Fairfax County, Virginia

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

2002 Rental Housing Complex Census Analysis

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Summary

This report presents the results of the January 2002 Fairfax County Rental Housing Complex Census. All data in this report are based on information provided by the participating rental complexes. The census supplies data on number of rental units, vacancy rates and rental costs of all known County rental housing complexes containing five or more units. Public housing complexes and certain senior citizen housing complexes are not included in this report. The report summarizes data for the County as a whole, for each Planning District and Supervisor District, and by age of complex and type of structure, where appropriate. The total inventory of units includes all of the complexes that participate in the census. Calculations of vacancy rates and average rents are based on the information supplied by participating complexes. In 2002 all complexes participated in the survey, representing a 100 percent response rate among all known rental-housing units in Fairfax County.

The 2002 Rental Housing Complex Census reveals a net increase of 1,047 units, which is 1.8 percent more than the inventory of rental housing units in January 2001. A total of 1,048 new units were added to the rental housing inventory due to the addition of three rental complexes to the Census and unit additions to existing rental housing complexes. A net of 103 units were lost when they were taken off the market for renovation or converted to commercial use. One hundred and two units were added through renovation and conversion of nonresidential units to residential units.

Average monthly rental rates are no longer increasing as rapidly as in recent years, reflecting an overall slowdown in the national and regional economy that reduced the entire Washington area's economic growth rate from 5.9 percent in 2000 to an estimated 2.2 percent in 2001.[1] Echoing these trends, the average monthly rent in the County increased only $28 from $1,129 in January 2001 to $1,157 in January 2002. This represents an increase in average monthly rent of only 2.5 percent, compared to the 14.2 percent increase noted in the 2001 Rental Housing Census. Average monthly rents in Fairfax County range from $802 for efficiency units to a high of $1,414 for two-bedroom units with a den, and $1,396 for three-bedroom units with a den. Rent rates reported were fair market rent rates. Special rent rates and promotions for new tenants were not reported for any rental complex. Some rental complexes offer short-term leases for furnished apartments. These units usually rent for a higher rate than do unfurnished long-term lease units. These higher rent rates are included in the rent data computations.

The vacancy rate for all rental complexes participating in the census and providing vacancy data is 5.5 percent. This is an increase of 3.0 percentage points over the January 2001 vacancy rate of 2.5 percent, and returns vacancy rates to pre-1999 levels.

[1] Source: Center for Regional Analysis, George Mason University. "Current Economic Conditions Remain Weak but Leading Index Pointing to Stronger Growth," *Fairfax County Economic Index*, Volume 5, no. 8: 1.

In January 2001 two-thirds of the rental housing complexes had increases in average rent of more than 10 percent. In January 2002 only 13 percent of the rental housing complexes had increases this large. Almost 10 percent reported no change in average rent rates, and over one-fifth reported decreases in average rent.

I. Rental Housing Complex Census Analysis

The 2002 Rental Housing Census, conducted by the Department of Systems Management for Human Services, includes all privately owned rental complexes in Fairfax County with five or more units. This census provides information as of January 2002 on the number of rental units, vacancy rates and rent levels of rental housing units located in the County. Excluded from this census are rental complexes with fewer than five units, rental housing units undergoing renovation and temporarily removed from the market, housing units that are leased to renters by individual owners, public housing, and certain senior citizen complexes. In 2002, 100 percent of Fairfax County's rental housing complexes participated in the Rental Housing Census.

A. Rental Housing Complex Census Inventory

Data from the 2002 Rental Housing Complex Census indicate that the total number of rental apartments and townhomes in Fairfax County increased by a net of 1,047 units to 60,175 units in January 2002 from 59,128 units in January 2001, or 1.8 percent (Table 1). These data indicates that new construction is not increasing as rapidly as in recent years.

The increase in the inventory of rental units included 1,048 new units, 898 fewer new units than were added in the previous survey period. Remaining differences are due to renovation starts or completions and conversion of residential units to or from nonresidential purposes such as storage space, office space, or models.

TABLE 1
Rental Housing Complex Census:
Inventory and Total Participants
Fairfax County, 1992 to 2002

Inventory				
Year	**Units**	**Net Change**	**Percent Change**	**Unit Participation Rate**
1992	50,148	895	1.8%	99.8%
1993	49,811	-337	-0.7%	99.8%
1994	50,184	373	0.7%	100.0%
1995	50,111	-73	-0.1%	98.9%
1996[1]	51,186	1,075	2.1%	98.6%
1997[1]	52,024	838	1.6%	98.6%
1998[1]	54,243	2,219	4.3%	99.4%
2000[1]	57,226	2,983	5.5%	99.7%
2001	59,128	1,902	3.3%	100.0%
2002	60,175	1,047	1.8%	100.0%

Source: Department of Systems Management for Human Services.

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

[1] Due to a change in methodology, 1996 through 2000 figures, excluding unit participation rates, were revised to include complexes not previously included in the Census.

B. Inventory by Planning Districts

Table 2 illustrates net and percent changes in the rental housing inventory by Planning District. Two complexes previously included in the Bull Run Planning District (the Jefferson at Fair Oaks and Summit Fair Oaks) were allocated to the Fairfax Planning District for the 2002 Rental Housing Census to correct data coding errors. This resulted in a shift of 425 total units from the Bull Run to the Fairfax Planning District. January 2001 Planning District data in this report reflect these corrections. Three apartment complexes were added to the Census and five apartment complexes added units. One hundred and two units were added due to conversion of nonresidential units to residential units and renovation completion at the time of the survey, for a net increase of 1,047 units, or 1.8 percent since January 2001.

Net increases in rental housing units in 2002 occurred in the Bull Run (360 new units), Fairfax (337 new units), and Upper Potomac (273 new units) Planning Districts. The construction of Springfield Crossing also added 78 new units to the Springfield Planning District. Chantilly Crossing added 360 low-rise units not included in the 2001 Rental Housing Survey to the Bull Run Planning District. In the Fairfax Planning District, the Reserve at Fairfax Corner added 297 units. The completion of the Preserve at Government Center added 40 new units available for rent on January 1, 2002, in the Fairfax Planning District. One new complex (the Townes at Herndon Center) was completed in the Upper Potomac Planning District, adding 27 new units. In addition, Oakwood Dulles added 67 new units, and Dulles Greene added 179 new units to its inventory. Rental housing inventory in the remaining Planning Districts was virtually unchanged from January 2001 to January 2002, reflecting changes due primarily to renovations and conversions to/from nonresidential units to residential units.

TABLE 2
Rental Housing Complex Census:
Differences in Units by Planning District
Fairfax County, 2001 and 2002

Planning District	2001	2002	Newly Built	Other	Net Change
Annandale	3,742	3,740	0	-2	-2
Baileys	5,098	5,099	0	1	1
Bull Run	6,346[1]	6,696	360	-10	350
Fairfax	5,520[1]	5,805	337	-52	285
Jefferson	5,391	5,386	0	-5	-5
Lincolnia	2,437	2,441	0	4	4
Lower Potomac	1,443	1,466	0	23	23
McLean	4,104	4,105	0	1	1
Mount Vernon	9,330	9,346	0	16	16
Pohick	853	854	0	1	1
Rose Hill	2,008	2,007	0	-1	-1
Springfield	1,356	1,436	78	2	80
Upper Potomac	8,970	9,248	273	5	278
Vienna	2,530	2,546	0	16	16
Fairfax County	59,128	60,175	1,048	-1	1,047

Source: Department of Systems Management for Human Services.

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

[1] 2001 data for these Planning Districts reflect corrections to data files.

C. Inventory by Supervisor District

The Fairfax County Supervisor District reapportionment plan became effective on June 11, 2001, and is reflected for the first time in the 2002 Rental Housing Census. Reapportionment affected rental housing allocations in the Braddock, Lee, Mount Vernon, Springfield, and Sully Supervisor Districts. It should be noted that changes in 2002 data in these Supervisor Districts reflect differences reported by individual complexes as well as shifts in units between Supervisor Districts (noted in Table 3 as "Boundary Changes").

The Lee Supervisor District increased its supply of available units by 78 units with the renovation of 24 units at Kenton Crossing, although its overall inventory of rental housing units decreased because of reapportionment. The Sully Supervisor District, which previously had 14.6 percent of the County's rental housing, now has 4,202 total units, or almost 7.0 percent of the County's rental housing units. However, the Sully Supervisor District reported the construction of 360 new units in January 2002 (see Table 3) with the addition of Chantilly Crossing to the Rental Housing Census. Again, because of Supervisor District reapportionment in 2001, percent changes from the previous survey period are of limited use in evaluating rental housing unit gains and losses in Districts with changed boundaries.

The Springfield Supervisor District previously had the smallest percent of rental housing in the County (803 units, or 1.4 percent of the County's rental housing units). Following reapportionment, the Springfield District now has a total of 5,434 units (largely from the Sully Supervisor District), or 9.0 percent of the County's rental housing units. The Springfield Supervisor District added 337 new units were added to the since the 2001 Census from the Reserve at Fairfax Corner (297 units) and Preserve at Government Center (40 units).

The addition of 206 new units at Dulles Greene and the Townes at Herndon Center increased the available inventory of housing units to 4.8 percent in the Dranesville Supervisor District (which includes the Town of Herndon). The Braddock Supervisor District added no new units, although its overall inventory increased because of reapportionment. The Hunter Mill Supervisor District, (including the Town of Vienna), added 67 new units at the Oakwood Dulles. Remaining differences again reflect renovations and conversions to/from nonresidential units to residential units.

TABLE 3
Rental Housing Complex Census: Differences in Units by Supervisor District Fairfax County, 2001 and 2002

Supervisor District	2001	2002	Newly Built	Other	Boundary Changes	Net Change
Braddock	1,795	2,565	0	0	770	770
Dranesville[1]	2,668	2,875	206	1	0	207
Hunter Mill[2]	8,122	8,191	67	2	0	69
Lee	8,443	7,250	78	5	-1,276	-1,193
Mason	9,972	9,975	0	3	0	3
Mount Vernon	6,104	7,105	0	35	966	1,001
Providence	12,559	12,578	0	19	0	19
Springfield	803	5,434	337	-59	4,353	4,631
Sully	8,662	4,202	360	-7	-4,813	-4,460
Fairfax County	59,128	60,175	1,048	-1	0	1,047

Source: Department of Systems Management for Human Services.

Note: Figures include participants and non-participants in the census for units located in major rental housing complexes having five or more units. Figures do not include units leased by individual owners or public housing complexes and are not available for 1999. Small differences may occur due to differences in reporting by rental complexes.

[1] Includes the Town of Herndon.
[2] Includes the Town of Vienna.

The vacancy rate for Fairfax County rental housing complexes more than doubled, from 2.5 percent in January 2001 to 5.5 percent in January 2002.

II. Vacancy Rates

A. Vacant Units and Vacancy Rate

In January 2002, 60,175 (100 percent) of the participating Fairfax County units provided vacancy data. The estimated vacancy rate for rental complex units providing vacancy data was 5.5 percent at this time (see Table 4). This was an increase of 3.0 percentage points above the January 2001 vacancy rate of 2.5 percent. A total of 3,282 units were reported vacant. Of the 236 complexes surveyed, 70.0 percent of complexes reported overall vacancy rates at or less than the County vacancy rate of 5.5 percent. Although the overall vacancy rate increased by 3.0 percentage points, the percent of complexes with vacancy rates at or below the County's average is the same as the previous survey period. However, more complexes reported high vacancy rates. In January 2002, 13.0 percent of participating complexes (31 total) reported vacancy rates higher than 10.0 percent, compared to only 1.7 percent (or 4 complexes) in January 2001.

TABLE 4
Rental Housing Complex Census:
Vacant Units and Vacancy Rate by Year
Fairfax County, 1992 to 2002

Year	Participating Units	Vacant Units	Vacancy Rate
1992	50,071	3,102	6.2%
1993	47,699	2,474	5.2%
1994	50,184	2,380	4.7%
1995	47,363	2,313	4.9%
1996	48,180	2,587	5.4%
1997	49,175	2,452	5.0%
1998	52,160	2,859	5.5%
2000	56,448	894	1.6%
2001	59,128	1,454	2.5%
2002	60,175	3,282	5.5%

Source: Department of Systems Management for Human Services.

Note: Figures include only those units located in major rental housing complexes having five or more units reporting vacancy data by unit type. Figures do not include units leased by individual owners or public housing complexes and are not available for 1999.

Age of Complex

Vacancy rates were significantly higher this year for every age category of rental housing unit except for those in the 6 to 10 year old range. These units also had lower vacancy rates than newer units, and units in the 11 to 15 years range. Those units 16 years and older had lower vacancy rates than the County's average of 5.5 percent (Table 5). Complexes added to the survey database in January 2002 may be included in the "1 to 5 Years " category if construction began before 2001.

TABLE 5
Rental Housing Complex Census:
Vacancy Rates by Age of Complex
Fairfax County, 2002

Age of Complex	Total Units		Vacant Units		Vacancy Rate	
	2001	2002	2001	2002	2001	2002
Less Than One Year	970	118	22	9	2.3%	7.6%
1 to 5 Years	8,950	9,220	451	736	5.0%	8.0%
6 to 10 Years	1,680	2,419	93	140	5.5%	5.8%
11 to 15 Years	10,833	10,087	232	776	2.1%	7.7%
16 to 20 Years	1,833	2,460	21	87	1.1%	3.5%
Over 20 Years	34,862	35,871	635	1,534	1.8%	4.3%
Fairfax County	59,128	60,175	1,454	3,282	2.5%	5.5%

Source: Department of Systems Management for Human Services.

Note: Figures are based on participants in the census for units located in major rental housing complexes having five or more units. When a complex provides a range of rents for a particular unit size, the midpoint of that rent range is used in the average rent calculation.

Planning District

The Bull Run Planning District had the highest vacancy rate, followed by the McLean Planning District (see Table 6). Again, newly available units still being leased in January 2002 at Chantilly Crossing, as well as vacancies in larger complexes like the Bent Tree and Lakeside Apartments, accounted for about 30 percent of the vacancies in the Bull Run Planning District. The Upper Potomac, Lower Potomac, and Fairfax Planning Districts had vacancy rates only slightly higher the County's rate of 5.5 percent. Twenty-five percent of the complexes in the Upper Potomac Planning District had vacancy rates over 10.0 percent. New and as yet unleased units at the Reserve at Fairfax Corner accounted for almost one-fifth of the vacancies in the Fairfax Planning District.

Nine Planning Districts comprising over half of the County's rental housing inventory had vacancy rates below the County's average vacancy rate of 5.5 percent. The Pohick Planning District had one of the lowest vacancy rates (2.2 percent) in the County, but also has less than 2.0 percent of the County's rental housing inventory. The Baileys, Jefferson, and Mount Vernon Planning Districts, which comprise one-third of the County's rental housing inventory, account for only 18.0 percent of the County's vacant units. The remaining units in the Vienna, Rose Hill, Annandale, Lincolnia and Springfield Planning Districts account for almost one-fifth of the County's rental housing inventory, but less than 15 percent of the total vacancies.

TABLE 6
Rental Housing Complex Census:
Vacant Units and Vacancy Rate
by Planning District
Fairfax County, 2002

Planning District	Participating Units	Vacant Units	Vacancy Rate
Annandale	3,740	133	3.6%
Bailey's	5,099	113	2.2%
Bull Run	6,696	733	10.9%
Fairfax	5,805	347	6.0%
Jefferson	5,386	183	3.4%
Lincolnia	2,441	128	5.2%
Lower Potomac	1,466	100	6.8%
McLean	4,105	409	10.0%
Mount Vernon	9,346	301	3.2%
Pohick	854	19	2.2%
Rose Hill	2,007	80	4.0%
Springfield	1,436	40	2.8%
Upper Potomac	9,248	593	6.4%
Vienna	2,546	103	4.0%
Fairfax County	60,175	3,282	5.5%

Source: Department of Systems Management for Human Services.

Note: Figures include only those units located in major rental housing complexes having five or more units reporting vacancy data by unit type. Figures do not include units leased by individual owners or public housing complexes and are not available for 1999.

Supervisor District

As of January 2002 the Sully Supervisor District, which also had the largest number of new units, had the highest estimated vacancy rate within the County at 14.9 percent (see Table 7). Newly available units still being leased in January 2002 at Chantilly Crossing account for over one-third of the vacancies in the Sully Supervisor District. Eleven of the 14 complexes in the Sully Supervisor District had higher vacancy rates than in January 2001. The Dranesville Supervisor District had the second highest vacancy rate at 8.3 percent. Newly available units at Dulles Green accounted for 17.0 percent of the vacancies in the Dranesville Supervisor District. Hunter Mill and Providence Supervisor District vacancy rates were slightly higher than the County average of 5.5 percent. Vacancy rates were lowest in the Braddock, Mason, and Lee Supervisor Districts. Of these, only the Lee Supervisor District experienced any new growth (78 new units). Vacancy rates in the Mount Vernon and Springfield Supervisor Districts were somewhat lower than the County's (4.0 percent and 5.0 percent, respectively).

TABLE 7
Rental Housing Complex Census:
Vacant Units and Vacancy Rate
by Supervisor District
Fairfax County, 2002

Supervisor District	Participating Units	Vacant Units	Vacancy Rate
Braddock	2,565	74	2.9%
Dranesville[1]	2,875	239	8.3%
Hunter Mill[2]	8,191	468	5.7%
Lee	7,250	234	3.2%
Mason	9,975	318	3.2%
Mount Vernon	7,105	287	4.0%
Providence	12,578	764	6.1%
Springfield	5,434	272	5.0%
Sully	4,202	626	14.9%
Fairfax County	60,175	3,282	5.5%

Source: Department of Systems Management for Human Services.

Note: Figures include only those units located in major rental housing complexes having five or more units reporting vacancy data by unit type. Figures do not include units leased by individual owners or public housing complexes and are not available for 1999.

[1] Includes the Town of Herndon.
[2] Includes the Town of Vienna.

B. *Vacancy Rates by Unit Type*

In January 2002 vacancy rates by bedroom size ranged from 1.1 percent for three-bedroom units with dens to 6.1 percent for efficiency and one-bedroom units with dens (Table 8). The vacancy rate for four bedroom apartments jumped from 1.4 percent in January 2001 to 5.5 percent in January 2002, but this represents an increase of only seven vacant units. There were over twice as many one-, two-, and three-bedroom apartments vacant as in the previous survey period. Two-bedroom units with dens, however, had slightly fewer vacancies, down from a vacancy rate of 3.4 percent to only 3.0 percent in January 2002.

