

STANDARD REPORTS

Compiled From The Files Of  
The Urban Development Information System

May, 1975



Prepared By:  
The Office of Research & Statistics  
County of Fairfax, Virginia  
(703) 691-3341

COUNTY OF FAIRFAX

\* \* \* BOARD OF SUPERVISORS \* \* \*

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4100 Chain Bridge Road  
Fairfax, Virginia 22030

## 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 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. The top of each page will carry the date on which that particular page is published. This will aid the user in updating his report package as new versions are published.

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 As updated reports are received, the superseded report can be removed from the binder and replaced by the updated version.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and Statistics will accompany new reports and will identify which reports are currently effective and which ones are superseded.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  
Fairfax Building  
10555 Main Street  
Fairfax, Virginia 22030

Telephone: 691-2781

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SUMMARY SECTION

SECTION I

SUMMARY SECTION

## CURRENT HOUSING INVENTORY

Fairfax County, Virginia  
Brief Summary

Approximately 173,000 dwelling units were in Fairfax County's housing inventory as of January, 1975 (Report DU-1). Reports DU-3 and DU-4 illustrate that 73 percent of the total dwelling units are individually owned units<sup>1</sup> and 27 percent are in rental projects. Single family, detached units account for nearly 60 percent of the total housing inventory. Townhouses, garden apartments and elevator apartments in rental projects contribute nearly 95 percent of the total rental housing inventory. Mobile home pads and scattered units comprise the remainder.

Centreville, the largest Supervisor District, in terms of both dwelling units and population has over 28,000 housing units. Centreville also has the greatest number of single family, detached units while Mason District has the largest share of rental units.

The median sales price of individually owned housing is estimated at \$59,000. Thus, 50 percent of the homes cost less than \$59,000 and 50 percent cost more. About 52 percent of all individually owned units cost less than \$60,000 while nearly five percent or 5,838 units have a market value in excess of \$100,000. Less than ten percent of the individually owned units have an estimated sales price of less than \$35,000.

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<sup>1</sup> Individually owned units include condominiums, as well as single family detached and single family attached units not in rental projects.



**CONSTRUCTION ACTIVITY**  
Fairfax County, Virginia  
Brief Summary

Some 60,700 proposed dwelling units were at various stages in the post-zoning development process as identified in a compilation of construction plans and rezoning building activity completed in May, 1975. Completion of these units would increase the County housing inventory by 35 percent. In addition, rezoning applications entailing nearly 73,000 potential dwelling units now appear among Fairfax County records.

The proposed new dwelling units, as of January, 1975, fell into the following stages of development or preliminary planning.

<u>Stage of Completion</u>	<u>Number of Units</u>	<u>Percent of Proposed Units</u>
Under Construction	8,820	7.0
Outstanding Building Permits, Not Started	5,105	4.0
Plans Approved	12,118	9.0
Plans Under Review	27,475	21.0
Rezoned Recently	7,155	5.0
Rezoning: Likely <sup>1</sup>		.0
Rezoning: Likelihood Uncertain	67,545	50.0
Rezoning: Unlikely <sup>1</sup>		.0
Rezoning: Recently Denied or Withdrawn	<u>5,333</u>	<u>4.0</u>
<b>TOTAL COUNTY</b>	<b>133,551</b>	<b>100.0</b>

Of the total planned growth, nearly 14,000 units (10%) represent Committed Growth since building permits and sewer taps, where applicable, already have been issued. Some 39,500 (30%), classified as Anticipated Growth, either are in the plan review process or have been approved and are eligible for building permits and/or sewer taps unless located in areas affected by sewer moratorium.

<sup>1</sup> Due to the ongoing review of new comprehensive plans, no judgements have been made as to the likelihood of pending rezoning applications being granted.

The collection of proposed construction activity data confirms the trend toward more townhouse and multifamily housing in Fairfax County. While approximately 60 percent of the present housing inventory is single family detached, only 26 percent of the proposed housing is of this type.

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 apartments, low-rise, mid-rise and high-rise units. The three structural types are not meant to suggest the tenure of occupancy, i.e., whether rental or owner occupied.

**POPULATION**  
Fairfax County, Virginia  
Brief Summary

The population holding capacity of Fairfax County as of January, 1975, was over 555,000<sup>1</sup>. This figure represents an increase of less than one percent over the estimate published in October, 1974, suggesting a January, 1975, population holding capacity of almost 552,000. The higher population holding capacity reported now is the result of more residential units being completed in the last quarter of 1974 than previously was anticipated.

The Office of Research and Statistics determined current household size factors from a statistical analysis of the 1974 School Census Survey. The former household size factors, which had been in general use in Fairfax County since the 1968 Council of Governments Home Interview Survey, compare with the revised factors as shown below:

**COMPARISON OF HOUSING-TO-POPULATION  
CONVERSION FACTORS**

Housing Type	Former Average Household Size	Revised Countywide Average Household Size	Percent Change
Single Family } Duplex } Multiplex }	3.7	3.57	- 3.5
		3.22	-13.0
	--	2.42	--
Townhouse	3.5	2.81	-19.7
Garden Apartment	3.0	2.50	-16.7
Elevator Apartment	1.8	1.52	-15.6
Mobile Home	2.9	2.61	-10.0
Overall County Average	3.5	3.14	-10.5

A complete discussion of the demographic trends contributing to the smaller average household size is included in "Demographic Factors of Growth in Fairfax County, 1960 - 70," published by the Office of Research and Statistics and available through the Administrative Services Offices, 10555 Main Street, Fairfax, Virginia 22030.

<sup>1</sup>The term "population holding capacity" is distinct from actual population in that the first term indicates what the current housing inventory could hold were there no vacancies and all new units were occupied by an average size household shortly after entering the market. The latter refers to the actual number of persons residing in the County.

The population holding capacity shows the Centreville Supervisor District (including Vienna) to be by far the most populous with over 92,000 persons. Mount Vernon District is the smallest with 58,942 persons (Report P-1A).

Given the population holding capacity of 555,000 as of January, 1975, and assuming housing completion rates as estimated in Report P-3, the January, 1976, population holding capacity should be about 572,000.

Report P-2 illustrates that the addition of all currently Committed Growth<sup>2</sup> (building permits outstanding) and Anticipated Growth<sup>2</sup> (site plans or subdivision plats submitted) could result in a total population holding capacity of over 715,000 persons in the foreseeable future. However, while the Committed Growth component would normally occur within a year or two, current economic conditions already indicate a substantial slowdown and hence a longer time frame. It also should be noted that large amounts of property attributed to the Anticipated Growth category are uneconomic to develop under current conditions, despite early intentions as evidenced by subdivision plat submissions (Report P-2).

Reports P-1 through P-7 illustrate the population figures in more detail.

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<sup>2</sup>Complete definitions appear in Appendix A.

LAND USE  
Fairfax County, Virginia  
Brief Summary

Of Fairfax County's 257,000 acres (402 square miles), 239,405 are zoned predominately in the categories shown in Report L-1. The remaining 17,595 acres are in roads, water and other areas not zoned.

Fifty-four percent (129,434 acres) of the County's zoned land is RE-1 with the largest single portion (32%) found in Pohick Planning District. An additional 33 percent of land zoned RE-1 is located in the Upper Potomac and Bull Run Planning Districts. Almost two-thirds of all land in Fairfax is either RE-1 or RE-2. About two percent is industrial and less than two percent is commercial. There are 2,902 acres zoned "Public Land", located mainly in Mount Vernon and Lower Potomac.

Approximately 122,500 acres of all County land is vacant or is considered to have potential for development.<sup>1</sup> This accounts for over 50 percent of all the zoned land. The Pohick Planning District has almost 33,000 acres of vacant/underutilized land. The Upper Potomac and Bull Run Planning Districts account for another 53,000 acres of vacant/underutilized land.

Report L-3 tabulates current land uses by Planning District. Nearly 36 percent of all zoned land is devoted to single family housing. This nearly equals the 39 percent which is vacant. Military and correctional institutions account for almost 12,000 acres or nearly five percent of the zoned land.

Report L-4 reports the total appraised value of all assessed properties in Fairfax County by subcensus tract. Of the 159,000 land parcels in Fairfax County, the total appraised value is in excess of \$9 billion. Of the total appraised value, \$3.2 billion is attributed to land value and \$5.8 billion is appraised improvement value.

<sup>1</sup> According to a complex formula developed by the Office of Comprehensive Planning, land is considered to have potential for development if: (1) In any case the appraised improvement value is less than \$6,500; or (2) The parcel is between two and six acres and the appraised improvement value is between \$6,500 and \$25,000 or (3) The parcel is over six acres and the appraised improvement value is less than three times the appraised land value, then the following formula is used:

$$(\text{Total Land Area}) \times \left[ 1 - \frac{\text{appraised improvement value}}{3(\text{appraised land value})} \right]$$

II. HOUSING  
INVENTORY

SECTION II

HOUSING INVENTORY REPORTS

## DWELLING UNITS

Centreville District is the largest Supervisor District in terms of dwelling units with about 28,000 units, including 4,700 units located in the Town of Vienna. Providence District has 23,100 units or 13 percent of the total housing inventory. Combined, the towns of Vienna, Clifton and Herndon have 7,800 units which account for over four percent of the total inventory.

DWELLING UNITS  
Summarized By Supervisor District<sup>1</sup>  
Fairfax County, Virginia

<u>Supervisor District Code</u>	<u>Supervisor District</u>	<u>Dwelling Units</u> <sup>2</sup>	<u>Percentage</u>
01	Centreville <sup>3</sup>	28,191	16.3
02	Dranesville <sup>4</sup>	20,929	12.1
03	Annandale	19,440	11.2
04	Lee	20,008	11.6
05	Mason	20,807	12.0
06	Mount Vernon	19,789	11.4
07	Providence <sup>5</sup>	23,108	13.4
08	Springfield <sup>5</sup>	20,697	12.0
TOTAL COUNTY (Including the towns listed below)		172,969	100.0

<u>Town Code</u>	<u>Town</u>	<u>Dwelling Units</u> <sup>2</sup>	<u>Percentage of Total Inventory</u>
10	Clifton	67	0.0
12	Herndon	3,019	1.7
13	Vienna	4,717	2.7
TOTAL TOWNS		7,803	4.4

Source: UDIS Parcel File, January, 1975

<sup>1</sup>Supervisor Districts in this report are the current Districts as determined by the 1971 apportionment plan. The present District boundaries will remain in effect through December 31, 1975, after which these Districts will be reapportioned according to the plan adopted by the Board of Supervisors on January 4, 1975. The summary in Report DU-6 illustrates the effect the new apportionment plan has on the distribution of the January, 1975, dwelling unit inventory and population holding capacity as opposed to the distribution existent under the current apportionment plan.

<sup>2</sup>Dwelling units tabulated in this report include some units under construction. Such units are sufficiently near completion to warrant their inclusion in the dwelling unit inventory. Figures exclude housing located on Federal property. Mobile home sites are included where applicable.

<sup>3</sup>Includes Town of Vienna

<sup>4</sup>Includes Town of Herndon

<sup>5</sup>Includes Town of Clifton



## DWELLING UNITS

In terms of dwelling units, the four largest Planning Districts are Mount Vernon (29,400 units), Annandale (21,300 units), McLean (16,300 units) and Upper Potomac (16,200 units). Their combined total is in excess of 83,200 units which is nearly half of the total dwelling unit inventory. In contrast, the Lower Potomac District has only 1,800 units or about one percent of the County's total inventory of 173,000 units.

DWELLING UNITS  
Summarized by Planning District  
Fairfax County, Virginia

Planning District Code	Planning District	Dwelling Units <sup>1</sup>	Percentage
A	Annandale	21,273	12.3
B	Baileys	12,567	7.3
C	Bull Run	6,623	3.8
D	Fairfax	9,615	5.6
E	Jefferson	13,651	7.9
F	Lincolnia	3,906	2.3
G	Lower Potomac	1,844	1.1
H	McLean	16,302	9.4
I	Mount Vernon	29,423	17.0
J	Pohick <sup>2</sup>	11,077	6.4
K	Rose Hill	6,807	3.9
L	Springfield	10,162	5.9
M	Upper Potomac <sup>3</sup>	16,207	9.4
N	Vienna <sup>4</sup>	13,512	7.8
TOTAL COUNTY		172,969	100.0

Town Code	Town	Dwelling Units <sup>1</sup>	Percentage of Total Inventory
J	Clifton	67	0.0
M	Herndon	3,019	1.7
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TOTAL TOWNS		7,803	4.4

Source: UDIS Parcel File, January, 1975

<sup>1</sup> Dwelling units tabulated in this report include some units under construction. Such units are sufficiently near completion to warrant their inclusion in the dwelling unit inventory. Figures exclude housing located on Federal property. Mobile home sites are included where applicable.

<sup>2</sup> Includes Town of Clifton

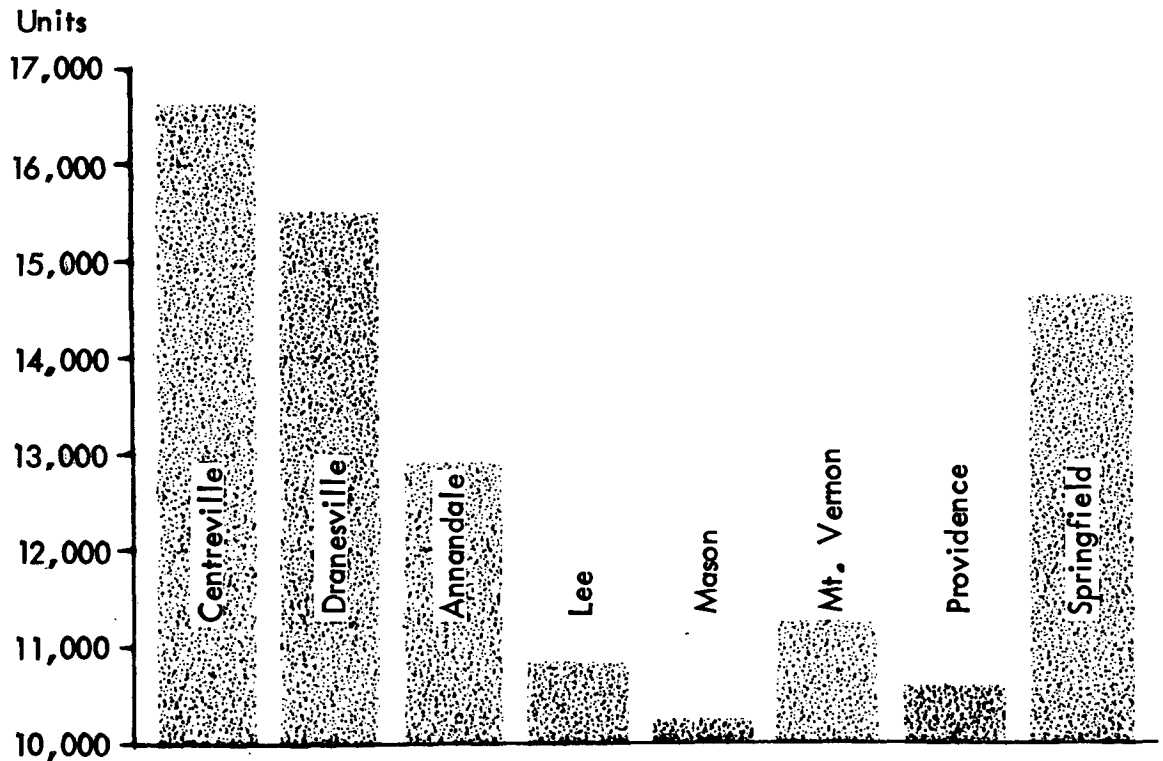
<sup>3</sup> Includes Town of Herndon

<sup>4</sup> Includes Town of Vienna

DWELLING UNITS BY STRUCTURAL TYPE

There are 102,800 single family dwelling units in Fairfax County, representing nearly 60 percent of the total dwelling unit inventory of 173,000 units. Centreville is the Supervisor District with the greatest number of single family units. The chart below illustrates the distribution of the single family units by Supervisor District.

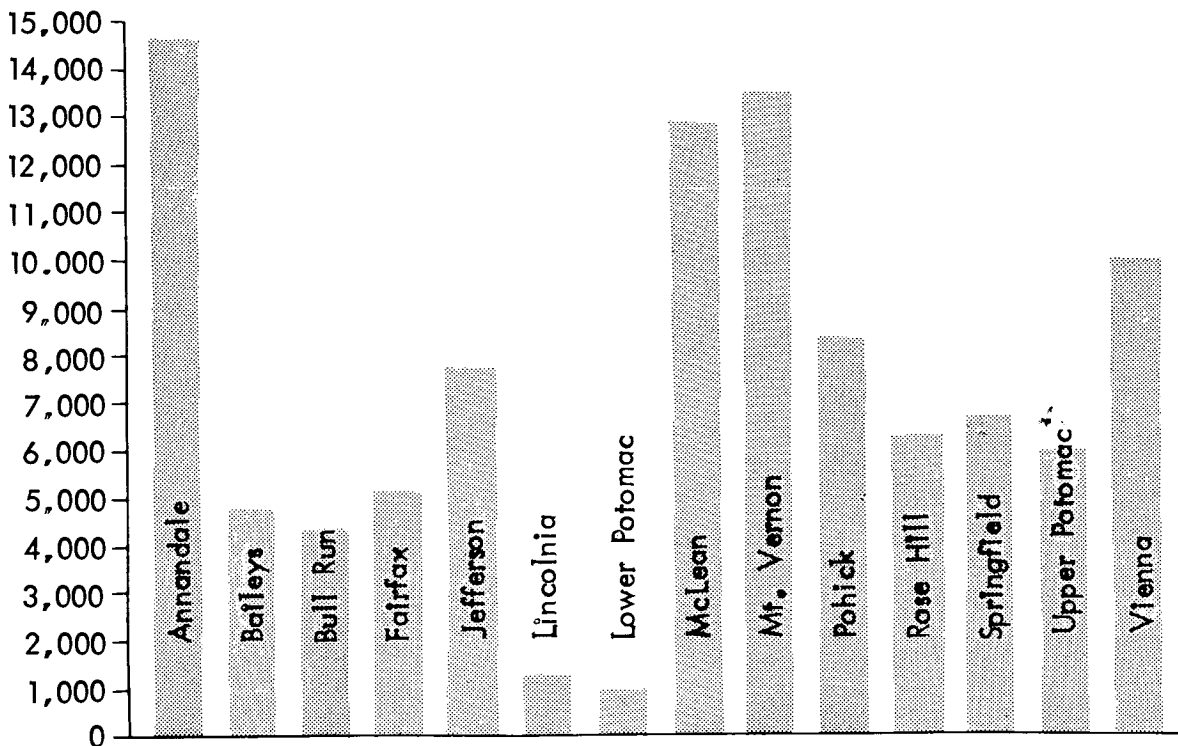
Distribution of Single Family Units  
By Supervisor District  
Fairfax County, Virginia  
January 1975



The McLean, Mount Vernon and Annandale Planning Districts account for 40 percent of the single family dwelling units in Fairfax County. In contrast

the Lower Potomac and Lincolnia Planning Districts have only 2,400 single family units. Of the total units in Rose Hill District, 92 percent are single family. The chart below demonstrates the distribution of single family units among Planning Districts.

Distribution of Single Family Units  
By Planning District  
Fairfax County, Virginia  
January, 1975



Of the 1,700 duplex units located in Fairfax County, 64 percent are located in Mount Vernon Supervisor District, while Lee District has an additional 32 percent. The Annandale and Mason Supervisor Districts include few if any duplex units. Mount Vernon Planning District has the largest number of duplexes, 1,600 units. The remaining 64 duplex units are located in Jefferson, Lower Potomac, McLean, Pohick and Vienna Planning Districts.

The 15,721 townhouse units in Fairfax County account for nine percent of the County's total dwelling unit inventory. Almost 30 percent of the County's townhouse units are situated in Centreville Supervisor District, including 132 units located in the town of Vienna.

The Upper Potomac, Springfield and Pohick Planning Districts combine to account for 8,605 units or 54.7 percent of the total townhouses in Fairfax County.

There are 41,807 garden apartments in the County. These units--both rental and ownership--account for 24 percent of the total County dwelling unit inventory. Providence District is the Supervisor District with the largest number of garden apartments while Mount Vernon Planning District has the greatest number of garden apartments of the 14 Planning Districts.

The 5,900 elevator apartment units in Fairfax County are concentrated in Mount Vernon and Mason Supervisor Districts. These same units fall predominantly in the Baileys and Mount Vernon Planning Districts.

Less than two percent of the dwelling units in Fairfax County are mobile homes. Over 900 units are situated in Lee Supervisor District while Centreville, Mount Vernon and Springfield Districts account for the remaining 1,500 units.

Few multiplex units occur in Fairfax County as compared to other structural types. The majority are located in Centreville and Lee Supervisor Districts.

DWELLING UNITS BY STRUCTURAL TYPE<sup>1</sup>  
 Summarized by Supervisor District 2  
 Fairfax County, Virginia

Supervisor District	Supervisor District Code	Single Family	Duplex	Townhouse	Garden Apartment	Elevator Apartment	Mobile Homes	Multiplex	TOTAL SUPERVISOR DISTRICT	Percentage of Total Inventory
Centreville <sup>3</sup>	01	16,657	2	4,516	5,669	201	500	646	28,191	16.3
Dranesville <sup>4</sup>	02	15,542	4	1,272	3,614	297		200	20,929	12.1
Annandale	03	12,980		1,469	4,517	218		256	19,440	11.2
Lee	04	10,846	548	1,619	5,040		979	976	20,008	11.6
Mason	05	10,257		881	7,267	2,402			20,807	12.0
Mount Vernon	06	11,282	1,089	163	3,851	2,520	735	149	19,789	11.4
Providence	07	10,609	4	1,767	10,325	242		161	23,108	13.4
Springfield <sup>5</sup>	08	14,623	54	4,034	1,524		264	198	20,697	12.0
TOTAL COUNTY (including Towns listed below):										
		102,796	1,701	15,721	41,807	5,880	2,478	2,586	172,969	100.0
PERCENTAGE:		59.4	1.0	9.1	24.2	3.4	1.4	1.5	100.0	
Town of Clifton <sup>10</sup>		67							67	.0
Town of Hemdon <sup>12</sup>		1,079		511	1,429				3,019	1.7
Town of Vienna <sup>13</sup>		4,047		132	538				4,717	2.7
TOTAL TOWNS		5,193		643	1,967				7,803	4.5

Source: UDIS Parcel File, January, 1975

- Notes:
- 1 Dwelling units tabulated in this report include some units under construction. Such units are sufficiently near completion to warrant their inclusion in the dwelling unit inventory. Figures exclude housing located on Federal property.
  - 2 Supervisor Districts in this report are the current Districts as determined by the 1971 apportionment plan. The present District boundaries will remain in effect through December 31, 1975, after which these districts will be reapportioned according to the plan adopted by the Board of Supervisors on January 4, 1975. The summary in Report DU-6 illustrates the effect the new apportionment plan has on the distribution of the January, 1975, dwelling unit inventory and population holding capacity as apposed to the distribution existent under the current apportionment plan.
  - 3 Includes Town of Vienna
  - 4 Includes Town of Hemdon
  - 5 Includes Town of Clifton

DWELLING UNITS BY STRUCTURAL TYPE <sup>1</sup>  
 Summarized by Planning District  
 Fairfax County, Virginia

Planning District Code	Single Family	Duplex	Townhouse	Garden Apartment	Elevator Apartment	Mobile Homes	Multiplex	TOTAL PLANNING DISTRICT	Percentage of Total Inventory
Annandale A	14,624		1,657	4,518	218		256	21,273	12.3
Baileys B	4,748		160	5,257	2,402			12,567	7.3
Bull Run C	4,416		748	303		510	646	6,623	3.8
Fairfax D	5,140		584	3,476		254	161	9,615	5.6
Jefferson E	7,858	2	291	5,258	242			13,651	7.9
Lincolnia F	1,364		533	2,009				3,906	2.3
Lower Potomac G	1,091	2	308	213			230	1,844	1.1
McLean H	12,858	4	761	2,182	297		200	16,302	9.4
Mount Vernon I	13,584	1,637	942	8,131	2,520	1,714	895	29,423	17.0
Pohick <sup>2</sup> J	8,301	52	2,523	3			198	11,077	6.4
Rose Hill K	6,236		16	555				6,807	3.9
Springfield L	6,622		2,027	1,513				10,162	5.9
Upper Potomac <sup>3</sup> M	5,991		4,055	5,960	201			16,207	9.4
Vienna <sup>4</sup> N	9,963	4	1,116	2,429				13,512	7.8
<b>TOTAL COUNTY (including Towns listed below):</b>	<b>102,796</b>	<b>1,701</b>	<b>15,721</b>	<b>41,807</b>	<b>5,880</b>	<b>2,478</b>	<b>2,586</b>	<b>172,969</b>	<b>100.0</b>
<b>PERCENTAGE:</b>	<b>59.4</b>	<b>1.0</b>	<b>9.1</b>	<b>24.2</b>	<b>3.4</b>	<b>1.4</b>	<b>1.5</b>	<b>100.0</b>	
Town of Clifton J	67							67	.0
Town of Herndon M	1,079		511	1,429				3,019	1.7
Town of Vienna N	4,047		132	538				4,717	2.7
<b>TOTAL TOWNS</b>	<b>5,193</b>		<b>643</b>	<b>1,967</b>				<b>7,803</b>	<b>4.5</b>

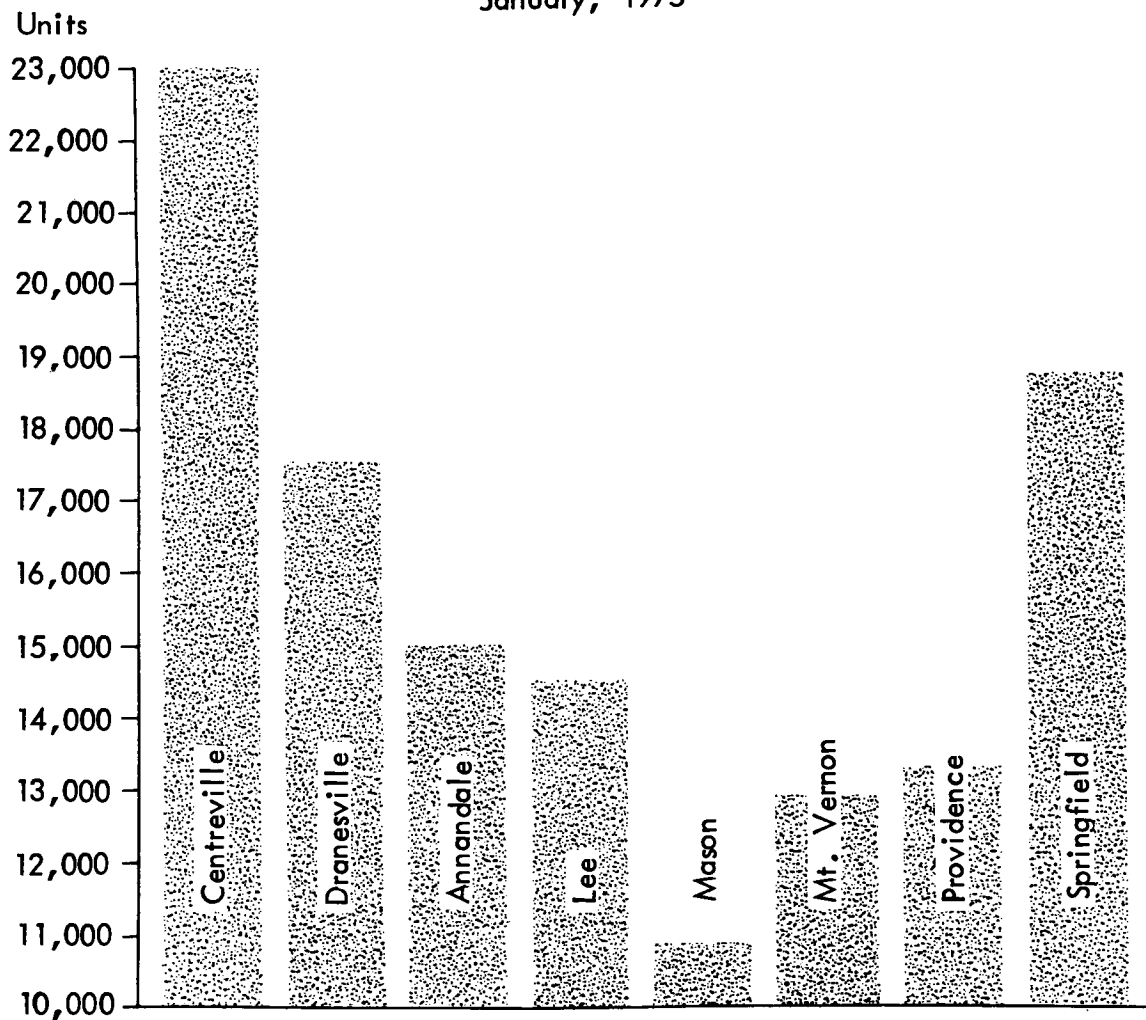
Source: UDIS Parcel File, January, 1975

- Notes:
- 1 Dwelling units tabulated in this report include some units under construction. Such units are sufficiently near completion to warrant their inclusion in the dwelling unit inventory. Figures exclude housing located on Federal property.
  - 2 Includes Town of Clifton
  - 3 Includes Town of Herndon
  - 4 Includes Town of Vienna

### INDIVIDUALLY OWNED DWELLING UNITS

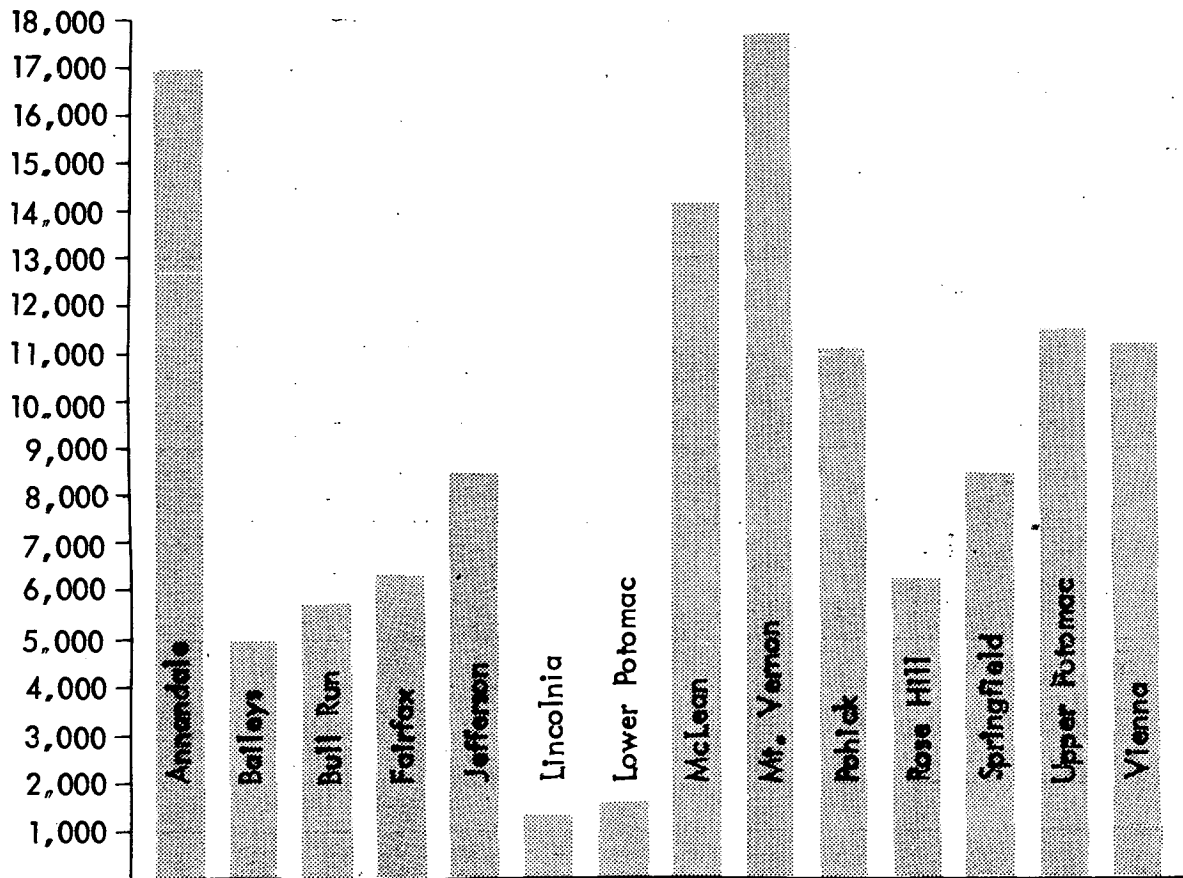
The 126,000 individually owned units in Fairfax County account for 73 percent of the total dwelling unit inventory. The major portion of ownership units are single family. Duplex units, townhouses, garden apartments, elevator apartments and multiplex units make up 19 percent.

Distribution of Individually Owned Units  
By Supervisor District  
Fairfax County, Virginia  
January, 1975



Centreville Supervisor District has the largest number of individually owned units with approximately 23,000, including 4,000 units located in the Town of Vienna.

Distribution of Individually Owned Units  
 By Planning District  
 Fairfax County, Virginia  
 January, 1975



Among planning districts, Mount Vernon with 17,700 has the most individually owned units. The Annandale and McLean Planning Districts account for an additional 31,000 units or 25 percent of the total inventory.

The inventory of individually owned units has increased by about 12,000 since July, 1973. Nearly 30 percent of this increase can be attributed to new single family dwellings. Another 30 percent of the increase has been condominium apartments.



INDIVIDUALLY OWNED DWELLING UNITS <sup>1</sup>  
 Summarized by Supervisor District <sup>2</sup>  
 Fairfax County, Virginia

Supervisor District	Single Family	Duplex	Ownership Townhouse	Ownership Multiplex	Ownership Garden Apt.	Ownership Elevator	TOTAL SUPERVISOR DISTRICT	Percentage
Centreville <sup>3</sup> 01	16,657	2	4,516	646	1,231		23,052	18.3
Dranesville <sup>4</sup> 02	15,542	4	1,272	200	591		17,609	14.0
Annandale 03	12,980		1,318	256	430		14,984	11.9
Lee 04	10,846	548	1,515	976	602		14,487	11.5
Mason 05	10,257		470			140	10,867	8.6
Mount Vernon 06	11,282	1,089	163	149		213	12,896	10.2
Providence 07	10,609	4	1,767	161	590	242	13,373	10.6
Springfield <sup>5</sup> 08	14,623	54	3,490	198	381		18,746	14.9
<b>TOTAL COUNTY (including Towns listed below):</b>								
	102,796	1,701	14,511	2,586	3,825	595	126,014	100.0
<b>PERCENTAGE:</b>								
	81.6	1.3	11.5	2.1	3.0	.5	100.0	
Town of Clifton 10	67						67	0.1
Town of Herndon 12	1,079		511		276		1,866	1.5
Town of Vienna 13	4,047		132		36		4,215	3.3
<b>TOTAL TOWNS:</b>								
	5,193		643		312		6,148	4.9
Source: UDIS Parcel File, January, 1975  Notes: <ol style="list-style-type: none"> <li>Dwelling units tabulated in this report include some units under construction. Such units are sufficiently near completion to warrant their inclusion in the dwelling unit inventory. Figures exclude housing located on Federal property.</li> <li>Supervisor Districts in this report are the current Districts as determined by the 1971 apportionment plan. The present District boundaries will remain in effect through December 31, 1975, after which these districts will be reapportioned according to the plan adopted by the Board of Supervisors on January 4, 1975. The summary in Report DU-6 illustrates the effect the new apportionment plan has on the distribution of the January, 1975, dwelling unit inventory and population holding capacity as opposed to the distribution existent under the current apportionment plan.</li> <li>Includes Town of Vienna</li> <li>Includes Town of Herndon</li> <li>Includes Town of Clifton</li> </ol>								

INDIVIDUALLY OWNED DWELLING UNITS<sup>1</sup>  
 Summarized by Planning District  
 Fairfax County, Virginia

Planning District Code	Single Family	Duplex	Ownership Townhouse	Ownership Multiplex	Ownership Garden Apt.	Ownership Elevator Apt.	TOTAL PLANNING DISTRICT	Percentage
Annandale A	14,624		1,506	256	430		16,816	13.3
Baileys B	4,748		160			140	5,048	4.0
Bull Run C	4,416		748	646			5,810	4.6
Fairfax D	5,140		584	161	506		6,391	5.1
Jefferson E	7,858	2	291		84	242	8,477	6.7
Lincolnia F	1,364		122				1,486	1.2
Lower Potomac G	1,091	2	308	230			1,631	1.3
McLean H	12,858	4	761	200	315		14,138	11.2
Mount Vernon I	13,584	1,637	838	895	602	213	17,769	14.1
Pohick <sup>2</sup> J	8,301	52	2,523	198			11,074	8.8
Rose Hill K	6,236		16				6,252	5.0
Springfield L	6,622		1,483		381		8,486	6.7
Upper Potomac <sup>3</sup> M	5,991		4,055		1,471		11,517	9.1
Vienna <sup>4</sup> N	9,963	4	1,116		36		11,119	8.8
<b>TOTAL COUNTY (including Towns listed below):</b>	<b>102,796</b>	<b>1,701</b>	<b>14,511</b>	<b>2,586</b>	<b>3,825</b>	<b>595</b>	<b>126,014</b>	<b>100.0</b>
<b>PERCENTAGE:</b>	<b>81.6</b>	<b>1.3</b>	<b>11.5</b>	<b>2.1</b>	<b>3.0</b>	<b>.5</b>	<b>100.0</b>	
Town of Clifton J	67						67	.1
Town of Herndon M	1,079		511		276		1,866	1.5
Town of Vienna N	4,047		132		36		4,215	3.3
<b>TOTAL TOWNS</b>	<b>5,193</b>		<b>643</b>		<b>312</b>		<b>6,148</b>	<b>4.9</b>

Source: UDIS Parcel File, January, 1975

Notes: 1 Dwelling units tabulated in this report include some units under construction. Such units are sufficiently near completion to warrant their inclusion in the dwelling unit inventory. Figures exclude housing located on Federal property.  
 2 Includes Town of Clifton  
 3 Includes Town of Herndon  
 4 Includes Town of Vienna

## RENTAL DWELLING UNITS

The rental unit inventory as of January, 1975, consisted of 46,900 units including townhouses, garden apartments, elevator apartments and mobile homes. Rental garden apartments account for over 80 percent.<sup>1</sup> Rental townhouse units and elevator apartments total about 6,500 units or 14 percent of the rental inventory. The remaining 2,500 units are classified as mobile home sites.

Providence and Mason Districts, which account for over 40 percent of the total rental housing inventory, share almost 45 percent of the County's 38,000 rental garden apartments. Of the 5,300 rental elevator apartments nearly 87 percent are situated in Mason and Mount Vernon Districts. Eighty percent of the County's rental townhouse units are located in Mason and Springfield Supervisor Districts.

The mobile home sites are reported as rental units because, even though the occupants may own the mobile home, the ground upon which it rests--the mobile home pad--is most frequently rented. Of the nearly 2,500 mobile homes in the County almost 70 percent are located in Mount Vernon Planning District. The remaining 750 mobile home units are found in the Bull Run and Fairfax Planning Districts.

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<sup>1</sup> It should be pointed out that rental garden apartments, in this compilation, include residential hotels and motels and a number of projects of mixed housing types which are predominately garden apartments. For this reason, the number of garden apartments is somewhat inflated, and the number of townhouse and high rise structures correspondingly deflated when compared to some similar compilations appearing elsewhere.

RENTAL DWELLING UNITS <sup>1,2</sup>  
 Summarized by Supervisor District  
 Fairfax County, Virginia

Supervisor	District	Rental	Rental	Rental	Rental	Mobile	TOTAL	
District	Code	Townhouse	Multiplex	Garden Apts	Elevator Apt	Homes	SUPERVISOR	Percentage
District	Code	Townhouse	Multiplex	Garden Apts	Elevator Apt	Homes	DISTRICT	Percentage
Centreville <sup>4</sup>	01			4,438	201	500	5,139	10.9
Dranesville <sup>5</sup>	02			3,023	297		3,320	7.1
Annandale	03	151		4,087	218		4,456	9.5
Lee	04	104		4,438		979	5,521	11.8
Mason	05	411		7,267	2,262		9,940	21.2
Mount Vernon	06			3,851	2,307	735	6,893	14.7
Providence	07			9,735			9,735	20.7
Springfield <sup>6</sup>	08	544		1,143		264	1,951	4.1
TOTAL COUNTY (including Towns listed below):		1,210		37,982	5,285	2,478	46,955	100.0
PERCENTAGE:		2.6		80.9	11.2	5.3	100.0	
Town of Clifton	10	0		0	0	0	0	
Town of Herndon	12			1,153			1,153	2.5
Town of Vienna	13			502			502	1.1
TOTAL TOWNS				1,655			1,655	3.5

Source: UDIS Parcel File, January, 1975

Notes:

- Dwelling units tabulated in this report include some units under construction. Such units are sufficiently near completion to warrant their inclusion in the dwelling unit inventory. Figures exclude housing located on Federal property.
- "Rental Units" refer primarily to those units occurring in major apartment and townhouse rental projects. The units surveyed in Report DU-7 are included among those summarized in this report. Excluded from this tabulation are individually owned houses and condominium units which are being rented out by their owners.
- Supervisor Districts in this report are the current Districts as determined by the 1971 apportionment plan. The present District boundaries will remain in effect through December 31, 1975, after which these districts will be reapportioned according to the plan adopted by the Board of Supervisors on January 4, 1975. The summary in Report DU-6 illustrates the effect the new apportionment plan has on the distribution of the January, 1975, dwelling unit inventory and population holding capacity as opposed to the distribution existing under the current apportionment plan.
- Includes the Town of Vienna
- Includes the Town of Herndon
- Includes the Town of Clifton

RENTAL DWELLING UNITS <sup>1, 2</sup>  
 Summarized by Planning District  
 Fairfax County, Virginia

Planning District	District Code	Rental Townhouse	Rental Multiplex	Rental Garden Apt	Rental Elevator Apt	Mobile Homes	TOTAL PLANNING DISTRICT	Percentage
Annandale	A	151		4,088	218		4,457	9.5
Baileys	B			5,257	2,262		7,519	16.0
Bull Run	C			303		510	813	1.7
Fairfax	D			2,970		254	3,224	6.9
Jefferson	E			5,174			5,174	11.0
Lincolnia	F	411		2,009			2,420	5.2
Lower Potomac	G			213			213	.4
McLean	H			1,867	297		2,164	4.6
Mount Vernon	J	104		7,529	2,307	1,714	11,654	24.8
Pohick <sup>3</sup>	J			3			3	0
Rose Hill	K			555			555	1.2
Springfield	L	544		1,132			1,676	3.6
Upper Potomac <sup>4</sup>				4,489	201		4,690	10.0
Vienna <sup>5</sup>				2,393			2,393	5.1
TOTAL COUNTY (including Towns listed below):		1,210		37,982	5,285	2,478	46,955	100.0
PERCENTAGE:		2.6		80.9	11.3	5.2	100	
Town of Clifton	J	0		0	0	0	0	
Town of Herndon				1,153			1,153	2.5
Town of Vienna				502			502	1.1
TOTAL TOWNS				1,655			1,655	3.5

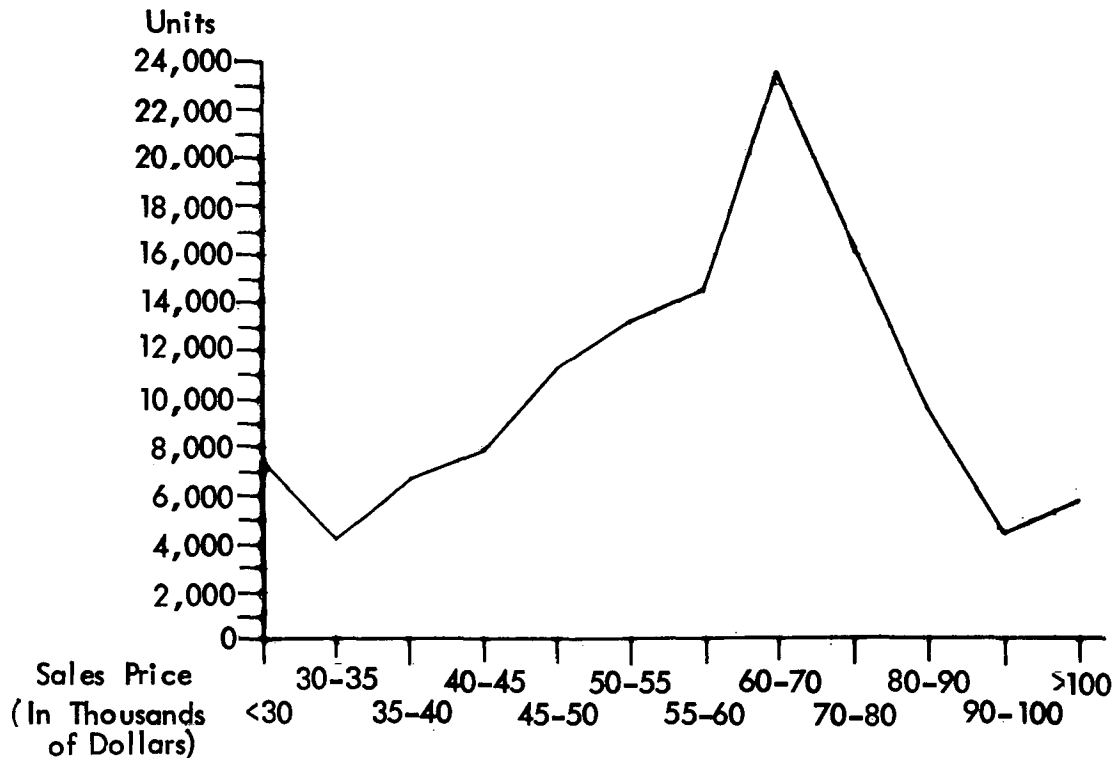
Source: UDIS Parcel File, January, 1975

- Notes:
- 1 Dwelling units tabulated in this report include some units under construction. Such units are sufficiently near completion to warrant their inclusion in the dwelling unit inventory. Figures exclude housing located on Federal property.
  - 2 "Rental Units" refer primarily to those units occurring in major apartment and townhouse rental projects. The units surveyed in Report DU-7 are included among those summarized in this report. Excluded from this tabulation are individually owned houses and condominium units which are being rented out by their owners.
  - 3 Includes Town of Clifton
  - 4 Includes Town of Herndon
  - 5 Includes Town of Vienna

DWELLING UNITS BY SALES PRICE DISTRIBUTION

The chart below illustrates the distribution of individually owned units according to estimated sales price:

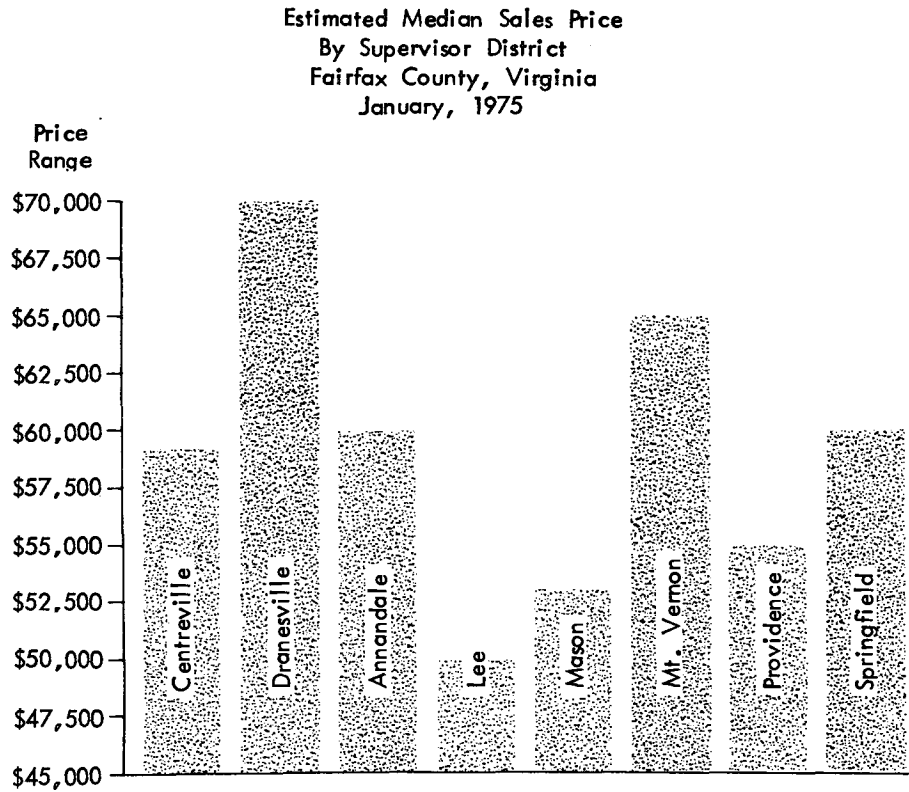
Price Range Distribution of Individually Owned Housing Units  
Fairfax County, Virginia  
January, 1975



Of the 12 sales price range categories, the \$60,000 to \$70,000 category has the greatest number of units, while the \$30,000 to \$35,000 class has the fewest number of units. Over 40 percent of all individually owned units have an estimated market value between \$50,000 and \$70,000. Almost 25 percent have an approximate sales price of \$70,000 to \$100,000 and nearly five percent of the 124,700 units reported are estimated to have a market value in excess of \$100,000.

