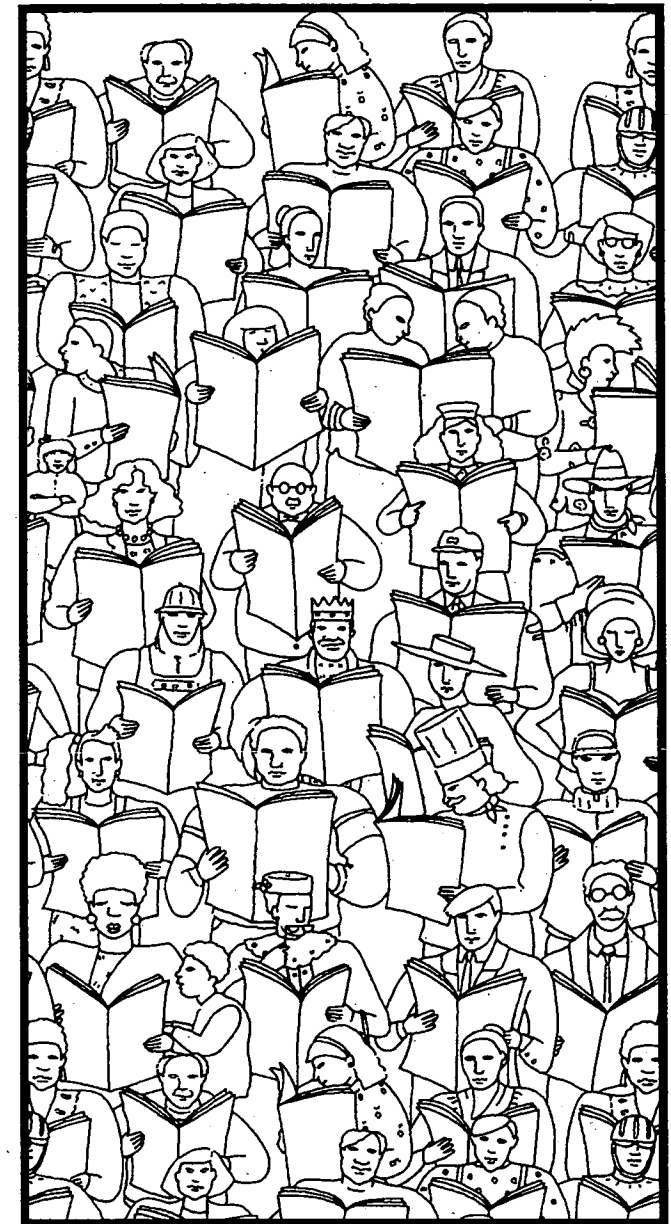
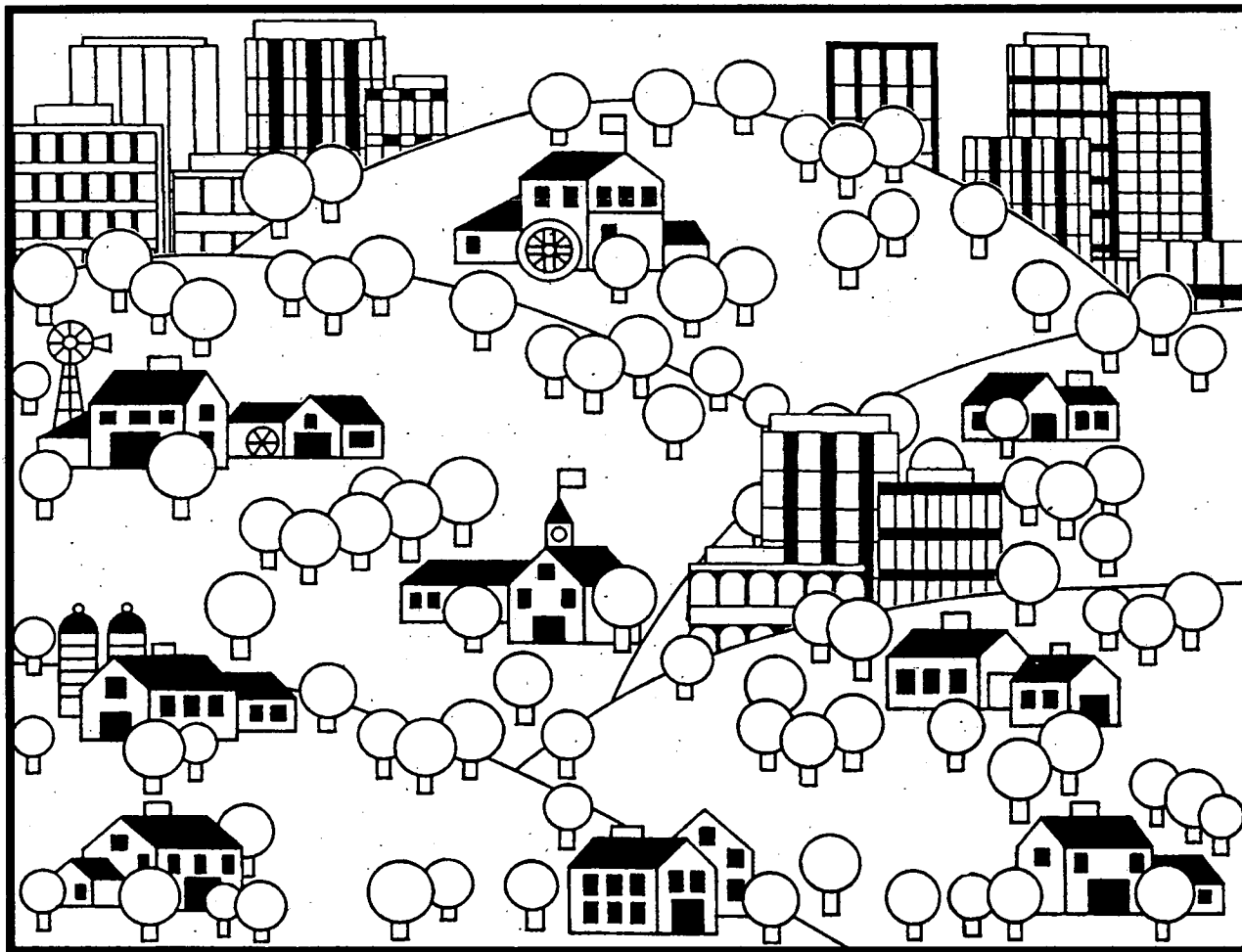


Demographic Reports 1996

Fairfax County, Virginia

A Report of the Urban Development Information System (UDIS)



*Office of
Management & Budget*

Fairfax County Board of Supervisors

Katherine K. Hanley
Chairman

Gerald W. Hyland
Vice Chairman
Mount Vernon District

Sharon Bulova
Braddock District

Gerald E. Connolly
Providence District

Robert B. Dix, Jr.
Hunter Mill District

Michael R. Frey
Sully District

Penelope A. Gross
Mason District

Dana Kauffman
Lee District

Elaine N. McConnell
Springfield District

Stuart Mendelsohn
Dranesville District

Anthony H. Griffin
Acting County Executive

James P. McDonald
Deputy County Executive
for
Management and Budget

Edward L. Long, Jr.
Director, Office of
Management and Budget

**Office of
Management & Budget**

Anne Pickford Cahill
David L. Beavers,
Project Manager
Fatima A. Khaja
Frances A. Mummert
Sonja H. Vaughan

**Department of
Information Technology**

Neal Campion
George J. Kohut
Robert Pfoutz
Mai-Huong Tran

**Office of
Waste Management**

Gilbert Osei-Kwadwo
Lana Tran

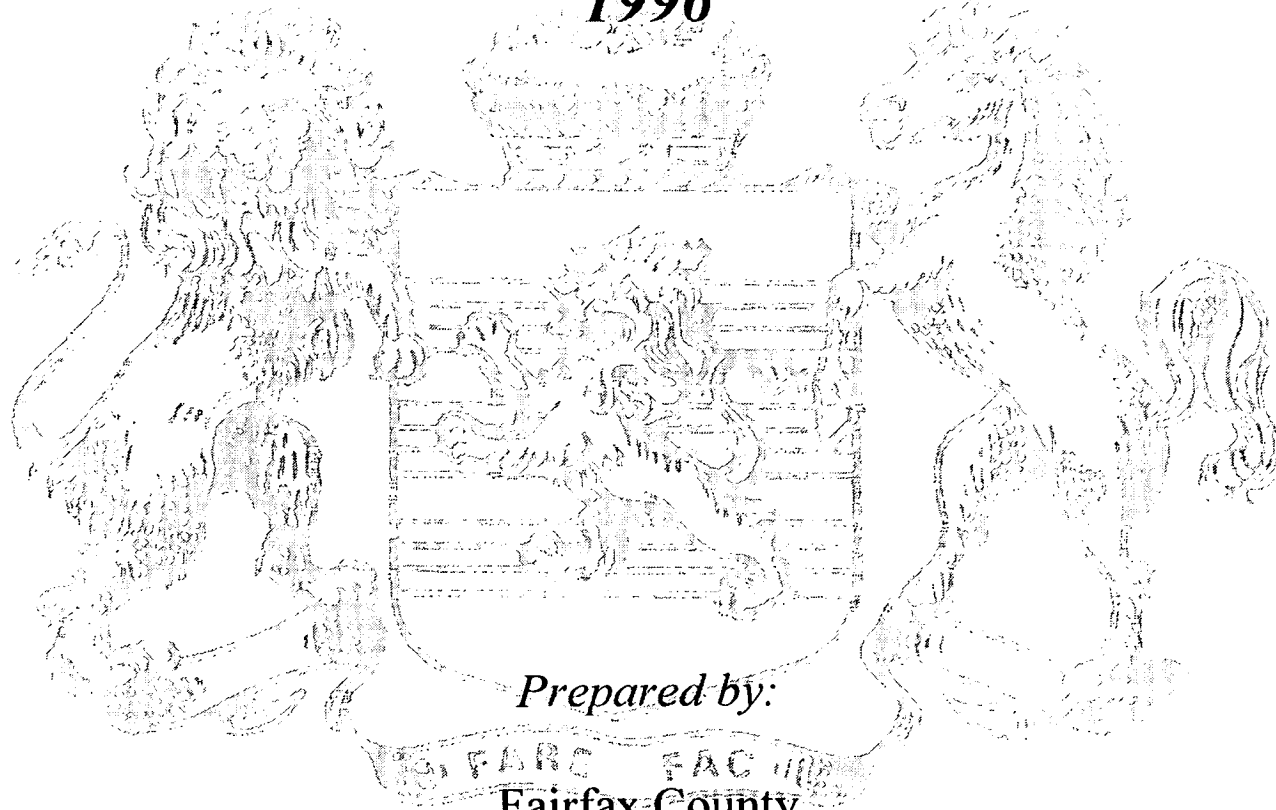
**Office of
Comprehensive Planning**

Kwasi Bosompem
Lillian Cerdeira
Donna Chamberlain
Sterling Wheeler

DEMOGRAPHIC REPORTS[©]

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

1996



Prepared by:

Fairfax County

Office of Management and Budget

1742

The seal of the Commonwealth of Virginia is faintly visible in the background. It features a central shield with a plow and a sheaf of wheat, flanked by a lion on the left and a unicorn on the right. Above the shield is a crest with a figure holding a bow and arrow. A banner at the bottom contains the motto "EUREKA FACIT".

For sale by

**Maps and Publications Sales
12000 Government Center Parkway**

Suite 156

Fairfax, Virginia 22035

(703) 324-2974

1-(800) 828-1120 (TDD)

\$ 18

1742

TABLE OF CONTENTS

	<u>Page</u>
Foreword	vi
Economic and Demographic Publications	vii
Accessing Fairfax County Information Electronically	ix

I. MAPS

Subcensus Tract with Supervisor Districts and Planning Districts	Included
Figure 1.1 -- Supervisor Districts	I-2
Figure 1.2 -- Planning Districts	I-3
Figure 1.3 -- Major Roads	I-4
Figure 1.4 -- Sewersheds	I-5
Table 1.1 -- Fairfax County Sewershed Codes	I-6

II. DEMOGRAPHIC PROFILE

Table 2.1 -- Historical, Estimated and Projected Population, Housing Units and Occupied Housing Units, Fairfax County, 1970 to 2020	II-2
Figure 2.1 -- Historical, Estimated and Projected Population, Housing Units and Households, 1960 to 2020	II-3
Table 2.2 -- Historical, Estimated and Projected Population by Supervisor District, Fairfax County, 1990 to 2020	II-4
Figure 2.2 -- Estimated and Projected Population by Supervisor District, Fairfax County, 1996 to 2020	II-5
Table 2.3 -- Historical, Estimated and Projected Population by Planning District, Fairfax County, 1980 to 2020	II-6
Table 2.4 -- Population Age Distribution, Fairfax County, 1960 - 1990	II-7
Table 2.5 -- Estimated and Projected Population Age Distribution, Fairfax County, 1996 - 2010	II-8
Figure 2.3 -- Population Age Distribution, Fairfax County, 1980 to 2010	II-9
Table 2.6 -- Population of Towns in Fairfax County, 1982 to 1996 ..	II-10
Table 2.7 -- Racial and Ethnic Distribution of Population, Fairfax County, 1980 and 1990	II-10
Table 2.8 -- Household and Family Income Distribution, Fairfax County, 1995	II-11

	<u>Page</u>
Table 2.9 -- Estimates of Median Household Income and Median Family Income, Fairfax County, 1979 to 1995	II-11
Table 2.10 -- Historical, Estimated and Projected Housing Units by Planning District, Fairfax County, 1970 to 2020	II-12
Table 2.11 -- Historical, Estimated and Projected Housing Units by Type of Structure, Fairfax County, 1950 to 2020	II-13
Figure 2.4 -- Historical and Projected Housing Units by Type of Structure, 1950 to 2020	II-14
Table 2.12 -- Rental Housing Complex Census: Total and Participating Units, Vacancy Rate and Average Monthly Rent, Fairfax County, 1975 to 1996	II-15
Table 2.13 -- Estimated Median Market Value of Owned Housing Units, Fairfax County, 1975 to 1996	II-15
Table 2.14 -- Estimated Median and Average Market Values, Owned Housing Units by Unit Type and Planning District, Fairfax County, January 1996	II-16
Table 2.15 -- Population, Median Household Income and Median Family Income by Jurisdiction, Washington DC Primary Metropolitan Statistical Area (PMSA), Commonwealth of Virginia and the United States	II-17
Figure 2.5 -- Nonresidential Structure Gross Floor Area by Supervisor District and Type of Structure, January 1996	II-18
Figure 2.6 -- Average Annual Unemployment Rate and Total Employment, Fairfax County, 1986 to 1995	II-19

III. CURRENT POPULATION

Current Population Narrative	III-1
Table 3.1 -- Average Household Size and Vacancy Rate by Planning District, Fairfax County, 1996	III-2
Figure 3.1 -- Average Household Size, Fairfax County, U.S. South Region, and U.S., 1966 to 1996	III-3
Table 3.2 -- Special Institutional Population, Fairfax County, 1982 - 1996	III-4
Figure 3.2 -- Current Population Density, January 1996	III-5
Population -- Supervisor District, Towns	III-6
Population -- Planning District	III-7
Population -- Sewershed	III-8
Population -- Census and Subcensus Tract	III-11

Table of Contents (continued)

	<u>Page</u>		<u>Page</u>
IV. POPULATION FORECASTS			
Population Forecasts Narrative	IV-1	Estimated and Forecasted Housing Units --	
Table 4.1 -- Average Household Size by Race, Fairfax County, 1980 and 1990	IV-2	Supervisor District, Towns	VI-4
Table 4.2 -- Average Household Size by Planning District, 1996 - 2020	IV-3	Historical, Estimated and Forecasted Housing Units --	
Figure 4.1 -- Forecasted Population Growth, 1996 to 2020	IV-4	Planning District	VI-5
Historical, Estimated and Forecasted Population --		Estimated and Forecasted Housing Units --	
Supervisor District, Towns	IV-5	Census and Subcensus Tract	VI-6
Historical, Estimated and Forecasted Population --			
Planning District	IV-6	VII. RESIDENTIAL DEVELOPMENT ACTIVITY	
Historical and Forecasted Population --		Residential Development Activity Narrative	VII-1
Census and Subcensus Tract	IV-7	Table 7.1 -- Housing Units in the Development Process	
		by Development Stage, 1995 - 1996	VII-1
		Figure 7.1 -- Housing Units in the Residential Development	
		Process, by Structure Type, 1973 to 1996	VII-2
		Table 7.2 -- Housing Units in the Development Process	
		by Unit Type, 1995 - 1996	VII-3
		Figure 7.2 -- Residential Development Activity	
		by Subcensus Tract, January 1996	VII-4
		Summary of Residential Development Activity --	
		Supervisor District, Towns	VII-5
		Summary of Residential Development Activity --	
		Planning District	VII-7
		Summary of Residential Development Activity --	
		Census and Subcensus Tract	VII-9
V. HOUSING UNIT INVENTORY			
Housing Unit Inventory Narrative	V-1	VIII. NONRESIDENTIAL GROSS FLOOR AREA	
Table 5.1 -- Total Housing Units, 1978 - 1996	V-1	Nonresidential Gross Floor Area Narrative	VIII-1
Figure 5.1 -- Housing Units by Structure Type, 1950 to 1996	V-2	Table 8.1 -- Nonresidential Structure Gross Floor Area	
Table 5.2 -- Median Market Value of Housing Units		by General Activity Type, January 1996	VIII-1
by Supervisor District, 1995 - 1996	V-3	Figure 8.1 -- Existing Nonresidential Structure Gross Floor	
Table 5.3 -- Median Market Value of Housing Units		Area by Year Built and Structure Type	VIII-2
by Planning District, 1995 - 1996	V-3	Table 8.2 -- Nonresidential Land Use Categories	
Figure 5.2 -- Median Market Value of Housing Units, January 1996 ..	V-4	by General Activity Type	VIII-4
Housing Unit Inventory -- Supervisor District, Towns	V-6	Nonresidential Structure Gross Floor Area by General	
Housing Unit Inventory -- Planning District	V-7	Activity -- Inventory of Existing Structures by Year Built	VIII-5
Housing Unit Inventory -- Sewershed	V-8	Nonresidential Structure Gross Floor Area by General	
Housing Unit Inventory -- Census and Subcensus Tract	V-11	Activity -- Supervisor District, Towns	VIII-6
Market Value of Housing Units -- Supervisor District	V-31		
Market Value of Housing Units -- Planning District	V-34		
VI. HOUSING UNIT FORECASTS			
Housing Unit Forecasts Narrative	VI-1		
Table 6.1 -- Housing Unit Change by Supervisor District, 1996 - 2020	VI-2		
Table 6.2 -- Housing Unit Change by Planning District, 1996 - 2020	VI-3		

Table of Contents (continued)

	<u>Page</u>
Nonresidential Structure Gross Floor Area by General Activity -- Planning District	VIII-7
Nonresidential Structure Gross Floor Area by General Activity -- Sewershed	VIII-8
Nonresidential Structure Gross Floor Area by General Activity -- Census and Subcensus Tract	VIII-11

IX. EXISTING LAND USE

Existing Land Use Narrative	IX-1
Table 9.1 -- Vacant Acres in Fairfax County, 1980, 1985, 1990, 1995 and 1996	IX-2
Table 9.2 -- Acres of Land by General Land Use Category, January 1996	IX-2
Figure 9.1 -- Land Acreage by Major Zoning Class, Fairfax County, January 1996	IX-3
Table 9.3 -- Total Acres by Major Zoning Class, Fairfax County, January 1996	IX-4
Table 9.4 -- Acres of Vacant Land by Major Zoning Class, Fairfax County, January 1996	IX-5
Figure 9.2 -- Acres of Land by Land Use, Fairfax County, January 1996	IX-6
Table 9.5 -- Fairfax County Zoning Codes	IX-7
Table 9.6 -- Zoning Codes for Towns within Fairfax County	IX-9
Acres of Land by Zoning Class -- Supervisor District	IX-10
Acres of Land by Zoning Class within the Towns in Fairfax County	IX-13
Acres of Land by Zoning Class -- Planning District	IX-14
Acres of Land by Land Use Category -- Supervisor District	IX-20
Acres of Land by Land Use Category -- Planning District	IX-24

X. PLANNED LAND USE

	<u>Page</u>
Planned Land Use Narrative	X-1
Acres of Land by Planned Land Use -- Supervisor District	X-3
Acres of Land by Planned Land Use -- Planning District	X-4
Acres of Vacant and Underutilized Residential Land, Acres of Vacant Nonresidential Land, by Planned Land Use -- Supervisor District	X-5
Acres of Vacant and Underutilized Residential Land, Acres of Vacant Nonresidential Land, by Planned Land Use -- Planning District	X-6
Housing Units at Planned Buildout -- Supervisor District, Towns	X-7
Housing Units at Planned Buildout -- Planning District	X-8
Housing Units at Planned Buildout -- Sewershed	X-9
Housing Units at Planned Buildout -- Census and Subcensus Tract	X-12

FOREWORD

The Demographic Reports is a compilation of population, housing development activity, nonresidential gross floor area, and land use information. Specifically, within the Demographic Reports are tables showing the following: a Demographic Profile of Fairfax County; population estimates, densities, and forecasts; the County's dwelling unit inventory by type of unit; ranges of estimated market values of houses in the County; housing unit forecasts; the number and type of units within the County's residential development process; nonresidential structures; and existing and planned land use data. Various geographic arrangements are used to present the data, such as Supervisor Districts, Planning Districts, Sewersheds, and Census/Subcensus Tracts. Also, within each section of the Demographic Reports is a narrative that highlights significant changes in the data, major trends/occurrences, and methodologies, where appropriate. All information, except the historical and forecast data, is as of January 1, 1996.

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

Additionally, the data presented in the Demographic Reports is available electronically, on the Fairfax County World Wide Web (WWW) Home Page, from the Fairfax County Information Network Bulletin Board System (FCIN BBS), and also on computer diskette from Maps and Publications Sales. Instructions on accessing the County's Home Page and FCIN BBS are presented on page ix of the Demographic Reports.

A list of the economic and demographic information published by the Office of Management and Budget can be obtained from:

The Maps and Publications Desk
12000 Government Center Parkway, Suite 156
Fairfax, Virginia 22035-0009
Telephone: (703) 324-2974

Inquiries concerning the Demographic Reports and UDIS-related information should be directed to:

The Office of Management and Budget
12000 Government Center Parkway, Suite 561
Fairfax, Virginia 22035-0074
Telephone: (703) 324-4519
TDD: 1-(800) 828-1120

<http://www.co.fairfax.va.us/comm/demogrph>

ECONOMIC & DEMOGRAPHIC PUBLICATIONS

Maps & Publication Center, Suite 156
12000 Government Center Parkway
Fairfax, Virginia 22035

Tel: 703/324-4516 TDD Tel: 1-800/828-1120

Demographic Reports (1996)

\$18

Small area housing, population, development and land use information. Estimates and projections of data presented by supervisor district, planning district, census tract and subcensus tract. Also includes selected data from the 1990 Census.

Fairfax County Profile (1991)

\$9.50

An extensive economic and demographic profile of Fairfax County. Includes Information on income, age, race, employment and housing. Also contains information from the 1990 Census.

Characteristics of Fairfax County (1996)

Single Copy Free

An abbreviated demographic profile of Fairfax County.

Spotlight on Planning Districts (1996)

Single Copy Free

The 1994 Fairfax County Biennial Household Survey results are highlighted by each Planning Districts. Information on population, housing, income, labor force, land use and other social characteristics are provided. Will be available January 1997.

Economic & Demographic Bulletins

\$1 each

Publication 1 - 1990 Census Update

1990 Census highlights from Summary Tape File (STF) 1A on population, race, age, sex and type of household.

Publication 2 - 1990 Census Update, Economic and Social Characteristics

1990 Census highlights from Summary Tape (STF) 3A on population, housing, income, employment and economic indicators

Publication 3 - 1992 Household Survey Results

Results of the 1992 Fairfax County Biennial Household Survey. Information on population, households, education, income, employment and other social characteristics are provided.

Publication 4 - A Decade of Change: 1980 to 1990

Comparison of 1980 and 1990 decennial censuses. Provides information on changes that occurred in population, income, employment and transportation, and their future implications.

Publication 5 - 1994 Population Update

Current estimates and projections of population, households, housing units, residential vacancy rates and household sizes.

Publication 6 - 1994 Household Survey Results

Results of 1994 Fairfax County Biennial Household Survey provides information on population, households, education, income, education, labor force, day care usage, disability and other social characteristics.

Publication 7 - 1996 Household Survey Results

Results of 1996 Fairfax County Biennial Household Survey provides information on population, households, education, income, education, labor force, day care usage, disability and other social characteristics. Will be available January 1997.

A Demographic Profile: Income in Fairfax County

\$3

A geographical analysis of income and income-related demographic data from the 1990 Decennial Census, presented by census tract within the County. Includes thematic maps and discussion.

Economic and Demographic Publications (continued)

Rental Housing Complex Census Analysis (1996) \$6

Report documenting the results on the annual Rental Housing Census, providing analysis of rents and vacancy rates. Individual project data on number of units, rents, vacancy rates and modifications for persons with disabilities are provided.

Offices (1996) \$3

A listing of office buildings in Fairfax County by type of structure. Includes gross floor area and year built information.

Wholesale and Warehouse Storage Facilities (1996) \$1

A listing of existing wholesale and warehouse storage facilities in the County. Includes data on gross floor area and year built.

Shopping Center Directory (1996) \$.50

A listing of the shopping centers in Fairfax County that includes gross floor area, map reference number, address and number of businesses.

Residential Condominium Housing Projects (1996) \$1

A listing of residential condominium projects in Fairfax County.

Nonresidential Condominium Projects (1996) \$1

A listing of office and warehouse condominium projects including year built, gross floor areas and number of units.

Current Inventory of Nonresidential Gross Floor Area by Year Built and Land Use (1996) \$1

Tables showing annual increase in gross floor area of retail, industrial, office and institutional structures.

Vacant Commercial/Industrial Land (1996) \$1

A listing of vacant parcels planned for commercial/industrial uses. Includes land area, zoning, existing land use and map reference number.

Vacant and Underutilized Multifamily Residential Land (1996) \$1

A listing of vacant or partially improved parcels for multifamily housing (12 or more housing units per acre). Includes land area, zoning, existing land use and map reference number.

AVAILABLE ON 3.5" DISKETTE

Demographic Reports Data (1996) \$10

A series of data files on computer diskette, providing the information presented in the Demographic Reports in computer-readable format. Files are presented in Lotus 1-2-3, .wk1 format. Data topics include population, housing units, residential development activity, nonresidential structure gross floor area and land use.

Rental Housing Complex Census Data (1996) \$10

Computer-readable data collected from the annual census of rental housing projects in Fairfax County. Data fields presented include project name, number of units by type, average rent by unit type, vacant units by type, amenities included in the rent and modifications for persons with disabilities.

ACCESSING FAIRFAX COUNTY INFORMATION ELECTRONICALLY

Data published in the Demographic Reports is now also available online to computer users via either the County's World Wide Web site or the County's Bulletin Board System (BBS). The files are in Hypertext Markup Language (HTML) and Lotus 1-2-3 .wk1 formats, respectively.

Accessing the Fairfax County World Wide Web Home Page:

<http://www.co.fairfax.va.us/comm/demogrph>

Accessing the Fairfax County Information Network Bulletin Board to download Demographic Reports data:

1. Set up your personal computer communications software (N/8/1).
 2. Dial the FCIN BBS at (703) 802-3270 using your modem.
 3. When connected, the screen will read "WELCOME TO THE FCIN BBS".
 4. First time users must register. Type your name and other information items. The screen (s) will guide you. The next time you access the BBS, go directly to Step 5!
 5. Once you are connected, choose the "File Listings" function from the Main Menu.
 6. Select "Demographic Reports Data" to view a listing of all Demographic Reports files available. Mark the files with the space bar that you wish to download.
 7. Return to the Main Menu and select "Download". Affirm that you want to download flagged files, select the appropriate communications protocol, and proceed with the file transfer.
 8. To exit type G to log-off the system.
-

Additional information on downloading is available on the BBS under the item *Download File(s)*, by typing "H", or by calling the Fairfax County Bulletin Board Voice Help Line at (703) 324-4584.

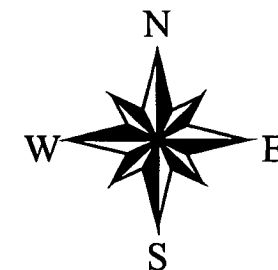
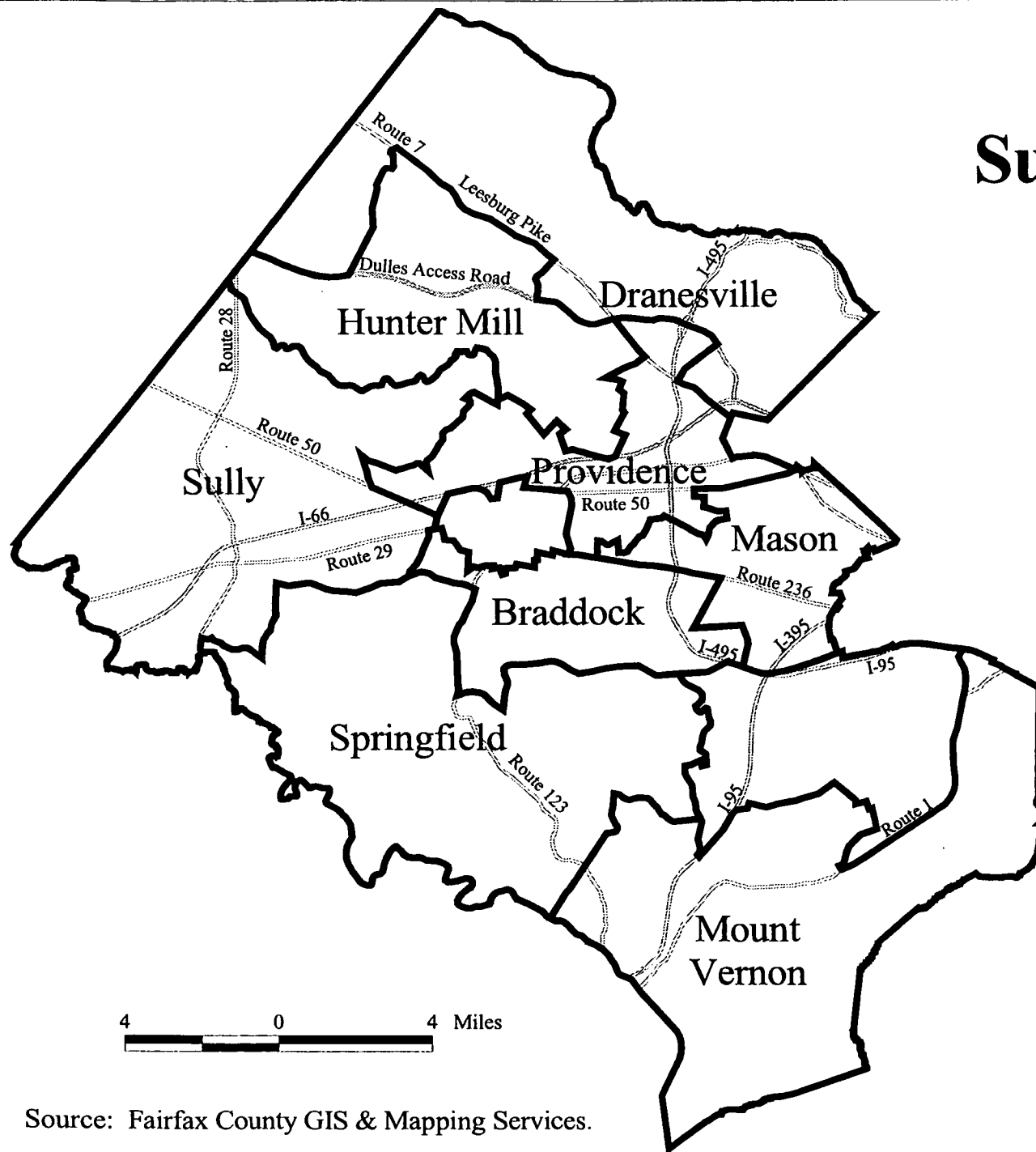
I. MAPS



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

Figure 1.1

Supervisor Districts

Fairfax County, Virginia



-  Supervisor District
-  Major Roads

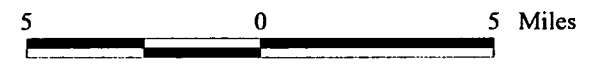
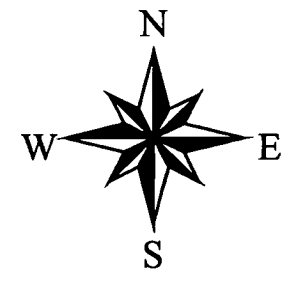


Source: Fairfax County GIS & Mapping Services.

Figure 1.2

Planning Districts

Fairfax County, Virginia

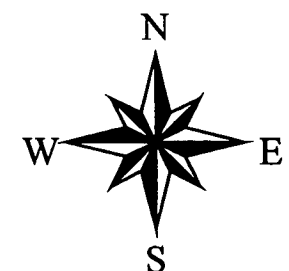
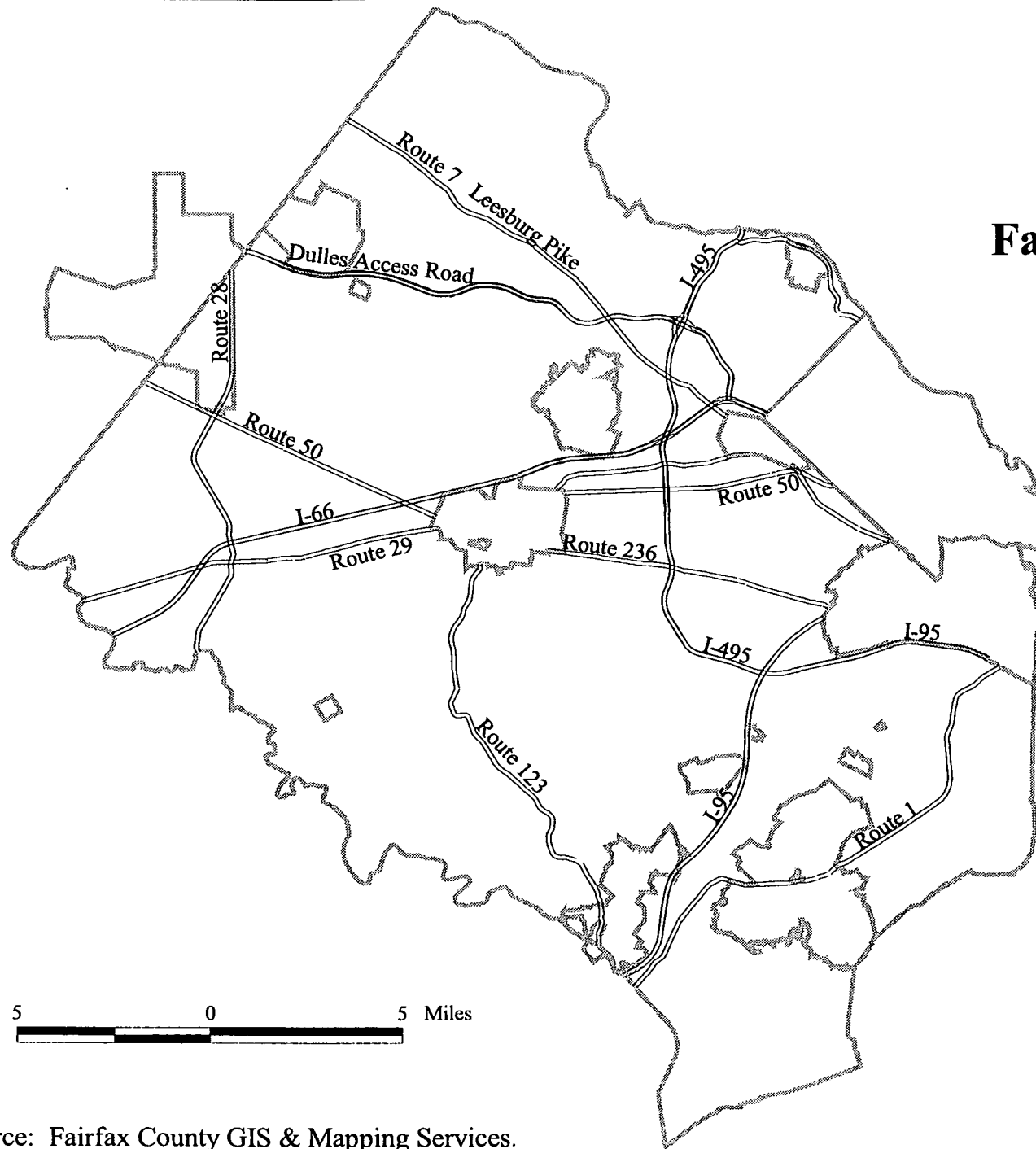


□ Planning District
--- Major Roads

Source: Fairfax County GIS & Mapping Services.

Figure 1.3

Major Roads Fairfax County, Virginia



 Major Roads

5 0 5 Miles

Source: Fairfax County GIS & Mapping Services.

Figure 1.4

Sewersheds

Fairfax County, Virginia

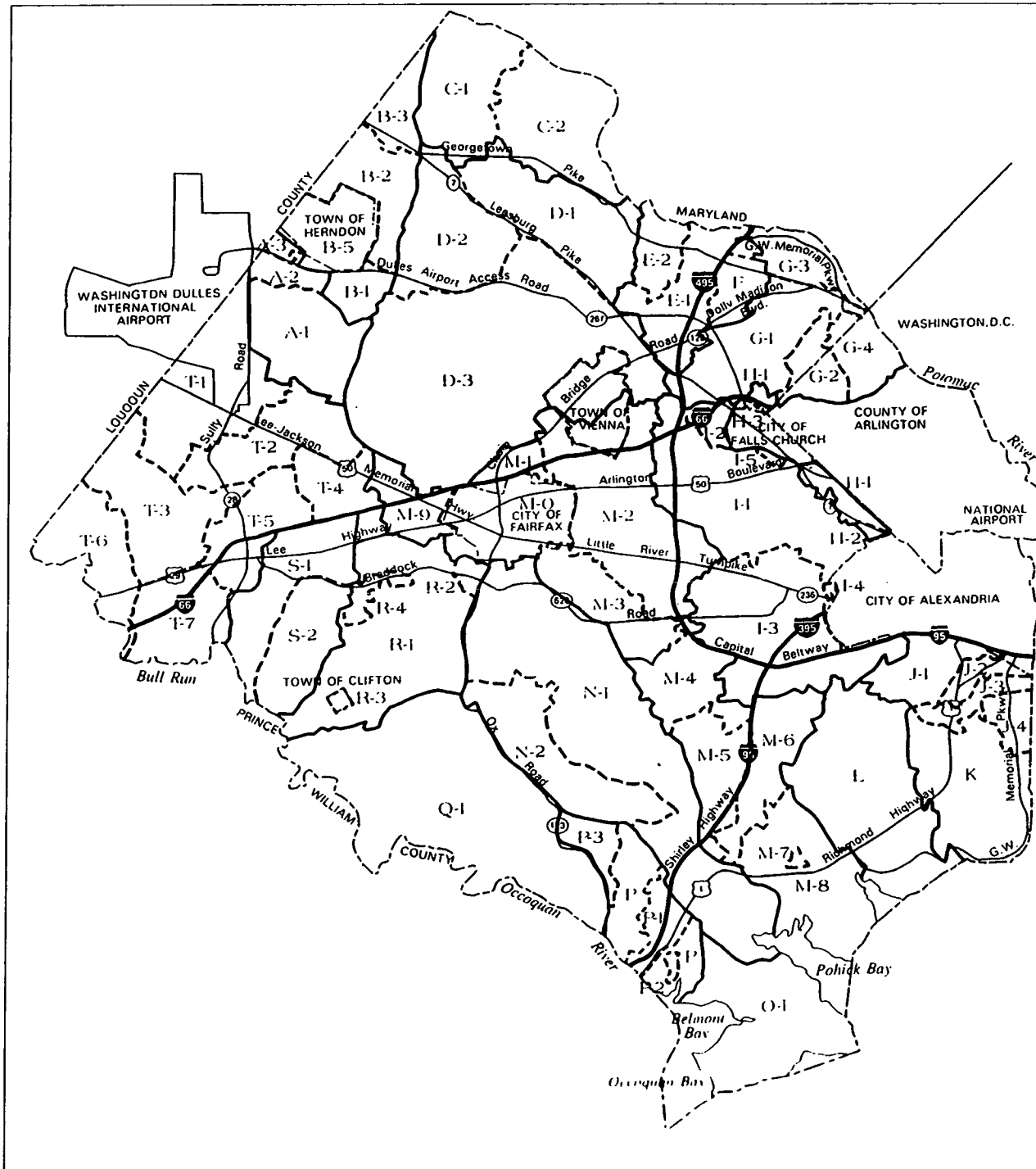
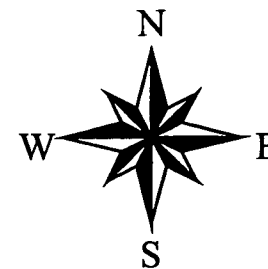


TABLE 1.1

Fairfax County Sewershed Codes

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

II. DEMOGRAPHIC PROFILE

DEMOGRAPHIC PROFILE

The following section provides an overview of the information that is provided by the Fairfax County Office of Management and Budget in the 1996 Demographic Reports. This section presents tables and graphics on the following subjects:

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

Data are presented covering historical, current and future time frames.

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

TABLE 2.1

**Historical, Estimated and Projected Population, Housing Units and Occupied Housing Units
Fairfax County, 1970 to 2020**

Year	Population			Total Housing Units ^a	Occupied Housing Units ^b (Households)		
	Total	Average Annual Increase	Average Annual Growth Rate		Total	Average Annual Increase	Average Annual Growth Rate
1970	454,275 ^c	--	--	130,800	126,500	--	--
1975	537,200	16,600	3.4%	173,000	166,400	8,000	5.6%
1980	596,901	11,940	2.1%	215,600	205,200	7,800	4.3%
1985	668,300	14,300	2.3%	247,800	238,500	6,700	3.1%
1990	818,584	30,057	4.1%	302,500	292,300	10,800	4.2%
1995	879,400	12,200	1.4%	328,200	317,000	4,900	1.6%
1996	899,700	20,300	2.3%	334,100	323,300	6,300	2.0%
2000	954,300	13,700	1.5%	356,100	344,400	5,300	1.6%
2005	1,011,500	11,400	1.2%	379,200	366,700	4,500	1.3%
2010	1,069,900	11,700	1.1%	404,000	390,600	4,800	1.3%
2015	1,133,200	12,700	1.2%	430,971	416,600	5,200	1.3%
2020	1,206,300	14,600	1.3%	462,400	446,800	6,000	1.4%

Sources: U.S. Bureau of the Census, 1970, 1980 and 1990 (figures as of April 1);
Fairfax County Office of Management and Budget, 1995 through 2020 (figures as of January 1).

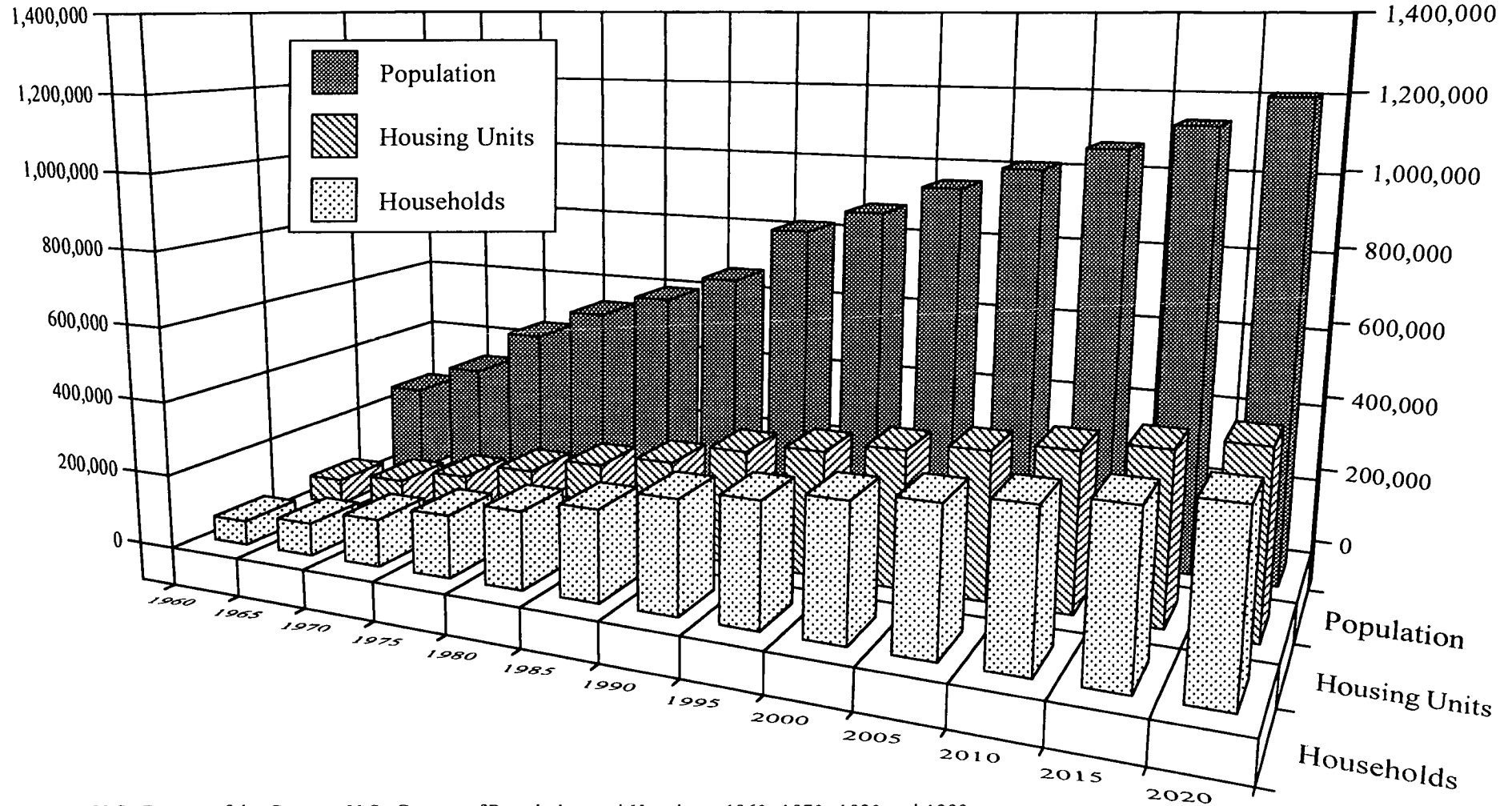
^a 1970 and 1980 figures are Census counts and include Fort Belvoir.

^b 1970, 1980 and 1990 figures are Census counts and include Fort Belvoir.

^c Datum is 1970 Census total population figure after 1975 revision.

Figure 2.1

Historical, Estimated and Projected Population, Housing Units and Households 1960 to 2020



Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1960, 1970, 1980 and 1990;
Fairfax County Office of Management and Budget.

TABLE 2.2

Historical, Estimated and Projected Population by Supervisor District
Fairfax County, 1990 to 2020

Supervisor District	1990	1996	2000	2005	2010	2015	2020
Braddock	90,767	89,300	89,673	92,823	95,589	98,464	101,704
Dranesville ^a	92,296	98,688	104,582	109,264	113,206	117,454	122,315
Hunter Mill ^b	90,714	100,592	110,200	118,059	126,590	136,012	147,316
Lee	90,049	97,700	112,784	124,656	137,436	150,972	165,543
Mason	90,725	91,719	94,057	97,581	101,456	105,724	110,802
Mount Vernon	87,124	95,586	99,705	103,717	107,682	111,955	116,947
Providence	90,778	96,573	100,254	106,958	114,523	122,948	133,099
Springfield ^c	92,626	99,821	102,217	105,660	108,599	111,624	114,969
Sully	93,505	129,671	140,829	152,778	164,828	178,004	193,638
Fairfax County	818,584	899,650	954,301	1,011,496	1,069,909	1,133,157	1,206,333

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1990. (Figures as of April 1.);
Fairfax County Office of Management and Budget: 1995 through 2020. (Figures as of January 1.)

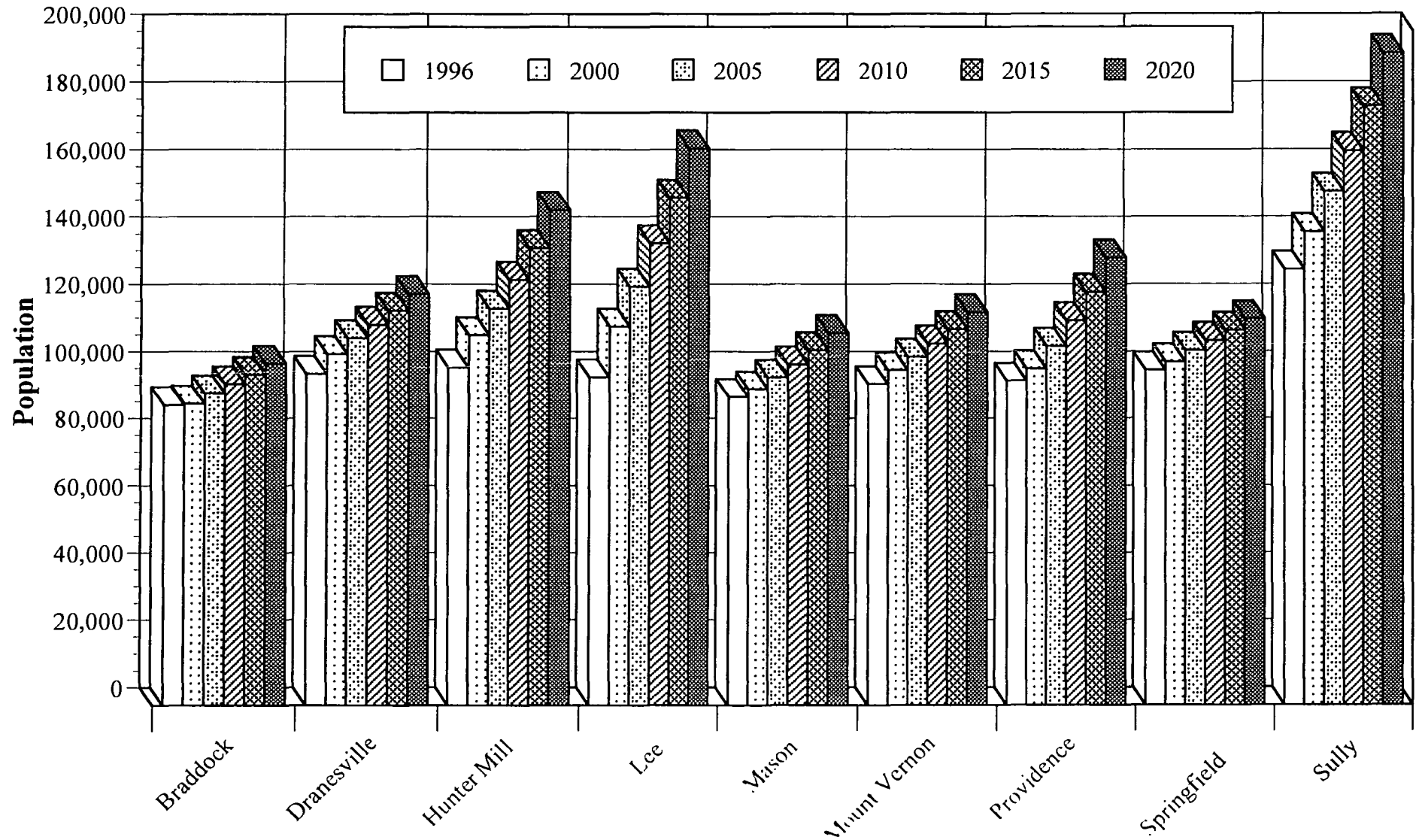
^a Includes the Town of Herndon.

^b Includes the Town of Vienna.

^c Includes the Town of Clifton.

Figure 2.2

Estimated and Projected Population by Supervisor District Fairfax County, 1996 to 2020



Source: Fairfax County Office of Management and Budget.

TABLE 2.3

Historical, Estimated and Projected Population by Planning District
Fairfax County, 1980 to 2020

Planning District	1980	1990	1996	2000	2005	2010	2015	2020
Annandale	66,466	66,329	68,202	68,702	70,015	71,251	72,562	74,048
Baileys	30,290	38,392	37,766	38,449	40,401	42,705	45,297	48,443
Bull Run	23,566	66,234	95,627	103,997	113,826	123,961	135,078	148,336
Fairfax	32,332	45,244	48,017	50,805	53,956	57,130	60,621	64,787
Jefferson	38,152	42,859	45,947	46,280	47,833	49,595	51,579	53,975
Lincolnia	9,978	14,010	14,112	15,332	16,445	17,705	19,071	20,685
Lower Potomac	16,305	24,371	25,680	28,225	30,113	32,363	34,850	37,862
McLean	54,669	58,747	60,867	64,469	66,709	68,812	71,131	73,866
Mount Vernon	79,533	82,483	84,764	85,953	90,298	94,512	99,119	104,556
Pohick ^a	71,543	127,040	134,501	137,544	142,899	147,572	152,353	157,650
Rose Hill	23,262	34,520	42,671	47,821	52,019	56,841	62,153	68,556
Springfield	31,667	39,919	43,132	52,912	58,164	63,471	68,730	73,287
Upper Potomac ^b	70,795	125,169	144,478	158,027	169,977	182,125	195,464	211,290
Vienna ^c	48,343	53,267	53,886	55,785	58,841	61,866	65,149	68,992
Fairfax County	596,901	818,584	899,650	954,301	1,011,496	1,069,909	1,133,157	1,206,333

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1980 and 1990 (Figures as of April 1).
Fairfax County Office of Management and Budget: 1996 through 2020 (Figures as of January 1).

^a Includes the Town of Clifton.

^b Includes the Town of Herndon.

^c Includes the Town of Vienna.

TABLE 2.4

**Population Age Distribution
Fairfax County, 1960 - 1990**

Age Group	1960		1970		1980		1990	
	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent
Under 5	34,475	13.9%	40,726	9.0%	38,326	6.4%	57,892	7.1%
5 to 9	33,902	13.6%	52,113	11.5%	45,307	7.6%	55,698	6.8%
10 to 14	27,034	10.9%	56,178	12.3%	54,936	9.2%	53,112	6.5%
15 to 19	15,881	6.4%	42,934	9.4%	54,754	9.2%	54,207	6.6%
20 to 24	13,136	5.3%	34,269	7.5%	47,646	8.0%	59,425	7.3%
25 to 34	36,708	14.7%	64,926	14.3%	112,191	18.8%	158,602	19.4%
35 to 44	47,981	19.3%	67,648	14.9%	98,037	16.4%	158,119	19.3%
45 to 54	22,834	9.2%	59,141	13.0%	70,151	11.8%	107,709	13.2%
55 to 64	9,686	3.9%	23,412	5.1%	48,564	8.1%	60,276	7.4%
65 and Over	7,260	2.9%	13,674	3.0%	26,989	4.5%	53,544	6.5%
Total	248,897	100.0%	455,021	100.0%	596,901	100.0%	818,584	100.0%
Median Age	25.0 Years		25.2 Years		30.1 Years		33.1 Years	

Source: U.S. Bureau of the Census, U.S. Census of Population.

