

STANDARD REPORTS

Compiled From The Files Of
The Urban Development Information System



Prepared By:
The Office of Research and Statistics
County of Fairfax, Virginia

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: RECIPIENTS OF STANDARD REPORTS

DATE: OCTOBER 24, 1973

FROM: SAMUEL A. FINZ, DIRECTOR
OFFICE OF RESEARCH & STATISTICS

FILE NO:

SUBJECT: STANDARD REPORTS

REFERENCE:

The Office of Research and Statistics, in August, 1973, began publishing Standard Reports on housing, population, land use, and construction activity. Those reports have been distributed widely and apparently are used frequently by both County agencies and the general public.

The present volume contains reprints of all previously-published Standard Reports. This edition involves no changes to information included in the earlier reports. Minor revisions in format and footnotes, however, have been made to improve the clarity and utility of the reports. For these reasons, all Standard Reports received previous to this printing should be destroyed.

All future standard reports prepared by ORS will be distributed and should be added to this new loose-leaf portfolio. We do not foresee any additional changes in format or footnotes. Therefore, all future copies can be added directly to the portfolio without any further confusion. Instructions for future Standard Reports will be submitted with each distribution.

Additional copies of the Standard Reports, together with revisions and new reports as they are issued, are available at cost through the Administrative Services Division, 5th Floor, 4100 Chain Bridge Road, Fairfax, Virginia 22030.

SAF/WBR/lb

FOREWORD

This volume contains a variety of inventory reports regarding housing, population, and land uses in Fairfax County, Virginia. The reports are called Standard Reports because their contents are of continuing general interest and can serve as reference sources for most agencies and persons interested in Fairfax County. For this reason these Standard Reports will be updated from time to time as new information becomes available. In addition, a number of other Standard Reports will be produced in future months to supplement and to expand on the reports included in this initial set of compilations.

The reports are numbered so as to identify both a general subject area and also a specific report number. Thus, DU-5 identifies Dwelling Unit Report #5, P-2 refers to Population Report #2, and L-3 identifies Land Use Report #3.

This series of reports should be kept in a loose leaf binder with dividers to separate the various subject areas. As additional reports become available through the Office of Research and Statistics, they can simply be inserted into the loose leaf binder. As updated reports are received, the superseded report can be removed from the binder and replaced by the updated version.

Periodic memorandums from the Office of Research and Statistics will accompany new reports and will identify which reports are currently effective and which ones are superseded. In addition these memorandums will comment as necessary on the following subjects:

- Qualification and assumptions regarding the Standard Reports
- Analysis of individual reports
- How to obtain assistance in using Standard Reports
- How to obtain additional or more specific information through the Office of Research and Statistics.

Additional copies of the Standard Reports, together with revisions and newly-issued reports, are available at cost at the following location.

Fairfax County Administrative Services Office
The Massey Building, Fifth Floor
4100 Chain Bridge Road
Fairfax, Virginia 22030

Telephone: 691-2781

SECTION I

SUMMARY SECTION

CURRENT HOUSING INVENTORY
Fairfax County, Virginia
Brief Summary

8/1/73

There are 159,592 dwelling units in Fairfax County, an increase of 28,775 units or 22% during the three years and four months since the 1970 Census. Thus, the average annual increase in the housing inventory has been 6.6% per year in the 1970's, although by far the greatest part of this increase has occurred in 1972 and 1973.

Of total dwelling units, 113,997 (71%) are ownership units* and 45,595 (29%) are rental units. The large majority of the ownership units, 99,260, are single family detached. A total of 41,599, or 91% of the rental units, are found in rental high-rise or garden apartment projects. Rental townhouse projects and mobile home pads account for the remainder.

Centreville, the largest Magisterial District, in terms of both dwelling units and population, has 25,385 units or 16% of the total county housing inventory. Centreville also has the greatest number of ownership units (19,823), while Mason has the greatest share of rental units (10,012).

The median price in Fairfax County's ownership housing inventory is about \$53,000. Thus, 50% of the homes cost less than \$53,000 and 50% cost more. Only 7.7% of all ownership units are under \$30,000. Three percent, or 3,374 units, on the other hand have a market value greater than \$100,000.

Reports DU-1 through DU-5 provide a profile of Fairfax County's housing inventory in far greater detail.

* Ownership units include condominiums and all other individually-owned units.

CONSTRUCTION ACTIVITY
Fairfax County, Virginia
Brief Summary

8/1/73

At least 103,303 proposed dwelling units were at various stages in the development process as identified in a compilation of construction plans and ongoing building activity completed on April 1, 1973. Completion of these units would increase the County housing inventory by 66%.

The proposed new dwelling units, as of the first quarter of 1973, fell into the following stages of completion:

<u>Stage of Completion</u>	<u>Number of Units</u>	<u>Percent of Proposed Units</u>
Under Construction	14,380	14%
Outstanding Building Permits, Not Started	7,414	7%
Plans Approved	10,567	10%
Plans Under Review	14,105	14%
Rezoned Recently	8,124	8%
Rezoning: Likely	1,687	2%
Rezoning: Likelihood Unknown	10,424	10%
Rezoning: Unlikely	28,875	28%
Rezoning: Recently Denied or Withdrawn	7,697	7%
	<u>103,303</u>	<u>100%</u>

Of the total construction activity, 21,794 units (21%) represents Committed Growth since building permits and sewer taps, where applicable, already have been issued. This component of future county growth will be unaffected by the current sewer moratoria.

The compilation of proposed construction activity confirms the continuing trend toward more townhouse and multi-family housing in Fairfax County. While 62% of the existing housing inventory is single family detached, only 25% of the proposed housing is of this type.

Reports CA-1 through CA-10 summarize construction plans in fairly great detail. The indicated completion dates are based on market factors and on typical construction lead times. The dates, generally, do not take into account the effect of the sewer moratoria.

The construction activity reports generally are compiled according to three basic structural housing types: single-family, townhouse, and apartment. The first category refers to single-family detached housing. The townhouse category covers townhouses and various multiplex structures. The apartment category includes garden apartment, low-rise, mid-rise, and high-rise units. The three structural types are not meant to suggest whether the form of tenure will be rental, condominium, or owner-occupied.

POPULATION
Fairfax County, Virginia
Brief Summary

8/1/73

Fairfax County's population as of June 1, 1973, was estimated to be 547,650 as explained in Report P-3, page IV-3. The methodology for this estimate was to start with the 1970 Census population figure as reconciled by the Division of Planning for the Five-Year Plan and to add the estimated population increases due to newly-completed housing units.

In August, 1973, a second population estimate of 561,527 was derived using a different methodology. Rather than using the 1970 Census as a baseline, the estimate began with a total count of dwelling units in Fairfax County as recorded on the UDIS Parcel File. To this count of housing units, the County's standard household size contribution factors were applied according to type of dwelling unit. After the addition of group quarters population (which includes institutional population and persons living on military bases) the population came to 561,527 persons, a breakdown of which appears in Report P-1, page IV-1.

The difference of 13,877 persons in the two estimates is due to the following factors:

- Since the two estimates were made about two months apart, the latter estimate understandably is higher due to the continuing growth of the County.
- The use of average household sizes in converting dwelling unit count to population is an approximation. The fact that the population estimates derived solely through use of the contribution factors is higher than the estimate based on 1970 Census data suggests that the contribution factors presently in general use by Fairfax County are slightly high and need to be adjusted. (The Office of Research and Statistics has begun a review of these contribution factors.)
- In the latter (higher) population estimate, no adjustment has been made for vacant housing units or for built-and-unsold homes. For this reason it is more accurate to say that the latter figure describes "housing inventory holding capacity" at the average household size, rather than a literal count of population.

Centreville with 89,329 persons is by far the most populous Magisterial District.

By January 1, 1974, the estimated population will be 577,650, followed by an increase to 613,050 persons by January 1, 1975. (Report P-3, page IV-3)

At such time as all presently Committed and Anticipated growth has occurred, the County population will have climbed to over 691,500. It is highly likely that the 46,466 Committed and Anticipated new units could be absorbed during the next three to five years. However, the build-out time for many of the 24,672 planned units constituting Anticipated Growth could be significantly lengthened by the present sewer moratoria.

Reports P-1 through P-3 on pages IV-1 through IV-3 illustrate the population figures in more detail.

LAND USE
Fairfax County, Virginia
Brief Summary

8/1/73

Of Fairfax County's 257,000 acres (402 square miles), 241,000 acres are zoned predominantly in the categories shown in Report L-1 on page V-1. The remaining 16,000 acres are in roads, water, and other areas not zoned.

Fifty-four percent of the County's zoned land is RE-1 with the large predominance of this land (80%) located in Springfield and Centreville Magisterial Districts. Two-thirds of all land in Fairfax County is zoned RE-1, RE-1C, RE-2, RE-2C, or RA.

Population densities vary from 8.88 persons per acre in Mason District to 0.91 in Springfield. In Mason District 12% of the County population lives on 3% of the County land. The average density in Fairfax County is 2.33 persons per acre.

Ninety-three percent of the County's land is zoned predominantly residential. Less than 2% is Commercial and less than 2% Industrial. There are nearly 3,000 acres zoned "Public Lands," located mainly in Mount Vernon and Springfield Districts.

Report L-2, page V-2, illustrates that over 92,000 acres or 38% of all County land is vacant. Two-thirds of this vacant land is in Springfield and Centreville Magisterial Districts. In addition to vacant land, the County has a large amount of land which is substantially vacant but which is classified otherwise. Report L-2 does not include such "underdeveloped" lands.

Report L-3, page V-3, tabulates current land uses by Magisterial District. Presently, about 36% of all County land is devoted to single family housing. This nearly equals the 38% which is vacant. The Government Services category, which includes Fort Belvoir, is the next largest with nearly 13,500 acres comprising 5.6% of the County. Roughly the same amount (13,100 acres) is used as parkland.

SECTION II

HOUSING INVENTORY REPORTS

MAG.	DIST.	DwellIng																		
CODE	DISTRICT"	Units																		
01	CENTREVILLE ²	25,385																		
02	DRANESVILLE ³	18,434																		
03	ANNANDALE	17,875																		
04	LEE	18,506																		
05	MASON	20,729																		
06	MT. VERNON	19,478																		
07	PROVIDENCE	21,445																		
08	SPRINGFIELD ⁴	17,740																		
	TOTAL COUNTY:	159,592																		

Source: LIS Parcel File, July, 1973

Notes: 1 Figures exclude housing located on Federal property.
 Mobile home sites are included where applicable.
 2 Includes the town of Vienna.
 3 Includes the town of Herndon.
 4 Includes the town of Clifton.

DWELLING UNITS BY TYPE AND LAND USE¹
 Fairfax County, Virginia

MAG. DIST. CODE	MAGISTERIAL DISTRICT	Single Family LU-01	Rental Hi-Rise LU-02	Garden Rental Apartment LU-02	Rental Townhouse LU-02	Converted To Apartment LU-12, 13	Business and Dwelling LU-18, 35	Ownership Townhouse LU-38	Multiplex Units LU-40, 48, 50, 51	Condominium Townhouse LU-46	Condominium Apartment ⁵ LU-49	Mobile Home LU-44	Total By Magisterial Districts
01	CENTREVILLE ²	15,688	172	4,888	2	38	23	3,483	492	98	1 ⁵	500	25,385
02	DRANESVILLE ³	14,753	297	2,120	81	35	30	910	202	6	0	0	18,434
03	ANNANDALE	12,677	635	3,159	229	4	15	665	28	0	463	0	17,875
04	LEE	10,703	0	4,766	87	17	22	1,065	720	147	0	979	18,506
05	MASON	10,229	3,108	6,502	402	2	14	342	1	0	129	0	20,729
06	MT. VERNON	11,195	2,296	3,608	0	15	27	204	1,134	61	205	733	19,478
07	PROVIDENCE	10,495	705	8,285	375	14	12	1,397	7	155	0	0	21,445
08	SPRINGFIELD ⁴	13,520	0	1,058	344	12	12	2,325	53	152	0	264	17,740
TOTAL COUNTY:		99,260	7,213	34,386	1,520	137	155	10,391	2,637	619	798	2,476	159,592
								MF	MF	TH	TH	TH	MF

Source: UDIS Parcel File, July, 1973

- Notes:
- 1 Figures exclude housing located on Federal Property.
 - 2 Includes the town of Vienna.
 - 3 Includes the town of Herndon.
 - 4 Includes the town of Clifton.
 - 5 Additional condominium garden and high-rise apartments presently in Fairfax County will appear as LU-49 codes on subsequent reports. The subsequent figures will reflect recent condominium construction and condominium conversions which presently are listed as rental units.

OWNERSHIP DWELLING UNITS¹
Fairfax County, Virginia

MAG. DIST. CODE	MAGISTERIAL DISTRICT	Single Family	Converted To Apartment	Business and Dwelling	Ownership Townhouse	Multiplex Units ⁶	Candaminium Townhouse	Condominium Apartments ⁵	Total By Magisterial District
01	CENTREVILLE ²	15,688	38	23	3,483	492	98	1 ⁵	19,823
02	DRANESVILLE ³	14,753	35	30	910	202	6	0	15,936
03	ANNANDALE	12,677	4	15	665	28	0	463	13,852
04	LEE	10,703	17	22	1,065	720	147	0	12,674
05	MASON	10,229	2	14	342	1	0	129	10,717
06	MT.VERNON	11,195	15	27	204	1,134	61	205	12,841
07	PROVIDENCE	10,495	14	12	1,397	7	155	0	12,080
08	SPRINGFIELD ⁴	13,520	12	12	2,325	53	152	0	16,074
TOTAL COUNTY:		99,260	137	155	10,391	2,637	619	798	113,997

Source: UDIS Parcel File, July, 1973

- Notes:
- 1 Figures exclude housing located on Federal property.
 - 2 Includes the town of Vienna.
 - 3 Includes the town of Herndon.
 - 4 Includes the town of Clifton.
 - 5 Additional condominium garden and high-rise apartments presently in Fairfax County will appear in this category in subsequent reports. The subsequent figures will reflect recent condominium construction and condominium conversions which presently are listed as rental units.
 - 6 Includes duplex units.

RENTAL DWELLING UNITS¹
 Fairfax County, Virginia

MAG. DIST. CODE	MAGISTERIAL DISTRICT	Rental Hi-Rise Apartment	Rental Garden Apartment	Rental Townhouse Units	Mobile Home Pads	Total By Magisterial District						
01	CENTREVILLE ²	172	4,888	2	500	5,562						
02	DRANESVILLE ³	297	2,120	81	0	2,498						
03	ANNANDALE	635	3,159	229	0	4,023						
04	LEE	0	4,766	87	979	5,832						
05	MASON	3,108	6,502	402	0	10,012						
06	MT. VERNON	2,296	3,608	0	733	6,637						
07	PROVIDENCE	705	8,285	375	0	9,365						
08	SPRINGFIELD ⁴	0	1,058	344	264	1,666						
TOTAL COUNTY:		7,213	34,386	1,520	2,476	45,595						

Source: UDIS Parcel File, July, 1973

Notes: 1 Figures exclude housing located on Federal property.
 2 Includes the town of Vienna.
 3 Includes the town of Herndon.
 4 Includes the town of Clifton.

DWELLING UNITS BY SALES PRICE DISTRIBUTION
(Thousands of Dollars)
Fairfax County, Virginia

MAGISTERIAL DISTRICT	UNIT TYPE	Less Than \$30	\$30-35	\$35-40	\$40-45	\$45-50	\$50-55	\$55-60	\$60-70	\$70-80	\$80-90	\$90-100	Over \$100
CENTREVILLE	Single Family	730	244	291	856	1,463	1,990	1,152	2,152	1,442	713	215	439
01	Townhouse	587	393	489	804	384	386	431	295	133	21	6	
	Apartment												
	Total:	1,317	637	780	1,660	1,847	2,376	1,583	2,447	1,576	734	221	439
DRANESVILLE	Single Family	923	1,054	846	743	864	851	1,309	2,253	1,511	1,173	809	1,521
02	Townhouse	47	71	137	34	1	61	127	367	90			9
	Total:	970	1,125	983	777	865	912	1,436	2,620	1,601	1,173	809	1,530
ANNANDALE	Single Family	210	262	466	1,193	1,409	3,685	1,620	2,681	937	116	33	65
03	Townhouse	84	9	35	45	162	188	145	24	1			
	Apartment	122	129	153	59								
	Total:	416	400	654	1,297	1,571	3,873	1,765	2,705	938	116	33	65
LEE	Single Family	1,212	805	1,911	2,255	1,537	1,044	940	678	121	34	24	142
04	Townhouse	272	102	143	277	407	173	8					
	Total:	1,484	907	2,054	2,532	1,944	1,217	948	678	121	34	24	142
MASON	Single Family	880	683	594	1,253	1,290	960	1,247	1,593	838	404	217	300
05	Townhouse	33		8	32	25	113	126	5				
	Apartment	129											
	Total:	1,042	653	602	1,285	1,315	1,073	1,373	1,598	838	404	217	300
MT. VERNON	Single Family	801	707	798	563	816	1,418	1,368	2,595	1,121	623	190	195
06	Townhouse	137	5	8	1		15	8	118	12	1		
	Apartment	60	87	2	48	6		2					
	Total:	998	799	808	612	822	1,433	1,378	2,713	1,133	624	190	195
PROVIDENCE	Single Family	592	712	1,593	1,661	958	717	817	1,704	1,033	410	156	142
07	Townhouse	152	15	10	249	533	422	151	25				1
	Total:	744	727	1,603	1,910	1,491	1,139	968	1,729	1,033	410	156	143
SPRINGFIELD	Single Family	1,141	264	489	936	1,901	2,229	2,535	2,595	743	237	106	277
08	Townhouse	114	386	100	410	492	524	140	61	9			241
	Total:	1,255	650	589	1,346	2,393	2,753	2,675	2,656	752	237	106	518
Town of CLIFTON	Single Family	40	5	6	7	3	2	1	2	1			
10	Total:	40	5	6	7	3	2	1	2	1			
Town of HERNDON	Single Family	137	69	143	210	135	91	33	31	8	8	4	27
12	Townhouse	44	2	96	30								
	Total:	181	71	239	240	135	91	33	31	8	8	4	27
Town of VIENNA	Single Family	202	93	279	767	1,049	588	339	420	218	17	14	15
13	Townhouse			4	32	53	8		35				
	Total:	202	93	283	799	1,102	596	339	455	218	17	14	15
COUNTY TOTALS		8,649	6,067	8,601	22,465	13,888	15,465	12,499	17,634	8,219	3,757	1,774	3,374
PERCENTAGE DISTRIBUTION		7.7%	5.4%	7.7%	11.1%	12.1%	13.8%	11.2%	15.8%	7.3%	3.3%	1.6%	3.0%
CUMULATIVE-UP		7.7%	13.1%	20.8%	31.9%	44.0%	57.8%	69.0%	84.8%	92.1%	95.4%	97.0%	100.0%
CUMULATIVE-DOWN		100.0%	92.3%	86.9%	79.2%	68.1%	56.0%	42.2%	31.0%	15.2%	7.9%	4.6%	3.0%

Source: UDIS Parcel File, July, 1973

- Notes:
1. Townhouse category includes townhouses, duplex, multiplex units, and all ownership housing types other than single-family detached and condominium apartment.
 2. Sales Price, in this report, refers to the estimated present market value. Market value for each dwelling unit is derived from recent sales prices, if any, and from the most recent tax assessment. In order to estimate market value for all dwelling units as of July, 1973, the following "price increase factors" have been applied to the period between the time of sale or assessment and July, 1973. During calendar year: 1973 - 15% annual rate of price increase, 1972 - 12%, 1971 - 9%, and 1970 - 7%.
 3. Additional condominium garden and high-rise apartments presently in Fairfax County will appear in the "apartment" category in subsequent reports.