The median sales price is estimated at \$59,000. This means that as of January, 1975, 50 percent of the units reported cost less than \$59,000 and 50 percent cost more. The following chart illustrates the estimated median sales

price for each of the eight Supervisor Districts.



The Dranesville District has the highest estimated median sales price (\$70,000) while Lee District has the lowest with an approximate median sales price of \$50,000. Annandale, Mount Vernon, Springfield and Centreville Districts have estimated median sales price figures ranging from \$59,000 to \$65,000.

As with other durable goods the cost of housing has increased steadily from year to year. In July, 1973, the estimated median sales price was \$52,000. By January, 1974, the median had increased to about \$55,000. One year later it stood at \$59,000. The following chart demonstrates the increases in the estimated median sales price between July, 1973, and January, 1975.

Estimated Median Sales Price  
July, 1973 to January, 1975  
Fairfax County, Virginia

<u>Vintage of UDIS Parcel File</u>	<u>Date of Standard Report Publication</u>	<u>Number of Individually Owned Units</u>	<u>Median Sales Price</u>	<u>Dollar Increase From Previous File</u>	<u>Average Monthly Increase From Previous File</u>
July, 1973	Oct., 1973	111,992	\$52,000		
Jan., 1974	May, 1974	119,243	\$55,000	\$3,000	\$428
Jan., 1975	May, 1975	124,739	\$59,000	\$4,000	\$333

DWELLING UNITS BY SALES PRICE DISTRIBUTION<sup>1</sup>  
(Thousands of Dollars)  
Summarized by Supervisor District<sup>2</sup>  
Fairfax County, Virginia

Supervisor 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	TOTAL <sup>7</sup> UNITS	Percentage
Centreville <sup>4</sup> 01	Single Family	436	180	203	265	551	1,167	1,680	2,245	2,016	1,882	1,031	768	12,424	
	Townhouse <sup>3</sup>	200	359	571	702	918	658	460	753	253	124	26	7	5,031	
	Apartment	698	346	84	66						1			1,195	
Total:		1,334	885	858	1,033	1,469	1,825	2,140	2,998	2,269	2,007	1,057	775	18,650	15.0
Dranesville <sup>5</sup> 02	Single Family	203	192	1,260	876	630	644	767	2,422	2,102	1,323	1,060	2,752	14,231	
	Townhouse <sup>3</sup>			32	150	19	2	87	87	503	69		13	962	
	Apartment	105	35	47	42	43	25	9	4	5				315	
Total:		308	227	1,339	1,068	692	671	863	2,513	2,610	1,392	1,060	2,765	15,508	12.4
Annandale 03	Single Family	67	113	220	411	1,071	854	2,692	3,150	2,375	1,547	278	99	12,877	
	Townhouse <sup>3</sup>	65	14	3	9	293	271	317	500	98	4			1,574	
	Apartment	65	104	15	149	84	13							430	
Total:		197	231	238	569	1,448	1,138	3,009	3,650	2,473	1,551	278	99	14,881	11.9
Lee 04	Single Family	432	461	712	1,068	1,957	1,870	1,388	1,901	862	152	35	99	10,737	
	Townhouse <sup>3</sup>	714	354	375	413	273	516	387	7					3,039	
	Apartment	462	140											602	
Total:		1,608	955	1,087	1,481	2,230	2,386	1,575	1,908	862	152	35	99	14,378	11.5
Mason 05	Single Family	226	124	745	742	1,033	1,310	1,142	2,044	1,084	796	331	576	10,153	
	Townhouse <sup>3</sup>	19				20	24	90	301	16				470	
	Apartment	214	14	28	23	4								283	
Total:		459	138	773	765	1,057	1,334	1,232	2,345	1,100	796	331	576	10,906	8.7
Mount Vernon 06	Single Family	298	400	614	513	606	652	723	2,316	2,458	1,297	616	709	11,202	
	Townhouse <sup>3</sup>	623	517	93	10	1		21	2	61	69	2		1,399	
	Apartment	52	78	22	19	42								213	
Total:		973	995	729	542	649	652	744	2,318	2,519	1,366	618	709	12,814	10.3
Providence 07	Single Family	284	218	456	1,330	1,629	1,159	676	1,174	1,565	1,232	462	289	10,474	
	Townhouse <sup>3</sup>	53		7		170	522	467	558	148	2	1		1,928	
	Apartment	596	8	192	8	21	4	3						832	
Total:		933	226	655	1,338	1,820	1,685	1,146	1,732	1,713	1,234	463	289	13,234	10.6
Springfield <sup>6</sup> 08	Single Family	821	173	196	249	469	1,378	2,122	5,028	2,289	840	453	445	14,463	
	Townhouse <sup>3</sup>	162	169	374	389	793	910	516	328	45	39	5	1	3,731	
	Apartment	24	36	23										83	
Total:		1,007	378	593	638	1,262	2,288	2,638	5,356	2,334	879	458	446	18,277	14.7
Town of Clifton 10	Single Family	25	12	5	6	8	3	1	4	2	1			67	
	Townhouse <sup>3</sup>														
	Apartment														
Total:		25	12	5	6	8	3	1	4	2	1			67	.1
Town of Herndon 12	Single Family	98	62	75	160	219	128	124	136	24	9	5	29	1,069	
	Townhouse <sup>3</sup>	29	21	248	180	31	1	1						511	
	Apartment	201	43	32										276	
Total:		328	126	355	340	250	129	125	136	24	9	5	29	1,856	1.5
Town of Vienna 13	Single Family	116	71	92	137	256	1,006	850	665	363	228	165	51	4,000	
	Townhouse <sup>3</sup>					7	45	45	1	23	11			132	
	Apartment	20	12	4										36	
Total:		136	83	96	137	263	1,051	895	666	386	239	165	51	4,168	3.3
TOTAL COUNTY:		7,308	4,256	6,728	7,917	11,148	13,162	14,368	23,626	16,292	9,626	4,470	5,838	124,739	100.0
PERCENT DISTRIBUTION		5.9	3.4	5.4	6.3	8.9	10.6	11.5	18.9	13.1	7.7	3.6	4.7		
CUMULATIVE - UP		5.9	9.3	14.7	21.0	29.9	40.5	52.0	70.9	84.0	91.7	95.3	100.0		
CUMULATIVE - DOWN		100.0	94.1	90.7	85.3	79.0	70.1	59.5	48.0	29.1	16.0	8.3	4.7		

Source: UDIS Parcel File, January, 1975

- Notes: 1 Dwelling units tabulated in this report include some units under construction. Such units are sufficiently near completion to warrant their inclusion in the dwelling unit inventory. Figures exclude housing located on Federal property.
- 2 Supervisor Districts in this report are the current Districts as determined by the 1971 apportionment plan. The present District boundaries will remain in effect through December 31, 1975, after which these districts will be reapportioned according to the plan adopted by the Board of Supervisors on January 4, 1975. The summary in Report DU-6 illustrates the effect the new apportionment plan has on the distribution of the January, 1975, dwelling unit inventory and population holding capacity as opposed to

- the distribution existent under the current apportionment plan.
- 3 Townhouse category includes townhouses, duplex units, multiplex units, and all sales type housing other than single family detached and condominium apartment.
- 4 Excludes Town of Vienna
- 5 Excludes Town of Herndon
- 6 Excludes Town of Clifton
- 7 Totals may not agree with Report DU-3A because some individually owned dwelling units are excluded here, e.g., two or more single family, detached units on a single parcel.
- 8 Sales price in this report refers to the estimated market value as of January, 1975. Market value for each dwelling unit is derived from the sales price, if any, and

from the most recent tax assessment. In order to estimate the current market value for all individually owned dwelling units as of January, 1975, the following "price increase factors" have been applied to the period between the time of sale or assessment and January, 1975:

Year	Monthly Rate of Increase	Annual Rate of Increase
1970	.0058	7%
1971	.0075	9%
1972	.0100	12%
1973	.0125	15%
1974 (1st Quarter)	.0075	9%
1974 (2nd Quarter)	.0075	9%
1974 (3rd Quarter)	.0033	4%
1974 (4th Quarter)	.0000	
1975 (1st Quarter)	.0033	



DWELLING UNITS BY SALES PRICE DISTRIBUTION  
(Thousands of Dollars)  
Summarized by Planning District  
Fairfax County, Virginia

Planning 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	TOTAL	Percentage
Annandale	Single Family	76	123	226	423	1,231	1,178	2,836	3,476	2,373	2,149	313	115	14,519	
A	Townhouse <sup>2</sup>	84	14	3	9	293	271	337	633	114	4			1,762	
	Apartment	65	104	15	149	84	13							430	
	Total:	225	241	244	581	1,608	1,462	3,173	4,109	2,487	2,153	313	115	16,711	13.4
Baileys	Single Family	124	41	113	207	505	452	551	977	549	443	251	479	4,692	
B	Townhouse <sup>2</sup>								48	112				160	
	Apartment	214	14	28	23	4								283	
	Total:	338	55	141	230	509	452	599	1,089	549	443	251	479	5,135	4.1
Bull Run	Single Family	307	88	76	150	428	919	1,220	940	84	38	15	87	4,352	
C	Townhouse <sup>2</sup>	29	144	363	269	442	135	12						1,394	
	Total:	336	232	439	419	870	1,054	1,232	940	84	38	15	87	5,746	4.6
Fairfax	Single Family	122	97	108	118	166	368	497	808	1,353	607	418	414	5,076	
D	Townhouse <sup>2</sup>	21		7		137	348	175	56			1		745	
	Apartment	274	5	192	8	21	4	2						506	
	Total:	417	102	307	126	324	720	674	864	1,353	607	419	414	6,327	5.1
Jefferson	Single Family	118	95	876	1,572	1,598	1,053	581	918	533	269	78	86	7,777	
E	Townhouse <sup>2</sup>	32				33	111	86	29					291	
	Apartment	322	3					1						326	
	Total:	472	98	876	1,572	1,631	1,164	668	947	533	269	78	86	8,394	6.7
Lincolnia	Single Family	92	51	64	65	159	394	156	169	122	49	10	14	1,345	
F	Townhouse <sup>2</sup>					20	24	22	56					122	
	Total:	92	51	64	65	179	418	178	225	122	49	10	14	1,467	1.2
Lower Potomac	Single Family	284	56	55	122	191	53	33	77	72	64	23	47	1,077	
G	Townhouse <sup>2</sup>	216	109	39	8	57	66	43	1					539	
	Total:	500	165	94	130	248	119	76	78	72	64	23	47	1,616	1.3
McLean	Single Family	119	154	1,227	828	570	554	621	2,179	1,959	1,193	958	2,318	12,680	
H	Townhouse <sup>2</sup>			32	150	19	2	87	87	503	69		13	962	
	Apartment	105	35	47	42	43	25	9	4	5				315	
	Total:	224	189	1,306	1,020	632	581	717	2,270	2,467	1,262	958	2,331	13,957	11.2
Mount Vernon	Single Family	385	528	805	828	1,069	1,160	997	2,526	2,529	1,300	617	718	13,462	
I	Townhouse <sup>2</sup>	1,028	744	420	343	2	300	322	7	61	69	2		3,368	
	Apartment	514	218	22	19	42								815	
	Total:	1,997	1,490	1,247	1,190	1,113	1,460	1,319	2,533	2,590	1,369	619	718	17,645	14.1
Pohick <sup>3</sup>	Single Family	503	95	114	135	205	426	727	3,494	1,727	281	187	352	8,246	
J	Townhouse <sup>2</sup>	136	169	358	354	704	721	267	54					2,763	
	Total:	639	264	472	489	909	1,147	994	3,548	1,727	281	187	352	11,009	8.8
Rose Hill	Single Family	144	250	435	567	932	941	692	1,297	698	139	27	56	6,178	
K	Townhouse <sup>2</sup>							16						16	
	Total:	144	250	435	567	932	941	708	1,297	698	139	27	56	6,194	5.0
Springfield	Single Family	170	87	93	154	594	1,094	1,342	1,750	530	488	244	59	6,605	
L	Townhouse <sup>2</sup>	49	18	25	107	304	339	276	275	45	39	5	1	1,483	
	Apartment	24	36	23										83	
	Total:	243	141	141	261	898	1,433	1,618	2,025	575	527	249	60	8,171	6.6
Upper Potomac <sup>4</sup>	Single Family	284	162	181	261	335	327	377	828	886	925	534	782	5,882	
M	Townhouse <sup>2</sup>	200	236	456	613	506	520	447	749	206	98	17	7	4,055	
	Apartment	899	389	116	66						1			1,471	
	Total:	1,383	787	753	940	841	847	824	1,577	1,092	1,024	551	789	11,408	9.1
Vienna <sup>5</sup>	Single Family	278	179	205	327	446	1,252	1,335	1,646	1,725	1,362	761	290	9,806	
N	Townhouse <sup>2</sup>					8	112	253	478	218	39	9		1,117	
	Apartment	20	12	4										36	
	Total:	298	191	209	327	454	1,364	1,588	2,124	1,943	1,401	770	290	10,959	8.8
TOTAL COUNTY		7,308	4,256	6,728	7,917	11,148	13,162	14,368	23,626	16,292	9,626	4,470	5,838	124,739	100.0
PERCENTAGE DISTRIBUTION		5.9	3.4	5.4	6.3	8.9	10.6	11.5	18.9	13.1	7.7	3.6	4.7		
CUMULATIVE UP		5.9	9.3	14.7	21.0	29.9	40.5	52.0	70.9	84.0	91.7	95.3	100.0		
CUMULATIVE DOWN		100.0	94.1	90.7	85.3	79.0	70.1	59.5	48.0	29.1	16.0	8.3	4.7		

Source: UDIS Parcel File, January, 1975

- Notes: 1 Dwelling units tabulated in this report include some units under construction. Such units are sufficiently near completion to warrant their inclusion in the dwelling unit inventory. Figures exclude housing located on Federal property.
- 2 Townhouse category includes townhouses, duplex units, multiplex units, and all sales type housing other than single family detached and condominium apartment.
- 3 Includes Town of Clifton
- 4 Includes Town of Herndon
- 5 Includes Town of Vienna
- 6 Totals may not agree with Report DU-3A

because some individually owned dwelling units are excluded here, e.g., two or more single family, detached units on a single parcel.

7 Sales price in this report refers to the estimated market value as of January, 1975. Market value for each dwelling unit is derived from the sales price, if any, and from the most recent tax assessment. In order to estimate the current market value for all individually owned dwelling units as of January, 1975, the following "price increase factors" have been applied to the period between the time of sale or assess-

ment and January, 1975:

Year	Monthly Rate of Increase	Annual Rate of Increase
1970	.0058	7%
1971	.0075	9%
1972	.0100	12%
1973	.0125	15%
1974 (1st Quarter)	.0075	9%
1974 (2nd Quarter)	.0075	9%
1974 (3rd Quarter)	.0033	4%
1974 (4th Quarter)	.0000	0%
1975 (1st Quarter)	.0033	4%

### HOUSING UNITS AND POPULATION

As of January, 1975, there were approximately 173,000 dwelling units in Fairfax. Seventy-three percent were individually owned units and 27 percent were rental units, which included nearly 2,500 mobile homes. This represents an increase of a little more than one percent compared to the earlier estimate for that date which appeared in the October, 1975, edition of the Standard Reports. The number of dwelling units completed during the last quarter of 1974 was slightly higher than earlier expected. The following chart illustrates the increases in the dwelling unit inventory experienced by Fairfax County over the past 18 months.

Dwelling Unit Inventory as Estimated From the UDIS Parcel File:  
 July, 1973, January, 1974, July, 1974 and January, 1975  
 Fairfax County, Virginia

Vintage of UDIS Parcel File	Date of Standard Reports Publication	Total Number of Units Reported	Number of Units over Previous File Vintage Date	Monthly Increase in Dwelling Unit Inventory Since Previous Date
July, 1973	Oct., 1973	159,592		
Jan., 1974	May, 1974	167,541	7,949	1,324
July, 1974	Oct., 1974	170,526	2,985	497
Jan., 1975	May, 1975	172,969	2,443	407

The January, 1975, population holding capacity is estimated to be approximately 555,000 persons. This means the January, 1975, dwelling unit inventory of 173,000 units could house 555,000 persons provided there are no vacancies and all new units are occupied by an average size household shortly after entering the market. If these conditions were true it could be expected that over 77 percent of the people would live in individually owned units while nearly 20 percent would be located in rental project dwelling units. The remaining three percent of the estimated population holding capacity could be found in mobile homes, group quarters, e.g., nursing homes, orphanages, etc. and on military bases.

On January 4, 1975, the Board of Supervisors voted to re-align the Supervisor District boundaries so as to afford a more precise distribution of population among the eight Supervisor Districts. All reports summarized by Supervisor District in this edition of the Standard Reports reflect the current Supervisor Districts which will remain in effect through December 31, 1975. The re-districting of the eight Supervisor Districts will effect the distribution of dwelling units and population as illustrated in the following charts.

The first chart reflects the January, 1975, dwelling unit inventory and estimated population holding capacity as distributed by the present apportionment system which is in effect through December 31, 1975. The second chart offers an approximation of how the January, 1975, dwelling unit inventory and estimated population holding capacity will be distributed under the re-districting plan as of January 1, 1976.

Dwelling Units and Population of the Supervisor Districts of Fairfax County Under the Present Apportionment Plan to be Effective Through December 31, 1975			
Supervisor District	Dwelling Unit Inventory <sup>1</sup>	Population <sup>1</sup>	As a Proportion of Ideal Size <sup>2</sup>
Centreville	28,000	92,000	1.33
Dranesville	21,000	69,000	.99
Annandale	19,000	64,000	.92
Lee	20,000	68,000	.98
Mason	21,000	59,000	.85
Mount Vernon	20,000	58,000	.84
Providence	23,000	68,000	.98
Springfield	21,000	77,000	1.11
TOTAL COUNTY	173,000	555,000	

Dwelling Units and Population of the Supervisor Districts of Fairfax County Under the Adopted Apportionment Plan <sup>3</sup> to Become Effective on January 1, 1976			
Supervisor District	Dwelling Unit Inventory <sup>1</sup>	Population <sup>1</sup>	As a Proportion of Ideal Size <sup>2</sup>
Centreville	20,000	65,000	.94
Dranesville	22,000	70,000	1.01
Annandale	22,000	70,000	1.01
Lee	22,000	69,000	.99
Mason	21,000	67,000	.97
Mount Vernon	22,000	70,000	1.01
Providence	22,000	72,000	1.04
Springfield	22,000	72,000	1.04
TOTAL COUNTY	173,000	555,000	

<sup>1</sup> The figures provided here are approximate.

<sup>2</sup> Ideal size for each district would be one-eighth of total County population, or approximately 69,400 persons.

<sup>3</sup> The new apportionment plan has been adopted by the Board of Supervisors and will go into effect on January 1, 1976.

HOUSING UNITS AND POPULATION  
Summarized by Subcensus Tract  
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Subcensus Tract 6	Supervisor District	Planning District	HOUSING UNITS					POPULATION					Total Housing Unit			
			Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Housing Unit	Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Population				
1.010	Mt.Vm	06	Mt.Vm	I	386					386	1,289				1,289	386
1.020		06		I	300	72	90			462	1,001	182	235		1,418	462
1.030	3602	06		I	268					268	895				895	268
2.010		06		I	316					316	995				995	316
2.020		06		I	18	1,492				1,510	60	3,257			3,317	1,510
2.030	4703	06		I	117					117	391				391	117
3.010		06		I	247	4				251	866	10		9	885	251
3.020		06		I	448					448	1,472				1,472	448
3.030		06		I	478					478	1,561				1,561	478
3.040	4752	06		I	100					100	334				334	100
4.010		06		I	527					527	1,760				1,760	527
4.020		06		I	74					74	247				247	74
4.030		06		I	281	2				283	938	5			943	283
4.040	3264	06		I	95					95	314				314	95
5.010		06		I	524	1,628	499			2,651	1,863	4,184	1,302		7,349	2,651
5.020		06		I	350					350	1,170				1,170	350
5.030	9103	06		I	133	12	30			175	474	32	78		584	175
6.010		06		I	266	209				475	887	529			1,416	475
6.020		06		I	685					685	2,288				2,288	685
6.030		06		I	216					216	721			63	784	216
6.040	4789	06		I	90					90	301				301	90
7.010		06		I	79	170				249	280	438			718	249
7.020		06		I	621	241	116			978	2,042	619	303		2,964	978
7.030	4711	06		I	289					289	1,029				1,029	289
8.010		06		I	811					811	2,888				2,888	811
8.020		06		I	134	3				137	477	8			485	137
8.040	3686	06		I	88					88	313				313	88
9.010		06		I	600					600	2,004				2,004	600
9.020		06		I	447					447	1,492				1,492	447
9.030	4940	06		I	432					432	1,441			3	1,444	432
10.010		06		I	427					427	1,426				1,426	427
10.020		06		I	739					739	2,468				2,468	739
10.030	4145	06		I	177					177	591				591	177
11.010		06		I	103	45				148	363	116			479	148
11.020		06		I	73					73	260				260	73
11.030		06		I	547					547	1,947				1,947	547
11.040	3740	06		I	296					296	1,054				1,054	296
12.010	4842	Sprfld	08	L. Potomac	G									4,842	4,842	
13.010		08		G	186					186	664				664	186
13.020	1963	08		G	364	2				366	1,295	5			1,304	366
14.010		Lee	04	Sprfld	L	437				437	1,652				1,652	437
14.020	3432	04		L	471					471	1,780				1,780	471
15.010		04	RoseHill	K	267					267	952				952	267
15.020	2538	04		K	533					533	1,886				1,886	533
16.010		04		K	581					581	2,068				2,068	581
16.020		04		K	355					355	1,186				1,186	355
16.030		04		K	202					202	675				675	202
16.040	4566	04		K	191					191	637				637	191
17.010		04		K	609					609	2,168				2,168	609
17.020		04		K	114					114	406				406	114
17.030	4190	04		K	454					454	1,616				1,616	454
18.010		04	Mt.Vm	I	178					178	580				480	178
18.020		04		I	361	67				428	1,161	170			1,331	428
18.030	3993	04		I	448	336				784	1,332	850			2,182	784

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Subcensus Tract	HOUSING UNITS							POPULATION					Total Housing Units
	Supervisor District	Planning District	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	
19.010	Mt.Vm. 06	Mt.Vm. I	307	1,290			1,597	992	2,027			3,019	1,597
19.020	06	I	635	989			1,624	1,684	1,926			3,610	1,624
19.030	7217	06	I	172	1		173	574	3		11	588	173
20.010	Lee 04	Sprgflld L	223				223	843			9	852	223
20.020	04	L	397				397	1,270				1,270	397
20.030	04	L	157				157	560				560	157
20.040	3775	04	L	289			289	1,093				1,093	289
21.010	04	RoseHill K	360	555			915	1,280	1,426			2,706	915
21.020	04	K	225				225	801				801	225
21.030	4188	04	K	191			191	681				681	191
22.010	04	K	321				321	1,142				1,142	321
22.020	04	K	256				256	911				911	256
22.030	3279	04	K	345			345	1,226				1,226	345
23.010	04	Sprgflld L	348				348	1,074				1,074	348
23.020	04	RoseHill K	142				142	506				506	142
23.030	04	K	692				692	2,463				2,463	692
23.040	04	Sprgflld L	1				1	4				4	1
23.050	04	L	2				2	7				7	2
23.060	04	L	10				10	36				36	10
23.070	04	L.Potmac G	407				407	1,346				1,346	407
23.080	04	G	12				12	43				43	12
23.090	6079	04	G	25	198		223	91	509			600	223
24.010	04	RoseHill K	413				413	1,472				1,472	413
24.020	04	Mt.Vm. I	211	728			939	722	1,871			2,593	939
24.030	04	I	244	1,213			1,457	869	3,117			3,986	1,457
24.040	3075	04	RoseHill K	1			1	4			20	24	1
25.010	04	Mt.Vm. I	416	250	979		1,645	1,282	642	2,555		4,479	1,645
25.020	04	I	485	308			793	1,283	844			2,127	793
25.030	7840	04	I	106	339		445	364	870			1,234	445
26.010	4548	04	L.Potmac G								4,548	4,548	
27.010	04	Mt.Vm. I	1,709	420			2,129	5,704	1,079			6,783	2,129
27.020	9102	04	I	715	121		836	2,008	311			2,319	836
28.010	2079	Sprgflld 08	L.Potmac G	5			5	18			2,061	2,079	5
29.010	04	Lee 04	G	32			32	114				114	32
29.020	04	Sprgflld 08	G	1			1	4				4	1
29.030	04	Lee 04	G	89	1		90	318	3			321	90
29.030	04	Sprgflld 08	G	9			9	32				32	9
29.040	04	Lee 04	G	443	6		449	1,183	16			1,199	449
29.050	04	G	19				19	68				68	19
29.060	1894	Sprgflld 08	G	39	6		45	140	16			156	45
30.010	2531	08	Fairfax D	513		254	767	1,868		663		2,531	767
31.010	03	Annandl 03	D	44			44	160				160	44
31.020	03	D	58				58	211				211	58
31.030	4032	03	D	1,006			1,006	3,661				3,661	1,006
32.010	08	Sprgflld 08	Pobick J	458			458	1,667			15	1,682	458
32.020	08	J	379				379	1,352				1,352	379
32.030	08	J	121				121	441				441	121
32.040	08	J	1,410				1,410	4,986			17	5,003	1,410
32.050	08	J	1,560				1,560	4,736				4,736	1,560
32.060	13246	08	J	9			9	32				32	9
33.010	1630	Annandl 03	Annandl A	431			431	1,630				1,630	431
34.010	03	A	506				506	1,912				1,912	506
34.020	03	A	345				345	1,304				1,304	345
34.030	03	A	284				284	1,074				1,074	284

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Subcensus Tract	Supervisor District	Planning District	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
34.040	Annandl 03	Annandl A	326	412			738	1,232	948			2,180	738
34.050 7093	03	A	190				190	623				623	190
35.010	03	A	293				293	1,108				1,108	293
35.020	03	A	351				351	1,327				1,327	351
35.030	Mason 05	Lincolnia F	325				325	1,182				1,182	325
35.040 7193	05	F	308	1,022			1,330	1,047	2,534			3,581	1,330
36.010	05	F	365	367			732	1,329	910		6	2,245	732
36.020	05	F	10	176			186	36	436			472	186
36.030 2994	05	F	76				76	277				277	76
37.010	Sprgfld 08	Pohick J	11	3			14	39	8			47	14
37.020	08	J	4				4	14				14	4
37.030	08	J	37				37	130				130	37
37.040	08	J	10				10	36				36	10
37.050 5570	08	J	1,665				1,665	5,343				5,343	1,665
38.010 10334	08	Sprgfld L	2,388	949			3,337	7,852	2,482			10,334	3,337
39.010	08	L	217				217	820				820	217
39.020	08	L	338				338	1,278				1,278	338
39.030 3504	08	L	372				372	1,406				1,406	372
40.010	08	L	384	166			550	1,353	382			1,735	550
40.020	08	L	350				350	1,323				1,323	350
40.030	08	L	257	220			477	971	506			1,477	477
40.040 6179	08	L	435				435	1,644				1,644	435
41.010	08	Pohick J	62				62	222				222	62
41.020	08	J	143				143	511				511	143
41.030	08	J	38				38	136				136	38
41.040	08	J	54				54	192				192	54
41.050	08	J	48				48	172				172	48
41.060	08	J	11				11	39				39	11
41.070	08	J	21				21	75				75	21
41.080	08	J	80				80	285				285	80
41.090	08	J	38				38	137				137	38
41.100	08	J	69				69	247				247	69
41.110	08	J	114				114	408				408	114
41.120 2674	08	J	66				66	250				250	66
42.010	08	J	850				850	3,069				3,069	850
42.020	08	J	1,791				1,791	6,635				6,635	1,791
42.030	08	Sprgfld L	775				775	2,836				2,836	775
42.040	08	Pohick J	1,168				1,168	3,889				3,889	1,168
42.050 16463	08	Sprgfld L	9				9	34				34	9
43.010	08	L	229	242			471	866	557			1,423	471
43.020 3051	08	L	397	99			496	1,400	228			1,628	496
44.010	Mason 05	Baileys B		244			244		605			605	244
44.020	05	B		684			684		1,486			1,486	684
44.030 2404	05	B	1	125			126	3	310			313	126
45.010	05	Jeferns E	359				359	1,174			11	1,185	359
45.020	05	E	300				300	981				981	300
45.030 2722	05	E	170				170	556				556	170
46.010	05	E	268				268	876				876	268
46.020	05	E	338				338	1,106				1,106	338
46.030 2793	05	E	229				229	749			62	811	229
47.010	05	Baileys B	388				388	1,269			7	1,276	388
47.020 2559	05	B	311	108			419	1,015	268			1,283	419
48.010	05	B	48	897			945	157	2,224		6	2,387	945
48.020	05	B	310	823			1,133	1,013	1,251		7	2,271	1,133

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Subcensus Tract 6	HOUSING UNITS							POPULATION					
	Supervisor District	Planning District	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
48.030	Mason 05	Boileys B	368	332			700	1,120	824			1,944	700
48.040	05	B	72	450			522	235	1,116			1,351	522
49.010	05	Jefferson E	282				282	922				922	282
49.020	05	E	292				292	955				955	292
50.010	05	Boileys B	202				202	661				661	202
50.020	05	B	302				302	987				987	302
50.030	05	B	101				101	330				330	101
51.010	05	B	152	679			831	252	1,416			1,668	831
51.020	05	B	80				80	262				262	80
51.030	05	B	96	692			788	315	1,716			2,031	788
51.040	05	B	164	444			608	536	1,101			1,637	608
51.050	05	B	210	196			406	687	486			1,173	406
52.010	05	B	353				353	1,154				1,154	353
52.020	05	B	430				430	1,405				1,405	430
53.010	05	B	214	812			1,026	774	2,014			2,788	1,026
53.020	05	B	286	1,030			1,316	1,042	1,652			2,694	1,316
54.010	05	B	414				414	1,508				1,508	414
54.020	05	B	173				173	630				630	173
54.030	05	B	373	3			376	1,357	8		23	1,388	376
55.010	05	Lincolnia F	402	855			1,257	1,398	2,141			3,539	1,257
56.010	Provdce 07	Annandl A	457				457	1,664				1,664	457
56.020	07	A	388				388	1,413				1,413	388
57.010	Annandl 03	A	434				434	1,498				1,498	434
57.020	03	A	219	1,143			1,362	799	2,835			3,634	1,362
58.010	Mason 05	A	288				288	1,048				1,048	288
58.020	05	A	433				433	1,574				1,574	433
58.030	Annandl 03	A	365				365	1,161				1,161	365
59.010	Mason 05	A	409				409	1,489				1,489	409
59.020	05	A	479	1			480	1,744	3		95	1,842	480
60.010	Annandl 03	A	249				249	833				833	249
60.010	Mason 05	A	486				486	1,561				1,561	486
61.010	Annandl 03	A	648	1			649	2,342	2			2,344	649
61.020	03	A	83				83	302				302	83
61.030	03	A	436				436	1,587				1,587	436
61.040	03	A	629				629	2,289				2,289	629
61.050	03	A	1,622				1,622	5,809				5,809	1,622
61.060	03	A	646				646	2,351				2,351	646
62.010	03	A	467	1,781			2,248	1,172	4,424			5,596	2,248
63.010	03	A	329	895			1,224	1,084	2,220		10	3,314	1,224
63.020	03	A	382				382	1,390				1,390	382
63.030	03	A	346				346	1,260				1,260	346
64.010	03	A	110				110	401				401	110
64.020	03	A	570	220			790	1,850	336		98	2,284	790
64.030	03	A	464				464	1,525				1,525	464
64.040	03	A	548	3			551	1,660	7			1,667	551
64.050	03	A	280	1			281	993	2			995	281
65.010	03	A	1,468				1,468	5,243				5,243	1,468
65.020	03	A	855				855	3,232				3,232	855
66.010	Provdce 07	Vienna N	349	4			353	1,275	11		22	1,308	353
66.020	07	N	129				129	471				471	129
66.030	07	N	111				111	406				406	111
66.040	07	N	172				172	530				530	172
66.050	07	N	131	3			134	477	8			485	134
67.010	07	Jefferson E	482	1,311			1,793	1,154	3,251			4,405	1,793

HOUSING UNITS AND POPULATION  
Summarized by Subcensus Tract  
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Fairfax County, Virginia

Subcensus Tract	Supervisor District	Planning District	Ownership	HOUSING UNITS				POPULATION					
				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
67.020	0151	Provdce 07	Jefersn E	539			539	1,746				1,746	539
68.010		07	Fairfax D	57			57	208				208	57
68.020		07	D	875	1,222		2,097	2,657	3,031			5,688	2,097
68.030		07	Vienna N	308			308	925				925	308
68.040		07	N	447	801		1,248	1,165	1,986			3,151	1,248
68.050		07	N	326			326	1,140			7	1,147	326
68.060		07	N	117			117	426				426	117
68.070		07	N	159			159	507				507	159
68.080	14149	07	N	38	783		821	139	1,958			2,097	821
69.010		07	Jefersn E	887	352		1,239	2,760	874			3,634	1,239
69.020	5384	07	E	257	367		624	840	910			1,750	624
70.010		07	E	93	780		873	304	1,934			2,238	873
70.020		07	E	204	150		354	667	372			1,039	354
70.030	4538	07	E	338	63		401	1,105	156			1,261	401
71.010		07	E		512		512		1,270			1,270	512
71.020		07	E	240	1		241	785	3			788	241
71.030		07	E	180	24		204	589	60			649	204
71.040	3969	07	E	386			386	1,262				1,262	386
72.010		07	E	298	3		301	974	7		6	987	301
72.020		07	E	291			291	952				952	291
72.030		07	E	274	473		747	828	1,172			2,000	747
72.040	4682	07	E	226	2		228	738	5			743	228
73.010		07	Fairfax D	220			220	800				800	220
73.020		07	D	1,005			1,005	3,658				3,658	1,005
73.030	6599	07	D	378	388		766	1,179	962			2,141	766
74.010		07	Jefersn E	23	295		318	81	731			812	318
74.020		07	Fairfax D	507	1,358		1,865	1,506	3,368		12	4,886	1,865
74.030		07	Jefersn E	8			8	26	1			27	8
74.040	6136	07	Fairfax D	113			113	411				411	113
75.010		07	Jefersn E	49			49	160			97	257	49
75.020		07	E	264	840		1,104	863	2,083			2,946	1,104
75.030		07	E	304			304	994				994	304
75.040		07	E	190			190	621				621	190
75.050		07	E	176			176	575				575	176
75.060		07	E	359			359	1,174				1,174	359
75.070	7129	07	E	171	1		172	559	3			562	172
76.010		Dmsvil 02	U Potom M	68	2		70	243	5			248	70
76.020		02	M	102			102	365				365	102
76.030		02	M	68	1		69	244	3			247	69
76.040		02	M	113			113	404				404	113
76.050		02	McLeon H	82			82	301			5	306	82
76.060		02	H	223			223	816				816	223
76.070		02	H	123			123	450				450	123
76.080		02	H	46			46	166				166	46
76.090	3396	02	H	111			111	394				394	111
77.010	4	02	H	1			1	4				4	1
78.010		02	U Potom M	92			92	316				316	92
78.020		02	M	160			160	549				549	160
78.030		02	M	162			162	581				581	162
78.040		02	M	75			75	258				258	75
78.050		02	M	194			194	696				696	194
78.060		02	M	279			279	994				994	279
78.070		02	McLeon H	165			165	604				604	165
78.080		02	H	467			467	1,708				1,708	467



HOUSING UNITS AND POPULATION  
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Fairfax County, Virginia

Subcensus Tract	Supervisor District	Planning District	HOUSING UNITS					POPULATION					Total Housing Units	Total 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		
78.090 5728	Dmavil 02	McLean H	6				6	22				22	6	
79.010	02	H	189				189	692			2	694	189	
79.020	02	H	167				167	612				612	167	
79.030	02	H	487				487	1,783				1,783	487	
79.040	02	H	4				4	13				13	4	
79.050 3237	02	H	37				37	135				135	37	
80.010	02	H	90				90	330				330	90	
80.020	02	H	295				295	1,079				1,079	295	
80.030	02	H	515				515	1,702				1,702	515	
80.040	02	H	285				285	1,042				1,042	285	
80.050	02	H	82				82	300				300	82	
80.060 4601	02	H	41				41	148				148	41	
81.010	02	H	310				310	1,083				1,083	310	
81.020	02	H	10				10	36				36	10	
81.030	02	H	218				218	791				791	218	
81.040	02	H	217				217	794				794	217	
81.050 4241	02	H	420				420	1,537				1,537	420	
82.010	02	H	563				563	2,059				2,059	563	
82.020	02	H	77				77	280				280	77	
82.030 3279	02	H	257				257	940				940	257	
83.010	02	H	87				87	319				319	87	
83.020	02	H	106				106	388				388	106	
83.030	02	H	224				224	820			25	845	224	
83.040	02	H	162				162	585				585		
83.050	02	H	2				2	7				7		
83.070	02	H	182				182	521				521	182	
83.080 7997	02	H	588	1,517			2,105	1,539	3,793			5,332	2,105	
84.010	02	H	177				177	648				648	177	
84.020 3176	02	H	722	2			724	2,517	5		6	2,528	724	
85.010	02	H	273				273	995				995	273	
85.020	02	H	365	2			367	1,336	5			1,341	367	
85.030	02	H	247	6			253	904	15			919	253	
85.040	02	H	362				362	1,325				1,325	362	
85.050	02	H	192				192	703				703	192	
85.060 6224	02	H	257				257	941				941	257	
86.010	02	H	155				155	507				507	155	
86.020	02	H	208				208	680				680	208	
86.030	02	H	224				224	732				732	224	
86.040	02	H	303				303	991				991	303	
86.050	02	H	245				245	801				801	245	
86.060	02	H	337	340			677	1,101	843			1,944	677	
86.070	02	H	188				188	688				688	188	
86.080 7343	02	H	306				306	1,000				1,000	306	
87.010	02	H	59				59	192				192	59	
87.020	02	H	188				188	615				615	188	
87.030 1354	02	H	167				167	547				547	167	
88.010	02	H	396	297			693	1,296	451			1,747	693	
88.020	02	H	671				671	2,093			90	2,183	671	
88.030	02	H	254				254	830				830	254	
88.040	02	H	68				68	223				223	68	
88.050	02	H	296				296	968			5	973	296	
88.060 6309	02	H	108				108	353				353	108	
89.010	02	U Potom M	189				189	650				650	189	
89.020	02	M	41				41	141				141	41	

HOUSING UNITS AND POPULATION  
Summarized by Subcensus Tract  
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Fairfax County, Virginia

Subcensus Tract 6	Supervisor District	Planning District	HOUSING UNITS					POPULATION						
			Ownership Housing	Rental Projec Housing	Mobile Homes	Group Qtrs & Military	Total Housing Unit	Ownership Housing	Rental Projec Housing	Mobile Homes	Group Qtrs & Military	Total Population	Total Housing Unit	
89.030	842	Ctrlvle 01	U Potom M	15				15	51				51	15
90.010	3485	Herndon 12	M	650	523			1,173	2,105	1,380			3,485	1,173
91.010	5499	12	M	1,216	630			1,846	3,830	1,663		6	5,499	1,846
92.010		Ctrlvle 01	M	16				16	63				63	16
92.020		01	M	3				3	12				12	3
92.030		01	M	1,403	1,934			3,337	4,554	4,663		6	9,223	3,337
92.040		01	M	860	225			1,085	2,640	567			3,207	1,085
92.050		Dmsvile 02	M	62				62	227				227	62
92.060		Ctrlvle 01	M	930	490			1,420	2,868	1,235			4,103	1,420
92.070	28814	01	M	3,006	884			3,890	9,751	2,228			11,979	3,890
93.010		Dmsvile 02	McLean H	17				17	61				61	17
93.020		02	H	476				476	1,743				1,743	476
93.030		02	H	38				38	140				140	38
93.040		Ctrlvle 01	Vienna N	55				55	201				201	55
93.050		01	N	61				61	223				223	61
93.060		01	N	129				129	472				472	129
93.070		01	N	383				383	1,359				1,359	383
93.080		01	N	369				369	1,347				1,347	369
93.090		01	N	489				489	1,790			21	1,811	489
93.100	8564	01	N	330				330	1,207				1,207	330
94.010		01	U Potom M	435				435	1,303				1,303	435
94.020		01	M	39				39	134				134	39
94.030		01	M	86	1			87	293	3			296	87
94.040		01	M	24				24	81				81	24
94.050		01	M	14				14	48				48	14
94.060		01	M	71				71	244				244	71
94.070		01	M	193				193	664				664	193
94.080		01	M	137				137	471				471	137
94.090		01	M	431				431	1,680			6	1,686	431
94.100		01	M	111				111	399				399	111
94.110		01	Fairfax D	171				171	613				613	171
94.120		01	U Potom M	62				62	214				214	62
94.130		01	M	132				132	480				480	132
94.140		01	M	78				78	279				279	78
94.150		01	Fairfax D	155				155	554				554	155
94.160	7964	01	D	137				137	498				498	137
95.010		01	D	85				85	311				311	85
95.020		01	Vienna N	619				619	2,266				2,266	619
95.030		01	Fairfax D	258				258	924				924	258
95.040		01	Vienna N	719	300			1,019	2,587	750			3,337	1,019
95.050		01	Fairfax D	64				64	232				232	64
95.060	7870	01	D	55				55	200				200	55
96.010	2588	Vienna 13	Vienna N	710				710	2,563			25	2,588	710
97.010	2288	13	N	630	10			640	2,197	25		66	2,288	640
98.010	3196	13	N	742	185			927	2,711	463		22	3,196	927
99.010	8547	13	N	2,133	307			2,440	7,779	768			8,547	2,440
100.010		Provdce 07	Fairfax D	75				75	274				274	75
100.020		07	D	354				354	927				927	354
100.030		07	D	104	2			106	373	5		20	398	106
100.40		07	Vienna N	110				110	402				402	110
100.50		07	N	88				88	262				262	88
100.060		07	N	27				27	99				99	27
100.070	2688	07	N	89				89	326				326	89
101.010		Ctrlvle 01	N	119				119	436				436	119

HOUSING UNITS AND POPULATION  
Summarized by Subcensus Tract  
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Fairfax County, Virginia

Subcensus Tract	Supervisor District	Planning District	HOUSING UNITS					POPULATION						
			Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs & Military	Total Housing Unit	Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs & Military	Total Population	Total Housing Unit	
101.020 4322	01	Vienna	N	1,030				1,030	3,769			117	3,886	1,030
102.010	01	Bull Run	C	8				8	25				25	8
102.020	01		C	10				10	34				34	10
102.030	01		C	20			500	520	68		1,305		1,373	520
102.040	01		C	8				8	24				24	8
102.050	01		C	255				255	877				877	255
102.060	01		C	10	3			13	33	8			41	13
102.070	01		C	11				11	36				36	11
102.080	01		C	25				25	86				86	25
102.090	01		C	1,180				1,180	3,743				3,743	1,180
102.100	01		C	39				39	134				134	39
102.110	01		C	5				5	16				16	5
102.120 6392	01		C	1				1	3				3	1
103.010	01		C	870				870	2,904				2,904	870
103.020	01		C	41				41	139				139	41
103.030	01		C	119	3			122	408	8			416	122
103.040	01		C	1,222	151			2,073	6,993	374			7,367	2,073
103.050	01		C	40				40	146			130	276	40
103.060	01	Fairfax	D	35				35	128				128	35
103.070 11675	01		D	122				122	445				445	122
104.010	01	Bull Run	C	19				19	65				65	19
104.020	01		C	39	1			40	131	3			134	40
104.030	01		C	34				34	116				116	34
104.040	01		C	659	144			803	1,637	380			2,017	803
104.050 2546	01		C	63				63	214				214	63
105.010	01		C	28	1			29	100	3			103	29
105.020 1679	08	Sprafld	C	404		10		414	1,470		26	30	1,526	414
106.010	08	Pohick	J	41				41	146				146	41
106.020	08		J	227				227	827				827	227
106.030	08		J	75				75	267				267	75
106.040	08		J	76				76	272				272	76
106.050	08		J	26				26	93				93	26
106.060	08		J	143				143	510				510	143
106.070	08		J	58				58	207			13	220	58
106.080	08		J	10				10	36				36	10
106.090	08		J	33				33	118				118	33
106.100	08		J	10				10	35				35	10
106.110	08		J	6				6	21				21	6
106.120	08		J	21				21	75				75	21
106.130	08		J	27				27	97				97	27
106.140	08		J	18				18	65				65	18
106.150	08		J	13				13	46				46	13
106.160 2849	08		J	6				6	21				21	6
107.010 239	10	Clifton	J	67				67	239				239	67
TOTAL COUNTY				126,014	44,477	2,478		172,969	430,037	106,305	6,467	12,662	555,471	172,969

HOUSING UNITS AND POPULATION  
Summarized by Supervisor District 2  
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Fairfax County, Virginia

Supervisor		HOUSING UNITS					POPULATION					
Supervisor District	District Code	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	3 01	23,052	4,639	500		28,191	78,973	11,478	1,305	393	92,149	28,191
Dranesville	4 02	17,609	3,320			20,929	60,533	8,163		139	68,835	20,929
Annondale	03	14,984	4,456			19,440	53,023	10,774		108	63,905	19,440
Lee	04	14,487	4,542	979		20,008	48,867	11,708	2,555	4,577	67,707	20,008
Mason	05	10,867	9,940			20,807	36,716	22,501		217	59,434	20,807
Mt. Vernon	06	12,896	6,158	735		19,789	43,152	13,336	1,918	86	58,492	19,789
Providence	07	13,373	9,735			23,108	43,377	24,161		164	67,702	23,108
Springfield	5 08	18,746	1,687	264		20,697	65,396	4,184	689	6,978	77,247	20,697
TOTAL COUNTY (including Towns listed below):		126,014	44,477	2,478		172,969	430,037	106,305	6,467	12,662	555,471	172,969
Town of Clifton		10 67				67	239				239	67
Town of Herndon		12 1,866	1,153			3,019	5,935	3,043		6	8,984	3,019
Town of Vienna		13 4,215	502			4,717	15,250	1,256		113	16,619	4,717
TOTAL TOWNS		6,148	1,655			7,803	21,424	4,299		119	25,842	7,803

Source: UDIS Parcel File, January, 1975

- Notes:
- 1 Dwelling units tabulated in this report include some units under construction. Such units are sufficiently near completion to warrant their inclusion in the dwelling unit inventory. Figures exclude housing located on Federal property.
  - 2 Supervisor Districts in this report are the current Districts as determined by the 1971 apportionment plan. The present District boundaries will remain in effect through December 31, 1975, after which these districts will be reapportioned according to the plan adopted by the Board of Supervisors on January 4, 1975. The summary in Report DU-6 illustrates the effect the new apportionment plan has on the distribution of the January, 1975, dwelling unit inventory and population holding capacity as opposed to the distribution existent under the current apportionment plan.
  - 3 Includes Town of Vienna
  - 4 Includes Town of Herndon
  - 5 Includes Town of Clifton
  - 6 Subcensus tracts are locally defined subdivisions of United States Census Tracts, developed for purposes of data aggregation. The number to the left of the decimal point refers to the United States Census Tract number as used in 1970 Census. The numbers to the right refer to the subcensus designation.