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

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

TABLE 2.5

**Estimated and Projected Population Age Distribution
Fairfax County, 1996 to 2010**

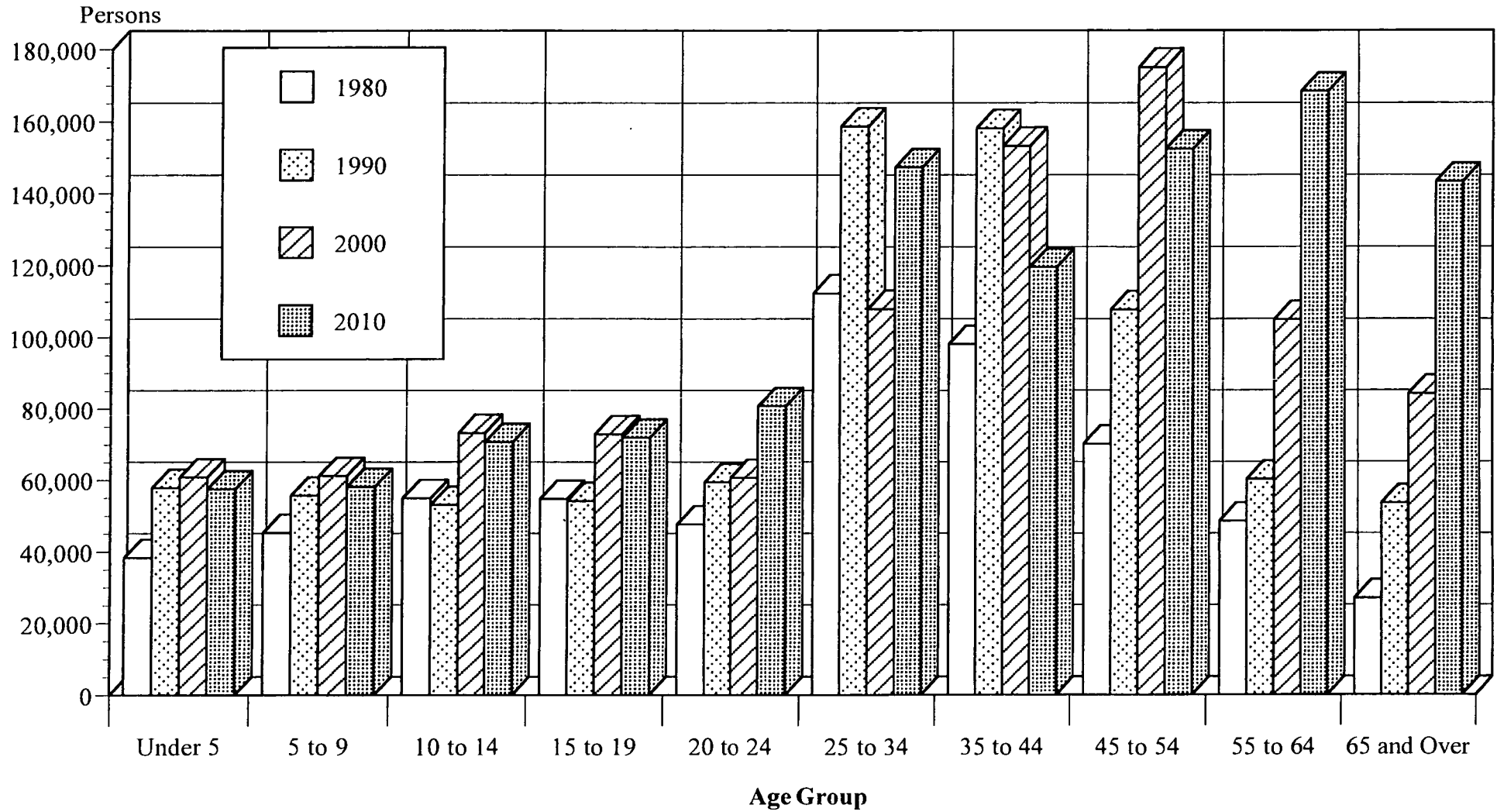
Age Group	1996		2000		2005		2010	
	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent
Under 5	59,165	6.6%	60,899	6.4%	52,553	5.2%	57,484	5.4%
5 to 9	71,669	8.0	61,218	6.4	66,182	6.5	58,127	5.4
10 to 14	70,279	7.8	73,281	7.7	65,516	6.5	70,721	6.6
15 to 19	59,897	6.7	72,935	7.6	79,444	7.9	71,933	6.7
20 to 24	43,125	4.8	60,676	6.4	74,275	7.3	80,808	7.6
25 to 34	133,389	14.8	107,865	11.3	115,240	11.4	147,316	13.8
35 to 44	170,896	19.0	153,207	16.1	139,662	13.8	119,427	11.2
45 to 54	150,776	16.8	175,018	18.3	168,357	16.6	152,427	14.2
55 to 64	72,266	8.0	104,973	11.0	144,157	14.3	168,371	15.7
65 and Over	68,186	7.6	84,231	8.8	106,110	10.5	143,295	13.4
Total	899,650	100.0%	954,301	100.0%	1,011,496	100.0%	1,069,909	100.0%

Source: Fairfax County Office of Management and Budget.

Notes: Figures may not sum to total due to rounding.
Figures include the populations of Fort Belvoir and the D.C. Correctional Complex at Lorton.

Figure 2.3

Population Age Distribution Fairfax County, 1980 - 2010



Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1980, 1990;
Fairfax County Office of Management and Budget: 2000, 2010.

TABLE 2.6

Population of Towns in Fairfax County
1982 to 1996

Year	Town of Clifton	Town of Herndon	Town of Vienna	Total
1982	229	12,524	14,999	27,752
1983	225	12,530	14,942	27,697
1984	240	13,011	15,717	28,968
1985	241	13,040	15,582	28,863
1986	226	13,318	13,829	27,373
1987	210	14,391	13,642	28,243
1988	215	15,150	14,429	29,794
1989	216	16,127	14,674	31,017
1990	176	16,143	14,852	31,171
1991	196	16,521	14,704	31,421
1992	224	15,750	14,911	30,885
1993	226	15,792	15,128	31,146
1994	222	16,061	14,644	30,927
1995	222	16,737	14,838	31,798
1996	218	17,836	15,099	33,153

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1990.
Fairfax County Office of Management and Budget, 1982-1989 and 1991-1996.

TABLE 2.7

Racial and Ethnic Distribution of Population
Fairfax County, 1980 and 1990

Race	1980		1990	
	Persons	Percent	Persons	Percent
White	532,204	89.2%	665,399	81.3%
Black	35,050	5.9%	63,325	7.7%
Asian and Pacific Islander	23,184	3.9%	69,338	8.5%
American Indian, Eskimo and Aleut	1,380	0.2%	2,038	0.2%
Other	5,083	0.9%	18,484	2.3%
Total	596,901	100.0%	818,584	100.0%
Hispanic ^a	19,983	3.3%	51,874	6.3%

Source: U.S. Bureau of the Census, U.S. Census of Population and Housing, 1980 and 1990.

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

^a Hispanic persons may be of any race.

TABLE 2.8

Household and Family Income Distribution
Fairfax County, 1995

Income Level	Percent of Households	Percent of Families
Under \$25,000	8.7%	7.0%
\$25,000 - \$49,999	19.6%	15.9%
\$50,000 - \$74,999	25.8%	23.4%
\$75,000 - \$99,999	18.3%	20.2%
\$100,000 - \$149,999	18.8%	22.8%
\$150,000 or More	8.8%	10.8%
Total	100.0%	100.0%

Source: 1996 Household Survey, Fairfax County Office of Management and Budget.

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

Data pertain to income reported for 1995.

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

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

TABLE 2.9

Estimates of Median Household Income
and Median Family Income
Fairfax County, 1979 to 1995

Year	Median Household Income	Median Family Income
1979	\$30,100	\$33,200
1981	n/a	\$41,600
1983	\$42,600	\$47,100
1985	\$49,700	\$54,200
1987	\$55,100	\$62,000
1989	\$59,300	\$65,200
1991	\$61,000	\$70,000
1993	\$64,000	\$72,000
1994	\$66,000	\$74,000
1995	\$70,000	\$78,000

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing; 1980 and 1990; Summary Tape File 3, Virginia; Fairfax County Office of Management and Budget, 1982, 1984 1986, 1988, 1992, 1994 and 1996 Fairfax County Household Survey; 1995 Fairfax-Falls Church Community Needs Assessment Survey.

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

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

Figures are rounded to the nearest \$100.

TABLE 2.10

**Historical, Estimated and Projected Housing Units by Planning District
Fairfax County, 1970 to 2020**

Planning District	1970	1980	1990	1996	2000	2005	2010	2015	2020
Annandale	17,413	23,600	24,901	25,190	25,361	25,896	26,429	26,993	27,641
Baileys	10,770	13,963	16,573	17,067	17,384	18,317	19,432	20,685	22,209
Bull Run	3,927	7,705	24,559	34,458	37,777	41,510	45,696	50,301	55,827
Fairfax	6,783	11,838	17,181	19,244	20,502	21,857	23,339	24,973	26,937
Jefferson	12,587	15,033	17,365	18,388	18,522	19,226	20,040	20,957	22,077
Lincolnia	3,592	4,128	5,464	5,576	5,977	6,435	6,957	7,520	8,186
Lower Potomac ^a	3,350	3,968	3,936	5,200	6,310	7,062	7,961	8,956	10,162
McLean	13,307	19,874	23,601	24,213	25,792	26,830	27,881	29,051	30,454
Mount Vernon	23,565	31,491	35,338	35,959	36,432	38,169	40,040	42,084	44,510
Pohick ^b	3,884	22,547	41,032	44,108	45,039	46,826	48,430	50,067	51,887
Rose Hill	5,979	7,591	13,524	17,155	19,379	21,212	23,360	25,733	28,592
Springfield	8,914	11,432	14,590	15,672	19,522	21,602	23,705	25,775	27,524
Upper Potomac ^c	6,239	25,702	44,898	51,576	57,082	61,962	67,215	73,010	79,943
Vienna ^d	10,507	16,774	19,502	20,317	21,035	22,265	23,512	24,866	26,466
Fairfax County	130,817	215,646	302,464	334,123	356,114	379,169	403,997	430,971	462,415

Sources: U.S. Bureau of the Census: 1970 and 1980.
Fairfax County Office of Management and Budget: 1990 through 2020.

^a 1970 and 1980 figures include units at Fort Belvoir; 1990 through 2020 do not. As of April 1990, there were 2,106 units on Fort Belvoir.

^b Includes the Town of Clifton.

^c Includes the Town of Herndon.

^d Includes the Town of Vienna.

TABLE 2.11

Historical, Estimated and Projected Housing Units
By Type of Structure
Fairfax County, 1950 to 2020

Year	Single Family		Townhouse		Multifamily		Total	
	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total
1950	19,979	75.2 %	1,997	7.5 %	4,582	17.3 %	26,558	100.0 %
1960	59,261	85.7	3,526	5.1	6,394	9.2	69,181	100.0
1970 ¹	91,134	69.7	7,747	5.9	31,887	24.4	130,768	100.0
1980 ¹	125,717	58.3	31,882	14.8	58,072	26.9	215,671	100.0
1990	163,029	53.9	37,306	22.3	72,129	23.8	302,464	100.0
1995	172,359	52.5	77,356	23.6	78,436	23.9	328,151	100.0
1996	174,015	52.1	79,334	23.7	80,774	24.2	334,123	100.0
2000	180,405	50.7	88,523	24.9	87,183	24.5	356,114	100.0
2010	187,557	46.4	115,404	28.6	101,039	25.0	403,997	100.0
2020	192,751	41.7	150,397	32.5	119,279	25.8	462,415	100.0

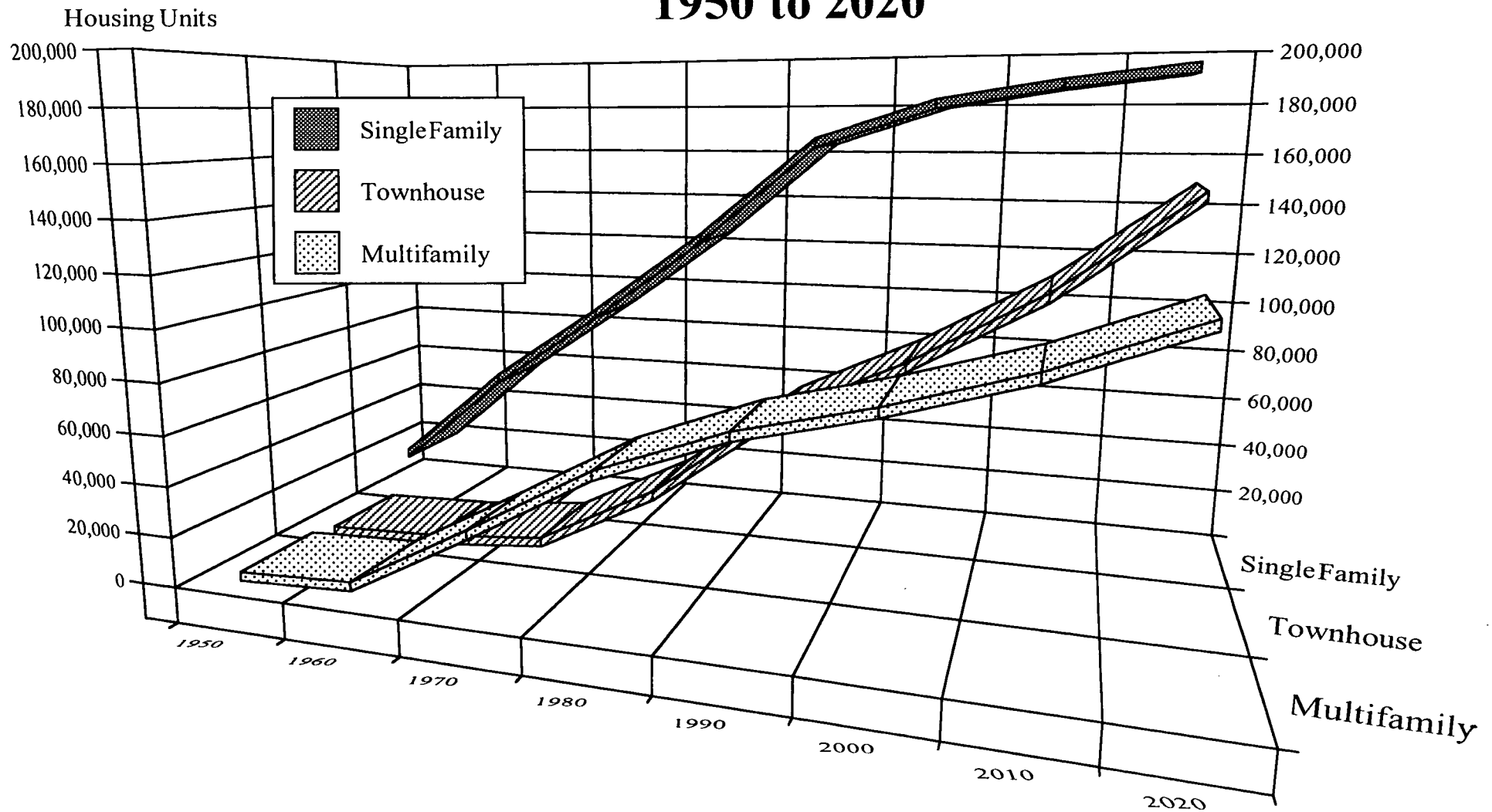
Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1950 through 1980;
Fairfax County Office of Management and Budget: 1990 through 2020.

Notes: 1995 and 1996 figures are estimates; 2000 through 2020 figures are forecasts.
Single family category includes single family detached units and mobile homes; townhouse category includes single family attached, duplex and multiplex units;
multifamily category includes garden, mid-rise and high-rise units.

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

Figure 2.4

Historical and Projected Housing Units By Type of Structure 1950 to 2020



Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1950 through 1990;
Fairfax County Office of Management and Budget: 2000 through 2020.

TABLE 2.12

**Rental Housing Complex Census:
Total and Participating Units,
Vacancy Rate and Average Monthly Rent
Fairfax County, 1975 to 1996**

Year	Total Units	Participating Units	Vacancy Rate	Average Monthly Rent
1975	43,190	43,005	4.4 %	\$ 236
1980	44,130	43,813	4.1 %	\$ 334
1981	43,114	42,653	2.6 %	\$ 367
1982	42,238	41,641	2.6 %	\$ 403
1983	41,600	40,918	3.0 %	\$ 430
1984	40,813	39,676	2.1 %	\$ 466
1985	40,186	38,950	2.2 %	\$ 517
1986	40,762	39,236	2.5 %	\$ 566
1987	41,745	40,003	4.4 %	\$ 615
1988	42,802	40,522	3.1 %	\$ 662
1989	45,578	45,474	7.4 %	\$ 705
1990	48,567	48,406	6.6 %	\$ 734
1991	49,253	49,097	7.6 %	\$ 747
1992	50,148	50,071	6.2 %	\$ 739
1993	49,811	49,754	5.2 %	\$ 753
1994	50,184	50,184	4.7 %	\$ 767
1995	50,243	49,677	4.9 %	\$ 792
1996	51,136	50,404	5.4 %	\$ 800

Source: *Fairfax County Rental Housing Complex Census Analysis, 1996*, Office of Management and Budget.

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

TABLE 2.13

**Estimated Median Market Value
Owned Housing Units
Fairfax County, 1975 to 1996**

Year	Median Market Value	Percent Change
1975	\$ 59,100	--
1976	62,600	5.9 %
1977	64,600	3.2
1978	68,200	5.6
1979	75,200	10.3
1980	87,200	16.0
1981	97,700	12.0
1982	104,100	6.6
1983	103,600	-0.5
1984	108,100	4.3
1985	110,500	2.2
1986	118,400	7.1
1987	133,400	12.7
1988	152,800	14.5
1989	179,500	17.5
1990	194,700	8.5
1991	190,100	-2.4
1992	183,700	-3.4
1993	183,500	-0.1
1994	184,400	0.5
1995	186,800	1.3
1996	186,300	-0.3

Source: Fairfax County Office of Management and Budget.

TABLE 2.14

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Planning District
Fairfax County, January 1996**

Planning District	Median Market Value				Average Market Value			
	Single Family	Townhouse	Condominium Apartment	All Units	Single Family	Townhouse	Condominium Apartment	All Units
Annandale	\$202,500	\$158,668	\$72,054	\$185,684	\$217,019	\$156,980	\$77,626	\$193,826
Baileys	\$225,000	\$157,989	\$78,234	\$144,398	\$259,596	\$172,953	\$85,809	\$169,074
Bull Run	\$223,483	\$132,412	\$99,602	\$166,940	\$232,783	\$133,087	\$101,303	\$182,543
Fairfax	\$262,583	\$157,574	\$93,928	\$206,770	\$287,189	\$165,065	\$94,650	\$229,600
Jefferson	\$177,840	\$157,293	\$78,900	\$163,461	\$195,525	\$162,711	\$85,038	\$167,708
Lincolnia	\$179,095	\$167,000	\$72,190	\$168,168	\$199,021	\$178,499	\$70,620	\$180,275
Lower Potomac	\$166,483	\$116,843	\$105,888	\$123,417	\$215,982	\$113,059	\$106,733	\$150,227
McLean	\$319,983	\$239,805	\$122,467	\$278,713	\$384,399	\$259,507	\$124,874	\$339,998
Mount Vernon	\$222,414	\$106,822	\$84,379	\$164,600	\$242,582	\$113,289	\$92,249	\$188,269
Pohick ^a	\$230,876	\$137,263	\$101,288	\$198,500	\$260,672	\$139,280	\$100,721	\$217,486
Rose Hill	\$183,278	\$170,500	\$115,633	\$170,151	\$196,645	\$172,013	\$111,565	\$178,128
Springfield	\$180,022	\$143,115	\$71,675	\$164,530	\$192,392	\$149,417	\$70,820	\$168,223
Upper Potomac ^b	\$248,877	\$136,616	\$75,214	\$198,594	\$289,774	\$144,735	\$81,542	\$228,126
Vienna ^c	\$240,661	\$175,011	\$81,532	\$224,288	\$262,436	\$192,315	\$79,277	\$241,560
Fairfax County	\$227,088	\$142,255	\$85,166	\$186,333	\$260,254	\$149,520	\$91,717	\$212,165

Note: The townhouse category includes townhouses, duplex units and multiplex units. Condominium apartments include new and converted condominium multifamily units.

^a Includes the Town of Clifton.

^b Includes the Town of Herndon.

^c Includes the Town of Vienna.

TABLE 2.15

Population, Median Household Income and Median Family Income by Jurisdiction
Washington DC Primary Metropolitan Statistical Area (PMSA), Commonwealth of Virginia and the United States

Jurisdiction	1990 Population	1989 Median Household Income	1989 Median Family Income
Fairfax County, VA	818,584	\$ 59,284	\$ 65,201
Arlington County, VA	170,936	\$ 44,600	\$ 55,346
Clarke County, VA	12,101	\$ 34,636	\$ 38,096
Culpeper County, VA	27,791	\$ 33,523	\$ 36,605
Fauquier County, VA	48,741	\$ 45,222	\$ 48,806
King George County, VA	13,527	\$ 35,556	\$ 38,210
Loudoun County, VA	86,129	\$ 52,064	\$ 56,006
Prince William County, VA	215,686	\$ 49,370	\$ 52,078
Spotsylvania County, VA	57,403	\$ 41,342	\$ 43,596
Stafford County, VA	61,236	\$ 44,661	\$ 47,526
Warren County, VA	26,142	\$ 31,062	\$ 35,130
Alexandria City, VA	111,183	\$ 41,472	\$ 50,812
Fairfax City, VA	19,622	\$ 50,913	\$ 56,419
Falls Church City, VA	9,578	\$ 51,011	\$ 62,187
Fredericksburg City, VA	19,027	\$ 26,614	\$ 33,353
Manassas City, VA	27,957	\$ 46,674	\$ 51,045
Manassas Park City, VA	6,734	\$ 39,076	\$ 40,213
Calvert County, MD	51,372	\$ 47,608	\$ 50,845
Charles County, MD	101,154	\$ 46,415	\$ 49,724
Frederick County, MD	150,208	\$ 41,382	\$ 45,847
Montgomery County, MD	757,027	\$ 54,089	\$ 61,988
Prince Georges County, MD	729,268	\$ 43,127	\$ 48,471
District of Columbia	606,900	\$ 30,727	\$ 36,256
Berkeley County, WV	59,253	\$ 27,412	\$ 32,040
Jefferson County, WV	35,926	\$ 30,941	\$ 34,887
Washington DC-MD-VA-WV PMSA	4,223,485	\$ 45,901	\$ 52,669
Commonwealth of Virginia	6,187,358	\$ 33,328	\$ 38,213
United States of America	249,632,692	\$ 30,056	\$ 35,225

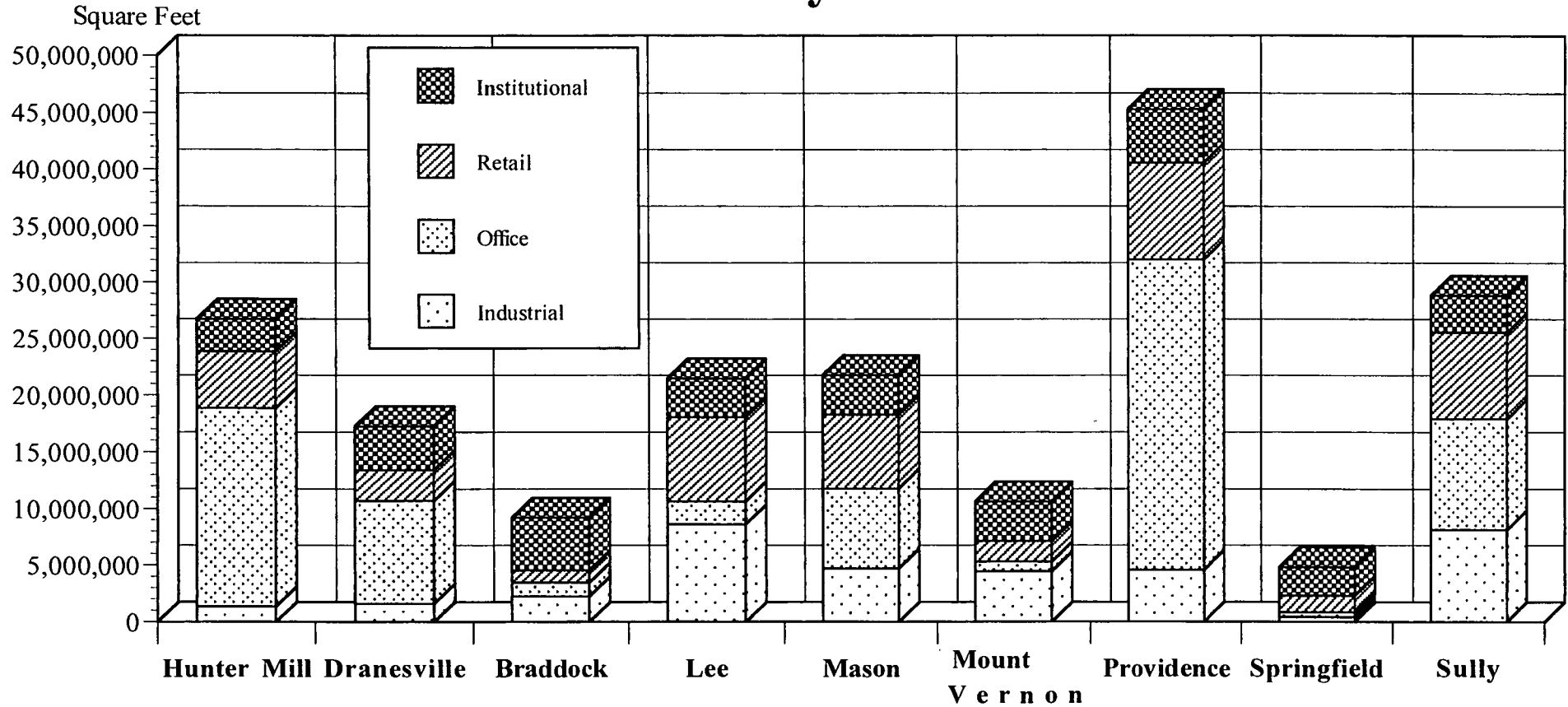
Source: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1990.

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

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

Figure 2.5

Nonresidential Structure Gross Floor Area By Supervisor District and Type of Structure January 1996

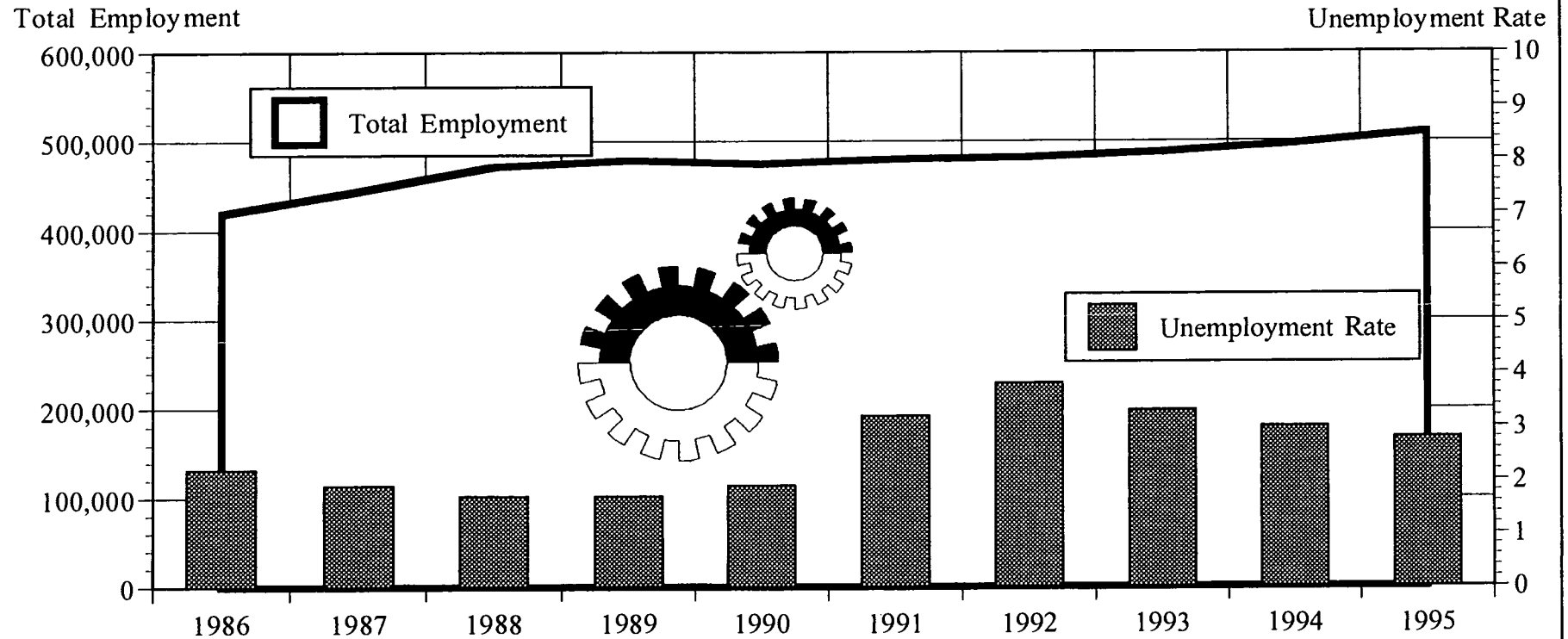


	Hunter Mill	Dranesville	Braddock	Lee	Mason	Mount Vernon	Providence	Springfield	Sully
Industrial	1,352,820	1,619,337	2,249,124	8,617,581	4,688,467	4,437,753	4,585,842	413,691	8,125,864
Office	17,493,324	9,075,956	1,201,060	2,043,977	7,084,853	866,137	27,475,686	439,724	9,786,044
Retail	5,021,841	2,694,368	1,087,955	7,391,252	6,519,014	1,833,596	8,523,920	1,449,877	7,674,805
Institutional	2,886,821	3,874,626	4,678,460	3,428,722	3,487,205	3,486,779	4,733,262	2,500,162	3,262,961

Source: Fairfax County Urban Development Information System (UDIS), 1996.

Figure 2.6

Average Annual Unemployment Rate and Total Employment Fairfax County, 1986 to 1995



Total Employment	419,891	445,234	471,794	478,704	474,465	479,694	481,600	487,588	496,626	510,122
Unemployment Rate	2.2	1.9	1.7	1.7	1.9	3.2	3.8	3.3	3	2.8

Source: Virginia Employment Commission.

Note: Total Employment refers to the number of employed Fairfax County residents, regardless of their place of employment

III. CURRENT POPULATION

CURRENT POPULATION

As of January 1996, there were an estimated 899,650 persons residing in Fairfax County. The County's population has increased by 20,249 persons, or 2.3 percent, over the 1995 population estimate of 879,401.

Among the nine supervisor districts, the Sully District is the largest in terms of total population (129,671 persons), while the Springfield District is largest in terms of total acreage (40,950 acres). The Braddock and Mason Districts have the lowest total populations with 89,300 persons and 91,719 persons, respectively.

The population density for the entire County is approximately 3.9 persons per acre, or 2,511 persons per square mile. The Springfield District has the lowest population density among supervisor districts -- 2.4 persons per acre. The Mason and Braddock Districts have the highest population densities, 8.1 persons per acre in Mason and 7.4 persons per acre in Braddock. Population density is based on the total acres in the County, excluding roads and water areas.

Methodology

The current population information is summarized by supervisor district, and planning district, sewershed, and census and subcensus tract. Population estimates are developed for these specific geographical areas by applying vacancy rates and household size factors by dwelling unit type for the applicable planning district to the current housing inventory of the geographical area. Specifically, the housing unit type categories of single family, townhouse/condominium, and rental multifamily are multiplied by their corresponding vacancy rates. This generates the number of vacant housing units, which when subtracted from the total number of housing units yields the number of occupied housing units, or households, by unit type and by each geographical unit. The household figures are multiplied by the average household size figure

for the dwelling unit type and planning district. This generates a population figure for each of the housing unit types which, when combined, reflect the composite population for a particular geographical entity.

The 1996 vacancy rates for each planning district were obtained from a combination of the analysis of 1995 water accounts from the Fairfax County Water Authority and from localities serving Fairfax County dwelling units, and the 1996 Rental Housing Census. The rental complex and non-rental complex vacancy rates are shown in Table 3.1.

The household size factors used for the population estimates were obtained based on the results of the 1996 Household Survey. The household size factors used for each planning district and dwelling unit type are presented in Table 3.1. Figure 3.1 depicts the relationship between Fairfax County, the United States and the United States South region average household sizes from 1966 to 1996.

Table 3.2 shows the special institutional population from 1982 to 1996. The population of special institutions, such as Fort Belvoir and the District of Columbia Correctional Complex at Lorton, is obtained directly from these institutions. Additionally, "Other" special populations identified include the Fairfax County Adult Detention Center, George Mason University dormitories, and various nursing homes throughout the County. As of January 1996, the total population of all special institutions in Fairfax County was 19,065.

Population density for the County is presented in Figure 3.2. Each dot on the map represents ten persons. More lightly dotted areas of the map correspond to lower population densities. The map shows highest population densities in the Falls Church, Baileys Crossroads, Seven Corners, Huntington and Route 1 areas.

TABLE 3.1

**Average Household Size and Vacancy Rate By Planning District
Fairfax County, 1996**

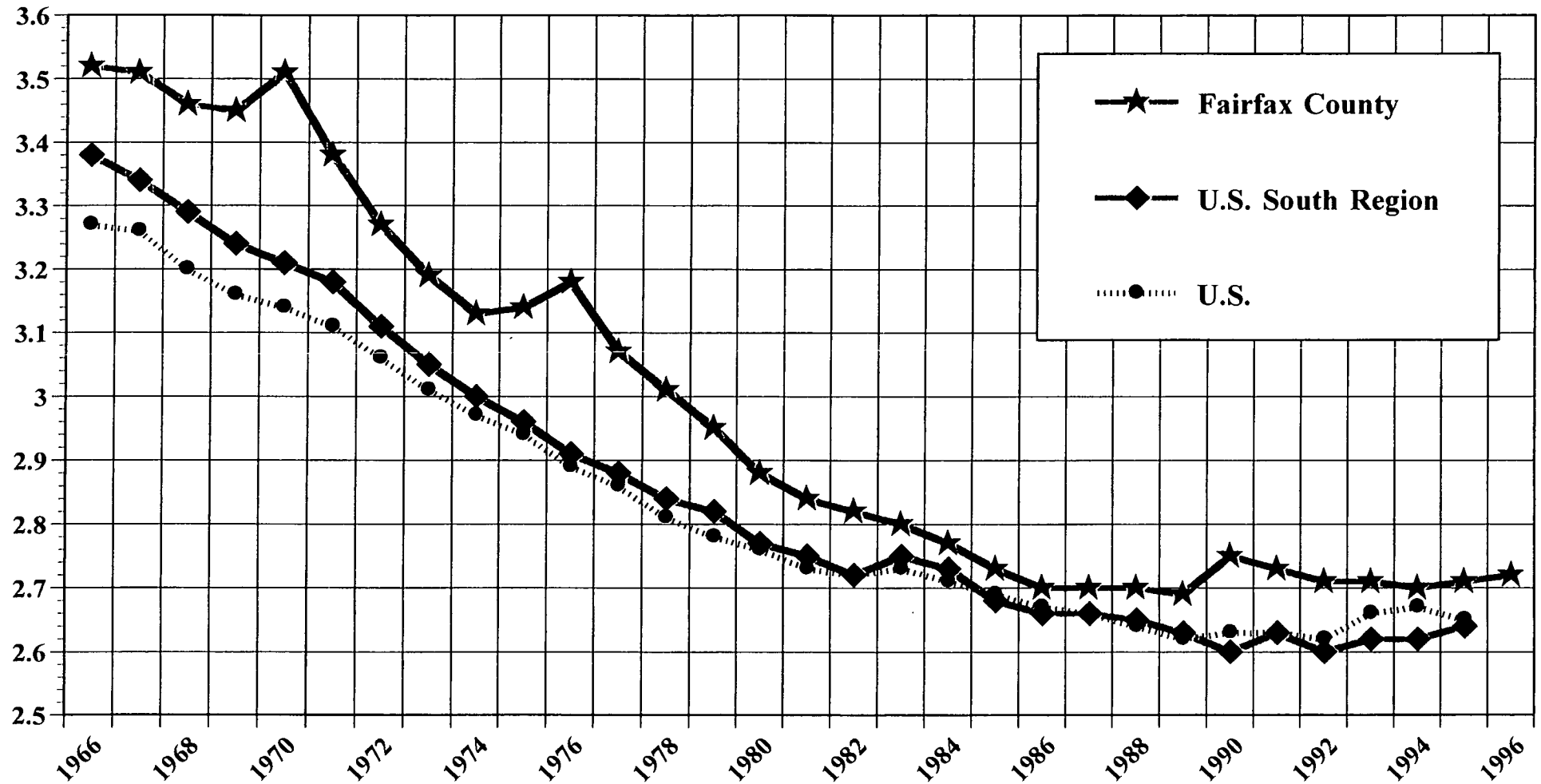
Planning District	Average Household Size (Persons per Occupied Unit)					Vacancy Rate			
	Single Family	Townhouse	Multi-Family	Mobile Home	Overall	Non-Rental Complex Units		Rental Complex Units	Overall
						Single Family	Townhouse / Condominium		
Annandale	2.95	2.72	2.13		2.73	1.0	0.6	3.2	1.2
Baileys	2.63	2.14	2.18		2.32	2.0	5.4	5.6	4.5
Bull Run	3.52	2.54	1.93	2.70	2.86	2.6	2.6	6.9	3.2
Fairfax	2.93	2.41	1.92	1.89	2.45	4.9	8.7	4.4	5.7
Jefferson	2.98	2.45	2.20		2.60	1.9	7.0	4.3	3.8
Lincolnia	2.84	2.23	2.78		2.61	2.0	0.6	6.3	3.5
Lower Potomac	2.62	2.72	2.16		2.53	5.6	5.2	7.8	6.0
McLean	2.91	2.25	1.86		2.61	3.2	5.0	6.4	3.9
Mount Vernon	2.74	2.59	2.01	2.43	2.43	1.9	3.2	5.5	3.1
Pohick	3.29	2.84	1.84		3.09	1.7	1.0	6.9	1.6
Rose Hill	3.08	2.35	1.76		2.56	2.8	2.0	6.2	2.9
Springfield	3.02	2.69	2.41		2.84	2.2	3.9	3.7	3.0
Upper Potomac	3.46	2.28	2.17		2.90	3.6	2.3	6.1	3.5
Vienna	2.93	2.44	2.40		2.75	4.2	3.7	2.6	3.9
Fairfax County	3.11	2.53	2.08	2.46	2.72	2.6	3.2	5.4	3.2

Source: Fairfax County Office of Management and Budget.

Figure 3.1

Average Household Size

Fairfax County, U.S. South Region, and the U.S., 1966 to 1996



Sources: U.S. Bureau of the Census; Fairfax County Office of Management and Budget.

TABLE 3.2

**Special Institutional Population
Fairfax County, 1982 -1996**

Year	D.C. Correctional Complex at Lorton		Fort Belvoir		Other ^a		Total	
	Population	Percent Change	Population	Percent Change	Population	Percent Change	Population	Percent Change
1982	2,525	---	9,563	---			12,088	---
1983	2,837	12.4%	8,482	-11.3%			11,319	-6.4%
1984	3,256	14.8%	10,934	28.9%			14,190	25.4%
1985	3,537	8.6%	12,247	12.0%			15,784	11.2%
1986	4,327	22.3%	9,393	-23.3%			13,720	-13.1%
1987	4,651	7.5%	9,075	-3.4%			13,726	0.0%
1988	5,462	17.4%	9,334	2.9%			14,796	7.8%
1989	6,064	11.0%	10,027	7.4%			16,091	8.8%
1990	5,548	-8.5%	8,590	-14.3%	5,372	---	19,510	21.2% ^b
1991	6,225	12.2%	7,575	-11.8%	5,643	5.0%	19,443	-0.3%
1992	6,904	10.9%	6,634	-12.4%	5,574	-1.2%	19,112	-1.7%
1993	7,025	1.8%	6,426	-3.1%	6,142	10.2%	19,593	2.5%
1994	7,278	3.6%	6,803	5.9%	6,243	1.6%	20,324	3.7%
1995	7,281	0.0%	6,723	-1.2%	6,216	-0.4%	20,220	-0.5%
1996	6,229	-14.4%	6,919	2.9%	5,917	-4.8%	19,065	-5.7%

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

^a Includes the Fairfax County Adult Detention, Juvenile Detention, Pre-Release Centers, Nursing Homes and George Mason University dormitories.

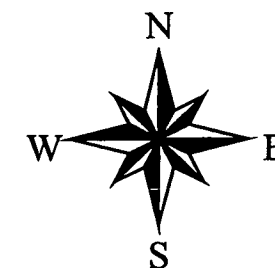
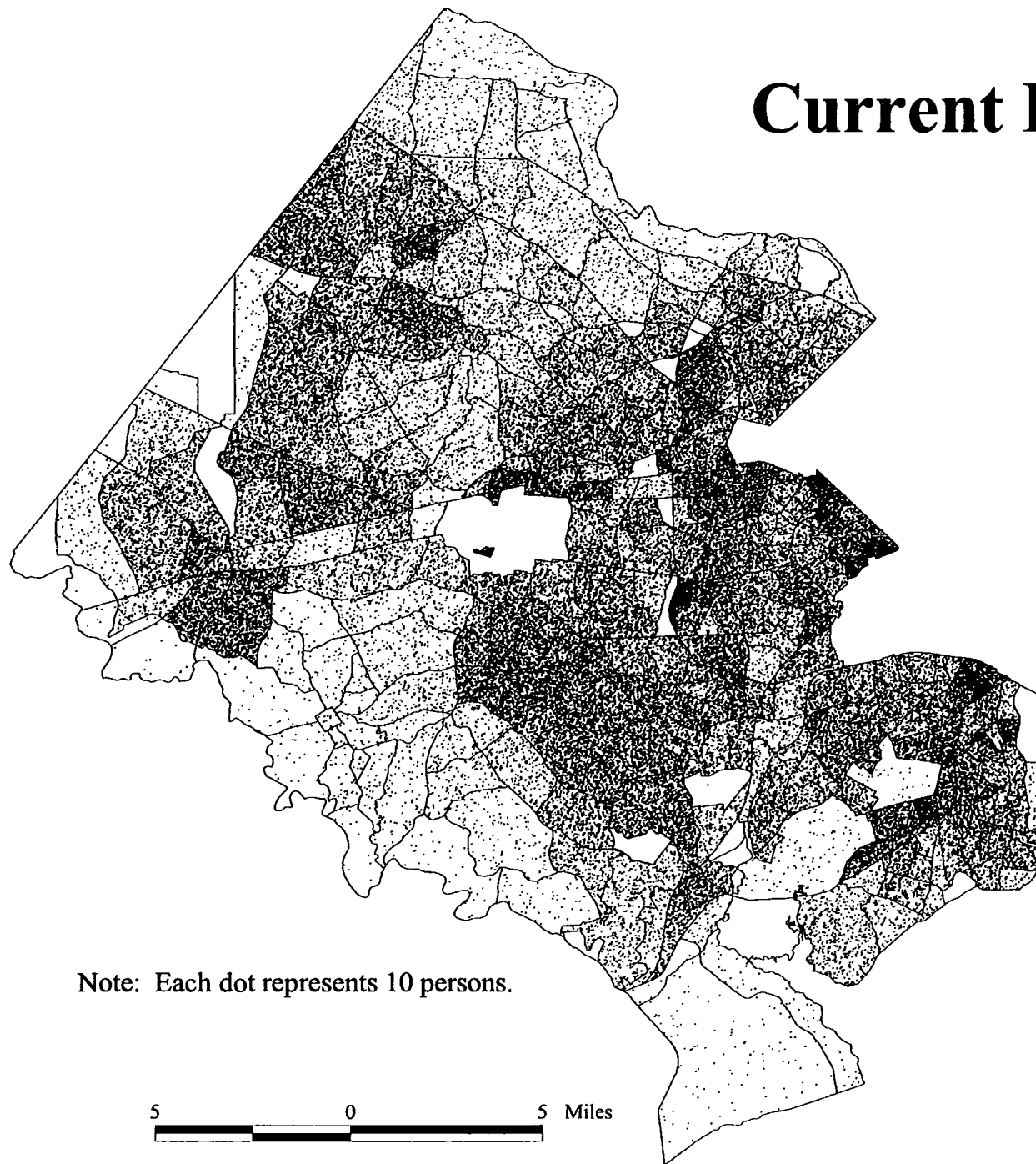
^b Includes "Other" population not previously enumerated.

Figure 3.2

Current Population Density

January 1996

Fairfax County, Virginia



Note: Each dot represents 10 persons.

5 0 5 Miles

Sources: Urban Development Information System,
Office of Management and Budget;
Fairfax County GIS & Mapping Services.

Population
Supervisor District
(January 1996)

Supervisor District	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
Braddock	89,300	12,005	7.4	18.76	4,761
Dranesville 1/	98,688	36,015	2.7	56.27	1,754
Hunter Mill 2/	100,592	21,798	4.6	34.06	2,953
Lee	97,700	16,581	5.9	25.91	3,771
Mason	91,719	11,370	8.1	17.77	5,163
Mount Vernon	95,586	36,639	2.6	57.25	1,670
Providence	96,573	14,352	6.7	22.43	4,306
Springfield 3/	99,821	40,950	2.4	63.99	1,560
Sully	129,671	39,547	3.3	61.79	2,099
FAIRFAX COUNTY	899,650	229,257	3.9	358.21	2,511

Population
Towns
(January 1996)

Town	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
Town of Clifton	218	140	1.6	0.22	997
Town of Herndon	17,836	2,337	7.6	3.65	4,884
Town of Vienna	15,099	2,390	6.3	3.74	4,042
TOWNS TOTAL	33,153	4,867	6.8	7.61	4,359

Note: The 1990 Census population for the City of Falls Church and the City of Fairfax is 9,578 and 19,622, respectively.

- 1/ Includes the Town of Herndon.
- 2/ Includes the Town of Vienna.
- 3/ Includes the Town of Clifton.

Population
Planning District
(January 1996)

Planning District	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
Annandale	68,202	10,086	6.8	15.76	4,328
Baileys	37,766	3,436	11.0	5.37	7,033
Bull Run	95,627	29,080	3.3	45.44	2,104
Fairfax	48,017	11,461	4.2	17.91	2,681
Jefferson	45,947	5,181	8.9	8.10	5,672
Lincolnia	14,112	1,732	8.1	2.71	5,207
Lower Potomac	25,680	23,617	1.1	36.90	696
McLean	60,867	16,464	3.7	25.73	2,366
Mount Vernon	84,764	11,858	7.1	18.53	4,574
Pohick 1/	134,501	45,725	2.9	71.45	1,882
Rose Hill	42,671	8,168	5.2	12.76	3,344
Springfield	43,132	8,908	4.8	13.92	3,099
Upper Potomac 2/	144,478	43,251	3.3	67.58	2,138
Vienna 3/	53,886	10,291	5.2	16.08	3,351
FAIRFAX COUNTY	899,650	229,257	3.9	358.21	2,512

Note: The 1990 Census population for the City of Falls Church and the City of Fairfax is 9,578 and 19,622, respectively.

- 1/ Includes the Town of Clifton.
- 2/ Includes the Town of Herndon.
- 3/ Includes the Town of Vienna.

Population
Sewershed
(January 1996)

Sewershed Code	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
A1	22,301	4,122	5.4	6.44	3,463
A2	539	673	0.8	1.05	513
A3	1,941	261	7.4	0.41	4,734
B1	4,752	962	4.9	1.50	3,168
B2	17,571	3,100	5.7	4.84	3,630
B3	2,140	1,509	1.4	2.36	907
B5 1/	17,490	2,326	7.5	3.63	4,818
C1	3,048	4,828	0.6	7.54	404
C2	3,600	5,644	0.6	8.82	408
D1	8,123	6,158	1.3	9.62	844
D2	21,614	4,799	4.5	7.50	2,882
D3 2/	71,066	20,707	3.4	32.36	2,196
E1	13,076	3,186	4.1	4.98	2,626
E2	1,381	1,347	1.0	2.10	658
F	6,708	1,072	6.3	1.67	4,017
G1	31,639	4,642	6.8	7.25	4,364
G2	3,198	647	4.9	1.01	3,166
G3	1,945	1,964	1.0	3.07	634
G4	955	155	6.1	0.24	3,979
H1	12,668	969	13.1	1.51	8,389
H2	7,158	100	71.7	0.16	44,738
H3	521	55	9.4	0.09	5,789
I1	61,523	7,590	8.1	11.86	5,187
I2	3,512	494	7.1	0.77	4,561
I3	50,476	7,686	6.6	12.01	4,203
I4	118	48	2.5	0.08	1,475
I5	772	62	12.4	0.10	7,720

(CONTINUED)

Note: The 1990 Census population for the City of Falls Church and the City of Fairfax is 9,578 and 19,622, respectively.

- 1/ Town of Herndon.
- 2/ Comprises part of the Town of Vienna
- 3/ Town of Clifton.

Population
Sewershed
(January 1996)

Sewershed Code	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
J1	20,234	2,123	9.5	3.32	6,095
J2	6,905	503	13.7	0.79	8,741
J3	4,851	637	7.6	1.00	4,851
J4	4,851	703	6.9	1.10	4,410
K	40,125	6,349	6.3	9.92	4,045
L	40,491	7,851	5.2	12.27	3,300
M0	5,450	582	9.4	0.91	5,989
M1	8,947	735	12.2	1.15	7,780
M2 2/	60,820	8,701	7.0	13.60	4,472
M3	18,354	2,764	6.6	4.32	4,249
M4	21,863	3,629	6.0	5.67	3,856
M5	7,360	2,219	3.3	3.47	2,121
M6	11,962	3,401	3.5	5.31	2,253
M7	464	28	16.8	0.04	11,600
M8	6,973	8,444	0.8	13.19	529
M9	5,950	1,389	4.3	2.17	2,742
N1	110,473	14,489	7.6	22.64	4,880
N2	17,263	4,572	3.8	7.14	2,418
O1	1,083	7,001	0.2	10.94	99
P	273	1,153	0.2	1.80	152
P1	175	853	0.2	1.33	132
P2	437	100	4.3	0.16	2,731
P3	2,770	840	3.3	1.31	2,115
Q1	13,340	19,155	0.7	29.93	446
R1	8,507	9,349	0.9	14.61	582
R2	712	339	2.1	0.53	1,343
R3 3/	224	149	1.5	0.23	974

(CONTINUED)

Note: The 1990 Census population for the City of Falls Church and the City of Fairfax is 9,578 and 19,622, respectively.

- 1/ Town of Herndon.
- 2/ Comprises part of the Town of Vienna
- 3/ Town of Clifton.

Population
Sewershed
(January 1996)

Sewershed Code	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
R4	784	565	1.4	0.88	891
S1	22,636	5,157	4.4	8.06	2,808
S2	706	2,590	0.3	4.05	174
T1	4,808	6,370	0.8	9.95	483
T2	18,560	3,917	4.7	6.12	3,033
T3	17,491	5,100	3.4	7.97	2,195
T4	17,064	2,292	7.4	3.58	4,766
T5	21,771	2,508	8.7	3.92	5,554
T6	185	4,110	0.0	6.42	29
T7	4,953	3,485	1.4	5.45	909
FAIRFAX COUNTY	899,650	229,257	3.9	358.21	2,512

Note: The 1990 Census population for the City of Falls Church and the City of Fairfax is 9,578 and 19,622, respectively.

- 1/ Town of Herndon.
- 2/ Comprises part of the Town of Vienna
- 3/ Town of Clifton.

Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
151	151.01	1,270	163	7.8	0.26	4,885
	151.02	1,281	239	5.4	0.37	3,462
	151.03	826	89	9.3	0.14	5,900
	Census Tract Total	3,377	491	6.9	0.77	4,386
152	152.01	878	307	2.9	0.48	1,829
	152.02	2,929	171	17.1	0.27	10,848
	152.03	315	65	4.8	0.10	3,150
	152.04		72		0.11	
	Census Tract Total	4,122	615	6.7	0.96	4,294
153	153.01	746	91	8.2	0.14	5,329
	153.02	1,527	178	8.6	0.28	5,454
	153.03	1,225	67	18.3	0.10	12,250
	153.04	269	109	2.5	0.17	1,582
	Census Tract Total	3,767	446	8.4	0.70	5,381
154	154.01	5,248	525	10.0	0.82	6,400
	154.02	1,097	237	4.6	0.37	2,965
	154.03	1,011	102	9.9	0.16	6,319
	Census Tract Total	7,356	864	8.5	1.35	5,449
155	155.01	2,926	423	6.9	0.66	4,433
	155.02	1,849	266	6.9	0.42	4,402
	155.03	800	120	6.7	0.19	4,211
	155.04	242	27	8.9	0.04	6,050
	Census Tract Total	5,817	837	7.0	1.31	4,440
156	156.01	1,474	351	4.2	0.55	2,680
	156.02	212	43	4.9	0.07	3,029
	156.03	798	216	3.7	0.34	2,347
	156.04	321	558	0.6	0.87	369
	Census Tract Total	2,805	1,168	2.4	1.83	1,533
157	157.01	1,161	224	5.2	0.35	3,317
	157.02	2,009	355	5.7	0.56	3,588

(CONTINUED)

Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
157	157.03	519	342	1.5	0.53	979
	Census Tract Total	3,689	921	4.0	1.44	2,562
158	158.01	1,796	259	6.9	0.40	4,490
	158.02	1,435	241	5.9	0.38	3,776
	158.03	1,244	265	4.7	0.41	3,034
	Census Tract Total	4,475	765	5.8	1.20	3,729
159	159.01	2,296	576	4.0	0.90	2,551
	159.02	511	235	2.2	0.37	1,381
	159.03		119		0.19	
	159.04	339	193	1.8	0.30	1,130
	Census Tract Total	3,146	1,122	2.8	1.75	1,798
160	160.01	651	194	3.4	0.30	2,170
	160.02	2,425	327	7.4	0.51	4,755
	160.03	795	208	3.8	0.33	2,409
	Census Tract Total	3,871	729	5.3	1.14	3,396
161	161.01	464	414	1.1	0.65	714
	161.02	260	61	4.3	0.09	2,889
	161.03	1,682	460	3.7	0.72	2,336
	161.04	1,246	343	3.6	0.54	2,307
	Census Tract Total	3,652	1,277	2.9	2.00	1,826
162	162.01	5,743	2,766	2.1	4.32	1,329
	162.02		2,005		3.13	
	Census Tract Total	5,743	4,771	1.2	7.45	771
163	163.01	620	2,355	0.3	3.68	168
	163.02	1,160	6,699	0.2	10.47	111
	Census Tract Total	1,780	9,054	0.2	14.15	126
201	201.01	1,288	132	9.7	0.21	6,133
	201.02	1,741	556	3.1	0.87	2,001
	Census Tract Total	3,029	689	4.4	1.08	2,805
202	202.01	3,945	481	8.2	0.75	5,260

(CONTINUED)

Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
202	202.02	2,371	425	5.6	0.66	3,592
	Census Tract Total	6,316	906	7.0	1.42	4,448
203	203.01	1,910	282	6.8	0.44	4,341
	203.02	1,815	368	4.9	0.57	3,184
	203.03	725	91	8.0	0.14	5,179
	203.04	810	150	5.4	0.23	3,522
	Census Tract Total	5,260	890	5.9	1.39	3,784
204	204.01	3,208	126	25.5	0.20	16,040
	Census Tract Total	3,208	126	25.5	0.20	16,040
205	205.01	6,343	200	31.8	0.31	20,461
	205.02	474	35	13.4	0.06	7,900
	Census Tract Total	6,817	235	29.0	0.37	18,424
206	206.01	466	39	12.1	0.06	7,767
	206.02	1,042	40	26.3	0.06	17,367
	206.03	2,412	210	11.5	0.33	7,309
	Census Tract Total	3,920	288	13.6	0.45	8,711
207	207.01	1,872	259	7.2	0.41	4,566
	207.02	401	98	4.1	0.15	2,673
	207.03	1,641	245	6.7	0.38	4,318
	Census Tract Total	3,914	602	6.5	0.94	4,164
208	208.01	1,027	247	4.2	0.39	2,633
	208.02	793	81	9.8	0.13	6,100
	208.03	1,631	231	7.0	0.36	4,531
	Census Tract Total	3,451	560	6.2	0.87	3,967
210	210.01	1,062	462	2.3	0.72	1,475
	210.02	1,757	136	12.9	0.21	8,367
	210.03	694	222	3.1	0.35	1,983
	210.04	848	483	1.8	0.75	1,131
	Census Tract Total	4,361	1,303	3.3	2.04	2,138
211	211.01	6,456	1,126	5.7	1.76	3,668

(CONTINUED)

Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
211	211.02	3,493	887	3.9	1.39	2,513
	211.03	501	144	3.5	0.23	2,178
	Census Tract Total	10,450	2,157	4.8	3.37	3,101
212	212.01	2,068	486	4.3	0.76	2,721
	Census Tract Total	2,068	486	4.3	0.76	2,721
213	213.01	3,747	384	9.8	0.60	6,245
	213.02	269	1,545	0.2	2.41	112
	Census Tract Total	4,016	1,929	2.1	3.01	1,334
214	214.01	1,916	192	10.0	0.30	6,387
	214.02	3,093	231	13.4	0.36	8,592
	Census Tract Total	5,009	424	11.8	0.66	7,589
215	215.01	4,057	399	10.2	0.62	6,544
	Census Tract Total	4,057	399	10.2	0.62	6,544
216	216.01	3,381	130	26.0	0.20	16,905
	216.02	1,156	135	8.6	0.21	5,505
	Census Tract Total	4,537	265	17.1	0.41	11,066
217	217.01	6,528	515	12.7	0.80	8,160
	Census Tract Total	6,528	515	12.7	0.80	8,160
218	218.01	4,611	369	12.5	0.58	7,950
	Census Tract Total	4,611	369	12.5	0.58	7,950
219	219.01	1,176	3,416	0.3	5.34	220
	Census Tract Total	1,176	3,416	0.3	5.34	220
220	220.01	3	236	0.0	0.37	8
	220.02		261		0.41	
	220.03	1,381	275	5.0	0.43	3,212
	220.04	24	76	0.3	0.12	200
	220.05	464	28	16.8	0.04	11,600
	Census Tract Total	1,872	875	2.1	1.37	1,366
221	221.01	4,226	634	6.7	0.99	4,269
	221.02	2	216	0.0	0.34	6

(CONTINUED)

Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
221	221.03	1,341	753	1.8	1.18	1,136
	221.04	2,548	464	5.5	0.73	3,490
	221.05	673	516	1.3	0.81	831
	221.06	93	425	0.2	0.66	141
	Census Tract Total	8,883	3,009	3.0	4.70	1,890
222	222.01	6,229	2,988	2.1	4.67	1,334
	Census Tract Total	6,229	2,988	2.1	4.67	1,334
223	223.01	5,661	702	8.1	1.10	5,146
	Census Tract Total	5,661	702	8.1	1.10	5,146
224	224.01	7,187	1,049	6.9	1.64	4,382
	224.02	1,305	157	8.3	0.25	5,220
	Census Tract Total	8,492	1,206	7.0	1.89	4,493
301	301.01	1,503	286	5.3	0.45	3,340
	301.02	3,414	429	8.0	0.67	5,096
	301.03	2,900	213	13.6	0.33	8,788
	Census Tract Total	7,817	928	8.4	1.45	5,391
302	302.01	12,123	1,392	8.7	2.18	5,561
	Census Tract Total	12,123	1,392	8.7	2.18	5,561
304	304.01	4,215	964	4.4	1.51	2,791
	304.02	2,496	373	6.7	0.58	4,303
	Census Tract Total	6,711	1,338	5.0	2.09	3,211
305	305.01	1,656	211	7.8	0.33	5,018
	Census Tract Total	1,656	211	7.8	0.33	5,018
306	306.01	1,482	90	16.5	0.14	10,586
	306.02	1,034	75	13.8	0.12	8,617
	306.03	1,269	123	10.4	0.19	6,679
	306.04	1,284	171	7.5	0.27	4,756
	Census Tract Total	5,069	459	11.0	0.72	7,040
307	307.01	641	185	3.5	0.29	2,210
	307.02	997	207	4.8	0.32	3,116

(CONTINUED)

Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Population	Acres	Population per Acres	Square Miles	Population per Sq Mile
307	307.03	1,100	210	5.2	0.33	3,333
	Census Tract Total	2,738	603	4.5	0.94	2,913
308	308.01	8,874	890	10.0	1.39	6,384
	Census Tract Total	8,874	890	10.0	1.39	6,384
309	309.01	6,541	862	7.6	1.35	4,845
	Census Tract Total	6,541	862	7.6	1.35	4,845
310	310.01	6,852	669	10.2	1.04	6,588
	Census Tract Total	6,852	669	10.2	1.04	6,588
313	313.01	4,392	532	8.3	0.83	5,292
	Census Tract Total	4,392	532	8.3	0.83	5,292
314	314.01	3,982	469	8.5	0.73	5,455
	Census Tract Total	3,982	469	8.5	0.73	5,455
315	315.01	5,573	849	6.6	1.33	4,190
	Census Tract Total	5,573	849	6.6	1.33	4,190
316	316.01	2,109	522	4.0	0.82	2,572
	316.02	2,383	330	7.2	0.52	4,583
	316.03	9	807	0.0	1.26	7
	Census Tract Total	4,501	1,659	2.7	2.59	1,738
318	318.01	7,183	738	9.7	1.15	6,246
	Census Tract Total	7,183	738	9.7	1.15	6,246
319	319.01	3,392	333	10.2	0.52	6,523
	Census Tract Total	3,392	333	10.2	0.52	6,523
320	320.01	3,303	324	10.2	0.51	6,476
	Census Tract Total	3,303	324	10.2	0.51	6,476
321	321.01	3,823	390	9.8	0.61	6,267
	Census Tract Total	3,823	390	9.8	0.61	6,267
322	322.01	6,920	712	9.7	1.11	6,234
	Census Tract Total	6,920	712	9.7	1.11	6,234
323	323.01	3,426	355	9.6	0.56	6,118
	323.02	1,432	282	5.1	0.44	3,255

(CONTINUED)

Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
323	Census Tract Total	4,858	637	7.6	1.00	4,858
324	324.01	8,282	952	8.7	1.49	5,558
	Census Tract Total	8,282	952	8.7	1.49	5,558
325	325.01	5,852	723	8.1	1.13	5,179
	Census Tract Total	5,852	723	8.1	1.13	5,179
326	326.01	4,699	641	7.3	1.00	4,699
	Census Tract Total	4,699	641	7.3	1.00	4,699
327	327.01	7,578	878	8.6	1.37	5,531
	Census Tract Total	7,578	878	8.6	1.37	5,531
328	328.01	2,027	688	2.9	1.08	1,877
	Census Tract Total	2,027	688	2.9	1.08	1,877
401	401.01	1,718	422	4.1	0.66	2,603
	401.02	2,846	596	4.8	0.93	3,060
	401.03	2,292	288	8.0	0.45	5,093
	Census Tract Total	6,856	1,305	5.3	2.04	3,361
402	402.01	609	296	2.1	0.46	1,324
	402.02	4,407	553	8.0	0.86	5,124
	402.03		118		0.18	
	402.04	365	214	1.7	0.33	1,106
	Census Tract Total	5,381	1,181	4.6	1.84	2,924
403	403.01	1,375	345	4.0	0.54	2,546
	403.02	1,308	303	4.3	0.47	2,783
	Census Tract Total	2,683	648	4.1	1.01	2,656
405	405.01	2,730	426	6.4	0.67	4,075
	405.02	1,209	219	5.5	0.34	3,556
	405.03	4,371	950	4.6	1.48	2,953
	405.04	963	48	20.0	0.08	12,038
	Census Tract Total	9,273	1,643	5.6	2.57	3,608
406	406.01	2,165	843	2.6	1.32	1,640
	Census Tract Total	2,165	843	2.6	1.32	1,640

(CONTINUED)

Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
407	407.01	5,220	726	7.2	1.13	4,619
	407.02	2,907	388	7.5	0.61	4,766
	Census Tract Total	8,127	1,114	7.3	1.74	4,671
408	408.01	2,402	353	6.8	0.55	4,367
	408.02	283	63	4.5	0.10	2,830
	408.03	1,275	226	5.6	0.35	3,643
	408.04	1,968	485	4.1	0.76	2,589
	408.05		229			0.36
	Census Tract Total	5,928	1,355	4.4	2.12	2,796
501	501.01	3,213	265	12.1	0.41	7,837
	501.02	910	66	13.8	0.10	9,100
	501.03	1,154	100	11.6	0.16	7,213
	Census Tract Total	5,277	431	12.3	0.67	7,876
502	502.01	1,201	43	27.7	0.07	17,157
	502.02	708	58	12.3	0.09	7,867
	502.03	491	63	7.7	0.10	4,910
	502.04	1,146	101	11.4	0.16	7,163
	Census Tract Total	3,546	265	13.4	0.41	8,649
503	503.01	889	60	14.9	0.09	9,878
	503.02	859	63	13.6	0.10	8,590
	503.03	1,955	164	11.9	0.26	7,519
	503.04	663	63	10.6	0.10	6,630
	Census Tract Total	4,366	350	12.5	0.55	7,938
504	504.01	1,026	206	5.0	0.32	3,206
	504.02	988	140	7.0	0.22	4,491
	504.03	672	169	4.0	0.26	2,585
	Census Tract Total	2,686	515	5.2	0.80	3,358
505	505.01	1,051	80	13.1	0.13	8,085
	505.02	886	72	12.2	0.11	8,055
	505.03	655	52	12.6	0.08	8,188

(CONTINUED)

Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
505	Census Tract Total	2,592	205	12.7	0.32	8,100
506	506.01	558	177	3.2	0.28	1,993
	506.02	3,855	338	11.4	0.53	7,274
	506.03	871	82	10.6	0.13	6,700
	506.04	554	69	8.1	0.11	5,036
	506.05	752	116	6.5	0.18	4,178
	506.06	1,090	112	9.7	0.17	6,412
	506.07	510	61	8.4	0.10	5,100
	Census Tract Total	8,190	955	8.6	1.49	5,497
507	507.01	2,739	442	6.2	0.69	3,970
	507.02	3,216	260	12.4	0.41	7,844
	Census Tract Total	5,955	702	8.5	1.10	5,414
508	508.01	858	118	7.3	0.18	4,767
	508.02	1,321	171	7.7	0.27	4,893
	508.03	1,039	126	8.3	0.20	5,195
	Census Tract Total	3,218	415	7.8	0.65	4,951
509	509.01	836	166	5.0	0.26	3,215
	509.02	866	166	5.2	0.26	3,331
	Census Tract Total	1,702	332	5.1	0.52	3,273
510	510.01	1,197	127	9.4	0.20	5,985
	510.02	1,658	217	7.6	0.34	4,876
	Census Tract Total	2,855	344	8.3	0.54	5,287
511	511.01	925	168	5.5	0.26	3,558
	511.02	1,165	202	5.8	0.31	3,758
	Census Tract Total	2,090	369	5.7	0.58	3,603
512	512.01	582	176	3.3	0.28	2,079
	512.02	794	225	3.5	0.35	2,269
	512.03	255	101	2.5	0.16	1,594
	Census Tract Total	1,631	502	3.3	0.78	2,091
513	513.01	1,097	207	5.3	0.32	3,428

(CONTINUED)

Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
513	513.02	1,079	146	7.4	0.23	4,691
	Census Tract Total	2,176	352	6.2	0.55	3,956
514	514.01	421	15	27.3	0.02	21,050
	514.02	1,490	32	46.5	0.05	29,800
	514.03	773	52	14.8	0.08	9,663
	Census Tract Total	2,684	100	26.9	0.16	16,775
515	515.01	2,047	94	21.8	0.15	13,647
	515.02	2,798	166	16.8	0.26	10,762
	515.03	1,701	237	7.2	0.37	4,597
	515.04	2,043	141	14.5	0.22	9,286
	Census Tract Total	8,589	638	13.5	1.00	8,589
516	516.01	1,721	66	26.3	0.10	17,210
	516.02	206	30	7.0	0.05	4,120
	516.03	1,677	72	23.3	0.11	15,245
	516.04	1,341	109	12.2	0.17	7,888
	516.05	957	145	6.6	0.23	4,161
	Census Tract Total	5,902	422	14.0	0.66	8,942
518	518.01	1,174	164	7.2	0.26	4,515
	518.02	461	95	4.9	0.15	3,073
	518.03	1,108	205	5.4	0.32	3,463
	Census Tract Total	2,743	464	5.9	0.72	3,810
519	519.01	5,357	619	8.6	0.97	5,523
	Census Tract Total	5,357	619	8.6	0.97	5,523
520	520.01	2,995	492	6.1	0.77	3,890
	Census Tract Total	2,995	492	6.1	0.77	3,890
521	521.01	347	135	2.6	0.21	1,652
	521.02	2,610	375	7.0	0.59	4,424
	521.03	1,544	232	6.7	0.36	4,289
	521.04	1,742	266	6.5	0.42	4,148
	521.05	1,099	253	4.4	0.39	2,818

(CONTINUED)

Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
521	Census Tract Total	7,342	1,260	5.8	1.97	3,727
522	522.01	3,382	206	16.4	0.32	10,569
	522.02	1,117	164	6.8	0.26	4,296
	522.03	1,028	113	9.1	0.18	5,711
	Census Tract Total	5,527	483	11.4	0.75	7,369
523	523.01	6,817	235	29.0	0.37	18,424
	Census Tract Total	6,817	235	29.0	0.37	18,424
524	524.01	1,480	165	9.0	0.26	5,692
	524.02	1,007	89	11.3	0.14	7,193
	524.03	829	83	9.9	0.13	6,377
	524.04	1,802	209	8.6	0.33	5,461
	524.05	1,300	177	7.3	0.28	4,643
	Census Tract Total	6,418	724	8.9	1.13	5,680
525	525.01	835	449	1.9	0.70	1,193
	525.02	1,135	313	3.6	0.49	2,316
	525.03	965	259	3.7	0.40	2,413
	525.04	3,999	245	16.3	0.38	10,524
	Census Tract Total	6,934	1,267	5.5	1.98	3,502
526	526.01	2,006	295	6.8	0.46	4,361
	526.02	1,144	191	6.0	0.30	3,813
	526.03	641	122	5.2	0.19	3,374
	Census Tract Total	3,791	608	6.2	0.95	3,991
527	527.01	3,703	327	11.3	0.51	7,261
	Census Tract Total	3,703	327	11.3	0.51	7,261
528	528.01	8,248	261	31.5	0.41	20,117
	Census Tract Total	8,248	261	31.5	0.41	20,117
601	601.01	952	485	2.0	0.76	1,253
	601.02	1,863	518	3.6	0.81	2,300
	601.03	734	426	1.7	0.67	1,096
	Census Tract Total	3,549	1,429	2.5	2.23	1,591

(CONTINUED)

Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
602	602.01	1,399	813	1.7	1.27	1,102
	602.02	174	166	1.0	0.26	669
	602.03	1,807	918	2.0	1.43	1,264
	Census Tract Total	3,380	1,896	1.8	2.96	1,142
603	603.01	676	189	3.6	0.30	2,253
	603.02	1,839	292	6.3	0.46	3,998
	Census Tract Total	2,515	481	5.2	0.75	3,353
604	604.01	658	237	2.8	0.37	1,778
	604.02	2,893	505	5.7	0.79	3,662
	604.03	427	91	4.7	0.14	3,050
	Census Tract Total	3,978	832	4.8	1.30	3,060
605	605.01	1,964	450	4.4	0.70	2,806
	605.02	1,773	232	7.7	0.36	4,925
	605.03	876	115	7.6	0.18	4,867
	605.04	524	97	5.4	0.15	3,493
	605.05	1,453	272	5.4	0.42	3,460
	Census Tract Total	6,590	1,165	5.7	1.82	3,621
606	606.01	412	89	4.6	0.14	2,943
	606.02	3,217	451	7.1	0.71	4,531
	Census Tract Total	3,629	540	6.7	0.84	4,320
607 /1	607.01	7,373	965	7.6	1.51	4,883
	Census Tract Total	7,373	965	7.6	1.51	4,883
608 /1	608.01	3,041	495	6.1	0.77	3,949
	Census Tract Total	3,041	495	6.1	0.77	3,949
609 /1	609.01	2,388	586	4.1	0.92	2,596
	Census Tract Total	2,388	586	4.1	0.92	2,596
610 /1	610.01	2,297	345	6.7	0.54	4,254
	Census Tract Total	2,297	345	6.7	0.54	4,254
611	611.01	1,799	551	3.3	0.86	2,092
	611.02	4,719	868	5.4	1.36	3,470

(CONTINUED)

Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
611	Census Tract Total	6,518	1,419	4.6	2.22	2,936
612	612.01	555	590	0.9	0.92	603
	612.02	2,891	1,729	1.7	2.70	1,071
	612.03	197	324	0.6	0.51	386
	612.04	186	311	0.6	0.49	380
	Census Tract Total	3,829	2,954	1.3	4.62	829
615	615.01	709	159	4.5	0.25	2,836
	615.02	749	104	7.2	0.16	4,681
	615.03	1,137	147	7.7	0.23	4,943
	615.04	1,633	216	7.6	0.34	4,803
	615.05	250	35	7.1	0.06	4,167
	Census Tract Total	4,478	661	6.8	1.03	4,348
616	616.01	1,639	246	6.7	0.38	4,313
	616.02	976	224	4.4	0.35	2,789
	616.04	1,676	96	17.4	0.15	11,173
	616.05	874	80	11.0	0.12	7,283
	616.06	6	196	0.0	0.31	19
	Census Tract Total	5,171	843	6.1	1.32	3,917
617	617.01	4,472	344	13.0	0.54	8,281
	617.02	447	171	2.6	0.27	1,656
	Census Tract Total	4,919	515	9.5	0.81	6,073
618	618.01	758	119	6.4	0.19	3,989
	618.02	4,511	249	18.1	0.39	11,567
	Census Tract Total	5,269	368	14.3	0.58	9,084
619	619.02	3,793	223	17.0	0.35	10,837
	Census Tract Total	3,793	223	17.0	0.35	10,837
701	701.01	791	269	2.9	0.42	1,883
	701.02	1,270	770	1.6	1.20	1,058
	701.03	166	94	1.8	0.15	1,107
	701.04	444	302	1.5	0.47	945

(CONTINUED)

Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
701	Census Tract Total	2,671	1,436	1.9	2.24	1,192
702	702.01	6	815	0.0	1.27	5
	Census Tract Total	6	815	0.0	1.27	5
703	703.01	1,889	378	5.0	0.59	3,202
	703.02	362	104	3.5	0.16	2,263
	703.03	845	194	4.4	0.30	2,817
	Census Tract Total	3,096	676	4.6	1.06	2,921
704	704.01	1,316	401	3.3	0.63	2,089
	704.02	121	44	2.8	0.07	1,729
	704.03	1,009	385	2.6	0.60	1,682
	704.04	730	195	3.7	0.30	2,433
	704.05	1,401	251	5.6	0.39	3,592
	Census Tract Total	4,577	1,276	3.6	1.99	2,300
705	705.01	313	77	4.1	0.12	2,608
	705.02	927	188	4.9	0.29	3,197
	705.03	1,817	327	5.5	0.51	3,563
	705.04	819	140	5.9	0.22	3,723
	705.05	459	70	6.6	0.11	4,173
	705.06	885	62	14.3	0.10	8,850
	Census Tract Total	5,220	864	6.0	1.35	3,867
706	706.01	503	214	2.3	0.33	1,524
	706.02	464	90	5.2	0.14	3,314
	706.03	987	102	9.7	0.16	6,169
	706.04	473	71	6.7	0.11	4,300
	Census Tract Total	2,427	477	5.1	0.74	3,280
707	707.01	801	156	5.1	0.24	3,338
	707.02	1,118	143	7.8	0.22	5,082
	707.03	808	148	5.5	0.23	3,513
	707.04	1,065	142	7.5	0.22	4,841
	707.05	552	78	7.0	0.12	4,600

(CONTINUED)

Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
707	707.06	727	78	9.3	0.12	6,058
	Census Tract Total	5,071	746	6.8	1.17	4,334
708	708.01	742	143	5.2	0.22	3,373
	708.02	2,085	278	7.5	0.43	4,849
	Census Tract Total	2,827	421	6.7	0.66	4,283
709	709.01	1,903	312	6.1	0.49	3,884
	709.02	1,992	217	9.2	0.34	5,859
	709.03	721	72	10.1	0.11	6,555
	709.04	733	173	4.2	0.27	2,715
	709.05	959	111	8.7	0.17	5,641
	709.06	296	27	10.9	0.04	7,400
	Census Tract Total	6,604	912	7.2	1.42	4,651
710	710.01	162	85	1.9	0.13	1,246
	710.02	619	115	5.4	0.18	3,439
	710.03	764	153	5.0	0.24	3,183
	Census Tract Total	1,545	354	4.4	0.55	2,809
711	711.01	478	44	10.8	0.07	6,829
	711.02	580	61	9.5	0.10	5,800
	711.03	752	79	9.6	0.12	6,267
	711.04	862	80	10.8	0.12	7,183
	711.05	690	65	10.6	0.10	6,900
	711.06	1,535	150	10.2	0.23	6,674
	711.07	535	77	6.9	0.12	4,458
	711.08	1,034	185	5.6	0.29	3,566
	Census Tract Total	6,466	741	8.7	1.16	5,574
712	712.01	3	75	0.0	0.12	25
	712.02		61		0.10	
	712.03	505	31	16.3	0.05	10,100
	712.04	5,082	316	16.1	0.49	10,371
	Census Tract Total	5,590	484	11.6	0.76	7,355

(CONTINUED)

Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
713	713.01	7,238	443	16.4	0.69	10,490
	713.02	1,730	249	7.0	0.39	4,436
	Census Tract Total	8,968	691	13.0	1.08	8,304
714	714.01	4,271	624	6.8	0.97	4,403
	714.02	2,058	108	19.0	0.17	12,106
	Census Tract Total	6,329	732	8.6	1.14	5,552
801	801.01	1,313	3,217	0.4	5.03	261
	801.02	732	788	0.9	1.23	595
	801.03	706	1,210	0.6	1.89	374
	801.04	884	2,011	0.4	3.14	282
	801.05	583	1,352	0.4	2.11	276
	Census Tract Total	4,218	8,577	0.5	13.40	315
802	802.01	911	708	1.3	1.11	821
	802.02	1,289	434	3.0	0.68	1,896
	802.03	1,442	255	5.7	0.40	3,605
	802.04	3,808	535	7.1	0.84	4,533
	802.05		129		0.20	
	Census Tract Total	7,450	2,061	3.6	3.22	2,314
803	803.01	2,884	2,455	1.2	3.84	751
	803.02	699	540	1.3	0.84	832
	803.03	2,483	1,790	1.4	2.80	887
	803.04	3	92	0.0	0.14	21
	Census Tract Total	6,069	4,876	1.2	7.62	796
804	804.01	2,054	1,451	1.4	2.27	905
	804.02	2,229	2,421	0.9	3.78	590
	804.03	1,244	1,099	1.1	1.72	723
	804.04	1,283	723	1.8	1.13	1,135
	804.05	2,613	1,256	2.1	1.96	1,333
	Census Tract Total	9,423	6,950	1.4	10.86	868
805	805.01	5,788	607	9.5	0.95	6,093

(CONTINUED)

Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
805	805.02	5,660	1,299	4.4	2.03	2,788
	805.03	5,140	882	5.8	1.38	3,725
	Census Tract Total	16,588	2,788	5.9	4.36	3,805
808 /2	808.01	6,818	1,036	6.6	1.62	4,209
	Census Tract Total	6,818	1,036	6.6	1.62	4,209
809 /2	809.01	11,018	1,301	8.5	2.03	5,428
	Census Tract Total	11,018	1,301	8.5	2.03	5,428
810	810.01	2,440	295	8.3	0.46	5,304
	Census Tract Total	2,440	295	8.3	0.46	5,304
811	811.01	100	250	0.4	0.39	256
	811.02	2,635	580	4.5	0.91	2,896
	811.03	3,752	464	8.1	0.73	5,140
	811.04	4,252	727	5.8	1.14	3,730
	Census Tract Total	10,739	2,021	5.3	3.16	3,398
812	812.01	6,272	1,058	5.9	1.65	3,801
	Census Tract Total	6,272	1,058	5.9	1.65	3,801
814	814.01	7,139	1,227	5.8	1.92	3,718
	Census Tract Total	7,139	1,227	5.8	1.92	3,718
815	815.01	2,548	1,123	2.3	1.75	1,456
	Census Tract Total	2,548	1,123	2.3	1.75	1,456
816	816.01	1,544	974	1.6	1.52	1,016
	816.02	1,563	1,098	1.4	1.72	909
	Census Tract Total	3,107	2,072	1.5	3.24	959
817	817.01	1,833	870	2.1	1.36	1,348
	817.02	1,887	882	2.1	1.38	1,367
	817.03	1,725	633	2.7	0.99	1,742
	817.04	3,784	609	6.2	0.95	3,983
	Census Tract Total	9,229	2,994	3.1	4.68	1,972
819	819.01	3,394	1,390	2.4	2.17	1,564
	819.02	1,550	1,077	1.4	1.68	923

(CONTINUED)

Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
819	Census Tract Total	4,944	2,466	2.0	3.85	1,284
820	820.01	6,238	1,181	5.3	1.84	3,390
	820.02	1,226	173	7.1	0.27	4,541
	Census Tract Total	7,464	1,353	5.5	2.11	3,537
821	821.01	3,316	207	16.0	0.32	10,363
	Census Tract Total	3,316	207	16.0	0.32	10,363
822	822.01	1,076	418	2.6	0.65	1,655
	822.02	867	328	2.6	0.51	1,700
	822.03	4,375	328	13.3	0.51	8,578
	Census Tract Total	6,318	1,074	5.9	1.68	3,761
823	823.01	12,635	1,276	9.9	1.99	6,349
	Census Tract Total	12,635	1,276	9.9	1.99	6,349
824	824.01	2,191	901	2.4	1.41	1,554
	Census Tract Total	2,191	901	2.4	1.41	1,554
825	825.01	728	1,806	0.4	2.82	258
	825.02	12,111	1,856	6.5	2.90	4,176
	Census Tract Total	12,839	3,662	3.5	5.72	2,245
826	826.01	2,017	398	5.1	0.62	3,253
	826.02	7,986	1,708	4.7	2.67	2,991
	Census Tract Total	10,003	2,106	4.7	3.29	3,040
901	901.01	10	564	0.0	0.88	11
	901.02	41	438	0.1	0.68	60
	901.03	3,186	1,755	1.8	2.74	1,163
	901.04	3	965	0.0	1.51	2
	901.05	7,179	1,553	4.6	2.43	2,954
	901.06		2,501		3.91	
	Census Tract Total	10,419	7,775	1.3	12.15	858
905	905.01	2,652	244	10.9	0.38	6,979
	905.02	5,547	2,118	2.6	3.31	1,676
	Census Tract Total	8,199	2,361	3.5	3.69	2,222

(CONTINUED)

Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
909 /3	909.01	218	140	1.6	0.22	991
	Census Tract Total	218	140	1.6	0.22	991
910	910.01	26	1,597	0.0	2.49	10
	910.02	1,705	2,783	0.6	4.35	392
	Census Tract Total	1,731	4,380	0.4	6.84	253
911	911.01	12,632	3,054	4.1	4.77	2,648
	Census Tract Total	12,632	3,054	4.1	4.77	2,648
912	912.01	5,473	435	12.6	0.68	8,049
	912.02	604	102	5.9	0.16	3,775
	Census Tract Total	6,077	536	11.3	0.84	7,235
913	913.01	76	803	0.1	1.25	61
	913.02	124	1,575	0.1	2.46	50
	913.03	1,711	839	2.0	1.31	1,306
	913.04	8,413	974	8.6	1.52	5,535
	Census Tract Total	10,324	4,192	2.5	6.55	1,576
914	914.01	16,473	1,663	9.9	2.60	6,336
	Census Tract Total	16,473	1,663	9.9	2.60	6,336
915	915.01	5,084	1,261	4.0	1.97	2,581
	915.02	1,561	492	3.2	0.77	2,027
	915.03	324	58	5.6	0.09	3,600
	Census Tract Total	6,969	1,810	3.9	2.83	2,463
916	916.01	7,491	879	8.5	1.37	5,468
	Census Tract Total	7,491	879	8.5	1.37	5,468
917	917.01	3,457	490	7.1	0.77	4,490
	917.02	1,793	238	7.5	0.37	4,846
	917.03	744	759	1.0	1.19	625
	917.04	2,486	620	4.0	0.97	2,563
	Census Tract Total	8,480	2,107	4.0	3.29	2,578
918	918.01	11,111	1,179	9.4	1.84	6,039
	Census Tract Total	11,111	1,179	9.4	1.84	6,039

(CONTINUED)

Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
919	919.01	344	1,233	0.3	1.93	178
	919.02	414	984	0.4	1.54	269
	919.03	495	1,111	0.4	1.74	284
	919.04	213	273	0.8	0.43	495
	919.05	372	2,481	0.1	3.88	96
	919.06	132	334	0.4	0.52	254
	919.07	307	1,767	0.2	2.76	111
	919.08	55	106	0.5	0.17	324
	919.09	377	677	0.6	1.06	356
	919.10	139	193	0.7	0.30	463
	919.11	149	1,315	0.1	2.06	72
	919.12	293	496	0.6	0.78	376
		Census Tract Total	3,290	10,971	0.3	17.14
920	920.01	2,136	1,934	1.1	3.02	707
	920.02	2,123	2,235	0.9	3.49	608
	920.03	2,193	1,332	1.6	2.08	1,054
		Census Tract Total	6,452	5,501	1.2	8.60
921	921.01	271	490	0.6	0.77	352
	921.02	427	763	0.6	1.19	359
	921.03	1,099	2,020	0.5	3.16	348
	921.04	715	632	1.1	0.99	722
	921.05	961	658	1.5	1.03	933
	921.06	1,145	1,192	1.0	1.86	616
	921.07	2,415	1,446	1.7	2.26	1,069
		Census Tract Total	7,033	7,202	1.0	11.25
922	922.01	374	2,649	0.1	4.14	90
	922.02	1,418	2,979	0.5	4.65	305
	922.03	6,285	1,282	4.9	2.00	3,143
	922.04	641	1,738	0.4	2.72	236
	922.05	3,507	1,053	3.3	1.65	2,125

(CONTINUED)

Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
922	Census Tract Total	12,225	9,701	1.3	15.16	806
923	923.01	3,302	534	6.2	0.83	3,978
	Census Tract Total	3,302	534	6.2	0.83	3,978
924	924.01	4,384	496	8.8	0.77	5,694
	Census Tract Total	4,384	496	8.8	0.77	5,694
FAIRFAX COUNTY		899,650	229,257	3.9	358.21	2,512

Note: The 1990 Census population for the City of Falls Church and the City of Fairfax is 9,578 and 19,622, respectively.

- 1/ Comprises part of the Town of Vienna (Vienna is composed of Census Tracts 607 through 610).
- 2/ Comprises part of the Town of Herndon (Herndon is composed of Census Tracts 808 and 809).
- 3/ Town of Clifton (Clifton is composed of Census Tract 909).

IV. POPULATION FORECASTS

POPULATION FORECASTS

Fairfax County's long-range forecasts of population are produced by the Fairfax County Office of Management and Budget. Periodically, the Fairfax County forecasts are developed in conjunction with forecasts of the surrounding jurisdictions under the auspices of the Washington Metropolitan Council of Governments (COG). The COG cooperative forecasts are generated every three to four years. The forecasts contained on the following tables are forecasts to be submitted for inclusion in the 1996 Round 6 COG regional forecast update.

Methodology

The population forecasts by census and subcensus tract are calculated similarly to the current population estimates. The key factors are the number of housing units by type, the vacancy rates, and the average household sizes. Specifically, the forecasted number of housing units are multiplied by corresponding vacancy rates for the unit type and planning district. This generates the number of occupied housing units, or households. The households figure is then multiplied by the average household size (average number of persons per household) for the unit type and planning district to generate a household population figure. The housing unit forecasts are shown in Section VI of the 1996 Demographic Reports. To obtain the final population forecasts, the non-household, or group quarters, population is added to the household population.

The vacancy rates and household size factors were developed by the Fairfax County Office of Management and Budget. In effect, an overall vacancy rate of 3.2 percent (and thus, an occupancy rate of 96.8 percent) has been assumed for all forecast years in the County. This is based on trends in the overall occupancy rate,

which has remained in the 95 to 97 percent range for the last 20 years.

An analysis of average household size, conducted by the Fairfax County Office of Management and Budget, has revealed three significant factors that will influence projected average household size: average household size differences by race; the increasingly diverse racial composition of Fairfax County; and the differences in average household size by unit type.

Between 1980 and 1990, the population of Fairfax County increased by 221,683 persons. Of this increase, nearly 46 percent of the persons added were non-white. It is important to note that the average household size for each non-white racial group is still higher than the current County-wide average household size (See Table 4.1). The addition of an increasing number of non-white households in the future, with above average household sizes, will have the effect of providing an upward pressure on Fairfax County's overall average household size as racial and ethnic minorities become a larger portion of the County's total population. This, offset by the long term trend toward smaller household size, will result in relatively stable average household sizes for Fairfax County through 2020. Additionally, the Office of Management and Budget has now forecasted the number of housing units in the County by housing unit type. This information, combined with forecasted average household sizes for each unit type provides a clearer indication of trends in the County's population. Forecasted average household size factors by planning district are presented in Table 4.2.

TABLE 4.1

Average Household Size by Race
Fairfax County, 1980 and 1990

Racial or Ethnic Origin Group	Average Household Size	
	1980	1990
White	2.84	2.65
Black	2.99	2.86
Asian	2.74	3.69
Hispanic	3.34	3.66
Fairfax County	2.88	2.75

Source: U.S. Bureau of the Census.

The population age distribution forecasts for all of Fairfax County were generated using a cohort survival methodology. Essentially, this methodology survives the existing population, forecasts births, and projects the extent and age distribution of in-migrants. The age forecasts methodology and assumptions were reviewed by the Age Forecasting Committee, comprised of representatives from selected County agencies.

Tables

The tables that follow show Fairfax County's population increasing from 455,021 in 1970 to 596,901 in 1980 and to 818,584 in 1990, based on 1970, 1980 and 1990 Census information, respectively. Between 1995 and 2000, the County's population is expected to increase by 54,651 persons, from an estimate of 899,650 in 1996 to 954,301 projected in 2000. By the

year 2010, the County's population is projected to be 1,069,909, an increase of 170,259 persons over the County's 1996 population total, and by the year 2020 the County's population is projected to be 1,206,333.

Population forecasts have been prepared for each of the County's supervisor districts. It should be noted that supervisor district boundaries are constitutionally mandated to be reviewed (and possibly changed) every ten years. The forecasts contained in the following tables reflect the district boundaries as of July 1991.

The area comprising the Sully Supervisor District, which as of January 1996 had the largest population among the nine supervisor districts, is expected to remain the area of the County with the largest population through the year 2020. The Hunter Mill District is currently the second largest supervisor district in terms of population. However, by the year 2000, it will fall to third place as the population of the Lee District grows to 112,784. The Braddock Supervisor District's population is expected to increase moderately between 1996 and 2020, to a total of 101,704.

TABLE 4.2

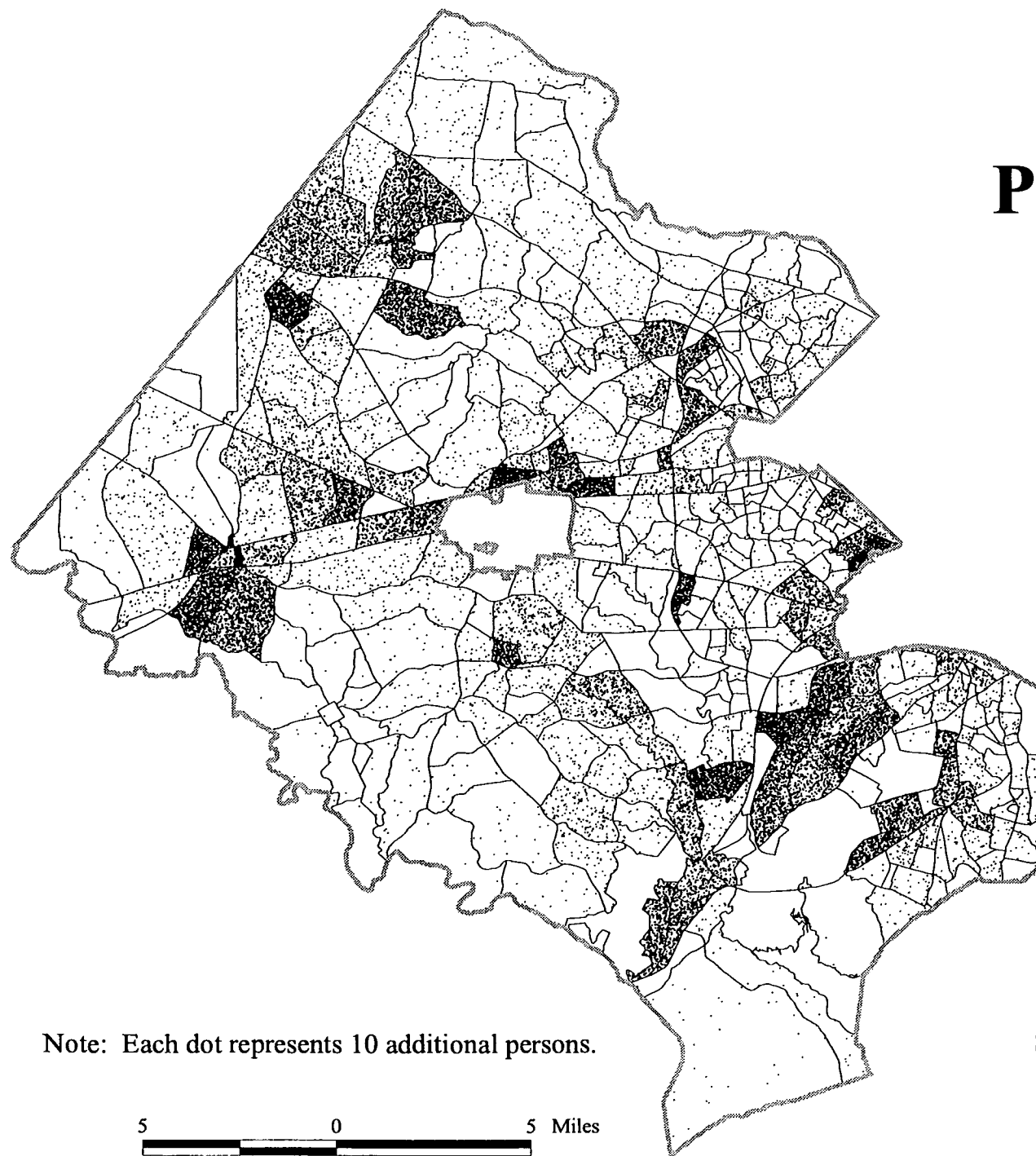
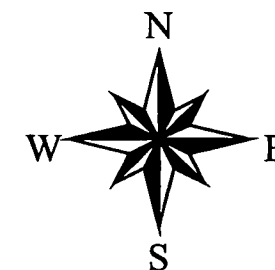
Average Household Size by Planning District
Fairfax County, 1996 - 2020

Planning District	1996	2000	2005	2010	2015	2020
Annandale	2.73	2.73	2.72	2.72	2.71	2.70
Baileys	2.32	2.31	2.31	2.30	2.30	2.29
Bull Run	2.86	2.83	2.82	2.79	2.77	2.74
Fairfax	2.45	2.45	2.45	2.44	2.43	2.42
Jefferson	2.60	2.60	2.59	2.58	2.56	2.55
Lincolnia	2.61	2.63	2.61	2.60	2.59	2.58
Lower Potomac	2.53	2.51	2.52	2.54	2.55	2.56
McLean	2.61	2.60	2.58	2.57	2.55	2.53
Mount Vernon	2.43	2.43	2.44	2.43	2.43	2.42
Pohick	3.09	3.09	3.09	3.09	3.08	3.08
Rose Hill	2.56	2.54	2.53	2.51	2.49	2.47
Springfield	2.84	2.80	2.78	2.77	2.76	2.75
Upper Potomac	2.89	2.86	2.84	2.80	2.77	2.73
Vienna	2.75	2.76	2.75	2.73	2.72	2.71
Fairfax County	2.72	2.72	2.71	2.69	2.67	2.66

Figure 4.1

Forecasted Population Growth 1996 to 2020

Fairfax County, Virginia



Note: Each dot represents 10 additional persons.



Sources Urban Development Information System,
Office of Management and Budget;

Fairfax County GIS & Mapping Services.

**Historical, Estimated and Forecasted Population
Supervisor District
(January 1996)**

Supervisor District	1990	1996	2000	2005	2010	2015	2020
Braddock	90,767	89,300	89,673	92,823	95,589	98,464	101,704
Dranesville 1/	92,296	98,688	104,582	109,264	113,206	117,454	122,315
Hunter Mill 2/	90,714	100,592	110,200	118,059	126,590	136,012	147,316
Lee	90,049	97,700	112,784	124,656	137,436	150,972	165,543
Mason	90,725	91,719	94,057	97,581	101,456	105,724	110,802
Mount Vernon	87,124	95,586	99,705	103,717	107,682	111,955	116,947
Providence	90,778	96,573	100,254	106,958	114,523	122,948	133,099
Springfield 3/	92,626	99,821	102,217	105,660	108,599	111,624	114,969
Sully	93,505	129,671	140,829	152,778	164,828	178,004	193,638
Fairfax County	818,584	899,650	954,301	1,011,496	1,069,909	1,133,157	1,206,333

**Historical, Estimated and Forecasted Population
Towns
(January 1996)**

Town	1990	1996	2000	2005	2010	2015	2020
Town of Clifton	176	218	223	230	233	237	241
Town of Herndon	16,139	17,836	19,133	21,210	23,470	25,972	28,967
Town of Vienna	14,852	15,099	15,132	15,367	15,494	15,624	15,753
Towns Total	31,167	33,153	34,488	36,807	39,197	41,833	44,961

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1990.
Fairfax County Office of Management and Budget: 1996 through 2020.

- 1/ Includes the Town of Herndon.
- 2/ Includes the Town of Vienna.
- 3/ Includes the Town of Clifton.

Historical, Estimated and Forecasted Population
 Planning District
 (January 1996)

Planning District	1970	1980	1990	1996	2000	2005	2010	2015	2020
Annandale	62,635	66,466	66,329	68,202	68,702	70,015	71,251	72,562	74,048
Baileys	30,112	30,290	38,392	37,766	38,449	40,401	42,705	45,297	48,443
Bull Run	14,006	23,566	66,234	95,627	103,997	113,826	123,961	135,078	148,336
Fairfax	22,889	32,332	45,244	48,017	50,805	53,956	57,130	60,621	64,787
Jefferson	40,989	38,152	42,859	45,947	46,280	47,833	49,595	51,579	53,975
Lincolnia	11,123	9,978	14,010	14,112	15,332	16,445	17,705	19,071	20,685
Lower Potomac	21,497	16,305	24,371	25,680	28,225	30,113	32,363	34,850	37,862
McLean	46,866	54,669	58,747	60,867	64,469	66,709	68,812	71,131	73,866
Mount Vernon	76,730	79,533	82,483	84,764	85,953	90,298	94,512	99,119	104,556
Pohick 1/	14,902	71,543	127,040	134,501	137,544	142,899	147,572	152,353	157,650
Rose Hill	21,859	23,262	34,520	42,671	47,821	52,019	56,841	62,153	68,556
Springfield	32,970	31,667	39,919	43,132	52,912	58,164	63,471	68,730	73,287
Upper Potomac 2/	20,062	70,795	125,169	144,478	158,027	169,977	182,125	195,464	211,290
Vienna 3/	38,381	48,343	53,267	53,886	55,785	58,841	61,866	65,149	68,992
Fairfax County	455,021	596,901	818,584	899,650	954,301	1,011,496	1,069,909	1,133,157	1,206,333

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1970, 1980, 1990;
 Fairfax County Office of Management and Budget: 1996 through 2020.

- 1/ Includes the Town of Clifton.
- 2/ Includes the Town of Herndon.
- 3/ Includes the Town of Vienna.

Historical and Forecasted Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1990	1996	2000	2005	2010	2015	2020
151	151.01		1,270	1,309	1,334	1,351	1,367	1,384
	151.02		1,281	1,278	1,320	1,327	1,335	1,343
	151.03		826	839	851	856	863	868
	Census Tract Total	3,262	3,377	3,426	3,505	3,534	3,565	3,595
152	152.01		878	938	950	956	962	968
	152.02		2,929	2,883	2,934	2,990	3,048	3,111
	152.03		315	320	320	320	320	320
	152.04							
	Census Tract Total	3,165	4,122	4,141	4,204	4,266	4,330	4,399
153	153.01		746	805	829	842	856	870
	153.02		1,527	1,525	1,529	1,531	1,534	1,536
	153.03		1,225	1,214	1,215	1,215	1,215	1,216
	153.04		269	269	269	269	269	269
	Census Tract Total	3,610	3,767	3,813	3,842	3,857	3,874	3,891
154	154.01		5,248	5,277	5,441	5,542	5,646	5,757
	154.02		1,097	1,108	1,126	1,136	1,146	1,156
	154.03		1,011	1,095	1,224	1,377	1,540	1,731
	Census Tract Total	7,163	7,356	7,480	7,791	8,055	8,332	8,644
155	155.01		2,926	2,978	3,274	3,605	3,969	4,406
	155.02		1,849	1,853	1,865	1,872	1,879	1,886
	155.03		800	806	817	824	830	836
	155.04		242	242	243	243	243	244
	Census Tract Total	5,644	5,817	5,879	6,199	6,544	6,921	7,372
156	156.01		1,474	1,485	1,495	1,501	1,507	1,512
	156.02		212	212	213	213	213	213
	156.03		798	857	883	897	911	925
	156.04		321	393	411	421	432	442
	Census Tract Total	2,438	2,805	2,947	3,002	3,032	3,063	3,092
157	157.01		1,161	1,210	1,219	1,224	1,229	1,234
	157.02		2,009	2,017	2,046	2,062	2,078	2,094
	157.03		519	519	520	520	521	521

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1990	1996	2000	2005	2010	2015	2020
157	Census Tract Total	3,606	3,689	3,746	3,785	3,806	3,828	3,849
158	158.01		1,796	1,815	1,893	1,936	1,979	2,024
	158.02		1,435	1,476	1,511	1,530	1,549	1,568
	158.03		1,244	1,256	1,305	1,332	1,360	1,388
	Census Tract Total	4,622	4,475	4,547	4,709	4,798	4,888	4,980
159	159.01		2,296	2,318	2,392	2,431	2,471	2,512
	159.02		511	562	576	584	592	599
	159.03							
	159.04		339	374	378	380	382	385
	Census Tract Total	3,094	3,146	3,254	3,346	3,395	3,445	3,496
160	160.01		651	721	782	843	914	998
	160.02		2,425	2,430	2,579	2,704	2,842	3,006
	160.03		795	809	821	828	834	840
	Census Tract Total	3,705	3,871	3,960	4,182	4,375	4,590	4,844
161	161.01		464	471	489	499	509	520
	161.02		260	261	262	263	263	264
	161.03		1,682	1,705	1,778	1,818	1,859	1,901
	161.04		1,246	1,296	1,357	1,391	1,425	1,461
	Census Tract Total	3,751	3,652	3,733	3,886	3,971	4,056	4,146
162	162.01		5,743	5,763	5,763	5,763	5,763	5,763
	162.02							
	Census Tract Total	5,621	5,743	5,763	5,763	5,763	5,763	5,763
163	163.01		620	779	815	835	855	876
	163.02		1,160	1,398	1,444	1,469	1,496	1,522
	Census Tract Total	1,778	1,780	2,177	2,259	2,304	2,351	2,398
201	201.01		1,288	1,288	1,288	1,288	1,289	1,289
	201.02		1,741	1,817	1,911	1,976	2,041	2,108
	Census Tract Total	3,098	3,029	3,105	3,199	3,264	3,330	3,397
202	202.01		3,945	5,594	6,485	7,539	8,711	10,134
	202.02		2,371	2,729	3,015	3,339	3,694	4,121
	Census Tract Total	5,113	6,316	8,323	9,500	10,878	12,405	14,255

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1990	1996	2000	2005	2010	2015	2020
203	203.01		1,910	1,914	1,947	1,965	1,983	2,002
	203.02		1,815	1,821	1,856	1,876	1,896	1,916
	203.03		725	999	1,066	1,149	1,241	1,354
	203.04		810	1,000	1,120	1,248	1,389	1,557
	Census Tract Total	4,903	5,260	5,734	5,989	6,238	6,509	6,829
204	204.01		3,208	3,219	3,276	3,337	3,397	3,460
	Census Tract Total	2,368	3,208	3,219	3,276	3,337	3,397	3,460
205	205.01		6,343	6,303	6,463	6,643	6,826	7,028
	205.02		474	473	475	475	476	477
	Census Tract Total	5,121	6,817	6,776	6,938	7,118	7,302	7,505
206	206.01		466	465	466	466	466	466
	206.02		1,042	1,034	1,038	1,042	1,046	1,049
	206.03		2,412	2,440	2,514	2,583	2,653	2,731
	Census Tract Total	4,049	3,920	3,939	4,018	4,091	4,165	4,246
207	207.01		1,872	1,872	1,901	1,916	1,931	1,947
	207.02		401	425	438	445	452	459
	207.03		1,641	1,677	1,713	1,732	1,752	1,771
	Census Tract Total	3,833	3,914	3,974	4,052	4,093	4,135	4,177
208	208.01		1,027	1,054	1,068	1,076	1,083	1,091
	208.02		793	794	804	810	815	821
	208.03		1,631	1,700	1,745	1,770	1,795	1,820
	Census Tract Total	3,295	3,451	3,548	3,617	3,656	3,693	3,732
210	210.01		1,062	4,384	5,285	6,378	7,584	9,045
	210.02		1,757	1,804	2,179	2,644	3,158	3,782
	210.03		694	1,347	1,569	1,828	2,112	2,456
	210.04		848	848	848	849	849	849
	Census Tract Total	3,657	4,361	8,383	9,881	11,699	13,703	16,132
211	211.01		6,456	7,984	9,159	10,509	11,983	13,746
	211.02		3,493	4,251	4,789	5,418	6,110	6,945
	211.03		501	501	502	503	503	504
	Census Tract Total	6,597	10,450	12,736	14,450	16,430	18,596	21,195

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1990	1996	2000	2005	2010	2015	2020
212	212.01		2,068	2,069	2,071	2,072	2,073	2,074
	Census Tract Total	2,181	2,068	2,069	2,071	2,072	2,073	2,074
213	213.01		3,747	3,750	3,761	3,768	3,775	3,783
	213.02		269	269	269	269	269	269
	Census Tract Total	3,950	4,016	4,019	4,030	4,037	4,044	4,052
214	214.01		1,916	1,933	1,936	1,938	1,939	1,942
	214.02		3,093	3,205	3,526	3,919	4,365	4,908
	Census Tract Total	5,178	5,009	5,138	5,462	5,857	6,304	6,850
215	215.01		4,057	4,084	4,692	5,076	5,508	6,027
	Census Tract Total	5,007	4,057	4,084	4,692	5,076	5,508	6,027
216	216.01		3,381	3,386	3,387	3,387	3,387	3,387
	216.02		1,156	1,164	1,271	1,399	1,537	1,700
	Census Tract Total	4,982	4,537	4,550	4,658	4,786	4,924	5,087
217	217.01		6,528	6,528	7,277	8,196	9,216	10,458
	Census Tract Total	7,425	6,528	6,528	7,277	8,196	9,216	10,458
218	218.01		4,611	4,793	5,526	6,418	7,411	8,615
	Census Tract Total	4,528	4,611	4,793	5,526	6,418	7,411	8,615
219	219.01		1,176	1,176	1,176	1,176	1,176	1,176
	Census Tract Total	2,969	1,176	1,176	1,176	1,176	1,176	1,176
220	220.01		3	3	3	3	3	3
	220.02							
	220.03		1,381	1,598	1,760	1,952	2,158	2,404
	220.04		24	25	25	25	25	25
	220.05		464	469	469	469	469	469
	Census Tract Total	2,239	1,872	2,095	2,257	2,449	2,655	2,901
221	221.01		4,226	4,266	4,690	5,200	5,761	6,442
	221.02		2	2	2	2	2	2
	221.03		1,341	3,064	3,627	4,320	5,097	6,046
	221.04		2,548	2,685	3,305	4,072	4,921	5,953
	221.05		673	677	712	754	800	856
	221.06		93	94	96	97	98	99

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1990	1996	2000	2005	2010	2015	2020
221	Census Tract Total	6,274	8,883	10,788	12,432	14,445	16,679	19,398
222	222.01		6,229	6,229	6,229	6,229	6,229	6,229
	Census Tract Total	5,548	6,229	6,229	6,229	6,229	6,229	6,229
223	223.01		5,661	6,095	6,859	7,762	8,758	9,958
	Census Tract Total	3,844	5,661	6,095	6,859	7,762	8,758	9,958
224	224.01		7,187	8,503	9,797	11,367	13,101	15,203
	224.02		1,305	1,305	1,315	1,320	1,325	1,331
	Census Tract Total	5,838	8,492	9,808	11,112	12,687	14,426	16,534
301	301.01		1,503	1,503	1,524	1,535	1,546	1,557
	301.02		3,414	3,414	3,504	3,552	3,600	3,650
	301.03		2,900	2,903	3,375	3,943	4,569	5,328
	Census Tract Total	7,794	7,817	7,820	8,403	9,030	9,715	10,535
302	302.01		12,123	12,228	12,968	13,572	14,169	14,803
	Census Tract Total	12,357	12,123	12,228	12,968	13,572	14,169	14,803
304	304.01		4,215	4,216	4,217	4,218	4,219	4,219
	304.02		2,496	2,496	2,496	2,496	2,496	2,497
	Census Tract Total	6,727	6,711	6,712	6,713	6,714	6,715	6,716
305	305.01		1,656	1,661	1,668	1,672	1,676	1,680
	Census Tract Total	1,681	1,656	1,661	1,668	1,672	1,676	1,680
306	306.01		1,482	1,483	1,498	1,514	1,529	1,547
	306.02		1,034	1,034	1,034	1,034	1,035	1,035
	306.03		1,269	1,269	1,269	1,270	1,270	1,270
	306.04		1,284	1,285	1,286	1,286	1,287	1,288
	Census Tract Total	5,282	5,069	5,071	5,087	5,104	5,121	5,140
307	307.01		641	641	641	642	642	642
	307.02		997	998	998	998	999	999
	307.03		1,100	1,101	1,104	1,105	1,107	1,108
	Census Tract Total	2,412	2,738	2,740	2,743	2,745	2,748	2,749
308	308.01		8,874	8,877	8,880	8,882	8,884	8,886
	Census Tract Total	8,372	8,874	8,877	8,880	8,882	8,884	8,886
309	309.01		6,541	6,712	7,443	8,217	9,024	9,949

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1990	1996	2000	2005	2010	2015	2020
309	Census Tract Total	6,478	6,541	6,712	7,443	8,217	9,024	9,949
310	310.01		6,852	6,869	7,221	7,580	7,923	8,288
	Census Tract Total	6,813	6,852	6,869	7,221	7,580	7,923	8,288
313	313.01		4,392	4,408	4,474	4,509	4,545	4,580
	Census Tract Total	4,353	4,392	4,408	4,474	4,509	4,545	4,580
314	314.01		3,982	4,159	4,305	4,459	4,615	4,786
	Census Tract Total	4,048	3,982	4,159	4,305	4,459	4,615	4,786
315	315.01		5,573	5,576	5,626	5,653	5,682	5,710
	Census Tract Total	5,091	5,573	5,576	5,626	5,653	5,682	5,710
316	316.01		2,109	2,163	2,241	2,298	2,356	2,415
	316.02		2,383	2,413	2,466	2,507	2,546	2,588
	316.03		9	4,064	6,211	8,000	9,432	9,432
	Census Tract Total	4,407	4,501	8,640	10,918	12,805	14,334	14,435
318	318.01		7,183	7,191	7,497	7,778	8,043	8,320
	Census Tract Total	7,397	7,183	7,191	7,497	7,778	8,043	8,320
319	319.01		3,392	3,391	3,400	3,404	3,409	3,414
	Census Tract Total	3,743	3,392	3,391	3,400	3,404	3,409	3,414
320	320.01		3,303	3,325	3,345	3,364	3,381	3,398
	Census Tract Total	3,601	3,303	3,325	3,345	3,364	3,381	3,398
321	321.01		3,823	3,794	3,847	3,894	3,937	3,982
	Census Tract Total	3,797	3,823	3,794	3,847	3,894	3,937	3,982
322	322.01		6,920	6,944	7,066	7,175	7,276	7,379
	Census Tract Total	6,574	6,920	6,944	7,066	7,175	7,276	7,379
323	323.01		3,426	3,438	3,441	3,443	3,444	3,445
	323.02		1,432	1,589	1,628	1,649	1,671	1,693
	Census Tract Total	4,719	4,858	5,027	5,069	5,092	5,115	5,138
324	324.01		8,282	8,282	8,450	8,555	8,658	8,762
	Census Tract Total	9,301	8,282	8,282	8,450	8,555	8,658	8,762
325	325.01		5,852	5,921	6,031	6,089	6,148	6,208
	Census Tract Total	5,607	5,852	5,921	6,031	6,089	6,148	6,208
326	326.01		4,699	4,705	4,875	4,968	5,064	5,162

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1990	1996	2000	2005	2010	2015	2020
326	Census Tract Total	4,580	4,699	4,705	4,875	4,968	5,064	5,162
327	327.01		7,578	7,736	8,396	9,130	9,908	10,818
	Census Tract Total	7,456	7,578	7,736	8,396	9,130	9,908	10,818
328	328.01		2,027	2,032	2,166	2,304	2,439	2,585
	Census Tract Total	2,277	2,027	2,032	2,166	2,304	2,439	2,585
401	401.01		1,718	1,713	1,732	1,743	1,753	1,764
	401.02		2,846	2,851	2,980	3,051	3,124	3,199
	401.03		2,292	2,294	2,313	2,323	2,333	2,343
	Census Tract Total	6,804	6,856	6,858	7,025	7,117	7,210	7,306
402	402.01		609	623	710	817	941	1,095
	402.02		4,407	4,401	4,448	4,490	4,530	4,571
	402.03							
	402.04		365	376	387	393	398	404
	Census Tract Total	5,692	5,381	5,400	5,545	5,700	5,869	6,070
403	403.01		1,375	1,387	1,405	1,414	1,424	1,433
	403.02		1,308	1,334	1,373	1,394	1,416	1,437
	Census Tract Total	2,880	2,683	2,721	2,778	2,808	2,840	2,870
405	405.01		2,730	2,736	2,736	2,737	2,737	2,738
	405.02		1,209	1,212	1,231	1,241	1,251	1,261
	405.03		4,371	4,377	4,581	4,693	4,807	4,925
	405.04		963	963	963	963	963	963
	Census Tract Total	10,289	9,273	9,288	9,511	9,634	9,758	9,887
406	406.01		2,165	2,226	2,487	2,548	2,610	2,674
	Census Tract Total	2,723	2,165	2,226	2,487	2,548	2,610	2,674
407	407.01		5,220	5,223	5,244	5,256	5,267	5,278
	407.02		2,907	2,921	2,951	2,967	2,983	2,999
	Census Tract Total	8,313	8,127	8,144	8,195	8,223	8,250	8,277
408	408.01		2,402	2,405	2,412	2,415	2,417	2,420
	408.02		283	289	289	290	290	291
	408.03		1,275	1,302	1,322	1,332	1,343	1,353
	408.04		1,968	2,066	2,166	2,222	2,280	2,340