TABLE 8
Rental Housing Complex Census:
Vacancy Rates by Unit Type
Fairfax County, 2002

Unit Type	Total Units		Vacant Units		Vacancy Rate	
	2001	2002	2001	2002	2001	2002
Efficiency	1,280	1,361	62	83	4.8%	6.1%
1 Bedroom	20,860	20,995	521	1,175	2.5%	5.6%
1 Bedroom/Den	3,620	3,750	115	230	3.2%	6.1%
2 Bedrooms	25,654	26,223	571	1,488	2.2%	5.7%
2 Bedrooms/Den	2,699	2,810	91	85	3.4%	3.0%
3 Bedrooms	4,682	4,694	92	210	2.0%	4.5%
3 Bedrooms/Den	192	178	0	2	*	1.1%
4 Bedrooms	141	164	2	9	1.4%	5.5%
TOTAL	59,128	60,175	1,454	3,282	2.5%	5.5%

Source: Department of Systems Management for Human Services.

Note: Figures are based on participants in the census for units located in major rental housing complexes having five or more units. When a complex provides a range of rents for a particular unit size, the midpoint of that rent range is used in the average rent calculation.

* Less than 1.0 percent.

C. *Vacancy Rates by Structure Type*

Vacancy rates were higher for all structure types in January 2002, although vacancy rates for high-rise structures increased less than for other structure types. In January 2001 low-rise and high-rise complexes had vacancy rates similar to the County's vacancy rate of 2.5 percent, while mid-rise and townhome structure vacancy rates were about 1.0 percent lower. In January 2002 the vacancy rate for low-rise units was slightly higher than the County's average of 5.5 percent. Mid-rise structures, which had a vacancy rate of 1.2 percent in January 2001, had a vacancy rate of 4.1 percent in January 2002 - - lower than the County's average, but again higher than the previous survey period (see Table 9). There were twice as many vacant townhomes in January 2002 than in the previous survey period, although townhomes also had a lower vacancy rate (2.9 percent) than the County's average of 5.5 percent. Mid-rise complexes had somewhat lower vacancy rates (4.1 percent) than the County's average.

TABLE 9
Rental Housing Complex Census:
Vacancy Rates by Structure Type
Fairfax County, 2002

Structure Type	Total Units		Vacant Units		Vacancy Rate	
	2001	2002	2001	2002	2001	2002
Low-Rise	48,439	49,221	1,231	2,945	2.5%	6.0%
Mid-Rise	1,744	2,337	21	95	1.2%	4.1%
High-Rise	6,120	5,774	162	159	2.6%	2.8%
Townhome	2,825	2,843	40	83	1.4%	2.9%
TOTAL	59,128	60,175	1,454	3,282	2.5%	5.5%

Source: Department of Systems Management for Human Services.

Note: Figures include only those units located in major rental housing complexes having five or more units reporting vacancy data by unit type. Figures do not include units leased by individual owners or public housing complexes.

Definitions:
Low-rise or **Garden** Structure is 1 to 4 stories.
Mid-rise Structure is 5 to 8 stories.
High-rise Structure is 9 or more stories.
Townhome is usually a multi-story, single-family dwelling attached structure containing a common wall.

III. Cost of Rental Housing

A. Average Monthly Rent

In January 2002, Fairfax County average monthly rent had its smallest dollar increase over a one-year period since 1996. The average monthly rent for all rental housing complexes in the census increased by only $28 from $1,129 in January 2001 to $1,157 in January 2002 (Table 10).

TABLE 10
Rental Housing Complex Census:
Average Monthly Rent by Year
Fairfax County, 1988 to 2002

Year	Average Monthly Rent	Percent Increase
1988	$662	7.6%
1989	$705	6.5%
1990	$734	4.1%
1991	$747	1.8%
1992	$739	-1.1%
1993	$753	1.9%
1994	$767	1.9%
1995	$792	3.3%
1996	$800	1.0%
1997	$809	4.3%
1998	$849	6.1%
2000	$989	16.5%*
2001	$1,129	14.2%
2002	$1,157	2.5%

Source: Department of Systems Management for Human Services.

Note: Figures are based on participants in the census for units located in major rental housing complexes having five or more units and are not available for 1999. The average rent calculation excludes complexes that did not report rents by type of unit. When a complex provides a range of rents for a particular unit size, the midpoint of that rent range is used in the average rent calculation.

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

Age of Complex

The average monthly rent of newer apartment complexes decreased from January 2001. In January 2002 the average monthly rent for apartments less than one year old was $1,164, compared to $1,320 for January 2001 - - a 13.4 percent decrease. Average monthly rents also decreased slightly for apartments 1 to 5 years old and 6 to 10 years old. Average monthly rents for apartment complexes older than 10 years increased slightly between 2001 and 2002, although average monthly rent generally declines among those with increasing age (Table 11).

TABLE 11
Rental Housing Complex Census:
Total Participating Rental Housing Units
And Average Monthly Rent by Age of Complex
Fairfax County, 2002

Age of Complex	Total Units	Average Rent
Less Than One Year	118	$1,164
1 to 5 Years	9,220	$1,355
6 to 10 Years	2,419	$1,265
11 to 15 Years	10,087	$1,273
16 to 20 Years	2,460	$1,193
Over 20 Years	35,871	$1,064
Fairfax County	60,175	$1,157

Source: Department of Systems Management for Human Services.

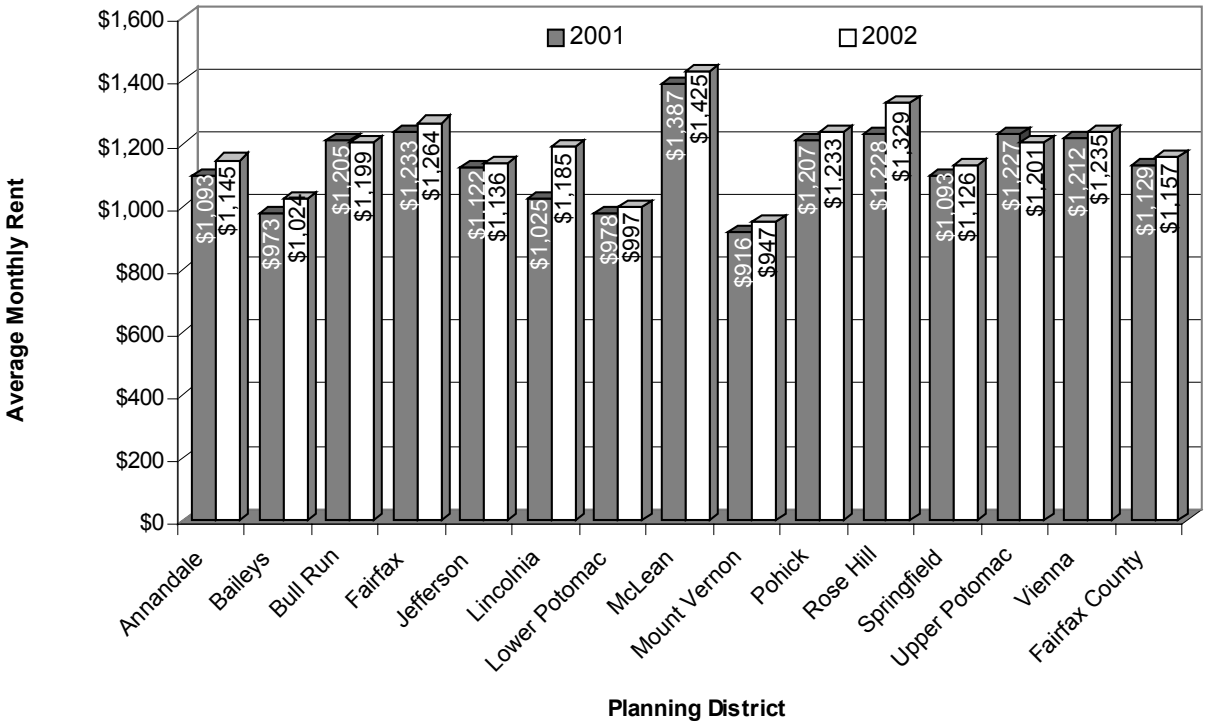
Note: Figures are based on participants in the census for units located in major rental housing complexes having five or more units. When a complex provides a range of rents for a particular unit size, the midpoint of that rent range is used in the average rent calculation.

Planning District

The cost of rental units varies by location of the complex within Fairfax County (see Figure 1). Again, note that two complexes previously included in the Bull Run Planning District (the Jefferson at Fair Oaks and Summit Fair Oaks) were allocated to the Fairfax Planning District for the 2002 Rental Housing Census to correct data coding errors. This resulted in a shift of 425 total units from the Bull Run Planning District to the Fairfax Planning District. Thus, changes in 2001 data in these Planning Districts reflect differences reported by individual complexes as well as a shift in units from the Bull Run to the Fairfax Planning District.

The highest average monthly rent ($1,425) was reported in the McLean Planning District. The Rose Hill Planning District had the second highest average rent at $1,329. Average monthly rents in the Bull Run, Fairfax, Lincolnia, Pohick, Upper Potomac, and Vienna Planning Districts were also higher than the County's average monthly rent of $1,157. Six Planning Districts had average monthly rents below the County average: Annandale, Bailey's, Jefferson, Lower Potomac, Mount Vernon, and Springfield. Average monthly rents in the Lower Potomac and Mount Vernon Planning Districts remain below $1,000. Although still higher than the County's average monthly rent, the Upper Potomac Planning District experienced the only average monthly rent decrease (-2.1 percent). Rents decreased slightly in the Bull Run Planning District, but again, shifts in units to the Fairfax Planning Districts prevent accurate comparisons with 2001 figures as data reflect 2001 calculations.

FIGURE 1
Average Rent by Planning District
Fairfax County, 2001 and 2002



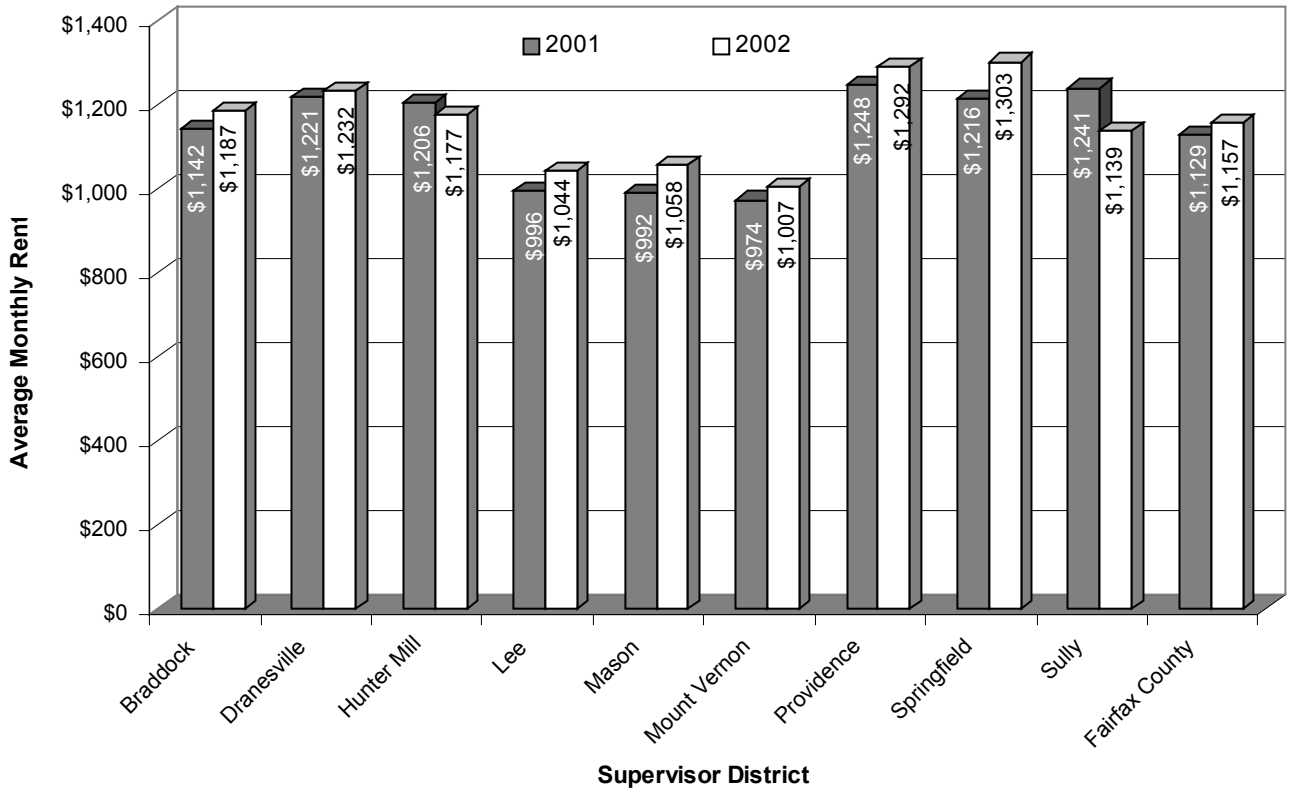
Supervisor District

Fairfax County Rental Housing Census Reports typically include comparisons with average monthly rents from the previous census period. Again, it should be noted that changes from 2001 data in Supervisor Districts affected by reapportionment reflect differences reported by individual complexes as well as shifts in units between Supervisor Districts. Reapportionment affected rental housing allocations in the Braddock, Lee, Mount Vernon, Springfield, and Sully Supervisor Districts.

For the past two years, the most costly rental units were located in the Providence Supervisor District. This year, the Springfield Supervisor District, which had an enormous increase in its inventory of rental housing following reapportionment, had the highest average monthly rent at $1,303. The Providence Supervisor District's allocation of rental housing remained unchanged following reapportionment, and this district had the second highest average monthly rent at $1,292, 11.7 percent higher than the County's average monthly rent and 3.5 percent higher than 2001. Three other Supervisor Districts also had average monthly rents above the County's average of $1,157. Average monthly rents in the Dranesville Supervisor District, which also had no reapportionment changes, were third highest in the County at $1,232. The Braddock Supervisor District (which increased its rental housing inventory following reapportionment) was $1,187, and average monthly rent in the Hunter Mill Supervisor District (which decreased its rental housing inventory following reapportionment) was $1,177.

The Mount Vernon, Mason, and Lee Supervisor Districts, which had average monthly rents below the countywide average in 2001, were again below the County average. Monthly rent is again least expensive in the Mount Vernon Supervisor District where it averages $1,007. Rental units in the Mason and Lee Supervisor Districts average $1,058 and $1,044 per month, respectively. Additionally, for the first time, the Sully Supervisor District had an average monthly rent ($1,139) below the County average. The Sully Supervisor District decreased its rental housing inventory by almost half due to reapportionment. The 2002 Rental Housing Census marks the first time that average monthly rents in all Supervisor Districts exceed $1,000.

FIGURE 2
Average Rent by Supervisor District
Fairfax County, 2000 and 2001



B. *Average Rent by Unit Type*

Rental housing costs in Fairfax County vary according to the size of the unit, structure type and location. Although rent generally increases with increasing bedroom size, four-bedroom units, on average, are still rented for less than other sized units, because the majority of the County's existing four-bedroom units are located in rental complexes where rent is subsidized (see Table 12). Rents for these four-bedroom units varied little from 2001 to 2002.

As of January 2002, efficiencies were the least costly unit type at an average rent of $802 per month. Two-bedroom units with a den, which had the second lowest vacancy rates, were the most costly at an average rent of $1,414 per month. These units experienced the highest average percentage increase (4.5 percent more than in the previous survey period). Average monthly rents for three-bedroom units with a den, which were the most expensive unity type in 2001, were the only unit type to experience a decrease in average rent between 2001 and 2002 (-1.6 percent). Average monthly rents for two-and three- bedroom units without dens increased 3.2 percent from the previous survey period.

TABLE 12
Rental Housing Complex Census:
Average Monthly Rent by Unit Type
Fairfax County, 2001 and 2002

Unit Type	Average Rent		Percent Change
	2001	2002	
Efficiency	$788	$802	1.8%
1 Bedroom	$994	$1,006	1.2%
1 Bedroom/Den	$1,179	$1,192	1.1%
2 Bedrooms	$1,181	$1,219	3.2%
2 Bedrooms/Den	$1,353	$1,414	4.5%
3 Bedrooms	$1,351	$1,394	3.2%
3 Bedrooms/Den	$1,418	$1,396	-1.6%
4 Bedrooms*	$1,296	$1,298	*
Fairfax County	$1,129	$1,157	2.5%

Source: Department of Systems Management for Human Services.

NOTES: More four-bedroom units are in subsidized complexes than are three-bedroom units or three-bedrooms with a den. Figures are based on participants in the census for units located in major rental housing complexes having five or more units reporting vacancy data by unit type. When a complex provides a range of rents for a particular unit size, the midpoint of that rent range is used in the average rent calculation.

* Less than 1.0 percent.

C. *Average Rent by Structure Type*

Average rents were above $1,000 for each type of structure. Townhomes have the highest average monthly rent at $1,458. Low-rise garden apartments, which had the highest vacancy rates, had the next highest rent at $1,147, followed by high-rise units, with an average rent of $1,132. Average monthly rents for mid-rise units increased almost 3.0 percent, from $1,034 in the previous survey period to $1,065 in January 2002 (Table 13).

TABLE 13
Rental Housing Complex Census:
Total Participating Rental Housing Units
And Average Rent by Structure Type
Fairfax County, 2002

Structure Type	Total Units	Average Rent
Low-Rise	49,221	$1,147
Mid-Rise	2,337	$1,065
High-Rise	5,774	$1,132
Townhome	2,843	$1,458
Fairfax County	60,175	$1,157

Source: Department of Systems Management for Human Services.

Note: Figures are based on participants in the census for units located in major rental housing complexes having five or more units. When a complex provides a range of rents for a particular unit size, the midpoint of that rent range is used in the average rent calculation.

Definitions:
Low-rise or **Garden** Structure is 1 to 4 stories.
Mid-rise Structure is 5 to 8 stories.
High-rise Structure is 9 or more stories.
Townhome is usually a multi-story, single-family dwelling attached structure containing a common wall.

In January 2002, 13 percent of participating complexes (31 total) reported vacancy rates higher than ten percent, compared to only 1.7 percent (or 4 complexes) in the previous survey period.