HOUSING UNITS AND POPULATION
Page 1 of 10
Fairfax County, Virginia

M. D. CODE	SUBCENSUS TRACT	HOUSING UNITS					POPULATION					Total Housing Units
		Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. Military	Total Housing Units	Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Population	
Centreville	89.030	18				18	67				67	18
	01	37				37	133				133	37
	92.020	4				4	15				15	4
	92.030	1,349	1,826			3,175	4,763	5,310		6	10,079	3,175
	92.040	592	465			1,057	2,102	1,395			3,497	1,057
	92.060	437	240			677	1,541	720			2,261	677
	92.070	1,676	1,184			2,860	6,091	3,552			9,643	2,860
	93.040	52				52	192				192	52
	93.050	61				61	226				226	61
	93.060	125				125	462				462	125
	93.070	328				328	1,214				1,214	328
	93.080	313				313	1,158				1,158	313
	93.090	449				449	1,661			21	1,682	449
	93.100	335				335	1,239				1,239	335
	94.010	241				241	845				845	241
	94.020	39				39	144				144	39
	94.030	51				51	188				188	51
	94.040	23				23	85				85	23
	94.050	14				14	52				52	14
	94.060	68				68	252				252	68
	94.070	60				60	222				222	60
	94.080	126				126	466				466	126
	94.090	368				368	1,362			6	1,368	368
	94.100	88				88	326				326	88
	94.110	147				147	544				544	147
	94.120	62				62	229				229	62
	94.130	128				128	474				474	128
	94.140	69				69	255				255	69
	94.150	137				137	507				507	137
	94.160	137				137	507				507	137
	95.010	85				85	314				314	85
	95.020	559				559	2,068				2,068	559
	95.030	237				237	877				877	237
	95.040	667	300			967	2,466	900			3,366	967
	95.050	65				65	240				240	65
	95.060	53				53	196				196	53
	100.040	2				2	7				7	2
	101.010	115				115	425				425	115
	101.020	1,017				1,017	3,763				3,763	1,017
	102.010	5				5	18				18	5
	102.020	10				10	38				38	10
	102.030	20		500		520	74		1,450		1,524	520
	102.040	5				5	19				19	5
	102.050	253				253	937				937	253
	102.060	13	2			15	45	7			52	15
	102.070	11				11	41				41	11
	102.080	545	144			689	1,921	432			2,353	689
	102.090	1,095				1,095	3,943				3,943	1,095
	102.100	40				40	149				149	40
	102.110	5				5	19				19	5
	102.120	36				36	132				132	36
	103.010	776				776	2,850				2,850	776
	103.020	43				43	159				159	43
	103.030	128				128	471				471	128

HOUSING UNITS AND POPULATION
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Fairfax County, Virginia

		HOUSING UNITS					POPULATION					
M. D. CODE	SUBCENSUS TRACT	Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Housing Units	Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Population	Total Housing Units
Centreville	103.040	1,923	150			2,073	7,114	450			7,564	2,073
01	103.050	39				39	144			130	274	39
	103.060	36				36	133				133	36
	103.070	176				116	429				429	116
	104.010	20				20	74				74	20
	104.020	39				39	144				144	39
	104.030	34				34	126				126	34
	104.050	62				62	229				229	62
	105.010	27				27	100				100	27
	000.000	41				41	144				144	41
TOTAL:		15,656	4,311	500	0	20,467	57,131	12,766	1,450	163	71,510	20,467
Dranesville	76.010	64				64	235				235	64
02	76.020	82				82	303				303	82
	76.030	73				73	270				270	73
	76.040	106				106	392				392	106
	76.050	71				71	263		5		268	71
	76.060	213				213	788				788	213
	76.070	118				118	437				437	118
	77.010	1				1	4				4	1
	77.020	151				151	557				557	151
	78.010	89				89	329				329	89
	78.020	143				143	529				529	143
	78.030	150				150	555				555	150
	78.040	68				68	252				252	68
	78.050	183				183	677				677	183
	78.060	263				263	973				973	263
	78.070	167				167	618				618	167
	78.080	448				448	1,658				1,658	448
	78.090	5				5	18				18	5
	79.010	174				174	644		2		646	174
	79.020	148				148	548				548	148
	79.030	487				487	1,802				1,802	487
	79.040	6				6	22				22	6
	79.050	40				40	148				148	40
	80.010	90				90	333				333	90
	80.020	295				295	1,091				1,091	295
	80.030	520				520	1,887				1,887	520
	80.040	279				279	1,032				1,032	279
	80.050	81	2			83	300	7			307	83
	80.060	43				43	159				159	43
	81.010	276				276	1,010				1,010	276
	81.020	11				11	41				41	11
	81.030	205				205	758				758	205
	81.040	233				233	861				861	233
	81.050	420				420	1,554				1,554	420
	82.010	507				507	1,876				1,876	507
	82.020	76				76	281				281	76
	82.030	253				253	936				936	253
	83.010	80				80	296				296	80
	83.020	104				104	385				385	104
	83.030	217				217	803		25		828	217

M. D. CODE	SUBCENSUS TRACT	HOUSING UNITS					POPULATION					Total Housing Units
		Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Housing Units	Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Population	
1	Dranesville 83.040	173				173	638				638	
2	02 83.050	3				3	11				11	3
3	83.060	0				0	0				0	0
4	83.070	184				184	649				649	184
5	83.080	273	1,271			1,544	970	3,827			4,797	1,544
6	84.010	177				177	655				655	177
7	84.020	721				721	2,639			6	2,645	721
8	85.010	273				273	1,010				1,010	273
9	85.020	366				366	1,355				1,355	366
10	85.030	253				253	936				936	253
11	85.040	362				362	1,339				1,339	362
12	85.050	192				192	710				710	192
13	85.060	257				257	951				951	257
14	86.010	155				155	573				573	155
15	86.020	208				208	770				770	208
16	86.030	225				225	832				832	225
17	86.040	303				303	1,121				1,121	303
18	86.050	245				245	906				906	245
19	86.060	338	1			339	1,251	4			1,255	339
20	86.070	174				174	645				645	174
21	86.080	303				303	1,122				1,122	303
22	87.010	55				55	204				204	55
23	87.020	176				176	651				651	176
24	87.030	178				178	659				659	178
25	88.010	396	543			939	1,458	1,273			2,731	939
26	88.020	651				651	2,370			90	2,460	651
27	88.030	273				273	1,010				1,010	273
28	88.040	64				64	237				237	64
29	88.050	294				294	1,088			5	1,093	294
30	88.060	98				98	363				363	98
31	89.010	19				19	70				70	19
32	89.020	45				45	166				166	45
33	92.040	2				2	7				7	2
34	92.050	58				58	215				215	58
35	93.010	17				17	63				63	17
36	93.020	359				359	1,328				1,328	359
37	93.030	24				24	89				89	24
38												
39	TOTAL:	14,834	1,817	0	0	16,651	54,693	5,111	0	133	59,937	16,651
40												
41												
42	Annandale 31.010	4				4	15				15	4
43	03 31.020	58				58	215				215	58
44	31.030	1,003				1,003	3,711				3,711	1,003
45	33.010	431				431	1,595				1,595	431
46	34.010	506				506	1,872				1,872	506
47	34.020	349				349	1,291				1,291	349
48	34.030	285				285	1,054				1,054	285
49	34.040	321	412			733	1,188	1,236			2,424	733
50	34.050	158				158	573				573	158
51	35.010	293				293	1,084				1,084	293
52	35.020	350				350	1,295				1,295	350
53	57.010	389				389	1,433				1,433	389
54	57.020	205	1,143			1,348	758	3,429			4,187	1,348

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Fairfax County, Virginia

M. D. CODE	SUBCENSUS TRACT	HOUSING UNITS					POPULATION					
		Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Housing Units	Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Population	Total Housing Units
Annandale	58.030	216	142			358	799	426		1,225	358	
03	60.010	240				240	875			875	240	
	61.010	584	1,428			2,012	2,160	3,630		5,790	2,012	
	61.020	83				83	307			307	83	
	61.030	439				439	1,624			1,624	439	
	61.040	606				606	2,242			2,242	606	
	61.050	1,591				1,591	5,869			5,869	1,591	
	61.060	550				550	2,036			2,036	550	
	61.070	0				0	0			0	0	
	62.010	446				446	1,253		1	1,254	446	
	63.010	228	895			1,123	844	2,692	10	3,546	1,123	
	63.020	357				357	1,321			1,321	357	
	63.030	331				331	1,225			1,225	331	
	64.010	110				110	407			407	110	
	64.020	411				411	1,512		98	1,610	411	
	64.030	437				437	1,592			1,592	437	
	64.040	473	3			476	1,517	9		1,526	476	
	64.050	256				256	947			947	256	
	65.010	1,293				1,293	4,754			4,754	1,293	
	65.020	850				850	3,145			3,145	850	
	TOTAL:	13,853	4,023	0	0	17,876	50,513	11,422	0	109	62,044	17,876
Lee	14.010	437				437	1,617			1,617	437	
04	14.020	473				473	1,750			1,750	473	
	15.010	267				267	988			988	267	
	15.020	536				536	1,983			1,983	536	
	16.010	569				569	2,105			2,105	569	
	16.020	355				355	1,313			1,313	355	
	16.030	202				202	747			747	202	
	16.040	189				189	699			699	189	
	17.010	608				608	2,250			2,250	608	
	17.020	115				115	425			425	115	
	17.030	407				407	1,506			1,506	407	
	18.010	178				178	659			659	178	
	18.020	360	67			427	1,332	201		1,533	427	
	18.030	256	556			812	947	1,668		2,615	812	
	20.010	224				224	829		9	838	224	
	20.020	318				318	1,132			1,132	318	
	20.030	158				158	585			585	158	
	20.040	291				291	1,077			1,077	291	
	21.010	360	556			916	1,332	1,669		3,001	916	
	21.020	225				225	833			832	225	
	21.030	150				150	551			551	150	
	22.010	327				327	1,211			1,211	327	
	22.020	252				252	933			933	252	
	22.030	338				338	1,252			1,252	338	
	23.010	266				266	961			961	266	
	23.020	144				144	534			534	144	
	23.030	692				692	2,561			2,561	692	
	23.040	1				1	5			5	1	
	23.050	2				2	7			7	2	
	23.060	10				10	37			37	10	

M. D. CODE	SUBCENSUS TRACT	HOUSING UNITS					POPULATION					
		Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Housing Units	Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Population	Total Housing Units
Lee	23.070	344				344	1,259				1,259	344
04	23.080	16				16	59				59	16
	24.010	357				357	1,321				1,321	357
	24.020	186	727			913	688	2,181			2,869	913
	24.030	251	1,193			1,444	927	3,589			4,516	1,444
	24.040	1				1	4			56	60	1
	25.010	341	250	979		1,570	1,262	750	2,839		4,851	1,570
	25.020	245	204			449	876	612			1,488	449
	25.030	113	443			556	412	1,362			1,774	556
	26.010	0				0	0			6,713	6,713	0
	26.020	30	193			223	107	579			686	223
	27.010	1,464	345			1,809	5,302	1,035			6,337	1,809
	27.020	346	119			465	1,249	357			1,606	465
	29.010	33				33	122				122	33
	29.030	92				92	340				340	92
	29.040	119				119	422				422	119
	29.050	22				22	81				81	22
	00.000	4	200			204	15	600			615	204
TOTAL:		12,674	4,853	979	0	18,506	46,606	14,603	2,839	6,778	70,826	18,506
Mason	35.030	322				322	1,191				1,191	322
05	35.040	306	1,022			1,328	1,119	2,860			3,979	1,328
	36.010	366	367			733	1,354	1,101		6	2,461	733
	36.020	11	176			187	41	528			569	187
	36.030	77				77	285				285	77
	44.010	0				0	0				0	0
	44.020	0	1,722			1,722	0	4,902			4,902	1,722
	44.030	1				1	4				4	1
	45.010	359				359	1,328			11	1,339	359
	45.020	300				300	1,110				1,110	300
	45.030	168				168	622				622	168
	46.010	267				267	988				988	267
	46.020	338				338	1,251				1,251	338
	46.030	228				228	844			62	906	228
	47.010	391				391	1,447			7	1,454	391
	47.020	310				310	1,146				1,146	310
	48.010	46	310			356	170	558		6	734	356
	48.020	308	599			907	1,140	1,078		7	2,225	907
	48.030	366	331			697	1,323	935			2,258	697
	48.040	73	450			523	270	1,350			1,620	523
	49.010	281				281	1,040				1,040	281
	49.020	292				292	1,080				1,080	292
	50.010	202				202	747				747	202
	50.020	305				305	1,128				1,128	305
	50.030	101				101	374				374	101
	51.010	12	819			831	44	1,474			1,518	831
	51.020	80				80	296				296	80
	51.030	94	882			976	348	2,664			3,012	976
	51.040	167	444			611	618	1,332			1,950	611
	51.050	209	196			405	773	588			1,361	405
	52.010	353				353	1,306				1,306	353
	52.020	431				431	1,595				1,595	431

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		HOUSING UNITS				POPULATION						
M. D. CODE	SUBCENSUS TRACT	Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Housing Units	Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Population	Total Housing Units
1	Mason 53.010	207	810			1,017	764	2,435			3,199	1,017
2	05 53.020	414	1,030			1,444	1,364	1,962			3,326	1,444
3	54.010	412				412	1,524				1,524	412
4	54.020	173				173	640				640	173
5	54.030	372				372	1,376			23	1,376	372
6	55.010	408	854			1,262	1,499	2,740			4,239	1,262
7	58.010	288				288	1,066				1,066	288
8	58.020	436				436	1,613				1,613	436
9	59.010	409				409	1,513				1,513	409
10	59.020	479				479	1,772			95	1,867	479
11	60.010	355				355	1,302				1,302	355
12												
13	TOTAL:	10,717	10,012	0	0	20,729	39,415	26,507	0	217	66,139	20,729
14												
15												
16	Mt. Vernon 1.010	388				388	1,436				1,436	388
17	06 1.020	301	72	90		463	1,113	216	261		1,590	463
18	1.030	269				269	995				995	269
19	2.010	319				319	1,154				1,154	319
20	2.020	18	1,479			1,497	67	3,837			3,904	1,497
21	2.030	117				117	432				432	117
22	3.010	261				261	960		9		969	261
23	3.020	444				444	1,643				1,643	444
24	3.030	478				478	1,769				1,769	478
25	3.040	100				100	370				370	100
26	4.010	527				527	1,950				1,950	527
27	4.020	73				73	270				270	73
28	4.030	285				285	1,054				1,054	285
29	4.040	91				91	337				337	91
30	5.010	524	1,179	519		2,222	1,939	3,537	1,505		6,981	2,222
31	5.020	347				347	1,284				1,284	347
32	5.030	127	14	30		171	470	42	87		599	171
33	6.010	271	209			480	1,002	627			1,629	480
34	6.020	687	168			855	2,542	504			3,046	855
35	6.030	215				215	795		63		858	215
36	6.040	93				93	344				344	93
37	7.010	82				82	303				303	82
38	7.020	615	239	94		948	2,247	717	273		3,237	948
39	7.030	260				260	962				962	260
40	8.010	801				801	2,964				2,964	801
41	8.020	144				144	531				531	144
42	8.040	54				54	200				200	54
43	9.010	598				598	2,213				2,213	598
44	9.020	449				449	1,661				1,661	449
45	9.030	398				398	1,473		3		1,476	398
46	10.010	337				337	1,247				1,247	337
47	10.020	829				829	3,067				3,067	829
48	10.030	187				187	692				692	187
49	11.010	94	45			139	345	134			479	139
50	11.020	94				94	348				348	94
51	11.030	559				559	2,068				2,068	559
52	11.040	295				295	1,091				1,091	295
53	19.010	307	1,315			1,622	1,136	2,475			3,611	1,622
54	19.020	629	989			1,618	2,056	2,283			4,339	1,618

HOUSING UNITS AND POPULATION

Fairfax County, Virginia

M. D. CODE	SUBCENSUS TRACT	HOUSING UNITS					POPULATION					
		Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Housing Units	Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Population	Total Housing Units
1	Mt. Vernon 19.030	173				173	640			11	651	173
2	06 29.040	1				1	4				4	1
3	00.000	0	195			195	0	585			585	195
4	TOTAL:	12,841	5,904	733	0	19,478	47,174	14,957	2,126	86	64,343	19,478
8	Providence 56.010	456				456	1,687				1,687	456
9	07 56.020	390				390	1,443				1,443	390
10	66.010	346	2			348	1,279	6	22		1,307	348
11	66.020	124				124	459				459	124
12	66.030	75				75	277				277	75
13	66.040	172				172	615				615	172
14	66.050	134	2			136	494	6			500	136
15	67.010	234	1,311			1,545	866	3,933			4,799	1,545
16	67.020	534				534	1,970				1,970	534
17	68.010	58				58	215				215	58
18	68.020	512	1,192			1,704	1,875	3,576			5,451	1,704
19	68.030	267				267	959				959	267
20	68.040	378	801			1,179	1,329	1,762			3,091	1,179
21	68.050	328				328	1,205		7		1,212	328
22	68.060	119				119	440				440	119
23	68.070	165				165	594				594	165
24	68.080	39	782			821	144	2,346			2,490	821
25	69.010	746	351			1,097	2,736	1,053			3,789	1,097
26	69.020	257	366			623	951	1,098			2,049	623
27	70.010	93	363			456	344	1,089			1,433	456
28	70.020	204	150			354	752	270			1,022	354
29	70.030	338	63			401	1,251	189			1,440	401
30	71.010	0	512			512	0	1,539			1,539	512
31	71.020	240				240	888				888	240
32	71.030	181	24			205	670	72			742	205
33	71.040	387				387	1,432				1,432	387
34	72.010	303				303	1,119		6		1,125	303
35	72.020	291				291	1,077				1,077	291
36	72.030	195	556			751	721	1,736			2,457	751
37	72.040	226	2			228	836	7			843	228
38	73.010	220				220	814				814	220
39	73.020	959				959	3,548				3,548	959
40	73.030	379	386			765	1,370	1,158			2,528	765
41	74.010	24	710			734	89	2,130			2,219	734
42	74.020	503	606			1,109	1,799	1,818	12		3,629	1,109
43	74.030	8	347			355	30	1,132			1,162	355
44	74.040	112				112	414				414	112
45	75.010	49				49	181		97		278	49
46	75.020	267	839			1,106	988	2,517			3,505	1,106
47	75.030	298				298	1,103				1,103	298
48	75.040	189				189	699				699	189
49	75.050	175				175	647				647	175
50	75.060	356				356	1,317				1,317	356
51	75.070	170				170	629				629	170
52	100.010	74				74	274				274	74
53	100.020	92				92	328				328	92
54	100.030	110				110	406		20		426	110

M. D. CODE	SUBCENSUS TRACT	HOUSING UNITS					POPULATION					Total Housing Units
		Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Housing Units	Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Population	
Providence	100.040	107				107	396				396	107
07	100.050	79				79	281				281	79
	100.060	28				28	105				105	28
	100.070	89				89	329				329	89
TOTAL:		12,080	9,365	0	0	21,445	44,375	27,437	0	164	71,976	21,445
Springfield	12.010	0				0	0		4,291		4,291	0
08	13.010	191				191	706				706	191
	13.020	326				326	1,201				1,201	326
	28.010	1				1	4		2,360		2,364	1
	29.020	1				1	4				4	1
	29.030	9				9	33				33	9
	29.040	0				0	0				0	0
	29.060	40	11			51	148	33			181	51
	30.010	507		254		761	1,876		737		2,613	761
	31.010	40				40	148				148	40
	32.010	458				458	1,695		15		1,710	458
	32.020	327				327	1,210				1,210	327
	32.030	36				36	133				133	36
	32.040	1,139				1,139	4,203		17		4,220	1,139
	32.050	1,401				1,401	5,006				5,006	1,401
	32.060	10				10	37				37	10
	37.010	15				15	53				53	15
	37.020	5				5	18				18	5
	37.030	32				32	118				118	32
	37.040	10				10	37				37	10
	37.050	905				905	3,289				3,289	905
	38.010	2,244	708			2,952	8,124	2,296			10,420	2,952
	39.010	217				217	803				803	217
	39.020	338				338	1,251				1,251	338
	39.030	371				371	1,373				1,373	371
	40.010	384	166			550	1,400	498			1,898	550
	40.020	351				351	1,299				1,299	351
	40.030	258	220			478	955	660			1,615	478
	40.040	435				435	1,609				1,609	435
	41.010	44				44	163				163	44
	41.020	114				114	422				422	114
	41.030	34				34	126				126	34
	41.040	48				48	178				178	48
	41.050	26				26	96				96	26
	41.060	12				12	44				44	12
	41.070	14				14	52				52	14
	41.080	64				64	237				237	64
	41.090	38				38	141				141	38
	41.100	74				74	274				274	74
	41.110	119				119	440				440	119
	41.120	68				68	252				252	68
	42.010	679				679	2,512				2,512	679
	42.020	1,643				1,643	5,077				6,079	1,643
	42.030	775				775	2,847				2,847	775
	42.040	546				546	2,002				2,002	546
	42.050	10				10	37				37	10

HOUSING UNITS AND POPULATION
Page 9 of 10
Fairfax County, Virginia

M. D. CODE	SUBCENSUS TRACT	HOUSING UNITS					POPULATION					
		Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Housing Units	Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Population	Total Housing Units
Springfield	43.010	231	198			429	855	594			1,449	429
08	43.020	315	99			414	1,157	297			1,454	414
	43.030	0				0	0				0	0
	105.020	402		10		412	1,487		29	30	1,546	412
	105.200	1				1	4				4	1
	106.010	40				40	148				148	40
	106.020	204				204	755				755	204
	106.030	68				68	252				252	68
	106.040	68				68	252				252	68
	106.050	23				23	85				85	23
	106.060	115				115	425				425	115
	106.070	55				55	203			13	216	55
	106.080	9				9	33				33	9
	106.090	31				31	115				115	31
	106.100	9				9	33				33	9
	106.110	6				6	22				22	6
	106.120	16				16	59				59	16
	106.130	20				20	74				74	20
	106.140	16				16	58				58	16
	106.150	13				13	48				48	13
	106.160	5				5	18				18	5
	TOTAL:	16,006	1,402	264	0	17,672	58,718	4,378	766	6,726	70,588	17,672
Town of Clifton												
10	107.010	67				67	248					
	TOTAL:	67	0	0	0	67	248	0	0	0	248	67
Town of Herndon												
12	90.010	440	67			507	1,614	226		6	1,846	507
	91.010	662	614			1,276	2,409	1,842			4,251	1,276
	TOTAL:	1,102	681	0	0	1,783	4,023	2,068	0	6	6,097	1,783
Town of Vienna												
13	96.010	684	36			720	2,524	108		25	2,657	720
	97.010	624				624	2,282			66	2,348	623
	98.010	727	85			812	2,687	217		22	2,926	812
	99.010	2,131	630			2,761	7,877	1,890			9,767	2,761
	101.020									117	117	
	TOTAL:	4,166	751	0	0	4,917	15,370	2,215	0	230	17,815	4,916

M. D. CODE	HOUSING UNITS					POPULATION					Total Housing Units
	Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Housing Units	Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Population	
01 Centreville ¹	15,656	4,311	500	0	20,467	57,131	12,766	1,450	163	71,510	20,467
02 Dranesville ²	14,835	1,817	0	0	16,652	54,697	5,111	0	133	59,941	16,652
03 Annandale	13,853	4,023	0	0	17,876	50,513	11,422	0	109	62,044	17,876
04 Lee	12,674	4,853	979	0	18,506	46,606	14,603	2,839	6,778	70,826	18,506
05 Mason	10,717	10,012	0	0	20,729	39,415	26,507	0	217	66,139	20,729
06 Mt. Vernon	12,841	5,904	733	0	19,478	47,174	14,957	2,126	86	64,343	19,478
07 Providence	12,080	9,365	0	0	21,445	44,375	27,437	0	164	71,976	21,445
08 Springfield ³	16,006	1,402	264	0	17,672	58,718	4,378	766	6,726	70,588	17,672
10 Town of Clifton	67	0	0	0	67	248	0	0	0	248	67
12 Town of Herndon	1,102	681	0	0	1,783	4,023	2,068	0	6	6,097	1,783
13 Town of Vienna	4,166	751	0	0	4,917	15,370	2,215	0	230	17,815	4,917
COUNTY TOTAL:	113,997	43,119	2,476	0	159,592	418,270	121,464	7,181	14,612	561,527	159,592
Source: UDIS Parcel File, July, 1973 Notes: 1 Excludes Town of Vienna. 2 Excludes Town of Herndon. 3 Excludes Town of Clifton. 4 In several cases, subcensus tracts appear in more than one Magisterial District.											

