparable to earlier figures.

CURRENT POPULATION

Total Population

As of January 2001, there were an estimated 984,366 persons residing in Fairfax County. The County's population increased by 14,617 persons, or 1.5 percent, over the 2000 population estimate of 969,749.

Population by Supervisor District

Among the nine supervisor districts, the Hunter Mill District was the largest in terms of total population (118,977 persons). The Lee and Mason Districts had the lowest total populations with 100,270 persons and 103,736 persons, respectively.

Population Density

Population density is based on the total acres in the County, excluding roads and water areas. The population density for Fairfax County was approximately 4.3 persons per acre, or 2,759 persons per square mile. The Springfield District had the lowest population density among supervisor districts with 2.6 persons per acre while the Mason District had the highest population density with 9.0 persons per acre.

Population Estimation Methodology

The current population estimates are summarized by supervisor district and township, planning district, sewershed, and census and subcensus tract. Population estimates are developed for these specific geographical areas by applying vacancy rates and household size factors by dwelling unit type for the applicable planning district to the current housing inventory of the geographical area.

The household size factors used for the population estimates were determined from the results of the 2000 Census data. The vacancy rates for owned housing were determined using the Fairfax County Water Authority files, and other adjacent jurisdictions' water customer files which serve Fairfax residents. The 2001 Rental Housing Census was the focus for multifamily rental unit vacancies.

The household size factors and vacancy rates used for each planning district and dwelling unit type are presented in Table 3.1. Figure 3.1 depicts the relationship between average household sizes in Fairfax County, the U.S. and the Census Bureau's South U.S. region from 1967 to 2001.

Table 3.2 shows the special institutional population from 1985 to 2001. The population totals of special institutions, such as Fort Belvoir and the District of Columbia Correctional Complex at Lorton, were obtained directly from these institutions. As of January 2001, the total population of all special institutions in Fairfax County was estimated at 15,484.

Population density for the County is presented in Figure 3.2.

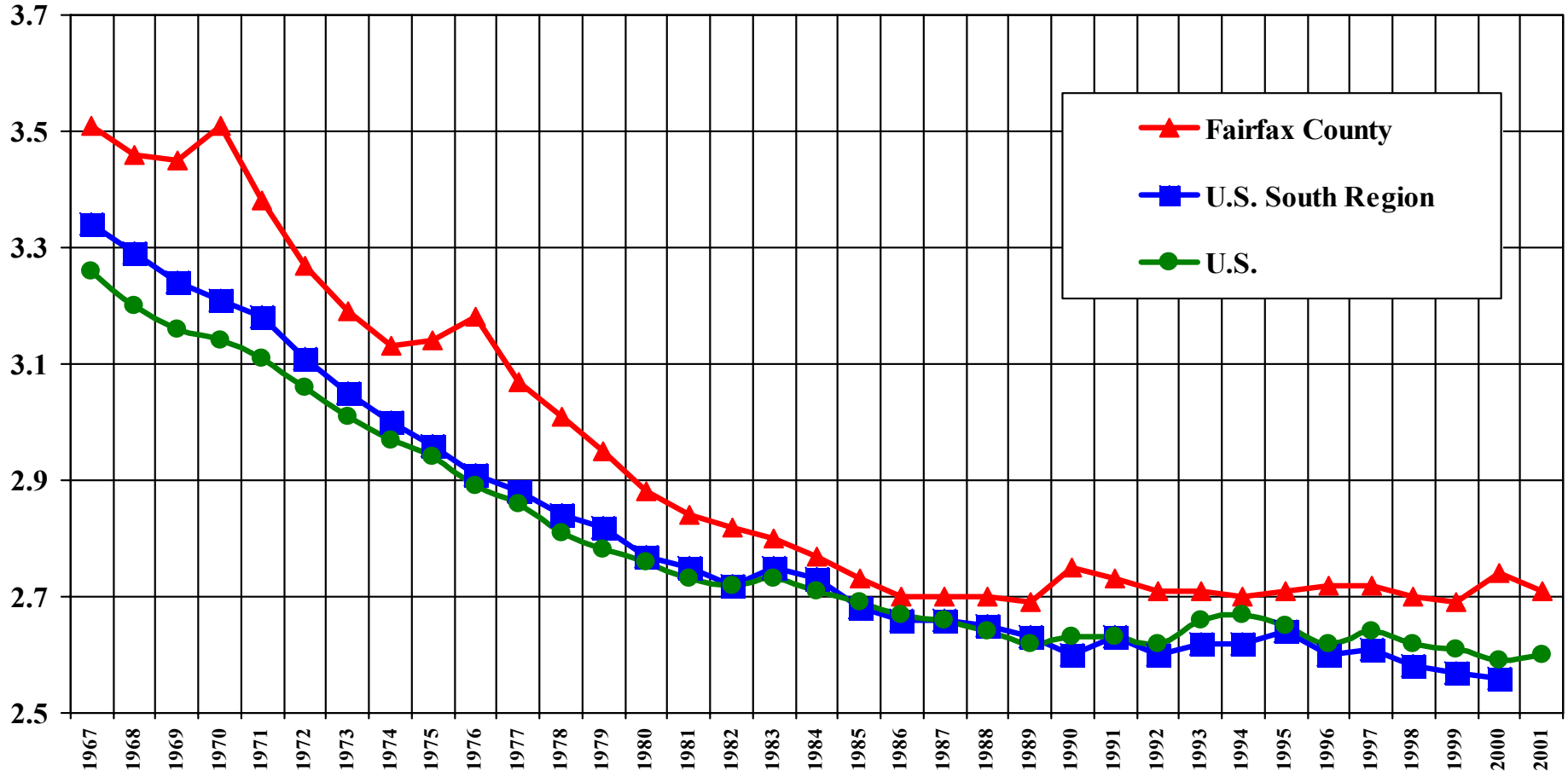
TABLE 3.1

Average Household Size and Vacancy Rate By Planning District
Fairfax County, January 2001

Planning District	Average Household Size (Persons per Occupied Unit)					Vacancy Rate			
						Non-Rental Complex Units		Rental Complex Units	Overall
	Single Family	Townhouse	Multi-Family	Mobile Home	Overall	Single Family	Townhouse/ Condo		
Annandale	2.85	2.66	2.41		2.72	0.9	0.2	1.9	0.8
Baileys	2.83	2.15	2.48		2.56	0.8	0.6	1.9	1.1
Bull Run	3.29	2.75	2.12	2.31	2.84	1.4	0.8	2.9	1.4
Fairfax	3.06	2.34	2.06	2.10	2.53	2.3	0.8	2.5	1.9
Jefferson	3.00	2.57	2.18		2.60	0.4	1.0	1.2	0.8
Lincolnia	3.07	2.75	2.90		2.89	2.1	0.5	2.3	1.6
Lower Potomac	2.89	2.57	2.04		2.47	8.5	4.5	1.8	4.7
McLean	2.73	2.18	1.87		2.44	1.2	0.5	1.8	1.1
Mount Vernon	2.62	2.41	2.12	2.44	2.39	1.4	0.5	2.0	1.3
Pohick	3.25	2.73	1.81		3.03	1.0	0.6	2.9	0.9
Rose Hill	2.89	2.41	1.87		2.50	1.3	0.7	4.6	1.4
Springfield	3.19	2.68	2.52		2.91	2.1	1.0	0.7	1.5
Upper Potomac	3.31	2.51	2.07		2.82	1.5	0.6	4.0	1.6
Vienna	2.96	2.53	1.96		2.72	1.5	5.2	2.8	2.6
Fairfax County	**3.05**	**2.58**	**2.16**	**2.37**	**2.71**	**1.4**	**1.0**	**2.5**	**1.4**

Source: Fairfax County Department of Systems Management for Human Services, 2001.

Figure 3.1
Average Persons Per Household
Fairfax County, U.S. South Region, and the U.S. 1967 through 2001



Sources: U.S. Bureau of the Census; Fairfax County Department of Systems Management for Human Services.

TABLE 3.2

Special Institutional (Group Quarters) Population

Fairfax County, 1985 through 2001

Year	D.C. Correctional Complex at Lorton	Fort Belvoir	Other *	Total
1985	3,537	12,247	--	15,784
1990	5,548	8,590	5,372	19,510
1995	7,281	6,723	6,216	20,220
2000	2,403	7,069	6,096	15,568
2001	**1,925**	**6,369**	**7,190**	**15,484**

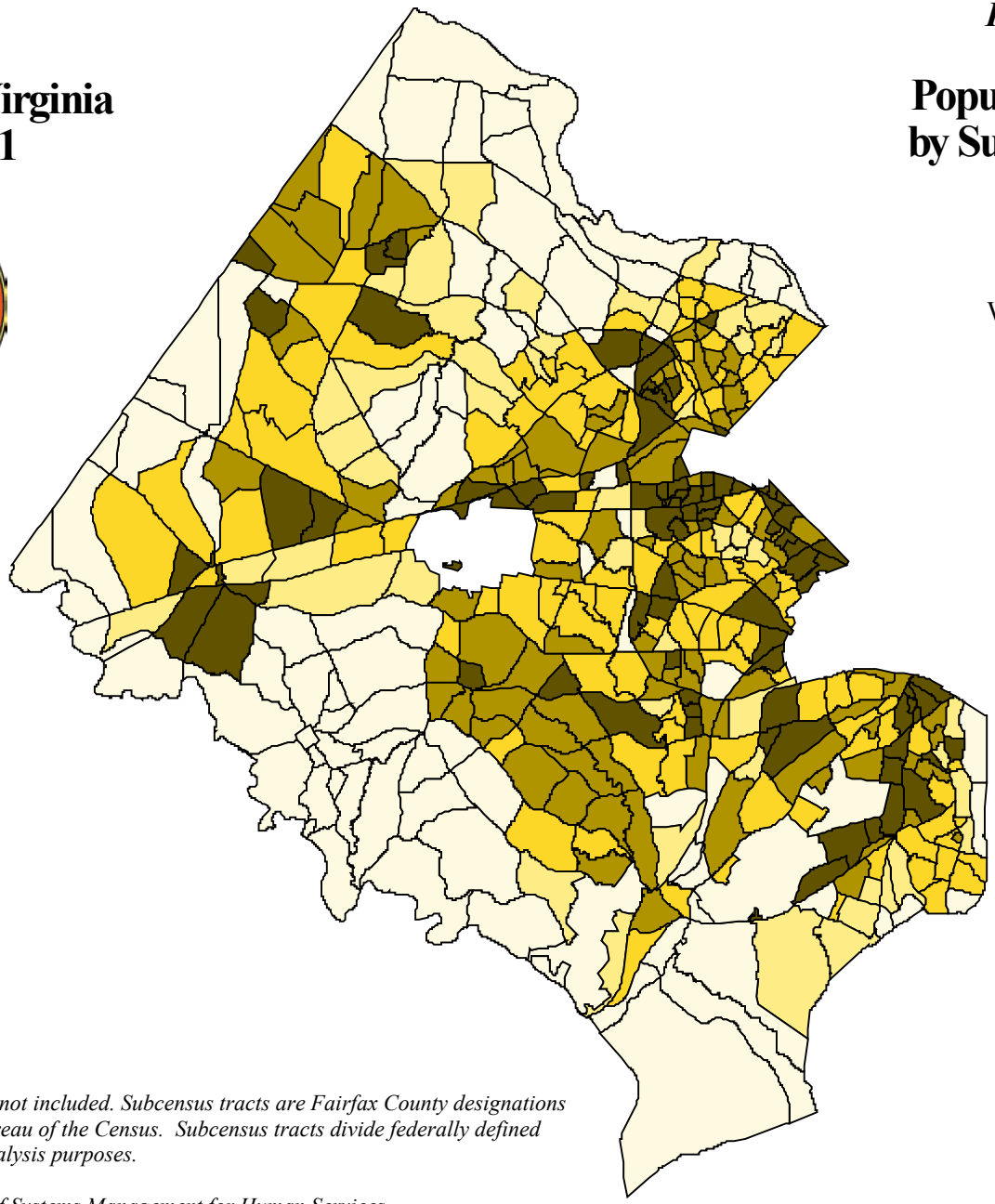
Sources *District of Columbia Department of Corrections; U.S. Department of the Army; U.S. Bureau of the Census, U.S. Census of Population and Housing 1990; Fairfax County Office of the Sheriff.*

* *Includes the Fairfax County Adult Detention, Juvenile Detention, Pre-Release Centers, Nursing Homes, George Mason University dormitories and other group quarters facilities.*

Figure 3.2

Fairfax County, Virginia
January 2001

Population Density by Subcensus Tract



Persons per Acre

- 0 - 2
- 2 - 4
- 4 - 7
- 7 - 10
- > 10

Note: Population of City of Fairfax is not included. Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Bureau of the Census. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes.

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

TABLE 3.3

Population by Supervisor District
Fairfax County, January 2001

Supervisor District	2001 Population	Land Area in Acres	Population per Acre	Square Miles	Population per Square Mile
Braddock	106,484	13,532	7.9	21.14	5,036
Dranesville[1]	104,148	37,816	2.8	59.09	1,763
Hunter Mill[2]	118,977	19,727	6.0	30.82	3,860
Lee	100,270	15,109	6.6	23.61	4,247
Mason	103,736	11,549	9.0	18.04	5,749
Mount Vernon	114,256	39,250	2.9	61.33	1,863
Providence	110,995	14,264	7.8	22.29	4,980
Springfield[3]	116,025	44,159	2.6	69.00	1,682
Sully	109,475	32,970	3.3	51.52	2,125
Fairfax County	**984,366**	**228,374**	**4.3**	**356.83**	**2,759**

TABLE 3.4

Population by Town
Fairfax County, January 2001

Town	2001 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
Town of Clifton	253	150	1.7	0.24	1,076
Town of Herndon	18,818	2,318	8.1	3.62	5,196
Town of Vienna	15,543	2,386	6.5	3.73	4,170
Town Total	**34,614**	**4,854**	**7.1**	**7.58**	**4,564**

Source: Fairfax County Department of Systems Management for Human Services, 2001.

[1] *Includes the Town of Herndon.*
[2] *Includes the Town of Vienna.*
[3] *Includes the Town of Clifton.*

TABLE 3.5

Population by Planning District
Fairfax County, January 2001

Planning District	2001 Population	Land Area in Acres	Population per Acre	Square Miles	Population per Square Mile
Annandale	69,567	10,062	6.9	15.72	4,425
Baileys	44,080	3,447	12.8	5.39	8,178
Bull Run	111,123	28,948	3.8	45.23	2,457
Fairfax	56,973	11,410	5.0	17.83	3,195
Jefferson	49,162	5,183	9.5	8.10	6,069
Lincolnia	17,147	1,726	9.9	2.70	6,351
Lower Potomac	23,502	23,581	1.0	36.85	638
McLean	64,164	16,408	3.9	25.64	2,502
Mount Vernon	86,138	11,848	7.3	18.51	4,654
Pohick[1]	137,208	45,611	3.0	71.27	1,925
Rose Hill	47,798	8,134	5.9	12.71	3,761
Springfield	49,461	8,845	5.6	13.82	3,579
Upper Potomac[2]	167,925	42,908	3.9	67.04	2,505
Vienna[3]	60,118	10,262	5.9	16.03	3,750
Fairfax County	**984,366**	**228,374**	**4.3**	**356.83**	**2,759**

Source: Fairfax County Department of Systems Management for Human Services, 2001.

[1] *Includes the Town of Clifton.*

[2] *Includes the Town of Herndon.*

[3] *Includes the Town of Vienna.*

TABLE 3.6

Population by Sewershed
Fairfax County, January 2001

Sewershed	2001 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
A1	29,967	4,079	7.3	6.37	4,704
A2	1,610	688	2.3	1.08	1,491
A3	3,054	254	12.0	0.40	7,635
B1	5,297	915	5.8	1.43	3,704
B2	21,272	3,044	7.0	4.76	4,469
B3	2,381	1,472	1.6	2.30	1,035
B5[1]	18,318	2,319	7.9	3.62	5,060
C1	3,204	4,821	0.7	7.53	425
C2	3,820	5,640	0.7	8.81	434
D1	8,853	6,125	1.4	9.57	925
D2	25,751	4,762	5.4	7.44	3,461
D3[2]	77,312	20,560	3.8	32.13	2,406
E1	16,117	3,184	5.1	4.97	3,243
E2	1,434	1,320	1.1	2.06	696
F	6,702	1,062	6.3	1.66	4,037
G1	32,145	4,622	7.0	7.22	4,452
G2	3,138	646	4.9	1.01	3,107
G3	1,949	1,978	1.0	3.09	631
G4	924	155	5.9	0.24	3,850
H1	14,798	967	15.3	1.51	9,800
H2	8,687	100	87.1	0.16	54,294
H3	514	55	9.3	0.09	5,711
I1	66,911	7,608	8.8	11.89	5,628
I2	3,657	493	7.4	0.77	4,749
I3	56,380	7,637	7.4	11.93	4,726
I4	129	48	2.7	0.08	1,613
I5	800	62	12.9	0.10	8,000

TABLE 3.6

Population by Sewershed
Fairfax County, January 2001

Sewershed	2001 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
J1	20,639	2,002	10.3	3.13	6,594
J2	7,175	620	11.6	0.97	7,397
J3	4,781	636	7.5	0.99	4,829
J4	5,026	704	7.1	1.10	4,569
K	40,525	6,337	6.4	9.90	4,093
L	43,669	7,847	5.6	12.26	3,562
M0	6,405	581	11.0	0.91	7,038
M1	10,267	794	12.9	1.24	8,280
M2[2]	66,499	8,685	7.7	13.57	4,900
M3	18,333	2,755	6.7	4.30	4,263
M4	23,133	3,646	6.3	5.70	4,058
M5	7,614	2,203	3.5	3.44	2,213
M6	16,421	3,350	4.9	5.23	3,140
M7	443	28	16.0	0.04	11,075
M8	7,061	8,435	0.8	13.18	536
M9	8,036	1,360	5.9	2.12	3,791
N1	112,401	14,399	7.8	22.50	4,996
N2	18,448	4,561	4.0	7.13	2,587
O1	1,097	6,963	0.2	10.88	101
P	242	1,107	0.2	1.73	140
P1	475	853	0.6	1.33	357
P2	468	100	4.7	0.16	2,925
P3	2,986	830	3.6	1.30	2,297
P4	204	81	2.5	0.13	1,569
Q1	9,797	19,149	0.5	29.92	327
R1	8,776	9,359	0.9	14.62	600
R2	728	338	2.2	0.53	1,374
R3[3]	240	148	1.6	0.23	1,043
R4	867	561	1.5	0.88	985

TABLE 3.6

Population by Sewershed
Fairfax County, January 2001

Sewershed	2001 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
S1	26,199	5,079	5.2	7.94	3,300
S2	756	2,590	0.3	4.05	187
T1	4,483	6,353	0.7	9.93	451
T2	21,301	3,859	5.5	6.03	3,533
T3	17,680	5,090	3.5	7.95	2,224
T4	23,066	2,282	10.1	3.57	6,461
T5	25,736	2,531	10.2	3.96	6,499
T6	342	4,105	0.1	6.41	53
T7	6,921	3,437	2.0	5.37	1,289
Fairfax County	**984,366**	**228,374**	**4.3**	**356.83**	**2,759**

Source: Fairfax County Department of Systems Management for Human Services, 2001.

[1] *Includes the Town of Herndon.*

[2] *Comprises part of the Town of Vienna.*

[3] *Includes the Town of Clifton.*

TABLE 3.7

Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
151	151.01	1,222	163	7.5	0.25	4,888
	151.02	1,271	239	5.3	0.37	3,435
	151.03	793	89	8.9	0.14	5,664
	Census Tract Total	3,286	491	6.7	0.77	4,268
152	152.01	856	308	2.8	0.48	1,783
	152.02	3,166	171	18.5	0.27	11,726
	152.03	304	65	4.7	0.10	3,040
	152.04		72		0.11	
	Census Tract Total	4,326	617	7.0	0.96	4,506
153	153.01	729	92	8.0	0.14	5,207
	153.02	1,510	178	8.5	0.28	5,393
	153.03	1,156	67	17.2	0.10	11,560
	153.04	258	109	2.4	0.17	1,518
	Census Tract Total	3,653	446	8.2	0.70	5,219
154	154.01	5,435	527	10.3	0.82	6,628
	154.02	1,059	237	4.5	0.37	2,862
	154.03	875	102	8.6	0.16	5,469
	Census Tract Total	7,369	865	8.5	1.35	5,459
155	155.01	2,947	422	7.0	0.66	4,465
	155.02	1,777	266	6.7	0.42	4,231
	155.03	780	120	6.5	0.19	4,105
	155.04	232	27	8.5	0.04	5,800
	Census Tract Total	5,736	835	6.9	1.30	4,412

TABLE 3.7

Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
156	156.01	1,416	351	4.0	0.55	2,575
	156.02	204	43	4.8	0.07	2,914
	156.03	769	216	3.6	0.34	2,262
	156.04	317	558	0.6	0.87	364
	Census Tract Total	2,706	1,168	2.3	1.83	1,479
157	157.01	1,118	224	5.0	0.35	3,194
	157.02	1,929	355	5.4	0.55	3,507
	157.03	501	342	1.5	0.53	945
	Census Tract Total	3,548	921	3.9	1.44	2,464
158	158.01	1,728	259	6.7	0.40	4,320
	158.02	1,422	242	5.9	0.38	3,742
	158.03	1,224	265	4.6	0.41	2,985
	Census Tract Total	4,374	766	5.7	1.20	3,645
159	159.01	2,206	576	3.8	0.90	2,451
	159.02	496	235	2.1	0.37	1,341
	159.03		119		0.19	
	159.04	348	193	1.8	0.30	1,160
	Census Tract Total	3,050	1,122	2.7	1.75	1,743
160	160.01	1,019	200	5.1	0.31	3,287
	160.02	2,399	327	7.3	0.51	4,704
	160.03	785	208	3.8	0.33	2,379
	Census Tract Total	4,203	735	5.7	1.15	3,655

TABLE 3.7

Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
161	161.01	475	416	1.1	0.65	731
	161.02	259	61	4.3	0.09	2,878
	161.03	1,618	460	3.5	0.72	2,247
	161.04	1,219	342	3.6	0.53	2,300
	Census Tract Total	3,571	1,279	2.8	2.00	1,786
162	162.01	5,681	2,766	2.1	4.32	1,315
	162.02		2,047		3.20	
	Census Tract Total	5,681	4,813	1.2	7.52	755
163	163.01	705	2,355	0.3	3.68	192
	163.02	1,251	6,698	0.2	10.47	119
	Census Tract Total	1,956	9,053	0.2	14.15	138
201	201.01	1,183	130	9.1	0.20	5,915
	201.02	2,125	546	3.9	0.85	2,500
	Census Tract Total	3,308	677	4.9	1.06	3,121
202	202.01	5,516	478	11.5	0.75	7,355
	202.02	2,479	418	5.9	0.65	3,814
	Census Tract Total	7,995	896	8.9	1.40	5,711
203	203.01	1,826	281	6.5	0.44	4,150
	203.02	1,801	368	4.9	0.57	3,160
	203.03	691	91	7.6	0.14	4,936
	203.04	1,164	148	7.8	0.23	5,061
	Census Tract Total	5,482	887	6.2	1.39	3,944
204	204.01	3,392	127	26.8	0.20	16,960
	Census Tract Total	3,392	127	26.8	0.20	16,960

TABLE 3.7

Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
205	205.01	6,712	200	33.6	0.31	21,652
	205.02	451	35	12.8	0.06	7,517
	Census Tract Total	7,163	235	30.5	0.37	19,359
206	206.01	441	39	11.4	0.06	7,350
	206.02	994	40	25.1	0.06	16,567
	206.03	2,507	210	12.0	0.33	7,597
	Census Tract Total	3,942	288	13.7	0.45	8,760
207	207.01	1,823	258	7.1	0.40	4,558
	207.02	405	98	4.2	0.15	2,700
	207.03	1,576	245	6.4	0.38	4,147
	Census Tract Total	3,804	601	6.3	0.94	4,047
208	208.01	1,001	247	4.1	0.39	2,567
	208.02	756	81	9.3	0.13	5,815
	208.03	1,632	232	7.0	0.36	4,533
	Census Tract Total	3,389	560	6.1	0.87	3,895
210	210.01	2,756	458	6.0	0.72	3,828
	210.02	1,934	132	14.6	0.21	9,210
	210.03	709	218	3.3	0.34	2,085
	210.04	896	480	1.9	0.75	1,195
	Census Tract Total	6,295	1,288	4.9	2.01	3,132
211	211.01	8,414	1,120	7.5	1.75	4,808
	211.02	3,937	885	4.5	1.38	2,853
	211.03	767	137	5.6	0.21	3,652
	Census Tract Total	13,118	2,142	6.1	3.35	3,916

TABLE 3.7

Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
212	212.01	1,971	486	4.1	0.76	2,593
	Census Tract Total	1,971	486	4.1	0.76	2,593
213	213.01	3,655	384	9.5	0.60	6,092
	213.02	268	1,545	0.2	2.41	111
	Census Tract Total	3,923	1,929	2.0	3.01	1,303
214	214.01	2,016	191	10.6	0.30	6,720
	214.02	3,332	231	14.5	0.36	9,256
	Census Tract Total	5,348	421	12.7	0.66	8,103
215	215.01	4,705	393	12.0	0.61	7,713
	Census Tract Total	4,705	393	12.0	0.61	7,713
216	216.01	3,324	130	25.5	0.20	16,620
	216.02	1,202	126	9.6	0.20	6,010
	Census Tract Total	4,526	256	17.7	0.40	11,315
217	217.01	6,427	514	12.5	0.80	8,034
	Census Tract Total	6,427	514	12.5	0.80	8,034
218	218.01	4,813	369	13.0	0.58	8,298
	Census Tract Total	4,813	369	13.0	0.58	8,298
219	219.01	1,083	3,416	0.3	5.34	203
	Census Tract Total	1,083	3,416	0.3	5.34	203
220	220.01	3	230		0.36	8
	220.02		247		0.39	
	220.03	1,426	273	5.2	0.43	3,316
	220.04	22	74	0.3	0.12	183
	220.05	443	28	16.0	0.04	11,075
	Census Tract Total	1,894	851	2.2	1.33	1,424

TABLE 3.7

Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
221	221.01	5,232	576	9.1	0.90	5,813
	221.02	3	216		0.34	9
	221.03	2,105	744	2.8	1.16	1,815
	221.04	2,552	464	5.5	0.73	3,496
	221.05	975	511	1.9	0.80	1,219
	221.06	99	423	0.2	0.66	150
	Census Tract Total	10,966	2,935	3.7	4.59	2,389
222	222.01	1,925	2,988	0.6	4.67	412
	Census Tract Total	1,925	2,988	0.6	4.67	412
223	223.01	7,586	712	10.7	1.11	6,834
	Census Tract Total	7,586	712	10.7	1.11	6,834
224	224.01	8,438	1,024	8.2	1.60	5,274
	224.02	1,273	157	8.1	0.24	5,304
	Census Tract Total	9,711	1,180	8.2	1.84	5,278
301	301.01	1,508	284	5.3	0.44	3,427
	301.02	3,479	428	8.1	0.67	5,193
	301.03	2,841	209	13.6	0.33	8,609
	Census Tract Total	7,828	921	8.5	1.44	5,436
302	302.01	12,036	1,391	8.7	2.17	5,547
	Census Tract Total	12,036	1,391	8.7	2.17	5,547
304	304.01	4,092	957	4.3	1.49	2,746
	304.02	2,416	373	6.5	0.58	4,166
	Census Tract Total	6,508	1,330	4.9	2.08	3,129
305	305.01	1,601	211	7.6	0.33	4,852
	Census Tract Total	1,601	211	7.6	0.33	4,852

TABLE 3.7

Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
306	306.01	1,569	90	17.4	0.14	11,207
	306.02	1,093	75	14.5	0.12	9,108
	306.03	1,352	122	11.1	0.19	7,116
	306.04	1,347	168	8.0	0.26	5,181
	Census Tract Total	5,361	455	11.8	0.71	7,551
307	307.01	678	185	3.7	0.29	2,338
	307.02	1,056	207	5.1	0.32	3,300
	307.03	1,163	210	5.5	0.33	3,524
	Census Tract Total	2,897	603	4.8	0.94	3,082
308	308.01	9,326	890	10.5	1.39	6,709
	Census Tract Total	9,326	890	10.5	1.39	6,709
309	309.01	6,671	856	7.8	1.34	4,978
	Census Tract Total	6,671	856	7.8	1.34	4,978
310	310.01	6,705	669	10.0	1.04	6,447
	Census Tract Total	6,705	669	10.0	1.04	6,447
313	313.01	4,348	532	8.2	0.83	5,239
	Census Tract Total	4,348	532	8.2	0.83	5,239
314	314.01	4,041	469	8.6	0.73	5,536
	Census Tract Total	4,041	469	8.6	0.73	5,536
315	315.01	5,829	848	6.9	1.33	4,383
	Census Tract Total	5,829	848	6.9	1.33	4,383
316	316.01	2,667	532	5.0	0.83	3,213
	316.02	2,480	325	7.6	0.51	4,863
	316.03	9	807		1.26	7
	Census Tract Total	5,156	1,663	3.1	2.60	1,983

TABLE 3.7

Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
318	318.01	7,089	731	9.7	1.14	6,218
	Census Tract Total	7,089	731	9.7	1.14	6,218
319	319.01	3,380	333	10.2	0.52	6,500
	Census Tract Total	3,380	333	10.2	0.52	6,500
320	320.01	3,252	324	10.0	0.51	6,376
	Census Tract Total	3,252	324	10.0	0.51	6,376
321	321.01	3,758	387	9.7	0.61	6,161
	Census Tract Total	3,758	387	9.7	0.61	6,161
322	322.01	6,796	715	9.5	1.12	6,068
	Census Tract Total	6,796	715	9.5	1.12	6,068
323	323.01	3,404	352	9.7	0.55	6,189
	323.02	1,692	277	6.1	0.43	3,935
	Census Tract Total	5,096	629	8.1	0.98	5,200
324	324.01	8,867	991	8.9	1.55	5,721
	Census Tract Total	8,867	991	8.9	1.55	5,721
325	325.01	5,850	723	8.1	1.13	5,177
	Census Tract Total	5,850	723	8.1	1.13	5,177
326	326.01	4,643	638	7.3	1.00	4,643
	Census Tract Total	4,643	638	7.3	1.00	4,643
327	327.01	7,535	875	8.6	1.37	5,500
	Census Tract Total	7,535	875	8.6	1.37	5,500
328	328.01	2,105	688	3.1	1.07	1,967
	Census Tract Total	2,105	688	3.1	1.07	1,967

TABLE 3.7

Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
401	401.01	2,194	421	5.2	0.66	3,324
	401.02	3,059	596	5.1	0.93	3,289
	401.03	2,489	288	8.6	0.45	5,531
	Census Tract Total	7,742	1,305	5.9	2.04	3,795
402	402.01	1,114	291	3.8	0.45	2,476
	402.02	4,946	554	8.9	0.87	5,685
	402.03		118		0.18	
	402.04	410	214	1.9	0.33	1,242
	Census Tract Total	6,470	1,176	5.5	1.84	3,516
403	403.01	1,356	343	4.0	0.54	2,511
	403.02	1,308	303	4.3	0.47	2,783
	Census Tract Total	2,664	646	4.1	1.01	2,638
405	405.01	3,180	426	7.5	0.67	4,746
	405.02	1,358	217	6.3	0.34	3,994
	405.03	4,772	948	5.0	1.48	3,224
	405.04	1,109	48	23.1	0.08	13,863
	Census Tract Total	10,419	1,640	6.4	2.56	4,070
406	406.01	2,388	844	2.8	1.32	1,809
	Census Tract Total	2,388	844	2.8	1.32	1,809
407	407.01	5,061	726	7.0	1.13	4,479
	407.02	2,828	388	7.3	0.61	4,636
	Census Tract Total	7,889	1,114	7.1	1.74	4,534

TABLE 3.7

Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
408	408.01	2,374	353	6.7	0.55	4,316
	408.02	274	63	4.4	0.10	2,740
	408.03	1,267	225	5.6	0.35	3,620
	408.04	1,951	481	4.1	0.75	2,601
	408.05		233		0.36	
	Census Tract Total	5,866	1,355	4.3	2.12	2,767
501	501.01	3,403	265	12.8	0.41	8,300
	501.02	930	66	14.1	0.10	9,300
	501.03	1,222	100	12.3	0.16	7,638
	Census Tract Total	5,555	431	12.9	0.67	8,291
502	502.01	1,300	43	30.0	0.07	18,571
	502.02	724	58	12.6	0.09	8,044
	502.03	523	63	8.3	0.10	5,230
	502.04	1,172	101	11.6	0.16	7,325
	Census Tract Total	3,719	265	14.0	0.41	9,071
503	503.01	909	60	15.3	0.09	10,100
	503.02	879	63	13.9	0.10	8,790
	503.03	2,044	164	12.5	0.26	7,862
	503.04	678	63	10.8	0.10	6,780
	Census Tract Total	4,510	350	12.9	0.55	8,200
504	504.01	1,072	206	5.2	0.32	3,350
	504.02	1,010	140	7.2	0.22	4,591
	504.03	684	182	3.8	0.28	2,443
	Census Tract Total	2,766	528	5.2	0.83	3,333

TABLE 3.7

Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
505	505.01	1,075	80	13.4	0.13	8,269
	505.02	915	72	12.7	0.11	8,318
	505.03	670	52	12.9	0.08	8,375
	Census Tract Total	2,660	205	13.0	0.32	8,313
506	506.01	570	177	3.2	0.28	2,036
	506.02	4,027	338	11.9	0.53	7,598
	506.03	891	82	10.8	0.13	6,854
	506.04	567	69	8.3	0.11	5,155
	506.05	798	116	6.9	0.18	4,433
	506.06	1,154	112	10.3	0.17	6,788
	506.07	527	61	8.7	0.09	5,856
	Census Tract Total	8,534	955	8.9	1.49	5,728
507	507.01	2,689	442	6.1	0.69	3,897
	507.02	3,602	259	13.9	0.40	9,005
	Census Tract Total	6,291	701	9.0	1.09	5,772
508	508.01	859	117	7.3	0.18	4,772
	508.02	1,282	171	7.5	0.27	4,748
	508.03	1,069	126	8.5	0.20	5,345
	Census Tract Total	3,210	414	7.8	0.65	4,938
509	509.01	852	165	5.2	0.26	3,277
	509.02	884	166	5.3	0.26	3,400
	Census Tract Total	1,736	331	5.2	0.52	3,338
510	510.01	1,159	127	9.1	0.20	5,795
	510.02	1,595	217	7.4	0.34	4,691
	Census Tract Total	2,754	344	8.0	0.54	5,100

TABLE 3.7

Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
511	511.01	1,008	168	6.0	0.26	3,877
	511.02	1,271	202	6.3	0.31	4,100
	Census Tract Total	2,279	369	6.2	0.58	3,929
512	512.01	637	175	3.6	0.27	2,359
	512.02	867	225	3.9	0.35	2,477
	512.03	278	101	2.8	0.16	1,738
	Census Tract Total	1,782	500	3.6	0.78	2,285
513	513.01	1,197	207	5.8	0.32	3,741
	513.02	1,201	146	8.3	0.23	5,222
	Census Tract Total	2,398	352	6.8	0.55	4,360
514	514.01	503	15	32.6	0.02	25,150
	514.02	1,984	32	61.7	0.05	39,680
	514.03	887	52	17.0	0.08	11,088
	Census Tract Total	3,374	100	33.8	0.16	21,088
515	515.01	2,409	94	25.7	0.15	16,060
	515.02	3,246	166	19.5	0.26	12,485
	515.03	2,020	237	8.5	0.37	5,459
	515.04	2,384	140	17.0	0.22	10,836
	Census Tract Total	10,059	638	15.8	1.00	10,059
516	516.01	2,049	66	31.3	0.10	20,490
	516.02	228	30	7.7	0.05	4,560
	516.03	1,959	86	22.7	0.13	15,069
	516.04	1,560	110	14.2	0.17	9,176
	516.05	1,086	146	7.5	0.23	4,722
	Census Tract Total	6,882	437	15.7	0.68	10,121

TABLE 3.7

Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
518	518.01	1,274	164	7.8	0.26	4,900
	518.02	589	95	6.2	0.15	3,927
	518.03	1,218	205	5.9	0.32	3,806
	Census Tract Total	3,081	464	6.6	0.72	4,279
519	519.01	6,346	619	10.3	0.97	6,542
	Census Tract Total	6,346	619	10.3	0.97	6,542
520	520.01	3,009	492	6.1	0.77	3,908
	Census Tract Total	3,009	492	6.1	0.77	3,908
521	521.01	342	135	2.5	0.21	1,629
	521.02	2,582	375	6.9	0.59	4,376
	521.03	1,529	232	6.6	0.36	4,247
	521.04	1,722	266	6.5	0.42	4,100
	521.05	1,098	253	4.3	0.39	2,815
	Census Tract Total	7,273	1,259	5.8	1.97	3,692
522	522.01	3,640	206	17.7	0.32	11,375
	522.02	1,081	164	6.6	0.26	4,158
	522.03	995	113	8.8	0.18	5,528
	Census Tract Total	5,716	483	11.8	0.75	7,621
523	523.01	7,658	235	32.5	0.37	20,697
	Census Tract Total	7,658	235	32.5	0.37	20,697
524	524.01	1,433	165	8.7	0.26	5,512
	524.02	975	89	10.9	0.14	6,964
	524.03	802	83	9.6	0.13	6,169
	524.04	1,896	207	9.1	0.32	5,925
	524.05	1,321	178	7.4	0.28	4,718
	Census Tract Total	6,427	723	8.9	1.13	5,688

TABLE 3.7

Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
525	525.01	820	444	1.8	0.69	1,188
	525.02	1,881	309	6.1	0.48	3,919
	525.03	1,055	259	4.1	0.40	2,638
	525.04	4,466	246	18.2	0.38	11,753
	Census Tract Total	8,222	1,258	6.5	1.97	4,174
526	526.01	2,149	295	7.3	0.46	4,672
	526.02	2,372	186	12.7	0.29	8,179
	526.03	759	122	6.2	0.19	3,995
	Census Tract Total	5,280	603	8.8	0.94	5,617
527	527.01	4,329	326	13.3	0.51	8,488
	Census Tract Total	4,329	326	13.3	0.51	8,488
528	528.01	9,896	261	37.9	0.41	24,137
	Census Tract Total	9,896	261	37.9	0.41	24,137
601	601.01	928	482	1.9	0.75	1,237
	601.02	1,793	519	3.5	0.81	2,214
	601.03	808	420	1.9	0.66	1,224
	Census Tract Total	3,529	1,421	2.5	2.22	1,590
602	602.01	1,578	811	1.9	1.27	1,243
	602.02	303	164	1.8	0.26	1,165
	602.03	1,947	921	2.1	1.44	1,352
	Census Tract Total	3,828	1,895	2.0	2.96	1,293
603	603.01	705	190	3.7	0.30	2,350
	603.02	2,033	291	7.0	0.45	4,518
	Census Tract Total	2,738	480	5.7	0.75	3,651

TABLE 3.7

Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
604	604.01	827	231	3.6	0.36	2,297
	604.02	3,478	503	6.9	0.79	4,403
	604.03	486	91	5.4	0.14	3,471
	Census Tract Total	4,791	824	5.8	1.29	3,714
605	605.01	2,329	447	5.2	0.70	3,327
	605.02	1,985	232	8.6	0.36	5,514
	605.03	1,044	115	9.1	0.18	5,800
	605.04	565	96	5.9	0.15	3,767
	605.05	1,763	269	6.5	0.42	4,198
	Census Tract Total	7,686	1,159	6.6	1.81	4,246
606	606.01	428	90	4.8	0.14	3,057
	606.02	3,351	451	7.4	0.71	4,720
	Census Tract Total	3,779	541	7.0	0.85	4,446
607[a]	607.01	7,583	964	7.9	1.51	5,022
	Census Tract Total	7,583	964	7.9	1.51	5,022
608[a]	608.01	3,079	493	6.3	0.77	3,999
	Census Tract Total	3,079	493	6.3	0.77	3,999
609[a]	609.01	2,477	585	4.2	0.91	2,722
	Census Tract Total	2,477	585	4.2	0.91	2,722
610[a]	610.01	2,412	345	7.0	0.54	4,467
	Census Tract Total	2,412	345	7.0	0.54	4,467
611	611.01	1,895	550	3.4	0.86	2,203
	611.02	4,939	866	5.7	1.35	3,659
	Census Tract Total	6,834	1,416	4.8	2.21	3,092

TABLE 3.7

Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
612	612.01	664	590	1.1	0.92	722
	612.02	3,506	1,715	2.0	2.68	1,308
	612.03	250	323	0.8	0.50	500
	612.04	1,626	306	5.3	0.48	3,388
	Census Tract Total	6,046	2,934	2.1	4.58	1,320
615	615.01	1,202	155	7.8	0.24	5,008
	615.02	852	102	8.3	0.16	5,325
	615.03	1,235	147	8.4	0.23	5,370
	615.04	1,800	216	8.3	0.34	5,294
	615.05	259	35	7.3	0.06	4,317
	Census Tract Total	5,348	655	8.2	1.02	5,243
616	616.01	3,300	247	13.4	0.39	8,462
	616.02	1,110	222	5.0	0.35	3,171
	616.04	2,472	94	26.2	0.15	16,480
	616.05	930	80	11.7	0.12	7,750
	616.06	3	196		0.31	10
	Census Tract Total	7,815	839	9.3	1.31	5,966
617	617.01	4,676	336	13.9	0.52	8,992
	617.02	749	177	4.2	0.28	2,675
	Census Tract Total	5,425	512	10.6	0.80	6,781
618	618.01	831	117	7.1	0.18	4,617
	618.02	4,947	249	19.9	0.39	12,685
	Census Tract Total	5,778	366	15.8	0.57	10,137
619	619.02	4,173	223	18.7	0.35	11,923
	Census Tract Total	4,173	223	18.7	0.35	11,923

TABLE 3.7

Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
701	701.01	758	269	2.8	0.42	1,805
	701.02	1,225	770	1.6	1.20	1,021
	701.03	158	94	1.7	0.15	1,053
	701.04	437	302	1.4	0.47	930
	Census Tract Total	2,578	1,435	1.8	2.24	1,151
702	702.01	5	815		1.27	4
	Census Tract Total	5	815		1.27	4
703	703.01	1,825	378	4.8	0.59	3,093
	703.02	361	104	3.5	0.16	2,256
	703.03	877	194	4.5	0.30	2,923
	Census Tract Total	3,063	676	4.5	1.06	2,890
704	704.01	1,296	402	3.2	0.63	2,057
	704.02	116	44	2.6	0.07	1,657
	704.03	974	378	2.6	0.59	1,651
	704.04	753	192	3.9	0.30	2,510
	704.05	1,413	249	5.7	0.39	3,623
	Census Tract Total	4,552	1,265	3.6	1.98	2,299
705	705.01	306	77	4.0	0.12	2,550
	705.02	889	188	4.7	0.29	3,066
	705.03	1,778	327	5.4	0.51	3,486
	705.04	794	140	5.7	0.22	3,609
	705.05	464	70	6.7	0.11	4,218
	705.06	1,023	62	16.6	0.10	10,230
	Census Tract Total	5,254	864	6.1	1.35	3,892

TABLE 3.7

Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
706	706.01	582	214	2.7	0.33	1,764
	706.02	449	90	5.0	0.14	3,207
	706.03	963	102	9.5	0.16	6,019
	706.04	524	71	7.4	0.11	4,764
	Census Tract Total	2,518	476	5.3	0.74	3,403
707	707.01	799	155	5.2	0.24	3,329
	707.02	1,103	144	7.7	0.22	5,014
	707.03	776	148	5.2	0.23	3,374
	707.04	1,019	143	7.1	0.22	4,632
	707.05	528	78	6.7	0.12	4,400
	707.06	698	78	8.9	0.12	5,817
	Census Tract Total	4,923	746	6.6	1.17	4,208
708	708.01	718	143	5.0	0.22	3,264
	708.02	2,011	276	7.3	0.43	4,677
	Census Tract Total	2,729	419	6.5	0.65	4,198
709	709.01	1,806	312	5.8	0.49	3,686
	709.02	1,997	217	9.2	0.34	5,874
	709.03	691	72	9.7	0.11	6,282
	709.04	854	173	4.9	0.27	3,163
	709.05	920	111	8.3	0.17	5,412
	709.06	285	27	10.5	0.04	7,125
	Census Tract Total	6,553	912	7.2	1.42	4,615
710	710.01	179	84	2.1	0.13	1,377
	710.02	590	115	5.1	0.18	3,278
	710.03	1,194	154	7.8	0.24	4,975
	Census Tract Total	1,963	352	5.6	0.55	3,569

TABLE 3.7

Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
711	711.01	458	44	10.4	0.07	6,543
	711.02	552	61	9.0	0.10	5,520
	711.03	717	79	9.1	0.12	5,975
	711.04	825	80	10.4	0.12	6,875
	711.05	658	65	10.1	0.10	6,580
	711.06	1,526	150	10.2	0.23	6,635
	711.07	518	78	6.6	0.12	4,317
	711.08	1,016	183	5.6	0.29	3,503
	Census Tract Total	6,270	740	8.5	1.16	5,405
712	712.01	3	75		0.12	25
	712.02	1,146	61	18.9	0.09	12,733
	712.03	521	31	16.8	0.05	10,420
	712.04	5,387	318	17.0	0.50	10,774
	Census Tract Total	7,057	484	14.6	0.76	9,286
713	713.01	7,641	440	17.4	0.69	11,074
	713.02	1,809	249	7.3	0.39	4,638
	Census Tract Total	9,450	689	13.7	1.08	8,750
714	714.01	4,503	624	7.2	0.97	4,642
	714.02	2,140	108	19.8	0.17	12,588
	Census Tract Total	6,643	732	9.1	1.14	5,827
801	801.01	1,460	3,230	0.5	5.05	289
	801.02	744	786	0.9	1.23	605
	801.03	752	1,209	0.6	1.89	398
	801.04	927	2,010	0.5	3.14	295
	801.05	578	1,352	0.4	2.11	274
	Census Tract Total	4,461	8,588	0.5	13.42	332

TABLE 3.7

Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
802	802.01	970	686	1.4	1.07	907
	802.02	1,246	433	2.9	0.68	1,832
	802.03	1,378	255	5.4	0.40	3,445
	802.04	5,573	538	10.4	0.84	6,635
	802.05		128		0.20	
	Census Tract Total	9,167	2,040	4.5	3.19	2,874
803	803.01	3,196	2,444	1.3	3.82	837
	803.02	728	570	1.3	0.89	818
	803.03	2,694	1,751	1.5	2.74	983
	803.04	3	92		0.14	21
	Census Tract Total	6,621	4,856	1.4	7.59	872
804	804.01	2,375	1,421	1.7	2.22	1,070
	804.02	2,380	2,415	1.0	3.77	631
	804.03	1,295	1,096	1.2	1.71	757
	804.04	1,481	707	2.1	1.10	1,346
	804.05	2,783	1,256	2.2	1.96	1,420
	Census Tract Total	10,314	6,895	1.5	10.77	958
805	805.01	5,998	601	10.0	0.94	6,381
	805.02	6,162	1,279	4.8	2.00	3,081
	805.03	6,919	847	8.2	1.32	5,242
	Census Tract Total	19,079	2,727	7.0	4.26	4,479
808[b]	808.01	7,250	1,026	7.1	1.60	4,531
	Census Tract Total	7,250	1,026	7.1	1.60	4,531
809[b]	809.01	11,568	1,292	9.0	2.02	5,727
	Census Tract Total	11,568	1,292	9.0	2.02	5,727

TABLE 3.7

Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
810	810.01	3,612	288	12.5	0.45	8,027
	Census Tract Total	3,612	288	12.5	0.45	8,027
811	811.01	454	245	1.9	0.38	1,195
	811.02	7,552	570	13.2	0.89	8,485
	811.03	4,211	470	9.0	0.73	5,768
	811.04	4,694	717	6.5	1.12	4,191
	Census Tract Total	16,911	2,002	8.4	3.13	5,403
812	812.01	6,647	1,040	6.4	1.63	4,078
	Census Tract Total	6,647	1,040	6.4	1.63	4,078
814	814.01	7,453	1,226	6.1	1.92	3,882
	Census Tract Total	7,453	1,226	6.1	1.92	3,882
815	815.01	2,553	1,114	2.3	1.74	1,467
	Census Tract Total	2,553	1,114	2.3	1.74	1,467
816	816.01	1,559	968	1.6	1.51	1,032
	816.02	1,724	1,097	1.6	1.71	1,008
	Census Tract Total	3,283	2,065	1.6	3.23	1,016
817	817.01	2,061	867	2.4	1.35	1,527
	817.02	2,171	874	2.5	1.37	1,585
	817.03	1,944	628	3.1	0.98	1,984
	817.04	4,408	606	7.3	0.95	4,640
	Census Tract Total	10,584	2,976	3.6	4.65	2,276
819	819.01	3,850	1,368	2.8	2.14	1,799
	819.02	1,942	1,069	1.8	1.67	1,163
	Census Tract Total	5,792	2,437	2.4	3.81	1,520

TABLE 3.7

Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
820	820.01	8,455	1,155	7.3	1.80	4,697
	820.02	1,300	173	7.5	0.27	4,815
	Census Tract Total	9,755	1,327	7.3	2.07	4,713
821	821.01	3,518	207	17.0	0.32	10,994
	Census Tract Total	3,518	207	17.0	0.32	10,994
822	822.01	2,280	429	5.3	0.67	3,403
	822.02	947	313	3.0	0.49	1,933
	822.03	4,978	325	15.3	0.51	9,761
	Census Tract Total	8,205	1,068	7.7	1.67	4,913
823	823.01	13,466	1,276	10.6	1.99	6,767
	Census Tract Total	13,466	1,276	10.6	1.99	6,767
824	824.01	2,518	897	2.8	1.40	1,799
	Census Tract Total	2,518	897	2.8	1.40	1,799
825	825.01	2,863	1,790	1.6	2.80	1,023
	825.02	12,406	1,866	6.6	2.92	4,249
	Census Tract Total	15,269	3,656	4.2	5.71	2,674
826	826.01	2,011	398	5.1	0.62	3,244
	826.02	9,134	1,644	5.6	2.57	3,554
	Census Tract Total	11,145	2,041	5.5	3.19	3,494
901	901.01	10	557		0.87	11
	901.02	38	438	0.1	0.68	56
	901.03	2,900	1,751	1.7	2.74	1,058
	901.04	562	929	0.6	1.45	388
	901.05	7,406	1,552	4.8	2.42	3,060
	901.06		2,501		3.91	
	Census Tract Total	10,916	7,727	1.4	12.07	904
905	905.01	3,190	236	13.5	0.37	8,622
	905.02	5,878	2,111	2.8	3.30	1,781
	Census Tract Total	9,068	2,347	3.9	3.67	2,471

TABLE 3.7

Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
909[c]	909.01	240	142	1.7	0.22	1,091
	Census Tract Total	240	142	1.7	0.22	1,091
910	910.01	171	1,705	0.1	2.66	64
	910.02	1,655	2,712	0.6	4.24	390
	Census Tract Total	1,826	4,417	0.4	6.90	265
911	911.01	12,993	3,026	4.3	4.73	2,747
	Census Tract Total	12,993	3,026	4.3	4.73	2,747
912	912.01	6,300	434	14.5	0.68	9,265
	912.02	692	100	6.9	0.16	4,325
	Census Tract Total	6,992	534	13.1	0.83	8,424
913	913.01	70	803	0.1	1.25	56
	913.02	116	1,575	0.1	2.46	47
	913.03	2,196	836	2.6	1.31	1,676
	913.04	10,618	969	11.0	1.51	7,032
	Census Tract Total	13,000	4,184	3.1	6.54	1,988
914	914.01	18,171	1,650	11.0	2.58	7,043
	Census Tract Total	18,171	1,650	11.0	2.58	7,043
915	915.01	5,684	1,257	4.5	1.96	2,900
	915.02	1,631	476	3.4	0.74	2,204
	915.03	1,392	57	24.5	0.09	15,467
	Census Tract Total	8,707	1,790	4.9	2.80	3,110
916	916.01	8,017	870	9.2	1.36	5,895
	Census Tract Total	8,017	870	9.2	1.36	5,895
917	917.01	7,040	491	14.3	0.77	9,143
	917.02	1,953	228	8.6	0.36	5,425
	917.03	1,846	737	2.5	1.15	1,605
	917.04	3,840	616	6.2	0.96	4,000
	Census Tract Total	14,679	2,072	7.1	3.24	4,531

TABLE 3.7

Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
918	918.01	12,547	1,176	10.7	1.84	6,819
	Census Tract Total	12,547	1,176	10.7	1.84	6,819
919	919.01	360	1,228	0.3	1.92	188
	919.02	441	984	0.4	1.54	286
	919.03	495	1,116	0.4	1.74	284
	919.04	215	273	0.8	0.43	500
	919.05	926	2,444	0.4	3.82	242
	919.06	148	334	0.4	0.52	285
	919.07	344	1,763	0.2	2.76	125
	919.08	61	106	0.6	0.17	359
	919.09	410	677	0.6	1.06	387
	919.10	141	193	0.7	0.30	470
	919.11	161	1,315	0.1	2.06	78
	919.12	310	496	0.6	0.77	403
	Census Tract Total	4,012	10,929	0.4	17.08	235
920	920.01	2,266	1,929	1.2	3.01	753
	920.02	2,201	2,236	1.0	3.49	631
	920.03	2,296	1,329	1.7	2.08	1,104
	Census Tract Total	6,763	5,494	1.2	8.58	788

TABLE 3.7

Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
921	921.01	308	488	0.6	0.76	405
	921.02	473	762	0.6	1.19	397
	921.03	1,177	2,023	0.6	3.16	372
	921.04	720	632	1.1	0.99	727
	921.05	1,131	654	1.7	1.02	1,109
	921.06	1,224	1,223	1.0	1.91	641
	921.07	1,825	1,404	1.3	2.19	833
	Census Tract Total	6,858	7,187	1.0	11.23	611
922	922.01	390	2,649	0.1	4.14	94
	922.02	1,716	2,947	0.6	4.60	373
	922.03	6,630	1,282	5.2	2.00	3,315
	922.04	660	1,736	0.4	2.71	244
	922.05	3,980	1,038	3.8	1.62	2,457
	Census Tract Total	13,376	9,652	1.4	15.08	887
923	923.01	3,263	533	6.1	0.83	3,931
	Census Tract Total	3,263	533	6.1	0.83	3,931
924	924.01	4,801	490	9.8	0.77	6,235
	Census Tract Total	4,801	490	9.8	0.77	6,235
Fairfax County		**984,366**	**228,374**	**4.3**	**356.83**	**2,759**

Note: All census tracts in Fairfax County begin with the number 4. To conserve space, the leading 4 is dropped from the census tract name in the information contained in this table. Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Census Bureau. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes. For example, Fairfax County subcensus tracts 160.01, 160.02, and 160.03 comprise U.S. Census Bureau census tract 4160.

Source: Fairfax County Department of Systems Management for Human Services, 2001.

[a] *Comprises part of the Town of Vienna.*

[b] *Comprises part of the Town of Herndon.*

[c] *Town of Clifton.*

POPULATION FORECASTS

The forecasts of population for Fairfax County contained in this document are produced by the Research, Analysis and Project Services Group of Fairfax County Department of Systems Management for Human Services, using the Urban Development Information System (UDIS). Periodically, Fairfax County's estimates and forecasts, in conjunction with estimates and forecasts from other local jurisdictions, are provided to the Metropolitan Washington Council of Governments (MWCOG) for purposes of transportation planning, air quality modeling and other programs of regional significance.

Methodology

Population forecasts are derived from forecast housing units and calculated similarly to the current population estimates for each geographic area considered. Forecast household population is calculated using the forecast number of housing units by type. Vacancy rates and average household sizes are applied based on estimates of vacancies and average persons per household by planning district. Finally, total population is calculated by adding the most recent estimate of group quarters population to the forecast household population.

Vacancy rates and household size factors were developed by the Fairfax County Department of Systems Management for Human Services. An overall vacancy rate of 1.4 percent (and thus, an occupancy rate of 98.6 percent) is assumed for all forecast years in Fairfax County. This is based on trends in the overall occupancy rate, which has remained in the 95 to 98 percent range for the last 20 years.

The increasingly diverse racial composition of Fairfax County and the differences in average household size by unit type are several significant factors that are likely to influence projected average household size.

Between 1990 and 2000, the population of Fairfax County increased by 151,165 persons. All of the population increase comprised nonwhites and persons of Hispanic origin. As a result, whites make up a smaller proportion of total population than in 1990. It is important to note that the average household size for each Asian, Black and Hispanic households are higher than the current countywide average household size (see Table 4.1). As these minority households increase as a proportion of total households in the future it will put upward pressure on Fairfax County's overall average household size. This trend, offset by the long-term trend toward smaller household size, will result in relatively stable average household sizes for Fairfax County through 2025. Forecasts of the number of housing units in Fairfax County by housing unit type combined with forecasted average household sizes for each unit type provides a clearer indication of trends in Fairfax County's population.

TABLE 4.1 **Average Household Size by Race** **Fairfax County, 1990 and 2000**		
Racial or Ethnic Origin Group	**Average Household Size**	
	1990	**2000**
White	2.65	2.57
Black	2.86	2.74
Asian	3.69	3.33
Hispanic[1]	3.66	4.06
Fairfax County	**2.75**	**2.74**

1. Hispanic may be of any race.
Source: U.S. Bureau of the Census.

Forecasts of Total Population

The tables that follow show Fairfax County's population more than doubling between 1970 and 2001, from 455,021 to 984,366 persons in 2001. By the year 2010, Fairfax County's population is forecast to be 1,116,095 persons, an increase of 131,729 persons over the 2001 population estimate. And, by the year 2025, total population is forecast to be 1,189,419 persons, an increase of 205,053 persons over the 2001 estimate.