7 The factors used to relate housing units to estimated population appear in Appendix G. The weighted countywide average housing-to-population conversion factors are:

Housing Type	Average Household Size
Single Fam. Detached	3.57
Duplex	3.22
Multiplex	2.42
Townhouse	2.81
Garden Apartment	2.50
Elevator Apartment	1.52
Mobile Home	2.61
<b>COUNTYWIDE AVERAGE</b>	<b>3.14</b>

8 The term "population holding capacity" is distinct from actual population in that the first term indicates what the current housing inventory could hold were there no vacancies and all new units were occupied by an average size household shortly after entering the market. The latter refers to the actual number of persons residing in the County.

VACANCY ANALYSIS OF MAJOR RENTAL APARTMENT  
AND TOWNHOUSE PROJECTS  
IN FAIRFAX COUNTY

Survey Conducted in January, 1975

The vacancy rate for units in major rental apartment and townhouse projects in Fairfax County in January, 1975, was 4.4 percent. This vacancy rate is based on the January 1975 survey of 91 percent of the total 43,005 units available for rent in major projects. The inventory of 43,005 rental housing units includes 40,448 apartments and 2,557 townhouse units. The vacancy rate was 4.5 percent for apartments and 2.9 percent for townhouse units.

The vacancy analysis of rental housing in major rental projects does not include 3,406 apartment and 36 townhouse units completed during 1974. Generally, newly completed projects experience a higher vacancy rate than the older, established projects. The vacancy rate among the 3,442 rental units completed during 1974 was 9.3 percent according to the survey. None of the 36 townhouses were vacant.

The inventory of rental apartments in major rental projects includes 33,216 low-rise, 868 mid-rise, and 6,364 high-rise units. Just as in the past two years, the January vacancy rate was the highest among units in the high-rise structures (seven stories or higher); 462 of the 5,921, or 7.8 percent of the units surveyed, were vacant (see Figure 1). The next highest vacancy existed among mid-rise structures with a vacancy rate of 5.8 percent, followed by 3.9 percent vacancy among units in low-rise structures (one to three stories). Townhouse units had the lowest vacancy rate (2.9 percent).

Table 1 summarizes the rental housing vacancy rates for units of various sizes. This year, the vacancy data has been made available in greater detail than in previous years. The vacancy information concerning apartments has been expanded to include vacancy rates for units in low-rise, mid-rise and high-rise structures. In addition, vacancy rates for townhouses have been provided by bedroom size.

The January, 1975, vacancy rate of 4.4 percent represents an increase of 0.8 percent when compared to 3.6 percent of the previous year (see Figure 2). However, the current vacancy rate is still within the five or six percent range which could be considered acceptable for the high-turnover Washington area housing market. Several contributing reasons are offered for this increase in

vacancy rate: Unfavorable economic conditions along with high rate of unemployment has caused many renters to "double'up" by sharing apartments. The economy also has forced younger people to delay their departure from the family home to establish separate households. An indication of this is the relatively high vacancy rate (7.9 percent) among the efficiency size apartments (see Figure 3). Perhaps another reason is the competition engendered by the significant number of condominium units owned by individual investors and being rented out. A competitive edge accrues to new condominium units having additional appliances such as washer/dryers. Many condo investors have been willing to temporarily rent out their units at a loss in exchange for tax shelter and the expectation of high appreciation in the value of the units.

Although the vacancy rate is higher than last year, as predicted in October, 1974, a significant shortage of rental housing can be expected in the near future. Currently, there are approximately 900 rental apartment units under construction in the County. These units primarily represent the remainder of the 2,300 that were under construction during previous years. In addition, about 450 rental units were authorized in 1974 for construction. This relatively small increase in new inventory in all probability will be offset by existing projects which will convert to condominium ownership.

During 1973 and 1974, 1,100 rental housing units were converted to condominium ownership. Builders claim that present economic conditions, rising operating and construction costs, and the uncertainties of rent control have made construction and ownership of new rental housing infeasible. In the Washington area, only 500 rental units were authorized during the first six months of 1974 according to the Washington Center for Metropolitan Studies.

TABLE I

SUMMARY OF RENTAL HOUSING VACANCY RATES  
Fairfax County, Virginia  
January, 1975

Size	Type	Total No. Units	Units Vacant	Jan. 75 % Vacant	Jan. 74 % Vacant <sup>1</sup>	July 73 % Vacant <sup>1</sup>	Dec. 71 % Vacant <sup>1</sup>
<b>APARTMENTS</b>							
Efficiency	Low-Rise	281	17	6.0	--	--	--
	Mid-Rise	25	3	12.0	--	--	--
	High-Rise	830	70	8.4	--	--	--
	Total:	<u>1,136</u>	<u>90</u>	7.9	4.2	4.0	2.3
1 Bedroom	Low-Rise	10,856	322	3.0	--	--	--
	Mid-Rise	205	14	6.8	--	--	--
	High-Rise	3,085	237	7.6	--	--	--
	Total:	<u>14,146</u>	<u>573</u>	4.1	3.4	1.5	1.5
2 Bedroom	Low-Rise	16,036	604	3.8	--	--	--
	Mid-Rise	415	22	5.3	--	--	--
	High-Rise	1,631	125	7.6	--	--	--
	Total:	<u>18,082</u>	<u>751</u>	4.2	3.5	1.9	1.6
3 Bedroom	Low-Rise	2,628	195	7.4	--	--	--
	Mid-Rise	111	5	4.5	--	--	--
	High-Rise	375	30	8.0	--	--	--
	Total:	<u>3,114</u>	<u>230</u>	7.4	5.2	2.5	1.8
4 Bedroom	Low-Rise	175	20	11.4	--	--	--
	Mid-Rise	0	0	0	--	--	--
	High-Rise	0	0	0	--	--	--
	Total:	<u>175</u>	<u>20</u>	11.4	2.9	0	--
<b>TOWNHOUSES</b>							
1 Bedroom		20	0	0	--	--	--
2 Bedroom		1,258	34	2.7	--	--	--
3 Bedroom		767	24	3.1	--	--	--
4 Bedroom		<u>427</u>	<u>14</u>	3.3	--	--	--
Total:		2,472	72	2.9	3.1	0.5	1.8
<b>COUNTY TOTAL:</b>							
	Low-Rise	29,976	1,158	3.9	--	--	--
	Mid-Rise	756	44	5.8	--	--	--
	High-Rise	5,921	462	7.8	--	--	--
	Townhouse	2,472	72	2.9	3.1	0.5	1.8
	Total:	<u>39,125</u>	<u>1,736</u>	4.4			

<sup>1</sup> The January, 1975 vacancy data has been expanded to include information concerning low-rise, mid-rise, and high-rise structures. Because of this change, comparison among structural types of January, 1975 data to earlier years is limited as indicated by the blanks in the table.

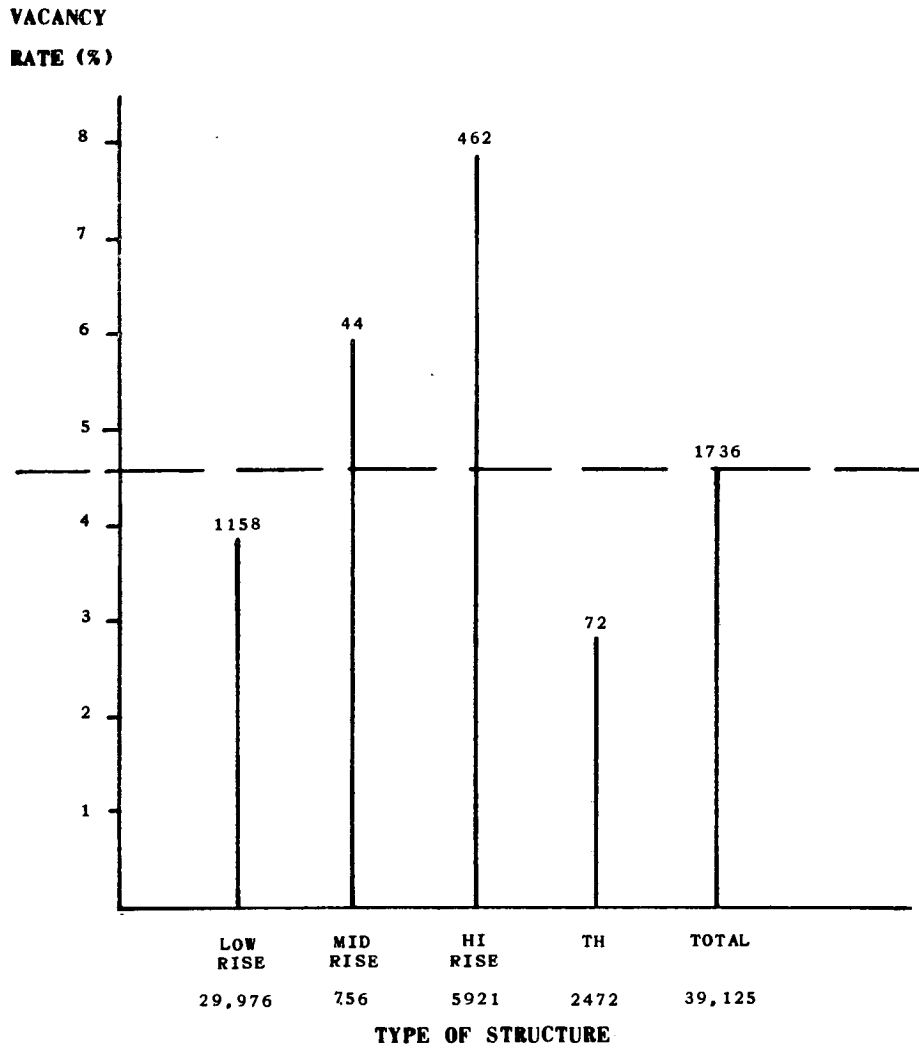


FIGURE 1  
 VACANCY RATES FOR UNITS IN LOW, MEDIUM, AND HIGH-RISE STRUCTURES AND  
 IN TOWNHOUSE UNITS IN RENTAL PROJECTS IN FAIRFAX COUNTY

JAN. 1975



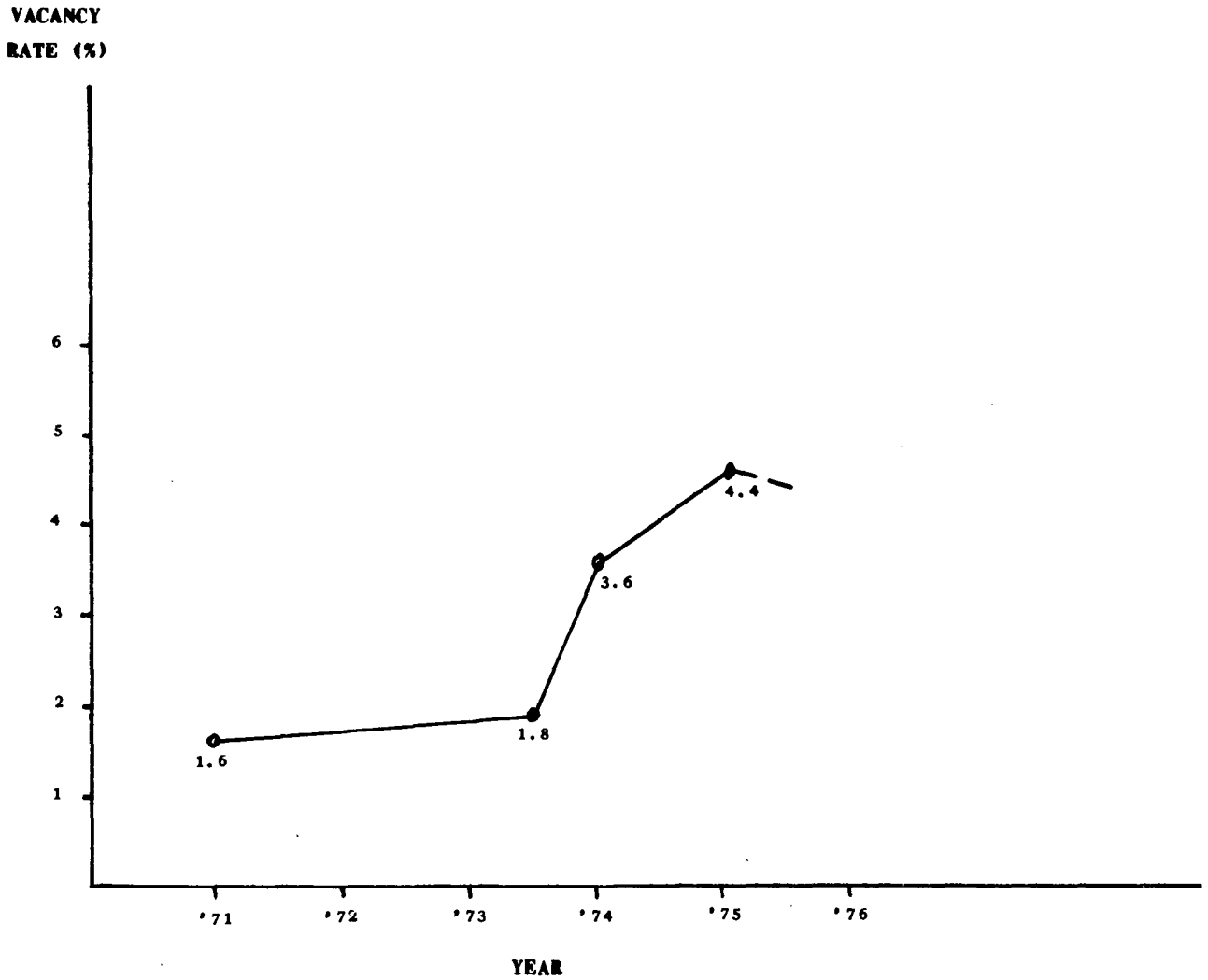


FIGURE 2

VACANCY RATES FOR MAJOR RENTAL APARTMENT AND TOWNHOUSE PROJECTS IN FAIRFAX COUNTY

1971-1975

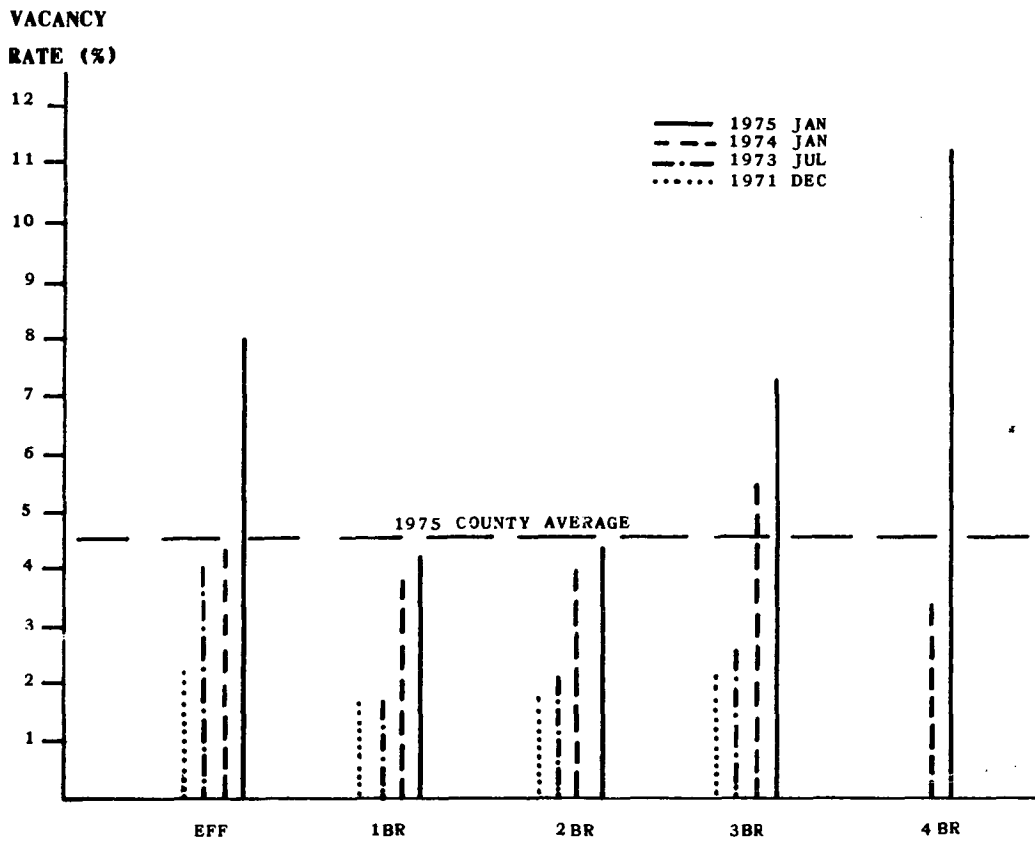


FIGURE 3  
VACANCY RATES BY BEDROOM SIZE  
FOR APARTMENTS IN MAJOR RENTAL PROJECTS  
1971- 1975

AVERAGE RENTS FOR UNITS IN RENTAL PROJECTS  
IN FAIRFAX COUNTY, VIRGINIA

January, 1975

The current average rent for units in major apartment and townhouse rental projects in Fairfax County is \$236. This information was established by the January 1975 survey of 91 percent (39,028 units) of the 43,005 units available for rent in major projects. The inventory of 43,005 rental housing includes 40,448 apartments and 2,557 townhouse units. Table I below summarizes the average rents of various size (number of bedrooms) apartments and townhouses in the County.

Table 1: Average Rents for Apartment and Townhouse Units  
in Major Rental Projects in Fairfax County, Va.  
January 1975

Apartments:

<u>Size of Unit</u> <u>(No. of Bedrooms)</u>	<u>Average Rent</u> <u>January 1975</u>	<u>Number of Units</u> <u>Surveyed</u>
Efficiency	\$192	1,040
1 Bedroom	210	13,119
1 Bedroom & Den	235	2,103
2 Bedroom	239	16,369
2 Bedroom & Den	273	1,800
3 Bedroom	299	2,635
3 Bedroom & Den	323	163
4 Bedroom	380	23
Apartment Average	\$233	<u>37,252</u>

Townhouses:

<u>Size of Unit (No. of Bedrooms)</u>	<u>Average Rent January 1975</u>	<u>Number of Units Surveyed</u>
1 Bedroom	\$202	20
2 Bedroom	266	946
3 Bedroom	328	651
4 Bedroom	358	159
Townhouse Average	\$296	1,776
Overall County Average (Apartment & Townhouse)	\$236	39,028

The sample of 39,028 apartment and townhouse units surveyed does not include units in projects that have subsidized or low income housing. Newly completed projects, due to higher construction costs, generally have higher rent levels than older, established projects. The survey includes 3,374 of these newer units within rental complexes that were completed during 1974. The relatively higher rent levels for new projects is reflected in Table 2 below.

Table 2: Comparison of Rent Levels of Units in Major Rental Project  
Completed Prior to and During 1974

Data as of January 1975

Apartments:

<u>Size of Unit (No. of Bedrooms)</u>	<u>Average Rent in Projects Completed Prior to 1974</u>	<u>Average Rent in Projects Completed During 1974</u>	<u>Percent Difference</u>
Efficiency	\$191	\$219	14.7%
1 Bedroom	207	239	15.5
1 Bedroom & Den	230	269	17.0

Apartments: (Cont.)

<u>Size of Unit (No. of Bedrooms)</u>	<u>Average Rent in Projects Completed Prior to 1974</u>	<u>Average Rent in Projects Completed During 1974</u>	<u>Percent Difference</u>
All 1 Bedroom	\$210	\$245	16.7
2 Bedroom	235	274	16.6
2 Bedroom & Den	266	320	20.3
All 2 Bedrooms	238	282	18.5
3 Bedroom	297	321	8.1
3 Bedroom & Den	314	371	18.2
All 3 Bedrooms	298	327	9.7
4 Bedroom	384	375	(2.3)%
Average Apartment Rent	\$230	\$268	16.5%

Townhouse Units:

1 Bedroom	\$202	NA	--
2 Bedroom	265	\$330	24.5%
3 Bedroom	326	379	16.3
4 Bedroom	358	NA	--
Average Townhouse Rent	\$295	\$360	22.0%
Overall County Average Rent (Apartment & Townhouse)	\$233	\$269	15.5%

Table 2 shows that rents in newer projects in Fairfax County average 15.5 percent higher than those projects completed prior to 1974. The only exception to be noted is the rent for 4-bedroom apartments where rent for the ten newer units surveyed is lower than for older units by 2.3 percent.

The average rents for apartments in rental projects has increased by 9.4 percent since January of 1974. The survey of 37,252 apartment units disclosed that the highest increase occurred for the 3-bedroom units with den. The average rent increased from \$286 to \$323 (an increase of 12.9%)

for the 163 units surveyed. Interestingly, the lowest increase in rent occurred for 3-bedroom units without dens. In that category the 2,635 units surveyed showed an increase of 6.4 percent; the rent increased from \$281 in January 1974 to \$299 in January 1975. Table 3 below summarizes the average rent increase during this period for various size apartment units.

Table 3: Average Rents for Apartments in Major Rental Projects  
in Fairfax County, Va.  
1974-1975

Size of Unit (No. of Bedrooms)	January 1974		January 1975		Percent Rent Change 1974-1975
	Average Rent	Units Surveyed	Average Rent	Units Surveyed	
Efficiency	\$176	1,021	\$192	1,040	9.1%
1 Bedroom	190	12,208	210	13,119	10.5
1 Bedroom & Den	214	1,951	235	2,103	9.8
2 Bedroom	217	16,180	239	16,369	10.1
2 Bedroom & Den	246	1,536	273	1,800	11.0
3 Bedroom	281	2,512	299	2,635	6.4
3 Bedroom & Den	286	166	323	163	12.9
4 Bedroom	381	18	380	23	(0.3)
Overall County Average	\$213	35,592	\$233	37,252	9.4%

CONDOMINIUM UNITS  
IN FAIRFAX COUNTY  
June, 1974

As of June, 1974 there were 4,219 completed condominium units in Fairfax County. Slightly over one third (1,463 units) of these units were converted from rental units to condominiums in the past few years. The present inventory also includes 524 units which project owners are renting until the units can be sold. These condominium units plus units being rented by individual owners may have had some bearing on the increased vacancy rate in rental housing developments this year.

There are 6,770 additional units that are in various stages of construction. When these units are completed, they will more than double the inventory of condominium units in Fairfax County. However, it is likely that some of these units will be rented for a time before they are actually sold. The rental of some units in new condominium projects is anticipated because of the tight money market and the large number of new units to go on the market in a short span of time. This could have an effect on existing rental projects of drawing people away to rent in the more luxurious condominium developments.

The most noticeable feature of condominiums currently under construction is the decreasing proportion of townhouse units. Currently, townhouse units account for 46 percent (1,951 units) of the total inventory. Yet only 24 percent (1,605) of newly-constructed units are townhouses. The majority of units under construction are either garden (42 percent) or elevator (33 percent). The increase of smaller apartment units may indicate the decreasing household size in Fairfax County and the growing number of young and single-person households.

SUMMARY OF  
CONDOMINIUM UNITS IN FAIRFAX COUNTY  
June, 1974

<u>Project Status</u>	<u>Single Family</u>	<u>Garden</u>	<u>Elevator</u>	<u>Townhouse</u>	<u>Total Units</u>	<u>Units Currently Rental<sup>2</sup></u>
Completed	0	1,054	0	1,702	2,756	299
Converted <sup>1</sup>	0	999	215	249	1,463	225
Total Completed	0	2,053	215	1,951	4,219	524
Under Construction	11	2,889	2,265	1,605	6,770 <sup>3</sup>	30
Total Completed & Under Construction	11	4,942	2,480	3,556	10,989	554

NOTES: <sup>1</sup>Not shown in the table are units which have been converted from rental to cooperative (406 elevator and townhouse units), or that have been converted from rental to conventional sale units (334 townhouses). Although these units are not condominiums, they have been taken off the rental market and converted to some type of individual ownership.

<sup>2</sup>These are units currently rented by the owners of the projects, not individual owners.

<sup>3</sup>Of these units in projects under construction, 986 are actually completed.

III. CONSTRUCTION  
ACTIVITY



SECTION III

CONSTRUCTION ACTIVITY

## PLANNING DISTRICT SUMMARY OF CONSTRUCTION ACTIVITY

The 1975 Residential Builder Plans File identifies nearly 14,000 units in Fairfax County that have been authorized by the issuance of a building permit but are not yet completed. These units constitute what is called Committed Growth. Almost 35 percent of the Committed Growth is located in Upper Potomac Planning District while another 31 percent is found in McLean, Mount Vernon and Pohick Planning Districts.

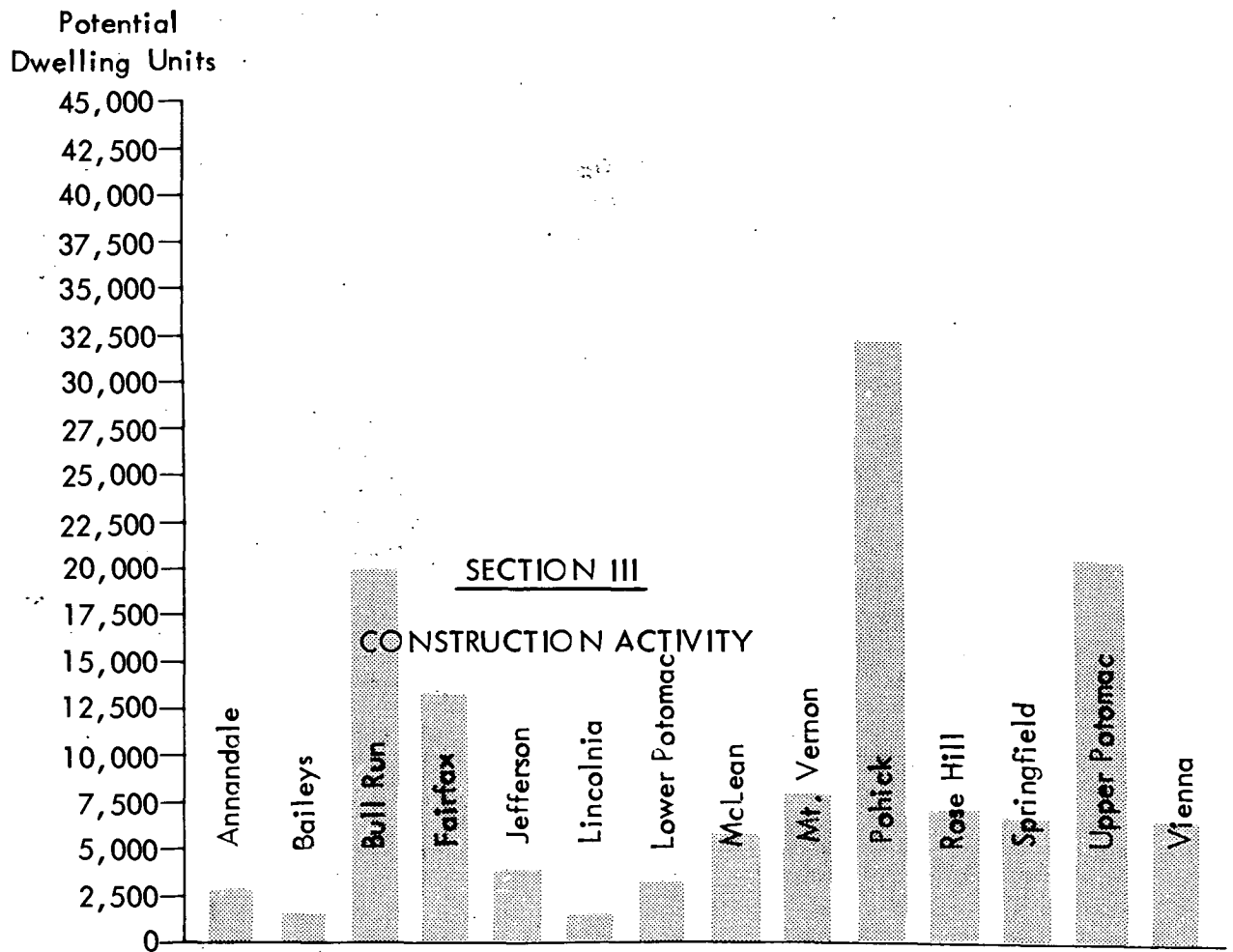
Anticipated Growth includes those units appearing on site plans or subdivision plats being processed. Also included are approved plans or plats which have not proceeded to the building permit stage. Of the over 39,000 units considered to be Anticipated Growth, nearly half are single family units. Anticipated Growth equals nearly 30 percent of the total planned growth of 133,000 units.

Probable Growth involves approximately 7,000 more potential units for which zoning has been granted since 1971 and for which site plans or subdivision plats have not been submitted. Probable Growth accounts for only a little more than five percent of total planned growth, due partly to the large backlog of unresolved zoning applications which accumulated during the PLUS planning process.

Pending rezoning cases and cases that have been denied or withdrawn since 1972 are referred to as Possible Growth. Possible Growth presently accounts for nearly 73,000 units or approximately 54 percent of the total planned growth.

Pohick Planning District contains over 24 percent of the total planned growth. Bull Run and Upper Potomac Districts together account for another 30 percent of the County's planned growth. Lincolnia District with some 1,700 units has the smallest portion designated for any one Planning District. The following chart illustrates the distribution of total planned growth of Fairfax County according to Planning District.

Total Planned Growth by Planning District  
Fairfax County, Virginia  
January, 1975



Planning District	Planning District Code	COMMITTED GROWTH <sup>7</sup>				ANTICIPATED GROWTH <sup>7</sup>				PROBABLE GROWTH <sup>7</sup>				POSSIBLE GROWTH <sup>7</sup>				TOTAL PLANNED GROWTH <sup>6</sup>					
		Single Family	Town House	Apartment	Total	Single Family	Town House	Apartment	Total	Single Family	Town House	Apartment	Total	Single Family	Town House	Apartment	Total	Single Family	Town House	Apartment	Total	Percentage	
Annandale	A	83	308		391	394	195	957	1,546		97		97	8	651	68	727	485	1,251	1,025	2,761	2.1	
Baileys	B	5		940	945	91		632	723		16		16		43		43	96	59	1,572	1,727	1.3	
Bull Run	C	37	206		243	2,009	707	1,249	3,965		1,099	751	1,850	1,635	4,483	7,825	13,943	3,681	6,495	9,825	20,001	15.0	
Fairfax	D	88	32	695	815	1,510	260	2,145	3,915		107	78	185	73	919	7,512	8,504	1,778	1,289	10,352	13,419	10.0	
Jefferson	E	26	74	242	342	166	111	152	429					44	202	2,811	3,057	236	387	3,205	3,828	2.9	
Lincolnia	F	1			1	190			190					597	918	1,515		191	597	918	1,706	1.3	
Lower Potomac	G	24	323		347	714	110		824		2	602	604	125	1,483	123	1,731	865	1,916	725	3,506	2.6	
McLean	H	465	2	883	1,350	1,255	77	2,185	3,517		7	15	22	231	357	470	1,058	1,958	451	3,538	5,947	4.5	
Mount Vernon	I	137	467	1,057	1,661	1,193	775	2,337	4,305			146	146	500	273	969	1,742	1,830	1,515	4,509	7,854	5.9	
Pohick	J	911	499		1,410	4,035	3,526	267	7,828		56	121	446	623	2,016	13,665	6,699	22,380	7,018	17,811	7,412	32,241	24.1
Rose Hill	K	311			311	744			744					3,100	1,294	1,806	6,200	4,155	1,294	1,806	7,255	5.4	
Springfield <sup>8</sup>	L	21	268	198	487	624	497		1,121		1,082		1,082	223	2,688	1,040	3,951	1,950	3,453	1,238	6,641	5.0	
Upper Potomac <sup>9</sup>	M	2,051	1,856	949	4,856	5,664	776	1,191	7,631		437	1,690	350	2,477	1,531	588	3,113	5,232	9,683	4,910	5,603	20,196	15.1
Vienna <sup>10</sup>	N	312	176	278	766	633	669	1,555	2,855		53		53	367	383	2,045	2,795	1,365	1,228	3,876	6,469	4.8	
<b>TOTAL COUNTY (including Towns listed below):</b>		<b>4,472</b>	<b>4,211</b>	<b>5,242</b>	<b>13,925</b>	<b>19,222</b>	<b>7,703</b>	<b>12,668</b>	<b>39,593</b>		<b>1,744</b>	<b>3,116</b>	<b>2,295</b>	<b>7,155</b>	<b>9,853</b>	<b>27,626</b>	<b>35,399</b>	<b>72,878</b>	<b>35,291</b>	<b>42,656</b>	<b>55,604</b>	<b>133,551</b>	<b>100.0</b>
<b>PERCENTAGE</b>					<b>10.4</b>				<b>29.6</b>													<b>54.6</b>	<b>100.0</b>
Town of Clifton <sup>J</sup>					0								0				0						0
Town of Herndon <sup>M</sup>		558	730	451	1,739	405	213	132	750		122		122					1,085	943	583	2,611	2.0	
Town of Vienna <sup>N</sup>		63		4	67	52			52									115		4	119	.1	
<b>TOTAL TOWNS</b>		<b>621</b>	<b>730</b>	<b>455</b>	<b>1,806</b>	<b>457</b>	<b>213</b>	<b>132</b>	<b>802</b>		<b>122</b>		<b>122</b>					<b>1,200</b>	<b>943</b>	<b>587</b>	<b>2,730</b>	<b>2.0</b>	

Source: UDIS Residential Builder Plans File, January, 1975

- Notes:
- 1 See Appendix A for Methods, Assumptions and Limitations.
  - 2 Data as of January, 1975, except where noted in Appendix A.
  - 3 All construction activity and builder plans (CL-1 through CL-9) are included in this report.
  - 4 Data for Herndon and Vienna is incomplete.
  - 5 Townhouse category includes townhouses, duplexes, multiplexes and all individually

- 6 owned housing units other than single family detached and condominium apartments.
- 7 Percentages may not add due to rounding.
- 8 Complete definitions of Committed, Anticipated, Probable and Possible Growth appear in Appendix A.
- 9 Includes Town of Clifton.
- 10 Includes Town of Herndon.
- 11 Includes Town of Vienna.

## SUPERVISOR DISTRICT SUMMARY OF CONSTRUCTION ACTIVITY

The May, 1974, Standard Reports pegged total planned growth for Fairfax County at just over 107,000 units. The distribution of units was evenly divided between single family units, townhouse units and apartment units. In the current revision of Standard Reports the total planned growth has increased to 133,000 units, the entire increase being due to the submission of some 160 new zoning applications in September, 1974. Forty-one percent of this total would be apartment units and over 30 percent would be townhouses.

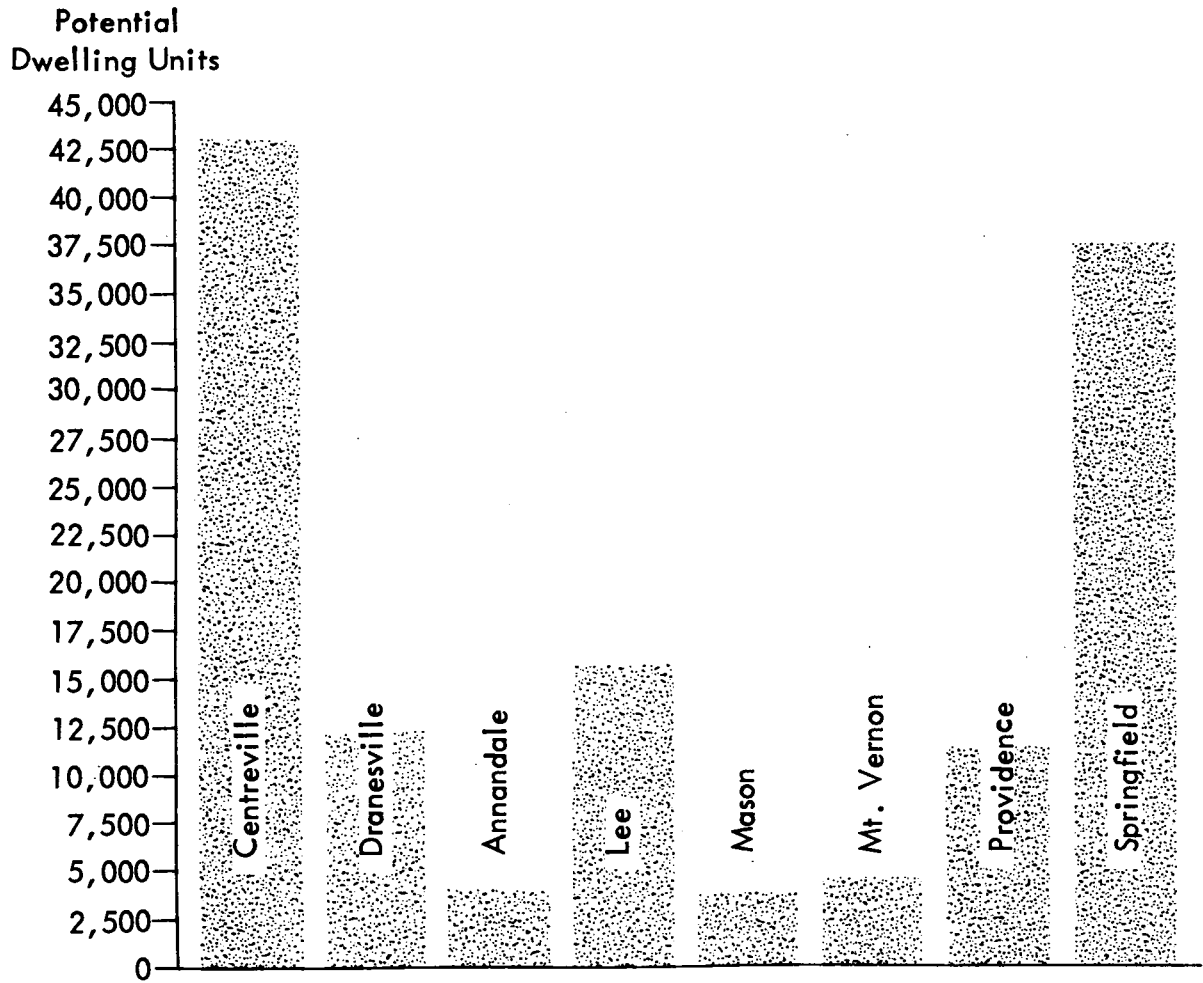
Last year the Residential Builder Plans File reported over 22,000 units in the Committed Growth category as compared with only about 14,000 units in the current file. This 40 percent decrease vividly illustrates the slowdown in active residential development, in terms of units under construction or at least having building permits.

A 30 percent increase in units in the site plan and/or subdivision plat stage suggests that many plans are not moving quickly to the building permit stage for a variety of reasons. First, general economic conditions have raised uncertainties with regard to marketability. Also, with a sewer moratorium in effect for much of the County until very recently, the backlog of site plans and subdivision plats awaiting sewer taps and final approval has increased over the last year.

Probable Growth, in this compilation, includes potential units in areas which have been rezoned since 1971 but which have not proceeded to the site plan/subdivision plat stage. This component currently amounts to approximately 7,000 potential units. In previous Residential Builder Plans Files those projects with pending re-zoning applications whose outcome was uncertain were classified Probable Growth. This year, however, projects with re-zoning applications with uncertain destinies were categorized as Possible Growth, since policy guidance on these applications has yet to evolve from new comprehensive plans which presently are under consideration. Consequently, Possible Growth--re-zoning cases that are uncertain, unlikely, denied or withdrawn--has increased from 14,500 units to almost 73,000 units.

Springfield Supervisor District accounts for almost one-third of the County's total planned growth, having over 37,000 units or nearly 30 percent of the total. Mason and Annandale Districts each with about 3,900 units of the planned growth have the smallest shares. The following chart illustrates the distribution of the County's total planned growth according to Supervisor District.