SECTION III

CONSTRUCTION ACTIVITY REPORTS

COMMITTED GROWTH (CL 8 and CL 9)
Summarized by Planning District
With Estimated Year of Completion
Fairfax County, Virginia

PLAN, DIST. CODE	PLANNING DISTRICT	1973				1974				1975				1976				Future Years				Total Committed Growth			
		Single Family	Town- house	Apartment	Total 1973	Single Family	Town- house	Apartment	Total 1974	Single Family	Town- house	Apartment	Total 1975	Single Family	Town- house	Apartment	Total 1976	Single Family	Town- house	Apartment	Total Fut.Yr.	Single Family	Town- house	Apartment	Total Comm.
A	ANNANDALE	287	1295	515	2097	2	130		132													289	1425	515	2229
B	BAILEYS	49		608	657			940	940													49		1548	1597
C	BULL RUN	99	224		323	2			2													101	224		323
D	FAIRFAX	200	133	922	1255	2		68	78													210	133	990	1333
E	JEFFERSON	53	211		264																	53	211		264
F	LINCOLNIA	2			2																	2			2
G	LOWER POTOMAC	403	549		952	6	394		400		97	97										409	1040		1449
H	MCLEAN	503	93	846	1442	90	1	235	326													593	94	1081	1768
I	MOUNT VERNON	283	539	1283	2105	24	230	250	504													307	769	1533	2609
J	POHICK	1411	1415		2826	168			168													1579	1415		2994
K	ROSE HILL	266	111		377	156			156													422	111		533
L	SPRING HILL	16	181	352	549	2	50		52													18	231	352	601
M	UPPER POTOMAC	720	1661	1608	3989	188	100		288													908	1761	1608	4277
N	VIENNA	400	404	749	1553	103		157	260													503	404	906	1813
	TOTAL	4692	6816	6883	18391	751	905	1650	3306		97	97										5443	7818	8533	21794

Source: UDIS Residential Builder Plans File, April, 1973

Notes: 1 See Appendix A for Method, Assumptions, and Limitations.
2 Data as of January 1, 1973.
3 Committed Growth includes housing units under construction (CL-9) and housing units for which there are building permits outstanding; but no recorded starts (CL-8).
4 The indicated completion dates are estimates based on market factors and typical construction lead times. The dates in this report are unaffected by sewer moratoria.
5 Townhouse category includes townhouses, duplex, multiplex, and all ownership housing units other than single-family detached and condominium apartment.

ANTICIPATED GROWTH (CL-6 and CL-7)
 Summarized by Planning District
 With Estimated Year of Completion
 Fairfax County, Virginia

PLAN. DIST. CODE	PLANNING DISTRICT	1973				1974				1975				1976				Future Years				Total Anticipated Growth			
		Single Family	Town- house	Apart- ment	Total 1973	Single Family	Town- house	Apart- ment	Total 1974	Single Family	Town- house	Apart- ment	Total 1975	Single Family	Town- house	Apart- ment	Total 1976	Single Family	Town- house	Apart- ment	Total Fut. Yr.	Single Family	Town- house	Apart- ment	Total Antic.
A	ANNANDALE	7			7	119	207	288	614	107			107	76			76	347		4	347	656	207	292	1155
B	BAILEYS					4	22	632	658	1			1	1			1	67			67	73	22	632	727
C	BULL RUN	32	9		41	112	444		556	96	442		538	3	239		242	3		3	246	1154			1380
D	FAIRFAX	95			95	465	123		588	433	75	136	644	295			295	250		1028	1278	1538	198	1164	2900
E	JEFFERSON	3			3	35	25		60	12		486	498	7		7	6		40	46	63	25	526	614	
F	LINCOLNIA					1			1	1			1	1			1			124	124	3		124	127
G	LOWER POTOMAC	34			34	151	110		261	65	107		172	56			56	426			426	732	217		949
H	MCLEAN	56	9		65	376	44	901	1321	314			314	150			150	337			337	1233	53	901	2187
I	MT. VERNON	23	80		103	136	156	219	511	89	174	230	493	61	170		231	326	170		496	635	750	449	1834
J	POHICK	45			45	883	686		1569	462	270		732	401	73		474	227	123		350	2018	1152		3170
K	ROSE HILL	18			18	123	87		210	207			207	25			25	148			148	521	87		608
L	SPRINGFIELD	12	53		65	28	489	44	561	16	127		143	11			11	65			65	132	669	44	845
M	UPPER POTOMAC	65	176		241	1591	829	752	3172	1139	146	400	1685	542	10		552	473	47		520	3810	1208	1152	6170
N	VIENNA	7	18		25	165	571	100	836	112	176	647	935	72	27		99	111			111	467	792	747	2006
TOTAL:		397	345		742	4189	3793	2936	10918	3054	1517	1899	6470	1701	519		2220	2786	340	1196	4322	12127	6514	6031	24672

Source: UDIS Residential Builder Plans File, April, 1973

- Notes:
- 1 See Appendix A for Method, Assumptions, and Limitations.
 - 2 Data as of March 15, 1973
 - 3 Anticipated Growth includes housing unit for which site plans or subdivision plats are under review (CL-6), or for which such plans have been approved (CL-7). Outstanding building permits are not included in Anticipated Growth.
 - 4 Data for Herndon area is incomplete.
 - 5 The indicated completion dates are estimates based on market factors and typical construction lead times. The dates in this report do not take into account the effect of sewer moratoria.
 - 6 Townhouse category includes townhouses, duplex, multiplex, and all ownership housing units other than single-family detached and condominium apartment.

PROBABLE GROWTH (CL-3, CL-4, CL-5)
 Summarized by Planning District
 With Estimated Year of Completion
 Fairfax County, Virginia

PLAN. CODE	DIST. PLANNING DISTRICT	1973				1974				1975				1976				Future Years				Total Probable Growth			
		Single Family	Townhouse	Apartment	Total	Single Family	Townhouse	Apartment	Total	Single Family	Townhouse	Apartment	Total	Single Family	Townhouse	Apartment	Total	Single Family	Townhouse	Apartment	Total	Single Family	Townhouse	Apartment	Total
A	ANNANDALE					143			143	267	192	459									410	192	602		
B	BAILEYS					14			14	38		38					400	400			52	400	452		
C	BULL RUN														416						416	416		416	
D	FAIRFAX					81	59		140	60	170	112	342	60	125		185	91	50		141	292	404	112	808
E	JEFFERSON					50	152	100	302	50	96	197	343		45		45				100	293	297	690	
F	LINCOLNIA									203		203									203			203	
G	LOWER POTOMAC					92		100	192	155			155	125		125	100	250			350	472	250	100	822
H	MCLEAN	5			5	97	96	392	585	47	50	172	269		57	300	357			544	544	149	203	1408	1760
I	MOUNT VERNON	25			25	55	50	110	215		120	373	493		75	100	175			2000	2000	80	245	2583	2908
J	POHICK					115	381		496	224	670	300	1194	169	583	200	952	257	445	696	1398	765	2079	1196	4040
K	ROSE HILL									80		80			72		72						152		152
L	SPRINGHILL		77		77			198		198		276	44	320		57							608	44	652
M	UPPER POTOMAC ⁴					183	346	200	729	376	500	380	1256	472	550	500	1522	644	744	744	2132	1675	2140	1824	5639
N	VIENNA	15			15	22		197	219	77	21	147	245	39	21		60			552	552	153	42	896	1091
TOTAL:		45	77		122	695	1439	1099	3233	989	2491	1917	5397	865	1585	1100	3550	1508	1489	4936	7933	4102	7081	9052	20235

Source: UDIS Residential Builder Plans File, April, 1973

Notes:

- 1 See Appendix A for Method, Assumptions, and Limitations.
- 2 Data as of March 15, 1973.
- 3 Probable Growth derives from Rezoning Cases which have been granted (CL-5), are likely to be granted (CL-4), or stand an uncertain chance of being granted (CL-3).
- 4 Data for Herndon area is incomplete.
- 5 The indicated completion dates are estimates based on market factors and typical construction lead times. The dates in this report do not take into account the effect of sewer moratoria.
- 6 Townhouse category includes townhouses, duplex, multiplex, and all ownership housing units other than single-family detached and condominium apartment.

POSSIBLE GROWTH (CL-1 and CL-2)
 Summarized by Planning District
 With Estimated Year of Completion
 Fairfax County, Virginia

PLAN. DIST. CODE	PLANNING DISTRICT	1973				1974				1975				1976				Future Years				Total Possible Growth								
		Single Family	Townhouse	Apart-ment	Total 1973	Single Family	Townhouse	Apart-ment	Total 1974	Single Family	Townhouse	Apart-ment	Total 1975	Single Family	Townhouse	Apart-ment	Total 1976	Single Family	Townhouse	Apart-ment	Total Fut. Yr.	Single Family	Townhouse	Apart-ment	Total Possible					
A	ANNANDALE					66			66			133												199	199					
B	BAILEYS																													
C	BULL RUN					153	85		238			150	50		200			150	50		200			1315	900	2215	1768	1085	2853	
D	FAIRFAX		16		16	207	258		465			284	467		751			284	136		420			248		248	1039	861	1900	
E	JEFFERSON		6		6	81	98		179			72	305		377											159	403	562		
F	LINCOLNIA																													
G	LOWER POTOMAC					71	156		227		103	413	346		862	125	330	300		755	175	100	348	623	474	999	994	2467		
H	MCLEAN					32	60		92		59				59	50				50	50				50	191	60		251	
I	MT. VERNON		150		150	3	205	293	501			180	967		1147			25	400		425			100		100	3	660	1660	2323
J	POHICK					189	413	300	902		336	565	393		1294	250	489			739	675	563	75	1313	1450	2030	768	4248		
K	ROSE HILL					100	221	100	421		300	768	450		1518	300	618	450		1368		5260	5160	10420	700	6867	6160	13727		
L	SPRINGHILL		25		25	175	417		592		2	592	160		754			525	430		955			585	200	785	2	1902	1201	3111
M	UPPER POTOMAC ⁴	51			51	151	220		371		305	90	100		495	318	50	125		494	195	355		550	1020	715	226	1961		
N	VIENNA					95	228		323		115	255	84		454	75	141	527		743	150		1300	1450	435	624	1911	2970		
TOTAL:		51	197		248	641	2185	1551	4377		1220	3502	3322		8044	1118	2612	2419		6149	1245	8526	7983	17754	4275	17022	15275	36572		

Source: UDIS Residential Builder Plans File, April, 1973.

- Notes:
- 1 See Appendix A for Method, Assumptions, and Limitations.
 - 2 Dates of March 15, 1973.
 - 3 Possible Growth derives from Rezoning Cases which are unlikely to pass (CL-2) and cases which have been recently denied or withdrawn.
 - 4 Data for Herndon area is incomplete.
 - 5 The indicated completion dates are estimates based on market factors and typical construction lead times. The dates do not take into account the effect of sewer moratoria.
 - 6 Townhouse category includes townhouses, duplex, multiplex, and all ownership housing units other than single-family detached and condominium apartment.

PLANNING DISTRICT SUMMARY OF CONSTRUCTION ACTIVITY
Fairfax County, Virginia

PLAN. DIST. CODE	PLANNING DISTRICT	1973			1974			1975			1976			Future Years			Total Activity								
		Single Family	Town-house	Apart-ment	Total 1973	Single Family	Town-house	Apart-ment	Total 1974	Single Family	Town-house	Apart-ment	Total 1975	Single Family	Town-house	Apart-ment	Total 1976	Single Family	Town-house	Apart-ment	Total Fut.Yr.	Single Family	Town-house	Apart-ment	Total
A	ANNANDALE	294	1295	515	2104	121	546	288	955	107	400	192	699	76		76	347		4	351	945	2241	999	4185	
B	BAILEYS	49		608	657	4	36	1572	1612	1	38		39	1		1	67		400	467	122	74	2580	2776	
C	BULL RUN	131	233		364	114	597	85	796	96	592	50	738	3	389	50	442	419	1315	900	2634	763	3126	1085	4974
D	FAIRFAX	295	149	922	1366	556	389	326	1271	493	529	715	1737	355	409	136	900	341	298	1028	1667	2040	1774	3127	6941
E	JEFFERSON	56	217		273	85	258	198	541	62	168	988	1218	7	45		52	6		40	46	216	688	1226	2130
F	LINCOLNIA	2			2	1			1	1	203		204	1			1			124	124	5	203	124	332
G	LOWER POTOMAC	437	549		986	320	660	100	1080	323	617	346	1286	306	330	300	936	701	350	348	1399	2087	2506	1094	5687
H	MCLEAN	564	102	846	1512	595	201	1528	2324	420	50	172	642	200	57	300	557	412		544	956	2191	410	3390	5991
I	MT. VERNON	331	769	1283	2383	218	641	872	1731	89	474	1570	2133	61	270	500	831	326	270	2000	2596	1025	2424	6225	9674
J	POHICK	1456	1415		2871	1355	1480	300	3135	1022	1505	693	3220	820	1145	200	2165	1159	1131	771	3061	5812	6676	1964	14452
K	ROSE HILL	284	111		395	379	308	100	787	507	848	450	1805	325	690	450	1465	148	5260	5160	10568	1643	7217	6160	15020
L	SPRINGHILL	28	336	352	716	30	912	461	1403	18	995	204	1217	11	582	430	1023	65	585	200	850	152	3410	1647	5209
M	UPPER POTOMAC ⁴	836	1837	1608	4281	2113	1495	952	4560	1820	736	880	3436	1333	610	626	2569	1316	1146	744	3206	7418	5824	4810	18052
N	VIENNA	422	422	749	1593	385	799	454	1638	304	452	878	1634	186	189	527	902	261		1852	2113	1558	1862	4460	7880
TOTAL:		5185	7435	6643	19503	6276	8322	7236	21834	5263	7607	7138	20008	3685	4716	3519	11920	5568	10355	14115	30038	25977	38435	38891	103303

Source: UDIS Residential Builder Plans File, April, 1973.

- Notes:
- 1 See Appendix A for Method, Assumptions, and Limitations.
 - 2 Data as of January 1, 1973, except where noted as being more recent in Appendix A.
 - 3 All construction activity and builder plans (confidence levels 1 - 9) included.
 - 4 Data for Herndon area is incomplete.
 - 5 The indicated completion dates are estimates based on market factors and typical construction lead times. The dates in this report do not take into account the effect of sewer moratoria.
 - 6 Townhouse category includes townhouses, duplex, multiplex, and all ownership housing units other than single-family detached and condominium apartment.

MAGISTERIAL DISTRICT SUMMARY OF CONSTRUCTION ACTIVITY
Fairfax County, Virginia

MAG. DIST. CODE	MAGISTERIAL DISTRICT	1973				1974				1975				1976				Future Years				Total Activity			
		Single Family	Townhouse	Apartment	Total	Single Family	Townhouse	Apartment	Total	Single Family	Townhouse	Apartment	Total	Single Family	Townhouse	Apartment	Total	Single Family	Townhouse	Apartment	Total	Single Family	Townhouse	Apartment	Total
01	CENTREVILLE	1049	1536	1362	3947	1914	1796	1234	4944	1698	1278	1317	4293	1162	989	676	2827	1580	2414	1644	5638	7403	8013	6233	21649
02	DRANESVILLE	861	722	1092	2675	1533	625	1628	3786	1209	150	172	1531	714	67	300	1081	806	47	544	1397	5123	1611	3736	10470
03	ANNANDALE	317	1192	514	2023	193	549	288	1030	166	370	333	869	122		122	262		4	266	1060	2111	1139	4310	
04	LEE	374	1105	1035	2514	404	1523	862	2789	528	1767	1773	4068	337	1147	910	2394	234	5715	5271	11220	1877	11257	9851	22985
05	MASON	67	109	608	784	15	203	1670	1888	10	343	392	745	7		7	245		524	769	344	655	3194	4193	
06	MT. VERNON	234	255	248	737	187	261	360	808	68	120	607	795	45	75	400	520	255		2000	2255	789	711	3615	5115
07	PROVIDENCE	307	696	1408	2411	245	1148	515	1908	152	1027	1491	2670	108	643	663	1414	117	298	2920	3335	929	3812	6997	11738
08	SPRINGFIELD	1974	1820	616	4410	1780	2217	679	4676	1427	2552	1053	5032	1190	1795	570	3555	2069	1881	1208	5158	8440	10265	4126	22831
15	CITY OF FAIRFAX	2			2	5			5	5			5									12		12	
TOTAL:		5185	7435	6883	19503	6276	8322	7236	21834	5263	7607	7138	20008	3685	4716	3519	11920	5568	10355	14115	30038	25977	38435	38891	103303

Source: UDIS Residential Builder Plans File, April, 1973

Notes:

- 1 See Appendix A for Method, Assumptions, and Limitations.
- 2 Data as of January 1, 1973, except where noted as being more recent in Appendix A.
- 3 All construction activity and builder plans (confidence levels 1 - 9) are included.
- 4 Data for Herndon area is incomplete.
- 5 The indicated completion dates are estimates based on market factors and typical construction lead times. The dates in this report do not take into account the effect of sewer moratoria.
- 6 Townhouse category includes townhouses, duplex, multiplex, and all ownership housing units other than single-family detached and condominium apartment.

SEWERSHED SUMMARY OF CONSTRUCTION ACTIVITY

Fairfax County, Virginia

S.S. CODE	1973				1974				1975				1976				FUTURE YEARS				Total Activity					
	Single Family	Town- house	Apartment	Total 1973	Single Family	Town- house	Apartment	Total 1974	Single Family	Town- house	Apartment	Total 1975	Single Family	Town- house	Apartment	Total 1976	Single Family	Town- house	Apartment	Total Fut. Yr	Single Family	Town- house	Apartment	Total		
A1	HORSEPEN CREEK	186			186	209			-209	201	50		251	211	50		261	254	355		609	1061	455	1516		
A3	HORSEPEN CREEK BRCH	26	365		391	177	87		264													203	452		655	
B1	SUGARLAND RUN	104	405	510	1019	179			179	164			164	85			85					532	405	510	1447	
B2	SUGARLAND RUN	110			110	222	180		402	273		100	373	248		126	374	79			79	932	180	226	1338	
B3	SUGARLAND RUN ⁴	6			6	28			28	29			29				26				26	89			89	
B4	SUGARLAND RUN	48	255	246	549	237	107		344	137	50		187	57	10		67	46	47		93	525	469	246	1240	
C1	NICHOLS RUN	38			38	30			30	18			18	10			10	26			26	122			122	
C2	POND BRANCH	40			40	89			89	87			87	20			20	40			40	276			276	
D1	COLVIN RUN	89		1	90	181			181	158			158	130			130	168			168	726		1	727	
D2	COLVIN RUN	9	198		207	48	10	362	420	177		200	377	151			151	145			145	530	208	562	1300	
D3	DIFFICULT RUN	811	700	852	2363	1434	1410	787	3631	1275	741	1199	3215	875	550	500	1925	900	744	744	2388	5295	4145	4082	13522	
E1	SCOTTS RUN	58	87	507	652	151	14	984	1149	86			86	11			11	20			31	346	101	1491	1918	
E2	BULL NECK RUN	44			44	33			33	3			3	2			2	12			2	12	94		94	
F	DEAD RUN	45			45	31	76	544	651	21		172	193	18		300	318	133		544	677	248	76	1560	1884	
G1	PIMMIT	143	15	338	496	210	211	100	521	199	100	197	496	33	57		90	96			96	681	383	635	1699	
G2	LITTLE PIMMIT	52			52	69			69	33			33	31			31	15			15	200			200	
G3	TURKEY RUN	7			7	4			4	2			2	2			2				15				15	
H	FOUR MILE RUN	10			10	2		150	152	2			2	2			2				400	400	16		550	556
I1	CAMERON	98	195	608	901	34	194	1521	1749	12	93	791	896	7	66		73	91		40	131	242	548	2960	3750	
I1	CAMERON	1	22		23						46		46								1	68			69	
I3	CAMERON	86	918	224	1228	177	773	638	1588	93	904	452	1449	31	200	260	491	372	260	288	920	759	3055	1862	5676	
J3	WESTGATE	7		221	228	30		110	140	4	20	377	401	4		400	404	197		2000	2197	242	20	3108	3370	
K	LITTLE HUNTING CREEK	199	324	658	1181	125	458	543	1126	54	332	430	816	49	245		294	74	170		244	501	1529	1631	3661	
L	DOGUE CREEK	344	428	180	952	283	183	219	685	462	497	1113	2072	313	403	450	1166	55	5100	5000	10155	1457	6611	6962	15030	
M1	ACCOTINK CREEK	58	205	1130	1393	23	324	482	829	9	150	282	441	2	141		143	12		960	972	104	820	2854	3778	
M2	ACCOTINK CREEK	311	565	1056	1932	226	496	100	822	109	840	359	1308	92	436	663	1191	110	298	1920	2328	848	2635	4098	7581	
M3	ACCOTINK CREEK	188	307	352	847	130	642	211	983	116	667	480	1263	107	500	470	1077	251	600	896	1747	792	2716	2409	5917	
M4	LONG BRANCH	15	314		329	17	532		549	10	453		463	5	294		299	10	135		145	57	1728		1785	
N	POHICK	1722	1899		3621	1428	2028	400	3856	1143	2072	936	4151	946	1375	300	2621	1363	1331	423	3117	6602	8705	2059	17366	
P	MILL BRANCH	26			26	18			18	16			16	12			12	123			123	195			195	
Q1	OCCOQUAN	104			104	183			183	152			152	131			131	342			342	912			912	
R	POPES HEAD CREEK	61			61	151			151	119			119	97			97	189			189	617			617	
S1	LITTLE ROCKY	1			1																1				1	
S2	JOHNNY MOORE	6			6	9			9	3			3	3			3	3			3	24			24	
T1	CUB RUN					48			48		48		48									96			96	
T2	CUB RUN	89			89	3	125		128	3	124		127									95	249		344	
T3	CUB RUN	38	38		76	105	200		305	93	200		293		239		239	416			416	652	677		1329	
T4	CUB RUN	5			5																	5			5	
T5	CUB RUN		195		195		224	85	309		220	50	270		150	50	200		1315	900	2215		2104	1085	3189	
TOTAL:		5185	7435	6883	19503	6276	8322	7236	21834	5263	7607	7138	20008	3685	4716	3519	11920	5568	10355	14115	30038	25977	38435	38891	103303	
Source:		UDIS Residential Builder Plans File, April, 1973																								
Notes:		<ol style="list-style-type: none"> See Appendix A for Method, Assumptions, and Limitations. Data as of January 1, 1973, except where noted as being more recent in Appendix A. All construction activity and builder plans (confidence levels 1-9) are included. Data for Herndon area is incomplete. The indicated completion dates are estimates based on market factors and typical construction lead times. The dates in this report do not take into account the effect of sewer moratoria. Townhouse category includes townhouses, duplex, multiplex, and all ownership housing units other than single-family detached and condominium apartment. 																								