Population Forecasts by Supervisor District

The Hunter Mill District has the largest population in January 2001 (118,977 persons), and is expected to have second largest in the year 2025 (141,486 persons). The Mount Vernon District, which has the third largest population of the supervisor districts in January 2001 (114,256 persons), is expected to have the largest population through the year 2025 (156,041 persons). The population in the Braddock and Mason Districts are expected to increase more slowly than other districts, and are forecast to total 115,110 persons and 115,010 persons respectively, by the year 2025.

Population Forecasts by Planning District

The Upper Potomac Planning District, which has the largest population in January 2001 among of all planning districts (167,925 persons), is also forecast to have the largest population by the year 2025 (206,614 persons). The Pohick Planning District contains 137,208 persons in January 2001 and is forecast to have 155,200 persons by the year 2025. The Lincolnia Planning District has the fewest number of persons in 2001 (17,147 persons) among all planning districts, and is forecast to have the fewest number of persons by the year 2025 (20,837 persons).

Forecast average household size factors by planning district are presented in Table 4.2. The average number of persons per household in Fairfax County is expected to remain around 2.70 persons per household through year 2025.

Figure 4.1 shows forecast population densities by subcensus tract for the year 2025. Figure 4.2 illustrates population growth from 2001 to 2025 by subcensus tract.

TABLE 4.2

Average Household Size by Planning District
Fairfax County, 2005 through 2025

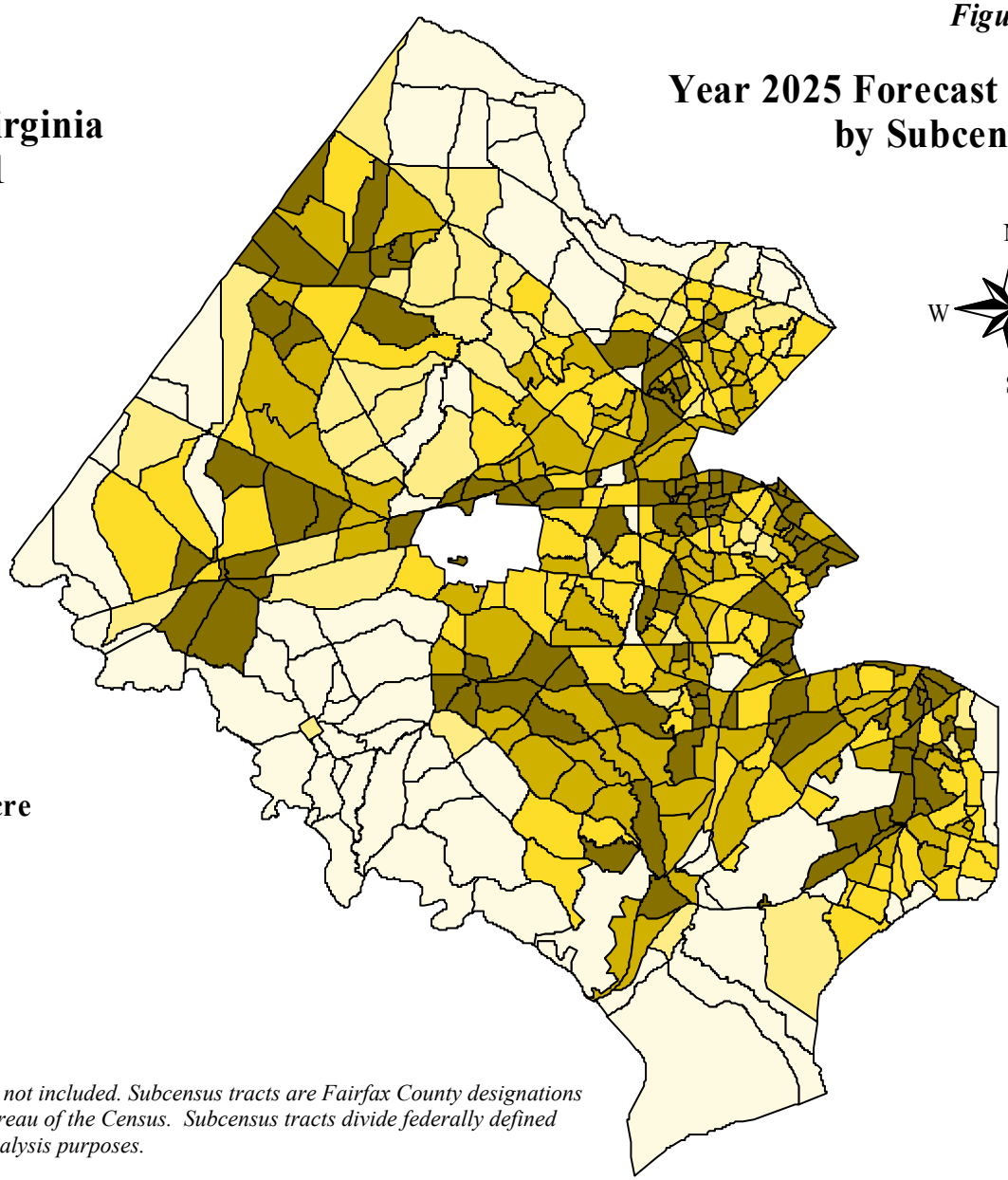
Planning District	2005	2010	2015	2020	2025
Annandale	2.72	2.72	2.72	2.72	2.72
Baileys	2.57	2.56	2.56	2.56	2.56
Bull Run	2.82	2.81	2.81	2.82	2.82
Fairfax	2.52	2.51	2.51	2.51	2.51
Jefferson	2.60	2.58	2.58	2.59	2.59
Lincolnia	2.89	2.89	2.89	2.89	2.89
Lower Potomac	2.56	2.55	2.55	2.54	2.53
McLean	2.45	2.44	2.45	2.45	2.45
Mount Vernon	2.39	2.39	2.39	2.39	2.39
Pohick	3.03	3.03	3.04	3.04	3.04
Rose Hill	2.50	2.50	2.50	2.51	2.51
Springfield	2.89	2.87	2.85	2.85	2.85
Upper Potomac	2.80	2.79	2.79	2.80	2.80
Vienna	2.72	2.72	2.72	2.72	2.72
Fairfax County	**2.70**	**2.69**	**2.69**	**2.70**	**2.70**

Source: Fairfax County Department of Systems Management for Human Services, 2001.

Figure 4.1

Year 2025 Forecast Population Density by Subcensus Tract

Fairfax County, Virginia
January 2001



Year 2025 Persons per Acre

- 0 - 2
- 2 - 4
- 4 - 7
- 7 - 10
- > 10

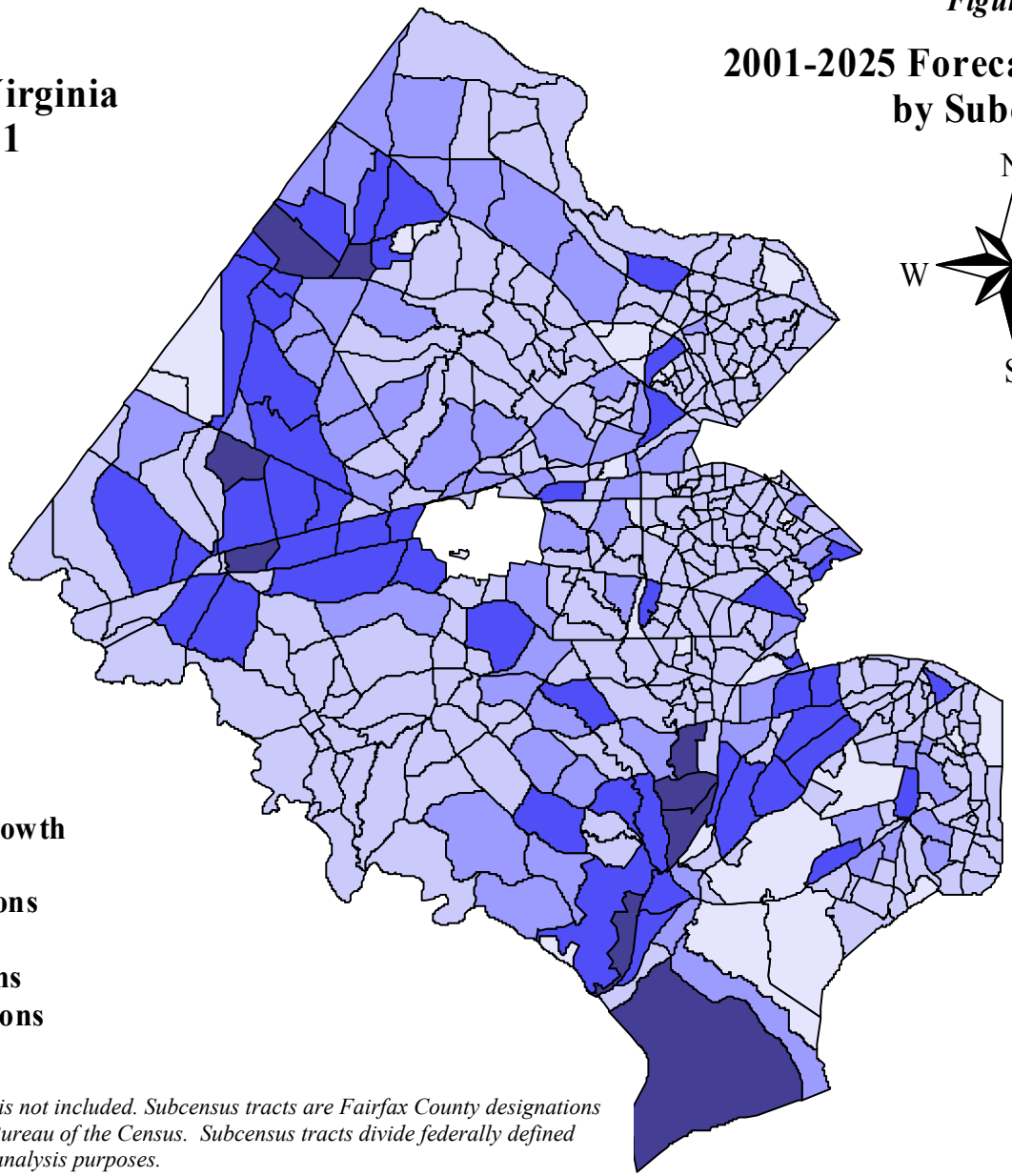
Note: Population of City of Fairfax is not included. Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Bureau of the Census. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes.

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

Figure 4.2

2001-2025 Forecast Population Growth by Subcensus Tract

Fairfax County, Virginia
January 2001



2001-2025 Population Growth

- No Growth
- Less than 500 Persons
- 500 - 999 Persons
- 1,000 - 2,999 Persons
- 3,000 or More Persons

Note: Population of City of Fairfax is not included. Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Bureau of the Census. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes.

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

TABLE 4.3

Historical, Estimated and Forecasted Population by Supervisor District
Fairfax County, January 2001

Supervisor District	2000	2001	2005	2010	2015	2020	2025
Braddock	105,713	106,484	106,886	110,307	112,897	114,402	115,110
Dranesville[1]	107,439	104,148	109,941	116,055	120,335	123,684	126,050
Hunter Mill[2]	109,538	118,977	127,863	134,115	137,755	140,220	141,486
Lee	102,504	100,270	113,072	123,632	128,753	132,781	134,232
Mason	103,179	103,736	105,425	110,789	112,744	114,045	115,010
Mount Vernon	112,218	114,256	131,333	143,567	149,667	153,991	156,041
Providence	108,980	110,995	114,639	123,348	126,614	128,801	129,787
Springfield[3]	111,466	116,025	121,582	128,092	132,308	135,383	137,052
Sully	108,712	109,475	116,175	126,190	130,702	133,303	134,651
Fairfax County	**969,749**	**984,366**	**1,046,916**	**1,116,095**	**1,151,775**	**1,176,610**	**1,189,419**

TABLE 4.4

Historical, Estimated and Forecasted Population by Town
Fairfax County, January 2001

Town	2000	2001	2005	2010	2015	2020	2025
Town of Clifton	185	253	254	265	277	289	300
Town of Herndon	21,662	18,818	19,595	21,961	22,984	23,653	24,028
Town of Vienna	14,453	15,543	15,542	15,811	16,085	16,364	16,591
Town Total	**36,300**	**34,614**	**35,391**	**38,037**	**39,346**	**40,306**	**40,919**

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing, 2000;
Fairfax County Department of Systems Management for Human Services, 2001 through 2025.

[1] *Includes the Town of Herndon.*
[2] *Includes the Town of Vienna.*
[3] *Includes the Town of Clifton.*

TABLE 4.5

Historical, Estimated and Forecasted Population by Planning District
Fairfax County, January 2001

Planning District	1970	1980	1990	2000	2001	2005	2010	2015	2020	2025
Annandale	62,635	66,466	66,329	70,152	69,567	69,738	71,024	72,352	73,463	74,080
Baileys	30,112	30,290	38,392	43,989	44,080	44,257	47,516	48,386	48,838	49,136
Bull Run	14,006	23,566	66,234	107,798	111,123	117,301	128,187	132,834	135,585	137,122
Fairfax	22,889	32,332	45,244	56,024	56,973	60,133	64,862	67,498	69,231	69,852
Jefferson	40,989	38,152	42,859	48,092	49,162	49,851	52,421	53,018	53,520	53,868
Lincolnia	11,123	9,978	14,010	16,819	17,147	18,434	19,930	20,407	20,636	20,837
Lower Potomac	21,497	16,305	24,371	23,769	23,502	34,782	38,940	40,494	41,323	41,898
McLean	46,866	54,669	58,747	63,278	64,164	67,203	70,101	71,721	73,229	74,473
Mount Vernon	76,730	79,533	82,483	86,944	86,138	89,132	97,632	100,826	103,226	104,446
Pohick[1]	14,902	71,543	127,040	137,166	137,208	141,204	146,838	150,870	153,501	155,200
Rose Hill	21,859	23,262	34,520	45,646	47,798	52,150	55,334	56,770	58,068	58,893
Springfield	32,970	31,667	39,919	48,736	49,461	59,561	65,416	69,898	73,231	73,729
Upper Potomac[2]	20,062	70,795	125,169	162,010	167,925	181,170	192,778	199,759	204,426	206,614
Vienna[3]	38,381	48,343	53,267	59,326	60,118	62,000	65,116	66,942	68,333	69,271
Fairfax County	**455,021**	**596,901**	**818,584**	**969,749**	**984,366**	**1,046,916**	**1,116,095**	**1,151,775**	**1,176,610**	**1,189,419**

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing, 1970, 1980, 1990 and 2000;
Fairfax County Department of Systems Management for Human Services, 2001 through 2025.

[1] *Includes the Town of Clifton.*
[2] *Includes the Town of Herndon.*
[3] *Includes the Town of Vienna.*

TABLE 4.6

Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2000	2001	2005	2010	2015	2020	2025
151	151.01		1,222	1,371	1,424	1,455	1,486	1,513
	151.02		1,271	1,080	1,340	1,366	1,391	1,413
	151.03		793	868	889	909	930	946
	Census Tract Total	3,237	3,286	3,319	3,653	3,730	3,807	3,872
152	152.01		856	949	976	1,001	1,027	1,048
	152.02		3,166	3,141	3,224	3,309	3,397	3,486
	152.03		304	314	316	316	316	317
	152.04							
	Census Tract Total	3,032	4,326	4,404	4,516	4,626	4,740	4,851
153	153.01		729	1,128	1,196	1,242	1,279	1,279
	153.02		1,510	1,551	1,571	1,590	1,610	1,623
	153.03		1,156	1,163	1,164	1,165	1,166	1,166
	153.04		258	258	258	258	258	258
	Census Tract Total	3,783	3,653	4,100	4,189	4,255	4,313	4,326
154	154.01		5,435	5,367	5,823	5,944	6,064	6,064
	154.02		1,059	1,089	1,120	1,151	1,184	1,211
	154.03		875	1,035	1,169	1,225	1,233	1,241
	Census Tract Total	7,744	7,369	7,491	8,112	8,320	8,481	8,516
155	155.01		2,947	3,047	3,492	3,737	3,814	3,879
	155.02		1,777	1,782	1,803	1,823	1,845	1,862
	155.03		780	802	821	841	861	878
	155.04		232	262	264	265	267	268
	Census Tract Total	5,744	5,736	5,893	6,380	6,666	6,787	6,887
156	156.01		1,416	1,473	1,491	1,510	1,530	1,544
	156.02		204	204	204	205	205	205
	156.03		769	1,023	1,081	1,128	1,177	1,177
	156.04		317	425	453	478	505	527
	Census Tract Total	2,478	2,706	3,125	3,229	3,321	3,417	3,453

TABLE 4.6

Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2000	2001	2005	2010	2015	2020	2025
157	157.01		1,118	1,128	1,141	1,155	1,168	1,179
	157.02		1,929	1,967	2,006	2,045	2,085	2,118
	157.03		501	501	502	503	504	505
	Census Tract Total	3,622	3,548	3,596	3,649	3,703	3,757	3,802
158	158.01		1,728	2,106	2,245	2,373	2,377	2,377
	158.02		1,422	1,423	1,465	1,509	1,554	1,591
	158.03		1,224	1,380	1,456	1,528	1,605	1,628
	Census Tract Total	4,434	4,374	4,909	5,166	5,410	5,536	5,596
159	159.01		2,206	2,287	2,406	2,531	2,661	2,663
	159.02		496	910	959	990	991	992
	159.03							
	159.04		348	377	381	386	391	395
	Census Tract Total	3,034	3,050	3,574	3,746	3,907	4,043	4,050
160	160.01		1,019	1,425	1,532	1,622	1,726	1,836
	160.02		2,399	2,199	2,723	2,885	2,960	3,023
	160.03		785	835	851	867	882	895
	Census Tract Total	4,080	4,203	4,459	5,106	5,374	5,568	5,754
161	161.01		475	708	751	784	820	850
	161.02		259	271	273	275	277	279
	161.03		1,618	1,711	1,820	1,931	2,049	2,113
	161.04		1,219	1,304	1,386	1,471	1,560	1,635
	Census Tract Total	3,461	3,571	3,994	4,230	4,461	4,706	4,877
162	162.01		5,681	5,681	5,681	5,681	5,681	5,681
	162.02							
	Census Tract Total	4,201	5,681	5,681	5,681	5,681	5,681	5,681
163	163.01		705	1,659	1,745	1,756	1,756	1,374
	163.02		1,251	7,671	7,900	7,966	7,967	7,967
	Census Tract Total	1,750	1,956	9,330	9,645	9,722	9,723	9,341

TABLE 4.6

Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2000	2001	2005	2010	2015	2020	2025
201	201.01		1,183	1,391	1,456	1,514	1,575	1,609
	201.02		2,125	2,529	2,706	2,840	2,924	2,924
	Census Tract Total	3,371	3,308	3,920	4,162	4,354	4,499	4,533
202	202.01		5,516	6,323	6,730	6,852	6,981	7,080
	202.02		2,479	2,591	3,009	3,493	3,880	3,986
	Census Tract Total	6,946	7,995	8,914	9,739	10,345	10,861	11,066
203	203.01		1,826	1,899	1,955	2,012	2,069	2,116
	203.02		1,801	1,815	1,884	1,952	2,025	2,088
	203.03		691	939	1,060	1,123	1,153	1,179
	203.04		1,164	1,177	1,216	1,255	1,297	1,333
	Census Tract Total	5,210	5,482	5,830	6,115	6,342	6,544	6,716
204	204.01		3,392	3,446	3,521	3,595	3,659	3,704
	Census Tract Total	2,513	3,392	3,446	3,521	3,595	3,659	3,704
205	205.01		6,712	7,722	8,676	8,799	8,814	8,830
	205.02		451	452	454	457	459	461
	Census Tract Total	5,812	7,163	8,174	9,130	9,256	9,273	9,291
206	206.01		441	453	457	460	463	466
	206.02		994	1,008	1,013	1,018	1,022	1,026
	206.03		2,507	2,654	2,719	2,775	2,834	2,872
	Census Tract Total	4,396	3,942	4,115	4,189	4,253	4,319	4,364
207	207.01		1,823	1,824	1,857	1,890	1,925	1,953
	207.02		405	723	780	818	856	888
	207.03		1,576	1,636	1,686	1,736	1,788	1,830
	Census Tract Total	3,689	3,804	4,183	4,323	4,444	4,569	4,671
208	208.01		1,001	1,018	1,034	1,050	1,066	1,079
	208.02		756	756	773	791	808	823
	208.03		1,632	1,641	1,695	1,751	1,809	1,857
	Census Tract Total	3,358	3,389	3,415	3,502	3,592	3,683	3,759

TABLE 4.6

Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2000	2001	2005	2010	2015	2020	2025
210	210.01		2,756	2,928	3,306	3,348	3,364	3,377
	210.02		1,934	1,955	2,288	2,292	2,296	2,299
	210.03		709	811	867	916	950	979
	210.04		896	2,621	2,934	3,102	3,103	3,104
	Census Tract Total	6,433	6,295	8,315	9,395	9,658	9,713	9,759
211	211.01		8,414	8,857	9,333	9,675	9,917	10,045
	211.02		3,937	5,307	5,895	5,987	6,034	6,039
	211.03		767	767	784	802	821	837
	Census Tract Total	12,538	13,118	14,931	16,012	16,464	16,772	16,921
212	212.01		1,971	1,987	2,067	2,150	2,236	2,307
	Census Tract Total	2,053	1,971	1,987	2,067	2,150	2,236	2,307
213	213.01		3,655	3,658	3,670	3,681	3,692	3,702
	213.02		268	268	268	268	268	268
	Census Tract Total	3,833	3,923	3,926	3,938	3,949	3,960	3,970
214	214.01		2,016	2,066	2,072	2,078	2,083	2,087
	214.02		3,332	3,483	3,715	3,966	4,213	4,224
	Census Tract Total	5,945	5,348	5,549	5,787	6,044	6,296	6,311
215	215.01		4,705	2,905	5,242	5,662	6,107	6,281
	Census Tract Total	5,622	4,705	2,905	5,242	5,662	6,107	6,281
216	216.01		3,324	3,327	3,328	3,328	3,328	3,329
	216.02		1,202	1,222	1,372	1,539	1,638	1,670
	Census Tract Total	5,549	4,526	4,549	4,700	4,867	4,966	4,999
217	217.01		6,427	6,432	7,059	7,238	7,284	7,321
	Census Tract Total	7,890	6,427	6,432	7,059	7,238	7,284	7,321
218	218.01		4,813	5,098	6,028	6,138	6,167	6,191
	Census Tract Total	4,568	4,813	5,098	6,028	6,138	6,167	6,191
219	219.01		1,083	1,083	1,083	1,083	1,083	1,083
	Census Tract Total	3,059	1,083	1,083	1,083	1,083	1,083	1,083

TABLE 4.6

Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2000	2001	2005	2010	2015	2020	2025
220	220.01		3	3	3	3	3	3
	220.02			6	6	6	6	6
	220.03		1,426	1,803	1,998	2,147	2,155	2,161
	220.04		22	36	39	43	47	53
	220.05		443	438	438	438	438	438
	Census Tract Total	2,717	1,894	2,286	2,484	2,637	2,649	2,661
221	221.01		5,232	6,462	7,564	7,657	7,756	7,839
	221.02		3	3	3	3	3	3
	221.03		2,105	3,277	3,702	4,221	4,878	5,711
	221.04		2,552	3,439	3,770	3,783	3,795	3,808
	221.05		975	1,207	1,437	1,624	1,668	1,681
	221.06		99	98	102	106	110	113
	Census Tract Total	9,469	10,966	14,486	16,578	17,394	18,210	19,155
222	222.01		1,925	1,925	3,478	3,986	3,986	3,986
	Census Tract Total	2,574	1,925	1,925	3,478	3,986	3,986	3,986
223	223.01		7,586	8,192	8,581	8,680	8,786	8,873
	Census Tract Total	7,320	7,586	8,192	8,581	8,680	8,786	8,873
224	224.01		8,438	9,119	9,880	9,971	10,068	10,151
	224.02		1,273	1,277	1,294	1,310	1,327	1,341
	Census Tract Total	9,498	9,711	10,396	11,174	11,281	11,395	11,492
301	301.01		1,508	1,521	1,550	1,579	1,609	1,633
	301.02		3,479	3,480	3,561	3,644	3,728	3,798
	301.03		2,841	2,846	2,884	2,924	2,965	2,999
	Census Tract Total	7,543	7,828	7,847	7,995	8,147	8,302	8,430
302	302.01		12,036	12,285	13,173	13,676	13,676	13,676
	Census Tract Total	12,065	12,036	12,285	13,173	13,676	13,676	13,676
304	304.01		4,092	4,093	4,096	4,098	4,100	4,102
	304.02		2,416	2,416	2,417	2,417	2,417	2,417
	Census Tract Total	6,597	6,508	6,509	6,513	6,515	6,517	6,519

TABLE 4.6

Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2000	2001	2005	2010	2015	2020	2025
305	305.01		1,601	1,605	1,617	1,628	1,640	1,650
	Census Tract Total	1,686	1,601	1,605	1,617	1,628	1,640	1,650
306	306.01		1,569	1,570	1,595	1,621	1,649	1,677
	306.02		1,093	1,093	1,094	1,094	1,095	1,096
	306.03		1,352	1,352	1,353	1,353	1,354	1,354
	306.04		1,347	1,349	1,352	1,355	1,358	1,360
	Census Tract Total	6,307	5,361	5,364	5,394	5,423	5,456	5,487
307	307.01		678	677	678	679	680	681
	307.02		1,056	1,056	1,056	1,057	1,058	1,058
	307.03		1,163	1,164	1,169	1,175	1,180	1,184
	Census Tract Total	2,586	2,897	2,897	2,903	2,911	2,918	2,923
308	308.01		9,326	9,330	9,335	9,339	9,344	9,347
	Census Tract Total	8,097	9,326	9,330	9,335	9,339	9,344	9,347
309	309.01		6,671	6,993	7,639	7,861	8,048	8,048
	Census Tract Total	7,122	6,671	6,993	7,639	7,861	8,048	8,048
310	310.01		6,705	6,718	7,099	7,282	7,333	7,374
	Census Tract Total	7,052	6,705	6,718	7,099	7,282	7,333	7,374
313	313.01		4,348	4,365	4,420	4,473	4,527	4,573
	Census Tract Total	4,388	4,348	4,365	4,420	4,473	4,527	4,573
314	314.01		4,041	4,040	4,047	4,054	4,060	4,066
	Census Tract Total	4,315	4,041	4,040	4,047	4,054	4,060	4,066
315	315.01		5,829	6,038	6,232	6,422	6,543	6,599
	Census Tract Total	4,903	5,829	6,038	6,232	6,422	6,543	6,599
316	316.01		2,667	5,361	5,964	6,135	6,294	6,429
	316.02		2,480	2,625	2,718	2,785	2,839	2,883
	316.03		9	9	2,677	5,599	8,092	8,092
	Census Tract Total	6,057	5,156	7,995	11,359	14,519	17,225	17,404
318	318.01		7,089	7,179	7,537	7,879	8,031	8,045
	Census Tract Total	7,297	7,089	7,179	7,537	7,879	8,031	8,045

TABLE 4.6

Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2000	2001	2005	2010	2015	2020	2025
319	319.01		3,380	3,380	3,387	3,395	3,402	3,408
	Census Tract Total	3,433	3,380	3,380	3,387	3,395	3,402	3,408
320	320.01		3,252	3,260	3,280	3,298	3,316	3,333
	Census Tract Total	3,367	3,252	3,260	3,280	3,298	3,316	3,333
321	321.01		3,758	3,751	3,810	3,866	3,923	3,976
	Census Tract Total	3,505	3,758	3,751	3,810	3,866	3,923	3,976
322	322.01		6,796	6,809	6,955	7,092	7,232	7,364
	Census Tract Total	7,061	6,796	6,809	6,955	7,092	7,232	7,364
323	323.01		3,404	3,454	3,465	3,474	3,485	3,493
	323.02		1,692	1,945	2,014	2,071	2,073	2,075
	Census Tract Total	4,949	5,096	5,399	5,479	5,545	5,558	5,568
324	324.01		8,867	8,867	9,009	9,150	9,292	9,414
	Census Tract Total	8,942	8,867	8,867	9,009	9,150	9,292	9,414
325	325.01		5,850	5,858	6,003	6,152	6,305	6,432
	Census Tract Total	5,870	5,850	5,858	6,003	6,152	6,305	6,432
326	326.01		4,643	4,757	5,084	5,338	5,595	5,813
	Census Tract Total	4,721	4,643	4,757	5,084	5,338	5,595	5,813
327	327.01		7,535	7,801	8,493	8,731	8,835	8,839
	Census Tract Total	7,717	7,535	7,801	8,493	8,731	8,835	8,839
328	328.01		2,105	6,069	6,510	6,786	6,786	6,786
	Census Tract Total	2,182	2,105	6,069	6,510	6,786	6,786	6,786
401	401.01		2,194	2,204	2,236	2,270	2,305	2,334
	401.02		3,059	3,059	3,250	3,453	3,669	3,707
	401.03		2,489	2,497	2,527	2,556	2,587	2,612
	Census Tract Total	7,485	7,742	7,760	8,013	8,279	8,561	8,653

TABLE 4.6

Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2000	2001	2005	2010	2015	2020	2025
402	402.01		1,114	1,506	1,766	1,766	1,766	1,766
	402.02		4,946	4,957	5,191	5,436	5,626	5,671
	402.03							
	402.04		410	414	433	453	475	493
	Census Tract Total	7,076	6,470	6,877	7,390	7,655	7,867	7,930
403	403.01		1,356	1,356	1,378	1,400	1,423	1,441
	403.02		1,308	1,337	1,388	1,442	1,497	1,544
	Census Tract Total	2,691	2,664	2,693	2,766	2,842	2,920	2,985
405	405.01		3,180	3,181	3,182	3,183	3,184	3,185
	405.02		1,358	1,358	1,380	1,403	1,427	1,446
	405.03		4,772	4,779	5,076	5,392	5,544	5,544
	405.04		1,109	1,109	1,109	1,109	1,109	1,109
	Census Tract Total	10,128	10,419	10,427	10,747	11,087	11,264	11,284
406	406.01		2,388	2,334	3,006	3,196	3,372	3,453
	Census Tract Total	2,437	2,388	2,334	3,006	3,196	3,372	3,453
407	407.01		5,061	5,060	5,091	5,123	5,156	5,182
	407.02		2,828	2,827	2,866	2,906	2,946	2,978
	Census Tract Total	7,994	7,889	7,887	7,957	8,029	8,102	8,160
408	408.01		2,374	2,382	2,392	2,400	2,410	2,418
	408.02		274	277	278	279	280	281
	408.03		1,267	1,269	1,290	1,312	1,334	1,351
	408.04		1,951	1,953	2,075	2,204	2,342	2,459
	408.05							
	Census Tract Total	5,576	5,866	5,881	6,035	6,195	6,366	6,509
501	501.01		3,403	3,404	3,404	3,404	3,404	3,404
	501.02		930	930	931	933	934	935
	501.03		1,222	1,222	1,228	1,234	1,241	1,246
	Census Tract Total	5,020	5,555	5,556	5,563	5,571	5,579	5,585

TABLE 4.6

Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2000	2001	2005	2010	2015	2020	2025
502	502.01		1,300	1,302	1,302	1,302	1,302	1,302
	502.02		724	726	727	727	728	728
	502.03		523	525	533	541	548	555
	502.04		1,172	1,172	1,191	1,211	1,232	1,248
	Census Tract Total	4,596	3,719	3,725	3,753	3,781	3,810	3,833
503	503.01		909	909	917	926	935	942
	503.02		879	879	879	880	881	881
	503.03		2,044	2,045	2,068	2,092	2,117	2,137
	503.04		678	679	696	713	730	745
	Census Tract Total	4,553	4,510	4,512	4,560	4,611	4,663	4,705
504	504.01		1,072	1,072	1,094	1,115	1,137	1,155
	504.02		1,010	1,010	1,016	1,022	1,028	1,033
	504.03		684	688	713	738	765	788
	Census Tract Total	2,458	2,766	2,770	2,823	2,875	2,930	2,976
505	505.01		1,075	1,076	1,078	1,079	1,081	1,082
	505.02		915	915	917	920	923	925
	505.03		670	670	671	672	673	673
	Census Tract Total	2,856	2,660	2,661	2,666	2,671	2,677	2,680
506	506.01		570	571	607	645	685	719
	506.02		4,027	4,027	4,030	4,032	4,035	4,037
	506.03		891	891	894	897	901	903
	506.04		567	567	567	567	567	567
	506.05		798	798	806	814	823	829
	506.06		1,154	1,154	1,156	1,159	1,161	1,164
	506.07		527	528	533	537	542	546
	Census Tract Total	8,042	8,534	8,536	8,593	8,651	8,714	8,765
507	507.01		2,689	2,691	2,732	2,774	2,818	2,854
	507.02		3,602	3,643	3,665	3,686	3,710	3,728
	Census Tract Total	7,007	6,291	6,334	6,397	6,460	6,528	6,582

TABLE 4.6

Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2000	2001	2005	2010	2015	2020	2025
508	508.01		859	859	873	887	901	913
	508.02		1,282	1,283	1,291	1,300	1,308	1,315
	508.03		1,069	1,109	1,124	1,140	1,156	1,170
	Census Tract Total	3,192	3,210	3,251	3,288	3,327	3,365	3,398
509	509.01		852	914	933	952	971	987
	509.02		884	885	891	898	904	910
	Census Tract Total	1,598	1,736	1,799	1,824	1,850	1,875	1,897
510	510.01		1,159	1,159	1,160	1,160	1,161	1,162
	510.02		1,595	1,595	1,608	1,621	1,635	1,646
	Census Tract Total	2,712	2,754	2,754	2,768	2,781	2,796	2,808
511	511.01		1,008	1,008	1,008	1,009	1,011	1,011
	511.02		1,271	1,284	1,325	1,367	1,411	1,447
	Census Tract Total	2,141	2,279	2,292	2,333	2,376	2,422	2,458
512	512.01		637	643	644	645	646	646
	512.02		867	867	870	872	875	877
	512.03		278	283	289	295	301	306
	Census Tract Total	1,631	1,782	1,793	1,803	1,812	1,822	1,829
513	513.01		1,197	1,207	1,258	1,312	1,368	1,414
	513.02		1,201	1,200	1,203	1,207	1,210	1,212
	Census Tract Total	2,140	2,398	2,407	2,461	2,519	2,578	2,626
514	514.01		503	499	499	499	499	499
	514.02		1,984	1,995	1,995	1,995	1,995	1,995
	514.03		887	891	891	891	891	891
	Census Tract Total	3,191	3,374	3,385	3,385	3,385	3,385	3,385
515	515.01		2,409	2,410	2,411	2,411	2,411	2,412
	515.02		3,246	3,232	3,737	3,868	3,894	3,915
	515.03		2,020	2,027	2,055	2,082	2,109	2,134
	515.04		2,384	2,397	2,533	2,679	2,833	2,886
	Census Tract Total	10,056	10,059	10,066	10,736	11,040	11,247	11,347

TABLE 4.6

Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2000	2001	2005	2010	2015	2020	2025
516	516.01		2,049	2,044	2,044	2,045	2,045	2,045
	516.02		228	227	228	228	228	228
	516.03		1,959	1,969	1,969	1,969	1,969	1,969
	516.04		1,560	1,567	1,573	1,577	1,583	1,588
	516.05		1,086	1,089	1,094	1,099	1,104	1,108
	Census Tract Total	9,117	6,882	6,896	6,908	6,918	6,929	6,938
518	518.01		1,274	1,282	1,289	1,296	1,303	1,308
	518.02		589	603	607	610	613	615
	518.03		1,218	1,221	1,251	1,282	1,313	1,339
	Census Tract Total	3,216	3,081	3,106	3,147	3,188	3,229	3,262
519	519.01		6,346	6,522	7,320	7,612	7,716	7,804
	Census Tract Total	6,144	6,346	6,522	7,320	7,612	7,716	7,804
520	520.01		3,009	3,030	3,113	3,200	3,293	3,374
	Census Tract Total	2,733	3,009	3,030	3,113	3,200	3,293	3,374
521	521.01		342	344	346	347	348	349
	521.02		2,582	2,586	2,658	2,726	2,780	2,800
	521.03		1,529	1,538	1,581	1,622	1,665	1,704
	521.04		1,722	1,725	1,735	1,746	1,757	1,766
	521.05		1,098	1,098	1,114	1,130	1,147	1,160
	Census Tract Total	7,209	7,273	7,291	7,434	7,571	7,697	7,779
522	522.01		3,640	3,649	3,652	3,656	3,659	3,662
	522.02		1,081	1,082	1,088	1,093	1,099	1,103
	522.03		995	995	996	998	999	1,000
	Census Tract Total	6,059	5,716	5,726	5,736	5,747	5,757	5,765
523	523.01		7,658	7,643	8,173	8,740	9,071	9,090
	Census Tract Total	7,599	7,658	7,643	8,173	8,740	9,071	9,090

TABLE 4.6

Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2000	2001	2005	2010	2015	2020	2025
524	524.01		1,433	1,433	1,433	1,434	1,435	1,436
	524.02		975	975	975	975	975	975
	524.03		802	802	803	803	804	804
	524.04		1,896	1,904	1,910	1,916	1,922	1,927
	524.05		1,321	1,321	1,374	1,423	1,475	1,491
	Census Tract Total	6,494	6,427	6,435	6,495	6,551	6,611	6,633
525	525.01		820	819	820	821	821	822
	525.02		1,881	1,880	1,912	1,945	1,979	2,006
	525.03		1,055	1,058	1,074	1,090	1,106	1,120
	525.04		4,466	4,540	4,676	4,785	4,881	4,969
	Census Tract Total	9,031	8,222	8,297	8,482	8,641	8,787	8,917
526	526.01		2,149	2,146	2,146	2,146	2,146	2,146
	526.02		2,372	2,517	2,673	2,685	2,698	2,709
	526.03		759	1,651	2,041	2,089	2,089	2,089
	Census Tract Total	4,247	5,280	6,314	6,860	6,920	6,933	6,944
527	527.01		4,329	4,404	4,815	5,190	5,237	5,276
	Census Tract Total	4,790	4,329	4,404	4,815	5,190	5,237	5,276
528	528.01		9,896	9,908	11,928	11,958	11,989	12,015
	Census Tract Total	7,707	9,896	9,908	11,928	11,958	11,989	12,015
601	601.01		928	1,069	1,109	1,145	1,181	1,212
	601.02		1,793	1,793	1,871	1,953	2,038	2,109
	601.03		808	994	1,056	1,121	1,190	1,249
	Census Tract Total	3,795	3,529	3,856	4,036	4,219	4,409	4,570
602	602.01		1,578	1,579	1,625	1,673	1,721	1,762
	602.02		303	337	345	354	363	371
	602.03		1,947	1,952	1,988	2,024	2,061	2,091
	Census Tract Total	4,030	3,828	3,868	3,958	4,051	4,145	4,224
603	603.01		705	719	764	811	862	905
	603.02		2,033	2,063	2,146	2,232	2,321	2,395
	Census Tract Total	2,715	2,738	2,782	2,910	3,043	3,183	3,300

TABLE 4.6

Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2000	2001	2005	2010	2015	2020	2025
604	604.01		827	912	935	959	984	1,004
	604.02		3,478	3,638	3,804	3,852	3,901	3,938
	604.03		486	487	500	514	528	540
	Census Tract Total	4,310	4,791	5,037	5,239	5,325	5,413	5,482
605	605.01		2,329	2,457	2,600	2,752	2,914	2,953
	605.02		1,985	1,997	2,054	2,113	2,175	2,229
	605.03		1,044	1,051	1,069	1,087	1,106	1,121
	605.04		565	575	582	587	593	600
	605.05		1,763	2,219	2,325	2,397	2,472	2,537
	Census Tract Total	7,953	7,686	8,299	8,630	8,936	9,260	9,440
606	606.01		428	428	438	449	459	467
	606.02		3,351	3,469	3,680	3,903	3,985	4,003
	Census Tract Total	4,373	3,779	3,897	4,118	4,352	4,444	4,470
607[a]	607.01		7,583	7,586	7,715	7,846	7,980	8,089
	Census Tract Total	6,991	7,583	7,586	7,715	7,846	7,980	8,089
608[a]	608.01		3,079	3,095	3,140	3,185	3,230	3,267
	Census Tract Total	2,878	3,079	3,095	3,140	3,185	3,230	3,267
609[a]	609.01		2,477	2,492	2,540	2,589	2,640	2,680
	Census Tract Total	2,262	2,477	2,492	2,540	2,589	2,640	2,680
610[a]	610.01		2,412	2,416	2,463	2,512	2,561	2,602
	Census Tract Total	2,322	2,412	2,416	2,463	2,512	2,561	2,602
611	611.01		1,895	1,923	2,005	2,089	2,177	2,251
	611.02		4,939	5,070	5,268	5,475	5,586	5,602
	Census Tract Total	6,939	6,834	6,993	7,273	7,564	7,763	7,853
612	612.01		664	667	677	687	698	706
	612.02		3,506	3,633	3,836	4,051	4,279	4,393
	612.03		250	298	309	320	331	341
	612.04		1,626	3,210	3,739	4,079	4,163	4,163
	Census Tract Total	5,713	6,046	7,808	8,561	9,137	9,471	9,603

TABLE 4.6

Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2000	2001	2005	2010	2015	2020	2025
615	615.01		1,202	1,255	1,300	1,348	1,398	1,439
	615.02		852	854	868	882	898	910
	615.03		1,235	1,249	1,254	1,260	1,266	1,270
	615.04		1,800	1,801	2,000	2,040	2,042	2,044
	615.05		259	262	262	263	263	263
	Census Tract Total	5,199	5,348	5,421	5,684	5,793	5,867	5,926
616	616.01		3,300	3,426	3,971	4,066	4,081	4,094
	616.02		1,110	1,134	1,203	1,275	1,352	1,419
	616.04		2,472	2,618	3,226	3,316	3,316	3,316
	616.05		930	930	950	968	987	1,006
	616.06		3	3	3	3	3	3
	Census Tract Total	6,684	7,815	8,111	9,353	9,628	9,739	9,838
617	617.01		4,676	5,097	5,818	5,958	5,975	5,989
	617.02		749	782	804	827	850	869
	Census Tract Total	5,811	5,425	5,879	6,622	6,785	6,825	6,858
618	618.01		831	882	1,062	1,291	1,580	1,599
	618.02		4,947	4,958	5,790	5,903	5,903	5,903
	Census Tract Total	5,462	5,778	5,840	6,852	7,194	7,483	7,502
619	619.02		4,173	4,192	4,440	4,602	4,629	4,655
	Census Tract Total	5,155	4,173	4,192	4,440	4,602	4,629	4,655
701	701.01		758	762	766	772	777	780
	701.02		1,225	1,235	1,297	1,362	1,430	1,488
	701.03		158	176	181	185	190	194
	701.04		437	452	472	494	516	535
	Census Tract Total	2,847	2,578	2,625	2,716	2,813	2,913	2,997
702	702.01		5	5	5	5	5	5
	Census Tract Total		5	5	5	5	5	5
703	703.01		1,825	1,831	1,872	1,915	1,959	1,995
	703.02		361	364	369	375	381	386
	703.03		877	876	900	925	951	972
	Census Tract Total	3,132	3,063	3,071	3,141	3,215	3,291	3,353

TABLE 4.6

Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2000	2001	2005	2010	2015	2020	2025
704	704.01		1,296	1,301	1,352	1,405	1,462	1,511
	704.02		116	116	117	117	118	119
	704.03		974	984	1,046	1,111	1,180	1,239
	704.04		753	755	768	781	794	805
	704.05		1,413	1,415	1,475	1,539	1,604	1,659
	Census Tract Total	4,754	4,552	4,571	4,758	4,953	5,158	5,333
705	705.01		306	307	315	323	332	339
	705.02		889	890	893	895	898	900
	705.03		1,778	1,798	1,873	1,951	2,034	2,106
	705.04		794	796	803	810	817	822
	705.05		464	467	492	519	547	570
	705.06		1,023	1,049	1,053	1,056	1,056	1,056
	Census Tract Total	5,121	5,254	5,307	5,429	5,554	5,684	5,793
706	706.01		582	588	613	640	667	691
	706.02		449	451	466	481	497	511
	706.03		963	1,480	1,582	1,656	1,681	1,681
	706.04		524	532	537	542	547	552
	Census Tract Total	2,320	2,518	3,051	3,198	3,319	3,392	3,435
707	707.01		799	800	840	883	927	965
	707.02		1,103	1,103	1,132	1,161	1,192	1,217
	707.03		776	803	826	849	873	893
	707.04		1,019	1,019	1,021	1,022	1,024	1,025
	707.05		528	528	529	530	531	531
	707.06		698	698	698	698	698	698
	Census Tract Total	4,973	4,923	4,951	5,046	5,143	5,245	5,329
708	708.01		718	719	723	727	731	734
	708.02		2,011	2,036	2,061	2,087	2,113	2,134
	Census Tract Total	2,782	2,729	2,755	2,784	2,814	2,844	2,868

TABLE 4.6

Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2000	2001	2005	2010	2015	2020	2025
709	709.01		1,806	1,838	1,897	1,960	2,026	2,080
	709.02		1,997	2,006	2,024	2,042	2,061	2,076
	709.03		691	691	693	697	700	702
	709.04		854	854	980	1,038	1,053	1,066
	709.05		920	921	949	978	1,009	1,034
	709.06		285	286	287	288	289	290
	Census Tract Total	6,359	6,553	6,596	6,830	7,003	7,138	7,248
710	710.01		179	205	208	212	216	219
	710.02		590	599	614	630	646	658
	710.03		1,194	1,197	1,214	1,231	1,248	1,265
	Census Tract Total	1,772	1,963	2,001	2,036	2,073	2,110	2,142
711	711.01		458	458	458	458	458	458
	711.02		552	552	552	552	552	552
	711.03		717	717	723	730	736	741
	711.04		825	825	827	829	830	832
	711.05		658	658	659	660	661	662
	711.06		1,526	1,530	1,530	1,530	1,530	1,530
	711.07		518	526	527	529	530	532
	711.08		1,016	1,032	1,066	1,101	1,137	1,166
	Census Tract Total	6,479	6,270	6,298	6,342	6,389	6,434	6,473
712	712.01		3	3	3	3	3	3
	712.02		1,146	1,153	1,153	1,153	1,153	1,153
	712.03		521	524	525	527	529	530
	712.04		5,387	5,609	6,812	6,820	6,828	6,834
	Census Tract Total	6,240	7,057	7,289	8,493	8,503	8,513	8,520
713	713.01		7,641	7,703	8,939	8,973	9,006	9,034
	713.02		1,809	1,813	1,838	1,865	1,892	1,913
	Census Tract Total	8,666	9,450	9,516	10,777	10,838	10,898	10,947
714	714.01		4,503	4,509	4,722	4,935	5,134	5,235
	714.02		2,140	2,140	2,145	2,150	2,155	2,160
	Census Tract Total	6,967	6,643	6,649	6,867	7,085	7,289	7,395

TABLE 4.6

Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2000	2001	2005	2010	2015	2020	2025
801	801.01		1,460	1,642	1,715	1,790	1,866	1,931
	801.02		744	763	788	814	840	862
	801.03		752	781	829	881	935	981
	801.04		927	931	985	1,041	1,101	1,152
	801.05		578	588	605	624	643	658
	Census Tract Total	4,076	4,461	4,705	4,922	5,150	5,385	5,584
802	802.01		970	2,415	2,566	2,669	2,701	2,727
	802.02		1,246	1,258	1,296	1,335	1,376	1,410
	802.03		1,378	1,389	1,468	1,553	1,642	1,718
	802.04		5,573	5,572	5,572	5,572	5,572	5,572
	802.05							
	Census Tract Total	8,336	9,167	10,634	10,902	11,129	11,291	11,427
803	803.01		3,196	3,318	3,521	3,736	3,965	4,069
	803.02		728	741	758	775	792	806
	803.03		2,694	2,861	3,019	3,187	3,364	3,513
	803.04		3	3	3	3	3	3
	Census Tract Total	6,552	6,621	6,923	7,301	7,701	8,124	8,391
804	804.01		2,375	2,592	2,745	2,908	2,931	2,931
	804.02		2,380	2,434	2,569	2,713	2,866	2,995
	804.03		1,295	1,301	1,340	1,381	1,424	1,459
	804.04		1,481	1,840	1,935	2,014	2,025	2,034
	804.05		2,783	2,833	3,004	3,184	3,376	3,540
	Census Tract Total	9,752	10,314	11,000	11,593	12,200	12,622	12,959
805	805.01		5,998	6,040	6,418	6,819	6,949	6,949
	805.02		6,162	6,203	6,368	6,538	6,712	6,856
	805.03		6,919	7,904	8,829	8,996	9,174	9,189
	Census Tract Total	18,097	19,079	20,147	21,615	22,353	22,835	22,994
808[b]	808.01		7,250	7,424	8,242	8,520	8,815	9,065
	Census Tract Total	8,123	7,250	7,424	8,242	8,520	8,815	9,065
809[b]	809.01		11,568	12,171	13,719	14,464	14,838	14,963
	Census Tract Total	13,539	11,568	12,171	13,719	14,464	14,838	14,963

TABLE 4.6

Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2000	2001	2005	2010	2015	2020	2025
810	810.01		3,612	4,501	4,978	4,981	4,983	4,984
	Census Tract Total	3,952	3,612	4,501	4,978	4,981	4,983	4,984
811	811.01		454	1,198	1,517	1,774	1,993	2,156
	811.02		7,552	7,917	8,795	9,884	10,056	10,123
	811.03		4,211	4,218	4,388	4,566	4,751	4,834
	811.04		4,694	4,758	4,947	5,143	5,347	5,356
	Census Tract Total	16,498	16,911	18,091	19,647	21,367	22,147	22,469
812	812.01		6,647	7,001	7,134	7,189	7,246	7,292
	Census Tract Total	7,716	6,647	7,001	7,134	7,189	7,246	7,292
814	814.01		7,453	7,453	7,485	7,517	7,549	7,575
	Census Tract Total	6,294	7,453	7,453	7,485	7,517	7,549	7,575
815	815.01		2,553	2,744	2,854	2,968	3,000	3,000
	Census Tract Total	2,143	2,553	2,744	2,854	2,968	3,000	3,000
816	816.01		1,559	1,810	1,921	2,038	2,163	2,184
	816.02		1,724	1,777	1,802	1,826	1,852	1,873
	Census Tract Total	3,052	3,283	3,587	3,723	3,864	4,015	4,057
817	817.01		2,061	2,258	2,351	2,448	2,551	2,635
	817.02		2,171	2,328	2,473	2,628	2,790	2,790
	817.03		1,944	1,947	1,981	2,015	2,050	2,079
	817.04		4,408	4,693	5,198	5,366	5,373	5,379
	Census Tract Total	9,722	10,584	11,226	12,003	12,457	12,764	12,883
819	819.01		3,850	3,871	3,894	3,918	3,942	3,962
	819.02		1,942	2,131	2,193	2,257	2,288	2,291
	Census Tract Total	5,518	5,792	6,002	6,087	6,175	6,230	6,253
820	820.01		8,455	8,485	8,901	9,319	9,661	9,690
	820.02		1,300	1,300	1,300	1,300	1,300	1,300
	Census Tract Total	8,264	9,755	9,785	10,201	10,619	10,961	10,990
821	821.01		3,518	3,499	3,499	3,499	3,499	3,499
	Census Tract Total	3,225	3,518	3,499	3,499	3,499	3,499	3,499

TABLE 4.6

Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2000	2001	2005	2010	2015	2020	2025
822	822.01		2,280	6,004	6,761	6,885	6,885	6,885
	822.02		947	955	955	955	955	955
	822.03		4,978	5,732	5,937	5,952	5,967	5,982
	Census Tract Total	6,302	8,205	12,691	13,653	13,792	13,807	13,822
823	823.01		13,466	13,524	14,278	14,278	14,278	14,278
	Census Tract Total	12,337	13,466	13,524	14,278	14,278	14,278	14,278
824	824.01		2,518	2,523	2,567	2,612	2,658	2,695
	Census Tract Total	2,373	2,518	2,523	2,567	2,612	2,658	2,695
825	825.01		2,863	3,441	3,783	3,854	3,930	3,955
	825.02		12,406	13,055	13,603	14,162	14,678	14,849
	Census Tract Total	15,190	15,269	16,496	17,386	18,016	18,608	18,804
826	826.01		2,011	2,101	2,233	2,372	2,521	2,646
	826.02		9,134	10,186	11,024	11,461	11,618	11,722
	Census Tract Total	11,239	11,145	12,287	13,257	13,833	14,139	14,368
901	901.01		10	10	10	10	10	10
	901.02		38	52	54	56	58	60
	901.03		2,900	1,764	3,467	3,550	3,636	3,705
	901.04		562	848	905	933	933	933
	901.05		7,406	7,416	7,469	7,524	7,580	7,625
	901.06							
	Census Tract Total	10,360	10,916	10,090	11,905	12,073	12,217	12,333
905	905.01		3,190	3,242	3,260	3,278	3,296	3,311
	905.02		5,878	6,077	6,412	6,766	7,143	7,463
	Census Tract Total	8,437	9,068	9,319	9,672	10,044	10,439	10,774
909[c]	909.01		240	256	267	279	292	303
	Census Tract Total	185	240	256	267	279	292	303
910	910.01		171	172	183	194	206	216
	910.02		1,655	1,683	1,788	1,900	2,019	2,120
	Census Tract Total	1,911	1,826	1,855	1,971	2,094	2,225	2,336

TABLE 4.6

Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2000	2001	2005	2010	2015	2020	2025
911	911.01		12,993	13,286	13,765	14,074	14,074	14,074
	Census Tract Total	13,607	12,993	13,286	13,765	14,074	14,074	14,074
912	912.01		6,300	6,359	7,389	7,534	7,544	7,552
	912.02		692	699	699	699	699	699
	Census Tract Total	7,418	6,992	7,058	8,088	8,233	8,243	8,251
913	913.01		70	71	73	74	75	75
	913.02		116	120	122	124	126	127
	913.03		2,196	2,206	2,243	2,281	2,320	2,354
	913.04		10,618	10,650	12,153	12,929	13,223	13,378
	Census Tract Total	13,211	13,000	13,047	14,591	15,408	15,744	15,934
914	914.01		18,171	18,778	20,103	20,445	20,803	20,910
	Census Tract Total	18,702	18,171	18,778	20,103	20,445	20,803	20,910
915	915.01		5,684	6,839	7,292	7,737	8,159	8,518
	915.02		1,631	3,618	4,358	4,866	4,900	4,931
	915.03		1,392	1,399	1,399	1,399	1,399	1,399
	Census Tract Total	7,397	8,707	11,856	13,049	14,002	14,458	14,848
916	916.01		8,017	9,476	10,418	10,881	11,161	11,162
	Census Tract Total	8,484	8,017	9,476	10,418	10,881	11,161	11,162
917	917.01		7,040	7,849	9,217	9,401	9,402	9,402
	917.02		1,953	1,972	1,974	1,975	1,977	1,979
	917.03		1,846	2,082	2,269	2,480	2,731	2,982
	917.04		3,840	4,757	5,364	5,584	5,700	5,789
	Census Tract Total	12,646	14,679	16,660	18,824	19,440	19,810	20,152
918	918.01		12,547	12,605	13,139	13,699	14,088	14,116
	Census Tract Total	10,802	12,547	12,605	13,139	13,699	14,088	14,116

TABLE 4.6

Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2000	2001	2005	2010	2015	2020	2025
919	919.01		360	370	378	385	393	400
	919.02		441	444	461	479	498	514
	919.03		495	505	519	534	550	562
	919.04		215	215	216	217	218	218
	919.05		926	990	1,032	1,077	1,124	1,163
	919.06		148	158	159	161	162	163
	919.07		344	552	571	582	594	603
	919.08		61	79	79	79	80	80
	919.09		410	424	425	426	427	428
	919.10		141	153	154	154	154	154
	919.11		161	167	167	168	169	170
	919.12		310	334	335	337	338	339
	Census Tract Total	3,662	4,012	4,391	4,496	4,599	4,707	4,794
920	920.01		2,266	2,318	2,431	2,549	2,676	2,783
	920.02		2,201	2,221	2,305	2,393	2,484	2,560
	920.03		2,296	2,327	2,400	2,476	2,554	2,619
	Census Tract Total	6,211	6,763	6,866	7,136	7,418	7,714	7,962
921	921.01		308	315	316	318	319	321
	921.02		473	502	511	520	528	535
	921.03		1,177	1,302	1,354	1,402	1,452	1,493
	921.04		720	747	753	760	766	771
	921.05		1,131	1,300	1,382	1,463	1,549	1,623
	921.06		1,224	1,258	1,282	1,306	1,331	1,351
	921.07		1,825	1,854	1,866	1,878	1,890	1,900
	Census Tract Total	6,575	6,858	7,278	7,464	7,647	7,835	7,994
922	922.01		390	499	513	523	533	541
	922.02		1,716	1,958	2,062	2,162	2,235	2,235
	922.03		6,630	6,758	7,269	7,776	7,917	7,918
	922.04		660	1,120	1,181	1,231	1,284	1,328
	922.05		3,980	4,471	4,606	4,725	4,848	4,952
	Census Tract Total	13,483	13,376	14,806	15,631	16,417	16,817	16,974

TABLE 4.6

Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	2000	2001	2005	2010	2015	2020	2025
923	923.01		3,263	3,292	3,371	3,449	3,528	3,598
	Census Tract Total	3,431	3,263	3,292	3,371	3,449	3,528	3,598
924	924.01		4,801	5,006	5,063	5,122	5,173	5,216
	Census Tract Total	4,272	4,801	5,006	5,063	5,122	5,173	5,216
Fairfax County		**969,749**	**984,366**	**1,046,916**	**1,116,095**	**1,151,775**	**1,176,610**	**1,189,419**

Note: All census tracts in Fairfax County begin with the number 4. To conserve space, the leading 4 is dropped from the census tract name in the information contained in this table. Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Census Bureau. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes. For example, Fairfax County subcensus tracts 160.01, 160.02, and 160.03 comprise U.S. Census Bureau census tract 4160.

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing, 2000;
Fairfax Department of Systems Management for Human Services, 2001 through 2025.