IV. Rental Complexes with Features for Individuals with Disabilities

A. Disability Features

Almost 60 percent (a total of 135) of the rental complexes in Fairfax County reported offering units with at least one feature for individuals with disabilities (see Table 14 and Appendix D). Although the complexes reporting accommodations for persons with disabilities contain a total of 39,326 units, not all of these units have disability features. Some complexes only have a few units modified with disability features while other complexes have these features in all of their units. Units designed with features for individuals with disabilities included the following physical adjustments: elevators with Braille; wheelchair accessible building entrances; wide, wheelchair accessible apartment doorways; low cabinets, sinks, and counter tops; shower or tub grab bars; or other accommodations.

Eleven complexes identified other disability features. Hunters Woods Fellowship House and Burke Lake Gardens have emergency pull cords. The Jefferson at Fair Oaks apartments have low thermostats and light switches. Tysons Towers apartments have roll-in showers for wheelchair accessibility. At Summit Oaks, single-level townhouses are wheelchair accessible. Fairfield Crossing offers doorbell signalers for individuals with hearing impairments.

TABLE 14
Rental Housing Complex Census:
Rental Complexes
and Features For Individuals with Disabilities
Fairfax County, 2002

Disability Feature	Freq.	Disability Feature	Freq.
(No data reported)	3	BCE	7
A	3	BCEF	1
AB	1	BCF	3
ABC	2	BDE	1
ABCD	3	BE	3
ABCDE	8	C	6
ABCDEF	1	CD	3
ABCE	1	CDE	9
ABE	3	CE	8
ACDE	1	D	1
B	7	DE	1
BC	9	E	11
BCD	2	F	11
BCDE	27	G	98
BCDEF	2	Total	236

Source: Department of Systems Management for Human Services.

Disability Features:
A Elevators with Braille
B Wheelchair Accessible Building Entrance
C Wide Doorways (Wheelchair Accessible)
D Low Cabinets, Sinks, & Counter Tops
E Grab Bars (Shower/Tub)
F Other
G None

Note: Figures include only those units located in major rental housing complexes having five or more units reporting vacancy data by unit type. Figures do not include units leased by individual owners or public housing complexes and are not available for 1999.

B. Features for Senior, Handicapped, and Low-Income Individuals

Of the 60,175 units in the County's rental housing inventory, 1,661 (or 2.8 percent of total units) were reported as reserved for senior citizens. Eleven percent (6,732 units) were reported as wheelchair accessible. Over one-third of the County's 236 rental housing complexes reported that they accepted Section Eight housing choice vouchers. Every complex with units reserved for senior citizens has at least one disability modification. In addition, the Hunter's Woods Fellowship House reports reserving units either for individuals with limited income who are over 62 or who are handicapped or disabled.

Rental complexes from all age categories offer units modified for individuals with disabilities (see Table 15). Forty percent of the 135 rental housing complexes that offer features for individuals with disabilities were among the oldest in the County -- over 20 years of age. Twenty-two percent of the complexes with disability features were in the one to five year age category and 20.0 percent were between 11 to 15 years old. Twelve rental complexes with disability features were 16 to 20 years old, nine were in the 6 to 10 year category, and both of the rental complexes built in the last year have disability modifications.

TABLE 15
Rental Housing Complex Census:
Rental Housing Complexes
Reporting Features for Individuals with Disabilities
By Complex Age, Fairfax County, 2002

Complex Age	Complexes (Total / %)		Units (Total / %)		Percent of Units Reported Wheelchair Accessible	Percent of Units Reserved for Seniors	Percent of Complexes Accepting Section 8 Vouchers
<1 year	2	1.5%	118	*	13.6%	*	100.0%
1-5 years	30	22.2%	8,860	22.5%	20.8%	1.6%	33.3%
6-10 years	9	6.7%	2,419	6.2%	22.0%	11.9%	44.4%
11-15 years	27	20.0%	9,070	23.1%	7.5%	1.1%	18.5%
16-20 years	12	8.9%	2,315	5.9%	8.8%	10.4%	50.0%
>20 years	55	40.7%	16,544	42.1%	15.8%	5.4%	32.7%
Total	135	100.0%	39,326	100.0%	15.0%	4.2%	33.3%

Source: Department of Systems Management for Human Services.

Note: Figures include participants and non-participants in the census for units located in major rental housing complexes having five or more units. Figures do not include units leased by individual owners or public housing complexes and are not available for 1999. Small differences may occur due to differences in reporting by rental complexes.

* Less than 1.0 percent.

Planning District

The Upper Potomac Planning District has the largest number of rental housing complexes (29 total) reporting features for individuals with disabilities (see Table 16). Eleven percent of these units are wheelchair accessible, almost 5.0 percent are reserved for senior citizens, and one-third accept Section Eight vouchers. The Bull Run Planning District has the second largest number of complexes that offer features for individuals with disabilities, with 21 rental complexes and 6,536 total units. Fifty-five percent of the units in the Mount Vernon Supervisor District that offer features for individuals with disabilities report having wheelchair accessible units, and two-thirds accept Section Eight vouchers.

TABLE 16
Rental Housing Complex Census:
Rental Housing Complexes
Reporting Features for Individuals with Disabilities
By Planning District, Fairfax County, 2002

Planning District	Complexes (Total /	% of County)	Units (Total /	% of County)	Percent of Units Reported Wheelchair Accessible	Percent of Units Reserved for Seniors	Percent of Complexes Accepting Section 8 Vouchers
Annandale	8	5.9%	2,193	5.6%	1.0%	11.0%	12.5%
Bailey's	9	6.7%	2,742	7.0%	5.5%	5.4%	66.7%
Bull Run	21	15.6%	6,536	16.6%	11.3%	3.6%	23.8%
Fairfax	14	10.4%	3,767	9.6%	3.6%	*	14.3%
Jefferson	6	4.4%	2,271	5.8%	20.7%	*	33.3%
Lincolnia	6	4.4%	1,287	3.3%	2.0%	*	33.3%
Lower Potomac	4	3.0%	1,187	3.0%	*	*	50.0%
McLean	10	7.4%	3,351	8.5%	2.2%	4.3%	20.0%
Mount Vernon	12	8.9%	4,420	11.2%	55.3%	3.2%	66.7%
Pohick	4	3.0%	588	1.5%	2.2%	17.0%	25.0%
Rose Hill	4	3.0%	1,564	4.0%	1.8%	*	*
Springfield	3	2.2%	709	1.8%	90.7%	*	33.3%
Upper Potomac	29	21.5%	7,623	19.4%	11.0%	4.9%	34.5%
Vienna	5	3.7%	1,088	2.8%	27.7%	25.0%	60.0%
Fairfax County	135	100.0%	39,326	100.0%	15.0%	4.2%	33.3%

Source: Department of Systems Management for Human Services.

Note: Figures include participants and non-participants in the census for units located in major rental housing complexes having five or more units. Figures do not include units leased by individual owners or public housing complexes and are not available for 1999. Small differences may occur due to differences in reporting by rental complexes.

* Less than 1.0 percent.

Supervisor District

The Hunter Mill Supervisor District has the largest number of rental complexes (28 total) that offer features for individuals with disabilities (see Table 17). Nine percent of these units are wheelchair accessible, and almost 40 percent accept Section Eight vouchers. Over half of the units in the Mount Vernon Supervisor District that offer features for individuals with disabilities report having wheelchair accessible units. Over 3.0 percent of these units were reported as being reserved for senior citizens, and half accept Section Eight vouchers.

TABLE 17
Rental Housing Complex Census:
Rental Housing Complexes
Reporting Features for Individuals with Disabilities
by Supervisor District, Fairfax County, 2002

Supervisor District	Complexes (Total / % of County)		Units (Total / % of County)		Percent of Units Reported Wheelchair Accessible	Percent of Units Reserved for Seniors	Percent of Complexes Accepting Section 8 Vouchers
Braddock	9	6.7%	2,155	5.5%	*	*	11.1%
Dranesville[1]	7	5.2%	1,750	4.4%	15.5%	8.2%	14.3%
Hunter Mill[2]	28	20.7%	7,093	18.0%	9.2%	9.1%	39.3%
Lee	10	7.4%	3,501	8.9%	21.8%	*	40.0%
Mason	18	13.3%	5,221	13.3%	4.7%	7.5%	55.6%
Mount Vernon	14	10.4%	4,457	11.3%	53.0%	3.2%	50.0%
Providence	19	14.1%	5,917	15.0%	13.1%	*	21.1%
Springfield	17	12.6%	5,154	13.1%	2.2%	1.9%	11.8%
Sully	13	9.6%	4,078	10.4%	17.4%	5.8%	38.5%
Fairfax County	135	100.0%	39,326	100.0%	15.0%	4.2%	33.3%

Source: Department of Systems Management for Human Services.

Note: Figures include participants and non-participants in the census for units located in major rental housing complexes having five or more units. Figures do not include units leased by individual owners or public housing complexes and are not available for 1999. Small differences may occur due to differences in reporting by rental complexes.

[1] Includes the Town of Herndon.
[2] Includes the Town of Vienna.

* Less than 1.0 percent.

C. *Units Reserved for Senior Citizens*

The ten complexes with units reserved only for senior citizens offer various options. All ten of these complexes provide grab bars in the shower/tub and seven of them also offer elevators with Braille and wide doorways that are wheelchair accessible (see Table 18).

TABLE 18
Rental Housing Complex Census:
Rental Housing Reserved for Senior Citizens
Features for Individuals with Disabilities
Fairfax County, 2002

Disability Feature	Freq.
ABCDE	4
ABCE	1
ABE	1
ACDE	1
BCDEF	1
BE	1
E	1
Total Complexes	10

Source: Department of Systems Management for Human Services.
A Elevators with Braille
B Wheelchair Accessible Building Entrance
C Wide Doorways (Wheelchair Accessible)
D Low Cabinets, Sinks, & Counter Tops
E Grab Bars (Shower/Tub)
F Other
G None

Note: Figures include only those units located in major rental housing complexes having five or more units reporting vacancy data by unit type. Figures do not include units leased by individual owners or public housing complexes and are not available for 1999.

A total of 1,661 units are reserved for senior citizens (see Table 19). Of the ten complexes that reserve housing for seniors, six are low-rise garden structures, and four are mid- or high-rise structures. All but two offer some wheelchair accessible apartment units. Seven accept section eight vouchers. Although the ages of complexes vary, seven of the ten were built more than 15 years ago.

TABLE 19
Rental Housing Complex Census:
Rental Housing Reserved for Senior Citizens
Fairfax County, 2002

Structure Name	Year Built	Structure Type	Units Reserved for Seniors	Wheelchair Accessible Units	Accepts Section 8 Vouchers?
Burke Lake Gardens	1984	Garden	100	10	No
Elmwood House	1995	Mid-rise	50	50	Yes
Evergreen House	1977	Mid-rise	242	21	Yes
Forest Glen at Sully Station	1995	Garden	237	237	Yes
Kendrick Court Apts	1999	Garden	139	0	Yes
Lake Anne Fellowship House	1971	High-rise	237	0	Yes
Lewinsville	1980	Garden	144	14	No
Lockwood House Apts	1986	Garden	99	100	No
Mount Vernon House	1983	Garden	141	141	Yes
Tysons Towers Apts	1976	Mid-rise	272	28	Yes
Total			**1661**	**601**	

Source: Department of Systems Management for Human Services.

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

Appendixes

APPENDIX A
RENTAL HOUSING DATA BY PROJECT NAME
FAIRFAX COUNTY, VIRGINIA
January 2002

Project Name	Map Reference Number	Age of Complex	Structure Type	Total Units	Amenities*	Lease Options*
Abbotts Run Apt Homes	1004 01 0002	11-15 YEARS	Garden	248	ABCDFHIKL	BC
Archstone Ellipse at Govt Ctr	0561 15 0003	11-15 YEARS	Garden	403	ABCDFGHIKL	NONE
Archstone Fair Lakes	0561 08 0002	11-15 YEARS	Garden	281	ABCDFGHIK	ABC
Archstone Kingstowne	0913 01 0063D	11-15 YEARS	Garden	356	ABCDFGHIK	C
Archstone Reston Landing	0171 12 0008	1-5 YEARS	Garden	400	ABCDEFGHIKL	C
Archstone Springfield Station	0902 01 0062A	1-5 YEARS	Garden	440	ABCDEFGHIKL	BC
Archstone Springfield Station	0902 01 0062A	1-5 YEARS	Midrise	191	ABCDEFGHIJKL	BC
Archstone Sussex Commons	0914 01 0001B	6-10 YEARS	Garden	556	ABCDFGHIKL	AC
Archstone Tysons Corner	0293 01 0035	> 20 YEARS	Garden	216	ABCDHIKL	C
Archstone Woodland Park	0163 11 0003	1-5 YEARS	Garden	391	ABCDFGIK	AC
Archstone Worldgate	0163 02 0002B	6-10 YEARS	Garden	319	ABCDEFIKL	C
Ashby at McLean, The	0302 01 0030B	16-20 YEARS	Highrise	250	ABCDEFHIJK	C
Ashford Meadows Apts	0251 01 0003J	1-5 YEARS	Garden	436	ABCDFGIK	C
Autumn Woods Apts	0551 01 0030	11-15 YEARS	Garden	420	ABCDFGHIK	AC
Avalon at Fair Lakes	0454 11 0003	1-5 YEARS	Townhouse	188	ABCDFIK	C
Avalon at Fair Lakes	0454 11 0003	1-5 YEARS	Garden	45	ABCDFIK	C
Avalon Crescent	0294 07 B	1-5 YEARS	Garden	383	ABCDEFGIKL	AC
Avalon Crescent	0294 07 B	1-5 YEARS	Townhouse	173	ABCDEFGIKL	AC
Avalon Fox Mill	0163 01 0024A	1-5 YEARS	Townhouse	131	ABCDEFGIKL	C
Avalon Fox Mill	0163 01 0024A	1-5 YEARS	Garden	33	ABCDEFGIKL	AC
Bailey House Apts	0612 01 0070	> 20 YEARS	Midrise	49	CJK	NONE
Barcroft Plaza	0614 01 0158	> 20 YEARS	Garden	196	ACDGIK	C
Barcroft View Apts	0614 01 0023	> 20 YEARS	Garden	368	CDGIK	C
Beacon Hill Apts	0922 01 0016A	> 20 YEARS	Garden	727	ACDGHIK	BC
Bedford Village Apts	0592 01 0001F	> 20 YEARS	Garden	482	ABCDEFGIKL	NONE
Bedford Village Townhomes	0592 01 0001F	> 20 YEARS	Townhouse	270	ABCDEFGIKL	NONE
Belle Haven Towers	0833 01 0090B	> 20 YEARS	Midrise	344	ACDEGHIJK	ABC
Belle Haven Towers	0833 01 0090B	> 20 YEARS	Highrise	224	ACDEFGHIJK	ABC
Belvoir Plaza Apts	1092 02 0005	> 20 YEARS	Garden	45	CDGK	NONE
Bent Tree	0544 01 0114	11-15 YEARS	Garden	746	ABCDFGHIK	C
Berkeley Square Apts	0383 01 0049	> 20 YEARS	Garden	298	ACDEFGHIK	BC

* See key at end of table

Appendix A
Rental Housing Data by Project Name
Fairfax County, Virginia
January 1, 2002

Project Name	Map Reference Number	Age of Complex	Structure Type	Total Units	Amenities*	Lease Options*
Bren Mar Apts	0811 01 0007C	> 20 YEARS	Garden	134	ACDK	C
Brookridge Apt Homes	0543 01 0008A	11-15 YEARS	Townhouse	124	ABCDFHIKL	BC
Brookridge Apt Homes	0543 01 0008A	11-15 YEARS	Garden	128	ABCDFHIKL	ABC
Buckman Road Apts	1012 01 0019	> 20 YEARS	Garden	200	CGK	NONE
Burke Lake Gardens	0881 01 0011	16-20 YEARS	Garden	100	CDEJK	C
Burke Shire Commons	0772 01 0060A	11-15 YEARS	Garden	360	ABCDFIK	C
Cambridge Commons	0513 18 B	> 20 YEARS	Garden	305	ACDG	C
Canterbury Square Apts	1091 01 0002	> 20 YEARS	Garden	152	ACDEFGK	ABC
Carlyn Hill Apts	0621 01 0003	> 20 YEARS	Garden	73	CDGHK	NONE
Carter Lake	0181 01 0009	> 20 YEARS	Garden	257	ACDGHIK	C
Carydale Village Apts	1012 01 0010B	> 20 YEARS	Garden	31	ACDFGIK	B
Carydale Village Townhomes	1012 01 0010B	> 20 YEARS	Townhouse	72	ACDFGIK	B
Cavalier Club Apts	0513 01 0043	> 20 YEARS	Highrise	220	ACDHIJK	ABC
Chantilly Crossing	0344 06 0075	1-5 YEARS	Garden	360	ABCDFGIK	C
Chantilly Mews	0344 07 0002A	16-20 YEARS	Townhouse	50	CDGK	NONE
Charter Oak Apts	0172 22 0001A	> 20 YEARS	Garden	262	ABCDGIKL	AC
Chelsea Square Apts	0802 01 0020A	> 20 YEARS	Garden	166	ACDGIK	C
Cherry Arms Apts	0933 01 0001	> 20 YEARS	Garden	168	ACDGIK	AB
Churchill Apts	0501 01 0038	> 20 YEARS	Midrise	150	ACDEIJK	NONE
Circle Towers Apts	0484 01 0003	> 20 YEARS	Highrise	554	ABCDFGHIJKL	ABC
Circle Towers Townhomes	0484 01 0003	> 20 YEARS	Townhouse	52	ABCDFGHIKL	ABC
Columbia View Apts	0612 01 0068	> 20 YEARS	Garden	53	CDK	A
Commons of McLean, The	0303 28 0005	> 20 YEARS	Garden	549	ABCDGIKL	ABC
Commons of McLean, The	0303 28 0005	> 20 YEARS	Townhouse	28	ABCDGIKL	ABC
Coralain Gardens Apts	0503 01 0003	> 20 YEARS	Garden	106	CDIK	NONE
Courts of Mount Vernon, The	1014 06 0016A	> 20 YEARS	Garden	168	ACDGIK	C
Crescent Apts	0172 16 0001A	> 20 YEARS	Garden	181	ABCDEFGHIK	BC
Devonshire Square Apts	0392 01 0050	> 20 YEARS	Garden	84	ABCDEGIKL	C
Dolley Madison Apts	0392 01 0072	> 20 YEARS	Garden	581	ABCDFGHIKL	BC
Dulles Center Apts	0154 01 0003E	1-5 YEARS	Garden	272	ABCDGHI	NONE
Dulles Court Apts	0161 02 0016B	> 20 YEARS	Garden	179	ACDGK	BC