HOUSING UNITS UNDER CONSTRUCTION (CL-9)

Summarized By Sewershed
 With Estimated Year of Completion
 Fairfax County, Virginia

S. S. Code	SEWERSHED	1973				1974				1975				1976				FUTURE YEARS				Total Under Construction	CL-9		
		Single Family	Townhouse	Apartment	Total	Single Family	Townhouse	Apartment	Total	Single Family	Townhouse	Apartment	Total	Single Family	Townhouse	Apartment	Total	Single Family	Townhouse	Apartment	Total				
A1	HORSEPEN CREEK	24			24																24		24		
B1	SUGARLAND RUN	64	286	326	676																64	286	326	676	
B2	SUGARLAND RUN	32			32																32			32	
B3	SUGARLAND RUN	5			5																5			5	
B4	SUGARLAND RUN	48	140	246	434																48	140	246	434	
C1	NICHOLS RUN	22			22																22			22	
C2	POND BRANCH	28			28																28			28	
D1	COLVIN RUN	49		1	50																49		1	50	
D2	COLVIN RUN	9	198		207																9	198		207	
D3	DIFFICULT RUN	525	460	852	1837																525	460	852	1837	
E1	SCOTTS RUN	35	78	507	620																35	78	507	620	
E2	BULL NECK RUN	42			42																42			42	
F	DEAD RUN	42			42																42			42	
G1	PIMMIT	119	15	338	472																119	15	338	472	
G2	LITTLE PIMMIT	47			47																47			47	
G3	TURKEY RUN	4			4																4			4	
H	FOUR MILE RUN	9			9			940	940												9			940	940
I1	CAMERON	82	88	608	778																82	88	608	778	
I2	CAMERON	1	22		23																1	22		23	
I3	CAMERON	80	359	224	663																80	359	224	663	
J3	WESTGATE	6		221	227																6		221	227	
K	LITTLE HUNTING CRK	97	158	658	913																97	158	658	913	
L	DOGUE CREEK	157	243		400																157	243		400	
M1	ACCOTINK CREEK	50	152	1130	1332																50	152	1130	1332	
M2	ACCOTINK CREEK	217	519	542	1278																217	519	542	1278	
M3	ACCOTINK CREEK	78	197	209	484																78	197	209	484	
M4	LONG BRANCH	8	119		127																8	119		127	
N	POHICK	1110	1184		2294																1110	1184		2294	
P	MILL BRANCH	25			25																25			25	
Q1	OCCOQUAN	73			73																73			73	
R	POPES HEAD CREEK	32			32																32			32	
S1	LITTLE ROCKY	1			1																1			1	
S2	JOHNNY MOORE	6			6																6			6	
T2	CUB RUN	83			83																83			83	
T3	CUB RUN	8	38		46																8	38		46	
T4	CUB RUN	3			3																3			3	
T5	CUB RUN		101		101																	101		101	
TOTALS:		3221	4357	5862	13440			940	940												3221	4357	6802	14380	

Source: UDIS Residential Builder Plans File, April, 1973

- Notes:
- 1 See Appendix A for Method, Assumptions, and Limitations.
 - 2 Data as of January 1, 1973.
 - 3 The indicated completion dates are estimates based on market factors and typical construction lead times. The dates on this report are unaffected by sewer moratoria.
 - 4 Townhouse category includes townhouses, duplex, multiplex, and all ownership housing units other than single-family detached and condominium apartment.

OUTSTANDING BUILDING PERMITS - NOT YET STARTED (CL-8)

Summarized By Sewershed
With Estimated Year of Completion
Fairfax County, Virginia

S.S. Code	1973				1974				1975				1976				FUTURE YEARS				Total Under Construction		
	Single Family	Townhouse	Apartment	Total	Single Family	Townhouse	Apartment	Total	Single Family	Townhouse	Apartment	Total	Single Family	Townhouse	Apartment	Total	Single Family	Townhouse	Apartment	Total	Single Family	Townhouse	Apartment
A1 HORSEPEN CREEK	162			162																162			162
A3 HORSEPEN CRK F BRCH	26	365		391																26	365		391
B1 SUGARLAND RUN	40	104	184	328	5			5												45	104	184	333
B2 SUGARLAND RUN					48			48												48			48
B3 SUGARLAND RUN					3			3												3			3
B4 SUGARLAND RUN		115		115	68			68												68	115		183
C1 NICHOLS RUN	15			15	4			4												19			19
C2 POND BRANCH	6			6	4			4												10			10
D1 COLVIN RUN	8			8	13			13												21			21
D2 COLVIN RUN					1			1												1			1
D2... DIFFICULT RUN	200	61		261	202	100		302												402	161		563
E1 SCGTT'S RUN	1			1	8		235	243												9		235	244
E2 BULL NECK RUN	2			2	23			23												25			25
F DEAD RUN					7			7												7			7
G1 PIMMIT	16			16	4	1		5												20	1		21
G2 LITTLE PIMMIT	2			2	1			1												3			3
H FOUR MILE RUN	1			1																1			1
I1 CAMERON	13	101		114			1	1												13	101	1	115
I3 CAMERON	4	532		536	11			11												15	532		536
J3 WESTGATE	1			1	1			1												2			2
K LITTLE HUNTING CRK	54	60		114	8	172	250	430												62	232	250	544
L DOGUE CREEK	171	61	180	412	162	58		220												333	119	180	632
M1 ACCOTINK CREEK	5	37		42			224	224												5	37	224	266
M2 ACCOTINK CREEK	49	46	514	609																49	46	514	609
M3 ACCOTINK CREEK	105	57	143	305	1	130		131												106	187	143	436
M4 LONG BRANCH		120		120	1	50		51												1	170		171
N POHICK	576	715		1291	170	394		564		97		97								746	1206		1952
P MILL BRANCH	1			1																1			1
Q1 OCCOQUAN	9			9	3			3												12			12
R POPES HEAD CREEK	2			2	1			1												3			3
S2 JOHNNY					2			2												2			2
T2 CUB RUN	2			2																2			2
T5 CUB RUN		85		85																85			85
TOTAL:	1471	2459	1021	4951	751	905	710	2366		97		97								2222	3461	1731	7414

Source: UDIS Residential Builder Plans File, April, 1973

- Notes:
- 1 See Appendix A for Method, Assumptions, and Limitations.
 - 2 Data as of January 1, 1973.
 - 3 The indicated completion dates are estimates based on market factors and typical construction lead times. The dates on this report are unaffected by sewer moratoria.
 - 4 Townhouse category includes townhouses, duplex, multiplex, and all ownership housing units other than single-family detached and condominium apartment.

UNITS IN APPROVED SITE PLANS AND SUBDIVISION PLATS (CL-7) WITHOUT BUILDING PERMITS

Summarized By Sewershed
With Estimated Year of Completion
Fairfax County, Virginia

S.S. SEWERSHED Code	1973			1974			1975			1976			FUTURE YEARS				Total Under Construction						
	Single Family	Town- house	Apart- ment	Total 1973	Single Family	Town- house	Apart- ment	Total 1974	Single Family	Town- house	Apart- ment	Total 1975	Single Family	Town- house	Apart- ment	Total 1976	Fut. Yr.	Single Family	Town- house	Apart- ment	Total CL-7		
A1 HORSEPEN CREEK				26			26	4			4	4			4	32				32	66		66
A3 HORSEPEN CRK F BRCH				177	87		264													177	87		264
B1 SUGARLAND		15		15	174		174	164			164	85			85					423	15		438
B2 SUGARLAND	4			4	3		7	23			23					9				9	39		39
B3 SUGARLAND ³															26					26	26		26
B4 SUGARLAND				19	67		86	36	10		46	7	10		17		47		47	62	134		196
C1 NICHOLS RUN	1			1	23		23	15			15	10			10	26				26	75		75
C2 POND BRANCH	6			6	30		30	23			23	19			19	36				36	114		114
D1 COLVIN RUN	12			12	42		42	41			41	19			19	45				45	159		159
D2 COLVIN RUN				22	10	262	294	18	200		218	1			1					41	10	462	513
D3 DIFFCULT RUN	75	63		138	366	301	667	200	11		211	96			96	74				74	811	375	1186
E1 SCOTTS RUN	17	9		26	32	14	46	28			28	11			11	20				20	108	23	131
E2 BULL NECK RUN				2			2	3			3	2			2	12				12	19		19
F DEAD RUN	3			3	17		20	289	21		21	18			18	133				133	192	272	464
G1 PIMMIT	8			8	41		49	41	41		41	14			14	56				56	160		160
G2 LITTLE PIMMIT	3			3	68		71	68	33		68	31			31	15				15	150		150
G3 TURKEY RUN	3			3	4		7	4	2		6	2			2						11		11
H FOUR MILE RUN				2			2	2			2	2			2						6		6
I1 CAMERON				30	22		52	12			12	7			7	91				91	140	22	162
I3 CAMERON	2			2	50	82	134	350	40		40	26			26	367	128			495	485	82	346
J3 WESTGATE				4			4	4			4	4			4	197				197	209		209
K LITTLE HUNTING CRK	23	80		103	47		150	47	22	174	196	16	170		186	74	170			244	182	594	776
L DOGUE CREEK				76			76	141			141	13			13	17				17	247		247
M1 ACCOTINK CREEK	3			3	11	46	57	9			9	2			2	12				12	37	46	83
M2 ACCOTINK CREEK	27			27	124	283	407	79			79	85			85	110				110	425	283	708
M3 ACCOTINK CREEK	5	53		58	21	42	107	11			11	7			7	60				60	104	95	243
M4 LONG BRANCH	2			2	11	137	148	8	127		135	5			5	10				10	36	264	300
N POHICK	36			36	434	474	908	62	107		169	30			30	126				126	688	581	1269
P MILL BRANCH				16			16	16			16	12			12	123				123	167		167
Q1 OCCOQUAN	22			22	142		142	119			119	101			101	312				312	696		696
R POPES HEAD CREEK	27			27	56		56	23			23	10			10	128				128	244		244
S2 JOHNNY MOORE				5			5	1			1	1			1	3				3	10		10
T2 CUB RUN	4			4	3	125	128	3	124		127										10	249	259
T3 CUB RUN	30			30	45		45	37			37										112		112
T4 CUB RUN	2			2																	2		2
T5 CUB RUN		9		9		71	71			70	70											150	150
TOTAL:	315	229		544	2123	1761	796	4680	1241	623	200	2064	640	180	820	2114	217	128	2459	6433	3010	1124	10567

Source: UDIS Residential Builder Plans File, April, 1973

- Notes:
- 1 See Appendix A for Method, Assumptions, and Limitations.
 - 2 Data as of March 15, 1973.
 - 3 Data for Herndon area is incomplete.
 - 4 The indicated completion dates are estimates based on market factors and typical construction lead times. The dates in this report do not take into account the effect of sewer moratoria.
 - 5 Townhouse category includes townhouses, duplex, multiplex, and all ownership housing units other than single-family detached and condominium apartment.

UNITS IN SITE PLANS AND SUBDIVISION PLATS - UNDER REVIEW (CL-6)

REPORT CA-8d

Summarized By Sewershed
With Estimated Year of Completion
Fairfax County, Virginia

S.S. Code	1973			1974			1975			1976			FUTURE YEARS				Total Under Construction						
	Single Family	Townhouse	Apartment	Total 1973	Single Family	Townhouse	Apartment	Total 1974	Single Family	Townhouse	Apartment	Total 1975	Single Family	Townhouse	Apartment	Total	Single Family	Townhouse	Apartment	Total			
A1				107			107	107			107	107			107	107			428		428		
B2	24			24	96		120	125			125	110			110	70			425		425		
B3				25			25	29			29								54		54		
B4				150			150	101			101	50			50	46			347		347		
C1				3			3	3			3								6		6		
C2				55			55	64			64								119		119		
D1	20			20	126		146	117			117	111			111	118			492		492		
D2	11	116		127	578	563	1168	515	125	672	1312	203			203	47			1354	804	1162	3320	
E1				46			46	629			675	37			37				83		629	712	
E2				4			4												4			4	
G1				87	30		117	82			82	19			19	20			208	30		238	
H							150	150													150	150	
I1	3			3	4	25	32	482			511				486	486			1008	70		1078	
I3				13	241	70	324	53			53	5			5	5			76	241	70	387	
K				40	156		196	32			230	262	33		33				105	156	230	491	
L	16			16	45		61	219			264	21			21				38	120		339	
M1					91		91												960	960		1920	
M2	3			3	78	75	153	253	22	251	175	448	7	27	34				68	68	110	353	
M3				51	131		182	55			136	191	50		50	100			100	256	131	487	
M4	5			5	150		155												10	150		160	
N				359	322		681	263	270		533	247	73		320	30	123		153	899	788	1687	
O1				38			38	33			33	30			30	30			30	131		161	
R				94			94	96			96	87			87	61			61	338		399	
T1					48		48		48		48										96	96	
T3				60	200		260	56	200		256		239		239				116	639		755	
S2				2			2	2			2	2			2				6			6	
TOTAL	82	116		198	2066	2032	2140	6238	1813	894	1699	4406	1061	339	1400	672	123	1068	1863	5694	3504	4907	14105

Source: UDIS Residential Builder Plans File, April, 1973

- Notes:
- 1 See Appendix A for Method, Assumptions, and Limitations.
 - 2 Data as of March 15, 1973.
 - 3 Data for Herndon area is incomplete.
 - 4 The indicated completion dates are estimates based on market factors and typical construction lead times. The dates in this report do not take into account the effect of sewer moratoria.
 - 5 Townhouse category includes townhouses, duplex, multiplex, and all ownership housing units other than single-family detached and condominium apartment.

UNITS IN REZONING CASES - RECENTLY GRANTED (CL-5)
 Summarized By Sewershed
 With Estimated Year of Completion
 Fairfax County, Virginia

S. S. CODE SEWERSHED	1973				1974				1975				1976				Future Years				Total Recent Rezoning			
	Single Family	Town- house	Apartment	Total 1973	Single Family	Town- house	Apartment	Total 1974	Single Family	Town- house	Apartment	Total 1975	Single Family	Town- house	Apartment	Total 1976	Single Family	Town- house	Apartment	Total Fut.Yr.	Single Family	Town- house	Apartment	Total CL-5
D1 COLVIN RUN																								
D2 COLVIN RUN							100	100															100	100
D3 DIFFICULT RUN					38	246	97	381	62	300	100	462	62	250		312	229			229	391	796	197	1384
E1 SCOTTS RUN	5			5	65		120	185	21			21									91		120	211
F DEAD RUN						76	272	348			172	172			100	100			544	544		76	1088	1164
G1 PIMMIT					16			16	15			15									31			31
I1 CAMERON						56		56														56		56
I3 CAMERON		27		27		163		163		85		85										275		275
J3 WESTGATE					25			25		20		20						2000	2000		25	20	2000	2045
K LITTLE HUNTING CREEK	25			25	30	50		80		100		100		75		75					55	225		280
L DOGUE CREEK										100		100			100	100							200	200
M2 ACCOTINK CREEK	15			15	20			20									50		50		35	50		85
M3 ACCOTINK CREEK						59		59														59		59
M4 LONG BRANCH		50		50		50		50		130		130		129		129						359		359
N POHICK					24	102	100	226		450		450		333		333		450		450	24	1335	100	1459
T3 CLUB RUN																416			416		416			416
TOTAL:	45	77	0	122	218	802	689	1709	98	1085	372	1555	62	787	200	1049	645	500	2544	3689	1068	3251	3805	8124

Source: UDIS Residential Builder Plans File, April, 1973

- Notes:
- 1 See Appendix A for Method, Assumptions, and Limitations.
 - 2 Data as of March 15, 1973.
 - 3 This report includes rezonings granted during 1972 and the first 2 1/2 months of 1973.
 - 4 Data for Herndon area is incomplete.
 - 5 The indicated completion dates are estimates based on market factors and typical construction lead times. The dates in this report do not take into account the effect of sewer moratoria.
 - 6 Townhouse category includes townhouses, duplex, multiplex, and all ownership housing units other than single-family detached and condominium apartment.

DWELLING UNITS
CURRENT HOUSING INVENTORY PLUS COMMITTED GROWTH PLUS ANTICIPATED GROWTH
Fairfax County, Virginia

COMPONENT OF FUTURE HOUSING INVENTORY	Dwelling Units										
Current Housing Inventory ⁴	157,923										
Committed Growth(CL-8, CL-9) ²	21,794										
Anticipated Growth (CL-6, CL-7) ³	24,672										
Total Units in County (Current plus committed plus anticipated)	204,389										
Sources:		UDIS Parcel File UDIS Residential Builder Plans File, April, 1973									
Notes:		1 See Appendix A for Method, Assumptions, and Limitations regarding Committed and Anticipated Growth. 2 Committed Growth includes dwelling units under construction (CL-9), and other outstanding building permits (CL-8). Data as of January 1, 1973. 3 Anticipated Growth includes approved site plans and subdivision plats (CL-7) and site plans and subdivision plats which are still under review. Data as of March 15, 1973. Data for Herdon area is incomplete. 4 Current unit count as of April 1, 1973. The April 1, 1973 figure is used here in order to be consistent with the date of measurement of committed and anticipated growth.									

COMMITTED AND ANTICIPATED GROWTH BY CENSUS TRACT

Page 1 of 2

REPORT CA-10

Fairfax County, Virginia

CENSUS TRACT	Committed Population	Committed Units	Anticipated Population	Anticipated Units	Total Additional Population	Total Additional Units
001	4	1	218	59	222	60
002	7	2	344	93	351	95
003	41	11	38	10	-79	21
004	26	7	266	72	292	79
005	698	285	1,294	439	1,992	724
006	7	2	435	122	442	124
007	404	115	148	40	552	155
008	155	42	107	29	262	71
009	309	83	311	84	620	167
010	11	3	30	8	41	11
011	88	24	241	65	329	89
013	138	37	1,901	514	2,039	551
014	4	1	406	116	410	117
015	15	4	41	11	56	15
016	123	33	242	65	365	98
017	51	14	89	24	140	38
018						
019	598	241			598	241
020	416	118	458	128	874	246
021	229	62	400	108	629	170
022	67	18	577	156	644	174
023	723	206	1,201	342	1,924	548
024	1,611	513	728	197	2,339	710
025	2,887	1,024	1,799	514	4,686	1,538
027	1,727	543	619	244	2,346	787
029	1,706	487	416	118	2,122	605
030	942	371	352	95	1,294	466
031	85	23	152	41	237	64
032	4,524	1,257	1,423	400	5,947	1,657
034	312	89	30	8	342	97
035	34	9	725	197	759	206
036			298	124	298	124
037	4,148	1,153	4,187	1,160	8,335	2,313
038	1,060	406	81	23	1,141	429
041	280	75	2,786	753	3,066	828
042	4,844	1,343	3,454	957	8,298	2,300
043	152	50	1,154	338	1,306	388
044			360	150	360	150
045						
046	26	7	23	6	49	13
047	4	1	41	11	45	12
048	1,463	609			1,463	609
052	11	3	325	89	336	92
053	2,271	944	1,161	483	3,432	1,427
054	153	41	18	5	171	46
055						
056	58	16	78	21	136	37
057	352	99	37	10	389	109
058	4	1	7	2	11	3
059	4	1			4	1
060	383	109	299	85	682	194
061	1,222	334	1,346	363	2,568	697
062	1,162	425			1,162	425
063	1,336	450	538	222	1,874	672

COMMITTED AND ANTICIPATED GROWTH BY CENSUS TRACT
 Page 2 of 2
 Fairfax County, Virginia

CENSUS TRACT	Committed Population	Committed Units	Anticipated Population	Anticipated Units	Total Additional Population	Total Additional Units
064	1,525	434	828	255	2,353	689
065	1,015	290			1,015	290
066	351	95	194	52	545	147
067	163	45	1,221	501	1,384	546
068	5,252	1,989	2,288	671	7,540	2,660
069	733	208	159	57	892	265
070			88	25	88	25
071	4	1	41	11	45	12
072	8	2	11	3	19	5
073	26	7	1,606	490	1,632	497
074	58	16	199	54	257	70
075	7	2			7	2
076	338	91	1,254	338	1,592	429
077	30	8	60	16	90	24
078	517	139	2,956	798	3,473	937
079	233	63	326	88	559	151
080	70	19	1,267	438	1,337	457
081	212	58	143	39	355	97
082	192	52	469	127	661	179
083	2,072	825	1,821	714	3,893	1,539
084	52	14	475	130	527	144
085	34	9	22	6	56	15
086	986	385	448	121	1,434	506
087	12	3	66	18	78	21
088	68	18	281	76	349	94
089	887	326	1,825	493	2,712	819
090	460	129	1,821	499	2,281	628
091	864	242	163	44	1,027	286
092	8,209	2,757	8,622	2,787	16,831	5,544
093	1,614	438	855	231	2,469	669
094	2,637	732	7,853	2,131	10,490	2,863
095	584	158	4,206	1,411	4,790	1,569
096	63	17	14	4	77	21
097	19	5	7	2	26	7
098	15	4	70	19	85	23
099	59	16	26	7	85	23
100	438	122	2,628	1,052	3,066	1,174
101	67	18	151	41	218	59
102	163	46	3,081	867	3,244	913
103	326	88	924	263	1,250	351
104	656	187	525	150	1,181	337
105	31	8	1,108	299	1,139	307
106	125	33	864	233	989	266
107	4	1			4	1
111	7	2	37	10	44	12
TOTAL:	68,061	21,794	82,187	24,672	150,248	46,466

Source: UDIS Residential Builder Plans File, April, 1973

Notes: 1 See Appendix A for Method, Assumptions, and Limitations.
 2 Data as of January 1, 1973.
 3 Committed Growth includes housing units under construction (CL-9) and housing units for which there are building permits outstanding, but no recorded starts (CL-8).
 Anticipated Growth includes housing units for which site plans or subdivision plots are under review (CL-6), or for which such plans have been approved (CL-7).
 4 Data for Herndon area is incomplete.