[a] *Comprises part of the Town of Vienna.*
[b] *Comprises part of the Town of Herndon.*
[c] *Town of Clifton.*

HOUSING UNIT INVENTORY

Total Housing

As of January 2001, there were 363,333 dwelling units in Fairfax County, an increase of 4,373 units, or 1.2 percent, over the 2000 inventory of 358,960 units. Single-family detached units continue to account for the largest proportion of housing units (49.8 percent), followed by townhouses (21.6 percent) and garden apartments (20.6 percent). High-rise and mid-rise units, duplex and multiplex units, and mobile homes together accounted for the remaining 8.0 percent. Table 5.1 shows the total number of housing units by year since 1981 and Figure 5.1 charts housing growth from 1950 to 2001 by general unit type.

Housing Units by Planning District

Over 51 percent of Fairfax County's increase in dwelling units occurred in the Upper Potomac and Bull Run Planning Districts. During 2000, 1,471 units were added in the Upper Potomac District, and 779 units were added to the housing inventory in the Bull Run District.

Housing Units by Supervisor District

Providence had the largest number of dwelling units (45,517 total units). The Braddock District had the smallest number of units with 36,647 units. The largest number of single-family detached units (29,076) were located in the Dranesville District. Providence District had the smallest number of single-family units (15,018), but the largest number of garden apartment units (16,486). Nearly 40 percent of the County's high-rise and mid-rise apartment units were located in the Mason District. About 16 percent of the County's townhouse units were located in the Sully District.

TABLE 5.1

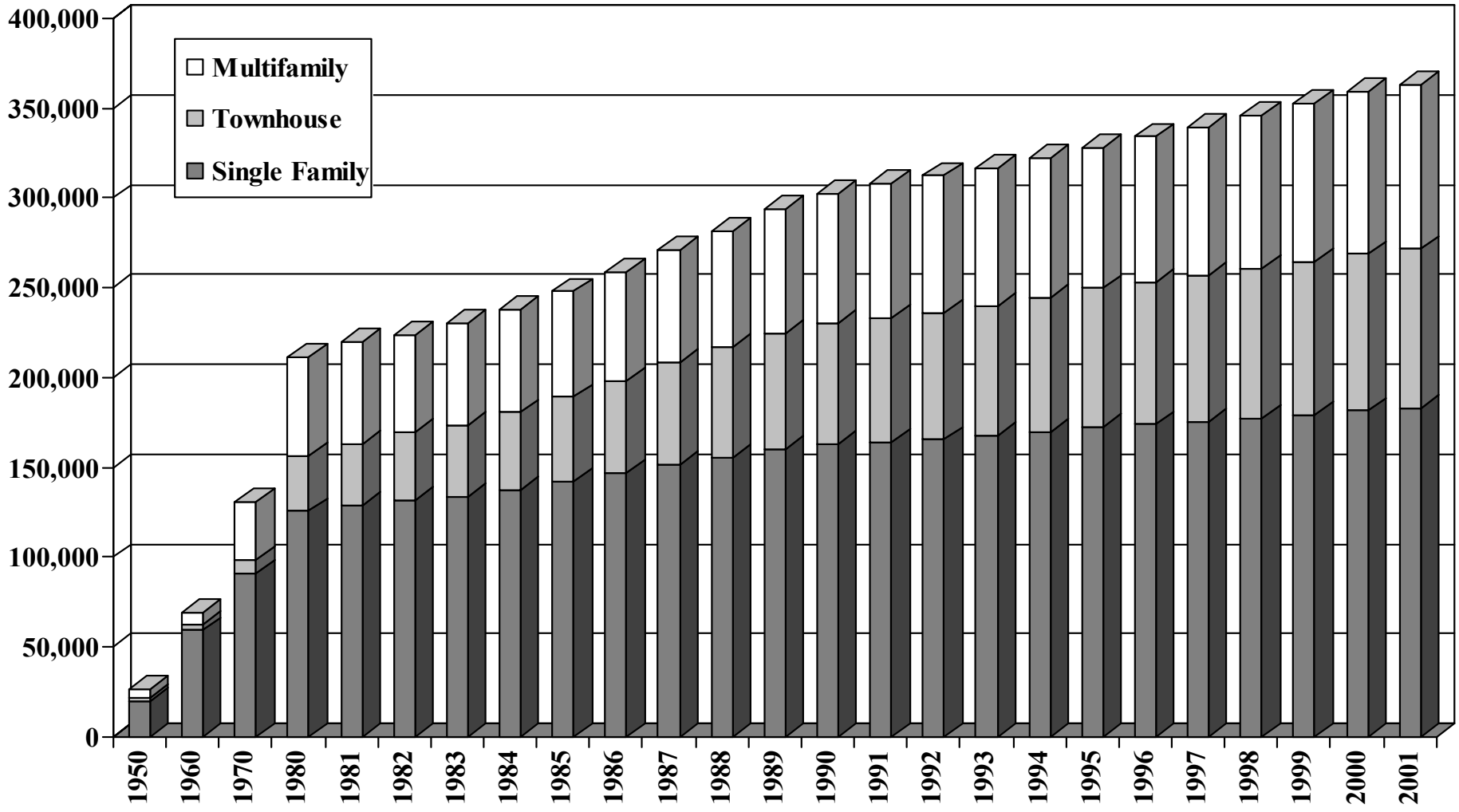
Total Housing Units
Fairfax County, 1981 through 2001

Year	Housing Units	Annual Change	
		Number	Percent
1981	220,086	4,440	2.1%
1982	223,853	3,767	1.7%
1983	230,046	6,193	2.8%
1984	237,850	7,804	3.4%
1985	247,777	9,927	4.2%
1986	258,712	10,935	4.4%
1987	270,744	12,032	4.7%
1988	281,192	10,448	3.9%
1989	293,682	12,490	4.4%
1990	302,464	8,782	3.0%
1991	308,202	5,738	1.9%
1992	312,324	4,122	1.3%
1993	316,723	4,399	1.4%
1994	322,007	5,284	1.7%
1995	328,151	6,144	1.9%
1996	334,123	5,972	1.8%
1997	339,119	4,996	1.5%
1998	345,969	6,850	2.0%
1999	352,741	6,772	2.0%
2000	358,960	6,219	1.8%
2001	**363,333**	**4,373**	**1.2%**

Source: Fairfax County Department of Systems Management for Human Services, 2001.

Figure 5.1

Housing Units by Structure Type
Fairfax County, 1950 through 2001



Sources: U.S. Bureau of the Census; Fairfax County Department of Systems Management for Human Services, 2001.

Median Market Value

Market value in this report refers to the estimated market value as of January 2001. Market value for each dwelling unit represents a 2000 sales price or is derived from the latest tax assessment value. As of January 2001, the estimated median market value of individually owned housing units was $229,238. Thus, half of all owned housing units in the County had market values exceeding $229,238 and half had values below this level. This represents a slight increase from the 2000 estimated median housing value of $226,825.

Table 5.2 shows the median market value of housing units by supervisor district and the percent change between 2000 and 2001.

Market Value by Supervisor District

The Dranesville District had the highest median market value of housing units in the County as of January 2001 ($344,747). Lee District had the lowest median market value ($186,392).

The Dranesville District also had the greatest percentage (57.6 percent) of dwelling units with values above $350,000. Countywide, 19.5 percent of housing units had values above $350,000. The Mason District had the greatest percentage of dwelling unit values below $80,000, with 10.4 percent, compared to 4.5 percent countywide.

TABLE 5.2

Median Market Value of Housing Units by Supervisor District Fairfax County, 2000 and 2001

Supervisor District	**Median Market Value**		**Percent Change**
	2000	**2001**	
Braddock	$277,983	**$227,107**	**-18.3%**
Dranesville	$331,739	**$344,747**	**3.9%**
Hunter Mill	$255,677	**$254,292**	**-0.5%**
Lee	$181,332	**$186,392**	**2.8%**
Mason	$203,567	**$206,876**	**1.6%**
Mount Vernon	$199,528	**$196,559**	**-1.5%**
Providence	$215,598	**$219,640**	**1.9%**
Springfield	$251,957	**$258,886**	**2.8%**
Sully	$231,224	**$223,848**	**-3.2%**
Fairfax County	$226,825	**$229,238**	**1.1%**

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

Market Value by Planning District

Table 5.3 shows the median market value of housing units by planning district and the percent change between 2000 and 2001. The McLean Planning District had the highest median market value in the County as of January 2001 ($344,011). The Lower Potomac Planning District had the lowest median market value in 2001, at $138,904.

The McLean Planning District also had the greatest percentage of housing units with values above $350,000 (48.9 percent). Further, looking at only single-family units in McLean, 60.7 percent had values above $350,000. Baileys Planning District had the greatest percentage of housing units with values below $80,000, at 22.5 percent. Of units with values below $80,000 in the Baileys Planning District, 99.8 percent were condominium units.

Figure 5.2 shows the median market values of housing units in Fairfax County by census tract as of January 2001. Highest median market values were concentrated in the Great Falls, McLean, Oakton and Clifton/Fairfax Station areas.

Table 5.3

Median Market Value of Housing Units by Planning District Fairfax County, 2000 and 2001

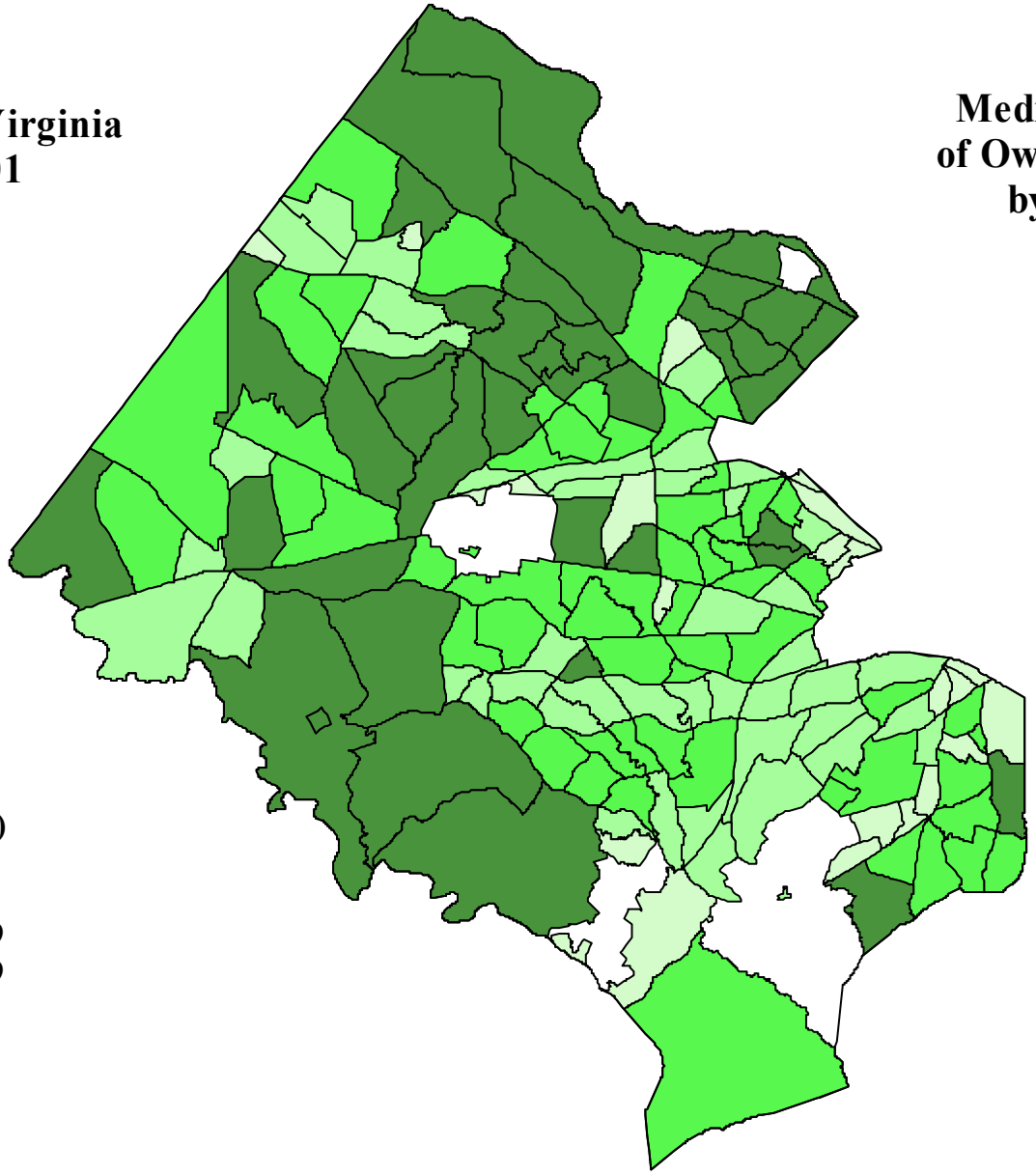
Planning District	Median Market Value		Percent Change
	2000	**2001**	
Annandale	$222,202	**$226,562**	**2.0%**
Baileys	$164,739	**$169,764**	**3.1%**
Bull Run	$207,429	**$207,829**	**0.2%**
Fairfax	$249,900	**$252,562**	**1.1%**
Jefferson	$198,269	**$202,994**	**2.4%**
Lincolnia	$197,032	**$196,833**	**-0.1%**
Lower Potomac	$135,219	**$138,904**	**2.7%**
McLean	$341,588	**$344,011**	**0.7%**
Mount Vernon	$186,811	**$188,533**	**0.9%**
Pohick	$244,982	**$245,602**	**0.3%**
Rose Hill	$196,802	**$196,494**	**-0.2%**
Springfield	$190,716	**$194,061**	**1.8%**
Upper Potomac	$259,910	**$260,840**	**0.4%**
Vienna	$282,213	**$289,482**	**2.6%**
Fairfax County	$226,825	**$229,238**	**1.1%**

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

Figure 5.2

Fairfax County, Virginia
January 2001

Median Market Value of Owned Housing Units by Census Tract



Market Value (in dollars)

- Not Included
- $1 - $149,999
- $150,000 - $199,999
- $200,000 - $299,999
- > $300,000

Note: City of Fairfax is not included.

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

TABLE 5.4

Housing Unit Inventory by Supervisor District
Fairfax County, January 2001

Supervisor District	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
Braddock	21,877	366	8,022	186	5,772	269		155	**36,647**
Dranesville[1]	29,076	64	4,273	195	3,145	435	522		**37,710**
Hunter Mill[2]	19,859	19	11,181	1,635	11,324	840	285		**45,143**
Lee	15,447	560	10,967	1,566	10,376	50		760	**39,726**
Mason	16,694	32	4,954	626	9,691	1,056	5,751		**38,804**
Mount Vernon	19,713	1,147	8,257	1,247	7,211	130	3,958	325	**41,988**
Providence	15,018	9	9,434	785	16,486	301	3,484		**45,517**
Springfield[3]	24,122	6	8,708	780	6,230	0			**39,846**
Sully	19,109	3	12,579	1,198	4,563			500	**37,952**
Fairfax County	**180,915**	**2,206**	**78,375**	**8,218**	**74,798**	**3,081**	**14,000**	**1,740**	**363,333**

TABLE 5.5

Housing Unit Inventory by Town
Fairfax County, January 2001

Town	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
Town of Clifton	79								79
Town of Herndon	2,883	60	1,794	7	2,376				7,120
Town of Vienna	4,599	7	447	30	521				5,604
Town Total	**7,561**	**67**	**2,241**	**37**	**2,897**				**12,803**

Source: Fairfax County Department of Systems Management for Human Services, 2001.

Note: Figures exclude group quarters (i.e. Lorton Reformatory, Fort Belvoir, nursing homes, and religious quarters).

[1] *Includes the Town of Herndon.*
[2] *Includes the Town of Vienna.*
[3] *Includes the Town of Clifton.*

TABLE 5.6

Housing Unit Inventory by Planning District
Fairfax County, January 2001

Planning District	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
Annandale	16,045	8	3,285	255	5,075	513	471		**25,652**
Baileys	5,128	16	872	81	5,192	810	5,280		**17,379**
Bull Run	16,339	5	13,044	1,482	8,154	0		500	**39,524**
Fairfax	8,847	2	3,729	297	7,971	301		155	**21,302**
Jefferson	8,553	11	2,520	151	6,557	0	1,230		**19,022**
Lincolnia	1,560	4	1,863	290	2,301				**6,018**
Lower Potomac	1,563	3	1,871	741	2,042	0			**6,220**
McLean	16,934	4	1,675	520	4,688	435	2,222		**26,478**
Mount Vernon	15,261	1,652	2,748	1,769	9,860	130	3,958	1,085	**36,463**
Pohick[1]	29,060	416	14,117	522	1,449	0			**45,564**
Rose Hill	8,399	4	6,445	172	4,402				**19,422**
Springfield	8,514		6,348	291	2,025	52			**17,230**
Upper Potomac[2]	30,652	72	14,651	1,337	12,897	566	285		**60,460**
Vienna[3]	14,060	9	5,207	310	2,185	274	554		**22,599**
Fairfax County	**180,915**	**2,206**	**78,375**	**8,218**	**74,798**	**3,081**	**14,000**	**1,740**	**363,333**

Source: Fairfax County Department of Systems Management for Human Services, 2001.

Note: Figures exclude group quarters (i.e. Lorton Reformatory, Fort Belvoir, nursing homes, and religious quarters).

[1] *Includes the Town of Clifton.*
[2] *Includes the Town of Herndon.*
[3] *Includes the Town of Vienna.*

TABLE 5.7

Housing Unit Inventory by Sewershed
Fairfax County, January 2001

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
A1	6,454		2,239	32	1,643				**10,368**
A2	8		291		442				**741**
A3	203		649		390				**1,242**
B1	1,024	2	383		494				**1,903**
B2	4,237		1,474	272	1,440				**7,423**
B3	730								**730**
B5[1]	2,883	60	1,795	7	2,132				**6,877**
C1	983								**983**
C2	1,173								**1,173**
D1	2,824	2							**2,826**
D2	2,509		3,040	379	3,923	446	61		**10,358**
D3[2]	18,030	18	4,769	677	3,038	394	1,392		**28,318**
E1	2,092		261	332	4,309	144	532		**7,670**
E2	532								**532**
F	1,828		371				522		**2,721**
G1	7,834	1	1,918	188	1,532	112	1,230		**12,815**
G2	1,005					179			**1,184**
G3	695		35						**730**
G4	343								**343**
H1	1,184	1	414		2,365	409	1,580		**5,953**
H2					256		3,281		**3,537**
H3	191								**191**
I1	13,720	28	2,387	232	8,117	401	419		**25,304**
I2	1,195		36						**1,231**
I3	9,857	14	5,316	717	4,154	246	219		**20,523**
I4	46								**46**
I5	238		35						**273**
J1	3,799	1,126	523		1,324		1,587		**8,359**
J2	840	2	100		324		1,848	91	**3,205**
J3	1,132	187	156		496				**1,971**
J4	739		20		931		523		**2,213**
K	8,312	337	1,325	1,132	4,666	130		875	**16,777**
L	6,626		5,542	637	5,558			119	**18,482**
M0	804		123		1,073			155	**2,155**
M1	827		1,528	128	1,603	301			**4,387**
M2[2]	11,339	2	5,158	449	8,075	267	806		**26,096**

TABLE 5.7

Housing Unit Inventory by Sewershed
Fairfax County, January 2001

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
M3	6,172		227						**6,399**
M4	4,938		1,888		1,160	52			**8,038**
M5	1,337		1,194	160					**2,691**
M6	1,648		3,685	131	479				**5,943**
M7	28				184				**212**
M8	95								**95**
M9	338		1,410		1,845				**3,593**
N1	19,280	370	13,819	1,263	3,161				**37,893**
N2	4,117	46	1,876						**6,039**
O1	415								**415**
P	87	1							**88**
P1	69				146				**215**
P2	177								**177**
P3	929								**929**
P4	77								**77**
Q1	2,451								**2,451**
R1	2,726	4							**2,730**
R2	230								**230**
R3[3]	75								**75**
R4	269								**269**
S1	4,046	3	3,835		1,261				**9,145**
S2	235								**235**
T1	1,030							500	**1,530**
T2	4,225		1,908	580	464				**7,177**
T3	3,562		2,248						**5,810**
T4	2,458	2	1,948	284	4,285				**8,977**
T5	2,674		3,274	618	3,116				**9,682**
T6	106								**106**
T7	885		1,175		411				**2,471**
Fairfax County	**180,915**	**2,206**	**78,375**	**8,218**	**74,797**	**3,081**	**14,000**	**1,740**	**363,333**

Source: Fairfax County Department of Systems Management for Human Services, 2001.

Note: Figures exclude group quarters (i.e. Lorton Reformatory, Fort Belvoir, nursing homes, and religious quarters).

[1] *Town of Herndon.*
[2] *Includes part of the Town of Vienna.*
[3] *Town of Clifton.*

TABLE 5.8

Housing Unit Inventory by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
151	151.01	404		74						478
	151.02	324				102			91	517
	151.03	307								307
	Census Tract Total	1,035		74		102			91	1,302
152	152.01	210		131						341
	152.02	19		20		931		523		1,493
	152.03	118								118
	152.04									0
	Census Tract Total	347		151		931		523		1,952
153	153.01	234	28	24						286
	153.02	273	202			157				632
	153.03	181	290							471
	153.04	100								100
	Census Tract Total	788	520	24		157				1,489
154	154.01	601		156		1,549			115	2,421
	154.02	410								410
	154.03	127		228						355
	Census Tract Total	1,138		384		1,549			115	3,186
155	155.01	458		400		209	130			1,197
	155.02	688								688
	155.03	266								266
	155.04	90								90
	Census Tract Total	1,502		400		209	130			2,241
156	156.01	548								548
	156.02	79								79
	156.03	296	2							298
	156.04	123								123
	Census Tract Total	1,046	2							1,048
157	157.01	433								433
	157.02	747								747
	157.03	194								194
	Census Tract Total	1,374								1,374

TABLE 5.8

Housing Unit Inventory by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
158	158.01	669								669
	158.02	551								551
	158.03	474								474
	Census Tract Total	1,694								1,694
159	159.01	855								855
	159.02	192								192
	159.03									0
	159.04	135								135
	Census Tract Total	1,182								1,182
160	160.01	161		87		169				417
	160.02	485			149	242			119	995
	160.03	304								304
	Census Tract Total	950		87	149	411			119	1,716
161	161.01	148				45				193
	161.02	101								101
	161.03	627								627
	161.04	472								472
	Census Tract Total	1,348				45				1,393
162	162.01									0
	162.02									0
	Census Tract Total									0
163	163.01	267								267
	163.02	472	1							473
	Census Tract Total	739	1							740
201	201.01	379								379
	201.02	562		140						702
	Census Tract Total	941		140						1,081
202	202.01	590		739	172	919				2,420
	202.02	590		333						923
	Census Tract Total	1,180		1,072	172	919				3,343

TABLE 5.8

Housing Unit Inventory by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
203	203.01	640								640
	203.02	391	2	284						677
	203.03	242								242
	203.04	209		237						446
	Census Tract Total	1,482	2	521						2,005
204	204.01	25	273			66		1,222		1,586
	Census Tract Total	25	273			66		1,222		1,586
205	205.01	84	301	140		384		2,213		3,122
	205.02	175								175
	Census Tract Total	259	301	140		384		2,213		3,297
206	206.01	64	116							180
	206.02		360			67				427
	206.03	362	78	101		551				1,092
	Census Tract Total	426	554	101		618				1,699
207	207.01	639								639
	207.02	142								142
	207.03	552								552
	Census Tract Total	1,333								1,333
208	208.01	351								351
	208.02	265								265
	208.03	512		71						583
	Census Tract Total	1,128		71						1,199
210	210.01	279		415		278				972
	210.02	58		661						719
	210.03	173		64						237
	210.04	287								287
	Census Tract Total	797		1,140		278				2,215
211	211.01	663		2,072	131	201				3,067
	211.02	410		749		538				1,697
	211.03	91		182						273
	Census Tract Total	1,164		3,003	131	739				5,037

TABLE 5.8

Housing Unit Inventory by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
212	212.01	691								691
	Census Tract Total	691								691
213	213.01	912		441						1,353
	213.02	42		62						104
	Census Tract Total	954		503						1,457
214	214.01	195		1		727				923
	214.02	285	2	28		1,215				1,530
	Census Tract Total	480	2	29		1,942				2,453
215	215.01	210			201	887			760	2,058
	Census Tract Total	210			201	887			760	2,058
216	216.01	95		72	931	323				1,421
	216.02	86		112		342				540
	Census Tract Total	181		184	931	665				1,961
217	217.01	1,083		809	131	657				2,680
	Census Tract Total	1,083		809	131	657				2,680
218	218.01	193		365	357	1,237				2,152
	Census Tract Total	193		365	357	1,237				2,152
219	219.01									0
	Census Tract Total									0
220	220.01	1								1
	220.02									0
	220.03	267		293						560
	220.04	8								8
	220.05	28				184				212
	Census Tract Total	304		293		184				781
221	221.01	309		636		1,372				2,317
	221.02	1								1
	221.03	84		117	461	234				896
	221.04	31	2	697	280					1,010
	221.05	59		128		252				439
	221.06	37								37
	Census Tract Total	521	2	1,578	741	1,858				4,700

TABLE 5.8

Housing Unit Inventory by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
222	222.01									0
	Census Tract Total									0
223	223.01	470	2	1,271		1,743				3,486
	Census Tract Total	470	2	1,271		1,743				3,486
224	224.01	426		2,114		1,202				3,742
	224.02	325		144						469
	Census Tract Total	751		2,258		1,202				4,211
301	301.01	469								469
	301.02	1,082								1,082
	301.03	333		652						985
	Census Tract Total	1,884		652						2,536
302	302.01	2,458	2	1,422						3,882
	Census Tract Total	2,458	2	1,422						3,882
304	304.01	1,142		326						1,468
	304.02	855								855
	Census Tract Total	1,997		326						2,323
305	305.01	567								567
	Census Tract Total	567								567
306	306.01	280		106		166				552
	306.02	350								350
	306.03	257				220				477
	306.04	432								432
	Census Tract Total	1,319		106		386				1,811
307	307.01	217								217
	307.02	338								338
	307.03	373								373
	Census Tract Total	928								928
308	308.01	1,351		1,153		820	2			3,326
	Census Tract Total	1,351		1,153		820	2			3,326
309	309.01	944		1,183		243				2,370
	Census Tract Total	944		1,183		243				2,370

TABLE 5.8

Housing Unit Inventory by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
310	310.01	773		1,318	237					2,328
	Census Tract Total	773		1,318	237					2,328
313	313.01	1,097		302						1,399
	Census Tract Total	1,097		302						1,399
314	314.01	776		470	99					1,345
	Census Tract Total	776		470	99					1,345
315	315.01	1,157		676	160					1,993
	Census Tract Total	1,157		676	160					1,993
316	316.01	458		192		241	50			941
	316.02	541		205		99				845
	316.03	3								3
	Census Tract Total	1,002		397		340	50			1,789
318	318.01	845	52	1,561						2,458
	Census Tract Total	845	52	1,561						2,458
319	319.01	1,051								1,051
	Census Tract Total	1,051								1,051
320	320.01	493		617						1,110
	Census Tract Total	493		617						1,110
321	321.01	501	128	181	186	448				1,444
	Census Tract Total	501	128	181	186	448				1,444
322	322.01	560	184	1,239		580				2,563
	Census Tract Total	560	184	1,239		580				2,563
323	323.01	713		410						1,123
	323.02	410		73		100				583
	Census Tract Total	1,123		483		100				1,706
324	324.01	2,342		492						2,834
	Census Tract Total	2,342		492						2,834
325	325.01	1,455		432						1,887
	Census Tract Total	1,455		432						1,887
326	326.01	1,111	2	393						1,506
	Census Tract Total	1,111	2	393						1,506

TABLE 5.8

Housing Unit Inventory by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
327	327.01	1,042		1,492		78				2,612
	Census Tract Total	1,042		1,492		78				2,612
328	328.01	264		482						746
	Census Tract Total	264		482						746
401	401.01	256		150		515				921
	401.02	1,023								1,023
	401.03	448			161	387				996
	Census Tract Total	1,727		150	161	902				2,940
402	402.01			48	34	420				502
	402.02	416		575	8	1,165				2,164
	402.03									0
	402.04	137								137
	Census Tract Total	553		623	42	1,585				2,803
403	403.01	480								480
	403.02	463								463
	Census Tract Total	943								943
405	405.01	53		46						99
	405.02	454								454
	405.03	1,596								1,596
	405.04									0
	Census Tract Total	2,103		46						2,149
406	406.01	684				12			155	851
	Census Tract Total	684				12			155	851
407	407.01	1,662		137						1,799
	407.02	999								999
	Census Tract Total	2,661		137						2,798
408	408.01	709		33		120				862
	408.02	97								97
	408.03	449								449
	408.04	690								690
	408.05									0
	Census Tract Total	1,945		33		120				2,098

TABLE 5.8

Housing Unit Inventory by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
501	501.01	94		231	117	1,038				1,480
	501.02	203				150				353
	501.03	349		16		64				429
	Census Tract Total	646		247	117	1,252				2,262
502	502.01			512						512
	502.02	243								243
	502.03	157				25				182
	502.04	392								392
	Census Tract Total	792		512		25				1,329
503	503.01	304								304
	503.02	294								294
	503.03	198	5	99		551				853
	503.04	227								227
	Census Tract Total	1,023	5	99		551				1,678
504	504.01	277	2	94						373
	504.02	338								338
	504.03	229								229
	Census Tract Total	844	2	94						940
505	505.01	360								360
	505.02	306								306
	505.03	224								224
	Census Tract Total	890								890
506	506.01	191								191
	506.02	391		116		1,189				1,696
	506.03	298								298
	506.04	188	2							190
	506.05	267								267
	506.06	386								386
	506.07	175	2							177
	Census Tract Total	1,896	4	116		1,189				3,205

TABLE 5.8

Housing Unit Inventory by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
507	507.01	534		445						979
	507.02	320	2			887		252		1,461
	Census Tract Total	854	2	445		887		252		2,440
508	508.01	304								304
	508.02	454								454
	508.03	222				184				406
	Census Tract Total	980				184				1,164
509	509.01	285								285
	509.02	296								296
	Census Tract Total	581								581
510	510.01	410								410
	510.02	494								494
	Census Tract Total	904								904
511	511.01	359								359
	511.02	453								453
	Census Tract Total	812								812
512	512.01	227								227
	512.02	309								309
	512.03	99								99
	Census Tract Total	635								635
513	513.01	408	2	23						433
	513.02	306	2	34		108				450
	Census Tract Total	714	4	57		108				883
514	514.01					204				204
	514.02					502		313		815
	514.03			102		225	50			377
	Census Tract Total			102		931	50	313		1,396
515	515.01	48		36		588	310			982
	515.02	325		55	81			829		1,290
	515.03	249		229		292	49			819
	515.04	60		30		446		438		974
	Census Tract Total	682		350	81	1,326	359	1,267		4,065

TABLE 5.8

Housing Unit Inventory by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
516	516.01	14					400	419		833
	516.02	81								81
	516.03	98				692				790
	516.04	171				444				615
	516.05	217				196				413
	Census Tract Total	581				1,332	400	419		2,732
518	518.01	417		48						465
	518.02	210								210
	518.03	434				1				435
	Census Tract Total	1,061		48		1				1,110
519	519.01	441	4	1,030	210	559				2,244
	Census Tract Total	441	4	1,030	210	559				2,244
520	520.01	527		354			246			1,127
	Census Tract Total	527		354			246			1,127
521	521.01	121								121
	521.02	372	2	332				219		925
	521.03	327		228						555
	521.04	304	2	69	255					630
	521.05	257		140						397
	Census Tract Total	1,381	4	769	255			219		2,628
522	522.01	218		336		898				1,452
	522.02	383								383
	522.03	352								352
	Census Tract Total	953		336		898				2,187
523	523.01	1		409		2,482	267			3,159
	Census Tract Total	1		409		2,482	267			3,159
524	524.01	507								507
	524.02	345								345
	524.03	284								284
	524.04	326				412				738
	524.05	160		327						487
	Census Tract Total	1,622		327		412				2,361

TABLE 5.8

Housing Unit Inventory by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
525	525.01	290								290
	525.02	420	2	149		92				663
	525.03	342		10						352
	525.04	281		223		1,065				1,569
	Census Tract Total	1,333	2	382		1,157				2,874
526	526.01	366				366				732
	526.02	55		405	80	311				851
	526.03	75		195						270
	Census Tract Total	496		600	80	677				1,853
527	527.01	290	12	315		1,148	1			1,766
	Census Tract Total	290	12	315		1,148	1			1,766
528	528.01	353				346		3,281		3,980
	Census Tract Total	353				346		3,281		3,980
601	601.01	345								345
	601.02	665								665
	601.03	300								300
	Census Tract Total	1,310								1,310
602	602.01	542								542
	602.02	104								104
	602.03	668								668
	Census Tract Total	1,314								1,314
603	603.01	242								242
	603.02	698								698
	Census Tract Total	940								940
604	604.01	284								284
	604.02	437		409		372	274			1,492
	604.03	167								167
	Census Tract Total	888		409		372	274			1,943

TABLE 5.8

Housing Unit Inventory by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
605	605.01	741		70						811
	605.02	312		437		13				762
	605.03	357	1	1						359
	605.04	64		158						222
	605.05	322	1	342						665
	Census Tract Total	1,796	2	1,008		13				2,819
606	606.01	147								147
	606.02	1,123								1,123
	Census Tract Total	1,270								1,270
607[a]	607.01	2,218	2	227		300				2,747
	Census Tract Total	2,218	2	227		300				2,747
608[a]	608.01	887		33	30	185				1,135
	Census Tract Total	887		33	30	185				1,135
609[a]	609.01	781		84						865
	Census Tract Total	781		84						865
610[a]	610.01	713	5	103		36				857
	Census Tract Total	713	5	103		36				857
611	611.01	651								651
	611.02	1,132		132	275	300				1,839
	Census Tract Total	1,783		132	275	300				2,490
612	612.01	222								222
	612.02	1,142		39						1,181
	612.03	84								84
	612.04	2		453		278				733
	Census Tract Total	1,450		492		278				2,220
615	615.01	314		23			55			392
	615.02	293								293
	615.03	185		290						475
	615.04	20		727						747
	615.05	89								89
	Census Tract Total	901		1,040			55			1,996

TABLE 5.8

Housing Unit Inventory by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
616	616.01	132		590	5	783				1,510
	616.02	345		44						389
	616.04	4		193		914				1,111
	616.05	55		321						376
	616.06	1								1
	Census Tract Total	537		1,148	5	1,697				3,387
617	617.01	177		1,138		196		554		2,065
	617.02	174		101						275
	Census Tract Total	351		1,239		196		554		2,340
618	618.01	68				313				381
	618.02	4		1,180	128	690	246			2,248
	Census Tract Total	72		1,180	128	1,003	246			2,629
619	619.02	234		176		1,521				1,931
	Census Tract Total	234		176		1,521				1,931
701	701.01	281								281
	701.02	454								454
	701.03	59								59
	701.04	134		35						169
	Census Tract Total	928		35						963
702	702.01	2								2
	Census Tract Total	2								2
703	703.01	678								678
	703.02	134								134
	703.03	325								325
	Census Tract Total	1,137								1,137
704	704.01	298		227						525
	704.02	43								43
	704.03	363								363
	704.04	280								280
	704.05	524								524
	Census Tract Total	1,508		227						1,735

TABLE 5.8

Housing Unit Inventory by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
705	705.01	113								113
	705.02	329								329
	705.03	428		289						717
	705.04	295								295
	705.05	172								172
	705.06	3		23				522		548
	Census Tract Total	1,340		312				522		2,174
706	706.01	216								216
	706.02	126		48						174
	706.03	241		23			144			408
	706.04	171		29						200
	Census Tract Total	754		100			144			998
707	707.01	291		7						298
	707.02	409								409
	707.03	288								288
	707.04	378								378
	707.05	196								196
	707.06	259								259
	Census Tract Total	1,821		7						1,828
708	708.01	241		32						273
	708.02	605	1	174						780
	Census Tract Total	846	1	206						1,053
709	709.01	511					179			690
	709.02	511		243						754
	709.03	256								256
	709.04	115		251						366
	709.05	323	1	22						346
	709.06	106								106
	Census Tract Total	1,822	1	516			179			2,518

TABLE 5.8

Housing Unit Inventory by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
710	710.01	67								67
	710.02	219								219
	710.03	187			188	152				527
	Census Tract Total	473			188	152				813
711	711.01	156		17						173
	711.02	205								205
	711.03	266								266
	711.04	306								306
	711.05	244								244
	711.06	335				227	112			674
	711.07	192								192
	711.08	377								377
	Census Tract Total	2,081		17		227	112			2,437
712	712.01	1								1
	712.02					624				624
	712.03	50		178						228
	712.04	45		50	332	1,869		532		2,828
	Census Tract Total	96		228	332	2,493		532		3,681
713	713.01	294		639		1,153		1,230		3,316
	713.02	563		49						612
	Census Tract Total	857		688		1,153		1,230		3,928
714	714.01	764		523		414				1,701
	714.02	255				639				894
	Census Tract Total	1,019		523		1,053				2,595
801	801.01	448								448
	801.02	228								228
	801.03	231								231
	801.04	285								285
	801.05	214								214
	Census Tract Total	1,406								1,406

TABLE 5.8

Housing Unit Inventory by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
802	802.01	360								360
	802.02	462								462
	802.03	511								511
	802.04			27		1,816		1,168		3,011
	802.05									0
	Census Tract Total	1,333		27		1,816		1,168		4,344
803	803.01	981								981
	803.02	270								270
	803.03	998	2							1,000
	803.04	1								1
	Census Tract Total	2,250	2							2,252
804	804.01	728								728
	804.02	730								730
	804.03	397								397
	804.04	455								455
	804.05	854								854
	Census Tract Total	3,164								3,164
805	805.01	1,840								1,840
	805.02	1,694		257						1,951
	805.03	700		910	168	980				2,758
	Census Tract Total	4,234		1,167	168	980				6,549
808[b]	808.01	1,272		852		494				2,618
	Census Tract Total	1,272		852		494				2,618
809[b]	809.01	1,611	60	942	7	1,882				4,502
	Census Tract Total	1,611	60	942	7	1,882				4,502
810	810.01	203		881		390				1,474
	Census Tract Total	203		881		390				1,474
811	811.01	29		144						173
	811.02	391		1,438	32	1,315				3,176
	811.03	1,284		10						1,294
	811.04	1,427		17						1,444
	Census Tract Total	3,131		1,609	32	1,315				6,087

TABLE 5.8

Housing Unit Inventory by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
812	812.01	1,187	2	561		684				2,434
	Census Tract Total	1,187	2	561		684				2,434
814	814.01	1,111		1,042	133	222		224		2,732
	Census Tract Total	1,111		1,042	133	222		224		2,732
815	815.01	783								783
	Census Tract Total	783								783
816	816.01	478								478
	816.02	577								577
	Census Tract Total	1,055								1,055
817	817.01	632								632
	817.02	666								666
	817.03	650								650
	817.04	338		527		1,072				1,937
	Census Tract Total	2,286		527		1,072				3,885
819	819.01	218		325		923	158			1,624
	819.02	596								596
	Census Tract Total	814		325		923	158			2,220
820	820.01	1,278		933	333	566				3,110
	820.02	154		320						474
	Census Tract Total	1,432		1,253	333	566				3,584
821	821.01	91		560	46	728	48	61		1,534
	Census Tract Total	91		560	46	728	48	61		1,534
822	822.01			307	104	507				918
	822.02	49		319						368
	822.03	74		381		1,659	240			2,354
	Census Tract Total	123		1,007	104	2,166	240			3,640
823	823.01	598	10	2,548	514	1,777	120			5,567
	Census Tract Total	598	10	2,548	514	1,777	120			5,567
824	824.01	772								772
	Census Tract Total	772								772

TABLE 5.8

Housing Unit Inventory by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
825	825.01	222		244		770				1,236
	825.02	3,465		446						3,911
	Census Tract Total	3,687		690		770				5,147
826	826.01	617								617
	826.02	1,873		1,214						3,087
	Census Tract Total	2,490		1,214						3,704
901	901.01	3								3
	901.02	12								12
	901.03	544							500	1,044
	901.04	74		118						192
	901.05	1,444		648		464				2,556
	901.06									0
	Census Tract Total	2,077		766		464			500	3,807
905	905.01	238		322		748				1,308
	905.02	1,679	2	119						1,800
	Census Tract Total	1,917	2	441		748				3,108
909[c]	909.01	75								75
	Census Tract Total	75								75
910	910.01	53								53
	910.02	511								511
	Census Tract Total	564								564
911	911.01	2,274		2,060						4,334
	Census Tract Total	2,274		2,060						4,334
912	912.01	380		1,668		252				2,300
	912.02					336				336
	Census Tract Total	380		1,668		588				2,636
913	913.01	22								22
	913.02	36								36
	913.03	218		236		411				865
	913.04	802		1,449	618	1,148				4,017
	Census Tract Total	1,078		1,685	618	1,559				4,940

TABLE 5.8

Housing Unit Inventory by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
914	914.01	2,229		3,618		516				6,363
	Census Tract Total	2,229		3,618		516				6,363
915	915.01	1,740		15						1,755
	915.02	168	3	396						567
	915.03	3				668				671
	Census Tract Total	1,911	3	411		668				2,993
916	916.01	1,509		566	580					2,655
	Census Tract Total	1,509		566	580					2,655
917	917.01	48		1,066	128	1,671				2,913
	917.02	3				968				971
	917.03	413		87		13				513
	917.04	142	2	560		1,050				1,754
	Census Tract Total	606	2	1,713	128	3,702				6,151
918	918.01	1,939		676	156	1,927				4,698
	Census Tract Total	1,939		676	156	1,927				4,698
919	919.01	112								112
	919.02	137								137
	919.03	154								154
	919.04	67								67
	919.05	288								288
	919.06	46								46
	919.07	107								107
	919.08	19								19
	919.09	128								128
	919.10	44								44
	919.11	50								50
	919.12	97								97
	Census Tract Total	1,249								1,249
920	920.01	705								705
	920.02	683	2							685
	920.03	714								714
	Census Tract Total	2,102	2							2,104

TABLE 5.8

Housing Unit Inventory by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
921	921.01	96								96
	921.02	147								147
	921.03	366								366
	921.04	224								224
	921.05	352								352
	921.06	381								381
	921.07	568								568
	Census Tract Total	2,134								2,134
922	922.01	122								122
	922.02	534								534
	922.03	1,958		123						2,081
	922.04	206								206
	922.05	1,237		1						1,238
	Census Tract Total	4,057		124						4,181
923	923.01	621	46	421						1,088
	Census Tract Total	621	46	421						1,088
924	924.01	367		1,335						1,702
	Census Tract Total	367		1,335						1,702
Fairfax County		**180,915**	**2,206**	**78,375**	**8,218**	**74,798**	**3,081**	**14,000**	**1,740**	**363,333**

Sources: Fairfax County Department of Systems Management for Human Services, 2001.

Note: Figures exclude group quarters (i.e. Lorton Reformatory, Fort Belvoir, nursing homes, and religious quarters).
Note: All census tracts in Fairfax County begin with the number 4. To conserve space, the leading 4 is dropped from the census tract name in the information contained in this table. Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Census Bureau. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes. For example, Fairfax County subcensus tracts 160.01, 160.02, and 160.03 comprise U.S. Census Bureau census tract 4160.

[a] *Comprises part of the Town of Vienna.*
[b] *Comprises part of the Town of Herndon.*
[c] *Town of Clifton.*

TABLE 5.9

Market Value of Housing Units by Supervisor District
Fairfax County, January 2001

Supervisor District	Unit Type	Under $80	$80 - $99	$100 - $119	$120 - $139	$140 - $159	$160 - $179	$180 - $199	$200 - $219	$220 - $239	$240 - $259	$260 - $279	$280 - $299	$300 - $349	$350 & Over	Total Units
Braddock	Single Family	5	2	13	41	44	315	737	2,648	3,955	3,066	3,139	2,742	3,378	1,777	21,862
	Townhouse	1	205	590	1,235	2,451	2,507	940	292	134	34	23				8,412
	Condominium Apt	1,863	820	429	66											3,178
	Total	1,869	1,027	1,032	1,342	2,495	2,822	1,677	2,940	4,089	3,100	3,162	2,742	3,378	1,777	33,452
Dranesville[1]	Single Family	2		5	19	236	649	811	1,020	989	995	979	1,260	2,954	16,230	26,149
	Townhouse	1		288	234	53	32	146	128	65	266	228	153	361	496	2,451
	Condominium Apt	7	43	60	36	91	64	8	68	25						402
	Total	10	43	353	289	380	745	965	1,216	1,079	1,261	1,207	1,413	3,315	16,726	29,002
Hunter Mill[2]	Single Family		1	2	50	116	159	198	390	521	808	953	1,330	3,203	7,576	15,307
	Townhouse	39	486	877	1,501	1,528	1,689	1,466	1,114	851	505	514	431	553	703	12,257
	Condominium Apt	1,780	777	323	401	117	113	150	52	31	21	16	6		2	3,789
	Total	1,819	1,264	1,202	1,952	1,761	1,961	1,814	1,556	1,403	1,334	1,483	1,767	3,756	8,281	31,353
Lee	Single Family	7	14	60	480	917	2,218	3,336	2,411	1,700	1,168	762	478	625	1,198	15,374
	Townhouse	705	421	911	1,688	2,451	1,433	1,518	1,377	1,108	504	351	312	229	6	13,014
	Condominium Apt	766	340	468	752	477	74	14								2,891
	Total	1,478	775	1,439	2,920	3,845	3,725	4,868	3,788	2,808	1,672	1,113	790	854	1,204	31,279
Mason	Single Family	6	17	54	86	491	1,260	1,845	2,130	1,612	1,286	1,354	1,098	2,477	2,898	16,614
	Townhouse	24	19	286	494	364	949	1,034	593	418	322	170	142	309	45	5,169
	Condominium Apt	2,842	980	1,045	458	353	159	26	21	16						5,900
	Total	2,872	1,016	1,385	1,038	1,208	2,368	2,905	2,744	2,046	1,608	1,524	1,240	2,786	2,943	27,683
Mount Vernon	Single Family	67	85	178	287	686	1,283	1,279	1,219	1,689	2,021	2,156	1,606	3,115	3,924	19,595
	Townhouse	782	628	2,490	2,454	1,336	1,463	662	265	43	11	19	77	88	8	10,326
	Condominium Apt	1,346	348	948	373	36	204	174	12	42	86	22	79	23		3,693
	Total	2,195	1,061	3,616	3,114	2,058	2,950	2,115	1,496	1,774	2,118	2,197	1,762	3,226	3,932	33,614
Providence	Single Family	14	16	38	62	130	362	970	1,240	1,076	1,241	1,297	1,139	2,013	5,415	15,013
	Townhouse	74	263	291	609	940	1,888	1,039	847	993	652	418	278	638	413	9,343
	Condominium Apt	1,924	1,234	1,204	1,170	494	492	284	358	85	112	20	47	21	27	7,472
	Total	2,012	1,513	1,533	1,841	1,564	2,742	2,293	2,445	2,154	2,005	1,735	1,464	2,672	5,855	31,828
Springfield[3]	Single Family	36	45	55	60	83	129	493	1,484	2,329	2,548	2,083	1,642	3,358	9,674	24,019
	Townhouse	75	234	482	399	1,861	1,722	1,532	1,316	915	489	307	94	84	2	9,512
	Condominium Apt	42	194	306	361	210	164	39	2							1,318
	Total	153	473	843	820	2,154	2,015	2,064	2,802	3,244	3,037	2,390	1,736	3,442	9,676	34,849

TABLE 5.9

Market Value of Housing Units by Supervisor District
Fairfax County, January 2001

Supervisor District	Unit Type	Under $80	$80 - $99	$100 - $119	$120 - $139	$140 - $159	$160 - $179	$180 - $199	$200 - $219	$220 - $239	$240 - $259	$260 - $279	$280 - $299	$300 - $349	$350 & Over	Total Units
Sully	Single Family	21	23	37	42	63	314	832	1,033	1,148	1,399	1,629	1,961	4,004	6,653	19,159
	Townhouse	354	887	1,132	2,705	2,762	3,170	1,502	894	168	66	16	41	19	1	13,717
	Condominium Apt	102	240	356	32	8	5	6	1							750
	Total	477	1,150	1,525	2,779	2,833	3,489	2,340	1,928	1,316	1,465	1,645	2,002	4,023	6,654	33,626
Town of Clifton	Single Family	1	3	2	6	2	2	1	1	2	3	6	1	14	33	77
	Total	1	3	2	6	2	2	1	1	2	3	6	1	14	33	77
Town of Herndon	Single Family			8	9	48	259	501	541	334	234	199	154	277	310	2,874
	Townhouse	19	21	796	236	305	290	174	5	1						1,847
	Condominium Apt	312	222	62	265	55										916
	Total	331	243	866	510	408	549	675	546	335	234	199	154	277	310	5,637
Town of Vienna	Single Family			5	17	21	53	124	480	943	695	491	363	626	770	4,588
	Townhouse			8	1	21	28	108	55	53	30	56	36	82	2	480
	Condominium Apt	88	104	25	4											221
	Total	88	104	38	22	42	81	232	535	996	725	547	399	708	772	5,289
Fairfax County	Single Family	159	206	457	1,159	2,837	7,003	11,127	14,597	16,298	15,464	15,048	13,774	26,044	56,458	180,631
	Townhouse	2,074	3,164	8,151	11,556	14,072	15,171	10,121	6,886	4,749	2,879	2,102	1,564	2,363	1,676	86,528
	Condominium Apt	11,072	5,302	5,226	3,918	1,841	1,275	701	514	199	219	58	132	44	29	30,530
	Total	**13,305**	**8,672**	**13,834**	**16,633**	**18,750**	**23,449**	**21,949**	**21,997**	**21,246**	**18,562**	**17,208**	**15,470**	**28,451**	**58,163**	**297,689**

Note: The townhouse category includes townhouses, duplex units and multiplex units. Condominium apartments include new and converted condominium multifamily units. Excludes units in rental complexes, units in nonresidential structures, and units in certain ownership statuses such as cooperatives. Market value refers to the estimated value as of January 2001. Market value for each unit is derived from the 2001 tax assessment and is adjusted to reflect the unit's market value, or sales price if the unit sold during 2000. All data expressed in thousands of dollars.

[1] *Includes the Town of Herndon.*

[2] *Includes the Town of Vienna.*

[3] *Includes the Town of Clifton.*

TABLE 5.10

Market Value of Housing Units by Planning District
Fairfax County, January 2001

Planning District	Unit Type	Under $80	$80 - $99	$100 - $119	$120 - $139	$140 - $159	$160 - $179	$180 - $199	$200 - $219	$220 - $239	$240 - $259	$260 - $279	$280 - $299	$300 - $349	$350 & Over	Total Units
Annandale	Single Family	1	1	5	23	115	604	1,053	2,554	2,753	1,707	1,586	1,469	2,563	1,552	15,986
	Townhouse	25	1	339	126	324	1,115	831	329	256	94	51	10	27	9	3,537
	Condominium Apt	1,533	275	221	69	37	47	2								2,184
	Total	1,559	277	565	218	476	1,766	1,886	2,883	3,009	1,801	1,637	1,479	2,590	1,561	21,707
Baileys	Single Family	3	9	23	27	99	260	364	586	408	350	488	370	799	1,323	5,109
	Townhouse		1	8	166	112	53	112	155	91	143	28	29	61	2	961
	Condominium Apt	2,527	843	966	372	316	112	24	21	16						5,197
	Total	2,530	853	997	565	527	425	500	762	515	493	516	399	860	1,325	11,267
Bull Run	Single Family	41	37	50	45	77	278	738	1,448	1,643	1,627	1,152	1,059	3,270	4,861	16,326
	Townhouse	350	901	1,238	2,727	2,686	2,748	1,449	1,232	536	261	195	64	62	1	14,450
	Condominium Apt	138	421	662	382	139	29	16	3							1,790
	Total	529	1,359	1,950	3,154	2,902	3,055	2,203	2,683	2,179	1,888	1,347	1,123	3,332	4,862	32,566
Fairfax	Single Family	8	3	10	26	27	68	265	403	548	601	654	672	1,317	4,228	8,830
	Townhouse	4	6	48	309	367	846	425	369	512	515	199	21		42	3,663
	Condominium Apt	646	506	454	441	206	140	29								2,422
	Total	658	515	512	776	600	1,054	719	772	1,060	1,116	853	693	1,317	4,270	14,915
Jefferson	Single Family	9	9	27	42	337	864	1,308	1,560	1,078	857	629	506	568	751	8,545
	Townhouse	64	82	117	128	227	400	122	182	326	131	68	156	167	27	2,197
	Condominium Apt	1,234	521	346	535	132	46	8	29	10					1	2,862
	Total	1,307	612	490	705	696	1,310	1,438	1,771	1,414	988	697	662	735	779	13,604
Lincolnia	Single Family	2	7	28	25	55	86	391	186	142	106	81	95	155	189	1,548
	Townhouse		17	46	308	128	190	329	157	78	58	73	85	217	34	1,720
	Condominium Apt	157	74													231
	Total	159	98	74	333	183	276	720	343	220	164	154	180	372	223	3,499
Lower Potomac	Single Family	39	32	52	48	86	262	182	124	67	52	75	86	157	272	1,534
	Townhouse	280	394	484	721	262	373	61	32	7						2,614
	Condominium Apt		32	56												88
	Total	319	458	592	769	348	635	243	156	74	52	75	86	157	272	4,236
McLean	Single Family	1		2	5	229	598	529	495	370	444	580	944	2,455	10,288	16,940
	Townhouse	7	164	115	63	1	7	132	139	49	255	226	153	361	535	2,207
	Condominium Apt	73	311	530	307	326	506	276	384	95	112	20	47	21	24	3,032
	Total	81	475	647	375	556	1,111	937	1,018	514	811	826	1,144	2,837	10,847	22,179
Mount Vernon	Single Family	20	43	123	327	848	1,281	1,191	863	1,064	1,330	1,414	1,196	2,411	3,031	15,142
	Townhouse	1,186	631	1,681	760	899	226	234	74	22	11	19	77	88	8	5,916
	Condominium Apt	1,870	329	949	399	36	204	174	12	42	86	22	79	23		4,225
	Total	3,076	1,003	2,753	1,486	1,783	1,711	1,599	949	1,128	1,427	1,455	1,352	2,522	3,039	25,283

TABLE 5.10

Market Value of Housing Units by Planning District
Fairfax County, January 2001

Planning District	Unit Type	Under $80	$80 - $99	$100 - $119	$120 - $139	$140 - $159	$160 - $179	$180 - $199	$200 - $219	$220 - $239	$240 - $259	$260 - $279	$280 - $299	$300 - $349	$350 & Over	Total Units
Pohick[1]	Single Family	27	46	61	104	103	225	778	1,478	3,222	3,556	3,771	2,843	4,086	8,750	29,050
	Townhouse		138	1,726	2,179	4,195	3,699	1,671	815	312	113	18	12		2	14,880
	Condominium Apt		210	221	17											448
	Total	27	394	2,008	2,300	4,298	3,924	2,449	2,293	3,534	3,669	3,789	2,855	4,086	8,752	44,378
Rose Hill	Single Family	3	4	24	286	442	923	1,418	1,343	1,167	751	446	310	461	794	8,372
	Townhouse	21	6	82	591	887	1,001	1,280	993	726	332	271	260	212	6	6,668
	Condominium Apt	152	318	411	681	321	74	14								1,971
	Total	176	328	517	1,558	1,650	1,998	2,712	2,336	1,893	1,083	717	570	673	800	17,011
Springfield	Single Family	2	8	23	80	190	922	1,576	1,344	969	865	749	504	563	703	8,498
	Townhouse	52	305	243	1,284	1,354	895	789	715	514	181	80	64	39		6,515
	Condominium Apt	562	359		45	156										1,122
	Total	616	672	266	1,409	1,700	1,817	2,365	2,059	1,483	1,046	829	568	602	703	16,135
Upper Potomac[2]	Single Family	1	3	19	86	179	522	1,101	1,578	1,649	1,918	2,210	2,550	4,916	13,966	30,698
	Townhouse	85	474	1,812	2,022	2,253	2,583	2,027	1,250	842	469	516	464	504	466	15,767
	Condominium Apt	2,089	999	384	666	172	95	57	13	31	21	16	6		2	4,551
	Total	2,175	1,476	2,215	2,774	2,604	3,200	3,185	2,841	2,522	2,408	2,742	3,020	5,420	14,434	51,016
Vienna[3]	Single Family	2	4	10	35	50	110	233	635	1,218	1,300	1,213	1,170	2,323	5,750	14,053
	Townhouse		44	212	172	377	1,035	659	444	478	316	358	169	625	544	5,433
	Condominium Apt	91	104	26	4		22	101	52	5					2	407
	Total	93	152	248	211	427	1,167	993	1,131	1,701	1,616	1,571	1,339	2,948	6,296	19,893
Fairfax County	Single Family	159	206	457	1,159	2,837	7,003	11,127	14,597	16,298	15,464	15,048	13,774	26,044	56,458	180,631
	Townhouse	2,074	3,164	8,151	11,556	14,072	15,171	10,121	6,886	4,749	2,879	2,102	1,564	2,363	1,676	86,528
	Condominium Apt	11,072	5,302	5,226	3,918	1,841	1,275	701	514	199	219	58	132	44	29	30,530
	Total	**13,305**	**8,672**	**13,834**	**16,633**	**18,750**	**23,449**	**21,949**	**21,997**	**21,246**	**18,562**	**17,208**	**15,470**	**28,451**	**58,163**	**297,689**

Note: The townhouse category includes townhouses, duplex units and multiplex units. Condominium apartments include new and converted condominium multifamily units. Excludes units in rental complexes, units in nonresidential structures, and units in certain ownership statuses such as cooperatives. Market value refers to the estimated value as of January 2001. Market value for each unit is derived from the 2001 tax assessment and is adjusted to reflect the unit's market value, or sales price if the unit sold during 2000. All data expressed in thousands of dollars.