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1990	1996	2000	2005	2010	2015	2020
408	408.05							
	Census Tract Total	5,583	5,928	6,062	6,189	6,259	6,330	6,404
501	501.01		3,213	3,221	3,413	3,653	3,918	4,239
	501.02		910	906	907	907	908	908
	501.03		1,154	1,156	1,159	1,161	1,163	1,164
	Census Tract Total	4,361	5,277	5,283	5,479	5,721	5,989	6,311
502	502.01		1,201	1,167	1,167	1,167	1,167	1,167
	502.02		708	710	710	711	711	711
	502.03		491	502	507	510	513	516
	502.04		1,146	1,146	1,157	1,163	1,169	1,175
	Census Tract Total	4,219	3,546	3,525	3,541	3,551	3,560	3,569
503	503.01		889	888	893	896	899	901
	503.02		859	859	860	860	860	860
	503.03		1,955	2,011	2,028	2,037	2,046	2,055
	503.04		663	719	730	735	741	747
	Census Tract Total	4,300	4,366	4,477	4,511	4,528	4,546	4,563
504	504.01		1,026	1,031	1,047	1,058	1,068	1,079
	504.02		988	988	991	993	995	997
	504.03		672	681	689	694	698	703
	Census Tract Total	2,545	2,686	2,700	2,727	2,745	2,761	2,779
505	505.01		1,051	1,052	1,053	1,053	1,054	1,054
	505.02		886	886	889	890	892	893
	505.03		655	655	656	657	658	659
	Census Tract Total	2,628	2,592	2,593	2,598	2,600	2,604	2,606
506	506.01		558	558	575	585	594	604
	506.02		3,855	3,924	3,957	3,995	4,033	4,075
	506.03		871	871	873	874	875	876
	506.04		554	554	554	554	554	554
	506.05		752	751	758	761	764	768
	506.06		1,090	1,131	1,138	1,141	1,145	1,148
	506.07		510	510	514	515	517	519

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1990	1996	2000	2005	2010	2015	2020
506	Census Tract Total	7,876	8,190	8,299	8,369	8,425	8,482	8,544
507	507.01		2,739	2,760	2,788	2,803	2,819	2,834
	507.02		3,216	3,278	3,297	3,308	3,320	3,331
	Census Tract Total	6,218	5,955	6,038	6,085	6,111	6,139	6,165
508	508.01		858	858	869	874	880	885
	508.02		1,321	1,358	1,365	1,368	1,372	1,376
	508.03		1,039	1,037	1,044	1,049	1,053	1,057
	Census Tract Total	2,994	3,218	3,253	3,278	3,291	3,305	3,318
509	509.01		836	836	845	850	855	860
	509.02		866	865	869	871	873	875
	Census Tract Total	1,607	1,702	1,701	1,714	1,721	1,728	1,735
510	510.01		1,197	1,200	1,201	1,201	1,201	1,201
	510.02		1,658	1,664	1,674	1,678	1,683	1,688
	Census Tract Total	2,749	2,855	2,864	2,875	2,879	2,884	2,889
511	511.01		925	940	941	941	942	942
	511.02		1,165	1,175	1,178	1,180	1,181	1,183
	Census Tract Total	2,250	2,090	2,115	2,119	2,121	2,123	2,125
512	512.01		582	582	584	584	585	586
	512.02		794	796	798	799	800	801
	512.03		255	255	258	260	262	263
	Census Tract Total	1,702	1,631	1,633	1,640	1,643	1,647	1,650
513	513.01		1,097	1,143	1,175	1,193	1,211	1,229
	513.02		1,079	1,092	1,094	1,094	1,095	1,096
	Census Tract Total	2,044	2,176	2,235	2,269	2,287	2,306	2,325
514	514.01		421	420	420	420	420	420
	514.02		1,490	1,491	1,491	1,491	1,491	1,491
	514.03		773	773	773	773	773	773
	Census Tract Total	2,721	2,684	2,684	2,684	2,684	2,684	2,684
515	515.01		2,047	2,046	2,047	2,047	2,047	2,047
	515.02		2,798	2,838	3,098	3,409	3,766	4,206
	515.03		1,701	1,760	1,873	2,000	2,133	2,285

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1990	1996	2000	2005	2010	2015	2020
515	515.04		2,043	2,060	2,137	2,225	2,316	2,418
	Census Tract Total	8,412	8,589	8,704	9,155	9,681	10,262	10,956
516	516.01		1,721	1,808	1,825	1,846	1,867	1,893
	516.02		206	206	206	206	206	207
	516.03		1,677	1,677	1,677	1,677	1,677	1,677
	516.04		1,341	1,355	1,358	1,361	1,363	1,364
	516.05		957	960	963	965	966	968
	Census Tract Total	7,647	5,902	6,006	6,029	6,055	6,079	6,109
518	518.01		1,174	1,177	1,181	1,183	1,185	1,187
	518.02		461	531	537	541	544	547
	518.03		1,108	1,118	1,134	1,143	1,151	1,160
	Census Tract Total	2,919	2,743	2,826	2,852	2,867	2,880	2,894
519	519.01		5,357	5,458	6,077	6,766	7,496	8,342
	Census Tract Total	5,187	5,357	5,458	6,077	6,766	7,496	8,342
520	520.01		2,995	3,034	3,089	3,118	3,149	3,180
	Census Tract Total	2,550	2,995	3,034	3,089	3,118	3,149	3,180
521	521.01		347	350	351	352	352	353
	521.02		2,610	2,626	2,691	2,752	2,809	2,869
	521.03		1,544	1,551	1,587	1,617	1,644	1,673
	521.04		1,742	1,760	1,769	1,774	1,779	1,784
	521.05		1,099	1,132	1,157	1,179	1,199	1,220
	Census Tract Total	6,592	7,342	7,419	7,555	7,674	7,783	7,899
522	522.01		3,382	3,387	3,389	3,390	3,392	3,393
	522.02		1,117	1,118	1,121	1,123	1,125	1,126
	522.03		1,028	1,028	1,029	1,029	1,030	1,030
	Census Tract Total	5,323	5,527	5,533	5,539	5,542	5,547	5,549
523	523.01		6,817	6,775	7,483	8,328	9,252	10,346
	Census Tract Total	6,399	6,817	6,775	7,483	8,328	9,252	10,346
524	524.01		1,480	1,480	1,480	1,481	1,481	1,481
	524.02		1,007	1,007	1,007	1,007	1,007	1,007
	524.03		829	862	865	867	869	871

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1990	1996	2000	2005	2010	2015	2020
524	524.04		1,802	1,809	1,813	1,815	1,817	1,819
	524.05		1,300	1,328	1,376	1,420	1,461	1,504
	Census Tract Total	6,051	6,418	6,486	6,541	6,590	6,635	6,682
525	525.01		835	844	845	846	847	848
	525.02		1,135	1,156	1,182	1,196	1,210	1,225
	525.03		965	1,723	1,837	1,973	2,129	2,320
	525.04		3,999	4,303	4,380	4,439	4,498	4,559
	Census Tract Total	6,792	6,934	8,026	8,244	8,454	8,684	8,952
526	526.01		2,006	1,989	1,989	1,989	1,989	1,989
	526.02		1,144	1,218	1,416	1,661	1,938	2,279
	526.03		641	641	746	877	1,021	1,196
	Census Tract Total	3,888	3,791	3,848	4,151	4,527	4,948	5,464
527	527.01		3,703	3,868	4,242	4,677	5,152	5,714
	Census Tract Total	4,239	3,703	3,868	4,242	4,677	5,152	5,714
528	528.01		8,248	8,378	9,411	10,690	12,164	13,986
	Census Tract Total	6,456	8,248	8,378	9,411	10,690	12,164	13,986
530	Census Tract Total	3						
531	Census Tract Total	2						
601	601.01		952	960	973	980	987	994
	601.02		1,863	1,873	1,923	1,950	1,977	2,004
	601.03		734	735	770	789	808	828
	Census Tract Total	3,777	3,549	3,568	3,666	3,719	3,772	3,826
602	602.01		1,399	1,493	1,538	1,562	1,587	1,612
	602.02		174	241	249	253	258	262
	602.03		1,807	1,810	1,843	1,860	1,878	1,895
	Census Tract Total	3,874	3,380	3,544	3,630	3,675	3,723	3,769
603	603.01		676	702	735	753	772	791
	603.02		1,839	1,984	2,068	2,115	2,162	2,210
	Census Tract Total	2,761	2,515	2,686	2,803	2,868	2,934	3,001
604	604.01		658	710	737	752	768	783
	604.02		2,893	2,986	3,171	3,386	3,622	3,906

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1990	1996	2000	2005	2010	2015	2020
604	604.03		427	469	479	485	491	497
	Census Tract Total	3,210	3,978	4,165	4,387	4,623	4,881	5,186
605	605.01		1,964	2,204	2,300	2,353	2,407	2,462
	605.02		1,773	2,090	2,225	2,363	2,509	2,678
	605.03		876	934	949	955	963	971
	605.04		524	527	542	556	569	582
	605.05		1,453	1,453	1,487	1,509	1,530	1,551
	Census Tract Total	5,655	6,590	7,208	7,503	7,736	7,978	8,244
606	606.01		412	416	421	424	427	429
	606.02		3,217	3,243	3,345	3,401	3,458	3,516
	Census Tract Total	3,709	3,629	3,659	3,766	3,825	3,885	3,945
607 /1	607.01		7,373	7,401	7,549	7,630	7,712	7,794
	Census Tract Total	7,475	7,373	7,401	7,549	7,630	7,712	7,794
608 /1	608.01		3,041	3,043	3,070	3,085	3,101	3,115
	Census Tract Total	2,765	3,041	3,043	3,070	3,085	3,101	3,115
609 /1	609.01		2,388	2,389	2,419	2,435	2,451	2,468
	Census Tract Total	2,362	2,388	2,389	2,419	2,435	2,451	2,468
610 /1	610.01		2,297	2,299	2,329	2,344	2,360	2,376
	Census Tract Total	2,250	2,297	2,299	2,329	2,344	2,360	2,376
611	611.01		1,799	1,807	1,863	1,893	1,924	1,955
	611.02		4,719	4,812	4,994	5,121	5,249	5,382
	Census Tract Total	6,573	6,518	6,619	6,857	7,014	7,173	7,337
612	612.01		555	630	641	646	652	658
	612.02		2,891	3,109	3,237	3,307	3,379	3,451
	612.03		197	197	203	205	208	211
	612.04		186	1,479	1,781	2,156	2,574	3,085
	Census Tract Total	3,365	3,829	5,415	5,862	6,314	6,813	7,405
615	615.01		709	931	981	1,017	1,054	1,093
	615.02		749	750	759	765	769	774
	615.03		1,137	1,245	1,277	1,309	1,338	1,368
	615.04		1,633	1,772	2,183	2,692	3,255	3,939

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1990	1996	2000	2005	2010	2015	2020
615	615.05		250	250	250	250	250	250
	Census Tract Total	3,540	4,478	4,948	5,450	6,033	6,666	7,424
616	616.01		1,639	1,639	1,956	2,344	2,772	3,292
	616.02		976	996	1,042	1,072	1,101	1,131
	616.04		1,676	1,660	1,888	2,172	2,501	2,907
	616.05		874	890	922	954	984	1,015
	616.06		6	6	6	6	6	6
	Census Tract Total	4,979	5,171	5,191	5,814	6,548	7,364	8,351
617	617.01		4,472	4,742	5,635	6,733	7,961	9,459
	617.02		447	488	504	512	521	529
	Census Tract Total	4,555	4,919	5,230	6,139	7,245	8,482	9,988
618	618.01		758	750	832	932	1,048	1,190
	618.02		4,511	4,608	5,539	6,699	7,995	9,578
	Census Tract Total	5,054	5,269	5,358	6,371	7,631	9,043	10,768
619	619.02		3,793	3,790	3,937	4,116	4,316	4,558
	Census Tract Total	4,454	3,793	3,790	3,937	4,116	4,316	4,558
701	701.01		791	794	798	799	801	802
	701.02		1,270	1,324	1,345	1,356	1,367	1,378
	701.03		166	180	184	186	188	190
	701.04		444	453	467	475	483	492
	Census Tract Total	2,860	2,671	2,751	2,794	2,816	2,839	2,862
702	702.01		6	6	6	6	6	6
	Census Tract Total	60	6	6	6	6	6	6
703	703.01		1,889	1,926	1,954	1,969	1,984	2,000
	703.02		362	389	393	395	397	400
	703.03		845	923	947	959	971	984
	Census Tract Total	2,917	3,096	3,238	3,294	3,323	3,352	3,384
704	704.01		1,316	1,370	1,411	1,434	1,458	1,482
	704.02		121	127	127	127	128	128
	704.03		1,009	1,017	1,065	1,091	1,118	1,146
	704.04		730	746	762	770	778	787

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1990	1996	2000	2005	2010	2015	2020
704	704.05		1,401	1,411	1,458	1,484	1,510	1,537
	Census Tract Total	4,625	4,577	4,671	4,823	4,906	4,992	5,080
705	705.01		313	319	324	327	329	332
	705.02		927	927	929	930	931	932
	705.03		1,817	1,961	2,026	2,065	2,104	2,144
	705.04		819	823	827	830	833	835
	705.05		459	561	581	591	602	613
	705.06		885	983	1,013	1,049	1,088	1,134
	Census Tract Total	5,087	5,220	5,574	5,700	5,792	5,887	5,990
706	706.01		503	547	567	579	591	603
	706.02		464	463	469	472	475	479
	706.03		987	988	991	993	995	997
	706.04		473	501	505	508	511	515
	Census Tract Total	2,258	2,427	2,499	2,532	2,552	2,572	2,594
707	707.01		801	835	841	846	850	854
	707.02		1,118	1,121	1,144	1,156	1,169	1,181
	707.03		808	873	886	894	901	909
	707.04		1,065	1,065	1,065	1,066	1,066	1,067
	707.05		552	679	692	699	706	713
	707.06		727	732	733	733	734	734
	Census Tract Total	4,879	5,071	5,305	5,361	5,394	5,426	5,458
708	708.01		742	747	750	751	753	754
	708.02		2,085	2,086	2,094	2,098	2,102	2,105
	Census Tract Total	2,964	2,827	2,833	2,844	2,849	2,855	2,859
709	709.01		1,903	1,991	2,034	2,058	2,081	2,106
	709.02		1,992	2,055	2,116	2,171	2,224	2,280
	709.03		721	724	725	727	728	729
	709.04		733	767	880	1,008	1,144	1,302
	709.05		959	959	976	986	995	1,004
	709.06		296	299	299	299	299	301
	Census Tract Total	6,058	6,604	6,795	7,030	7,249	7,471	7,722

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1990	1996	2000	2005	2010	2015	2020
710	710.01		162	163	165	166	167	168
	710.02		619	623	630	634	639	643
	710.03		764	1,290	1,338	1,386	1,440	1,503
	Census Tract Total	1,239	1,545	2,076	2,133	2,186	2,246	2,314
711	711.01		478	478	479	479	479	479
	711.02		580	580	580	580	580	580
	711.03		752	752	756	758	760	762
	711.04		862	865	870	873	875	878
	711.05		690	690	691	691	691	692
	711.06		1,535	1,539	1,539	1,539	1,539	1,539
	711.07		535	535	536	537	538	539
	711.08		1,034	1,036	1,064	1,079	1,094	1,109
	Census Tract Total	6,447	6,466	6,475	6,515	6,536	6,556	6,578
712	712.01		3	3	3	3	3	3
	712.02							
	712.03		505	544	546	546	547	547
	712.04		5,082	5,159	5,749	6,483	7,330	8,377
	Census Tract Total	5,215	5,590	5,706	6,298	7,032	7,880	8,927
	713	713.01		7,238	7,271	7,981	8,857	9,867
713.02		1,730	1,767	1,787	1,799	1,811	1,825	
Census Tract Total	8,394	8,968	9,038	9,768	10,656	11,678	12,938	
714	714.01		4,271	4,288	4,432	4,561	4,690	4,827
	714.02		2,058	2,087	2,090	2,092	2,093	2,095
	Census Tract Total	6,307	6,329	6,375	6,522	6,653	6,783	6,922
801	801.01		1,313	1,591	1,651	1,683	1,717	1,751
	801.02		732	742	761	771	782	792
	801.03		706	804	842	862	883	905
	801.04		884	1,010	1,052	1,074	1,097	1,120
	801.05		583	619	633	640	646	654
	Census Tract Total	3,374	4,218	4,766	4,939	5,030	5,125	5,222
	802	802.01		911	963	1,009	1,033	1,059

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1990	1996	2000	2005	2010	2015	2020
802	802.02		1,289	1,309	1,335	1,349	1,362	1,376
	802.03		1,442	1,442	1,487	1,511	1,535	1,560
	802.04		3,808	5,109	5,588	6,186	6,868	7,709
	802.05							
	Census Tract Total	6,580	7,450	8,823	9,419	10,079	10,824	11,730
803	803.01		2,884	3,118	3,262	3,341	3,422	3,504
	803.02		699	704	714	719	725	731
	803.03		2,483	2,823	2,944	3,011	3,079	3,148
	803.04		3	3	3	3	3	3
	Census Tract Total	5,669	6,069	6,648	6,923	7,074	7,229	7,386
804	804.01		2,054	2,231	2,335	2,392	2,450	2,510
	804.02		2,229	2,438	2,542	2,600	2,658	2,717
	804.03		1,244	1,266	1,293	1,307	1,322	1,335
	804.04		1,283	1,380	1,431	1,458	1,486	1,515
	804.05		2,613	2,765	2,892	2,962	3,034	3,107
	Census Tract Total	7,290	9,423	10,080	10,493	10,719	10,950	11,184
805	805.01		5,788	6,312	6,610	6,774	6,942	7,113
	805.02		5,660	5,853	6,102	6,238	6,379	6,522
	805.03		5,140	5,941	6,760	7,697	8,726	9,965
	Census Tract Total	14,925	16,588	18,106	19,472	20,709	22,047	23,600
808 /2	808.01		6,818	7,480	8,237	9,026	9,882	10,885
	Census Tract Total	6,665	6,818	7,480	8,237	9,026	9,882	10,885
809 /2	809.01		11,018	11,653	12,973	14,444	16,090	18,082
	Census Tract Total	9,478	11,018	11,653	12,973	14,444	16,090	18,082
810	810.01		2,440	2,701	2,885	3,114	3,367	3,674
	Census Tract Total	2,917	2,440	2,701	2,885	3,114	3,367	3,674
811	811.01		100	271	313	365	422	492
	811.02		2,635	6,207	7,317	8,664	10,165	11,993
	811.03		3,752	4,128	4,324	4,432	4,542	4,656
	811.04		4,252	4,455	4,666	4,783	4,903	5,025
	Census Tract Total	7,846	10,739	15,061	16,620	18,244	20,032	22,166

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1990	1996	2000	2005	2010	2015	2020
812	812.01		6,272	6,284	6,384	6,440	6,495	6,552
	Census Tract Total	6,571	6,272	6,284	6,384	6,440	6,495	6,552
814	814.01		7,139	7,139	7,159	7,170	7,181	7,192
	Census Tract Total	6,861	7,139	7,139	7,159	7,170	7,181	7,192
815	815.01		2,548	2,581	2,619	2,639	2,659	2,681
	Census Tract Total	2,296	2,548	2,581	2,619	2,639	2,659	2,681
816	816.01		1,544	1,597	1,622	1,635	1,648	1,662
	816.02		1,563	1,580	1,594	1,602	1,609	1,617
	Census Tract Total	3,002	3,107	3,177	3,216	3,237	3,257	3,279
817	817.01		1,833	1,930	1,997	2,032	2,069	2,106
	817.02		1,887	2,147	2,249	2,304	2,362	2,420
	817.03		1,725	1,733	1,761	1,775	1,790	1,805
	817.04		3,784	4,031	4,335	4,701	5,105	5,594
	Census Tract Total	7,377	9,229	9,841	10,342	10,812	11,326	11,925
819	819.01		3,394	3,482	3,514	3,531	3,549	3,568
	819.02		1,550	1,621	1,679	1,712	1,744	1,778
	Census Tract Total	4,902	4,944	5,103	5,193	5,243	5,293	5,346
820	820.01		6,238	8,654	9,933	11,414	13,057	15,046
	820.02		1,226	1,226	1,226	1,227	1,227	1,227
	Census Tract Total	3,332	7,464	9,880	11,159	12,641	14,284	16,273
821	821.01		3,316	3,285	3,285	3,285	3,285	3,285
	Census Tract Total	3,190	3,316	3,285	3,285	3,285	3,285	3,285
822	822.01		1,076	1,188	1,318	1,477	1,655	1,871
	822.02		867	877	877	877	877	877
	822.03		4,375	4,476	5,117	5,910	6,804	7,897
	Census Tract Total	4,922	6,318	6,541	7,312	8,264	9,336	10,645
823	823.01		12,635	12,598	14,681	17,271	20,166	23,703
	Census Tract Total	12,587	12,635	12,598	14,681	17,271	20,166	23,703
824	824.01		2,191	2,451	2,567	2,630	2,695	2,762
	Census Tract Total	1,988	2,191	2,451	2,567	2,630	2,695	2,762
825	825.01		728	1,598	1,747	1,912	2,097	2,325

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1990	1996	2000	2005	2010	2015	2020
825	825.02		12,111	12,177	12,672	12,944	13,221	13,508
	Census Tract Total	11,234	12,839	13,775	14,419	14,856	15,318	15,833
826	826.01		2,017	2,061	2,154	2,205	2,257	2,310
	826.02		7,986	8,309	8,929	9,523	10,147	10,857
	Census Tract Total	8,678	10,003	10,370	11,083	11,728	12,404	13,167
901	901.01		10	10	10	10	10	10
	901.02		41	41	42	42	43	43
	901.03		3,186	3,188	3,634	3,658	3,683	3,708
	901.04		3	52	52	52	53	53
	901.05		7,179	7,192	7,231	7,251	7,271	7,292
	901.06							
	Census Tract Total	8,573	10,419	10,483	10,969	11,013	11,060	11,106
905	905.01		2,652	2,690	2,754	2,809	2,862	2,917
	905.02		5,547	5,908	6,161	6,298	6,440	6,586
	Census Tract Total	4,709	8,199	8,598	8,915	9,107	9,302	9,503
909 /3	909.01		218	223	230	233	237	241
	Census Tract Total	176	218	223	230	233	237	241
910	910.01		26	27	29	29	30	31
	910.02		1,705	1,711	1,792	1,837	1,882	1,929
	Census Tract Total	1,257	1,731	1,738	1,821	1,866	1,912	1,960
911	911.01		12,632	12,897	13,285	13,515	13,752	14,001
	Census Tract Total	8,902	12,632	12,897	13,285	13,515	13,752	14,001
912	912.01		5,473	6,111	7,252	8,662	10,223	12,122
	912.02		604	677	771	889	1,025	1,194
	Census Tract Total	4,239	6,077	6,788	8,023	9,551	11,248	13,316
913	913.01		76	75	76	76	77	77
	913.02		124	127	128	129	129	130
	913.03		1,711	1,882	1,997	2,125	2,266	2,434
	913.04		8,413	10,585	12,399	14,569	16,978	19,903
	Census Tract Total	4,882	10,324	12,669	14,600	16,899	19,450	22,544
914	914.01		16,473	17,100	19,490	22,204	25,185	28,768

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1990	1996	2000	2005	2010	2015	2020
914	Census Tract Total	11,654	16,473	17,100	19,490	22,204	25,185	28,768
915	915.01		5,084	5,240	5,481	5,612	5,748	5,887
	915.02		1,561	2,014	2,283	2,583	2,900	3,269
	915.03		324	1,318	1,500	1,726	1,988	2,312
	Census Tract Total	4,006	6,969	8,572	9,264	9,921	10,636	11,468
916	916.01		7,491	7,653	8,214	8,709	9,206	9,744
	Census Tract Total	6,961	7,491	7,653	8,214	8,709	9,206	9,744
917	917.01		3,457	4,384	5,243	6,312	7,506	8,965
	917.02		1,793	1,771	1,775	1,778	1,782	1,786
	917.03		744	1,048	1,097	1,133	1,172	1,216
	917.04		2,486	3,047	3,482	4,014	4,603	5,319
	Census Tract Total	4,263	8,480	10,250	11,597	13,237	15,063	17,286
918	918.01		11,111	12,067	12,905	13,731	14,649	15,745
	Census Tract Total	7,932	11,111	12,067	12,905	13,731	14,649	15,745
919	919.01		344	379	383	386	389	392
	919.02		414	433	444	450	456	462
	919.03		495	514	523	528	534	539
	919.04		213	217	217	217	218	218
	919.05		372	401	412	417	423	429
	919.06		132	158	160	160	161	161
	919.07		307	408	413	416	419	423
	919.08		55	68	68	68	68	68
	919.09		377	394	396	397	397	398
	919.10		139	142	142	142	143	143
	919.11		149	155	156	156	157	157
	919.12		293	294	295	296	296	297
	Census Tract Total	2,627	3,290	3,563	3,609	3,633	3,661	3,687
920	920.01		2,136	2,422	2,512	2,562	2,613	2,665
	920.02		2,123	2,142	2,212	2,249	2,287	2,325
	920.03		2,193	2,308	2,390	2,436	2,480	2,527
	Census Tract Total	5,913	6,452	6,872	7,114	7,247	7,380	7,517

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1990	1996	2000	2005	2010	2015	2020
921	921.01		271	304	306	307	308	309
	921.02		427	491	499	503	507	511
	921.03		1,099	1,193	1,230	1,251	1,271	1,292
	921.04		715	731	734	736	738	740
	921.05		961	1,073	1,123	1,151	1,179	1,208
	921.06		1,145	1,199	1,223	1,235	1,248	1,260
	921.07		2,415	2,428	2,438	2,443	2,449	2,454
	Census Tract Total		5,828	7,033	7,419	7,553	7,626	7,700
922	922.01		374	398	403	406	409	412
	922.02		1,418	1,490	1,561	1,600	1,639	1,680
	922.03		6,285	6,744	7,113	7,373	7,648	7,952
	922.04		641	743	769	783	797	812
	922.05		3,507	3,822	3,915	3,967	4,018	4,071
	Census Tract Total		7,067	12,225	13,197	13,761	14,129	14,511
923	923.01		3,302	3,333	3,370	3,390	3,410	3,431
	Census Tract Total		3,463	3,302	3,333	3,370	3,390	3,410
924	924.01		4,384	4,425	4,472	4,498	4,524	4,551
	Census Tract Total		3,499	4,384	4,425	4,472	4,498	4,524
Fairfax County		818,584	899,650	954,301	1,011,496	1,069,909	1,133,157	1,206,333

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1990; Summary Tape File 1A, Virginia.
Fairfax County Office of Management and Budget: 1996 through 2020.

- 1/ Comprises part of the Town of Vienna (Vienna is composed of Census Tracts 607 through 610).
- 2/ Comprises part of the town of Herndon (Herndon is composed of Census Tracts 808 and 809).
- 3/ Town of Clifton (Clifton is composed of Census Tract 909).

V. HOUSING UNIT INVENTORY

HOUSING UNIT INVENTORY

As of January 1996, there were 334,123 dwelling units in Fairfax County, an increase of 5,972 units, or 1.8 percent, over the 1995 inventory of 328,151 units. Single-family detached units, as shown in Figure 5.1, continue to account for a majority of the housing units (51.6 percent), followed by townhouses (20.9 percent), garden apartments (19.2 percent), and high-rise apartments (4.2 percent). Multiplex units comprise 2.1 percent of the total housing inventory, and mid-rise, duplex units, and mobile home account for the remaining 2.1 percent.

More than 50 percent of the County's increase in dwelling units occurred in the Bull Run and Upper Potomac Planning Districts. During 1995, 1,667 units were added in the Upper Potomac District, and 1,341 units were added to the housing inventory in the Bull Run District.

The supervisor district with the largest dwelling unit inventory was Sully, with 46,371 units. The Braddock District had the smallest dwelling unit inventory of 30,727 units. The largest number of single-family units were located in the Dranesville District (27,033). Providence District had the smallest number of single-family units (14,188), but the largest number of garden apartment units (13,714). Over 40 percent of the County's high-rise and mid-rise apartment units were located in the Mason District. Over 19 percent of the County's townhouse units were located in the Sully District. Table 5.1 shows the total number of housing units by year since 1978, with the number change and the percent change. Figure 5.1 charts the growth in housing units in the County from 1950 to 1996 by type of unit.

As of January 1996, the median market value of individually owned housing units was \$186,300. Thus, half of all owned housing units in the County had values exceeding \$186,300 and half had values below this level. This represents a decrease of 0.3 percent from the 1995 estimated median housing value of \$186,800.

TABLE 5.1

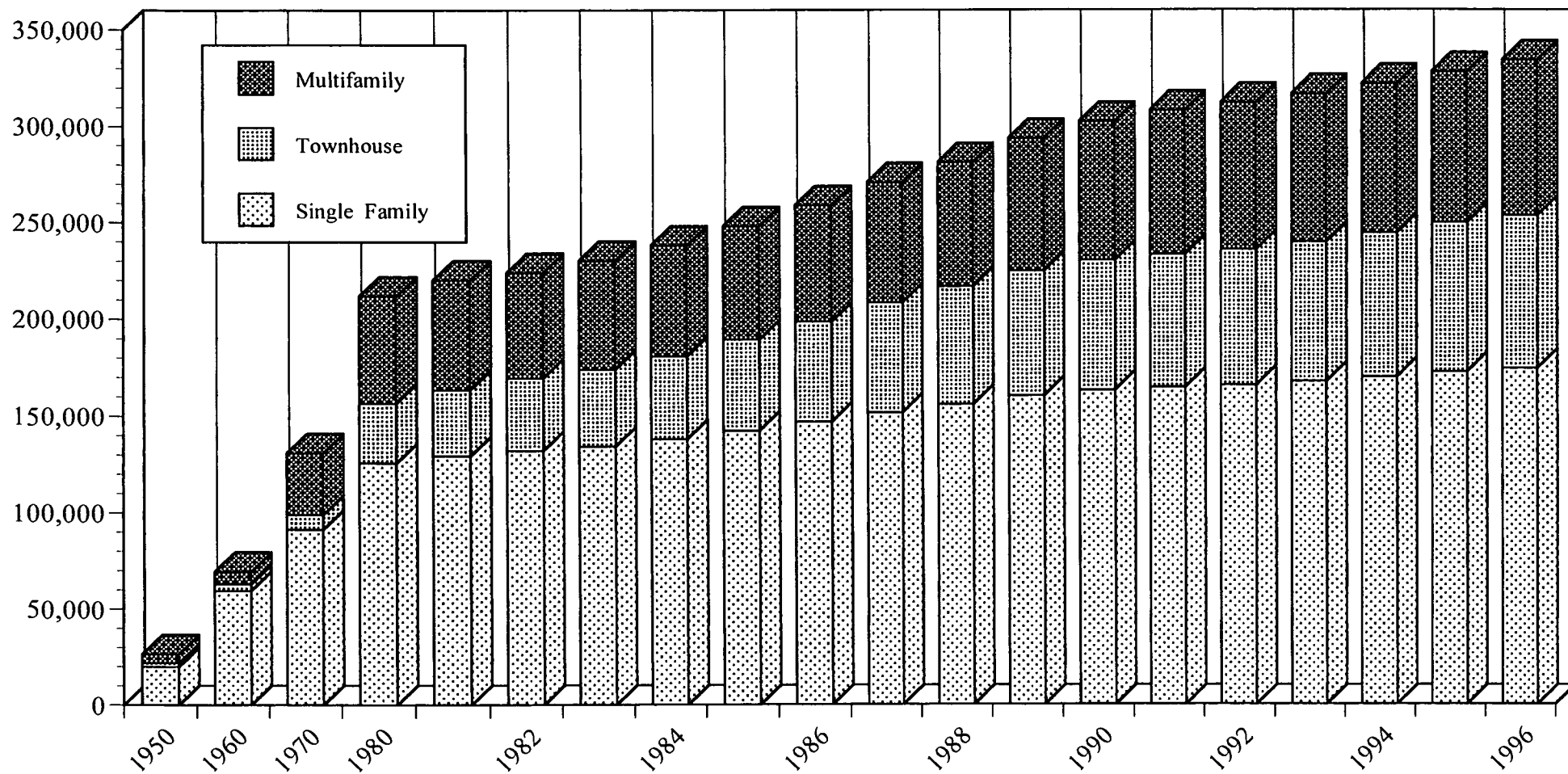
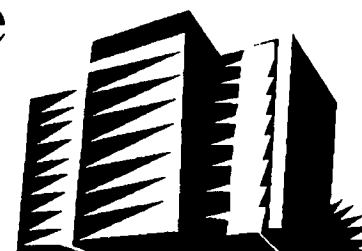
Total Housing Units,
1978-1996

Year	Housing Units	Annual Change	
		Number	Percent
1978	192,776	---	---
1979	201,667	8,891	4.6%
1980	215,646	13,979	6.9%
1981	220,086	4,440	2.1%
1982	223,853	3,767	1.7%
1983	230,046	6,193	2.8%
1984	237,850	7,804	3.4%
1985	247,777	9,927	4.2%
1986	258,712	10,935	4.4%
1987	270,744	12,032	4.7%
1988	281,192	10,448	3.9%
1989	293,682	12,490	4.4%
1990	302,464	8,782	3.0%
1991	308,202	5,738	1.9%
1992	312,324	4,122	1.3%
1993	316,723	4,399	1.4%
1994	322,007	5,284	1.7%
1995	328,151	6,144	1.9%
1996	334,123	5,972	1.8%

Figure 5.1

Housing Units by Structure Type

Fairfax County, 1950 to 1996



Sources: U.S. Bureau of the Census; Fairfax County Office of Management and Budget.

Market value in this report refers to the estimated market value as of January 1996. Market value for each dwelling unit is derived from the 1996 tax assessment, adjusted to reflect the unit's market value, or the sales price if the unit sold during 1995. Table 5.2 shows, by supervisor district, the median market value of housing units and the percent change between 1995 and 1996. Table 5.3 shows, by planning district, the median market value of housing units and the percent change between 1995 and 1996.

TABLE 5.2

Median Market Value of Housing Units
By Supervisor District
1995 - 1996

Supervisor District	Median Value		Percent Change
	1995	1996	
Braddock	\$189,100	\$187,500	-0.8%
Dranesville	263,900	265,000	0.4%
Hunter Mill	199,700	199,700	0.0%
Lee	157,600	156,900	-0.4%
Mason	175,000	172,700	-1.3%
Mount Vernon	174,000	171,900	-1.2%
Providence	175,900	176,600	0.4%
Springfield	204,200	205,100	0.4%
Sully	182,000	181,900	-0.1%
Fairfax County	\$186,800	\$186,300	-0.3%

Note: Median market value calculated on ungrouped data.

TABLE 5.3

Median Market Value of Housing Units
By Planning District
1995 - 1996

Planning District	Median Value		Percent Change
	1995	1996	
Annandale	\$188,300	\$185,700	-1.4%
Baileys	146,400	144,400	-1.4%
Bull Run	167,200	166,900	-0.2%
Fairfax	206,300	206,800	0.2%
Jefferson	165,000	163,500	-0.9%
Lincolnia	172,200	168,200	-2.3%
Lower Potomac	125,800	123,400	-1.9%
McLean	279,500	278,700	-0.3%
Mount Vernon	166,700	164,600	-1.3%
Pohick	198,000	198,500	0.3%
Rose Hill	171,500	170,200	-0.8%
Springfield	165,800	164,500	-0.8%
Upper Potomac	198,400	198,600	0.1%
Vienna	220,700	224,300	1.6%
Fairfax County	\$186,800	\$186,300	-0.3%

Note: Median market value calculated on ungrouped data.

The supervisor district in the County with the highest median market value of housing units, as of January 1996, was the Dranesville District (\$265,000). The district with the lowest median market value was the Lee District (\$156,900).

The supervisor district with the greatest percentage of dwelling units with values above \$350,000 was the Dranesville Supervisor District with 38.4 percent. County-wide, a total of 9.1 percent of housing units had values above \$350,000. The supervisor district with the greatest percentage of dwelling unit values below \$80,000 was the Mason Supervisor District with 12.7 percent. A total of 5.7 percent of housing units in the County had market values below \$80,000.

The planning district in the County with the highest median market value of housing units, as of January 1996, was the McLean Planning District (\$278,700). The Lower Potomac Planning District had the lowest median market value in 1995, at \$123,400.

The planning district in the County with the greatest percentage of housing units with values above \$350,000 was the McLean Planning District, with 35.3 percent. Further, looking at only Single Family units in McLean, fully 43.0 percent had values above \$350,000. Baileys Planning District had the greatest percentage of housing units with values below \$80,000, at 26.2 percent. Of the units with values below \$80,000 in Baileys, 96.5% of these were condominium apartment units.

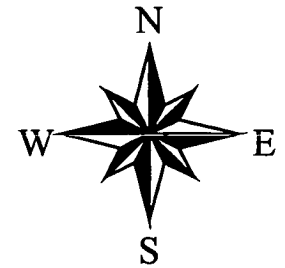
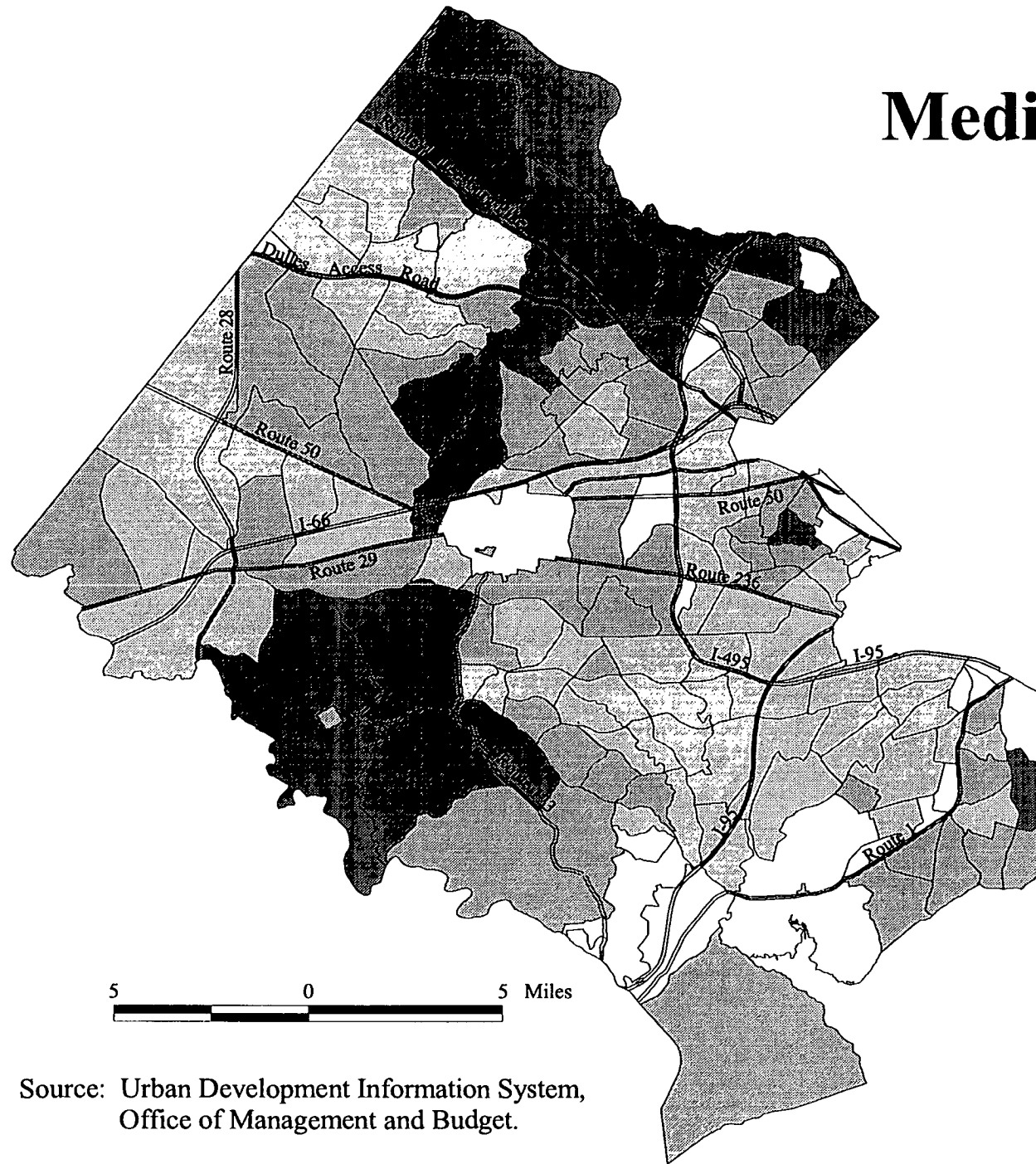
Figure 5.2 presents, by census tract, the median market value of housing units in the County, as of January 1996. Highest median market values are concentrated in the Great Falls area, with high median market values also located in the Clifton / Fairfax Station and McLean areas. Darker areas on the map correspond to census tracts with higher median market values.

Figure 5.2

Median Market Value of Housing Units

Fairfax County, Virginia

January 1996



Median Market Value of Housing Units

	0 to \$117,582
	\$117,583 to \$200,040
	\$200,041 to \$307,590
	\$307,591 to \$557,488

Major Roads

Source: Urban Development Information System,
Office of Management and Budget.

Housing Unit Inventory
Supervisor District
(January 1996)

Supervisor District	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
Braddock	19,566	184	6,029	186	4,343	267		152	30,727
Dranesville 1/	27,033	68	4,332	127	2,467	496	500		35,023
Hunter Mill 2/	18,836	19	8,773	1,323	8,176	697	285		38,109
Lee	15,991	568	10,051	1,569	10,405			760	39,344
Mason	16,284	32	4,110	546	9,464	1,061	5,658		37,155
Mount Vernon	15,740	1,158	5,648	795	5,430	130	3,960	325	33,186
Providence	14,188	11	8,646	743	13,714	249	3,484		41,035
Springfield 3/	21,645	188	9,022	496	1,820	2			33,173
Sully	22,995	7	13,376	1,327	8,166			500	46,371
FAIRFAX COUNTY	172,278	2,235	69,987	7,112	63,985	2,902	13,887	1,737	334,123

Housing Unit Inventory
Towns
(January 1996)

Town	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
Town of Clifton	68								68
Town of Herndon	2,731	63	1,777	7	2,239				6,817
Town of Vienna	4,561	7	419	31	524				5,542
TOWNS TOTAL	7,360	70	2,196	38	2,763				12,427

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

- 1/ Includes the Town of Herndon.
- 2/ Includes the Town of Vienna.
- 3/ Includes the Town of Clifton.

Housing Unit Inventory
 Planning District
 (January 1996)

Planning District	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
Annandale	15,868	10	3,107	255	4,966	513	471		25,190
Baileys	5,092	16	786	81	5,090	815	5,187		17,067
Bull Run	14,845	5	11,353	1,326	6,429			500	34,458
Fairfax	8,407	2	3,036	290	7,108	249		152	19,244
Jefferson	8,486	11	2,245	117	6,299		1,230		18,388
Lincolnia	1,488	4	1,607	210	2,267				5,576
Lower Potomac	1,403	8	1,618	646	1,525				5,200
McLean	16,408	5	1,553	452	3,099	496	2,200		24,213
Mount Vernon	15,092	1,668	2,598	1,626	9,800	130	3,960	1,085	35,959
Pohick 1/	27,811	416	13,911	522	1,448				44,108
Rose Hill	7,978	4	5,390		3,783				17,155
Springfield	8,232		5,639	252	1,547	2			15,672
Upper Potomac 2/	27,899	75	12,496	1,024	9,374	423	285		51,576
Vienna 3/	13,269	11	4,648	311	1,250	274	554		20,317
FAIRFAX COUNTY	172,278	2,235	69,987	7,112	63,985	2,902	13,887	1,737	334,123

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

- 1/ Includes the Town of Clifton.
- 2/ Includes the Town of Herndon.
- 3/ Includes the Town of Vienna.

Housing Unit Inventory
Sewershed
(January 1996)

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
A1	5,915		900		283				7,098
A2	13		232						245
A3	205		565						770
B1	921	2	368		414				1,705
B2	3,915		1,209	168	592				5,884
B3	642								642
B5 1/	2,731	63	1,778	7	2,075				6,654
C1	915								915
C2	1,081		1						1,082
D1	2,525	2							2,527
D2	1,994		2,763	250	3,582	288	61		8,938
D3 2/	16,894	20	4,485	630	2,882	409	1,392		26,712
E1	2,009		234	332	2,871	144	532		6,122
E2	490								490
F	1,821		324				500		2,645
G1	7,653	2	1,869	120	1,383	112	1,230		12,369
G2	955					240			1,195
G3	664		35						699
G4	339								339
H1	1,183	1	357		2,360	409	1,487		5,797
H2					192		3,281		3,473
H3	185								185
I1	13,545	28	2,085	198	7,824	406	419		24,505
I2	1,174		36						1,210
I3	9,550	14	4,872	465	3,551	246	219		18,917
I4	46								46
I5	237		35						272

(CONTINUED)

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

- 1/ Town of Herndon.
- 2/ Comprises part of the Town of Vienna.
- 3/ Includes the Town of Clifton.

Housing Unit Inventory
Sewershed
(January 1996)

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
J1	3,735	1,128	338		1,329		1,587		8,117
J2	840	2	100		323		1,850	91	3,206
J3	1,122	193	155		496				1,966
J4	730	2	20		931		523		2,206
K	8,252	339	1,322	989	4,603	130		875	16,510
L	6,366	4	4,709	637	5,415			119	17,250
M0	802		123		921			152	1,998
M1	715		1,468	128	1,603	249			4,163
M2 2/	11,026	2	4,846	441	6,983	267	806		24,371
M3	6,138	2	227						6,367
M4	4,830		1,888		1,161	2			7,881
M5	1,350		1,194	160					2,704
M6	1,513		2,809	92					4,414
M7	30	2			194				226
M8	18								18
M9	319		877	1	1,708				2,905
N1	18,848	370	13,500	1,168	2,779				36,665
N2	3,783	46	1,750						5,579
O1	436	2							438
P	109	2							111
P1	71								71
P2	177								177
P3	857								857
Q1	2,202								2,202
R1	2,602	4							2,606
R2	227								227
R3 3/	70								70

(CONTINUED)

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

- 1/ Town of Herndon.
- 2/ Comprises part of the Town of Vienna.
- 3/ Includes the Town of Clifton.

Housing Unit Inventory
Sewershed
(January 1996)

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
R4	240								240
S1	3,310	3	3,635		1,261				8,209
S2	218								218
T1	1,033							500	1,533
T2	3,687		1,706	580	346				6,319
T3	3,485		2,239						5,724
T4	2,386	2	1,256	128	2,900				6,672
T5	2,370		2,978	618	2,612				8,578
T6	54								54
T7	725		699		411				1,835
FAIRFAX COUNTY	172,278	2,235	69,987	7,112	63,985	2,902	13,887	1,737	334,123

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

- 1/ Town of Herndon.
- 2/ Comprises part of the Town of Vienna.
- 3/ Includes the Town of Clifton.

Housing Unit Inventory
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
151	151.01	403		74						477
	151.02	319	2			103			91	515
	151.03	307								307
	Census Tract Total	1,029	2	74		103			91	1,299
152	152.01	202	2	131						335
	152.02	18		20		931		523		1,492
	152.03	117								117
	152.04									
	Census Tract Total	337	2	151		931		523		1,944
153	153.01	228	28	24						280
	153.02	273	202			147				622
	153.03	181	290							471
	153.04	100								100
	Census Tract Total	782	520	24		147				1,473
154	154.01	601		156		1,556			115	2,428
	154.02	408								408
	154.03	125		228		55				408
	Census Tract Total	1,134		384		1,611			115	3,244
155	155.01	435		400		209	130			1,174
	155.02	688								688
	155.03	266								266
	155.04	90								90
	Census Tract Total	1,479		400		209	130			2,218
156	156.01	548								548
	156.02	79								79
	156.03	295	2							297
	156.04	121								121
	Census Tract Total	1,043	2							1,045
157	157.01	432								432
	157.02	747								747
	157.03	191	2							193

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
157	Census Tract Total	1,370	2							1,372
158	158.01	668								668
	158.02	534								534
	158.03	463								463
	Census Tract Total	1,665								1,665
159	159.01	854								854
	159.02	190								190
	159.03									
	159.04	126								126
	Census Tract Total	1,170								1,170
160	160.01	121	2			169				292
	160.02	486			149	242			119	996
	160.03	296								296
	Census Tract Total	903	2		149	411			119	1,584
161	161.01	141				45				186
	161.02	97								97
	161.03	626								626
	161.04	463								463
	Census Tract Total	1,327				45				1,372
162	162.01									
	162.02									
	Census Tract Total									
163	163.01	251								251
	163.02	466	4							470
	Census Tract Total	717	4							721
201	201.01	436								436
	201.02	467		140						607
	Census Tract Total	903		140						1,043
202	202.01	512		728		442				1,682
	202.02	547		319						866
	Census Tract Total	1,059		1,047		442				2,548

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
203	203.01	638								638
	203.02	386	2	284						672
	203.03	242								242
	203.04	209		80						289
	Census Tract Total	1,475	2	364						1,841
204	204.01	25	273			66		1,222		1,586
	Census Tract Total	25	273			66		1,222		1,586
205	205.01	85	301	140		382		2,215		3,121
	205.02	176								176
	Census Tract Total	259	301	140		382		2,215		3,297
206	206.01	62	118							180
	206.02		360			67				427
	206.03	362	78	73		556				1,069
	Census Tract Total	424	556	73		623				1,676
207	207.01	625								625
	207.02	134								134
	207.03	548								548
	Census Tract Total	1,307								1,307
208	208.01	343								343
	208.02	265								265
	208.03	490		71						561
	Census Tract Total	1,098		71						1,169
210	210.01	282		88						370
	210.02	59		612						671
	210.03	179		64						243
	210.04	287								287
	Census Tract Total	807		764						1,571
211	211.01	583		1,739	92					2,414
	211.02	355		663		538				1,556
	211.03	10		182						192
	Census Tract Total	948		2,584	92	538				4,162

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
212	212.01	691								691
	Census Tract Total	691								691
213	213.01	913		441						1,354
	213.02	42		62						104
	Census Tract Total	955		503						1,458
214	214.01	199				727				926
	214.02	285	6	25		1,186				1,502
	Census Tract Total	484	6	25		1,913				2,428
215	215.01	210			59	802			760	1,831
	Census Tract Total	210			59	802			760	1,831
216	216.01	95		72	930	323				1,420
	216.02	85		112		340				537
	Census Tract Total	180		184	930	663				1,957
217	217.01	1,082		810	131	657				2,680
	Census Tract Total	1,082		810	131	657				2,680
218	218.01	189	2	333	357	1,237				2,118
	Census Tract Total	189	2	333	357	1,237				2,118
219	219.01									
	Census Tract Total									
220	220.01	1								1
	220.02									
	220.03	268		279						547
	220.04	10								10
	220.05	30	2			194				226
	Census Tract Total	309	2	279		194				784
221	221.01	206		636		990				1,832
	221.02	1								1
	221.03	88			366	88				542
	221.04	31	2	650	280	1				964
	221.05	14		53		252				319
	221.06	38								38

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
221	Census Tract Total	378	2	1,339	646	1,331				3,696
222	222.01									
	Census Tract Total									
223	223.01	369	2	794		1,601				2,766
	Census Tract Total	369	2	794		1,601				2,766
224	224.01	344		1,804		1,202				3,350
	224.02	325		144						469
	Census Tract Total	669		1,948		1,202				3,819
301	301.01	465								465
	301.02	1,056								1,056
	301.03	330		652						982
	Census Tract Total	1,851		652						2,503
302	302.01	2,428	2	1,423						3,853
	Census Tract Total	2,428	2	1,423						3,853
304	304.01	1,142		326						1,468
	304.02	855								855
	Census Tract Total	1,997		326						2,323
305	305.01	567								567
	Census Tract Total	567								567
306	306.01	279		106		166				551
	306.02	350								350
	306.03	257				220				477
	306.04	435								435
	Census Tract Total	1,321		106		386				1,813
307	307.01	217								217
	307.02	338								338
	307.03	373								373
	Census Tract Total	928								928
308	308.01	1,351		1,153		820	2			3,326
	Census Tract Total	1,351		1,153		820	2			3,326
309	309.01	866		1,183		242				2,291

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
309	Census Tract Total	866		1,183		242				2,291
310	310.01	768		1,318	237					2,323
	Census Tract Total	768		1,318	237					2,323
313	313.01	1,096		302						1,398
	Census Tract Total	1,096		302						1,398
314	314.01	776		425	99					1,300
	Census Tract Total	776		425	99					1,300
315	315.01	1,155		676	160					1,991
	Census Tract Total	1,155		676	160					1,991
316	316.01	356		192		242				790
	316.02	550		205		99				854
	316.03	3								3
	Census Tract Total	909		397		341				1,647
318	318.01	821	52	1,561						2,434
	Census Tract Total	821	52	1,561						2,434
319	319.01	1,048		1						1,049
	Census Tract Total	1,048		1						1,049
320	320.01	491		617						1,108
	Census Tract Total	491		617						1,108
321	321.01	501	128	181	186	448				1,444
	Census Tract Total	501	128	181	186	448				1,444
322	322.01	560	184	1,239		580				2,563
	Census Tract Total	560	184	1,239		580				2,563
323	323.01	704		410						1,114
	323.02	327		73		100				500
	Census Tract Total	1,031		483		100				1,614
324	324.01	2,133		493						2,626
	Census Tract Total	2,133		493						2,626
325	325.01	1,435		432						1,867
	Census Tract Total	1,435		432						1,867
326	326.01	1,110	2	393						1,505

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
326	Census Tract Total	1,110	2	393						1,505
327	327.01	1,040		1,454		78				2,572
	Census Tract Total	1,040		1,454		78				2,572
328	328.01	264		482						746
	Census Tract Total	264		482						746
401	401.01	251		150		300				701
	401.02	1,021								1,021
	401.03	441			161	387				989
	Census Tract Total	1,713		150	161	687				2,711
402	402.01	1				296				297
	402.02	415		579		1,088				2,082
	402.03									
	402.04	131								131
	Census Tract Total	547		579		1,384				2,510
403	403.01	471								471
	403.02	448								448
	Census Tract Total	919								919
405	405.01	50		46						96
	405.02	434								434
	405.03	1,569								1,569
	405.04									
	Census Tract Total	2,053		46						2,099
406	406.01	679							152	831
	Census Tract Total	679							152	831
407	407.01	1,661		137						1,798
	407.02	994								994
	Census Tract Total	2,655		137						2,792
408	408.01	706	2	33		120				861
	408.02	97								97
	408.03	437								437
	408.04	674								674

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
408	408.05									
	Census Tract Total	1,914	2	33		120				2,069
501	501.01	93		231	117	1,032				1,473
	501.02	203				150				353
	501.03	350				64				414
	Census Tract Total	646		231	117	1,246				2,240
502	502.01			512						512
	502.02	243								243
	502.03	150				25				175
	502.04	392								392
	Census Tract Total	785		512		25				1,322
503	503.01	304								304
	503.02	294								294
	503.03	194	5	99		551				849
	503.04	227								227
	Census Tract Total	1,019	5	99		551				1,674
504	504.01	276	2	94						372
	504.02	338								338
	504.03	230								230
	Census Tract Total	844	2	94						940
505	505.01	360								360
	505.02	303								303
	505.03	224								224
	Census Tract Total	887								887
506	506.01	191								191
	506.02	391		99		1,190				1,680
	506.03	298								298
	506.04	188	2							190
	506.05	257								257
	506.06	373								373
	506.07	173	2							175

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multipléx	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
506	Census Tract Total	1,871	4	99		1,190				3,164
507	507.01	526		445						971
	507.02	295	2			887		252		1,436
	Census Tract Total	821	2	445		887		252		2,407
508	508.01	294								294
	508.02	453								453
	508.03	223				184				407
	Census Tract Total	970				184				1,154
509	509.01	286								286
	509.02	296								296
	Census Tract Total	582								582
510	510.01	410								410
	510.02	492								492
	Census Tract Total	902								902
511	511.01	359								359
	511.02	452								452
	Census Tract Total	811								811
512	512.01	226								226
	512.02	308								308
	512.03	99								99
	Census Tract Total	633								633
513	513.01	406	2	23						431
	513.02	304	2	34		108				448
	Census Tract Total	710	4	57		108				879
514	514.01					204				204
	514.02					504		220		724
	514.03			102		225	50			377
	Census Tract Total			102		933	50	220		1,305
515	515.01	48		36		588	310			982
	515.02	326		41	81			829		1,277
	515.03	249		186		281	49			765

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
515	515.04	60		30		450		438		978
	Census Tract Total	683		293	81	1,319	359	1,267		4,002
516	516.01	13					400	419		832
	516.02	80								80
	516.03	98		36		656				790
	516.04	166				444				610
	516.05	215				196				411
	Census Tract Total	572		36			1,296	400	419	
518	518.01	418		48						466
	518.02	179								179
	518.03	430				1				431
	Census Tract Total	1,027		48		1				1,076
519	519.01	441	4	1,030	210	525				2,210
	Census Tract Total	441	4	1,030	210	525				2,210
520	520.01	524		354			246			1,124
	Census Tract Total	524		354			246			1,124
521	521.01	119								119
	521.02	377	2	332				219		930
	521.03	318		228						546
	521.04	296	2	69	255					622
	521.05	255		131						386
	Census Tract Total	1,365	4	760	255				219	
522	522.01	221		336		881				1,438
	522.02	383								383
	522.03	352								352
	Census Tract Total	956		336		881				2,173
523	523.01	1		389		2,482	267			3,139
	Census Tract Total	1		389		2,482	267			3,139
524	524.01	507								507
	524.02	345								345
	524.03	284								284