SECTION IV
POPULATION REPORTS

CURRENT POPULATION¹
Fairfax County, Virginia

MAG.	Population In	Population In	Total
DIST. MAGISTERIAL CODE DISTRICT	Households	Military and Group Qtrs. ⁶	Population
01 CENTREVILLE ²	88,936	393	89,329
02 DRANESVILLE ³	65,895	139	66,034
03 ANNANDALE	61,931	109	62,040
04 LEE	64,048	6,778 ⁷	70,826
05 MASON	65,922	217	66,139
06 MT. VERNON	64,257	86	64,343
07 PROVIDENCE	71,812	164	71,976
08 SPRINGFIELD ⁴	64,114	6,726 ⁸	70,840
TOTAL COUNTY	546,915	14,612	561,527

Source: UDIS Parcel File, July, 1973

Notes: 1 Data on population in households derived from a housing unit count performed in July, 1973. The following factors were used to convert housing units into estimated population:

Type	Persons/DU
Single Family	3.7
Duplex	3.7
Townhouses	3.5
Mobile Homes	2.9
Garden Apartments	3.0
Elevator Apartments	1.8

- 2 Includes the Town of Vienna.
- 3 Includes the Town of Herndon.
- 4 Includes the Town of Clifton.
- 5 Excludes the cities of Fairfax and Falls Church.
- 6 Based on 1970 Census figures except for Fort Belvoir and Lorton which are current figures.
- 7 Includes the part of Fort Belvoir in Lee District.
- 8 Includes Lorton and the part of Fort Belvoir in Springfield District.

REPORT P-3
 POPULATION - FUTURE ESTIMATES
 Fairfax County, Virginia

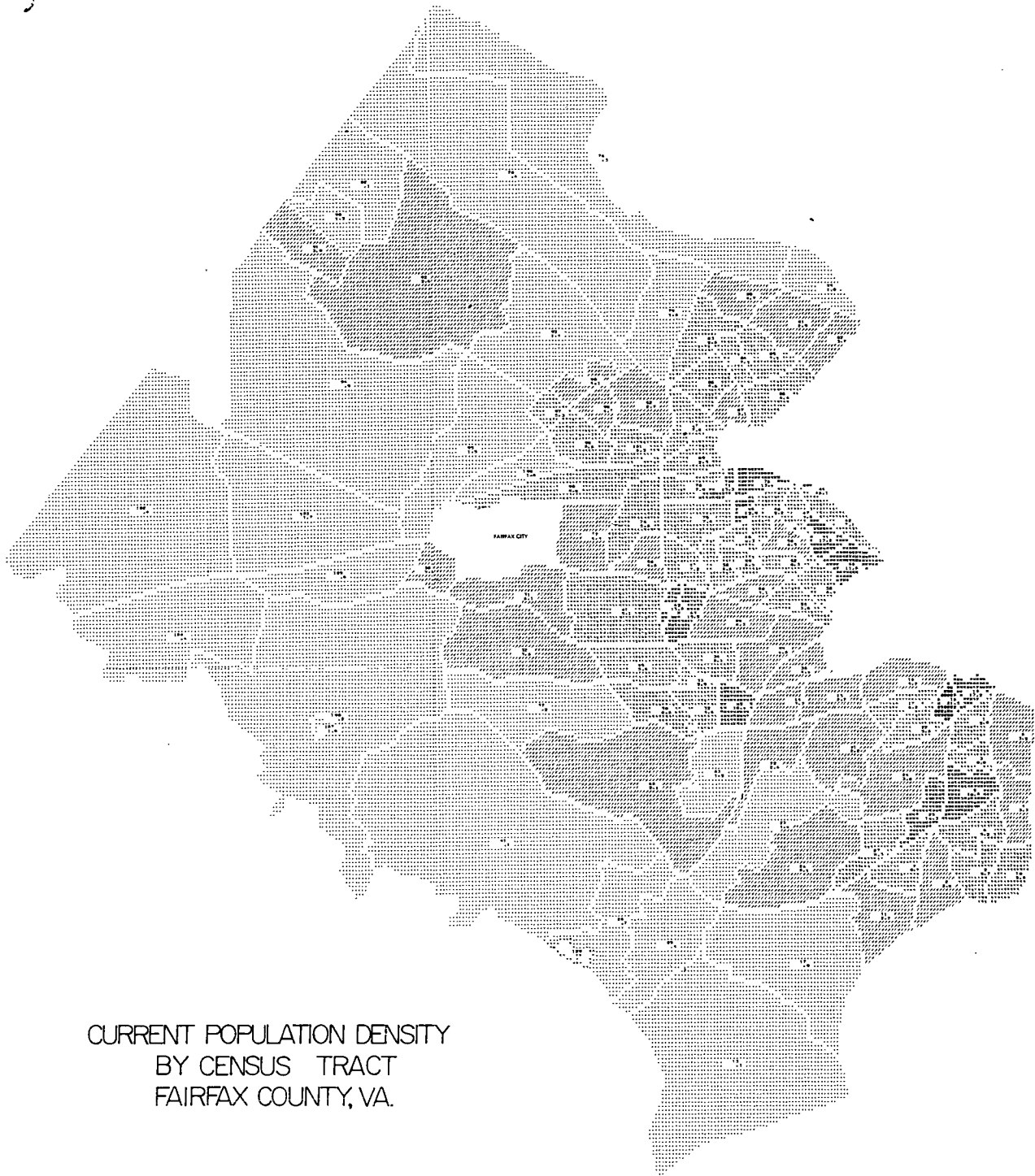
8/1/73

1. Population and housing estimates for Fairfax County appear in the following table:

	<u>Jan. 1, 1973^a</u>	<u>June 1, 1973^b</u>	<u>Jan. 1, 1974</u>	<u>July 1, 1974</u>	<u>Jan. 1, 1975</u>
Dwelling Units	155,460	160,000	170,000 ^c	177,000 ^e	181,800 ^f
Population	533,900	547,650	577,650 ^d	598,650 ^d	613,050 ^d

2. These estimates are based primarily on the number of outstanding building permits. The figures reflect a fairly rapid build out of the more than 17,000 outstanding permits in a period of slightly more than one year. Thereafter, the monthly rate of completions will drop sharply.

- a Housing unit and population figures as reported by the Five Year Plan.
- b Figures reported in memo "Population and Housing Estimates by Magisterial District," dated June 1, 1973. The discrepancies between the June 1, 1973 figures reported in this table and the July, 1973 figures appearing in Reports DU- and P-1 are discussed on page I-3 of the Standard Reports.
- c Reflects estimated completion rate of 1,430 units per month during the period of June 1, 1973 through January 1, 1974.
- d Assumes an average household size of 3.0 for all new units.
- e Reflects estimated completion rate of 1,160 units per month during the period of January 1, 1974 through July 1, 1974.
- f Reflects estimated completion rate of 800 units per month during the latter half of calendar year of 1974.

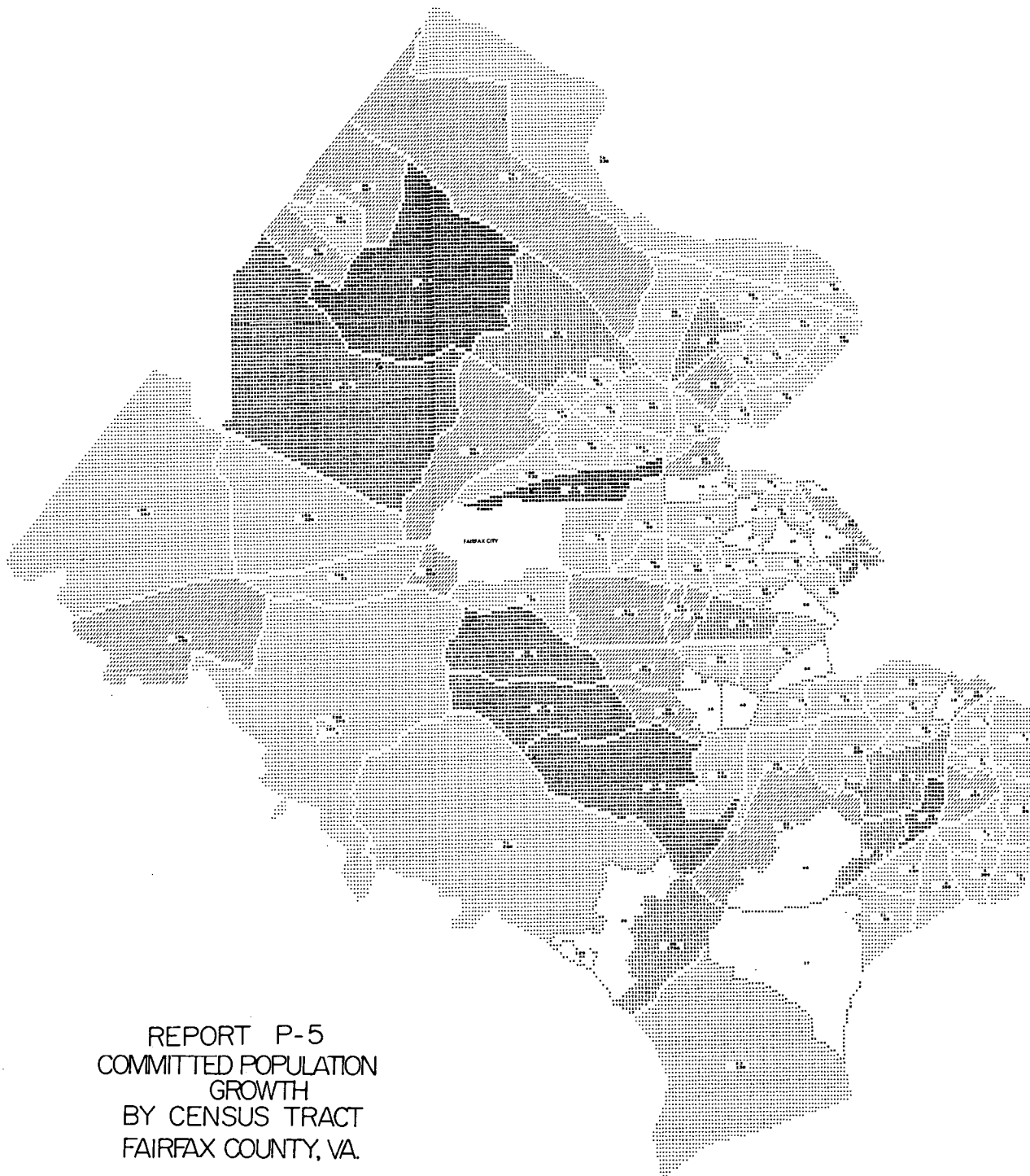


CURRENT POPULATION DENSITY
 BY CENSUS TRACT
 FAIRFAX COUNTY, VA.

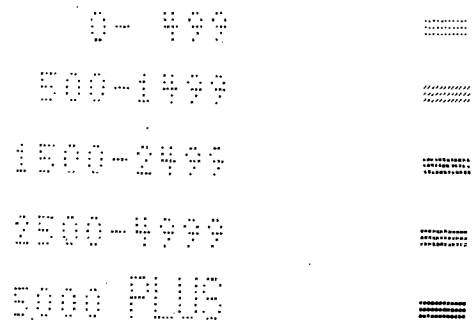
0.0 - 1.9	=====
2.0 - 4.9	=====
5.0 - 8.9	=====
9.0 - 19.9	=====
20.0 PLUS	=====

SOURCE - UDIS 1973

NOTE: WITHIN EACH CENSUS TRACT, THE "X" MARKS IDENTIFY THE CENSUS TRACT, AND THE NUMBER REFERS TO THE POPULATION DENSITY PER ACRE.

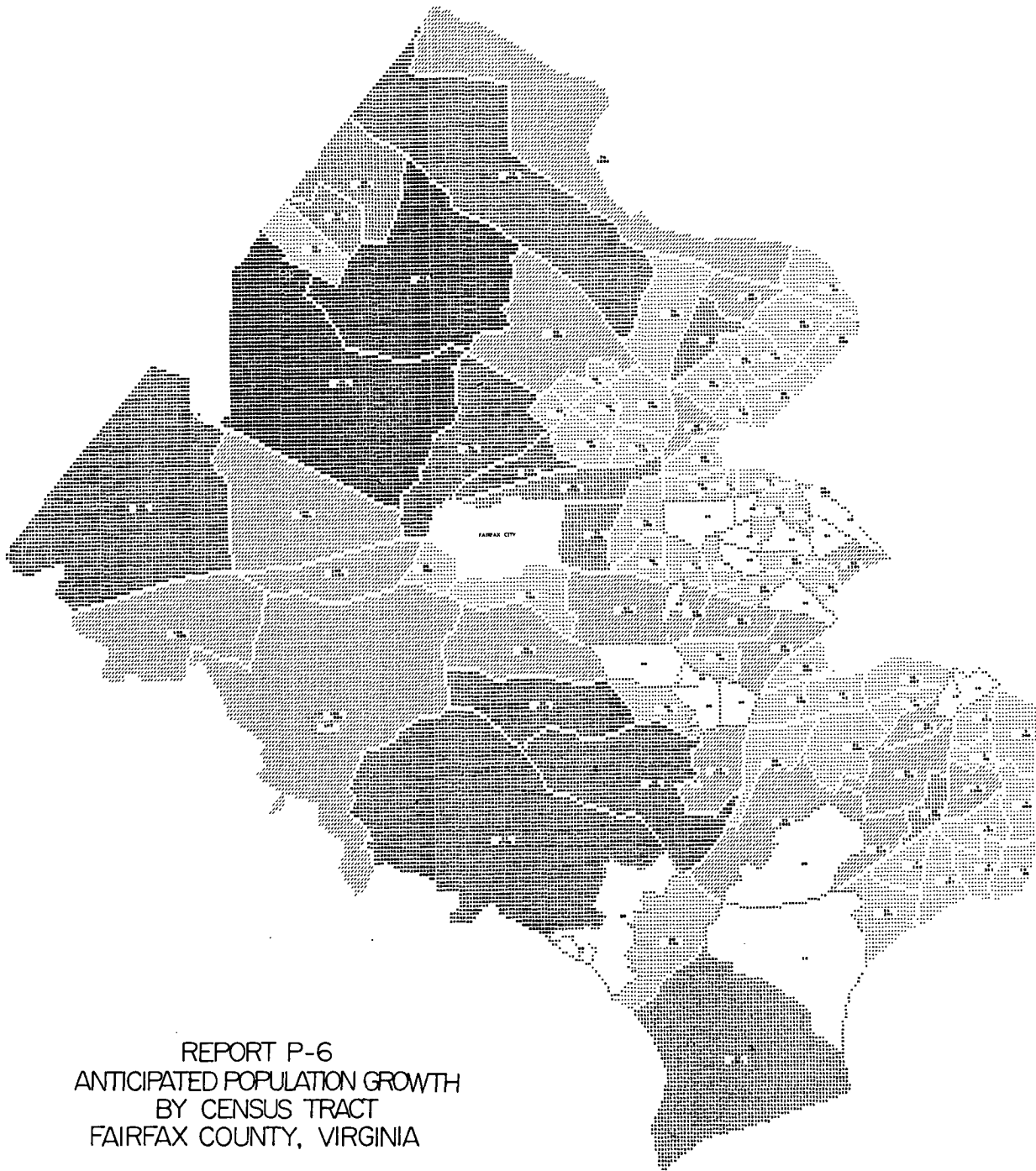


REPORT P-5
 COMMITTED POPULATION
 GROWTH
 BY CENSUS TRACT
 FAIRFAX COUNTY, VA.



SOURCE - UDIS 1973

NOTE: WITHIN EACH CENSUS TRACT SCHEMATIC THE TOP NUMBER IDENTIFIES THE CENSUS TRACT, AND THE BOTTOM NUMBER REFERS TO THE ACTUAL POPULATION GROWTH COUNT.

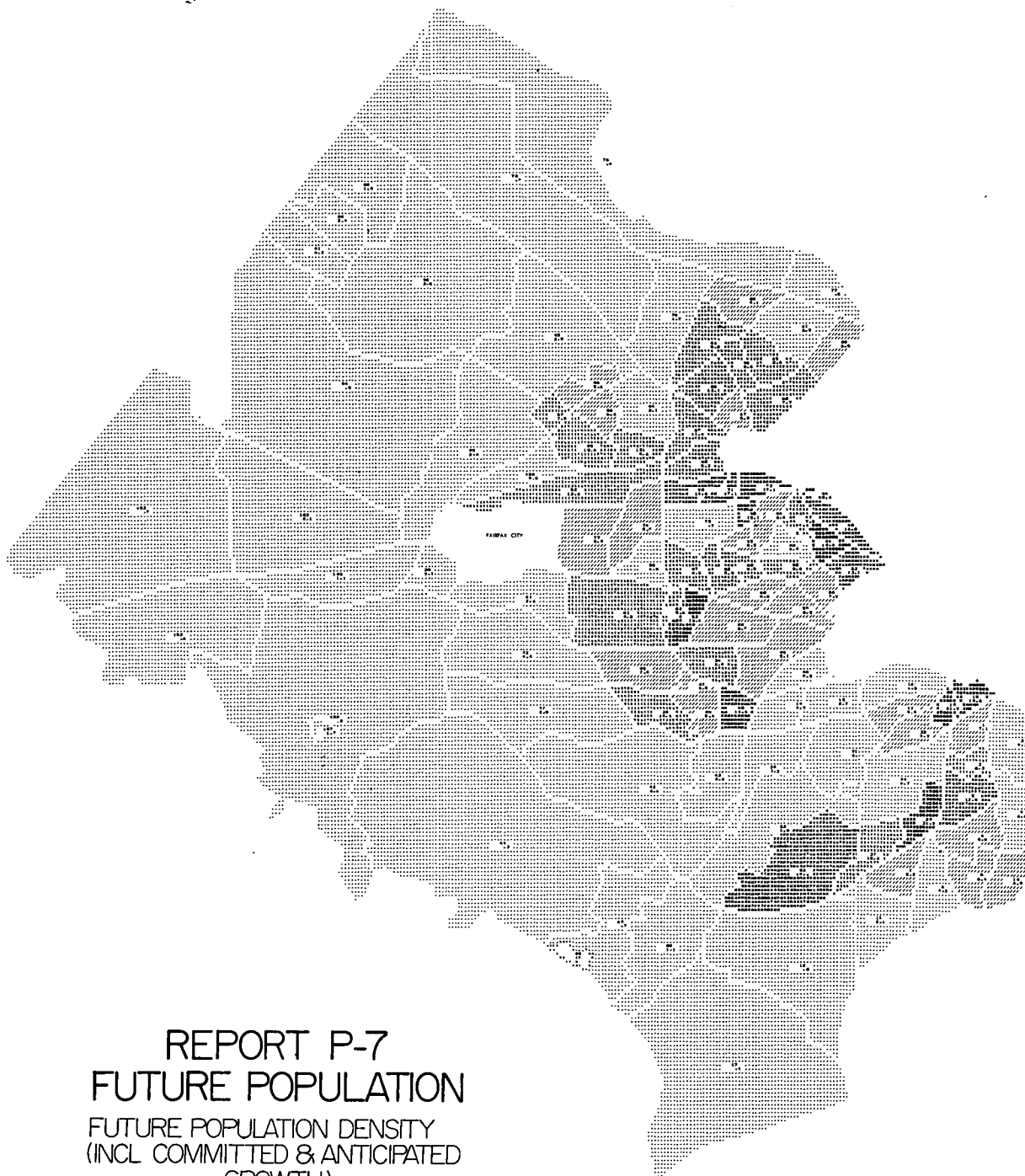


REPORT P-6
 ANTICIPATED POPULATION GROWTH
 BY CENSUS TRACT
 FAIRFAX COUNTY, VIRGINIA

0- 499
500-1499
1500-2499
2500-4999
5000 PLUS

SOURCE - UDIS 1973

NOTE - WITHIN EACH CENSUS TRACT ACCORDING TO THE TOP NUMBER IDENTIFIES THE CENSUS TRACT, AND THE BOTTOM NUMBER REFERS TO THE ACTUAL POPULATION GROWTH COUNT.



REPORT P-7
 FUTURE POPULATION
 FUTURE POPULATION DENSITY
 (INCL COMMITTED & ANTICIPATED
 GROWTH)
 BY CENSUS TRACT
 FAIRFAX COUNTY, VIRGINIA
 POPULATION
 PER ACRE

0.0- 4.9	▬▬▬▬
5.0- 7.4	▬▬▬▬
7.5-12.4	▬▬▬▬
12.5-17.4	▬▬▬▬
17.5 PLUS	▬▬▬▬

SOURCE - UDIS 1973

NOTE: WITHIN EACH CENSUS TRACT BOUNDARY, THE TOP NUMBER IDENTIFIES THE CENSUS TRACT, AND THE BOTTOM NUMBER REFERS TO THE POPULATION DENSITY PER ACRE.