* See key at end of table

Appendix A
Rental Housing Data by Project Name
Fairfax County, Virginia
January 1, 2002

Project Name	Map Reference Number	Age of Complex	Structure Type	Total Units	Amenities*	Lease Options*
Dulles Greene	0161 01 0005B	1-5 YEARS	Garden	567	ABCDEFHIKL	BC
Dunn Loring Metro Apt	0492 01 0041	> 20 YEARS	Garden	17	ACK	NONE
East Meadow Apts	0452 01 0037	> 20 YEARS	Garden	150	ABCDEFGIK	C
Edsall Garden Apts	0811 06 0003	> 20 YEARS	Garden	174	ACGIK	C
Edsall Station Apts	0724 01 0031	16-20 YEARS	Garden	135	ACDGK	NONE
Elden Terrace Apts	0161 02 0011B	> 20 YEARS	Garden	180	CDGK	NONE
Elms at Centreville, The	0544 01 0083B	11-15 YEARS	Garden	255	ABCDFGHIK	ABC
Elms at Kingstowne, The	0913 01 0063C	11-15 YEARS	Garden	294	ABCDFGHIK	AC
Elms at Oakton, The	0473 01 0030B	11-15 YEARS	Garden	313	ABCDFHIK	ABC
Elmwood House	0514 01 0003A	6-10 YEARS	Midrise	50	CDEJK	C
Evergreen House	0604 01 0021	> 20 YEARS	Midrise	242	CDJK	C
Fairfax Circle Villa Apts	0483 01 0028	> 20 YEARS	Garden	328	ACDGIK	C
Fairfax Towers at Tysons Corner	0403 01 0004	> 20 YEARS	Highrise	413	ABCDFHIJKL	AC
Fairfax Village Apts	0474 01 0019	> 20 YEARS	Garden	170	ACDIK	C
Fairfield Crossing Apts	0494 01 0056D	> 20 YEARS	Garden	493	ABCDFHIK	BC
Fairmont Gardens	0711 03 0001	> 20 YEARS	Garden	387	ACDGIK	C
Fairway Apartment	0172 19 0002A	> 20 YEARS	Garden	346	ACGK	BC
Forest Glen at Sully Station	0443 07 E	6-10 YEARS	Garden	237	ACDEFJK	C
Gates of McLean	0294 01 0003A	1-5 YEARS	Garden	622	ABCDFGIJK	C
Glen Apts, The	0501 01 0042A	> 20 YEARS	Garden	152	ACDIK	NONE
Golden Gate Apts	0623 01 0012	> 20 YEARS	Garden	183	ACDGIK	C
Grand View Apts	0621 01 0008A	> 20 YEARS	Garden	264	ACDGIK	NONE
Greene Hills Estates	0991 01 0002C	> 20 YEARS	Townhouse	100	ACDGK	NONE
Groveton Gardens Apts	0924 01 0013	> 20 YEARS	Garden	340	ACDEGHIK	BC
Harbor Park Apts	0114 01 0003	6-10 YEARS	Garden	190	ABCDFIK	BC
Hartland Manor Apts	0492 01 0037	> 20 YEARS	Garden	60	ACK	C
Hermitage, The	0463 01 0036C	11-15 YEARS	Garden	434	ABCDEFHIKL	C
Holly Court Apts	0924 01 0021	> 20 YEARS	Garden	89	ACDGIK	NONE
Holly Court Townhomes	0924 01 0021	> 20 YEARS	Townhouse	20	ACDGIK	C
Hunters Woods Fellowship House	0261 07 0003B	> 20 YEARS	Highrise	222	CDEJK	C
Hunting Creek Townhouses	1012 12 0020	16-20 YEARS	Townhouse	35	BCDGK	NONE

* See key at end of table

Appendix A
Rental Housing Data by Project Name
Fairfax County, Virginia
January 1, 2002

Project Name	Map Reference Number	Age of Complex	Structure Type	Total Units	Amenities*	Lease Options*
Huntington Gardens	0833 0207 A	> 20 YEARS	Garden	111	ACDGK	C
Huntington Gateway Apts	0833 01 0076	11-15 YEARS	Townhouse	26	ABCDFHIKL	ABC
Huntington Gateway Townhomes	0833 01 0076	11-15 YEARS	Highrise	415	ABCDFHIJKL	ABC
Huntington Station Apts	0831 08 0080A	> 20 YEARS	Garden	23	CD	C
Idylwood Village West Apts	0403 01 0003A	> 20 YEARS	Garden	385	ACDGIK	C
International Apts	0162 02 0121	> 20 YEARS	Garden	90	CDGKL	C
Janna Lee Village Apts	1012 01 0017	> 20 YEARS	Garden	319	ABCDEGIK	NONE
Jefferson at Fair Oaks, The	0463 01 0036B	6-10 YEARS	Garden	179	ABCDEFIKL	BC
Jefferson at Van Dorn	0812 08 0002A	6-10 YEARS	Garden	358	ABCDEFGIKL	C
Jefferson Gardens	0833 03 B	> 20 YEARS	Garden	67	C	B
Johnson Apts	0502 01 0040	> 20 YEARS	Garden	5	ABCD	NONE
Kendrick Court Apts	0163 01 0038D	1-5 YEARS	Garden	139	ACDEFJK	C
Kenton Crossing Apts	1074 01 0017B	1-5 YEARS	Garden	248	ABCDFGIK	C
King's Gardens Apts	0833 01 0007A	> 20 YEARS	Garden	442	ACDEGIK	AB
Kingsley Commons Townhouses	0503 12 0003	> 20 YEARS	Townhouse	401	ABCDGK	C
Knolls at Newgate	0543 01 0002	> 20 YEARS	Garden	143	ACDGIK	C
Lake Anne Fellowship House	0172 01 0003	> 20 YEARS	Highrise	237	CDEJK	C
Lakeside Apts	0651 01 0003C	11-15 YEARS	Garden	684	ABCDFGHIK	BC
Lee Overlook Apts	0642 01 0005B	6-10 YEARS	Garden	195	ABCDGHI	C
Lee Valley Apts	0901 01 0044	> 20 YEARS	Garden	241	ACGIK	NONE
Lewinsville	0303 01 0062	> 20 YEARS	Garden	144	CDEJK	C
Lincoln at Fair Oaks	0561 01 0013	1-5 YEARS	Garden	283	ABCDFIK	C
Lincoln at Tysons Corner, The	0293 22 0001	11-15 YEARS	Garden	997	ABCDEFHIJK	ABC
Lockwood House Apts	0514 01 0003	11-15 YEARS	Garden	99	CDEFJK	C
Madison Ridge Apts	0642 01 0037	11-15 YEARS	Garden	215	ABCDGHIKL	ABC
Margate Manor Apts	0584 01 0052	> 20 YEARS	Garden	189	ACDGIK	BC
Mayfair House Apts	0504 01 0041	> 20 YEARS	Garden	207	ABCDGIK	B
Meadow Woods	0924 01 0020	> 20 YEARS	Garden	712	ACGIK	BC
Merrifield Commons	0494 01 0044D	1-5 YEARS	Garden	124	ACDFGIK	C
Merrifield Village	0492 01 0040	> 20 YEARS	Garden	706	ACDEFGHIKL	C
Monticello Gardens Apts	0503 01 0005C	> 20 YEARS	Garden	732	ACDGIK	C

* See key at end of table

Appendix A
Rental Housing Data by Project Name
Fairfax County, Virginia
January 1, 2002

Project Name	Map Reference Number	Age of Complex	Structure Type	Total Units	Amenities*	Lease Options*
Morningside Apts	0724 01 0011	> 20 YEARS	Garden	505	ACDEGHIKL	BC
Mount Vernon Apts	1014 01 0009	> 20 YEARS	Garden	182	ACDEGK	C
Mount Vernon Gardens	0924 01 0069A	> 20 YEARS	Garden	34	CDGK	NONE
Mount Vernon House, The	1023 01 0046C	16-20 YEARS	Garden	141	CDEJ	C
Mount Vernon Square Apts	0933 01 0030	> 20 YEARS	Garden	1380	ABCDFGIJKL	ABC
Munson Hill Towers	0611 01 0011	> 20 YEARS	Highrise	278	ACDFGHIJKL	BC
North Point Villas & Apts	0114 27 0003	1-5 YEARS	Garden	153	ABCDFGHK	ABC
Oak Creek Townhouses	0481 22 0001	16-20 YEARS	Townhouse	46	CDGK	NONE
Oaks of Woodlawn Apts	1092 01 0012	16-20 YEARS	Garden	175	ABCDFGHIK	NONE
Oakton Park Apts	0474 01 0020	> 20 YEARS	Garden	416	ACDGIK	BC
Oakview Garden Apts	0614 01 0091	> 20 YEARS	Garden	322	CEGIK	NONE
Oakwood Dulles	0154 01 0022J	1-5 YEARS	Garden	411	ABCDEFIK	ABC
Olde Salem Apts	0612 39330001	> 20 YEARS	Garden	411	DG	C
Olde Salem Townhomes	0612 39330001	> 20 YEARS	Townhouse	36	DG	C
Orleans Village Apts	0721 01 0044A	> 20 YEARS	Garden	499	ABCDGIK	NONE
Orleans Village Townhomes	0721 01 0044A	> 20 YEARS	Townhouse	352	ABCDGIK	NONE
Orrington Court	0502 02 B	> 20 YEARS	Garden	25	C	NONE
Park Avenue Apts	0104 02 0014D	> 20 YEARS	Garden	43	CGK	NONE
Parkridge Gardens Apts	0162 02 0123	> 20 YEARS	Garden	132	ABCDGKL	C
Parkridge Gardens Townhomes	0162 02 0123	> 20 YEARS	Townhouse	12	ABCDGK	C
Parkwood Apts	0612 14 0021	> 20 YEARS	Garden	221	ACDGK	NONE
Parliaments, The	0711 01 0077	> 20 YEARS	Garden	498	ACDGIK	ABC
Parliaments, The	0711 01 0077	> 20 YEARS	Highrise	252	ACDGIJK	ABC
Patriot Village Apts	0702 01 0023	> 20 YEARS	Garden	1029	ABCDGIKL	NONE
Patriot Village Townhomes	0702 01 0023	> 20 YEARS	Townhouse	36	ABCDGIKL	NONE
Peachtree of McLean	0401 01 0034	> 20 YEARS	Midrise	110	ABCDGIJKL	AC
Peachtree of McLean	0401 01 0034	> 20 YEARS	Garden	228	ABCDGIJKL	AC
Penderbrook Apts	0463 01 0071	11-15 YEARS	Garden	424	ABCDEFGHIKL	C
Pine Spring Gardens	0503 1905 A	> 20 YEARS	Townhouse	28	ACK	C
Pine Spring Gardens	0503 1905 A	> 20 YEARS	Garden	71	ACK	C
Pinewood Plaza Apts	0584 01 0048	> 20 YEARS	Garden	198	ACDGIK	C

* See key at end of table

Appendix A
Rental Housing Data by Project Name
Fairfax County, Virginia
January 1, 2002

Project Name	Map Reference Number	Age of Complex	Structure Type	Total Units	Amenities*	Lease Options*
Post Corners at Trinity Centre	0544 01 0003C	6-10 YEARS	Garden	335	ABCDFGHIK	ABC
Post Forest	0561 01 0024A	11-15 YEARS	Garden	360	ABCDEFHIK	A
Preserve at Government Center	0562 01 0069B	< 1 YEAR	Garden	40	ABCDEFIKL	C
Prince Fairfax	0823 01 0040E	> 20 YEARS	Garden	263	ABCDFGHIKL	C
Providence Hall Apts	0484 01 0012C	> 20 YEARS	Garden	196	ACDGIK	C
Ravensworth Towers	0711 09 0004C	> 20 YEARS	Highrise	218	ABCDEFIJKL	C
Ravenwood Towers	0513 01 0024	> 20 YEARS	Midrise	309	ACDEFHIJKL	ABC
Regent's Park Apts	0484 01 0001K	1-5 YEARS	Garden	348	ABCDFGIK	ABC
Regent's Park Apts	0484 01 0001K	1-5 YEARS	Midrise	200	ABCDEFGIJKL	ABC
Renaissance at Tyson's Corner	0394 01 0178A	11-15 YEARS	Highrise	331	ABCDEFHIJKL	AC
Reserve at Fairfax Corner	0562 01 0001B	1-5 YEARS	Garden	652	ABCDFGHIK	ABC
Reston Glen	0261 10 0010	> 20 YEARS	Garden	200	CDGK	BC
Riverside Park Apts	0833 01 0101	> 20 YEARS	Highrise	1222	ACDEFHIJKL	NONE
Robinwood Gardens	0612 01 0059	> 20 YEARS	Garden	58	CK	C
Rolling Hills Apts	1012 01 0008	> 20 YEARS	Garden	157	ABCDGIKL	NONE
Rose Hill of Alexandria	0823 01 0040A	> 20 YEARS	Garden	180	ABCDFGHIKL	C
Russell Apts	1013 01 0040	> 20 YEARS	Garden	9	D	NONE
Sacramento Square	1004 01 0011	11-15 YEARS	Garden	216	ABCDGIK	C
Saint Johns Wood	0114 01 0012	11-15 YEARS	Garden	246	ABCDFIK	ABC
Sanger Place	1074 01 0085A	1-5 YEARS	Garden	180	ABCDEFGIK	C
Seven Corners Apts	0513 18 D	> 20 YEARS	Garden	282	CG	NONE
Shenandoah Crossing	0451 01 0014	16-20 YEARS	Garden	638	ABCDFGHIKL	C
Skyline Towers	0623 01 0032	> 20 YEARS	Highrise	938	ACDEFGIJKL	NONE
Skyview Apts	1013 01 0038	> 20 YEARS	Garden	119	ACDGIK	BC
Spring Garden Apts	1012 01 0045	> 20 YEARS	Garden	207	CEG	NONE
Springfield Crossing	0902 01 0059B	< 1 YEAR	Garden	78	ABCDEFGIJK	C
Springfield Gardens	0803 01 0007	> 20 YEARS	Garden	220	CDGK	C
Springfield Square	0802 01 0019B	> 20 YEARS	Garden	410	ACDEFGHIK	ABC
Springs at Reston, The	0261 09 0001	> 20 YEARS	Garden	360	ACDFGHIK	ABC
Stratford Crossing	0163 01 0037A	1-5 YEARS	Garden	287	ABCDFGHIK	C
Strawbridge Square Apts	0723 01 0040	> 20 YEARS	Garden	42	CDGK	NONE

* See key at end of table

Appendix A
Rental Housing Data by Project Name
Fairfax County, Virginia
January 1, 2002

Project Name	Map Reference Number	Age of Complex	Structure Type	Total Units	Amenities*	Lease Options*
Strawbridge Square Townhomes	0723 01 0040	> 20 YEARS	Townhouse	86	CDGK	NONE
Stuart Woods Apts	0171 02 0005C	> 20 YEARS	Garden	450	ABCDFGHIKL	ABC
Summit Fair Lakes	0454 01 0024F	1-5 YEARS	Garden	488	ABCDFGIJK	AC
Summit Fair Lakes	0454 01 0024F	1-5 YEARS	Townhouse	36	ABCDFGIJK	NONE
Summit Fair Oaks	0561 01 0015A	11-15 YEARS	Garden	245	ABCDFGIK	C
Summit Oaks Townhomes	0772 01 0044A	16-20 YEARS	Townhouse	50	BCDGK	NONE
Summit Reston	0172 01 0024A	16-20 YEARS	Garden	417	ABCDFGHIK	ABC
Summit Square	0474 09 G	11-15 YEARS	Garden	114	ABCDIJK	ABC
Summit Square	0474 09 G	11-15 YEARS	Midrise	247	ABCDIJK	ABC
Sunset Park Apts	0614 17 B	> 20 YEARS	Garden	89	ACK	NONE
Sycamores, The	0172 01 0011B	> 20 YEARS	Garden	185	ABCDFGKL	ABC
Towers at Morningside	0724 01 0011	> 20 YEARS	Midrise	173	ACDEGHIJK	ABC
Townes at Copper Springs	0161 08 0140	> 20 YEARS	Townhouse	144	ABCDEFGIKL	C
Townes at Herndon Center	0162 02 0315	1-5 YEARS	Townhouse	27	ABCDEFGIK	C
Trevors Run at Dulles Center	0154 01 0003C	1-5 YEARS	Garden	170	ABCDEFGHIKL	NONE
Tyson's Glen Apts	0392 30132151	> 20 YEARS	Garden	245	ABCDEFGIKL	C
Tyson's Glen Townhomes	0392 30132151	> 20 YEARS	Townhouse	97	ABCDEFGIKL	C
Tysons Landing Apts	0392 01 0071	16-20 YEARS	Garden	40	CDGK	NONE
Tysons Towers Apts	0293 01 0016	> 20 YEARS	Midrise	272	ACDEJK	C
Tysons View Apts	0403 01 0003	> 20 YEARS	Garden	304	ACDGIK	NONE
Tysontowne	0392 31 0002	16-20 YEARS	Townhouse	110	ABCDGKL	NONE
Van Metre Saratoga Square	0982 01 0013A	11-15 YEARS	Garden	78	ABCDGHIKL	BC
Van Metre Saratoga Square	0982 01 0013A	11-15 YEARS	Townhouse	22	ABCDGHIKL	BC
Vienna Park Apt Homes	0491 02 0006	> 20 YEARS	Garden	300	ACDEGIKL	ABC
Village at McNair Farms	0163 01 0023B	11-15 YEARS	Garden	280	ABCDEFGHIK	ABC
Village Apts	1091 01 0031	> 20 YEARS	Garden	27	ACD	B
Virginia Village	0723 01 0054	> 20 YEARS	Garden	341	ACDGIKL	NONE
Vista Gardens Apts	0612 14 0014	> 20 YEARS	Garden	295		C
Washington Avenue Apts	1014 08D 0004	> 20 YEARS	Garden	23	CDK	NONE
Washington Square Apts	1013 0902 A	> 20 YEARS	Garden	219	ACDIK	BC
Waterside Apts	0171 01 0010	16-20 YEARS	Garden	273	ABCDGIK	ABC

* See key at end of table

Appendix A
Rental Housing Data by Project Name
Fairfax County, Virginia
January 1, 2002