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
524	524.04	326				412				738
	524.05	142		327						469
	Census Tract Total	1,604		327		412				2,343
525	525.01	286								286
	525.02	387	2							389
	525.03	339		10						349
	525.04	266		224		1,065				1,555
	Census Tract Total	1,278	2	234		1,065				2,579
526	526.01	365				366				731
	526.02	2		148		311				461
	526.03	75		195						270
	Census Tract Total	442		343		677				1,462
527	527.01	305	12	250		1,151	6			1,724
	Census Tract Total	305	12	250		1,151	6			1,724
528	528.01	351				282		3,281		3,914
	Census Tract Total	351				282		3,281		3,914
601	601.01	338								338
	601.02	661								661
	601.03	261								261
	Census Tract Total	1,260								1,260
602	602.01	499								499
	602.02	62								62
	602.03	644								644
	Census Tract Total	1,205								1,205
603	603.01	241								241
	603.02	655								655
	Census Tract Total	896								896
604	604.01	234								234
	604.02	416		246		217	274			1,153
	604.03	152								152
	Census Tract Total	802		246		217	274			1,539

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
605	605.01	640	2	70						712
	605.02	298		385		13				696
	605.03	311	1							312
	605.04	68		142						210
	605.05	233	1	339						573
	Census Tract Total	1,550	4	936		13				2,503
606	606.01	147								147
	606.02	1,107								1,107
	Census Tract Total	1,254								1,254
607 /1	607.01	2,184	2	227		303				2,716
	Census Tract Total	2,184	2	227		303				2,716
608 /1	608.01	878		32	31	185				1,126
	Census Tract Total	878		32	31	185				1,126
609 /1	609.01	781		84						865
	Census Tract Total	781		84						865
610 /1	610.01	718	5	76		36				835
	Census Tract Total	718	5	76		36				835
611	611.01	641								641
	611.02	1,096		126	275	300				1,797
	Census Tract Total	1,737		126	275	300				2,438
612	612.01	199								199
	612.02	1,007		39						1,046
	612.03	71								71
	612.04	10		72						82
	Census Tract Total	1,287		111						1,398
615	615.01	220		24						244
	615.02	267								267
	615.03	176		274						450
	615.04	21		670						691
	615.05	89								89
	Census Tract Total	773		968						1,741

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
616	616.01	131		536	5					672
	616.02	311		44						355
	616.04	9				783				792
	616.05	50		312						362
	616.06	2								2
	Census Tract Total		503		892	5	783			
617	617.01	60		1,085		196		554		1,895
	617.02	159								159
	Census Tract Total	219		1,085		196		554		2,054
618	618.01	66				313				379
	618.02	18		1,135	128	690	249			2,220
	Census Tract Total	84		1,135	128	1,003	249			2,599
619	619.02	231		176		1,521				1,928
	Census Tract Total	231		176		1,521				1,928
701	701.01	281								281
	701.02	451								451
	701.03	59								59
	701.04	131		35						166
	Census Tract Total	922		35						957
702	702.01	2								2
	Census Tract Total	2								2
703	703.01	671								671
	703.02	129								129
	703.03	300								300
	Census Tract Total	1,100								1,100
704	704.01	295		227						522
	704.02	43								43
	704.03	360								360
	704.04	259								259
	704.05	497								497
	Census Tract Total	1,454		227						1,681

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
705	705.01	111								111
	705.02	328								328
	705.03	432		281						713
	705.04	291								291
	705.05	163								163
	705.06	3						500		503
	Census Tract Total	1,328			281			500		2,109
706	706.01	178								178
	706.02	126		48						174
	706.03	244		23			144			411
	706.04	158		13						171
	Census Tract Total	706		84			144			934
707	707.01	279		7						286
	707.02	397								397
	707.03	286	1							287
	707.04	378								378
	707.05	196								196
	707.06	258								258
	Census Tract Total	1,794	1	7						1,802
708	708.01	240		32						272
	708.02	608	1	174						783
	Census Tract Total	848	1	206						1,055
709	709.01	495					240			735
	709.02	495		229						724
	709.03	256								256
	709.04	70		251						321
	709.05	323	1	22						346
	709.06	105								105
	Census Tract Total	1,744	1	502			240			2,487
710	710.01	58								58
	710.02	220								220

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
710	710.03	180			120					300
	Census Tract Total	458			120					578
711	711.01	157		17						174
	711.02	206								206
	711.03	267								267
	711.04	306								306
	711.05	245								245
	711.06	335					228	112		675
	711.07	190								190
	711.08	367								367
	Census Tract Total	2,073			17		228	112		
712	712.01	1								1
	712.02									
	712.03	44		178						222
	712.04	45		16	332	1,869		532		2,794
	Census Tract Total	90		194	332	1,869		532		3,017
713	713.01	273		638		1,155		1,230		3,296
	713.02	553		49						602
	Census Tract Total	826		687		1,155		1,230		3,898
714	714.01	760		523		414				1,697
	714.02	254				639				893
	Census Tract Total	1,014		523		1,053				2,590
801	801.01	394								394
	801.02	219		1						220
	801.03	212								212
	801.04	266								266
	801.05	207								207
	Census Tract Total	1,298			1					
802	802.01	323								323
	802.02	458								458
	802.03	512								512

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
802	802.04					1,002		1,168		2,170
	802.05									
	Census Tract Total	1,293				1,002		1,168		3,463
803	803.01	866								866
	803.02	248								248
	803.03	880	2							882
	803.04	1								1
	Census Tract Total	1,995	2							1,997
804	804.01	616								616
	804.02	669								669
	804.03	374								374
	804.04	385								385
	804.05	784								784
	Census Tract Total	2,828								2,828
805	805.01	1,736								1,736
	805.02	1,552		219						1,771
	805.03	655		909	168	274				2,006
	Census Tract Total	3,943		1,128	168	274				5,513
808 /2	808.01	1,173	3	852		494				2,522
	Census Tract Total	1,173	3	852		494				2,522
809 /2	809.01	1,558	60	925	7	1,745				4,295
	Census Tract Total	1,558	60	925	7	1,745				4,295
810	810.01	205		798						1,003
	Census Tract Total	205		798						1,003
811	811.01	30								30
	811.02	315		454		283				1,052
	811.03	1,125								1,125
	811.04	1,275								1,275
	Census Tract Total	2,745		454		283				3,482
812	812.01	1,086	2	546		694				2,328
	Census Tract Total	1,086	2	546		694				2,328

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
814	814.01	1,111		1,042	85	222		224		2,684
	Census Tract Total	1,111		1,042	85	222		224		2,684
815	815.01	764								764
	Census Tract Total	764								764
816	816.01	463								463
	816.02	561								561
	Census Tract Total	1,024								1,024
817	817.01	550								550
	817.02	566								566
	817.03	619								619
	817.04	306		460		1,072				1,838
	Census Tract Total	2,041		460		1,072				3,573
819	819.01	181		325		923				1,429
	819.02	465								465
	Census Tract Total	646		325		923				1,894
820	820.01	919		699	204	566				2,388
	820.02	154		320						474
	Census Tract Total	1,073		1,019	204	566				2,862
821	821.01	91		517	46	728	48	61		1,491
	Census Tract Total	91		517	46	728	48	61		1,491
822	822.01			81		318				399
	822.02	50		319						369
	822.03	74		381		1,365	240			2,060
	Census Tract Total	124		781		1,683	240			2,828
823	823.01	573	10	2,512	514	1,762	135			5,506
	Census Tract Total	573	10	2,512	514	1,762	135			5,506
824	824.01	657								657
	Census Tract Total	657								657
825	825.01	219								219
	825.02	3,335		446						3,781
	Census Tract Total	3,554		446						4,000

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
826	826.01	605								605
	826.02	1,627		1,150						2,777
	Census Tract Total	2,232		1,150						3,382
901	901.01	3								3
	901.02	12								12
	901.03	546							500	1,046
	901.04	1								1
	901.05	1,446		647		345				2,438
	901.06									
	Census Tract Total	2,008		647		345			500	3,500
905	905.01	157		311		748				1,216
	905.02	1,527	2	119						1,648
	Census Tract Total	1,684	2	430		748				2,864
909 /3	909.01	68								68
	Census Tract Total	68								68
910	910.01	8								8
	910.02	497								497
	Census Tract Total	505								505
911	911.01	2,203		2,052						4,255
	Census Tract Total	2,203		2,052						4,255
912	912.01	364		1,527		252				2,143
	912.02					336				336
	Census Tract Total	364		1,527		588				2,479
913	913.01	22								22
	913.02	36								36
	913.03	217		92		411				720
	913.04	573		1,145	618	1,148				3,484
	Census Tract Total	848		1,237	618	1,559				4,262
914	914.01	2,130		3,323		516				5,969
	Census Tract Total	2,130		3,323		516				5,969
915	915.01	1,482		1						1,483

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
915	915.02	168	3	396						567
	915.03	5				164				169
	Census Tract Total	1,655	3	397		164				2,219
916	916.01	1,374		546	580	1				2,501
	Census Tract Total	1,374		546	580	1				2,501
917	917.01	13		613	128	802				1,556
	917.02	5				969				974
	917.03	122		24		13				159
	917.04	103	2	355	1	768				1,229
	Census Tract Total	243	2	992	129	2,552				3,918
918	918.01	1,939		557		1,693				4,189
	Census Tract Total	1,939		557		1,693				4,189
919	919.01	106								106
	919.02	128								128
	919.03	153								153
	919.04	66								66
	919.05	115								115
	919.06	41								41
	919.07	95								95
	919.08	17								17
	919.09	117								117
	919.10	43								43
	919.11	46								46
	919.12	91								91
Census Tract Total	1,018									1,018
920	920.01	661								661
	920.02	655	2							657
	920.03	679								679
	Census Tract Total	1,995	2							1,997
921	921.01	84								84
	921.02	132								132

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
921	921.03	340								340
	921.04	221								221
	921.05	298								298
	921.06	354								354
	921.07	747								747
	Census Tract Total	2,176								2,176
922	922.01	116								116
	922.02	439								439
	922.03	1,838		122						1,960
	922.04	199								199
	922.05	1,085								1,085
	Census Tract Total	3,677			122					3,799
923	923.01	616	46	421						1,083
	Census Tract Total	616	46	421						1,083
924	924.01	306		1,211						1,517
	Census Tract Total	306		1,211						1,517
FAIRFAX COUNTY		172,278	2,235	69,987	7,112	63,985	2,902	13,887	1,737	334,123

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

- 1/ Comprises part of the Town of Vienna (Vienna is composed of Census Tracts 607 through 610).
- 2/ Comprises part of the Town of Herndon (Herndon is composed of Census Tracts 808 and 809).
- 3/ Town of Clifton (Clifton is composed of Census Tract 909).

Market Value of Housing Units 1/, 5/, 6/
Supervisor District
(January 1996)

Supervisor District	Unit Type	Under \$80	\$80-\$99	\$100-\$119	\$120-\$139	\$140-\$159	\$160-\$179	\$180-\$199	\$200-\$219	\$220-\$239	\$240-\$259	\$260-\$279	\$280-\$299	\$300-\$349	\$350 & Over	Total Units
Braddock	Single Family	10	15	54	137	894	2,716	4,521	3,243	3,091	2,103	998	623	753	379	19,537
	Townhouse	2	27	1,156	1,786	2,333	543	318	57	12	1			1		6,236
	Condominium Apt	1,330	518	428	80											2,356
	Total	1,342	560	1,638	2,003	3,227	3,259	4,839	3,300	3,103	2,104	998	623	754	379	28,129
Dranesville 2/	Single Family	5	11	35	620	1,055	1,372	1,470	1,302	1,315	1,469	1,529	1,304	2,751	9,980	24,218
	Townhouse	1	214	445	128	16	60	128	134	330	218	301	39	68	368	2,450
	Condominium Apt	36	68	2	93	28	21	1	2							251
	Total	42	293	482	841	1,099	1,453	1,599	1,438	1,645	1,687	1,830	1,343	2,819	10,348	26,919
Hunter Mill 3/	Single Family	7	6	73	140	306	632	974	1,206	1,649	1,519	1,520	1,311	2,004	2,916	14,263
	Townhouse	90	750	1,580	2,225	1,699	939	655	590	366	204	169	103	172	52	9,594
	Condominium Apt	2,227	635	248	190	39	10	12	17	3					1	3,382
	Total	2,324	1,391	1,901	2,555	2,044	1,581	1,641	1,813	2,018	1,723	1,689	1,414	2,176	2,969	27,239
Lee	Single Family	40	102	336	1,604	3,588	3,585	2,245	1,613	950	492	404	241	423	260	15,883
	Townhouse	1,317	645	951	2,772	2,074	1,621	1,283	868	311	104	46	20	2		12,014
	Condominium Apt	1,086	472	474	602	134	4									2,772
	Total	2,443	1,219	1,761	4,978	5,796	5,210	3,528	2,481	1,261	596	450	261	425	260	30,669
Mason	Single Family	86	57	139	696	2,076	2,644	1,789	1,665	1,426	987	1,067	948	1,335	1,291	16,206
	Townhouse	66	223	131	588	800	1,010	493	437	148	86	41	55	120	40	4,238
	Condominium Apt	3,218	1,130	861	467	315	112	45	5		3					6,156
	Total	3,370	1,410	1,131	1,751	3,191	3,766	2,327	2,107	1,574	1,076	1,108	1,003	1,455	1,331	26,600

(CONTINUED)

Market Value of Housing Units 1/, 5/, 6/
Supervisor District
(January 1996)

Supervisor District	Unit Type	Under \$80	\$80-\$99	\$100-\$119	\$120-\$139	\$140-\$159	\$160-\$179	\$180-\$199	\$200-\$219	\$220-\$239	\$240-\$259	\$260-\$279	\$280-\$299	\$300-\$349	\$350 & Over	Total Units
Mount Vernon	Single Family	191	196	372	780	1,164	1,119	1,265	1,862	1,867	1,428	1,160	869	1,381	1,955	15,609
	Townhouse	469	990	2,664	1,496	705	717	126	16	4	28	17	89	65		7,386
	Condominium Apt	1,040	977	420	143	305	61	36	121	91	4	2	1			3,201
	Total	1,700	2,163	3,456	2,419	2,174	1,897	1,427	1,999	1,962	1,460	1,179	959	1,446	1,955	26,196
Providence	Single Family	39	44	95	284	1,157	1,617	1,382	1,702	1,435	1,096	927	906	1,724	1,724	14,132
	Townhouse	214	159	454	903	2,152	1,322	1,183	863	400	229	249	198	152	3	8,481
	Condominium Apt	2,208	1,660	1,356	1,075	407	121	112	69	6	26	3	1		6	7,050
	Total	2,461	1,863	1,905	2,262	3,716	3,060	2,677	2,634	1,841	1,351	1,179	1,105	1,876	1,733	29,663
Springfield 4/	Single Family	33	53	61	97	419	1,487	2,900	3,301	2,824	1,891	1,202	969	2,410	3,913	21,560
	Townhouse	37	518	821	2,928	2,607	1,474	961	239	57	5	33	1		1	9,682
	Condominium Apt	677	145													822
	Total	747	716	882	3,025	3,026	2,961	3,861	3,540	2,881	1,896	1,235	970	2,410	3,914	32,064
Sully	Single Family	74	60	114	323	1,367	2,246	2,673	2,339	2,846	2,903	1,956	1,378	2,527	2,157	22,963
	Townhouse	706	1,079	2,714	3,805	3,641	1,625	684	274	82	45	13	7		1	14,676
	Condominium Apt	235	561	481	166	43			1						1	1,488
	Total	1,015	1,700	3,309	4,294	5,051	3,871	3,357	2,614	2,928	2,948	1,969	1,385	2,527	2,159	39,127
Town of Clifton	Single Family	3	3	3	4	2	2	3	5	2	7	8	5	8	8	63
	Total	3	3	3	4	2	2	3	5	2	7	8	5	8	8	63
Town of Herndon	Single Family	1	9	27	228	613	594	332	285	205	153	95	47	100	25	2,714

(CONTINUED)

Market Value of Housing Units 1/, 5/, 6/
Supervisor District
(January 1996)

Supervisor District	Unit Type	Under \$80	\$80-\$99	\$100-\$119	\$120-\$139	\$140-\$159	\$160-\$179	\$180-\$199	\$200-\$219	\$220-\$239	\$240-\$259	\$260-\$279	\$280-\$299	\$300-\$349	\$350 & Over	Total Units
Town of Herndon	Townhouse	27	526	486	374	365	50		2				1			1,831
	Condominium Apt	323	211	90	142	9										775
	Total	351	746	603	744	987	644	332	287	205	153	95	48	100	25	5,320
Town of Vienna	Single Family	3	30	32	78	218	985	1,011	573	472	329	237	217	163	185	4,533
	Townhouse		8		29	39	90	70	45	32	65	46	23	6		453
	Condominium Apt	100	121													221
	Total	103	159	32	107	257	1,075	1,081	618	504	394	283	240	169	185	5,207
Fairfax County	Single Family	492	586	1,341	4,991	12,859	18,999	20,565	19,096	18,082	14,377	11,103	8,818	15,579	24,793	171,681
	Townhouse	2,929	5,139	11,402	17,034	16,431	9,451	5,901	3,525	1,742	985	915	536	586	465	77,041
	Condominium Apt	12,480	6,498	4,360	2,958	1,280	329	206	215	100	33	5	2		8	28,474
	Total	15,901	12,223	17,103	24,983	30,570	28,779	26,672	22,836	19,924	15,395	12,023	9,356	16,165	25,266	277,196

Note: The townhouse category includes townhouses, duplex units and multiplex units. Condominium apartments include new and converted condominium multifamily units.

- 1/ Expressed in thousands of dollars.
- 2/ Excludes the Town of Herndon.
- 3/ Excludes the Town of Vienna.
- 4/ Excludes the Town of Clifton.
- 5/ Market value refers to the estimated value as of January 1996. Market value for each unit is derived from the 1996 tax assessment and is adjusted to reflect the unit's market value, or sales price if the unit sold during 1995.
- 6/ Excludes units in rental complexes, units in nonresidential structures, and units in certain ownership statuses such as cooperatives.

Market Value of Housing Units 1/, 5/, 6/
Planning District
(January 1996)

Planning District	Unit Type	Under \$80	\$80-\$99	\$100-\$119	\$120-\$139	\$140-\$159	\$160-\$179	\$180-\$199	\$200-\$219	\$220-\$239	\$240-\$259	\$260-\$279	\$280-\$299	\$300-\$349	\$350 & Over	Total Units	
Annandale	Single Family	4	9	70	271	1,192	2,920	3,152	1,935	1,830	1,444	1,003	786	738	457	15,811	
	Townhouse	26	226	214	260	1,071	942	412	132	60	2		1	4	5	3,355	
	Condominium Apt	1,471	303	197	89	20	5	6	1								2,092
	Total	1,501	538	481	620	2,283	3,867	3,570	2,068	1,890	1,446	1,003	787	742	462	21,258	
Baileys	Single Family	64	26	16	89	373	688	489	646	435	267	348	281	584	757	5,063	
	Townhouse	41	1	45	211	171	115	12	122	42	27	30	35	22	1	875	
	Condominium Apt	2,901	1,009	795	392	295	107	39	4		3					5,545	
	Total	3,006	1,036	856	692	839	910	540	772	477	297	378	316	606	758	11,483	
Bull Run	Single Family	63	52	80	255	1,143	1,940	2,121	1,502	1,587	1,652	1,244	897	1,620	679	14,835	
	Townhouse	706	1,079	2,587	3,207	2,745	1,275	664	254	63	31	8	7			12,626	
	Condominium Apt	235	561	481	166	43			1						1	1,488	
	Total	1,004	1,692	3,148	3,628	3,931	3,215	2,785	1,757	1,650	1,683	1,252	904	1,620	680	28,949	
Fairfax	Single Family	14	13	44	54	297	580	680	776	916	719	570	639	1,393	1,673	8,368	
	Townhouse	10		163	544	867	399	572	278	109	45	5			2	2,994	
	Condominium Apt	661	569	687	208	19										2,144	
	Total	685	582	894	806	1,183	979	1,252	1,054	1,025	764	575	639	1,393	1,675	13,506	
Jefferson	Single Family	25	20	60	549	1,753	1,989	1,087	1,020	572	367	276	166	321	242	8,447	
	Townhouse	162	24	84	269	429	207	217	222	118	110	13	1			1,856	
	Condominium Apt	1,397	564	303	387	78	1									2,730	
	Total	1,584	608	447	1,205	2,260	2,197	1,304	1,242	690	477	289	167	321	242	13,033	
Lincolnia	Single Family	20	22	34	62	356	254	160	116	96	86	79	77	88	32	1,482	
	Townhouse			74	280	243	255	213	128	36	3	3	18	94	34	1,381	
	Condominium Apt	159	72													231	
	Total	179	94	108	342	599	509	373	244	132	89	82	95	182	66	3,094	

(CONTINUED)

Market Value of Housing Units 1/, 5/, 6/
Planning District
(January 1996)

Planning District	Unit Type	Under \$80	\$80-\$99	\$100-\$119	\$120-\$139	\$140-\$159	\$160-\$179	\$180-\$199	\$200-\$219	\$220-\$239	\$240-\$259	\$260-\$279	\$280-\$299	\$300-\$349	\$350 & Over	Total Units
Lower Potomac	Single Family	95	73	74	103	252	176	109	82	53	48	48	33	60	141	1,347
	Townhouse	314	443	560	529	344	89	1								2,280
	Condominium Apt		24	60	4											88
	Total	409	540	694	636	596	265	110	82	53	48	48	33	60	141	3,715
McLean	Single Family	3	8	20	597	789	621	471	672	880	1,165	1,186	916	1,994	7,034	16,356
	Townhouse	42	117	190	4	14	60	128	134	330	218	301	39	68	367	2,012
	Condominium Apt	202	644	434	638	338	141	113	71	6	26	3	1		6	2,623
	Total	247	769	644	1,239	1,141	822	712	877	1,216	1,409	1,490	956	2,062	7,407	20,991
Mount Vernon	Single Family	91	140	385	1,061	1,412	1,205	1,151	1,751	1,751	1,309	1,036	757	1,164	1,747	14,960
	Townhouse	1,462	903	1,326	1,065	319	242	86	11	4	28	17	89	65		5,617
	Condominium Apt	1,867	1,088	360	140	305	61	36	121	91	4	2	1			4,076
	Total	3,420	2,131	2,071	2,266	2,036	1,508	1,273	1,883	1,846	1,341	1,055	847	1,229	1,747	24,653
Pohick	2/ Single Family	64	87	131	170	695	1,635	4,276	4,440	3,994	2,727	1,637	1,203	2,659	4,067	27,785
	Townhouse	39	574	2,556	4,941	4,118	1,377	731	264	66	5	1		1	1	14,674
	Condominium Apt	1	215	231	1											448
	Total	104	876	2,918	5,112	4,813	3,012	5,007	4,704	4,060	2,732	1,638	1,203	2,660	4,068	42,907
Rose Hill	Single Family	12	38	139	729	1,460	1,387	1,317	894	596	333	321	171	311	230	7,938
	Townhouse	3		165	656	1,102	1,441	1,026	705	223	58	38	4	2		5,423
	Condominium Apt	169	328	474	601	134	4									1,710
	Total	184	366	778	1,986	2,696	2,832	2,343	1,599	819	391	359	175	313	230	15,071
Springfield	Single Family	9	27	76	434	1,395	2,159	1,247	1,036	796	401	181	101	267	88	8,217
	Townhouse	6	256	783	1,628	1,149	887	692	195	90	47	40	17			5,790
	Condominium Apt	767	154													921

(CONTINUED)

Market Value of Housing Units 1/, 5/, 6/
Planning District
(January 1996)

Planning District	Unit Type	Under \$80	\$80-\$99	\$100-\$119	\$120-\$139	\$140-\$159	\$160-\$179	\$180-\$199	\$200-\$219	\$220-\$239	\$240-\$259	\$260-\$279	\$280-\$299	\$300-\$349	\$350 & Over	Total Units
Springfield	Total	782	437	859	2,062	2,544	3,046	1,939	1,231	886	448	221	118	267	88	14,928
Upper Potomac 3/	Single Family	18	24	142	443	1,381	2,209	2,708	2,760	2,971	2,648	2,071	1,699	2,985	5,791	27,850
	Townhouse	117	1,450	2,400	3,178	2,774	1,251	653	563	342	201	164	61	77	50	13,281
	Condominium Apt	2,550	846	338	332	48	10	12	17	3					1	4,157
	Total	2,685	2,320	2,880	3,953	4,203	3,470	3,373	3,340	3,316	2,849	2,235	1,760	3,062	5,842	45,288
Vienna 4/	Single Family	10	47	70	174	361	1,236	1,597	1,466	1,605	1,211	1,103	1,092	1,395	1,855	13,222
	Townhouse	1	66	255	262	1,085	911	494	517	259	210	295	264	253	5	4,877
	Condominium Apt	100	121													221
	Total	111	234	325	436	1,446	2,147	2,091	1,983	1,864	1,421	1,398	1,356	1,648	1,860	18,320
Fairfax County.	Single Family	492	586	1,341	4,991	12,859	18,999	20,565	19,096	18,082	14,377	11,103	8,818	15,579	24,793	171,681
	Townhouse	2,929	5,139	11,402	17,034	16,431	9,451	5,901	3,525	1,742	985	915	536	586	465	77,041
	Condominium Apt	12,480	6,498	4,360	2,958	1,280	329	206	215	100	33	5	2		8	28,474
	Total	15,901	12,223	17,103	24,983	30,570	28,779	26,672	22,836	19,924	15,395	12,023	9,356	16,165	25,266	277,196

Note: The townhouse category includes townhouses, duplex units and multiplex units. Condominium apartments include new and converted condominium multifamily units.

- 1/ Expressed in thousands of dollars.
- 2/ Includes the Town of Clifton.
- 3/ Includes the Town of Herndon.
- 4/ Includes the Town of Vienna.
- 5/ Market value refers to the estimated value as of January 1996. Market value for each unit is derived from the 1996 tax assessment and is adjusted to reflect the unit's market value, or sales price if the unit sold during 1995.
- 6/ Excludes units in rental complexes, units in nonresidential structures, and units in certain ownership statuses such as cooperatives.

VI. HOUSING UNIT FORECASTS

HOUSING UNIT FORECASTS

Fairfax County's long-range forecasts of housing units are produced by the Fairfax County Office of Management and Budget. Periodically, the Fairfax County forecasts are developed in conjunction with forecasts of the surrounding jurisdictions under the auspices of the Washington Metropolitan Council of Governments (COG). The COG cooperative forecasts are generated every three to four years. The forecasts contained on the following tables are forecasts that will be submitted for inclusion in the 1996 Round 6 COG regional forecast.

Methodology

The forecasts of housing units in Fairfax County are developed using two data bases from the Urban Development Information System (UDIS): the Parcel File (1983-1996); and the Residential Development File. Parcel Files from previous years provide data on trends in dwelling unit additions to the dwelling unit inventories of areas within the County. The 1996 Parcel File also provides vacant and underutilized land information and planned land use data for the buildout calculations (see Section X). The Residential Development File provides the number of dwelling units, in their respective stages of development, that are expected to be completed in the future (see Section VII). Overall County housing unit forecasts are first prepared based on the total number of units in the development pipeline and the County's total residential capacity. These overall County forecasts are then distributed among areas within the County according to the specific location of projects and the planned densities of these areas.

1996 - 2010

The sum of the housing unit forecasts for areas within Fairfax County is controlled by the County's overall forecasts. However, between 1996 and 2010 the small area forecasts are impacted directly by the Comprehensive Plan's residential capacity, recent rates of growth in dwelling units, and the distribution of units within the residential development process.

Active residential development projects are the primary influence on short-term projections. Housing units in the County's development process are expected to be built before those units planned for vacant land that are not presently involved in development activity. Furthermore, units in the County's development process are expected to be completed according to their stage within the process. That is, units with building permits will be built before units that are in the plan review stage, and units in plan review will be built before units in the rezoning stage. Also, units that are in the fastest growing areas will be built faster than units in other parts of the County.

2010 - 2020

After the units in the development process have been forecasted to be completed, an area has either reached buildout or has additional capacity remaining on vacant or underutilized land. Additional capacity is forecasted to be completed based on growth trends and the level of development process activity that has occurred.

The County is expected to reach its present housing unit capacity between 2005 and 2010 (see Section X for data on the current residential capacity of Fairfax County's Comprehensive Plan). However, development does not stop when capacity is reached. Redevelopment, conversion of land uses, and more intense land uses

allow for housing development to continue beyond the capacity of the present plan. However, the areas that will be redeveloped and the extent of redevelopment are unknown. Consequently, the forecasts for the year 2020 assume that redevelopment occurs throughout the County in proportion to the area's present Plan capacity.

Tables

The tables provided in this section show the County's total housing inventory increasing from 130,817 units in 1970 to 215,646 units in 1980 based on 1970 and 1980 Census information, respectively. Between 1980 and 1996, the County's housing inventory has increased by 118,477 units, from 215,646 in 1980 to 334,123 in 1996. By the year 2000, the County is projected to have 356,114 units, an increase of 21,991 units over the County's 1996 housing inventory. By 2020, the County's housing inventory will have increased by 128,292 units over the 1996 inventory, representing a 38.4 percent increase.

Housing unit forecasts have been prepared for each of the County's supervisor districts. It should be noted that supervisor district boundaries are constitutionally mandated to be reviewed (and possibly changed) every ten years. The forecasts presented in these tables reflect the district boundaries as of July 1991.

As shown in Table 6.1, between 1996 and 2020, the Lee Supervisor District is projected to add nearly 28,700 units to its inventory, the Sully District will add nearly 26,100 units, and the Hunter Mill District will add almost 20,500 units. Together, the Lee, Sully, and Hunter Mill Districts will account for 58.6 percent of the housing unit growth expected in the County between 1996 and 2020.

TABLE 6.1

Housing Unit Change
by Supervisor District, 1996 - 2020

Supervisor District	Unit Change 1996 - 2020	Percent of Total Change
Braddock	4,676	3.6%
Dranesville	9,408	7.3
Hunter Mill	20,485	16.0
Lee	28,666	22.3
Mason	8,407	6.6
Mount Vernon	8,513	6.6
Providence	16,993	13.2
Springfield	5,059	3.9
Sully	26,085	20.3
Fairfax County	128,292	100.0%

Between 1996 and 2020, all areas of the County are forecasted to experience increases in housing units. As shown in Table 6.2, Upper Potomac and Bull Run planning districts will have the largest increases in their housing inventories. The Annandale, Lincolnia and Jefferson planning districts will have the smallest gains in their inventories.

TABLE 6.2

Housing Unit Change
by Planning District
1996 - 2020

Planning District	Unit Change 1996 - 2020	Percent of Total Change
Annandale	2,451	1.9%
Baileys	5,142	4.0
Bull Run	21,369	16.7
Fairfax	7,693	6.0
Jefferson	3,689	2.9
Lincolnia	2,610	2.0
Lower Potomac	4,962	3.9
McLean	6,241	4.9
Mount Vernon	8,551	6.7
Pohick	7,779	6.1
Rose Hill	11,437	8.9
Springfield	11,852	9.2
Upper Potomac	28,367	22.1
Vienna	6,149	4.8
Fairfax County	128,292	100.0%

Estimated and Forecasted Housing Units
Supervisor District
(January 1996)

Supervisor District	1996	2000	2005	2010	2015	2020
Braddock	30,727	30,866	31,976	33,035	34,145	35,403
Dranesville 1/	35,023	37,199	38,987	40,615	42,379	44,431
Hunter Mill 2/	38,109	42,244	45,600	49,370	53,553	58,594
Lee	39,344	45,498	50,424	55,899	61,723	68,010
Mason	37,155	38,022	39,575	41,328	43,254	45,562
Mount Vernon	33,186	34,854	36,394	37,990	39,697	41,699
Providence	41,035	42,658	45,734	49,277	53,228	58,028
Springfield 3/	33,173	33,904	35,047	36,054	37,085	38,232
Sully	46,371	50,869	55,432	60,429	65,907	72,456
Fairfax County	334,123	356,114	379,169	403,997	430,971	462,415

Estimated and Forecasted Housing Units
Towns
(January 1996)

Town	1996	2000	2005	2010	2015	2020
Town of Clifton	68	69	71	72	73	74
Town of Herndon	6,817	7,409	8,302	9,315	10,440	11,795
Town of Vienna	5,542	5,552	5,636	5,681	5,727	5,774
Towns Total	12,427	13,030	14,009	15,068	16,240	17,643

Source: Fairfax County Office of Management and Budget.

- 1/ Includes the Town of Herndon.
- 2/ Includes the Town of Vienna.
- 3/ Includes the Town of Clifton.

Historical, Estimated and Forecasted Housing Units
 Planning District
 (January 1996)

Planning District	1970	1980	1990	1996	2000	2005	2010	2015	2020
Annandale	17,413	23,600	24,901	25,190	25,361	25,896	26,429	26,993	27,641
Baileys	10,770	13,963	16,573	17,067	17,384	18,317	19,432	20,685	22,209
Bull Run	3,927	7,705	24,559	34,458	37,777	41,510	45,696	50,301	55,827
Fairfax	6,783	11,838	17,181	19,244	20,502	21,857	23,339	24,973	26,937
Jefferson	12,587	15,033	17,365	18,388	18,522	19,226	20,040	20,957	22,077
Lincolnia	3,592	4,128	5,464	5,576	5,977	6,435	6,957	7,520	8,186
Lower Potomac	3,350	3,968	3,936	5,200	6,310	7,062	7,961	8,956	10,162
McLean	13,307	19,874	23,601	24,213	25,792	26,830	27,881	29,051	30,454
Mount Vernon	23,565	31,491	35,338	35,959	36,432	38,169	40,040	42,084	44,510
Pohick 1/	3,884	22,547	41,032	44,108	45,039	46,826	48,430	50,067	51,887
Rose Hill	5,979	7,591	13,524	17,155	19,379	21,212	23,360	25,733	28,592
Springfield	8,914	11,432	14,590	15,672	19,522	21,602	23,705	25,775	27,524
Upper Potomac 2/	6,239	25,702	44,898	51,576	57,082	61,962	67,215	73,010	79,943
Vienna 3/	10,507	16,774	19,502	20,317	21,035	22,265	23,512	24,866	26,466
Fairfax County	130,817	215,646	302,464	334,123	356,114	379,169	403,997	430,971	462,415

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1970, 1980.
 Fairfax County Office of Management and Budget: 1990 through 2020.

- 1/ Includes the Town of Clifton.
- 2/ Includes the Town of Herndon.
- 3/ Includes the Town of Vienna.

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1996	2000	2005	2010	2015	2020
151	151.01	477	492	502	508	514	521
	151.02	515	515	521	523	526	530
	151.03	307	312	316	319	321	323
	Census Tract Total	1,299	1,319	1,339	1,350	1,361	1,374
152	152.01	335	358	362	364	367	369
	152.02	1,492	1,492	1,518	1,548	1,578	1,611
	152.03	117	119	119	119	119	119
	152.04						
	Census Tract Total	1,944	1,969	1,999	2,031	2,064	2,099
153	153.01	280	303	312	317	322	327
	153.02	622	623	625	626	626	627
	153.03	471	471	471	471	471	471
	153.04	100	100	100	100	100	100
	Census Tract Total	1,473	1,497	1,508	1,514	1,519	1,525
154	154.01	2,428	2,429	2,478	2,518	2,558	2,601
	154.02	408	412	419	423	426	430
	154.03	408	440	492	553	618	694
	Census Tract Total	3,244	3,281	3,389	3,494	3,602	3,725
155	155.01	1,174	1,188	1,305	1,436	1,581	1,754
	155.02	688	689	694	696	699	701
	155.03	266	268	272	275	277	279
	155.04	90	90	90	90	90	91
	Census Tract Total	2,218	2,235	2,361	2,497	2,647	2,825
156	156.01	548	552	556	559	561	562
	156.02	79	79	79	79	79	79
	156.03	297	319	329	334	339	344
	156.04	121	146	153	157	161	165
	Census Tract Total	1,045	1,096	1,117	1,129	1,140	1,150
157	157.01	432	450	453	455	457	459
	157.02	747	750	761	767	773	779
	157.03	193	193	193	194	194	194

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1996	2000	2005	2010	2015	2020
157	Census Tract Total	1,372	1,393	1,407	1,416	1,424	1,432
158	158.01	668	675	704	720	736	753
	158.02	534	549	562	569	576	583
	158.03	463	467	485	496	506	516
	Census Tract Total	1,665	1,691	1,751	1,785	1,818	1,852
159	159.01	854	862	889	904	919	934
	159.02	190	209	214	217	220	223
	159.03						
	159.04	126	139	141	141	142	143
	Census Tract Total	1,170	1,210	1,244	1,262	1,281	1,300
160	160.01	292	317	345	377	412	454
	160.02	996	997	1,041	1,092	1,146	1,212
	160.03	296	301	305	308	310	312
	Census Tract Total	1,584	1,615	1,691	1,777	1,868	1,978
161	161.01	186	188	195	198	202	206
	161.02	97	97	97	98	98	98
	161.03	626	634	661	676	691	707
	161.04	463	482	505	517	530	543
	Census Tract Total	1,372	1,401	1,458	1,489	1,521	1,554
162 /1	162.01						
	162.02						
	Census Tract Total						
163	163.01	251	315	329	338	345	354
	163.02	470	565	584	593	604	616
	Census Tract Total	721	880	913	931	949	970
201	201.01	436	436	436	436	436	436
	201.02	607	636	668	692	715	739
	Census Tract Total	1,043	1,072	1,104	1,128	1,151	1,175
202	202.01	1,682	2,479	2,888	3,380	3,928	4,596
	202.02	866	1,011	1,130	1,268	1,420	1,603
	Census Tract Total	2,548	3,490	4,018	4,648	5,348	6,199

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1996	2000	2005	2010	2015	2020
203	203.01	638	639	650	656	662	668
	203.02	672	674	686	693	699	706
	203.03	242	361	390	426	466	515
	203.04	289	371	420	474	534	605
	Census Tract Total	1,841	2,045	2,146	2,249	2,361	2,494
204	204.01	1,586	1,586	1,612	1,640	1,667	1,696
	Census Tract Total	1,586	1,586	1,612	1,640	1,667	1,696
205	205.01	3,121	3,121	3,197	3,282	3,368	3,465
	205.02	176	176	177	177	177	177
	Census Tract Total	3,297	3,297	3,374	3,459	3,545	3,642
206	206.01	180	181	181	181	181	181
	206.02	427	428	430	431	433	434
	206.03	1,069	1,078	1,111	1,144	1,177	1,214
	Census Tract Total	1,676	1,687	1,722	1,756	1,791	1,829
207	207.01	625	625	635	640	645	650
	207.02	134	142	146	148	151	153
	207.03	548	560	572	578	585	592
	Census Tract Total	1,307	1,327	1,353	1,366	1,381	1,395
208	208.01	343	352	357	359	362	364
	208.02	265	265	269	270	272	274
	208.03	561	584	599	607	616	624
	Census Tract Total	1,169	1,201	1,225	1,236	1,250	1,262
210	210.01	370	1,656	2,002	2,424	2,889	3,453
	210.02	671	689	834	1,015	1,214	1,454
	210.03	243	495	580	679	789	921
	210.04	287	287	287	287	288	288
	Census Tract Total	1,571	3,127	3,703	4,405	5,180	6,116
211	211.01	2,414	2,948	3,396	3,915	4,482	5,160
	211.02	1,556	1,855	2,083	2,353	2,651	3,009
	211.03	192	192	192	193	193	193
	Census Tract Total	4,162	4,995	5,671	6,461	7,326	8,362

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1996	2000	2005	2010	2015	2020
212	212.01	691	691	692	692	692	693
	Census Tract Total	691	691	692	692	692	693
213	213.01	1,354	1,354	1,357	1,361	1,364	1,366
	213.02	104	104	104	104	104	104
	Census Tract Total	1,458	1,458	1,461	1,465	1,468	1,470
214	214.01	926	928	929	929	930	931
	214.02	1,502	1,548	1,713	1,915	2,145	2,424
	Census Tract Total	2,428	2,476	2,642	2,844	3,075	3,355
215	215.01	1,831	1,843	2,017	2,202	2,411	2,664
	Census Tract Total	1,831	1,843	2,017	2,202	2,411	2,664
216	216.01	1,420	1,420	1,420	1,420	1,420	1,420
	216.02	537	538	588	646	710	786
	Census Tract Total	1,957	1,958	2,008	2,066	2,130	2,206
217	217.01	2,680	2,680	2,998	3,389	3,823	4,352
	Census Tract Total	2,680	2,680	2,998	3,389	3,823	4,352
218	218.01	2,118	2,198	2,532	2,940	3,397	3,952
	Census Tract Total	2,118	2,198	2,532	2,940	3,397	3,952
219 /1	219.01						
	Census Tract Total						
220	220.01	1	1	1	1	1	1
	220.02						
	220.03	547	631	694	768	848	943
	220.04	10	10	10	10	10	10
	220.05	226	226	226	226	226	226
	Census Tract Total	784	868	931	1,005	1,085	1,180
221	221.01	1,832	1,841	2,005	2,203	2,421	2,685
	221.02	1	1	1	1	1	1
	221.03	542	1,339	1,577	1,871	2,202	2,607
	221.04	964	1,017	1,257	1,555	1,884	2,284
	221.05	319	319	332	349	367	388
	221.06	38	38	39	39	40	40

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1996	2000	2005	2010	2015	2020
221	Census Tract Total	3,696	4,555	5,211	6,018	6,915	8,005
222 /2	222.01						
	Census Tract Total						
223	223.01	2,766	2,961	3,324	3,759	4,238	4,814
	Census Tract Total	2,766	2,961	3,324	3,759	4,238	4,814
224	224.01	3,350	3,882	4,438	5,118	5,868	6,778
	224.02	469	469	472	474	476	478
	Census Tract Total	3,819	4,351	4,910	5,592	6,344	7,256
301	301.01	465	465	471	475	478	482
	301.02	1,056	1,056	1,084	1,099	1,114	1,129
	301.03	982	983	1,150	1,351	1,573	1,843
	Census Tract Total	2,503	2,504	2,705	2,925	3,165	3,454
302	302.01	3,853	3,885	4,131	4,336	4,539	4,754
	Census Tract Total	3,853	3,885	4,131	4,336	4,539	4,754
304	304.01	1,468	1,468	1,468	1,469	1,469	1,469
	304.02	855	855	855	855	855	855
	Census Tract Total	2,323	2,323	2,323	2,324	2,324	2,324
305	305.01	567	569	571	573	574	575
	Census Tract Total	567	569	571	573	574	575
306	306.01	551	551	557	563	570	577
	306.02	350	350	350	350	350	350
	306.03	477	477	477	477	477	477
	306.04	435	435	435	436	436	436
	Census Tract Total	1,813	1,813	1,819	1,826	1,833	1,840
307	307.01	217	217	217	217	217	217
	307.02	338	338	338	338	338	338
	307.03	373	373	374	374	375	375
	Census Tract Total	928	928	929	929	930	930
308	308.01	3,326	3,326	3,327	3,328	3,328	3,329
	Census Tract Total	3,326	3,326	3,327	3,328	3,328	3,329
309	309.01	2,291	2,342	2,596	2,867	3,151	3,476

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1996	2000	2005	2010	2015	2020
309	Census Tract Total	2,291	2,342	2,596	2,867	3,151	3,476
310	310.01	2,323	2,328	2,451	2,578	2,700	2,829
	Census Tract Total	2,323	2,328	2,451	2,578	2,700	2,829
313	313.01	1,398	1,403	1,423	1,434	1,445	1,456
	Census Tract Total	1,398	1,403	1,423	1,434	1,445	1,456
314	314.01	1,300	1,363	1,415	1,469	1,524	1,584
	Census Tract Total	1,300	1,363	1,415	1,469	1,524	1,584
315	315.01	1,991	1,992	2,009	2,019	2,028	2,037
	Census Tract Total	1,991	1,992	2,009	2,019	2,028	2,037
316	316.01	790	808	837	858	879	902
	316.02	854	864	883	898	913	928
	316.03	3	1,703	2,603	3,353	3,953	3,953
	Census Tract Total	1,647	3,375	4,323	5,109	5,745	5,783
318	318.01	2,434	2,435	2,540	2,638	2,730	2,827
	Census Tract Total	2,434	2,435	2,540	2,638	2,730	2,827
319	319.01	1,049	1,049	1,052	1,053	1,055	1,056
	Census Tract Total	1,049	1,049	1,052	1,053	1,055	1,056
320	320.01	1,108	1,109	1,116	1,123	1,128	1,134
	Census Tract Total	1,108	1,109	1,116	1,123	1,128	1,134
321	321.01	1,444	1,444	1,462	1,478	1,493	1,509
	Census Tract Total	1,444	1,444	1,462	1,478	1,493	1,509
322	322.01	2,563	2,563	2,605	2,643	2,678	2,714
	Census Tract Total	2,563	2,563	2,605	2,643	2,678	2,714
323	323.01	1,114	1,117	1,118	1,118	1,119	1,119
	323.02	500	547	559	566	572	579
	Census Tract Total	1,614	1,664	1,677	1,684	1,691	1,698
324	324.01	2,626	2,626	2,679	2,713	2,747	2,780
	Census Tract Total	2,626	2,626	2,679	2,713	2,747	2,780
325	325.01	1,867	1,888	1,922	1,940	1,958	1,977
	Census Tract Total	1,867	1,888	1,922	1,940	1,958	1,977
326	326.01	1,505	1,507	1,560	1,588	1,618	1,648

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1996	2000	2005	2010	2015	2020
326	Census Tract Total	1,505	1,507	1,560	1,588	1,618	1,648
327	327.01	2,572	2,620	2,851	3,110	3,386	3,707
	Census Tract Total	2,572	2,620	2,851	3,110	3,386	3,707
328	328.01	746	748	799	852	904	960
	Census Tract Total	746	748	799	852	904	960
401	401.01	701	702	709	713	716	720
	401.02	1,021	1,023	1,070	1,095	1,121	1,148
	401.03	989	993	1,000	1,004	1,007	1,011
	Census Tract Total	2,711	2,718	2,779	2,812	2,844	2,879
402	402.01	297	298	339	391	450	524
	402.02	2,082	2,083	2,104	2,124	2,142	2,161
	402.03						
	402.04	131	135	139	141	143	145
	Census Tract Total	2,510	2,516	2,582	2,656	2,735	2,830
403	403.01	471	475	481	484	488	491
	403.02	448	457	470	478	485	492
	Census Tract Total	919	932	951	962	973	983
405	405.01	96	100	100	100	101	101
	405.02	434	435	442	445	449	453
	405.03	1,569	1,571	1,644	1,684	1,725	1,768
	405.04						
	Census Tract Total	2,099	2,106	2,186	2,229	2,275	2,322
406	406.01	831	853	892	914	937	960
	Census Tract Total	831	853	892	914	937	960
407	407.01	1,798	1,799	1,807	1,810	1,814	1,818
	407.02	994	999	1,009	1,015	1,020	1,026
	Census Tract Total	2,792	2,798	2,816	2,825	2,834	2,844
408	408.01	861	861	863	864	865	866
	408.02	97	99	99	99	99	100
	408.03	437	446	453	456	460	463
	408.04	674	709	743	762	782	803

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1996	2000	2005	2010	2015	2020
408	408.05						
	Census Tract Total	2,069	2,115	2,158	2,181	2,206	2,232
501	501.01	1,473	1,474	1,559	1,664	1,780	1,921
	501.02	353	353	353	353	354	354
	501.03	414	414	415	416	416	417
	Census Tract Total	2,240	2,241	2,327	2,433	2,550	2,692
502	502.01	512	512	512	512	512	512
	502.02	243	243	243	243	243	243
	502.03	175	179	181	182	183	184
	502.04	392	392	396	398	400	402
	Census Tract Total	1,322	1,326	1,332	1,335	1,338	1,341
503	503.01	304	304	306	307	307	308
	503.02	294	294	294	294	294	294
	503.03	849	869	875	878	881	885
	503.04	227	246	250	252	253	255
	Census Tract Total	1,674	1,713	1,725	1,731	1,735	1,742
504	504.01	372	374	380	384	388	393
	504.02	338	338	339	340	340	341
	504.03	230	233	236	237	239	241
	Census Tract Total	940	945	955	961	967	975
505	505.01	360	360	360	360	361	361
	505.02	303	303	304	305	305	306
	505.03	224	224	225	225	225	225
	Census Tract Total	887	887	889	890	891	892
506	506.01	191	191	197	200	203	207
	506.02	1,680	1,712	1,727	1,743	1,759	1,778
	506.03	298	298	299	299	299	300
	506.04	190	190	190	190	190	190
	506.05	257	257	259	260	262	263
	506.06	373	387	389	390	392	393
	506.07	175	175	176	177	177	178

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1996	2000	2005	2010	2015	2020
506	Census Tract Total	3,164	3,210	3,237	3,259	3,282	3,309
507	507.01	971	978	988	993	998	1,004
	507.02	1,436	1,450	1,457	1,460	1,464	1,468
	Census Tract Total	2,407	2,428	2,445	2,453	2,462	2,472
508	508.01	294	294	298	299	301	303
	508.02	453	465	467	469	470	471
	508.03	407	408	410	412	413	415
	Census Tract Total	1,154	1,167	1,175	1,180	1,184	1,189
509	509.01	286	286	289	291	293	294
	509.02	296	296	297	298	299	299
	Census Tract Total	582	582	586	589	592	593
510	510.01	410	411	411	411	411	411
	510.02	492	494	497	499	501	502
	Census Tract Total	902	905	908	910	912	913
511	511.01	359	365	365	365	365	365
	511.02	452	456	457	458	458	459
	Census Tract Total	811	821	822	823	823	824
512	512.01	226	226	226	227	227	227
	512.02	308	309	310	310	311	311
	512.03	99	99	100	101	102	102
	Census Tract Total	633	634	636	638	640	640
513	513.01	431	449	462	468	475	482
	513.02	448	453	454	454	454	455
	Census Tract Total	879	902	916	922	929	937
514	514.01	204	204	204	204	204	204
	514.02	724	724	724	724	724	724
	514.03	377	377	377	377	377	377
	Census Tract Total	1,305	1,305	1,305	1,305	1,305	1,305
515	515.01	982	982	982	982	982	982
	515.02	1,277	1,298	1,422	1,572	1,745	1,958
	515.03	765	793	848	910	975	1,050

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1996	2000	2005	2010	2015	2020
515	515.04	978	984	1,021	1,064	1,108	1,158
	Census Tract Total	4,002	4,057	4,273	4,528	4,810	5,148
516	516.01	832	875	883	894	904	917
	516.02	80	80	80	80	80	80
	516.03	790	790	790	790	790	790
	516.04	610	615	616	617	617	618
	516.05	411	412	413	414	414	415
	Census Tract Total	2,723	2,772	2,782	2,795	2,805	2,820
518	518.01	466	467	469	469	470	471
	518.02	179	206	208	210	211	212
	518.03	431	434	440	444	448	451
	Census Tract Total	1,076	1,107	1,117	1,123	1,129	1,134
519	519.01	2,210	2,220	2,479	2,769	3,074	3,427
	Census Tract Total	2,210	2,220	2,479	2,769	3,074	3,427
520	520.01	1,124	1,136	1,155	1,165	1,175	1,186
	Census Tract Total	1,124	1,136	1,155	1,165	1,175	1,186
521	521.01	119	120	120	121	121	121
	521.02	930	934	958	980	1,001	1,023
	521.03	546	548	561	572	582	592
	521.04	622	627	630	632	633	635
	521.05	386	398	407	415	422	430
	Census Tract Total	2,603	2,627	2,676	2,720	2,759	2,801
522	522.01	1,438	1,438	1,439	1,439	1,439	1,440
	522.02	383	383	384	385	385	386
	522.03	352	352	352	352	353	353
	Census Tract Total	2,173	2,173	2,175	2,176	2,177	2,179
523	523.01	3,139	3,139	3,466	3,858	4,289	4,799
	Census Tract Total	3,139	3,139	3,466	3,858	4,289	4,799
524	524.01	507	507	507	507	507	507
	524.02	345	345	345	345	345	345
	524.03	284	295	296	297	298	298

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1996	2000	2005	2010	2015	2020
524	524.04	738	738	739	740	741	741
	524.05	469	479	496	513	528	543
	Census Tract Total	2,343	2,364	2,383	2,402	2,419	2,434
525	525.01	286	289	289	290	290	290
	525.02	389	396	405	410	415	420
	525.03	349	634	677	728	786	858
	525.04	1,555	1,640	1,669	1,691	1,714	1,737
	Census Tract Total	2,579	2,959	3,040	3,119	3,205	3,305
526	526.01	731	731	731	731	731	731
	526.02	461	482	562	662	774	913
	526.03	270	270	317	376	441	520
	Census Tract Total	1,462	1,483	1,610	1,769	1,946	2,164
527	527.01	1,724	1,807	1,987	2,199	2,430	2,703
	Census Tract Total	1,724	1,807	1,987	2,199	2,430	2,703
528	528.01	3,914	3,979	4,479	5,099	5,814	6,698
	Census Tract Total	3,914	3,979	4,479	5,099	5,814	6,698
601	601.01	338	341	346	348	350	353
	601.02	661	665	683	692	702	712
	601.03	261	261	273	280	287	294
	Census Tract Total	1,260	1,267	1,302	1,320	1,339	1,359
602	602.01	499	532	548	557	565	574
	602.02	62	86	89	90	92	93
	602.03	644	645	657	663	669	675
	Census Tract Total	1,205	1,263	1,294	1,310	1,326	1,342
603	603.01	241	250	262	268	275	282
	603.02	655	707	737	753	770	787
	Census Tract Total	896	957	999	1,021	1,045	1,069
604	604.01	234	253	263	268	274	279
	604.02	1,153	1,194	1,271	1,362	1,461	1,581
	604.03	152	167	171	173	175	177
	Census Tract Total	1,539	1,614	1,705	1,803	1,910	2,037

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1996	2000	2005	2010	2015	2020
605	605.01	712	797	831	850	869	889
	605.02	696	827	882	939	1,000	1,071
	605.03	312	333	338	341	343	346
	605.04	210	211	217	223	228	234
	605.05	573	573	586	593	601	610
	Census Tract Total	2,503	2,741	2,854	2,946	3,041	3,150
606	606.01	147	148	150	151	152	153
	606.02	1,107	1,117	1,154	1,174	1,194	1,215
	Census Tract Total	1,254	1,265	1,304	1,325	1,346	1,368
607 /3	607.01	2,716	2,726	2,779	2,808	2,837	2,867
	Census Tract Total	2,716	2,726	2,779	2,808	2,837	2,867
608 /3	608.01	1,126	1,126	1,135	1,141	1,146	1,151
	Census Tract Total	1,126	1,126	1,135	1,141	1,146	1,151
609 /3	609.01	865	865	876	881	887	893
	Census Tract Total	865	865	876	881	887	893
610 /3	610.01	835	835	846	851	857	863
	Census Tract Total	835	835	846	851	857	863
611	611.01	641	644	664	675	686	697
	611.02	1,797	1,832	1,901	1,950	1,998	2,050
	Census Tract Total	2,438	2,476	2,565	2,625	2,684	2,747
612	612.01	199	226	230	232	234	236
	612.02	1,046	1,124	1,170	1,195	1,220	1,247
	612.03	71	71	73	74	75	76
	612.04	82	704	846	1,024	1,221	1,463
	Census Tract Total	1,398	2,125	2,319	2,525	2,750	3,022
615	615.01	244	328	348	362	376	392
	615.02	267	267	270	272	275	276
	615.03	450	490	503	517	528	542
	615.04	691	748	923	1,139	1,379	1,670
	615.05	89	89	89	89	89	89
	Census Tract Total	1,741	1,922	2,133	2,379	2,647	2,969

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1996	2000	2005	2010	2015	2020
616	616.01	672	672	806	971	1,153	1,374
	616.02	355	362	379	390	401	412
	616.04	792	792	901	1,038	1,195	1,390
	616.05	362	368	381	395	408	421
	616.06	2	2	2	2	2	2
	Census Tract Total		2,183	2,196	2,469	2,796	3,159
617	617.01	1,895	1,997	2,377	2,845	3,368	4,006
	617.02	159	174	180	183	186	189
	Census Tract Total	2,054	2,171	2,557	3,028	3,554	4,195
618	618.01	379	379	424	479	542	621
	618.02	2,220	2,256	2,703	3,259	3,881	4,642
	Census Tract Total	2,599	2,635	3,127	3,738	4,423	5,263
619	619.02	1,928	1,931	2,013	2,111	2,221	2,354
	Census Tract Total	1,928	1,931	2,013	2,111	2,221	2,354
701	701.01	281	282	283	284	284	285
	701.02	451	470	477	481	485	489
	701.03	59	64	65	66	67	68
	701.04	166	169	175	177	180	183
	Census Tract Total	957	985	1,000	1,008	1,016	1,025
702	702.01	2	2	2	2	2	2
	Census Tract Total	2	2	2	2	2	2
703	703.01	671	684	693	699	705	710
	703.02	129	138	139	140	141	142
	703.03	300	328	336	341	345	349
	Census Tract Total	1,100	1,150	1,168	1,180	1,191	1,201
704	704.01	522	541	556	564	572	581
	704.02	43	45	45	45	45	45
	704.03	360	361	378	387	397	407
	704.04	259	265	270	273	276	279
	704.05	497	501	518	527	536	546
	Census Tract Total	1,681	1,713	1,767	1,796	1,826	1,858