SECTION V
LAND USE REPORTS

ACRES OF LAND BY ZONING CLASSIFICATION
By Magisterial District
Fairfax County, Virginia

ZONE CODE	ZONE CLASS	Centreville ¹ 01	Dranesville ² 02	Annandale 03	Lee 04	Mason 05	Mt. Vernon 06	Providence 07	Springfield ³ 08	Clifton 10	Herndon 12	Vienna 13	Total
010	RPC	4,478					1	1	604				5,084
020	PDH, PDH-3		9	126	206			65	570				976
030	RM-1				52		117			30			199
040	PAD							156					156
050	RM-2	67	128	199	488	257	130	188	25		1		1,483
060	RM-2G	66	131	88	219	63	50	416	42				1,075
070	RM-2H	1	36			35		36					108
080	RM-2M		47	6		43	27	9					132
100	RM-3	82			82			1					165
110	RT-10	187	21	6	214	15	48	31	29				551
111	RT-5	9				34			31				74
112	RTC-10	112	67	106	78		2	213	85				663
113	RTC-5			28				55	101				184
116	R-5				7				29				36
118	RR-6						14						14
120	R-10	4	961	354	862	426	648	1,266	292			1	4,814
140	R-12.5	1,129	1,932	2,627	3,650	2,328	2,755	1,536	1,226			14	17,197
141	R-12.5C	1,115	50	263	374	49	31		1,070				2,952
160	R-17	707	1,233	953	518	1,022	904	172	55				5,664
161	R-17-C	508	252	801	10	27	10	188	1,095				2,891
180	RE-0.5	688	743	1,143	135	1,641	2,628	1,219	877		58		9,132
181	RE-0.5-C	389	322	16			200	72	213				1,212
200	RE-1	44,173	13,305	2,020	7,310	273	322	3,721	59,425		12		130,561
221	RE-1-C	604	196					18	7				825
220	RE-2	4,103	15,756		1		1		8,330		5		28,196
221	RE-2-C	35	140										175
240	PREDOM. RES.	4,481	835	200	658	92	91	577	1,587				8,521
245	PREDOM. RES. CLUSTER	297	2	13					145				457
246	RA	39	72						23				134
250	C-O		11	32	5	39	3	101	2				193
260	C-OL	2	18	15	3	10	4	4	8				64
261	C-OH		120	27	12	7		29					195
270	C-G	203	60		264	138	272	126	66				1,129
290	C-DM	16	7	10	44	12	1	7	5				102
300	C-RMH		47			4	143	34					228
310	C-N	11	20	8	48	26	40	45	28				226
330	C-D	134	80	112	270	225	31	89	145				1,086
335	PDC					318		9					327
340	PREDOM. COMM.	72	264	19	82	42	112	67	89				747
350	I-1		53		5	15							73
370	I-S	20		2	13			44					79
390	I-P	217	226	30	300	25		40	46				884
410	I-L	331	66	64	161	5	10	257	397				1,291
430	I-G	79		206	352			1	123				761
450	PREDOM. IND.	428	24	275	253	169		33	106				1,288
470	PL	84	90	342	153	109	1,048	167	824				2,817
	OTHER	469	182	8	95	1	6	28	370	119	2,474	2,308	6,060
	TOTAL:	65,339	37,505	10,100	17,027	7,450	9,649	11,019	78,074	149	2,550	2,323	241,185

Notes: 1 Excludes Town of Vienna.
2 Excludes Town of Herndon.
3 Excludes Town of Clifton.
4 Figures may not add due to rounding.

ACRES OF LAND BY LAND USE CATEGORY
 By Magisterial District
 Fairfax County, Virginia
 Page 1 of 2.

LAND USE	Centreville ¹	Dranesville ²	Annandale	Lee	Mason	Mt. Vernon	Providence	Springfield ³	Clifton	Herdon	Vienna	Total
CODE LAND USE	01	02	03	04	05	06	07	08	10	12	13	
01 Single Family Dwelling	25,068	16,972	5,244	5,791	4,195	4,663	5,419	20,542	72	995	1,556	90,517
02 Apartments	249	109	237	269	385	259	505	115		78	23	2,229
03 Store	28	21	56	80	61	17	50	25	1	4	11	354
04 Garage	19	3	4	4	13	1	8	5		3	1	61
05 Service Station	38	26	19	37	32	20	32	18		4	5	231
06 Factory	48	38	17	44	9		49	9		10	1	225
07 Office	148	123	41	58	40	24	67	33		11	57	602
08 Vacant Land	28,284	14,978	1,578	7,773	1,514	1,488	2,993	33,649	69	1,127	196	93,649
09 Church	159	215	155	147	94	101	112	142	4	45	39	1,213
10 School	251	647	788	345	255	264	384	377		49	38	3,398
11 Barn and Outhouses	1,515	342	6	59	6	96	23	324	1	7	2	2,381
12 Dwelling Converted to Apts.	156	2	1	3		3	2	2		5	2	176
13 Store&Apt., Garage&Apt.	14	7	4	1	1	5	1	9		1	2	45
14 Outlet Road	1				1	1	2	7				12
15 Financial Institution	3	4	10	9	3	2	6	8		1	4	50
16 Communication Facilities	17	10		211	3	2	5	1		8		257
17 Garage&Car Sales Room	7	16		2	4	23	17	14		2		85
18 Dwelling & Professional	6	5	4	1	3	6	8	2		1	1	37
19 Store & Service Station	10	1	4	40	3	2	1	3		1	1	66
20 Cemetery	9	11	226	52	4	5	219	15		24	2	567
21 Lodge or Club House	585	113	30	34	110	95	43	285	1	1	169	1,466
22 Park	2,172	2,053	1,019	430	292	238	442	6,456		8	60	13,170
23 Utilities	223	268	91	54	6	39	17	964		4	23	1,689
24 Government Services	2,672	645	9	206 ⁴	1	300	129	9,510	1	9	8	13,490
25 Professional Services	17	23	14	3	16	13	18	112		38	7	261
26 Personal Services	1	1	3	1	1	1	1				2	12
27 Business Services	179	109	191	235	75	8	77	98	1	1	20	994
28 Repair Services	6	1	2			2	2	1				14
30 Transportation	4	1		37				20	1	1		64
31 Printing & Publishing			1				1				1	3
32 Contract Construction Svcs.		2	111	7	1		1	3		15	22	162
33 Resource Produc.&Extraction	28	6		133	16	260		260				703
34 Shopping Center	172	121	74	149	141	25	48	78		29	34	871
35 Dwelling & Business	86	86	9	33	6	31	13	19		8	3	294
36 Office-Store-Restaurant	1	3	1	7		13	4	1		1	2	33
37 Carports	37											37
38 Townhouses&Patio House	187	37	30	63	21	22	79	125		9	8	581
39 Restaurant	17	19	7	23	15	17	11	14		1	3	127
40 Duplex Houses	1	1		51	1	102	1	5				162
41 Motels & Hotels	28	1		36	20	51	8	25	1			170
43 Police Station				1								1
44 Trailer Parks	82			97		53		30				262
45 Reformatory	71							3,491				3,562
46 Condominium-Townhouses	5	25		119		18	92	21				280
48 Condominium-Triplex	50	56	2				4					112

ACRES OF LAND BY LAND USE CATEGORY
 By Magisterial District
 Fairfax County, Virginia
 Page 2 of 2.

LAND USE	Centreville ¹	Dranesville ²	Annandale	Lee	Mason	Mt. Vernon	Providence	Springfield ³	Clifton	Herndon	Vienna	Total
CODE LAND USE	01	02	03	04	05	06	07	08	10	12	13	
49 Condominium-Apartment	20		22		35	43						120
51 Condominium-Fiveplex				64		2						66
52 Communal Land Carport Specs.	3											3
55 Private Entertainment Recreation	11	84	6			1	8	15			6	131
56 Commercial Entertain.-Rec.		6	33	2			22					63
57 Public Entertainment Rec.	739	235	46	104	69	1,334	78	616		10	18	3,249
60 Ivakota Farm								256				256
Other	1,914	81	4	214		1	16	366		42		2,638
TOTAL:	65,339	37,505	10,100	17,027	7,450	9,649	11,019	78,074	149	2,550	2,323	341,185

1 Excludes Town of Vienna.
 2 Excludes Town of Herndon.
 3 Excludes Town of Clifton.
 4 Excludes Fort Belvoir. Fort Belvoir in this tabulation is shown entirely under the Springfield column.
 Note: Figures may not add due to rounding.

APPENDICES

APPENDIX A

SUBJECT: UDIS RESIDENTIAL MONITOR SYSTEM: METHOD, ASSUMPTIONS, AND LIMITATIONS

General: The design of the "Bottom Up" Residential Monitor System is based on the assumption that existing county records, if correctly assembled and inter-related, can identify the extent, nature and location of residential construction activity over a five-year period with reasonable accuracy.

Method: The land development process in Fairfax County has been divided into nine identifiable check points. Each check point is associated with a specific county record. In addition the check points indicate progressively higher likelihoods that a given development plan will ultimately result in completed housing units. For this reason the nine check points constitute nine "confidence levels" and can be related to county growth policy alternatives in the following manner:

<u>Check Point</u>	<u>Confidence Level</u>	<u>Growth Policy</u>
● Under Construction	9	Committed Growth
● Building Permit issued but not under construction	8	Committed Growth
● Site Plan and/or Subdivision Plat Approved	7	Anticipated Growth*
● Site Plan and/or Subdivision Plat Submitted	6	Anticipated Growth
● Rezoning Granted	5	Probable Growth
● Rezoning Pending: Likely	4	Probable Growth
● Rezoning Pending: Uncertain	3	Probable Growth
● Rezoning Pending: Unlikely	2	Possible Growth
● Rezoning Denied or Withdrawn (Since June, 1972)	1	Possible Growth

*Approved Subdivision Plats should be considered "Committed Growth" in large lot areas which can use septic tanks.

Files: Pertinent county records regarding the nine check points are compiled into the following files:

- Building Permit File (computer)
- Footings Inspection File (computer)
- Residential Use Permits File (computer)
- Rezoning Case File (computer)
- Builder Plans Monitor Cards (manual)

Printouts from the various computer files are posted manually to the Builder Plans Monitor Cards which subsequently are keypunched and used to create the Master Residential Builder Plans File (computer).

Reports: The Residential Builder Plans File can be used to produce reports in dozens of formats involving different combinations of geographic areas, confidence levels, and methods of tabulation. Initially the following reports were produced:

- Subdivision Summary of Construction Activity
- Sewershed Summary of Construction Activity
- Map Reference Number Summary of Construction Activity
- Subcensus Tract Summary of Construction Activity
- Elementary School Summary of Construction Activity
- Planning District Summary of Construction Activity
- Magisterial District Summary of Construction Activity
- Confidence Level Summary of Construction Activity
- Committed Growth/Anticipated Growth Summary of Construction Activity

Assumptions and Limitations: The monitoring process, for the sake of consistency, requires a careful statement of the assumptions made and the limitations connected with the data. The following items pertain to the monitoring compilation completed in March, 1973.

1. Time Period: The compilation or "Forecast" is effective as of January 1, 1973, although more current data in some cases was tabulated as shown below:
 - Building Permits Information through February, 1973
 - Inspection Data through December 31, 1972
 - Site Plan and subdivision plat data through March 1, 1973
 - Rezoning case data through March 1, 1973
2. Older Subdivisions: In cases of older subdivisions, with some remaining vacant lots, the compilations include only those older subdivisions for which some form of building or inspection activity was recorded since January 1, 1972.
3. Completion Dates, Start Dates, Permit Issue Dates:
 - Completion dates are held to be synonymous with the issue date of Residential Use Permits (RUP). Where the recordation of RUP's lags, a similar delay will appear in the record of completions. Thus many housing units which were substantially completed in 1972 may not be recorded as completions until 1973. Prior to the advent of the RUP midway through 1972, the electrical inspection date was used as a completion date.
 - Footing Inspection Dates are used as Start Dates. It is not necessary that the footings be approved in order to register a construction report.

- Building Permits are considered to be outstanding when the Permit Application is approved, rather than when the permit is actually transmitted to the builder.

4. Rate of Construction:

- The rate of construction in terms of housing units estimated to be completed in specified future years is based on the particular builder's record in previous projects or on an actual builder survey. In either case, the estimate considers also the check point or "confidence level" at which the project stands.
- If the analyst has no information upon which to make a judgement regarding the expected rate of construction, the balance of housing units yet to be built will appear in the "Future Years" column.

5. Confidence Level 7: CL-7's typically show the rate at which the particular builder would be likely to proceed in view of the market situation and his past performance if he is free from constraints such as a sewer hook-up moratorium. It should be noted that non-septic tank construction plans having a confidence level of 7 can be delayed by a sewer moratorium, but not by a rezoning moratorium.

6. Effect of Moratorium on Confidence Levels 8 and 9: In the event that the sewer moratorium continues and/or a rezoning moratorium is imposed, individual building schedules in the CL-8 and CL-9 levels could be effected in the following opposite manners:

- a) CL-8 and CL-9 construction would be accelerated by builders who wish to bring their operations in Fairfax County to a close in order to move to other areas, or to minimize the losses which they would suffer in continuing to operate at less than full speed.
- b) On the other hand, CL-8 and CL-9 construction would be slowed down by builders who decide to wait out the moratoriums. They would reduce their construction rate and work force, and concentrate on trying to hold together a viable nucleus organization to await what they consider to be better times.

7. Assignment of Confidence Levels to Rezoning Cases: Pending rezonings cases are rated according to their likelihood of passage in the judgement of several county staff members working together. When a rezoning case stands up well to sound planning criteria and the staff members' interpretation of current Board policy, the case is assigned a confidence level of 4 which means "Rezoning Likely". On the other hand, when a case is obviously not in accord with current Board policy or sound planning principles, the case is assigned a confidence level of 2, meaning "Rezoning Unlikely". When the staff

members feel unable to estimate the likelihood of rezoning, they assign a confidence level of 3, meaning "Rezoning Uncertain". Rezoning cases which have been withdrawn or denied within the past nine months carry a confidence level of 1. The theory is that these areas are still actively under consideration for development. A rezoning case assumes a confidence level of 5 when it is granted.

(October, 1973)

APPENDIX B
SUMMARY OF ADDITIONS AND REVISIONS

This printing incorporates all reports and all additions and revisions published through October, 1973.

SUPPLEMENT
April, 1974

STANDARD REPORTS

Compiled From The Files Of
The Urban Development Information System
Supplement, April, 1974



Prepared by:
The Office of Research and Statistics
County of Fairfax, Virginia

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: RECIPIENTS OF STANDARD REPORTS **DATE** APRIL 9, 1974
FROM: SAMUEL A. FINZ, DIRECTOR *Samuel A. Finz*
FILE NO: OFFICE OF RESEARCH AND STATISTICS
SUBJECT: STANDARD REPORTS, APRIL, 1974 SUPPLEMENT

REFERENCE

The Office of Research and Statistics, in August, 1973, began publishing Standard Reports on housing, population, land use, and construction activity. Those reports have been distributed widely and apparently are used frequently by both County agencies and the general public.

The attached reports comprise the April, 1974 Supplement to the UDIS Standard Reports. This Supplement should be kept separately in the looseleaf binder which contains all earlier Standard Reports. Updates to many of the earlier Standard Reports are scheduled for publication next month. The updates will include new data and, in some cases, new reports on construction activity.

Additional copies of the Standard Reports, together with revisions and new reports as they are issued, are available at cost through the Administrative Services Division, 5th Floor, 4100 Chain Bridge Road, Fairfax, Virginia 22030.

SAF/WBR/mg

UDIS STANDARD REPORTS
 Supplement, April, 1974
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VACANCY ANALYSIS OF MAJOR RENTAL APARTMENTS
AND TOWNHOUSE PROJECTS

Survey Conducted in January, 1974

There are 41,371 units in major apartment and townhouse rental projects in Fairfax County. This figure includes 3,947 units that are less than one year old, which are not included in the vacancy analysis because they have a higher vacancy rate (17.2%) than the older, established projects. Based on a 99% sample of the remaining units, there are 1,321 vacant units among the 36,942 surveyed. This results in a County vacancy rate of 3.6%, nearly twice that of last year. One reason for this increase is the addition of 3,947 new units to the rental market. Another is the growing number of condominium units that are being rented by investor-owners. Although this vacancy rate is double that of last year, it is far below the 5 or 6% which would not be considered excessive in the high-turnover Washington area housing market.

This 3.6% vacancy figure includes one project which has an unusually high vacancy rate of 30.8%. If this development of over 400 units were excluded from the sample, the total rate for the County would be reduced to 3.2%. The same development had a vacancy rate of 17% last year.

Currently, there are 2,273 rental units under construction in the County. Most of these units represent the remainder of the 6,300 that were under construction last year. Since there were comparatively few new rental units started since the last survey, we can expect the vacancy rate to decline next year, as the demand surpasses the building rate of the past year.

Included in the 36,942 units surveyed are 262 townhouse units available for rent within sale projects. This is 9% of the rental townhouses surveyed. Although these units are presently for rent, when the builder considers it feasible, they will be sold as condominiums.

The attached table summarizes the rental housing inventory and vacancy rates for various sizes of units. It is interesting to note that units in elevator buildings, generally speaking, are experiencing the highest vacancy rates.

Summary of Rental Housing Inventory and Vacancy Rates: January, 1974
Fairfax County, Virginia*

<u>Size</u>	<u>Type</u>	<u>Total No. Units</u>	<u>Units Vacant</u>	<u>Jan. 74 % Vacant</u>	<u>July 73 % Vacant</u>	<u>Dec. 71 % Vacant</u>
Efficiency	Garden	234	11	4.7%	4.0%	3.4%
	Elevator	774	31	4.0%	4.0%	1.9%
	Total	<u>1,008</u>	<u>42</u>	<u>4.2%</u>	<u>4.0%</u>	<u>2.3%</u>
1 Bedroom & 1 Bedroom/Den	Garden	10,375	225	2.2%	1.0%	1.5%
	Elevator	3,051	228	7.5%	3.4%	1.4%
	Total	<u>13,426</u>	<u>453</u>	<u>3.4%</u>	<u>1.5%</u>	<u>1.5%</u>
2 Bedroom & 2 Bedroom/Den	Garden	15,066	480	3.2%	1.7%	1.6%
	Elevator	1,626	108	6.6%	4.9%	1.7%
	Total	<u>16,692</u>	<u>588</u>	<u>3.5%</u>	<u>1.9%</u>	<u>1.6%</u>
3 Bedroom & 3 Bedroom/Den	Garden	2,411	117	4.9%	2.5%	1.7%
	Elevator	363	27	7.4%	2.5%	2.3%
	Total	<u>2,774</u>	<u>144</u>	<u>5.2%</u>	<u>2.5%</u>	<u>1.8%</u>
4 Bedroom	Garden	140	4	2.9%	0%	-
	Elevator	0	0	0%	0%	-
	Total	<u>140</u>	<u>4</u>	<u>2.9%</u>	<u>0%</u>	<u>-</u>
Townhouse	Townhouse	2,902	90	3.1%	.5%	1.8%
County Total:	Garden	28,226	837	3.0%	1.5%	1.6%
	Elevator	5,814	394	6.8%	3.9%	1.6%
	Townhouse	2,902	90	3.1%	.5%	1.8%
	Total	<u>36,942</u>	<u>1,321</u>	<u>3.6%</u>	<u>1.8%</u>	<u>1.6%</u>

* One development in the County included in this table has an unusually high vacancy rate of 30.8%. If this development were excluded from the overall sample pattern, the total vacancy rate for the County would be reduced to 3.2%.

HOUSING UNITS AUTHORIZED
1968 - 1974

HOUSING UNITS AUTHORIZED 1968				HOUSING UNITS AUTHORIZED 1969				HOUSING UNITS AUTHORIZED 1970			
Year	SF	MF	TOTAL	Year	SF	MF	TOTAL	Year	SF	MF	TOTAL
<u>1968</u>				<u>1969</u>				<u>1970</u>			
Jan.	139	0	139	Jan.	202	0	202	Jan.	41	396	437
Feb.	375	48	423	Feb.	296	0	296	Feb.	131	0	131
March	568	274	842	March	632	215	847	March	571	223	794
1st Quarter Total	1,082	322	1,404	1st Quarter Total	1,130	215	1,345	1st Quarter Total	743	619	1,362
April	353	196	549	April	688	410	1,098	April	663	144	807
May	405	0	405	May	626	261	887	May	737	855	1,592
June	478	132	610	June	692	106	798	June	573	219	792
2nd Quarter Total	1,236	328	1,564	2nd Quarter Total	2,006	777	2,783	2nd Quarter Total	1,973	1,218	3,191
July	419	0	419	July	439	49	488	July	439	22	461
Aug.	511	0	511	Aug.	432	74	506	Aug.	560	215	775
Sept.	709	0	709	Sept.	376	0	376	Sept.	361	452	813
3rd Quarter Total	1,639	0	1,639	3rd Quarter Total	1,247	123	1,370	3rd Quarter Total	1,360	689	2,049
Oct.	488	0	488	Oct.	359	384	743	Oct.	332	653	985
Nov.	382	198	580	Nov.	342	172	514	Nov.	133	0	133
Dec.	321	216	537	Dec.	223	307	530	Dec.	395	0	395
4th Quarter Total	1,191	414	1,605	4th Quarter Total	924	863	1,787	4th Quarter Total	860	653	1,513
Annual Total	5,148	1,064	6,212	Annual Total	5,307	1,978	7,285	Annual Total	4,936	3,179	8,115

HOUSING UNITS AUTHORIZED 1971				HOUSING UNITS AUTHORIZED 1972				HOUSING UNITS AUTHORIZED 1973			
Year	SF	MF	TOTAL	Year	SF	MF	TOTAL	Year	SF	MF	TOTAL
<u>1971</u>				<u>1972</u>				<u>1973</u>			
Jan.	347	940	1,287	Jan.	593	700	1,293	Jan.	640	200	840
Feb.	296	0	296	Feb.	645	0	645	Feb.	274	250	524
March	883	151	1,034	March	1,134	251	1,385	March	1,710	700	2,410
1st Quarter Total	1,526	1,091	2,617	1st Quarter Total	2,372	951	3,323	1st Quarter Total	2,624	1,150	3,774
April	910	333	1,243	April	1,185	582	1,767	April	1,110	0	1,110
May	1,372	754	2,126	May	1,174	339	1,513	May	460	722	1,182
June	538	347	885	June	799	290	1,089	June	172	215	387
2nd Quarter Total	2,820	1,434	4,254	2nd Quarter Total	3,158	1,211	4,369	2nd Quarter Total	1,742	937	2,679
July	575	240	815	July	1,657	1,237	2,894	July	136	282	418
Aug.	447	1,439	1,886	Aug.	1,193	0	1,193	Aug.	400	530	930
Sept.	614	418	1,032	Sept.	185	650	835	Sept.	1,144	0	1,144
3rd Quarter Total	1,636	2,097	3,733	3rd Quarter Total	3,035	1,887	4,922	3rd Quarter Total	1,680	812	2,492
Oct.	707	184	891	Oct.	1,888	353	2,241	Oct.	240	0	240
Nov.	568	530	1,098	Nov.	551	222	773	Nov.	1,127	339	1,466
Dec.	386	600	986	Dec.	841	474	1,315	Dec.	536	319	855
4th Quarter Total	1,661	1,314	2,975	4th Quarter Total	3,280	1,049	4,329	4th Quarter Total	1,903	658	2,561
Annual Total	7,643	5,936	13,579	Annual Total	11,845	5,098	16,943	Annual Total	7,949	3,557	11,506