[1] *Includes the Town of Clifton.*

[2] *Includes the Town of Herndon.*

[3] *Includes the Town of Vienna.*

HOUSING UNIT FORECASTS

The forecasts of housing units for Fairfax County contained in this document are produced by the Research, Analysis and Project Services Group of the Fairfax County Department of Systems Management for Human Services, using the Urban Development Information System (UDIS). Periodically, Fairfax County's estimates and forecasts, in conjunction with estimates and forecasts from other local jurisdictions, are provided to the Metropolitan Washington Council of Governments (MWCOG) for purposes of transportation planning, air quality modeling and other programs of regional significance.

Methodology

The forecasts of housing units in Fairfax County are based on planned residential land uses and densities, vacant and underutilized residential planned land, and residential units at various stages in the process of being developed (in the "development pipeline"). Both short-term and long-term forecasts are produced, each produced with different methods, with long-term forecasts building upon the short-term figures.

Short-Term Forecasts, 2001 through 2005

Active residential development is the primary influence on short-term forecasts. Fairfax County's short-term forecasting method assumes that housing units in the "development pipeline" are expected to be built before units which may be planned at some future time that are not presently in that process. Furthermore, housing units in the process of being developed are expected to be completed according to their stage within the process as of January 1. The general stages considered are: 1) units under construction; 2) units with building permits issued but not started; 3) units shown on an approved site plan; 4) units shown on a site plan under review; 5) units shown on a development plan proffered as a condition to a rezoning approval; and 6) units shown on a proposed development plan submitted with a rezoning application under review.

Long-Term Forecasts 2005 through 2025

After units in the development process are forecast to be completed, areas either reach buildout (no additional capacity exists for residential development according to planned land uses and densities in the currently adopted Comprehensive Plan) or have additional capacity for residential development remaining on vacant or underutilized land. Additional capacity beyond buildout may be forecast over the long-term based on recent development activity that has occurred within that area.

Based on general planned land use designations from the Comprehensive Plan effective January 2001, buildout is expected to occur between 2005 and 2015 for land planned for medium to higher density residential development (townhouses and multifamily). Lower density residential development is expected to continue throughout the forecast period (through 2025). Realistically, residential development will not stop when buildout is reached for a variety of reasons. Comprehensive Plan updates, redevelopment, conversion of

land uses, and other factors will likely allow for housing development to continue beyond the general capacities designated on the present Comprehensive Plan. However, the areas that will be re-planned and/or redeveloped and the extent of these changes are presently unknown. Consequently, the forecasts through the year 2025 follow the assumption that re-planning and redevelopment will occur throughout Fairfax County in proportion to the area's planned residential development activity and potential.

Historical Growth

Between 1970 and 1980 Fairfax County's total housing inventory increased by 84,829 units, from 130,817 units in 1970 to 215,646 units in 1980, a 64.8 percent increase. Between 1980 and 1990, Fairfax County's housing inventory increased by 86,818 units to 302,464 in 1990, a 40.3 percent increase. Between 1990 and 2001 the number of housing units increased by 60,869 (20.1 percent) to a total of 363,333 units. The forecast for January 2005 is 387,425 units, an increase of 24,092 units over the 2001 estimate. By 2025, Fairfax County's housing inventory is forecast to increase by an additional 78,080 units (over the total units forecast for the year 2001) to a total of 441,413 units, representing a 21.5 percent increase during that 24 year period.

TABLE 6.1

Forecast Housing Unit Change by Supervisor District Fairfax County, 2001 through 2025

Supervisor District	Forecast Unit Increase 2001 through 2025	Percent of Total Change
Braddock	2,992	3.8%
Dranesville	8,020	10.3%
Hunter Mill	8,806	11.3%
Lee	12,966	16.6%
Mason	4,149	5.3%
Mount Vernon	16,771	21.5%
Providence	7,905	10.1%
Springfield	7,506	9.6%
Sully	8,965	11.5%
Fairfax County	***78,080***	***100.0%***

Source: Fairfax County Department of Systems Management for Human Services, 2001.

Forecast Growth by Supervisor District

Forecast housing unit changes between 2001 and 2025 by current Supervisor District are shown in Table 6.1. As shown in Table 6.1 on the previous page, between 2001 and 2025, the Mount Vernon Supervisor District is forecast to add 16,771 units to its inventory, the Lee District will add 12,966 units, the Sully District will add 8,965 units, and Hunter Mill District will add 8,806 units. Together, the Mount Vernon, Lee, Sully, and Hunter Mill Districts will account for over 60 percent of the housing unit growth expected in Fairfax County between 2001 and 2025.

Forecast Growth by Planning District

Forecast housing unit changes by planning district are shown in Table 6.2. Between 2001 and 2025, all of the planning districts in Fairfax County are forecast to experience increases in housing units. The Upper Potomac and Bull Run Planning Districts are expected to have the largest increases in their housing inventories. The Lincolnia, Annandale and Jefferson Planning Districts are expected to have the smallest gains in their inventories.

TABLE 6.2

Forecast Housing Unit Change by Planning District Fairfax County, 2001 through 2025

Planning District	Forecast Unit Change 2001 through 2025	Percent of Total Change
Annandale	1,678	2.1%
Baileys	2,005	2.6%
Bull Run	9,516	12.2%
Fairfax	5,323	6.8%
Jefferson	1,950	2.5%
Lincolnia	1,268	1.6%
Lower Potomac	7,604	9.7%
McLean	4,134	5.3%
Mount Vernon	7,579	9.7%
Pohick	5,845	7.5%
Rose Hill	4,368	5.6%
Springfield	8,992	11.5%
Upper Potomac	14,330	18.4%
Vienna	3,488	4.5%
Fairfax County	***78,080***	***100.0%***

Source: Fairfax County Department of Systems Management for Human Services, 2001.

TABLE 6.3

Estimated and Forecasted Housing Units by Supervisor District
Fairfax County, January 2001

Supervisor District	2001	2005	2010	2015	2020	2025
Braddock	36,647	36,742	37,946	38,867	39,399	39,639
Dranesville[1]	37,710	39,932	42,292	43,796	44,926	45,730
Hunter Mill[2]	45,143	48,706	51,251	52,669	53,514	53,949
Lee	39,726	44,455	48,642	50,627	52,169	52,692
Mason	38,804	39,355	41,425	42,150	42,616	42,953
Mount Vernon	41,988	48,798	53,788	56,193	57,901	58,759
Providence	45,517	47,023	50,931	52,247	53,073	53,422
Springfield[3]	39,846	41,891	44,306	45,778	46,809	47,352
Sully	37,952	40,523	44,114	45,688	46,496	46,917
Fairfax County	**363,333**	**387,425**	**414,695**	**428,015**	**436,903**	**441,413**

TABLE 6.4

Estimated and Forecasted Housing Units by Town
Fairfax County, January 2001

Town	2001	2005	2010	2015	2020	2025
Town of Clifton	79	79	83	86	90	93
Town of Herndon	7,120	7,425	8,425	8,812	9,017	9,132
Town of Vienna	5,604	5,604	5,696	5,791	5,887	5,965
Town Total	**12,803**	**13,108**	**14,204**	**14,689**	**14,994**	**15,190**

Source: Fairfax County Department of Systems Management for Human Services, 2001 - 2025.

[1] *Includes the Town of Herndon.*
[2] *Includes the Town of Vienna.*
[3] *Includes the Town of Clifton.*

TABLE 6.5

Historical, Estimated and Forecasted Housing Units by Planning Distict
Fairfax County, January 2001

Planning District	1970	1980	1990	2000	2001	2005	2010	2015	2020	2025
Annandale	17,413	23,600	24,901	25,614	25,652	25,697	26,187	26,696	27,112	27,330
Baileys	10,770	13,963	16,573	17,367	17,379	17,441	18,762	19,105	19,274	19,384
Bull Run	3,927	7,705	24,559	38,745	39,524	41,957	45,970	47,662	48,551	49,040
Fairfax	6,783	11,838	17,181	20,992	21,302	22,641	24,626	25,717	26,399	26,625
Jefferson	12,587	15,033	17,365	18,862	19,022	19,313	20,450	20,673	20,855	20,972
Lincolnia	3,592	4,128	5,464	5,908	6,018	6,443	6,976	7,143	7,219	7,286
Lower Potomac	3,350	3,968	3,936	5,898	6,220	10,748	12,497	13,146	13,524	13,824
McLean	13,307	19,874	23,601	26,269	26,478	27,672	28,971	29,585	30,150	30,612
Mount Vernon	23,565	31,491	35,338	37,000	36,463	37,671	41,215	42,553	43,541	44,042
Pohick[1]	3,884	22,547	41,032	45,153	45,564	46,846	48,731	50,031	50,869	51,409
Rose Hill	5,979	7,591	13,524	19,102	19,422	21,177	22,479	23,015	23,493	23,790
Springfield	8,914	11,432	14,590	17,151	17,230	20,898	23,111	24,808	26,061	26,222
Upper Potomac[2]	6,239	25,702	44,898	58,989	60,460	65,576	70,112	72,602	74,093	74,790
Vienna[3]	10,507	16,774	19,502	21,910	22,599	23,345	24,608	25,279	25,762	26,087
Fairfax County	**130,817**	**215,646**	**302,464**	**358,960**	**363,333**	**387,425**	**414,695**	**428,015**	**436,903**	**441,413**

Sources: U.S. Bureau of the Census, 1970 and 1980;
Fairfax County Department of Systems Management for Human Services, 1990 through 2025.

Note: 1970 and 1980 figures include units at Fort Belvoir; 1990 through 2025 do not. As of April 1990, there were 2,106 units on Fort Belvoir.

[1] *Includes the Town of Clifton.*

[2] *Includes the Town of Herndon.*

[3] *Includes the Town of Vienna.*

TABLE 6.6

Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001	2005	2010	2015	2020	2025
151	151.01	478	538	559	572	584	594
	151.02	517	438	538	548	558	568
	151.03	307	337	345	353	361	367
	Census Tract Total	1,302	1,313	1,442	1,473	1,503	1,529
152	152.01	341	378	389	398	409	416
	152.02	1,493	1,493	1,533	1,573	1,615	1,658
	152.03	118	122	122	122	122	123
	152.04						
	Census Tract Total	1,952	1,993	2,044	2,093	2,146	2,197
153	153.01	286	446	473	491	505	505
	153.02	632	645	653	661	669	674
	153.03	471	471	471	472	472	472
	153.04	100	100	100	100	100	100
	Census Tract Total	1,489	1,662	1,697	1,724	1,746	1,751
154	154.01	2,421	2,380	2,558	2,605	2,651	2,651
	154.02	410	422	434	446	459	469
	154.03	355	430	487	510	514	516
	Census Tract Total	3,186	3,232	3,479	3,561	3,624	3,636
155	155.01	1,197	1,233	1,416	1,517	1,546	1,572
	155.02	688	690	698	706	714	721
	155.03	266	275	282	290	298	304
	155.04	90	102	103	103	104	104
	Census Tract Total	2,241	2,300	2,499	2,616	2,662	2,701
156	156.01	548	571	578	586	593	599
	156.02	79	79	79	79	79	79
	156.03	298	400	423	441	460	460
	156.04	123	166	177	187	197	206
	Census Tract Total	1,048	1,216	1,257	1,293	1,329	1,344

TABLE 6.6

Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001	2005	2010	2015	2020	2025
157	157.01	433	437	442	447	452	457
	157.02	747	762	777	792	808	821
	157.03	194	194	194	195	195	196
	Census Tract Total	1,374	1,393	1,413	1,434	1,455	1,474
158	158.01	669	821	875	925	926	926
	158.02	551	551	567	584	602	616
	158.03	474	537	566	594	624	633
	Census Tract Total	1,694	1,909	2,008	2,103	2,152	2,175
159	159.01	855	887	932	981	1,031	1,032
	159.02	192	358	378	390	391	391
	159.03						
	159.04	135	146	148	150	152	153
	Census Tract Total	1,182	1,391	1,458	1,521	1,574	1,576
160	160.01	417	587	633	673	718	767
	160.02	995	909	1,117	1,182	1,212	1,237
	160.03	304	324	330	336	342	347
	Census Tract Total	1,716	1,820	2,080	2,191	2,272	2,351
161	161.01	193	286	303	316	330	341
	161.02	101	105	106	107	108	108
	161.03	627	664	706	749	795	820
	161.04	472	506	538	571	605	635
	Census Tract Total	1,393	1,561	1,653	1,743	1,838	1,904
162	162.01						
	162.02						
	Census Tract Total						
163	163.01	267	645	680	684	684	539
	163.02	473	2,919	3,008	3,033	3,033	3,033
	Census Tract Total	740	3,564	3,688	3,717	3,717	3,572

TABLE 6.6

Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001	2005	2010	2015	2020	2025
201	201.01	379	451	472	491	510	521
	201.02	702	839	898	941	968	968
	Census Tract Total	1,081	1,290	1,370	1,432	1,478	1,489
202	202.01	2,420	2,746	2,910	2,954	3,000	3,037
	202.02	923	963	1,131	1,325	1,479	1,516
	Census Tract Total	3,343	3,709	4,041	4,279	4,479	4,553
203	203.01	640	668	688	708	728	744
	203.02	677	683	707	732	758	781
	203.03	242	346	395	419	429	439
	203.04	446	451	465	479	494	507
	Census Tract Total	2,005	2,148	2,255	2,338	2,409	2,471
204	204.01	1,586	1,598	1,632	1,665	1,695	1,716
	Census Tract Total	1,586	1,598	1,632	1,665	1,695	1,716
205	205.01	3,122	3,604	4,045	4,104	4,112	4,119
	205.02	175	175	176	177	178	178
	Census Tract Total	3,297	3,779	4,221	4,281	4,290	4,297
206	206.01	180	184	185	187	188	189
	206.02	427	429	431	433	435	436
	206.03	1,092	1,148	1,174	1,196	1,219	1,234
	Census Tract Total	1,699	1,761	1,790	1,816	1,842	1,859
207	207.01	639	639	651	662	674	684
	207.02	142	276	299	313	327	338
	207.03	552	575	592	610	628	643
	Census Tract Total	1,333	1,490	1,542	1,585	1,629	1,665
208	208.01	351	357	363	368	374	379
	208.02	265	265	271	277	283	288
	208.03	583	587	606	626	646	663
	Census Tract Total	1,199	1,209	1,240	1,271	1,303	1,330

TABLE 6.6

Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001	2005	2010	2015	2020	2025
210	210.01	972	1,038	1,185	1,200	1,205	1,209
	210.02	719	726	851	853	854	855
	210.03	237	272	291	308	319	328
	210.04	287	956	1,079	1,146	1,146	1,147
	Census Tract Total	2,215	2,992	3,406	3,507	3,524	3,539
211	211.01	3,067	3,228	3,400	3,521	3,604	3,645
	211.02	1,697	2,277	2,549	2,581	2,598	2,599
	211.03	273	273	278	284	290	296
	Census Tract Total	5,037	5,778	6,227	6,386	6,492	6,540
212	212.01	691	697	724	753	784	809
	Census Tract Total	691	697	724	753	784	809
213	213.01	1,353	1,353	1,358	1,361	1,366	1,370
	213.02	104	104	104	104	104	104
	Census Tract Total	1,457	1,457	1,462	1,465	1,470	1,474
214	214.01	923	938	941	942	945	947
	214.02	1,530	1,583	1,690	1,806	1,920	1,924
	Census Tract Total	2,453	2,521	2,631	2,748	2,865	2,871
215	215.01	2,058	1,308	2,222	2,394	2,576	2,647
	Census Tract Total	2,058	1,308	2,222	2,394	2,576	2,647
216	216.01	1,421	1,421	1,421	1,421	1,421	1,422
	216.02	540	546	614	690	736	751
	Census Tract Total	1,961	1,967	2,035	2,111	2,157	2,173
217	217.01	2,680	2,682	2,959	3,041	3,059	3,075
	Census Tract Total	2,680	2,682	2,959	3,041	3,059	3,075
218	218.01	2,152	2,265	2,695	2,745	2,756	2,766
	Census Tract Total	2,152	2,265	2,695	2,745	2,756	2,766
219	219.01						
	Census Tract Total						

TABLE 6.6

Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001	2005	2010	2015	2020	2025
220	220.01	1	1	1	1	1	1
	220.02		2	2	2	2	2
	220.03	560	723	805	865	868	870
	220.04	8	14	15	16	18	21
	220.05	212	212	212	212	212	212
	Census Tract Total	781	952	1,035	1,096	1,101	1,106
221	221.01	2,317	2,829	3,332	3,368	3,404	3,436
	221.02	1	1	1	1	1	1
	221.03	896	1,458	1,658	1,904	2,218	2,614
	221.04	1,010	1,370	1,505	1,510	1,515	1,520
	221.05	439	540	643	721	738	743
	221.06	37	37	38	40	41	43
	Census Tract Total	4,700	6,235	7,177	7,544	7,917	8,357
222	222.01			600	792	792	792
	Census Tract Total			600	792	792	792
223	223.01	3,486	3,730	3,888	3,927	3,965	3,999
	Census Tract Total	3,486	3,730	3,888	3,927	3,965	3,999
224	224.01	3,742	3,989	4,301	4,333	4,367	4,396
	224.02	469	471	477	483	489	494
	Census Tract Total	4,211	4,460	4,778	4,816	4,856	4,890
301	301.01	469	473	482	491	500	508
	301.02	1,082	1,082	1,107	1,133	1,159	1,181
	301.03	985	987	999	1,011	1,024	1,034
	Census Tract Total	2,536	2,542	2,588	2,635	2,683	2,723
302	302.01	3,882	3,958	4,256	4,417	4,417	4,417
	Census Tract Total	3,882	3,958	4,256	4,417	4,417	4,417
304	304.01	1,468	1,468	1,469	1,470	1,470	1,471
	304.02	855	855	855	855	855	855
	Census Tract Total	2,323	2,323	2,324	2,325	2,325	2,326

TABLE 6.6

Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001	2005	2010	2015	2020	2025
305	305.01	567	568	572	576	580	584
	Census Tract Total	567	568	572	576	580	584
306	306.01	552	552	562	572	582	592
	306.02	350	350	350	351	351	351
	306.03	477	477	477	477	478	478
	306.04	432	432	433	434	435	436
	Census Tract Total	1,811	1,811	1,822	1,834	1,846	1,857
307	307.01	217	217	217	218	218	218
	307.02	338	338	338	338	339	339
	307.03	373	373	375	376	378	379
	Census Tract Total	928	928	930	932	935	936
308	308.01	3,326	3,326	3,327	3,329	3,330	3,331
	Census Tract Total	3,326	3,326	3,327	3,329	3,330	3,331
309	309.01	2,370	2,468	2,694	2,763	2,821	2,821
	Census Tract Total	2,370	2,468	2,694	2,763	2,821	2,821
310	310.01	2,328	2,332	2,469	2,534	2,550	2,563
	Census Tract Total	2,328	2,332	2,469	2,534	2,550	2,563
313	313.01	1,399	1,405	1,423	1,440	1,457	1,472
	Census Tract Total	1,399	1,405	1,423	1,440	1,457	1,472
314	314.01	1,345	1,345	1,347	1,350	1,351	1,353
	Census Tract Total	1,345	1,345	1,347	1,350	1,351	1,353
315	315.01	1,993	2,061	2,129	2,195	2,234	2,252
	Census Tract Total	1,993	2,061	2,129	2,195	2,234	2,252
316	316.01	941	1,934	2,160	2,217	2,268	2,311
	316.02	845	895	927	950	967	981
	316.03	3	3	1,049	2,195	3,173	3,173
	Census Tract Total	1,789	2,832	4,136	5,362	6,408	6,465
318	318.01	2,458	2,484	2,609	2,727	2,776	2,781
	Census Tract Total	2,458	2,484	2,609	2,727	2,776	2,781

TABLE 6.6

Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001	2005	2010	2015	2020	2025
319	319.01	1,051	1,051	1,053	1,056	1,058	1,060
	Census Tract Total	1,051	1,051	1,053	1,056	1,058	1,060
320	320.01	1,110	1,110	1,117	1,124	1,130	1,136
	Census Tract Total	1,110	1,110	1,117	1,124	1,130	1,136
321	321.01	1,444	1,444	1,465	1,484	1,504	1,523
	Census Tract Total	1,444	1,444	1,465	1,484	1,504	1,523
322	322.01	2,563	2,563	2,614	2,661	2,710	2,756
	Census Tract Total	2,563	2,563	2,614	2,661	2,710	2,756
323	323.01	1,123	1,138	1,141	1,145	1,148	1,150
	323.02	583	661	683	700	701	702
	Census Tract Total	1,706	1,799	1,824	1,845	1,849	1,852
324	324.01	2,834	2,834	2,880	2,925	2,972	3,011
	Census Tract Total	2,834	2,834	2,880	2,925	2,972	3,011
325	325.01	1,887	1,889	1,935	1,981	2,029	2,069
	Census Tract Total	1,887	1,889	1,935	1,981	2,029	2,069
326	326.01	1,506	1,544	1,651	1,731	1,811	1,878
	Census Tract Total	1,506	1,544	1,651	1,731	1,811	1,878
327	327.01	2,612	2,700	2,943	3,018	3,051	3,054
	Census Tract Total	2,612	2,700	2,943	3,018	3,051	3,054
328	328.01	746	2,154	2,310	2,409	2,409	2,409
	Census Tract Total	746	2,154	2,310	2,409	2,409	2,409
401	401.01	921	921	932	943	955	965
	401.02	1,023	1,023	1,087	1,155	1,227	1,240
	401.03	996	996	1,005	1,016	1,026	1,034
	Census Tract Total	2,940	2,940	3,024	3,114	3,208	3,239

TABLE 6.6

Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001	2005	2010	2015	2020	2025
402	402.01	502	684	804	804	804	804
	402.02	2,164	2,164	2,274	2,390	2,478	2,495
	402.03						
	402.04	137	139	145	151	159	165
	Census Tract Total	2,803	2,987	3,223	3,345	3,441	3,464
403	403.01	480	480	488	495	503	510
	403.02	463	473	491	510	530	546
	Census Tract Total	943	953	979	1,005	1,033	1,056
405	405.01	99	99	99	100	100	100
	405.02	454	454	462	469	477	484
	405.03	1,596	1,598	1,697	1,803	1,854	1,854
	405.04						
	Census Tract Total	2,149	2,151	2,258	2,372	2,431	2,438
406	406.01	851	816	1,048	1,116	1,175	1,201
	Census Tract Total	851	816	1,048	1,116	1,175	1,201
407	407.01	1,799	1,799	1,810	1,821	1,833	1,842
	407.02	999	999	1,013	1,027	1,041	1,053
	Census Tract Total	2,798	2,798	2,823	2,848	2,874	2,895
408	408.01	862	864	867	871	874	876
	408.02	97	98	98	99	99	99
	408.03	449	449	457	464	472	478
	408.04	690	691	734	780	829	870
	408.05						
	Census Tract Total	2,098	2,102	2,156	2,214	2,274	2,323
501	501.01	1,480	1,480	1,480	1,480	1,480	1,480
	501.02	353	353	353	354	354	355
	501.03	429	429	431	433	435	437
	Census Tract Total	2,262	2,262	2,264	2,267	2,269	2,272

TABLE 6.6

Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001	2005	2010	2015	2020	2025
502	502.01	512	512	512	512	512	512
	502.02	243	243	243	243	244	244
	502.03	182	183	185	188	190	193
	502.04	392	392	399	405	412	418
	Census Tract Total	1,329	1,330	1,339	1,348	1,358	1,367
503	503.01	304	304	307	310	313	315
	503.02	294	294	294	294	295	295
	503.03	853	853	861	870	878	885
	503.04	227	227	233	238	244	249
	Census Tract Total	1,678	1,678	1,695	1,712	1,730	1,744
504	504.01	373	373	381	388	396	402
	504.02	338	338	340	342	344	346
	504.03	229	230	238	247	256	263
	Census Tract Total	940	941	959	977	996	1,011
505	505.01	360	360	361	361	362	362
	505.02	306	306	307	308	309	309
	505.03	224	224	224	225	225	225
	Census Tract Total	890	890	892	894	896	896
506	506.01	191	191	203	216	229	241
	506.02	1,696	1,696	1,697	1,698	1,699	1,699
	506.03	298	298	299	300	301	302
	506.04	190	190	190	190	190	190
	506.05	267	267	270	272	275	277
	506.06	386	386	387	388	389	389
	506.07	177	177	179	180	182	183
	Census Tract Total	3,205	3,205	3,225	3,244	3,265	3,281
507	507.01	979	979	994	1,009	1,024	1,037
	507.02	1,461	1,467	1,475	1,482	1,491	1,498
	Census Tract Total	2,440	2,446	2,469	2,491	2,515	2,535

TABLE 6.6

Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001	2005	2010	2015	2020	2025
508	508.01	304	304	309	314	319	323
	508.02	454	454	457	460	463	465
	508.03	406	421	427	432	438	442
	Census Tract Total	1,164	1,179	1,193	1,206	1,220	1,230
509	509.01	285	306	312	318	325	330
	509.02	296	296	298	300	303	304
	Census Tract Total	581	602	610	618	628	634
510	510.01	410	410	410	411	411	411
	510.02	494	494	499	503	508	512
	Census Tract Total	904	904	909	914	919	923
511	511.01	359	359	359	360	360	360
	511.02	453	457	472	487	503	516
	Census Tract Total	812	816	831	847	863	876
512	512.01	227	229	229	230	230	230
	512.02	309	309	310	311	312	312
	512.03	99	101	103	105	107	109
	Census Tract Total	635	639	642	646	649	651
513	513.01	433	436	454	473	493	510
	513.02	450	450	451	452	453	454
	Census Tract Total	883	886	905	925	946	964
514	514.01	204	204	204	204	204	204
	514.02	815	815	815	815	815	815
	514.03	377	377	377	377	377	377
	Census Tract Total	1,396	1,396	1,396	1,396	1,396	1,396
515	515.01	982	982	982	982	982	983
	515.02	1,290	1,290	1,495	1,547	1,556	1,563
	515.03	819	819	830	841	852	862
	515.04	974	974	1,030	1,089	1,152	1,173
	Census Tract Total	4,065	4,065	4,337	4,459	4,542	4,581

TABLE 6.6

Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001	2005	2010	2015	2020	2025
516	516.01	833	833	833	833	833	833
	516.02	81	81	81	81	81	81
	516.03	790	790	790	790	790	790
	516.04	615	615	617	619	621	622
	516.05	413	413	415	416	418	420
	Census Tract Total	2,732	2,732	2,736	2,739	2,743	2,746
518	518.01	465	468	470	473	475	477
	518.02	210	215	216	217	218	219
	518.03	435	435	447	456	468	477
	Census Tract Total	1,110	1,118	1,133	1,146	1,161	1,173
519	519.01	2,244	2,291	2,575	2,676	2,711	2,740
	Census Tract Total	2,244	2,291	2,575	2,676	2,711	2,740
520	520.01	1,127	1,132	1,161	1,192	1,225	1,253
	Census Tract Total	1,127	1,132	1,161	1,192	1,225	1,253
521	521.01	121	122	122	123	123	124
	521.02	925	925	951	976	996	1,003
	521.03	555	558	573	589	604	618
	521.04	630	630	634	638	641	645
	521.05	397	397	403	408	414	419
	Census Tract Total	2,628	2,632	2,683	2,734	2,778	2,809
522	522.01	1,452	1,452	1,453	1,454	1,456	1,457
	522.02	383	383	385	387	389	390
	522.03	352	352	353	353	354	354
	Census Tract Total	2,187	2,187	2,191	2,194	2,199	2,201
523	523.01	3,159	3,159	3,380	3,617	3,755	3,762
	Census Tract Total	3,159	3,159	3,380	3,617	3,755	3,762

TABLE 6.6

Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001	2005	2010	2015	2020	2025
524	524.01	507	507	507	508	508	508
	524.02	345	345	345	345	345	345
	524.03	284	284	284	284	285	285
	524.04	738	738	740	742	744	746
	524.05	487	487	507	525	544	550
	Census Tract Total	2,361	2,361	2,383	2,404	2,426	2,434
525	525.01	290	290	290	290	291	291
	525.02	663	663	674	686	698	708
	525.03	352	353	358	364	369	373
	525.04	1,569	1,584	1,631	1,669	1,701	1,731
	Census Tract Total	2,874	2,890	2,953	3,009	3,059	3,103
526	526.01	732	732	732	732	732	732
	526.02	851	900	957	961	965	969
	526.03	270	583	723	741	741	741
	Census Tract Total	1,853	2,215	2,412	2,434	2,438	2,442
527	527.01	1,766	1,795	1,965	2,119	2,135	2,149
	Census Tract Total	1,766	1,795	1,965	2,119	2,135	2,149
528	528.01	3,980	3,994	4,817	4,828	4,839	4,848
	Census Tract Total	3,980	3,994	4,817	4,828	4,839	4,848
601	601.01	345	401	417	430	443	454
	601.02	665	665	694	724	756	782
	601.03	300	370	393	417	443	465
	Census Tract Total	1,310	1,436	1,504	1,571	1,642	1,701
602	602.01	542	542	558	574	591	604
	602.02	104	116	119	122	125	127
	602.03	668	670	682	695	707	718
	Census Tract Total	1,314	1,328	1,359	1,391	1,423	1,449

TABLE 6.6

Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001	2005	2010	2015	2020	2025
603	603.01	242	247	262	278	296	310
	603.02	698	708	736	766	796	822
	Census Tract Total	940	955	998	1,044	1,092	1,132
604	604.01	284	313	321	329	338	344
	604.02	1,492	1,555	1,621	1,637	1,654	1,667
	604.03	167	167	172	176	181	185
	Census Tract Total	1,943	2,035	2,114	2,142	2,173	2,196
605	605.01	811	856	905	957	1,012	1,026
	605.02	762	767	787	807	829	848
	605.03	359	361	368	373	380	385
	605.04	222	226	229	231	234	236
	605.05	665	840	879	904	930	952
	Census Tract Total	2,819	3,050	3,168	3,272	3,385	3,447
606	606.01	147	147	150	154	157	160
	606.02	1,123	1,163	1,235	1,312	1,339	1,346
	Census Tract Total	1,270	1,310	1,385	1,466	1,496	1,506
607[a]	607.01	2,747	2,750	2,795	2,840	2,886	2,923
	Census Tract Total	2,747	2,750	2,795	2,840	2,886	2,923
608[a]	608.01	1,135	1,139	1,154	1,170	1,185	1,198
	Census Tract Total	1,135	1,139	1,154	1,170	1,185	1,198
609[a]	609.01	865	870	886	903	921	935
	Census Tract Total	865	870	886	903	921	935
610[a]	610.01	857	858	874	891	908	922
	Census Tract Total	857	858	874	891	908	922
611	611.01	651	660	688	717	747	772
	611.02	1,839	1,887	1,956	2,030	2,072	2,079
	Census Tract Total	2,490	2,547	2,644	2,747	2,819	2,851

TABLE 6.6

Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001	2005	2010	2015	2020	2025
612	612.01	222	223	226	230	233	236
	612.02	1,181	1,224	1,292	1,363	1,440	1,478
	612.03	84	100	103	107	111	114
	612.04	733	1,462	1,711	1,878	1,920	1,920
	Census Tract Total	2,220	3,009	3,332	3,578	3,704	3,748
615	615.01	392	409	424	441	457	471
	615.02	293	293	298	303	308	312
	615.03	475	480	482	483	485	488
	615.04	747	747	830	846	847	848
	615.05	89	90	90	90	90	90
	Census Tract Total	1,996	2,019	2,124	2,163	2,187	2,209
616	616.01	1,510	1,585	1,839	1,886	1,892	1,896
	616.02	389	397	421	446	473	496
	616.04	1,111	1,173	1,451	1,492	1,492	1,492
	616.05	376	376	384	392	399	407
	616.06	1	1	1	1	1	1
	Census Tract Total	3,387	3,532	4,096	4,217	4,257	4,292
617	617.01	2,065	2,249	2,593	2,665	2,670	2,675
	617.02	275	286	294	302	310	316
	Census Tract Total	2,340	2,535	2,887	2,967	2,980	2,991
618	618.01	381	396	484	595	737	746
	618.02	2,248	2,254	2,638	2,694	2,694	2,694
	Census Tract Total	2,629	2,650	3,122	3,289	3,431	3,440
619	619.02	1,931	1,932	2,053	2,133	2,146	2,157
	Census Tract Total	1,931	1,932	2,053	2,133	2,146	2,157

TABLE 6.6

Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001	2005	2010	2015	2020	2025
701	701.01	281	282	284	286	288	290
	701.02	454	458	481	505	530	552
	701.03	59	65	67	69	71	72
	701.04	169	175	182	190	198	205
	Census Tract Total	963	980	1,014	1,050	1,087	1,119
702	702.01	2	2	2	2	2	2
	Census Tract Total	2	2	2	2	2	2
703	703.01	678	679	694	710	727	740
	703.02	134	135	137	139	141	143
	703.03	325	325	334	343	352	361
	Census Tract Total	1,137	1,139	1,165	1,192	1,220	1,244
704	704.01	525	527	546	566	587	605
	704.02	43	43	43	44	44	44
	704.03	363	365	388	412	438	460
	704.04	280	280	285	290	295	299
	704.05	524	525	547	570	595	615
	Census Tract Total	1,735	1,740	1,809	1,882	1,959	2,023
705	705.01	113	114	117	120	123	126
	705.02	329	329	330	331	332	333
	705.03	717	724	753	782	814	843
	705.04	295	295	298	300	303	305
	705.05	172	173	182	192	203	211
	705.06	548	560	562	564	564	564
	Census Tract Total	2,174	2,195	2,242	2,289	2,339	2,382
706	706.01	216	218	227	237	247	256
	706.02	174	174	180	186	192	197
	706.03	408	651	701	737	746	746
	706.04	200	203	205	207	209	211
	Census Tract Total	998	1,246	1,313	1,367	1,394	1,410

TABLE 6.6

Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001	2005	2010	2015	2020	2025
707	707.01	298	298	313	329	345	359
	707.02	409	409	420	431	442	451
	707.03	288	298	306	315	324	331
	707.04	378	378	379	379	380	380
	707.05	196	196	196	197	197	197
	707.06	259	259	259	259	259	259
	Census Tract Total	1,828	1,838	1,873	1,910	1,947	1,977
708	708.01	273	273	274	276	277	278
	708.02	780	789	799	808	818	826
	Census Tract Total	1,053	1,062	1,073	1,084	1,095	1,104
709	709.01	690	701	723	746	771	791
	709.02	754	757	764	771	777	783
	709.03	256	256	257	259	260	260
	709.04	366	366	423	448	454	458
	709.05	346	346	357	367	379	388
	709.06	106	106	106	107	107	108
	Census Tract Total	2,518	2,532	2,630	2,698	2,748	2,788
710	710.01	67	76	77	79	80	81
	710.02	219	222	228	233	239	244
	710.03	527	529	536	544	553	560
	Census Tract Total	813	827	841	856	872	885

TABLE 6.6

Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001	2005	2010	2015	2020	2025
711	711.01	173	173	173	173	173	173
	711.02	205	205	205	205	205	205
	711.03	266	266	268	271	273	275
	711.04	306	306	307	307	308	309
	711.05	244	244	244	245	245	245
	711.06	674	674	674	674	674	674
	711.07	192	195	196	196	197	197
	711.08	377	383	395	408	422	433
	Census Tract Total	2,437	2,446	2,462	2,479	2,497	2,511
712	712.01	1	1	1	1	1	1
	712.02	624	624	624	624	624	624
	712.03	228	229	230	230	231	231
	712.04	2,828	2,931	3,573	3,575	3,578	3,581
	Census Tract Total	3,681	3,785	4,428	4,430	4,434	4,437
713	713.01	3,316	3,337	3,906	3,918	3,929	3,938
	713.02	612	614	623	632	641	648
	Census Tract Total	3,928	3,951	4,529	4,550	4,570	4,586
714	714.01	1,701	1,702	1,785	1,869	1,947	1,983
	714.02	894	894	896	897	899	901
	Census Tract Total	2,595	2,596	2,681	2,766	2,846	2,884
801	801.01	448	510	533	556	580	599
	801.02	228	234	242	250	258	265
	801.03	231	240	254	270	287	301
	801.04	285	286	302	320	338	353
	801.05	214	218	224	231	238	244
	Census Tract Total	1,406	1,488	1,555	1,627	1,701	1,762

TABLE 6.6

Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001	2005	2010	2015	2020	2025
802	802.01	360	896	952	990	1,002	1,011
	802.02	462	467	481	496	511	523
	802.03	511	515	545	576	609	637
	802.04	3,011	3,011	3,011	3,011	3,011	3,011
	802.05						
	Census Tract Total	4,344	4,889	4,989	5,073	5,133	5,182
803	803.01	981	1,018	1,080	1,146	1,216	1,248
	803.02	270	275	281	287	294	299
	803.03	1,000	1,061	1,120	1,183	1,248	1,303
	803.04	1	1	1	1	1	1
	Census Tract Total	2,252	2,355	2,482	2,617	2,759	2,851
804	804.01	728	797	844	894	901	901
	804.02	730	746	788	831	879	919
	804.03	397	399	412	424	437	447
	804.04	455	565	594	618	621	624
	804.05	854	869	921	977	1,036	1,085
	Census Tract Total	3,164	3,376	3,559	3,744	3,874	3,976
805	805.01	1,840	1,853	1,969	2,092	2,132	2,132
	805.02	1,951	1,964	2,014	2,067	2,120	2,164
	805.03	2,758	3,147	3,546	3,598	3,652	3,657
	Census Tract Total	6,549	6,964	7,529	7,757	7,904	7,953
808[b]	808.01	2,618	2,688	3,013	3,098	3,188	3,265
	Census Tract Total	2,618	2,688	3,013	3,098	3,188	3,265
809[b]	809.01	4,502	4,737	5,412	5,714	5,829	5,867
	Census Tract Total	4,502	4,737	5,412	5,714	5,829	5,867
810	810.01	1,474	1,889	2,109	2,110	2,111	2,112
	Census Tract Total	1,474	1,889	2,109	2,110	2,111	2,112

TABLE 6.6

Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001	2005	2010	2015	2020	2025
811	811.01	173	541	686	796	884	949
	811.02	3,176	3,311	3,730	4,255	4,325	4,348
	811.03	1,294	1,296	1,348	1,403	1,460	1,485
	811.04	1,444	1,464	1,522	1,582	1,644	1,647
	Census Tract Total	6,087	6,612	7,286	8,036	8,313	8,429
812	812.01	2,434	2,573	2,623	2,641	2,659	2,675
	Census Tract Total	2,434	2,573	2,623	2,641	2,659	2,675
814	814.01	2,732	2,732	2,742	2,751	2,761	2,769
	Census Tract Total	2,732	2,732	2,742	2,751	2,761	2,769
815	815.01	783	842	876	911	920	920
	Census Tract Total	783	842	876	911	920	920
816	816.01	478	555	589	625	663	670
	816.02	577	594	603	611	619	626
	Census Tract Total	1,055	1,149	1,192	1,236	1,282	1,296
817	817.01	632	693	721	751	782	809
	817.02	666	714	759	806	856	856
	817.03	650	651	662	674	686	695
	817.04	1,937	2,034	2,246	2,314	2,317	2,319
	Census Tract Total	3,885	4,092	4,388	4,545	4,641	4,679
819	819.01	1,624	1,629	1,636	1,644	1,651	1,657
	819.02	596	654	673	692	702	703
	Census Tract Total	2,220	2,283	2,309	2,336	2,353	2,360
820	820.01	3,110	3,116	3,258	3,400	3,510	3,518
	820.02	474	474	474	474	474	474
	Census Tract Total	3,584	3,590	3,732	3,874	3,984	3,992
821	821.01	1,534	1,534	1,534	1,534	1,534	1,534
	Census Tract Total	1,534	1,534	1,534	1,534	1,534	1,534

TABLE 6.6

Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001	2005	2010	2015	2020	2025
822	822.01	918	2,431	2,764	2,824	2,824	2,824
	822.02	368	368	368	368	368	368
	822.03	2,354	2,659	2,747	2,754	2,762	2,769
	Census Tract Total	3,640	5,458	5,879	5,946	5,954	5,961
823	823.01	5,567	5,599	5,901	5,901	5,901	5,901
	Census Tract Total	5,567	5,599	5,901	5,901	5,901	5,901
824	824.01	772	774	788	801	815	827
	Census Tract Total	772	774	788	801	815	827
825	825.01	1,236	1,482	1,642	1,676	1,712	1,725
	825.02	3,911	4,125	4,294	4,466	4,624	4,677
	Census Tract Total	5,147	5,607	5,936	6,142	6,336	6,402
826	826.01	617	645	684	728	773	812
	826.02	3,087	3,423	3,720	3,854	3,904	3,934
	Census Tract Total	3,704	4,068	4,404	4,582	4,677	4,746
901	901.01	3	3	3	3	3	3
	901.02	12	16	16	17	17	19
	901.03	1,044	544	1,069	1,095	1,121	1,143
	901.04	192	283	302	311	311	311
	901.05	2,556	2,556	2,573	2,590	2,606	2,621
	901.06						
	Census Tract Total	3,807	3,402	3,963	4,016	4,058	4,097
905	905.01	1,308	1,319	1,324	1,330	1,336	1,340
	905.02	1,800	1,862	1,963	2,075	2,190	2,289
	Census Tract Total	3,108	3,181	3,287	3,405	3,526	3,629
909[c]	909.01	75	80	84	87	91	94
	Census Tract Total	75	80	84	87	91	94
910	910.01	53	53	56	60	64	67
	910.02	511	519	552	586	623	654
	Census Tract Total	564	572	608	646	687	721

TABLE 6.6

Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001	2005	2010	2015	2020	2025
911	911.01	4,334	4,424	4,572	4,667	4,667	4,667
	Census Tract Total	4,334	4,424	4,572	4,667	4,667	4,667
912	912.01	2,300	2,316	2,708	2,776	2,780	2,782
	912.02	336	336	336	336	336	336
	Census Tract Total	2,636	2,652	3,044	3,112	3,116	3,118
913	913.01	22	22	22	23	23	23
	913.02	36	37	38	38	39	39
	913.03	865	865	877	889	901	912
	913.04	4,017	4,025	4,632	4,915	5,013	5,061
	Census Tract Total	4,940	4,949	5,569	5,865	5,976	6,035
914	914.01	6,363	6,583	7,050	7,157	7,268	7,302
	Census Tract Total	6,363	6,583	7,050	7,157	7,268	7,302
915	915.01	1,755	2,157	2,308	2,453	2,583	2,693
	915.02	567	1,517	1,848	2,084	2,094	2,105
	915.03	671	671	671	671	671	671
	Census Tract Total	2,993	4,345	4,827	5,208	5,348	5,469
916	916.01	2,655	3,341	3,704	3,870	3,956	3,957
	Census Tract Total	2,655	3,341	3,704	3,870	3,956	3,957
917	917.01	2,913	3,212	3,786	3,874	3,874	3,874
	917.02	971	972	973	974	975	976
	917.03	513	585	648	719	805	891
	917.04	1,754	2,180	2,462	2,560	2,613	2,655
	Census Tract Total	6,151	6,949	7,869	8,127	8,267	8,396
918	918.01	4,698	4,711	4,912	5,123	5,270	5,280
	Census Tract Total	4,698	4,711	4,912	5,123	5,270	5,280

TABLE 6.6

Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001	2005	2010	2015	2020	2025
919	919.01	112	115	117	119	123	125
	919.02	137	138	143	149	155	160
	919.03	154	157	161	166	171	175
	919.04	67	67	67	67	68	68
	919.05	288	308	321	335	350	362
	919.06	46	49	49	50	50	51
	919.07	107	177	183	186	191	193
	919.08	19	25	25	25	25	25
	919.09	128	132	132	133	133	133
	919.10	44	48	48	48	48	48
	919.11	50	52	52	52	53	53
	919.12	97	104	104	105	105	106
	Census Tract Total	1,249	1,372	1,402	1,435	1,472	1,499
920	920.01	705	721	756	793	833	866
	920.02	685	691	717	745	773	796
	920.03	714	724	746	769	794	814
	Census Tract Total	2,104	2,136	2,219	2,307	2,400	2,476
921	921.01	96	98	98	99	100	100
	921.02	147	157	160	162	165	167
	921.03	366	408	424	439	455	468
	921.04	224	233	235	237	239	240
	921.05	352	408	434	459	486	509
	921.06	381	392	399	407	415	421
	921.07	568	577	581	585	588	591
	Census Tract Total	2,134	2,273	2,331	2,388	2,448	2,496

TABLE 6.6

Estimated and Forecasted Housing Units by Census and Subcensus Tracts
Fairfax County, January 2001

Census Tract	Subcensus Tract	2001	2005	2010	2015	2020	2025
922	922.01	122	158	163	166	169	171
	922.02	534	614	647	678	701	701
	922.03	2,081	2,123	2,289	2,453	2,497	2,497
	922.04	206	357	377	393	409	422
	922.05	1,238	1,403	1,445	1,483	1,521	1,555
	Census Tract Total	4,181	4,655	4,921	5,173	5,297	5,346
923	923.01	1,088	1,097	1,123	1,149	1,175	1,198
	Census Tract Total	1,088	1,097	1,123	1,149	1,175	1,198
924	924.01	1,702	1,765	1,783	1,801	1,817	1,831
	Census Tract Total	1,702	1,765	1,783	1,801	1,817	1,831
Fairfax County		**363,333**	**387,425**	**414,695**	**428,015**	**436,903**	**441,413**

Note: All census tracts in Fairfax County begin with the number 4. To conserve space, the leading 4 is dropped from the census tract name in the information contained in this table. Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Census Bureau. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes. For example, Fairfax County subcensus tracts 160.01, 160.02, and 160.03 comprise U.S. Census Bureau census tract 4160.

Source: Fairfax County Department of Systems Management for Human Services, 2001.

[a] *Comprises part of the Town of Vienna.*

[b] *Comprises part of the Town of Herndon.*

[c] *Town of Clifton.*

RESIDENTIAL DEVELOPMENT ACTIVITY

The Residential Development Process

The residential development process encompasses the entire land development process, from the rezoning of land, through the site plan and subdivision phases, the issuance of building permits, and the construction and completion of housing units. The development process reflects active residential projects occurring in Fairfax County at one specific point in time (January 2001), and does not reflect cumulative activity occurring throughout the preceding year. Further, specific units are counted only within the stage of the development process in which they occur on January 1, 2001.

Total Units in the Residential Development Process

As of January 2001, there were 31,284 units in the residential development process. This total represented an increase of 376 units (or 1.2 percent), from the January 2000 total of 30,908. Figure 7.1 presents, in graphical form, the total number of units in the residential development process by type of unit from 1980 to 2001.

Total Units by Stage in the Residential Development Process

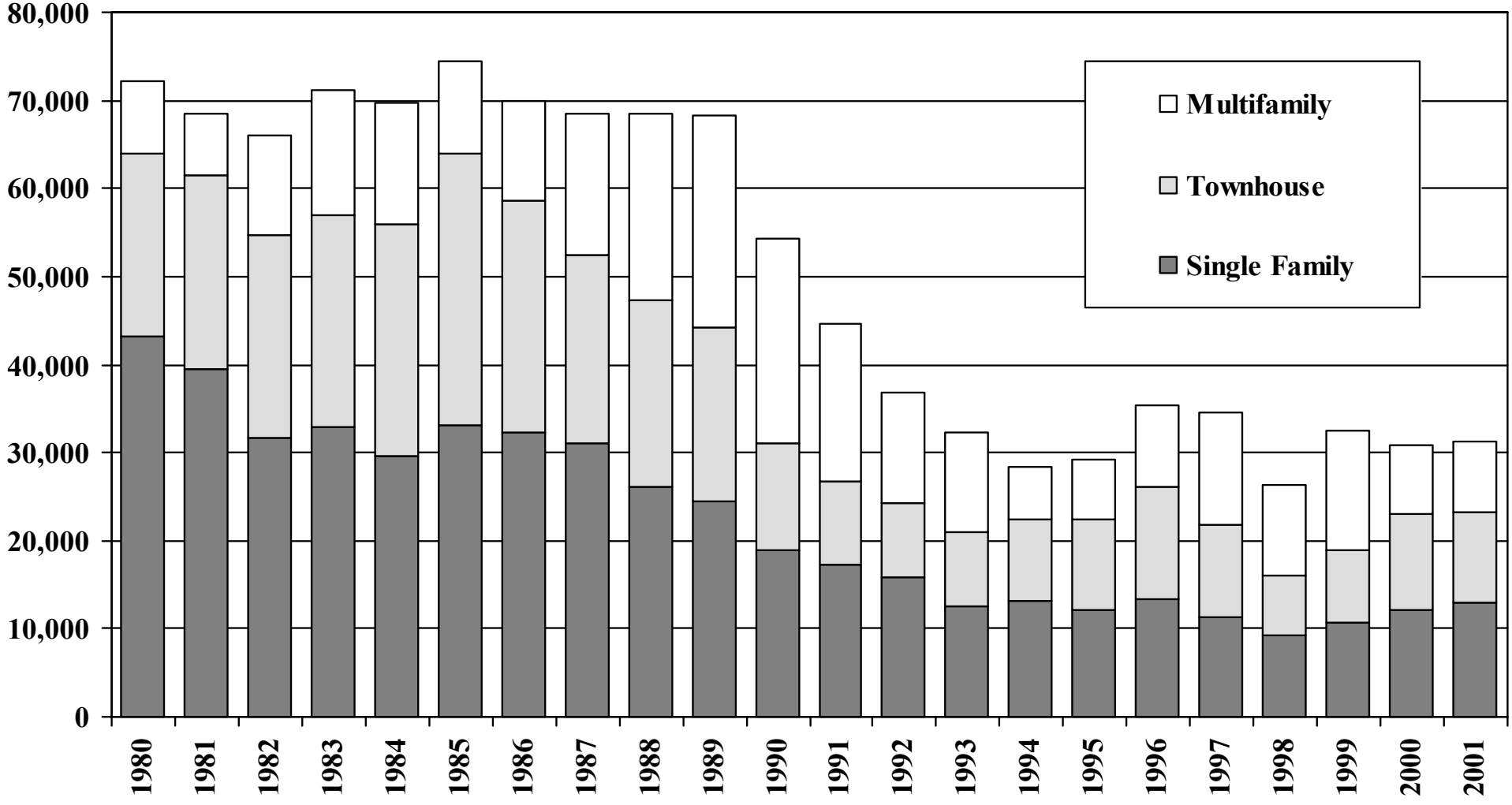
The number of residential units under construction increased by 146 units (or 11.2 percent), from 1,300 units in 2000 to 1,446 units in 2001. The number of units for which building permits were issued but not started decreased by 580 units (or -13.6 percent), from 4,256 units in January 2000 to 3,676 units in January 2001.

On approved site plans or subdivision plats there was a decrease of 124 units (or -1.3 percent), from the 2000 total of 9,310 units to 9,186 units in 2001. On site plans submitted there was a decrease of 359 units (or -4.1 percent), from 8,755 units in 2000 to 8,396 units in 2001.

For units associated with approved rezoning requests (identified as "Rezoning Granted" in the tables), there was an increase of 2,312 units, (or 42.5 percent), from the 2000 total of 5,440 units to the 2001 total of 7,752 units. Residential units counted in this stage typically are shown on development plans proffered with approved rezoning requests. For units associated with rezoning requests submitted (identified as "Rezoning Pending"), the number of units decreased by 1,019 (or -55.2 percent), from 1,847 units in January 2000 to 828 units in January 2001.

Figure 7.1

Housing Units in the Residential Development Process by Structure Type Fairfax County, 1980 through 2001



Source: Fairfax County Department of Systems Management for Human Services 2001.

Table 7.1 shows the number of residential units in the development process by stage, comparing January 2000 with January 2001.

TABLE 7.1

Housing Units in the Development Process by Development Stage January 2000 and 2001

Development Stage	Housing Units in the Development Process		
	2000	**2001**	Percent Change
Under Construction	1,300	**1,446**	11.2%
Building Permit Issued but Not Started	4,256	**3,676**	-13.6%
Site Plan Approved	9,310	**9,186**	-1.3%
Site Plan Submitted	8,755	**8,396**	-4.1%
Rezoning Granted	5,440	**7,752**	42.5%
Rezoning Pending	1,847	**828**	-55.2%
Total Units in the Residential Development Process	30,908	**31,284**	1.2%

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

Table 7.2 shows the total number of units in the development process by unit type. The single-family category includes only single-family detached units, while the townhouse category includes townhouses, duplexes, and multiplex units. The multifamily category includes both condominium and rental units, either of which may be garden, medium-rise, or high-rise types.

Between 2000 and 2001, the number of single-family units increased by 844 units (or 6.9 percent), while the number of townhouse units in the development process decreased by 654 units (or -6.0 percent) and the number of multifamily units increased by 186 units (or 2.4 percent)

TABLE 7.2

Housing Units in the Development Process By Unit Type, January 2000 and 2001

Unit Type	Housing Units		
	2000	**2001**	Percent Change
Single Family	12,184	**13,028**	6.9%
Townhouse	10,824	**10,170**	-6.0%
Multifamily	7,900	**8,086**	2.4%
Total Units in the Residential Development Process	30,908	**31,284**	1.2%

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

Figure 7.2 presents the number of residential housing units at all stages in the development process by subcensus tract.

Residential Development by Supervisor District

The Mount Vernon District had the largest number of units (6,998) in the development process on January 1, 2001, representing 22.4 percent of the total number of residential units in development in Fairfax County on that date. The Sully District ranked second with 5,449 units under development, accounting for 17.4 percent of the Fairfax County total. The Braddock District showed the lowest level of development activity with 365 units under development.

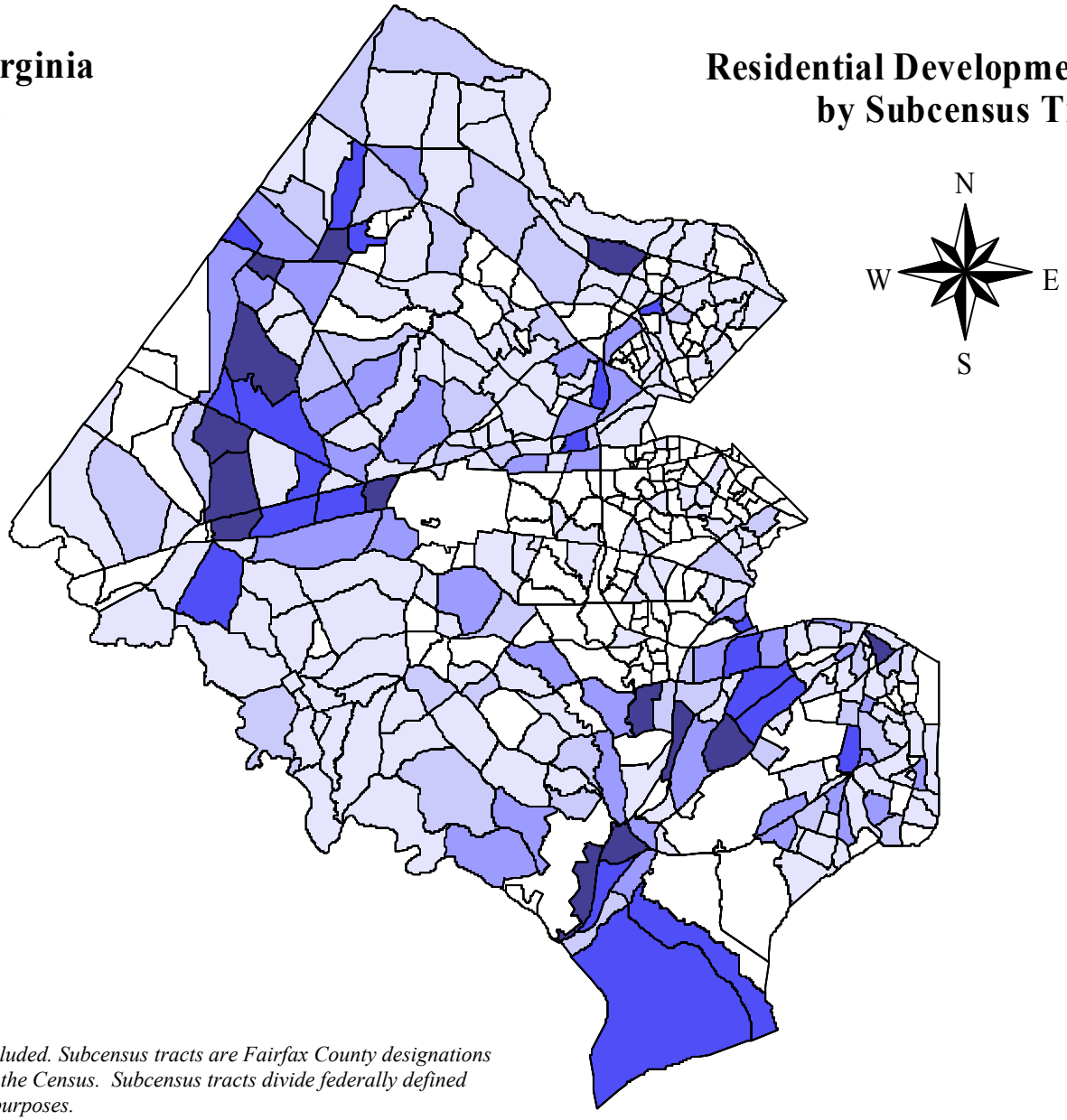
Residential Development by Planning District

The westernmost planning districts in Fairfax County, the Bull Run and Upper Potomac Districts accounted for fully 37.8 percent of all residential units in the development process in January 2001. The Upper Potomac District accounted for the largest number of residential units in development, 6,691 (or 21.4 percent of the 31,284 total units in development countywide). The Bull Run District had the second largest amount of residential development activity with 5,128 units (or 16.4 percent of total). Thus, 62.2 percent of all residential units in the development process were located in all other planning districts in Fairfax County combined, with the Annandale, Baileys and Lincolnia Districts containing the fewest number of residential units in development.

Figure 7.2

Fairfax County, Virginia
January 2001

Residential Development Activity by Subcensus Tract



Housing Units
- 0 - 50
- 51 - 100
- 101 - 250
- 251 - 500
- > 500

Note: Population of City of Fairfax is not included. Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Bureau of the Census. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes.