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1996	2000	2005	2010	2015	2020
705	705.01	111	113	115	116	117	118
	705.02	328	328	329	329	329	330
	705.03	713	764	787	803	817	832
	705.04	291	292	294	295	296	297
	705.05	163	199	206	210	214	218
	705.06	503	550	565	582	601	624
	Census Tract Total	2,109	2,246	2,296	2,335	2,374	2,419
706	706.01	178	194	201	205	210	214
	706.02	174	174	176	177	178	179
	706.03	411	411	412	413	414	414
	706.04	171	181	183	184	185	187
	Census Tract Total	934	960	972	979	987	994
707	707.01	286	298	301	302	304	305
	707.02	397	398	406	411	415	420
	707.03	287	310	315	317	320	323
	707.04	378	378	378	378	379	379
	707.05	196	241	246	248	251	253
	707.06	258	260	260	260	260	261
	Census Tract Total	1,802	1,885	1,906	1,916	1,929	1,941
708	708.01	272	273	274	274	275	275
	708.02	783	783	786	787	788	790
	Census Tract Total	1,055	1,056	1,060	1,061	1,063	1,065
709	709.01	735	766	781	789	798	807
	709.02	724	751	777	802	825	850
	709.03	256	257	258	258	258	258
	709.04	321	333	385	444	507	580
	709.05	346	346	352	356	359	362
	709.06	105	106	106	106	106	106
	Census Tract Total	2,487	2,559	2,659	2,755	2,853	2,963
710	710.01	58	58	59	59	59	60
	710.02	220	221	224	225	227	228

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1996	2000	2005	2010	2015	2020
710	710.03	300	534	557	582	611	645
	Census Tract Total	578	813	840	866	897	933
711	711.01	174	174	174	174	174	174
	711.02	206	206	206	206	206	206
	711.03	267	267	268	269	270	271
	711.04	306	307	309	310	311	312
	711.05	245	245	245	245	245	246
	711.06	675	675	675	675	675	675
	711.07	190	190	190	191	191	191
	711.08	367	368	378	383	388	394
	Census Tract Total	2,430	2,432	2,445	2,453	2,460	2,469
712	712.01	1	1	1	1	1	1
	712.02						
	712.03	222	236	236	237	237	237
	712.04	2,794	2,825	3,161	3,581	4,064	4,662
	Census Tract Total	3,017	3,062	3,398	3,819	4,302	4,900
713	713.01	3,296	3,311	3,650	4,067	4,550	5,147
	713.02	602	617	624	629	633	639
	Census Tract Total	3,898	3,928	4,274	4,696	5,183	5,786
714	714.01	1,697	1,701	1,761	1,817	1,873	1,932
	714.02	893	897	898	898	899	899
	Census Tract Total	2,590	2,598	2,659	2,715	2,772	2,831
801	801.01	394	477	495	505	515	525
	801.02	220	223	229	232	235	238
	801.03	212	241	252	258	265	271
	801.04	266	303	315	322	329	336
	801.05	207	220	224	227	229	232
	Census Tract Total	1,299	1,464	1,515	1,544	1,573	1,602
802	802.01	323	342	358	367	376	385
	802.02	458	465	474	479	483	488
	802.03	512	512	528	536	545	554

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1996	2000	2005	2010	2015	2020
802	802.04	2,170	2,869	3,130	3,456	3,828	4,288
	802.05						
	Census Tract Total	3,463	4,188	4,490	4,838	5,232	5,715
803	803.01	866	935	978	1,002	1,026	1,051
	803.02	248	250	254	255	257	259
	803.03	882	1,003	1,046	1,070	1,093	1,118
	803.04	1	1	1	1	1	1
	Census Tract Total	1,997	2,189	2,279	2,328	2,377	2,429
804	804.01	616	669	700	717	735	753
	804.02	669	731	763	780	797	815
	804.03	374	380	387	392	396	400
	804.04	385	414	429	437	445	455
	804.05	784	829	867	888	910	932
	Census Tract Total	2,828	3,023	3,146	3,214	3,283	3,355
805	805.01	1,736	1,893	1,982	2,032	2,082	2,133
	805.02	1,771	1,828	1,902	1,944	1,986	2,029
	805.03	2,006	2,317	2,667	3,078	3,530	4,076
	Census Tract Total	5,513	6,038	6,551	7,054	7,598	8,238
808 /4	808.01	2,522	2,818	3,137	3,486	3,866	4,314
	Census Tract Total	2,522	2,818	3,137	3,486	3,866	4,314
809 /4	809.01	4,295	4,591	5,165	5,829	6,574	7,481
	Census Tract Total	4,295	4,591	5,165	5,829	6,574	7,481
810	810.01	1,003	1,111	1,194	1,296	1,410	1,548
	Census Tract Total	1,003	1,111	1,194	1,296	1,410	1,548
811	811.01	30	107	126	149	175	206
	811.02	1,052	2,696	3,196	3,808	4,491	5,324
	811.03	1,125	1,242	1,300	1,333	1,367	1,400
	811.04	1,275	1,340	1,404	1,439	1,475	1,512
	Census Tract Total	3,482	5,385	6,026	6,729	7,508	8,442
812	812.01	2,328	2,331	2,362	2,379	2,396	2,414
	Census Tract Total	2,328	2,331	2,362	2,379	2,396	2,414

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1996	2000	2005	2010	2015	2020
814	814.01	2,684	2,685	2,691	2,694	2,698	2,701
	Census Tract Total	2,684	2,685	2,691	2,694	2,698	2,701
815	815.01	764	774	785	791	798	804
	Census Tract Total	764	774	785	791	798	804
816	816.01	463	479	486	490	494	498
	816.02	561	567	572	575	578	580
	Census Tract Total	1,024	1,046	1,058	1,065	1,072	1,078
817	817.01	550	579	599	609	620	631
	817.02	566	644	674	691	708	726
	817.03	619	622	632	637	642	648
	817.04	1,838	1,936	2,072	2,238	2,421	2,642
	Census Tract Total	3,573	3,781	3,977	4,175	4,391	4,647
819	819.01	1,429	1,459	1,469	1,474	1,479	1,485
	819.02	465	486	504	513	523	533
	Census Tract Total	1,894	1,945	1,973	1,987	2,002	2,018
820	820.01	2,388	3,443	4,002	4,664	5,400	6,294
	820.02	474	474	474	474	474	474
	Census Tract Total	2,862	3,917	4,476	5,138	5,874	6,768
821	821.01	1,491	1,491	1,491	1,491	1,491	1,491
	Census Tract Total	1,491	1,491	1,491	1,491	1,491	1,491
822	822.01	399	459	521	597	682	785
	822.02	369	369	369	369	369	369
	822.03	2,060	2,090	2,395	2,771	3,196	3,716
	Census Tract Total	2,828	2,918	3,285	3,737	4,247	4,870
823	823.01	5,506	5,509	6,463	7,650	8,978	10,600
	Census Tract Total	5,506	5,509	6,463	7,650	8,978	10,600
824	824.01	657	735	770	789	808	828
	Census Tract Total	657	735	770	789	808	828
825	825.01	219	633	699	776	862	968
	825.02	3,781	3,800	3,948	4,030	4,114	4,199
	Census Tract Total	4,000	4,433	4,647	4,806	4,976	5,167

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1996	2000	2005	2010	2015	2020
826	826.01	605	618	646	662	676	693
	826.02	2,777	2,879	3,126	3,374	3,635	3,935
	Census Tract Total	3,382	3,497	3,772	4,036	4,311	4,628
901	901.01	3	3	3	3	3	3
	901.02	12	12	12	12	13	13
	901.03	1,046	1,046	1,059	1,067	1,074	1,081
	901.04	1	15	15	15	15	15
	901.05	2,438	2,439	2,450	2,456	2,462	2,468
	901.06						
	Census Tract Total	3,500	3,515	3,539	3,553	3,567	3,580
905	905.01	1,216	1,221	1,244	1,265	1,284	1,305
	905.02	1,648	1,753	1,826	1,868	1,908	1,951
	Census Tract Total	2,864	2,974	3,070	3,133	3,192	3,256
909 /5	909.01	68	69	71	72	73	74
	Census Tract Total	68	69	71	72	73	74
910	910.01	8	8	8	9	9	9
	910.02	497	499	523	536	549	563
	Census Tract Total	505	507	531	545	558	572
911	911.01	4,255	4,344	4,459	4,529	4,602	4,679
	Census Tract Total	4,255	4,344	4,459	4,529	4,602	4,679
912	912.01	2,143	2,393	2,862	3,443	4,087	4,870
	912.02	336	371	423	487	562	654
	Census Tract Total	2,479	2,764	3,285	3,930	4,649	5,524
913	913.01	22	22	22	22	22	22
	913.02	36	37	37	38	38	38
	913.03	720	785	829	880	935	1,002
	913.04	3,484	4,285	5,047	5,971	7,000	8,251
	Census Tract Total	4,262	5,129	5,935	6,911	7,995	9,313
914	914.01	5,969	6,167	7,092	8,167	9,350	10,775
	Census Tract Total	5,969	6,167	7,092	8,167	9,350	10,775
915	915.01	1,483	1,528	1,598	1,637	1,677	1,717

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1996	2000	2005	2010	2015	2020
915	915.02	567	728	833	952	1,079	1,226
	915.03	169	718	817	942	1,085	1,263
	Census Tract Total	2,219	2,974	3,248	3,531	3,841	4,206
916	916.01	2,501	2,546	2,747	2,933	3,119	3,322
	Census Tract Total	2,501	2,546	2,747	2,933	3,119	3,322
917	917.01	1,556	1,952	2,332	2,805	3,334	3,982
	917.02	974	977	979	981	983	985
	917.03	159	247	263	275	289	304
	917.04	1,229	1,486	1,695	1,952	2,238	2,584
	Census Tract Total	3,918	4,662	5,269	6,013	6,844	7,855
918	918.01	4,189	4,658	5,009	5,384	5,805	6,314
	Census Tract Total	4,189	4,658	5,009	5,384	5,805	6,314
919	919.01	106	117	118	119	120	121
	919.02	128	134	137	139	141	143
	919.03	153	159	162	163	165	166
	919.04	66	67	67	67	67	67
	919.05	115	124	126	129	131	133
	919.06	41	49	49	50	50	50
	919.07	95	126	127	129	130	131
	919.08	17	21	21	21	21	21
	919.09	117	122	122	123	123	123
	919.10	43	44	44	44	44	44
	919.11	46	48	48	48	48	49
	919.12	91	91	91	91	92	92
	Census Tract Total	1,018	1,102	1,112	1,123	1,132	1,140
920	920.01	661	749	777	793	808	824
	920.02	657	663	684	696	707	719
	920.03	679	714	739	753	767	781
	Census Tract Total	1,997	2,126	2,200	2,242	2,282	2,324
921	921.01	84	94	95	95	95	96
	921.02	132	152	154	155	157	158

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	1996	2000	2005	2010	2015	2020
921	921.03	340	369	381	387	393	400
	921.04	221	226	227	228	228	229
	921.05	298	332	348	356	365	374
	921.06	354	371	378	382	386	390
	921.07	747	751	754	756	757	759
	Census Tract Total		2,176	2,295	2,337	2,359	2,381
922	922.01	116	123	125	126	127	128
	922.02	439	461	483	495	507	520
	922.03	1,960	2,102	2,220	2,305	2,395	2,495
	922.04	199	230	238	243	246	251
	922.05	1,085	1,182	1,210	1,227	1,243	1,259
	Census Tract Total		3,799	4,098	4,276	4,396	4,518
923	923.01	1,083	1,092	1,104	1,110	1,116	1,122
	Census Tract Total		1,083	1,092	1,104	1,110	1,116
924	924.01	1,517	1,527	1,541	1,549	1,557	1,565
	Census Tract Total		1,517	1,527	1,541	1,549	1,557
Fairfax County		334,123	356,114	379,169	403,997	430,971	462,415

Source: Fairfax County Office of Management and Budget.

- 1/ Fort Belvoir Military Reservation (Fairfax County does not forecast dwelling units in this Census Tract).
- 2/ Department of Corrections, District of Columbia (Fairfax County does not forecast dwelling units in this Census Tract).
- 3/ Comprises part of the Town of Vienna (Vienna is composed of Census Tracts 607 through 610).
- 4/ Comprises part of the Town of Herndon (Herndon is composed of Census Tracts 808 and 809).
- 5/ Town of Clifton (Clifton is composed of Census Tract 909).

VII. RESIDENTIAL DEVELOPMENT ACTIVITY

RESIDENTIAL DEVELOPMENT ACTIVITY

The residential development process encompasses the entire land development process, from the rezoning of land, through the site plan and subdivision phases, the issuance of building permits, and the construction and completion of housing units. The development process reflects active residential projects occurring in the County at one specific point in time (January 1996), and does not reflect cumulative activity occurring throughout the preceding year. Therefore, similar data from January 1995 are compared to the current January 1996 data. A project is considered active if units in that project are being processed in at least one development activity stage, and the units have not remained in that stage for more than four years.

As of January 1996, there were 35,310 units in the residential development process (see Table 7.1). This total represents an increase of 6,143 units, or 21.1 percent, from the January 1995 total of 29,167. Figure 7.1 presents, in graphical form, the total number of units in the residential development process by type of unit from 1973 to 1996.

The Under Construction stage of the development process showed decreased activity, from 1,736 units in 1995 to 1,248 units in 1996. This was a decrease of 488 units, or 28.1 percent from the 1995 figure. Units Authorized But Not Started increased 50.6 percent from 1,964 units in 1995 to 2,958 units in 1996.

The Site Plan Approved stage showed an increase of 1,252 units or 17.2 percent, from the 1995 total of 7,270 units to 8,522 units in 1996. Units in the Site Plan Submitted stage increased from 12,495 units in 1995 to 16,100 units in 1996. This was an increase of 3,605 units, or 28.9 percent.

The Rezoning Granted stage of the development process showed an increase in activity between 1995 and 1996. The number of units in this stage increased from 2,772 units in 1995 to 3,498 units in 1996, an increase of 726 units, or 26.2 percent. The Rezoning Pending stage grew from 2,930 units in 1995 to 2,984 units in 1996, an increase of 54 units or 1.8 percent.

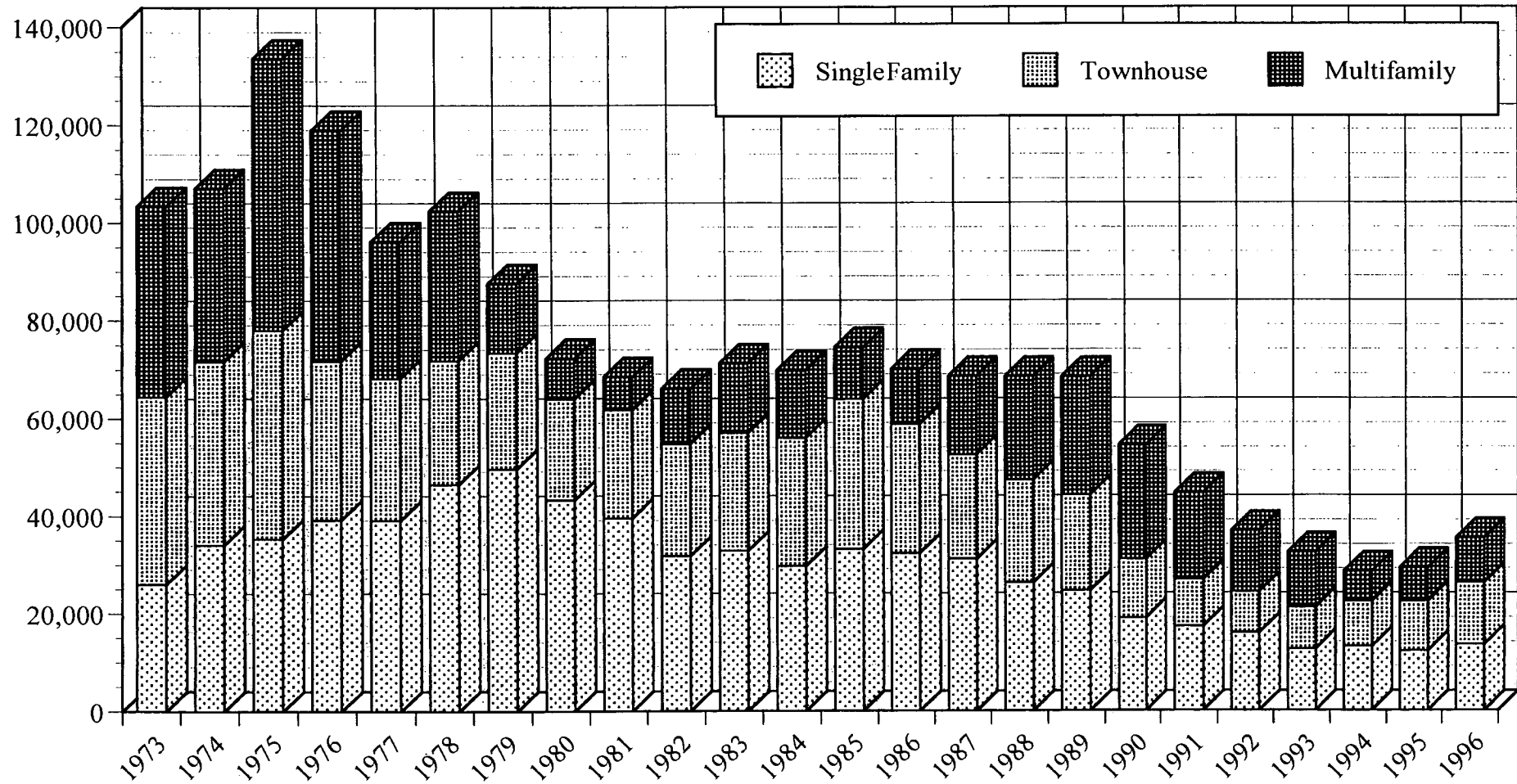
TABLE 7.1

Housing Units in the Development Process
by Development Stage
1995 - 1996

Development Stage	Housing Units in the Development Process		
	1995	1996	Percent Change
Under Construction	1,736	1,248	-28.1%
Authorized but Not Started	1,964	2,958	50.6%
Site Plan Approved	7,270	8,522	17.2%
Site Plan Submitted	12,495	16,100	28.9%
Rezoning Granted	2,772	3,498	26.2%
Rezoning Pending	2,930	2,984	1.8%
Total Residential Development Process	29,167	35,310	21.1%

Figure 7.1

Housing Units in the Residential Development Process By Structure Type, 1973 to 1996



Source: Urban Development Information System, Office of Management and Budget.

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

Between 1995 and 1996, the number of single-family units increased by 1,277 units, or 10.5 percent, while the number of townhouse units in the development process increased by 2,491 units, or 24.5 percent. During the same time period, the number of multifamily units increased by 34.7 percent, or 2,375 units.

TABLE 7.2

Housing Units in the Development Process
By Unit Type, 1995 - 1996

Unit Type	Housing Units		
	1995	1996	Percent Change
Single Family	12,155	13,432	10.5%
Townhouse	10,163	12,654	24.5%
Multifamily	6,849	9,224	34.7%
Total Residential Development Process	29,167	35,310	21.1%

Figure 7.2 presents the number of residential housing units under development by subcensus tract. Each dot on the map represents 7 housing units under development. Darker areas on the map are indicative of greater numbers of units under development. The majority of development in Fairfax County is occurring in the northern and western areas of the County, with significant development in specific areas of the southern portion of the County. Development in the southern portion is seen in Kingstowne and areas surrounding Lorton (Crosspointe).

Among the supervisor districts, the Hunter Mill District had the largest number of units in the development process. The 7,797 units of the Hunter Mill District represent 22.1 percent of the County's total residential development activity. The Lee District ranked second with 7,186 units under development, accounting for 20.4 percent of the County total. The Sully District also had a significant level of development activity, with 7,062 units under development, or 20.0 percent of the County total. The Braddock District showed the least level of development activity with 396 units under development.

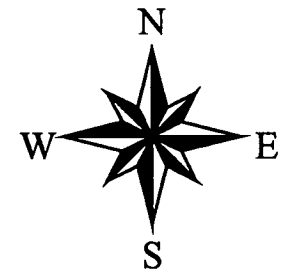
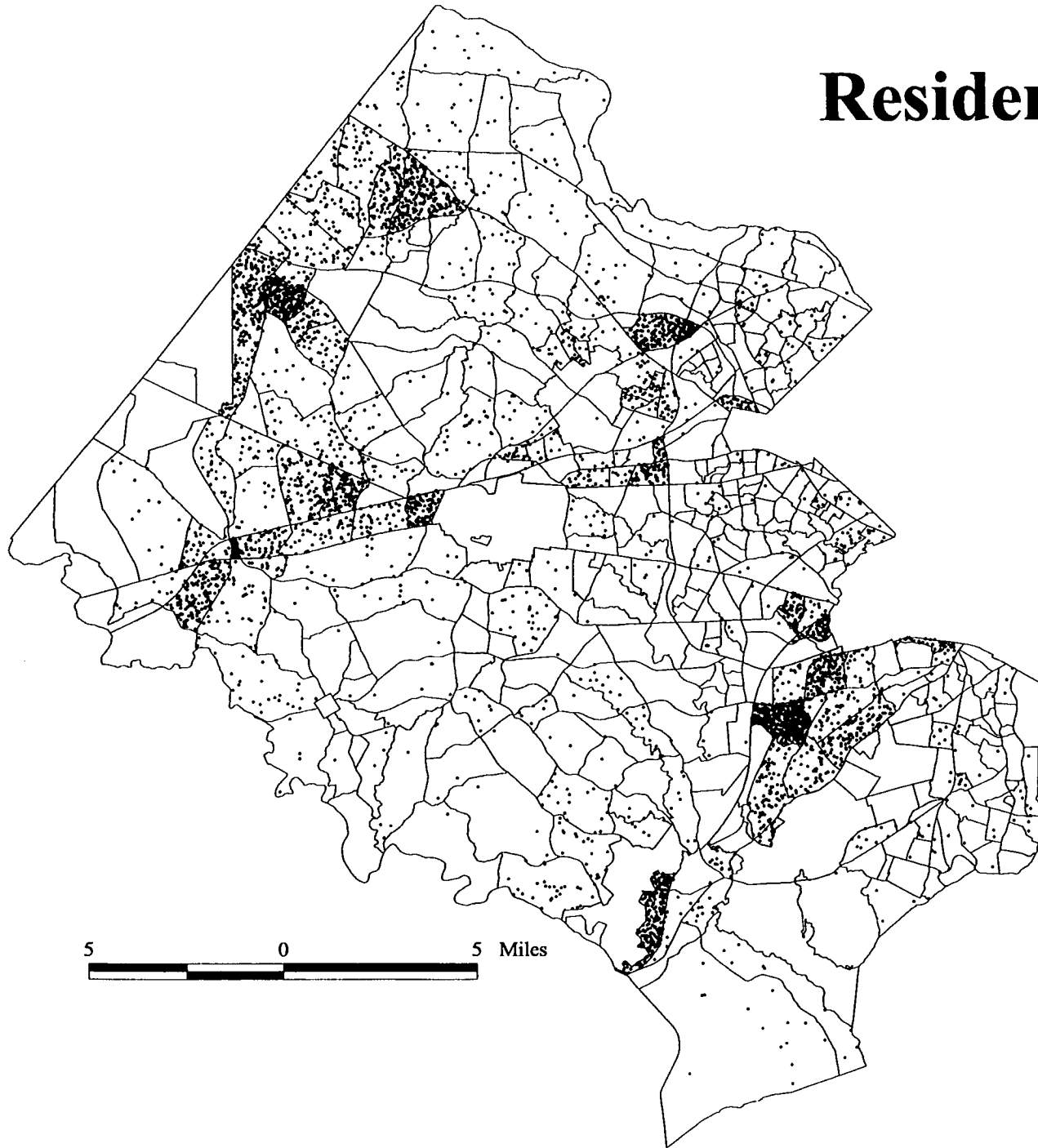
The two planning districts located in the northern and western areas of the County, Upper Potomac and Bull Run, accounted for 43.6 percent of the January 1996 residential development activity. Upper Potomac Planning District had the largest number of units in the development process, with a total of 10,039 units. Bull Run Planning District had the second largest amount of residential development activity with 5,349 units. Residential development activity is less evident in other areas of the County, with the least activity occurring in the Annandale, Baileys, and Mt. Vernon Planning Districts.

Figure 7.2

Residential Development Activity

By Subcensus Tract

Fairfax County, Virginia



Notes: Each dot represents 7 housing units;

Dots are randomly placed in subcensus tract of the development project(s).

Source: Urban Development Information System,
Office of Management and Budget.

Summary of Residential Development Activity
Supervisor District
(January 1996)

Supervisor District	Under Construction				Bldg Permit Issued, No Construction				Site Plan and/or Subdivision Plat Apprvd				Site Plan and/or Subdivision Plat Submtd			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Braddock	7			7	13			13	104			104	56	21		77
Dranesville 1/	144	6	90	240	143	9	434	586	1,054	117	63	1,234	465	63	120	648
Hunter Mill 2/	91	134		225	70	63	411	544	504	600	309	1,413	1,455	1,993	928	4,376
Lee	29	140	14	183	28	83	442	553	818	805	43	1,666	1,104	2,885	52	4,041
Mason	16	10		26	24	2	65	91	267	94		361	54	153	470	677
Mount Vernon	40	32		72	46	14	1	61	604	120	17	741	221	335	931	1,487
Providence	67	39		106	45	49	98	192	480	194		674	438	395	624	1,457
Springfield 3/	83			83	82			82	503			503	238	90		328
Sully	133	155	18	306	141	57	638	836	854	785	187	1,826	721	1,573	715	3,009
TOTAL	610	516	122	1,248	592	277	2,089	2,958	5,188	2,715	619	8,522	4,752	7,508	3,840	16,100

(CONTINUED)

Town	Under Construction				Bldg Permit Issued, No Construction				Site Plan and/or Subdivision Plat Apprvd				Site Plan and/or Subdivision Plat Submtd			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Town of Clifton					1			1								
Town of Herndon	2		80	82	2	7	320	329	49		60	109	24		120	144
Town of Vienna	5			5	5			5								
TOWNS TOTAL	7		80	87	8	7	320	335	49		60	109	24		120	144

(CONTINUED)

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

- 1/ Includes the Town of Herndon.
- 2/ Includes the Town of Vienna.
- 3/ Includes the Town of Clifton.

Summary of Residential Development Activity
Supervisor District
(January 1996)

Supervisor District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Braddock	154			154	41			41	375	21		396
Dranesville 1/	225			225	129			129	2,160	195	707	3,062
Hunter Mill 2/	195	286	328	809	20	205	205	430	2,335	3,281	2,181	7,797
Lee			5	5	7	99	632	738	1,986	4,012	1,188	7,186
Mason	24	414	56	494					385	673	591	1,649
Mount Vernon	116	30	200	346	307	14		321	1,334	545	1,149	3,028
Providence	74	220	748	1,042	228	10	380	618	1,332	907	1,850	4,089
Springfield 3/	43			43	2			2	951	90		1,041
Sully	119	261		380	606	99		705	2,574	2,930	1,558	7,062
TOTAL	950	1,211	1,337	3,498	1,340	427	1,217	2,984	13,432	12,654	9,224	35,310

Town	Rezoning Granted				Rezoning Pending				Total Development Activity			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Town of Clifton									1			1
Town of Herndon									77	7	580	664
Town of Vienna									10			10
TOWNS TOTAL									88	7	580	675

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

- 1/ Includes the Town of Herndon.
- 2/ Includes the Town of Vienna.
- 3/ Includes the Town of Clifton.

Summary of Residential Development Activity
 Planning District
 (January 1996)

Planning District	Under Construction				Bldg Permit Issued, No Construction				Site Plan and/or Subdivision Plat Apprvd				Site Plan and/or Subdivision Plat Submtd			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Annandale	10	3		13	18			18	119	6		125	42	21		63
Baileys	6	5		11	10	1	65	76	66	57		123	2	153		155
Bull Run	95	95	6	196	109	45	627	781	584	375	54	1,013	569	1,406	575	2,550
Fairfax	30	75	12	117	17	32	11	60	253	489	133	875	140	174	140	454
Jefferson	5	2		7	4	1	6	11	87	29		116	39			39
Lincolnia	3			3	4			4	110	2		112			470	470
Lower Potomac	4	32		36	3	4	1	8	165	119	17	301	1	293	931	1,225
McLean	66	6	10	82	49	29	206	284	577	9	3	589	138	356	624	1,118
Mount Vernon	14			14	24	8	56	88	292	7	43	342	22	42		64
Pohick 1/	88			88	89	10		99	681			681	376	90		466
Rose Hill	23	66	7	96	23	16	358	397	389	383		772	155	1,326	51	1,532
Springfield	25	74	7	106	19	59	28	106	429	416		845	1,047	1,559	1	2,607
Upper Potomac 2/	172	128	80	380	177	70	731	978	1,068	670	369	2,107	1,872	2,016	1,048	4,936
Vienna 3/	69	30		99	46	2		48	368	153		521	349	72		421
TOTAL	610	516	122	1,248	592	277	2,089	2,958	5,188	2,715	619	8,522	4,752	7,508	3,840	16,100

(CONTINUED)

Note: All numbers shown in the table refer to housing units.

Single Family category includes only single family detached units. Townhouse includes townhouses, duplexes, and multi-plex units. Multifamily includes condominium and rental garden, medium-rise and high-rise apartment units.

- 1/ Includes the Town of Clifton.
- 2/ Includes the Town of Herndon.
- 3/ Includes the Town of Vienna.

Summary of Residential Development Activity
 Planning District
 (January 1996)

Planning District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Annandale	18			18					207	30		237
Baileys	6			6					90	216	65	371
Bull Run	119	261		380	330	99		429	1,806	2,281	1,262	5,349
Fairfax	3			3	169			169	612	770	296	1,678
Jefferson		172	124	296			380	380	135	204	510	849
Lincolnia		414	56	470					117	416	526	1,059
Lower Potomac		30	200	230	238	14		252	411	492	1,149	2,052
McLean	8		624	632	61			61	899	400	1,467	2,766
Mount Vernon			5	5					352	57	104	513
Pohick 1/	298			298	24			24	1,556	100		1,656
Rose Hill					7			7	597	1,791	416	2,804
Springfield	12			12	49	99	632	780	1,581	2,207	668	4,456
Upper Potomac 2/	274	282	328	884	344	205	205	754	3,907	3,371	2,761	10,039
Vienna 3/	212	52		264	118	10		128	1,162	319		1,481
TOTAL	950	1,211	1,337	3,498	1,340	427	1,217	2,984	13,432	12,654	9,224	35,310

Note: All numbers shown in the table refer to housing units.

Single Family category includes only single family detached units. Townhouse includes townhouses, duplexes, and multi-plex units. Multifamily includes condominium and rental garden, medium-rise and high-rise apartment units.

- 1/ Includes the Town of Clifton.
- 2/ Includes the Town of Herndon.
- 3/ Includes the Town of Vienna.

Summary of Residential Development Activity
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
151	151.01			15				15
	151.03			5				5
	Census Tract Total			20				20
152	152.01	2	1	20				23
	152.03			2				2
	Census Tract Total	2	1	22				25
153	153.01		1	22				23
	153.02			1				1
	Census Tract Total		1	23				24
154	154.01			1	11			12
	154.02	1		3				4
	154.03	1	1	1	48			51
	Census Tract Total	2	1	5	59			67
155	155.01		1	13				14
	155.02			1				1
	155.03			2				2
	Census Tract Total		1	16				17
156	156.01			4				4
	156.03			22				22
	156.04		3	22				25
	Census Tract Total		3	48				51
157	157.01			18				18
	157.02			3				3
	Census Tract Total			21				21
158	158.01			7				7
	158.02	1	3	11				15
	158.03	1		3				4
	Census Tract Total	2	3	21				26
159	159.01			8			8	

(CONTINUED)

Summary of Residential Development Activity
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
159	159.02	1		18				19
	159.04		6	7				13
	Census Tract Total	1	6	33				40
160	160.01	3	6	16				25
	160.02			1				1
	160.03			5				5
	Census Tract Total	3	6	22				31
161	161.01	1	1					2
	161.02				2			2
	161.03	1		7				8
	161.04	2	1	16	3			22
	Census Tract Total	4	2	23	5			34
162	162.01			8				8
	Census Tract Total			8				8
163	163.01	1	1	62				64
	163.02	2	2	91				95
	Census Tract Total	3	3	153				159
201	201.02			10	176			186
	Census Tract Total			10	176			186
202	202.01	16	326	163	434		7	946
	202.02	9	1	118	24			152
	Census Tract Total	25	327	281	458		7	1,098
203	203.01			1	6			7
	203.02			2	6			8
	203.03				170			170
	203.04		1		116			117
	Census Tract Total		1	3	298			302
206	206.01			1				1
	206.02			1				1

(CONTINUED)

Summary of Residential Development Activity
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
206	206.03		2	7				9
	Census Tract Total		2	9				11
207	207.01				21			21
	207.02	1		7				8
	207.03			12				12
	Census Tract Total	1		19	21			41
208	208.01	3	5	1				9
	208.03	2	1	20				23
	Census Tract Total	5	6	21				32
210	210.01	34	15	412	1,255		731	2,447
	210.02	13		5	9			27
	210.03			3	1,065			1,068
	Census Tract Total	47	15	420	2,329		731	3,542
211	211.01	59	90	385	51	12		597
	211.02	28	8	263				299
	211.03				47		49	96
	Census Tract Total	87	98	648	98	12	49	992
214	214.01			2				2
	214.02		44	2				46
	Census Tract Total		44	4				48
215	215.01		12					12
	Census Tract Total		12					12
216	216.02			1		5		6
	Census Tract Total			1		5		6
218	218.01		6	74				80
	Census Tract Total		6	74				80
220	220.03	10	4	4	95			113
	Census Tract Total	10	4	4	95			113
221	221.01	1		2	8			11

(CONTINUED)

Summary of Residential Development Activity
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
221	221.03	10	1	93	1,122	230	158	1,614
	221.04	12		41				53
	221.05						94	94
	Census Tract Total	23	1	136	1,130	230	252	1,772
223	223.01	24	53	71	129			277
	Census Tract Total	24	53	71	129			277
224	224.01	13	2	114	626			755
	Census Tract Total	13	2	114	626			755
301	301.01				3			3
	301.03	1					2	3
	Census Tract Total	1			3		2	6
302	302.01	1	2	29	26	151		209
	Census Tract Total	1	2	29	26	151		209
305	305.01			2				2
	Census Tract Total			2				2
309	309.01	6	4	41	15	1	2	69
	Census Tract Total	6	4	41	15	1	2	69
310	310.01	1	2	2				5
	Census Tract Total	1	2	2				5
313	313.01	2		3				5
	Census Tract Total	2		3				5
314	314.01				90			90
	Census Tract Total				90			90
315	315.01			1				1
	Census Tract Total			1				1
316	316.01		1	17	4			22
	316.02			10				10
	Census Tract Total		1	27	4			32
318	318.01			1	5			6

(CONTINUED)

Summary of Residential Development Activity
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
318	Census Tract Total			1	5			6
319	319.01				4			4
	Census Tract Total				4			4
320	320.01			1				1
	Census Tract Total			1				1
323	323.01			3				3
	323.02	8	4	35				47
	Census Tract Total	8	4	38				50
324	324.01					16		16
	Census Tract Total					16		16
325	325.01	8	8	5				21
	Census Tract Total	8	8	5				21
326	326.01			2				2
	Census Tract Total			2				2
327	327.01		10	38				48
	Census Tract Total		10	38				48
328	328.01			2				2
	Census Tract Total			2				2
401	401.01		1					1
	401.02			2			81	83
	401.03	1	1	2				4
	Census Tract Total	1	2	4			81	88
402	402.01			1		124	380	505
	402.02	1						1
	402.04			4				4
	Census Tract Total	1		5		124	380	510
403	403.01			4	9			13
	403.02			9	9			18
	Census Tract Total			13	18			31

(CONTINUED)

Summary of Residential Development Activity
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
405	405.01			4				4
	405.02			1			18	19
	405.03			2	14	3	21	40
	Census Tract Total			7	14	3	39	63
406	406.01		1	21				22
	Census Tract Total		1	21				22
407	407.01			1				1
	407.02		1	4				5
	Census Tract Total		1	5				6
408	408.02			2				2
	408.03		1	8				9
	408.04	2	6	12	21			41
	Census Tract Total	2	7	22	21			52
501	501.01	1						1
	Census Tract Total	1						1
502	502.03			4	7			11
	Census Tract Total			4	7			11
503	503.03		1	19				20
	503.04			19				19
	Census Tract Total		1	38				39
504	504.01			2				2
	504.02				4			4
	504.03			3				3
	Census Tract Total			5	4			9
505	505.03				6			6
	Census Tract Total				6			6
506	506.02	2	1	29				32
	506.05				11			11
	506.06	2	2	10	4			18

(CONTINUED)

Summary of Residential Development Activity
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
506	Census Tract Total	4	3	39	15			61
507	507.01			7	8			15
	507.02	2	3	9	6			20
	Census Tract Total	2	3	16	14			35
508	508.02			12				12
	508.03			1				1
	Census Tract Total			13				13
510	510.01			1				1
	510.02			2				2
	Census Tract Total			3				3
511	511.01			6				6
	511.02		1	3				4
	Census Tract Total		1	9				10
512	512.02			1				1
	Census Tract Total			1				1
513	513.01	1		17				18
	513.02		1	4				5
	Census Tract Total	1	1	21				23
515	515.02	5	1	15				21
	515.03			1	39	6		46
	515.04			6				6
	Census Tract Total	5	1	22	39	6		73
516	516.01			43				43
	516.02				2			2
	516.04		1	4				5
	516.05	1						1
	Census Tract Total	1	1	47	2			51
518	518.01			1				1
	518.02	3	7	17				27

(CONTINUED)

Summary of Residential Development Activity
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
518	518.03	1		2				3
	Census Tract Total	4	7	20				31
519	519.01			10				10
	Census Tract Total			10				10
520	520.01		1	11	3	18		33
	Census Tract Total		1	11	3	18		33
521	521.01			1				1
	521.02			4				4
	521.03			2				2
	521.04		2	3	3			8
	521.05	3		9				12
	Census Tract Total	3	2	19	3			27
524	524.03			11				11
	524.05	3	2	5	4			14
	Census Tract Total	3	2	16	4			25
525	525.01	2	1					3
	525.02	1	1	5				7
	525.03			3	470			473
	525.04	3	4	78				85
	Census Tract Total	6	6	86	470			568
526	526.02			21		470		491
	Census Tract Total			21		470		491
527	527.01			3	114			117
	Census Tract Total			3	114			117
528	528.01		65					65
	Census Tract Total		65					65
601	601.01			3				3
	601.02	1		3				4
	601.03				13		39	52

(CONTINUED)

Summary of Residential Development Activity
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
601	Census Tract Total	1		6	13		39	59
602	602.01	9	2	22	7			40
	602.02	5	4	15				24
	602.03	1					20	21
	Census Tract Total	15	6	37	7		20	85
603	603.01			9		119		128
	603.02	2	5	45				52
	Census Tract Total	2	5	54		119		180
604	604.01	3	1	15	39			58
	604.02	6		35		4		45
	604.03	1		14				15
	Census Tract Total	10	1	64	39	4		118
605	605.01	14	10	61	25	3	4	117
	605.02	10	8	69	107			194
	605.03	5	2	14	17	22	2	62
	605.04			1	5		20	26
	605.05				84	66		150
	Census Tract Total	29	20	145	238	91	26	549
606	606.01			1				1
	606.02	3	1		30			34
	Census Tract Total	3	1	1	30			35
607 /1	607.01	5	5					10
	Census Tract Total	5	5					10
611	611.01			3				3
	611.02	5		30	24	19	3	81
	Census Tract Total	5		33	24	19	3	84
612	612.01	5	2	20				27
	612.02	13	7	58	104			182
	612.04	46	5	386	284			721

(CONTINUED)

Summary of Residential Development Activity
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
612	Census Tract Total	64	14	464	388			930
615	615.01	3	2	58	30		49	142
	615.02						30	30
	615.03	3		37				40
	615.04	1		56				57
	Census Tract Total	7	2	151	30		79	269
616	616.02			7		29	4	40
	616.04					172		172
	616.05		1	5				6
	Census Tract Total		1	12		201	4	218
617	617.01	24	5	73	83	2		187
	617.02	2	4	9			45	60
	Census Tract Total	26	9	82	83	2	45	247
618	618.02			36				36
	Census Tract Total			36				36
619	619.02	2		1				3
	Census Tract Total	2		1				3
701	701.01			1				1
	701.02	3		16				19
	701.03	1		4				5
	701.04	2	1		19			22
	Census Tract Total	6	1	21	19			47
702	702.01				4			4
	Census Tract Total				4			4
703	703.01		4	9				13
	703.02	2		7				9
	703.03	2	3	23	14			42
	Census Tract Total	4	7	39	14			64
704	704.01	1	1	17				19

(CONTINUED)

Summary of Residential Development Activity
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
704	704.02			2				2
	704.03	1						1
	704.04	2	1	3	12	8		26
	704.05	1	1	2			22	26
	Census Tract Total	5	3	24	12	8	22	74
705	705.01		1	1				2
	705.03	1		50				51
	705.04	1						1
	705.05	2		34				36
	705.06			3	63			66
	Census Tract Total	4	1	88	63			156
706	706.01	6	5	5				16
	706.04			10	3			13
	Census Tract Total	6	5	15	3			29
707	707.01	4	1	7	4			16
	707.02	1						1
	707.03	2		21				23
	707.05			45				45
	707.06		2					2
	Census Tract Total	7	3	73	4			87
708	708.01			1				1
	708.02				2			2
	Census Tract Total			1	2			3
709	709.01	5		26				31
	709.02	6	2	19				27
	709.03			1				1
	709.04	2	5	5				12
	709.06			1				1
	Census Tract Total	13	7	52				72

(CONTINUED)

Summary of Residential Development Activity
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
710	710.02			1				1
	710.03	12	114	108				234
	Census Tract Total	12	114	109				235
711	711.04			1	13			14
	711.07				3			3
	711.08			1				1
	Census Tract Total			2	16			18
712	712.02					624		624
	712.03	1		13				14
	712.04			31				31
	Census Tract Total	1		44		624		669
713	713.01			15	7			22
	713.02	1	6	8				15
	Census Tract Total	1	6	23	7			37
714	714.01	1	1	2				4
	714.02			4				4
	Census Tract Total	1	1	6				8
801	801.01	9	9	65				83
	801.02			3	4			7
	801.03	5	2	22	32			61
	801.04	3	2	32				37
	801.05	2	1	10	18			31
	Census Tract Total	19	14	132	54			219
802	802.01	5	2	12	11			30
	802.02	1	3	3				7
	802.04		119		918			1,037
	Census Tract Total	6	124	15	929			1,074
803	803.01	7	8	54	13			82
	803.02	1		1				2

(CONTINUED)

Summary of Residential Development Activity
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
803	803.03	14	18	89	21			142
	Census Tract Total	22	26	144	34			226
804	804.01	3	8	42	48			101
	804.02	12	3	47	21			83
	804.03	2	1	3	23			29
	804.04	5	7	17	84			113
	804.05	9	13	23	19		5	69
	Census Tract Total	31	32	132	195		5	395
805	805.01	10	15	132	5			162
	805.02	11	24	22	55	217	63	392
	805.03			170	581			751
	Census Tract Total	21	39	324	641	217	63	1,305
808 /2	808.01	41	165	54	72			332
	Census Tract Total	41	165	54	72			332
809 /2	809.01	41	164	55	72			332
	Census Tract Total	41	164	55	72			332
810	810.01			108				108
	Census Tract Total			108				108
811	811.01				110			110
	811.02	62	210	649	1,144	138		2,203
	811.03	13	23	70	180	8		294
	811.04	7	7	39	269			322
	Census Tract Total	82	240	758	1,703	146		2,929
812	812.01	3						3
	Census Tract Total	3						3
814	814.01			1				1
	Census Tract Total			1				1
815	815.01			10				10
	Census Tract Total			10				10

(CONTINUED)

Summary of Residential Development Activity
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
816	816.01	1	1	14	5			21
	816.02			6				6
	Census Tract Total	1	1	20	5			27
817	817.01			29	5			34
	817.02	8	9	61	46			124
	817.03	2		1	17			20
	817.04	16	23	59	5			103
	Census Tract Total	26	32	150	73			281
819	819.01	7	2	21	15			45
	819.02	1	1	19	90			111
	Census Tract Total	8	3	40	105			156
820	820.01	69	239	52	1,297			1,657
	Census Tract Total	69	239	52	1,297			1,657
822	822.01	16	37		10			63
	822.03				43			43
	Census Tract Total	16	37		53			106
823	823.01	2	1					3
	Census Tract Total	2	1					3
824	824.01	7	4	67	32			110
	Census Tract Total	7	4	67	32			110
825	825.01	6	3	148	546	521	410	1,634
	825.02	1	10	8	82			101
	Census Tract Total	7	13	156	628	521	410	1,735
826	826.01			13				13
	826.02	19	10	57	33		276	395
	Census Tract Total	19	10	70	33		276	408
901	901.04			14			219	233
	901.05			1				1
	Census Tract Total			15			219	234

(CONTINUED)

Summary of Residential Development Activity
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
905	905.01			5	6	82	15	108
	905.02	7	3	95				105
	Census Tract Total	7	3	100	6	82	15	213
909 /3	909.01		1					1
	Census Tract Total		1					1
910	910.02			2				2
	Census Tract Total			2				2
911	911.01	11	5	34	55			105
	Census Tract Total	11	5	34	55			105
912	912.01	26	22	165	53	3		269
	912.02	2	33					35
	Census Tract Total	28	55	165	53	3		304
913	913.02			1				1
	913.03	9	13	43		34		99
	913.04	45	37	362	582			1,026
	Census Tract Total	54	50	406	582	34		1,126
914	914.01	43	23	105	39		31	241
	Census Tract Total	43	23	105	39		31	241
915	915.01	10	11	24	23		18	86
	915.02			78	270			348
	915.03		549					549
	Census Tract Total	10	560	102	293		18	983
916	916.01	4	9	32	138		9	192
	Census Tract Total	4	9	32	138		9	192
917	917.01	16	51	12	540	211		830
	917.02		3					3
	917.03	23	25	40	54	44	137	323
	917.04	28	15	214				257
	Census Tract Total	67	94	266	594	255	137	1,413

(CONTINUED)

Summary of Residential Development Activity
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
918	918.01				790	6		796
	Census Tract Total				790	6		796
919	919.01	1		10				11
	919.02		1	5				6
	919.03			6				6
	919.04	1						1
	919.05		1	8	182			191
	919.06	1	1	6				8
	919.07	2	1	28				31
	919.08			4				4
	919.09	1	1	3				5
	919.10			1				1
	919.11			2				2
		Census Tract Total	6	5	73	182		
920	920.01	4	1	83	11			99
	920.02	2		4				6
	920.03	2	3	30				35
	Census Tract Total	8	4	117	11			140
921	921.01	3		7				10
	921.02	2	5	13				20
	921.03	2	1	26				29
	921.04	1	1	3	15			20
	921.05	4	11	19	15			49
	921.06	1	1	15				17
	921.07	1	1	2				4
	Census Tract Total	14	20	85	30			149
922	922.01			7				7
	922.02		2	20				22
	922.03	29	28	85				142

(CONTINUED)

Summary of Residential Development Activity
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
922	922.04			31	81	87		199
	922.05	4	9	84		37		134
	Census Tract Total	33	39	227	81	124		504
923	923.01			9	19			28
	Census Tract Total			9	19			28
924	924.01			10		6	20	36
	Census Tract Total			10		6	20	36
Total		1,248	2,958	8,522	16,100	3,498	2,984	35,310

Notes: All numbers shown in the table refer to housing units.

Single Family category includes only single family detached units. Townhouse includes townhouses, duplexes, and multiplex units. Multifamily includes condominium and rental garden, medium-rise and high-rise apartment units.

- 1/ Comprises part of the Town of Vienna.
- 2/ Comprises part of the Town of Herndon.
- 3/ Town of Clifton.

VIII. NONRESIDENTIAL GROSS FLOOR AREA

NONRESIDENTIAL GROSS FLOOR AREA

As of January 1996, there was a total of 186,092,866 square feet of nonresidential structure gross floor area in Fairfax County. This figure represents an increase of 1,430,445 square feet, or 0.8 percent over the January 1995 total gross floor area of 184,662,421 square feet.

As shown in Table 8.1, of the 186,092,866 square feet of nonresidential gross floor area in the County, Office use accounts for 75,466,761 square feet, or 40.6 percent of the total. Retail structures comprise 42,196,628 square feet, or 22.7 percent of the gross floor area in the County. Industrial structures account for 36,090,479 square feet, or 19.4 percent of the County total. With a total of 32,338,998 square feet, Institutional structures make up 17.4 percent of the total square footage in the County.

TABLE 8.1

Nonresidential Structure Gross Floor Area
by General Activity Type
January 1996

General Activity Type	Gross Floor Area	Percent of Total
Retail	42,196,628	22.7%
Office	75,466,761	40.6
Industrial	36,090,479	19.4
Institutional	32,338,998	17.4
Fairfax County	186,092,866	100.0%

Nonresidential Gross Floor Area by Year Built

Year built totals of nonresidential gross floor area by structure type are presented in Figure 8.1 and the table entitled: "Nonresidential Structure Gross Floor Area by General Activity, Inventory of Existing Structures by Year Built." For structures built prior to 1980, Institutional structures represent the largest share of gross floor area in the County. This structure type includes government buildings, as well as houses of worship. Since 1980, the County has added more than 57.5 million square feet of office space, more than 19.9 million square feet of industrial space, more than 19.3 million square feet of retail space, while adding only slightly less than 6.0 million square feet of institutional space.

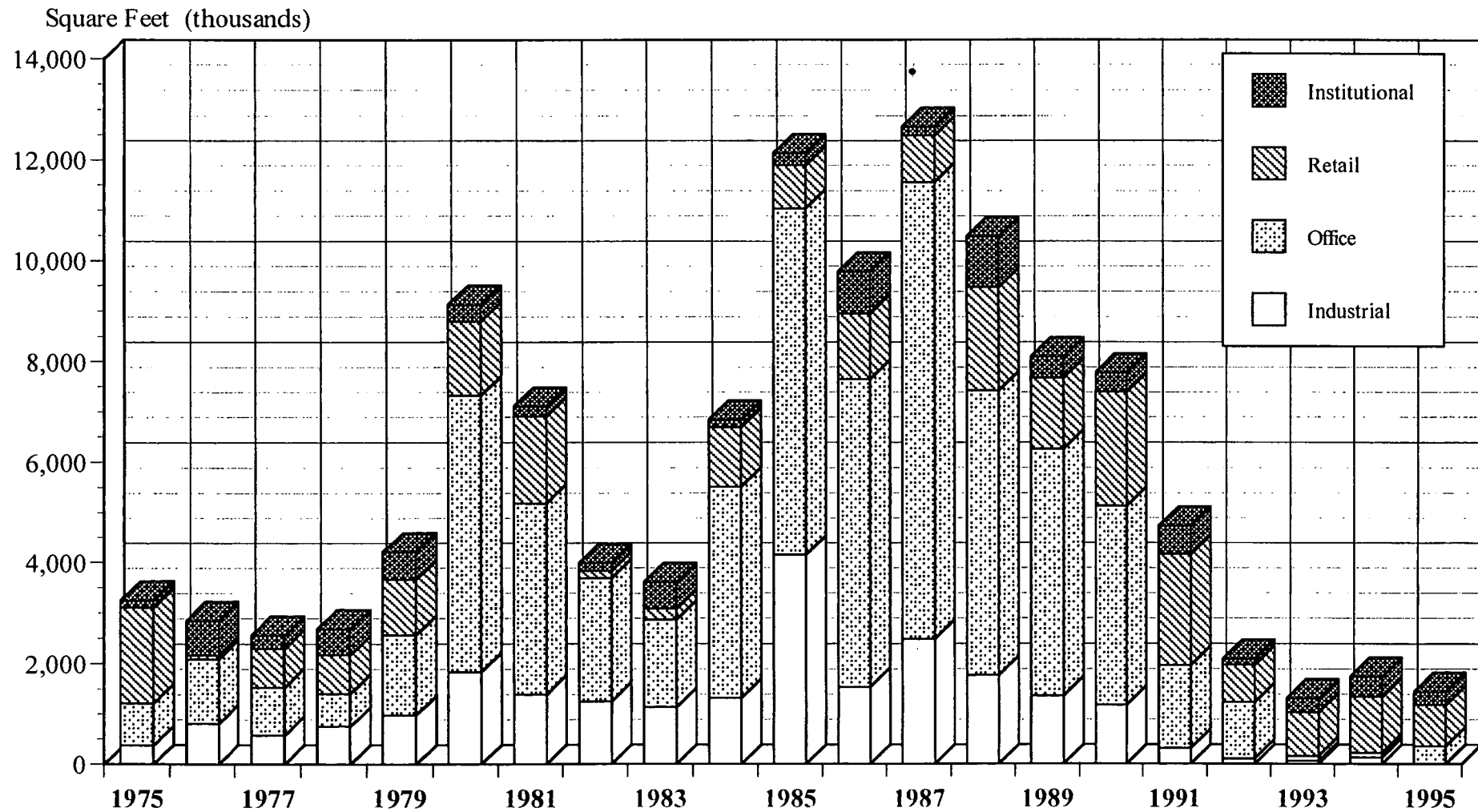
It should be noted that the data presented in this section are continuously updated and represent the latest information available on the gross floor area of nonresidential structures by year built. Yearly totals may change due to newly available information, structure demolitions or use modifications. The yearly figures presented are totals of gross floor area for structures currently existing that were built during that particular year.

Nonresidential Gross Floor Area, Supervisor District and Planning District

Among the County's supervisor districts, Providence District has the largest gross floor area total with 45,318,710 square feet, nearly one-quarter of the entire Fairfax County inventory. This district includes much of the Tysons Corner, Merrifield and Fairfax Center areas. The Sully District has the second largest gross floor area total, 28,849,674 square feet, which includes Fair Oaks, Chantilly and Centreville. The Springfield Supervisor District has the smallest share of the County's gross floor area with 4,803,454 square feet.

Figure 8.1

Existing Nonresidential Structure Floor Area By Year Built and Structure Type



Source: Urban Development Information System, Office of Management and Budget

Note: Structures built prior to 1975 are not shown in this figure

The greatest concentration of Office square footage exists in the Providence District, with a total of 27,475,686 square feet of gross floor area in office use. Providence District also has the largest accumulation of Retail square footage, at 8,523,920 square feet, and Institutional floor area at 4,733,262 square feet. The Lee District has the largest amount of Industrial space, 8,617,581 square feet, followed by the Sully District with 8,125,864 square feet.

Among the County's planning districts, the Upper Potomac Planning District accounts for the largest portion of the nonresidential gross floor area with 32,500,549 square feet, or 17.5 percent of the total. This district includes the town of Herndon, the Reston area, and much of the Route 28 Corridor. Other planning districts having significant totals include McLean with 25,844,369 square feet, Springfield with a gross floor area total of 18,875,065 square feet, and Bull Run with a total gross floor area of 18,199,515 square feet. Westgate and Tysons Corner are two areas within the McLean Planning District with high concentrations of nonresidential structures. Newington is one of the major nonresidential developments within the Springfield Planning District. The planning districts with the smallest gross floor area totals in the County include Lower Potomac with 2,411,896 square feet and Rose Hill with 3,146,866 square feet.