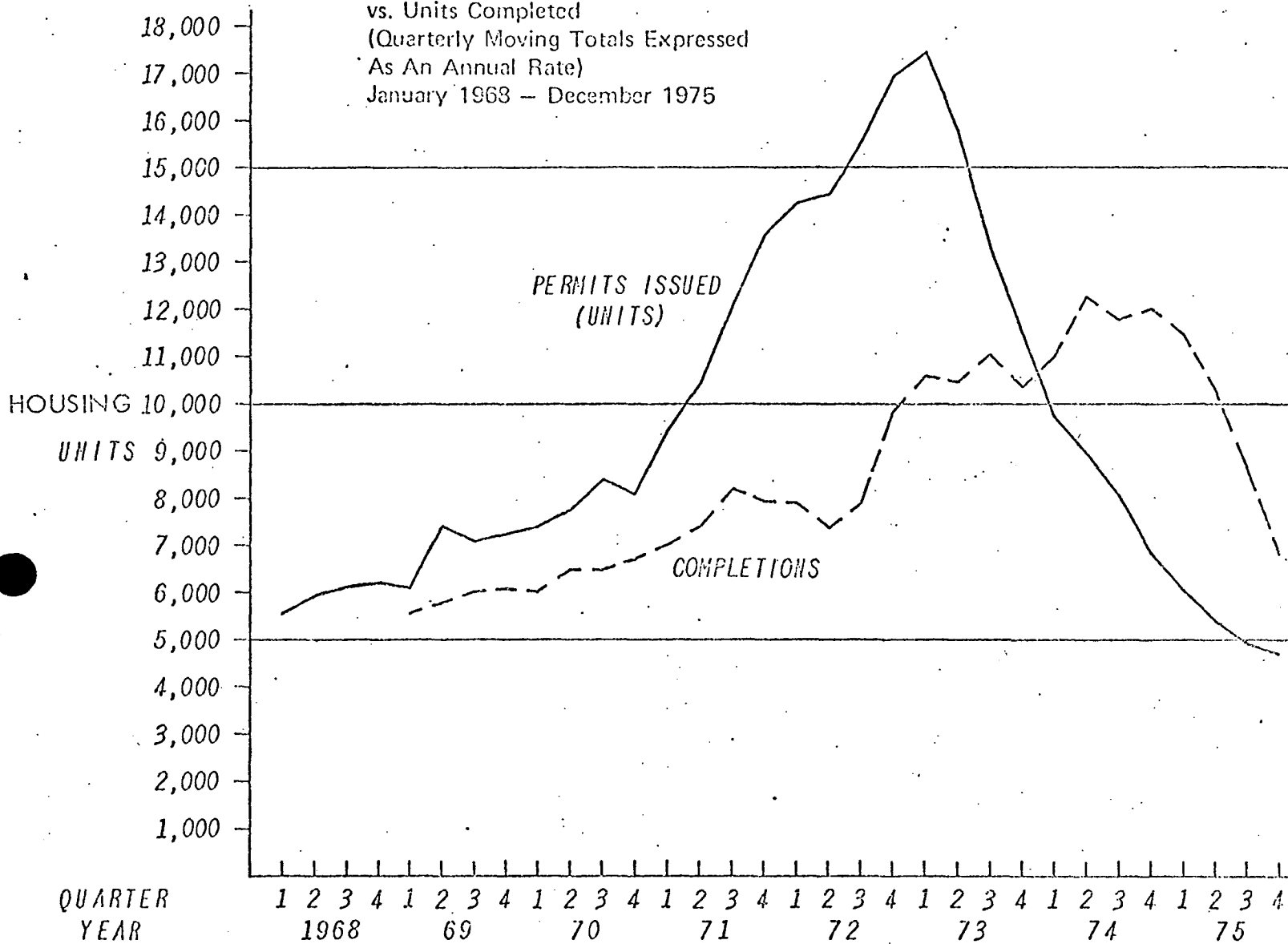
HOUSING UNITS AUTHORIZED 1974			
Year	SF	MF	TOTAL
<u>1974</u>			
Jan.	170	249	419
Feb.	469	771	1,240
March	395	116	511
1st Quarter Total	1,034	1,136	2,170

Source: Division of Inspections

Note: The figures refer to the total number of new housing units authorized by Building Permits. In a multi-family structure, each separate dwelling unit counts as a housing unit.

SF = Single family and includes townhouses.
MF = Multi-family and includes garden, mid-rise and high-rise apartments.

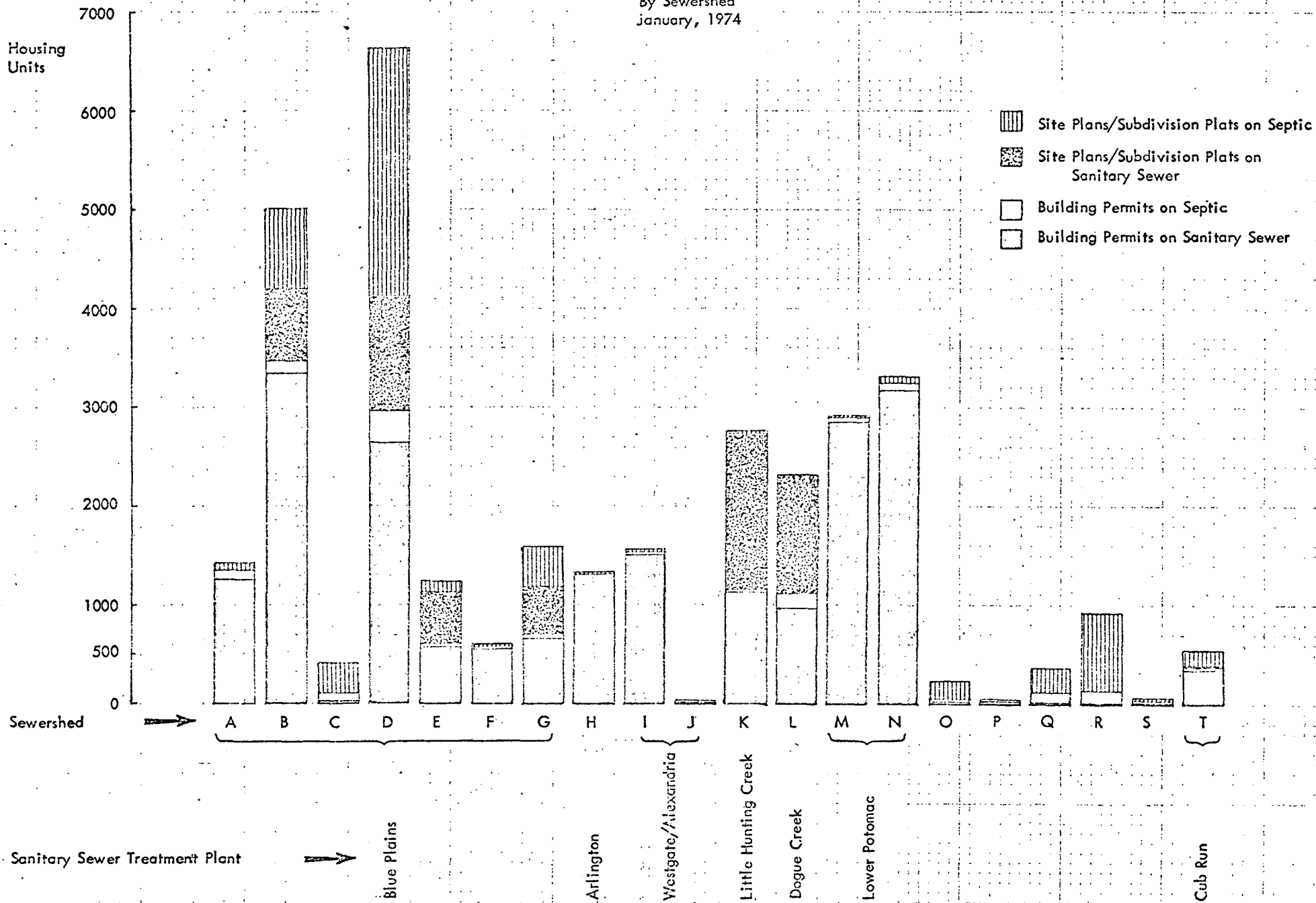
Actual and Estimated Residential Building Permits Issued vs. Units Completed (Quarterly Moving Totals Expressed As An Annual Rate) January 1968 - December 1975



This chart shows residential building permits issued and residential building completions from January 1968 through December 1975, based on historical data and projections. In Fairfax County in the recent past completions generally have lagged 18 months behind issuance of permits. This chart shows the surge in permits which began early in 1971, as sewer constraints were beginning to be felt and indicates that as 1973 ended the number of permits issued fell below the number of completions for the first time in this period.

Location of Residential Construction Activity
 Including Units Authorized by Outstanding Building Permits and
 Units in the Site Plan/Subdivision Plat Process Which Either Have Sanitary
 Sewer Availability or Have Plans to Use Septic Systems

By Sewershed
 January, 1974



BUILDING PERMIT ACTIVITY BY MONTH AND PLANNING DISTRICT (UDIS-UDSR0191)

MONTH	YEAR	PLANNING DISTRICT	TOTAL UNITS ISSUED by MONTH*	ADDITIONAL POPULATION AUTHORIZED THIS MONTH	UNITS OUTSTANDING JAN. 1, 1974	POTENTIAL POPULATION DUE TO OUTSTANDING PERMITS JAN. 1, 1974
JAN	1972	ANNANDALE	93	331.0	3	11.0
JAN	1972	BULL RUN	87	309.0	20	74.0
JAN	1972	FAIRFAX	139	340.0	2	7.0
JAN	1972	JEFFERSON	1	4.0		.0
JAN	1972	LINCOLNIA		.0		.0
JAN	1972	LOWER POTOMAC		.0		.0
JAN	1972	MCLEAN	32	118.0	13	48.0
JAN	1972	MT. VERNON	68	242.0	7	26.0
JAN	1972	POHICK	64	236.0	2	7.0
JAN	1972	ROSE HILL	6	22.0	3	11.0
JAN	1972	SPRINGFIELD		.0		.0
JAN	1972	UPPER POTOMAC	697	2,050.0	142	498.0
JAN	1972	VIENNA	37	137.0	7	26.0
MONTH TOTAL			1,224	3,788.0	199	709.0
FEB	1972	ANNANDALE	13	48.0	1	4.0
FEB	1972	BAILEYS	20	74.0	1	4.0
FEB	1972	BULL RUN	12	44.0	2	7.0
FEB	1972	FAIRFAX	16	59.0	3	11.0

COUNTY OF FAIRFAX
BUILDING PERMIT ACTIVITY BY MONTH AND PLANNING DISTRICT (UDIS-UOSR0191)

MONTH	YEAR	PLANNING DISTRICT	TOTAL UNITS ISSUED by MONTH*	ADDITIONAL POPULATION AUTHORIZED THIS MONTH	UNITS OUTSTANDING JAN. 1, 1974	POTENTIAL POPULATION DUE TO OUTSTANDING PERMITS JAN. 1, 1974
FEB	1972	LINCOLNIA		.0		.0
FEB	1972	LOWER POTOMAC	1	4.0	1	4.0
FEB	1972	MCLEAN	131	463.0	24	84.0
FEB	1972	MT. VERNON	9	32.0	2	7.0
FEB	1972	POHICK	291	1,041.0	42	151.0
FEB	1972	ROSE HILL	12	44.0	6	22.0
FEB	1972	SPRINGFIELD		.0		.0
FEB	1972	UPPER POTOMAC	58	208.0	22	79.0
FEB	1972	VIENNA	36	132.0	21	78.0
MONTH TOTAL			599	2,150.0	125	451.0
MAR	1972	ANNANDALE	69	244.0	19	68.0
MAR	1972	BAILEYS		.0		.0
MAR	1972	BULL RUN	66	233.0	1	4.0
MAR	1972	FAIRFAX	20	74.0	2	7.0
MAR	1972	LOWER POTOMAC	1	4.0	1	4.0
MAR	1972	MCLEAN	45	164.0	12	44.0
MAR	1972	MT. VERNON	250	864.0	66	232.0
MAR	1972	POHICK	130	481.0	17	63.0
MAR	1972	ROSE HILL	5	19.0	3	11.0
MAR	1972	SPRINGFIELD	9	33.0	9	33.0
MAR	1972	UPPER POTOMAC	637	1,987.0	444	1,299.0
MAR	1972	VIENNA	30	111.0	5	19.0
MONTH TOTAL			1,262	4,212.0	579	1,784.0
APR	1972	ANNANDALE	55	199.0	11	40.0
APR	1972	BAILEYS	1	4.0	1	4.0
APR	1972	BULL RUN	21	74.0		.0
APR	1972	FAIRFAX	108	336.0	26	91.0
APR	1972	JEFFERSON	1	4.0	1	4.0
APR	1972	LINCOLNIA	1	4.0	1	4.0
APR	1972	LOWER POTOMAC	67	235.0	20	70.0
APR	1972	MCLEAN	320	863.0	25	92.0
APR	1972	MT. VERNON	229	804.0	54	190.0
APR	1972	POHICK	327	1,185.0	33	121.0
APR	1972	ROSE HILL	3	11.0	2	7.0
APR	1972	SPRINGFIELD	10	37.0	8	30.0
APR	1972	UPPER POTOMAC	595	1,756.0	150	529.0
APR	1972	VIENNA	90	319.0	14	52.0
MONTH TOTAL			1,828	5,829.0	346	1,233.0
MAY	1972	ANNANDALE	259	909.0	61	214.0
MAY	1972	BAILEYS	20	74.0	8	30.0
MAY	1972	BULL RUN	2	7.0	1	4.0
MAY	1972	FAIRFAX	113	405.0	74	262.0
MAY	1972	JEFFERSON	2	7.0		.0
MAY	1972	LINCOLNIA	3	11.0	2	7.0
MAY	1972	LOWER POTOMAC	1	4.0	1	4.0
MAY	1972	MCLEAN	382	973.0	21	78.0
MAY	1972	MT. VERNON	110	392.0	29	107.0

2/05/74

COUNTY OF IRFAX
 BUILDING PERMIT ACTIVITY BY MONTH AND PLANNING DISTRICT (UDIS-UDSR0191)

MONTH	YEAR	PLANNING DISTRICT	TOTAL UNITS ISSUED by MONTH *	ADDITIONAL POPULATION AUTHORIZED THIS MONTH	UNITS OUTSTANDING JAN. 1, 1974	POTENTIAL POPULATION DUE TO OUTSTANDING PERMITS JAN. 1, 1974
MAY	1972	POHICK	447	1,623.0	158	574.0
MAY	1972	ROSE HILL	10	37.0	6	22.0
MAY	1972	SPRINGFIELD	6	22.0	6	22.0
MAY	1972	UPPER POTOMAC	34	126.0	21	78.0
MAY	1972	VIENNA	117	414.0	26	92.0
MONTH TOTAL			1,506	5,004.0	414	1,494.0
JUN	1972	ANNANDALE		.0		.0
JUN	1972	BULL RUN	3	11.0		.0
JUN	1972	FAIRFAX	3	11.0	2	7.0
JUN	1972	JEFFERSON		.0		.0
JUN	1972	LINCOLNIA	1	4.0		.0
JUN	1972	LOWER POTOMAC	38	133.0	26	91.0
JUN	1972	MCLEAN	59	213.0	15	56.0
JUN	1972	MT. VERNON	229	556.0	2	7.0
JUN	1972	POHICK	113	418.0	72	266.0
JUN	1972	ROSE HILL	7	26.0		.0
JUN	1972	SPRINGFIELD	154	467.0	37	130.0
JUN	1972	UPPER POTOMAC	279	980.0	135	474.0
JUN	1972	VIENNA	140	509.0	39	142.0
MONTH TOTAL			1,026	3,333.0	328	1,173.0
JUL	1972	ANNANDALE	96	347.0	29	104.0
JUL	1972	BAILEYS	942	2,263.0	940	2,256.0
JUL	1972	BULL RUN	23	81.0		.0
JUL	1972	FAIRFAX	368	891.0	323	777.0
JUL	1972	JEFFERSON	111	393.0	63	222.0
JUL	1972	LINCOLNIA		.0		.0
JUL	1972	LOWER POTOMAC	202	707.0	173	606.0
JUL	1972	MCLEAN	517	1,272.0	505	1,228.0
JUL	1972	MT. VERNON	8	30.0	2	7.0
JUL	1972	POHICK	577	2,126.0	393	1,448.0
JUL	1972	ROSE HILL	105	389.0	65	241.0
JUL	1972	SPRINGFIELD	92	322.0	19	67.0
JUL	1972	UPPER POTOMAC	251	893.0	207	730.0
JUL	1972	VIENNA	55	200.0	23	84.0
MONTH TOTAL			3,347	9,913.0	2,742	7,769.0
AUG	1972	ANNANDALE	85	299.0	22	78.0
AUG	1972	BAILEYS	474	1,143.0	473	1,139.0
AUG	1972	BULL RUN	1	4.0	1	4.0
AUG	1972	FAIRFAX	7	26.0	4	15.0
AUG	1972	JEFFERSON		.0		.0
AUG	1972	LINCOLNIA		.0		.0
AUG	1972	LOWER POTOMAC	13	48.0	11	41.0
AUG	1972	MCLEAN	27	100.0	16	59.0
AUG	1972	MT. VERNON	46	170.0	32	118.0
AUG	1972	POHICK	403	1,434.0	233	827.0
AUG	1972	ROSE HILL	21	73.0	1	4.0
AUG	1972	SPRINGFIELD	389	935.0	275	660.0

BUILDING PERMIT ACTIVITY BY MONTH AND PLANNING DISTRICT (UDIS-UDSR0191)

MONTH	YEAR	PLANNING DISTRICT	TOTAL UNITS ISSUED by MONTH*	ADDITIONAL POPULATION AUTHORIZED THIS MONTH	UNITS OUTSTANDING JAN. 1, 1974	POTENTIAL POPULATION DUE TO OUTSTANDING PERMITS JAN. 1, 1974
AUG	1972	UPPER POTOMAC	138	509.0	50	183.0
AUG	1972	VIENNA	41	152.0	11	41.0
MONTH TOTAL			1,645	4,897.0	1,129	3,168.0
SEP	1972	ANNANDALE	40	143.0	34	121.0
SEP	1972	BAILEYS	1	4.0		.0
SEP	1972	BULL RUN	39	144.0	3	11.0
SEP	1972	FAIRFAX	14	52.0	8	30.0
SEP	1972	JEFFERSON		.0		.0
SEP	1972	LINCOLNIA	1	4.0	1	4.0
SEP	1972	LOWER POTOMAC	8	30.0	4	15.0
SEP	1972	MCLEAN	16	59.0	12	44.0
SEP	1972	MT. VERNON	192	476.0	140	346.0
SEP	1972	POHICK	18	67.0	12	44.0
SEP	1972	ROSE HILL	5	19.0	1	4.0
SEP	1972	SPRINGFIELD	1	4.0	1	4.0
SEP	1972	UPPER POTOMAC	32	112.0	26	96.0
SEP	1972	VIENNA	5	19.0	2	7.0
MONTH TOTAL			372	1,138.0	244	726.0
OCT	1972	ANNANDALE	674	2,040.0	433	1,269.0
OCT	1972	BAILEYS		.0		.0
OCT	1972	BULL RUN	1	4.0		.0
OCT	1972	FAIRFAX	12	44.0	7	26.0
OCT	1972	JEFFERSON	9	32.0	3	11.0
OCT	1972	LINCOLNIA	2	7.0		.0
OCT	1972	LOWER POTOMAC	184	644.0	184	644.0
OCT	1972	MCLEAN	155	574.0	58	215.0
OCT	1972	MT. VERNON	3	11.0	2	7.0
OCT	1972	POHICK	892	3,128.0	653	2,315.0
OCT	1972	ROSE HILL	53	196.0	43	159.0
OCT	1972	SPRINGFIELD	56	196.0	51	179.0
OCT	1972	UPPER POTOMAC	45	165.0	24	87.0
OCT	1972	VIENNA	81	300.0	50	185.0
MONTH TOTAL			2,157	7,340.0	1,508	5,097.0
NOV	1972	ANNANDALE	551	1,710.0	498	1,517.0
NOV	1972	BAILEYS		.0		.0
NOV	1972	BULL RUN		.0		.0
NOV	1972	FAIRFAX	12	44.0	11	41.0
NOV	1972	JEFFERSON	86	301.0	86	301.0
NOV	1972	LINCOLNIA	1	4.0	1	4.0
NOV	1972	LOWER POTOMAC	1	4.0		.0
NOV	1972	MCLEAN	27	100.0	12	44.0
NOV	1972	MT. VERNON	3	11.0	2	7.0
NOV	1972	POHICK	94	348.0	79	292.0
NOV	1972	ROSE HILL	12	44.0	12	44.0
NOV	1972	SPRINGFIELD		.0		.0
NOV	1972	UPPER POTOMAC	89	329.0	58	215.0
NOV	1972	VIENNA	27	100.0	17	63.0
MONTH TOTAL			903	2,995.0	776	2,528.0

BUILDING PERMIT ACTIVITY BY MONTH AND PLANNING DISTRICT (UDIS-UOSR0191)