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

TABLE 7.3

Residential Development Activity by Stage of Development by Supervisor District
Fairfax County, January 2001

Supervisor District	Under Construction				Building Permit Issued, No Construction				Site Plan and/or Subdivision Plat Approved				Site Plan and/or Subdivision Plat Submitted			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Braddock	18	0	0	**18**	10	0	0	**10**	96	61	0	**157**	80	0	1	**81**
Dranesville[1]	222	26	67	**315**	496	154	375	**1,025**	491	231	1	**723**	440	0	0	**440**
Hunter Mill[2]	129	37	0	**166**	92	16	594	**702**	232	766	0	**998**	427	1,297	158	**1,882**
Lee	51	84	0	**135**	44	22	379	**445**	877	706	50	**1,633**	587	1,272	219	**2,078**
Mason	39	0	0	**39**	13	43	0	**56**	84	0	0	**84**	178	40	314	**532**
Mount Vernon	81	43	0	**124**	34	0	133	**167**	1,817	1,536	184	**3,537**	469	520	0	**989**
Providence	78	65	13	**156**	39	29	276	**344**	293	86	0	**379**	448	243	0	**691**
Springfield[3]	108	49	0	**157**	58	33	324	**415**	511	533	1	**1,045**	175	396	3	**574**
Sully	172	164	0	**336**	118	34	360	**512**	574	56	0	**630**	964	165	0	**1,129**
Fairfax County	**898**	**468**	**80**	**1,446**	**904**	**331**	**2,441**	**3,676**	**4,975**	**3,975**	**236**	**9,186**	**3,768**	**3,933**	**695**	**8,396**

Supervisor District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Braddock	29	0	70	**99**	0	0	0	**0**	233	61	71	**365**
Dranesville[1]	96	0	144	**240**	0	0	0	**0**	1,745	411	587	**2,743**
Hunter Mill[2]	102	115	248	**465**	0	0	0	**0**	982	2,231	1,000	**4,213**
Lee	200	258	377	**835**	60	0	0	**60**	1,819	2,342	1,025	**5,186**
Mason	30	31	0	**61**	20	0	0	**20**	364	114	314	**792**
Mount Vernon	782	236	1,142	**2,160**	0	21	0	**21**	3,183	2,356	1,459	**6,998**
Providence	263	47	420	**730**	125	0	257	**382**	1,246	470	966	**2,682**
Springfield[3]	349	268	12	**629**	36	0	0	**36**	1,237	1,279	340	**2,856**
Sully	382	487	1,664	**2,533**	9	0	300	**309**	2,219	906	2,324	**5,449**
Fairfax County	**2,233**	**1,442**	**4,077**	**7,752**	**250**	**21**	**557**	**828**	**13,028**	**10,170**	**8,086**	**31,284**

Source: Fairfax County Department of Systems Management for Human Services, 2001.

Note: All numbers shown in the table refer to housing units. Single Family category includes only single family detached units. Townhouse includes townhouses, duplexes, and multiplex units. Multifamily includes garden, medium-rise and high-rise units.

[1] *Includes the Town of Herndon.*

[2] *Includes the Town of Vienna.*

[3] *Includes the Town of Clifton.*

TABLE 7.4

Residential Development Activity by Stage of Development by Town
Fairfax County, January 2001

Town	Under Constuction				Building Permit Issued, No Construction				Site Plan and/or Subdivision Plat Approved				Site Plan and/or Subdivision Plat Submitted			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Town of Clifton	0	0	0	**0**	1	0	0	**1**	0	0	0	**0**	0	0	0	**0**
Town of Herndon	14	0	60	**74**	15	131	0	**146**	0	85	0	**85**	2	0	0	**2**
Town of Vienna	9	0	0	**9**	4	0	0	**4**	0	0	0	**0**	0	0	0	**0**
Town Total	**23**	**0**	**60**	**83**	**20**	**131**	**0**	**151**	**0**	**85**	**0**	**85**	**2**	**0**	**0**	**2**

Town	Rezoning Granted				Rezoning Pending				Total Development Activity			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Town of Clifton	0	0	0	**0**	0	0	0	**0**	1	0	0	**1**
Town of Herndon	11	0	0	**11**	0	0	0	**0**	42	216	60	**318**
Town of Vienna	0	0	0	**0**	0	0	0	**0**	13	0	0	**13**
Town Total	**11**	**0**	**0**	**11**	**0**	**0**	**0**	**0**	**56**	**216**	**60**	**332**

Source: Fairfax County Department of Systems Management for Human Services, 2001.

Note: All numbers shown in the table refer to housing units. Single Family category includes only single family detached units. Townhouse includes townhouses, duplexes, and multiplex units. Multifamily includes garden, medium-rise and high-rise units.

TABLE 7.5

Residential Development Activity by Stage of Development by Planning District
Fairfax County, January 2001

Planning District	Under Constuction				Building Permit Issued, No Construction				Site Plan and/or Subdivision Plat Approved				Site Plan and/or Subdivision Plat Submitted			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Annandale	22	0	0	**22**	5	0	0	**5**	17	0	0	**17**	3	0	1	**4**
Baileys	13	0	0	**13**	4	0	0	**4**	14	0	0	**14**	51	0	26	**77**
Bull Run	73	111	0	**184**	53	36	387	**476**	432	176	0	**608**	536	277	3	**816**
Fairfax	37	15	0	**52**	17	22	297	**336**	144	258	1	**403**	162	284	0	**446**
Jefferson	12	24	13	**49**	9	6	201	**216**	12	0	0	**12**	128	0	0	**128**
Lincolnia	2	0	0	**2**	1	43	0	**44**	41	0	0	**41**	101	40	288	**429**
Lower Potomac	39	7	0	**46**	17	0	66	**83**	796	668	122	**1,586**	351	492	0	**843**
McLean	125	43	0	**168**	447	13	0	**460**	251	112	1	**364**	269	61	0	**330**
Mount Vernon	28	36	0	**64**	6	0	67	**73**	796	726	68	**1,590**	59	79	0	**138**
Pohick[1]	125	0	0	**125**	72	0	0	**72**	685	375	0	**1,060**	226	0	0	**226**
Rose Hill	33	80	0	**113**	15	8	130	**153**	438	319	44	**801**	398	648	0	**1,046**
Springfield	17	4	0	**21**	29	14	249	**292**	470	376	0	**846**	189	573	219	**981**
Upper Potomac[2]	306	137	67	**510**	190	176	969	**1,335**	654	885	0	**1,539**	1,062	1,267	158	**2,487**
Vienna[3]	66	11	0	**77**	39	13	75	**127**	225	80	0	**305**	233	212	0	**445**
Fairfax County	**898**	**468**	**80**	**1,446**	**904**	**331**	**2,441**	**3,676**	**4,975**	**3,975**	**236**	**9,186**	**3,768**	**3,933**	**695**	**8,396**

Planning District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Annandale	30	0	0	**30**	0	0	0	**0**	77	0	1	78
Baileys	0	7	0	**7**	20	0	0	**20**	102	7	26	**135**
Bull Run	580	755	1,664	**2,999**	45	0	0	**45**	1,719	1,355	2,054	**5,128**
Fairfax	67	47	502	**616**	0	0	0	**0**	427	626	800	**1,853**
Jefferson	60	0	0	**60**	0	0	257	**257**	221	30	471	**722**
Lincolnia	0	24	0	**24**	0	0	0	**0**	145	107	288	**540**
Lower Potomac	677	172	542	**1,391**	0	21	0	**21**	1,880	1,360	730	**3,970**
McLean	85	0	144	**229**	0	0	0	**0**	1,177	229	145	**1,551**
Mount Vernon	159	269	600	**1,028**	0	0	0	**0**	1,048	1,110	735	**2,893**
Pohick[1]	80	14	0	**94**	0	0	0	**0**	1,188	389	0	**1,577**
Rose Hill	91	39	0	**130**	60	0	0	**60**	1,035	1,094	174	**2,303**
Springfield	99	0	377	**476**	0	0	0	**0**	804	967	845	**2,616**
Upper Potomac[2]	157	115	248	**520**	0	0	300	**300**	2,369	2,580	1,742	**6,691**
Vienna[3]	148	0	0	**148**	125	0	0	**125**	836	316	75	**1,227**
Fairfax County	**2,233**	**1,442**	**4,077**	**7,752**	**250**	**21**	**557**	**828**	**13,028**	**10,170**	**8,086**	**31,284**

Source: Fairfax County Department of Systems Management for Human Services, 2001.

Note: All numbers shown in the table refer to housing units. Single Family category includes only single family detached units. Townhouse includes townhouses, duplexes, and multiplex units. Multifamily includes garden, medium-rise and high-rise units.

[1] *Includes the Town of Clifton.*
[2] *Includes the Town of Herndon.*
[3] *Includes the Town of Vienna.*

TABLE 7.6

Residential Development Activity by Stage of Development
by Census and Subcensus Tracts
Fairfax County, January 2001

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
151	151.01	0	0	60	0	0	0	60
	151.02	0	0	12	0	0	0	12
	151.03	0	0	30	0	0	0	30
	Census Tract Total	0	0	102	0	0	0	102
152	152.01	1	0	36	0	0	0	37
	152.03	0	0	4	0	0	0	4
	Census Tract Total	1	0	40	0	0	0	41
153	153.01	2	0	158	0	0	0	160
	153.02	1	0	12	0	0	0	13
	Census Tract Total	3	0	170	0	0	0	173
154	154.01	3	3	67	7	0	0	80
	154.02	0	0	12	0	0	0	12
	154.03	2	67	6	0	28	0	103
	Census Tract Total	5	70	85	7	28	0	195
155	155.01	0	0	36	0	0	0	36
	155.02	0	0	2	0	0	0	2
	155.03	1	0	8	0	0	0	9
	155.04	0	0	12	0	0	0	12
	Census Tract Total	1	0	58	0	0	0	59
156	156.01	1	0	22	0	0	0	23
	156.03	0	0	102	0	0	0	102
	156.04	1	0	42	0	0	0	43
	Census Tract Total	2	0	166	0	0	0	168
157	157.01	0	0	4	0	0	0	4
	157.02	1	0	14	0	0	0	15
	Census Tract Total	1	0	18	0	0	0	19
158	158.01	0	0	152	0	0	0	152
	158.03	4	0	58	6	0	0	68
	Census Tract Total	4	0	210	6	0	0	220

TABLE 7.6

Residential Development Activity by Stage of Development
by Census and Subcensus Tracts
Fairfax County, January 2001

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
159	159.01	0	1	30	6	0	0	37
	159.02	0	0	166	0	0	0	166
	159.04	0	1	10	0	0	0	11
	Census Tract Total	0	2	206	6	0	0	214
160	160.01	31	1	137	10	23	0	202
	160.02	3	0	30	0	38	0	71
	160.03	0	0	20	0	0	0	20
	Census Tract Total	34	1	187	10	61	0	293
161	161.01	0	0	90	30	0	0	120
	161.02	0	0	4	0	0	0	4
	161.03	1	0	36	0	0	0	37
	161.04	0	0	34	0	0	0	34
	Census Tract Total	1	0	164	30	0	0	195
163	163.01	2	2	489	0	0	0	493
	163.02	2	0	476	0	0	0	478
	Census Tract Total	4	2	965	0	0	0	971
201	201.01	0	0	72	0	0	0	72
	201.02	15	43	74	46	0	0	178
	Census Tract Total	15	43	146	46	0	0	250
202	202.01	0	0	30	300	0	0	330
	202.02	2	1	21	128	0	0	152
	Census Tract Total	2	1	51	428	0	0	482
203	203.01	0	0	28	0	0	0	28
	203.02	0	0	6	0	0	0	6
	203.03	0	0	0	104	40	60	204
	203.04	0	0	4	11	0	0	15
	Census Tract Total	0	0	38	115	40	60	253
204	204.01	0	0	12	0	0	0	12
	Census Tract Total	0	0	12	0	0	0	12

TABLE 7.6

Residential Development Activity by Stage of Development
by Census and Subcensus Tracts
Fairfax County, January 2001

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
205	205.01	0	0	2	0	650	0	652
	Census Tract Total	0	0	2	0	650	0	652
206	206.01	0	0	4	0	0	0	4
	206.02	0	0	2	0	0	0	2
	206.03	0	0	16	40	0	0	56
	Census Tract Total	0	0	22	40	0	0	62
207	207.02	0	0	86	86	0	0	172
	207.03	5	3	15	0	0	0	23
	Census Tract Total	5	3	101	86	0	0	195
208	208.01	0	0	6	0	0	0	6
	208.03	0	0	4	0	0	0	4
	Census Tract Total	0	0	10	0	0	0	10
210	210.01	0	50	16	0	0	0	66
	210.02	0	0	6	10	10	0	26
	210.03	1	0	34	0	0	0	35
	210.04	0	18	2	347	377	0	744
	Census Tract Total	1	68	58	357	387	0	871
211	211.01	0	0	48	154	5	0	207
	211.02	60	134	184	220	25	0	623
	Census Tract Total	60	134	232	374	30	0	830
212	212.01	0	0	0	55	0	0	55
	Census Tract Total	0	0	0	55	0	0	55
214	214.01	1	0	14	0	0	0	15
	214.02	0	0	42	11	0	0	53
	Census Tract Total	1	0	56	11	0	0	68
215	215.01	0	0	10	0	289	0	299
	Census Tract Total	0	0	10	0	289	0	299
216	216.02	0	0	6	0	0	0	6
	Census Tract Total	0	0	6	0	0	0	6

TABLE 7.6

Residential Development Activity by Stage of Development
by Census and Subcensus Tracts
Fairfax County, January 2001

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
217	217.01	0	0	2	0	0	0	2
	Census Tract Total	0	0	2	0	0	0	2
218	218.01	11	0	74	28	0	0	113
	Census Tract Total	11	0	74	28	0	0	113
	220.02	0	0	2	0	0	0	2
	220.03	0	0	154	10	0	0	164
	220.04	0	0	6	0	0	0	6
	Census Tract Total	0	0	162	10	0	0	172
221	221.01	25	73	220	461	256	21	1,056
	221.03	0	0	128	0	1,062	0	1,190
	221.04	0	0	37	372	0	0	409
	221.05	17	8	76	0	0	0	101
	221.06	0	0	0	0	73	0	73
	Census Tract Total	42	81	461	833	1,391	21	2,829
223	223.01	22	6	208	75	3	0	314
	Census Tract Total	22	6	208	75	3	0	314
224	224.01	24	9	207	67	62	0	369
	224.02	0	0	2	0	0	0	2
	Census Tract Total	24	9	209	67	62	0	371
301	301.01	0	0	4	0	0	0	4
	301.03	0	0	0	16	0	0	16
	Census Tract Total	0	0	4	16	0	0	20
302	302.01	9	4	60	32	0	0	105
	Census Tract Total	9	4	60	32	0	0	105
305	305.01	1	0	0	0	0	0	1
	Census Tract Total	1	0	0	0	0	0	1
309	309.01	7	17	70	40	44	0	178
	Census Tract Total	7	17	70	40	44	0	178
310	310.01	0	0	4	0	0	0	4
	Census Tract Total	0	0	4	0	0	0	4

TABLE 7.6

Residential Development Activity by Stage of Development
by Census and Subcensus Tracts
Fairfax County, January 2001

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
313	313.01	0	0	6	0	0	0	6
	Census Tract Total	0	0	6	0	0	0	6
315	315.01	0	0	68	0	55	0	123
	Census Tract Total	0	0	68	0	55	0	123
316	316.01	4	181	462	424	9	0	1,080
	316.02	0	0	50	0	20	0	70
	Census Tract Total	4	181	512	424	29	0	1,150
318	318.01	0	0	24	20	20	0	64
	Census Tract Total	0	0	24	20	20	0	64
323	323.01	4	3	8	0	0	0	15
	323.02	9	8	61	0	0	0	78
	Census Tract Total	13	11	69	0	0	0	93
325	325.01	0	0	2	0	0	0	2
	Census Tract Total	0	0	2	0	0	0	2
326	326.01	0	0	36	18	11	0	65
	Census Tract Total	0	0	36	18	11	0	65
327	327.01	10	2	74	15	14	0	115
	Census Tract Total	10	2	74	15	14	0	115
328	328.01	1	0	12	0	0	0	13
	Census Tract Total	1	0	12	0	0	0	13
402	402.01	13	169	0	0	0	0	182
	402.04	0	0	0	15	0	0	15
	Census Tract Total	13	169	0	15	0	0	197
403	403.02	1	0	9	0	0	0	10
	Census Tract Total	1	0	9	0	0	0	10
405	405.03	1	0	0	12	4	0	17
	Census Tract Total	1	0	0	12	4	0	17
406	406.01	2	1	61	0	75	0	139
	Census Tract Total	2	1	61	0	75	0	139

TABLE 7.6

Residential Development Activity by Stage of Development
by Census and Subcensus Tracts
Fairfax County, January 2001

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
408	408.01	1	0	0	1	0	0	2
	408.02	0	1	0	0	0	0	1
	408.04	0	1	0	0	0	0	1
	Census Tract Total	1	2	0	1	0	0	4
502	502.03	0	0	0	7	0	0	7
	Census Tract Total	0	0	0	7	0	0	7
504	504.03	1	0	0	0	0	0	1
	Census Tract Total	1	0	0	0	0	0	1
507	507.02	1	0	5	3	0	0	9
	Census Tract Total	1	0	5	3	0	0	9
508	508.03	12	3	0	0	0	0	15
	Census Tract Total	12	3	0	0	0	0	15
509	509.01	3	5	12	8	0	0	28
	Census Tract Total	3	5	12	8	0	0	28
511	511.02	0	0	0	44	0	0	44
	Census Tract Total	0	0	0	44	0	0	44
512	512.01	2	0	0	0	0	0	2
	512.03	2	0	0	0	0	0	2
	Census Tract Total	4	0	0	0	0	0	4
513	513.01	2	1	0	0	0	0	3
	Census Tract Total	2	1	0	0	0	0	3
518	518.01	3	0	0	0	0	0	3
	518.02	0	0	5	0	0	0	5
	518.03	0	0	0	2	0	0	2
	Census Tract Total	3	0	5	2	0	0	10
519	519.01	2	0	41	41	0	0	84
	Census Tract Total	2	0	41	41	0	0	84
520	520.01	2	0	3	0	0	0	5
	Census Tract Total	2	0	3	0	0	0	5

TABLE 7.6

Residential Development Activity by Stage of Development
by Census and Subcensus Tracts
Fairfax County, January 2001

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
521	521.01	1	0	0	0	0	0	1
	521.02	0	0	0	0	30	0	30
	521.03	3	0	0	0	0	0	3
	Census Tract Total	4	0	0	0	30	0	34
525	525.03	0	1	0	0	0	0	1
	525.04	0	0	0	15	0	0	15
	Census Tract Total	0	1	0	15	0	0	16
526	526.02	0	43	0	60	0	0	103
	526.03	0	0	0	313	24	0	337
	Census Tract Total	0	43	0	373	24	0	440
527	527.01	1	2	0	26	7	20	56
	Census Tract Total	1	2	0	26	7	20	56
528	528.01	3	1	9	5	0	0	18
	Census Tract Total	3	1	9	5	0	0	18
601	601.01	13	1	42	0	0	0	56
	601.03	14	6	43	72	0	0	135
	Census Tract Total	27	7	85	72	0	0	191
602	602.02	0	0	10	16	0	0	26
	602.03	1	1	0	0	0	0	2
	Census Tract Total	1	1	10	16	0	0	28
603	603.01	4	0	0	7	0	0	11
	603.02	6	4	0	0	0	0	10
	Census Tract Total	10	4	0	7	0	0	21
604	604.01	1	0	28	0	0	0	29
	604.02	5	11	16	39	0	0	71
	Census Tract Total	6	11	44	39	0	0	100
605	605.01	2	3	36	36	42	9	128
	605.02	0	0	5	0	0	0	5
	605.03	2	0	0	0	0	0	2
	605.04	4	0	0	0	0	32	36
	605.05	22	16	83	158	48	0	327
	Census Tract Total	30	19	124	194	90	41	498

TABLE 7.6

Residential Development Activity by Stage of Development
by Census and Subcensus Tracts
Fairfax County, January 2001

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
606	606.02	0	0	40	0	40	80	160
	Census Tract Total	0	0	40	0	40	80	160
607[a]	607.01	3	0	0	0	0	0	3
	Census Tract Total	3	0	0	0	0	0	3
608[a]	608.01	2	2	0	0	0	0	4
	Census Tract Total	2	2	0	0	0	0	4
609[a]	609.01	3	2	0	0	0	0	5
	Census Tract Total	3	2	0	0	0	0	5
610[a]	610.01	1	0	0	0	0	0	1
	Census Tract Total	1	0	0	0	0	0	1
611	611.01	2	0	7	0	3	0	12
	611.02	8	8	31	8	0	0	55
	Census Tract Total	10	8	38	8	3	0	67
612	612.01	1	0	0	0	0	0	1
	612.02	13	10	12	78	58	0	171
	612.03	8	4	0	38	0	0	50
	612.04	0	0	191	192	432	0	815
	Census Tract Total	22	14	203	308	490	0	1,037
615	615.01	2	0	15	0	0	0	17
	615.03	1	4	0	0	0	0	5
	615.04	0	0	0	0	0	4	4
	615.05	1	0	0	0	0	0	1
	Census Tract Total	4	4	15	0	0	4	27
616	616.01	0	75	0	0	0	0	75
	616.02	1	1	5	7	7	0	21
	616.04	24	38	0	0	0	0	62
	616.05	0	0	0	0	8	0	8
	616.06	0	0	0	0	0	257	257
	Census Tract Total	25	114	5	7	15	257	423

TABLE 7.6

Residential Development Activity by Stage of Development
by Census and Subcensus Tracts
Fairfax County, January 2001

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
617	617.01	0	0	44	140	0	0	184
	617.02	8	0	0	34	0	0	42
	Census Tract Total	8	0	44	174	0	0	226
618	618.01	1	0	14	0	0	0	15
	618.02	0	0	6	0	47	0	53
	Census Tract Total	1	0	20	0	47	0	68
619	619.02	1	0	0	0	0	0	1
	Census Tract Total	1	0	0	0	0	0	1
701	701.01	1	0	0	3	0	0	4
	701.02	3	1	0	0	0	0	4
	701.03	0	1	5	4	0	0	10
	701.04	1	2	0	26	0	0	29
	Census Tract Total	5	4	5	33	0	0	47
703	703.01	1	0	0	0	0	0	1
	703.02	1	0	0	0	0	0	1
	Census Tract Total	2	0	0	0	0	0	2
704	704.01	2	0	0	0	0	0	2
	704.03	2	0	0	0	0	0	2
	704.05	1	0	0	0	4	0	5
	Census Tract Total	5	0	0	0	4	0	9
705	705.01	1	0	0	0	0	0	1
	705.03	7	0	0	4	0	0	11
	705.05	1	0	0	0	0	0	1
	705.06	9	3	0	0	0	0	12
	Census Tract Total	18	3	0	4	0	0	25
706	706.01	1	1	0	0	4	0	6
	706.02	0	0	0	4	0	0	4
	706.03	0	0	128	0	144	0	272
	706.04	3	0	0	0	0	0	3
	Census Tract Total	4	1	128	4	148	0	285

TABLE 7.6

Residential Development Activity by Stage of Development
by Census and Subcensus Tracts
Fairfax County, January 2001

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
707	707.01	0	0	0	0	70	0	70
	707.03	1	3	6	0	0	0	10
	Census Tract Total	1	3	6	0	70	0	80
708	708.02	5	3	0	13	0	0	21
	Census Tract Total	5	3	0	13	0	0	21
709	709.01	5	0	5	8	0	0	18
	709.02	0	0	3	0	0	0	3
	Census Tract Total	5	0	8	8	0	0	21
710	710.01	0	0	9	0	0	0	9
	710.02	1	1	0	12	0	0	14
	710.03	2	0	0	0	0	0	2
	Census Tract Total	3	1	9	12	0	0	25
711	711.07	1	0	2	0	0	0	3
	711.08	3	2	0	7	7	0	19
	Census Tract Total	4	2	2	7	7	0	22
712	712.03	0	1	0	0	0	0	1
	712.04	30	11	0	67	0	0	108
	Census Tract Total	30	12	0	67	0	0	109
713	713.01	6	4	0	107	54	0	171
	713.02	1	0	0	6	6	0	13
	Census Tract Total	7	4	0	113	60	0	184
714	714.01	1	0	0	0	0	0	1
	Census Tract Total	1	0	0	0	0	0	1
801	801.01	7	6	49	0	0	0	62
	801.02	4	2	0	0	0	0	6
	801.03	5	0	0	36	0	0	41
	801.04	0	0	0	7	0	0	7
	801.05	4	0	0	2	0	0	6
	Census Tract Total	20	8	49	45	0	0	122
802	802.01	27	414	86	87	0	0	614
	802.02	4	0	0	5	0	0	9
	802.03	0	4	0	0	0	0	4
	Census Tract Total	31	418	86	92	0	0	627

TABLE 7.6

Residential Development Activity by Stage of Development
by Census and Subcensus Tracts
Fairfax County, January 2001

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
803	803.01	18	4	13	21	0	0	56
	803.02	4	1	0	0	0	0	5
	803.03	20	5	35	16	0	0	76
	Census Tract Total	42	10	48	37	0	0	137
804	804.01	7	0	59	29	0	0	95
	804.02	6	8	0	25	0	0	39
	804.03	2	0	0	0	0	0	2
	804.04	25	8	75	13	0	0	121
	804.05	5	1	6	33	0	0	45
	Census Tract Total	45	17	140	100	0	0	302
805	805.01	0	0	13	0	0	0	13
	805.02	3	4	5	5	0	0	17
	805.03	17	13	48	338	0	0	416
	Census Tract Total	20	17	66	343	0	0	446
808[b]	808.01	69	1	0	2	11	0	83
	Census Tract Total	69	1	0	2	11	0	83
809[b]	809.01	5	145	85	0	0	0	235
	Census Tract Total	5	145	85	0	0	0	235
810	810.01	20	395	0	0	0	0	415
	Census Tract Total	20	395	0	0	0	0	415
811	811.01	0	170	0	0	445	0	615
	811.02	28	105	0	24	0	0	157
	811.03	1	0	0	12	12	0	25
	811.04	6	11	0	26	0	0	43
	Census Tract Total	35	286	0	62	457	0	840
812	812.01	0	0	0	141	0	0	141
	Census Tract Total	0	0	0	141	0	0	141
815	815.01	9	14	36	0	0	0	59
	Census Tract Total	9	14	36	0	0	0	59

TABLE 7.6

Residential Development Activity by Stage of Development
by Census and Subcensus Tracts
Fairfax County, January 2001

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
816	816.01	29	7	35	61	0	0	132
	816.02	1	0	15	14	0	0	30
	Census Tract Total	30	7	50	75	0	0	162
817	817.01	6	9	44	16	0	0	75
	817.02	20	17	4	71	0	0	112
	817.03	0	1	0	0	0	0	1
	817.04	7	1	88	5	0	0	101
	Census Tract Total	33	28	136	92	0	0	289
819	819.01	1	0	0	40	0	0	41
	819.02	1	2	54	6	0	0	63
	Census Tract Total	2	2	54	46	0	0	104
820	820.01	0	0	0	48	5	0	53
	Census Tract Total	0	0	0	48	5	0	53
822	822.01	19	74	710	710	0	0	1,513
	822.03	0	120	0	185	0	0	305
	Census Tract Total	19	194	710	895	0	0	1,818
823	823.01	0	0	0	32	0	0	32
	Census Tract Total	0	0	0	32	0	0	32
824	824.01	2	0	0	0	0	0	2
	Census Tract Total	2	0	0	0	0	0	2
825	825.01	49	141	56	0	0	0	246
	825.02	39	42	48	389	0	0	518
	Census Tract Total	88	183	104	389	0	0	764
826	826.01	2	1	12	126	0	300	441
	826.02	105	35	187	91	47	0	465
	Census Tract Total	107	36	199	217	47	300	906
901	901.02	0	0	0	40	0	0	40
	901.04	12	5	74	0	0	0	91
	Census Tract Total	12	5	74	40	0	0	131

TABLE 7.6

Residential Development Activity by Stage of Development
by Census and Subcensus Tracts
Fairfax County, January 2001

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
905	905.01	10	1	0	0	0	0	11
	905.02	8	4	44	39	61	36	192
	Census Tract Total	18	5	44	39	61	36	203
909[c]	909.01	2	2	0	8	0	0	12
	Census Tract Total	2	2	0	8	0	0	12
910	910.02	3	5	0	0	0	0	8
	Census Tract Total	3	5	0	0	0	0	8
911	911.01	3	0	87	0	0	0	90
	Census Tract Total	3	0	87	0	0	0	90
912	912.01	0	0	16	0	0	0	16
	Census Tract Total	0	0	16	0	0	0	16
913	913.02	0	1	0	0	0	0	1
	913.04	7	0	0	10	22	9	48
	Census Tract Total	7	1	0	10	22	9	49
914	914.01	37	16	0	260	178	0	491
	Census Tract Total	37	16	0	260	178	0	491
915	915.01	44	41	188	225	283	0	781
	915.02	1	1	0	45	1,489	0	1,536
	Census Tract Total	45	42	188	270	1,772	0	2,317
916	916.01	22	364	7	45	514	0	952
	Census Tract Total	22	364	7	45	514	0	952
917	917.01	34	38	115	112	118	0	417
	917.02	0	0	1	0	0	0	1
	917.03	3	0	65	39	334	0	441
	917.04	15	319	0	92	0	0	426
	Census Tract Total	52	357	181	243	452	0	1,285
918	918.01	0	0	12	1	0	0	13
	Census Tract Total	0	0	12	1	0	0	13

TABLE 7.6

Residential Development Activity by Stage of Development
by Census and Subcensus Tracts
Fairfax County, January 2001

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
919	919.01	2	1	0	0	0	0	3
	919.02	1	0	0	0	0	0	1
	919.03	2	1	0	0	0	0	3
	919.05	8	10	2	0	0	0	20
	919.06	3	0	0	0	0	0	3
	919.07	2	0	68	0	0	0	70
	919.08	0	0	6	0	0	0	6
	919.09	2	0	2	0	0	0	4
	919.10	0	1	3	0	0	0	4
	919.11	0	0	2	0	0	0	2
	919.12	3	1	3	0	0	0	7
	Census Tract Total	23	14	86	0	0	0	123
920	920.01	12	3	0	8	0	0	23
	920.02	4	2	0	0	0	0	6
	920.03	7	1	0	17	0	0	25
	Census Tract Total	23	6	0	25	0	0	54
921	921.01	0	0	2	0	0	0	2
	921.02	0	0	10	0	0	0	10
	921.03	2	1	39	0	0	0	42
	921.04	0	1	8	0	0	0	9
	921.05	6	1	47	19	0	0	73
	921.06	1	1	9	0	0	0	11
	921.07	1	0	8	0	0	0	9
	Census Tract Total	10	4	123	19	0	0	156
922	922.01	0	0	36	0	0	0	36
	922.02	13	2	65	0	0	0	80
	922.03	6	1	34	7	0	0	48
	922.04	3	0	145	26	0	0	174
	922.05	5	9	151	0	5	0	170
	Census Tract Total	27	12	431	33	5	0	508

TABLE 7.6

Residential Development Activity by Stage of Development
by Census and Subcensus Tracts
Fairfax County, January 2001

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
923	923.01	1	0	8	0	0	0	9
	Census Tract Total	1	0	8	0	0	0	9
924	924.01	0	0	63	0	0	0	63
	Census Tract Total	0	0	63	0	0	0	63
Fairfax County		**1,446**	**3,676**	**9,186**	**8,396**	**7,752**	**828**	**31,284**

Source: Fairfax County Department of Systems Management for Human Services, 2001.

Note: All numbers shown in the table refer to housing units.
Note: All census tracts in Fairfax County begin with the number 4. To conserve space, the leading 4 is dropped from the census tract name in the information contained in this table. Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Census Bureau. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes. For example, Fairfax County subcensus tracts 160.01, 160.02, and 160.03 comprise U.S. Census Bureau census tract 4160.

[a] *Comprises part of the Town of Vienna.*
[b] *Comprises part of the Town of Herndon.*
[c] *Town of Clifton.*

NONRESIDENTIAL GROSS FLOOR AREA

Total Nonresidential Gross Floor Area

As of January 2001, there was a total of 208,575,336 square feet of nonresidential structure gross floor area in Fairfax County. This figure represented an increase of 6,762,829 square feet, or 3.4 percent over the January 2000 total gross floor area of 201,812,507 square feet.

As shown in Table 8.1, of the 208,575,336 square feet of nonresidential gross floor area in Fairfax County on January 1, 2001, office use accounted for 90,056,026 square feet (43.2 percent of total), retail structures comprised 44,501,928 square feet (21.3 percent of total), industrial structures accounted for 39,166,702 square feet (18.8 percent of total), and there was 34,850,680 square feet of institutional structures (16.7 percent of total).

Nonresidential Gross Floor Area by Year Built

Totals of nonresidential gross floor area by year built and structure type are presented in Figure 8.1 and in Table 8.3, "Nonresidential Structure Gross Floor Area by General Activity, Inventory of Existing Structures by Year Built." The largest share of nonresidential gross floor area in Fairfax County prior to 1980 was allocated to institutional use, including government buildings as well as houses of worship. However, since 1980, Fairfax County has added over 69 million square feet of office space, more than 22 million square feet of industrial space, over 21 million square feet of retail space, and almost 8 million square feet of institutional space.

It should be noted that the data presented in this section are continuously updated and represent the latest information available on the gross floor area of nonresidential structures by year built. Previous year's totals may change due to newly available information, structure demolitions or use modifications.

TABLE 8.1

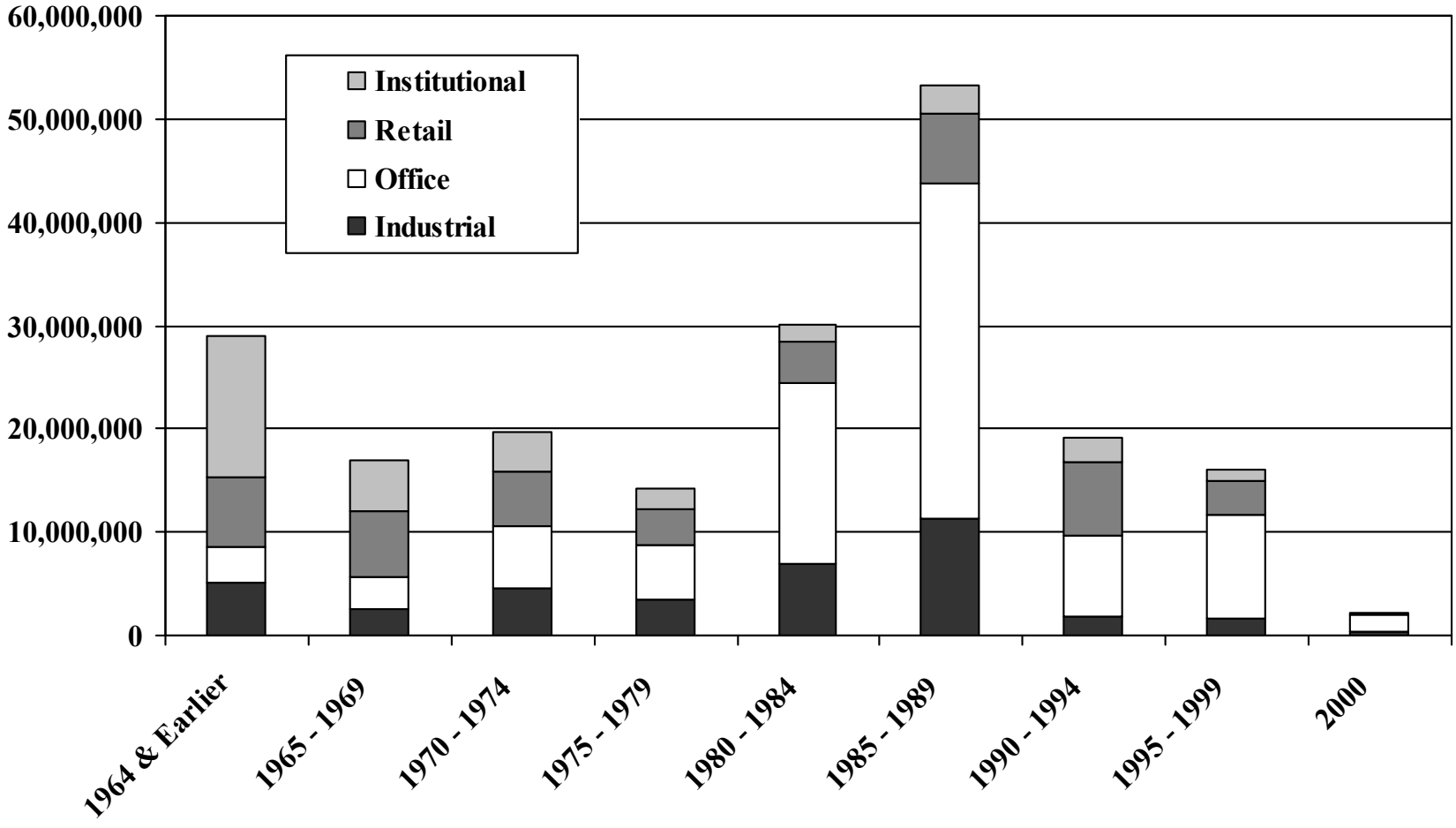
Nonresidential Structure Gross Floor Area by General Activity Type Fairfax County, January 2001

General Activity Type	Gross Floor Area	Percent of Total
Retail	44,501,928	21.3%
Office	90,056,026	43.2%
Industrial	39,166,702	18.8%
Institutional	34,850,680	16.7%
Fairfax County	**208,575,336**	**100.0%**

Source: Fairfax County Department of Systems Management for Human Services

Figure 8.1

Nonresidential Structures Gross Floor Area
by Period Built and Structure Type
Fairfax County, January 2001



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

Nonresidential Gross Floor Area by Supervisor District

As shown in Table 8.4, among Fairfax County's supervisor districts, Providence District had the largest gross floor area total with 49,718,514 square feet, nearly one-quarter (23.8 percent) of the entire Fairfax County inventory. This district includes much of the Tysons Corner and Merrifield areas. The Hunter Mill District had the second largest gross floor area total, 32,481,766 square feet, which includes Herndon, Reston and the Town of Vienna. The Braddock Supervisor District had the smallest share of Fairfax County's gross floor area with 11,513,603 square feet.

The greatest concentration of office area existed in the Providence District, with a total of 30,681,807 square feet. Providence District also had the largest amount of retail square footage, at 9,069,991 square feet. Braddock District had the largest institutional floor area at 5,105,515 square feet. The Sully District had the largest amount of industrial space, 10,269,894 square feet, followed by the Mount Vernon District with 7,904,809 square feet.

Nonresidential Gross Floor Area by Planning District

Among Fairfax County's planning districts, the Upper Potomac Planning District accounted for the largest portion of the nonresidential gross floor area with 40,919,428 square feet, or 19.6 percent of the total (see Table 8.6). This district includes the town of Herndon, the Reston area, and much of the Route 28 Corridor. Other planning districts having significant totals included McLean, with 29,426,580 square feet, Bull Run, with a gross floor area total of 25,087,686 square feet, and Springfield, with a total gross floor area of 18,839,625 square feet. Westgate and Tysons Corner are two areas within the McLean Planning District with high concentrations of nonresidential structures.

Almost 29 percent of County's industrial gross floor area is in the Springfield Planning District, with 11,173,643 square feet. Newington is one of the major nonresidential developments within the Springfield Planning District. The planning districts with the smallest gross floor area totals in Fairfax County included Lower Potomac with 3,287,770 square feet and Rose Hill with 3,684,190 square feet.

Table 8.2 lists the individual land use categories included in each of the General Activity Types that are presented in the data tables in this section.

TABLE 8.2

Nonresidential Land Use Categories by General Activity Type

Retail

Community Shopping Center
Condominium Center
Neighborhood Shopping Center
Promotional Center
Regional Shopping Center
Specialty Shopping Center
Super Regional Center
Town Center
Other Retail
Apparel & Accessories
Building Material-Hardware
Condominium Retail
Department and Variety Stores
Drug Stores
Food Store
Furniture
Gas Station
Motels, Hotels, Tourist Homes
Motor Vehicle Sales
Other Auto Retail and Repair
Other Retail
Personal and Repair Service
Restaurants
Veterinary Hospitals

Office

Cluster Office
Condominium Office
Finance, Insurance, Real Estate
General Low Rise Office
General Medium/High Rise Office
Other Office

Industrial

Communication Related
Contract Construction
Manufacturing
Other Industrial
Printing and Publishing
Quarries
Research and Testing
Transportation Related
Utility Related
Wholesale-Warehouse & Storage

Institutional

Cemeteries
Civic, Social, and Fraternal Uses
Colleges & Universities
Correctional Institutions
Fire Stations
Golf Courses
Horticultural Activities
Hospital & Health Facilities
House of Worship
Indoor Recreation Facility
Libraries
Military Institutions
Nursery Schools
Nursing Homes
Other Institutional Use
Other Public Land Uses
Parks
Permanent Exhibitions
Places of Public Assembly
Police Stations
Post Office
Private Schools
Public Schools
Special Training Schools

TABLE 8.3

Nonresidential Structure Gross Floor Area by General Activity
Inventory of Existing Structures by Year Built
Fairfax County, January 2001

Year	Industrial	Office	Retail	Institutional	Total
Unknown	1,111,096	3,248,134	1,246,778	2,299,210	**7,905,218**
1964 and Earlier	5,133,557	3,373,376	6,795,851	13,747,726	**29,050,510**
1965 to 1969	2,610,213	3,005,890	6,381,821	5,037,643	**17,035,567**
1970 to 1974	4,636,632	5,865,089	5,414,834	3,711,024	**19,627,579**
1975 to 1979	3,378,036	5,320,918	3,514,031	2,102,338	**14,315,323**
1980 to 1984	7,010,935	17,475,589	3,883,592	1,661,691	**30,031,807**
1985 to 1989	11,354,653	32,402,920	6,737,431	2,689,340	**53,184,344**
1990 to 1994	1,844,967	7,867,573	7,019,667	2,462,454	**19,194,361**
1995 to 1999	1,665,204	9,975,537	3,313,553	1,007,211	**15,961,505**
2000	421,409	1,521,000	194,370	132,343	**2,269,122**
Total	**39,166,702**	**90,056,026**	**44,501,928**	**34,850,680**	**208,575,336**

Source: Fairfax County Department of Systems Management for Human Services, 2001.

Note: Totals based on year built of each nonresidential structure in current County inventory. All data in square feet

TABLE 8.4

Nonresidential Structure Gross Floor Area by General Activity by Supervisor District
Fairfax County, January 2001

Supervisor District	Structure Type				Total Gross Floor Area
	Industrial	Office	Retail	Institutional	
Braddock	2,698,809	2,145,571	1,563,708	5,105,515	**11,513,603**
Dranesville[1]	1,600,825	10,194,660	2,994,457	4,120,090	**18,910,032**
Hunter Mill[2]	1,592,658	22,197,488	5,731,070	2,960,550	**32,481,766**
Lee	5,545,168	2,201,911	6,343,664	3,342,404	**17,433,147**
Mason	4,504,274	7,075,235	6,916,785	3,621,805	**22,118,099**
Mount Vernon	7,904,809	1,362,547	2,743,533	4,636,701	**16,647,590**
Providence	4,902,724	30,681,807	9,069,991	5,063,992	**49,718,514**
Springfield[3]	147,541	5,899,167	4,900,645	3,017,227	**13,964,580**
Sully	10,269,894	8,297,640	4,238,075	2,982,396	**25,788,005**
Fairfax County Total	**39,166,702**	**90,056,026**	**44,501,928**	**34,850,680**	**208,575,336**

TABLE 8.5

Nonresidential Structure Gross Floor Area by General Activity by Town
Fairfax County, January 2001

Town	Structure Type				Total Gross Floor Area
	Industrial	Office	Retail	Institutional	
Town of Clifton		20,273	18,973	19,343	**58,589**
Town of Herndon	725,958	5,435,987	1,739,881	505,604	**8,407,430**
Town of Vienna	340,611	1,811,254	964,896	561,419	**3,678,180**
Town Total	**1,066,569**	**7,267,514**	**2,723,750**	**1,086,366**	**12,144,199**

Source: Fairfax County Department of Systems Management for Human Services, 2001.

Note: All data in square feet.

[1] *Includes the Town of Herndon.*
[2] *Includes the Town of Vienna.*
[3] *Includes the Town of Clifton.*

TABLE 8.6

Nonresidential Structure Gross Floor Area by General Activity by Planning District
Fairfax County, January 2001

Planning District	Structure Type				Total Gross Floor Area
	Industrial	Office	Retail	Institutional	
Annandale	3,797,115	3,259,032	1,942,949	3,176,953	**12,176,049**
Baileys	442,401	3,862,774	3,462,306	1,153,339	**8,920,820**
Bull Run	8,362,771	8,981,763	4,799,178	2,943,974	**25,087,686**
Fairfax	319,662	7,883,677	2,373,029	3,114,408	**13,690,776**
Jefferson	3,320,379	7,648,575	2,732,463	2,450,793	**16,152,210**
Lincolnia	2,094,408	497,587	1,304,847	443,839	**4,340,681**
Lower Potomac	2,072,993	13,266	367,862	833,649	**3,287,770**
McLean	1,678,088	18,674,484	6,163,681	2,910,327	**29,426,580**
Mount Vernon	138,038	1,151,314	3,917,361	3,726,976	**8,933,689**
Pohick[1]	459,123	624,929	1,939,785	4,116,436	**7,140,273**
Rose Hill	445,756	274,598	1,014,671	1,949,165	**3,684,190**
Springfield	11,173,643	2,293,488	3,799,615	1,572,879	**18,839,625**
Upper Potomac[2]	4,167,483	25,611,977	6,844,022	4,295,946	**40,919,428**
Vienna[3]	694,842	9,278,562	3,840,159	2,161,996	**15,975,559**
Fairfax County Total	**39,166,702**	**90,056,026**	**44,501,928**	**34,850,680**	**208,575,336**

Source: Fairfax County Department of Systems Management for Human Services, 2001.

Note: All data in square feet.

[1] *Includes the Town of Clifton.*

[2] *Includes the Town of Herndon.*

[3] *Includes the Town of Vienna.*

TABLE 8.7

Nonresidential Structure Gross Floor Area by General Activity by Sewershed
Fairfax County, January 2001

Sewershed Code	Activity Type				Total Gross Floor Area
	Industrial	Commercial Office	Commercial Retail	Institutional	
A1	1,468,865	831,615	645,735	528,623	3,474,838
A2		3,502,908	919,866	13,316	4,436,090
A3		173,160		105,210	278,370
B1	389,339	3,863,120		85,064	4,337,523
B2	105,150	2,242,291	1,393,438	903,711	4,644,590
B3		1,817	33,057	5,962	40,836
B5[1]	725,958	5,435,987	1,739,881	505,604	8,407,430
C1		396	11,596	5,300	17,292
C2	10,366	40,826	9,212	156,782	217,186
D1	388,447	37,072	189,954	137,487	752,960
D2	687,430	5,698,743	329,923	633,509	7,349,605
D3[2]	1,556,193	15,106,104	4,551,135	1,846,928	23,060,360
E1	245,377	10,203,260	4,678,711	252,018	15,379,366
E2		6,151	9,422	11,835	27,408
F	891	984,838	219,081	452,601	1,657,411
G1	158,389	2,005,618	782,692	1,372,231	4,318,930
G2		11,825	100,794	135,196	247,815
G3		1,472,000		225,288	1,697,288
H1	391,105	917,828	2,810,302	312,098	4,431,333
H2		2,544,407	324,940		2,869,347
H3				3,336	3,336
I1	1,283,322	6,001,571	2,617,005	3,188,952	13,090,850
I2	23,623	76,189	16,783	558,539	675,134
I3	5,198,692	3,052,264	3,576,130	3,433,338	15,260,424
I4			484,648	1,676	486,324

TABLE 8.7

Nonresidential Structure Gross Floor Area by General Activity by Sewershed
Fairfax County, January 2001

Sewershed Code	Activity Type				Total Gross Floor Area
	Industrial	Commercial Office	Commercial Retail	Institutional	
J1	62,669	381,331	522,406	288,075	1,254,481
J2	11,713	82,208	731,239	161,906	987,066
J3		185,577	378,232	217,358	781,167
J4	1,044	31,459	236,785	544,606	813,894
K	69,648	189,988	1,426,668	1,817,102	3,503,406
L	291,675	397,168	1,285,345	1,816,639	3,790,827
M0	258,117	812,061	227,153	133,573	1,430,904
M1		1,507,272	78,404	259,468	1,845,144
M2[2]	2,449,865	4,850,025	1,122,200	3,430,605	11,852,695
M3	590,600	401,147	222,773	806,814	2,021,334
M4	1,662,653	581,471	722,528	1,099,365	4,066,017
M5	3,667,324	294,517	359,220	11,984	4,333,045
M6	7,493,824	1,116,826	1,813,655	306,340	10,730,645
M7			16,816	3,250	20,066
M8		3,922		20,757	24,679
M9		3,996,623	1,450,268	21,899	5,468,790
N1	776,963	416,018	1,977,015	4,275,805	7,445,801
N2	2,376		27,628	199,556	229,560
O1				17,429	17,429
P	4,000			86,894	90,894
P1	296,009	4,760	25,456	4,800	331,025
P3	2,952		28,826	93,553	125,331
Q1	22,572	2,608	7,000	185,945	218,125
R1	26,362		45,692	222,925	294,979
R2				14,656	14,656
R3[3]		20,273	18,973	19,343	58,589
R4		3,360		18,257	21,617

TABLE 8.7

Nonresidential Structure Gross Floor Area by General Activity by Sewershed
Fairfax County, January 2001

Sewershed Code	Activity Type				Total Gross Floor Area
	Industrial	Commercial Office	Commercial Retail	Institutional	
S1		3,102	186,943	757,750	947,795
S2				1,458	1,458
T1	6,579,994	2,596,999	914,148	288,211	10,379,352
T2	2,001,929	3,972,559	1,367,260	490,088	7,831,836
T3		9,484		609,821	619,305
T4	42,160	3,482,339	1,747,481	1,015,030	6,287,010
T5	69,234	502,939	2,114,384	601,899	3,288,456
T6	14,835		3,125	5,468	23,428
T7	135,037			127,447	262,484
Fairfax County	**39,166,702**	**90,056,026**	**44,501,928**	**34,850,680**	**208,575,336**

Source: Fairfax County Department of System Management for Human Services, 2001.

Note: All date in square feet.