Total Planned Growth by Supervisor District  
Fairfax County, Virginia  
January, 1975



Supervisor District	Supervisor District Code	COMMITTED GROWTH <sup>8</sup>				ANTICIPATED GROWTH <sup>8</sup>				PROBABLE GROWTH <sup>8</sup>				POSSIBLE GROWTH <sup>8</sup>				TOTAL PLANNED GROWTH <sup>7</sup>				Percentage
		Single Family	Town House	Apartment	Total	Single Family	Town House	Apartment	Total	Single Family	Town House	Apartment	Total	Single Family	Town House	Apartment	Total	Single Family	Town House	Apartment	Total	
Centreville <sup>9</sup>	01	1,254	1,350	774	3,380	5,387	1,545	2,525	9,457	315	2,789	1,101	4,205	3,245	5,217	17,795	26,257	10,201	10,901	22,197	43,299	32.4
Dranesville <sup>10</sup>	02	1,583	732	1,334	3,649	4,552	290	2,317	7,159	129	15		144	442	357	650	1,449	6,706	1,394	4,301	12,401	9.3
Annapdale	03	83	280		363	729	228	1,093	2,050		97		97	79	1,126	268	1,473	891	1,731	1,361	3,983	3.0
Lee	04	343	839	1,057	2,239	1,279	1,255	403	2,937			748	748	3,316	4,105	2,548	9,969	4,938	6,199	4,756	15,893	11.9
Mason	05	26	28	940	994	335		632	967		16		16		640	1,231	1,871	361	684	2,803	3,848	2.9
Mount Vernon	06	105	177		282	1,014	72	1,934	3,020					500	65	797	1,362	1,619	314	2,731	4,664	3.5
Providence	07	112	264	937	1,313	479	732	3,497	4,708	160	78		238	123	784	4,721	5,630	874	1,860	9,155	11,889	8.9
Springfield <sup>11</sup>	08	966	541	198	1,705	5,447	3,581	267	9,295	1,140	121	446	1,707	2,148	15,330	7,389	24,867	9,701	19,573	8,300	37,574	28.1
TOTAL COUNTY (Including Towns listed below):		4,472	4,211	5,242	13,925	19,222	7,703	12,668	39,593	1,744	3,116	2,295	7,155	9,853	27,626	35,399	72,878	35,291	42,656	55,604	133,551	100.0
PERCENTAGE:					10.4				29.6				5.4				54.6					100.0
Town of Clifton <sup>10</sup>					0				0				0								0	
Town of Herndon <sup>12</sup>	5	558	730	451	1,739	405	213	132	750	122		122						1,085	943	583	2,611	2.0
Town of Vienna <sup>13</sup>	5	63		4	67	52			52									115		4	119	.1
TOTAL TOWNS		621	730	455	1,806	457	213	132	802	122		122						1,200	943	587	2,730	2.0

Source: UDIS Residential Builder Plans File, January, 1975

Notes: 1 Supervisor Districts in this report are the current Districts as determined by the 1971 apportionment plan. The present District boundaries will remain in effect through December 31, 1975, after which these Districts will be reapportioned according to the plan adopted by the Board of Supervisors on January 4, 1975. The summary in Report DU-6 illustrates the effect the new apportionment plan has on the distribution of the January, 1975, dwelling unit inventory and population holding capacity as opposed to the distribution existent under the current apportionment plan.

2 See Appendix A for Methods, Assumptions and Limitations.

3 Data as of January, 1975, except where noted in Appendix A.

4 All construction activity and builder plans (CL-1 through CL-9) are included in this report.

5 Data for Herndon and Vienna is incomplete.

6 Townhouse category includes townhouses, duplexes, multiplexes and all individually owned housing units other than single family detached and condominium apartments.

7 Percentages may not add due to rounding.

8 Complete definitions of Committed, Anticipated, Probable and Possible Growth appear in Appendix A.

9 Includes Town of Vienna.

10 Includes Town of Herndon.

11 Includes Town of Clifton.

## SEWERSHED SUMMARY OF CONSTRUCTION ACTIVITY

The Lower Potomac Treatment Service Area (Sewershed M-1 through N) has in excess of 57,000 proposed units of which nearly 60 percent are located in the Pohick Sewershed. Currently only about 3,100 units of the proposed growth for the Lower Potomac Area are under construction or authorized by building permits. In the next several months, however, the number of units authorized may increase due to the lifting of the sewer moratorium in the Lower Potomac Area.

The Blue Plains Service Treatment (Sewershed A-1 through G-4) account for 20 percent of the total planned growth of 133,000 units. Twenty-six percent of the proposed units in the Blue Plains Area are attributed to Committed Growth. Since the Blue Plains Area is under moratorium, those projects not having sewer capacity or adequate septic conditions will not go forward until sewer becomes available.

The Upper Occoquan Advanced Wastewater Treatment Plant (Sewershed T-1 through T-7) is currently under construction and scheduled for completion by 1978. Projects in that area currently without sewer capacity and unable to use septic systems are being delayed. The Westgate Service Area (Sewersheds I-1 through J-3) is scheduled to receive additional capacity of two million gallons per day in Spring, 1976. The Dogue Creek and Little Hunting Creek Service Areas (Sewersheds K through L) are under no sewer constraints at this time. The 9,500 proposed units in this area could continue through the development process assuming that all other factors permit. The remaining Sewersheds (O, P, Q, R and S) account for approximately 13,000 proposed units, most of which will be on septic systems.



Sewer Shed Code	COMMITTED GROWTH 7				ANTICIPATED GROWTH 7				PROBABLE GROWTH 7				POSSIBLE GROWTH 7				TOTAL PLANNED GROWTH 7				Percentage 6			
	Single Family	Town House	Apartment	Total	Single Family	Town House	Apartment	Total	Single Family	Town House	Apartment	Total	Single Family	Town House	Apartment	Total	Single Family	Town House	Apartment	Total				
A-1 Horsepen Creek	164			164	137			137					310			310	611			611	.5			
A-3 Horsepen Cr., F-Branch	60	519		579	518	39		557					25			25	603	558		1,161	.9			
B-1 Sugarland Run	474	16		490	577	55		632					783			783	1,834	71		1,905	1.4			
B-2 Sugarland Run	442			442	760			760					193			193	1,395			1,395	1.0			
B-3 Sugarland Run	5			5	313			313									318			318	.2			
B-5 Sugarland Run	530	546	451	1,527	13	213	132	358	122		122						665	759	583	2,007	1.5			
C-1 Nichols Run	26			26	225			225									251			251	.2			
C-2 Pond Branch	29			29	335			335									364			364	.3			
D-1 Calvin Run	90			90	1,235			1,235					184	47		231	1,509	47		1,556	1.2			
D-2 Calvin Run	2	43		45	177			300	477			150	150				240	240		179	43	690	912	.7
D-3 Difficult Run	720	750	776	2,246	2,837	469	2,140	5,446	361	1,690	200	2,251	383	262	180	825	4,301	3,171	3,296	10,768	8.1			
E-1 Scotts Run	70		339	409	186		1,021	1,207			15	15	152		259	411	408	15	1,619	2,042	1.5			
E-2 Bull Neck Run	17			17	98			98									115			115	.1			
F Dead Run	10	1	544	555	436			436					172	211	383		446	173	755	1,374	1.0			
G-1 Pimmit	100	1	242	343	240	77	86	403	7		7		79	164	812	1,055	426	242	1,140	1,808	1.4			
G-2 Little Pimmit	14			14	22			22									36			36	.0			
G-3 Turkey Run	7			7	90			90									97			97	.1			
G-4 Strohmman Run	18			18	10			10									28			28	.0			
H Four Mile Run	1			1	11			150	161								12		150	162	.1			
I-1 Cameron	32	74		106	235	111	634	980		16	16		44	193	2,029	2,266	311	394	2,663	3,366	2.5			
I-2 Cameron					12			12						52			52	12	52		64	.0		
I-3 Cameron	38	305		343	832	335	1,709	2,876		97	97		82,078	4,091	6,177		878	2,815	5,800	9,493	7.1			
I-5 Lucky Run			940	940															940	940	.7			
J-3 Belle Haven	2				74			74									76			76	.1			
K Little Hunting Creek	69	362	949	1,380	485	72	646	1,203					500	65	43	608	1,054	499	1,638	3,191	2.4			
L Dogue Creek	360	105	108	573	754	703	403	1,860			146	146	3,312	298	129	3,739	4,426	1,106	786	6,318	4.7			
M-1 Accotink Creek	3	106	695	804	16	124	2,009	2,149	72	78		150		91	7,215	7,306	91	399	9,919	10,409	7.8			
M-2 Accotink Creek	151	87		238	440	772	1,922	3,134	42		42		22	579	2,083	2,684	655	1,438	4,005	6,098	4.6			
M-3 Accotink Creek	32			32	263	33		296					71	243	314		366	276		642	.5			
M-4 Accotink Creek	21	42	198	261	78			78					9	501	470	980	108	543	668	1,319	1.0			
M-5 Accotink Creek					378	55		433	1,082		1,082		1,393		1,393		1,460	1,448		2,908	2.2			
M-6 Long Branch	3	245		248	363	302		665					2	1,389	1,391		368	1,936		2,304	1.7			
N Pahick	742	803		1,545	3,027	3,636	267	6,930	56	121	1,048	1,225	2,141	14,931	6,822	23,894	5,966	19,491	8,137	33,594	25.2			
O-1 Kane	10			10	473			473									483			483	.4			
P Mill Branch	14			14	125			125	2		2						141			141	.1			
Q-1 Occoquan	81			81	601			601									682			682	.5			
R Papes Head Creek	95			95	1,085			1,085						97	297	394	1,180	97	297	1,574	1.2			
S-1 Little Rocky	1			1	65			65					1,200	1,201	7,667	10,068	1,266	1,201	7,667	10,134	7.6			
S-2 Johnny Moore	5			5	22			22									27			27	.0			
T-1 Cub Run					546			546							1,100	1,100	546		1,100	1,646	1.2			
T-2 Cub Run	4	176		180	330	138	582	1,050					20	588	1,593	2,201	354	902	2,175	3,431	2.6			
T-3 Cub Run	25	30		55	251	198		449					1,205		1,205		276	1,433		1,709	1.3			
T-4 Cub Run	3			3	89			667	756				183	158	341		92	183	825	1,100	.8			
T-5 Cub Run					363	371		734		1,099	751	1,850	415	1,894		2,309	778	3,364	751	4,893	3.7			
T-7 Bull Run	2			2	95			95									97			97	.1			
<b>TOTAL COUNTY</b>	<b>4,472</b>	<b>4,211</b>	<b>5,242</b>	<b>13,925</b>	<b>19,222</b>	<b>7,703</b>	<b>12,668</b>	<b>39,593</b>	<b>1,744</b>	<b>3,116</b>	<b>2,295</b>	<b>7,155</b>	<b>9,853</b>	<b>27,626</b>	<b>35,399</b>	<b>72,878</b>	<b>35,291</b>	<b>42,656</b>	<b>55,604</b>	<b>133,551</b>	<b>100.0</b>			
<b>PERCENTAGE</b>				<b>10.4</b>				<b>29.6</b>				<b>5.4</b>				<b>54.6</b>				<b>100.0</b>				

Source: UDIS Residential Builder Plans File, January, 1975

- Notes: 1 See Appendix A for Methods, Assumptions and Limitations.  
 2 Data as of January, 1975, except where noted in Appendix A.  
 3 All construction activity and builder plans (CL-1 through CL-9) are included in this report.  
 4 Data for Herndon and Vienna is incomplete.

- 5 Townhouse category includes townhouses, duplexes, multiplexes and all individually owned housing units other than single family detached and condominium apartments.  
 6 Percentages may not add due to rounding.  
 7 Complete definitions of Committed, Anticipated, Probable and Possible Growth appear in Appendix A.

CONSTRUCTION ACTIVITY BY STAGE OF COMPLETION <sup>1,2,3</sup>  
 Summarized by Sewershed  
 Page 1 of 2  
 Fairfax County, Virginia

Sewer Shed	CL-9 <sup>6</sup>				CL-8 <sup>6</sup>				CL-7 <sup>6</sup>				CL-6 <sup>6</sup>				CL-5 <sup>6</sup>			
	Under Construction				Building Permit Issued				Site Plan Approved				Site Plan Submitted				Rezoning Granted			
	Single	Town <sup>5</sup>	Apartment	Total	Single	Town <sup>5</sup>	Apartment	Total	Single	Town <sup>5</sup>	Apartment	Total	Single	Town <sup>5</sup>	Apartment	Total	Single	Town <sup>5</sup>	Apartment	Total
A-1 Horsepen Creek	106			106	58			58	137			137								
A-3 Horsepen Creek, F.Branch	46	486		532	14	33		47	518	39		557								
B-1 Sugarland	48	16		64	426			426	498	55		553	79			79				
B-2 Sugarland	165			165	277			277	476			476	284			284				
B-3 Sugarland	4			4	1			1	31			31	282			282				
B-5 Sugarland	208	233	451	892	322	313		635	13	138	132	283		75		75	122			122
C-1 Nichols Run	21			21	5			5	133			133	92			92				
C-2 Pond Branch	22			22	7			7	152			152	183			183				
D-1 Colvin Run	48			48	42			42	510			510	725			725				
D-2 Colvin Run		43		43	2			2	72		200	272	105		100	205			150	150
D-3 Difficult Run	389	496	460	1,345	331	254	316	901	1,594	198	249	2,041	1,243	271	1,891	3,405	361	1,690	200	2,251
E-1 Scotts Run	45		339	384	25			25	130		290	420	56		731	787		15		15
E-2 Bull Neck Run	10			10	7			7	57			57	41			41				
F Dead Run	8	1	544	553	2			2	191			191	245			245				
G-1 Pimmit	72	1	242	315	28			28	121	52		173	119	25	86	230	7			7
G-2 Little Pimmit	11			11	3			3	22			22								
G-3 Turkey Run	4			4	3			3	10			10	80			80				
G-4 Strohan Run	16			16	2			2	10			10								
H Four Mile Run					1			1	11			11			150	150				
I-1 Cameron	15	74		89	17			17	140	36		176	95	75	634	804		16		16
I-2 Cameron									5			5	7			7				
I-3 Cameron	26	190		216	12	115		127	312	195		507	520	140	1,709	2,369		97		97
I-5 Lucky Run			940	940																
J-3 Belle Haven	2			2					33			33	41			41				
K Little Hunting Creek	47	98	122	267	22	264	827	1,113	320	72	646	1,038	165			165				
L Dogue Creek	125	25	68	218	235	80	40	355	396	121	201	718	358	582	202	1,142			146	146
M-1 Accotink Creek	1	32	383	416	2	74	312	388	16			16		124	2,009	2,133	72	78		150
M-2 Accotink Creek	117	87		204	34			34	369	13		382	71	759	1,922	2,752	42			42
M-3 Accotink Creek	12			12	20			20	123			123	140	33		173				
M-4 Accotink Creek	21	42	198	261					78			78								
M-5 Accotink Creek									155			155	223	55		278	1,082			1,082
M-6 Long Branch	3	104		107		141		141	58	150		208	305	152		457				
N Pohick	499	742		1,241	243	61		304	582	629		1,211	2,445	3,007	267	5,719	56	121	1,048	1,225
O-1 Kane	9			9	1			1	296			296	177			177				
P Mill Branch	14			14					125			125						2		2
Q-1 Occoquan	51			51	30			30	379			379	222			222				
R Pope's Head Creek	69			69	26			26	289			289	796			796				
S-1 Little Rocky	1			1					39			39	26			26				
S-2 Johnny Moore	5			5					22			22								
T-1 Cub Run													546			546				
T-2 Cub Run	3	117		120	1	59		60	27	138		165	303		582	885				
T-3 Cub Run	8	30		38	17			17	19			19	232	198		430				
T-4 Cub Run	3			3					82			82	7		667	674				
T-5 Cub Run													363	371		734		1,099	751	1,850
T-7 Cub Run	2			2					13			13	82			82				
TOTALS	2,256	2,817	3,747	8,820	2,216	1,394	1,495	5,105	8,564	1,836	1,718	12,118	10,658	5,867	10,950	27,475	1,744	3,116	2,295	7,155

Sewer Shed	CL-4 <sup>6,7</sup>				CL-3 <sup>6</sup>				CL-2 <sup>6,7</sup>				CL-1 <sup>6</sup>				CL-1 through CL-9			
	Rezonina Pending(Likely)		Rezonina Pending(Uncertain)		Rezonina Pending(Unlikely)		Rezonina Denied/Withdrawn		Total Planned Growth											
Code	Single <sup>5</sup>	Town <sup>5</sup>	Apartment	Total	Single <sup>5</sup>	Town <sup>5</sup>	Apartment	Total	Single <sup>5</sup>	Town <sup>5</sup>	Apartment	Total	Single <sup>5</sup>	Town <sup>5</sup>	Apartment	Total				
A-1 Horsepen Creek				62				62				248				611		611		
A-3 Horsepen Creek, F. Branch				25				25							603	558	1,161			
B-1 Sugarland				296				296				487			1,834	71	1,905			
B-2 Sugarland				166				166				27			1,395		1,395			
B-3 Sugarland															318		318			
B-5 Sugarland															665	759	583 2,007			
C-1 Nichols Run															251		251			
C-2 Pond Branch															364		364			
D-1 Calvin Run					47			47				184			1,509	47	1,556			
D-2 Calvin Run								240	240						179	43	690 912			
D-3 Difficult Run				365	262	180	807					18			4,301	3,171	3,296 10,768			
E-1 Scotts Run				152			259	411							408	15	1,619 2,042			
E-2 Bull Neck Run															115		115			
F Dead Run					172	201	373						10	10	446	173	755 1,374			
G-1 Pimmit				79	45	812	936					119		119	426	242	1,140 1,808			
G-2 Little Pimmit															36		36			
G-3 Turkey Run															97		97			
G-4 Strohmman Run															28		28			
H Four Mile Run															12		150 162			
I-1 Cameron				44	150	2,029	2,223					43		43	311	394	2,663 3,368			
I-2 Cameron												52		52	12	52	64			
I-3 Cameron				8	2,001	3,521	5,530					77	570	647	878	2,815	5,800 9,493			
I-5 Lucky Run																	940 940			
J-3 Belle Haven															76		76			
K Little Hunting Creek				500	65	43	608								1,054	499	1,638 3,121			
L Dogue Creek				3,312	220	129	3,661					78		78	4,426	1,106	786 6,318			
M-1 Accotink Creek						7,083	7,083					91	132	223	91	399	9,919 10,409			
M-2 Accotink Creek				22	538	2,083	2,643					41		41	655	1,438	4,005 6,098			
M-3 Accotink Creek				71	222		293					21		21	366	276	642			
M-4 Accotink Creek				9	393	470	872					108		108	108	543	668 1,319			
M-5 Accotink Creek					1,165		1,165					228		228	1,460	1,448	2,908			
M-6 Long Branch				2	693		695					696		696	368	1,936	2,304			
N Pohick				1,988	14,186	6,185	22,359					153	745	637	1,535	5,966	19,491	8,137 33,524		
O-1 Kame															483		483			
P Mill Branch															141		141			
Q-1 Occoquan															682		682			
R Pope's Head Creek					97	297	394								1,180	97	297 1,574			
S-1 Little Rocky				1,200	1,201	7,667	10,068								1,266	1,201	7,667 10,134			
S-2 Johnny Moore															27		27			
T-1 Cub Run						1,100	1,100								546		1,100 1,646			
T-2 Cub Run				20	588	1,593	2,201								354	902	2,175 3,431			
T-3 Cub Run					1,205		1,205								276	1,433	1,709			
T-4 Cub Run					183	158	341								92	183	825 1,100			
T-5 Cub Run				415	1,326		1,741					568		568	778	3,364	751 4,893			
T-7 Cub Run															97		97			
TOTALS					8,736	24,759	34,050	67,545				1,117	2,867	1,349	5,333	35,291	42,656	55,604 133,551		

Source: UDIS Residential Builder Plans File, January, 1975

Notes: 1 See Appendix A for Methods, Assumptions and Limitations.  
2 Data as of January, 1975, except where noted in Appendix A.  
3 All construction activity and builder plans (CL-1 through CL-9) are included in this report.

4 Data for Herndon and Vienna is incomplete.  
5 Townhouse category includes townhouses, duplexes, multiplexes and all individually owned housing units other than single family detached and condominium apartments.  
6 Complete definitions of the various stages of completion appear in Appendix A.

7 Due to the backlog of zoning cases and the incomplete Comprehensive Plans now under review, no judgements have been made as to the likelihood of pending zoning applications being granted. For this reason, confidence levels 4 and 2 are blank in this report.

### COMMITTED AND ANTICIPATED GROWTH BY CENSUS TRACT

Committed Units are the approximately 14,000 units that are authorized through the issuance of building permits but not yet completed. These outstanding building permits have declined in number 38% below the 22,000 level in April, 1974.

Anticipated Units, on the other hand, have increased 23 percent above the May, 1975, Standard Report figure of 30,800.

The following table summarizes both Committed and Anticipated Growth by census tract.



HOUSING UNITS AUTHORIZED  
1968 - 1975

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

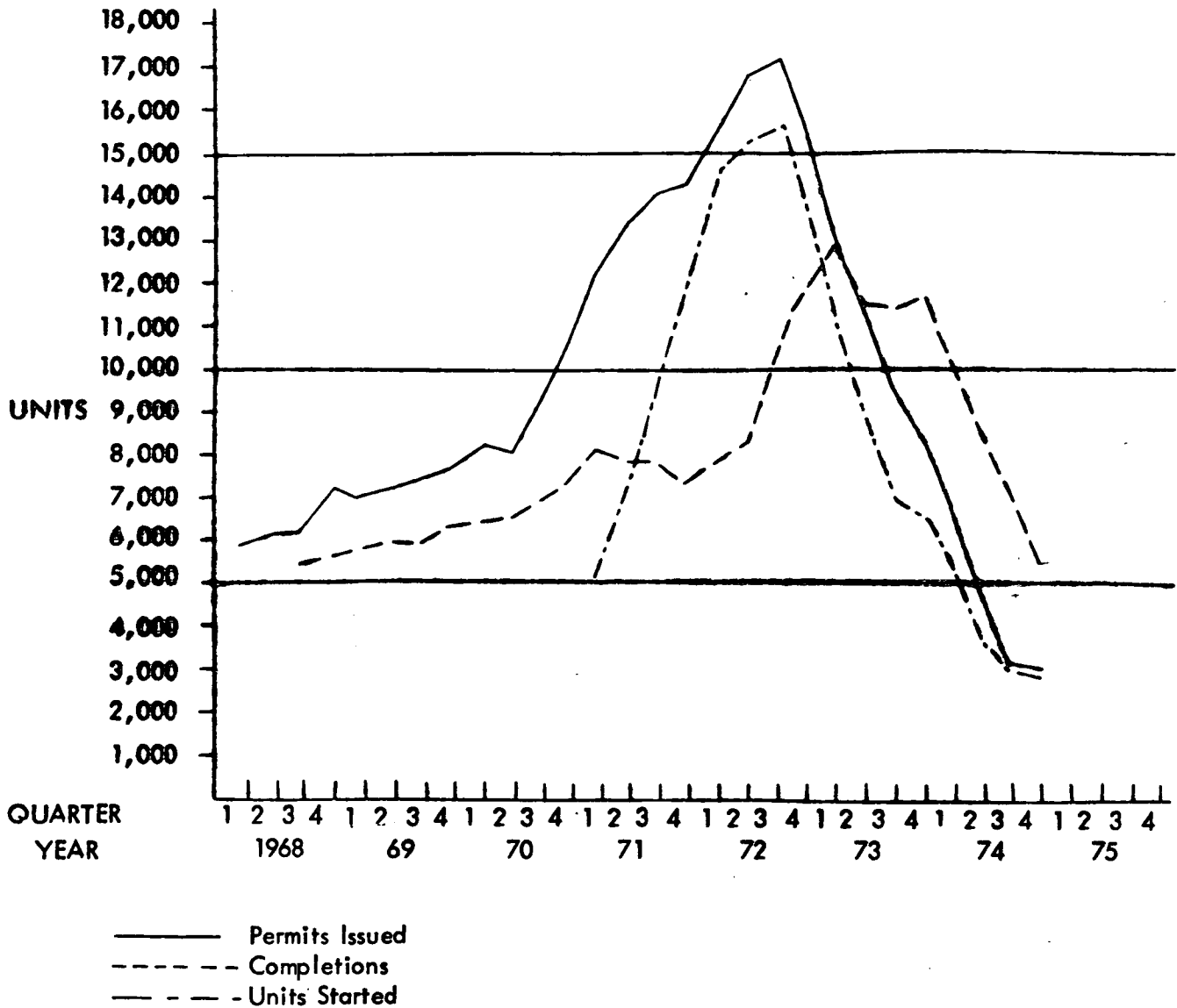
  

HOUSING UNITS AUTHORIZED 1974				HOUSING UNITS AUTHORIZED 1975			
Year	SF	MF	TOTAL	Year	SF	MF	TOTAL
<u>1974</u>				<u>1975</u>			
Jan.	170	249	419	Jan.	104	0	104
Feb.	469	771	1,240	Feb.	67	274	341
March	395	116	511	March	101	0	101
1st Quarter Total	1,034	1,136	2,170	1st Quarter Total	272	274	546
April	660	0	660				
May	161	0	161				
June	444	12	456				
2nd Quarter Total	1,265	12	1,277				
July	211	231	442				
Aug.	235	0	235				
Sept.	63	0	63				
3rd Quarter Total	509	231	740				
Oct.	36	312	348				
Nov.	42	230	272				
Dec.	27	0	27				
4th Quarter Total	105	542	647				
Annual Total	2,913	1,921	4,834				

Source: Division of Inspections

- Notes:
- 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.
  - The figures are not meant to denote type of ownership, i.e. owner-occupied or rental.
  - SF = Single family and includes townhouses. MF = Multi-family and includes garden, mid-rise and high-rise apartments.
  - Close comparison of Report CA-11 with Report CA-14 will reveal minor discrepancies as to monthly permit issue totals. This is to be expected since CA-11 reflects the original unadjusted monthly unit authorizations, while CA-14 reflects all adjustments which have been made since that time. Adjustments include cancellations, expired permits, renewals, re-issues, and other adjustments.

**RESIDENTIAL UNITS AUTHORIZED VS.  
UNITS STARTED AND UNITS COMPLETED**  
(Quarterly Moving Totals Expressed as an Annual Rate)  
January, 1968 - January, 1975

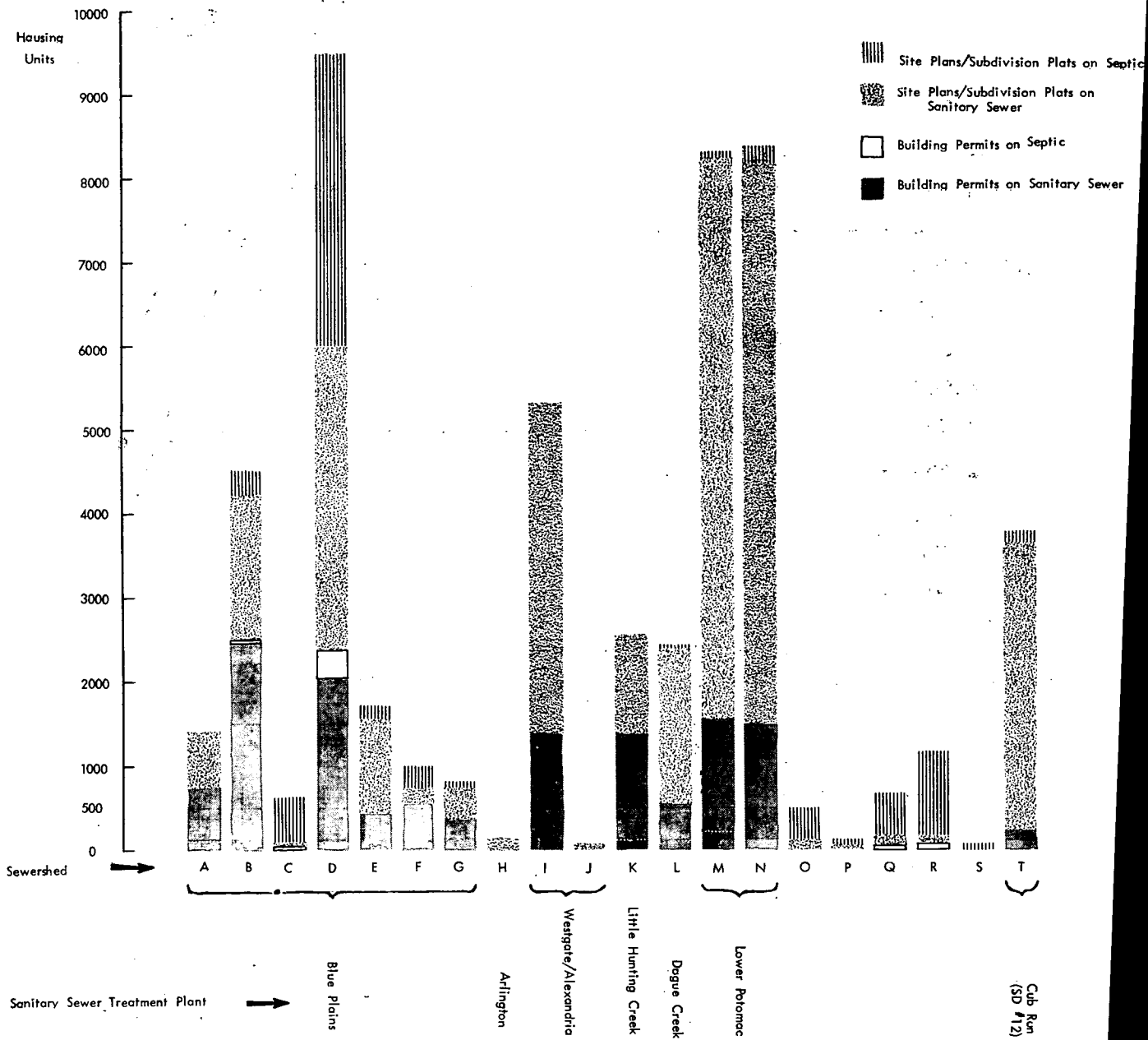


Source: Office of Research and Statistics

This chart shows residential building permits issued, residential building starts and residential building completions from January, 1968, through January, 1975. This chart illustrates the surge of late 1970 in the number of permits issued, which is reflected in the number of units started in the same time frame. This trend continued until the first quarter of 1973 and by the end of 1973 completions were outnumbering both permits issued and unit starts.

REPORT CA-13

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, 1975





## BUILDING PERMIT ACTIVITY

Tables CA-14A and CA-14B summarize the housing units authorized by building permits between 1972 and 1975 for each of the 14 planning districts. Also reflected are the housing units still not completed as of April, 1975, along with the dates on which those permits were issued. Tables CA-14A and CA-14B make note of the estimated population that could result as the potential outstanding units are in fact built.

Table 14B shows that the number of dwelling units authorized have declined significantly for each of the planning districts since 1972. Mt. Vernon is the only exception; annual authorizations have consistently averaged around 1,200 units until the first quarter of 1975 when the rate declined dramatically.

Upper Potomac Planning District has had the greatest number of units authorized over the past three years. During 1972, 1973 and 1974, approximately 22, 42 and 29 percent of the total units authorized respectively, were in this Planning District.

The most significant changes in the building permit activity were the declines in Annandale and Pohick Districts since 1972. During this declining period in Annandale and Pohick, the number of dwelling units authorized in Upper Potomac increased from 22 to 42 percent of the annual County totals.

In general, the building permit issue pattern followed the availability of sewer as moratorium conditions changed.

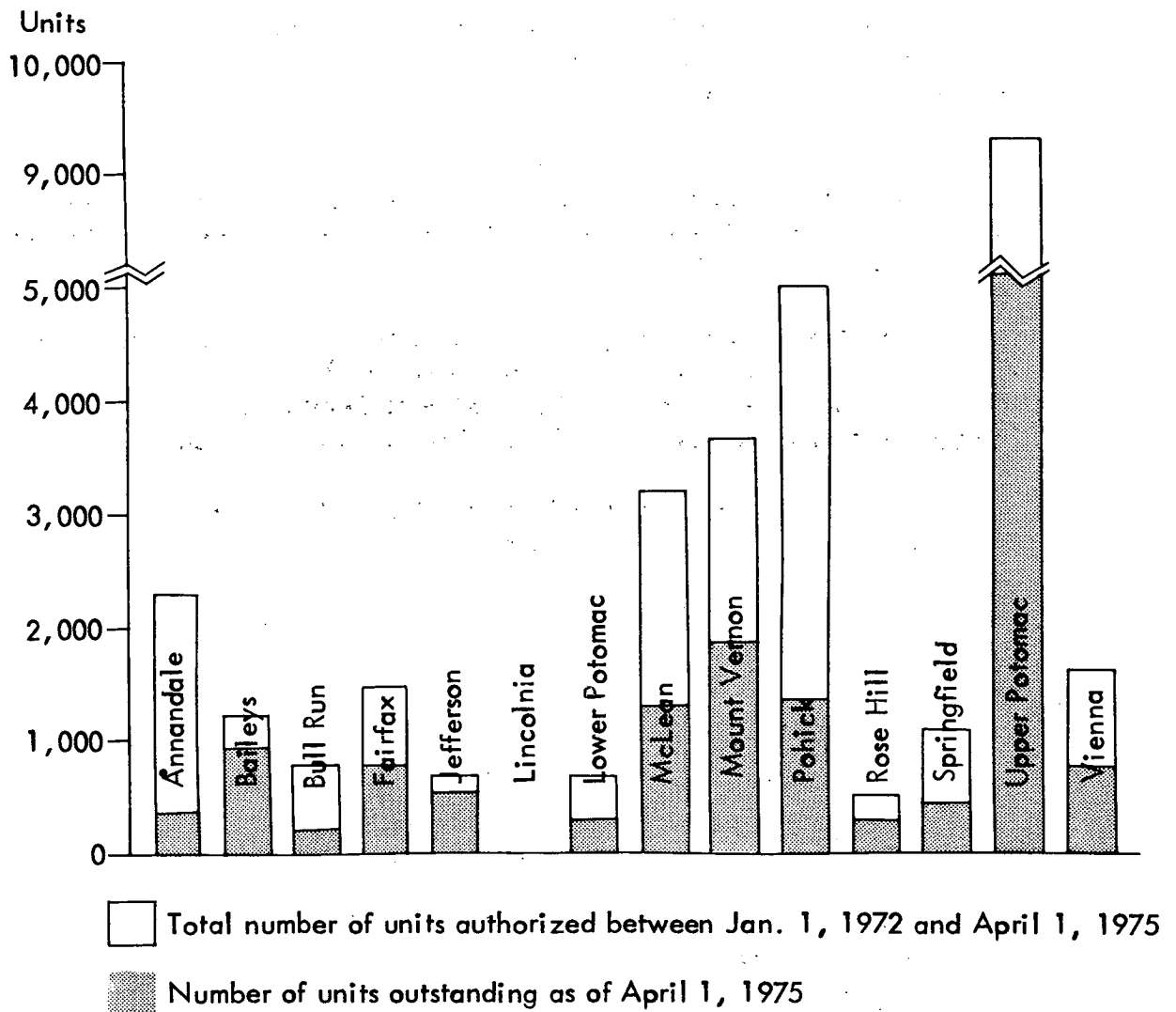
Lincolnia District has had relatively little building permit activity over the past three years.

Table 14A identifies 14,500 authorized units not yet completed in Fairfax County as of April 1, 1975. Nearly half or 46 percent of these outstanding units were authorized during 1973. More than a third are in Upper Potomac Planning District and an additional 31 percent are in McLean (13%), Lower Potomac (9%), and Mt. Vernon (9%) Districts.

The potential population that could result if all outstanding units were completed and occupied is shown in Tables CA-14A and CA-14B. The factors used to convert housing units into estimated population are summarized elsewhere in this publication.

The following chart depicts graphically the number of dwelling units authorized, and the number of units outstanding for each planning district.

Building Permit Activity by Planning District  
 Dwelling Units Authorized and Dwelling Units Outstanding  
 Fairfax County, Virginia  
 April, 1975



BUILDING PERMIT ACTIVITY  
By Month, Year and Planning District  
Page 1 of 4  
Fairfax County, Virginia

Month	Planning District	UNITS AUTHORIZED				UNITS STILL OUTSTANDING AS OF APRIL 1, 1975					Total Units	Equiv. Pop.
		1972	1973	1974	1975	ACCORDING TO DATE OF PERMIT ISSUE					Outstanding	Outstanding
						Prior to 1972	1972	1973	1974	1975	Apr. 1, 1975	Apr. 1, 1975
Jan.	Annandale	93	3	1	16		1		1	16	18	63
Jan.	Baileys		2									
Jan.	Bull Run	87		1	12		1			12	13	46
Jan.	Fairfax	139	74	2	2			13	1	2	16	40
Jan.	Jefferson	1										
Jan.	Lower Potomac		1									
Jan.	McLean	32	7	7	1		2		5	1	8	28
Jan.	Mt. Vernon	68	174	2	6		1	1	1	6	9	31
Jan.	Pohick	64	20	9	26	1	1	4	4	26	36	128
Jan.	Rose Hill	6	146		1			121		1	122	434
Jan.	Upper Potomac	697	358	366	17	1	27	193	330	17	568	1,425
Jan.	Vienna	37	46	10	10		3	17	10	10	40	142
Jan. Total		1,224	831	398	91	2	36	349	352	91	830	2,340
Feb.	Annandale	12	2							20	20	56
Feb.	Baileys	20										
Feb.	Bull Run	12	81	1								
Feb.	Fairfax	16	9	18	2		3	3	1	2	9	32
Feb.	Jefferson			1								
Feb.	Lower Potomac	1	4		1			2		1	3	11
Feb.	McLean	131	4	22	2	2		2	15	2	21	75
Feb.	Mt. Vernon	9	266	801			2	7	746		755	1,766
Feb.	Pohick	290	9	12	14		3	3	4	14	24	84
Feb.	Rose Hill	12		12			4		12		16	57
Feb.	Springfield				10					10	10	36
Feb.	Upper Potomac	56	143	341	7		15	68	280	7	370	1,034
Feb.	Vienna	36	3	2	280		2		2	280	284	630
Feb. Total		595	521	1,210	336	2	29	85	1,060	336	1,512	3,780
Mar.	Annandale	69	10	1	27			4	1	27	32	111
Mar.	Baileys			2	1					2	3	11
Mar.	Bull Run	66	58				1	1			2	6
Mar.	Fairfax	20	109	11	4		2	51	5	4	62	196
Mar.	Jefferson		485	1	8			484		8	492	1,079
Mar.	Lincolnia		1									
Mar.	Lower Potomac	1	110	1	1		1	105	1	1	108	299
Mar.	McLean	45	61	43	14	3	2	19	36	14	74	263
Mar.	Mt. Vernon	250	1	13	5		8		6	5	19	62
Mar.	Pohick	130	867	12	28	1	11	473	4	28	517	1,696
Mar.	Rose Hill	5	3		1	1	2	1		1	5	18
Mar.	Springfield	9	119	38			9	45	38		92	261
Mar.	Upper Potomac	634	760	277	12	1	149	505	258	12	925	2,735
Mar.	Vienna	30	112	17	2		1	49	13	2	65	231
Mar. Total		1,259	2,696	416	103	6	186	1,737	364	103	2,396	6,970

BUILDING PERMIT ACTIVITY  
By Month, Year and Planning District  
Page 2 of 4  
Fairfax County, Virginia

Month	Planning District	UNITS STILL OUTSTANDING AS OF APRIL 1, 1975									Total Units Outstanding Apr. 1, 1975	Equiv. Pop. Outstanding Apr. 1, 1975
		UNITS AUTHORIZED				ACCORDING TO DATE OF PERMIT ISSUE						
		1972	1973	1974	1975	Prior to 1972	1972	1973	1974	1975		
Apr.	Annapdale	55	1	2			2				2	7
Apr.	Baileys	1	2			2					2	7
Apr.	Bull Run	21	75			2		30			32	90
Apr.	Fairfax	109	19	7		1	2		5		8	28
Apr.	Jefferson	1		2		1	1				2	7
Apr.	Lincolnia	1										
Apr.	Lower Potomac	67	9	3				1	1		2	7
Apr.	McLean	320	55	54		7	3	10	30		50	177
Apr.	Mt. Vernon	229	4	66			5		49		54	151
Apr.	Pohick	327	18	82		3	7	6	61		77	271
Apr.	Rose Hill	3		4		1			4		5	18
Apr.	Springfield	10		206			8		177		185	515
Apr.	Upper Potomac	594	242	197		4	18	156	180		358	1,074
Apr.	Vienna	89	96	89		6	9	43	84		142	403
Apr. Total		1,827	521	712		27	55	246	591		919	2,755
May	Annapdale	259	84					25			25	69
May	Baileys	20										
May	Bull Run	2		47			1		36		37	103
May	Fairfax	113	2	3			2	1	1		4	14
May	Jefferson	2										
May	Lincolnia	3										
May	Lower Potomac	1	3	2					1		1	4
May	McLean	382	293	6		1	3	279	4		287	644
May	Mt. Vernon	110	20	5		1	3		3		7	21
May	Pohick	446	63	12			27	34	9		70	248
May	Rose Hill	10	127			5	1	126			132	470
May	Springfield	6				20	4				24	69
May	Upper Potomac	33	573	85		3	14	391	61		469	1,155
May	Vienna	117	2	2		3	7		1		11	34
May Total		1,504	1,167	162		33	62	856	116		1,067	2,833
June	Annapdale		41	1			29				29	80
June	Baileys		2	470					470		470	1,020
June	Bull Run	3	1	5					5		5	18
June	Fairfax	3	5	15		2	1	1	7		11	39
June	Lincolnia	1										
June	Lower Potomac	38					6				6	17
June	McLean	59	279	3		1	2	274	2		279	615
June	Mt. Vernon	229	219	16				160	16		176	446
June	Pohick	112	71	3		2	2	4	3		11	39
June	Rose Hill	7	3									
June	Springfield	154				1	2				3	9
June	Upper Potomac	281	16	161		3	83	7	155		248	817
June	Vienna	139	11	77		3	21	5	67		96	324
June Total		1,026	648	751		12	117	480	725		1,334	3,424

BUILDING PERMIT ACTIVITY  
By Month, Year and Planning District  
Page 3 of 4  
Fairfax County, Virginia

Month	Planning District	UNITS AUTHORIZED				UNITS STILL OUTSTANDING AS OF APRIL 1, 1975					Total Units	Equiv. Pop.
		1972	1973	1974	1975	ACCORDING TO DATE OF PERMIT ISSUE					Outstanding	Outstanding
						Prior to 1972	1972	1973	1974	1975	Apr. 1, 1975	Apr. 1, 1975
July	Annandale	96	2	2			12		2		14	41
July	Baileys	2										
July	Bull Run	23	1	5				1			1	4
July	Fairfax	368	74	1		1		72	1		74	163
July	Jefferson	111		4			5		1		6	21
July	Lower Potomac	202	1				11				11	32
July	McLean	516	3	13		1	3	2	12		18	64
July	Mt. Vernon	8	5	43			1	1	38		40	91
July	Pohick	577	28	152		2	73	7	142		224	793
July	Rose Hill	102	1				8				8	28
July	Springfield	92										
July	Upper Potomac	250	60	13		33	156	27	9		225	622
July	Vienna	55	3	2		4	9	1	2		16	57
July Total		2,402	178	235		41	278	111	207		637	1,915
Aug.	Annandale	85	1	1		1	1		1		3	10
Aug.	Baileys	3					2				2	7
Aug.	Bull Run	1	39					1			1	4
Aug.	Fairfax	8	4	6			1		4		5	18
Aug.	Lincolnia			1					1		1	4
Aug.	Lower Potomac	13					2				2	7
Aug.	McLean	27	41	3		2	3	13	3		21	75
Aug.	Mt. Vernon	47	27	136		19	8	3	136		166	466
Aug.	Pohick	403	35	5		4	31	18	5		58	189
Aug.	Rose Hill	21	2	1			1		1		2	7
Aug.	Springfield	389	2				154				154	334
Aug.	Upper Potomac	138	421	65		1	27	305	36		369	1,066
Aug.	Vienna	41	4	25		1	3	3	25		32	114
Aug. Total		1,176	576	243		28	233	343	212		816	2,300
Sept.	Annandale	40	75	1			17	23	1		41	114
Sept.	Baileys	1										
Sept.	Bull Run	39		20		1			18		19	68
Sept.	Fairfax	14	1				1				1	4
Sept.	Lincolnia	1										
Sept.	Lower Potomac	8					2				2	7
Sept.	McLean	16	182	8		1	4	149	8		162	577
Sept.	Mt. Vernon	192	51	2			51	11	2		64	161
Sept.	Pohick	18	4	3			4	2	1		7	25
Sept.	Rose Hill	5		8					5		5	18
Sept.	Springfield	1					1				1	4
Sept.	Upper Potomac	32	771	14			3	493	13		509	1,644
Sept.	Vienna	5	38	7		2		18	5		25	89
Sept. Total		372	1,122	63		4	83	696	53		836	2,709

BUILDING PERMIT ACTIVITY  
By Month, Year and Planning District  
Page 4 of 4  
Fairfax County, Virginia

Month	Planning District	UNITS AUTHORIZED					UNITS STILL OUTSTANDING AS OF APRIL 1, 1975					Total Units Outstanding Apr. 1, 1975	Equiv. Pop. Outstanding Apr. 1, 1975
		UNITS AUTHORIZED					ACCORDING TO DATE OF PERMIT ISSUE						
		1972	1973	1974	1975	Prior to 1972	1972	1973	1974	1975			
Oct.	Annandale	672	1	6			9		6		15	46	
Oct.	Baileys			470					470		470	1,020	
Oct.	Bull Run	1	10			2					2	7	
Oct.	Fairfax	12	2	314			2		314		316	691	
Oct.	Jefferson	9	1			1	3	1			5	15	
Oct.	Lincolnia	2											
Oct.	Lower Potomac	184	4	3			182	1	1		184	508	
Oct.	McLean	151	22	1		1	2	16	1		20	70	
Oct.	Mt. Vernon	3	11	8			1	6	7		14	50	
Oct.	Pohick	870	16	7		2	211	9	6		228	659	
Oct.	Rose Hill	49					13				13	46	
Oct.	Springfield	56											
Oct.	Upper Potomac	45	166	15		20	18	136	15		189	579	
Oct.	Vienna	81	33	7		2	3	20	7		32	108	
Oct. Total		2,135	266	831		28	444	189	827		1,488	3,800	
Nov.	Annandale	551		9		2	176		9		187	528	
Nov.	Bull Run		2					1			1	4	
Nov.	Fairfax	12	5	1			1	1	1		3	11	
Nov.	Jefferson	86					69				69	190	
Nov.	Lincolnia	1											
Nov.	Lower Potomac	1	1					1			1	4	
Nov.	McLean	27	383	13			3	364	13		380	882	
Nov.	Mt. Vernon	3	4	231				1	230		231	503	
Nov.	Pohick	94	37	13		1	1	21	13		36	117	
Nov.	Rose Hill	7					1				1	4	
Nov.	Upper Potomac	89	645	6		2	10	601	5		618	2,010	
Nov.	Vienna	27	4	3		1		4	3		8	28	
Nov. Total		898	1,081	276		6	261	994	274		1,535	4,290	
Dec.	Annandale	90					1	4			5	15	
Dec.	Baileys	224											
Dec.	Bull Run	1	169	6				109	6		115	322	
Dec.	Fairfax	11	3			299	1				300	652	
Dec.	Jefferson			2		1			2		3	11	
Dec.	Lower Potomac	72	1	1			2		1		3	11	
Dec.	McLean	8	8	1		3		6	1		10	36	
Dec.	Mt. Vernon	71	341	5		6	1	341	5		353	783	
Dec.	Pohick	106	9	6		5	59	5	6		75	217	
Dec.	Rose Hill	1	1				1	1			2	7	
Dec.	Upper Potomac	557	164	2		67	37	153	2		259	787	
Dec.	Vienna	54	2	9			18		9		27	82	
Dec. Total		1,195	698	32		382	123	615	32		1,152	2,921	
TOTAL COUNTY		15,613	10,305	5,329	530	571	1,907	6,701	4,813	530	14,522	40,036	

Source: UDIS Building Permit File, April 1, 1975

Notes: 1 Close comparisons of Report CA-14A with Report CA-11 will reveal discrepancies as to the total units authorized monthly. This is to be expected since CA-11 reflects all adjustments which have been made since that time. Adjustments include cancellations, expired permits, renewals, re-issues, and other modifications.