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

TABLE 8.2

Nonresidential Land Use Categories by General Activity Type

Retail

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

Office

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

Industrial

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

Institutional

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

Nonresidential Structure Gross Floor Area by General Activity
Inventory of Existing Structures by Year Built
(January 1996)

Year	Industrial	Office	Retail	Institutional	Total
Unknown	146,275	75,944	10,536	1,914,551	2,147,306
1964 and Earlier	5,162,167	3,556,255	6,966,048	13,691,251	29,375,721
1965 to 1969	2,998,469	2,918,009	5,980,079	5,027,410	16,923,967
1970 to 1974	4,384,150	6,082,826	5,296,480	3,604,928	19,368,384
1975 to 1979	3,480,568	5,296,170	4,608,764	2,116,236	15,501,738
1980	1,825,141	5,490,604	1,477,573	322,069	9,115,387
1981	1,380,921	3,795,171	1,725,246	195,254	7,096,592
1982	1,240,942	2,435,580	149,983	150,970	3,977,475
1983	1,130,607	1,721,843	222,411	519,410	3,594,271
1984	1,316,202	4,191,212	1,173,801	147,024	6,828,239
1985	4,141,793	6,890,454	860,017	237,191	12,129,455
1986	1,526,833	6,118,992	1,294,857	834,702	9,775,384
1987	2,474,088	9,079,681	936,988	168,849	12,659,606
1988	1,760,368	5,655,047	2,052,558	1,009,842	10,477,815
1989	1,355,521	4,895,442	1,424,903	416,401	8,092,267
1990	1,169,201	3,955,294	2,261,739	384,511	7,770,745
1991	311,679	1,640,401	2,207,822	565,515	4,725,417
1992	102,511	1,126,347	733,014	114,386	2,076,258
1993	55,943	98,926	872,248	273,212	1,300,329
1994	125,398	95,057	1,113,929	391,681	1,726,065
1995	1,702	347,506	827,632	253,605	1,430,445
Total	36,090,479	75,466,761	42,196,628	32,338,998	186,092,866

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

Nonresidential Structure Gross Floor Area by General Activity
Supervisor District
(January 1996)

Supervisor District	Structure Type				Total Gross Floor Area
	Industrial	Office	Retail	Institutional	
Braddock	2,249,124	1,201,060	1,087,955	4,678,460	9,216,599
Dranesville 1/	1,619,337	9,075,956	2,694,368	3,874,626	17,264,287
Hunter Mill 2/	1,352,820	17,493,324	5,021,841	2,886,821	26,754,806
Lee	8,617,581	2,043,977	7,391,252	3,428,722	21,481,532
Mason	4,688,467	7,084,853	6,519,014	3,487,205	21,779,539
Mount Vernon	4,437,753	866,137	1,833,596	3,486,779	10,624,265
Providence	4,585,842	27,475,686	8,523,920	4,733,262	45,318,710
Springfield 3/	413,691	439,724	1,449,877	2,500,162	4,803,454
Sully	8,125,864	9,786,044	7,674,805	3,262,961	28,849,674
Fairfax County Total	36,090,479	75,466,761	42,196,628	32,338,998	186,092,866

Nonresidential Structure Gross Floor Area by General Activity
Towns
(January 1996)

Town	Structure Type				Total Gross Floor Area
	Industrial	Office	Retail	Institutional	
Town of Clifton		20,273	18,996	24,699	63,968
Town of Herndon	662,164	4,373,384	1,511,705	541,955	7,089,208
Town of Vienna	311,489	1,916,486	937,594	554,232	3,719,801
Towns Total	973,653	6,310,143	2,468,295	1,120,886	10,872,977

Note: All data in square feet.

- 1/ Includes the Town of Herndon.
- 2/ Includes the Town of Vienna.
- 3/ Includes the Town of Clifton.

Nonresidential Structure Gross Floor Area by General Activity
 Planning District
 (January 1996)

Planning District	Structure Type				Total Gross Floor Area
	Industrial	Office	Retail	Institutional	
Annandale	3,939,315	3,322,701	1,547,567	3,078,840	11,888,423
Baileys	441,183	3,875,205	3,512,779	1,134,320	8,963,487
Bull Run	6,353,953	5,287,542	4,054,398	2,503,622	18,199,515
Fairfax	319,612	7,772,041	2,875,025	2,780,505	13,747,183
Jefferson	3,210,434	6,843,079	2,462,867	2,474,946	14,991,326
Lincolnia	2,076,712	485,863	1,301,895	443,089	4,307,559
Lower Potomac	1,918,380	14,646	292,766	186,104	2,411,896
McLean	1,651,620	15,489,774	5,996,178	2,706,797	25,844,369
Mount Vernon	135,818	1,124,698	3,712,823	3,660,658	8,633,997
Pohick 1/	450,582	547,714	1,792,467	3,993,042	6,783,805
Rose Hill	260,445	246,073	792,196	1,848,152	3,146,866
Springfield	11,122,908	1,692,905	4,555,179	1,504,073	18,875,065
Upper Potomac 2/	3,633,341	19,408,026	5,566,631	3,892,551	32,500,549
Vienna 3/	576,176	9,356,494	3,733,857	2,132,299	15,798,826
Fairfax County Total	36,090,479	75,466,761	42,196,628	32,338,998	186,092,866

Note: All data in square feet.

1/ Includes the Town of Clifton.

2/ Includes the Town of Vienna.

3/ Includes the Town of Herndon.

Nonresidential Structure Gross Floor Area by General Activity
Sewershed
(January 1996)

Sewershed Code	Activity Type				Total Gross Floor Area
	Institutional	Commercial Retail	Industrial	Commercial Office	
A1	246,552	504,224	1,356,510	787,182	2,894,468
A2	3,187	643,064		1,356,776	2,003,027
A3	105,210			173,160	278,370
B1	85,064		380,201	3,724,064	4,189,329
B2	849,654	968,373	105,150	1,770,541	3,693,718
B3	4,810	4,050		1,817	10,677
B5 1/	541,955	1,511,705	662,164	4,373,384	7,089,208
C1	5,924	11,596		396	17,916
C2	143,599	9,212	10,366	40,826	204,003
D1	137,487	190,790	381,172	37,072	746,521
D2	604,446	335,515	485,852	3,911,623	5,337,436
D3	1,962,011	4,443,501	1,516,745	13,001,416	20,923,673
E1	254,713	4,512,064	230,027	9,006,864	14,003,668
E2	11,835	9,422		6,151	27,408
F	439,974	241,070	891	987,185	1,669,120
G1	1,372,065	782,696	158,389	1,945,582	4,258,732
G2	48,268	99,806		11,825	159,899
G3	225,288			1,472,000	1,697,288
H1	308,707	2,860,565	389,887	931,718	4,490,877
H2		324,940		2,544,407	2,869,347
H3	3,336				3,336
I1	3,203,065	2,347,926	1,306,018	5,249,797	12,106,806
I2	457,079	16,783	23,623	73,611	571,096
I3	3,326,958	3,182,523	5,370,399	3,035,631	14,915,511
I4	1,676	484,648			486,324
J1	260,504	490,734	43,621	381,331	1,176,190

(CONTINUED)

Note: All data in square feet.

- 1/ Town of Herndon.
- 2/ Comprises part of the Town of Vienna.
- 3/ Includes the Town of Clifton.

Nonresidential Structure Gross Floor Area by General Activity
Sewershed
(January 1996)

Sewershed Code	Activity Type				Total Gross Floor Area
	Institutional	Commercial Retail	Industrial	Commercial Office	
J2	136,096	741,641	11,713	82,208	971,658
J3	217,358	373,738		183,915	775,011
J4	544,606	140,475	1,044	31,459	717,584
K	1,799,511	1,376,805	69,648	187,513	3,433,477
L	1,740,523	1,039,711	111,192	346,945	3,238,371
M0	133,573	207,673	258,067	812,061	1,411,374
M1	111,406	78,404		1,529,295	1,719,105
M2 2/	3,053,086	1,077,348	2,226,888	4,849,949	11,207,271
M3	806,814	221,840	556,300	401,147	1,986,101
M4	1,091,781	715,997	1,661,414	581,471	4,050,663
M5	11,984	356,500	3,634,074	125,778	4,128,336
M6	245,061	2,567,085	7,405,826	698,113	10,916,085
M7	3,250	16,706		1,380	21,336
M8	20,757			3,922	24,679
M9	46,266	2,197,295		3,864,528	6,108,089
N1	3,584,253	1,791,336	774,134	338,803	6,488,526
N2	189,452	19,592	2,376		211,420
O1	17,429				17,429
P	79,125		4,000		83,125
P1	4,800	25,456	206,749	4,760	241,765
P3	93,553		2,952		96,505
Q1	144,588	7,000	22,572	2,608	176,768
R1	215,201	45,692	26,146		287,039
R2	12,970				12,970
R3 3/	24,699	18,996		20,273	63,968
R4	13,605			3,360	16,965

(CONTINUED)

Note: All data in square feet.

- 1/ Town of Herndon.
- 2/ Comprises part of the Town of Vienna.
- 3/ Includes the Town of Clifton.

Nonresidential Structure Gross Floor Area by General Activity
Sewershed
(January 1996)

Sewershed Code	Activity Type				Total Gross Floor Area
	Institutional	Commercial Retail	Industrial	Commercial Office	
S1	743,071	180,473		3,102	926,646
S2	3,057				3,057
T1	196,844	752,193	4,912,975	1,396,434	7,258,446
T2	420,390	1,216,269	1,520,768	1,508,830	4,666,257
T3	577,891			9,484	587,375
T4	971,136	1,207,896	42,160	3,460,405	5,681,597
T5	448,199	1,845,300	69,234	194,659	2,557,392
T6	5,468		14,835		20,303
T7	27,828		134,397		162,225
FAIRFAX COUNTY TOTAL	32,338,998	42,196,628	36,090,479	75,466,761	186,092,866

Note: All data in square feet.

- 1/ Town of Herndon.
- 2/ Comprises part of the Town of Vienna.
- 3/ Includes the Town of Clifton.

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
151	151.01		116,145			116,145
	151.02	432,960	237,967		34,412	705,339
	151.03	19,213				19,213
	Census Tract Total	452,173	354,112		34,412	840,697
152	152.01	16,064	101,916		148,623	266,603
	152.02	150,000	135,504	1,044	22,030	308,578
	Census Tract Total	166,064	237,420	1,044	170,653	575,181
153	153.01	9,840	25,811		44,669	80,320
	153.02	52,152				52,152
	153.04	50,564				50,564
	Census Tract Total	112,556	25,811		44,669	183,036
154	154.01	225,339	106,768			332,107
	154.02	7,444				7,444
	154.03	6,531	30,783	1,680	37,539	76,533
	Census Tract Total	239,314	137,551	1,680	37,539	416,084
155	155.01	572,066	19,357		113,132	704,555
	155.02	103,858	46,464			150,322
	155.03	36,324	55,929		5,382	97,635
	Census Tract Total	712,248	121,750		118,514	952,512
156	156.01	7,000				7,000
	156.03	17,689				17,689
	156.04	3,638				3,638
	Census Tract Total	28,327				28,327
157	157.01	8,175				8,175
	157.02	88,760				88,760
	157.03	3,825				3,825
	Census Tract Total	100,760				100,760
158	158.01	56,761				56,761
	158.02	300,391	4,234		16,960	321,585
	158.03	91,060	4,656			95,716

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
158	Census Tract Total	448,212	8,890		16,960	474,062
159	159.01	31,857				31,857
	159.02	538,206				538,206
	Census Tract Total	570,063				570,063
160	160.01	72,503	82,695	8,584	36,477	200,259
	160.02	23,500	55,297		57,170	135,967
	160.03	69,784				69,784
	Census Tract Total	165,787	137,992	8,584	93,647	406,010
161	161.01	40,967	199,072		83,276	323,315
	161.02	13,870				13,870
	161.03	54,787				54,787
	Census Tract Total	109,624	199,072		83,276	391,972
162	162.01	0			3,922	3,922
	Census Tract Total	0			3,922	3,922
163	163.01	18,873				18,873
	163.02	90,290				90,290
	Census Tract Total	109,163				109,163
201	201.01		184,302		44,222	228,524
	201.02	534,202		345,661		879,863
	Census Tract Total	534,202	184,302	345,661	44,222	1,108,387
202	202.01	28,108	164,954		135,485	328,547
	202.02	63,192	15,422	90,095	18,015	186,724
	Census Tract Total	91,300	180,376	90,095	153,500	515,271
203	203.01	156,909		12,000		168,909
	203.02	12,512				12,512
	203.03	38,822				38,822
	203.04	20,672	11,485		8,608	40,765
	Census Tract Total	228,915	11,485	12,000	8,608	261,008
204	204.01	1,560	108,821	40,285	137,479	288,145
	Census Tract Total	1,560	108,821	40,285	137,479	288,145

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
205	205.01		73,771	3,206	15,264	92,241
	205.02		53,243		2,368	55,611
	Census Tract Total		127,014	3,206	17,632	147,852
206	206.01	1,640	31,178		131,957	164,775
	206.02		66,212			66,212
	206.03	78,821	140,889			219,710
	Census Tract Total	80,461	238,279		131,957	450,697
207	207.01	55,668				55,668
	207.02	16,004				16,004
	207.03	38,966	10,372			49,338
	Census Tract Total	110,638	10,372			121,010
208	208.01	133,291				133,291
	208.03	3,872				3,872
	Census Tract Total	137,163				137,163
210	210.01	104,071	2,292,440		472,527	2,869,038
	210.02	28,125	18,947		118,128	165,200
	210.03	3,116		883,612		886,728
	210.04		21,208	2,033,250		2,054,458
	Census Tract Total	135,312	2,332,595	2,916,862	590,655	5,975,424
211	211.01		73,128	852,215	47,701	973,044
	211.02	588,651	5,397	65,904	2,151	662,103
	Census Tract Total	588,651	78,525	918,119	49,852	1,635,147
212	212.01	41,993				41,993
	Census Tract Total	41,993				41,993
213	213.01	90,273				90,273
	213.02	28,120	40,703		74,000	142,823
	Census Tract Total	118,393	40,703		74,000	233,096
214	214.01		483,825	11,843	37,492	533,160
	214.02	12,365	75,799	918	99,601	188,683
	Census Tract Total	12,365	559,624	12,761	137,093	721,843

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
215	215.01	162,652	969,922	67,050		1,199,624
	Census Tract Total	162,652	969,922	67,050		1,199,624
216	216.02	215,804	153,123	1,208	23,499	393,634
	Census Tract Total	215,804	153,123	1,208	23,499	393,634
217	217.01		10,031			10,031
	Census Tract Total		10,031			10,031
218	218.01	82,688	323,411		77,368	483,467
	Census Tract Total	82,688	323,411		77,368	483,467
219	219.01	2,075				2,075
	Census Tract Total	2,075				2,075
220	220.01		10,658	1,575,351	36,000	1,622,009
	220.02		1,568	674,415	59,510	735,493
	220.03		6,544	824,565		831,109
	220.04			505,468	2,784	508,252
	220.05	3,250	16,706		1,380	21,336
	Census Tract Total	3,250	35,476	3,579,799	99,674	3,718,199
221	221.01	3,802		5,496		9,298
	221.02			22,572		22,572
	221.03	32,732				32,732
	221.04	26,962	241,276	408,782		677,020
	221.05	8,120		31,200		39,320
	221.06		28,240	120,297	6,560	155,097
	Census Tract Total	71,616	269,516	588,347	6,560	936,039
223	223.01	471,264	310,988		7,814	790,066
	Census Tract Total	471,264	310,988		7,814	790,066
224	224.01	59,835	232,875	92,446		385,156
	Census Tract Total	59,835	232,875	92,446		385,156
301	301.01	147,451	130,611		16,000	294,062
	301.02	88,778	113,586		2,640	205,004
	301.03	12,003				12,003

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
301	Census Tract Total	248,232	244,197		18,640	511,069
302	302.01	816,412	110,850			927,262
	Census Tract Total	816,412	110,850			927,262
304	304.01	123,168	90,037	922	37,563	251,690
	304.02	64,029	131,803	1,092,899	239,145	1,527,876
	Census Tract Total	187,197	221,840	1,093,821	276,708	1,779,566
305	305.01	450				450
	Census Tract Total	450				450
306	306.01	17,688		42,663		60,351
	306.03	9,375	511,901		20,426	541,702
	306.04	65,576	456,349	437	224,243	746,605
	Census Tract Total	92,639	968,250	43,100	244,669	1,348,658
307	307.01	946		598,111		599,057
	307.02	60,219		96,543	10,842	167,604
	307.03	46,175		912		47,087
	Census Tract Total	107,340		695,566	10,842	813,748
308	308.01	413,998	93,212	382,217	168,208	1,057,635
	Census Tract Total	413,998	93,212	382,217	168,208	1,057,635
309	309.01	324,510	223,483		115,031	663,024
	Census Tract Total	324,510	223,483		115,031	663,024
310	310.01	117,200	361,867		35,346	514,413
	Census Tract Total	117,200	361,867		35,346	514,413
313	313.01	53,642			56,152	109,794
	Census Tract Total	53,642			56,152	109,794
314	314.01	51,170	1,920		4,850	57,940
	Census Tract Total	51,170	1,920		4,850	57,940
315	315.01	63,475	52,656			116,131
	Census Tract Total	63,475	52,656			116,131
316	316.01	63,234	3,084		7,504	73,822
	316.02	84,023	479,226	3,447	357,816	924,512

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
316	316.03			47,250		47,250
	Census Tract Total	147,257	482,310	50,697	365,320	1,045,584
318	318.01	598,535		162,851	190,263	951,649
	Census Tract Total	598,535		162,851	190,263	951,649
320	320.01	113,187		83,424	43,123	239,734
	Census Tract Total	113,187		83,424	43,123	239,734
321	321.01		115,659	172,833	24,172	312,664
	Census Tract Total		115,659	172,833	24,172	312,664
322	322.01	95,914	364,628		33,896	494,438
	Census Tract Total	95,914	364,628		33,896	494,438
323	323.01	104,292				104,292
	323.02	54,024				54,024
	Census Tract Total	158,316				158,316
324	324.01	255,454				255,454
	Census Tract Total	255,454				255,454
325	325.01	36,096	102,030			138,126
	Census Tract Total	36,096	102,030			138,126
326	326.01	11,024	2,976			14,000
	Census Tract Total	11,024	2,976			14,000
327	327.01	98,046	104,792			202,838
	Census Tract Total	98,046	104,792			202,838
328	328.01	9,850	356,500	3,586,824	125,778	4,078,952
	Census Tract Total	9,850	356,500	3,586,824	125,778	4,078,952
401	401.01	49,619				49,619
	401.02	69,334				69,334
	401.03	83,315	56,167	20,900	26,940	187,322
	Census Tract Total	202,268	56,167	20,900	26,940	306,275
402	402.01	948,313	525,982	588,836	1,596,139	3,659,270
	402.02	720,132			729,108	1,449,240
	402.03				1,431,248	1,431,248

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
402	402.04		12,347		28,950	41,297
	Census Tract Total	1,668,445	538,329	588,836	3,785,445	6,581,055
403	403.01	76,853	4,430		230,067	311,350
	403.02	105,711				105,711
	Census Tract Total	182,564	4,430		230,067	417,061
405	405.01	837,511			47,961	885,472
	405.02	9,890				9,890
	405.03	506,298			550	506,848
	405.04				791,139	791,139
	Census Tract Total	1,353,699			839,650	2,193,349
406	406.01	63,942	188,627	61,273		313,842
	Census Tract Total	63,942	188,627	61,273		313,842
407	407.01	62,670				62,670
	407.02	22,040				22,040
	Census Tract Total	84,710				84,710
408	408.01	64,133				64,133
	408.03	72,778				72,778
	408.04	378,328				378,328
	408.05	71,624				71,624
	Census Tract Total	586,863				586,863
501	501.01	67,365	245,124	437,740	626,694	1,376,923
	501.02	29,896	5,846			35,742
	501.03		150,037	2,700		152,737
	Census Tract Total	97,261	401,007	440,440	626,694	1,565,402
502	502.01	89,317	40,270			129,587
	502.02	5,355				5,355
	502.03	58,552	3,900		23,025	85,477
	502.04	57,497	10,794		32,224	100,515
	Census Tract Total	210,721	54,964		55,249	320,934
503	503.01		56,689	5,920	14,806	77,415

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
503	503.03	40,760	201,393	27,422	13,908	283,483
	503.04		33,228		440,611	473,839
	Census Tract Total	40,760	291,310	33,342	469,325	834,737
504	504.01	71,089	164,064		246,805	481,958
	504.02	3,600	8,343			11,943
	Census Tract Total	74,689	172,407		246,805	493,901
505	505.01		103,744			103,744
	505.02	74,448				74,448
	Census Tract Total	74,448	103,744			178,192
506	506.01				1,001,793	1,001,793
	506.02	449,846	254,736			704,582
	506.03	12,952	35,839			48,791
	506.04	35,529				35,529
	506.05	5,897				5,897
	506.07	8,400				8,400
	Census Tract Total	512,624	290,575		1,001,793	1,804,992
507	507.01	11,484			83,196	94,680
	507.02	41,226	208,988		202,747	452,961
	Census Tract Total	52,710	208,988		285,943	547,641
508	508.01	2,700				2,700
	508.02	118,622			1,344	119,966
	508.03	100,984	111,492		166,368	378,844
	Census Tract Total	222,306	111,492		167,712	501,510
509	509.01	3,006				3,006
	509.02	63,671				63,671
	Census Tract Total	66,677				66,677
510	510.02	94,466				94,466
	Census Tract Total	94,466				94,466
511	511.01	79,670				79,670
	Census Tract Total	79,670				79,670

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
512	512.01	92,170				92,170
	512.03	9,132				9,132
	Census Tract Total	101,302				101,302
513	513.01	8,536	168,584		271,041	448,161
	513.02	15,258	6,020		50,096	71,374
	Census Tract Total	23,794	174,604		321,137	519,535
514	514.01		65,130		1,944	67,074
	514.02	37,558	122,956			160,514
	514.03		329,129		32,126	361,255
	Census Tract Total	37,558	517,215		34,070	588,843
515	515.01		676,113		41,617	717,730
	515.02		4,167		110,000	114,167
	515.03	176,247	543,116		213,244	932,607
	515.04	12,051	693,780	162,777	414,719	1,283,327
	Census Tract Total	188,298	1,917,176	162,777	779,580	3,047,831
516	516.01	280,441				280,441
	516.02	5,680				5,680
	516.03	111,881	119,548			231,429
	516.04	10,302	171,007		57,072	238,381
	516.05		10,014		980	10,994
	Census Tract Total	408,304	300,569		58,052	766,925
518	518.01	57,256	116,673			173,929
	518.02	124,711				124,711
	518.03	32,758				32,758
	Census Tract Total	214,725	116,673			331,398
519	519.01	184,177	669,857		91,992	946,026
	Census Tract Total	184,177	669,857		91,992	946,026
520	520.01	132,779	261,446	2,208	429,643	826,076
	Census Tract Total	132,779	261,446	2,208	429,643	826,076
521	521.01	3,960				3,960

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
521	521.02	205,162	19,996	62,710	16,252	304,120
	521.03	137,070	259,018	4,436	85,522	486,046
	521.04	23,676	131,200		182,403	337,279
	521.05	344,630	16,927		34,844	396,401
	Census Tract Total	714,498	427,141	67,146	319,021	1,527,806
522	522.01	103,024	120,815	36,970	376,855	637,664
	522.02	393,716				393,716
	522.03	17,133				17,133
	Census Tract Total	513,873	120,815	36,970	376,855	1,048,513
523	523.01	8,288	67,778		110,592	186,658
	Census Tract Total	8,288	67,778		110,592	186,658
524	524.01	83,256				83,256
	524.04			637,952	25,200	663,152
	524.05	19,816	18,189		86,996	125,001
	Census Tract Total	103,072	18,189	637,952	112,196	871,409
525	525.01	68,307	101,640	2,024,916	491,139	2,686,002
	525.02	126,757	3,808	76,302	522,825	729,692
	525.03	147,315	158,843		94,630	400,788
	525.04	10,716	72,946		113,328	196,990
	Census Tract Total	353,095	337,237	2,101,218	1,221,922	4,013,472
526	526.01	51,821	400,249	1,586,228	153,861	2,192,159
	526.02	49,060			32,052	81,112
	526.03			490,484		490,484
	Census Tract Total	100,881	400,249	2,076,712	185,913	2,763,755
527	527.01	79,853	157,760	278,406	134,989	651,008
	Census Tract Total	79,853	157,760	278,406	134,989	651,008
528	528.01	816	328,782		2,547,377	2,876,975
	Census Tract Total	816	328,782		2,547,377	2,876,975
601	601.01	5,928				5,928
	601.02	1,647		3,120		4,767

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
601	601.03	13,856		222,250		236,106
	Census Tract Total	21,431		225,370		246,801
602	602.01	500				500
	602.02				2,542	2,542
	Census Tract Total	500			2,542	3,042
603	603.01	56,189				56,189
	603.02	4,316				4,316
	Census Tract Total	60,505				60,505
604	604.01	10,509				10,509
	604.02	52,542	1,613,625		2,221,619	3,887,786
	Census Tract Total	63,051	1,613,625		2,221,619	3,898,295
605	605.01	76,349	707,996		3,534,010	4,318,355
	605.02	179,351	4,186		137,152	320,689
	605.03			792		792
	605.04	52,597	2,630		207,772	262,999
	605.05	16,168			475,141	491,309
	Census Tract Total	324,465	714,812	792	4,354,075	5,394,144
606	606.01		6,345			6,345
	606.02	285,472				285,472
	Census Tract Total	285,472	6,345			291,817
607 1/	607.01	339,328	332,948	6,520	162,656	841,452
	Census Tract Total	339,328	332,948	6,520	162,656	841,452
608 1/	608.01	17,147	279,172		1,243,644	1,539,963
	Census Tract Total	17,147	279,172		1,243,644	1,539,963
609 1/	609.01	98,544	115,896	238,450	199,781	652,671
	Census Tract Total	98,544	115,896	238,450	199,781	652,671
610 1/	610.01	99,213	209,578	66,519	310,405	685,715
	Census Tract Total	99,213	209,578	66,519	310,405	685,715
611	611.01	61,553				61,553
	611.02	366,610	134,917		74,965	576,492

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
611	Census Tract Total	428,163	134,917		74,965	638,045
612	612.01	1,674				1,674
	612.02	151,670	51,550		52,191	255,411
	612.03		1,780		20,232	22,012
	612.04		283,905	73,470	2,092,199	2,449,574
	Census Tract Total	153,344	337,235	73,470	2,164,622	2,728,671
615	615.01	93,722	9,357		10,910	113,989
	615.02	13,617	1,878		6,370	21,865
	615.03	318,919				318,919
	615.04	3,133				3,133
	Census Tract Total	429,391	11,235		17,280	457,906
616	616.01	1,890	1,202	2,885	492,594	498,571
	616.02		7,626	27,785		35,411
	616.04	3,400	31,470	37,800	335,441	408,111
	616.05		7,000		115,489	122,489
	616.06	7,539	145,565	1,924,098	443,425	2,520,627
	Census Tract Total	12,829	192,863	1,992,568	1,386,949	3,585,209
617	617.01	4,300	228,268		59,332	291,900
	617.02	74,052	80,590	233,225	113,022	500,889
	Census Tract Total	78,352	308,858	233,225	172,354	792,789
618	618.01	9,293			816,341	825,634
	618.02		17,497		649,853	667,350
	Census Tract Total	9,293	17,497		1,466,194	1,492,984
619	619.02	54,873	5,284	121,809		181,966
	Census Tract Total	54,873	5,284	121,809		181,966
701	701.02	223,432				223,432
	701.03	1,856				1,856
	701.04	3,330				3,330
	Census Tract Total	228,618				228,618
702	702.01				1,472,000	1,472,000

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
702	Census Tract Total				1,472,000	1,472,000
703	703.02	1,701				1,701
	703.03	1,500	94,416			95,916
	Census Tract Total	3,201	94,416			97,617
704	704.01	178,251	150,854		102,377	431,482
	704.02		1,916			1,916
	704.03	81,922	1,800	1,588		85,310
	704.04	8,100				8,100
	Census Tract Total	268,273	154,570	1,588	102,377	526,808
705	705.01	70,000				70,000
	705.02	171,464		576		172,040
	705.03	28,433			18,032	46,465
	705.04	7,047				7,047
	705.05	36,333	10,457			46,790
	705.06	9,758	93,847		1,085,113	1,188,718
	Census Tract Total	323,035	104,304	576	1,103,145	1,531,060
706	706.01	17,093				17,093
	706.02	1,709	25,507		21,300	48,516
	706.03	73,420		315		73,735
	706.04	51,055	147,923		148,711	347,689
	Census Tract Total	143,277	173,430	315	170,011	487,033
707	707.01	36,245	187,887		355,838	579,970
	707.03	56,988		300		57,288
	707.04	53,980				53,980
	Census Tract Total	147,213	187,887	300	355,838	691,238
708	708.01	47,913				47,913
	708.02	245,773				245,773
	Census Tract Total	293,686				293,686
709	709.01		5,390		11,825	17,215
	709.02	60,308		4,010		64,318

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
709	709.04	158,003		704		158,707
	709.06	3,336				3,336
	Census Tract Total	221,647	5,390	4,714	11,825	243,576
710	710.01			152,491		152,491
	710.02	28,338				28,338
	710.03	416,100				416,100
	Census Tract Total	444,438		152,491		596,929
711	711.02	39,196				39,196
	711.06	37,330	49,622		363,161	450,113
	711.08	35,325				35,325
	Census Tract Total	111,851	49,622		363,161	524,634
712	712.01				804,911	804,911
	712.02			13,100	536,188	549,288
	712.04	188,256	71,960	127,346	1,954,361	2,341,923
	Census Tract Total	188,256	71,960	140,446	3,295,460	3,696,122
713	713.01	305,368	353,953		555,479	1,214,800
	713.02	5,224	16,783	22,975	73,611	118,593
	Census Tract Total	310,592	370,736	22,975	629,090	1,333,393
714	714.01	64,201	75,107	162,943	7,870	310,121
	714.02	63,721				63,721
	Census Tract Total	127,922	75,107	162,943	7,870	373,842
801	801.01	4,788				4,788
	801.02	10,236				10,236
	801.03	85,183	2,598	10,366	23,892	122,039
	801.04	32,848				32,848
	801.05	101,870				101,870
	Census Tract Total	234,925	2,598	10,366	23,892	271,781
802	802.01		4,123			4,123
	802.02	41,766			6,151	47,917
	802.03	43,082				43,082

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
802	802.04	65,609	2,245,025	2,100	7,224,469	9,537,203
	802.05		2,654,923		830,761	3,485,684
	Census Tract Total	150,457	4,904,071	2,100	8,061,381	13,118,009
803	803.01	2,088	104,566	83,769	1,916	192,339
	803.02		3,379			3,379
	803.03	37,666	1,920	298,254		337,840
	803.04	21,878	245,229	825,466	554,576	1,647,149
	Census Tract Total	61,632	355,094	1,207,489	556,492	2,180,707
804	804.01		4,050		1,817	5,867
	804.02	2,796	11,596		396	14,788
	804.03	24,700	6,614		16,934	48,248
	804.04	70,517	3,506			74,023
	804.05	41,299	116,471	88,730	93,520	340,020
	Census Tract Total	139,312	142,237	88,730	112,667	482,946
805	805.01	203,007	32,436			235,443
	805.02	324,873	8,533	90,700		424,106
	805.03	71,248	266,131		10,987	348,366
	Census Tract Total	599,128	307,100	90,700	10,987	1,007,915
808 2/	808.01	161,675	729,571	79,568	1,014,955	1,985,769
	Census Tract Total	161,675	729,571	79,568	1,014,955	1,985,769
809 2/	809.01	380,280	782,134	582,596	3,358,429	5,103,439
	Census Tract Total	380,280	782,134	582,596	3,358,429	5,103,439
810	810.01	105,210	113,252		174,678	393,140
	Census Tract Total	105,210	113,252		174,678	393,140
811	811.01				275,277	275,277
	811.02	17,959	289,860			307,819
	811.04	86,128	104,703		20,090	210,921
	Census Tract Total	104,087	394,563		295,367	794,017
812	812.01	85,064		380,201	3,908,426	4,373,691
	Census Tract Total	85,064		380,201	3,908,426	4,373,691

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
814	814.01	161,345	155,257			316,602
	Census Tract Total	161,345	155,257			316,602
815	815.01	62,131				62,131
	Census Tract Total	62,131				62,131
816	816.01	13,252				13,252
	816.02	18,884				18,884
	Census Tract Total	32,136				32,136
817	817.01	11,940				11,940
	817.02	2,080				2,080
	817.03	2,250				2,250
	Census Tract Total	16,270				16,270
819	819.01	148,007	79,908	220,329	1,534,676	1,982,920
	819.02	23,880				23,880
	Census Tract Total	171,887	79,908	220,329	1,534,676	2,006,800
820	820.01	114,911	3,814			118,725
	820.02	102,818				102,818
	Census Tract Total	217,729	3,814			221,543
821	821.01	9,979	48,207		80,101	138,287
	Census Tract Total	9,979	48,207		80,101	138,287
822	822.01	249,676	667,305	14,450	1,833,116	2,764,547
	822.02	22,150	163,801	424,649	910,267	1,520,867
	822.03	112,979			73,766	186,745
	Census Tract Total	384,805	831,106	439,099	2,817,149	4,472,159
823	823.01	407,966	370,111		1,469,873	2,247,950
	Census Tract Total	407,966	370,111		1,469,873	2,247,950
824	824.01	66,588		1,702	2,156,117	2,224,407
	Census Tract Total	66,588		1,702	2,156,117	2,224,407
825	825.01	52,334	694,396	1,567,981	1,930,306	4,245,017
	825.02	112,132	146,275	88,300	112,686	459,393
	Census Tract Total	164,466	840,671	1,656,281	2,042,992	4,704,410

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
826	826.01	139,500	647,560			787,060
	826.02	368,984	13,976		405,801	788,761
	Census Tract Total	508,484	661,536		405,801	1,575,821
901	901.01	2,100		297,584	147,888	447,572
	901.03	32,757	118,437	2,235,305	325,671	2,712,170
	901.04	25,270	281,702	2,373,495	1,264,686	3,945,153
	901.05	93,856	554,792	237,961	786,743	1,673,352
	901.06	8,133		300,000		308,133
	Census Tract Total	162,116	954,931	5,444,345	2,524,988	9,086,380
905	905.01	57,817	161,153		3,102	222,072
	905.02	96,601	68,693	1,515	62,074	228,883
	Census Tract Total	154,418	229,846	1,515	65,176	450,955
909 3/	909.01	24,699	18,996		20,273	63,968
	Census Tract Total	24,699	18,996		20,273	63,968
910	910.01	5,468				5,468
	910.02				9,484	9,484
	Census Tract Total	5,468			9,484	14,952
911	911.01	495,751				495,751
	Census Tract Total	495,751				495,751
912	912.01	15,812	138,693			154,505
	912.02		82,885		4,368	87,253
	Census Tract Total	15,812	221,578		4,368	241,758
913	913.01	526		14,835		15,361
	913.02	3,486		134,397		137,883
	913.03	3,600	9,072	69,234		81,906
	913.04	174,841	551,673		71,058	797,572
	Census Tract Total	182,453	560,745	218,466	71,058	1,032,722
914	914.01	304,772	192,985		73,435	571,192
	Census Tract Total	304,772	192,985		73,435	571,192
915	915.01	274,522				274,522

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
915	915.02	30,720	37,211		5,552	73,483
	915.03	3,108	13,267		37,404	53,779
	Census Tract Total	308,350	50,478		42,956	401,784
916	916.01	198,878	157,727	689,627	182,241	1,228,473
	Census Tract Total	198,878	157,727	689,627	182,241	1,228,473
917	917.01	7,485	507,018		1,579,461	2,093,964
	917.02	44,090	1,921,698		1,347,322	3,313,110
	917.03	180,229	6,848			187,077
	917.04	64,008	326,813	42,160	1,158,345	1,591,326
	Census Tract Total	295,812	2,762,377	42,160	4,085,128	7,185,477
918	918.01	487,890	1,172,242		734,375	2,394,507
	Census Tract Total	487,890	1,172,242		734,375	2,394,507
919	919.01	337,057				337,057
	919.05	77,770				77,770
	919.07	10,960				10,960
	919.09	5,456				5,456
	919.11	1,080				1,080
	Census Tract Total	432,323				432,323
920	920.01	70,625		2,722	3,360	76,707
	920.02	59,096	114,477	17,176		190,749
	920.03	8,000		6,248		14,248
	Census Tract Total	137,721	114,477	26,146	3,360	281,704
921	921.04				2,608	2,608
	921.05	21,457	3,840			25,297
	921.06	16,600	5,000			21,600
	921.07	20,189				20,189
	Census Tract Total	58,246	8,840		2,608	69,694
922	922.01	2,663				2,663
	922.02	2,450				2,450
	922.03	70,208	15,752	2,376		88,336

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
922	922.04	1,374	2,000			3,374
	922.05	194,818		2,952		197,770
	Census Tract Total	271,513	17,752	5,328		294,593
923	923.01	83,250				83,250
	Census Tract Total	83,250				83,250
924	924.01	7,552				7,552
	Census Tract Total	7,552				7,552
Fairfax County Total		32,338,998	42,196,628	36,090,479	75,466,761	186,092,866

Note: All data in square feet.

- 1/ Comprises part of the Town of Vienna (Vienna is composed of Census Tracts 607 through 610).
- 2/ Comprises part of the Town of Herndon (Herndon is composed of Census Tracts 808 and 809).
- 3/ Town of Clifton (Clifton is composed of Census Tract 909).

IX. EXISTING LAND USE

EXISTING LAND USE

Zoned Land

Fairfax County, including the Towns of Herndon, Clifton, and Vienna, comprises approximately 262,400 acres. Of this total, 33,147 acres are in roads, water, and small areas of land that cannot be developed, while 229,253 acres are classified into various zoning categories -- 224,402 acres in County zoning categories and 4,851 acres in zoning categories associated with the Towns of Herndon, Clifton, and Vienna.

The lists of zoning codes that are used by the County and the towns within the County are included on pages IX-7 and IX-9, respectively. The County zoning codes reflect the zoning districts established in the Fairfax County Zoning Ordinance that went into effect in August 1978. A complete description, as well as the development requirements associated with each zoning district, is available in the Fairfax County Zoning Ordinance. Zoning ordinances for the Towns of Herndon, Clifton, and Vienna contain descriptions of town zoning districts.

Most of the land in Fairfax County is zoned for residential development as is shown in Figure 9.1 and Table 9.3. Of the 229,253 acres under the County's and the towns' zoning ordinances, 210,662 acres or 91.9 percent is zoned for residential or residential-related use. Industrial zoned acreage accounts for 10,189 acres or 4.4 percent of the County's zoned acreage. The smallest zoned acreage is commercial related, accounting for 8,402 acres or 3.7 percent of the County's zoned acreage.

The Pohick Planning District contains the largest percentage of residential zoned acreage at 21.5 percent or 45,395 acres. The Bull Run Planning District contains the largest percentage of industrial zoned acreage at 31.7 percent or 3,225 acres. Finally,

the Upper Potomac Planning District contains the largest percentage of commercial zoned acreage at 15.2 percent or 1,275 acres.

Zoned Vacant Land

Figure 9.1 and Table 9.4 show the County's vacant acreage by major zoning categories. Approximately 15.6 percent or 35,852 acres of land zoned under the County's Zoning Ordinance is vacant, a decline of 20.4 percent since 1990. Approximately 82.7 percent of the currently vacant land, or 29,667 acres is zoned for residential development. Vacant land that is zoned for commercial use totals 1,907 acres while vacant land that is zoned for industrial use totals 4,278 acres.

The combined Bull Run, Pohick, and Upper Potomac Planning Districts account for 64.5 percent (23,111 acres) of zoned vacant land in the County while the combined Annandale, Baileys, Jefferson, and Lincolnia Planning Districts have only 3.0 percent (1,067 acres) of the County's zoned vacant land.

As shown in Table 9.1, Total vacant acreage has dropped to 35,852 acres (15.6% of all developable acres) from 37,006 acres (16.1 percent of developable acres) in 1995, 45,042 acres (19.5 percent of developable acres) in 1990 and 75,550 acres (32.2 percent of developable acres) in 1980.

TABLE 9.1

Vacant Acres in Fairfax County
1980, 1985, 1990, 1995 and 1996

Year	Vacant Acres	Total Developable Acres	Percent of Total Acreage
1980	75,550	234,744	32.2%
1985	66,685	232,941	29.2%
1990	45,042	230,678	19.5%
1995	37,006	229,366	16.1%
1996	35,852	229,253	15.6%

Note: Total Developable Acres does not include areas in roads, water, or small areas of undevelopable land.

Land Use

Table 9.2 and Figure 9.2 show acres of land by existing general land use category for all areas of the County including towns. A total of 122,394 acres, or 53.4 percent of the County's land is currently used for residential purposes, and 37,303 acres, or 16.3 percent of the County's land is vacant or in natural uses. Parks and Recreation uses account for 26,669 acres, or 11.6 percent of the available land in the County, while Industrial use accounts for 8,783 acres, or 3.8 percent. Commercial/Retail use accounts for 8,880 acres, or 3.9 percent of the total usable land in Fairfax County.

TABLE 9.2

Acres of Land by General Land Use Category
January 1996

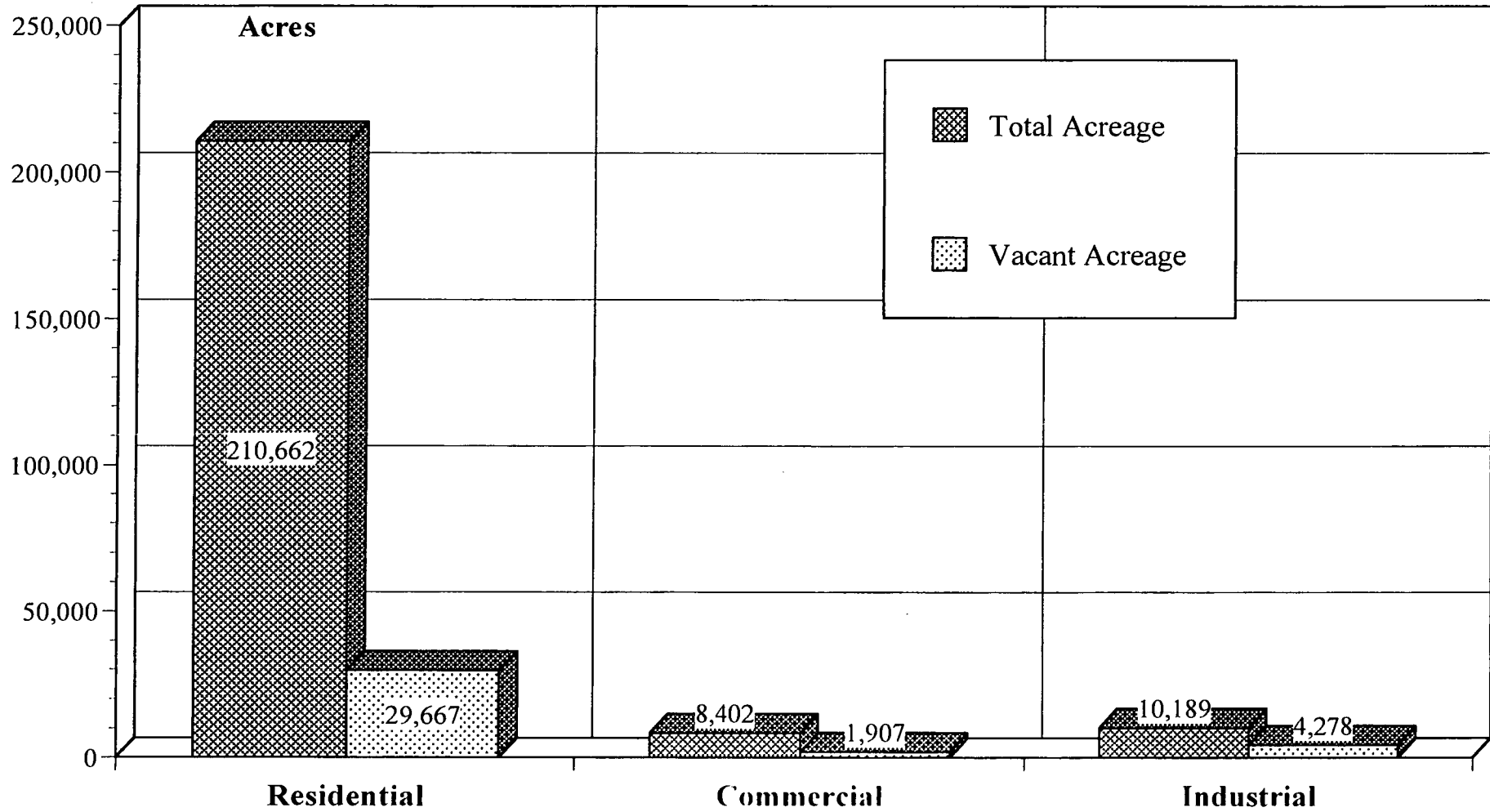
Land Use Category	Acres	Percent of Total
Residential	122,394	53.4%
Industrial	8,783	3.8%
Commercial / Retail	8,880	3.9%
Parks and Recreation	26,669	11.6%
Public	25,228	11.0%
Vacant and Natural Uses	37,303	16.3%
Fairfax County	229,253	100.0%

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

Figure 9.1

Land Acreage by Major Zoning Class

Fairfax County, January 1996



Source: Fairfax County Office of Management and Budget

Table 9.3

Total Acres by Major Zoning Class
Fairfax County, January 1996

Planning District	Residential		Commercial		Industrial		TOTAL	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Annandale	9,200	4.4	306	3.6	580	5.7	10,086	4.4
Baileys	2,978	1.4	447	5.3	11	0.1	3,436	1.5
Bull Run	24,651	11.7	1,204	14.3	3,225	31.7	29,080	12.7
Fairfax	10,385	4.9	878	10.4	197	1.9	11,460	5.0
Jefferson	4,042	1.9	753	9.0	387	3.8	5,182	2.3
Lincolnia	1,383	0.7	158	1.9	191	1.9	1,732	0.8
Lower Potomac	22,541	10.7	181	2.2	895	8.8	23,617	10.3
McLean	15,403	7.3	914	10.9	147	1.4	16,464	7.2
Mount Vernon	10,968	5.2	881	10.5	10	0.1	11,859	5.2
Pohick 1/	45,395	21.5	229	2.7	101	1.0	45,725	19.9
Rose Hill	7,668	3.6	225	2.7	275	2.7	8,168	3.6
Springfield	7,025	3.3	394	4.7	1,489	14.6	8,908	3.9
Upper Potomac 2/	39,505	18.8	1,275	15.2	2,464	24.2	43,244	18.9
Vienna 3/	9,518	4.5	557	6.6	217	2.1	10,292	4.5
TOTAL	210,662	100.0	8,402	100.0	10,189	100.0	229,253	100.0

- 1/ Includes the Town of Clifton.
2/ Includes the Town of Herndon.
3/ Includes the Town of Vienna.

Table 9.4

Acres of Vacant Land by Major Zoning Class
Fairfax County, January 1996

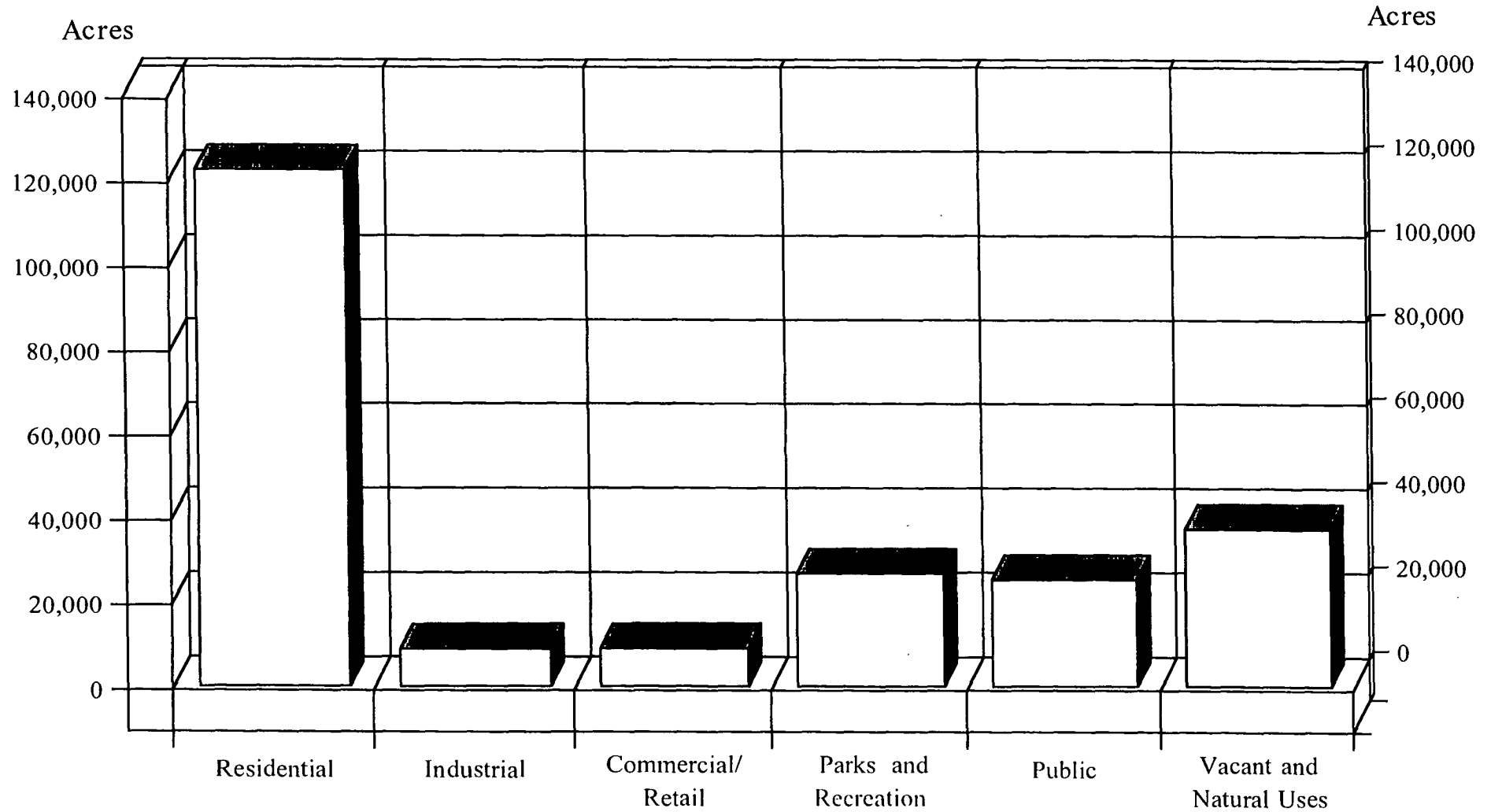
Planning District	Residential		Commercial		Industrial		TOTAL	
	Vacant Land		Vacant Land		Vacant Land		Vacant Land	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Annandale	280	0.9	6	0.3	82	1.9	368	1.0
Baileys	131	0.4	26	1.4	1	0.0	158	0.4
Bull Run	6,237	21.0	416	21.8	1,835	42.9	8,488	23.7
Fairfax	1,262	4.3	260	13.6	93	2.2	1,615	4.5
Jefferson	120	0.4	157	8.2	23	0.5	300	0.8
Lincolnia	198	0.7	18	0.9	25	0.6	241	0.7
Lower Potomac	3,119	10.5	93	4.9	526	12.3	3,738	10.4
McLean	1,745	5.9	180	9.4	18	0.4	1,943	5.4
Mount Vernon	717	2.4	119	6.2			836	2.3
Pohick 1/	6,759	22.8	43	2.3	8	0.2	6,810	19.0
Rose Hill	987	3.3	108	5.7	82	1.9	1,177	3.3
Springfield	1,131	3.8	59	3.1	404	9.4	1,594	4.4
Upper Potomac 2/	6,270	21.1	366	19.2	1,177	27.5	7,813	21.8
Vienna 3/	711	2.4	56	2.9	4	0.1	771	2.2
TOTAL	29,667	100.0	1,907	100.0	4,278	100.0	35,852	100.0

- 1/ Includes the Town of Clifton.
2/ Includes the Town of Herndon.
3/ Includes the Town of Vienna.

Figure 9.2

Acres of Land by Land Use

Fairfax County, January 1996



Note: Land in the towns of Vienna, Hemdon and Clifton is included in this chart

TABLE 9.5

Fairfax County Zoning Codes

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

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

<u>Multi-Family</u>		
206	R-MHP	(Residential Mobile Home Park)
212	R-12	(Residential - 12 Dwelling Units Per Acre)
213	R-12C	(R-12 with cluster development)
216	R-16	(Residential - 16 Dwelling Units Per Acre)
220	R-20	(Residential - 20 Dwelling Units Per Acre)
230	R-30	(Residential - 30 Dwelling Units Per Acre)
295	P MH	Predominately mobile home but contains a mixture of other zoning categories.
296	P MF	Predominately multi-family but contains a mixture of other multi-family zonings.
297	P MF-R	Predominately multi-family but contains a mixture of other residential zonings.
298	P MF-C	Predominately multi-family but contains a mixture of commercial and/or industrial zonings.
299	P MF-N	Predominately multi-family but contains a mixture of other zonings not elsewhere classified.

<u>Planned Development Housing (PDH)</u>		
301	PDH-1	(Residential - 1 Dwelling Unit Per Acre)
302	PDH-2	(Residential - 2 Dwelling Units Per Acre)
303	PDH-3	(Residential - 3 Dwelling Units Per Acre)
304	PDH-4	(Residential - 4 Dwelling Units Per Acre)
305	PDH-5	(Residential - 5 Dwelling Units Per Acre)
308	PDH-8	(Residential - 8 Dwelling Units Per Acre)
312	PDH-12	(Residential - 12 Dwelling Units Per Acre)
316	PDH-16	(Residential - 16 Dwelling Units Per Acre)

<u>CODE</u>	<u>ZONING DESIGNATION</u>	<u>RESIDENTIAL (continued)</u>
<u>Planned Development Housing (PDH)</u>		
320	PDH-20	(Residential - 20 Dwelling Units Per Acre)

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

330	PDH-30	(Residential - 30 Dwelling Units Per Acre)
340	PDH-40	(Residential - 40 Dwelling Units Per Acre)
370	PRC-GC	(General Combination Development)
371	PRC-OS	(Open Space)
372	PRC-R	(Residential Development)
373	PRC-C/I	(Commercial and/or Industrial Development)
374	PRC-CF	(Community Facilities)
396	P PDH	Predominately PDH but contains a mixture of PDH zonings.
397	P PDH-R	Predominately PDH but contains other residential zonings including apartments.
398	P PDH-C	Predominately PDH but contains a mixture of commercial and/or industrial zonings.
399	P PDH-N	Predominately PDH but contains a mixture of zoning categories not elsewhere classified.

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

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

TABLE 9.6

Zoning Codes for Towns within Fairfax County

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

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

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

Acres of Land by Zoning Class
Supervisor District
(JANUARY 1996)

Zoning Class	Braddock		Dranesville 1/		Hunter Mill 2/		Lee		Mason		Mount Vernon		Providence		Springfield 3/		Sully		COUNTY TOTAL	
	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres
R-A			107	10	65	9					24	24					21	5	217	48
R-C	324	237			5						11,171				27,005	5,095	11,526	4,586	50,031	9,918
P AG-R														115	96	80	20	195	116	
P AG-C																				
R-E	19		14,385	2,986	2,456	394					9,007	2,086	75	14	237	140	1,055	215	27,234	5,835
R-EC			424	10	310	2											165		899	12
R-1	1,886	115	8,871	1,574	3,451	663	3,977	496	808	41	3,387	1,610	4,514	649	3,902	452	8,667	1,479	39,463	7,079
R-1C	44		1,709	116	1,716	121							521	9	382	65	1,117	160	5,489	471
R-2	1,391	77	2,123	201	636	69	995	126	3,856	189	4,202	278	846	64	306	21	557	142	14,912	1,167
R-2C	1,884	2	808	12	1,293	12	43	1	258	1	332	10	364	2	743	1	606	39	6,331	80
R-3	2,497	34	2,186	97	541	51	3,494	338	2,647	137	2,854	174	1,442	73	1,352	70	914	44	17,927	1,018
R-3C	1,022	4	688	22	389	31	563	5	150	1	52		231	9	1,963	14	2,011	22	7,069	108
R-4	131	3	943	36	2		1,207	117	956	11	769	41	1,145	45					5,153	253
R-4C							23	11			7		44	7	23				97	18
R-5	75		24		5		653	2	99	3	180	20	132	11	337	5	483	3	1,988	44
R-5C	82		6				121	7	5				62		380		45		701	7
R-8	93		52	1	42	9	335	26	50	2	296	8	98	4	90	8	600	34	1,656	92
R-8C	147	1	134		4		103		20		59		147		109		100	3	823	4
P RES	336	9	32	14	141		85	60	5	1	3		101		138	25	73	6	914	115
P RES-MF							2						5	3			3	3	10	6
P RES-C					33		2				238	94	8		1		609		891	94
R-MHP	26						84												110	
R-12	45		12	2			61	27	125	27	93	51	156	20	20		16		528	127
R-12C	19		11						72	1			130		11				243	1
R-16			5				9	2	6				9				1		30	2
R-20	318	6	25		61		476	13	391		316	13	664	5	46		160		2,457	37
R-30			34	7			13		101	1	82		95						325	8

(CONTINUED)

1/ Excludes the Town of Herndon.
2/ Excludes the Town of Vienna.
3/ Excludes the Town of Clifton.