[a] *Comprises part of the Town of Vienna.*
[b] *Comprises part of the Town of Herndon.*
[c] *Town of Clifton.*

TABLE 8.8

Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Industrial	Commercial Office	Commercial Retail	Institutional	
151	151.01			116,145		116,145
	151.02		34,412	236,823	442,706	713,941
	151.03				19,213	19,213
	Census Tract Total		34,412	352,968	461,919	849,299
152	152.01		148,623	101,945	16,064	266,632
	152.02	1,044	22,030	231,814	150,000	404,888
	Census Tract Total	1,044	170,653	333,759	166,064	671,520
153	153.01		46,331	25,307	9,840	81,478
	153.02				52,152	52,152
	153.04				50,564	50,564
	Census Tract Total		46,331	25,307	112,556	184,194
154	154.01			106,856	225,339	332,195
	154.02				7,444	7,444
	154.03	1,680	40,014	37,033	6,531	85,258
	Census Tract Total	1,680	40,014	143,889	239,314	424,897
155	155.01		113,132	19,357	575,426	707,915
	155.02			46,464	103,858	150,322
	155.03		5,382	71,299	36,324	113,005
	Census Tract Total		118,514	137,120	715,608	971,242
156	156.01				7,000	7,000
	156.03				17,689	17,689
	156.04				3,638	3,638
	Census Tract Total				28,327	28,327
157	157.01				8,175	8,175
	157.02				88,760	88,760
	157.03				3,825	3,825
	Census Tract Total				100,760	100,760
158	158.01				56,761	56,761
	158.02		16,960	4,234	300,391	321,585
	158.03			4,656	117,368	122,024
	Census Tract Total		16,960	8,890	474,520	500,370

TABLE 8.8

Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Industrial	Commercial Office	Commercial Retail	Institutional	
159	159.01				31,857	31,857
	159.02				537,198	537,198
	Census Tract Total				569,055	569,055
160	160.01	8,584	36,477	69,926	244,281	359,268
	160.02		80,123	54,851	23,500	158,474
	160.03				69,784	69,784
	Census Tract Total	8,584	116,600	124,777	337,565	587,526
161	161.01		82,697	259,333	40,967	382,997
	161.02				13,870	13,870
	161.03				68,006	68,006
	Census Tract Total		82,697	259,333	122,843	464,873
162	162.01		3,922		0	3,922
	Census Tract Total		3,922		0	3,922
163	163.01				18,873	18,873
	163.02				98,059	98,059
	Census Tract Total				116,932	116,932
201	201.01		44,222	178,463		222,685
	201.02	345,661			534,202	879,863
	Census Tract Total	345,661	44,222	178,463	534,202	1,102,548
202	202.01		135,485	165,062	28,108	328,655
	202.02	90,095	18,015	16,356	62,064	186,530
	Census Tract Total	90,095	153,500	181,418	90,172	515,185
203	203.01				178,280	178,280
	203.02				54,342	54,342
	203.03				38,822	38,822
	203.04	16,828	8,608	11,485	20,672	57,593
	Census Tract Total	16,828	8,608	11,485	292,116	329,037
204	204.01	40,825	137,479	140,418	1,560	320,282
	Census Tract Total	40,825	137,479	140,418	1,560	320,282

TABLE 8.8

Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Industrial	Commercial Office	Commercial Retail	Institutional	
205	205.01	4,886	15,264	74,007		94,157
	205.02		2,368	53,243		55,611
	Census Tract Total	4,886	17,632	127,250		149,768
206	206.01		131,957	31,178	1,640	164,775
	206.02			66,212		66,212
	206.03			140,889	80,626	221,515
	Census Tract Total		131,957	238,279	82,266	452,502
207	207.01				55,668	55,668
	207.02				16,004	16,004
	207.03			10,372	38,966	49,338
	Census Tract Total			10,372	110,638	121,010
208	208.01				133,291	133,291
	208.03				3,872	3,872
	Census Tract Total				137,163	137,163
210	210.01		467,255	1,536,908	165,350	2,169,513
	210.02		131,259	19,666	28,125	179,050
	210.03	883,612	413,365		3,116	1,300,093
	210.04	1,942,422		21,208		1,963,630
	Census Tract Total	2,826,034	1,011,879	1,577,782	196,591	5,612,286
211	211.01	916,038	47,701	67,801		1,031,540
	211.02	65,904	5,763	5,397	596,079	673,143
	Census Tract Total	981,942	53,464	73,198	596,079	1,704,683
212	212.01				41,993	41,993
	Census Tract Total				41,993	41,993
213	213.01				90,273	90,273
	213.02		74,000	40,703	28,120	142,823
	Census Tract Total		74,000	40,703	118,393	233,096
214	214.01	11,843	37,492	479,375		528,710
	214.02	918	99,601	75,799	3,200	179,518
	Census Tract Total	12,761	137,093	555,174	3,200	708,228

TABLE 8.8

Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Industrial	Commercial Office	Commercial Retail	Institutional	
215	215.01	67,050		998,684	160,748	1,226,482
	Census Tract Total	67,050		998,684	160,748	1,226,482
216	216.02	1,208	23,499	151,125	61,469	237,301
	Census Tract Total	1,208	23,499	151,125	61,469	237,301
217	217.01			10,031		10,031
	Census Tract Total			10,031		10,031
218	218.01		77,473	310,357	89,202	477,032
	Census Tract Total		77,473	310,357	89,202	477,032
219	219.01				2,075	2,075
	Census Tract Total				2,075	2,075
220	220.01	1,576,098	43,362	11,255		1,630,715
	220.02	717,822	62,768			780,590
	220.03	829,465		6,544		836,009
	220.04	571,417	2,784			574,201
	220.05			16,816	3,250	20,066
	Census Tract Total	3,694,802	108,914	34,615	3,250	3,841,581
221	221.01				619,721	619,721
	221.02	22,572				22,572
	221.03	90,114		74,986	40,232	205,332
	221.04	407,928		241,276	26,962	676,166
	221.05	31,200			8,120	39,320
	221.06	120,297	6,560	28,240		155,097
	Census Tract Total	672,111	6,560	344,502	695,035	1,718,208
222	222.01				16,357	16,357
	Census Tract Total				16,357	16,357
223	223.01		8,595	438,639	471,264	918,498
	Census Tract Total		8,595	438,639	471,264	918,498
224	224.01	272,929	24,132	326,657	91,347	715,065
	Census Tract Total	272,929	24,132	326,657	91,347	715,065

TABLE 8.8

Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Industrial	Commercial Office	Commercial Retail	Institutional	
301	301.01		20,700	132,269	147,451	300,420
	301.02		2,640	113,586	88,778	205,004
	301.03			111,275	12,003	123,278
	Census Tract Total		23,340	357,130	248,232	628,702
302	302.01			110,850	857,562	968,412
	Census Tract Total			110,850	857,562	968,412
304	304.01	922	37,563	90,970	123,168	252,623
	304.02	1,128,102	239,145	131,803	64,029	1,563,079
	Census Tract Total	1,129,024	276,708	222,773	187,197	1,815,702
305	305.01				450	450
	Census Tract Total				450	450
306	306.01	42,663			17,688	60,351
	306.03		20,426	523,797	9,375	553,598
	306.04	437	224,243	453,120	65,576	743,376
	Census Tract Total	43,100	244,669	976,917	92,639	1,357,325
307	307.01	600,211			946	601,157
	307.02	96,543	10,842		60,219	167,604
	307.03	912			46,175	47,087
	Census Tract Total	697,666	10,842		107,340	815,848
308	308.01	380,453	168,208	93,212	413,998	1,055,871
	Census Tract Total	380,453	168,208	93,212	413,998	1,055,871
309	309.01		115,031	223,269	313,970	652,270
	Census Tract Total		115,031	223,269	313,970	652,270
310	310.01		35,346	361,867	117,200	514,413
	Census Tract Total		35,346	361,867	117,200	514,413
313	313.01		56,152		57,242	113,394
	Census Tract Total		56,152		57,242	113,394
314	314.01		4,850	1,920	68,571	75,341
	Census Tract Total		4,850	1,920	68,571	75,341
315	315.01			52,656	63,475	116,131
	Census Tract Total			52,656	63,475	116,131

TABLE 8.8

Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Industrial	Commercial Office	Commercial Retail	Institutional	
316	316.01		7,504	3,084	63,234	73,822
	316.02	3,447	357,816	479,225	91,550	932,038
	316.03	47,250				47,250
	Census Tract Total	50,697	365,320	482,309	154,784	1,053,110
318	318.01	171,176	190,263		598,535	959,974
	Census Tract Total	171,176	190,263		598,535	959,974
320	320.01	83,424	43,123	7,202	113,187	246,936
	Census Tract Total	83,424	43,123	7,202	113,187	246,936
321	321.01	172,833	24,172	124,687		321,692
	Census Tract Total	172,833	24,172	124,687		321,692
322	322.01		106,411	364,583	95,914	566,908
	Census Tract Total		106,411	364,583	95,914	566,908
323	323.01				107,301	107,301
	323.02				54,024	54,024
	Census Tract Total				161,325	161,325
324	324.01				255,454	255,454
	Census Tract Total				255,454	255,454
325	325.01			102,030	36,096	138,126
	Census Tract Total			102,030	36,096	138,126
326	326.01			2,976	11,024	14,000
	Census Tract Total			2,976	11,024	14,000
327	327.01			104,792	111,616	216,408
	Census Tract Total			104,792	111,616	216,408
328	328.01	3,620,074	294,517	359,220	9,850	4,283,661
	Census Tract Total	3,620,074	294,517	359,220	9,850	4,283,661
401	401.01				408,174	408,174
	401.02				69,334	69,334
	401.03	20,900	28,504	56,462	80,515	186,381
	Census Tract Total	20,900	28,504	56,462	558,023	663,889

TABLE 8.8

Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Industrial	Commercial Office	Commercial Retail	Institutional	
402	402.01	561,305	1,760,406	777,614	918,889	4,018,214
	402.02		729,108	46,686	720,132	1,495,926
	402.03		1,431,248			1,431,248
	402.04		28,950	12,347		41,297
	Census Tract Total	561,305	3,949,712	836,647	1,639,021	6,986,685
403	403.01		230,323	4,430	76,853	311,606
	403.02				116,512	116,512
	Census Tract Total		230,323	4,430	193,365	428,118
405	405.01		47,961		839,197	887,158
	405.02				9,890	9,890
	405.03		550		506,298	506,848
	405.04		791,139			791,139
	Census Tract Total		839,650		1,355,385	2,195,035
406	406.01	61,273		216,857	63,942	342,072
	Census Tract Total	61,273		216,857	63,942	342,072
407	407.01				62,670	62,670
	407.02				22,040	22,040
	Census Tract Total				84,710	84,710
408	408.01				64,133	64,133
	408.03				77,556	77,556
	408.04				378,328	378,328
	408.05				71,624	71,624
	Census Tract Total				591,641	591,641
501	501.01	437,740	626,694	245,124	67,365	1,376,923
	501.02		7,688	7,685	29,896	45,269
	501.03	2,700	26,776	137,034		166,510
	Census Tract Total	440,440	661,158	389,843	97,261	1,588,702

TABLE 8.8

Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Industrial	Commercial Office	Commercial Retail	Institutional	
502	502.01			40,270	89,317	129,587
	502.02				5,275	5,275
	502.03		23,025	3,900	58,552	85,477
	502.04		32,224	10,794	57,497	100,515
	Census Tract Total		55,249	54,964	210,641	320,854
503	503.01	5,920	14,806	56,689		77,415
	503.03	27,422	14,411	203,119	40,760	285,712
	503.04		440,611	33,228		473,839
	Census Tract Total	33,342	469,828	293,036	40,760	836,966
504	504.01		247,124	189,577	71,089	507,790
	504.02			8,343	3,600	11,943
	Census Tract Total		247,124	197,920	74,689	519,733
505	505.01			103,744		103,744
	505.02				74,448	74,448
	Census Tract Total			103,744	74,448	178,192
506	506.01		1,343,540			1,343,540
	506.02			254,945	449,846	704,791
	506.03			35,839	12,952	48,791
	506.04				35,529	35,529
	506.05				5,897	5,897
	506.07				8,400	8,400
	Census Tract Total		1,343,540	290,784	512,624	2,146,948
507	507.01		83,196		11,484	94,680
	507.02		203,337	210,690	41,226	455,253
	Census Tract Total		286,533	210,690	52,710	549,933
508	508.01				2,700	2,700
	508.02		1,344		118,622	119,966
	508.03		164,479	110,755	115,383	390,617
	Census Tract Total		165,823	110,755	236,705	513,283

TABLE 8.8

Nonresidential Structure Gross Floor Area by General Activity by Census and Subcensus Tract Fairfax County, January 2001

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Industrial	Commercial Office	Commercial Retail	Institutional	
509	509.01				4,686	4,686
	509.02				63,671	63,671
	Census Tract Total				68,357	68,357
	510.02				94,466	94,466
	Census Tract Total				94,466	94,466
511	511.01				79,670	79,670
	Census Tract Total				79,670	79,670
512	512.01				102,860	102,860
	512.03				9,132	9,132
	Census Tract Total				111,992	111,992
513	513.01		271,041	169,691	8,536	449,268
	513.02		50,096	6,020	15,258	71,374
	Census Tract Total		321,137	175,711	23,794	520,642
514	514.01		1,944	65,130		67,074
	514.02			122,956	37,558	160,514
	514.03		32,126	329,129		361,255
	Census Tract Total		34,070	517,215	37,558	588,843
515	515.01		41,617	678,730		720,347
	515.02		110,000	4,167		114,167
	515.03		213,244	543,116	179,638	935,998
	515.04	162,777	414,719	785,941	12,051	1,375,488
	Census Tract Total	162,777	779,580	2,011,954	191,689	3,146,000
516	516.01				280,441	280,441
	516.02				5,680	5,680
	516.03			117,924	111,881	229,805
	516.04		43,182	24,269	10,302	77,753
	516.05		980	10,014		10,994
	Census Tract Total		44,162	152,207	408,304	604,673

TABLE 8.8

Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Industrial	Commercial Office	Commercial Retail	Institutional	
518	518.01			116,980	60,109	177,089
	518.02				124,711	124,711
	518.03				32,758	32,758
	Census Tract Total			116,980	217,578	334,558
519	519.01		91,992	672,809	184,927	949,728
	Census Tract Total		91,992	672,809	184,927	949,728
520	520.01	2,208	430,813	249,672	132,779	815,472
	Census Tract Total	2,208	430,813	249,672	132,779	815,472
521	521.01				3,960	3,960
	521.02	62,710	31,338	14,180	205,162	313,390
	521.03	4,436	41,794	259,018	137,070	442,318
	521.04		182,403	131,490	23,676	337,569
	521.05		34,844	16,927	344,630	396,401
	Census Tract Total	67,146	290,379	421,615	714,498	1,493,638
522	522.01	36,970	323,980	128,231	103,024	592,205
	522.02				393,716	393,716
	522.03				17,133	17,133
	Census Tract Total	36,970	323,980	128,231	513,873	1,003,054
523	523.01		110,592	67,778	8,288	186,658
	Census Tract Total		110,592	67,778	8,288	186,658
524	524.01				83,256	83,256
	524.04	663,656	25,200			688,856
	524.05		86,996	19,838	33,307	140,141
	Census Tract Total	663,656	112,196	19,838	116,563	912,253
525	525.01	1,821,809	492,488	503,359	68,307	2,885,963
	525.02	76,302	539,197	3,808	181,401	800,708
	525.03		96,550	158,843	147,315	402,708
	525.04		113,328	72,946	10,716	196,990
	Census Tract Total	1,898,111	1,241,563	738,956	407,739	4,286,369

TABLE 8.8

Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Industrial	Commercial Office	Commercial Retail	Institutional	
526	526.01	1,603,924	153,861	400,249	51,821	2,209,855
	526.02		41,856		49,060	90,916
	526.03	490,484				490,484
	Census Tract Total	2,094,408	195,717	400,249	100,881	2,791,255
527	527.01	279,624	136,448	159,457	81,938	657,467
	Census Tract Total	279,624	136,448	159,457	81,938	657,467
528	528.01		2,547,377	328,782	816	2,876,975
	Census Tract Total		2,547,377	328,782	816	2,876,975
601	601.01				5,928	5,928
	601.02	3,120			1,647	4,767
	601.03	222,250			18,900	241,150
	Census Tract Total	225,370			26,475	251,845
602	602.01				500	500
	602.02		2,542			2,542
	602.03				3,748	3,748
	Census Tract Total		2,542		4,248	6,790
603	603.01				56,189	56,189
	603.02				4,316	4,316
	Census Tract Total				60,505	60,505
604	604.01				9,186	9,186
	604.02		2,233,931	1,625,917	49,782	3,909,630
	Census Tract Total		2,233,931	1,625,917	58,968	3,918,816
605	605.01		3,547,936	778,777	76,349	4,403,062
	605.02		137,152	4,186	179,351	320,689
	605.04		207,772	2,630	52,597	262,999
	605.05		475,141		16,168	491,309
	Census Tract Total		4,368,001	785,593	324,465	5,478,059
606	606.01			6,345		6,345
	606.02				285,472	285,472
	Census Tract Total			6,345	285,472	291,817

TABLE 8.8

Nonresidential Structure Gross Floor Area by General Activity by Census and Subcensus Tract Fairfax County, January 2001

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Industrial	Commercial Office	Commercial Retail	Institutional	
607[a]	607.01	6,520	162,656	327,410	346,260	842,846
	Census Tract Total	6,520	162,656	327,410	346,260	842,846
608[a]	608.01		1,137,925	279,172	17,990	1,435,087
	Census Tract Total		1,137,925	279,172	17,990	1,435,087
609[a]	609.01	284,647	199,465	116,059	104,991	705,162
	Census Tract Total	284,647	199,465	116,059	104,991	705,162
610[a]	610.01	49,444	311,208	242,255	92,178	695,085
	Census Tract Total	49,444	311,208	242,255	92,178	695,085
611	611.01				81,493	81,493
	611.02		74,965	134,917	369,515	579,397
	Census Tract Total		74,965	134,917	451,008	660,890
612	612.01				1,674	1,674
	612.02		30,168	51,550	150,528	232,246
	612.03		20,232	1,780		22,012
	612.04	72,176	2,224,294	335,730		2,632,200
	Census Tract Total	72,176	2,274,694	389,060	152,202	2,888,132
615	615.01		10,910	9,357	93,722	113,989
	615.02	13,120	6,370	1,878	13,617	34,985
	615.03				318,919	318,919
	615.04				3,133	3,133
	Census Tract Total	13,120	17,280	11,235	429,391	471,026
616	616.01	2,885	492,594	1,202	1,890	498,571
	616.02	23,338		7,626		30,964
	616.04	37,800	578,965	33,150	3,400	653,315
	616.05		115,489	7,000		122,489
	616.06	2,061,574	443,425	145,565	7,850	2,658,414
	Census Tract Total	2,125,597	1,630,473	194,543	13,140	3,963,753
617	617.01		59,332	224,195	4,300	287,827
	617.02	314,888	114,084	80,590	74,052	583,614
	Census Tract Total	314,888	173,416	304,785	78,352	871,441

TABLE 8.8

Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Industrial	Commercial Office	Commercial Retail	Institutional	
618	618.01		816,341		9,293	825,634
	618.02		649,853	17,497		667,350
	Census Tract Total		1,466,194	17,497	9,293	1,492,984
619	619.02	123,153		5,284	56,823	185,260
	Census Tract Total	123,153		5,284	56,823	185,260
701	701.02				223,432	223,432
	701.03				1,856	1,856
	701.04				6,592	6,592
	Census Tract Total				231,880	231,880
702	702.01		1,472,000			1,472,000
	Census Tract Total		1,472,000			1,472,000
703	703.02				1,701	1,701
	703.03			94,375	1,500	95,875
	Census Tract Total			94,375	3,201	97,576
704	704.01		103,308	150,850	178,251	432,409
	704.02			1,916		1,916
	704.03	1,588		1,800	81,922	85,310
	704.04				8,100	8,100
	Census Tract Total	1,588	103,308	154,566	268,273	527,735
705	705.01				70,000	70,000
	705.02	576			171,464	172,040
	705.03		18,032		28,433	46,465
	705.04				7,047	7,047
	705.05			12,054	38,157	50,211
	705.06		1,082,992	93,847	9,758	1,186,597
	Census Tract Total	576	1,101,024	105,901	324,859	1,532,360
706	706.01				17,093	17,093
	706.02		21,300		1,709	23,009
	706.03	315			84,223	84,538
	706.04		145,433	149,844	51,055	346,332
	Census Tract Total	315	166,733	149,844	154,080	470,972

TABLE 8.8

Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Industrial	Commercial Office	Commercial Retail	Institutional	
707	707.01		395,944	187,887	36,245	620,076
	707.03	300			93,866	94,166
	707.04				53,980	53,980
	Census Tract Total	300	395,944	187,887	184,091	768,222
708	708.01				47,913	47,913
	708.02				245,773	245,773
	Census Tract Total				293,686	293,686
709	709.01		11,825	6,419	50,050	68,294
	709.02	4,010			60,308	64,318
	709.04	704			158,003	158,707
	709.06				3,336	3,336
	Census Tract Total	4,714	11,825	6,419	271,697	294,655
710	710.01	152,491				152,491
	710.02				25,242	25,242
	710.03				517,560	517,560
	Census Tract Total	152,491			542,802	695,293
711	711.02				39,196	39,196
	711.06		384,080	49,622	37,330	471,032
	711.08				35,325	35,325
	Census Tract Total		384,080	49,622	111,851	545,553
712	712.01		804,911			804,911
	712.02		339,756			339,756
	712.04	155,796	1,539,178	71,960	188,256	1,955,190
	Census Tract Total	155,796	2,683,845	71,960	188,256	3,099,857
713	713.01		556,611	353,953	305,368	1,215,932
	713.02	22,975	76,189	16,783	5,224	121,171
	Census Tract Total	22,975	632,800	370,736	310,592	1,337,103
714	714.01	162,943	24,832	75,107	67,561	330,443
	714.02				63,721	63,721
	Census Tract Total	162,943	24,832	75,107	131,282	394,164

TABLE 8.8

Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Industrial	Commercial Office	Commercial Retail	Institutional	
801	801.01				4,164	4,164
	801.02				10,236	10,236
	801.03	10,366	23,892	2,598	98,166	135,022
	801.04				32,848	32,848
	801.05				101,870	101,870
	Census Tract Total	10,366	23,892	2,598	247,284	284,140
802	802.01			4,123		4,123
	802.02		6,151		41,766	47,917
	802.03				40,387	40,387
	802.04	2,100	10,960,050	2,406,968	65,609	13,434,727
	802.05		834,948	2,668,347		3,503,295
	Census Tract Total	2,100	11,801,149	5,079,438	147,762	17,030,449
803	803.01	86,094	2,468	104,566	2,088	195,216
	803.02			3,379		3,379
	803.03	298,254		1,920	37,666	337,840
	803.04	836,584	554,576	258,370	21,878	1,671,408
	Census Tract Total	1,220,932	557,044	368,235	61,632	2,207,843
804	804.01		1,817	6,424		8,241
	804.02		396	38,229	2,796	41,421
	804.03		16,934	6,614	24,900	48,448
	804.04			3,506	85,255	88,761
	804.05	93,680	92,512	109,542	41,299	337,033
	Census Tract Total	93,680	111,659	164,315	154,250	523,904
805	805.01			32,436	203,007	235,443
	805.02	90,700		8,737	320,873	420,310
	805.03		10,987	256,215	70,480	337,682
	Census Tract Total	90,700	10,987	297,388	594,360	993,435
808[b]	808.01	74,439	1,281,869	752,221	169,145	2,277,674
	Census Tract Total	74,439	1,281,869	752,221	169,145	2,277,674
809[b]	809.01	651,519	4,154,118	987,660	336,459	6,129,756
	Census Tract Total	651,519	4,154,118	987,660	336,459	6,129,756

TABLE 8.8

Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Industrial	Commercial Office	Commercial Retail	Institutional	
810	810.01		174,678	183,888	105,210	463,776
	Census Tract Total		174,678	183,888	105,210	463,776
811	811.01		1,144,385	113,720		1,258,105
	811.02			289,860	16,811	306,671
	811.04		20,090	104,703	91,973	216,766
	Census Tract Total		1,164,475	508,283	108,784	1,781,542
812	812.01	389,339	3,716,202		85,064	4,190,605
	Census Tract Total	389,339	3,716,202		85,064	4,190,605
814	814.01		3,055	125,935	161,345	290,335
	Census Tract Total		3,055	125,935	161,345	290,335
815	815.01				62,131	62,131
	Census Tract Total				62,131	62,131
816	816.01				6,372	6,372
	816.02				23,140	23,140
	Census Tract Total				29,512	29,512
817	817.01			4,720	11,940	16,660
	817.03				2,250	2,250
	Census Tract Total			4,720	14,190	18,910
819	819.01	332,945	1,849,838	80,153	150,388	2,413,324
	819.02				25,464	25,464
	Census Tract Total	332,945	1,849,838	80,153	175,852	2,438,788
820	820.01			3,814	114,911	118,725
	820.02				102,818	102,818
	Census Tract Total			3,814	217,729	221,543
821	821.01		80,101	48,463	12,283	140,847
	Census Tract Total		80,101	48,463	12,283	140,847
822	822.01	14,450	2,855,099	1,102,082	309,653	4,281,284
	822.02	513,611	1,961,296	163,801	22,150	2,660,858
	822.03		73,766		122,619	196,385
	Census Tract Total	528,061	4,890,161	1,265,883	454,422	7,138,527

TABLE 8.8

Nonresidential Structure Gross Floor Area by General Activity by Census and Subcensus Tract Fairfax County, January 2001

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Industrial	Commercial Office	Commercial Retail	Institutional	
823	823.01		1,672,305	370,111	411,966	2,454,382
	Census Tract Total		1,672,305	370,111	411,966	2,454,382
824	824.01	1,702	2,405,632		66,588	2,473,922
	Census Tract Total	1,702	2,405,632		66,588	2,473,922
825	825.01	1,820,338	3,552,050	1,010,340	314,863	6,697,591
	825.02	88,300	112,686	224,418	154,807	580,211
	Census Tract Total	1,908,638	3,664,736	1,234,758	469,670	7,277,802
826	826.01			653,078	139,500	792,578
	826.02		405,801	56,188	405,374	867,363
	Census Tract Total		405,801	709,266	544,874	1,659,941
901	901.01	1,131,892	441,273		67,156	1,640,321
	901.03	2,790,923	552,908	147,745	41,367	3,532,943
	901.04	2,781,969	1,853,910	464,895	51,670	5,152,444
	901.05	369,679	3,038,451	484,416	120,215	4,012,761
	901.06	300,000			8,133	308,133
	Census Tract Total	7,374,463	5,886,542	1,097,056	288,541	14,646,602
905	905.01		3,102	165,092	57,817	226,011
	905.02	1,515	62,074	67,493	100,836	231,918
	Census Tract Total	1,515	65,176	232,585	158,653	457,929
909[c]	909.01		20,273	18,973	19,343	58,589
	Census Tract Total		20,273	18,973	19,343	58,589
910	910.01			3,125	5,468	8,593
	910.02		9,484			9,484
	Census Tract Total		9,484	3,125	5,468	18,077
911	911.01				515,161	515,161
	Census Tract Total				515,161	515,161
912	912.01			138,693	40,554	179,247
	912.02		265,070	159,449	92,957	517,476
	Census Tract Total		265,070	298,142	133,511	696,723

TABLE 8.8

Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Industrial	Commercial Office	Commercial Retail	Institutional	
913	913.01	14,835			526	15,361
	913.02	135,037			3,486	138,523
	913.03	69,234		9,072	105,095	183,401
	913.04		71,058	652,391	184,825	908,274
	Census Tract Total	219,106	71,058	661,463	293,932	1,245,559
914	914.01		118,698	256,748	310,712	686,158
	Census Tract Total		118,698	256,748	310,712	686,158
915	915.01				283,582	283,582
	915.02		5,922	41,173	30,720	77,815
	915.03		39,538	13,267	8,044	60,849
	Census Tract Total		45,460	54,440	322,346	422,246
916	916.01	767,687	184,694	162,900	206,757	1,322,038
	Census Tract Total	767,687	184,694	162,900	206,757	1,322,038
917	917.01		1,581,327	708,599	14,989	2,304,915
	917.02		1,347,322	1,291,203	15,488	2,654,013
	917.03			6,848	180,229	187,077
	917.04	42,160	1,158,345	328,276	64,008	1,592,789
	Census Tract Total	42,160	4,086,994	2,334,926	274,714	6,738,794
918	918.01		754,254	1,317,272	513,675	2,585,201
	Census Tract Total		754,254	1,317,272	513,675	2,585,201
919	919.01				335,458	335,458
	919.05				92,449	92,449
	919.07				10,960	10,960
	919.09				5,456	5,456
	919.11				1,080	1,080
	Census Tract Total				445,403	445,403
920	920.01	2,722	3,360		75,277	81,359
	920.02	17,176		96,052	59,096	172,324
	920.03	6,464			15,724	22,188
	Census Tract Total	26,362	3,360	96,052	150,097	275,871

TABLE 8.8

Nonresidential Structure Gross Floor Area by General Activity by Census and Subcensus Tract Fairfax County, January 2001

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Industrial	Commercial Office	Commercial Retail	Institutional	
921	921.04		2,608		9,300	11,908
	921.05			3,840	21,457	25,297
	921.06			5,000	16,600	21,600
	921.07				20,189	20,189
	Census Tract Total		2,608	8,840	67,546	78,994
922	922.01				2,663	2,663
	922.02				18,150	18,150
	922.03	2,376		23,788	80,312	106,476
	922.04			2,000	1,374	3,374
	922.05	2,952		28,826	194,818	226,596
	Census Tract Total	5,328		54,614	297,317	357,259
923	923.01				83,250	83,250
	Census Tract Total				83,250	83,250
924	924.01				7,552	7,552
	Census Tract Total				7,552	7,552
Fairfax County		**39,166,702**	**90,056,026**	**44,501,928**	**34,850,680**	**208,575,366**

Source: Fairfax County Department of Systems Management for Human Services, 2001.

Note: All data in square feet.
Note: All census tracts in Fairfax County begin with the number 4. To conserve space, the leading 4 is dropped from the census tract name in the information contained in this table. Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Census Bureau. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes. For example, Fairfax County subcensus tracts 160.01, 160.02, and 160.03 comprise U.S. Census Bureau census tract 4160.

[a] *Comprises part of the Town of Vienna.*
[b] *Comprises part of the Town of Herndon.*
[c] *Town of Clifton.*

EXISTING LAND USE

Zoned Land

Fairfax County, including the Towns of Herndon, Clifton, and Vienna, comprises approximately 262,400 acres. In January 2001, about 34,030 acres were in roads, water, and small areas of land that cannot be developed, while 228,374 acres were classified into various zoning categories - - 223,522 acres in County zoning categories and 4,852 acres in zoning categories associated with the Towns of Herndon, Clifton, and Vienna.

The lists of zoning codes that are used by Fairfax County and the towns within the County are included in this section. Zoning codes reflect the zoning districts established in the Fairfax County Zoning Ordinance. A complete description, as well as the development requirements associated with each zoning district, is available in the Fairfax County Zoning Ordinance. Zoning ordinances for the Towns of Herndon, Clifton, and Vienna contain descriptions of town zoning districts.

Total Zoned Land

Most of the land in Fairfax County is zoned for residential development as is shown in Table 9.3. Of the 228,374 acres of zoned land, 210,354 acres, or 92.1 percent, was zoned for residential or residential-related use. Industrial zoned land accounted for 9,516 acres, or 4.2 percent of Fairfax County's zoned acreage. Commercial and commercial-related zoned land accounted for 8,500 acres, or 3.7 percent of Fairfax County's zoned acreage.

Zoned Land by Planning District

The Pohick Planning District contained the largest amount of residential zoned land of any planning district, 45,286 acres, or

21.5 percent of Fairfax County's total residential zoned land. The Bull Run District contained the largest amounts of industrial zoned land of any planning district, 3,094 acres, or 32.5 percent of all industrial zoned land. The Upper Potomac District contained the largest amount of commercial zoned land of any planning district, 1,322 acres, or 15.6 percent of all commercial zoned land in Fairfax County.

Zoned Vacant Land

Figure 9.1 and Table 9.4 shows Fairfax County's vacant acreage in January 2001 by major zoning categories. Approximately 12.2 percent of all zoned land, or 27,874 acres, was vacant, a decline of 38.1 percent since 1990. Approximately 83.6 percent of the vacant land (or 23,298 acres) was zoned for residential development. Vacant land that was zoned for commercial use totaled 1,552 acres (5.6 percent), while vacant land that was zoned for industrial use totaled 3,024 acres (10.8 percent of all vacant land.

Vacant land in the Bull Run, Pohick, Lower Potomac and Upper Potomac Districts comprised 75.9 percent (or 21,165 acres) of all vacant land in Fairfax County, while the total for Annandale, Baileys, Jefferson, and Lincolnia Districts comprised only 3.2 percent (902 acres) of the County's vacant land.

As shown in Table 9.1, total vacant acreage dropped to 27,874 acres (12.2 percent of total) from 45,042 acres (19.5 percent of total) in 1990 and from 75,550 acres (32.2 percent of total) in 1980.

TABLE 9.1

Total Zoned and Vacant Acres
Fairfax County, 1980 through 2001

Year	Vacant	Total	Percent Vacant
1980	75,550	234,744	32.2%
1985	66,685	232,941	29.2%
1990	45,042	230,678	19.5%
1995	37,006	229,366	16.1%
2000	29,529	228,541	12.9%
2001	**27,874**	**228,374**	**12.2%**

Source: Fairfax County Department of Systems Management for Human Services, 2001.

Note: Based on zoned land in Fairfax County. Total acreage by year figures do not include areas in roads, water, or small areas of land unable to be zoned or developed.

Existing Land Use

Table 9.2 and Figure 9.2 show acres of land for existing general land uses by category for all areas of Fairfax County including towns. In January 2001, 127,992 acres, or 56.0 percent of Fairfax County's land was in use for residential purposes, and 29,323 acres, or 12.8 percent of the County's land was vacant or in natural uses.

Parks and Recreation uses accounted for 27,031 acres, or 11.8 percent of the available land in Fairfax County, while Commercial/Retail use accounted for 9,684 acres, or 4.2 percent. Industrial use accounted for 9,046 acres, or 4.0 percent of the total acres in Fairfax County.

TABLE 9.2

Acres of Land by General Land Use Category
Fairfax County, January 2001

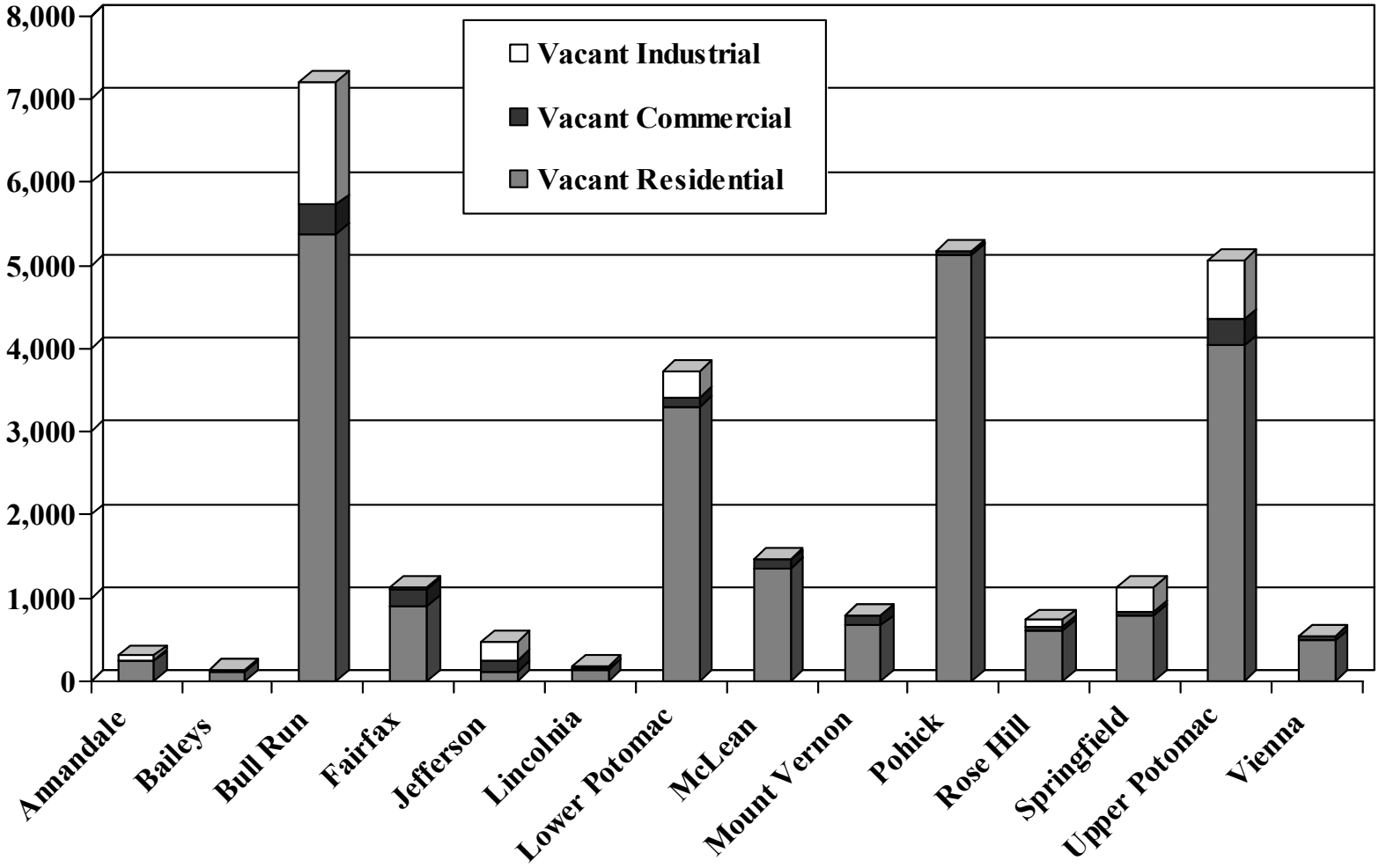
Existing Land Use	Total	Percent of Total
Residential	127,992	56.0%
Industrial	9,049	4.0%
Commercial / Retail	9,684	4.2%
Parks and Recreation	27,031	11.8%
Public	25,295	11.1%
Vacant and Natural Uses	29,323	12.8%
Fairfax County	***228,374***	***100.0%***

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

Note: Figures may not sum to total due to rounding.

Figure 9.1

Acres of Vacant Land by Major Zoning Class
by Planning District
Fairfax County, January 2001



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

Table 9.3

Total Acres by Major Zoning Class by Planning District
Fairfax County, January 2001

Planning District	Residential		Commercial		Industrial		Total	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Annandale	9,199	4.4	317	3.7	545	5.7	10,061	4.4
Baileys	2,991	1.4	445	5.2	11	0.1	3,447	1.5
Bull Run	24,643	11.7	1,212	14.3	3,094	32.5	28,949	12.7
Fairfax	10,379	4.9	877	10.3	153	1.6	11,409	5.0
Jefferson	4,074	1.9	735	8.6	374	3.9	5,183	2.3
Lincolnia	1,383	0.7	162	1.9	182	1.9	1,727	0.8
Lower Potomac	22,754	10.8	205	2.4	623	6.5	23,582	10.3
McLean	15,350	7.3	910	10.7	147	1.5	16,407	7.2
Mount Vernon	10,967	5.2	872	10.3	10	0.1	11,849	5.2
Pohick[1]	45,286	21.5	226	2.7	99	1.0	45,611	20.0
Rose Hill	7,628	3.6	231	2.7	275	2.9	8,134	3.6
Springfield	6,999	3.3	430	5.1	1,416	14.9	8,845	3.9
Upper Potomac[2]	39,206	18.6	1,322	15.6	2,375	25.0	42,903	18.8
Vienna[3]	9,495	4.5	556	6.5	212	2.2	10,263	4.5
Total Acres	**210,354**	**100.0**	**8,500**	**100.0**	**9,516**	**100.0**	**228,370**	**100.0**

Source: Fairfax County Department of Systems Management for Human Services, 2001.

Note: Total acreage may vary due to rounding.

[1] *Includes the Town of Clifton.*

[2] *Includes the Town of Herndon.*

[3] *Includes the Town of Vienna.*

Table 9.4

Acres of Vacant Land by Major Zoning Class by Planning District
Fairfax County, January 2001

Planning District	Residential Vacant Land		Commercial Vacant Land		Industrial Vacant Land		Total Vacant Land	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Annandale	241	1.0	12	0.8	52	1.7	305	1.1
Baileys	121	0.5	19	1.2	1	0.0	141	0.5
Bull Run	5,380	23.1	345	22.2	1,477	48.8	7,202	25.8
Fairfax	906	3.9	196	12.6	35	1.2	1,137	4.1
Jefferson	113	0.5	141	9.1	20	0.7	274	1.0
Lincolnia	138	0.6	13	0.8	31	1.0	182	0.7
Lower Potomac	3,308	14.2	110	7.1	312	10.3	3,730	13.4
McLean	1,365	5.9	93	6.0	15	0.5	1,473	5.3
Mount Vernon	670	2.9	118	7.6			788	2.8
Pohick[1]	5,131	22.0	29	1.9	10	0.3	5,170	18.5
Rose Hill	606	2.6	60	3.9	70	2.3	736	2.6
Springfield	792	3.4	54	3.5	284	9.4	1,130	4.1
Upper Potomac[2]	4,035	17.3	316	20.4	712	23.5	5,063	18.2
Vienna[3]	492	2.1	46	3.0	5	0.2	543	1.9
Total Acres	**23,298**	**100.0**	**1,552**	**100.0**	**3,024**	**100.0**	**27,874**	**100.0**

Source: Fairfax County Department of Systems Management for Human Services, 2001.

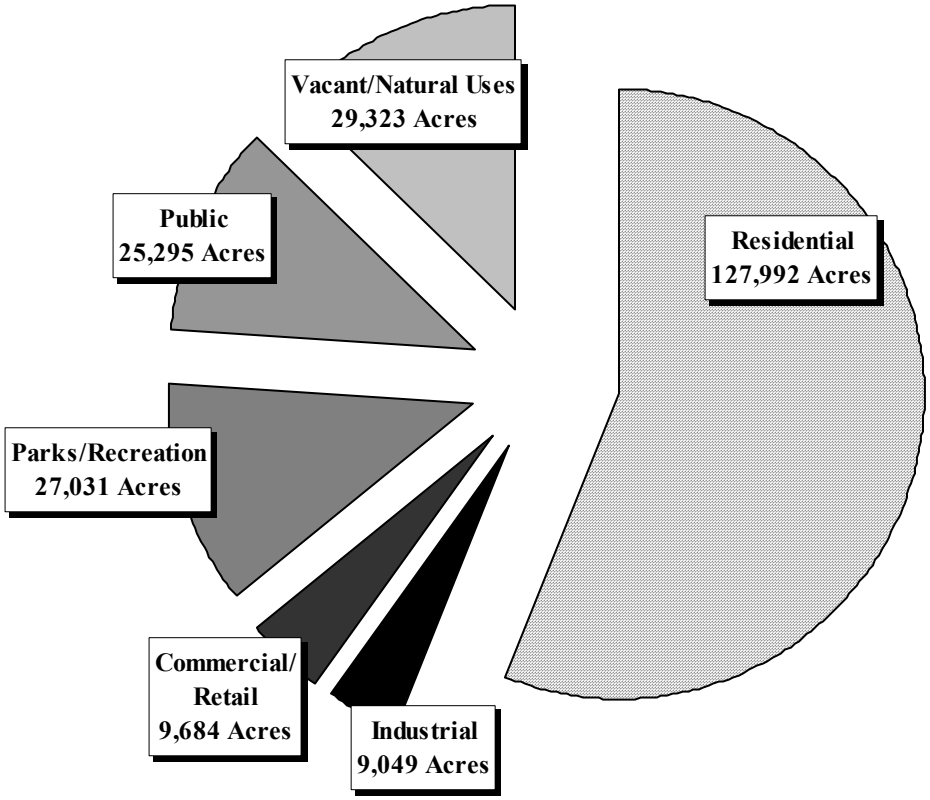
Note: Total acreage may vary due to rounding.

[1] *Includes the Town of Clifton.*

[2] *Includes the Town of Herndon.*

[3] *Includes the Town of Vienna.*

Figure 9.2
Existing Land Use by Major Class (in Acres)
Fairfax County, January 2001



Source: Fairfax County Department of Systems Management for Human Services, 2001.

Note: Land in the Towns of Clifton, Herndon and Vienna included.

TABLE 9.5

Fairfax County Zoning Codes

CODE	ZONING DESIGNATION	AGRICULTURAL - CONSERVATION
010	R-P	(Residential Preservation)
020	R-A	(Rural Agricultural)
030	R-C	(Residential Conservation)
096	P AG	Predominately agricultural or conservation but contains a mixture of other agricultural or conservation zonings.
097	P AG-R	Predominately agricultural or conservation but contains a mixture of other residential zonings including apartments.
098	P AG-C	Predominately agricultural or conservation but contains a mixture of commercial and/or industrial zonings.
099	P AG-N	Predominately agricultural or conservation but contains a mixture of zoning categories.

CODE	ZONING DESIGNATION	RESIDENTIAL
		Attached and Detached
100	R-E	(Residential Estate)
101	R-EC	(Residential Estate Cluster Development[1])
110	R-1	(Residential - 1 Dwelling Unit Per Acre)
111	R-1C	(R-1 with cluster development)
120	R-2	(Residential - 2 Dwelling Units Per Acre)
121	R-2C	(R-2 with cluster development)
130	R-3	(Residential - 3 Dwelling Units Per Acre)
131	R-3C	(R-3 with cluster development)
140	R-4	(Residential - 4 Dwelling Units Per Acre)
141	R-4C	(R-4 with cluster development)
150	R-5	(Residential - 5 Dwelling Units Per Acre)
151	R-5C	(R-5 with cluster development)
180	R-8	(Residential - 8 Dwelling Units Per Acre)
181	R-8C	(R-8 with cluster development)
196	P RES	Predominately residential detached and attached but contains a mixture of other residential zonings.
197	P RES-MF	Predominately residential detached and attached but contains some multi-family zoning.
198	P RES-C	Predominately residential detached and attached but contains a mixture of commercial and/or industrial zoning.
199	P RES-N	Predominately residential detached and attached but contains a mixture of other zonings not elsewhere classified.
		Multi-Family
206	R-MHP	(Residential Mobile Home Park)
212	R-12	(Residential - 12 Dwelling Units Per Acre)
213	R-12C	(R-12 with cluster development)
216	R-16	(Residential - 16 Dwelling Units Per Acre)
220	R-20	(Residential - 20 Dwelling Units Per Acre)

[1] *Cluster development refers to a subdivision development pattern in which units are grouped or "clustered," resulting in smaller individual lot sizes and a larger common area.*

CODE	ZONING DESIGNATION	RESIDENTIAL (continued)
		Multi-Family
230	R-30	(Residential - 30 Dwelling Units Per Acre)
295	P MH	Predominately mobile home but contains a mixture of other zoning categories.
296	P MF	Predominately multi-family but contains a mixture of other multi-family zonings.
297	P MF-R	Predominately multi-family but contains a mixture of other residential zonings.
298	P MF-C	Predominately multi-family but contains a mixture of commercial and/or industrial zonings.
299	P MF-N	Predominately multi-family but contains a mixture of other zonings not elsewhere classified.
		Planned Development Housing (PDH)
301	PDH-1	(Residential - 1 Dwelling Unit Per Acre)
302	PDH-2	(Residential - 2 Dwelling Units Per Acre)
303	PDH-3	(Residential - 3 Dwelling Units Per Acre)
304	PDH-4	(Residential - 4 Dwelling Units Per Acre)
305	PDH-5	(Residential - 5 Dwelling Units Per Acre)
308	PDH-8	(Residential - 8 Dwelling Units Per Acre)
312	PDH-12	(Residential - 12 Dwelling Units Per Acre)
316	PDH-16	(Residential - 16 Dwelling Units Per Acre)
320	PDH-20	(Residential - 20 Dwelling Units Per Acre)
330	PDH-30	(Residential - 30 Dwelling Units Per Acre)
340	PDH-40	(Residential - 40 Dwelling Units Per Acre)
370	PRC-GC	(General Combination Development)
371	PRC-OS	(Open Space)
372	PRC-R	(Residential Development)
373	PRC-C/I	(Commercial and/or Industrial Development)
374	PRC-CF	(Community Facilities)
396	P PDH	Predominately PDH but contains a mixture of PDH zonings.
397	P PDH-R	Predominately PDH but contains other residential zonings including apartments.
398	P PDH-C	Predominately PDH but contains a mixture of commercial and/or industrial zonings.
399	P PDH-N	Predominately PDH but contains a mixture of zoning categories not elsewhere classified.

CODE	ZONING DESIGNATION	COMMERCIAL - OFFICE - RETAIL
400	PDC	(Planned Development Commercial)
401	PDC-OS	(Open Space)
402	PDC-R	(Residential Development - not rental)
403	PDC-C/I	(Commercial/Industrial/Rental)
404	PDC-CF	(Community Facilities)
410	C-1	(Low-Rise Office Transitional)
420	C-2	(Limited Office)
430	C-3	(Office)
440	C-4	(High Density Office)
450	C-5	(Neighborhood Retail)
460	C-6	(Community Retail)
470	C-7	(Regional Retail)
480	C-8	(Highway Commercial)
496	P COM	Predominately commercial but contains a mixture of commercial zonings.

CODE	ZONING DESIGNATION	COMMERCIAL - OFFICE – RETAIL (continued)
497	P COM-R	Predominately commercial but contains some residential zonings including apartments.
498	P COM-I	Predominately commercial but contains some industrial zonings.
499	P COM-N	Predominately commercial but contains a mixture of zonings not elsewhere classified.

CODE	ZONING DESIGNATION	INDUSTRIAL
500	I-I	(Industrial Institutional)
510	I-1	(Industrial Light Research)
520	I-2	(Industrial Research)
530	I-3	(Industrial Light Intensity)
540	I-4	(Industrial Medium Intensity)
550	I-5	(Industrial General)
560	I-6	(Industrial Heavy)
596	P IND	Predominately industrial but contains a mixture of industrial zonings.
597	P IND-R	Predominately industrial but contains residential zonings, including apartments.
598	P IND-C	Predominately industrial but contains some commercial zonings.
599	P IND-N	Predominately industrial but contains a mixture of zonings not elsewhere classified.

TABLE 9.6
Zoning Codes for Towns within Fairfax County

CODE	ZONING DESIGNATION	TOWN OF CLIFTON
700	CL-AGRI	General Agriculture
710	CL-RESID	General Residential (Minimum Lot Size 10,000 Square Feet)
740	CL-COML	General Commercial (Retail and Office Use)
750	CL-IND	General Industrial (Manufacturing and Storage Use)

CODE	ZONING DESIGNATION	TOWN OF HERNDON
800	H-RPC	(Residential Planned Community)
801	H-PDH	(Planned Development Housing)
802	H-SF.SAC	(Single Family - 21,780 Square Feet/Lot) 2 Dwelling Units
803	H-SF15	(Single Family - 15,000 Square Feet/Lot) 2-Plus Dwelling Units
804	H-SF10	(Single Family - 10,000 Square Feet/Lot) 3-Plus Dwelling Units
805	H-RTH5	(Residential Townhouse - 5 Units/Acre)
806	H-RGC	(Residential Garden Court - 6 Units/Acre)
810	H-RTH10	(Residential Townhouse - 10 Units/Acre)
820	H-RMF20	(Multifamily - 20 Units/Acre)
821	H-MF20	(Multifamily - 20 Units/Acre with Some Offices and Shops)
845	PD-MU	(Planned Development - Mixed Use)
846	PD-C	(Planned Development - Commercial)
847	PD-CI	(Planned Development - Commercial and Industrial)
850	H-PD-SC	(Planned Development - Shopping Center)
851	H-COMRET	(General Commercial - Retail Shopping and Personal Service - 2,500 Square Feet Limit on any Specific Shop)
852	H-COMVAR	(General Commercial - Variety Business Commercial and Miscellaneous Services)
853	H-CENCOM	(Central Commercial - Shopping and Office Core of Central Business District Similar to C-2 but with Altered Side Yard and Parking Requirements)
854	C-3	(Commercial Service District)
858	H-COMOFC	(Commercial Office - Office Uses Ordinarily Between Residential and Commercial Areas)
860	H-PD-IP	(Planned Development - Industrial Park)
861	PD-IG	(Planned Development - Industrial General)
862	H-IR	(Industrial Research - Light Industrial, Office, and Commercial Activities)
863	H-I-P	(Industrial Park)
864	I-O	Industrial Office)
865	I-M	(Industrial Medium)
866	H-I-G	(Industrial General - Heavy Industrial)
890	H-PRES	Predominately residential but contains other zone classes or combinations of residential zone classes.
892	H-PMF	Predominately multifamily but contains other zone classes or combinations of multifamily zone classes.
895	H-PCOML	Predominately commercial but contains other zone classes or combinations of commercial zone classes.
896	H-PIND	Predominately industrial but contains other zone classes or combinations of industrial zone classes.

CODE	ZONING DESIGNATION	TOWN OF VIENNA
902	V-SF16	(16,000 Square Feet/Lot) 2 Dwelling Units
903	V-SF12.5	(12,000 Square Feet/Lot) 2.6 Dwelling Units
904	V-SF10	(10,000 Square Feet/Lot) 3.2 Dwelling Units
908	V-RTH5/8	(Under 5 Acres - 8 Units/Acre)
910	V-RTH5/10	(5 Acres and Over - 10 Units/Acre)
920	V-MFAPT	(Multifamily Apartments)
950	V-LOCCOM	(Local Commercial)
951	V-SPCCOM	(Special Commercial)
953	V-GENCOM	(General Commercial)
960	V-INDPK	(Industrial Park)
961	V-LTDIND	(Limited Industrial)
990	V-TRANS	(Transitional)
991	V-PRES	Predominately residential but contains other zone classes or combinations of residential zones.
992	V-PMF	Predominately multifamily but contains other zone classes or combinations of multifamily zones.
995	V-PCOML	Predominately commercial but contains other zone classes or combinations of commercial zones.
996	V-PIND	Predominately industrial but contains other zone classes or combinations of industrial zones.

TABLE 9.7

Total Acres of Land and Vacant Acres by Zoning District by Supervisor District
Fairfax County, January 2001

Zoning District	Braddock		Dranesville[1]		Hunter Mill[2]		Lee		Mason		Mount Vernon		Providence		Springfield[3]		Sully		Total	
	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres
R-A	0		159	10	0		0		0		23	23	0		0		21	5	**203**	**38**
R-C	325	198	0		5	0	0		0		11,024	0	0		27,681	3,975	10,877	4,073	**49,912**	**8,246**
P AG-R	0		0		0		0		0		0		0		116	44	11	11	**127**	**55**
P AG-C	0		0		0		0		0		0		0		0	0	0		**0**	**0**
R-E	46	0	15,511	2,361	1,323	148	0		0		9,007	2,102	75	14	226	119	970	114	**27,158**	**4,858**
R-EC	0		487	10	256	2	0		0		0		0		0		165	0	**908**	**12**
R-1	1,944	86	8,911	1,121	2,892	308	3,695	268	814	49	3,467	1,497	4,303	429	4,789	667	6,551	709	**37,366**	**5,134**
R-1C	54	10	2,199	29	1,298	33	0		0		0		521	8	471	7	1,020	117	**5,563**	**204**
R-2	1,293	47	2,125	159	640	21	793	70	3,947	185	4,349	320	843	45	359	11	460	53	**14,809**	**911**
R-2C	1,890	4	808	9	1,298	4	74	16	258	1	338	6	364	2	1,069	29	412	10	**6,511**	**81**
R-3	2,688	27	2,152	77	541	10	3,190	222	2,658	125	3,491	220	1,461	45	1,252	45	649	46	**18,082**	**817**
R-3C	1,027	8	640	20	467	17	425	5	157	1	672	6	231	1	2,417	22	1,166	24	**7,202**	**104**
R-4	130	3	944	33	2	0	1,127	44	950	11	768	37	1,162	38	0		0		**5,083**	**166**
R-4C	0		0		0		21	0	5	5	8	0	50	3	34	6	0		**118**	**14**
R-5	125	0	24	0	7	0	653	2	97	1	289	5	142	11	185	5	468	0	**1,990**	**24**
R-5C	156	0	6	0	0		86	7	5	0	97	0	62	0	244	0	45	0	**701**	**7**
R-8	92	0	52	0	45	4	334	20	50	1	304	9	123	12	146	8	559	6	**1,705**	**60**
R-8C	118	0	134	0	4	0	103	0	50	1	100	0	147	0	115	0	54	2	**825**	**3**
P RES	327	15	32	13	141	0	72	48	21	1	19	11	101	0	190	21	13	0	**916**	**109**
P RES-MF	0		0		0	0	2	0	0		0		16	0	0		3	3	**21**	**3**
P RES-C	0		0		0		34	0	0		238	1	0		1	0	635	0	**908**	**1**
R-MHP	26	0	0		0		84	0	0		0		0		0		0	0	**110**	**0**
R-12	41	0	12	2	16	0	56	4	129	22	64	16	163	17	23	2	16	0	**520**	**63**
R-12C	19	0	11	0	0		0		71	0	0		131	1	11	0	0		**243**	**1**
R-16	0		5	0	0		5	0	6	0	4	0	12	0	0		1	0	**33**	**0**
R-20	317	2	22	0	61	0	359	9	397	0	442	10	680	5	101	0	99	0	**2,478**	**26**
R-30	0		34	0	0		13	0	101	1	82	0	98	0	0		0		**328**	**1**
P MF	0		15	0	0		0		29	0	0		0		0		0		**44**	**0**
P MF-R	0		0		0		2	0	0		36	0	11	0	0		13	0	**62**	**0**
P MF-C	0		0		0		0		13	0	0		0		0		0		**13**	**0**
PDH-1	0		303	54	102	12	0		0		100	0	0		377	0	0		**882**	**66**
PDH-2	2	0	73	15	151	5	74	30	0		174	38	54	3	1,254	119	1,619	86	**3,401**	**296**
PDH-3	570	4	47	19	135	63	16	16	0		1,323	34	174	19	785	24	1,087	103	**4,137**	**282**
PDH-4	47	0	13	0	25	0	1,247	260	117	60	167	85	188	53	141	53	447	0	**2,392**	**511**
PDH-5	21	12	70	24	55	4	0		20	0	224	72	28	7	39	0	100	8	**557**	**127**
PDH-8	0		0		23	1	347	78	105	1	66	41	280	15	125	11	149	5	**1,095**	**152**
PDH-12	0		28	1	99	9	41	1	28	5	23	4	96	3	123	91	337	12	**775**	**126**
PDH-16	0		0		228	69	71	39	19	0	60	4	26	0	58	14	20	0	**482**	**126**
PDH-20	2	0	54	14	24	1	0		14	3	5	3	131	4	86	3	111	26	**427**	**54**
PDH-30	0		0		68	33	0		0		0		51	4	0		2	0	**121**	**37**
PDH-40	0		10	0	0		27	10	0		9	0	3	0	0		0		**49**	**10**
PRC-GC	1,134	69	0		3,040	22	165	3	0		0		0		162	1	0		**4,501**	**95**
PRC-OS	4	0	0		364	0	0		0		0		0		0		0		**368**	**0**
PRC-R	581	2	0		1,571	42	0		3	0	0		0		0		0		**2,155**	**44**
PRC-C/I	47	0	0		620	101	0		0		0		0		0	0	35	0	**702**	**101**
PRC-CF	0		0		65	0	0		0		0		0		0		0		**65**	**0**
P PDH	0		0		0		0		0		0		0		0		74	10	**74**	**10**

TABLE 9.7

Total Acres of Land and Vacant Acres by Zoning District by Supervisor District
Fairfax County, January 2001

Zoning District	Braddock		Dranesville[1]		Hunter Mill[2]		Lee		Mason		Mount Vernon		Providence		Springfield[3]		Sully		Total	
	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres
P PDH-R	2	0	0		0		17	0	0		0		0		0		43	0	**62**	**0**
P PDH-C	0		0		15	15	104	67	0		79	79	0		0		0		**198**	**161**
PDC	48	0	1	0	336	207	121	57	46	6	0		255	72	267	46	175	60	**1,249**	**448**
PDC-OS	0		0		0		0		0		0		0		10	10	0		**10**	**10**
PDC-R	0		0		0		22	0	54	0	0		56	0	287	8	0		**419**	**8**
PDC-C/I	0		0		0		0		16	0	0		336	104	387	153	6	0	**745**	**257**
C-1	0		0		0		0		3	0	0		1	0	4	0	1	0	**9**	**0**
C-2	22	0	46	0	0		38	15	81	9	18	4	47	4	9	0	12	6	**273**	**38**
C-3	16	1	27	6	61	9	29	18	66	3	55	13	525	99	2	0	75	27	**856**	**176**
C-4	0		1	0	0		6	0	2	0	1	0	166	14	9	0	0		**185**	**14**
C-5	2	0	23	0	5	0	44	5	70	3	41	7	41	0	15	1	18	0	**259**	**16**
C-6	59	1	80	2	46	1	265	7	284	4	126	63	122	5	170	15	121	26	**1,273**	**124**
C-7	0		0		88	0	121	0	58	0	0		93	0	134	1	58	3	**552**	**4**
C-8	30	2	50	0	9	0	199	22	171	14	351	64	102	5	36	4	281	147	**1,229**	**258**
P COM	4	0	14	0	1	1	26	2	45	2	105	56	58	19	2	2	16	0	**271**	**82**
P COM-R	28	3	284	5	43	3	44	8	19	4	129	23	95	4	36	19	17	5	**695**	**74**
P COM-I	0		0		0		15	0	10	0	18	0	1	1	5	0	6	1	**55**	**2**
I-I	0		43	15	0		32	6	0		0		0		0		0		**75**	**21**
I-1	0		8	0	0		0		15	15	0		0		0		0		**23**	**15**
I-2	0		0		16	0	9	0	0		0		0		0		0		**25**	**0**
I-3	12	0	4	0	225	17	8	6	24	0	1	1	112	0	0		1,077	670	**1,463**	**694**
I-4	70	7	23	16	643	108	328	61	18	6	232	115	137	9	0		243	62	**1,694**	**384**
I-5	115	13	12	0	199	60	294	92	125	10	431	79	318	15	49	29	1,901	816	**3,444**	**1,114**
I-6	22	0	0		0		48	12	155	17	426	114	1	0	0		32	7	**684**	**150**
P IND	11	0	0		27	13	11	3	62	19	69	64	55	3	0		510	151	**745**	**253**
P IND-R	66	11	0		21	9	208	57	145	1	197	50	11	0	9	0	149	132	**806**	**260**
P IND-C	0		0		39	39	0		0		0		0		0		2	0	**41**	**39**
P IND-N	0		0		0		0		15	0	0		4	0	0		37	37	**56**	**37**
V-SF10	0		0		0	0	0		0		0		0		0		0		**0**	**0**
Total Acres	**13,533**	**525**	**35,497**	**4,015**	**17,340**	**1,391**	**15,105**	**1,590**	**11,548**	**586**	**39,252**	**5,276**	**14,263**	**1,093**	**44,011**	**5,565**	**32,969**	**7,573**	**223,518**	**27,614**

Source: Fairfax County Department of Systems Management for Human Services, 2001.
Note: Total acreage may vary due to rounding.

[1] *Excludes the Town of Herndon.*
[2] *Excludes the Town of Vienna.*
[3] *Excludes the Town of Clifton.*

TABLE 9.8

Total Acres of Land and Vacant Acres by Zoning District by Town
Fairfax County, January 2001

Zoning District	Town of Clifton	
	Total Acres	Vacant Acres
CL-AGRI	23	15
CL-RES	123	32
CL-COML	4	
CL-IND	0	
TOTAL	150	47

Zoning District	Town of Herndon	
	Total Acres	Vacant Acres
H-RPC	109	2
H-PDH	145	
H-SF .5AC	46	8
H-SF15	121	8
H-SF10	964	48
H-RTH5	15	4
H-RGC	37	1
H-RTH10	95	4
H-RMF20	92	
H-MF20	12	
H-PD-MU	6	3
H-PD-C	77	4
H-PD-SC	31	5
H-COMVAR	95	6
H-CENCOM	22	4
H-COMSER	2	
H-COMOFC	41	1
H-PD-IP	47	3
H-I-R	111	23
H-I-P	127	4
H-I-G	71	23
H-P RES	23	2
H-P MF	12	12
H-P COML	17	17
TOTAL	2,318	182

Zoning District	Town of Vienna	
	Total Acres	Vacant Acres
V-SF16	564	7
V-SF12.5	576	9
V-SF10	857	8
V-RTH	72	
V-MFAPT	28	
V-LOCCOM	42	
V-SPCCOM	31	1
V-GENCOM	29	
V-INDPK	76	1
V-LTDIND	20	3
V-TRANS	5	1
V-P RES	48	
V-P MF	5	
V-P COML	27	1
V-P IND	4	
TOTAL	2,384	31

Source: Fairfax County Department of Systems Management for Human Services, 2001.