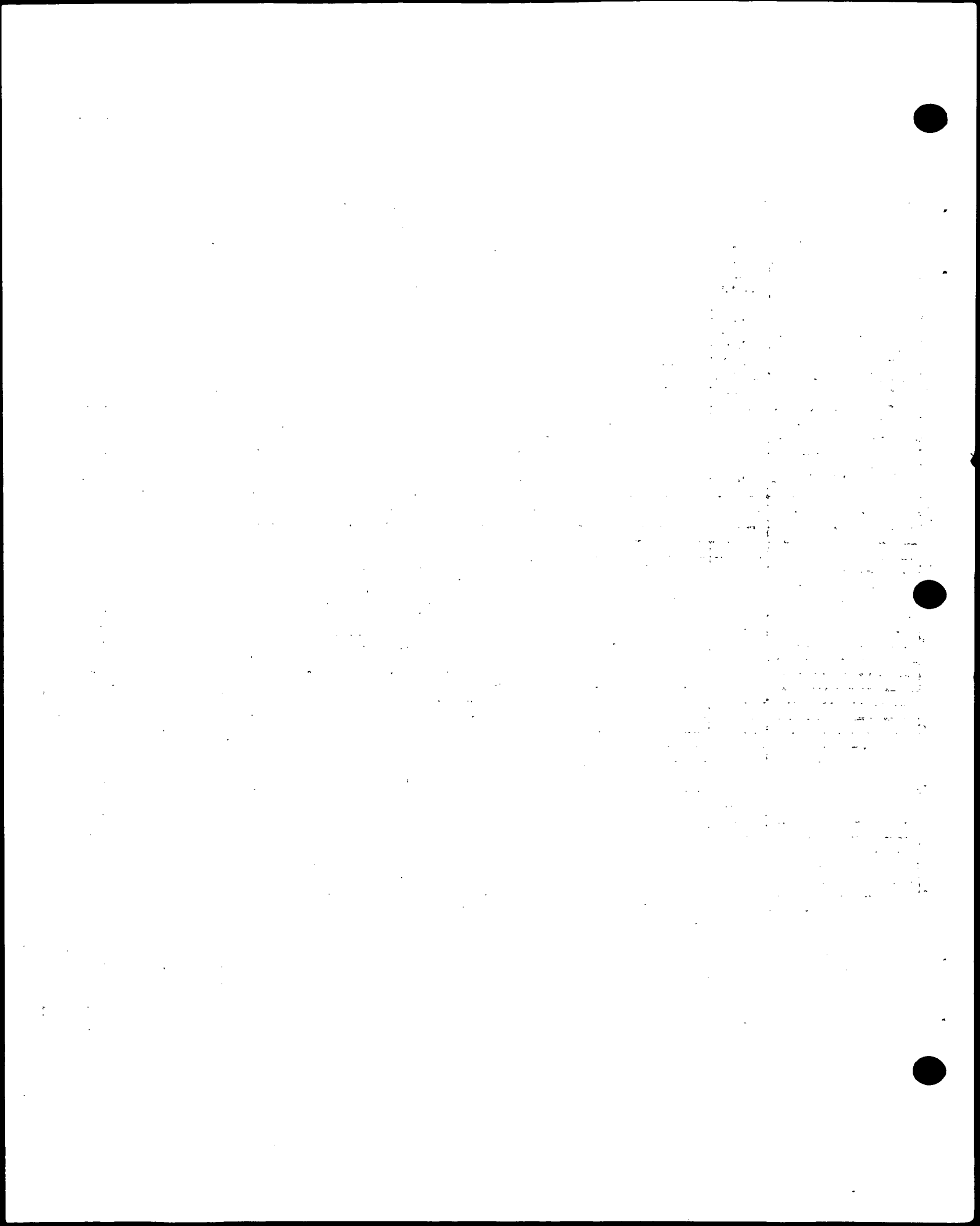
2 Conversions from housing units to committed population involved the following average household size contribution factors: Single Family, 3.56; Townhouse, 2.75; Apartment, 2.17.

BUILDING PERMIT ACTIVITY  
Summarized by Planning District  
Fairfax County, Virginia

Planning District	UNITS AUTHORIZED				UNITS STILL OUTSTANDING AS OF APRIL 1, 1975 ACCORDING TO DATE OF PERMIT ISSUE					Total Units	Equip. Pop.
	1972	1973	1974	1975	Prior to 1972	1972	1973	1974	1975	Outstanding Apr. 1, 1975	Outstanding Apr. 1, 1975 <sup>2</sup>
Annandale	2,022	220	24	63	4	222	81	21	63	391	1,138
Baileys	271	6	942	1	2	2		942	1	947	2,065
Bull Run	256	436	85	12	5	3	143	65	12	228	670
Fairfax	825	307	378	8	303	16	142	340	8	809	1,890
Jefferson	210	486	10	8	3	78	485	3	8	577	1,322
Lincolnia	9	1	1					1		1	4
Lower Potomac	588	134	10	2		206	110	5	2	323	905
McLean	1,714	1,338	174	17	22	27	1,134	130	17	1,330	3,506
Mt. Vernon	1,219	1,123	1,328	11	26	81	531	1,239	11	1,888	4,535
Pohick	3,437	1,177	316	68	21	430	586	258	68	1,363	4,476
Rose Hill	228	283	25	2	7	31	249	22	2	311	1,107
Springfield	717	121	244	10	21	178	45	215	10	469	1,228
Upper Potomac	3,406	4,319	1,542	36	135	557	3,035	1,344	36	5,107	14,948
Vienna	711	354	250	292	22	76	160	228	292	778	2,243
<b>TOTAL COUNTY<sup>1</sup></b>	<b>15,613</b>	<b>10,305</b>	<b>5,329</b>	<b>530</b>	<b>571</b>	<b>1,907</b>	<b>6,701</b>	<b>4,813</b>	<b>530</b>	<b>14,522</b>	<b>40,036</b>

Source: UDIS Building Permit File, April 1, 1975

Notes: 1 Close comparisons of Report CA-148 with Report CA-11 will reveal discrepancies as to the total units authorized annually. This is to be expected since CA-11 reflects all adjustments which have been made since that time. Adjustments include cancellation, expired permits renewals, re-issues, and other modifications.  
2 Conversions from housing units to committed population involved the following average household size contribution factors: Single Family, 3.56; Townhouse, 2.75; Apartment, 2.17.







SECTION IV

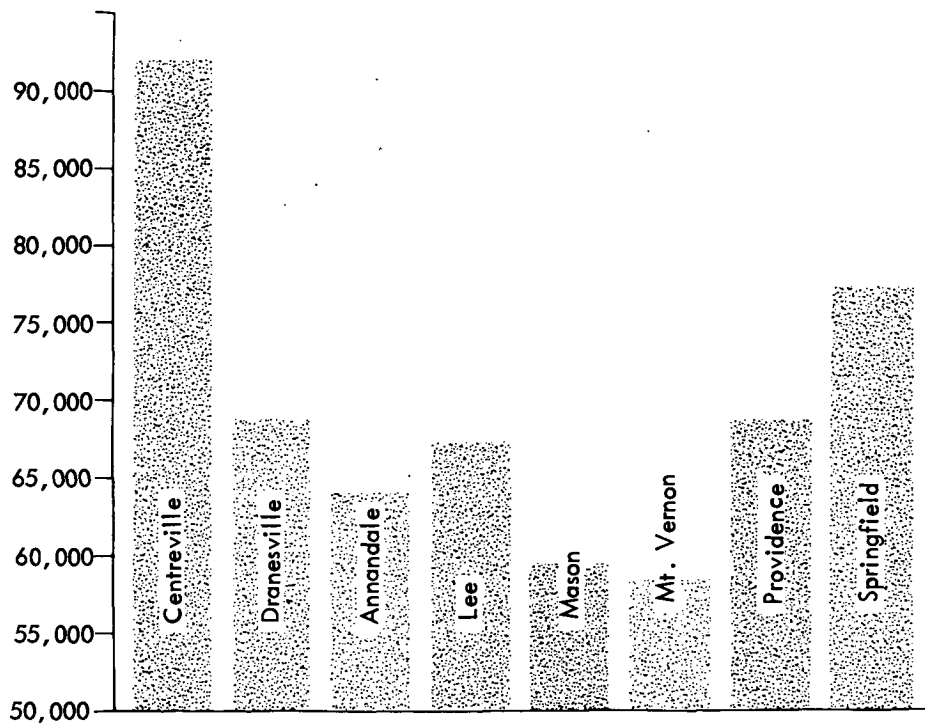
POPULATION

HOUSING UNITS AND POPULATION

Fairfax County's population holding capacity as of January, 1975, is approximately 555,000. Population holding capacity is the equivalent of the number of persons that would reside in the dwelling unit inventory provided there were no vacancies and all new units were occupied by an average size household shortly after entering the market. Over 77 percent of this population capacity is in individually owned units; nineteen percent in rental project housing units. The remaining three percent of the population holding capacity is associated with mobile homes, group quarters, e.g., convalescent homes, etc. and on military bases.

The distribution of the County's population holding capacity among the eight supervisor districts appears in the following chart.

Population Holding Capacity by Supervisor District  
Fairfax County, Virginia  
January, 1975



The Board of Supervisors, on January 4, 1975, acted to eliminate the disproportion among the eight Supervisor Districts. On that date the Board approved a reapportionment plan to become effective as of January 1, 1976. (The Summary in Report DU-6 illustrates the effect of the new apportionment plan on the distribution of the January, 1975, dwelling unit inventory and population holding capacity.)

HOUSING UNITS AND POPULATION  
Summarized by Supervisor District 1  
Fairfax County, Virginia

Supervisor District	Code	HOUSING UNITS <sup>2</sup>					POPULATION <sup>6,7</sup>					TOTAL
		Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	Total Housing Units	Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military	TOTAL POPULATIN	HOUSING UNITS
Centerville <sup>3</sup>	01	23,052	4,639	500		28,191	78,973	11,478	1,305	393	92,149	28,191
Princessville <sup>4</sup>	02	17,609	3,320			20,929	60,533	8,163		139	68,835	20,929
Annandale	03	14,984	4,456			19,440	53,023	10,774		108	63,905	19,440
Lee	04	14,487	4,542	979		20,008	48,867	11,708	2,555	4,577	67,707	20,008
Mason	05	10,867	9,940			20,807	36,716	22,501		217	59,434	20,807
Mount Vernon	06	12,896	6,158	735		19,789	43,152	13,336	1,918	86	58,492	19,789
Providence	07	13,373	9,735			23,108	43,377	24,161		164	67,702	23,108
Springfield <sup>5</sup>	08	18,746	1,687	264		20,697	65,396	4,184	689	6,978	77,247	20,697
TOTAL COUNTY (including Towns listed below):		126,014	44,477	2,478		172,969	430,037	106,305	6,467	12,662	555,471	172,969
Town of Clifton <sup>10</sup>		67				67	239				239	67
Town of Herndon <sup>12</sup>		1,866	1,153			3,019	5,935	3,043		6	8,984	3,019
Town of Vienna <sup>13</sup>		4,215	502			4,717	15,250	1,256		113	16,619	4,717
TOTAL TOWNS		6,148	1,655			7,803	21,424	4,299		119	25,842	7,803

Source: UDIS Parcel File, January, 1975

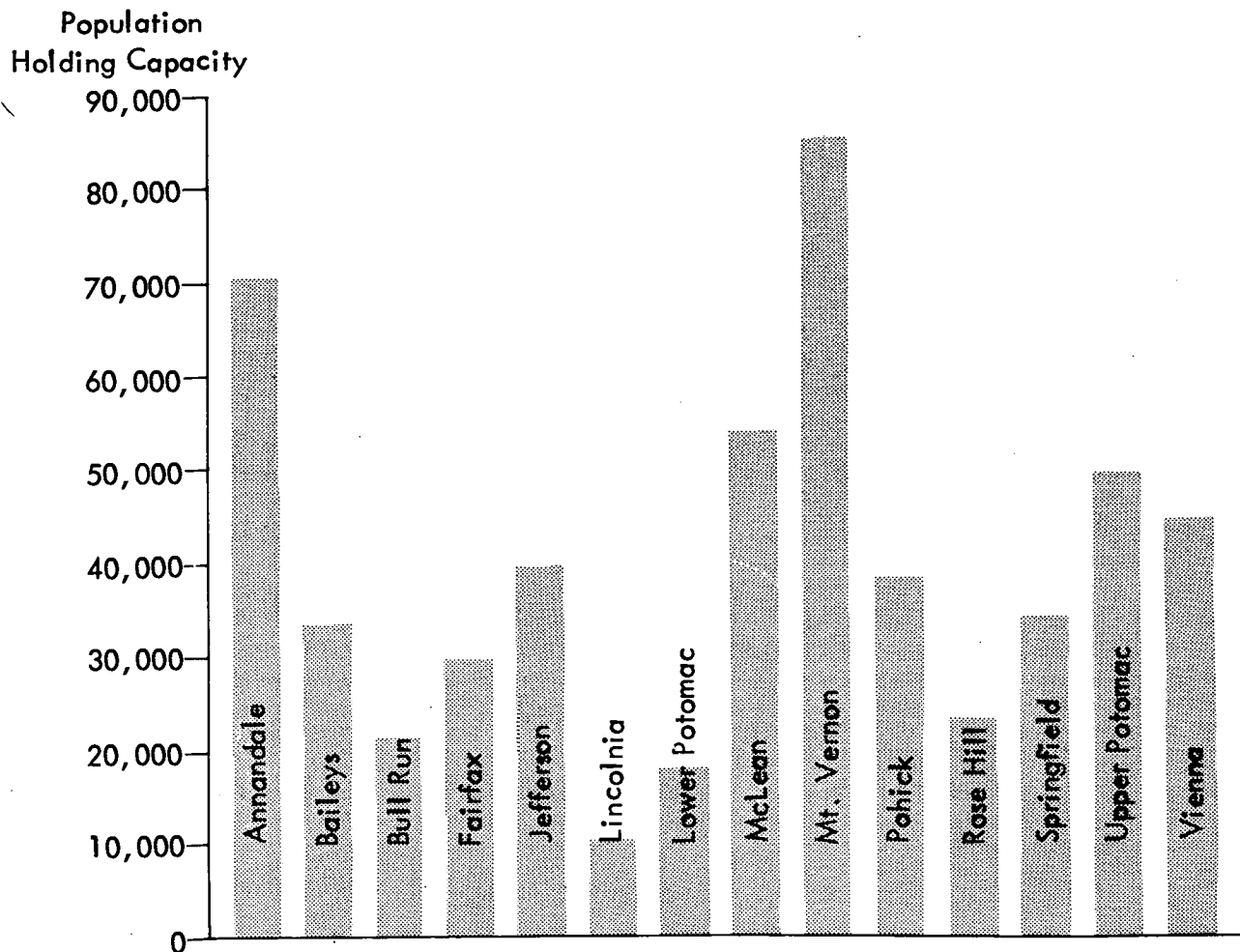
- Notes: 1 The term "Supervisor District" reflects the current Supervisor Districts as determined by the 1971 apportionment plan. The boundaries for the present Supervisor Districts will remain in effect through December 31, 1975, after which these Districts will be apportioned according to the plan adopted by the Board of Supervisors on January 4, 1975. The summary in Report DU-6 illustrates the effect of both the current and the newly adopted apportionment plan on the distribution of the January, 1975, dwelling unit inventory and population holding capacity.
- 2 Dwelling units in this report include some units under construction. Such units are sufficiently near completion to warrant their inclusion in the dwelling unit inventory. Figures exclude housing located on Federal property.
- 3 Includes Town of Vienna
- 4 Includes Town of Herndon
- 5 Includes Town of Clifton
- 6 In this report "population" refers to the population holding capacity which is distinct from population in that the second term indicates what the current housing inventory could hold were there no vacancies and all new units were occupied shortly after entering the market, whereas population refers to the actual number of persons in the County.

7 The factors used to relate housing unit counts to the population holding capacity appear in Appendix C. The weighted county-wide average housing-to-population conversion factors are:

Housing Type	Average Household Size
Single Family Detached	3.57
Duplex	3.22
Multiplex	2.42
Townhouse	2.81
Garden Apartment	2.50
Elevator Apartment	1.52
Mobile Home	2.61
Countywide Average	3.14

Mount Vernon Planning District, with approximately 16 percent of the January, 1975, population holding capacity, is the most populous planning district. Of the 6,500 persons that may be housed in mobile homes, 4,500 are located in Mount Vernon District. Baileys District has the highest percent of its population holding capacity among rental project units while almost 100 percent of the population holding capacity in the Pohick District is among individually owned units.

Population Holding Capacity by Planning District  
Fairfax County, Virginia  
January, 1975



HOUSING UNITS AND POPULATION  
Summarized by Planning District  
Fairfax County, Virginia

Planning District	Code	HOUSING UNITS					POPULATION					TOTAL
		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	HOUSING UNITS <sup>1</sup>
Annandale 1	A 2.5	16,816 <sup>3</sup>	4,457			21,273	59,484	10,777		203	70,464	3.5 <sup>1</sup> 21,273
Baileys 1	B .4	5,048	7,519			12,567	16,712	16,477		43	33,232	2.6 <sup>1</sup> 12,567
Bull Run 3	C 4.1	5,810	303	510		6,623	19,402	776	1,331	160	21,669	3.2 <sup>1</sup> 6,623
Fairfax 2	D 5.8	6,391 <sup>1.1</sup>	2,970	254		9,615	21,798	7,366	663	32	29,859	3.1 <sup>1</sup> 9,615
Jefferson 1	E 1.1	8,477 <sup>2</sup>	5,174			13,651	27,076	12,832		176	40,084	2.9 <sup>1</sup> 13,651
Lincolnia 1	F 1.7	1,486 <sup>1</sup>	2,420			3,906	5,269	6,021		6	11,296	2.8 <sup>1</sup> 3,906
Lower Potomac 4	G 6.5	1,637 <sup>5.2</sup>	213			1,844	5,320	549		11,451	17,320	1,844
McLean 2	H 4.0	14,138 <sup>3.5</sup>	2,164			16,302	48,930	5,112		133	54,175	3.3 <sup>1</sup> 16,302
Mount Vernon 4	I 1.2	17,769 <sup>4</sup>	9,940	1,714		29,423	58,457	23,090	4,473	86	86,106	2.9 <sup>1</sup> 29,423
Pohick 3	J 8.2	11,074 <sup>7.1</sup>	3			11,077	38,118	8		45	38,171	3.4 <sup>1</sup> 11,077
Rose Hill 4	K 2.2	6,252 <sup>2</sup>	555			6,807	22,080	1,426		20	23,526	3.4 <sup>1</sup> 6,807
Springfield 2 4	L 1.2	8,486 <sup>4</sup>	1,676			10,162	30,102	4,155		9	34,266	3.3 <sup>1</sup> 10,162
Upper Potomac 3 3	M 10.2	11,517 <sup>3.2</sup>	4,690			16,207	37,832	11,747		18	49,597	3.0 <sup>1</sup> 16,207
Vienna 4 2	N 3.2	11,119 <sup>6</sup>	2,393			13,512	39,457	5,969		280	45,706	3.4 <sup>1</sup> 13,512
TOTAL COUNTY (including Towns listed below): 3.8		126,014	44,477	2,478		172,969	430,037	106,305	6,467	12,662	555,471	3.2 <sup>1</sup> 172,969
Town of Clifton J		67				67	239				239	67
Town of Herndon M		1,866	1,153			3,019	5,935	3,043	6		8,984	3,019
Town of Vienna N		4,215	502			4,717	15,250	1,256		113	16,619	4,717
TOTAL TOWNS		6,148	1,655			7,803	21,424	4,299		119	25,842	7,803

Source: UDIS Parcel File, January, 1975

- Notes:
- 1 Dwelling units in this report include some units under construction. Such units are sufficiently near completion to warrant their inclusion in the dwelling unit inventory. Figures exclude housing located on Federal property.
  - 2 Includes Town of Clifton
  - 3 Includes Town of Herndon
  - 4 Includes Town of Vienna
  - 5 In this report "population" refers to the population holding capacity which is distinct from population in that the second term indicates what the current housing inventory could hold were there no vacancies and all new units were occupied shortly after entering the market, whereas population refers to the actual number of persons in the County.

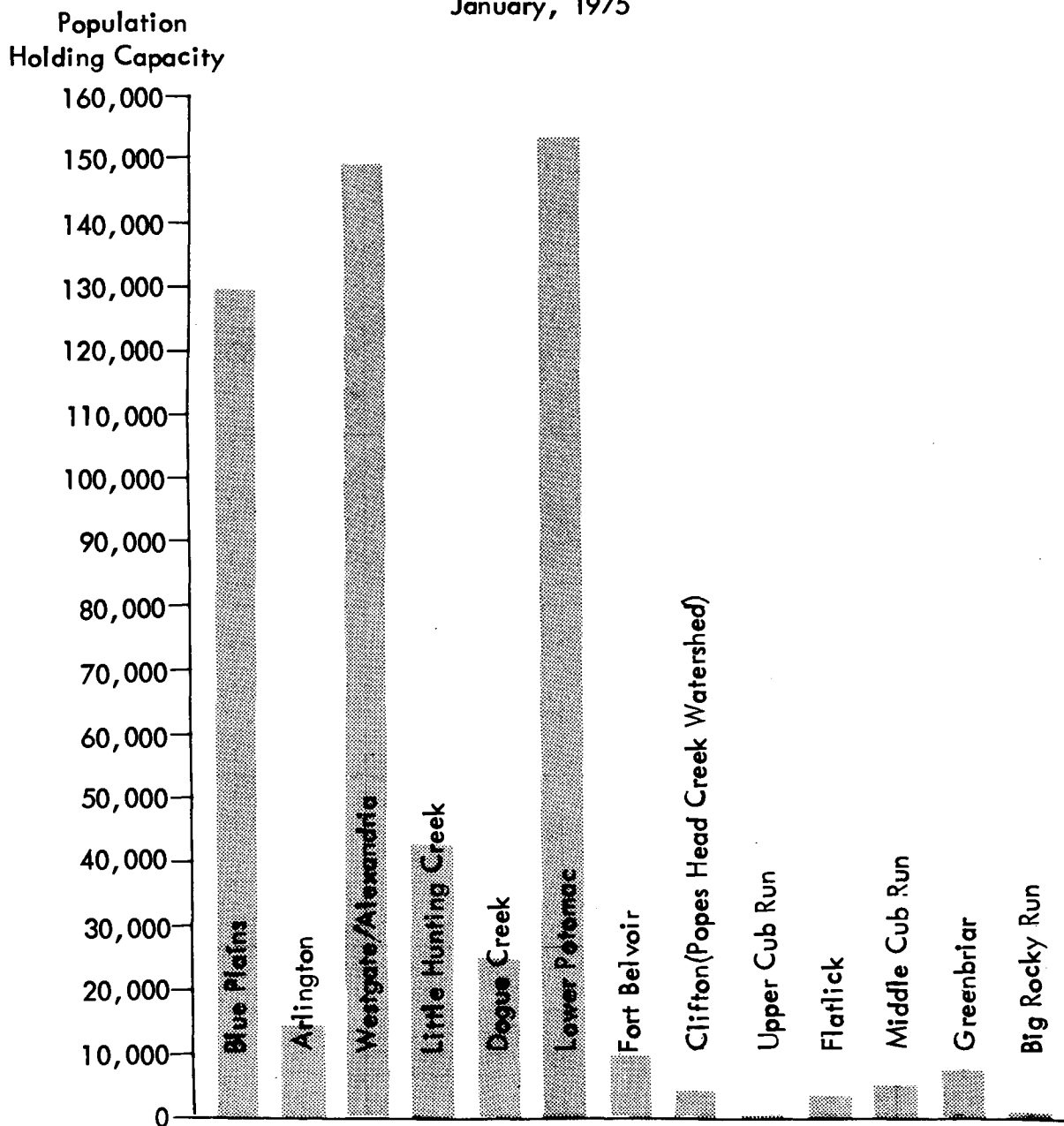
6 The factors used to relate housing unit counts to the population holding capacity appear in Appendix G. The weighted countywide average housing-to-population conversion factors are:

Housing Type	Average Household Size
Single Fam. Det.	3.57
Duplex	3.22
Multiplex	2.42
Townhouse	2.81
Garden Apartment	2.50
Elevator Apartment	1.52
Mobile Home	2.61
Countywide Average	3.14

*housing capacity is defined as the amount of pop*

The sewersheds combining to make up the Blue Plains Treatment Plant Service Area have a total population holding capacity of 130,000 persons or about 23 percent of the County total. The Lower Potomac Treatment Plant Service Area with 28 percent of the population holding capacity, is the largest. The following chart illustrates the distribution of the County's total population holding capacity according to Treatment Plant Service Area.

Population Holding Capacity of Fairfax County  
by Treatment Plant Service Area  
January, 1975



Sewershed	Code	HOUSING UNITS				Total Housing Units	POPULATION				TOTAL POPULATN	TOTAL HOUSING UNITS
		Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military		Ownership Housing	Rental Project Housing	Mobile Homes	Group Qtrs. & Military		
Horsepen Creek	A-1	389				389	1,360				1,360	389
Horsepen Creek E.Branch	A-2	247	180			427	733	475			1,208	427
Horsepen Creek F.Branch	A-3	377				377	1,156				1,156	377
Sugarland Run	B-1	589	250			839	1,911	630			2,541	839
Sugarland Run	B-2	259				259	890				890	259
Sugarland Run	B-3	98				98	338				338	98
Sugarland Run	B-4	3				3	10				10	3
Sugarland Run	B-5	1,688	973			2,661	5,387	2,568		6	7,961	2,661
Nichols Run	C-1	225				225	783				783	225
Pond Branch	C-2	392	3			395	1,406	8			1,414	395
Colvin Run	D-1	1,053				1,053	3,798				3,798	1,053
Colvin Run	D-2	2,460	2,159			4,619	7,843	5,230		6	13,079	4,619
Difficult Run	D-3	11,344	1,333			12,677	39,824	3,358		162	43,344	12,677
Scotts Run	E-1	1,904	1,517			3,421	6,176	3,793		7	9,976	3,421
Bull Neck Run	E-2	254				254	928				928	254
Dead Run	F	1,922				1,922	6,840			25	6,865	1,922
Pimmit	G-1	7,512	1,661			9,173	25,514	4,119		96	29,729	9,173
Little Pimmit	G-2	747	297			1,044	2,604	451			3,055	1,044
Turkey Run	G-3	147				147	535				535	147
Strohman Run	G-4	319				319	1,168				1,168	319
Four Mile Run	H	1,416	4,603			6,019	4,546	9,513		18	14,077	6,019
Cameron	I-1	13,398	7,561			20,959	44,503	18,499		418	63,420	20,959
Cameron	I-2	1,143	1			1,144	3,722	3			3,725	1,144
Cameron	I-3	15,799	6,639	90		22,528	54,591	14,500	235	115	69,441	22,528
Cameron	I-4	74				74	270				270	74
Belle Haven	J-3	1,967	2,074			4,041	6,637	4,749		9	11,395	4,041
Little Hunting Creek	K	8,424	3,946	1,508		13,878	27,991	10,185	3,935	66	42,177	13,878
Doque Creek	L	6,282	1,279	116		7,677	21,263	3,287	303	20	24,873	7,677
Accotink Creek	M-1	2,181	1,224	160		3,565	7,093	3,036	418	50	10,597	3,565
Accotink Creek	M-2	11,585	6,967			18,552	39,930	17,298		29	57,257	18,552
Accotink Creek	M-3	5,567				5,567	19,975				19,975	5,567
Accotink Creek	M-4	5,735	1,290			7,025	20,520	3,267			23,787	7,025
Accotink Creek	M-5	623				623	2,166				2,166	623
Long Branch	M-6	1,557				1,557	5,348			9	5,357	1,557
Fort Belvoir	M-7	25	198			223	91	509			600	223
Fort Belvoir	M-8	11				11	39			9,390	9,429	11
Pohick	N	10,122	10			10,132	34,278	27		32	34,337	10,132
Kane	O-1	309				309	1,103				1,103	309
Mill Branch	P	460	8			468	1,644	21		2,061	3,726	468
Occogan	Q-1	486				486	1,737				1,737	486
Popes Head Creek	R	1,013		104		1,117	3,660		271	13	3,944	1,117
Little Rocky	S-1	306	3			309	1,085	8		130	1,223	309
Jahnnny Moore	S-2	125				125	445				445	125
Cub Run	T-1	50	1	500		551	164	3	1,305		1,472	551
Cub Run	T-2	1,032				1,032	3,477				3,477	1,032
Cub Run	T-3	1,488				1,488	4,801				4,801	1,488
Cub Run	T-4	1,987	151			2,138	7,231	374			7,605	2,138
Cub Run	T-5	730	148			878	1,875	391			2,266	878
Bull Run	T-6	38				38	128				128	38
Cub Run	T-7	152	1			153	520	3			523	153
TOTAL COUNTY		126,014	44,477	2,478		172,969	430,037	106,305	6,467	12,662	555,471	172,969

Source: UDIS Parcel File, January, 1975

- Notes: 1 Dwelling units in this report include some units under construction. Such units are sufficiently near completion to warrant their inclusion in the dwelling unit inventory. Figures exclude housing located on Federal property.
- 2 In this report "population" refers to the population holding capacity which is distinct from population in that the second term indicates what the current housing inventory could hold were there no vacancies and all new units were occupied shortly after entering the market, whereas population refers to the actual number of persons in the County.

- 3 The factors used to relate housing unit counts to the population holding capacity appear in Appendix G. The weighted countywide average housing-to-population conversion factors are:

Housing Type	Average Household Size
Single Fam. Det.	3.57
Duplex	3.22
Multiplex	2.42
Townhouse	2.81
Garden Apartment	2.50
Elevator Apartment	1.52
Mobile Home	2.61
Countywide Average	3.14



## COMPONENTS OF FUTURE POPULATION

The January, 1975, dwelling unit inventory is approximately 173,000 units. This number would increase to about 187,000 dwelling units if the 14,000 units now under construction or authorized by building permits are completed and enter the housing market. This could equate to an increase to the current population holding capacity of approximately 32,000 persons.

The eventual completion of "Anticipated Growth" units (now at site plan stage) would increase the County's population holding capacity by about 120,000 persons. Thus, the present population holding capacity plus "Committed Growth" of some 32,000 persons and "Anticipated Growth" of some 120,000 persons could result in a future population holding capacity of nearly 708,000 persons.

The reader should note, however, that it is unlikely that all the subdivision plats and site plans now under review or approved will be fully developed as residential communities. Market considerations are likely to exert a negative influence on a number of projects currently at the subdivision plat stage.

The potential effects of committed and anticipated growth on the population holding capacity are summarized below.

Components of Future Population Holding Capacity  
Current Population Holding Capacity  
Plus Committed Growth Plus Anticipated Growth  
Fairfax County, Virginia

<u>Component of Future Population</u>	<u>Population</u>
Current Population Holding Capacity <sup>1</sup>	555,471
Committed Growth (CL-8, CL-9) <sup>2</sup>	32,223
Anticipated Growth (CL-6, CL-7) <sup>3</sup>	120,017
Total County Population Holding Capacity (current plus committed plus anticipated) <sup>4</sup>	707,711

Source: UDIS Parcel File, January, 1975  
UDIS Residential Builder Plans File, April, 1975

- Notes:
- 1 Population holding capacity refers to the number of persons the dwelling unit inventory could accommodate provided there were no vacancies and all new units were occupied by an average size household shortly after entering the market.
  - 2 Data as of April, 1975. Committed growth includes dwelling units under construction and all other outstanding building permits. Adjusted to reflect nearly 2,800 units (population equivalent approximately 7,900 persons) which are sufficiently near completion to be included in current population holding capacity.
  - 3 Data as of April, 1975. Anticipated growth includes site plans and subdivision plats which are either approved or under review.
  - 4 See Appendix A for Method, Assumptions and Limitations in measuring committed and anticipated growth.

POPULATION AND HOUSING UNITS

Report P-3 shows population and dwelling unit estimates from the time of the 1970 Census through January 1, 1978. The projections for 1975 - 1978 are based on an analysis of all known restraints, including sewer moratoria and general economic conditions.

Estimated Fairfax County Population <sup>1</sup> and  
Number of Dwelling Units  
1970 - 1978

Date	Dwelling Units	Population Holding Capacity
April 1, 1970	130,817	455,021 <sup>2</sup> 454,275
January 1, 1973	155,460	523,000 <sup>3</sup> (505,700) 3.3
January 1, 1974	165,400	540,000 <sup>4</sup> (522,200) 2.9
January 1, 1975	173,000	555,500 <sup>6</sup> (537,200) 2.9
July 1, 1975	175,500 <sup>5</sup>	564,000 <sup>6</sup> (545,400) 3.0
January 1, 1976	178,000 <sup>5</sup>	572,000 <sup>6</sup> (553,100) 2.8
July 1, 1976	180,500 <sup>5</sup>	580,000 <sup>6</sup> (560,900) 3.2
January 1, 1977	183,000 <sup>5</sup>	588,000 <sup>6</sup> (568,600) 3.3
July 1, 1977	185,500 <sup>5</sup>	595,000 <sup>6</sup> (575,400) 3.3
January 1, 1978	188,000 <sup>5</sup>	603,000 <sup>6</sup> (583,100) 3.4

1971 470,600  
1972 487,600

- <sup>1</sup> 1970: Actual Population  
1973-1978: Population Holding Capacity (assumes no dwelling units are vacant)
- <sup>2</sup> 1970 United States Census of Population and Housing
- <sup>3</sup> Reflects an estimated average household size of 3.3 persons per unit (when group quarters is excluded from population holding capacity) interpolated between the 1970 average household size of 3.5 and 1974 average household size of 3.14.
- <sup>4</sup> Reflects an average household size of 3.17
- <sup>5</sup> Reflects an average monthly completion of 400 units
- <sup>6</sup> Reflects an average household size of 3.14 persons per unit

Each population estimate is lower than earlier estimates issued by the County due to the use of lower and more precise housing-to-population conversion factors as well as a projected slowing of the completion rate over the next three years. The former household sizes (which had been in general use in Fairfax County since the 1968 Council of Governments Home Interview Survey) compare with the revised factors, on a countywide basis, as shown below:

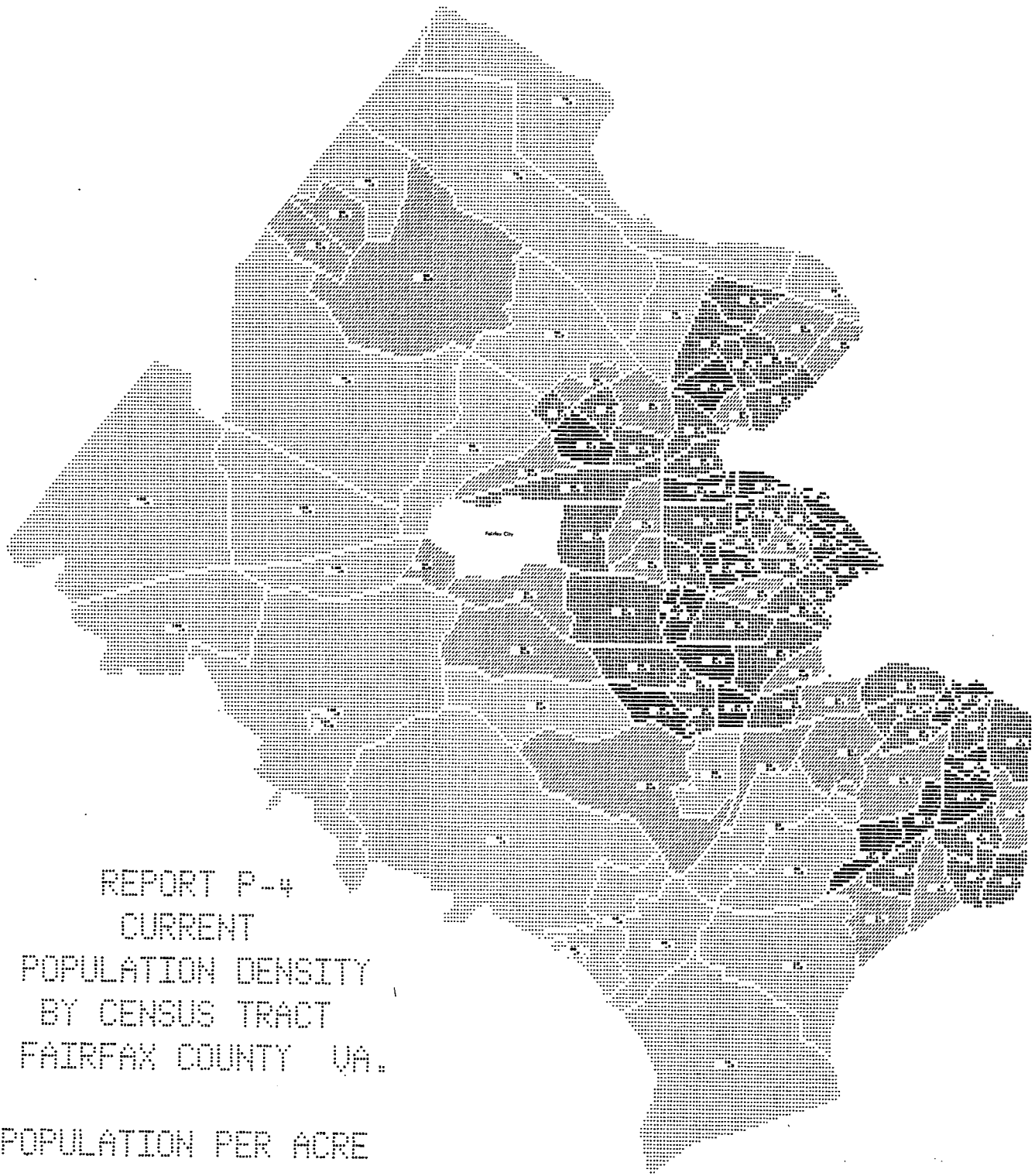
Comparison of Housing-to-Population  
Conversion Factors

<u>Housing Type</u>	<u>Former Average Household Size</u>	<u>Revised Countywide Average Household Size</u>	<u>Percent Change</u>
Single Family } Duplex } Multiplex } Townhouse } Garden Apartment } Elevator Apartment } Mobile Home }	3.7	3.57	- 3.5
		3.22	-13.0
	--	2.42	--
	3.5	2.81	-19.7
	3.0	2.50	-16.7
	1.8	1.52	-15.6
	2.9	2.61	-10.0
Countywide	3.5	3.14	-10.5

The revised factors are the result of a statistical analysis of the 1974 Fairfax County School Census Survey. The analysis determined appropriate housing-to-population conversion factors for each of seven types of housing unit construction in ten areas of the County.






Generally poor economic conditions have been a second influence acting to reduce the housing and population estimates for 1976 - 1978. The current construction slowdown has reduced the completion rate and market absorption of new units to significantly below what earlier had been expected.

It should be emphasized that there is relatively uncertain basis at this time for the assumptions (footnoted in the table) regarding future rates of housing completions. The primary justification for the indicated increase in the housing inventory is that some building permits remain outstanding, and it is reasonable to expect developers to complete those units as economic and market conditions permit.



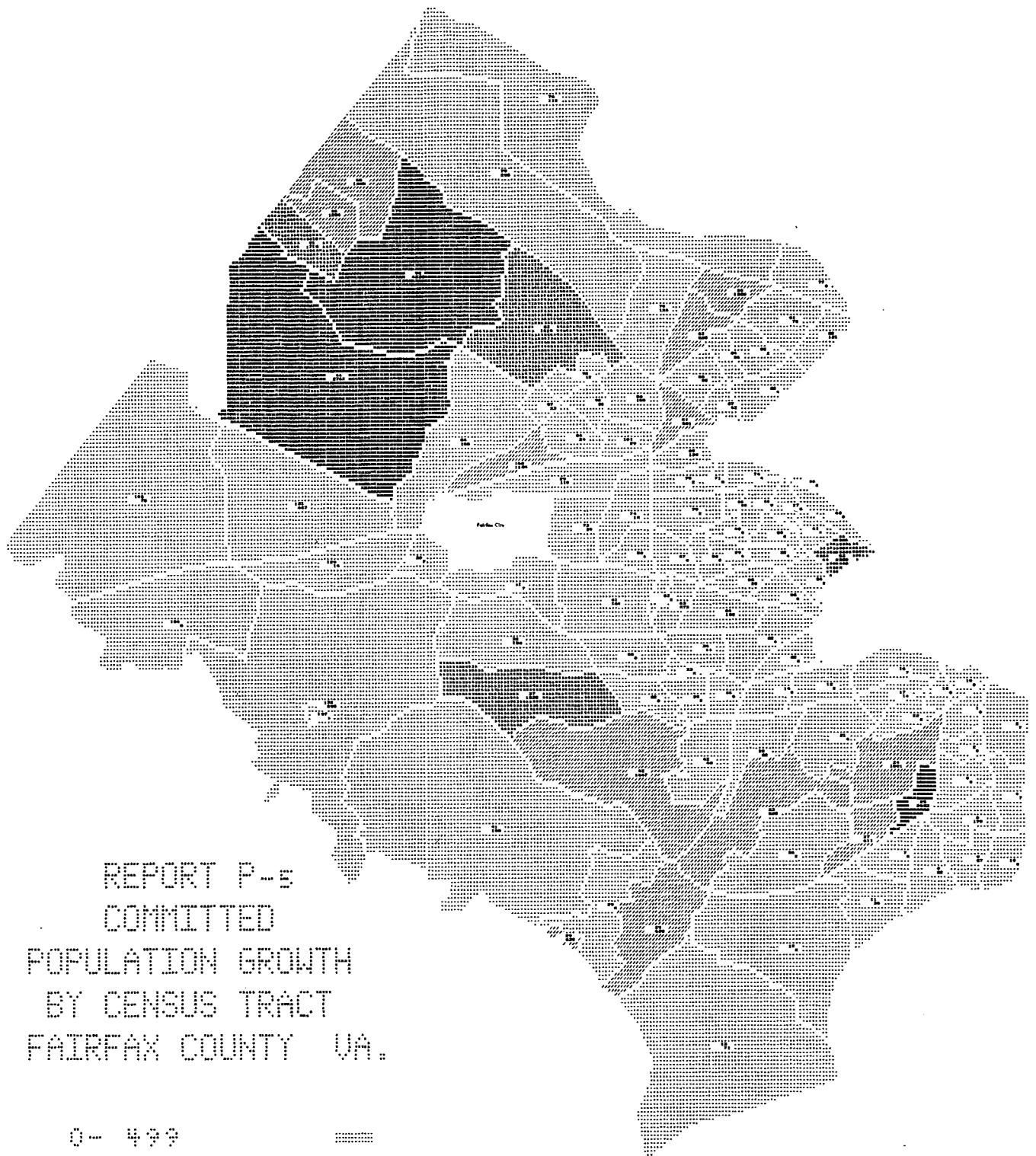
REPORT P-4  
 CURRENT  
 POPULATION DENSITY  
 BY CENSUS TRACT  
 FAIRFAX COUNTY VA.