Project Name	Map Reference Number	Age of Complex	Structure Type	Total Units	Amenities*	Lease Options*
Wedgewood East	0711 01 0072B	> 20 YEARS	Garden	123	ACDEGIK	NONE
Wedgewood Manor	0711 01 0072A	> 20 YEARS	Garden	123	CDEGIK	NONE
Wedgewood West Apts	0702 01 0008	> 20 YEARS	Garden	407	ACDEGIK	NONE
Wedgewood West Townhomes	0702 01 0008	> 20 YEARS	Townhouse	15	ACEIK	C
Wesley Agape House	0562 01 0051A	1-5 YEARS	Garden	12	ABCDK	BC
West Falls Station	0401 01 0044	> 20 YEARS	Garden	176	ABCDFGIK	AC
West Springfield Terrace Apts	0793 05 0007A	> 20 YEARS	Garden	244	ABCDFGHIK	BC
Westfield Village	0443 07 H	11-15 YEARS	Garden	226	ABCDFIK	BC
Wexford Manor Apts	0501 01 0023	> 20 YEARS	Garden	74	CDGK	NONE
Windsor at Fair Lakes	0454 01 0032	11-15 YEARS	Garden	248	ABCDFGHIK	C
Windsor at Lionsgate	0154 01 0022E	1-5 YEARS	Garden	250	ABCDEFGHIK	ABC
Windsor at Lionsgate	0154 01 0022E	1-5 YEARS	Townhouse	76	ABCDEFGHIK	ABC
Winterthur Apts	0261 09 0002	> 20 YEARS	Garden	300	ACDGIK	C
Woodlawn Gardens Apts	1013 01 0008	> 20 YEARS	Garden	226	ACDK	NONE
Woodlawn II Apts	1013 01 0005	> 20 YEARS	Garden	178	ACDGK	NONE
Woodley Arms	0831 20 0001B	> 20 YEARS	Garden	32	C	NONE
Woods of Fairfax	1083 01 0006	> 20 YEARS	Garden	607	ABCDGHIK	ABC
Woodside	1083 01 0015	11-15 YEARS	Garden	252	ABCDFGIK	ABC
Woodway at Trinity Centre	0544 01 0001B	1-5 YEARS	Garden	504	ABCDFGIK	C

***Amenities Key**			***Lease Options Key**
A = Dishwasher	B = Washer/Dryer in Unit	C = Air Conditioning	A = Furnished Apts
D = Wall to Wall Carpet	E = Security Guard/System	F = Spa/Exercise Facility	B = Short-term Leases
G = Playground	H = Tennis Courts	I = Pool	C = Pets Allowed
J = Elevators	K = Garbage Disposal	L = Microwave	

APPENDIX B
RENTAL HOUSING RENTS BY BEDROOM TYPE
FAIRFAX COUNTY, VIRGINIA
January 2002

Project Name	Structure Type	Efficiency	1 Bedroom	1 Bedroom/ Den	2 Bedroom	2 Bedroom/ Den	3 Bedroom	3 Bedroom/ Den	4 Bedroom	Utilities Included*
Abbotts Run Apt Homes	Garden		$1,013	$1,200	$1,200	$1,450				NONE
Archstone Ellipse at Govt Ctr	Garden		$1,228		$1,403					NONE
Archstone Fair Lakes	Garden		$1,175	$1,335	$1,490					NONE
Archstone Kingstowne	Garden		$1,230	$1,385	$1,490	$1,648				NONE
Archstone Reston Landing	Garden		$1,178	$1,375	$1,550	$1,525	$1,583			NONE
Archstone Springfield Station	Garden		$1,168	$1,375	$1,500	$1,625	$1,775			NONE
Archstone Springfield Station	Midrise	$950	$1,135	$1,353	$1,650	$1,835				NONE
Archstone Sussex Commons	Garden		$1,245	$1,400	$1,413	$1,625				NONE
Archstone Tysons Corner	Garden		$1,258	$1,338	$1,544	$1,668				NONE
Archstone Woodland Park	Garden		$1,215		$1,495		$1,625			NONE
Archstone Worldgate	Garden		$1,133		$1,380		$1,715			NONE
Ashby at McLean, The	Highrise	$1,043	$1,234		$1,640	$2,000	$2,000			CD
Ashford Meadows Apts	Garden		$1,169	$1,300	$1,503	$1,566	$1,753	$1,895		NONE
Autumn Woods Apts	Garden		$952	$1,191	$1,242					NONE
Avalon at Fair Lakes	Townhouse				$1,573	$1,913				NONE
Avalon at Fair Lakes	Garden		$1,143							NONE
Avalon Crescent	Garden		$1,165	$1,452	$1,708	$2,029				NONE
Avalon Crescent	Townhouse				$2,113	$2,325				NONE
Avalon Fox Mill	Townhouse				$1,450		$1,763			NONE
Avalon Fox Mill	Garden						$1,473			NONE
Bailey House Apts	Midrise	$775	$900		$1,050					ABCDEF
Barcroft Plaza	Garden	$790	$917	$969	$1,106	$1,152	$1,296			CD
Barcroft View Apts	Garden		$950		$1,145	$1,235	$1,409			ABCDEF
Beacon Hill Apts	Garden	$768	$905	$960	$1,035	$1,130	$1,225			ABCDEF
Bedford Village Apts	Garden		$1,238	$1,285	$1,403					ABCEF
Bedford Village Townhomes	Townhouse				$1,510		$1,760			ABCEF
Belle Haven Towers	Midrise	$756	$896		$1,104		$1,255			ADE
Belle Haven Towers	Highrise	$838	$976		$1,232					ABDEF
Belvoir Plaza Apts	Garden		$542		$661					ACDEF
Bent Tree	Garden		$1,095	$1,120	$1,270		$1,445			D
Berkeley Square Apts	Garden		$1,121	$1,146	$1,262					ACDE

* See key at end of table

Appendix B
Rental Housing Rents by Bedroom Type
Fairfax County, Virginia
January 1, 2002

Project Name	Structure Type	Efficiency	1 Bedroom	1 Bedroom/ Den	2 Bedroom	2 Bedroom/ Den	3 Bedroom	3 Bedroom/ Den	4 Bedroom	Utilities Included*
Bren Mar Apts	Garden		$915		$1,030		$1,150			D
Brookridge Apt Homes	Townhouse			$1,125	$1,325	$1,450				NONE
Brookridge Apt Homes	Garden		$1,023		$1,238		$1,500			NONE
Buckman Road Apts	Garden		$459		$500		$539			ABDEF
Burke Lake Gardens	Garden		$1,007							ABCDEF
Burke Shire Commons	Garden		$1,009	$1,299	$1,329		$1,599			NONE
Cambridge Commons	Garden		$810		$975					D
Canterbury Square Apts	Garden	$680	$820		$935					CDE
Carlyn Hill Apts	Garden	$700	$800		$1,050		$1,200			CD
Carter Lake	Garden		$940	$993	$1,055					AC
Carydale Village Apts	Garden		$776	$826	$886					CD
Carydale Village Townhomes	Townhouse		$827		$930		$1,101			CD
Cavalier Club Apts	Highrise	$885	$988		$1,280		$1,600			ABCDEF
Chantilly Crossing	Garden				$1,018		$1,200			NONE
Chantilly Mews	Townhouse				$1,046		$1,128			D
Charter Oak Apts	Garden		$1,200		$1,340					ABEF
Chelsea Square Apts	Garden		$908	$1,028	$1,098	$1,168	$1,323	$1,413		ACE
Cherry Arms Apts	Garden		$830		$930	$985	$1,200	$1,275		ACDE
Churchill Apts	Midrise	$773	$875	$900	$1,225	$1,295				ABCDEF
Circle Towers Apts	Highrise		$988	$1,150	$1,200	$1,320	$1,370			D
Circle Towers Townhomes	Townhouse					$1,525		$1,650		CD
Columbia View Apts	Garden		$855		$1,060		$1,380			NONE
Commons of McLean, The	Garden		$1,173		$1,450		$1,978			NONE
Commons of McLean, The	Townhouse						$1,978		$2,300	NONE
Coralain Gardens Apts	Garden	$720	$825		$920					ACDE
Courts of Mount Vernon, The	Garden		$848	$925	$985	$1,077	$1,208			ACDE
Crescent Apts	Garden		$985		$1,065		$1,300	$1,350		ABCEF
Devonshire Square Apts	Garden	$950	$1,095	$1,185	$1,350		$1,550	$1,700		D
Dolley Madison Apts	Garden		$1,125	$1,185	$1,300	$1,310	$1,500			ACDE
Dulles Center Apts	Garden				$970		$1,070			NONE
Dulles Court Apts	Garden		$798		$924		$1,327		$1,429	D

* See key at end of table

Appendix B
Rental Housing Rents by Bedroom Type
Fairfax County, Virginia
January 1, 2002

Project Name	Structure Type	Efficiency	1 Bedroom	1 Bedroom/ Den	2 Bedroom	2 Bedroom/ Den	3 Bedroom	3 Bedroom/ Den	4 Bedroom	Utilities Included*
Dulles Greene	Garden		$1,095	$1,313	$1,485	$1,633	$1,563			NONE
Dunn Loring Metro Apt	Garden		$800		$988	$995	$1,068		$1,155	ABCDE
East Meadow Apts	Garden		$1,103		$1,304		$1,548			ACDE
Edsall Garden Apts	Garden		$885		$995					ABCDEF
Edsall Station Apts	Garden		$785		$865		$1,065			D
Elden Terrace Apts	Garden		$923		$1,003		$1,113			ABCDEF
Elms at Centreville, The	Garden		$1,015	$1,165	$1,215	$1,375				D
Elms at Kingstowne, The	Garden			$1,220	$1,293	$1,450				D
Elms at Oakton, The	Garden		$1,153	$1,315	$1,343	$1,525				D
Elmwood House	Midrise		$467							ABCDEF
Evergreen House	Midrise	$768	$884							ABCDEF
Fairfax Circle Villa Apts	Garden		$915	$965	$1,070	$1,150	$1,275	$1,335	$1,483	ACDE
Fairfax Towers at Tysons Corr	Highrise		$1,190	$1,390	$1,513		$1,805			D
Fairfax Village Apts	Garden		$950		$1,125		$1,400			ABCDEF
Fairfield Crossing Apts	Garden		$1,130	$1,185	$1,285		$1,560			CDE
Fairmont Gardens	Garden		$903		$1,140	$1,190	$1,268			ABCDEF
Fairway Apartment	Garden		$825		$975		$1,175			ABCEF
Forest Glen at Sully Station	Garden		$800		$975					ACD
Gates of McLean	Garden		$1,334		$1,775		$2,023			NONE
Glen Apts, The	Garden	$695	$795	$850	$860					D
Golden Gate Apts	Garden		$942		$1,168		$1,368			ABCEF
Grand View Apts	Garden	$846	$899		$1,075		$1,243			NONE
Greene Hills Estates	Townhouse				$866		$1,028		$1,028	D
Groveton Gardens Apts	Garden		$825	$860	$925	$975	$1,115			ACDE
Harbor Park Apts	Garden		$1,095	$1,310	$1,370	$1,800	$1,635			NONE
Hartland Manor Apts	Garden		$813		$1,150					ABCDEF
Hermitage, The	Garden		$1,068	$1,318	$1,370		$1,615			D
Holly Court Apts	Garden		$776		$886					ACDE
Holly Court Townhomes	Townhouse				$970		$1,235			CD
Hunters Woods Fellowship Ho	Highrise		$933							ABCDEF
Hunting Creek Townhouses	Townhouse				$904		$1,031		$1,180	D

* See key at end of table

Appendix B
Rental Housing Rents by Bedroom Type
Fairfax County, Virginia
January 1, 2002

Project Name	Structure Type	Efficiency	1 Bedroom	1 Bedroom/ Den	2 Bedroom	2 Bedroom/ Den	3 Bedroom	3 Bedroom/ Den	4 Bedroom	Utilities Included*
Huntington Gardens	Garden		$757		$860	$865				CD
Huntington Gateway Apts	Townhouse				$1,800					D
Huntington Gateway Townhom	Highrise	$1,038	$1,285	$1,415	$1,568					D
Huntington Station Apts	Garden		$663		$795					ACDE
Idylwood Village West Apts	Garden		$975	$1,035	$1,085	$1,125	$1,300			ACDE
International Apts	Garden		$825		$875		$1,189			ABCDEF
Janna Lee Village Apts	Garden		$780		$898		$995			NONE
Jefferson at Fair Oaks, The	Garden	$988	$1,200	$1,275	$1,470					D
Jefferson at Van Dorn	Garden		$1,055	$1,330	$1,500					D
Jefferson Gardens	Garden		$800			$900				ABCDEF
Johnson Apts	Garden				$663					D
Kendrick Court Apts	Garden		$753		$945					ACD
Kenton Crossing Apts	Garden				$998		$1,190			NONE
King's Gardens Apts	Garden		$825	$845	$925	$945	$1,190	$1,260		ACDE
Kingsley Commons Townhous	Townhouse				$1,175		$1,338			D
Knolls at Newgate	Garden		$895		$995					NONE
Lake Anne Fellowship House	Highrise	$312	$367							ABCDEF
Lakeside Apts	Garden		$1,020	$1,188	$1,288					NONE
Lee Overlook Apts	Garden				$980		$1,130			NONE
Lee Valley Apts	Garden		$725	$765	$810	$870	$935			ABCDEF
Lewinsville	Garden	$827	$980		$1,101					ABCDF
Lincoln at Fair Oaks	Garden		$1,178		$1,476	$1,623				NONE
Lincoln at Tysons Corner, The	Garden		$1,360		$1,674					NONE
Lockwood House Apts	Garden	$701	$850							ABCDEF
Madison Ridge Apts	Garden		$978		$1,178	$1,250				D
Margate Manor Apts	Garden	$725	$995	$1,075	$1,275		$1,410			ABCDEF
Mayfair House Apts	Garden		$921	$947	$1,055					ABCDEF
Meadow Woods	Garden	$647	$711	$835	$893	$991	$1,035			ACDE
Merrifield Commons	Garden				$1,029					D
Merrifield Village	Garden		$1,145	$1,195	$1,255	$1,285	$1,600			D
Monticello Gardens Apts	Garden	$660	$783		$905					ABCDEF

* See key at end of table

Appendix B
Rental Housing Rents by Bedroom Type
Fairfax County, Virginia
January 1, 2002

Project Name	Structure Type	Efficiency	1 Bedroom	1 Bedroom/ Den	2 Bedroom	2 Bedroom/ Den	3 Bedroom	3 Bedroom/ Den	4 Bedroom	Utilities Included*
Morningside Apts	Garden		$1,050	$1,105	$1,155	$1,275	$1,405	$1,505		ABCDEF
Mount Vernon Apts	Garden		$704		$796		$904			CD
Mount Vernon Gardens	Garden	$465	$525		$636					ACD
Mount Vernon House, The	Garden		$851		$966					NONE
Mount Vernon Square Apts	Garden		$898		$1,048		$1,273			D
Munson Hill Towers	Highrise	$869	$1,069	$1,262	$1,527		$1,610			ABCDEF
North Point Villas & Apts	Garden		$884	$1,337	$1,215		$1,448			NONE
Oak Creek Townhouses	Townhouse						$1,013		$1,097	D
Oaks of Woodlawn Apts	Garden		$900		$1,025					D
Oakton Park Apts	Garden		$1,008	$1,058	$1,190	$1,263	$1,480			ABCDEF
Oakview Garden Apts	Garden		$825	$885	$975	$1,050	$1,220			CE
Oakwood Dulles	Garden		$1,038	$1,088	$1,343		$1,596			NONE
Olde Salem Apts	Garden	$703	$805		$966					ACDEF
Olde Salem Townhomes	Townhouse				$1,318					ACDEF
Orleans Village Apts	Garden		$1,116	$1,133	$1,287					ABCDEF
Orleans Village Townhomes	Townhouse				$1,360		$1,627			ABCDEF
Orrington Court	Garden	$450	$646		$749					ABCDEF
Park Avenue Apts	Garden				$800					D
Parkridge Gardens Apts	Garden		$875	$999	$1,099					D
Parkridge Gardens Townhome	Townhouse						$1,299			D
Parkwood Apts	Garden		$795		$925					CDE
Parliaments, The	Garden		$950	$1,075	$1,130	$1,250	$1,275			ABCDEF
Parliaments, The	Highrise	$890	$965		$1,145					ABCDEF
Patriot Village Apts	Garden		$1,090	$1,195	$1,295	$1,475	$1,716	$1,675		ABCDEF
Patriot Village Townhomes	Townhouse				$1,410		$1,716			ABCDEF
Peachtree of McLean	Midrise	$960	$1,110		$1,330					ACDE
Peachtree of McLean	Garden		$1,105	$1,185	$1,330	$1,485	$1,645			ACD
Penderbrook Apts	Garden		$1,030	$1,235	$1,410					D
Pine Spring Gardens	Townhouse				$1,100		$1,200			D
Pine Spring Gardens	Garden	$695	$725		$1,100		$1,200			D
Pinewood Plaza Apts	Garden	$797	$998	$1,039	$1,151	$1,197	$1,386			ACDE

* See key at end of table

Appendix B
Rental Housing Rents by Bedroom Type
Fairfax County, Virginia
January 1, 2002