MONTH	YEAR	PLANNING DISTRICT	TOTAL UNITS ISSUED by MONTH*	ADDITIONAL POPULATION AUTHORIZED THIS MONTH	UNITS OUTSTANDING JAN. 1, 1974	POTENTIAL POPULATION DUE TO OUTSTANDING PERMITS JAN. 1, 1974
DEC	1972	ANNANDALE	90	315.0	77	270.0
DEC	1972	BAILEYS	224	538.0		.0
DEC	1972	BULL RUN	1	4.0		.0
DEC	1972	FAIRFAX	11	41.0	7	26.0
DEC	1972	JEFFERSON		.0		.0
DEC	1972	LOWER POTOMAC	72	253.0	71	250.0
DEC	1972	MCLEAN	9	33.0	4	15.0
DEC	1972	MT. VERNON	71	263.0	50	185.0
DEC	1972	POHICK	106	373.0	98	344.0
DEC	1972	ROSE HILL	1	4.0	1	4.0
DEC	1972	SPRINGFIELD		.0		.0
DEC	1972	UPPER POTOMAC	618	1,936.0	514	1,588.0
DEC	1972	VIENNA	54	190.0	51	179.0
MONTH TOTAL			1,257	3,949.0	873	2,859.0
YEAR TOTAL			17,126	54,548.0	9,263	28,991.0
JAN	1973	ANNANDALE	3	11.0		.0
JAN	1973	BAILEYS	2	7.0		.0
JAN	1973	BULL RUN		.0		.0
JAN	1973	FAIRFAX	74	185.0	73	182.0
JAN	1973	JEFFERSON		.0		.0
JAN	1973	LOWER POTOMAC	1	4.0		.0
JAN	1973	MCLEAN	7	26.0	6	22.0
JAN	1973	MT. VERNON	174	610.0	135	473.0
JAN	1973	POHICK	21	78.0	16	59.0
JAN	1973	ROSE HILL	147	544.0	147	544.0
JAN	1973	SPRINGFIELD		.0		.0
JAN	1973	UPPER POTOMAC	357	1,112.0	324	996.0
JAN	1973	VIENNA	46	167.0	45	163.0
MONTH TOTAL			832	2,744.0	746	2,439.0
FEB	1973	ANNANDALE	2	7.0	2	7.0
FEB	1973	BAILEYS		.0		.0
FEB	1973	BULL RUN	81	284.0	21	74.0
FEB	1973	FAIRFAX	9	33.0	6	22.0
FEB	1973	JEFFERSON		.0		.0
FEB	1973	LOWER POTOMAC	4	15.0	4	15.0
FEB	1973	MCLEAN	4	15.0	4	15.0
FEB	1973	MT. VERNON	266	655.0	249	615.0
FEB	1973	POHICK	9	33.0	5	19.0
FEB	1973	ROSE HILL		.0		.0
FEB	1973	SPRINGFIELD		.0		.0
FEB	1973	UPPER POTOMAC	144	525.0	126	459.0
FEB	1973	VIENNA	3	11.0	2	7.0
MONTH TOTAL			522	1,579.0	419	1,232.0
MAR	1973	ANNANDALE	10	35.0	10	35.0
MAR	1973	BAILEYS		.0		.0
MAR	1973	BULL RUN	58	203.0	58	203.0

COUNTY OF FAIRFAX
 BUILDING PERMIT ACTIVITY BY MONTH AND PLANNING DISTRICT (UDIS-UDSR0191)

MONTH	YEAR	PLANNING DISTRICT	TOTAL UNITS ISSUED by MONTH	ADDITIONAL POPULATION AUTHORIZED * THIS MONTH	UNITS OUTSTANDING JAN. 1, 1974	POTENTIAL POPULATION DUE TO OUTSTANDING PERMITS JAN. 1, 1974
MAR	1973	FAIRFAX	110	396.0	107	385.0
MAR	1973	JEFFERSON	485	1,165.0	484	1,162.0
MAR	1973	LINCOLNIA	1	4.0	1	4.0
MAR	1973	LOWER POTOMAC	116	408.0	116	408.0
MAR	1973	MCLEAN	76	281.0	68	252.0
MAR	1973	MT. VERNON	1	4.0	1	4.0
MAR	1973	POHICK	877	3,152.0	807	2,893.0
MAR	1973	ROSE HILL	2	7.0	1	4.0
MAR	1973	SPRINGFIELD	119	417.0	119	417.0
MAR	1973	UPPER POTOMAC	840	2,893.0	818	2,812.0
MAR	1973	VIENNA	134	491.0	124	454.0
MONTH TOTAL			2,829	9,457.0	2,714	9,036.0
APR	1973	ANNANDALE	1	4.0	1	4.0
APR	1973	BAILEYS	2	7.0	2	7.0
APR	1973	BULL RUN	75	263.0	49	172.0
APR	1973	FAIRFAX	18	67.0	16	59.0
APR	1973	JEFFERSON		.0		.0
APR	1973	LINCOLNIA		.0		.0
APR	1973	LOWER POTOMAC	9	33.0	7	26.0
APR	1973	MCLEAN	57	208.0	56	205.0
APR	1973	MT. VERNON	4	15.0	2	7.0
APR	1973	POHICK	18	67.0	11	41.0
APR	1973	ROSE HILL		.0		.0
APR	1973	SPRINGFIELD		.0		.0
APR	1973	UPPER POTOMAC	259	927.0	250	894.0
APR	1973	VIENNA	96	338.0	90	316.0
MONTH TOTAL			539	1,929.0	484	1,731.0
MAY	1973	ANNANDALE	84	294.0	83	291.0
MAY	1973	BAILEYS		.0		.0
MAY	1973	BULL RUN		.0		.0
MAY	1973	FAIRFAX	2	7.0	1	4.0
MAY	1973	LOWER POTOMAC	4	15.0	2	7.0
MAY	1973	MCLEAN	292	727.0	290	719.0
MAY	1973	MT. VERNON	20	74.0	19	70.0
MAY	1973	POHICK	73	270.0	68	252.0
MAY	1973	ROSE HILL	127	470.0	126	466.0
MAY	1973	SPRINGFIELD		.0		.0
MAY	1973	UPPER POTOMAC	574	1,522.0	549	1,433.0
MAY	1973	VIENNA	6	22.0	5	19.0
MONTH TOTAL			1,192	3,401.0	1,143	3,261.0
JUN	1973	ANNANDALE	41	144.0	41	144.0
JUN	1973	BAILEYS	2	7.0	1	4.0
JUN	1973	BULL RUN	1	4.0	1	4.0
JUN	1973	FAIRFAX	8	30.0	7	26.0
JUN	1973	LOWER POTOMAC		.0		.0
JUN	1973	MCLEAN	279	679.0	279	679.0
JUN	1973	MT. VERNON	219	682.0	219	682.0

2/05/74

BUILDING PERMIT ACTIVITY BY MONTH AND PLANNING DISTRICT (UDIS-UDSR0191)

MONTH	YEAR	PLANNING DISTRICT	TOTAL UNITS ISSUED by MONTH *	ADDITIONAL POPULATION AUTHORIZED THIS MONTH	UNITS OUTSTANDING JAN. 1, 1974	POTENTIAL POPULATION DUE TO OUTSTANDING PERMITS JAN. 1, 1974
JUN	1973	POHICK	81	292.0	79	284.0
JUN	1973	ROSE HILL	3	11.0	3	11.0
JUN	1973	SPRINGFIELD		.0		.0
JUN	1973	UPPER POTOMAC	16	59.0	15	56.0
JUN	1973	VIENNA	11	41.0	11	41.0
MONTH TOTAL			661	1,947.0	656	1,928.0
JUL	1973	ANNANDALE	2	7.0	2	7.0
JUL	1973	BAILEYS		.0		.0
JUL	1973	BULL RUN	1	4.0	1	4.0
JUL	1973	FAIRFAX	75	184.0	75	184.0
JUL	1973	JEFFERSON		.0		.0
JUL	1973	LINCOLNIA		.0		.0
JUL	1973	LOWER POTOMAC	1	4.0	1	4.0
JUL	1973	MCLEAN	3	11.0	3	11.0
JUL	1973	MT. VERNON	5	19.0	4	15.0
JUL	1973	POHICK	28	104.0	28	104.0
JUL	1973	ROSE HILL	1	4.0	1	4.0
JUL	1973	SPRINGFIELD		.0		.0
JUL	1973	UPPER POTOMAC	60	216.0	59	212.0
JUL	1973	VIENNA	3	11.0	2	7.0
MONTH TOTAL			179	562.0	176	551.0
AUG	1973	ANNANDALE	1	4.0	1	4.0
AUG	1973	BAILEYS		.0		.0
AUG	1973	BULL RUN	40	148.0	39	144.0
AUG	1973	FAIRFAX	4	15.0	3	11.0
AUG	1973	JEFFERSON	3	11.0	3	11.0
AUG	1973	LOWER POTOMAC		.0		.0
AUG	1973	MCLEAN	41	152.0	41	152.0
AUG	1973	MT. VERNON	27	100.0	27	100.0
AUG	1973	POHICK	34	126.0	33	122.0
AUG	1973	ROSE HILL	2	7.0	2	7.0
AUG	1973	SPRINGFIELD	2	7.0	2	7.0
AUG	1973	UPPER POTOMAC	418	1,317.0	418	1,317.0
AUG	1973	VIENNA	4	15.0	4	15.0
MONTH TOTAL			576	1,902.0	573	1,891.0
SEP	1973	ANNANDALE	75	263.0	75	263.0
SEP	1973	BAILEYS		.0		.0
SEP	1973	BULL RUN		.0		.0
SEP	1973	FAIRFAX	1	4.0	1	4.0
SEP	1973	JEFFERSON		.0		.0
SEP	1973	LINCOLNIA		.0		.0
SEP	1973	LOWER POTOMAC		.0		.0
SEP	1973	MCLEAN	180	666.0	180	666.0
SEP	1973	MT. VERNON	51	189.0	51	189.0
SEP	1973	POHICK	4	15.0	4	15.0
SEP	1973	ROSE HILL		.0		.0
SEP	1973	SPRINGFIELD		.0		.0

COUNTY OF AIRFAX
 BUILDING PERMIT ACTIVITY BY MONTH AND PLANNING DISTRICT (UDIS-UDSR0191)

MONTH	YEAR	PLANNING DISTRICT	TOTAL UNITS ISSUED by MONTH*	ADDITIONAL POPULATION AUTHORIZED THIS MONTH	UNITS OUTSTANDING JAN. 1, 1974	POTENTIAL POPULATION DUE TO OUTSTANDING PERMITS JAN. 1, 1974
SEP	1973	UPPER POTOMAC	770	2,765.0	770	2,765.0
SEP	1973	VIENNA	38	141.0	38	141.0
MONTH TOTAL			1,119	4,042.0	1,119	4,042.0
OCT	1973	ANNANDALE	1	4.0	1	4.0
OCT	1973	BAILEYS		.0		.0
OCT	1973	BULL RUN	10	37.0	10	37.0
OCT	1973	FAIRFAX	2	7.0	2	7.0
OCT	1973	JEFFERSON	1	4.0	1	4.0
OCT	1973	LINCOLNIA		.0		.0
OCT	1973	LOWER POTOMAC	5	19.0	5	19.0
OCT	1973	MCLEAN	22	81.0	22	81.0
OCT	1973	MT. VERNON	11	41.0	11	41.0
OCT	1973	POHICK	16	59.0	16	59.0
OCT	1973	ROSE HILL		.0		.0
OCT	1973	SPRINGFIELD		.0		.0
OCT	1973	UPPER POTOMAC	167	597.0	167	597.0
OCT	1973	VIENNA	33	122.0	33	122.0
MONTH TOTAL			268	971.0	268	971.0
NOV	1973	ANNANDALE		.0		.0
NOV	1973	BAILEYS		.0		.0
NOV	1973	BULL RUN	2	7.0	2	7.0
NOV	1973	FAIRFAX	5	19.0	5	19.0
NOV	1973	JEFFERSON		.0		.0
NOV	1973	LOWER POTOMAC	1	4.0	1	4.0
NOV	1973	MCLEAN	46	170.0	46	170.0
NOV	1973	MT. VERNON	4	15.0	4	15.0
NOV	1973	POHICK	37	137.0	37	137.0
NOV	1973	ROSE HILL		.0		.0
NOV	1973	SPRINGFIELD		.0		.0
NOV	1973	UPPER POTOMAC	1,069	3,905.0	1,069	3,905.0
NOV	1973	VIENNA	4	15.0	4	15.0
MONTH TOTAL			1,168	4,271.0	1,168	4,271.0
DEC	1973	ANNANDALE		.0		.0
DEC	1973	BAILEYS		.0		.0
DEC	1973	BULL RUN	169	592.0	169	592.0
DEC	1973	FAIRFAX	3	11.0	3	11.0
DEC	1973	JEFFERSON		.0		.0
DEC	1973	LINCOLNIA		.0		.0
DEC	1973	LOWER POTOMAC	1	4.0	1	4.0
DEC	1973	MCLEAN	8	30.0	8	30.0
DEC	1973	MT. VERNON	341	818.0	341	818.0
DEC	1973	POHICK	9	33.0	9	33.0
DEC	1973	ROSE HILL	1	4.0	1	4.0
DEC	1973	SPRINGFIELD		.0		.0
DEC	1973	UPPER POTOMAC	345	1,270.0	345	1,270.0
DEC	1973	VIENNA	2	7.0	2	7.0
MONTH TOTAL			879	2,769.0	879	2,769.0
YEAR TOTAL			10,754 *	35,573.0	10,345	34,121.0

Source: UDIS Building Permit File
 January 1, 1974

Note: * Excludes Hotel Units, Motel Units and reflects cancellations, expired permits and other adjustments

DEVELOPMENT OF NEW HOUSING ON
SEPTIC TANK SYSTEMS

March, 1974

I. Purpose

This report is the second in a series of investigations into the development of new housing on septic systems as opposed to public sanitary sewer. It is intended to provide insight into the potential growth capabilities and possible problems connected with septic development.

II. Major changes since January, 1974 Report

- A. Applications for perc tests have begun to drop off due to the Interim Development Control Ordinance (See Tables 1 and 2).
- B. As septic perc test applications drop off, it may be expected that some of the corresponding lag times involved in the approval process may decrease due to the decreasing work load.
- C. The number of building permits approved for new housing on septic systems has dropped during the normal seasonal slump. (See Table 2) An increase in building permit approvals may be expected as soon as plans for septic development are approved.

III. Summary of Trends

- A. Trends in Septic Perc Test Applications.
 - 1. In June of 1972, the first major activity in septic development was spawned when applications for perc tests began to increase from an average of 60 lots per month to the present level (FY74) of nearly 250 lots per month (a 317% increase). (See Table 2)
 - 2. Lag times from initial application for perc tests to final construction approval on septic subdivision may extend as long as three years.
 - 3. Based upon current lag times between applications for perc tests and construction of septic developments, the earliest year in which the large influx of septic subdivisions will impact the real estate market is FY-1976.

4. Septic subdivisions of 10 lots or more have made up 60% of all applications for residential septic system perc tests during the past twelve months.
5. The major septic subdivision development may be expected to occur on the fringe of the urbanized areas of the County from Nichols Run to the Occoquan Watershed, where soil suitability and the availability of land at relatively reasonable costs are encouraging applications for septic subdivisions. (See Table 1)

B. Trends in septic permit issuance.

1. Approximately 80% of the housing proposed in septic subdivisions will receive building permit approval. The remaining 20% will not pass County percolation standards.
2. Septic permits issued (building permit approvals) for new housing can be expected to increase from the present level of 45 per month (See Table 2) to an average of 200 per month by FY-1976 (a 344% increase). This increase reflects the normal lag times experienced during the past twelve months between perc test applications and building permit approvals. For this reason, an increase here is not inconsistent with a simultaneous decrease in applications for septic perc tests.

C. Trends in Septic System Construction approvals.

1. Construction approvals for new residential septic systems may be expected to increase from the present rate of 40 per month (See Table 2) to nearly 125 per month by FY-1976, with an additional increase to 200 per month by FY-1977 (a 400% increase between FY-74 and FY-77). A significant increase in approvals over the same period last year may be noted in Table 2, illustrating this trend.
2. Current trends for septic construction approval indicate that 62% of all approvals are made for septic system to be used by new residences. The remaining 38% represents septic systems for non-residential uses or systems for existing homes.

3. Construction approvals indicate the concentration of current septic development to be in the Difficult Run, Occoquan, and Colvin Run Watersheds.

IV. Conclusions from the Data.

- A. The Interim Development Control Ordinance, as adopted by the Board of Supervisors in February, 1974, will significantly decrease the number of new applications for septic permits over the next 18 months by curtailing the submission of additional subdivision preliminary plats. The beginning of this trend may be noted in the 53% decrease during February (Table 2).
- B. The extent of septic development activities will not taper off immediately due to the extensive lag times between initial application and construction approval. Based upon current time lags involved in the approval process, the increasing activity in construction approvals should continue throughout the eighteen month period covered by the Ordinance. This trend would give rise to an increase in housing on septic systems to 125 units per month during the first part of FY-1976.

Sources: Environmental Health Division
Office of Research & Statistics
Department of County Development

NEW APPLICATIONS FOR SEPTIC PERMITS IN SUBDIVISIONS
HAVING TEN OR MORE LOTS

TABLE 1

March, 1974

RESIDENTIAL DEVELOPMENT INDICATORS	CURRENT FISCAL YEAR BY MONTH												MONTHLY DATA		YEAR TO DATE				
	(Number of lots)												% DIFF FROM LAST MONTH	SAME MO. LAST YEAR		THIS YEAR	LAST YEAR		
	J	A	S	O	N	D	J	F	M	A	M	J		AMT.	% DIFF		AMT.	% DIFF	
Subdivision Activity (≥10 lots) anticipated by sewershed*																			
• Sugarland Run (B-2)	-	28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	28	-
• Nichols Run (C-1)	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	50	-
• Pond Branch (C-2)	-	151	-	10	-	-	-	-	26	-	-	-	-	-	-	-	-	187	-
• Colvin Run (D-1)	-	96	-	15	69	-	-	21	-	-	-	-	-	-	-	-	-	201	-
• Difficult Run (D-3)	26	58	237	55	-	12	-	11	-	-	-	-	-	-	-	-	-	399	-
• Scotts Run (E-1)	79	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	79	-
• Bull Neck Run (E-2)	-	-	-	-	37	40	-	-	-	-	-	-	-	-	-	-	-	77	-
• Turkey Run (G-3)	-	-	52	-	-	-	-	-	-	-	-	-	-	-	-	-	-	52	-
• Kane (O)	-	-	-	-	39	-	-	-	-	-	-	-	-	-	-	-	-	39	-
• Occoquan (Q)	34	75	-	23	-	-	-	-	-	-	-	-	-	-	-	-	-	132	-
• Popes Head Creek (R)	-	73	13	-	121	-	-	62	-	-	-	-	-	-	-	-	-	269	-
• Cub Run (T-4)	-	-	-	13	-	-	-	-	-	-	-	-	-	-	-	-	-	13	-
TOTALS	189	481	302	116	266	52	83	37									-55%	1526	

NOTES: *Source: Permit fee logs, Environmental Health Division.

TOTAL NUMBER OF LOTS PROCESSED AT EACH PHASE
OF RESIDENTIAL DEVELOPMENT

TABLE 2

March, 1974

RESIDENTIAL DEVELOPMENT INDICATORS	CURRENT FISCAL YEAR BY MONTH												MONTHLY DATA			YEAR TO DATE				
	(Number of Lots)												% DIFF FROM LAST MONTH	SAME MO. LAST YEAR		THIS YEAR	LAST YEAR			
	J	A	S	O	N	D	J	F	M	A	M	J		AMT.	% DIFF		AMT.	% DIFF		
• Applications for Septic system installation	250	524	390	176	324	84	144	67							-53%	250	-272%	1959		
• Preliminary lots approved for septic systems	220	511	371	118	2*	6	8	0							-	42	-	1236		
• Building permits approved for new houses using septic systems	58	53	16	36	62	26	64	53							-17%	51	4%	368		
• Septic tank installations approved for new houses	31	36	43	40	42	20	54	51							-6%	9	82%	317		
• Total Septic tank permits issued	94	132	76	66	106	29	46	47							2%	46	2%	596		

NOTES: * New system initiated in Environmental Health will produce a 4-6 month delay in preliminary plan approval due to re-routing plans through County Development.

NEW HOUSING UNITS WITH SEPTIC SYSTEMS

Under Construction or Authorized for Construction by Building Permits

As of January 1, 1974

County of Fairfax

Horsepen Creek	A1	1
Horsepen Creek, E Branch	A2	0
Horsepen Creek, F Branch	A3	72
Sugarland Run	B1	14
Sugarland Run	B2	1
Sugarland Run	B3	14
Sugarland Run	B4	84
Nichols Run	C1	33
Pond Branch	C2	53
Colvin Run	D1	79
Colvin Run	D2	5
Difficult Run	D3	228
Scotts Run	E1	7
Bull Neck Run	E2	18
Dead Run	F	8
Pimmit	G1	11
Little Pimmit	G2	1
Turkey Run	G3	6
Strohman Run	G4	0
Four Mile Run	H	5
Cameron	I1	0
Cameron	I2	0
Cameron	I3	2
Belle Haven	J3	1
Little Hunting Creek	K	1
Dogue Creek	L	115
Accotink Creek	M1	2
Accotink Creek	M2	3
Accotink Creek	M3	3
Long Branch	M4	0
Pohick	N	69
Kane	O1	12
Mill Branch	P	14
Occoquan	Q1	98
Popes Head Creek	R	120
Little Rocky	S1	1
Johnny Moore	S2	6
Cub Run	T1	0
Cub Run	T2	3
Cub Run	T3	1
Cub Run	T4	2
Cub Run	T5	0
Cub Run	T7	0

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ESTIMATED FAIRFAX COUNTY POPULATION
AND NUMBER OF DWELLING UNITS
1973 - 1977

<u>Date</u>	<u>Dwelling Units</u>	<u>Population</u>
Jan. 1, 1973	155,460	533,900
Jan. 1, 1974	165,400	563,800
Jan. 1, 1975	176,550	597,300
Jan. 1, 1976	183,360	617,725
Jan. 1, 1977	188,000	631,750

Source: ORS, 1/13/74

This table shows population and dwelling unit projections for the period January 1, 1973 to January 1, 1977. These projections are based on an analysis of all known restraints, including sewer moratoria, economic conditions, and the Interim Development Control Ordinance. Estimates for 1974 and 1975 are somewhat lower than earlier projections issued by the County because of current housing market conditions. It is estimated that the Interim Development Control Ordinance will have a relatively minor effect on population and the number of available housing units during this period because of the number of units in the pipeline which will not be affected by it. Projections after 1977 depend on a number of factors including economic constraints, sewer constraints, and comprehensive plans and policies to be adopted by the Board of Supervisors in 1974 and early 1975.