POPULATION PER ACRE

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

SOURCE - UDIS 1975

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

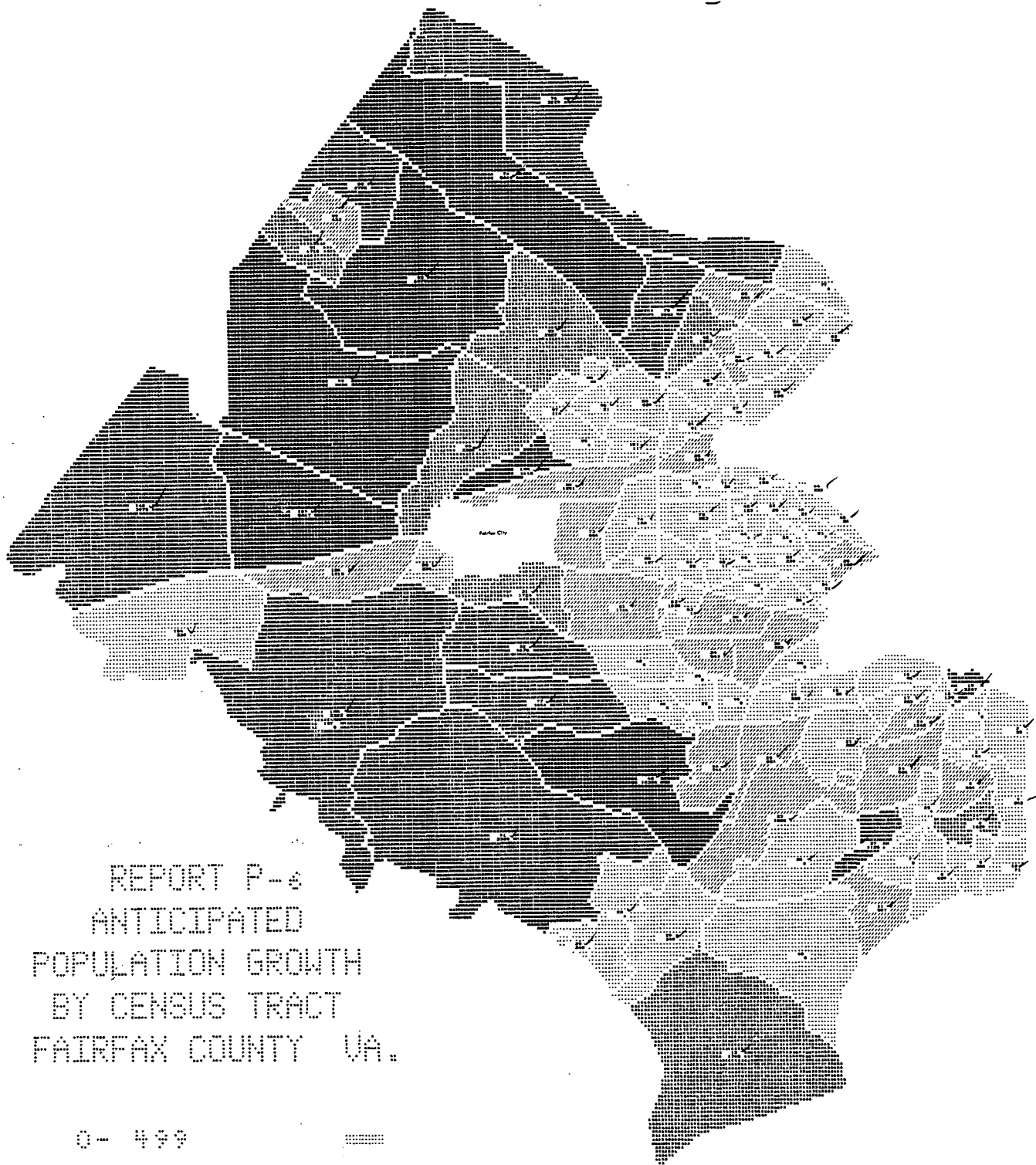


REPORT P-5  
 COMMITTED  
 POPULATION GROWTH  
 BY CENSUS TRACT  
 FAIRFAX COUNTY VA.






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

SOURCE - UDIS 1975

NOTE: WITHIN EACH CENSUS TRACT BOUNDARY THE TOP NUMBER IDENTIFIES THE CENSUS TRACT, AND THE BOTTOM NUMBER REFERS TO THE ABSOLUTE POPULATION HOUSING CAPACITY GROWTH COUNT.

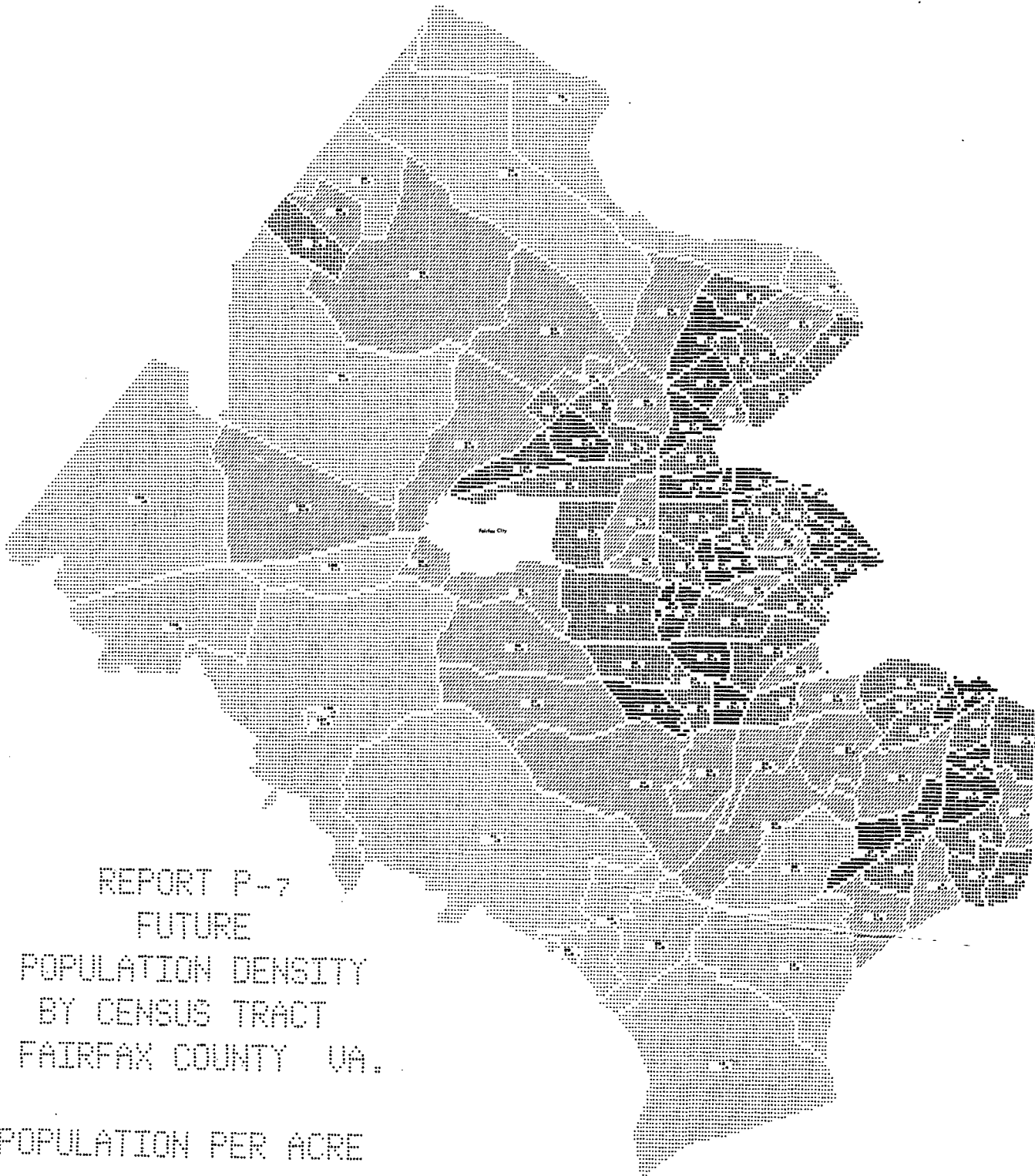


REPORT P-6  
 ANTICIPATED  
 POPULATION GROWTH  
 BY CENSUS TRACT  
 FAIRFAX COUNTY VA.

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

SOURCE - UDIS 1975

NOTE: WITHIN EACH CENSUS TRACT BOUNDARY THE TOP NUMBER IDENTIFIES THE CENSUS TRACT, AND THE BOTTOM NUMBER REFERS TO THE ABSOLUTE POPULATION INCLUDING CANOPY GROWTH COUNT.



REPORT P-7  
 FUTURE  
 POPULATION DENSITY  
 BY CENSUS TRACT  
 FAIRFAX COUNTY VA.

POPULATION PER ACRE

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

SOURCE - UDIS 1975

NOTE: WITHIN EACH CENSUS TRACT BOUNDARY THE TOP NUMBER IDENTIFIES THE CENSUS TRACT, AND THE BOTTOM NUMBER REFERS TO THE POPULATION INCLUDING CENSUS TRACT, AND THE





SECTION V

LAND USE

## ACRES OF LAND BY ZONING CLASS

Of the 257,000 acres (402 square miles) in Fairfax County approximately 239,000 acres are zoned predominantly in the classifications appearing in this report. The remaining 17,600 acres are in roads, water and other areas not zoned.

There are 4,800 acres zoned for industrial use. Springfield District has over 1,500 acres zoned for industrial use. About 1,000 acres in Upper Potomac are zoned industrial. Commercial zonings total nearly 4,200 acres of which 1,100 acres are classified as C-D. Together land zoned for industrial use and land zoned for commercial use total about 8,950 acres or four percent of all zoned land.

Land zoned residential totals about 222,000 acres or approximately 94 percent of the County's zoned land. Nearly 204,000 acres are zoned for single family dwellings of which 157,000 acres are zoned either RE-1 or RE-2. Almost 1,900 acres are zoned for townhouses and 2,200 acres are designated for apartments.

ACRES OF LAND BY ZONING CLASS 1.4  
Summarized by Planning District  
Fairfax County, Virginia

Zone Code	Zone Class	Lower														Total Acres	Percentage
		Annandale A	Baileys B	Bull Run C	Fairfax D	Jefferson E	Lincolnia F	Potomac G	McLean H	Mount Vemon I	Pohick J	Rose Hill K	Springfield L	Potomac M	Vienna N		
CLF	Clifton										156					156	.1
HRN	Hemdon												2,594			2,594	1.1
VIE	Vienna													2,301		2,301	1.0
010	RPC											574	2,979			3,553	1.5
020	PDH	123			15	15		39	16	102	694		354		100	1,458	.6
030	RM-1									172						172	.1
040	PAD				153											153	.1
050	RM-2	189	202	29		157	55	8	84	393		25	25	15	77	1,219	.5
060	RM-2G	87	14	46	175	118	49	55	44	154	22	3	21		24	812	.3
070	RM-2H				1	21			30	27						114	.0
080	RM-2M	6	42		9				45							102	.0
100	RM-3			82						83						165	.1
110	RT-10	7	15	182	3	9			22	115	3	16	118	13	22	525	.2
111	RT-5	6									171				10	187	.1
112	RTC-10	142	4	55	46	27	13	47	67	25	124	2	57	73	159	841	.4
113	RTC-5	35			41	8					214				13	311	.1
116	R-5											6	28			(34)	.0
118	RR-6									14						14	.0
120	R-10		5			1,528	116		961	906		527	433		38	4,865	2.0
140	R-12.5	3,003	1,560	644	459	1,260	5	105	1,760	3,104	481	2,707	1,246	156	680	17,170	7.2
141	R-12.5C	259	98	1,040	17				22	72	1,099	370	44	275	19	3,255	1.4
160	R-17	1,255	778	211	144	6	3		1,242	1,281	190	241	5		157	5,513	2.3
161	R-17-C	692		136	270	27			283	10	1,145	11		346	284	3,204	1.3
180	RE-0.5	1,557	205		1,038	250	1,144	1	681	2,709	561	2	346	523	184	9,201	3.8
181	RE-0.5-C	16			101				341	271	214			77	317	1,337	.6
200	RE-1	808		25,952	7,607	548		14,308	7,735	403	42,226	3,826	3,715	17,496	4,810	129,434	54.1
201	RE-1-C				149				219		35			389	319	1,111	.5
220	RE-2				1,084			8,310	1,941	1				16,296	632	28,264	11.8
221	RE-2-C				120									288		(408)	.2
240	Predom. Res.	384	50	1,927	263	482	19	181	172	144	918	327	423	2,921	469	8,582	3.6
245	Predom. Res. Cluster				13				20		104			54	1	192	.1
246	R-A							23	72					110		205	.1
250	C-O	29	28		10	70	3		8	4		10	3		23	188	.1
260	C-OL	17	9		1	1	2		19	7	10	1	2	1	6	76	.0
261	C-OH		2			19	5		144			11	3		6	190	.1
270	C-G	25	90	70	98	55	27	58	32	482	1	12	17	141	27	1,135	.5
290	C-DM	9	9	16		7		14	41	14		3	28		3	144	.0
300	C-RMH		4		34				56	105						199	.1
310	C-N	11	10	9	9	27	7	11	18	50	17	14	26	8	16	233	.1
330	C-D	108	130	29	3	61	78	7	69	154	47	69	179	19	66	1,019	.4
335	PDC		96		9											105	.0
340	Predom. Comm.	19	49	80	15	29	2	15	231	153	54	26	30	26	132	861	.4
350	I-1						15		53			5				73	.0
370	I-5	2				44							19	20		85	.0
390	I-P	31	11	40		9	14	49	312		7		288	204	51	1,016	.4
410	I-L	64	5	139	16	132		6	55	10	46	20	449	470	111	1,523	.6
430	I-G	207		5				140					339	74		765	.3
450	Predom. Ind.	341		134	1	5	169	153	15		54	33	143	261	30	1,339	.6
470	PL	362	74	13	116	89	15	560	153	1,071	24	91	269	20	45	2,902	1.2
TOTAL COUNTY		10,145	3,465	30,841	12,011	5,013	1,741	24,090	16,963	11,996	48,617	8,358	9,184	45,849	11,132	239,405	100.0
PERCENTAGE		4.2	1.4	12.9	5.0	2.1	0.7	10.1	7.1	5.0	20.3	3.5	3.8	19.2	4.7	100.0	

Source: UDIS Parcel File, January, 1975

- Notes: 1 Functional descriptions of zoning class codes appear in Appendix B.  
2 Figures may not add due to rounding.  
3 The balance of the County's 257,000 acres are in roads, water and other areas not zoned.  
4 A new zoning ordinance has been adopted to become effective in 1976 upon revision of the zoning maps. At that time, the zoning classifications appearing in this report will change to correspond with those in the new ordinance.

## ACRES OF VACANT OR UNDERUTILIZED LAND BY ZONING CLASS

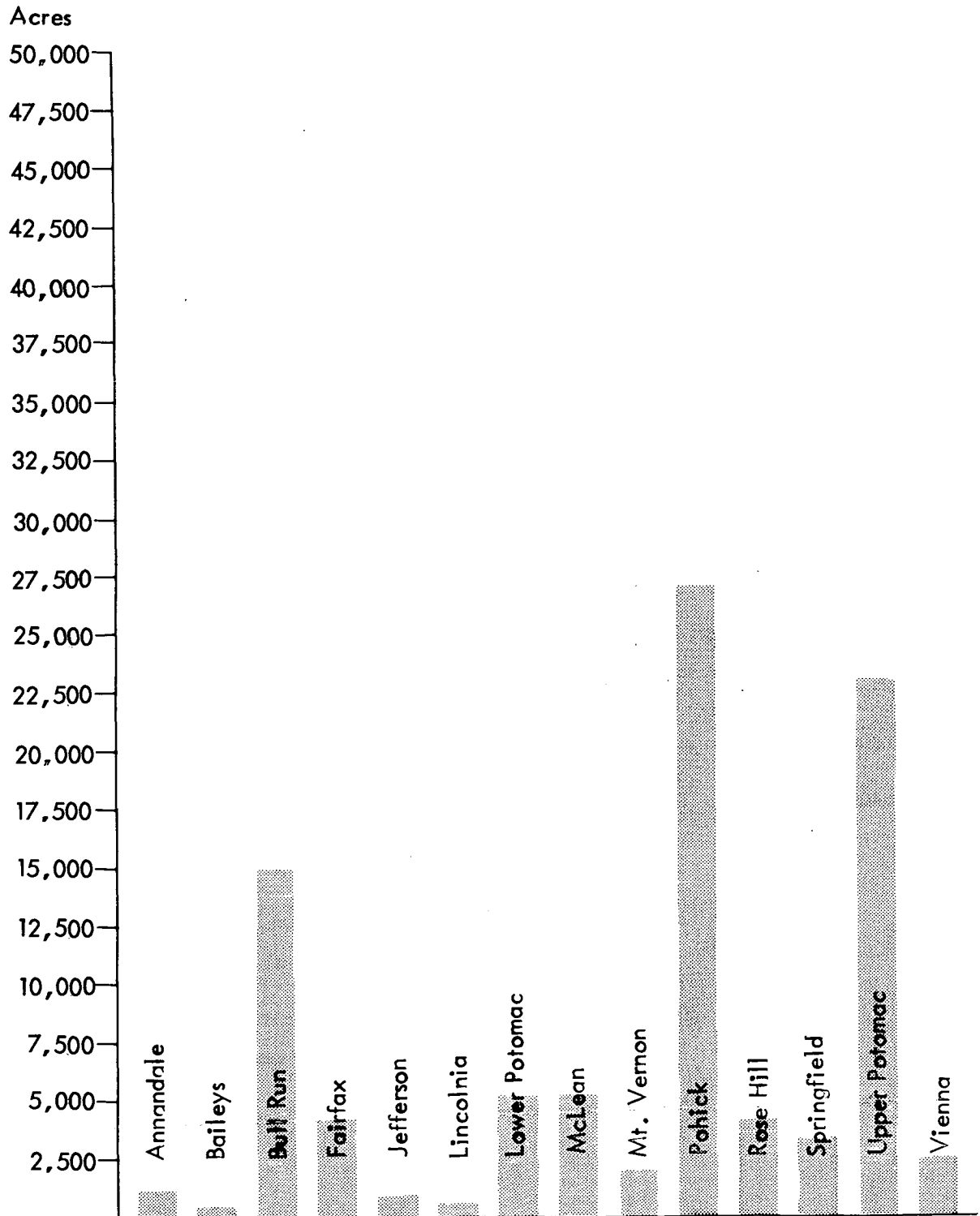
As of January, 1975, over 122,000 acres (51%) of land in Fairfax County were classified as "underutilized". The majority of this--some 94,000 acres--was entirely vacant. The remaining 28,000 acres is partly improved but has potential for further development as determined by a complex criterion developed by the Office of Comprehensive Planning in March, 1974.

Basically, the criterion considers a parcel to have a development potential if:

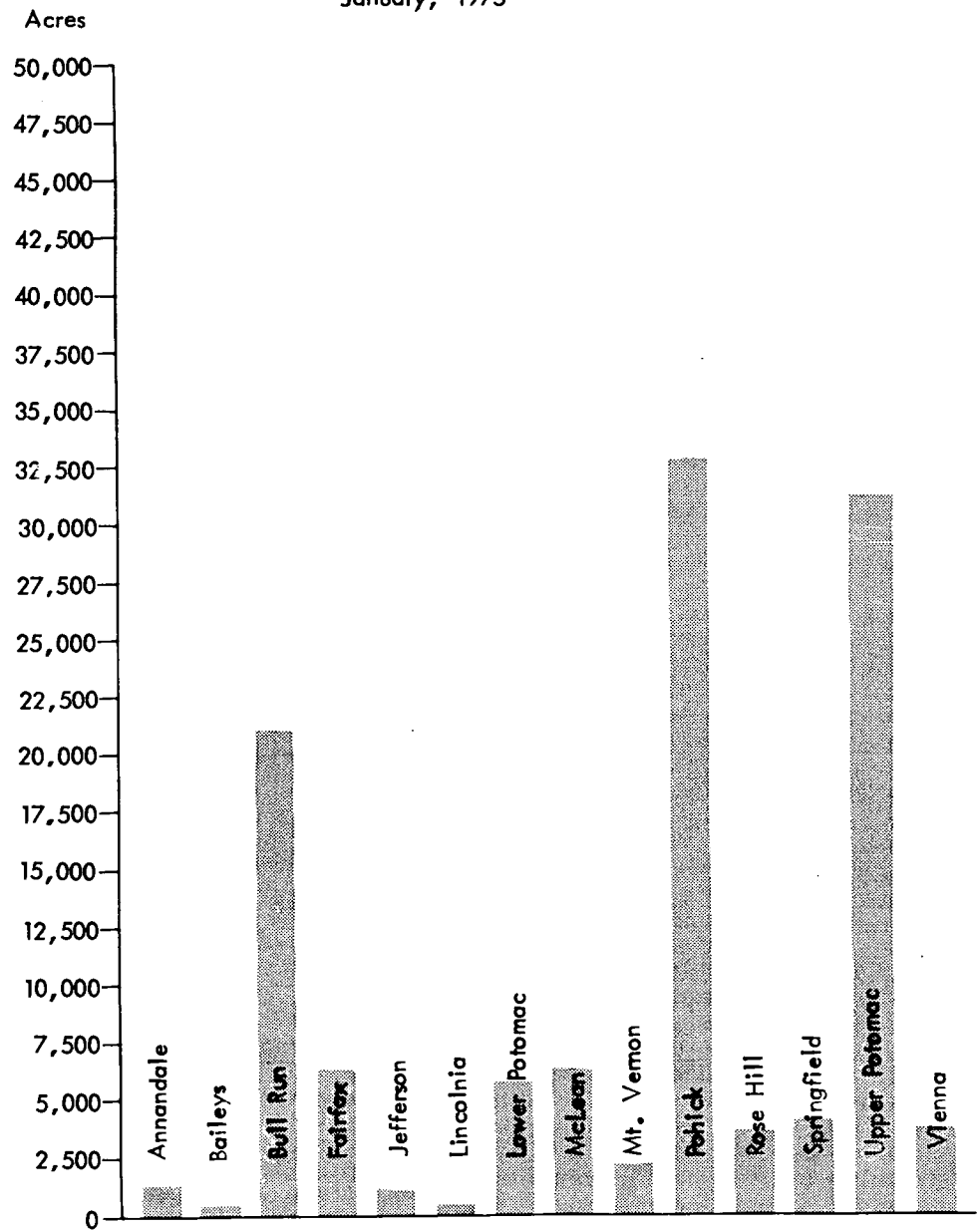
- The land parcel has an appraised improvement of less than \$6,500; and there are no site plans or subdivision plans filed on the parcel
- Or the parcel has in excess of six acres and a single family dwelling where the appraised improvement value of the parcel is less than three times the appraised land value.

Eighty percent of such "underutilized" land is zoned RE-1 or RE-2. The following charts illustrate the distribution of vacant and "underutilized" land according to Planning District.

Acres of Vacant Land  
By Planning District  
Fairfax County, Virginia  
January, 1975



Acres of Underutilized Land <sup>1</sup>  
 By Planning District  
 Fairfax County, Virginia  
 January, 1975



<sup>1</sup> Includes all the 94,000 vacant acres summarized in the chart on the previous page, plus approximately 28,000 acres which are partly improved but have further development potential.

ACRES OF VACANT LAND BY ZONING CLASS  
Summarized by Planning District  
Fairfax County, Virginia

Zone Code	Zone Class	Planning District														Total Acres	Percentage	
		Annandale A	Baileys B	Bull Run C	Fairfax D	Jefferson E	Lincolnie F	Lower Potomac G	McLean H	Mount Vernon I	Pohick J	Rose Hill K	Springfield L	Upper Potomac M	Vienna N			
CLF	Clifton																68	.1
HRN	Herndon													1,178			1,178	1.2
VIE	Vienna														190		190	.2
010	RPC												131	1,233			1,364	1.4
020	PDH	71				10		17		82	391	311			83		965	1.0
030	RM-1									15							15	.0
040	PAD						86										86	.1
050	RM-2	4	18	8		3				34				11	16		94	.1
060	RM-2G	1	3		17	15		35	2	20		2	1		9		105	.1
070	RM-2H		1			1				10							12	.0
080	RM-2M			10						42							52	.1
110	RT-10	5	4		92		8		7	31	3	16	28	5	16		215	.2
111	RT-5	3										117			3		123	.1
112	RTC-10	55	2		8		6	3	20	26	6	32	1	22	51	67	299	.3
113	RTC-5	7				41	8					194			3		253	.3
116	R-5												1	26			27	.0
118	RR-6									7							7	.0
120	R-10	50	2			79	8		56	195		162	5		16		573	.6
140	R-12.5	279	248	393	71	238	4	3	202	506	380	954	139	156	82		3,655	3.9
141	R-12.5C				58	2				11	323	96	16	186			694	.7
160	R-17	201	33	179	101				240	212	142	44	1		40		1,193	1.3
161	R-17-C	8		8	1	4			39	3	87			304	21		475	.5
180	RE-0.5	347			186	6	307		151	436	464		112	430	34		2,477	2.6
181	RE-0.5-C	4			3				62	22	5			3	46		145	.2
200	RE-1	155		12,105	2,837	125		1,422	2,863	7	23,747	2,628	1,650	8,239	1,334		57,112	60.5
201	RE-1-C				45				42		5			78	16		186	.2
220	RE-2				506			3,309	685	1				8,021	295		12,817	13.6
221	RE-2C				61									103			164	.2
240	Predom. Res.	61		1,338	145	453	7	54	97	68	697	255	51	2,176	79		5,481	5.8
245	Predom. Res. Cls				13						104			48			165	.2
246	R-A								5					23			28	.0
250	C-O	8	15		4	40	3		1	2		2	1		9		85	.1
260	C-OL	9	4			1	1		9	3	3		1		31		51	.0
261	C-OH		2					5	95			7			6		115	.1
270	C-G	8	11	34	10	21	11	8	7	103		4	4	114	6		341	.4
290	C-DM	1	2			2		13	40	11		3	11				83	.1
300	C-RMH		4		9				45	35							93	.1
310	C-N	3	3	3	3	4	1	4	4	21	3	8	5	1	6		69	.1
330	C-D	11	16	16				5	11	31	15	58	42	17	13		235	.3
335	PDC		71			4											75	.1
340	Predom Comm	2	5	61	1	19	1	1	140	42	47	5	5	7	45		381	.4
350	I-I						15		53								68	.1
370	I-S												13	5			18	.0
390	I-P	12	3	27		5		32	201		5		151	70	27		533	.6
410	I-L	19	4	74	4	24		6	21		28	6	377	198	60		821	.9
430	I-G	63		4				107					143	30			347	.4
450	Predom Ind.	42		91		5	135	109			49		115	247	7		800	.8
470	PL									11		3					14	.0
TOTAL COUNTY		1,429	465	14,499	4,147	1,080	501	5,145	5,158	1,915	26,909	4,255	3,361	22,934	2,529	94,327	100.0	
PERCENTAGE		1.5	.5	15.4	4.4	1.1	.5	5.5	5.5	2.0	28.5	4.5	3.6	24.3	2.7	100.0		

Source: UDIS Parcel File, January, 1975

- Notes: 1 Functional descriptions of zoning class codes appear in Appendix B.
- 2 Figures may not add due to rounding.

ACRES OF UNDERUTILIZED LAND BY ZONING CODES <sup>1, 2</sup>  
 Summarized by Planning District  
 Fairfax County, Virginia

Zone Code	Zone Class	Planning District														Total Acres	Percentage <sup>3</sup>
		Annonadele A	Baileys B	Bull Run C	Fairfax D	Jefferson E	Lincolnia F	Lower Potomac G	McLean H	Mount Vernon I	Pohick J	Rose Hill K	Springfield L	Upper Potomac M	Vienna N		
CLF	Clifton										108					108	.1
HRN	Hemdon													1,481		1,481	1.2
VIE	Vienna														228	228	.2
010	RPC											120	1,385			1,505	1.2
020	PHH	39				18		17	10		313		354			833	.7
030	RM-1									15						15	.0
040	PAD				97											97	.1
050	RM-2	43	17	70		4		15		34				11	24	218	.2
060	RM-2G		3	17	16	16		55	5	51	6	2	1		19	191	.2
070	RM-2H		1		1				15						16	33	.0
080	RM-2M		12							44						57	.0
110	RT-10	5	3	89		8		53	8	16	45	16	50	8	20	321	.3
111	RT-5	4									114				3	121	.1
112	RTC-10	55	2	7		4	3	15	28	7	183	1	22	40	64	431	.4
113	RTC-5	7			41	8					243				4	303	.2
116	R-5											1	26			27	.0
118	RR-6									9						9	.0
120	R-10	67	2	18		224				218		180	10		16	807	.7
140	R-12.5	303	281	640	63	606	4	6	250	434	922	1,378	103	222	128	5,340	4.4
141	R-12.5C			33	2				2	11	280	86	16	179		609	.5
160	R-17	182	34	1,201	101				361	240	26	62	7	310	34	2,558	2.1
161	R-17-C	4		8					39	3	57			246	24	381	.3
180	RE-0.5	461	26	57	428	9	361		186	695	504		138	420	36	3,321	2.7
181	RE-0.5-C	4			3				49	21	1			3	46	127	.1
200	RE-1	172		19,186	4,722	177		1,863	3,439	324	29,799	1,808	2,279	13,727	2,593	80,089	65.3
201	RE-1-C				46				24		5			78	2	155	.1
220	RE-2				707			3,384	1,089	1				11,986	341	17,508	14.3
221	RE-2-C				61									103		164	.1
240	Predom Res.				3			6			23	54	3	164	60	313	.3
245	Predom Res. Clustr													1		1	.0
246	R-A							21	67					86		174	.1
250	C-O	19	19		4	43	3		2	2		10	2	2	23	129	.1
260	C-OL	8	3			2	1		11	3	6	1	1		4	40	.0
261	C-OH	10	2					5	106			10	3		6	142	.1
270	C-G	11	14	41	18	20	11	47	10	132		4	5	132	11	456	.4
290	C-DM	2	2	25		3		43	27	11		3	14	5	5	140	.1
300	C-RMH		1		9				123	57						190	.2
310	C-N	3	2	3	7	6	6	8	6	23	9	13	13	6	8	113	.1
330	C-D	13	17	93	3	7		6	17	58	72	21	84	18	52	461	.4
335	PDC		70			7										77	.1
340	Predom Comm.													49		49	.0
350	I-1						15		53			1				69	.1
370	I-5	3		25									48	5		81	.1
390	I-P	12	3	166		5	14	76	225		17		192	345	25	1,080	.9
410	I-L	34	4	168	7	49	118	7	81		77	12	375	440	67	1,439	1.2
430	I-G	79		5				110					317	43		554	.5
450	Predom Ind.							14								14	.0
470	PL									3						3	.0
TOTAL COUNTY		1,540	518	21,852	6,339	1,216	542	5,746	6,349	2,450	32,810	3,663	4,183	31,446	3,908	122,562	100.0
PERCENTAGE		1.3	0.4	17.8	5.2	1.0	0.4	4.7	5.2	2.0	26.8	3.0	3.4	25.6	3.2	100.0	

Source: UDIS Parcel File, January, 1975

- Notes:
- 1 Functional descriptions of zoning class codes appear in Appendix B.
  - 2 "Underutilized" land includes both vacant land and land which has potential for development as determined by criteria established by the Office of Comprehensive Planning in March, 1974.
  - 3 Figures may not add due to rounding.

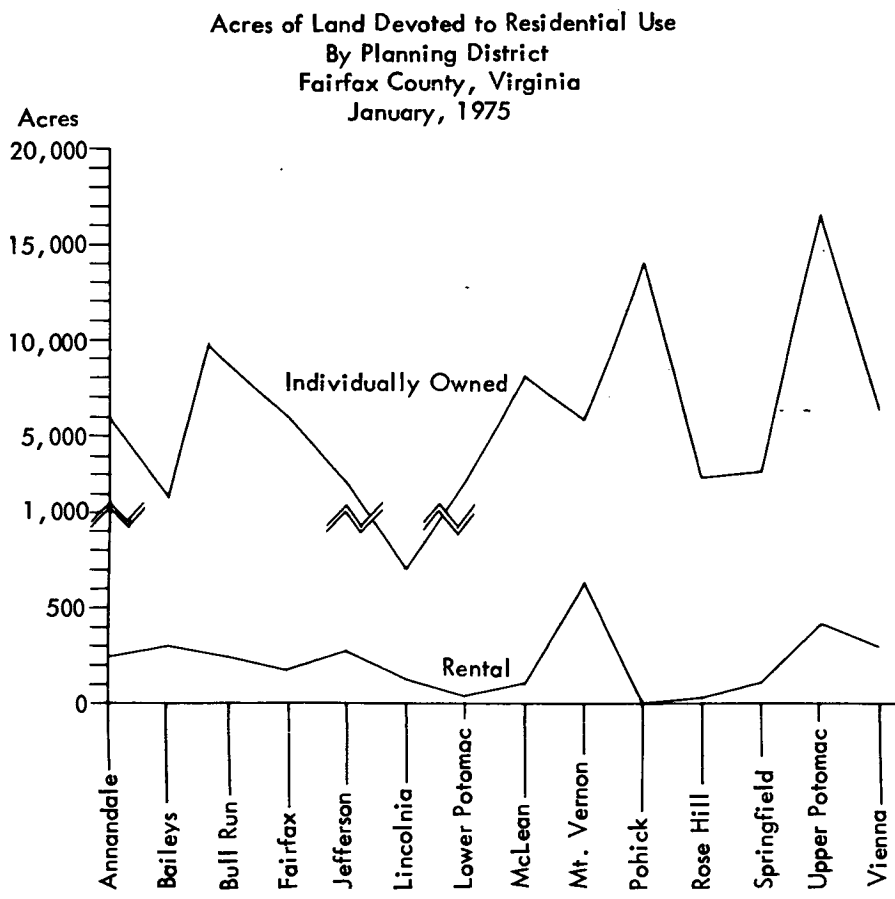


ACRES OF LAND BY LAND USE CATEGORY

As of January, 1975, 37% of Fairfax County's land (89,000 acres) was devoted to residential uses. The large majority of that land is used for individually owned single family dwelling units with only about three per cent used for rental units.<sup>1</sup>

The public and quasi-public land use category which includes post offices, police stations, fire stations, correctional institutions and military institutions, requires over 13,000 acres. This includes Fort Belvoir and Lorton Reformatory. An additional 14,800 acres are used for recreational purposes, both public and private.

The following chart demonstrates the distribution of land devoted to residential use according to Planning District.



<sup>1</sup> Individually owned units include condominium townhouses and condominium apartments.

Land Use Code	Land Use	Planning Districts														Total	Percentage	
		Annandale A	Baileys B	Bull Run C	Fairfax D	Jefferson E	Lincolnia F	Lower Potomac G	McLean H	Mount Vernon I	Pohick J	Rose Hill K	Springfield L	Upper Potomac M	Vienna N			
000	Not Classified <sup>1</sup>	20		88		13		21	151	107	1,109	22	472	166	2,169	.9		
011	Single Family, Detached	5,713	1,909	7,585	5,602	2,522	696	1,725	7,764	5,346	12,967	2,695	2,934	13,803	6,341	77,602	32.4	
012	Single Family, Semi-Detached												1	23		24	.0	
013	Two or more Single Family on Single Parcel	1		2,206	369			800	339	138	800	104		2,558	152	7,467	3.1	
014	S.F. Structure, not elsewhere classified			7							1				1	9	.0	
021	Duplex							2	1	150	3				1	158	.1	
029	Two Family, not elsewhere classified														2	2	.0	
031	Townhouse - Ownership <sup>2</sup>	64	12	52	21	11	5	13	37	53	102	1	68	178	59	676	.3	
032	Townhouse - Condominium <sup>2</sup>												18	12		40	.0	
035	Multiplex - Condominium <sup>2</sup>	14		49	11			22	12	64	38			5		215	.1	
037	Comb. of Structure - Rental Types	13								5			38			76	.0	
040	Garden Apts. - Rental	95	200	17	111	232	42	8	69	355		26	37	223	86	1,501	.6	
041	Garden Apts. - Condominium	20			22	6			29	28			26	102		233	.1	
042	Med. Rise Apts. - Rental	68	29			4			15					16		132	.1	
044	High Rise Apts. - Rental w/o comm. property	6	43							34						83	.0	
045	High Rise Apts-Condo. w/o comm. property		6			21										27	.0	
046	High Rise Apts. - Rental w/comm. property		19							36						55	.0	
047	High Rise Apts.-Condo. w/comm. property		11					6	5						14	36	.0	
048	Comb. of Structure Type - Rental	72			35	19	52		10	25			28	13		254	.1	
049	Apt., not elsewhere classified, incl. co-op.	4	1	147		20	1	7	2	2	1			160	7	352	.1	
051	Mobile Homes			89	30					159						278	.1	
060	Residential Hotels and Motels									2						2	.0	
071	Rooming and Boarding Houses										10					10	.0	
074	Retirement Homes													3		16	.0	
075	Religious Quarters	6	15			6	4		12						24	67	.0	
076	Nursing Homes	9		2	2				8	3					10	34	.0	
079	Other Group Qtrs., not elsewhere classified					3					171					174	.1	
081	Motel w/o comm. amenities		3		5	1			12		54		5		1	81	.0	
082	Motel w/comm. amenities		1	7		11			6		14		4			43	.0	
083	Hotel w/o comm. amenities						5					1				6	.0	
089	Other Transient Lodging, not elsewhere class.				2					8						25	.0	
091	Garage,Bom,Shed,etc.on separate parcel	2	6	151	42	11		14	32	1	97	13	9	200	39	617	.3	
092	Private Open Space within Subdivision	135	189	248	50	18	7	17	107	98	118	33	69	346	153	1,588	.7	
099	Other Residential, not elsewhere classified	10	4	38	33	111		24	129	102	401	4		119	77	1,052	.4	
111	Planned Industrial Park	63						10	74				15	29	38	229	.1	
112	Industrial Conglomeration	20														20	.0	
121	Durable Manufacturing	119		55					10			12		17	20	18	251	.1
131	Non-Durable Manufacturing					2								23	31	1	57	.0
135	Printing and Publishing															1	1	.0
140	Research and Testing	96			1	47			67					15	11	348	.1	
150	Wholesale - Warehouse and Storage	27	10	2,464	1	9	34	56	11	7	2	2	115	10	26	2,774	1.2	
160	Contract Construction								2				3	4	3	12	.0	
190	Other Industrial, not elsewhere classified	17	24	2		4	14		3	5		5	185	217	20	496	.2	
211	Railroad, including right of way	84					20	207			180	35	219			745	.3	
214	Motor Freight Transportation												3			3	.0	
215	Street and Highway right of way			1		2	1	3								7	.0	
216	Auto Parking	1				1		5								2	66	.0
221	Electric	17		12		13		9	8	5	199	35	4	159	173	634	.3	
222	Gas	82		22				1					3	21		129	.1	
223	Water	5		1	2			63	7	15	760		3	123	25	1,004	.4	
224	Sewage		1	145				118	135	39			5		25	443	.2	
225	Solid Waste Disposal													3		3	.0	
231	Telephone and Telegraph		1	5		5	2	2	3	10	4	7	3	29	1	72	.0	
232	Radio and Television				3				14	11				17		45	.0	
239	Other Communications								3							18	.0	
311	Neighborhood Shopping Center	64	29	17		32	29		27	72	10		21	36	39	376	.2	
312	Convenience Conglomeration	3	13	2		9	1	1	14	48			34	2	8	136	.1	
313	Community Shopping Center	15	23	90	3	10	14		9	57	19	14	14	19	12	299	.1	
314	Regional Shopping Center		29						78				40		13	160	.1	
315	Town Center													9		9	.0	
320	Building Material - Hardware	9	3	4		2			9	3		2			2	44	.0	
331	Department Stores		18							2						20	.0	
332	Discount Stores					5	8			13					15	41	.0	
334	Apparel and Accessories	1	1			2	1			2			1		1	9	.0	
335	Furniture, House Furnishings	4	1			9			3	11			3	2	2	35	.0	
336	Drug Stores	2							2							4	.0	
341	Supermarket		2			4				3					2	11	.0	
342	Supermarket and General Merchandise					3										3	.0	
343	Convenience Grocery	1	1						1	4	1		1	1	2	12	.0	
349	Other Food, not classified elsewhere	1	1						1	1	2	1	1			7	.0	

## ACRES OF LAND BY LAND USE CATEGORY

## PLANNING DISTRICT

LAND USE	ANNAN-DALE	BAIL-EYS	BULL-RUN	FAIR-FAX	JEFF-ERSON	LINC-OLNIA	LOWER-POTOM	MCLEAN	MOUNT-VERNON	POHICK	ROSE-HILL	SPRNG-FIELD	UPPER-POTOM	VIENNA	TOTAL ACRES
WATER RELATED	5		16	2	1		63	8	14	855		3	123	25	1,115
SEWAGE RELATED		1	264				118	135	39			5			562
SOLID WASTE DISPOSAL													3		3
TELEPHONE & TELEGRAPH		1	5		5	2	2	3	10	4	7	3	29	1	72
RADIO & TELEVISION				3				14	11	7			17		52
OTHER COMMUNICATIONS								3						1	4
NEIGHBORHOOD SHOPPING CENTER	22	6	17		16	6		27	17	10		25	13	22	181
CONVENIENCE CONGLOMERATION	3	22	2	1	30	1	2	19	26		1	18	2	13	140
COMMUNITY SHOPPING CENTER	46	10	90	3	8	36		10	118	19	14	14	38	31	437
REGIONAL SHOPPING CENTER		30						78				63			171
PROMOTIONAL CENTER	12	36			5				11					13	77
TOWN CENTER													9		9
BUILDING MATERIAL-HARDWARE	9	3	3		2			9	10		2		2	13	53
DEPARTMENT STORES		21													21
DISCOUNT STORES						8			14			13		15	50
VARIETY OR JR DEPT STORE													1		1
APPAREL & ACCESSORIES	1	1			2	1			2			1		1	10
FURNITURE	4	2			9			3	9			4	1	3	37
DRUG STORES	1							2					8		11
SUPERMARKET		4			4				3					2	13
SUPERMARKET & GENERAL MERCH					3				3						6
CONVENIENCE GROCERY	1	1					1		3			1	1	2	10
OTHER FOOD	4	2			1			1	2	2		1			13
RESTAURANT WITH ALCOHOL	4	4		1	3		1	17	16			8	8	4	66
RESTAURANT WITHOUT ALCOHOL	3	2			1	2		1	6					2	17
CARRY OUT KITCHEN									1						1
CARRY OUT WITH SEATING	6	2	9	2	4	1		3	5		1	5	4	3	45
OTHER EATING & DRINKING							1		3				1	2	7
MOTOR VEHICLE SALES		2		2	6	14		22	16			14	4	25	105
GAS & SERVICE STATION	19	12	12	1	12	15	10	18	32	10	8	12	23	19	203
GAS SALES ONLY		2					1	2			1				6
GAS SALES & CAR WASH	1				1			2			1	1	2	3	11
OTHER AUTOMOTIVE	1	1			1		6	5	8			6	3	1	32
OTHER RETAIL	27	19	22		2		24	20	34	13	2	14	4	11	192
OFFICE PARK								11							11
GENERAL LOW RISE OFFICE	14	10	15	8	23	2	1	62	23			9	93	42	302
MED/DENTAL LOW RISE OFFICE	2	5						4	2	2		4	1	7	27
GOVT LEASED LOW RISE OFFICE		1						1				7	11		20
GOVT OWNED LOW RISE OFFICE	9							6		15			30	2	62
CONDO OFFICE-LOW RISE												1	3	4	8
CONDO OFFICE MED/DENT LOW RISE		2							3						5
GENERAL-MEDIUM OR HIGH RISE	4	12			32			17				1	3	1	70
MED/DENTAL-MEDIUM OR HIGH RISE				2											2
GOVT LEASED-MEDIUM OR HIGH RISE		1											85		86
GOVT OWNED-MEDIUM OR HIGH RISE				49				582						12	643
OTHER OFFICES	2				1			2	6		54	3	16	2	86
FINANCE, INSURANCE, REAL ESTATE	8	2	3	1	12	5	1	11	14	3	1	11	7	10	89
PERSONAL SERVICE	3	2		1				2	2		1		1	1	13
MOTOR VEHICLE REPAIR	1	2	4	1	1	5			6	2		39	4	3	68
OTHER REPAIR SERVICE		2			1		1		1						5
VETERINARY HOSPITALS	1		2	1				1				1	2	1	9

ACRES OF LAND BY LAND USE CATEGORY

PLANNING DISTRICT

LAND USE	ANNAN- DALE	BAIL- EYS	BULL RUN	FAIR FAX	JEFF- ERSON	LINC- OLNIA	LOWER POTOM	MCLEAN	MOUNT VERNON	POHICK	ROSE HILL	SPRNG FIELD	UPPER POTOM	VIENNA	TOTAL ACRES
OTHER BUSINESS SERVICES	14	4	22	5	7	5		3	5	7	1	12	20	1	106 ✓
CEMETERIES	14		5	131	97	4	1	6	5	18	54		31	3	369 ✓
HOSPITAL & HEALTH FACILITIES	2			50					41	95			10		198
POST OFFICE	1				23				1	1			4	4	34
POLICE STATIONS									2						2
FIRE STATIONS	3	2	122	2	1		6	1	2	4		6	5	2	156
CORRECTIONAL INSTITUTIONS			73	8			2,991								3,072
MILITARY INSTITUTIONS							8,289				22				8,311
OTHER PUBLIC LAND USES	4									112	200	803	1	2	1,122
CHURCHES & SYNAGOGUES	186	52	57	67	52	14	50	144	110	66	85	100	162	122	1,267
CIVIC, SOCIAL, FRATERNAL USES	10	5	10	94	1	97	5	10	2	4	6	4	18	28	294
LIBRARIES	5	2			3			2	6	3	2	2		1	26
PERMANENT EXHIBITIONS			37				556		1,523					1	2,117 ✓
NURSERY SCHOOLS	3								1					2	6
PUBLIC SCHOOLS	265	109	91	196	203	43	14	256	327	227	218	150	219	258	2,576
PRIVATE SCHOOLS	11	43		20	4	3		324	11	2	17		3	34	472
COLLEGES & UNIVERSITIES	76			561											637
SPECIAL TRAINING SCHOOLS					4									8	12
OTHER EDUCATIONAL USES								20	5	27	3		1		56
PLACES OF PUBLIC ASSEMBLY	6			51	22	4		110	13	1	2	6		1	216
PARKS-PRIVATE	27		108		20	8		22	5	21			116	158	485
PARKS-COMMERCIAL	2		83	33	4			4	1	26	2		66		221
PARKS-GOVT	1,137	106	1,815	623	208	75	1,557	1,025	336	4,766	1,466	313	3,141	382	16,950
INDOOR REC FACIL-PRIVATE	1			1					1				97	3	103
INDOOR REC FACIL-COMMERCIAL		3	2					2	3				107		117
INDOOR REC FACIL-GOVT								1		9				3	13
GOLF COURSE-PRIVATE									90	153		157	213		613
GOLF COURSE-COMMERCIAL				98									108		206
GOLF COURSE-GOVT										33	149				182
SWIMMING POOLS-OUTDOOR	43		318	16	10	5		21	95	16	10	14	6	26	580
AGRICULTURAL ACTIVITIES			1												1
HORTICULTURAL ACTIVITIES	8	1						4		11			1	13	38
QUARRIES			202								136				472
CONSERVATION AREAS							134								1,371
WATER AREAS							1,371			269			8		277
VACANT LAND	1,250	448	13,677	3,612	1,052	467	4,715	4,362	1,963	24,862	2,833	3,105	18,908	2,258	83,512
VACANT LAND W/DILAP STRUCTURE	20	1	740	307	14	1	376	381	104	474	39	184	1,887	127	4,655
OTHER NATURAL USES							1					133	363		497
<b>TOTAL</b>	<b>10,274</b>	<b>3,459</b>	<b>30,762</b>	<b>12,026</b>	<b>4,991</b>	<b>1,735</b>	<b>23,619</b>	<b>16,953</b>	<b>11,847</b>	<b>47,844</b>	<b>8,357</b>	<b>9,142</b>	<b>45,276</b>	<b>10,910</b>	<b>237,195</b>

<sup>1</sup>Recently subdivided parcels not yet assigned land use codes.