TABLE 9.9

Total Acres of Land and Vacant Acres by Zoning District by Planning District
Fairfax County, January 2001

Zoning District	Annandale		Bailey's		Bull Run		Fairfax		Jefferson		Lincolnia		Lower Potomac		McLean	
	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres
R-A													23	23	52	
R-C					11,639	4,292	322	197					11,024			
P AG-R					91	26										
P AG-C																
R-E					26		841	84					9,006	2,101	1,876	248
R-EC							165								42	
R-1	732	29			4,300	570	4,763	380	606	38	63	2	1,694	897	6,046	739
R-1C					88	1	964	22							905	19
R-2	2,928	133	1,036	27	239	46	782	33	261	3	723	58	1	1	1,952	157
R-2C	754	2			648	27	635	4	23						788	9
R-3	2,903	57	1,456	81	730	28	381	6	859	27	11	1	92	4	1,764	55
R-3C	397	1	101		1,569	15	133		65						48	2
R-4	354	8	5				10		1,621	35	129		1		944	33
R-4C	5	5														
R-5	96	1			275		70		15		21		106		24	
R-5C	46				45		41		7						6	
R-8	24		21	1	599	11	31	7	24		5		105	3	52	
R-8C	50	1			100	2	1		28				44		61	
P RES	286		1		61	6	88	15	18	1			2		32	13
P RES-MF					3	3	2								10	
P RES-C					635								144			
R-MHP							26									
R-12	31		34	7	16		29	2	48		60	15	49	16	12	2
R-12C	73		4				55	1	3		13					
R-16			6		1				12						5	
R-20	313	2	212		160		220		358		112		107	10	149	5
R-30	6		89	1							6				132	
P MF	29														15	

TABLE 9.9

Total Acres of Land and Vacant Acres by Zoning District by Planning District
Fairfax County, January 2001

Zoning District	Annandale		Bailey's		Bull Run		Fairfax		Jefferson		Lincolnia		Lower Potomac		McLean	
	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres
P MF-R					13		11									
P MF-C			13													
PDH-1															148	21
PDH-2	2				1,237	171	12		27	3					73	15
PDH-3	116				730	62	9	2	30	1					47	19
PDH-4					554	53	133	18	4	1	117	60	83	80	13	
PDH-5							35	12			20		84	52	70	24
PDH-8	8				246	16	308	16			97	1	66	41		
PDH-12	24	3			337	12	114	91	2		4	2			25	3
PDH-16	19				20		58	14	26				46	1		
PDH-20			14	3	160	29	144	4	22						5	3
PDH-30					2				10	4					40	
PDH-40									3						10	
PRC-GC																
PRC-OS																
PRC-R									3							
PRC-C/I																
PRC-CF																
P PDH					74	10										
P PDH-R	2				43											
P PDH-C													79	79		
PDC			46	6	162	48	348	56	24	8					108	33
PDC-OS					10	10										
PDC-R	3		32		273	8	14		62		12					
PDC-C/I			12		285	90	108	63	339	104						
C-1	2		1		1											
C-2	58	7	16	2	12	6	16		6	1	8				44	
C-3	39	1	30	2	4	3	93	45	74	3	8	1			342	52

TABLE 9.9

Total Acres of Land and Vacant Acres by Zoning District by Planning District
Fairfax County, January 2001

Zoning District	Annandale		Bailey's		Bull Run		Fairfax		Jefferson		Lincolnia		Lower Potomac		McLean	
	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres
C-4			2				9		22	8			1		127	5
C-5	11	1	30	1	18		14	1	32	1	8	1	10	5	22	
C-6	135	2	75	2	141	25	68	13	68	1	92		35	33	64	3
C-7			58		58	3	134	1	8						70	
C-8	30	1	121	2	196	137	46	4	72	6	19	11	74	24	28	
P COM	21		14	2	16		5	2	12	6	14		61	43	17	
P COM-R	6	1	9	2	36	13	15	12	15	3	2	1	7	6	88	
P COM-I	10				1		5		1	1			18			
I-I															43	15
I-1											15	15			8	
I-2																
I-3			11		1,062	655	33		45		14		1	1	4	
I-4	41	1			243	62	17		64	9	18	6	205	107	46	
I-5	72	3	1	1	1,151	519	89	34	206	10	101	9	50	23	43	
I-6	167	17			26				1				151	74		
P IND	38	19			425	73	5	2	50	1	34		69	64		
P IND-R	211	12			149	132	9		8				148	44	3	
P IND-C																
P IND-N	15				37	37										
V-SF10																
Total Acres	**10,057**	**307**	**3,450**	**140**	**28,947**	**7,201**	**11,411**	**1,141**	**5,184**	**275**	**1,726**	**183**	**23,586**	**3,732**	**16,403**	**1,475**

TABLE 9.9

Total Acres of Land and Vacant Acres by Zoning District by Planning District
Fairfax County, January 2001

Zoning District	Mount Vernon		Pohick[1]		Rose Hill		Springfield		Upper Potomac[2]		Vienna[3]		Fairfax County	
	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres
R-A									128	15			**203**	**38**
R-C			26,922	3,758							5		**49,912**	**8,247**
P AG-R			35	29									**126**	**55**
P AG-C													**0**	**0**
R-E	1	1	256	119					14,712	2,275	440	31	**27,158**	**4,859**
R-EC									608	12	92		**907**	**12**
R-1	397	1	5,174	935	2,042	53	1,993	339	6,910	896	2,646	256	**37,366**	**5,135**
R-1C			426	16					2,550	143	629	4	**5,562**	**205**
R-2	4,583	331	481	17	209	5	371	51	707	12	535	38	**14,808**	**912**
R-2C	338	6	1,599	2	43		56	26	891		736	4	**6,511**	**80**
R-3	3,108	168	1,228	66	2,299	197	1,472	49	951	58	828	18	**18,082**	**815**
R-3C	87		2,598	25	425	5	140		1,522	53	119	2	**7,204**	**103**
R-4	966	42	6		476	18	452	20			120	9	**5,084**	**165**
R-4C	7		34	6	9		13				50	3	**118**	**14**
R-5	34	4	367	6	447	2	235		209		89	11	**1,988**	**24**
R-5C			422		86	7	34				14		**701**	**7**
R-8	304	9	166	2	120	17	120	1	13		120	11	**1,704**	**62**
R-8C	31		226		32		55		73		122		**823**	**3**
P RES	5		165	26	40	33	35	15	30		152		**915**	**109**
P RES-MF	2										4		**21**	**3**
P RES-C	1	1	1		32		95						**908**	**1**
R-MHP	84												**110**	**0**
R-12	47	3	50		2		22	1	16		102	16	**518**	**62**
R-12C			11						11		74		**244**	**1**
R-16	4				5								**33**	**0**
R-20	634	9	79		14		40	1	20		61		**2,479**	**27**
R-30	79				13		3						**328**	**1**
P MF													**44**	**0**

TABLE 9.9

Total Acres of Land and Vacant Acres by Zoning District by Planning District
Fairfax County, January 2001

Zoning District	Mount Vernon		Pohick[1]		Rose Hill		Springfield		Upper Potomac[2]		Vienna[3]		Fairfax County	
	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres
P MF-R	36						2						**62**	**0**
P MF-C													**13**	**0**
PDH-1			477						256	45			**881**	**66**
PDH-2	8	4	918	34			139	63	966	5	18		**3,400**	**295**
PDH-3	3		2,096	36	16	16	357	12	586	115	145	18	**4,135**	**281**
PDH-4			8		903	130	428	134	29		121	34	**2,393**	**510**
PDH-5	69	20	39				71		155	12	14	7	**557**	**127**
PDH-8	61	61			207	16	80	1	23	1			**1,096**	**153**
PDH-12	49	4	17		13		2	1	88	6	100	4	**775**	**126**
PDH-16	14	3			71	39			228	69			**482**	**126**
PDH-20	5	3	2						74	14			**426**	**56**
PDH-30									68	33			**120**	**37**
PDH-40	9						27	10					**49**	**10**
PRC-GC			775	6			686	68	3,040	22			**4,501**	**96**
PRC-OS			4						364				**368**	**0**
PRC-R			534	2			48		1,571	42			**2,156**	**44**
PRC-C/I			24				23		655	101			**702**	**101**
PRC-CF									65				**65**	**0**
P PDH													**74**	**10**
P PDH-R					17								**62**	**0**
P PDH-C					104	67			15	15			**198**	**161**
PDC					71	39	51	18	357	219	83	20	**1,250**	**447**
PDC-OS													**10**	**10**
PDC-R					22								**418**	**8**
PDC-C/I													**744**	**257**
C-1			4								1		**9**	**0**
C-2	18		21		17	5	22	14	1		35	4	**274**	**39**
C-3	68	26			7	4	9	2	127	37	55	1	**856**	**177**

TABLE 9.9

Total Acres of Land and Vacant Acres by Zoning District by Planning District
Fairfax County, January 2001

Zoning District	Mount Vernon		Pohick[1]		Rose Hill		Springfield		Upper Potomac[2]		Vienna[3]		Fairfax County	
	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres
C-4							6				18	1	**185**	**14**
C-5	41	4	17	1	14	1	19	2	9		15		**260**	**18**
C-6	141	11	135	18	35	1	156	10	85	3	44	3	**1,274**	**125**
C-7							121				102		**551**	**4**
C-8	413	53	1		28	4	37	5	142	11	25	1	**1,232**	**259**
P COM	51	12			16		4	2	11	1	30	14	**272**	**82**
P COM-R	141	11	43	9	9	7	5	1	300	8	20		**696**	**74**
P COM-I					15				5	1			**55**	**2**
I-I					32	6							**75**	**21**
I-1													**23**	**15**
I-2							9		16				**25**	**0**
I-3			12				8	6	240	32	34		**1,464**	**694**
I-4					23		361	76	634	124	43		**1,695**	**385**
I-5	10		77	10	35	15	630	133	952	357	27	1	**3,444**	**1,115**
I-6			9				324	52	6	6			**684**	**149**
P IND							11	3	112	91			**744**	**253**
P IND-R					185	49	73	14	18	9	3		**807**	**260**
P IND-C									41	39			**41**	**39**
P IND-N											4		**56**	**37**
V-SF10													**0**	**0**
Total Acres	**11,849**	**787**	**45,459**	**5,123**	**8,134**	**736**	**8,845**	**1,130**	**40,590**	**4,882**	**7,875**	**511**	**223,516**	**27,623**

Source: Fairfax County Department of Systems Management for Human Services, 2001.

Note: Total acreage may vary due to rounding.

[1] *Excludes the Town of Clifton.*

[2] *Excludes the Town of Herndon.*

[3] *Excludes the Town of Vienna.*

TABLE 9.10

Acres of Land by Land Use Category by Supervisor District
Fairfax County, January 2001

Land Use	Brad-dock	Dranes-ville[1]	Hunter Mill[2]	Lee	Mason	Mount Vernon	Provi-dence	Spring-field[3]	Sully	Town of Clifton	Town of Herndon	Town of Vienna	Total Acres
Apparel / Accessories		1		28	2		4				1	1	**37**
Boat Slips						0							**0**
Building Material-Hardware		1		7	10	13	21	8			1	1	**62**
Cemeteries	1	14	90	54	17	8	177	15	7		24	2	**409**
Civic/Social/Fraternal Uses	7	10	6	9	20	10	43		48	0	1	12	**166**
Cluster Office	2	0			0		2					5	**9**
Colleges / Universities			633				1						**634**
Communication Related	6	33	2	24	13	12	12	7	4		2		**115**
Community Shopping Center	62	14	92	123	82	56	54	115	148		45	16	**807**
Condominium Center	4	7											**11**
Condominium Office	25	31	29	10	56	19	28	12	16		16	10	**252**
Condominium Retail					1							0	**1**
Conservation Areas						1,371							**1,371**
Contract Construction		8				9	2		19				**38**
Correctional Institutions						2,982	7	22					**3,011**
Department and Variety Stores	36	7	20	77	32	15	1	63	19			1	**271**
Drug Stores				1	3	3	0		1			0	**8**
Duplex	2	0	34	50		111	2				7		**206**
Finance/Insurance/Real Estate	1	5	4	8	7	1	7	4	1		2	1	**41**
Fire Stations	4	4		8	10	8	7	3	11	1	0	1	**57**
Food Store	4	2	1	11	17	11	6	7	3		0	6	**68**
Furniture	2	0	1	6	9	6	8				0	0	**32**
Garage/Shed Etc-Separate Parcel	15	137	2	8	12	28	7	171	24	0		1	**405**
Garden Apts-Condominium	264	5	223	140	91	122	269	76	82		34	9	**1,315**
Garden Apts-Rental	451	48	150	386	352	250	450	287	209		79	13	**2,675**
Gas Station	12	13	6	18	31	18	20	8	21	1	4	5	**157**
General Low Rise Office	610	83	81	78	135	75	406	241	515	1	229	72	**2,526**
General Medium/High Rise Office	518	993	62	33	67	9	739	76	240		58	40	**2,835**
Golf Courses	332	251		198		382	138	1,033	943		156	157	**3,590**
High Rise Apts-Condo w/o Comm	3				41	34	67						**145**
High Rise Apts-Condo w/Comm	3	6			19	27	6						**61**
High Rise Apts-Rent w/o Comm					36	51	34						**121**
High Rise Apts-Rent w/Comm	3	4			18		17						**42**
Horticultural Activities		5			8			11					**24**
Hospital / Health Facilities	31		93	5	3	39	55		13				**239**
House of Worship	123	242	168	128	259	183	130	240	130	1	43	38	**1,685**
Indoor Recreation Facility	13	28	5	5	8	11	56	18	19			3	**166**
Libraries	5	7	3	4	9	6			21			1	**56**
Manufacturing	6	1	33	23	119	16	2	2	23		8		**233**

TABLE 9.10

Acres of Land by Land Use Category by Supervisor District
Fairfax County, January 2001

Land Use	Brad-dock	Dranes-ville[1]	Hunter Mill[2]	Lee	Mason	Mount Vernon	Provi-dence	Spring-field[3]	Sully	Town of Clifton	Town of Herndon	Town of Vienna	Total Acres
Medium Rise Apts-Condo	4		9		17		0						**30**
Medium Rise Apts-Rental	20	18		82	23		10						**153**
Military Institutions		12		1,003		8,183							**9,198**
Mobile Homes			26	89		66			82				**263**
Motels/Hotels/Tourist Homes	65	43	10	33	26	48	65	67	84		26	2	**469**
Motor Vehicle Sales	51		1	37	21	28	31	2	9		3		**183**
Multiplex-Condominium	88	11	20	118	42	71	34	44	79		1	0	**508**
Multiplex-Rental							2						**2**
Neighborhood Shopping Center	7	25	11	26	27	10	27	27	44		15	14	**233**
Nursery Schools	19	13	10	14	13	11	13	13	23		5	3	**137**
Nursing Homes	0	29			19	47	45					0	**140**
Other Apartments			7			10	33						**50**
Other Auto Retail and Repair	2	5	5	24	16	49	22	6	19		8	4	**160**
Other Industrial	6		6	132	66	33	18	124	78		2	0	**465**
Other Institutional Use		18		3	0	42		28	2			1	**94**
Other Office	3	3		1	6	7	54				1	0	**75**
Other Public Land Uses	235	559	173	147	103	1,326	70	497	49	1	78	56	**3,294**
Other Residential	31	67	6	5	29	19	11	38	8			1	**215**
Other Retail	3	9	2	10	39	22	50	54	9	1	4	3	**206**
Other Single Family Structure		0				6		1					**7**
Other Townhouse / Multiplex	7	3					4						**14**
Other Two Family		6	1	3	9	3	1	17	2		1	1	**44**
Parks	1,303	3,713	1,499	2,071	770	3,107	855	6,297	3,511		30	110	**23,266**
Permanent Exhibitions						2,104		5	37			1	**2,147**
Personal and Repair Service		1		3	8	3	8	7	18	1	1	3	**53**
Places of Public Assembly	17	117				1							**135**
Police Stations				1					128				**129**
Post Office	4	6		5	3		32	6	12		0	4	**72**
Printing and Publishing			13		11	2							**26**
Private Open Space-Not Subdivision	18	51	67	21	71	62	33	56	22		3	12	**416**
Private Open Space-Subdivision	2,891	1,542	1,298	1,480	477	1,285	1,068	2,529	2,759	3	139	32	**15,503**
Private Schools	11	474	1	40	53	24	37	6	17			6	**669**
Promotional Center	13			40	69	13	34		12				**181**
Public Schools	262	362	473	358	302	318	365	298	333		51	58	**3,180**
Quarries				136		97			229				**462**
Regional Shopping Center	24			20	57			9					**110**
Rental Combined - Predominantly Townhouses				1	0								**1**
Rental Combined - Predominantly Apts		0	0	0	0	0	1	1			0		**2**
Research and Testing	24	67		8	21	33	18		28			1	**200**

TABLE 9.10

Acres of Land by Land Use Category by Supervisor District
Fairfax County, January 2001

Land Use	Brad-dock	Dranes-ville[1]	Hunter Mill[2]	Lee	Mason	Mount Vernon	Provi-dence	Spring-field[3]	Sully	Town of Clifton	Town of Herndon	Town of Vienna	Total Acres
Restaurant	12	14	8	29	30	31	36	27	27		11	8	**233**
Single Family Influenced by Businesses	56	26	3	69	13	52	24	11	109	2	3	0	**368**
Single Family Detached	7,541	21,083	6,846	4,815	6,573	8,345	6,478	23,559	10,113	81	902	1,551	**97,887**
Single Family Semi-Detached	18			0					1				**19**
Special Training Schools						1		33					**34**
Specialty Shopping Center	3	37	21	93	67	48	18	37	59		2	12	**397**
Super Regional Center				77			107	112					**296**
Swimming Pools			8										**8**
Town Center	45							23					**68**
Townhouse-Condominium	12	23	107	1	38	7	19	19	5		1	1	**233**
Townhouse-Ownership	456	110	284	481	178	319	360	383	534		81	33	**3,219**
Townhouse-Rental	3	13	18	7	23	52	55		11		1		**183**
Transportation Related	29	67	133	274	27	206	64	126	2,461	9	1	1	**3,398**
Two or More Single Family-Single Lot	67	854	26	64	32	1,084	48	573	883	2	3	10	**3,646**
Utility Related	31	136	65	44	58	359	33	981	409		16	15	**2,147**
Vacant Land	1,362	3,945	524	1,553	553	5,212	1,036	5,257	7,065	40	175	29	**26,751**
Vacant Land w/Dilapidated Structure	28	71	1	39	30	64	57	308	512	7	8	2	**1,127**
Veterinary Hospitals	0	2	4	1	1	2	1	0	2		1	0	**14**
Water Areas						0							**0**
Wholesale-Warehouse Storage	28	3	109	211	137	549	200	14	665		36	14	**1,966**
Total Acres	**17,344**	**35,498**	**13,533**	**15,111**	**11,545**	**39,247**	**14,255**	**44,014**	**32,967**	**151**	**2,319**	**2,383**	**228,367**

Source: Fairfax County Department of Systems Management for Human Services, 2001.
Note: Total acreage may vary due to rounding.

[1] *Excludes land in the Town of Herndon.*
[2] *Excludes land in the Town of Vienna.*
[3] *Excludes land in the Town of Clifton.*

TABLE 9.11

Acres of Land by Land Use Category by Planning District
Fairfax County, January 2001

Land Use	Annan-dale	Bailey's	Bull Run	Fairfax	Jeffer-son	Lincol-nia	Lower Potomac	McLean	Mount Vernon	Pohick[1]	Rose Hill	Spring-field	Upper Potomac[2]	Vienna[3]	Total Acres
Single Family Detached	5,831	1,923	7,692	5,836	2,542	676	1,722	9,114	5,490	24,472	2,646	2,700	21,166	6,075	**97,885**
Single Family Semi-Detached				1									18		**19**
Two or More Single Family-Single Lot	21	8	864	71	14	4	975	176	96	571	43	9	744	51	**3,647**
Other Single Family Structure									6	1					**7**
Single Family Influenced by Businesses	9	4	47	17	5	3	30	2	18	12	17	47	152	3	**366**
Duplex					1		2		150	42			9	1	**205**
Other Two Family	3	2	3	1	2	3	1	6	1	19	3		1	2	**47**
Townhouse-Ownership	134	28	559	130	73	54	71	86	114	582	280	242	615	249	**3,217**
Townhouse-Condominium	22	21	5	23	9	16		24	7	28		63	13	2	**233**
Townhouse-Rental	1		11	23	35	23			18	19		33	17	3	**183**
Multiplex-Condominium	13	6	94	13	5	23	40	26	123	45	10	21	73	17	**509**
Multiplex-Rental				2											**2**
Rental Combined - Predominantly Townhouses									1						**1**
Other Townhouse / Multiplex													10	4	**14**
Garden Apts-Rental	159	169	345	261	202	97	86	144	379	57	114	52	543	65	**2,673**
Garden Apts-Condominium	125	58	144	126	113	12	8	52	143	40	100	81	292	21	**1,315**
Medium Rise Apts-Rental	8	15		10				18				82	8	11	**152**
Medium Rise Apts-Condo	9	17											4		**30**
High Rise Apts-Rent w/o Comm	16	20			21				51					13	**121**
High Rise Apts-Condo w/o Comm		41			23			45	34				3		**146**
High Rise Apts-Rent w/Comm		18			17			4					3		**42**
High Rise Apts-Condo w/Comm		19						12	27				3		**61**
Rental Combined - Predominantly Apts				1										1	**2**
Other Apartments				14	19				10	7					**50**
Mobile Homes			82	26					155						**263**
Motels/Hotels/Tourist Homes	2	16	90	27	27	5	5	61	47	18	3	27	110	29	**467**
Nursing Homes	15			39		5	40	12	7				17	7	**142**
Garage/Shed Etc-Separate Parcel	2	9	16	8	3		20	13	8	167	7	1	141	10	**405**
Private Open Space-Subdivision	330	193	2,179	778	156	99	202	634	215	3,583	1,035	649	4,740	708	**15,501**
Private Open Space-Not Subdivision	72	15	13	26	32	12	3	46	55	68	14	16	21	22	**415**
Other Residential	8	1	9	8	2	21	9	47	9	40	4	1	36	19	**214**
Other Industrial	41	14	177	5	5	17	12	4	2		9	141	29	9	**465**
Manufacturing	125	1	10		1	2	13		1	11		39	27		**230**
Printing and Publishing	24											2			**26**
Research and Testing	14		12	1	16	6	7	65			12	23	43	1	**200**
Wholesale-Warehouse Storage	101	11	557	18	139	100	155	40	2	29	16	591	175	26	**1,960**
Contract Construction			19		2		6	2				2	6		**37**
Transportation Related	78	1	2,461		19	20	125	67	58	196	32	265	30	47	**3,399**
Utility Related	104	5	391	14	16		233	20	53	969	29	77	219	17	**2,147**
Communication Related		1	1		8	12	2	21	23	9	7	3	25	1	**113**
Neighborhood Shopping Center	7	11	23		29		2	28	14	34		21	49	15	**233**
Specialty Shopping Center	12	33	64	22	30	3	2	24	68	30	13	61	21	14	**397**

TABLE 9.11

Acres of Land by Land Use Category by Planning District
Fairfax County, January 2001

Land Use	Annan-dale	Bailey's	Bull Run	Fairfax	Jeffer-son	Lincol-nia	Lower Potomac	McLean	Mount Vernon	Pohick[1]	Rose Hill	Spring-field	Upper Potomac[2]	Vienna[3]	Total Acres
Community Shopping Center	57	31	120	37	14	29	17	11	102	99	34	21	166	67	**805**
Regional Shopping Center		57	9									20	24		**110**
Super Regional Center				112				107				77			**296**
Promotional Center	20	29	12		32	19		2	24		19	9		13	**179**
Town Center			23										45		**68**
Condominium Center													11		**11**
Building Material-Hardware	9	1		8	15			1	17		3		1	7	**62**
Department and Variety Stores		24	67	16	1	8			28	20	26	37	36	8	**271**
Apparel / Accessories	1	1		1	2			2	2		25		1	1	**36**
Furniture	1	1			2	9		5	10			3	2	2	**35**
Drug Stores	1	2							3		1		1	1	**9**
Condominium Retail		1													**1**
Food Store	3	12	7	1	7		2	2	11	2	1	8	7	7	**70**
Restaurant	13	12	44	10	20	4	9	12	32	4	6	16	38	13	**233**
Motor Vehicle Sales	1	4	11		8	13	2	22	39		1	23	3	56	**183**
Gas Station	18	10	15	2	13	3	4	11	16	8	6	11	29	12	**158**
Other Auto Retail and Repair	4	10	23	1	9		2	11	11	2	3	59	14	9	**158**
Other Retail	25	12	53	21	14	1	8	9	19	12	3	2	15	11	**205**
Other Office	1	1			44	4		10	7		1	1	6		**75**
General Low Rise Office	102	23	424	272	86	24	5	166	45	47	29	77	1,021	200	**2,521**
Condominium Office	41	11	16	9	8	6		14	14	23	6	15	62	25	**250**
Cluster Office					1								2	6	**9**
General Medium/High Rise Office	27	44	213	165	248			1,348	13	2	5	24	594	152	**2,835**
Finance/Insurance/Real Estate	3	2	1	1	6	3		4	4	7	1	5	4	1	**42**
Personal and Repair Service	6	2	12	1	2			8	5	4		1	11	3	**55**
Veterinary Hospitals	2		2					1	1	3		1	3	1	**14**
Cemeteries	14		8	91	173	4	2	6	5	16	53		32	3	**407**
Hospital / Health Facilities	2			55	3				39	91	5		44		**239**
Post Office	3		8	3	29			1		6	5		13	4	**72**
Police Stations			128						1						**129**
Fire Stations	5	2	4	3	1		6	5	2	4	4	4	13	5	**58**
Correctional Institutions			22	7			2,982								**3,011**
Military Institutions							8,183				200	803	12		**9,198**
Other Public Land Uses	87	4	135	27	22	23	876	535	413	557	97	77	255	188	**3,296**
House of Worship	221	58	90	95	55	14	56	142	117	265	94	69	275	135	**1,686**
Civic/Social/Fraternal Uses	9	5		85	3		5	9	4	6	6	2	10	20	**164**
Libraries	5	2	21		3			7	6	3	2	2	5	1	**57**
Permanent Exhibitions			37				556		1,548	5				1	**2,147**
Nursery Schools	10	3	21	14	1			9	6	20	12	2	31	9	**138**
Public Schools	281	109	322	158	208	38	14	262	308	382	230	155	464	249	**3,180**
Private Schools	11	40		16	2	3		451	34	6	30		51	26	**670**
Colleges / Universities	76			557											**633**

TABLE 9.11

Acres of Land by Land Use Category by Planning District
Fairfax County, January 2001

Land Use	Annan-dale	Bailey's	Bull Run	Fairfax	Jeffer-son	Lincol-nia	Lower Potomac	McLean	Mount Vernon	Pohick[1]	Rose Hill	Spring-field	Upper Potomac[2]	Vienna[3]	Total Acres
Special Training Schools							1			33					**34**
Other Institutional Use			2				41			28	3		17	1	**92**
Places of Public Assembly								117		1				17	**135**
Parks	1,401	132	3,080	858	252	121	1,839	841	480	6,838	1,756	684	4,125	858	**23,265**
Indoor Recreation Facility	4		20	57		4		2	14	21	2		39	3	**166**
Golf Courses			690	80	58				289	874	199	252	992	157	**3,591**
Swimming Pools				5						2					**7**
Boat Slips															**0**
Horticultural Activities	8		11					4					1		**24**
Quarries			229				97				136				**462**
Conservation Areas							1,371								**1,371**
Water Areas															**0**
Vacant Land	290	128	6,685	1,123	266	178	3,703	1,422	762	4,879	732	1,093	4,984	506	**26,751**
Vacant Land w/Dilapidated Structure	15	12	517	14	8	3	28	51	26	291	4	38	82	37	**1,126**
Total Acres	**10,063**	**3,445**	**28,950**	**11,406**	**5,182**	**1,724**	**23,580**	**16,403**	**11,842**	**45,610**	**8,134**	**8,840**	**42,904**	**10,258**	**228,341**

Source: Fairfax County Department of Systems Management for Human Services, 2001.
Note: Total acreage may vary due to rounding.

[1] *Excludes the Town of Clifton.*
[2] *Excludes the Town of Herndon.*
[3] *Excludes the Town of Vienna.*

PLANNED LAND USE

The inclusion of planned land use data in the Demographic Reports reflects the demand within Fairfax County's residential and nonresidential development community for planned land use information. The planned land use data contained within this section is a result of extensive review by the Fairfax County Department of Planning and Zoning to maintain the currency of these data with plan land use changes to Fairfax County's Comprehensive Plan.

Planned land uses can generally be divided into three major categories: residential, commercial/industrial, and other nonresidential land use designations, which include parks, private recreation, and public and institutional uses. Most residential planned uses are expressed as dwelling unit densities. For example, the designation "1 - 2 Du/Ac" means that the planned density is between one and two dwelling units per acre.

Total Planned Land Use Acreage

The planned land use acreage totals in this report included most land within Fairfax County but generally excluded land such as public roads and water. As of January 2001, there were 143,643 acres planned for residential uses in Fairfax County (see Table 10.1). This represented 62.9 percent of Fairfax County's total planned land. Total land planned for commercial/industrial uses represented 5.9 percent of Fairfax County's total planned land, or 13,518 acres. Of this, approximately 8,313 acres were planned for industrial uses while commercial-office planned uses and commercial-retail planned uses totaled 2,281 acres and 2,924 acres, respectively. A total of 43,771 acres, or 19.2 percent was planned for public parks, private recreation and floodplain areas. Land planned for public facilities and other nonresidential and non-commercial uses (mixed uses) totaled 27,286 acres, or 12.0 percent.

TABLE 10.1

Acres of Land by Planned Land Use Category
Fairfax County, January 2001

Planned Land Use	Total	Percent of Total
Residential	143,643	62.9%
Industrial	8,313	3.6%
Commercial / Retail - Office	5,205	2.3%
Public Facilities & Mixed Use	27,286	12.0%
Parks, Recreation & Floodplains	43,771	19.2%
Fairfax County	228,218	100.0%

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

Note: Figures may not sum to total due to rounding.

Total Vacant and Underutilized Land

Vacant and underutilized residential land and vacant commercial/industrial and other nonresidential land totaled 34,966 acres, as of January 2001; representing 15.3 percent of Fairfax County's planned land (see Table 10.2).

Vacant and Underutilized Land Methodology

This undeveloped or underdeveloped acreage is the amount of land on which new development may occur. While vacant land is fairly easy to identify, measuring underutilized residential land is much more difficult. To estimate underutilized land, a formula was developed that first determines existing utilization of parcel acreage, according to allowable development by the Comprehensive Plan. If current land usage is less than total parcel acreage and the difference between currently utilized acreage and total acreage is sufficiently large to provide for development of additional housing units, the difference between currently utilized acreage and total acreage is classified as underutilized residential acreage.

For example, a ten acre parcel that is planned for 1-2 dwelling units per acre but which currently has one dwelling unit on it would yield, via the underutilized land formula, 1 acre of existing utilization and 9 acres of underutilized land. Based on this formula, as of January 2001, 26,095 acres were vacant or underutilized and planned for residential use. Vacant land planned for commercial uses totaled 815 acres, vacant land planned for industrial uses totaled 2,662 acres, and vacant land planned for other nonresidential uses totaled 5,394 acres.

TABLE 10.2

Acres of Vacant and Underutilized Residential and Nonresidential Land by Planned Land Use Fairfax County, January 2001

Planned Land Use	Total	Percent of Total
Residential	26,095	74.6%
Industrial	2,662	7.6%
Commercial / Retail - Office	815	2.3%
Public Facilities & Mixed Use	1,457	4.2%
Parks, Recreation & Floodplains	3,937	11.3%
Fairfax County	34,966	100.0%

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

Note: Figures may not sum to total due to rounding.

Buildout Methodology

This section also includes estimates of residential buildout. Buildout, in this document, refers to estimates of the total number of housing units that could result from implementation of the adopted Comprehensive Plan effective January 1, 2001. However, residential buildout totals are not static. Buildout totals will likely change as planned residential land uses and densities change as a result of possible future amendments to the Comprehensive Plan. Also, forecast totals of housing units may not coincide with buildout totals. The reason for this difference is explained in Section VI, Housing Unit Forecasts.

While the buildout methodology is detailed, its concepts and general procedures are straightforward. Long-range forecasts of dwelling units are generated by the analysis of land uses and densities shown in Fairfax County's Comprehensive Land Use Plan and expressed as dwelling units per acre. However, the Comprehensive Plan and existing residential land uses or densities are sometimes not in agreement. Also, since the Comprehensive Plan is a document of general development directions and land use policy, it cannot be expected to describe fully the range of development options. Therefore, buildout is calculated by adding the number of units that could be built on vacant and underutilized residential planned land to the existing number of dwelling units.

Buildout can be calculated using the low, midpoint, or high end of the planned density ranges. In the reports presented here, the midpoints of the planned density ranges are used for most areas of Fairfax County. However, in Fairfax Center (the Route 50/Interstate 66 area), the Comprehensive Plan prefers residential development to occur at the high end of the planned density ranges. Consequently, buildout for the Fairfax Center area is assumed to be at the high end of the residential planned densities and buildout for the rest of Fairfax County is calculated at the midpoint of the applicable planned density ranges. The housing types are defined as SF = Single-family, TH = Townhouse, MF = Multifamily. Single-family units are expected to be built on land planned at densities less than the midpoint of the range of 4 - 5 du/ac. Townhouses are defined as units to be built on land planned between the midpoint of the density range of 4 - 5 du/ac and the midpoint of the density range of 8 - 12 du/ac. Multifamily units are expected to be built on land planned for densities greater than the midpoint of the 8 - 12 du/ac range.

Buildout Totals

Using the methodology described above, and based on the Comprehensive Plan effective January 1, 2001, Fairfax County is expected to have 401,306 housing units at planned buildout. Since there were 363,333 units in Fairfax County effective January 2001, 37,973 units could be added before buildout is reached. The additional units would represent a 10.5 percent increase in Fairfax County's total housing stock over the January 2001 total housing unit inventory. The majority (69.1 percent) of the additionally planned units are expected to be single-family homes, while townhouses and multifamily units are expected to comprise 15.6 percent and 15.3 percent, respectively, of the additionally planned units.

Buildout by Supervisor District

Among the supervisor districts, Mount Vernon had the largest number of additionally planned units before reaching buildout, with 8,693. Also, there were 6,055 additional units planned for the Dranesville District. The Braddock District had the smallest number of additionally planned units, with 1,068.

Buildout by Planning District

Among the planning districts, Upper Potomac was planned to accommodate the largest number of additional housing units with 5,678 additional units planned, and Bull Run was planned to accommodate 4,948 additional units. These two planning districts alone accounted for 28.0 percent of all additionally planned units in Fairfax County. Additional planned units in the Annandale, Baileys, and Lincolnia Planning Districts together accounted for only 6.1 percent of the total of additionally planned housing units throughout Fairfax County.

TABLE 10.3

Acres of Land by Planned Land Use by Supervisor District
Fairfax County, January 2001

Planned Land Use		Braddock	Dranes-ville[1]	Hunter Mill[2]	Lee	Mason	Mount Vernon	Provi-dence	Spring-field[3]	Sully	Town of Clifton	Town of Herndon	Town of Vienna	Total Acres
Residential	.1-.2 HU/Ac	335	3,008	159	0		1,323	58	21,261	8,178	12			**34,334**
	.2-.5 HU/Ac	97	10,705	712			2,737	696	1,282	1,506	1			**17,736**
	.5-1 HU/Ac	132	2,954	2,423		331	359	725	1,113	2,297	124			**10,458**
	1-2 HU/Ac	1,311	5,396	1,853	826	2,455	735	1,402	2,908	2,129		8		**19,023**
	2-3 HU/Ac	4,811	3,501	1,698	3,786	3,601	6,858	2,797	3,476	2,717		50	893	**34,188**
	3-4 HU/Ac	192	872	18	2,741	877	590	1,568	285	886		999	757	**9,785**
	4-5 HU/Ac	112	129	50	180	108	263	163	224	193		90	1	**1,513**
	5-8 HU/Ac	230	64	86	476	265	666	435	432	731		46	13	**3,444**
	8-12 HU/Ac	174	76	94	264	110	363	347	60	237		123	16	**1,864**
	12-16 HU/Ac		45	47	7	140	35	107	55	46				**482**
	16-20 HU/Ac	186	80	44	401	426	525	811	130	216		127	10	**2,956**
	20-30 HU/Ac				4	0	9	102		3			13	**131**
	30-40 HU/Ac		14		28					0				**42**
	Mobile Home				3					82				**85**
	Res Planned Com	1,715		5,521	165	3			163	35				**7,602**
	Subtotal	9,295	26,844	12,705	8,881	8,316	14,463	9,211	31,389	19,256	137	1,443	1,703	**143,643**
Commercial / Industrial	Industrial	295	56	1,305	680	559	1,069	563	51	3,362		286	87	**8,313**
	Comm-Retail	115	176	156	432	506	254	589	289	166		133	108	**2,924**
	Comm-Office	35	62	186	238	209	194	665	520	78		88	6	**2,281**
	Subtotal	445	294	1,647	1,350	1,274	1,517	1,817	860	3,606	0	507	201	**13,518**
Other Non-Residential	Mixed Use		64	454	1,075	74	390	246	403	665				**3,371**
	Public Facility	1,627	1,912	567	1,053	771	12,320	867	1,228	3,360	10	95	105	**23,915**
	Public Parks	1,494	4,893	1,527	2,372	730	7,744	1,311	7,336	4,313		200	142	**32,062**
	Private Rec	509	1,232	360	250	283	2,644	378	1,754	1,124		79	205	**8,818**
	Floodplain	152	242	83	97	88	146	409	1,027	628			19	**2,891**
	Subtotal	3,782	8,343	2,991	4,847	1,946	23,244	3,211	11,748	10,090	10	374	471	**71,057**
Total Acres		**13,522**	**35,481**	**17,343**	**15,078**	**11,536**	**39,224**	**14,239**	**43,997**	**32,952**	**147**	**2,324**	**2,375**	**228,218**

Source: Fairfax County Department of Systems Management for Human Services, 2001.

[1] *Excludes land in the Town of Herndon.*
[2] *Excludes land in the Town of Vienna.*
[3] *Excludes land in the Town of Clifton.*

TABLE 10.4

Acres of Land by Planned Land Use by Planning District
Fairfax County, January 2001

Planned Land Use		Annan-dale	Baileys	Bull Run	Fairfax	Jeffer-son	Lincol-nia	Lower Potomac	McLean	Mount Vernon	Pohick[1]	Rose Hill	Spring-field	Upper Potomac[2]	Vienna[3]	Total Acres
Residential	.1-.2 HU/Ac			8,776	426	1		885			21,025		0	3,221		34,334
	.2-.5 HU/Ac			11	1,435			2,572	1,436	1	1,544			10,420	317	17,736
	.5-1 HU/Ac	302		115	1,389	45		54	496		1,549			5,861	647	10,458
	1-2 HU/Ac	1,457	205	3,142	741	513	628	270	5,287		2,220	275	876	1,613	1,796	19,023
	2-3 HU/Ac	4,131	1,857	2,637	1,838	866	126	106	2,700	5,339	4,764	2,446	1,803	2,885	2,690	34,188
	3-4 HU/Ac	299	20	667	230	1,495	106		872	709	150	1,637	981	1,384	1,235	9,785
	4-5 HU/Ac	28	59	154	53	27	21	85	129	133	300	55	171	176	122	1,513
	5-8 HU/Ac	71	25	933	361	33	193	361	64	409	342	273	74	140	165	3,444
	8-12 HU/Ac	155	21	237	63	105	4	166	47	291	174	3	133	246	219	1,864
	12-16 HU/Ac	78	27	55	46	100	35	22	44	15		5		55		482
	16-20 HU/Ac	183	299	263	411	320	82	100	150	740	40	27	59	186	96	2,956
	20-30 HU/Ac		0	3					102	9			4		13	131
	30-40 HU/Ac			0					14				28			42
	Mobile Home			82						3						85
	Res Planned Com			1		3					1,287		755	5,556		7,602
	Subtotal	6,704	2,513	17,076	6,993	3,508	1,195	4,621	11,341	7,649	33,395	4,721	4,884	31,743	7,300	143,643
Commercial /	Industrial	552	12	2,402	25	88	175	387	458	3	92	38	1,349	2,527	205	8,313
Industrial	Comm-Retail	183	226	163	229	169	97	87	382	264	151	63	263	276	371	2,924
	Comm-Office	121	71	390	362	266	28	83	185	135	16	151	63	315	95	2,281
	Subtotal	856	309	2,955	616	523	300	557	1,025	402	259	252	1,675	3,118	671	13,518
Other Non -	Mixed Use		74	777	243	197		362	10	138		147	818	556	49	3,371
Residential	Public Facility	814	214	3,479	1,140	505	77	11,721	1,695	552	1,240	655	458	826	539	23,915
	Public Parks	1,316	156	3,231	1,638	340	100	5,874	1,930	1,261	7,649	2,159	641	4,784	983	32,062
	Private Rec	197	140	782	335	49	29	389	263	1,772	2,242	181	218	1,642	579	8,818
	Floodplain	172	27	633	446	30	27	60	121	37	806	7	140	257	128	2,891
	Subtotal	2,499	611	8,902	3,802	1,121	233	18,406	4,019	3,760	11,937	3,149	2,275	8,065	2,278	71,057
Total Acres		**10,059**	**3,433**	**28,933**	**11,411**	**5,152**	**1,728**	**23,584**	**16,385**	**11,811**	**45,591**	**8,122**	**8,834**	**42,926**	**10,249**	**228,218**

Source: Fairfax County Department of Systems Management for Human Services, 2001.

[1] *Includes the Town of Clifton.*
[2] *Includes the Town of Herndon.*
[3] *Includes the Town of Vienna.*

TABLE 10.5

Acres of Vacant and Underutilized Residential Land
Acres of Vacant Nonresidential Land by Planned Land Use
by Supervisor District
Fairfax County, January 2001

Planned Land Use		Braddock	Dranes-ville[1]	Hunter Mill[2]	Lee	Mason	Mount Vernon	Provi-dence	Spring-field[3]	Sully	Town of Clifton	Town of Herndon	Town of Vienna	Total Acres
Residential	.1-.2 HU/Ac	215	897	3			1,008	15	4,726	4,861	4			**11,729**
	.2-.5 HU/Ac	19	1,879	88			1,724	75	199	169				**4,153**
	.5-1 HU/Ac	36	445	385		21	136	198	59	300	60			**1,640**
	1-2 HU/Ac	95	1,228	127	163	258	350	140	475	517		3		**3,356**
	2-3 HU/Ac	205	247	198	392	277	756	346	140	96		15	32	**2,704**
	3-4 HU/Ac	13	50	1	283	45	85	176	94	155		157	12	**1,071**
	4-5 HU/Ac	5	22		74	20	59	51	43	10				**284**
	5-8 HU/Ac	3	11	4	88	21	167	32	44	90				**460**
	8-12 HU/Ac	2	1	32	28	3	95	23	11	18		9		**222**
	12-16 HU/Ac		5	44		2		7						**58**
	16-20 HU/Ac	2	14		4	9	75	56	8	5		15	1	**189**
	20-30 HU/Ac				4									**4**
	30-40 HU/Ac				3									**3**
	Mobile Home				2									**2**
	Res Planned Com	70		146	3				1					**220**
	Subtotal	665	4,799	1,028	1,044	656	4,455	1,119	5,800	6,221	64	199	45	**26,095**
Commercial / Industrial	Industrial	31	15	327	317	49	275	46	3	1,541		55	3	**2,662**
	Comm-Retail	3	9	4	20	10	51	66	4	11		15	1	**194**
	Comm-Office	2	12	88	92	21	97	97	185	25		2		**621**
	Subtotal	36	36	419	429	80	423	209	192	1,577		72	4	**3,477**
Other Non-Residential	Mixed Use			120	38	3	323	40	187	337				**1,048**
	Public Facility	2	39	29	49	10	169	5	11	93			2	**409**
	Public Parks	14	225	144	229	40	560	82	89	606		13		**2,002**
	Private Rec		284	12	16	16	420	18	101	175			2	**1,044**
	Floodplain	7	68	12	67	42	69	91	375	160			19	**891**
	Subtotal	23	616	317	399	111	1,541	236	763	1,371		13	4	**5,394**
Total		**724**	**5,451**	**1,764**	**1,872**	**847**	**6,419**	**1,564**	**6,755**	**9,169**	**64**	**284**	**53**	**34,966**

Source: Fairfax County Department of Systems Management for Human Services, 2001.

[1] *Excludes land in the Town of Herndon.*
[2] *Excludes land in the Town of Vienna.*
[3] *Excludes land in the Town of Clifton.*

TABLE 10.6
Acres of Vacant and Underutilized Residential Land
Acres of Vacant Nonresidential Land by Planned Land Use
by Planning District
Fairfax County, January 2001

Planned Land Use		Annan-dale	Baileys	Bull Run	Fairfax	Jeffer-son	Lincol-nia	Lower Potomac	McLean	Mount Vernon	Pohick[1]	Rose Hill	Spring-field	Upper Potomac[2]	Vienna[3]	Total Acres
Residential	.1-.2 HU/Ac			5,119	237			677			4,795			901		11,729
	.2-.5 HU/Ac			5	112			1,677	292	1	264			1,795	7	4,153
	.5-1 HU/Ac	21		13	215	2		20	82		251			92	114	1,640
	1-2 HU/Ac	121	16	825	98	45	101	189	1,219		133	39	273	122	175	3,356
	2-3 HU/Ac	145	121	90	181	111	66	9	211	597	346	291	101	197	238	2,704
	3-4 HU/Ac	31	7	177	33	61			50	80	9	142	145	208	128	1,071
	4-5 HU/Ac	8	8		6		4	43	22	77	48	2	11	10	45	284
	5-8 HU/Ac	1	1	120	32	1	18	91	11	76	19	70	10	6	4	460
	8-12 HU/Ac	1	2	18	10	2	1	89	1	21	4		11	41	21	222
	12-16 HU/Ac					7	2		3					46		58
	16-20 HU/Ac	1	9	7	27	3		61	6	16			2	28	29	189
	20-30 HU/Ac												4			4
	30-40 HU/Ac												3			3
	Mobile Home									2						2
	Res Planned Com										7		67	146		220
	Subtotal	329	164	6,374	951	232	192	2,856	1,897	870	5,876	544	627	4,422	761	26,095
Commercial / Industrial	Industrial	48	1	1,145	6	1	15	177	58		8	14	407	778	4	2,662
	Comm-Retail	4	3	7	4	12	2	24	36	27	5	2	17	32	19	194
	Comm-Office	14	4	115	122	57	1	78	7	25		76	10	108	4	621
	Subtotal	66	8	1,267	132	70	18	279	101	52	13	92	434	918	27	3,477
Other Non - Residential	Mixed Use		3	369	135	30		323		4		34		140	10	1,048
	Public Facility	8	1	65	5	3	2	143	21	30	4	37	8	78	4	409
	Public Parks	40	2	474	100	22		416	107	73	91	207	93	325	52	2,002
	Private Rec	4	12	181	49			365	9	55	48	6	10	285	20	1,044
	Floodplain	11	11	227	83	6	26	34	27	13	291	7	76	55	24	891
	Subtotal	63	29	1,316	372	61	28	1,281	164	175	434	291	187	883	110	5,394
Total		**458**	**201**	**8,957**	**1,455**	**363**	**238**	**4,416**	**2,162**	**1,097**	**6,323**	**927**	**1,248**	**6,223**	**898**	**34,966**

Source: Fairfax County Department of Systems Management for Human Services, 2001.

[1] *Includes land in the Town of Clifton.*

[2] *Includes land in the Town of Herndon.*

[3] *Includes land in the Town of Vienna.*

TABLE 10.7

Housing Units at Planned Buildout by Supervisor District
Fairfax County, January 2001

Supervisor District	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Braddock	22,032	8,574	6,041	**36,647**	982	48	38	**1,068**	23,014	8,622	6,079	**37,715**
Dranesville[1]	29,076	4,532	4,102	**37,710**	5,213	173	669	**6,055**	34,289	4,705	4,771	**43,765**
Hunter Mill[2]	19,859	12,835	12,449	**45,143**	1,455	449	890	**2,794**	21,314	13,284	13,339	**47,937**
Lee	16,207	13,093	10,426	**39,726**	2,965	1,080	361	**4,406**	19,172	14,173	10,787	**44,132**
Mason	16,694	5,612	16,498	**38,804**	1,762	197	223	**2,182**	18,456	5,809	16,721	**40,986**
Mount Vernon	20,038	10,651	11,299	**41,988**	5,171	1,777	1,745	**8,693**	25,209	12,428	13,044	**50,681**
Providence	15,018	10,228	20,271	**45,517**	2,514	491	1,407	**4,412**	17,532	10,719	21,678	**49,929**
Springfield[3]	24,122	9,494	6,230	**39,846**	3,044	750	218	**4,012**	27,166	10,244	6,448	**43,858**
Sully	19,609	13,780	4,563	**37,952**	3,131	970	250	**4,351**	22,740	14,750	4,813	**42,303**
Fairfax County	**182,655**	**88,799**	**91,879**	**363,333**	**26,237**	**5,935**	**5,801**	**37,973**	**208,892**	**94,734**	**97,680**	**401,306**

TABLE 10.8

Housing Units at Planned Buildout by Town
Fairfax County, January 2001

Town	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Town of Clifton	79			**79**	71	0	0	**71**	150	0	0	**150**
Town of Herndon	2,883	1,861	2,376	**7,120**	610	47	304	**961**	3,493	1,908	2,680	**8,081**
Town of Vienna	4,599	484	521	**5,604**	155	1	10	**166**	4,754	485	531	**5,770**
Town Total	**7,561**	**2,345**	**2,897**	**12,803**	**836**	**48**	**314**	**1,198**	**8,397**	**2,393**	**3,211**	**14,001**

Source: Fairfax County Department of Systems Management for Human Services, 2001.

[1] *Includes the Town of Herndon.*
[2] *Includes the Town of Vienna.*
[3] *Includes the Town of Clifton.*

TABLE 10.9

Housing Units at Planned Buildout by Planning District
Fairfax County, January 2001

Planning District	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Annandale	16,045	3,548	6,059	**25,652**	842	29	20	**891**	16,887	3,577	6,079	**26,543**
Baileys	5,128	969	11,282	**17,379**	482	37	175	**694**	5,610	1,006	11,457	**18,073**
Bull Run	16,839	14,531	8,154	**39,524**	3,393	1,238	317	**4,948**	20,232	15,769	8,471	**44,472**
Fairfax	9,002	4,028	8,272	**21,302**	1,162	520	519	**2,201**	10,164	4,548	8,791	**23,503**
Jefferson	8,553	2,682	7,787	**19,022**	743	36	303	**1,082**	9,296	2,718	8,090	**20,104**
Lincolnia	1,560	2,157	2,301	**6,018**	543	129	48	**720**	2,103	2,286	2,349	**6,738**
Lower Potomac	1,563	2,615	2,042	**6,220**	2,050	1,218	1,417	**4,685**	3,613	3,833	3,459	**10,905**
McLean	16,934	2,199	7,345	**26,478**	3,299	126	181	**3,606**	20,233	2,325	7,526	**30,084**
Mount Vernon	16,346	6,169	13,948	**36,463**	2,428	771	453	**3,652**	18,774	6,940	14,401	**40,115**
Pohick[1]	29,060	15,055	1,449	**45,564**	2,801	245	15	**3,061**	31,861	15,300	1,464	**48,625**
Rose Hill	8,399	6,621	4,402	**19,422**	1,618	609	6	**2,233**	10,017	7,230	4,408	**21,655**
Springfield	8,514	6,639	2,077	**17,230**	1,390	203	222	**1,815**	9,904	6,842	2,299	**19,045**
Upper Potomac[2]	30,652	16,060	13,748	**60,460**	3,692	532	1,454	**5,678**	34,344	16,592	15,202	**66,138**
Vienna[3]	14,060	5,526	3,013	**22,599**	1,794	242	671	**2,707**	15,854	5,768	3,684	**25,306**
Fairfax County	**182,655**	**88,799**	**91,879**	**363,333**	**26,237**	**5,935**	**5,801**	**37,973**	**208,892**	**94,734**	**97,680**	**401,306**

Source: Fairfax County Department of Systems Management for Human Services, 2001.

[1] *Includes the Town of Clifton.*

[2] *Includes the Town of Herndon.*

[3] *Includes the Town of Vienna.*

TABLE 10.10

Housing Units at Planned Buildout by Sewershed
Fairfax County, January 2001

Sewershed	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
A1	6,454	2,271	1,643	**10,368**	422	45	621	**1,088**	6,876	2,316	2,264	**11,456**
A2	8	291	442	**741**	0	160	175	**335**	8	451	617	**1,076**
A3	203	649	390	**1,242**	0	0	276	**276**	203	649	666	**1,518**
B1	1,024	385	494	**1,903**	20	0	0	**20**	1,044	385	494	**1,923**
B2	4,237	1,746	1,440	**7,423**	325	153	77	**555**	4,562	1,899	1,517	**7,978**
B3	730			**730**	93	0	0	**93**	823	0	0	**823**
B5[1]	2,883	1,862	2,132	**6,877**	610	47	304	**961**	3,493	1,909	2,436	**7,838**
C1	983			**983**	281	0	0	**281**	1,264	0	0	**1,264**
C2	1,173			**1,173**	341	0	0	**341**	1,514	0	0	**1,514**
D1	2,824	2		**2,826**	677	0	0	**677**	3,501	2	0	**3,503**
D2	2,509	3,419	4,430	**10,358**	277	11	1	**289**	2,786	3,430	4,431	**10,647**
D3[2]	18,030	5,464	4,824	**28,318**	1,781	88	10	**1,879**	19,811	5,552	4,834	**30,197**
E1	2,092	593	4,985	**7,670**	501	0	92	**593**	2,593	593	5,077	**8,263**
E2	532			**532**	433	0	0	**433**	965	0	0	**965**
F	1,828	371	522	**2,721**	337	44	31	**412**	2,165	415	553	**3,133**
G1	7,834	2,107	2,874	**12,815**	961	82	115	**1,158**	8,795	2,189	2,989	**13,973**
G2	1,005		179	**1,184**	173	0	0	**173**	1,178	0	179	**1,357**
G3	695	35		**730**	290	0	0	**290**	985	35	0	**1,020**
G4	343			**343**	44	0	0	**44**	387	0	0	**387**
H1	1,184	415	4,354	**5,953**	191	14	77	**282**	1,375	429	4,431	**6,235**
H2	0		3,537	**3,537**	0	0	88	**88**	0	0	3,625	**3,625**
H3	191			**191**	30	0	12	**42**	221	0	12	**233**
I1	13,720	2,647	8,937	**25,304**	1,168	53	172	**1,393**	14,888	2,700	9,109	**26,697**
I2	1,195	36		**1,231**	141	4	72	**217**	1,336	40	72	**1,448**
I3	9,857	6,047	4,619	**20,523**	1,247	548	148	**1,943**	11,104	6,595	4,767	**22,466**
I4	46			**46**	23	0	0	**23**	69	0	0	**69**
I5	238	35		**273**	67	6	0	**73**	305	41	0	**346**
J1	3,799	1,649	2,911	**8,359**	495	25	32	**552**	4,294	1,674	2,943	**8,911**

TABLE 10.10

Housing Units at Planned Buildout by Sewershed
Fairfax County, January 2001

Sewershed	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
J2	931	102	2,172	**3,205**	111	28	12	**151**	1,042	130	2,184	**3,356**
J3	1,132	343	496	**1,971**	216	1	12	**229**	1,348	344	508	**2,200**
J4	739	20	1,454	**2,213**	92	1	7	**100**	831	21	1,461	**2,313**
K	9,187	2,794	4,796	**16,777**	1,200	462	44	**1,706**	10,387	3,256	4,840	**18,483**
L	6,745	6,179	5,558	**18,482**	1,628	500	351	**2,479**	8,373	6,679	5,909	**20,961**
M0	959	123	1,073	**2,155**	119	2	77	**198**	1,078	125	1,150	**2,353**
M1	827	1,656	1,904	**4,387**	130	64	334	**528**	957	1,720	2,238	**4,915**
M2[2]	11,339	5,609	9,148	**26,096**	1,323	209	701	**2,233**	12,662	5,818	9,849	**28,329**
M3	6,172	227	0	**6,399**	122	0	15	**137**	6,294	227	15	**6,536**
M4	4,938	1,888	1,212	**8,038**	244	25	9	**278**	5,182	1,913	1,221	**8,316**
M5	1,337	1,354		**2,691**	384	21	0	**405**	1,721	1,375	0	**3,096**
M6	1,648	3,816	479	**5,943**	596	289	195	**1,080**	2,244	4,105	674	**7,023**
M7	28		184	**212**	1	0	0	**1**	29	0	184	**213**
M8	95		0	**95**	118	1	0	**119**	213	1	0	**214**
M9	338	1,410	1,845	**3,593**	138	408	60	**606**	476	1,818	1,905	**4,199**
N1	19,280	15,452	3,161	**37,893**	1,406	771	1,347	**3,524**	20,686	16,223	4,508	**41,417**
N2	4,117	1,922		**6,039**	348	79	0	**427**	4,465	2,001	0	**6,466**
O1	415			**415**	1,249	0	0	**1,249**	1,664	0	0	**1,664**
P	87	1		**88**	237	0	0	**237**	324	1	0	**325**
P1	69		146	**215**	177	445	0	**622**	246	445	146	**837**
P2	177			**177**	9	0	0	**9**	186	0	0	**186**
P3	929			**929**	147	0	0	**147**	1,076	0	0	**1,076**
P4	77			**77**	57	0	0	**57**	134	0	0	**134**
Q1	2,451		0	**2,451**	497	4	4	**505**	2,948	4	4	**2,956**
R1	2,726	4		**2,730**	561	0	0	**561**	3,287	4	0	**3,291**
R2	230			**230**	23	0	0	**23**	253	0	0	**253**
R3[3]	75			**75**	66	0	0	**66**	141	0	0	**141**
R4	269			**269**	104	0	0	**104**	373	0	0	**373**

TABLE 10.10

Housing Units at Planned Buildout by Sewershed
Fairfax County, January 2001

Sewershed	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
S1	4,046	3,838	1,261	**9,145**	1,287	339	66	**1,692**	5,333	4,177	1,327	**10,837**
S2	235			**235**	169	0	0	**169**	404	0	0	**404**
T1	1,530	0	0	**1,530**	136	0	0	**136**	1,666	0	0	**1,666**
T2	4,225	2,488	464	**7,177**	622	48	17	**687**	4,847	2,536	481	**7,864**
T3	3,562	2,248	0	**5,810**	294	0	0	**294**	3,856	2,248	0	**6,104**
T4	2,458	2,234	4,285	**8,977**	228	426	80	**734**	2,686	2,660	4,365	**9,711**
T5	2,674	3,892	3,116	**9,682**	589	227	167	**983**	3,263	4,119	3,283	**10,665**
T6	106			**106**	431	0	0	**431**	537	0	0	**537**
T7	885	1,175	411	**2,471**	250	305	0	**555**	1,135	1,480	411	**3,026**
Fairfax County	**182,655**	**88,799**	**91,879**	**50,888**	**26,237**	**5,935**	**5,801**	**6,940**	**208,892**	**94,734**	**97,680**	**401,305**

Source: Fairfax County Department of Systems Management for Human Services, 2001.