Project Name	Structure Type	Efficiency	1 Bedroom	1 Bedroom/ Den	2 Bedroom	2 Bedroom/ Den	3 Bedroom	3 Bedroom/ Den	4 Bedroom	Utilities Included*
Post Corners at Trinity Centre	Garden		$1,048	$1,320	$1,440		$1,660			NONE
Post Forest	Garden	$895	$1,028		$1,453					NONE
Preserve at Government Cente	Garden		$1,166	$1,395	$1,598		$1,814			NONE
Prince Fairfax	Garden		$920	$975	$1,038		$1,325			D
Providence Hall Apts	Garden		$988		$1,170		$1,375			ABCDEF
Ravensworth Towers	Highrise		$959	$1,204		$1,419				C
Ravenwood Towers	Midrise	$905	$1,005		$1,300					ABCDEF
Regent's Park Apts	Garden		$1,223	$1,420	$1,608					NONE
Regent's Park Apts	Midrise		$1,298	$1,495	$1,688		$1,840			NONE
Renaissance at Tyson's Corne	Highrise		$1,410	$1,558	$1,698	$1,883	$3,850			NONE
Reserve at Fairfax Corner	Garden	$1,095	$1,264		$1,554	$1,712				NONE
Reston Glen	Garden		$895		$950		$1,095			ABCDEF
Riverside Park Apts	Highrise	$760	$874		$1,144					C
Robinwood Gardens	Garden	$695	$899		$995		$1,210			D
Rolling Hills Apts	Garden	$523	$800		$933		$1,101			D
Rose Hill of Alexandria	Garden		$945		$1,085					CDE
Russell Apts	Garden		$650		$750					ACD
Sacramento Square	Garden		$940		$1,105					D
Saint Johns Wood	Garden		$1,280	$1,383	$1,530		$1,718			NONE
Sanger Place	Garden				$1,000		$1,299			D
Seven Corners Apts	Garden		$775		$900					CD
Shenandoah Crossing	Garden		$1,019	$1,129	$1,214		$1,469			D
Skyline Towers	Highrise	$895	$1,010	$1,275	$1,385	$1,445	$1,635			ABCEF
Skyview Apts	Garden		$830	$880	$960		$1,150		$1,275	ACD
Spring Garden Apts	Garden		$572	$670	$704			$821		ABCDEF
Springfield Crossing	Garden				$1,018					NONE
Springfield Gardens	Garden		$888		$1,048		$1,315			ABF
Springfield Square	Garden		$975	$1,150	$1,200	$1,295	$1,420			ACDE
Springs at Reston, The	Garden	$1,050	$1,115	$1,174	$1,215					ACDE
Stratford Crossing	Garden				$950		$1,125			D
Strawbridge Square Apts	Garden		$717		$785					D

* See key at end of table

Appendix B
Rental Housing Rents by Bedroom Type
Fairfax County, Virginia
January 1, 2002

Project Name	Structure Type	Efficiency	1 Bedroom	1 Bedroom/ Den	2 Bedroom	2 Bedroom/ Den	3 Bedroom	3 Bedroom/ Den	4 Bedroom	Utilities Included*
Strawbridge Square Townhom	Townhouse		$718		$822		$892		$962	D
Stuart Woods Apts	Garden		$1,035		$1,150					D
Summit Fair Lakes	Garden		$1,255	$1,435	$1,520	$1,735	$1,750			NONE
Summit Fair Lakes	Townhouse					$1,903				NONE
Summit Fair Oaks	Garden		$1,128	$1,298	$1,435	$1,675	$1,032			NONE
Summit Oaks Townhomes	Townhouse				$935		$991			D
Summit Reston	Garden		$1,253	$1,353	$1,488					NONE
Summit Square	Garden		$1,113	$1,285	$1,350					D
Summit Square	Midrise		$1,170	$1,283	$1,465					D
Sunset Park Apts	Garden		$865		$1,135		$1,325			ACDE
Sycamores, The	Garden		$975		$1,135		$1,375			NONE
Towers at Morningside	Midrise		$1,067		$1,238		$1,468			ABCDEF
Townes at Copper Springs	Townhouse				$1,260		$1,295		$1,575	CE
Townes at Herndon Center	Townhouse					$1,745				NONE
Trevors Run at Dulles Center	Garden		$1,088	$1,138	$1,313		$1,500			NONE
Tyson's Glen Apts	Garden		$1,095	$1,185	$1,250		$1,495			D
Tyson's Glen Townhomes	Townhouse				$1,350		$1,575			D
Tysons Landing Apts	Garden		$825		$885		$1,044			D
Tysons Towers Apts	Midrise	$530	$588		$626					D
Tysons View Apts	Garden	$799	$887	$949	$974	$1,049	$1,199			CD
Tysontowne	Townhouse				$2,175		$2,175		$2,175	NONE
Van Metre Saratoga Square	Garden			$1,200	$1,355					NONE
Van Metre Saratoga Square	Townhouse				$1,350					NONE
Vienna Park Apt Homes	Garden		$965		$1,090		$1,320			ACDE
Village at McNair Farms	Garden		$1,070	$1,205	$1,368					NONE
Village Apts	Garden		$700		$825					CD
Virginia Village	Garden		$1,078	$1,158	$1,358	$1,505	$1,595	$1,750		ABCDEF
Vista Gardens Apts	Garden		$795		$915					ACDE
Washington Avenue Apts	Garden	$778	$876		$996					ABCDEF
Washington Square Apts	Garden	$690	$950		$1,143		$1,305			ABCDEF
Waterside Apts	Garden		$916	$1,033	$1,422	$1,260				ABDF

* See key at end of table

Appendix B
Rental Housing Rents by Bedroom Type
Fairfax County, Virginia
January 1, 2002

Project Name	Structure Type	Efficiency	1 Bedroom	1 Bedroom/ Den	2 Bedroom	2 Bedroom/ Den	3 Bedroom	3 Bedroom/ Den	4 Bedroom	Utilities Included*
Wedgewood East	Garden		$980	$1,033	$1,125	$1,173	$1,285	$1,373	$1,193	ABCDEF
Wedgewood Manor	Garden		$928	$963	$1,073	$1,110	$1,243	$1,290		ABCDEF
Wedgewood West Apts	Garden		$980	$1,033	$1,125	$1,185	$1,285	$1,373		ABCDEF
Wedgewood West Townhomes	Townhouse				$1,663		$1,843			ABCDEF
Wesley Agape House	Garden		$397		$397					ABCDEF
West Falls Station	Garden		$1,150	$1,230	$1,340	$1,450	$1,500	$1,550		D
West Springfield Terrace Apts	Garden		$1,153	$1,218	$1,353	$1,493	$1,593			E
Westfield Village	Garden		$1,048	$1,200	$1,295		$1,523			NONE
Wexford Manor Apts	Garden		$617		$697		$793		$896	DE
Windsor at Fair Lakes	Garden		$1,108	$1,253	$1,388		$1,628			NONE
Windsor at Lionsgate	Garden	$979	$1,187	$1,385	$1,494	$1,725	$1,636			NONE
Windsor at Lionsgate	Townhouse				$1,695					NONE
Winterthur Apts	Garden		$1,030	$1,115	$1,165	$1,290	$1,380	$1,420		ABDEF
Woodlawn Gardens Apts	Garden		$800		$900		$1,040			ABCDEF
Woodlawn II Apts	Garden		$675	$710	$788	$835	$875	$935		D
Woodley Arms	Garden		$605		$688					ACDE
Woods of Fairfax	Garden		$858		$1,013		$1,268			CD
Woodside	Garden		$893	$1,050	$1,160		$1,450			NONE
Woodway at Trinity Centre	Garden		$1,025		$1,298					D

***Utility Key** A = Heat B = Air Conditioning C = Hot Water Fuel D = Water E = Cooking Fuel F = Lights

APPENDIX C
RENTAL HOUSING UNITS BY BEDROOM TYPE
FAIRFAX COUNTY, VIRGINIA
January 2002

Project Name	Structure Type	Efficiency	1 Bedroom	1 Bedroom/ Den	2 Bedrooms	2 Bedrooms/ Den	3 Bedrooms	3 Bedrooms/ Den	4 Bedrooms	Total Units
Abbotts Run Apt Homes	Garden		52	28	128	40				248
Archstone Ellipse at Govt Ctr	Garden		118		285					403
Archstone Fair Lakes	Garden		117	60	104					281
Archstone Kingstowne	Garden		94	27	141	94				356
Archstone Reston Landing	Garden		163	28	145	32	32			400
Archstone Springfield Station	Garden		216	34	130	36	24			440
Archstone Springfield Station	Midrise	1	117	10	43	20				191
Archstone Sussex Commons	Garden		86	82	79	309				556
Archstone Tysons Corner	Garden		86	26	69	35				216
Archstone Woodland Park	Garden		140		187		64			391
Archstone Worldgate	Garden		112		175		32			319
Ashby at McLean, The	Highrise	30	106		93	10	11			250
Ashford Meadows Apts	Garden		119	40	158	71	44	4		436
Autumn Woods Apts	Garden		220	32	168					420
Avalon at Fair Lakes	Townhouse				136	52				188
Avalon at Fair Lakes	Garden		45							45
Avalon Crescent	Garden		138	48	161	36				383
Avalon Crescent	Townhouse				153	20				173
Avalon Fox Mill	Townhouse				91		40			131
Avalon Fox Mill	Garden						33			33
Bailey House Apts	Midrise	28	5		16					49
Barcroft Plaza	Garden	8	72	20	50	20	26			196
Barcroft View Apts	Garden		85		241	15	27			368
Beacon Hill Apts	Garden	33	192	11	465	4	22			727
Bedford Village Apts	Garden		241	26	215					482
Bedford Village Townhomes	Townhouse				186		84			270
Belle Haven Towers	Midrise	24	180		94		46			344
Belle Haven Towers	Highrise	38	148		38					224
Belvoir Plaza Apts	Garden		24		21					45
Bent Tree	Garden		230	131	325		60			746

Appendix C
Rental Housing Units by Bedroom Type
Fairfax County, Virginia
January 1, 2002

Project Name	Structure Type	Efficiency	1 Bedroom	1 Bedroom/ Den	2 Bedrooms	2 Bedrooms/ Den	3 Bedrooms	3 Bedrooms/ Den	4 Bedrooms	Total Units
Berkeley Square Apts	Garden		114	16	168					298
Bren Mar Apts	Garden		66		65		3			134
Brookridge Apt Homes	Townhouse			24	94	6				124
Brookridge Apt Homes	Garden		72		50		6			128
Buckman Road Apts	Garden		47		106		47			200
Burke Lake Gardens	Garden		100							100
Burke Shire Commons	Garden		130	58	132		40			360
Cambridge Commons	Garden		152		153					305
Canterbury Square Apts	Garden	25	84		43					152
Carlyn Hill Apts	Garden	4	18		36		15			73
Carter Lake	Garden		91	21	145					257
Carydale Village Apts	Garden		7	15	9					31
Carydale Village Townhomes	Townhouse		20		32		20			72
Cavalier Club Apts	Highrise	23	124		63		10			220
Chantilly Crossing	Garden				288		72			360
Chantilly Mews	Townhouse				41		9			50
Charter Oak Apts	Garden		82		180					262
Chelsea Square Apts	Garden		66	16	52	17	11	4		166
Cherry Arms Apts	Garden		64		76	12	12	4		168
Churchill Apts	Midrise	36	65	6	37	6				150
Circle Towers Apts	Highrise		216	12	158	37	131			554
Circle Towers Townhomes	Townhouse					2		50		52
Columbia View Apts	Garden		30		21		2			53
Commons of McLean, The	Garden		232		302		15			549
Commons of McLean, The	Townhouse						22		6	28
Coralain Gardens Apts	Garden	17	43		46					106
Courts of Mount Vernon, The	Garden		54	9	79	14	12			168
Crescent Apts	Garden		37		118		24	2		181
Devonshire Square Apts	Garden	1	17	24	18		23	1		84
Dolley Madison Apts	Garden		145	103	323	1	9			581
Dulles Center Apts	Garden				134		138			272

Appendix C
Rental Housing Units by Bedroom Type
Fairfax County, Virginia
January 1, 2002

Project Name	Structure Type	Efficiency	1 Bedroom	1 Bedroom/ Den	2 Bedrooms	2 Bedrooms/ Den	3 Bedrooms	3 Bedrooms/ Den	4 Bedrooms	Total Units
Dulles Court Apts	Garden		36		54		53		36	179
Dulles Greene	Garden		56	119	282	38	72			567
Dunn Loring Metro Apt	Garden		5		4	2	5		1	17
East Meadow Apts	Garden		55		80		15			150
Edsall Garden Apts	Garden		36		138					174
Edsall Station Apts	Garden		63		51		21			135
Elden Terrace Apts	Garden		18		52		110			180
Elms at Centreville, The	Garden		46	12	165	32				255
Elms at Kingstowne, The	Garden			60	96	138				294
Elms at Oakton, The	Garden		59	6	220	28				313
Elmwood House	Midrise		50							50
Evergreen House	Midrise	1	241							242
Fairfax Circle Villa Apts	Garden		123	11	131	12	38	3	10	328
Fairfax Towers at Tysons Corner	Highrise		219	1	148		45			413
Fairfax Village Apts	Garden		63		92		15			170
Fairfield Crossing Apts	Garden		141	59	281		12			493
Fairmont Gardens	Garden		80		265	4	38			387
Fairway Apartment	Garden		96		159		91			346
Forest Glen at Sully Station	Garden		201		36					237
Gates of McLean	Garden		363		199		60			622
Glen Apts, The	Garden	64	67	1	20					152
Golden Gate Apts	Garden		88		86		9			183
Grand View Apts	Garden	2	90		149		23			264
Greene Hills Estates	Townhouse				44		36		20	100
Groveton Gardens Apts	Garden		89	36	146	57	12			340
Harbor Park Apts	Garden		60	32	80	2	16			190
Hartland Manor Apts	Garden		27		33					60
Hermitage, The	Garden		260	43	112		19			434
Holly Court Apts	Garden		51		38					89
Holly Court Townhomes	Townhouse				12		8			20
Hunters Woods Fellowship House	Highrise		222							222

Appendix C
Rental Housing Units by Bedroom Type
Fairfax County, Virginia
January 1, 2002

Project Name	Structure Type	Efficiency	1 Bedroom	1 Bedroom/ Den	2 Bedrooms	2 Bedrooms/ Den	3 Bedrooms	3 Bedrooms/ Den	4 Bedrooms	Total Units
Hunting Creek Townhouses	Townhouse				15		12		8	35
Huntington Gardens	Garden		53		56	2				111
Huntington Gateway Apts	Townhouse				26					26
Huntington Gateway Townhomes	Highrise	12	161	44	198					415
Huntington Station Apts	Garden		11		12					23
Idylwood Village West Apts	Garden		96	46	188	22	33			385
International Apts	Garden		36		49		5			90
Janna Lee Village Apts	Garden		55		156		108			319
Jefferson at Fair Oaks, The	Garden	25	24	45	85					179
Jefferson at Van Dorn	Garden		118	60	180					358
Jefferson Gardens	Garden		31			36				67
Johnson Apts	Garden				5					5
Kendrick Court Apts	Garden		66		73					139
Kenton Crossing Apts	Garden				194		54			248
King's Gardens Apts	Garden		100	38	172	106	18	8		442
Kingsley Commons Townhouses	Townhouse				202		199			401
Knolls at Newgate	Garden		40		103					143
Lake Anne Fellowship House	Highrise	62	175							237
Lakeside Apts	Garden		326	80	278					684
Lee Overlook Apts	Garden				153		42			195
Lee Valley Apts	Garden		26	6	144	60	5			241
Lewinsville	Garden	6	133		5					144
Lincoln at Fair Oaks	Garden		133		108	42				283
Lincoln at Tysons Corner, The	Garden		672		325					997
Lockwood House Apts	Garden	24	75							99
Madison Ridge Apts	Garden		68		146	1				215
Margate Manor Apts	Garden	7	75	18	71		18			189
Mayfair House Apts	Garden		42	33	132					207
Meadow Woods	Garden	9	282	110	262	45	4			712
Merrifield Commons	Garden				124					124
Merrifield Village	Garden		216	68	252	86	84			706

Appendix C
Rental Housing Units by Bedroom Type
Fairfax County, Virginia
January 1, 2002

Project Name	Structure Type	Efficiency	1 Bedroom	1 Bedroom/ Den	2 Bedrooms	2 Bedrooms/ Den	3 Bedrooms	3 Bedrooms/ Den	4 Bedrooms	Total Units
Monticello Gardens Apts	Garden	2	356		374					732
Morningside Apts	Garden		129	56	149	106	32	33		505
Mount Vernon Apts	Garden		71		90		21			182
Mount Vernon Gardens	Garden	1	5		28					34
Mount Vernon House, The	Garden		130		11					141
Mount Vernon Square Apts	Garden		615		549		216			1380
Munson Hill Towers	Highrise	35	112	37	83		11			278
North Point Villas & Apts	Garden		12	18	83		40			153
Oak Creek Townhouses	Townhouse						30		16	46
Oaks of Woodlawn Apts	Garden		75		100					175
Oakton Park Apts	Garden		72	82	153	67	42			416
Oakview Garden Apts	Garden		38	11	225	42	6			322
Oakwood Dulles	Garden		125	68	179		39			411
Olde Salem Apts	Garden	18	131		262					411
Olde Salem Townhomes	Townhouse				36					36
Orleans Village Apts	Garden		246	26	227					499
Orleans Village Townhomes	Townhouse				221		131			352
Orrington Court	Garden	1	7		17					25
Park Avenue Apts	Garden				43					43
Parkridge Gardens Apts	Garden		72	6	54					132
Parkridge Gardens Townhomes	Townhouse						12			12
Parkwood Apts	Garden		48		173					221
Parliaments, The	Garden		112	30	181	77	98			498
Parliaments, The	Highrise	25	137		90					252
Patriot Village Apts	Garden		400	12	502	73	41	1		1029
Patriot Village Townhomes	Townhouse				14		22			36
Peachtree of McLean	Midrise	8	55		47					110
Peachtree of McLean	Garden		58	28	76	21	45			228
Penderbrook Apts	Garden		234	112	78					424
Pine Spring Gardens	Townhouse				14		14			28
Pine Spring Gardens	Garden	6	51		4		10			71

Appendix C
Rental Housing Units by Bedroom Type
Fairfax County, Virginia
January 1, 2002

Project Name	Structure Type	Efficiency	1 Bedroom	1 Bedroom/ Den	2 Bedrooms	2 Bedrooms/ Den	3 Bedrooms	3 Bedrooms/ Den	4 Bedrooms	Total Units
Pinewood Plaza Apts	Garden	12	43	12	92	21	18			198
Post Corners at Trinity Centre	Garden		144	28	141		22			335
Post Forest	Garden	40	142		178					360
Preserve at Government Ctr	Garden		15	2	19		4			40
Prince Fairfax	Garden		110	46	95		12			263
Providence Hall Apts	Garden		84		98		14			196
Ravensworth Towers	Highrise		34	109		75				218
Ravenwood Towers	Midrise	53	158		98					309
Regent's Park Apts	Garden		134	72	142					348
Regent's Park Apts	Midrise		56	24	96		24			200
Renaissance at Tyson's Corner	Highrise		89	31	188	22	1			331
Reserve at Fairfax Corner	Garden	146	180		260	66				652
Reston Glen	Garden		36		94		70			200
Riverside Park Apts	Highrise	224	741		257					1222
Robinwood Gardens	Garden	2	24		28		4			58
Rolling Hills Apts	Garden	7	66		78		6			157
Rose Hill of Alexandria	Garden		96		84					180
Russell Apts	Garden		7		2					9
Sacramento Square	Garden		101		115					216
Saint Johns Wood	Garden		54	71	97		24			246
Sanger Place	Garden				145		35			180
Seven Corners Apts	Garden		142		140					282
Shenandoah Crossing	Garden		198	125	297		18			638
Skyline Towers	Highrise	156	364	52	208	106	52			938
Skyview Apts	Garden		33	8	44		29		5	119
Spring Garden Apts	Garden		18	20	143			26		207
Springfield Crossing	Garden				78					78
Springfield Gardens	Garden		80		128		12			220
Springfield Square	Garden		183	10	161	27	29			410
Springs at Reston, The	Garden	9	122	61	168					360
Stratford Crossing	Garden				214		73			287