Note: Pohick planning district includes land in the Town of Clifton.  
Upper Potomac planning district includes land in the Town of Herndon.  
Vienna planning district includes land in the Town of Vienna.

Land Use Code	Land Use	Anneandale A	Baileys B	Bull Run C	Fairfax D	Jefferson E	Linsalnia F	Lower Potomac G	McLean H	Mount Vernon I	Pohick J	Rose Hill K	Springfield L	Upper Potomac M	Vienna N	Total	Percentage
351	Restaurants	6	5	8	1	4		9	4	19			5		1	62	.0
352	Fast Foods	5	5	1	2	4	2		2	9		1	5	2	5	43	.0
359	Other Eating and Drinking, not elsewhere class.							1		3					2	6	.0
361	Motor Vehicle Sales (new and used)		1			6	14		23	16			14	3	25	102	.0
362	Gas Stations and Car Washes	22	14	27	2	14	15	12	18	40	10	9	12	23	24	242	.1
369	Other Automotive, Marine, Aircraft		1					6	3	8			1	2		21	.0
390	Other Retail, not elsewhere classified	28	14	3		2		24	19	33	8	2	4	11	12	160	.1
410	Office Park								7							7	.0
421	General Low Rise Office	12	11	13	10	22	2	1	38	23			9	101	18	260	.1
422	Med/Dental Low Rise Office	2	5			2			3	2	2		2	37	6	61	.0
423	Govt. Leased Low Rise Office		1										7	15		23	.0
424	Govt. Owned Low Rise Office								6		26			29	2	63	.0
425	Condo Office (General, Low Rise)														2	2	.0
431	General Medical or High Rise Office	4	12			32			2				1	3	1	55	.0
432	Med/Dental Medium or High Rise Office				2											2	.0
433	Govt. Leased Med. or High Rise Office		1												85	86	.0
434	Govt. Owned Med. or High Rise Office				49				582							631	.3
490	Other - Offices not elsewhere classified	1				1			4	8		54	5	12	17	102	.0
510	Finance, Insurance, Real Estate	8	1	4		8	4	1	7	13	6	1	6	5	7	71	.0
520	Per. Service - laundry, photo, beauty, etc.	3	2		1				2	2		1		1		12	.0
530	Motor Vehicle Repair	1	2	2	1	1	7		4				36	4	2	62	.0
540	Other Repair Services, not elsewhere classified		2			1		1		1						5	.0
550	Veterinary Hospitals	1		2	1				1				1	1	1	8	.0
590	Other Cons. & Bus. Svcs., not elsewhere class.	14	4	10	1	6	5		1	5	21	9	22	10	5	113	.0
610	Cemeteries	14		3	131	97	4		6	5	18	54		30	3	365	.2
620	Hospital and Health Facilities	2	1		50						95					148	.1
630	Post Office	1				23			2	1						27	.0
640	Police Stations	1								2						3	.0
650	Fire and Rescue Stations	2	1	122	2	1		6	1	48	4		6	5	2	200	.1
660	Correctional Institutions			73	8			3,491								3,572	1.5
670	Military Institutions							8,290								8,290	3.5
690	Other Public Land Uses, not elsewhere class.	4	2							98	200	803				1,107	.5
710	Churches, Synagogues	178	41	117	62	45	10	50	136	113	52	83	97	159	93	1,236	.5
720	Civic, Social, Fraternal	10	5	323	88		97	5	16	2	3		4	18	28	599	.3
730	Libraries	5	2			3			2	6	3		2		1	24	.0
740	Permanent Exhibitions, Museums, etc.			37				556		1,524						2,117	.9
751	Nursery Schools	3							1							2	.0
752	Public Elem., Inter., Sec. & High Schools	268	109	94	196	204	43	14	256	315	232	205	150	155	244	2,485	1.0
753	Private Schools	8	43		16	4	2		323	13	2	17		3	33	444	.2
754	Colleges, Universities	76			355											431	.2
755	Special Training Schools					4									8	12	.0
759	Other Edu'l. Services, not elsewhere class.								20	1	27	3			2	58	.0
760	Places of Public Assembly - Theaters, Stadiums, etc.	6	5		42	22	4		110	13	1	2	6		1	212	.1
790	Other Cvtl. & Ent., not elsewhere classified				14											14	.0
811	Rec. Facilities and Parks - Private	5		108		20	8	11	22	3				128	157	462	.2
812	Rec. Facilities and Parks - Commercial			83	33	4				1	4			66	4	195	.1
813	Rec. Facilities and Parks - Govt. Owned	1,092	101	1,727	435	208	62	1,555	945	300	3,643	339	308	2,001	267	12,983	5.4
821	Recreational Facilities - Indoor, Private				1										3	101	.0
822	Recreational Facilities - Indoor, Commercial		3	2					2	3					97	107	.0
823	Recreational Facilities - Indoor, Govt. Owned																.0
831	Golf Courses - Private								90	120			157	213	3	580	.2
832	Golf Courses - Commercial													108		108	.0
833	Golf Courses - Govt. Owned										33					33	.0
841	Swimming Pools - Outdoor	10		16	10	5			17	95	11	10	12	6	26	255	.1
842	Swimming Pools - Indoor			1												1	.0
910	Agricultural Activities			1												1	.0
930	Horticultural Activities	8	1			16			4		11			1	15	56	.0
941	Sand and Gravel Quarrying			71				135		31		136				373	.2
950	Permanent Conservation Areas							1,623		230						1,853	.8
960	Water Areas										269					269	.1
971	Vacant Land	1,423	464	14,011	4,146	1,075	481	5,102	4,970	1,890	26,672	4,166	3,193	21,267	2,431	91,291	38.1
972	Improved land w/dilapidated structure	6	1	488	1	5	20	43	188	25	237	89	168	1,667	98	3,036	1.3
990	Other Resource Uses							1					133	363		497	.2
<b>TOTAL COUNTY</b>		<b>10,145</b>	<b>3,465</b>	<b>30,841</b>	<b>12,011</b>	<b>5,013</b>	<b>1,741</b>	<b>24,090</b>	<b>16,963</b>	<b>11,996</b>	<b>48,617</b>	<b>8,358</b>	<b>9,184</b>	<b>45,849</b>	<b>11,132</b>	<b>239,405</b>	<b>100.0</b>
<b>PERCENTAGE</b>		<b>4.2</b>	<b>1.5</b>	<b>12.9</b>	<b>5.0</b>	<b>2.1</b>	<b>0.7</b>	<b>10.1</b>	<b>7.1</b>	<b>5.0</b>	<b>20.3</b>	<b>3.5</b>	<b>3.8</b>	<b>19.2</b>	<b>4.6</b>	<b>100.00</b>	

Comm

Pub

Rec

Vac

ent

ent

Source: UO15 Parcel File, January, 1975

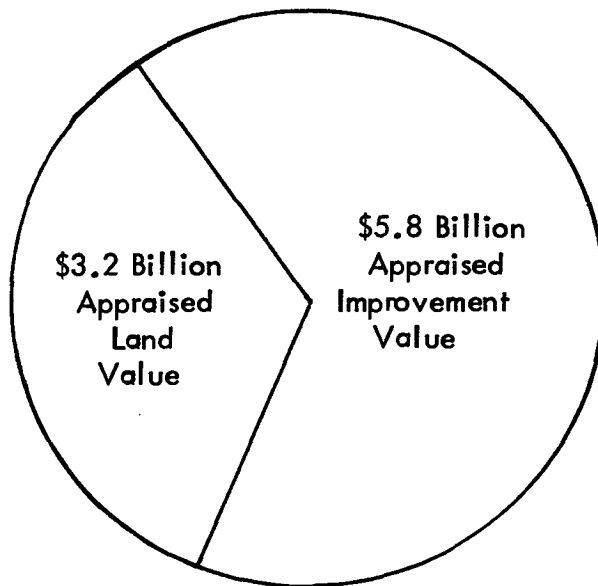
Notes:

- 1 Recently subdivided parcels not yet assigned land use codes.
- 2 Common area may be included in other land uses, e.g., parks, vacant and private open space.
- 3 Figures may not add due to rounding.
- 4 The balance of the County's 257,000 acres are in roads, water and other areas not zoned.

### APPRAISED VALUATIONS

As of January, 1975, Fairfax County's 239,000 acres of zoned land had an appraised value in excess of \$9.0 billion. Of this, \$3.2 billion (36%) is attributed to land value and \$5.8 billion (64%) is improvement value.

Total Approved Value of Zoned Land  
Fairfax County, Virginia



The following tables specify appraised values and acreages for each of the County's 426 subcensus tracts.

Subcensus Tract <sup>2</sup>	Appraised Land Value	Appraised Improvement Value	Appraised Total Value	Acreage Per Subcensus Tract
1.010	8,362,091	17,559,027	25,921,118	158
1.020	7,876,712	13,867,407	21,744,119	241
1.030	3,376,728	8,987,049	12,363,777	90
2.010	6,766,822	14,236,338	21,003,160	228
2.020	6,205,259	19,485,990	25,691,249	138
2.030	1,892,850	5,557,464	7,450,314	48
2.040	462,730		462,730	231
3.010	3,464,334	6,810,177	10,274,511	93
3.020	5,179,501	14,883,168	20,062,669	178
3.030	3,509,850	9,438,357	12,948,207	68
3.040	1,715,226	2,543,438	4,258,664	94
4.010	11,716,278	31,603,534	43,319,812	283
4.020	1,410,600	1,953,369	3,363,969	41
4.030	5,239,834	12,149,878	17,389,712	144
4.040	6,516,416	3,941,335	10,457,751	256
5.010	18,280,150	45,078,996	63,359,146	531
5.020	6,522,702	15,575,101	22,097,803	236
5.030	2,515,627	3,127,140	5,642,767	93
6.010	7,921,113	13,905,647	21,826,760	476
6.020	8,498,158	26,166,476	34,664,634	269
6.030	2,957,636	7,246,307	10,203,943	122
6.040	862,000	2,631,020	3,493,020	27
7.010	5,991,140	5,819,381	11,810,521	199
7.020	10,241,685	19,827,779	30,069,464	333
7.030	3,578,538	8,982,803	12,561,341	208
8.010	11,269,917	28,682,548	39,952,465	580
8.020	9,712,153	14,235,981	23,948,134	599
8.030	5,000,000	349,013	5,349,013	500
8.040	2,566,178	4,075,144	6,641,322	97
9.010	8,907,576	30,560,067	39,467,643	262
9.020	8,051,125	26,337,013	34,388,138	246
9.030	6,482,304	17,151,658	23,633,962	238
10.010	5,959,163	15,357,808	21,316,971	152
10.020	12,374,435	35,835,264	48,209,699	284
10.030	4,913,000	7,354,394	12,267,394	269
11.010	8,844,899	6,319,090	15,163,989	423
11.020	1,136,875	2,447,606	3,584,481	62
11.030	10,092,504	21,942,351	32,034,855	528
11.040	8,563,714	12,534,255	21,097,969	350
12.010	6,216,706	441,065	6,657,771	2,489
12.020	4,144,470		4,144,470	1,658
13.010	6,950,747	4,325,842	11,276,589	2,488
13.020	15,687,829	10,948,628	26,636,457	6,503
14.010	6,469,395	15,060,409	21,529,804	130
14.020	11,148,586	26,655,788	37,804,374	492
15.010	7,566,786	11,030,469	18,597,255	489
15.020	12,096,252	18,189,158	30,285,410	415
16.010	7,657,436	20,924,827	28,582,263	309
16.020	6,329,294	10,328,350	16,657,644	361
16.030	1,980,513	4,598,866	6,579,379	93
16.040	3,311,833	5,404,447	8,716,280	151
17.010	7,373,679	20,738,087	28,111,766	306
17.020	2,139,502	4,510,278	6,649,780	87
17.030	5,925,021	14,828,829	20,753,850	220

Subcensus Tract <sup>2</sup>	Appraised Land Value	Appraised Improvement Value	Appraised Total Value	Acreage Per Subcensus Tract
18_010	2,228,950	5,854,386	8,083,336	41
18_020	2,584,381	6,528,160	9,112,541	39
18_030	6,156,701	14,944,563	21,101,164	172
19_010	8,799,463	21,414,817	30,214,280	126
19_020	13,208,282	25,601,841	38,810,123	206
19_030	2,222,627	3,892,481	6,115,108	35
20_010	21,061,217	31,092,440	52,153,657	483
20_020	5,634,634	11,608,157	17,242,791	143
20_030	2,845,960	4,993,655	7,839,615	230
20_040	14,489,316	20,202,507	34,691,823	734
21_010	9,320,338	19,185,580	28,505,918	790
21_020	7,544,260	6,233,453	13,777,713	1,027
21_030	2,891,477	7,707,519	10,598,996	167
22_010	4,549,440	9,001,877	13,551,317	252
22_020	2,470,038	6,650,155	9,120,193	82
22_030	6,111,227	10,314,040	16,425,267	280
23_010	10,703,798	9,955,029	20,658,827	1,060
23_020	5,194,967	9,332,154	14,527,121	892
23_030	9,919,089	30,982,941	40,902,030	487
23_040	10,575,447	9,512,150	20,087,597	242
23_050	1,895,472	914,269	2,809,741	250
23_060	589,489	168,851	758,340	131
23_070	6,981,999	9,621,090	16,603,089	280
23_080	1,728,524	2,527,346	4,255,870	78
23_090	1,015,694	1,831,440	2,847,134	29
24_010	9,562,901	14,649,309	24,212,210	383
24_020	11,321,219	22,298,806	33,620,025	194
24_030	12,488,104	22,346,149	34,834,253	261
24_040	7,533,273	579,060	8,112,333	1,567
25_010	13,875,518	23,101,057	36,976,575	373
25_020	4,826,482	16,841,200	21,667,682	89
25_030	6,822,289	12,111,683	18,933,972	183
26_010	10,361,176		10,361,176	4,144
27_010	20,288,332	64,260,580	84,548,912	523
27_020	15,327,132	19,789,815	35,116,947	379
28_010	7,446,700	5,003,894	12,450,594	3,668
29_010	2,879,937	485,683	3,365,620	515
29_020	132,288	48,376	180,644	47
29_030	2,296,213	2,134,184	4,430,397	745
29_040	8,920,500	10,372,668	19,293,168	470
29_050	2,601,686	12,097,552	14,699,238	527
29_060	2,991,012	974,897	3,965,909	449
30_010	8,838,671	15,218,268	24,056,939	884
31_010	7,977,776	19,555,735	27,533,511	514
31_020	2,098,677	1,483,779	3,582,456	245
31_030	17,491,612	40,226,220	57,717,832	1,004
32_010	6,827,064	16,178,346	23,005,410	297
32_020	6,795,237	14,995,509	21,790,746	482
32_030	3,676,158	4,113,564	7,789,722	246
32_040	23,605,295	58,412,235	82,017,530	1,439
32_050	19,747,138	52,562,596	72,309,734	852
32_060	3,127,052	177,202	3,304,254	358
33_010	4,879,151	12,419,745	17,298,896	218
34_010	7,076,925	17,899,811	24,976,736	168



Subcensus Tract <sup>2</sup>	Appraised Land Value	Appraised Improvement Value	Appraised Total Value	Acres Per Subcensus Tract
34.020	4,641,200	11,369,689	16,010,889	89
34.030	3,822,300	9,091,163	12,913,463	83
34.040	7,495,182	17,469,223	24,964,405	209
34.050	5,661,548	7,113,115	12,774,663	201
35.010	18,767,719	20,962,031	39,729,750	452
35.020	9,467,269	13,862,431	23,329,700	323
35.030	6,674,862	13,293,383	19,968,245	251
35.040	9,338,251	21,924,277	31,262,528	247
36.010	13,465,807	19,216,554	32,682,361	303
36.020	3,234,308	2,615,070	5,849,378	191
36.030	3,844,625	7,147,260	10,991,885	125
37.010	1,851,854	547,303	2,399,157	366
37.020	2,269,326	53,676	2,323,002	441
37.030	6,691,966	1,404,566	8,096,532	1,159
37.040	1,419,129	322,763	1,741,892	331
37.050	31,170,110	60,031,055	91,201,165	1,582
38.010	35,078,538	116,820,431	151,898,969	860
39.010	3,120,766	7,779,325	10,900,091	161
39.020	5,330,124	12,721,485	18,051,609	119
39.030	5,102,791	14,400,463	19,503,254	362
40.010	5,386,204	16,237,594	21,623,798	91
40.020	4,375,450	11,919,574	16,295,024	75
40.030	10,414,220	14,419,083	24,833,303	135
40.040	11,417,340	24,686,618	36,103,958	172
41.010	2,960,217	2,735,246	5,695,463	1,213
41.020	4,812,506	5,829,139	10,641,645	1,868
41.030	1,843,812	1,766,747	3,610,559	740
41.040	2,156,335	1,438,513	3,594,848	773
41.050	2,508,304	1,870,656	4,378,960	1,068
41.060	3,404,358	706,607	4,110,965	1,623
41.070	4,229,706	694,666	4,924,372	2,644
41.080	6,156,787	3,778,754	9,935,541	3,638
41.090	2,636,674	707,696	3,344,370	1,172
41.100	3,396,362	1,553,883	4,950,245	1,755
41.110	2,334,357	1,495,000	3,829,357	1,249
41.120	2,470,818	665,432	3,136,250	1,080
42.010	18,626,116	28,999,397	47,625,513	2,082
42.020	22,537,285	63,655,646	86,192,931	1,085
42.030	18,558,516	39,487,124	58,045,640	879
42.040	18,910,926	38,124,691	57,035,617	1,664
42.050	15,056,258	2,681,306	17,737,564	698
43.010	6,725,713	10,247,795	16,973,508	548
43.020	13,540,654	19,561,214	33,101,868	386
43.030	2,409,000		2,409,000	803
44.010	1,810,982	1,535,499	3,346,481	16
44.020	3,626,556	7,075,795	10,702,351	38
44.030	4,839,376	4,610,686	9,450,062	46
45.010	5,034,350	8,914,526	13,948,876	81
45.020	3,100,163	7,832,087	10,932,250	74
45.030	1,959,500	3,979,625	5,939,125	68
46.010	10,283,044	19,896,954	30,179,998	205
46.020	4,410,177	8,145,306	12,555,483	141
46.030	4,274,126	8,761,345	13,035,471	169
47.010	9,533,957	17,305,529	26,839,486	193

Subcensus Tract 2	Appraised Land Value	Appraised Improvement Value	Appraised Total Value	Acreage Per Subcensus Tract
47.020	8,045,552	18,879,636	26,925,188	155
48.010	13,180,433	17,243,315	30,423,748	93
48.020	8,538,642	20,256,399	28,795,041	167
48.030	12,880,095	27,297,562	40,177,657	239
48.040	12,087,604	17,570,265	29,657,869	135
49.010	4,492,915	8,087,349	12,580,264	166
49.020	4,537,014	11,015,925	15,552,939	164
50.010	4,577,313	10,540,936	15,118,249	174
50.020	9,209,250	14,799,427	24,008,677	229
50.030	2,631,701	5,188,861	7,820,562	101
51.010	3,747,138	14,464,108	18,211,246	65
51.020	1,355,300	3,030,323	4,385,623	29
51.030	5,244,103	10,434,719	15,678,822	88
51.040	6,835,974	10,421,361	17,257,335	109
51.050	7,403,823	11,908,014	19,311,837	147
52.010	6,252,113	14,382,887	20,635,000	167
52.020	10,356,477	15,186,111	25,542,588	204
53.010	11,782,166	16,814,473	28,596,639	294
53.020	19,557,095	33,647,051	53,204,146	268
54.010	6,563,694	14,017,724	20,581,418	165
54.020	2,348,601	6,355,782	8,704,383	138
54.030	5,416,491	14,381,942	19,798,433	205
55.010	17,896,883	30,958,551	48,855,434	624
56.010	9,334,117	42,996,587	52,330,704	373
56.020	7,417,495	20,857,006	28,274,501	306
57.010	8,498,986	14,341,911	22,840,897	431
57.020	12,528,996	26,504,023	39,033,019	263
58.010	4,016,627	9,569,012	13,585,639	118
58.020	5,958,682	14,170,510	20,129,192	167
58.030	10,821,882	13,122,473	23,944,355	129
59.010	5,004,750	11,353,070	16,357,820	127
59.020	7,359,441	20,660,582	28,020,023	218
60.010	21,192,852	34,511,694	55,704,546	492
61.010	9,019,881	22,864,116	31,883,997	344
61.020	1,238,250	1,956,205	3,194,455	64
61.030	7,788,713	21,417,646	29,206,359	256
61.040	13,064,197	38,251,015	51,315,212	429
61.050	26,433,280	80,399,432	106,832,712	705
61.060	12,739,750	32,964,901	45,704,651	410
61.070	2,888,450	116,346	3,004,796	286
62.010	12,653,418	38,594,101	51,247,519	243
63.010	13,256,483	23,608,563	36,865,046	197
63.020	6,405,017	16,233,121	22,638,138	146
63.030	5,271,937	12,140,058	17,411,995	100
64.010	2,784,173	4,848,031	7,632,204	134
64.020	13,107,082	21,787,027	34,894,109	376
64.030	9,540,289	20,592,739	30,133,028	224
64.040	8,361,507	20,593,572	28,955,079	278
64.050	5,479,606	11,924,177	17,403,783	253
65.010	16,914,829	47,454,229	64,369,058	959
65.020	18,015,984	38,622,532	56,638,516	374
66.010	23,925,940	20,156,353	44,082,293	488
66.020	4,007,297	5,639,341	9,646,638	255
66.030	3,148,171	3,543,051	6,691,222	116

Subcensus Tract <sup>2</sup>	Appraised Land Value	Appraised Improvement Value	Appraised Total Value	Acres Per Subcensus Tract
66.040	2,984,371	7,905,707	10,890,078	96
66.050	4,796,049	2,623,105	7,419,154	245
67.010	19,228,485	33,718,165	52,946,650	467
67.020	11,157,906	22,693,019	33,850,925	234
68.010	861,738	1,721,641	2,583,379	42
68.020	15,562,827	42,963,471	58,526,298	345
68.030	5,770,777	10,875,549	16,646,326	257
68.040	14,832,001	32,594,399	47,426,400	358
68.050	5,997,827	13,533,079	19,530,906	223
68.060	5,035,178	6,674,270	11,709,448	175
68.070	18,219,080	18,213,304	36,432,384	298
68.080	4,349,031	10,527,119	14,876,150	93
69.010	16,037,958	33,369,196	49,407,154	623
69.020	4,899,676	12,447,540	17,347,216	108
70.010	5,978,963	18,377,506	24,356,469	131
70.020	3,342,143	7,093,249	10,435,392	67
70.030	6,531,901	10,303,370	16,835,271	101
71.010	2,449,296	5,315,440	7,764,736	43
71.020	2,860,576	6,061,039	8,921,615	55
71.030	2,686,650	5,368,638	8,055,288	76
71.040	4,874,926	12,979,893	17,854,819	101
72.010	4,356,049	8,705,556	13,061,605	56
72.020	3,077,650	7,402,143	10,479,793	63
72.030	7,985,330	12,374,880	20,360,210	166
72.040	5,558,640	12,916,741	18,475,381	61
73.010	5,583,767	8,722,356	14,306,123	423
73.020	17,054,181	42,462,645	59,516,826	595
73.030	8,160,795	17,663,974	25,824,769	308
74.010	26,577,122	37,898,719	64,475,841	461
74.020	14,180,418	71,896,793	86,077,211	563
74.030	3,397,026	195,806	3,592,832	154
74.040	2,799,542	4,177,776	6,977,318	197
75.010	5,157,151	1,590,665	6,747,816	313
75.020	9,881,107	26,812,610	36,693,717	228
75.030	3,644,795	7,404,464	11,049,259	83
75.040	2,967,273	6,723,876	9,691,149	69
75.050	3,397,789	7,543,481	10,941,270	115
75.060	4,022,526	10,189,392	14,211,918	109
75.070	1,962,726	4,232,581	6,195,307	61
76.010	8,717,545	3,175,327	11,892,872	3,000
76.020	3,775,137	6,058,149	9,833,286	781
76.030	5,756,428	3,455,207	9,211,635	1,299
76.040	9,062,189	4,404,537	13,466,726	2,124
76.050	15,056,894	9,202,025	24,258,919	1,372
76.060	7,218,790	13,174,477	20,393,267	312
76.070	13,710,913	9,891,639	23,602,552	805
76.080	2,063,551	1,952,061	4,015,612	88
76.090	14,732,029	9,411,280	24,143,309	446
77.010	11,327,464	70,628,401	81,955,865	653
78.010	6,425,618	3,053,322	9,478,940	1,724
78.020	9,151,650	5,370,307	14,521,957	2,535
78.030	5,334,837	4,992,240	10,327,077	1,120
78.040	3,713,357	2,230,698	5,944,055	785
78.050	8,015,336	8,756,883	16,772,219	1,309

Subcensus Tract <sup>2</sup>	Appraised	Appraised	Appraised	Acreage Per
	Land	Improvement	Total	Subcensus
	Value	Value	Value	Tract
78.060	13,061,795	13,232,627	26,294,422	2,597
78.070	4,770,955	7,809,620	12,580,575	560
78.080	16,194,202	24,867,576	41,061,778	1,852
78.090	7,985,573	3,945,100	11,930,673	89
79.010	10,702,678	13,673,224	24,375,902	728
79.020	7,493,485	10,175,332	17,668,817	541
79.030	10,434,566	31,673,940	42,108,506	260
79.040	39,663,442	17,728,896	57,392,338	627
79.050	20,709,992	46,839,365	67,549,357	130
80.010	2,138,601	4,111,544	6,250,145	77
80.020	6,066,735	15,111,203	21,177,942	190
80.030	12,621,159	23,927,929	36,549,088	328
80.040	4,602,887	11,572,731	16,175,618	142
80.050	2,467,201	3,030,853	5,498,054	73
80.060	7,475,564	6,005,755	13,481,319	70
81.010	13,264,362	19,137,744	32,402,106	402
81.020	1,076,252	507,039	1,583,291	47
81.030	10,898,515	15,626,139	26,524,658	401
81.040	5,409,867	11,025,151	16,435,018	200
81.050	8,478,372	19,107,549	27,585,921	274
82.010	16,757,607	35,183,230	51,940,837	377
82.020	2,367,232	3,739,964	6,107,196	107
82.030	6,517,766	11,576,601	18,094,367	187
83.010	4,033,591	4,821,363	8,854,954	212
83.020	3,460,791	5,158,166	8,618,957	84
83.030	3,659,903	8,357,561	12,017,464	103
83.040	5,340,028	6,858,047	12,198,075	71
83.050	3,399,102	15,075	3,414,177	79
83.060	5,076,691	11,830,078	16,906,769	62
83.070	2,450,039	7,915,593	10,365,632	30
83.080	25,556,464	45,037,005	70,593,469	332
84.010	4,005,841	8,089,021	12,094,862	132
84.020	11,551,041	28,628,456	40,179,497	309
85.010	8,316,544	13,150,036	21,466,580	157
85.020	5,589,614	13,389,549	18,979,163	163
85.030	4,252,975	8,465,686	12,718,661	148
85.040	4,986,650	13,116,383	18,103,033	124
85.050	2,449,838	5,794,949	8,244,787	77
85.060	3,289,800	7,702,560	10,992,360	80
86.010	1,542,015	3,171,017	4,713,032	43
86.020	1,974,500	4,549,765	6,524,265	62
86.030	2,132,125	5,015,040	7,147,165	68
86.040	2,749,000	6,074,552	8,823,552	80
86.050	2,219,900	5,013,633	7,233,533	65
86.060	6,394,812	13,975,672	20,370,484	149
86.070	2,766,463	8,441,114	11,207,577	78
86.080	4,488,755	10,058,617	14,547,372	182
87.010	1,717,914	1,680,891	3,398,805	75
87.020	3,052,590	5,601,595	8,654,185	120
87.030	6,096,213	9,201,107	15,297,320	170
88.010	8,312,052	16,354,665	24,666,717	315
88.020	9,616,202	26,381,416	35,997,618	218
88.030	3,302,250	6,726,946	10,029,196	73
88.040	2,723,327	4,732,761	7,456,088	179

Subcensus Tract 2	Appraised Land Value	Appraised Improvement Value	Appraised Total Value	Area Per Subcensus Tract
88.050	3,546,451	8,172,607	11,719,058	102
88.060	1,233,300	2,711,607	3,944,907	32
89.010	7,303,416	6,635,926	13,939,342	764
89.020	5,701,256	4,558,908	10,260,164	1,288
89.030	4,621,970	446,142	5,068,112	962
90.010	17,163,737	19,130,999	36,294,736	1,236
91.010	24,441,727	36,582,738	61,024,465	1,358
92.010	6,188,834	610,867	6,799,701	1,250
92.020	2,725,778	211,113	2,936,891	468
92.030	23,746,185	77,516,502	101,262,687	744
92.040	27,409,268	48,323,238	75,732,506	1,634
92.050	5,644,745	2,709,214	8,354,659	1,159
92.060	23,447,226	72,422,674	95,869,900	1,117
92.070	68,281,069	122,885,010	191,166,079	3,646
93.010	2,206,754	573,903	2,780,657	506
93.020	8,618,068	20,439,087	29,057,155	517
93.030	4,154,484	6,159,799	10,314,283	428
93.040	4,407,722	1,928,637	6,336,359	1,028
93.050	1,611,867	1,767,359	3,379,226	176
93.060	3,928,280	6,461,824	10,390,104	243
93.070	21,794,677	23,741,871	45,536,548	528
93.080	9,235,585	18,461,609	27,697,194	1,027
93.090	9,880,254	23,925,305	33,805,559	329
93.100	6,395,224	16,265,939	22,661,163	290
94.010	6,502,370	9,433,479	15,935,849	349
94.020	1,187,738	1,001,385	2,189,123	278
94.030	12,135,313	3,329,905	15,465,218	1,978
94.040	1,594,517	488,342	2,082,859	635
94.050	1,469,728	312,779	1,782,507	403
94.060	6,882,875	3,489,220	10,372,095	2,033
94.070	9,814,327	7,151,960	16,966,287	908
94.080	4,080,488	4,987,648	9,068,136	1,022
94.090	9,393,997	19,061,675	28,455,672	998
94.100	4,855,071	4,913,146	9,768,217	1,131
94.110	6,295,864	8,408,909	14,704,773	1,107
94.120	2,731,631	1,338,042	4,069,673	405
94.130	7,680,843	4,389,005	12,069,848	1,897
94.140	3,799,076	2,313,196	6,112,272	912
94.150	3,560,780	5,511,408	9,072,188	674
94.160	3,523,296	3,769,070	7,292,366	629
95.010	3,487,879	4,387,067	7,874,946	538
95.020	12,247,450	30,775,455	43,022,905	573
95.030	9,867,407	10,748,363	20,615,770	1,755
95.040	17,490,905	45,525,052	63,015,957	914
95.050	1,606,231	1,808,154	3,414,385	349
95.060	3,116,707	1,166,186	4,282,893	319
96.010	18,330,877	38,749,777	57,080,654	552
97.010	16,136,898	25,168,925	41,305,823	322
98.010	19,528,071	39,558,684	59,086,755	495
99.010	40,189,594	86,361,714	126,551,308	932
100.010	2,311,510	1,940,901	4,252,411	183
100.020	7,666,548	7,600,231	15,266,779	238
100.030	2,105,337	3,282,885	5,388,222	167
100.040	2,756,028	5,575,393	8,331,421	130

Subcensus Tract <sup>2</sup>	Appraised Land Value	Appraised Improvement Value	Appraised Total Value	Acreage Per Subcensus Tract
100.050	2,806,128	6,522,169	9,328,297	159
100.060	4,160,613	1,675,726	5,836,339	253
100.070	1,246,100	3,396,935	4,643,035	36
101.010	2,677,150	5,544,918	8,222,068	90
101.020	18,135,685	43,691,096	61,826,781	451
102.010	2,046,150	84,464	2,130,614	573
102.020	747,378	174,390	921,768	430
102.030	6,580,931	1,400,208	7,981,139	1,833
102.040	5,067,403	699,001	5,766,404	1,603
102.050	6,270,078	7,256,371	13,526,449	1,345
102.060	1,011,630	416,578	1,428,208	46
102.070	2,015,593	376,241	2,391,834	1,538
102.080	5,033,135	332,542	5,365,677	3,559
102.090	15,078,247	34,002,603	49,080,850	2,472
102.100	1,767,107	713,598	2,480,705	466
102.110	2,314,897	1,744,652	4,059,549	150
102.120	24,829,801	474,413	25,304,214	2,505
103.010	11,640,920	25,651,887	37,292,807	1,021
103.020	3,094,202	856,355	3,950,557	1,210
103.030	2,143,594	2,184,129	4,327,723	497
103.040	21,479,243	73,117,211	94,596,454	1,931
103.050	1,978,770	842,021	2,820,791	746
103.060	2,114,843	807,984	2,922,827	261
103.070	4,703,543	4,558,801	9,262,344	671
104.010	1,299,674	524,893	1,824,567	866
104.020	2,341,561	1,179,406	3,520,967	1,588
104.030	1,263,247	553,394	1,816,641	849
104.040	6,878,568	16,220,070	23,098,638	1,068
104.050	6,127,941	1,447,652	7,575,593	1,952
105.010	1,716,393	1,044,925	2,761,318	268
105.020	8,564,011	9,798,117	18,362,128	2,325
106.010	2,289,683	460,357	2,750,040	1,219
106.020	6,682,532	7,745,782	14,428,314	2,165
106.080	2,634,006	2,973,992	5,607,998	989
106.040	3,187,086	2,756,898	5,943,984	1,110
106.050	795,575	896,005	1,691,580	277
106.060	6,268,341	5,382,873	11,651,214	2,297
106.070	3,411,701	1,899,553	5,311,254	2,544
106.080	767,552	323,666	1,091,218	356
106.090	2,608,816	1,139,875	3,748,691	1,504
106.100	2,625,483	240,579	2,866,062	1,817
106.110	218,451	105,765	324,216	102
106.120	677,413	521,632	1,199,045	295
106.130	989,060	1,320,202	2,309,262	308
106.140	1,024,690	375,318	1,400,008	618
106.150	504,876	558,216	1,063,092	216
106.160	2,221,227	136,878	2,358,105	1,437
107.010	946,015	1,317,557	2,263,572	156
TOTALS:	3,220,760,587	5,846,680,954	9,067,441,541	239,405 <sup>3</sup>

Source: UDIS Parcel File, January, 1975

- Notes: 1 Appraised valuations are as of January 28, 1975.  
 2 Subcensus tracts are locally defined subdivisions of United States Census Tracts, developed for purposes of data aggregation. The number to the left of the decimal

- point refers to the United States Census Tract number as used in the 1970 Census. The numbers to the right refer to the subcensus designation.  
 3 The balance of the County's 257,000 acres are in roads, water and other areas not zoned.



SECTION VI

APPENDICES



## APPENDIX A

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

**General:** The design of the "UDIS" Residential Monitor System is based on the assumption that existing County records, if correctly assemble and interrelated, 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>
o Under Construction	9	Committed Growth
o Building Permit issued but not under construction	8	Committed Growth
o Site Plan and/or Subdivision Plat Approved	7	Anticipated Growth
o Site Plan and/or Subdivision Plat Submitted	6	Anticipated Growth
o Rezoning Granted	5	Probable Growth
o Rezoning Pending: Likely	4	Probable Growth
o Rezoning Pending: Uncertain	3	Possible Growth
o Rezoning Pending: Unlikely	2	Possible Growth
o Rezoning Denied or Withdrawn (Since January, 1972)	1	Possible Growth

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

- o Building Permit File (computer)
- o Footings Inspection File (computer)
- o Residential Use Permit File (computer)
- o Rezoning Case File (computer)
- o 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:

- o Subdivision Summary of Construction Activity
- o Sewershed Summary of Construction Activity
- o Map Reference Number Summary of Construction Activity
- o Subcensus Tract Summary of Construction Activity
- o Elementary School Summary of Construction Activity
- o Planning District Summary of Construction Activity
- o Supervisor District Summary of Construction Activity
- o Confidence Level Summary of Construction Activity
- o 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 April, 1975.

1. Time Period: The compilation or "Forecast" is effective as of April, 1975. It reflects the following data:
  - o Building Permits and Inspection Data through January, 1975
  - o Site Plan and subdivision plat data through April, 1975
  - o Rezoning case data through April, 1975

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:
  - o 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, etc. Prior to the advent of the RUP midway through 1972, the electrical inspection date was used as a completion date.
  - o Footing Inspection Dates are used as Start Dates. It is not necessary that the footings be approved in order to register a construction start.
  - o Building Permits are considered to be "outstanding" when the Permit Application is approved, rather than when the permit is actually transmitted to the builder. Generally actual transmittal to the builder occurs within several days of approval of the application. The permits remain "outstanding" until final inspection or the issuance of a Residential Use Permit.
4. Rate of Construction:
  - o 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.
  - o If the clerk has no information upon which to make a judgment regarding the expected rate of construction, the balance of housing units yet to be built normally 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. This confidence level also includes scattered lots in older subdivisions which have had some recent building permit activity. It should be noted that non-septic tank construction plans having a confidence level of 7 can be delayed by sewer moratorium, but they are unaffected by the rezoning process.

6. Effect of Moratorium on Confidence Levels 8 and 9: In view of the sewer moratorium and the Interim Development Ordinance, individual building schedules in the CL-8 and CL-9 levels could be affected 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 rezoning cases normally 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 two years 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.

Without the guidance of finalized comprehensive plans (which currently are in the review process), no judgements have been made in the May, 1975, Standard Reports as to the likelihood of pending rezoning applications being granted. For this reason, confidence levels 4 and 2 are blank in Report CA-8.

APPENDIX B <sup>1</sup>  
ZONING CODES

<u>CODE</u>	<u>ZONING DES.</u>	<u>RESIDENTIAL</u>
010	RPC	(Residential Planned Community)
020	PDH,	(Planned Development Housing)
030	RM-1	(Semi-Det.)
040	PAD	(Planned Apt. Development)
050	RM-2	(Apartments)
060	RM-2G	(Apartments - Garden)
070	RM-2H	(Apartments - High-Rise)
080	RM-2M	(Apartments - Medium- Rise)
100	RM-3	(Mobile Homes)
110	RT-10	(Town Houses - 10 Units per Acre)
111	RT-5	(Town Houses - 5 Units per Acre)
112	RTC-10	(Town House Cluster - 10 Units per Acre)
113	RTC-5	(Town House Cluster - 5 Units per Acre)
116	R-5	(Residential Garden Court - 6 Houses per Acre)
120	R-10	(10,000 sq. ft.)
140	R-12.5	(12,500 Sq. ft.)
141	R-12.5-C	(12,500 Sq. ft. - Alt. Devlp. or Cluster)
160	R-17	(17,000 Sq. ft.)
161	R-17-C	(17,000 Sq. ft. - Alt. Devlp. or Cluster)
180	RE-0.5	( $\frac{1}{2}$ Acre)
181	RE-0.5-C	( $\frac{1}{2}$ Acre - Alt. Devlp. or Cluster)
200	RE-1	(1 Acre)
201	RE-1-C	(1 Acre - Alt. Devlp. or Cluster)
220	RE-2	(2 Acres)
221	RE-2-C	(2 Acres - Alt. Devlp. or Cluster)
240		Predominantly residential, but contains other zoning classes or a combination of residential zoning.
245		Predominantly residential, but contains other zoning classes or a combination of residential zonings (CLUSTER).
246	R-A	(Residential - Agricultural)
<u>CODE</u>	<u>ZONING DES.</u>	<u>COMMERCIAL</u>
250	C-O	(Office)
260	C-O-L	(Office - Low-Rise)
261	C-O-H	(Office - High-Rise)
270	C-G	(General)
290	C-D-M	(Motel)
300	C-R M H	(Commercial High-Rise - Apartments)

<u>CODE</u>	<u>ZONING DES.</u>	<u>COMMERCIAL</u>
310	C-N	(Neighborhood)
330	C-D	(Design Shopping)
335	P-D-C	(Planned Development Commercial)
340	Predominantly commercial, but contains other zoning classes or a combination of commercial zonings.	

<u>CODE</u>	<u>ZONING DES.</u>	<u>INDUSTRIAL</u>
350	I-I	(Institutional)
370	I-S	(Specialized)
390	I-P	(Park)
410	I-L	(Limited)
430	I-G	(General)
450	Predominantly industrial, but contains other zoning classes or a combination or industrial zoning.	
470	PL	(Public Lands)

<sup>1</sup> A new zoning ordinance has been adopted to become effective in 1976 upon revision of the zoning maps. At that time, the zoning classifications appearing in this report will change to correspond with those in the new ordinance.