[1] *Includes the Town of Herndon.*

[2] *Comprises part of the Town of Vienna.*

[3] *Includes the Town of Clifton.*

TABLE 10.11

Housing Units at Planned Buildout by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
151	151.01	404	74	0	**478**	62	5	0	**67**	466	79	0	**545**
	151.02	415		102	**517**	62	14	12	**88**	477	14	114	**605**
	151.03	307			**307**	50	0	0	**50**	357	0	0	**357**
	Census Tract Total	1,126	74	102	**1,302**	174	19	12	**205**	1,300	93	114	**1,507**
152	152.01	210	131	0	**341**	54	1	0	**55**	264	132	0	**396**
	152.02	19	20	1,454	**1,493**	5	0	7	**12**	24	20	1,461	**1,505**
	152.03	118			**118**	18	0	0	**18**	136	0	0	**136**
	152.04	0			**0**	1	0	0	**1**	1	0	0	**1**
	Census Tract Total	347	151	1,454	**1,952**	78	1	7	**86**	425	152	1,461	**2,038**
153	153.01	234	52		**286**	101	1	0	**102**	335	53	0	**388**
	153.02	273	202	157	**632**	14	0	0	**14**	287	202	157	**646**
	153.03	181	290		**471**	5	0	0	**5**	186	290	0	**476**
	153.04	100			**100**	0	0	0	**0**	100	0	0	**100**
	Census Tract Total	788	544	157	**1,489**	120	1	0	**121**	908	545	157	**1,610**
154	154.01	716	156	1,549	**2,421**	100	30	0	**130**	816	186	1,549	**2,551**
	154.02	410			**410**	39	0	0	**39**	449	0	0	**449**
	154.03	127	228	0	**355**	14	36	0	**50**	141	264	0	**405**
	Census Tract Total	1,253	384	1,549	**3,186**	153	66	0	**219**	1,406	450	1,549	**3,405**
155	155.01	458	400	339	**1,197**	77	188	0	**265**	535	588	339	**1,462**
	155.02	688			**688**	16	0	0	**16**	704	0	0	**704**
	155.03	266		0	**266**	37	0	0	**37**	303	0	0	**303**
	155.04	90			**90**	6	0	0	**6**	96	0	0	**96**
	Census Tract Total	1,502	400	339	**2,241**	136	188	0	**324**	1,638	588	339	**2,565**
156	156.01	548			**548**	34	0	0	**34**	582	0	0	**582**
	156.02	79			**79**	2	0	0	**2**	81	0	0	**81**
	156.03	296	2		**298**	69	0	0	**69**	365	2	0	**367**
	156.04	123			**123**	253	0	0	**253**	376	0	0	**376**
	Census Tract Total	1,046	2		**1,048**	358	0	0	**358**	1,404	2	0	**1,406**
157	157.01	433			**433**	16	0	0	**16**	449	0	0	**449**
	157.02	747			**747**	27	0	0	**27**	774	0	0	**774**
	157.03	194			**194**	3	0	0	**3**	197	0	0	**197**
	Census Tract Total	1,374			**1,374**	46	0	0	**46**	1,420	0	0	**1,420**

TABLE 10.11

Housing Units at Planned Buildout by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
158	158.01	669			**669**	97	0	0	**97**	766	0	0	**766**
	158.02	551			**551**	41	0	0	**41**	592	0	0	**592**
	158.03	474			**474**	72	0	0	**72**	546	0	0	**546**
	Census Tract Total	1,694			**1,694**	210	0	0	**210**	1,904	0	0	**1,904**
159	159.01	855			**855**	83	0	0	**83**	938	0	0	**938**
	159.02	192			**192**	80	0	0	**80**	272	0	0	**272**
	159.03	0			**0**	0	0	0	**0**	0	0	0	**0**
	159.04	135			**135**	17	0	0	**17**	152	0	0	**152**
	Census Tract Total	1,182			**1,182**	180	0	0	**180**	1,362	0	0	**1,362**
160	160.01	161	87	169	**417**	69	6	150	**225**	230	93	319	**642**
	160.02	604	149	242	**995**	26	91	2	**119**	630	240	244	**1,114**
	160.03	304			**304**	25	0	0	**25**	329	0	0	**329**
	Census Tract Total	1,069	236	411	**1,716**	120	97	152	**369**	1,189	333	563	**2,085**
161	161.01	148		45	**193**	174	0	0	**174**	322	0	45	**367**
	161.02	101			**101**	11	0	0	**11**	112	0	0	**112**
	161.03	627			**627**	100	0	0	**100**	727	0	0	**727**
	161.04	472			**472**	158	0	0	**158**	630	0	0	**630**
	Census Tract Total	1,348		45	**1,393**	443	0	0	**443**	1,791	0	45	**1,836**
162	162.01	0		0	**0**	0	0	0	**0**	0	0	0	**0**
	162.02	0			**0**	0	0	0	**0**	0	0	0	**0**
	Census Tract Total	0		0	**0**	0	0	0	**0**	0	0	0	**0**
163	163.01	267			**267**	848	0	0	**848**	1,115	0	0	**1,115**
	163.02	472	1		**473**	720	0	0	**720**	1,192	1	0	**1,193**
	Census Tract Total	739	1		**740**	1,568	0	0	**1,568**	2,307	1	0	**2,308**
201	201.01	379		0	**379**	59	0	0	**59**	438	0	0	**438**
	201.02	562	140		**702**	66	6	6	**78**	628	146	6	**780**
	Census Tract Total	941	140	0	**1,081**	125	6	6	**137**	1,066	146	6	**1,218**
202	202.01	590	911	919	**2,420**	103	26	1	**130**	693	937	920	**2,550**
	202.02	590	333		**923**	27	335	0	**362**	617	668	0	**1,285**
	Census Tract Total	1,180	1,244	919	**3,343**	130	361	1	**492**	1,310	1,605	920	**3,835**

TABLE 10.11

Housing Units at Planned Buildout by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
203	203.01	640			**640**	41	0	0	**41**	681	0	0	**681**
	203.02	391	286		**677**	134	0	0	**134**	525	286	0	**811**
	203.03	242			**242**	10	0	0	**10**	252	0	0	**252**
	203.04	209	237		**446**	75	0	0	**75**	284	237	0	**521**
	Census Tract Total	1,482	523		**2,005**	260	0	0	**260**	1,742	523	0	**2,265**
204	204.01	25	273	1,288	**1,586**	21	10	4	**35**	46	283	1,292	**1,621**
	Census Tract Total	25	273	1,288	**1,586**	21	10	4	**35**	46	283	1,292	**1,621**
205	205.01	84	441	2,597	**3,122**	1	14	24	**39**	85	455	2,621	**3,161**
	205.02	175			**175**	7	0	11	**18**	182	0	11	**193**
	Census Tract Total	259	441	2,597	**3,297**	8	14	35	**57**	267	455	2,632	**3,354**
206	206.01	64	116		**180**	4	0	0	**4**	68	116	0	**184**
	206.02	0	360	67	**427**	0	1	0	**1**	0	361	67	**428**
	206.03	362	179	551	**1,092**	69	0	0	**69**	431	179	551	**1,161**
	Census Tract Total	426	655	618	**1,699**	73	1	0	**74**	499	656	618	**1,773**
207	207.01	639			**639**	25	0	0	**25**	664	0	0	**664**
	207.02	142			**142**	74	0	0	**74**	216	0	0	**216**
	207.03	552			**552**	41	0	0	**41**	593	0	0	**593**
	Census Tract Total	1,333			**1,333**	140	0	0	**140**	1,473	0	0	**1,473**
208	208.01	351			**351**	29	0	0	**29**	380	0	0	**380**
	208.02	265			**265**	31	0	0	**31**	296	0	0	**296**
	208.03	512	71		**583**	49	0	0	**49**	561	71	0	**632**
	Census Tract Total	1,128	71		**1,199**	109	0	0	**109**	1,237	71	0	**1,308**
210	210.01	279	415	278	**972**	24	25	71	**120**	303	440	349	**1,092**
	210.02	58	661		**719**	11	57	43	**111**	69	718	43	**830**
	210.03	173	64		**237**	71	24	0	**95**	244	88	0	**332**
	210.04	287		0	**287**	2	0	0	**2**	289	0	0	**289**
	Census Tract Total	797	1,140	278	**2,215**	108	106	114	**328**	905	1,246	392	**2,543**
211	211.01	663	2,203	201	**3,067**	453	17	0	**470**	1,116	2,220	201	**3,537**
	211.02	410	749	538	**1,697**	169	81	0	**250**	579	830	538	**1,947**
	211.03	91	182		**273**	93	1	0	**94**	184	183	0	**367**
	Census Tract Total	1,164	3,134	739	**5,037**	715	99	0	**814**	1,879	3,233	739	**5,851**

TABLE 10.11

Housing Units at Planned Buildout by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
212	212.01	691			**691**	2	0	0	**2**	693	0	0	**693**
	Census Tract Total	691			**691**	2	0	0	**2**	693	0	0	**693**
213	213.01	912	441		**1,353**	10	1	0	**11**	922	442	0	**1,364**
	213.02	42	62		**104**	9	0	0	**9**	51	62	0	**113**
	Census Tract Total	954	503		**1,457**	19	1	0	**20**	973	504	0	**1,477**
214	214.01	195	1	727	**923**	42	9	0	**51**	237	10	727	**974**
	214.02	285	30	1,215	**1,530**	46	69	18	**133**	331	99	1,233	**1,663**
	Census Tract Total	480	31	1,942	**2,453**	88	78	18	**184**	568	109	1,960	**2,637**
215	215.01	970	201	887	**2,058**	141	132	0	**273**	1,111	333	887	**2,331**
	Census Tract Total	970	201	887	**2,058**	141	132	0	**273**	1,111	333	887	**2,331**
216	216.01	95	1,003	323	**1,421**	2	0	0	**2**	97	1,003	323	**1,423**
	216.02	86	112	342	**540**	2	42	66	**110**	88	154	408	**650**
	Census Tract Total	181	1,115	665	**1,961**	4	42	66	**112**	185	1,157	731	**2,073**
217	217.01	1,083	940	657	**2,680**	14	77	49	**140**	1,097	1,017	706	**2,820**
	Census Tract Total	1,083	940	657	**2,680**	14	77	49	**140**	1,097	1,017	706	**2,820**
218	218.01	193	722	1,237	**2,152**	61	45	110	**216**	254	767	1,347	**2,368**
	Census Tract Total	193	722	1,237	**2,152**	61	45	110	**216**	254	767	1,347	**2,368**
219	219.01	0		0	**0**	0	0	0	**0**	0	0	0	**0**
	Census Tract Total	0		0	**0**	0	0	0	**0**	0	0	0	**0**
220	220.01	1			**1**	0	0	0	**0**	1	0	0	**1**
	220.02	0			**0**	0	0	0	**0**	0	0	0	**0**
	220.03	267	293		**560**	14	88	7	**109**	281	381	7	**669**
	220.04	8			**8**	0	76	74	**150**	8	76	74	**158**
	220.05	28		184	**212**	1	0	0	**1**	29	0	184	**213**
	Census Tract Total	304	293	184	**781**	15	164	81	**260**	319	457	265	**1,041**
221	221.01	309	636	1,372	**2,317**	123	216	20	**359**	432	852	1,392	**2,676**
	221.02	1			**1**	21	0	0	**21**	22	0	0	**22**
	221.03	84	578	234	**896**	139	380	1,108	**1,627**	223	958	1,342	**2,523**
	221.04	31	979	0	**1,010**	60	230	208	**498**	91	1,209	208	**1,508**
	221.05	59	128	252	**439**	67	106	0	**173**	126	234	252	**612**
	221.06	37		0	**37**	57	122	0	**179**	94	122	0	**216**
	Census Tract Total	521	2,321	1,858	**4,700**	467	1,054	1,336	**2,857**	988	3,375	3,194	**7,557**

TABLE 10.11

Housing Units at Planned Buildout by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
222	222.01	0		0	**0**	0	0	0	**0**	0	0	0	**0**
	Census Tract Total	0		0	**0**	0	0	0	**0**	0	0	0	**0**
223	223.01	470	1,273	1,743	**3,486**	280	18	5	**303**	750	1,291	1,748	**3,789**
	Census Tract Total	470	1,273	1,743	**3,486**	280	18	5	**303**	750	1,291	1,748	**3,789**
224	224.01	426	2,114	1,202	**3,742**	487	148	0	**635**	913	2,262	1,202	**4,377**
	224.02	325	144		**469**	22	0	0	**22**	347	144	0	**491**
	Census Tract Total	751	2,258	1,202	**4,211**	509	148	0	**657**	1,260	2,406	1,202	**4,868**
301	301.01	469			**469**	26	0	0	**26**	495	0	0	**495**
	301.02	1,082			**1,082**	32	0	0	**32**	1,114	0	0	**1,114**
	301.03	333	652		**985**	49	0	0	**49**	382	652	0	**1,034**
	Census Tract Total	1,884	652		**2,536**	107	0	0	**107**	1,991	652	0	**2,643**
302	302.01	2,458	1,424		**3,882**	113	20	0	**133**	2,571	1,444	0	**4,015**
	Census Tract Total	2,458	1,424		**3,882**	113	20	0	**133**	2,571	1,444	0	**4,015**
304	304.01	1,142	326		**1,468**	1	0	0	**1**	1,143	326	0	**1,469**
	304.02	855			**855**	1	0	0	**1**	856	0	0	**856**
	Census Tract Total	1,997	326		**2,323**	2	0	0	**2**	1,999	326	0	**2,325**
305	305.01	567			**567**	10	0	0	**10**	577	0	0	**577**
	Census Tract Total	567			**567**	10	0	0	**10**	577	0	0	**577**
306	306.01	280	106	166	**552**	17	0	12	**29**	297	106	178	**581**
	306.02	350			**350**	1	0	0	**1**	351	0	0	**351**
	306.03	257		220	**477**	1	0	0	**1**	258	0	220	**478**
	306.04	432		0	**432**	3	27	81	**111**	435	27	81	**543**
	Census Tract Total	1,319	106	386	**1,811**	22	27	93	**142**	1,341	133	479	**1,953**
307	307.01	217			**217**	2	8	0	**10**	219	8	0	**227**
	307.02	338			**338**	1	0	0	**1**	339	0	0	**339**
	307.03	373			**373**	7	0	0	**7**	380	0	0	**380**
	Census Tract Total	928			**928**	10	8	0	**18**	938	8	0	**946**
308	308.01	1,351	1,153	822	**3,326**	2	0	0	**2**	1,353	1,153	822	**3,328**
	Census Tract Total	1,351	1,153	822	**3,326**	2	0	0	**2**	1,353	1,153	822	**3,328**
309	309.01	944	1,183	243	**2,370**	164	41	0	**205**	1,108	1,224	243	**2,575**
	Census Tract Total	944	1,183	243	**2,370**	164	41	0	**205**	1,108	1,224	243	**2,575**

TABLE 10.11

Housing Units at Planned Buildout by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
310	310.01	773	1,555		**2,328**	27	16	0	**43**	800	1,571	0	**2,371**
	Census Tract Total	773	1,555		**2,328**	27	16	0	**43**	800	1,571	0	**2,371**
313	313.01	1,097	302		**1,399**	41	0	0	**41**	1,138	302	0	**1,440**
	Census Tract Total	1,097	302		**1,399**	41	0	0	**41**	1,138	302	0	**1,440**
314	314.01	776	569		**1,345**	7	0	0	**7**	783	569	0	**1,352**
	Census Tract Total	776	569		**1,345**	7	0	0	**7**	783	569	0	**1,352**
315	315.01	1,157	836		**1,993**	99	0	0	**99**	1,256	836	0	**2,092**
	Census Tract Total	1,157	836		**1,993**	99	0	0	**99**	1,256	836	0	**2,092**
316	316.01	458	192	291	**941**	363	6	9	**378**	821	198	300	**1,319**
	316.02	541	205	99	**845**	72	11	0	**83**	613	216	99	**928**
	316.03	3			**3**	0	0	0	**0**	3	0	0	**3**
	Census Tract Total	1,002	397	390	**1,789**	435	17	9	**461**	1,437	414	399	**2,250**
318	318.01	845	1,613		**2,458**	64	11	3	**78**	909	1,624	3	**2,536**
	Census Tract Total	845	1,613		**2,458**	64	11	3	**78**	909	1,624	3	**2,536**
319	319.01	1,051			**1,051**	3	0	0	**3**	1,054	0	0	**1,054**
	Census Tract Total	1,051			**1,051**	3	0	0	**3**	1,054	0	0	**1,054**
320	320.01	493	617		**1,110**	3	2	0	**5**	496	619	0	**1,115**
	Census Tract Total	493	617		**1,110**	3	2	0	**5**	496	619	0	**1,115**
321	321.01	501	495	448	**1,444**	19	6	0	**25**	520	501	448	**1,469**
	Census Tract Total	501	495	448	**1,444**	19	6	0	**25**	520	501	448	**1,469**
322	322.01	560	1,423	580	**2,563**	39	5	0	**44**	599	1,428	580	**2,607**
	Census Tract Total	560	1,423	580	**2,563**	39	5	0	**44**	599	1,428	580	**2,607**
323	323.01	713	410		**1,123**	9	0	0	**9**	722	410	0	**1,132**
	323.02	410	73	100	**583**	34	0	0	**34**	444	73	100	**617**
	Census Tract Total	1,123	483	100	**1,706**	43	0	0	**43**	1,166	483	100	**1,749**
324	324.01	2,342	492		**2,834**	20	5	0	**25**	2,362	497	0	**2,859**
	Census Tract Total	2,342	492		**2,834**	20	5	0	**25**	2,362	497	0	**2,859**
325	325.01	1,455	432		**1,887**	41	0	0	**41**	1,496	432	0	**1,928**
	Census Tract Total	1,455	432		**1,887**	41	0	0	**41**	1,496	432	0	**1,928**
326	326.01	1,111	395		**1,506**	220	0	0	**220**	1,331	395	0	**1,726**
	Census Tract Total	1,111	395		**1,506**	220	0	0	**220**	1,331	395	0	**1,726**

TABLE 10.11

Housing Units at Planned Buildout by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
327	327.01	1,042	1,492	78	**2,612**	104	56	8	**168**	1,146	1,548	86	**2,780**
	Census Tract Total	1,042	1,492	78	**2,612**	104	56	8	**168**	1,146	1,548	86	**2,780**
328	328.01	264	482		**746**	43	21	0	**64**	307	503	0	**810**
	Census Tract Total	264	482		**746**	43	21	0	**64**	307	503	0	**810**
401	401.01	256	150	515	**921**	58	0	0	**58**	314	150	515	**979**
	401.02	1,023			**1,023**	104	0	0	**104**	1,127	0	0	**1,127**
	401.03	448	161	387	**996**	60	0	0	**60**	508	161	387	**1,056**
	Census Tract Total	1,727	311	902	**2,940**	222	0	0	**222**	1,949	311	902	**3,162**
402	402.01	0	82	420	**502**	0	0	53	**53**	0	82	473	**555**
	402.02	416	583	1,165	**2,164**	27	4	20	**51**	443	587	1,185	**2,215**
	402.03	0			**0**	0	0	0	**0**	0	0	0	**0**
	402.04	137			**137**	86	0	0	**86**	223	0	0	**223**
	Census Tract Total	553	665	1,585	**2,803**	113	4	73	**190**	666	669	1,658	**2,993**
403	403.01	480			**480**	22	0	0	**22**	502	0	0	**502**
	403.02	463			**463**	53	0	0	**53**	516	0	0	**516**
	Census Tract Total	943			**943**	75	0	0	**75**	1,018	0	0	**1,018**
405	405.01	53	46		**99**	33	0	0	**33**	86	46	0	**132**
	405.02	454			**454**	23	0	0	**23**	477	0	0	**477**
	405.03	1,596			**1,596**	90	0	15	**105**	1,686	0	15	**1,701**
	405.04	0			**0**	0	0	0	**0**	0	0	0	**0**
	Census Tract Total	2,103	46		**2,149**	146	0	15	**161**	2,249	46	15	**2,310**
406	406.01	839		12	**851**	172	0	0	**172**	1,011	0	12	**1,023**
	Census Tract Total	839		12	**851**	172	0	0	**172**	1,011	0	12	**1,023**
407	407.01	1,662	137		**1,799**	22	0	0	**22**	1,684	137	0	**1,821**
	407.02	999		0	**999**	19	0	0	**19**	1,018	0	0	**1,018**
	Census Tract Total	2,661	137	0	**2,798**	41	0	0	**41**	2,702	137	0	**2,839**
408	408.01	709	33	120	**862**	27	0	0	**27**	736	33	120	**889**
	408.02	97			**97**	7	0	0	**7**	104	0	0	**104**
	408.03	449			**449**	24	0	0	**24**	473	0	0	**473**
	408.04	690			**690**	131	0	0	**131**	821	0	0	**821**
	408.05	0			**0**	0	0	0	**0**	0	0	0	**0**
	Census Tract Total	1,945	33	120	**2,098**	189	0	0	**189**	2,134	33	120	**2,287**

TABLE 10.11

Housing Units at Planned Buildout by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
501	501.01	94	348	1,038	**1,480**	1	0	0	**1**	95	348	1,038	**1,481**
	501.02	203		150	**353**	3	0	0	**3**	206	0	150	**356**
	501.03	349	16	64	**429**	8	1	0	**9**	357	17	64	**438**
	Census Tract Total	646	364	1,252	**2,262**	12	1	0	**13**	658	365	1,252	**2,275**
502	502.01	0	512		**512**	0	0	0	**0**	0	512	0	**512**
	502.02	243			**243**	1	0	0	**1**	244	0	0	**244**
	502.03	157		25	**182**	22	0	0	**22**	179	0	25	**204**
	502.04	392			**392**	23	0	0	**23**	415	0	0	**415**
	Census Tract Total	792	512	25	**1,329**	46	0	0	**46**	838	512	25	**1,375**
503	503.01	304		0	**304**	13	0	0	**13**	317	0	0	**317**
	503.02	294			**294**	1	0	0	**1**	295	0	0	**295**
	503.03	198	104	551	**853**	82	6	0	**88**	280	110	551	**941**
	503.04	227			**227**	39	0	0	**39**	266	0	0	**266**
	Census Tract Total	1,023	104	551	**1,678**	135	6	0	**141**	1,158	110	551	**1,819**
504	504.01	277	96	0	**373**	24	6	0	**30**	301	102	0	**403**
	504.02	338			**338**	8	0	0	**8**	346	0	0	**346**
	504.03	229			**229**	50	0	0	**50**	279	0	0	**279**
	Census Tract Total	844	96	0	**940**	82	6	0	**88**	926	102	0	**1,028**
505	505.01	360			**360**	2	0	0	**2**	362	0	0	**362**
	505.02	306			**306**	4	0	0	**4**	310	0	0	**310**
	505.03	224			**224**	2	0	0	**2**	226	0	0	**226**
	Census Tract Total	890			**890**	8	0	0	**8**	898	0	0	**898**
506	506.01	191			**191**	108	0	0	**108**	299	0	0	**299**
	506.02	391	116	1,189	**1,696**	7	0	0	**7**	398	116	1,189	**1,703**
	506.03	298			**298**	5	0	0	**5**	303	0	0	**303**
	506.04	188	2		**190**	0	0	0	**0**	188	2	0	**190**
	506.05	267			**267**	14	0	0	**14**	281	0	0	**281**
	506.06	386			**386**	4	0	0	**4**	390	0	0	**390**
	506.07	175	2		**177**	12	0	0	**12**	187	2	0	**189**
	Census Tract Total	1,896	120	1,189	**3,205**	150	0	0	**150**	2,046	120	1,189	**3,355**

TABLE 10.11

Housing Units at Planned Buildout by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
507	507.01	534	445		**979**	38	0	0	**38**	572	445	0	**1,017**
	507.02	320	2	1,139	**1,461**	42	0	0	**42**	362	2	1,139	**1,503**
	Census Tract Total	854	447	1,139	**2,440**	80	0	0	**80**	934	447	1,139	**2,520**
508	508.01	304			**304**	22	0	0	**22**	326	0	0	**326**
	508.02	454			**454**	9	0	0	**9**	463	0	0	**463**
	508.03	222	0	184	**406**	61	0	0	**61**	283	0	184	**467**
	Census Tract Total	980	0	184	**1,164**	92	0	0	**92**	1,072	0	184	**1,256**
509	509.01	285			**285**	22	0	0	**22**	307	0	0	**307**
	509.02	296			**296**	10	0	0	**10**	306	0	0	**306**
	Census Tract Total	581			**581**	32	0	0	**32**	613	0	0	**613**
510	510.01	410			**410**	1	0	0	**1**	411	0	0	**411**
	510.02	494		0	**494**	13	0	0	**13**	507	0	0	**507**
	Census Tract Total	904		0	**904**	14	0	0	**14**	918	0	0	**918**
511	511.01	359			**359**	11	0	0	**11**	370	0	0	**370**
	511.02	453			**453**	5	0	0	**5**	458	0	0	**458**
	Census Tract Total	812			**812**	16	0	0	**16**	828	0	0	**828**
512	512.01	227			**227**	2	0	0	**2**	229	0	0	**229**
	512.02	309			**309**	4	0	0	**4**	313	0	0	**313**
	512.03	99			**99**	28	0	0	**28**	127	0	0	**127**
	Census Tract Total	635			**635**	34	0	0	**34**	669	0	0	**669**
513	513.01	408	25		**433**	61	0	0	**61**	469	25	0	**494**
	513.02	306	36	108	**450**	6	0	0	**6**	312	36	108	**456**
	Census Tract Total	714	61	108	**883**	67	0	0	**67**	781	61	108	**950**
514	514.01	0		204	**204**	0	0	0	**0**	0	0	204	**204**
	514.02	0		815	**815**	3	0	0	**3**	3	0	815	**818**
	514.03	0	102	275	**377**	1	0	0	**1**	1	102	275	**378**
	Census Tract Total	0	102	1,294	**1,396**	4	0	0	**4**	4	102	1,294	**1,400**
515	515.01	48	36	898	**982**	4	0	0	**4**	52	36	898	**986**
	515.02	325	136	829	**1,290**	52	0	61	**113**	377	136	890	**1,403**
	515.03	249	229	341	**819**	31	5	0	**36**	280	234	341	**855**
	515.04	60	30	884	**974**	20	0	16	**36**	80	30	900	**1,010**
	Census Tract Total	682	431	2,952	**4,065**	107	5	77	**189**	789	436	3,029	**4,254**

TABLE 10.11

Housing Units at Planned Buildout by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
516	516.01	14		819	**833**	4	0	0	**4**	18	0	819	**837**
	516.02	81			**81**	1	0	0	**1**	82	0	0	**82**
	516.03	98		692	**790**	0	0	0	**0**	98	0	692	**790**
	516.04	171		444	**615**	27	0	0	**27**	198	0	444	**642**
	516.05	217		196	**413**	11	0	0	**11**	228	0	196	**424**
	Census Tract Total	581		2,151	**2,732**	43	0	0	**43**	624	0	2,151	**2,775**
518	518.01	417	48		**465**	10	0	0	**10**	427	48	0	**475**
	518.02	210			**210**	7	0	0	**7**	217	0	0	**217**
	518.03	434		1	**435**	70	0	0	**70**	504	0	1	**505**
	Census Tract Total	1,061	48	1	**1,110**	87	0	0	**87**	1,148	48	1	**1,197**
519	519.01	441	1,244	559	**2,244**	127	29	45	**201**	568	1,273	604	**2,445**
	Census Tract Total	441	1,244	559	**2,244**	127	29	45	**201**	568	1,273	604	**2,445**
520	520.01	527	354	246	**1,127**	87	0	0	**87**	614	354	246	**1,214**
	Census Tract Total	527	354	246	**1,127**	87	0	0	**87**	614	354	246	**1,214**
521	521.01	121			**121**	5	0	0	**5**	126	0	0	**126**
	521.02	372	334	219	**925**	31	11	0	**42**	403	345	219	**967**
	521.03	327	228		**555**	41	5	0	**46**	368	233	0	**601**
	521.04	304	326		**630**	17	0	0	**17**	321	326	0	**647**
	521.05	257	140		**397**	30	0	0	**30**	287	140	0	**427**
	Census Tract Total	1,381	1,028	219	**2,628**	124	16	0	**140**	1,505	1,044	219	**2,768**
522	522.01	218	336	898	**1,452**	14	0	0	**14**	232	336	898	**1,466**
	522.02	383			**383**	14	0	0	**14**	397	0	0	**397**
	522.03	352			**352**	2	0	0	**2**	354	0	0	**354**
	Census Tract Total	953	336	898	**2,187**	30	0	0	**30**	983	336	898	**2,217**
523	523.01	1	409	2,749	**3,159**	3	4	20	**27**	4	413	2,769	**3,186**
	Census Tract Total	1	409	2,749	**3,159**	3	4	20	**27**	4	413	2,769	**3,186**
524	524.01	507			**507**	1	0	0	**1**	508	0	0	**508**
	524.02	345			**345**	0	0	0	**0**	345	0	0	**345**
	524.03	284			**284**	1	0	0	**1**	285	0	0	**285**
	524.04	326		412	**738**	9	0	0	**9**	335	0	412	**747**
	524.05	160	327		**487**	46	9	0	**55**	206	336	0	**542**
	Census Tract Total	1,622	327	412	**2,361**	57	9	0	**66**	1,679	336	412	**2,427**

TABLE 10.11

Housing Units at Planned Buildout by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
525	525.01	290			**290**	1	0	0	**1**	291	0	0	**291**
	525.02	420	151	92	**663**	37	0	0	**37**	457	151	92	**700**
	525.03	342	10		**352**	21	0	0	**21**	363	10	0	**373**
	525.04	281	223	1,065	**1,569**	192	4	3	**199**	473	227	1,068	**1,768**
	Census Tract Total	1,333	384	1,157	**2,874**	251	4	3	**258**	1,584	388	1,160	**3,132**
526	526.01	366		366	**732**	0	0	0	**0**	366	0	366	**732**
	526.02	55	485	311	**851**	203	0	0	**203**	258	485	311	**1,054**
	526.03	75	195		**270**	0	96	0	**96**	75	291	0	**366**
	Census Tract Total	496	680	677	**1,853**	203	96	0	**299**	699	776	677	**2,152**
527	527.01	290	327	1,149	**1,766**	85	32	10	**127**	375	359	1,159	**1,893**
	Census Tract Total	290	327	1,149	**1,766**	85	32	10	**127**	375	359	1,159	**1,893**
528	528.01	353		3,627	**3,980**	39	0	88	**127**	392	0	3,715	**4,107**
	Census Tract Total	353		3,627	**3,980**	39	0	88	**127**	392	0	3,715	**4,107**
601	601.01	345			**345**	48	0	0	**48**	393	0	0	**393**
	601.02	665			**665**	60	0	0	**60**	725	0	0	**725**
	601.03	300			**300**	105	0	0	**105**	405	0	0	**405**
	Census Tract Total	1,310			**1,310**	213	0	0	**213**	1,523	0	0	**1,523**
602	602.01	542			**542**	40	0	0	**40**	582	0	0	**582**
	602.02	104			**104**	35	0	0	**35**	139	0	0	**139**
	602.03	668			**668**	25	0	0	**25**	693	0	0	**693**
	Census Tract Total	1,314			**1,314**	100	0	0	**100**	1,414	0	0	**1,414**
603	603.01	242			**242**	137	0	0	**137**	379	0	0	**379**
	603.02	698			**698**	55	0	0	**55**	753	0	0	**753**
	Census Tract Total	940			**940**	192	0	0	**192**	1,132	0	0	**1,132**
604	604.01	284			**284**	35	0	0	**35**	319	0	0	**319**
	604.02	437	409	646	**1,492**	46	36	0	**82**	483	445	646	**1,574**
	604.03	167			**167**	38	0	0	**38**	205	0	0	**205**
	Census Tract Total	888	409	646	**1,943**	119	36	0	**155**	1,007	445	646	**2,098**
605	605.01	741	70	0	**811**	103	0	0	**103**	844	70	0	**914**
	605.02	312	437	13	**762**	79	1	0	**80**	391	438	13	**842**
	605.03	357	2		**359**	47	0	0	**47**	404	2	0	**406**
	605.04	64	158		**222**	28	0	0	**28**	92	158	0	**250**
	605.05	322	343		**665**	231	4	0	**235**	553	347	0	**900**
	Census Tract Total	1,796	1,010	13	**2,819**	488	5	0	**493**	2,284	1,015	13	**3,312**

TABLE 10.11

Housing Units at Planned Buildout by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
606	606.01	147			**147**	32	0	0	**32**	179	0	0	**179**
	606.02	1,123		0	**1,123**	152	0	101	**253**	1,275	0	101	**1,376**
	Census Tract Total	1,270		0	**1,270**	184	0	101	**285**	1,454	0	101	**1,555**
607[a]	607.01	2,218	229	300	**2,747**	51	1	10	**62**	2,269	230	310	**2,809**
	Census Tract Total	2,218	229	300	**2,747**	51	1	10	**62**	2,269	230	310	**2,809**
608[a]	608.01	887	63	185	**1,135**	43	0	0	**43**	930	63	185	**1,178**
	Census Tract Total	887	63	185	**1,135**	43	0	0	**43**	930	63	185	**1,178**
609[a]	609.01	781	84		**865**	29	0	0	**29**	810	84	0	**894**
	Census Tract Total	781	84		**865**	29	0	0	**29**	810	84	0	**894**
610[a]	610.01	713	108	36	**857**	32	0	0	**32**	745	108	36	**889**
	Census Tract Total	713	108	36	**857**	32	0	0	**32**	745	108	36	**889**
611	611.01	651			**651**	58	0	0	**58**	709	0	0	**709**
	611.02	1,132	407	300	**1,839**	130	0	6	**136**	1,262	407	306	**1,975**
	Census Tract Total	1,783	407	300	**2,490**	188	0	6	**194**	1,971	407	306	**2,684**
612	612.01	222			**222**	21	0	0	**21**	243	0	0	**243**
	612.02	1,142	39		**1,181**	142	7	0	**149**	1,284	46	0	**1,330**
	612.03	84			**84**	52	0	0	**52**	136	0	0	**136**
	612.04	2	453	278	**733**	5	60	134	**199**	7	513	412	**932**
	Census Tract Total	1,450	492	278	**2,220**	220	67	134	**421**	1,670	559	412	**2,641**
615	615.01	314	23	55	**392**	61	7	0	**68**	375	30	55	**460**
	615.02	293			**293**	30	0	0	**30**	323	0	0	**323**
	615.03	185	290		**475**	29	2	0	**31**	214	292	0	**506**
	615.04	20	727		**747**	45	23	187	**255**	65	750	187	**1,002**
	615.05	89			**89**	0	0	0	**0**	89	0	0	**89**
	Census Tract Total	901	1,040	55	**1,996**	165	32	187	**384**	1,066	1,072	242	**2,380**
616	616.01	132	595	783	**1,510**	65	55	39	**159**	197	650	822	**1,669**
	616.02	345	44		**389**	90	11	0	**101**	435	55	0	**490**
	616.04	4	193	914	**1,111**	10	9	91	**110**	14	202	1,005	**1,221**
	616.05	55	321		**376**	12	5	0	**17**	67	326	0	**393**
	616.06	1			**1**	0	0	0	**0**	1	0	0	**1**
	Census Tract Total	537	1,153	1,697	**3,387**	177	80	130	**387**	714	1,233	1,827	**3,774**

TABLE 10.11

Housing Units at Planned Buildout by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
617	617.01	177	1,138	750	**2,065**	42	104	102	**248**	219	1,242	852	**2,313**
	617.02	174	101		**275**	55	0	226	**281**	229	101	226	**556**
	Census Tract Total	351	1,239	750	**2,340**	97	104	328	**529**	448	1,343	1,078	**2,869**
618	618.01	68		313	**381**	36	0	233	**269**	104	0	546	**650**
	618.02	4	1,308	936	**2,248**	0	57	54	**111**	4	1,365	990	**2,359**
	Census Tract Total	72	1,308	1,249	**2,629**	36	57	287	**380**	108	1,365	1,536	**3,009**
619	619.02	234	176	1,521	**1,931**	20	0	50	**70**	254	176	1,571	**2,001**
	Census Tract Total	234	176	1,521	**1,931**	20	0	50	**70**	254	176	1,571	**2,001**
701	701.01	281			**281**	27	0	0	**27**	308	0	0	**308**
	701.02	454			**454**	70	0	0	**70**	524	0	0	**524**
	701.03	59			**59**	35	0	0	**35**	94	0	0	**94**
	701.04	134	35		**169**	210	0	0	**210**	344	35	0	**379**
	Census Tract Total	928	35		**963**	342	0	0	**342**	1,270	35	0	**1,305**
702	702.01	2			**2**	0	0	0	**0**	2	0	0	**2**
	Census Tract Total	2			**2**	0	0	0	**0**	2	0	0	**2**
703	703.01	678			**678**	95	0	0	**95**	773	0	0	**773**
	703.02	134			**134**	23	0	0	**23**	157	0	0	**157**
	703.03	325			**325**	60	0	0	**60**	385	0	0	**385**
	Census Tract Total	1,137			**1,137**	178	0	0	**178**	1,315	0	0	**1,315**
704	704.01	298	227		**525**	136	0	0	**136**	434	227	0	**661**
	704.02	43			**43**	9	0	0	**9**	52	0	0	**52**
	704.03	363			**363**	130	0	0	**130**	493	0	0	**493**
	704.04	280			**280**	26	0	0	**26**	306	0	0	**306**
	704.05	524			**524**	67	0	0	**67**	591	0	0	**591**
	Census Tract Total	1,508	227		**1,735**	368	0	0	**368**	1,876	227	0	**2,103**
705	705.01	113			**113**	43	0	0	**43**	156	0	0	**156**
	705.02	329		0	**329**	4	0	0	**4**	333	0	0	**333**
	705.03	428	289		**717**	150	4	30	**184**	578	293	30	**901**
	705.04	295			**295**	12	0	0	**12**	307	0	0	**307**
	705.05	172			**172**	77	0	0	**77**	249	0	0	**249**
	705.06	3	23	522	**548**	0	0	0	**0**	3	23	522	**548**
	Census Tract Total	1,340	312	522	**2,174**	286	4	30	**320**	1,626	316	552	**2,494**

TABLE 10.11

Housing Units at Planned Buildout by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
706	706.01	216			**216**	91	0	0	**91**	307	0	0	**307**
	706.02	126	48	0	**174**	60	0	0	**60**	186	48	0	**234**
	706.03	241	23	144	**408**	16	63	0	**79**	257	86	144	**487**
	706.04	171	29	0	**200**	8	8	1	**17**	179	37	1	**217**
	Census Tract Total	754	100	144	**998**	175	71	1	**247**	929	171	145	**1,245**
707	707.01	291	7		**298**	10	7	4	**21**	301	14	4	**319**
	707.02	409			**409**	36	0	0	**36**	445	0	0	**445**
	707.03	288			**288**	40	0	0	**40**	328	0	0	**328**
	707.04	378			**378**	2	0	0	**2**	380	0	0	**380**
	707.05	196			**196**	2	0	0	**2**	198	0	0	**198**
	707.06	259			**259**	0	0	0	**0**	259	0	0	**259**
	Census Tract Total	1,821	7		**1,828**	90	7	4	**101**	1,911	14	4	**1,929**
708	708.01	241	32		**273**	8	0	0	**8**	249	32	0	**281**
	708.02	605	175		**780**	21	0	33	**54**	626	175	33	**834**
	Census Tract Total	846	207		**1,053**	29	0	33	**62**	875	207	33	**1,115**
709	709.01	511		179	**690**	77	0	0	**77**	588	0	179	**767**
	709.02	511	243	0	**754**	18	0	0	**18**	529	243	0	**772**
	709.03	256			**256**	12	0	0	**12**	268	0	0	**268**
	709.04	115	251		**366**	64	42	0	**106**	179	293	0	**472**
	709.05	323	23		**346**	51	0	0	**51**	374	23	0	**397**
	709.06	106			**106**	12	0	0	**12**	118	0	0	**118**
	Census Tract Total	1,822	517	179	**2,518**	234	42	0	**276**	2,056	559	179	**2,794**
710	710.01	67			**67**	24	0	0	**24**	91	0	0	**91**
	710.02	219			**219**	36	2	0	**38**	255	2	0	**257**
	710.03	187	188	152	**527**	40	0	21	**61**	227	188	173	**588**
	Census Tract Total	473	188	152	**813**	100	2	21	**123**	573	190	173	**936**
711	711.01	156	17		**173**	1	0	0	**1**	157	17	0	**174**
	711.02	205			**205**	0	0	0	**0**	205	0	0	**205**
	711.03	266			**266**	12	0	0	**12**	278	0	0	**278**
	711.04	306			**306**	3	0	0	**3**	309	0	0	**309**
	711.05	244			**244**	2	0	0	**2**	246	0	0	**246**
	711.06	335		339	**674**	0	0	0	**0**	335	0	339	**674**
	711.07	192			**192**	4	0	0	**4**	196	0	0	**196**
	711.08	377			**377**	45	0	0	**45**	422	0	0	**422**
	Census Tract Total	2,081	17	339	**2,437**	67	0	0	**67**	2,148	17	339	**2,504**

TABLE 10.11

Housing Units at Planned Buildout by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
712	712.01	1			**1**	0	0	0	**0**	1	0	0	**1**
	712.02	0		624	**624**	0	0	0	**0**	0	0	624	**624**
	712.03	50	178		**228**	17	0	0	**17**	67	178	0	**245**
	712.04	45	382	2,401	**2,828**	78	0	92	**170**	123	382	2,493	**2,998**
	Census Tract Total	96	560	3,025	**3,681**	95	0	92	**187**	191	560	3,117	**3,868**
713	713.01	294	639	2,383	**3,316**	111	0	69	**180**	405	639	2,452	**3,496**
	713.02	563	49		**612**	48	4	72	**124**	611	53	72	**736**
	Census Tract Total	857	688	2,383	**3,928**	159	4	141	**304**	1,016	692	2,524	**4,232**
714	714.01	764	523	414	**1,701**	94	10	18	**122**	858	533	432	**1,823**
	714.02	255		639	**894**	15	0	0	**15**	270	0	639	**909**
	Census Tract Total	1,019	523	1,053	**2,595**	109	10	18	**137**	1,128	533	1,071	**2,732**
801	801.01	448			**448**	142	0	0	**142**	590	0	0	**590**
	801.02	228			**228**	45	0	0	**45**	273	0	0	**273**
	801.03	231			**231**	128	0	0	**128**	359	0	0	**359**
	801.04	285			**285**	79	0	0	**79**	364	0	0	**364**
	801.05	214			**214**	95	0	0	**95**	309	0	0	**309**
	Census Tract Total	1,406			**1,406**	489	0	0	**489**	1,895	0	0	**1,895**
802	802.01	360			**360**	381	0	0	**381**	741	0	0	**741**
	802.02	462			**462**	92	0	0	**92**	554	0	0	**554**
	802.03	511			**511**	79	0	0	**79**	590	0	0	**590**
	802.04	0	27	2,984	**3,011**	0	0	0	**0**	0	27	2,984	**3,011**
	802.05	0		0	**0**	0	0	0	**0**	0	0	0	**0**
	Census Tract Total	1,333	27	2,984	**4,344**	552	0	0	**552**	1,885	27	2,984	**4,896**
803	803.01	981			**981**	161	0	0	**161**	1,142	0	0	**1,142**
	803.02	270			**270**	62	0	0	**62**	332	0	0	**332**
	803.03	998	2		**1,000**	413	0	0	**413**	1,411	2	0	**1,413**
	803.04	1			**1**	0	0	0	**0**	1	0	0	**1**
	Census Tract Total	2,250	2		**2,252**	636	0	0	**636**	2,886	2	0	**2,888**
804	804.01	728			**728**	84	0	0	**84**	812	0	0	**812**
	804.02	730			**730**	150	0	0	**150**	880	0	0	**880**
	804.03	397			**397**	95	0	0	**95**	492	0	0	**492**
	804.04	455			**455**	110	0	0	**110**	565	0	0	**565**
	804.05	854			**854**	140	0	0	**140**	994	0	0	**994**
	Census Tract Total	3,164			**3,164**	579	0	0	**579**	3,743	0	0	**3,743**

TABLE 10.11

Housing Units at Planned Buildout by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
805	805.01	1,840			**1,840**	98	0	0	**98**	1,938	0	0	**1,938**
	805.02	1,694	257		**1,951**	85	0	0	**85**	1,779	257	0	**2,036**
	805.03	700	1,078	980	**2,758**	150	79	0	**229**	850	1,157	980	**2,987**
	Census Tract Total	4,234	1,335	980	**6,549**	333	79	0	**412**	4,567	1,414	980	**6,961**
808[b]	808.01	1,272	852	494	**2,618**	409	44	40	**493**	1,681	896	534	**3,111**
	Census Tract Total	1,272	852	494	**2,618**	409	44	40	**493**	1,681	896	534	**3,111**
809[b]	809.01	1,611	1,009	1,882	**4,502**	201	3	264	**468**	1,812	1,012	2,146	**4,970**
	Census Tract Total	1,611	1,009	1,882	**4,502**	201	3	264	**468**	1,812	1,012	2,146	**4,970**
810	810.01	203	881	390	**1,474**	0	0	276	**276**	203	881	666	**1,750**
	Census Tract Total	203	881	390	**1,474**	0	0	276	**276**	203	881	666	**1,750**
811	811.01	29	144	0	**173**	3	165	162	**330**	32	309	162	**503**
	811.02	391	1,470	1,315	**3,176**	60	2	616	**678**	451	1,472	1,931	**3,854**
	811.03	1,284	10		**1,294**	56	0	0	**56**	1,340	10	0	**1,350**
	811.04	1,427	17	0	**1,444**	55	0	0	**55**	1,482	17	0	**1,499**
	Census Tract Total	3,131	1,641	1,315	**6,087**	174	167	778	**1,119**	3,305	1,808	2,093	**7,206**
812	812.01	1,187	563	684	**2,434**	20	0	0	**20**	1,207	563	684	**2,454**
	Census Tract Total	1,187	563	684	**2,434**	20	0	0	**20**	1,207	563	684	**2,454**
814	814.01	1,111	1,175	446	**2,732**	12	0	0	**12**	1,123	1,175	446	**2,744**
	Census Tract Total	1,111	1,175	446	**2,732**	12	0	0	**12**	1,123	1,175	446	**2,744**
812	812.01	783			**783**	28	0	0	**28**	811	0	0	**811**
	Census Tract Total	783			**783**	28	0	0	**28**	811	0	0	**811**
816	816.01	478			**478**	22	0	0	**22**	500	0	0	**500**
	816.02	577			**577**	19	0	0	**19**	596	0	0	**596**
	Census Tract Total	1,055			**1,055**	41	0	0	**41**	1,096	0	0	**1,096**
817	817.01	632			**632**	130	0	0	**130**	762	0	0	**762**
	817.02	666			**666**	87	0	0	**87**	753	0	0	**753**
	817.03	650			**650**	24	0	0	**24**	674	0	0	**674**
	817.04	338	527	1,072	**1,937**	69	181	0	**250**	407	708	1,072	**2,187**
	Census Tract Total	2,286	527	1,072	**3,885**	310	181	0	**491**	2,596	708	1,072	**4,376**
819	819.01	218	325	1,081	**1,624**	69	0	0	**69**	287	325	1,081	**1,693**
	819.02	596		0	**596**	41	0	0	**41**	637	0	0	**637**
	Census Tract Total	814	325	1,081	**2,220**	110	0	0	**110**	924	325	1,081	**2,330**

TABLE 10.11

Housing Units at Planned Buildout by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
820	820.01	1,278	1,266	566	**3,110**	128	10	0	**138**	1,406	1,276	566	**3,248**
	820.02	154	320		**474**	0	0	0	**0**	154	320	0	**474**
	Census Tract Total	1,432	1,586	566	**3,584**	128	10	0	**138**	1,560	1,596	566	**3,722**
821	821.01	91	606	837	**1,534**	0	0	0	**0**	91	606	837	**1,534**
	Census Tract Total	91	606	837	**1,534**	0	0	0	**0**	91	606	837	**1,534**
822	822.01	0	411	507	**918**	0	74	77	**151**	0	485	584	**1,069**
	822.02	49	319	0	**368**	0	0	0	**0**	49	319	0	**368**
	822.03	74	381	1,899	**2,354**	0	1	1	**2**	74	382	1,900	**2,356**
	Census Tract Total	123	1,111	2,406	**3,640**	0	75	78	**153**	123	1,186	2,484	**3,793**
823	823.01	598	3,072	1,897	**5,567**	0	43	0	**43**	598	3,115	1,897	**5,610**
	Census Tract Total	598	3,072	1,897	**5,567**	0	43	0	**43**	598	3,115	1,897	**5,610**
824	824.01	772			**772**	24	0	0	**24**	796	0	0	**796**
	Census Tract Total	772			**772**	24	0	0	**24**	796	0	0	**796**
825	825.01	222	244	770	**1,236**	10	38	18	**66**	232	282	788	**1,302**
	825.02	3,465	446		**3,911**	355	0	0	**355**	3,820	446	0	**4,266**
	Census Tract Total	3,687	690	770	**5,147**	365	38	18	**421**	4,052	728	788	**5,568**
826	826.01	617		0	**617**	192	0	0	**192**	809	0	0	**809**
	826.02	1,873	1,214	0	**3,087**	323	73	0	**396**	2,196	1,287	0	**3,483**
	Census Tract Total	2,490	1,214	0	**3,704**	515	73	0	**588**	3,005	1,287	0	**4,292**
901	901.01	3			**3**	0	0	0	**0**	3	0	0	**3**
	901.02	12			**12**	61	0	0	**61**	73	0	0	**73**
	901.03	1,044		0	**1,044**	33	0	0	**33**	1,077	0	0	**1,077**
	901.04	74	118	0	**192**	13	0	0	**13**	87	118	0	**205**
	901.05	1,444	648	464	**2,556**	53	0	0	**53**	1,497	648	464	**2,609**
	901.06	0			**0**	0	0	0	**0**	0	0	0	**0**
	Census Tract Total	2,577	766	464	**3,807**	160	0	0	**160**	2,737	766	464	**3,967**
905	905.01	238	322	748	**1,308**	30	0	0	**30**	268	322	748	**1,338**
	905.02	1,679	121	0	**1,800**	599	67	0	**666**	2,278	188	0	**2,466**
	Census Tract Total	1,917	443	748	**3,108**	629	67	0	**696**	2,546	510	748	**3,804**
909[c]	909.01	75			**75**	68	0	0	**68**	143	0	0	**143**
	Census Tract Total	75			**75**	68	0	0	**68**	143	0	0	**143**

TABLE 10.11

Housing Units at Planned Buildout by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
910	910.01	53			**53**	118	0	0	**118**	171	0	0	**171**
	910.02	511			**511**	342	0	0	**342**	853	0	0	**853**
	Census Tract Total	564			**564**	460	0	0	**460**	1,024	0	0	**1,024**
911	911.01	2,274	2,060		**4,334**	143	0	0	**143**	2,417	2,060	0	**4,477**
	Census Tract Total	2,274	2,060		**4,334**	143	0	0	**143**	2,417	2,060	0	**4,477**
912	912.01	380	1,668	252	**2,300**	10	146	65	**221**	390	1,814	317	**2,521**
	912.02	0		336	**336**	0	0	0	**0**	0	0	336	**336**
	Census Tract Total	380	1,668	588	**2,636**	10	146	65	**221**	390	1,814	653	**2,857**
913	913.01	22			**22**	53	0	0	**53**	75	0	0	**75**
	913.02	36			**36**	22	0	0	**22**	58	0	0	**58**
	913.03	218	236	411	**865**	60	2	0	**62**	278	238	411	**927**
	913.04	802	2,067	1,148	**4,017**	197	303	62	**562**	999	2,370	1,210	**4,579**
	Census Tract Total	1,078	2,303	1,559	**4,940**	332	305	62	**699**	1,410	2,608	1,621	**5,639**
914	914.01	2,229	3,618	516	**6,363**	87	228	33	**348**	2,316	3,846	549	**6,711**
	Census Tract Total	2,229	3,618	516	**6,363**	87	228	33	**348**	2,316	3,846	549	**6,711**
915	915.01	1,740	15		**1,755**	519	0	8	**527**	2,259	15	8	**2,282**
	915.02	168	399		**567**	362	192	65	**619**	530	591	65	**1,186**
	915.03	3		668	**671**	2	0	0	**2**	5	0	668	**673**
	Census Tract Total	1,911	414	668	**2,993**	883	192	73	**1,148**	2,794	606	741	**4,141**
916	916.01	1,509	1,146	0	**2,655**	125	26	17	**168**	1,634	1,172	17	**2,823**
	Census Tract Total	1,509	1,146	0	**2,655**	125	26	17	**168**	1,634	1,172	17	**2,823**
917	917.01	48	1,194	1,671	**2,913**	3	274	47	**324**	51	1,468	1,718	**3,237**
	917.02	3		968	**971**	0	3	0	**3**	3	3	968	**974**
	917.03	413	87	13	**513**	494	0	0	**494**	907	87	13	**1,007**
	917.04	142	562	1,050	**1,754**	60	201	13	**274**	202	763	1,063	**2,028**
	Census Tract Total	606	1,843	3,702	**6,151**	557	478	60	**1,095**	1,163	2,321	3,762	**7,246**
918	918.01	1,939	832	1,927	**4,698**	67	0	20	**87**	2,006	832	1,947	**4,785**
	Census Tract Total	1,939	832	1,927	**4,698**	67	0	20	**87**	2,006	832	1,947	**4,785**

TABLE 10.11

Housing Units at Planned Buildout by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
919	919.01	112			**112**	94	0	0	**94**	206	0	0	**206**
	919.02	137			**137**	55	0	0	**55**	192	0	0	**192**
	919.03	154			**154**	65	0	0	**65**	219	0	0	**219**
	919.04	67			**67**	5	0	0	**5**	72	0	0	**72**
	919.05	288		0	**288**	128	0	0	**128**	416	0	0	**416**
	919.06	46			**46**	13	0	0	**13**	59	0	0	**59**
	919.07	107			**107**	66	0	0	**66**	173	0	0	**173**
	919.08	19			**19**	3	0	0	**3**	22	0	0	**22**
	919.09	128			**128**	3	0	0	**3**	131	0	0	**131**
	919.10	44			**44**	2	0	0	**2**	46	0	0	**46**
	919.11	50			**50**	6	0	0	**6**	56	0	0	**56**
	919.12	97			**97**	10	0	0	**10**	107	0	0	**107**
	Census Tract Total	1,249		0	**1,249**	450	0	0	**450**	1,699	0	0	**1,699**
920	920.01	705			**705**	202	0	0	**202**	907	0	0	**907**
	920.02	683	2		**685**	56	0	0	**56**	739	2	0	**741**
	920.03	714			**714**	77	0	0	**77**	791	0	0	**791**
	Census Tract Total	2,102	2		**2,104**	335	0	0	**335**	2,437	2	0	**2,439**
921	921.01	96			**96**	7	0	0	**7**	103	0	0	**103**
	921.02	147			**147**	23	0	0	**23**	170	0	0	**170**
	921.03	366			**366**	51	0	0	**51**	417	0	0	**417**
	921.04	224			**224**	11	0	0	**11**	235	0	0	**235**
	921.05	352			**352**	114	0	0	**114**	466	0	0	**466**
	921.06	381			**381**	26	0	0	**26**	407	0	0	**407**
	921.07	568			**568**	9	0	0	**9**	577	0	0	**577**
	Census Tract Total	2,134			**2,134**	241	0	0	**241**	2,375	0	0	**2,375**

TABLE 10.11

Housing Units at Planned Buildout by Census and Subcensus Tract
Fairfax County, January 2001

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
922	922.01	122			**122**	29	4	4	**37**	151	4	4	**159**
	922.02	534			**534**	71	0	0	**71**	605	0	0	**605**
	922.03	1,958	123		**2,081**	122	79	0	**201**	2,080	202	0	**2,282**
	922.04	206			**206**	144	0	0	**144**	350	0	0	**350**
	922.05	1,237	1		**1,238**	204	0	0	**204**	1,441	1	0	**1,442**
	Census Tract Total	4,057	124		**4,181**	570	83	4	**657**	4,627	207	4	**4,838**
923	923.01	621	467		**1,088**	37	0	0	**37**	658	467	0	**1,125**
	Census Tract Total	621	467		**1,088**	37	0	0	**37**	658	467	0	**1,125**
924	924.01	367	1,335		**1,702**	85	0	0	**85**	452	1,335	0	**1,787**
	Census Tract Total	367	1,335		**1,702**	85	0	0	**85**	452	1,335	0	**1,787**
FAIRFAX COUNTY		**182,655**	**88,799**	**91,879**	**363,333**	**26,237**	**5,935**	**5,801**	**37,973**	**208,892**	**94,734**	**97,680**	**401,306**

Note: All census tracts in Fairfax County begin with the number 4. To conserve space, the leading 4 is dropped from the census tract name in the information contained in this table. Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Census Bureau. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes. For example, Fairfax County subcensus tracts 160.01, 160.02, and 160.03 comprise U.S. Census Bureau census tract 4160.

Source: Fairfax County Department of Systems Management for Human Services, 2001.

[a] *Comprises part of the Town of Vienna.*

[b] *Comprises part of the Town of Herndon.*

[c] *Town of Clifton.*