Appendix C
Rental Housing Units by Bedroom Type
Fairfax County, Virginia
January 1, 2002

Project Name	Structure Type	Efficiency	1 Bedroom	1 Bedroom/ Den	2 Bedrooms	2 Bedrooms/ Den	3 Bedrooms	3 Bedrooms/ Den	4 Bedrooms	Total Units
Strawbridge Square Apts	Garden		14		28					42
Strawbridge Square Townhomes	Townhouse		6		24		36		20	86
Stuart Woods Apts	Garden		225		225					450
Summit Fair Lakes	Garden		120	52	170	46	100			488
Summit Fair Lakes	Townhouse					36				36
Summit Fair Oaks	Garden		63	68	70	32	12			245
Summit Oaks Townhomes	Townhouse				30		20			50
Summit Reston	Garden		117	84	216					417
Summit Square	Garden		69	18	27					114
Summit Square	Midrise		115	42	90					247
Sunset Park Apts	Garden		18		59		12			89
Sycamores, The	Garden		62		105		18			185
Towers at Morningside	Midrise		62		64		47			173
Townes at Copper Springs	Townhouse				85		46		13	144
Townes at Herndon Ctr	Townhouse					27				27
Trevors Run at Dulles Ctr	Garden		22	41	91		16			170
Tyson's Glen Apts	Garden		101	37	90		17			245
Tyson's Glen Townhomes	Townhouse				70		27			97
Tysons Landing Apts	Garden		8		17		15			40
Tysons Towers Apts	Midrise	101	151		20					272
Tysons View Apts	Garden	26	99	33	105	32	9			304
Tysontowne	Townhouse				6		100		4	110
Van Metre Saratoga Square	Garden			24	54					78
Van Metre Saratoga Square	Townhouse				22					22
Vienna Park Apt Homes	Garden		77		183		40			300
Village at McNair Farms	Garden		173	24	83					280
Village Apts	Garden		23		4					27
Virginia Village	Garden		77	37	170	23	33	1		341
Vista Gardens Apts	Garden		56		239					295
Washington Avenue Apts	Garden	6	11		6					23
Washington Square Apts	Garden	1	86		123		9			219

Appendix C
Rental Housing Units by Bedroom Type
Fairfax County, Virginia
January 1, 2002

Project Name	Structure Type	Efficiency	1 Bedroom	1 Bedroom/ Den	2 Bedrooms	2 Bedrooms/ Den	3 Bedrooms	3 Bedrooms/ Den	4 Bedrooms	Total Units
Waterside Apts	Garden		113	79	69	12				273
Wedgewood East	Garden		10	4	50	27	6	3	23	123
Wedgewood Manor	Garden		30	7	55	19	10	2		123
Wedgewood West Apts	Garden		86	28	171	103	12	7		407
Wedgewood West Townhomes	Townhouse				4		11			15
Wesley Agape House	Garden		4		8					12
West Falls Station	Garden		57	24	63	16	8	8		176
West Springfield Terrace Apts	Garden		52	22	118	22	30			244
Westfield Village	Garden		94	24	66		42			226
Wexford Manor Apts	Garden		27		22		23		2	74
Windsor at Fair Lakes	Garden		102	38	58		50			248
Windsor at Lionsgate	Garden	2	81	6	99	16	46			250
Windsor at Lionsgate	Townhouse				76					76
Winterthur Apts	Garden		21	35	113	82	36	13		300
Woodlawn Gardens Apts	Garden		58		144		24			226
Woodlawn II Apts	Garden		49	10	59	12	40	8		178
Woodley Arms	Garden		14		18					32
Woods of Fairfax	Garden		259		276		72			607
Woodside	Garden		85	21	122		24			252
Woodway at Trinity Centre	Garden		252		252					504

APPENDIX D
RENTAL HOUSING FOR INDIVIDUALS WITH DISABILITIES
FAIRFAX COUNTY, VIRGINIA
January 2002

Project Name	Year Built	Structure Type	Supervisor District*	Planning District	Disability Features**	Reserved for Seniors	Wheelchair Units	Accepts Section 8 Vouchers?
Abbotts Run Apt Homes	1988	Garden	Mount Vernon	Mount Vernon	BC	0	4	Yes
Archstone Ellipse at Govt Ctr	1990	Garden	Springfield	Fairfax	CE	0	6	No
Archstone Fair Lakes	1987	Garden	Springfield	Bull Run	BCDE	0	6	No
Archstone Kingstowne	1989	Garden	Lee	Rose Hill	B	0	14	No
Archstone Reston Landing	1999	Garden	Hunter Mill	Upper Potomac	C	0	100	No
Archstone Springfield Station	1998	Garden	Lee	Springfield	BCD	0	440	No
Archstone Springfield Station	1998	Midrise	Lee	Springfield	ABCD	0	191	No
Archstone Sussex Commons	1991	Garden	Lee	Rose Hill	BCDE	0	5	No
Archstone Tysons Corner	1980	Garden	Hunter Mill	Vienna	BCE	0	6	No
Archstone Woodland Park	2000	Garden	Hunter Mill	Upper Potomac	CDE	0	0	No
Archstone Worldgate	1995	Garden	Town Of Herndon	Upper Potomac	BCF	0	80	No
Ashby at McLean, The	1982	Highrise	Dranesville	Mclean	ABE	0	2	Yes
Ashford Meadows Apts	1997	Garden	Hunter Mill	Upper Potomac	BC	0	80	No
Autumn Woods Apts	1989	Garden	Springfield	Bull Run	CD	0	4	No
Avalon at Fair Lakes	1997	Townhouse	Springfield	Bull Run	C	0	0	No
Avalon at Fair Lakes	1997	Garden	Springfield	Bull Run	BC	0	0	No
Avalon Crescent	1996	Garden	Providence	Mclean	CE	0	0	No
Avalon Crescent	1996	Townhouse	Providence	Mclean	G	0	0	No
Avalon Fox Mill	1999	Townhouse	Hunter Mill	Upper Potomac	CDE	0	0	No
Avalon Fox Mill	1999	Garden	Hunter Mill	Upper Potomac	CDE	0	1	No
Bailey House Apts	1965	Midrise	Mason	Baileys	G	0	0	No
Barcroft Plaza	1966	Garden	Mason	Baileys	G	0	0	No
Barcroft View Apts	1963	Garden	Mason	Baileys	G	0	0	No
Beacon Hill Apts	1968	Garden	Lee	Mount Vernon	CDE	0	88	Yes
Bedford Village Apts	1968	Garden	Providence	Fairfax	G	0	0	No
Bedford Village Townhomes	1968	Townhouse	Providence	Fairfax	G	0	0	No
Belle Haven Towers	1964	Midrise	Mount Vernon	Mount Vernon	AB	0	344	No
Belle Haven Towers	1964	Highrise	Mount Vernon	Mount Vernon	B	0	224	No
Belvoir Plaza Apts	1963	Garden	Mount Vernon	Mount Vernon	G	0	0	Yes
Bent Tree	1988	Garden	Sully	Bull Run	BCDE	0	6	No
Berkeley Square Apts	1966	Garden	Hunter Mill	Vienna	G	0	0	No

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**See key at end of table

Project Name	Year Built	Structure Type	Supervisor District*	Planning District	Disability Features**	Reserved for Seniors	Wheelchair Units	Accepts Section 8 Vouchers?
Bren Mar Apts	1960	Garden	Mason	Lincolnia	G	0	0	No
Brookridge Apt Homes	1988	Townhouse	Sully	Bull Run	G	0	0	Yes
Brookridge Apt Homes	1988	Garden	Sully	Bull Run	CE	0	4	Yes
Buckman Road Apts	1973	Garden	Lee	Mount Vernon	G	0	0	Yes
Burke Lake Gardens	1984	Garden	Springfield	Pohick	BCDEF	100	10	No
Burke Shire Commons	1986	Garden	Braddock	Pohick	B	0	0	No
Cambridge Commons	1950	Garden	Mason	Baileys	C	0	0	Yes
Canterbury Square Apts	1964	Garden	Mount Vernon	Lower Potomac	BC	0	0	Yes
Carlyn Hill Apts	1962	Garden	Mason	Baileys	G	0	0	Yes
Carter Lake	1979	Garden	Hunter Mill	Upper Potomac	BE	0	5	No
Carydale Village Apts	1966	Garden	Lee	Mount Vernon	G	0	0	No
Carydale Village Townhomes	1966	Townhouse	Lee	Mount Vernon	G	0	0	No
Cavalier Club Apts	1965	Highrise	Mason	Baileys	F	0	0	Yes
Chantilly Crossing	2000	Garden	Sully	Bull Run	BCDE	0	120	Yes
Chantilly Mews	1982	Townhouse	Sully	Bull Run	CDE	0	3	Yes
Charter Oak Apts	1970	Garden	Hunter Mill	Upper Potomac	E	0	0	No
Chelsea Square Apts	1964	Garden	Lee	Springfield	G	0	0	Yes
Cherry Arms Apts	1965	Garden	Mount Vernon	Mount Vernon	G	0	0	Yes
Churchill Apts	1966	Midrise	Providence	Jefferson	B	0	0	No
Circle Towers Apts	1973	Highrise	Providence	Vienna	G	0	606	No
Circle Towers Townhomes	1973	Townhouse	Providence	Vienna	E	0	0	No
Columbia View Apts	1962	Garden	Mason	Baileys	G	0	0	No
Commons of McLean, The	1968	Garden	Providence	Mclean	CD	0	0	No
Commons of McLean, The	1968	Townhouse	Providence	Mclean	CD	0	0	No
Coralain Gardens Apts	1963	Garden	Mason	Jefferson	G	0	0	No
Courts of Mount Vernon, The	1967	Garden	Mount Vernon	Mount Vernon	G	0	0	No
Crescent Apts	1967	Garden	Hunter Mill	Upper Potomac	F	0	0	No
Devonshire Square Apts	1967	Garden	Providence	Jefferson	G	0	0	No
Dolley Madison Apts	1968	Garden	Providence	Mclean	G	0	4	No
Dulles Center Apts	1996	Garden	Hunter Mill	Upper Potomac	BC	0	92	Yes
Dulles Court Apts	1972	Garden	Town Of Herndon	Upper Potomac	G	0	0	Yes

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**See key at end of table

Project Name	Year Built	Structure Type	Supervisor District*	Planning District	Disability Features**	Reserved for Seniors	Wheelchair Units	Accepts Section 8 Vouchers?
Dulles Greene	1999	Garden	Dranesville	Upper Potomac	BCDE	0	132	No
Dunn Loring Metro Apt	1968	Garden	Providence	Jefferson	G	0	0	No
East Meadow Apts	1971	Garden	Springfield	Bull Run	E	0	0	No
Edsall Garden Apts	1964	Garden	Mason	Lincolnia	G	0	0	Yes
Edsall Station Apts	1981	Garden	Mason	Lincolnia	BCDE	0	18	No
Elden Terrace Apts	1972	Garden	Town Of Herndon	Upper Potomac	G	0	0	Yes
Elms at Centreville, The	1988	Garden	Sully	Bull Run	F	0	0	No
Elms at Kingstowne, The	1987	Garden	Lee	Rose Hill	BC	0	2	No
Elms at Oakton, The	1988	Garden	Providence	Fairfax	G	0	0	No
Elmwood House	1995	Midrise	Mason	Baileys	ABCDE	50	50	Yes
Evergreen House	1977	Midrise	Mason	Annandale	ABCDE	242	21	Yes
Fairfax Circle Villa Apts	1974	Garden	Providence	Fairfax	CE	0	56	No
Fairfax Towers at Tysons Corner	1978	Highrise	Providence	Jefferson	ABC	0	413	Yes
Fairfax Village Apts	1973	Garden	Providence	Fairfax	G	0	0	No
Fairfield Crossing Apts	1967	Garden	Providence	Jefferson	E	0	0	No
Fairmont Gardens	1962	Garden	Mason	Annandale	G	0	0	No
Fairway Apartment	1969	Garden	Hunter Mill	Upper Potomac	E	0	0	No
Forest Glen at Sully Station	1995	Garden	Sully	Bull Run	ABCDE	237	237	Yes
Gates of McLean	1997	Garden	Providence	Mclean	BCDE	0	12	No
Glen Apts, The	1978	Garden	Providence	Jefferson	F	0	0	No
Golden Gate Apts	1961	Garden	Mason	Baileys	G	0	0	Yes
Grand View Apts	1962	Garden	Mason	Baileys		0	0	Yes
Greene Hills Estates	1980	Townhouse	Mount Vernon	Springfield	G	0	0	No
Groveton Gardens Apts	1966	Garden	Lee	Mount Vernon	G	0	0	No
Harbor Park Apts	1995	Garden	Hunter Mill	Upper Potomac	BCE	0	49	Yes
Hartland Manor Apts	1967	Garden	Providence	Jefferson	G	0	0	No
Hermitage, The	1987	Garden	Springfield	Fairfax	BCDE	0	5	Yes
Holly Court Apts	1966	Garden	Lee	Mount Vernon		0	0	Yes
Holly Court Townhomes	1966	Townhouse	Lee	Mount Vernon	G	0	0	Yes
Hunters Woods Fellowship House	1980	Highrise	Hunter Mill	Upper Potomac	ABCDE	0	20	Yes
Hunting Creek Townhouses	1982	Townhouse	Mount Vernon	Mount Vernon	G	0	0	No

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**See key at end of table

Project Name	Year Built	Structure Type	Supervisor District*	Planning District	Disability Features**	Reserved for Seniors	Wheelchair Units	Accepts Section 8 Vouchers?
Huntington Gardens	1950	Garden	Lee	Mount Vernon	G	0	0	Yes
Huntington Gateway Apts	1989	Townhouse	Mount Vernon	Mount Vernon	G	0	26	Yes
Huntington Gateway Townhomes	1989	Highrise	Mount Vernon	Mount Vernon	ABE	0	415	Yes
Huntington Station Apts	1950	Garden	Mount Vernon	Mount Vernon	G	0	0	No
Idylwood Village West Apts	1966	Garden	Providence	Jefferson	G	0	2	No
International Apts	1962	Garden	Town Of Herndon	Upper Potomac	G	0	0	No
Janna Lee Village Apts	1976	Garden	Lee	Mount Vernon	BCE	0	3	Yes
Jefferson at Fair Oaks, The	1995	Garden	Springfield	Fairfax	BCF	0	36	No
Jefferson at Van Dorn	1995	Garden	Lee	Rose Hill	C	0	7	No
Jefferson Gardens	1950	Garden	Lee	Mount Vernon	G	0	0	No
Johnson Apts	1958	Garden	Providence	Jefferson	G	0	0	No
Kendrick Court Apts	1999	Garden	Hunter Mill	Upper Potomac	ABCE	139	0	Yes
Kenton Crossing Apts	2000	Garden	Mount Vernon	Lower Potomac	BCDE	0	6	No
King's Gardens Apts	1965	Garden	Lee	Mount Vernon	G	0	0	Yes
Kingsley Commons Townhouses	1949	Townhouse	Providence	Jefferson	G	0	0	Yes
Knolls at Newgate	1970	Garden	Sully	Bull Run	C	0	71	No
Lake Anne Fellowship House	1971	Highrise	Hunter Mill	Upper Potomac	E	237	0	Yes
Lakeside Apts	1988	Garden	Sully	Bull Run	BCDE	0	25	No
Lee Overlook Apts	1994	Garden	Sully	Bull Run	BC	0	50	Yes
Lee Valley Apts	1968	Garden	Lee	Springfield	G	0	0	No
Lewinsville	1980	Garden	Dranesville	Mclean	BE	144	14	No
Lincoln at Fair Oaks	1997	Garden	Springfield	Fairfax	CE	0	5	No
Lincoln at Tysons Corner, The	1989	Garden	Providence	Mclean	ABCDE	0	8	No
Lockwood House Apts	1986	Garden	Mason	Baileys	ABCDE	99	100	No
Madison Ridge Apts	1987	Garden	Sully	Bull Run	BCDE	0	4	No
Margate Manor Apts	1965	Garden	Providence	Fairfax	G	0	0	Yes
Mayfair House Apts	1965	Garden	Providence	Jefferson	G	0	0	No
Meadow Woods	1973	Garden	Lee	Mount Vernon	G	0	0	No
Merrifield Commons	1997	Garden	Providence	Jefferson	G	0	0	Yes
Merrifield Village	1966	Garden	Providence	Jefferson	G	0	0	No
Monticello Gardens Apts	1964	Garden	Mason	Jefferson	BCDE	0	50	Yes