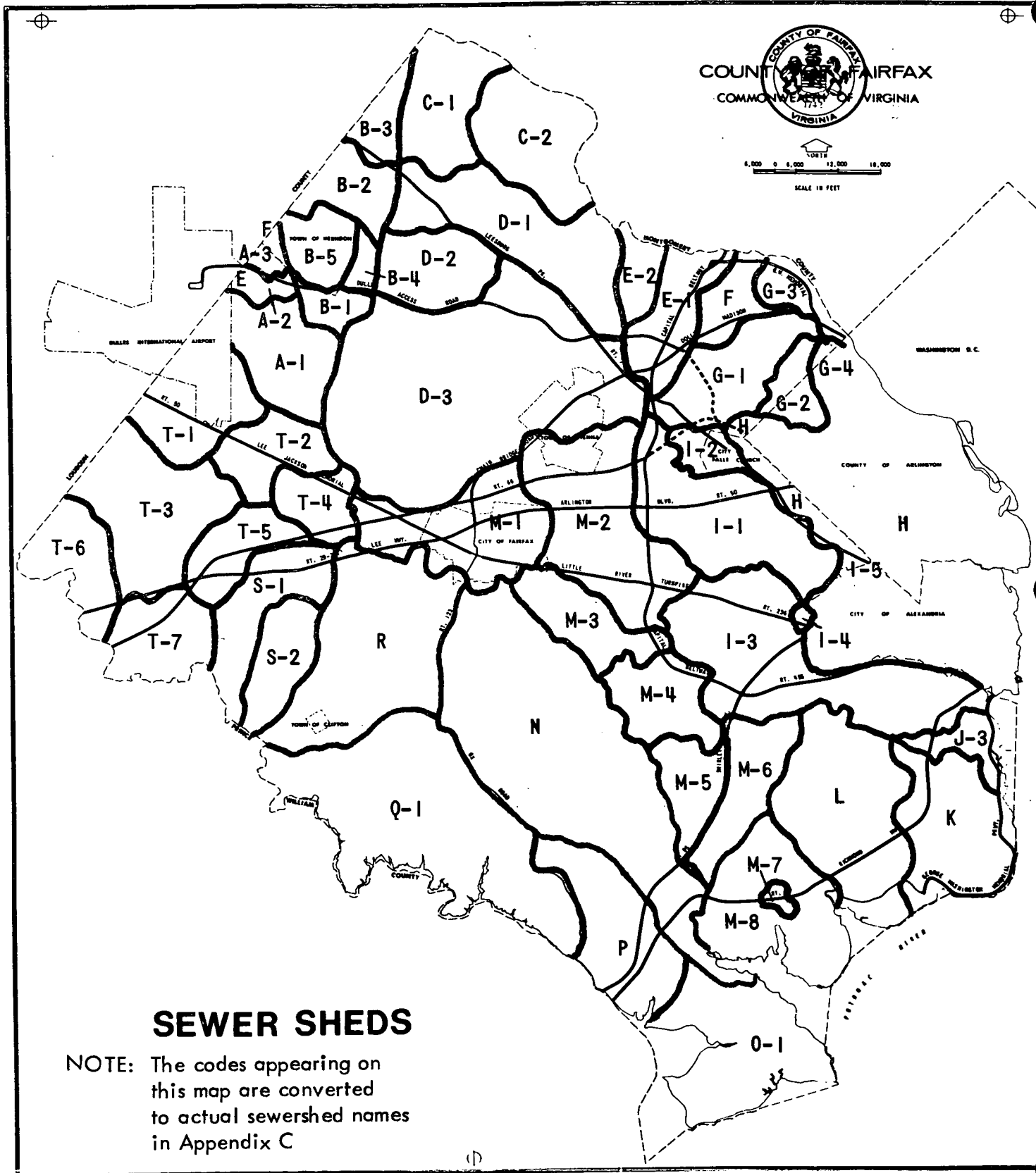
APPENDIX C  
SEWERSHED CODES

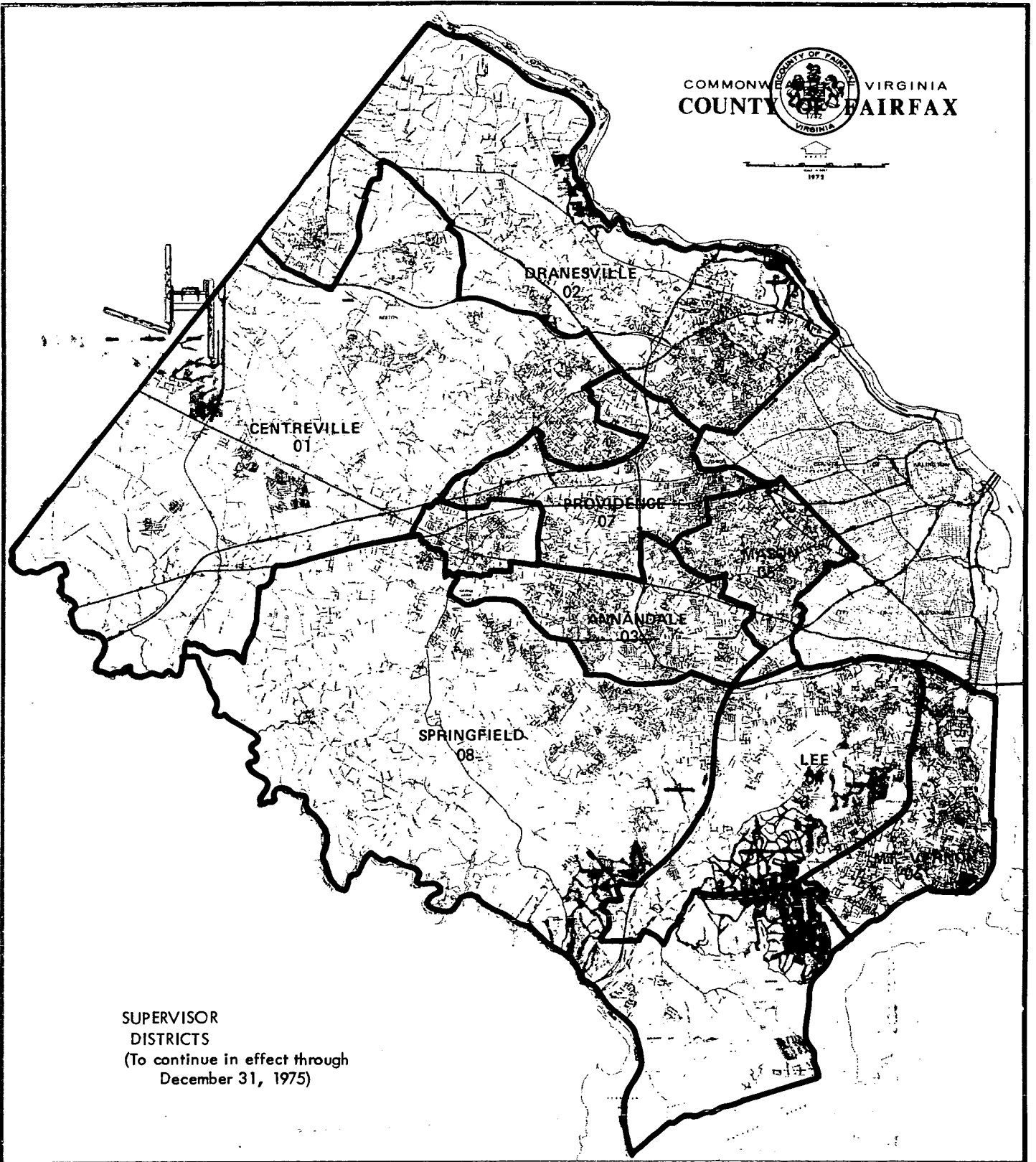
<u>CODE</u>	<u>SEWERSHED</u>	<u>SERVICING TREATMENT PLANT</u>	<u>CODE</u>
A-1	Horsepen Creek	Blue Plains	BP
A-2	Horsepen Creek E Branch	Blue Plains	BP
A-3	Horsepen Creek F Branch	Blue Plains	BP
B-1	Sugarland Run	Blue Plains	BP
B-2	Sugarland Run	Blue Plains	BP
B-3	Sugarland Run	Blue Plains	BP
B-4	Sugarland Run	Blue Plains	BP
B-5	Sugarland Run	Blue Plains	BP
C-1	Nichols Run	Blue Plains	BP
C-2	Pond Branch	Blue Plains	BP
D-1	Colvin Run	Blue Plains	BP
D-2	Colvin Run	Blue Plains	BP
D-3	Difficult Run	Blue Plains	BP
E-1	Scotts Run	Blue Plains	BP
E-2	Bull Neck Run	Blue Plains	BP
F	Dead Run	Blue Plains	BP
G-1	Pimmit	Blue Plains	BP
G-2	Little Pimmit	Blue Plains	BP
G-3	Turkey Run	Blue Plains	BP
G-4	Strohman Run	Blue Plains	BP
H	Four Mile Run	Arlington	AR
I-1	Cameron	Westgate/Alexandria	WG/AL
I-2	Cameron	Westgate/Alexandria	WG/AL
I-3	Cameron	Westgate/Alexandria	WG/AL
I-4	Cameron	Westgate/Alexandria	WG/AL
I-5	Lucky Run	Alexandria	AL
J-3	Belle Haven	Westgate	WG
K	Little Hunting Creek	Little Hunting Creek	LH
L	Dogue Creek	Dogue Creek	DC
M-1	Accotink Creek	Lower Potomac	LP
M-2	Accotink Creek	Lower Potomac	LP
M-3	Accotink Creek	Lower Potomac	LP
M-4	Accotink Creek	Lower Potomac	LP
M-5	Accotink Creek	Lower Potomac	LP
M-6	Long Branch	Lower Potomac	LP
M-7	Fort Belvoir	Fort Belvoir	FB
M-8	Fort Belvoir	Fort Belvoir	FB
N	Pohick	Lower Potomac	LP
O-1	Kane	None	None
P	Mill Branch	None	None
Q-1	Occoquan	None	None
R	Popes Head Creek	Clifton No Sewer Avail.	CL

<u>CODE</u>	<u>SEWERSHED</u>	<u>SERVICING TREATMENT PLANT</u>	<u>CODE</u>
S-1	Little Rocky	None	None
S-2	Johnny Moore	None	None
T-1	Cub Run	Upper Cub Run	UC
T-2	Cub Run	Flatlick	FL
T-3	Cub Run	Middle Cub Run	MC
T-4	Cub Run	Greenbriar	GR
T-5	Cub Run	Big Rocky Run	BR
T-6	Bull Run	None	None
T-7	Cub Run	None	None

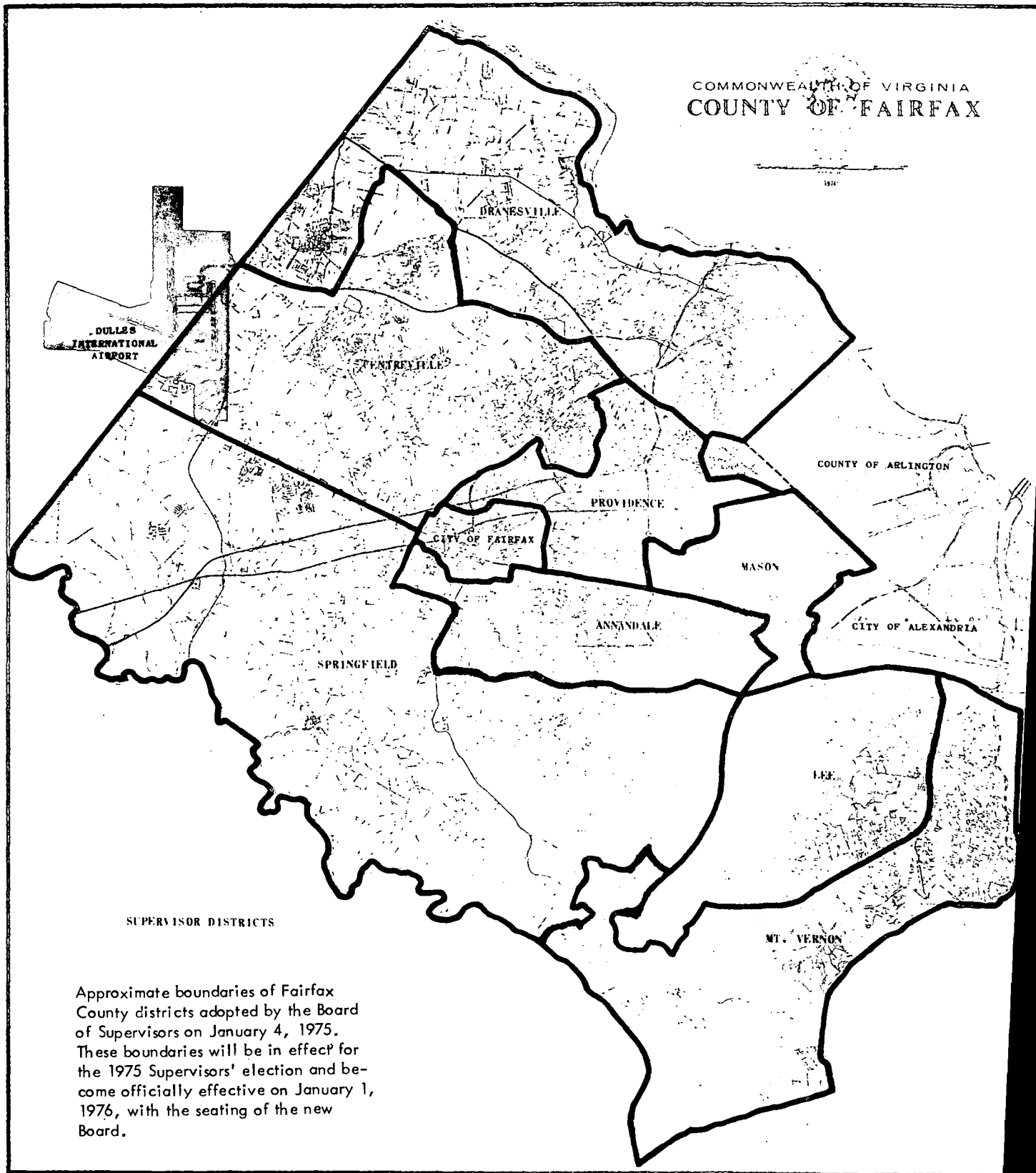


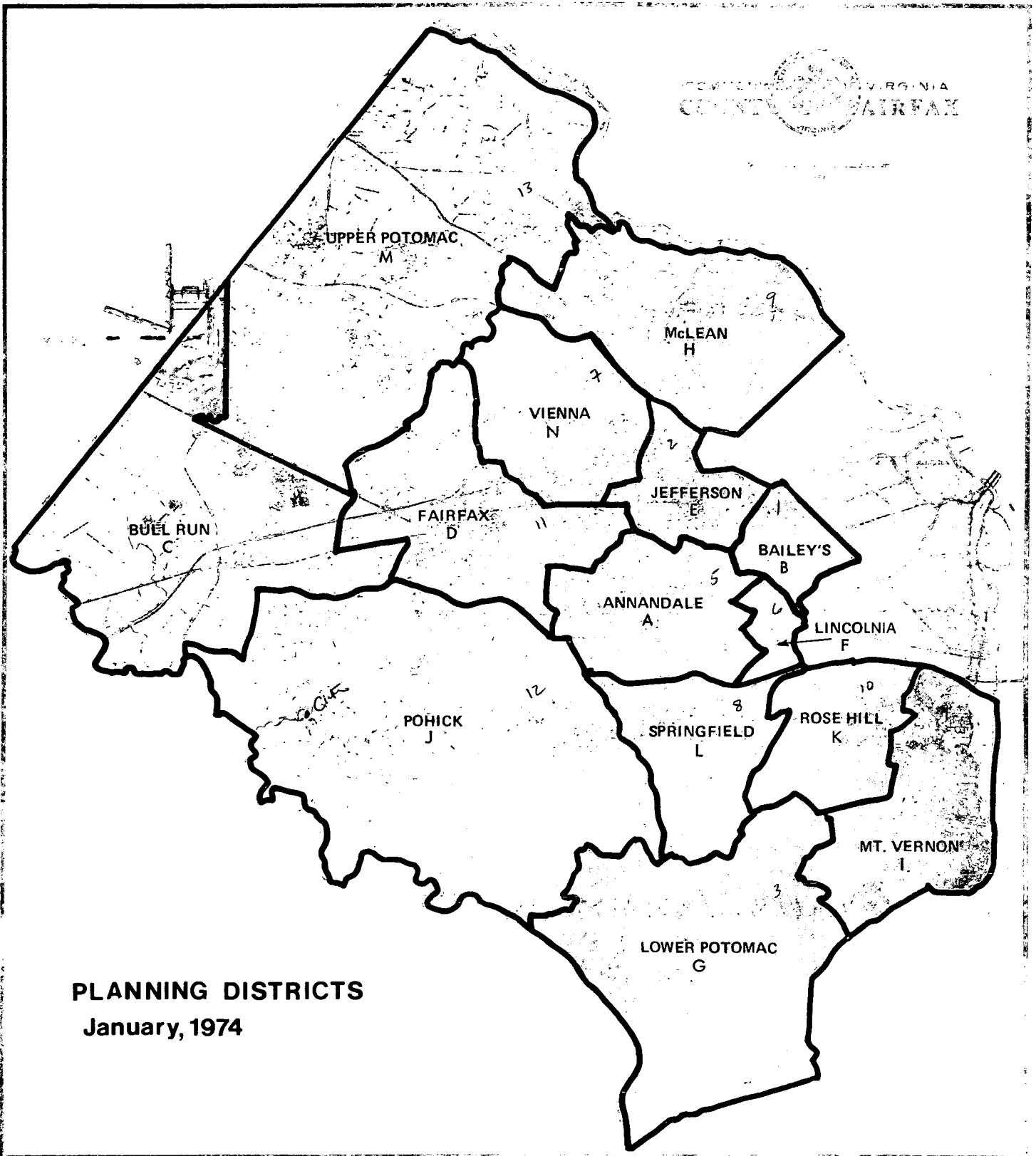
APPENDIX D





SUPERVISOR  
DISTRICTS  
(To continue in effect through  
December 31, 1975)





**PLANNING DISTRICTS**  
January, 1974

## APPENDIX G

## HOUSEHOLD SIZE FACTORS BY SUBCENSUS TRACT

This Appendix itemizes the housing-to-population conversion factors which currently are in use in Fairfax County. The factors are given for each subcensus tract and for seven housing construction types. These factors were derived from the 1974 School Census Survey.

COUNTY OF FAIRFAX  
 HOUSEHOLD SIZE FACTORS BY SUBCENSUS (UDIS-UDSRH344)  
 PAGE 1 of 9

SUBCEN	SINGLE	DUPLEX	TOWNHOUSE	GARDEN APT	ELEVATOR APT	MOBILE HOME	MULTIPLY
00101	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00102	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00103	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00201	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00202	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00203	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00204	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00301	3.560	3.220	3.080	2.570	1.520	2.610	2.420
00302	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00303	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00304	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00401	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00402	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00403	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00404	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00501	3.560	3.220	3.080	2.570	1.520	2.610	2.420
00502	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00503	3.560	3.220	3.080	2.570	1.520	2.610	2.420
00601	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00602	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00603	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00604	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00701	3.560	3.220	3.080	2.570	1.520	2.610	2.420
00702	3.560	3.220	3.080	2.570	1.520	2.610	2.420
00703	3.560	3.220	3.080	2.570	1.520	2.610	2.420
00801	3.560	3.220	3.080	2.570	1.520	2.610	2.420
00802	3.560	3.220	3.080	2.570	1.520	2.610	2.420
00803	3.560	3.220	3.080	2.570	1.520	2.610	2.420
00804	3.560	3.220	3.080	2.570	1.520	2.610	2.420
00901	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00902	3.340	3.220	2.890	2.530	1.520	2.610	2.420
00903	3.340	3.220	2.890	2.530	1.520	2.610	2.420
01001	3.340	3.220	2.890	2.530	1.520	2.610	2.420
01002	3.340	3.220	2.890	2.530	1.520	2.610	2.420
01003	3.340	3.220	2.890	2.530	1.520	2.610	2.420
01101	3.560	3.220	3.080	2.570	1.520	2.610	2.420
01102	3.560	3.220	3.080	2.570	1.520	2.610	2.420
01103	3.560	3.220	3.080	2.570	1.520	2.610	2.420
01104	3.560	3.220	3.080	2.570	1.520	2.610	2.420
01201	3.560	3.220	3.080	2.570	1.520	2.610	2.420
01202	3.560	3.220	3.080	2.570	1.520	2.610	2.420
01301	3.570	3.220	2.790	2.630	1.520	2.610	2.420
01302	3.570	3.220	2.790	2.680	1.520	2.610	2.420
01401	3.780	3.220	2.850	2.300	1.520	2.610	2.420
01402	3.780	3.220	2.850	2.300	1.520	2.610	2.420
01501	3.560	3.220	3.080	2.570	1.520	2.610	2.420
01502	3.560	3.220	3.080	2.570	1.520	2.610	2.420
01601	3.560	3.220	3.080	2.570	1.520	2.610	2.420
01602	3.340	3.220	2.890	2.530	1.520	2.610	2.420
01603	3.340	3.220	2.890	2.530	1.520	2.610	2.420
01604	3.340	3.220	2.890	2.530	1.520	2.610	2.420

COUNTY OF FAIRFAX  
 HOUSEHOLD SIZE FACTORS BY SUBCENSUS (UDIS-UDSRH344)  
 PAGE 2 of 9

SUBCEN	SINGLE	DUPLEX	TOWNHOUSE	GARDEN APT	ELEVATOR APT	MOBILE HOME	MULTIPLEX
01701	3.560	3.220	3.080	2.570	1.520	2.610	2.420
01702	3.560	3.220	3.080	2.570	1.520	2.610	2.420
01703	3.560	3.220	3.080	2.570	1.520	2.610	2.420
01801	3.340	3.220	2.890	2.530	1.520	2.610	2.420
01802	3.340	3.220	2.890	2.530	1.520	2.610	2.420
01803	3.340	3.220	2.890	2.530	1.520	2.610	2.420
01901	3.340	3.220	2.890	2.530	1.520	2.610	2.420
01902	3.340	3.220	2.890	2.530	1.520	2.610	2.420
01903	3.340	3.220	2.890	2.530	1.520	2.610	2.420
02001	3.780	3.220	2.850	2.300	1.520	2.610	2.420
02002	3.560	3.220	3.080	2.570	1.520	2.610	2.420
02003	3.560	3.220	3.080	2.570	1.520	2.610	2.420
02004	3.780	3.220	2.850	2.300	1.520	2.610	2.420
02101	3.560	3.220	3.080	2.570	1.520	2.610	2.420
02102	3.560	3.220	3.080	2.570	1.520	2.610	2.420
02103	3.560	3.220	3.080	2.570	1.520	2.610	2.420
02201	3.560	3.220	3.080	2.570	1.520	2.610	2.420
02202	3.560	3.220	3.080	2.570	1.520	2.610	2.420
02203	3.560	3.220	3.080	2.570	1.520	2.610	2.420
02301	3.570	3.220	2.790	2.680	1.520	2.610	2.420
02302	3.560	3.220	3.080	2.570	1.520	2.610	2.420
02303	3.560	3.220	3.080	2.570	1.520	2.610	2.420
02304	3.780	3.220	2.850	2.300	1.520	2.610	2.420
02305	3.570	3.220	2.790	2.680	1.520	2.610	2.420
02306	3.570	3.220	2.790	2.680	1.520	2.610	2.420
02307	3.570	3.220	2.790	2.680	1.520	2.610	2.420
02308	3.570	3.220	2.790	2.680	1.520	2.610	2.420
02309	3.560	3.220	3.080	2.570	1.520	2.610	2.420
02401	3.560	3.220	3.080	2.570	1.520	2.610	2.420
02402	3.560	3.220	3.080	2.570	1.520	2.610	2.420
02403	3.560	3.220	3.080	2.570	1.520	2.610	2.420
02404	3.560	3.220	3.080	2.570	1.520	2.610	2.420
02501	3.560	3.220	3.080	2.570	1.520	2.610	2.420
02502	3.560	3.220	3.080	2.570	1.520	2.610	2.420
02503	3.560	3.220	3.080	2.570	1.520	2.610	2.420
02601	3.560	3.220	3.080	2.570	1.520	2.610	2.420
02701	3.560	3.220	3.080	2.570	1.520	2.610	2.420
02702	3.560	3.220	3.080	2.570	1.520	2.610	2.420
02801	3.570	3.220	2.790	2.680	1.520	2.610	2.420
02901	3.570	3.220	2.790	2.680	1.520	2.610	2.420
02902	3.570	3.220	2.790	2.680	1.520	2.610	2.420
02903	3.570	3.220	2.790	2.680	1.520	2.610	2.420
02904	3.570	3.220	2.790	2.680	1.520	2.610	2.420
02905	3.570	3.220	2.790	2.680	1.520	2.610	2.420
02906	3.570	3.220	2.790	2.680	1.520	2.610	2.420
03001	3.640	3.220	2.530	2.480	1.520	2.610	2.420
03101	3.640	3.220	2.530	2.480	1.520	2.610	2.420
03102	3.640	3.220	2.530	2.480	1.520	2.610	2.420
03103	3.640	3.220	2.530	2.480	1.520	2.610	2.420
03201	3.640	3.220	2.530	2.480	1.520	2.610	2.420
03202	3.570	3.220	2.790	2.680	1.520	2.610	2.420

COUNTY OF FAIRFAX  
 HOUSEHOLD SIZE FACTORS BY SUBCENSUS (UDIS-UDSRH344)  
 PAGE 3 of 9

SUBCEN	SINGLE	DUPLEX	TOWNHOUSE	GARDEN APT	ELEVATOR APT	MOBILE HOME	MULTIPLEX
03203	3.640	3.220	2.530	2.480	1.520	2.610	2.420
03204	3.640	3.220	2.530	2.480	1.520	2.610	2.420
03205	3.570	3.220	2.790	2.680	1.520	2.610	2.420
03206	3.570	3.220	2.790	2.680	1.520	2.610	2.420
03301	3.780	3.220	2.850	2.300	1.520	2.610	2.420
03401	3.780	3.220	2.850	2.300	1.520	2.610	2.420
03402	3.780	3.220	2.850	2.300	1.520	2.610	2.420
03403	3.780	3.220	2.850	2.300	1.520	2.610	2.420
03404	3.780	3.220	2.850	2.300	1.520	2.610	2.420
03405	3.780	3.220	2.850	2.300	1.520	2.610	2.420
03501	3.780	3.220	2.850	2.300	1.520	2.610	2.420
03502	3.780	3.220	2.850	2.300	1.520	2.610	2.420
03503	3.640	3.220	2.530	2.480	1.520	2.610	2.420
03504	3.640	3.220	2.530	2.480	1.520	2.610	2.420
03601	3.640	3.220	2.530	2.480	1.520	2.610	2.420
03602	3.640	3.220	2.530	2.480	1.520	2.610	2.420
03603	3.640	3.220	2.530	2.480	1.520	2.610	2.420
03701	3.570	3.220	2.790	2.680	1.520	2.610	2.420
03702	3.570	3.220	2.790	2.680	1.520	2.610	2.420
03703	3.570	3.220	2.790	2.680	1.520	2.610	2.420
03704	3.570	3.220	2.790	2.680	1.520	2.610	2.420
03705	3.570	3.220	2.790	2.680	1.520	2.610	2.420
03801	3.780	3.220	2.850	2.300	1.520	2.610	2.420
03901	3.780	3.220	2.850	2.300	1.520	2.610	2.420
03902	3.780	3.220	2.850	2.300	1.520	2.610	2.420
03903	3.780	3.220	2.850	2.300	1.520	2.610	2.420
04001	3.780	3.220	2.850	2.300	1.520	2.610	2.420
04002	3.780	3.220	2.850	2.300	1.520	2.610	2.420
04003	3.780	3.220	2.850	2.300	1.520	2.610	2.420
04004	3.780	3.220	2.850	2.300	1.520	2.610	2.420
04101	3.570	3.220	2.790	2.680	1.520	2.610	2.420
04102	3.570	3.220	2.790	2.680	1.520	2.610	2.420
04103	3.570	3.220	2.790	2.680	1.520	2.610	2.420
04104	3.570	3.220	2.790	2.680	1.520	2.610	2.420
04105	3.570	3.220	2.790	2.680	1.520	2.610	2.420
04106	3.570	3.220	2.790	2.680	1.520	2.610	2.420
04107	3.570	3.220	2.790	2.680	1.520	2.610	2.420
04108	3.570	3.220	2.790	2.680	1.520	2.610	2.420
04109	3.570	3.220	2.790	2.680	1.520	2.610	2.420
04110	3.570	3.220	2.790	2.680	1.520	2.610	2.420
04111	3.570	3.220	2.790	2.680	1.520	2.610	2.420
04112	3.780	3.220	2.850	2.300	1.520	2.610	2.420
04201	3.780	3.220	2.850	2.300	1.520	2.610	2.420
04202	3.780	3.220	2.850	2.300	1.520	2.610	2.420
04203	3.780	3.220	2.850	2.300	1.520	2.610	2.420
04204	3.780	3.220	2.850	2.300	1.520	2.610	2.420
04205	3.780	3.220	2.850	2.300	1.520	2.610	2.420
04301	3.780	3.220	2.850	2.300	1.520	2.610	2.420
04302	3.780	3.220	2.850	2.300	1.520	2.610	2.420
04303	3.780	3.220	2.850	2.300	1.520	2.610	2.420
04401	3.270	3.220	2.740	2.480	1.520	2.610	2.420



COUNTY OF FAIRFAX  
 HOUSEHOLD SIZE FACTORS BY SUBCENSUS (UDIS-UDSRH344)

PAGE 4 of 9

SUBCEN	SINGL	DUPLEX	TOWNHOUSE	GARDEN APT	ELEVATOR APT	MOBILE HOME	MULTIPLEX
04402	3.270	3.220	2.740	2.480	1.520	2.610	2.420
04403	3.270	3.220	2.740	2.480	1.520	2.610	2.420
04501	3.270	3.220	2.740	2.480	1.520	2.610	2.420
04502	3.270	3.220	2.740	2.480	1.520	2.610	2.420
04503	3.270	3.220	2.740	2.480	1.520	2.610	2.420
04601	3.270	3.220	2.740	2.480	1.520	2.610	2.420
04602	3.270	3.220	2.740	2.480	1.520	2.610	2.420
04603	3.270	3.220	2.740	2.480	1.520	2.610	2.420
04701	3.270	3.220	2.740	2.480	1.520	2.610	2.420
04702	3.270	3.220	2.740	2.480	1.520	2.610	2.420
04801	3.270	3.220	2.740	2.480	1.520	2.610	2.420
04802	3.270	3.220	2.740	2.480	1.520	2.610	2.420
04803	3.270	3.220	2.740	2.480	1.520	2.610	2.420
04804	3.270	3.220	2.740	2.480	1.520	2.610	2.420
04901	3.270	3.220	2.740	2.480	1.520	2.610	2.420
04902	3.270	3.220	2.740	2.480	1.520	2.610	2.420
05001	3.270	3.220	2.740	2.480	1.520	2.610	2.420
05002	3.270	3.220	2.740	2.480	1.520	2.610	2.420
05003	3.270	3.220	2.740	2.480	1.520	2.610	2.420
05101	3.270	3.220	2.740	2.480	1.520	2.610	2.420
05102	3.270	3.220	2.740	2.480	1.520	2.610	2.420
05103	3.270	3.220	2.740	2.480	1.520	2.610	2.420
05104	3.270	3.220	2.740	2.480	1.520	2.610	2.420
05105	3.270	3.220	2.740	2.480	1.520	2.610	2.420
05201	3.270	3.220	2.740	2.480	1.520	2.610	2.420
05202	3.270	3.220	2.740	2.480	1.520	2.610	2.420
05301	3.640	3.220	2.530	2.480	1.520	2.610	2.420
05302	3.640	3.220	2.530	2.480	1.520	2.610	2.420
05401	3.640	3.220	2.530	2.480	1.520	2.610	2.420
05402	3.640	3.220	2.530	2.480	1.520	2.610	2.420
05403	3.640	3.220	2.530	2.480	1.520	2.610	2.420
05501	3.640	3.220	2.530	2.480	1.520	2.610	2.420
05601	3.640	3.220	2.530	2.480	1.520	2.610	2.420
05602	3.640	3.220	2.530	2.480	1.520	2.610	2.420
05701	3.640	3.220	2.530	2.480	1.520	2.610	2.420
05702	3.640	3.220	2.530	2.480	1.520	2.610	2.420
05801	3.640	3.220	2.530	2.480	1.520	2.610	2.420
05802	3.640	3.220	2.530	2.480	1.520	2.610	2.420
05803	3.640	3.220	2.530	2.480	1.520	2.610	2.420
05901	3.640	3.220	2.530	2.480	1.520	2.610	2.420
05902	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06001	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06101	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06102	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06103	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06104	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06105	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06106	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06107	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06201	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06301	3.640	3.220	2.530	2.480	1.520	2.610	2.420

## APPENDIX G

Published May, 1975/Series

## COUNTY OF FAIRFAX

## HOUSEHOLD SIZE FACTORS BY SUBCENSUS (UDIS-UDSRH344)

PAGE 5 of 9

SUBCEN	SINGLE	DUPLEX	TOWNHOUSE	GARDEN APT	ELEVATOR APT	MOBILE HOME	MULTIPLEX
06302	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06303	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06401	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06402	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06403	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06404	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06405	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06501	3.780	3.220	2.350	2.300	1.520	2.610	2.420
06502	3.780	3.220	2.850	2.300	1.520	2.610	2.420
06601	3.660	3.220	2.740	2.500	1.520	2.610	2.420
06602	3.660	3.220	2.740	2.500	1.520	2.610	2.420
06603	3.660	3.220	2.740	2.500	1.520	2.610	2.420
06604	3.660	3.220	2.740	2.500	1.520	2.610	2.420
06605	3.660	3.220	2.740	2.500	1.520	2.610	2.420
06701	3.270	3.220	2.740	2.480	1.520	2.610	2.420
06702	3.270	3.220	2.740	2.480	1.520	2.610	2.420
06801	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06802	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06803	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06804	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06805	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06806	3.640	3.220	2.530	2.480	1.520	2.610	2.420
06807	3.660	3.220	2.740	2.500	1.520	2.610	2.420
06808	3.660	3.220	2.740	2.500	1.520	2.610	2.420
06901	3.270	3.220	2.740	2.480	1.520	2.610	2.420
06902	3.270	3.220	2.740	2.480	1.520	2.610	2.420
07001	3.270	3.220	2.740	2.480	1.520	2.610	2.420
07002	3.270	3.220	2.740	2.480	1.520	2.610	2.420
07003	3.270	3.220	2.740	2.480	1.520	2.610	2.420
07101	3.270	3.220	2.740	2.480	1.520	2.610	2.420
07102	3.270	3.220	2.740	2.480	1.520	2.610	2.420
07103	3.270	3.220	2.740	2.480	1.520	2.610	2.420
07104	3.270	3.220	2.740	2.480	1.520	2.610	2.420
07201	3.270	3.220	2.740	2.480	1.520	2.610	2.420
07202	3.270	3.220	2.740	2.480	1.520	2.610	2.420
07203	3.270	3.220	2.740	2.480	1.520	2.610	2.420
07204	3.270	3.220	2.740	2.480	1.520	2.610	2.420
07301	3.640	3.220	2.530	2.480	1.520	2.610	2.420
07302	3.640	3.220	2.530	2.480	1.520	2.610	2.420
07303	3.640	3.220	2.530	2.480	1.520	2.610	2.420
07401	3.640	3.220	2.530	2.480	1.520	2.610	2.420
07402	3.640	3.220	2.530	2.480	1.520	2.610	2.420
07403	3.270	3.220	2.740	2.480	1.520	2.610	2.420
07404	3.640	3.220	2.530	2.480	1.520	2.610	2.420
07501	3.270	3.220	2.740	2.480	1.520	2.610	2.420
07502	3.270	3.220	2.740	2.480	1.520	2.610	2.420
07503	3.270	3.220	2.740	2.480	1.520	2.610	2.420
07504	3.270	3.220	2.740	2.480	1.520	2.610	2.420
07505	3.270	3.220	2.740	2.480	1.520	2.610	2.420
07506	3.270	3.220	2.740	2.480	1.520	2.610	2.420
07507	3.270	3.220	2.740	2.480	1.520	2.610	2.420

COUNTY OF FAIRFAX  
HOUSEHOLD SIZE FACTORS BY SUBCENSUS (UDIS-UDSRH344)  
PAGE 6 of 9

SUBCEN	SINGLE	DUPLEX	TOWNHOUSE	GARDEN APT	ELEVATOR APT	MOBILE HOME	MULTIPLEX
07601	3.580	3.220	2.500	2.500	1.520	2.610	2.420
07602	3.580	3.220	2.500	2.500	1.520	2.610	2.420
07603	3.580	3.220	2.500	2.500	1.520	2.610	2.420
07604	3.580	3.220	2.500	2.500	1.520	2.610	2.420
07605	3.660	3.220	2.740	2.500	1.520	2.610	2.420
07606	3.660	3.220	2.740	2.500	1.520	2.610	2.420
07607	3.660	3.220	2.740	2.500	1.520	2.610	2.420
07608	3.660	3.220	2.740	2.500	1.520	2.610	2.420
07609	3.660	3.220	2.740	2.500	1.520	2.610	2.420
07701	3.660	3.220	2.740	2.500	1.520	2.610	2.420
07801	3.440	3.220	2.940	2.640	1.520	2.610	2.420
07802	3.440	3.220	2.940	2.640	1.520	2.610	2.420
07803	3.580	3.220	2.500	2.500	1.520	2.610	2.420
07804	3.440	3.220	2.940	2.640	1.520	2.610	2.420
07805	3.580	3.220	2.500	2.500	1.520	2.610	2.420
07806	3.580	3.220	2.500	2.500	1.520	2.610	2.420
07807	3.660	3.220	2.740	2.500	1.520	2.610	2.420
07808	3.660	3.220	2.740	2.500	1.520	2.610	2.420
07809	3.660	3.220	2.740	2.500	1.520	2.610	2.420
07901	3.660	3.220	2.740	2.500	1.520	2.610	2.420
07902	3.660	3.220	2.740	2.500	1.520	2.610	2.420
07903	3.660	3.220	2.740	2.500	1.520	2.610	2.420
07904	3.660	3.220	2.740	2.500	1.520	2.610	2.420
07905	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08001	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08002	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08003	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08004	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08005	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08006	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08101	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08102	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08103	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08104	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08105	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08201	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08202	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08203	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08301	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08302	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08303	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08304	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08305	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08306	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08307	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08308	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08401	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08402	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08501	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08502	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08503	3.660	3.220	2.740	2.500	1.520	2.610	2.420

COUNTY OF FAIRFAX  
HOUSEHOLD SIZE FACTORS BY SUBCENSUS (UDIS-UDSRH344)  
PAGE 7 of 9

SUBCEN	SINGLE	DUPLEX	TOWNHOUSE	GARDEN APT	ELEVATOR APT	MOBILE HOME	MULTIPLEX
08504	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08505	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08506	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08601	3.270	3.220	2.740	2.480	1.520	2.610	2.420
08602	3.270	3.220	2.740	2.480	1.520	2.610	2.420
08603	3.270	3.220	2.740	2.480	1.520	2.610	2.420
08604	3.270	3.220	2.740	2.480	1.520	2.610	2.420
08605	3.270	3.220	2.740	2.480	1.520	2.610	2.420
08606	3.270	3.220	2.740	2.480	1.520	2.610	2.420
08607	3.660	3.220	2.740	2.500	1.520	2.610	2.420
08608	3.270	3.220	2.740	2.480	1.520	2.610	2.420
08701	3.270	3.220	2.740	2.480	1.520	2.610	2.420
08702	3.270	3.220	2.740	2.480	1.520	2.610	2.420
08703	3.270	3.220	2.740	2.480	1.520	2.610	2.420
08801	3.270	3.220	2.740	2.480	1.520	2.610	2.420
08802	3.270	3.220	2.740	2.480	1.520	2.610	2.420
08803	3.270	3.220	2.740	2.480	1.520	2.610	2.420
08804	3.270	3.220	2.740	2.480	1.520	2.610	2.420
08805	3.270	3.220	2.740	2.480	1.520	2.610	2.420
08806	3.270	3.220	2.740	2.480	1.520	2.610	2.420
08901	3.440	3.220	2.940	2.640	1.520	2.610	2.420
08902	3.440	3.220	2.940	2.640	1.520	2.610	2.420
08903	3.440	3.220	2.940	2.640	1.520	2.610	2.420
09001	3.440	3.220	2.940	2.640	1.520	2.610	2.420
09101	3.440	3.220	2.940	2.640	1.520	2.610	2.420
09201	3.900	3.220	3.040	2.520	1.520	2.610	2.420
09202	3.900	3.220	3.040	2.520	1.520	2.610	2.420
09203	3.900	3.220	3.040	2.520	1.520	2.610	2.420
09204	3.900	3.220	3.040	2.520	1.520	2.610	2.420
09205	3.660	3.220	2.740	2.500	1.520	2.610	2.420
09206	3.900	3.220	3.040	2.520	1.520	2.610	2.420
09207	3.900	3.220	3.040	2.520	1.520	2.610	2.420
09301	3.660	3.220	2.740	2.500	1.520	2.610	2.420
09302	3.660	3.220	2.740	2.500	1.520	2.610	2.420
09303	3.660	3.220	2.740	2.500	1.520	2.610	2.420
09304	3.660	3.220	2.740	2.500	1.520	2.610	2.420
09305	3.660	3.220	2.740	2.500	1.520	2.610	2.420
09306	3.660	3.220	2.740	2.500	1.520	2.610	2.420
09307	3.660	3.220	2.740	2.500	1.520	2.610	2.420
09308	3.660	3.220	2.740	2.500	1.520	2.610	2.420
09309	3.660	3.220	2.740	2.500	1.520	2.610	2.420
09310	3.660	3.220	2.740	2.500	1.520	2.610	2.420
09401	3.440	3.220	2.940	2.640	1.520	2.610	2.420
09402	3.440	3.220	2.940	2.640	1.520	2.610	2.420
09403	3.440	3.220	2.940	2.640	1.520	2.610	2.420
09404	3.440	3.220	2.940	2.640	1.520	2.610	2.420
09405	3.440	3.220	2.940	2.640	1.520	2.610	2.420
09406	3.440	3.220	2.940	2.640	1.520	2.610	2.420
09407	3.440	3.220	2.940	2.640	1.520	2.610	2.420
09408	3.440	3.220	2.940	2.640	1.520	2.610	2.420
09409	3.900	3.220	3.040	2.520	1.520	2.610	2.420

COUNTY OF FAIRFAX  
 HOUSEHOLD SIZE FACTORS BY SUBCENSUS (UDIS-UDSRH344)  
 PAGE 8 of 9

SUBCEN	SINGLE	DUPLEX	TOWNHOUSE	GARDEN APT	ELEVATOR APT	MOBILE HOME	MULTIPLEX
09410	3.580	3.220	2.500	2.500	1.520	2.610	2.420
09411	3.580	3.220	2.500	2.500	1.520	2.610	2.420
09412	3.440	3.220	2.940	2.640	1.520	2.610	2.420
09413	3.640	3.220	2.530	2.480	1.520	2.610	2.420
09414	3.580	3.220	2.500	2.500	1.520	2.610	2.420
09415	3.580	3.220	2.500	2.500	1.520	2.610	2.420
09416	3.640	3.220	2.530	2.480	1.520	2.610	2.420
09501	3.660	3.220	2.740	2.500	1.520	2.610	2.420
09502	3.660	3.220	2.740	2.500	1.520	2.610	2.420
09503	3.580	3.220	2.500	2.500	1.520	2.610	2.420
09504	3.660	3.220	2.740	2.500	1.520	2.610	2.420
09505	3.640	3.220	2.530	2.480	1.520	2.610	2.420
09506	3.640	3.220	2.530	2.480	1.520	2.610	2.420
09601	3.660	3.220	2.740	2.500	1.520	2.610	2.420
09701	3.660	3.220	2.740	2.500	1.520	2.610	2.420
09801	3.660	3.220	2.740	2.500	1.520	2.610	2.420
09901	3.660	3.220	2.740	2.500	1.520	2.610	2.420
10001	3.640	3.220	2.530	2.480	1.520	2.610	2.420
10002	3.640	3.220	2.530	2.480	1.520	2.610	2.420
10003	3.580	3.220	2.500	2.500	1.520	2.610	2.420
10004	3.660	3.220	2.740	2.500	1.520	2.610	2.420
10005	3.660	3.220	2.740	2.500	1.520	2.610	2.420
10006	3.660	3.220	2.740	2.500	1.520	2.610	2.420
10007	3.560	3.220	2.740	2.500	1.520	2.610	2.420
10101	3.660	3.220	2.740	2.500	1.520	2.610	2.420
10102	3.660	3.220	2.740	2.500	1.520	2.610	2.420
10201	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10202	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10203	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10204	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10205	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10206	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10207	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10208	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10209	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10210	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10211	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10212	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10301	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10302	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10303	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10304	3.640	3.220	2.530	2.480	1.520	2.610	2.420
10305	3.640	3.220	2.530	2.480	1.520	2.610	2.420
10306	3.640	3.220	2.530	2.480	1.520	2.610	2.420
10307	3.640	3.220	2.530	2.480	1.520	2.610	2.420
10401	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10402	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10403	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10404	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10405	3.440	3.220	2.940	2.640	1.520	2.610	2.420
10501	3.570	3.220	2.790	2.680	1.520	2.610	2.420

COUNTY OF FAIRFAX  
 HOUSEHOLD SIZE FACTORS BY SUBCENSUS (UD'S-UDSRH344)  
 PAGE 9 of 9

SUBCEN	SINGLE	DUPLEX	TOWNHOUSE	GARDEN APT	ELEVATOR APT	MOBILE HOME	MULTIPLY
10502	3.640	3.220	2.530	2.480	1.520	2.610	2.420
10601	3.570	3.220	2.790	2.680	1.520	2.610	2.420
10602	3.640	3.220	2.530	2.480	1.520	2.610	2.420
10603	3.570	3.220	2.790	2.680	1.520	2.610	2.420
10604	3.570	3.220	2.790	2.680	1.520	2.610	2.420
10605	3.570	3.220	2.790	2.680	1.520	2.610	2.420
10606	3.570	3.220	2.790	2.680	1.520	2.610	2.420
10607	3.570	3.220	2.790	2.680	1.520	2.610	2.420
10608	3.570	3.220	2.790	2.680	1.520	2.610	2.420
10609	3.570	3.220	2.790	2.680	1.520	2.610	2.420
10610	3.570	3.220	2.790	2.680	1.520	2.610	2.420
10611	3.570	3.220	2.790	2.680	1.520	2.610	2.420
10612	3.570	3.220	2.790	2.680	1.520	2.610	2.420
10613	3.570	3.220	2.790	2.680	1.520	2.610	2.420
10614	3.570	3.220	2.790	2.680	1.520	2.610	2.420
10615	3.570	3.220	2.790	2.680	1.520	2.610	2.420
10616	3.570	3.220	2.790	2.680	1.520	2.610	2.420
10701	3.570	3.220	2.790	2.680	1.520	2.610	2.420

COUNTYWIDE AVERAGES	3.570	3.220	2.810	2.500	1.520	2.610	2.420
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