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**See key at end of table

Project Name	Year Built	Structure Type	Supervisor District*	Planning District	Disability Features**	Reserved for Seniors	Wheelchair Units	Accepts Section 8 Vouchers?
Morningside Apts	1968	Garden	Mason	Lincolnia	G	0	0	No
Mount Vernon Apts	1964	Garden	Lee	Mount Vernon	F	0	0	Yes
Mount Vernon Gardens	1962	Garden	Lee	Mount Vernon	G	0	0	Yes
Mount Vernon House, The	1983	Garden	Mount Vernon	Mount Vernon	ACDE	141	141	Yes
Mount Vernon Square Apts	1963	Garden	Mount Vernon	Mount Vernon	G	0	20	No
Munson Hill Towers	1963	Highrise	Mason	Baileys	E	0	0	Yes
North Point Villas & Apts	1999	Garden	Hunter Mill	Upper Potomac	BCDE	0	60	Yes
Oak Creek Townhouses	1981	Townhouse	Providence	Fairfax	CDE	0	2	No
Oaks of Woodlawn Apts	1985	Garden	Mount Vernon	Mount Vernon	BCE	0	2	No
Oakton Park Apts	1972	Garden	Providence	Fairfax	G	0	0	No
Oakview Garden Apts	1964	Garden	Mason	Baileys	E	0	0	No
Oakwood Dulles	1999	Garden	Hunter Mill	Upper Potomac	ABCDE	0	85	No
Olde Salem Apts	1948	Garden	Mason	Baileys	G	0	0	No
Olde Salem Townhomes	1948	Townhouse	Mason	Baileys	G	0	0	No
Orleans Village Apts	1966	Garden	Mason	Lincolnia	F	0	2	No
Orleans Village Townhomes	1966	Townhouse	Mason	Lincolnia	F	0	0	No
Orrington Court	1949	Garden	Providence	Jefferson	G	0	0	Yes
Park Avenue Apts	1964	Garden	Town Of Herndon	Upper Potomac	G	0	0	No
Parkridge Gardens Apts	1964	Garden	Town Of Herndon	Upper Potomac	CE	0	8	No
Parkridge Gardens Townhomes	1964	Townhouse	Town Of Herndon	Upper Potomac	G	0	0	No
Parkwood Apts	1949	Garden	Mason	Baileys	BCDE	0	0	Yes
Parliaments, The	1971	Garden	Mason	Annandale	G	0	0	Yes
Parliaments, The	1971	Highrise	Mason	Annandale	G	0	0	Yes
Patriot Village Apts	1973	Garden	Braddock	Annandale	E	0	0	No
Patriot Village Townhomes	1973	Townhouse	Braddock	Annandale	E	0	0	No
Peachtree of McLean	1973	Midrise	Dranesville	Mclean	A	0	16	No
Peachtree of McLean	1973	Garden	Dranesville	Mclean	A	0	20	No
Penderbrook Apts	1988	Garden	Providence	Fairfax	CE	0	1	No
Pine Spring Gardens	1954	Townhouse	Providence	Jefferson	G	0	0	No
Pine Spring Gardens	1954	Garden	Providence	Jefferson	G	0	0	No
Pinewood Plaza Apts	1964	Garden	Providence	Fairfax	G	0	0	No

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**See key at end of table

Project Name	Year Built	Structure Type	Supervisor District*	Planning District	Disability Features**	Reserved for Seniors	Wheelchair Units	Accepts Section 8 Vouchers?
Post Corners at Trinity Centre	1995	Garden	Sully	Bull Run	BCE	0	17	No
Post Forest	1989	Garden	Springfield	Fairfax	BCE	0	0	No
Preserve at Government Ctr	2001	Garden	Springfield	Fairfax	BCDE	0	4	Yes
Prince Fairfax	1964	Garden	Lee	Rose Hill	G	0	0	No
Providence Hall Apts	1974	Garden	Providence	Vienna	G	0	0	No
Ravensworth Towers	1973	Highrise	Mason	Annandale	B	0	0	No
Ravenwood Towers	1967	Midrise	Mason	Baileys	BE	0	0	Yes
Regent's Park Apts	1996	Garden	Providence	Vienna	BC	0	67	Yes
Regent's Park Apts	1996	Midrise	Providence	Vienna	ABCDE	0	200	Yes
Renaissance at Tyson's Corner	1987	Highrise	Providence	Jefferson	CDE	0	8	No
Reserve at Fairfax Corner	2000	Garden	Springfield	Fairfax	BCDE	0	15	No
Reston Glen	1974	Garden	Hunter Mill	Upper Potomac	G	0	0	No
Riverside Park Apts	1971	Highrise	Mount Vernon	Mount Vernon	BCE	0	1222	No
Robinwood Gardens	1964	Garden	Mason	Baileys	G	0	16	Yes
Rolling Hills Apts	1967	Garden	Lee	Mount Vernon	G	0	0	Yes
Rose Hill of Alexandria	1962	Garden	Lee	Rose Hill	G	0	0	No
Russell Apts	1959	Garden	Mount Vernon	Mount Vernon	G	0	0	No
Sacramento Square	1986	Garden	Mount Vernon	Mount Vernon	D	0	2	Yes
Saint Johns Wood	1990	Garden	Hunter Mill	Upper Potomac	BCDE	0	50	No
Sanger Place	1999	Garden	Mount Vernon	Lower Potomac	BC	0	1	Yes
Seven Corners Apts	1952	Garden	Mason	Baileys	G	0	0	Yes
Shenandoah Crossing	1985	Garden	Springfield	Bull Run	BCDE	0	16	No
Skyline Towers	1971	Highrise	Mason	Baileys	A	0	0	No
Skyview Apts	1965	Garden	Mount Vernon	Mount Vernon	G	0	0	Yes
Spring Garden Apts	1967	Garden	Mount Vernon	Mount Vernon	E	0	0	Yes
Springfield Crossing	2001	Garden	Lee	Springfield	ABCDEF	0	12	Yes
Springfield Gardens	1964	Garden	Lee	Springfield	G	0	0	Yes
Springfield Square	1968	Garden	Braddock	Annandale	G	0	70	No
Springs at Reston, The	1973	Garden	Hunter Mill	Upper Potomac	B	0	2	No
Stratford Crossing	1996	Garden	Hunter Mill	Upper Potomac	C	0	12	Yes
Strawbridge Square Apts	1980	Garden	Mason	Lincolnia	CE	0	0	Yes

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**See key at end of table

Project Name	Year Built	Structure Type	Supervisor District*	Planning District	Disability Features**	Reserved for Seniors	Wheelchair Units	Accepts Section 8 Vouchers?
Strawbridge Square Townhomes	1980	Townhouse	Mason	Lincolnia	BCDE	0	6	Yes
Stuart Woods Apts	1974	Garden	Town Of Herndon	Upper Potomac	G	0	0	No
Summit Fair Lakes	1998	Garden	Springfield	Bull Run	ABC	0	0	No
Summit Fair Lakes	1998	Townhouse	Springfield	Bull Run	G	0	0	No
Summit Fair Oaks	1989	Garden	Springfield	Fairfax	BCDE	0	2	No
Summit Oaks Townhomes	1981	Townhouse	Braddock	Pohick	BCDE	0	2	Yes
Summit Reston	1985	Garden	Hunter Mill	Upper Potomac	BCDE	0	2	No
Summit Square	1986	Garden	Providence	Fairfax	ABCD	0	3	No
Summit Square	1986	Midrise	Providence	Fairfax	ABCD	0	2	No
Sunset Park Apts	1962	Garden	Mason	Baileys	G	0	0	No
Sycamores, The	1980	Garden	Hunter Mill	Upper Potomac	DE	0	0	No
Towers at Morningside	1968	Midrise	Mason	Lincolnia	B	0	0	No
Townes at Copper Springs	1972	Townhouse	Dranesville	Upper Potomac	G	0	0	No
Townes at Herndon Ctr	2000	Townhouse	Town Of Herndon	Upper Potomac	G	0	27	No
Trevors Run at Dulles Ctr	1999	Garden	Hunter Mill	Upper Potomac	BCD	0	52	No
Tyson's Glen Apts	1966	Garden	Providence	Jefferson	G	0	62	No
Tyson's Glen Townhomes	1966	Townhouse	Providence	Jefferson	G	0	0	No
Tysons Landing Apts	1981	Garden	Providence	Mclean	BCDE	0	2	Yes
Tysons Towers Apts	1976	Midrise	Hunter Mill	Vienna	ABE	272	28	Yes
Tysons View Apts	1966	Garden	Providence	Jefferson	G	0	0	No
Tysontowne	1985	Townhouse	Providence	Vienna	G	0	0	No
Van Metre Saratoga Square	1986	Garden	Mount Vernon	Pohick	CDE	0	1	No
Van Metre Saratoga Square	1986	Townhouse	Mount Vernon	Pohick	G	0	0	No
Vienna Park Apt Homes	1963	Garden	Town Of Vienna	Vienna	G	0	0	No
Village at McNair Farms	1957	Garden	Mount Vernon	Lower Potomac	G	0	0	Yes
Village Apts	1990	Garden	Hunter Mill	Upper Potomac	CDE	0	3	No
Virginia Village	1966	Garden	Mason	Lincolnia	G	0	0	No
Vista Gardens Apts	1949	Garden	Mason	Baileys	G	0	0	No
Washington Avenue Apts	1962	Garden	Mount Vernon	Mount Vernon	G	0	0	No
Washington Square Apts	1968	Garden	Mount Vernon	Mount Vernon	G	0	0	Yes
Waterside Apts	1985	Garden	Hunter Mill	Upper Potomac	BCDE	0	3	Yes

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**See key at end of table

Project Name	Year Built	Structure Type	Supervisor District*	Planning District	Disability Features**	Reserved for Seniors	Wheelchair Units	Accepts Section 8 Vouchers?
Wedgewood East	1967	Garden	Braddock	Annandale	F	0	0	No
Wedgewood Manor	1963	Garden	Braddock	Annandale	F	0	0	No
Wedgewood West Apts	1967	Garden	Braddock	Annandale	F	0	0	No
Wedgewood West Townhomes	1967	Townhouse	Braddock	Annandale	F	0	0	No
Wesley Agape House	1999	Garden	Braddock	Fairfax	BCDEF	0	0	No
West Falls Station	1966	Garden	Providence	Jefferson	G	0	0	No
West Springfield Terrace Apts	1978	Garden	Springfield	Pohick	G	0	0	Yes
Westfield Village	1988	Garden	Sully	Bull Run	BCEF	0	4	No
Wexford Manor Apts	1970	Garden	Providence	Jefferson	G	0	0	Yes
Windsor at Fair Lakes	1988	Garden	Springfield	Bull Run	BDE	0	2	No
Windsor at Lionsgate	1999	Garden	Hunter Mill	Upper Potomac	BCDE	0	6	Yes
Windsor at Lionsgate	1999	Townhouse	Hunter Mill	Upper Potomac	BCDE	0	0	Yes
Winterthur Apts	1973	Garden	Hunter Mill	Upper Potomac	G	0	0	Yes
Woodlawn Gardens Apts	1963	Garden	Lee	Mount Vernon	G	0	0	No
Woodlawn II Apts	1963	Garden	Lee	Mount Vernon		0	0	Yes
Woodley Arms	1963	Garden	Mount Vernon	Mount Vernon	G	0	0	Yes
Woods of Fairfax	1979	Garden	Mount Vernon	Lower Potomac	BCDE	0	0	No
Woodside	1987	Garden	Mount Vernon	Lower Potomac	G	0	4	No
Woodway at Trinity Centre	1996	Garden	Sully	Bull Run	BCF	0	168	No

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Note: Supervisor district designations are those as of January 2002.

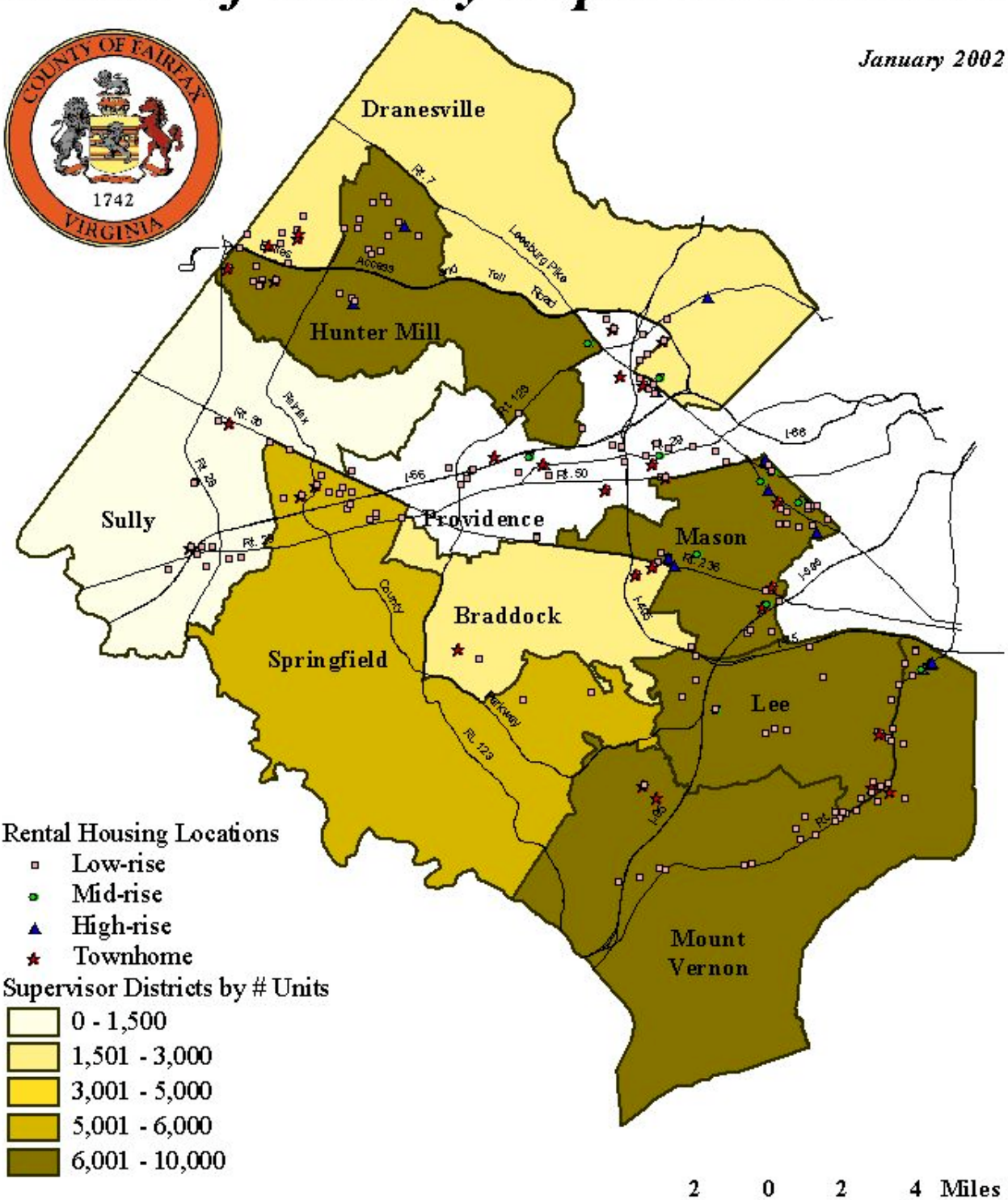
****Disability Features Key**

A = Elevators with Braille
B = Ramps with Handrails
C = Grab Bars in the Shower/Tub
D = Wide Doorways (Wheelchair Accessible)
E = Low Cabinets, Sinks, Counter Tops
F = Raised Toilet/Commode
G = Other

Maps

Rental Housing Locations
Number of Units by Supervisor District

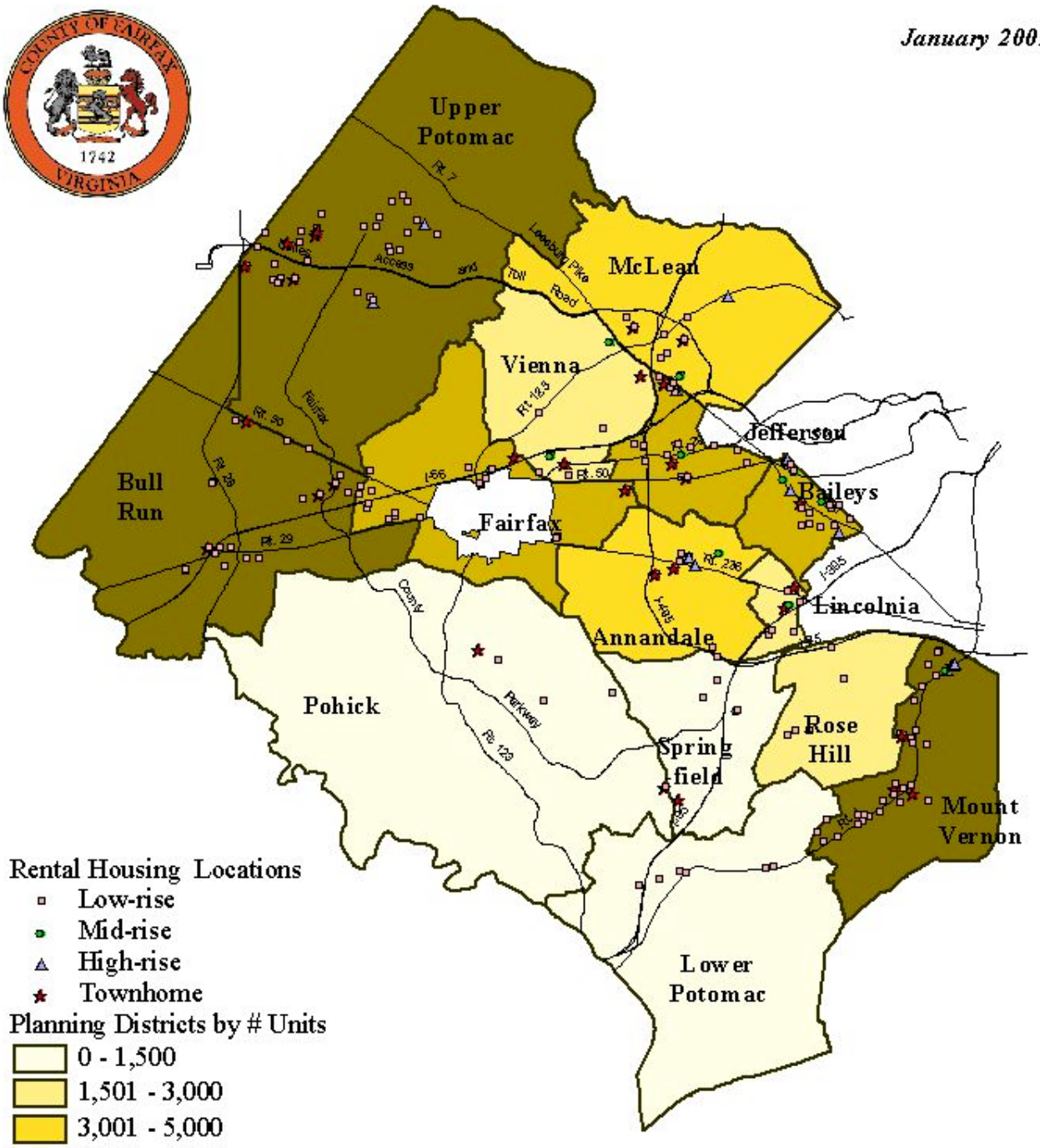
January 2002



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

Rental Housing Locations
Number of Units by Planning District

January 2002



Rental Housing Locations
- Low-rise
- Mid-rise
- High-rise
- Townhome

Planning Districts by # Units
- 0 - 1,500
- 1,501 - 3,000
- 3,001 - 5,000
- 5,001 - 6,000
- 6,001 - 10,000

2 0 2 4 Miles

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