Acres of Land by Zoning Class
Supervisor District
(JANUARY 1996)

Zoning Class	Braddock		Dranesville 1/		Hunter Mill 2/		Lee		Mason		Mount Vernon		Providence		Springfield 3/		Sully		COUNTY TOTAL	
	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres
P MF			15						29											44
P MF-R								2			36		21					13		72
P MF-C									2											2
PDH-1	1		139	12	199	33					100				377				816	45
PDH-2	2	1	21	2	166	106					90	22	54	9	866	69	1,928	284	3,127	493
PDH-3	549		24	8	30	29					1,105	18	158	44	853	13	1,012	87	3,731	199
PDH-4	47		13	6	25	25	1,155	376	122	120	85	14	128	15	8		519	44	2,102	600
PDH-5	9		47		47		97	26	20		69	20	14		39		164	84	506	130
PDH-8					24	15	281	101	105	1	4	4	279	17			213	12	906	150
PDH-12			13		104	92	39						82		17		331	18	586	110
PDH-16					229	151	61	33	19		46	1	26				71	38	452	223
PDH-20	2		59	6	24	24	5	3	14	1			129	8			152	27	385	69
PDH-30													40	40					40	40
PDH-40			10								9		5	5					24	5
PRC-GC	251				3,044	38	165	3							1,044	70			4,504	111
PRC-OS	4				364														368	
PRC-R	326		111	39	1,401	69			3						256	2			2,097	110
PRC-C/I	24				672	257									23		35		754	257
PRC-CF					65														65	
P PDH					20	20											89	25	109	45
P PDH-R	2				5	5											45		52	5
P PDH-C					29	29	215	190											244	219
PDC			1	1	301	198	72	57	45	12			300	94			443	158	1,162	520
PDC-OS																	10	10	10	10
PDC-R							14		53				56				268	30	391	30
PDC-C/I									18				335	103			412	212	765	315
C-1									3				1		4		1		9	

(CONTINUED)

- 1/ Excludes the Town of Herndon.
- 2/ Excludes the Town of Vienna.
- 3/ Excludes the Town of Clifton.

Acres of Land by Zoning Class
Supervisor District
(JANUARY 1996)

Zoning Class	Braddock		Dranesville 1/		Hunter Mill 2/		Lee		Mason		Mount Vernon		Providence		Springfield 3/		Sully		COUNTY TOTAL	
	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres
C-2	28		46				43	19	72	2	58	49	53	7	9		12	12	321	89
C-3	16	1	26	7	56	3	23	12	68	5	56	14	526	157			51	4	822	203
C-4			1				3		6	4	1		166	38			9		186	42
C-5	3	1	23	3	4		44	5	70	5	39	6	40		14		18	1	255	21
C-6	61	13	82	5	45		307	14	265	3	72	29	123	14	100		191	36	1,246	114
C-7					88		130	15	57				97	3			192	5	564	23
C-8	32	2	49		30	22	248	27	175	18	328	68	104	9	1		300	147	1,267	293
P COM	4		14				10	2	47		44	17	55	19			18	2	192	40
P COM-R	28	5	303	21	43	3	50	7	19	4	106	26	115	3	16	4	51	20	731	93
P COM-I							37	37	11		18						12	1	78	38
P COM-N													8	8					8	8
I-I			43	15			61	35											104	50
I-1			8						15	15									23	15
I-2					16		9												25	
I-3	12		4		225	34	8	7	24		1	1	121				1,104	779	1,499	821
I-4	41	1	25	18	682	319	325	88	18	6	224	122	135	10	29	6	204	137	1,683	707
I-5	126	14	22	11	234	114	637	174	133	4	83	31	317	34	6		1,931	1,046	3,489	1,428
I-6	13						57	14	174	31	668	324	1				48	7	961	376
P IND	11				26	21	39	31	62	19	88	83	55	3			553	225	834	382
P IND-R	75	11			7		201	51	145	1	236	44	11				228	129	903	236
P IND-C					52	52			12	12							55	55	119	119
P IND-N									17				4				54	37	75	37
TOTAL	12,006	537	33,678	5,242	19,407	3,020	16,584	2,558	11,372	678	36,638	5,302	14,348	1,555	40,822	6,156	39,546	10,433	224,401	35,481

1/ Excludes the Town of Herndon.
2/ Excludes the Town of Vienna.
3/ Excludes the Town of Clifton.

Acres of Land by Zoning Class within the Towns in Fairfax County
(JANUARY 1996)

Zoning Class	Town of Clifton	
	Total Acres	Vacant Acres
CL-AGRI	23	15
CL-RES	100	24
CL-COML	4	
CL-IND		
TOTAL	127	39

Zoning Class	Town of Herndon	
	Total Acres	Vacant Acres
H-RPC	109	3
H-PDH	145	
H-SF.5AC	58	19
H-SF15	121	8
H-SF10	977	73
H-RTH5	15	4
H-RGC	31	
H-RTH10	92	4
H-RMF20	111	2
H-MF20	12	1
H-PD-MU	8	1
H-PD-C	80	30
H-PD-SC	25	
H-COMVAR	91	15
H-CENCOM	22	5
H-COMOFC	37	3
H-PD-IP	49	5
H-I-R	111	23
H-I-P	136	41
H-I-G	69	31
H-P RES	21	2
H-P MF	7	7
H-P COML	11	11
TOTAL	2,338	288

Zoning Class	Town of Vienna	
	Total Acres	Vacant Acres
V-SF16	565	18
V-SF12.5	577	7
V-SF10	858	7
V-RTH	69	2
V-MFAPT	28	
V-LOCCOM	42	
V-SPCCOM	31	1
V-GENCOM	32	
V-INDPK	76	1
V-LTDIND	19	2
V-TRANS	5	
V-P RES	48	
V-P MF	5	
V-P COML	23	1
V-P IND	8	
TOTAL	2,386	39

Acres of Land by Zoning Class
Planning District
(JANUARY 1996)

Zoning Class	Annandale		Baileys		Bull Run		Fairfax		Jefferson		Lincolnia		Lower Potomac		McLean	
	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres
R-A													24	24	65	9
R-C					11,526	4,586	324	237					11,171			
P AG-R					80	20										
P AG-C																
R-E					27		841	151					9,006	2,085	1,910	356
R-EC							165								33	
R-1	743	31			5,006	1,035	4,857	587	616	33	63	2	1,606	921	6,222	939
R-1C					88	1	964	23							889	42
R-2	2,939	169	1,038	18	196	56	808	62	261	3	723	60	1	1	1,949	195
R-2C	754	2			546	10	628	2	23						788	12
R-3	2,901	56	1,458	98	714	42	360	12	853	29	11	1	92	4	1,780	60
R-3C	397	1	101		1,541	12	133		65	1					40	
R-4	360	8	5				9	2	1,625	37	129		1		943	36
R-4C																
R-5	98	3			276	3	70		15	1	21		119	17	24	
R-5C	46				45		41		7						6	
R-8	24		21	1	584	27	22	7	22		5		105	3	52	1
R-8C	50	1			100	3	1		28				44		61	
P RES	286	1	1		61	6	85	8	18	1			2		32	14
P RES-MF					3	3	2									
P RES-C					609				8				144			
R-MHP							26									
R-12	31		35	11	16		27		44	1	60	15	77	51	12	2
R-12C	74	1	4				54		3		13					
R-16			6		1				9						5	
R-20	313	6	207		160		220		341		112		104	13	149	5
R-30	6		89	1							6				129	7

(CONTINUED)

- 1/ Excludes the Town of Clifton.
- 2/ Excludes the Town of Herndon.
- 3/ Excludes the Town of Vienna.

Acres of Land by Zoning Class
Planning District
(JANUARY 1996)

Zoning Class	Annandale		Baileys		Bull Run		Fairfax		Jefferson		Lincolnia		Lower Potomac		McLean	
	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres
P MF	29														15	
P MF-R					13		11								10	
P MF-C			2													
PDH-1															121	8
PDH-2	2	1			1,104	259	13	4	27	4					15	
PDH-3	116				674	73			19						24	8
PDH-4					495	23	116	22			122	120			13	6
PDH-5							103	80			20				47	
PDH-8	8				187	12	306	17			97	1				
PDH-12					322	15	13	3	2						13	
PDH-16	19				14		57	38	26				46	1		
PDH-20			14	1	128	24	131	6	22	5					3	3
PDH-30															40	40
PDH-40									5	5					10	
PRC-GC																
PRC-OS																
PRC-R									3							
PRC-C/I																
PRC-CF																
P PDH					89	25										
P PDH-R	2				45											
P PDH-C																
PDC			45	12	164	87	347	61	21	11					109	46
PDC-OS					10	10										
PDC-R	3		31		256	30	13		62		12					
PDC-C/I			14		306	106	106	106	339	103						
C-1	2		1		1											

(CONTINUED)

- 1/ Excludes the Town of Clifton.
- 2/ Excludes the Town of Herndon.
- 3/ Excludes the Town of Vienna.

Acres of Land by Zoning Class
Planning District
(JANUARY 1996)

Zoning Class	Annandale		Baileys		Bull Run		Fairfax		Jefferson		Lincolnia		Lower Potomac		McLean	
	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres
C-2	51		16	2	12	12	18	4	6	1	8		49	49	44	
C-3	41	3	30	2	1		95	60	76	12	8	1			343	90
C-4			2				9		26		4	4	1		123	35
C-5	11	1	31	1	17		15	1	31	3	8		10	4	21	
C-6	135	1	63	2	144	30	54		69	11	84		4	2	65	4
C-7			57		58	3	134	1	8						75	3
C-8	30	1	124	5	178	123	47	5	73	7	20	11	75	32	28	2
P COM	13		24		16		5	2	9	6	14		17		17	
P COM-R	6	1	9	2	42	13	21	13	31	3	2	1	7	6	89	1
P COM-I	11				1		5						18			
P COM-N							8	8								
I-I															43	15
I-1											15	15			8	
I-2																
I-3			11		1,088	763	33		54		14		1	1	4	
I-4	41	1			204	137	17		64	10	18	6	196	113	46	
I-5	75	6	1	1	1,106	581	133	92	210	12	109	3	46	18	43	3
I-6	187	31			42				1				376	273		
P IND	38	19			456	133	5	2	50	1	34		88	83		
P IND-R	211	12			219	129	9		8				186	37	3	
P IND-C	12	12			55	55										
P IND-N	17				54	37										
TOTAL	10,082	368	3,440	157	29,080	8,484	11,461	1,616	5,180	300	1,732	240	23,616	3,738	16,461	1,942

(CONTINUED)

- 1/ Excludes the Town of Clifton.
- 2/ Excludes the Town of Herndon.
- 3/ Excludes the Town of Vienna.

Acres of Land by Zoning Class
Planning District
(JANUARY 1996)

Zoning Class	Mount Vernon		Pohick 1/		Rose Hill		Springfield		Upper Potomac 2/		Vienna 3/		COUNTY TOTAL	
	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres
R-A									128	15			217	48
R-C			27,005	5,095							5		50,031	9,918
P AG-R			115	96									195	116
P AG-C														
R-E	1	1	256	140					14,756	3,059	435	42	27,232	5,834
R-EC									608	12	92		898	12
R-1	398	1	5,304	1,054	2,083	75	2,292	568	7,463	1,458	2,810	377	39,463	7,081
R-1C			426	65					2,494	335	629	4	5,490	470
R-2	4,614	332	481	27	208	10	397	59	785	107	511	69	14,911	1,168
R-2C	332	10	1,589	2	35		8	1	897	37	731	5	6,331	81
R-3	3,107	192	1,198	84	2,333	260	1,364	52	925	80	830	47	17,926	1,017
R-3C	87		2,548	17	425	5	140		1,473	61	119	9	7,069	106
R-4	1,032	104	6		490	43	453	10			102	11	5,155	251
R-4C	7		23		11	11	11				44	7	96	18
R-5	30		367	5	447	2	235	3	207		79	10	1,988	44
R-5C			422		86	7	34				14		701	7
R-8	297	5	167	8	124	25	120	1	13		100	13	1,656	91
R-8C	31		226		32		55		73		122		823	4
P RES	5		161	25	40	33	40	27	31		152		914	115
P RES-MF	2										3	3	10	6
P RES-C	1	1	1				95	93			33		891	94
R-MHP	84												110	
R-12	53	23	50		2		21	3			100	19	528	125
R-12C			11						11		74		244	1
R-16	4	2			5								30	2
R-20	634	13	79		14		40	1	23		62		2,458	38
R-30	79				13		3						325	8

(CONTINUED)

1/ Excludes the Town of Clifton.
2/ Excludes the Town of Herndon.
3/ Excludes the Town of Vienna.

Acres of Land by Zoning Class
Planning District
(JANUARY 1996)

Zoning Class	Mount Vernon		Pohick 1/		Rose Hill		Springfield		Upper Potomac 2/		Vienna 3/		COUNTY TOTAL	
	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres
P MF														44
P MF-R	36						2							72
P MF-C														2
PDH-1			478						217	37				816 45
PDH-2	8	4	922	74			27	13	996	133	15	2		3,129 494
PDH-3			2,033	19			357	12	367	42	140	44		3,730 198
PDH-4			8		838	224	401	165	25	25	83	13		2,101 598
PDH-5	69	20	39				97	26	131	4				506 130
PDH-8	4	4			206	72	75	29	24	15				907 150
PDH-12	26		17		13				104	92	76			586 110
PDH-16	14	3			46	30			229	151				451 223
PDH-20	5	3	2						79	26				384 68
PDH-30														40 40
PDH-40	9													24 5
PRC-GC			775	6			686	68	3,044	38				4,505 112
PRC-OS			4						364					368
PRC-R			534	2			48		1,512	108				2,097 110
PRC-C/I			24				23		707	257				754 257
PRC-CF									65					65
P PDH									20	20				109 45
P PDH-R									5	5				52 5
P PDH-C					215	190			29	29				244 219
PDC					72	57			321	219	83	28		1,162 521
PDC-OS														10 10
PDC-R					14									391 30
PDC-C/I														765 315
C-1			4								1			9

(CONTINUED)

- 1/ Excludes the Town of Clifton.
- 2/ Excludes the Town of Herndon.
- 3/ Excludes the Town of Vienna.

Acres of Land by Zoning Class
Planning District
(JANUARY 1996)

Zoning Class	Mount Vernon		Pohick 1/		Rose Hill		Springfield		Upper Potomac 2/		Vienna 3/		COUNTY TOTAL	
	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres
C-2	12		24		17	5	23	14	1		39	4	320	91
C-3	62	20			7	4	10	2	97	8	51	1	821	203
C-4							3				18	2	186	41
C-5	39	4	15	1	14	1	20	2	9	2	15		256	20
C-6	172	9	137	31	35	1	155	13	84	7	44	3	1,245	114
C-7							130	15			102		564	22
C-8	434	49	1		28	4	39	10	164	41	25	2	1,266	292
P COM	27	17					9	2	10		30	14	191	41
P COM-R	134	19	44	11	2		5	1	318	22	20		730	93
P COM-I					37	37			5	1			77	38
P COM-N													8	8
I-I					36	10	25	25					104	50
I-1													23	15
I-2							9		16				25	
I-3			12				8	7	241	50	34		1,500	821
I-4					20	9	362	94	672	337	45		1,685	707
I-5	10		80	8	33	12	632	175	985	518	27	1	3,490	1,430
I-6							349	65	6	6			961	375
P IND							39	31	123	114			833	383
P IND-R			9		186	51	65	7	4		3		903	236
P IND-C									52	52			119	119
P IND-N											4		75	37
TOTAL	11,859	836	45,597	6,770	8,167	1,178	8,907	1,594	40,913	7,523	7,902	730	224,397	35,476

- 1/ Excludes the Town of Clifton.
2/ Excludes the Town of Herndon.
3/ Excludes the Town of Vienna.

Acres of Land by Land Use Category
Supervisor District
(JANUARY 1996)

Land Use	Brad- dock	Dranes- ville 1/	Hunter Mill 2/	Lee	Mason	Mount Vernon	Provi- dence	Spring- field 3/	Sully	Town of Clifton	Town of Herndon	Town of Vienna	TOTAL ACRES
Single Family Detached	6,205	19,152	7,876	5,117	6,447	7,259	6,295	21,226	11,912	69	873	1,542	93,973
Single Family Semi-Detached			18						1				19
Two or More Sgl Fam-Sgl Lot	16	801	314	66	34	1,175	92	651	984		7	12	4,152
Other Sgl Family Structure						6		1				1	8
Sgl Fam Influenced by Busns	6	69	54	64	19	58	25	10	125	2	9	1	442
Duplex	14		2	50		111	2	21			7		207
Other Two Family	2	7		5	9	4	2	18	4		1	1	53
Townhouse-Ownership	239	113	359	428	142	218	323	361	571		81	31	2,866
Townhouse-Condominium	21	23	12	4	39	3	18	91	17		1	1	230
Townhouse-Rental	18	13	3	37	23	20	55	1	9		1		180
Multiplex-Condominium	20	8	73	112	37	58	31	29	82		1	1	452
Rental Combin - Prdom Thse													
Other Townhouse / Multiplex		3	7				4						14
Garden Apts-Rental	119	10	279	401	329	185	385	57	374		81	13	2,233
Garden Apts-Condominium	152		245	144	96	89	259	70	137		32	9	1,233
Medium Rise Apts-Rental		18	20		23		10						71
Medium Rise Apts-Condo	9		4		17								30
HiRise Apts-Rent w/o Comm					36	51	34						121
HiRise Apts-Condo w/o Comm					41	34	67						142
HiRise Apts-Rent w/Comm		4	3		18		17						42
HiRise Apts-Condo w/Comm		6	3		19	27	6						61
Rental Combin - Predom Apts							1						1
Other Apartments				8		4	33	7				1	53
Mobile Homes	26			89		66			82				263
Hotels, Hotels, Tourist Homes	2	40	50	29	25	50	54	8	96		19	2	375
Nursing Homes		12			16	45	45						118
Garage, Shed Etc-Sep Parcel	2	135	20	10	12	28	10	77	45			1	340
Priv Open Space-Subdiv	1,000	1,400	2,558	1,328	401	900	986	2,350	3,053		135	29	14,140

(CONTINUED)

1/ Excludes the Town of Herndon.
2/ Excludes the Town of Vienna.
3/ Excludes the Town of Clifton.

Acres of Land by Land Use Category
Supervisor District
(JANUARY 1996)

Land Use	Brad- dock	Dranes- ville 1/	Hunter Mill 2/	Lee	Mason	Mount Vernon	Provi- dence	Spring- field 3/	Sully	Town of Clifton	Town of Herndon	Town of Vienna	TOTAL ACRES
Priv Open Space-Not Subdiv	72	51	56	24	83	72	35	60	140		3	12	608
Other Residential	8	33	76	9	27	18	11	34	30			1	247
Other Industrial	6		6	132	69	33	14		178		4		442
Manufacturing	18	1	6	43	120	13	3	20	29		9	4	266
Printing and Publishing	13			2	11								26
Research and Testing		67	32	5	26	7	16		12			1	166
Wholesale-Warehouse Storage	102	8	26	434	138	376	197	9	585		40	14	1,929
Contract Construction		2				9	2		1		2		16
Transportation Related	129	44	2	142	29	209	84	129	2,462	9		2	3,241
Utility Related	70	137	31	47	58	355	33	943	444		19	15	2,152
Communication Related	2	33	6	23	13	12	13	7	5		2		116
Neighborhood Shopping Center		22	7	26	23		27	34	48		16	14	217
Specialty Shopping Center	17	40	3	104	68	39	18	22	78		2	12	403
Community Shopping Center	85	11	64	122	79	20	54	62	209		46	16	768
Regional Shopping Center			24		57				9				90
Super Regional Center				79			107		118				304
Promotional Center			13	31	69	13	34		12				172
Town Center			44						23				67
Condominium Center		7	4										11
Building Material-Hardware	1	1		9	10	13	24		8		1	3	70
Department and Variety Stores		7	16	84	30		1	10	82			1	231
Apparel / Accessories		1		3	2		4				1	1	12
Furniture	1		4	6	9	6	14						40
Drug Stores					1								1
Condominium Retail					1								1
Food Store	1	2	4	13	18	11	6	2	8			3	68
Restaurant	4	21	7	33	34	30	28	3	35		5	8	208
Motor Vehicle Sales	1		51	40	22	24	31		13		3		185

(CONTINUED)

1/ Excludes the Town of Herndon.
2/ Excludes the Town of Vienna.
3/ Excludes the Town of Clifton.

Acres of Land by Land Use Category
Supervisor District
(JANUARY 1996)

Land Use	Brad- dock	Dranes- ville 1/	Hunter Mill 2/	Lee	Mason	Mount Vernon	Provi- dence	Spring- field 3/	Sully	Town of Clifton	Town of Herndon	Town of Vienna	TOTAL ACRES
Gas Station	6	13	11	19	30	15	23	8	25	1	3	5	159
Other Auto Retail and Repair	2	5	2	34	19	36	20	3	18		6	4	149
Other Retail	2	9		8	42	26	47	9	104	1	3	4	255
Other Office			4	7	6	1	57				1		76
General Low Rise Office	79	82	502	73	140	63	444	30	602		188	73	2,276
Condominium Office	27	31	24	16	50	15	30	18	16		15	10	252
Cluster Office			2				2					5	9
General Medium/High Rise Office	11	994	344	19	62	9	648	2	285		33	40	2,447
Finance, Insurance, Real Estate	3	5	1	8	9	1	7	5	2		2	1	44
Personal and Repair Service	1	10		3	8	3	9	4	22	1	2	3	66
Veterinary Hospitals	3	3		1	1	2	1		3		1		15
Cemeteries	90	13	2	54	17	7	177	15	8		24	2	409
Hospital / Health Facilities	93		31	5	3	39	55		13				239
Post Office		1	4		3		29	5	5			4	51
Police Stations				1					128				129
Fire Stations		4	4	8	8	8	7	4	9	1		1	54
Correctional Institutions						2,988	7		22				3,017
Military Institutions		12		1,003		8,183							9,198
Other Public Land Uses	162	582	226	271	103	1,298	74	443	152	1	80	56	3,448
House of Worship	123	219	135	131	253	167	128	249	153	4	43	38	1,643
Civic, Social, Fraternal Uses	6	10	7	11	20	7	48		48		1	12	170
Libraries	3	7	5	4	9	6			21			1	56
Permanent Exhibitions						2,104		5	37			1	2,147
Nursery Schools	4	4	5	9	4	4	15	12	22		3	5	87
Public Schools	449	362	262	369	302	295	366	247	311		51	58	3,072
Private Schools	6	458	36	53	56	15	36	4				4	668

(CONTINUED)

1/ Excludes the Town of Herndon.
2/ Excludes the Town of Vienna.
3/ Excludes the Town of Clifton.

Acres of Land by Land Use Category
Supervisor District
(JANUARY 1996)

Land Use	Brad- dock	Dranes- ville 1/	Hunter Mill 2/	Lee	Mason	Mount Vernon	Provi- dence	Spring- field 3/	Sully	Town of Clifton	Town of Herndon	Town of Vienna	TOTAL ACRES
Colleges / Universities	633												633
Special Training Schools								37					37
Other Institutional Use		9		3		47		28				1	88
Places of Public Assembly		117	17					1					135
Parks	1,380	3,013	2,048	2,317	755	2,579	935	6,449	4,016		30	110	23,632
Indoor Recreation Facility	5	7	7	9	4	11	61	17	105			3	229
Golf Courses		151	332	149		290	58	756	748		159	157	2,800
Swimming Pools									5				5
Boat Slips													
Horticultural Activities		5			8				11				24
Quarries				135		97			200				432
Conservation Areas						1,371							1,371
Water Areas		5											5
Vacant Land	530	5,157	2,856	2,475	650	5,144	1,509	5,895	9,843	32	265	39	34,395
Vacant Land w/Dilap Struct	7	86	161	82	28	157	48	263	592	7	25	1	1,457
TOTAL	12,006	33,676	19,410	16,580	11,370	36,639	14,351	40,822	39,547	128	2,336	2,390	229,255

1/ Excludes the Town of Herndon.
2/ Excludes the Town of Vienna.
3/ Excludes the Town of Clifton.

Acres of Land by Land Use Category
Planning District
(JANUARY 1996)

Land Use	Annan- dale	Baileys	Bull Run	Fairfax	Jeffer- son	Lincol- nia	Lower Potomac	McLean	Mount Vernon	Pohick 1/	Rose Hill	Spring- field	Upper2/ Potomac	Vienna 3/	TOTAL ACRES
Single Family Detached	5,800	1,913	7,010	5,571	2,532	669	1,692	8,899	5,432	23,317	2,594	2,705	19,909	5,928	93,971
Single Family Semi-Detached				1									18		19
Two or More Sgl Fam-Sgl Lot	23	10	856	78	19	4	1,036	192	111	692	45	20	985	83	4,154
Other Sgl Family Structure									6	1				1	8
Sgl Fam Influenced by Busns	15	4	102	24	20	3	41	6	21	12	31	28	92	41	440
Duplex					1		2		150	42			9	1	205
Other Two Family	4	2	3	1	2	3	2	7	4	19	3		1	2	53
Townhouse-Ownership	127	24	491	102	62	43	62	82	109	573	230	213	525	223	2,866
Townhouse-Condominium	22	22	5	22	9	16		23	7	28		63	13	2	232
Townhouse-Rental	1		9	23	35	23			18	19		33	17	3	181
Multiplex-Condominium	13	6	82	13	2	19	48	24	109	45		18	58	17	454
Rental Combin - Prdom Thse															
Other Townhouse / Multiplex													10	4	14
Garden Apts-Rental	159	146	306	200	192	97	61	104	380	57	110	35	336	49	2,232
Garden Apts-Condominium	124	64	137	112	111	12	1	45	139	40	87	75	278	9	1,234
Medium Rise Apts-Rental	8	15		10				18					8	11	70
Medium Rise Apts-Condo	9	17											4		30
HiRise Apts-Rent w/o Comm	16	20			21				51					13	121
HiRise Apts-Condo w/o Comm		41			23			45	34						143
HiRise Apts-Rent w/Comm		18			17			4					3		42
HiRise Apts-Condo w/Comm		19						12	27				3		61
Rental Combin - Predom Apts														1	1
Other Apartments				14	19		1		10	7				1	52
Mobile Homes			82	26					155						263
Hotels, Hotels, Tourist Homes	2	16	71	15	22	5	3	63	56	8	3	19	73	22	378
Nursing Homes	11			39		5	40	12	5					6	118
Garage, Shed Etc-Sep Parcel	2	10	28	11	3		19	19	8	77	8	2	145	8	340
Priv Open Space-Subdiv	312	188	1,947	728	142	62	150	544	204	3,505	868	587	4,272	630	14,139

(CONTINUED)

- 1/ Includes the Town of Clifton.
- 2/ Includes the Town of Herndon.
- 3/ Includes the Town of Vienna.

Acres of Land by Land Use Category
Planning District
(JANUARY 1996)

Land Use	Annan- dale	Baileys	Bull Run	Fairfax	Jeffer- son	Lincol- nia	Lower Potomac	McLean	Mount Vernon	Pohick 1/	Rose Hill	Spring- field	Upper2/ Potomac	Vienna 3/	TOTAL ACRES
Priv Open Space-Not Subdiv	72	27	122	36	34	12	19	46	55	72	14	16	58	22	605
Other Residential	8	1	29	8	2	21	9	48	12	38	5	1	41	24	247
Other Industrial	42	16	153	5	3	17	12	2	2		7	144	31	9	443
Manufacturing	126	1	17		3	2	13		1	14		56	29	4	266
Printing and Publishing	24											2			26
Research and Testing	14		2	1	12	12		66				12	45	1	165
Wholesale-Warehouse Storage	99	9	481	18	142	104	210	43	2	29	20	583	162	25	1,927
Contract Construction			1		2		6	2				2	2		15
Transportation Related	79	1	2,462		15	20	136	45	57	196	35	122	2	68	3,238
Utility Related	104	5	391	14	16		228	19	54	971	29	80	223	17	2,151
Communication Related		1	1		8	12	2	21	23	9	7	3	25	2	114
Neighborhood Shopping Center	6	11	24		26			28	14	34		12	48	15	218
Specialty Shopping Center	12	33	64	22	30	3	2	24	68	30	13	61	23	14	399
Community Shopping Center	57	28	114	39	14	29	17	9	99	95	11	21	169	67	769
Regional Shopping Center		57	9										24		90
Super Regional Center				118				107				79			304
Promotional Center	20	29	12		32	19		2	24		19			13	170
Town Center			23										44		67
Condominium Center													11		11
Building Material-Hardware	10	1		8	15			4	19		3		1	9	70
Department and Variety Stores		21	66	16	1	8			30	10	16	38	19	5	230
Apparel / Accessories	1	1		1	2			1	2			1	1	1	11
Furniture	1	1			10	9		3	10			3	2	5	44
Drug Stores	1														1
Condominium Retail		1													1
Food Store	3	12	7	1	7		2	2	11	2	1	8	7	4	67
Restaurant	13	14	31	12	10	4	9	17	34	4	4	19	22	13	206
Motor Vehicle Sales	1	4	11	2	8	14	2	22	39		1	23	3	56	186

(CONTINUED)

- 1/ Includes the Town of Clifton.
- 2/ Includes the Town of Herndon.
- 3/ Includes the Town of Vienna.

Acres of Land by Land Use Category
 Planning District
 (JANUARY 1996)

Land Use	Annan- dale	Baileys	Bull Run	Fairfax	Jefferson	Lincoln- nia	Lower Potomac	McLean	Mount Vernon	Pohick 1/	Rose Hill	Spring- field	Upper2/ Potomac	Vienna 3/	TOTAL ACRES
Gas Station	18	9	15	2	13	3	3	13	17	8	6	10	27	12	156
Other Auto Retail and Repair	4	13	18		10		1	7	10	2	3	60	11	8	147
Other Retail	29	11	73	21	14	1	8	3	23	11	1	3	43	14	255
Other Office	1	1			47	4		10	7		1	1	4		76
General Low Rise Office	107	24	323	256	121	24	5	182	63	48	26	46	851	198	2,274
Condominium Office	41	11	16	9	8	6		14	15	22	6	17	61	27	253
Cluster Office					1								2	6	9
General Medium/High Rise Office	27	39	188	156	220			1,245	14	2		15	390	152	2,448
Finance, Insurance, Real Estate	5	2	2	1	6	3		4	4	7	1	5	4	2	46
Personal and Repair Service	7	2	12	1	2			8	5	4		1	21	3	66
Veterinary Hospitals	2		2	1				2	2	3		1	3	1	17
Cemeteries	14		8	91	173	4	2	6	5	16	53		32	3	407
Hospital / Health Facilities	2			55	3				39	91	5		44		239
Post Office	3		5		29			1		5			4	4	51
Police Stations			128						1						129
Fire Stations	3	2	2	3	1		6	5	2	5	4	4	13	5	55
Correctional Institutions			22	7				2,988							3,017
Military Institutions								8,183			200	803	12		9,198
Other Public Land Uses	95	4	135	27	26	23	876	558	414	561	98	198	248	188	3,451
House of Worship	220	56	76	95	55	14	56	140	113	252	95	70	265	135	1,642
Civic, Social, Fraternal Uses	9	5		89	3		5	9	4	6	6	2	10	20	168
Libraries	5	2	21		3			7	6	3	2	2	6	1	58
Permanent Exhibitions			37					556	1,548	5				1	2,147
Nursery Schools	4		15	16					2	17	5	2	19	6	86
Public Schools	281	109	245	158	209	38	14	262	308	382	230	155	431	249	3,071
Private Schools	14	43		16	2	3		463	34	4	34		31	25	669

(CONTINUED)

- 1/ Includes the Town of Clifton.
- 2/ Includes the Town of Herndon.
- 3/ Includes the Town of Vienna.

Acres of Land by Land Use Category
Planning District
(JANUARY 1996)

Land Use	Annan- dale	Baileys	Bull Run	Fairfax	Jeffer- son	Lincoln- ia	Lower Potomac	McLean	Mount Vernon	Pohick 1/	Rose Hill	Spring- field	Upper2/ Potomac	Vienna 3/	TOTAL ACRES
Colleges / Universities	76			557											633
Special Training Schools										37					37
Other Institutional Use							41		5	28	3		9	1	87
Places of Public Assembly								117		1				17	135
Parks	1,401	132	3,352	938	252	121	1,840	841	483	6,828	1,756	673	4,166	850	23,633
Indoor Recreation Facility	4		8	57				6	14	22	6		109	3	229
Golf Courses			526		58				290	597	149	160	865	157	2,802
Swimming Pools			5												5
Boat Slips															
Horticultural Activities	8		11										1		24
Quarries			200					97			135				432
Conservation Areas								1,371							1,371
Water Areas													5		5
Vacant Land	341	156	7,973	1,546	292	237	3,713	1,909	800	6,526	1,170	1,437	7,547	748	34,395
Vacant Land w/Dilap Struct	27	1	515	68	8	3	24	34	36	284	9	158	267	22	1,456
TOTAL	10,089	3,431	29,082	11,461	5,180	1,731	23,614	16,460	11,856	45,723	8,168	8,907	43,252	10,287	229,241

- 1/ Includes the Town of Clifton.
2/ Includes the Town of Herndon.
3/ Includes the Town of Vienna.

X. PLANNED LAND USE

PLANNED LAND USE

The inclusion of planned land use data in the Demographic Reports reflects the demand within the County's residential and nonresidential development community for planning information. The information contained in this section is taken from the Comprehensive Plan for Fairfax County, Virginia, adopted in July 1991, and the plan amendments adopted in the Annual Plan Reviews. The plan amendments which were adopted during 1995 are reflected in the 1996 Demographic Reports.

Planned land uses can generally be divided into three major categories: residential, commercial/industrial, and other nonresidential which includes parks, private recreation, and public and institutional uses. Residential planned uses are expressed as dwelling unit densities. The designation "1 - 2 Du/Ac" means that the planned density on this land is between one to two dwelling units per acre. Ranges of residential planned densities are used to ensure that the Comprehensive Plan remains flexible so that it can be a useful guide to development for a variety of circumstances and development plans.

As of January 1996, the County had 144,885 acres planned for residential uses. This represents approximately 63.2 percent of the County's total developable land. Developable land excludes land that is in roads and water. Land planned for commercial/industrial uses represents 6.0 percent of the County's total developable land, or 13,787 acres. Approximately 8,838 acres are planned for industrial uses while commercial-office planned uses and commercial-retail planned uses total 2,049 acres and 2,900 acres, respectively. A total of 31,896 acres, or 13.9 percent, are planned for public parks and open space, and 23,947 acres, or 10.5 percent, are planned for public facilities, governmental areas, and institutional uses. Land primarily planned for private recreation and open space (floodplain) accounts

for 11,379 acres, or 5.0 percent. A total of 3,231 acres, or 1.4 percent, are planned for mixed use.

Underutilized Land Methodology

Vacant and underutilized residential land and vacant commercial/industrial and other nonresidential land totaled 45,760 acres, as of January 1996, representing 20.0 percent of the County's developable land. This undeveloped acreage is the amount of land on which new development may occur. While vacant land, including vacant land in the towns of Clifton, Herndon and Vienna, is easily identified and currently totals 35,852 acres (see the "Existing Land Use" section of the Demographic Reports), measuring underutilized residential land, which totals 9,908 acres, is much more difficult. To estimate underutilized land, a formula was developed that first determines existing utilization of parcel acreage, according to allowable development by the Comprehensive Plan. If current land usage is less than total parcel acreage, and the difference between currently utilized acreage and total acreage is sufficiently large to provide for development of additional housing units, this difference between currently utilized acreage and total acreage is classified as underutilized acreage.

For example, a ten acre parcel that is planned for 1-2 dwelling units per acre but which currently has one dwelling unit on it would yield, via the underutilized land formula, 1 acre of existing utilization and 9 acres of underutilized land.

Based on this formula, as of January 1996, 35,327 acres were vacant or underutilized and planned for residential use. Vacant land planned for commercial uses totaled 875 acres, vacant land planned for industrial uses totaled 3,630 acres, and vacant land planned for other nonresidential uses totaled 5,928 acres.

Buildout Methodology

Over the last few years there has been a growing demand for dwelling unit estimates and projections resulting from the full implementation of the Comprehensive Plan. These projections are commonly referred to as "buildout" since these projections are expected to reflect the housing composition of the County if it is completely developed in accordance with the currently adopted Comprehensive Plan.

While the buildout methodology is detailed, its concepts and general procedures are straightforward. Long-range projections of dwelling units are generated by the analysis of land uses and densities shown in the County's Comprehensive Land Use Plan and expressed as dwelling units per acre. However, the Comprehensive Plan and existing development are often not in agreement in terms of land uses or planned densities. Also, since the Comprehensive Plan is a document of general development directions and land use suggestions, it cannot be expected to describe fully the wide range of current development options. Therefore, buildout is calculated by adding the number of units that could be built on currently vacant or underutilized residentially planned land to the existing number of dwelling units. The number of these additional units is determined by applying the planned land use densities and their assigned housing types to the undeveloped land.

Buildout can be calculated using the low, midpoint, or high end of the planned density ranges. In the reports presented here, the midpoints of the planned density ranges are used for most areas of the County. However, in Fairfax Center (the Route 50/Interstate 66 area), the Comprehensive Plan prefers residential development to occur at the high end of the planned densities. Consequently, buildout for the Fairfax Center area is assumed to be at the high end of the residential planned densities and buildout for the rest of the County is calculated at the midpoint of the planned densities.

The housing types are defined as SF = Single-family, TH = Townhouse, MF = Multifamily. Single-family units are expected to be built on land planned at densities less than the midpoint of the range of 4 - 5 du/ac. Townhouses are defined as units to be built on land planned between the midpoint of the density range of 4 - 5 du/ac and the midpoint of the density range of 8 - 12 du/ac. Multifamily units are expected to be built on land planned for densities greater than the midpoint of the 8 - 12 du/ac range.

Using the methodology described above, the County will have 398,115 housing units at planned buildout. Since there are currently 334,123 units in the County, 63,992 additional units may be seen at buildout. The additional units represent a 19.2 percent increase in the County's total housing stock. The majority (57.0 percent) of the additionally planned units is expected to be single-family homes, while townhouses and multifamily units are expected to comprise 16.6 percent and 26.3 percent, respectively, of the additionally planned units.

Among the supervisor districts, Lee has the largest number of additionally planned units, with 12,227. There are 10,936 additional units planned for the Sully District which has the second largest number of additionally planned units. The Braddock District has the smallest number of additionally planned units, with 1,384.

Among the planning districts, Upper Potomac is planned to accommodate 13,773 additional units, while Bull Run is planned to accommodate 8,411 additional units. These two planning districts, together with the planned units for Springfield (7,817 units) account for 46.9 percent of all planned units in the County.

Acres of Land by Planned Land Use
Supervisor District
(January 1996)

Planned Land Use	Braddock	Dranesville 1/	Hunter Mill 2/	Lee	Mount Vernon	Providence	Springfield 3/	Sully	Town of Clifton	Mason	Town of Herndon	Town of Vienna	Total Acres	
Residential	.1-.2 HU/Ac	354	3,012	158	1,314	44	20,481	8,831					34,194	
	.2-.5 HU/Ac	40	9,878	1,571	2,754	723	1,355	1,569	1				17,891	
	.5-1 HU/Ac	22	2,469	3,010		364	775	1,595	2,428	126	332		11,121	
	1-2 HU/Ac	1,413	5,442	1,823	801	746	1,411	1,360	3,758		2,344	10	19,108	
	2-3 HU/Ac	4,613	3,588	1,655	4,255	5,602	2,831	3,517	3,782		3,582	50	34,369	
	3-4 HU/Ac	234	881	13	2,782	578	1,566	95	1,118		877	1,004	760	9,908
	4-5 HU/Ac	71	128	50	245	204	161	263	193		104	90	1	1,510
	5-8 HU/Ac	237	65	96	500	622	511	147	1,038		258	46	13	3,533
	8-12 HU/Ac	196	77	150	273	306	345	93	237		94	123	16	1,910
	12-16 HU/Ac		52	105	20	22	106		97		147			549
	16-20 HU/Ac	186	84	45	513	405	812	40	284		402	132	10	2,913
	20-30 HU/Ac				5	9	99		3				13	129
	30-40 HU/Ac		14		26									40
	Mobile Home				3				82					85
	Res Planned Com	599	96	5,445	165			1,281	36		3			7,625
Subtotal	7,965	25,786	14,121	9,588	12,926	9,384	30,227	23,456	127	8,143	1,455	1,707	144,885	
Commercial/Industrial	Industrial	276	62	1,429	1,028	741	623	31	3,674		562	325	87	8,838
	Comm-Retail	110	178	156	482	207	575	114	346		499	124	109	2,900
	Comm-Office	45	61	82	270	178	569	8	549		212	69	6	2,049
	Subtotal	431	301	1,667	1,780	1,126	1,767	153	4,569		1,273	518	202	13,787
Other Non-Residential	Mixed Use		60	394	1,055	399	248		1,002		73			3,231
	Public Facility	1,553	1,922	567	1,091	12,255	916	921	3,744	10	764	99	105	23,947
	Public Parks	1,419	4,182	2,161	2,660	7,321	1,305	7,254	4,601		732	119	142	31,896
	Private Rec	473	1,210	403	269	2,441	417	1,803	1,444		274	79	205	9,018
	Floodplain	152	210	93	110	149	287	445	737		86	73	19	2,361
Subtotal	3,597	7,584	3,618	5,185	22,565	3,173	10,423	11,528	10	1,929	370	471	70,453	
Total	11,993	33,671	19,406	16,553	36,617	14,324	40,803	39,553	137	11,345	2,343	2,380	229,125	

- 1/ Excludes land in the Town of Herndon.
2/ Excludes land in the Town of Vienna.
3/ Excludes land in the Town of Clifton.

Acres of Land by Planned Land Use
Planning District
(January 1996)

Planned Land Use	Bull Run	Fairfax	Jefferson	Lower Potomac	Pohick 1/	Springfield	Upper2/ Potomac	McLean	Mount Vernon	Vienna 3/	Annan-dale	Baileys	Lincol-nia	Rose Hill	Total Acres	
Residential	.1-.2 HU/Ac	8,760	409	2	875	20,924	3,224								34,194	
	.2-.5 HU/Ac	11	1,473		2,583	1,566	10,504	1,441	1	312					17,891	
	.5-1 HU/Ac	115	1,438	45	55	2,033	5,990	484		658	303				11,121	
	1-2 HU/Ac	3,196	762	500	272	2,225	852	1,633	5,334		1,761	1,458	205	627	283	19,108
	2-3 HU/Ac	2,629	1,814	882	106	4,817	1,830	2,946	2,708	5,355	2,703	4,134	1,858	120	2,467	34,369
	3-4 HU/Ac	709	271	1,494		150	985	1,387	878	710	1,237	300	20	106	1,661	9,908
	4-5 HU/Ac	154	51	26	87	298	173	176	128	135	123	27	56	21	55	1,510
	5-8 HU/Ac	930	362	108	363	342	73	152	65	407	164	71	25	192	279	3,533
	8-12 HU/Ac	237	52	106	157	173	132	303	47	297	218	155	26	4	3	1,910
	12-16 HU/Ac	55	42	99	22			82	45	15	37	78	34	35	5	549
	16-20 HU/Ac	254	397	320	104	40	59	195	150	728	98	184	275	82	27	2,913
	20-30 HU/Ac	3					5		99	9	13					129
	30-40 HU/Ac						26		14							40
	Mobile Home	82								3						85
	Res Planned Com	1		3		1,289	756	5,576								7,625
Subtotal	17,136	7,071	3,585	4,624	33,857	4,891	32,168	11,393	7,660	7,324	6,710	2,499	1,187	4,780	144,885	
Commercial/Industrial	Industrial	2,626	25	97	395	93	1,363	2,735	514	3	205	559	12	175	36	8,838
	Comm-Retail	171	213	156	90	152	271	262	385	268	369	182	222	96	63	2,900
	Comm-Office	385	315	244	85	16	76	191	130	135	94	122	76	28	152	2,049
	Subtotal	3,182	553	497	570	261	1,710	3,188	1,029	406	668	863	310	299	251	13,787
Other Non-Residential	Mixed Use	651	354	179	371		819	459	10	136	51		73		128	3,231
	Public Facility	3,481	1,131	506	11,725	1,241	466	834	1,703	553	539	820	215	77	656	23,947
	Public Parks	3,136	1,693	306	5,875	7,648	639	4,678	1,940	1,261	979	1,315	156	110	2,160	31,896
	Private Rec	909	376	49	389	2,250	220	1,656	263	1,772	587	197	140	29	181	9,018
	Floodplain	588	282	30	64	448	152	289	115	37	124	171	27	27	7	2,361
Subtotal	8,765	3,836	1,070	18,424	11,587	2,296	7,916	4,031	3,759	2,280	2,503	611	243	3,132	70,453	
Total	29,083	11,460	5,152	23,618	45,705	8,897	43,272	16,453	11,825	10,272	10,076	3,420	1,729	8,163	229,125	

- 1/ Includes land in the Town of Clifton.
2/ Includes land in the Town of Herndon.
3/ Includes land in the Town of Vienna.

Acres of Vacant and Underutilized Residential Land
 Acres of Vacant Nonresidential Land
 by Planned Land Use
 Supervisor District
 (January 1996)

Planned Land Use	Braddock	Dranesville 1/	Hunter Mill 2/	Lee	Mount Vernon	Providence	Springfield 3/	Sully	Town of Clifton	Mason	Town of Herndon	Town of Vienna	TOTAL ACRES	
Residential	.1-.2 HU/Ac	246	1,136	8		1,020	12	6,359	5,605				14,386	
	.2-.5 HU/Ac	6	2,439	421		1,758	157	314	287				5,382	
	.5-1 HU/Ac	5	636	1,005		139	299	591	495	68	22		3,260	
	1-2 HU/Ac	144	1,515	267	161	439	173	132	1,318		261	1	4,411	
	2-3 HU/Ac	247	341	406	708	722	451	309	342		366	15	43	3,950
	3-4 HU/Ac	28	54	1	647	85	240	7	310		50	201	22	1,645
	4-5 HU/Ac	3	29		72	73	58	51	10		22	1		319
	5-8 HU/Ac	16	13	25	123	178	117	16	231		20			739
	8-12 HU/Ac	6	2	150	52	83	29	1	18		12	22		375
	12-16 HU/Ac		17	68	2		7		25		4			123
	16-20 HU/Ac	2	25		33	70	61		37		10	9		247
	20-30 HU/Ac				5									5
	30-40 HU/Ac				18									18
	Mobile Home				2									2
	Res Planned Com	1	23	366	3			72						465
SUBTOTAL	704	6,230	2,717	1,826	4,567	1,604	7,852	8,678	68	767	249	65	35,327	
Commercial/ Industrial	Industrial	26	16	599	387	182	116	6	2,115		61	120	2	3,630
	Comm-Retail	3	7	4	24	71	113	4	22		12	21	1	282
	Comm-Office	3	14	38	109	98	103		198		20	10		593
	SUBTOTAL	32	37	641	520	351	332	10	2,335		93	151	3	4,505
Other Non- Residential	Mixed Use		7	281	109	371	57		673		10			1,508
	Public Facility	5	41	34	78	159	8	4	95		9	1	2	436
	Public Parks	13	267	128	310	622	70	92	582		51	6		2,141
	Private Rec		295	22	34	403	38	76	156		5		2	1,031
	Floodplain	7	64	25	73	77	67	216	242		41			812
SUBTOTAL	25	674	490	604	1,632	240	388	1,748		116	7	4	5,928	
TOTAL	761	6,941	3,848	2,950	6,550	2,176	8,250	12,761	68	976	407	72	45,760	

- 1/ Excludes land in the Town of Herndon.
- 2/ Excludes land in the Town of Vienna.
- 3/ Excludes land in the Town of Clifton.

Acres of Vacant and Underutilized Residential Land
Acres of Vacant Nonresidential Land
by Planned Land Use
Planning District
(January 1996)

Planned Land Use	Bull Run	Fairfax	Jefferson	Lower Potomac	Pohick 1/	Springfield	Upper2/ Potomac	McLean	Mount Vernon	Vienna 3/	Annan-dale	Baileys	Lincol-nia	Rose Hill	Total Acres	
Residential	.1-.2 HU/Ac	5,588	264		689	6,694	1,151								14,386	
	.2-.5 HU/Ac	5	232		1,685	392	2,651	408	1	8					5,382	
	.5-1 HU/Ac	12	338	2	20	778	1,819	79		190	22				3,260	
	1-2 HU/Ac	1,222	139	35	199	196	320	226	1,500	250	161	19	101	43	4,411	
	2-3 HU/Ac	202	196	119	9	535	260	524	267	634	345	180	139	117	423	3,950
	3-4 HU/Ac	242	58	66		9	244	258	51	80	192	31	7		407	1,645
	4-5 HU/Ac		4	2	42	54	19	11	29	82	52	10	8	4	2	319
	5-8 HU/Ac	219	42	76	124	31	11	18	13	79	19	1	1	18	87	739
	8-12 HU/Ac	18	4	3	79	2	15	172	2	41	23	5	10	1		375
	12-16 HU/Ac		25	7				82	3	2				4		123
	16-20 HU/Ac	23	34	9	66		22	33	6	15	28	2	9			247
	20-30 HU/Ac						5									5
	30-40 HU/Ac						18									18
	Mobile Home									2						2
	Res Planned Com					8	68	389								465
Subtotal	7,531	1,336	319	2,913	8,699	982	7,334	2,358	936	1,107	412	193	245	962	35,327	
Commercial/ Industrial	Industrial	1,566	7		129	7	430	1,265	127	5	68	1	9	16	3,630	
	Comm-Retail	20	3	14	45	7	22	33	82	25	21	3	4	1	2	282
	Comm-Office	127	113	33	80		22	68	20	26	7	13	4	1	79	593
	Subtotal	1,713	123	47	254	14	474	1,366	229	51	33	84	9	11	97	4,505
Other Non- Residential	Mixed Use	394	281	31	371			287	7	4	18		10		105	1,508
	Public Facility	67	6	3	130	5	37	77	24	33	4	10	1	2	37	436
	Public Parks	446	137	2	438	101	209	269	139	73	62	39	4	10	212	2,141
	Private Rec	102	75		365	76	11	296	12	55	28	4	1		6	1,031
	Floodplain	208	67	6	37	222	87	56	35	13	26	10	12	26	7	812
Subtotal	1,217	566	42	1,341	404	344	985	217	178	138	63	28	38	367	5,928	
Total	10,461	2,025	408	4,508	9,117	1,800	9,685	2,804	1,165	1,278	559	230	294	1,426	45,760	

- 1/ Includes land in the Town of Clifton.
2/ Includes land in the Town of Herndon.
3/ Includes land in the Town of Vienna.

Housing Units at Planned Buildout
Supervisor District
(January 1996)

Supervisor District	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
Braddock	19,718	6,399	4,610	30,727	1,173	153	58	1,384	20,891	6,552	4,668	32,111
Dranesville 1/	27,033	4,527	3,463	35,023	6,616	256	1,200	8,072	33,649	4,783	4,663	43,095
Hunter Mill 2/	18,836	10,115	9,158	38,109	3,005	1,661	5,057	9,723	21,841	11,776	14,215	47,832
Lee	16,751	12,188	10,405	39,344	5,226	2,546	4,455	12,227	21,977	14,734	14,860	51,571
Mason	16,284	4,688	16,183	37,155	1,987	248	354	2,589	18,271	4,936	16,537	39,744
Mount Vernon	16,065	7,601	9,520	33,186	5,559	1,648	1,560	8,767	21,624	9,249	11,080	41,953
Providence	14,188	9,400	17,447	41,035	3,211	1,167	2,398	6,776	17,399	10,567	19,845	47,811
Springfield 3/	21,645	9,706	1,822	33,173	3,287	213	18	3,518	24,932	9,919	1,840	36,691
Sully	23,495	14,710	8,166	46,371	6,439	2,753	1,744	10,936	29,934	17,463	9,910	57,307
TOTAL	174,015	79,334	80,774	334,123	36,503	10,645	16,844	63,992	210,518	89,979	97,618	398,115

Housing Units at Planned Buildout
Towns
(January 1996)

Town	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
Town of Clifton	68			68	71			71	139			139
Town of Herndon	2,731	1,847	2,239	6,817	764	109	269	1,142	3,495	1,956	2,508	7,959
Town of Vienna	4,561	457	524	5,542	211	1		212	4,772	458	524	5,754
TOTAL	7,360	2,304	2,763	12,427	1,046	110	269	1,425	8,406	2,414	3,032	13,852

- 1/ Includes the Town of Herndon.
- 2/ Includes the Town of Vienna.
- 3/ Includes the Town of Clifton.

Housing Units at Planned Buildout
Planning District
(JANUARY 1996)

Planning District	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
Annandale	15,868	3,372	5,950	25,190	988	58	58	1,104	16,856	3,430	6,008	26,294
Baileys	5,092	883	11,092	17,067	553	72	274	899	5,645	955	11,366	17,966
Bull Run	15,345	12,684	6,429	34,458	4,999	2,412	1,000	8,411	20,344	15,096	7,429	42,869
Fairfax	8,559	3,328	7,357	19,244	1,536	626	1,115	3,277	10,095	3,954	8,472	22,521
Jefferson	8,486	2,373	7,529	18,388	764	533	967	2,264	9,250	2,906	8,496	20,652
Lincolnia	1,488	1,821	2,267	5,576	635	129	62	826	2,123	1,950	2,329	6,402
Lower Potomac	1,403	2,272	1,525	5,200	2,361	1,209	1,449	5,019	3,764	3,481	2,974	10,219
McLean	16,408	2,010	5,795	24,213	3,895	147	400	4,442	20,303	2,157	6,195	28,655
Mount Vernon	16,177	5,892	13,890	35,959	2,532	905	545	3,982	18,709	6,797	14,435	39,941
Pohick 1/	27,811	14,849	1,448	44,108	4,292	329	7	4,628	32,103	15,178	1,455	48,736
Rose Hill	7,978	5,394	3,783	17,155	2,900	692	6	3,598	10,878	6,086	3,789	20,753
Springfield	8,232	5,891	1,549	15,672	2,396	1,392	4,029	7,817	10,628	7,283	5,578	23,489
Upper Potomac 2/	27,899	13,595	10,082	51,576	6,095	1,735	5,943	13,773	33,994	15,330	16,025	65,349
Vienna 3/	13,269	4,970	2,078	20,317	2,557	406	989	3,952	15,826	5,376	3,067	24,269
TOTAL	174,015	79,334	80,774	334,123	36,503	10,645	16,844	63,992	210,518	89,979	97,618	398,115

- 1/ Includes the Town of Clifton.
2/ Includes the Town of Herndon.
3/ Includes the Town of Vienna.

Housing Units at Planned Buildout
Sewershed
(JANUARY 1996)

Sewershed Code	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
A1	5,915	900	283	7,098	1,037	670	2,187	3,894	6,952	1,570	2,470	10,992
A2	13	232		245		648	1,099	1,747	13	880	1,099	1,992
A3	205	565		770			623	623	205	565	623	1,393
B1	921	370	414	1,705	66	1	2	69	987	371	416	1,774
B2	3,915	1,377	592	5,884	636	130	1,421	2,187	4,551	1,507	2,013	8,071
B3	642			642	177			177	819			819
B5 1/	2,731	1,848	2,075	6,654	764	109	269	1,142	3,495	1,957	2,344	7,796
C1	915			915	334			334	1,249			1,249
C2	1,081	1		1,082	442			442	1,523	1		1,524
D1	2,525	2		2,527	934			934	3,459	2		3,461
D2	1,994	3,013	3,931	8,938	623	43	231	897	2,617	3,056	4,162	9,835
D3 2/	16,894	5,135	4,683	26,712	2,669	196	113	2,978	19,563	5,331	4,796	29,690
E1	2,009	566	3,547	6,122	638		92	730	2,647	566	3,639	6,852
E2	490			490	602			602	1,092			1,092
F	1,821	324	500	2,645	339	48	39	426	2,160	372	539	3,071
G1	7,653	1,991	2,725	12,369	1,104	99	334	1,537	8,757	2,090	3,059	13,906
G2	955		240	1,195	220			220	1,175		240	1,415
G3	664	35		699	279			279	943	35		978
G4	339			339	47			47	386			386
H1	1,183	358	4,256	5,797	213	30	93	336	1,396	388	4,349	6,133
H2			3,473	3,473			152	152			3,625	3,625
H3	185			185	33		12	45	218		12	230
I1	13,545	2,311	8,649	24,505	1,282	572	847	2,701	14,827	2,883	9,496	27,206
I2	1,174	36		1,210	153	4	72	229	1,327	40	72	1,439
I3	9,550	5,351	4,016	18,917	1,501	623	177	2,301	11,051	5,974	4,193	21,218
I4	46			46	23			23	69			69
I5	237	35		272	69	6		75	306	41		347
J1	3,735	1,466	2,916	8,117	629	31	54	714	4,364	1,497	2,970	8,831

(CONTINUED)

- 1/ Town of Herndon.
2/ Comprises part of the Town of Vienna.
3/ Town of Clifton.

Housing Units at Planned Buildout
Sewershed
(JANUARY 1996)

Sewershed Code	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
J2	931	102	2,173	3,206	107	24	15	146	1,038	126	2,188	3,352
J3	1,122	348	496	1,966	220	1	9	230	1,342	349	505	2,196
J4	730	22	1,454	2,206	83	1	7	91	813	23	1,461	2,297
K	9,127	2,650	4,733	16,510	1,300	580	220	2,100	10,427	3,230	4,953	18,610
L	6,485	5,350	5,415	17,250	2,506	541	245	3,292	8,991	5,891	5,660	20,542
M0	954	123	921	1,998	150	2	3	155	1,104	125	924	2,153
M1	715	1,596	1,852	4,163	255	87	360	702	970	1,683	2,212	4,865
M2 2/	11,026	5,289	8,056	24,371	1,667	286	1,038	2,991	12,693	5,575	9,094	27,362
M3	6,138	229		6,367	147		15	162	6,285	229	15	6,529
M4	4,830	1,888	1,163	7,881	517	29	9	555	5,347	1,917	1,172	8,436
M5	1,350	1,354		2,704	289	1,021	3,024	4,334	1,639	2,375	3,024	7,038
M6	1,513	2,901		4,414	1,544	353	923	2,820	3,057	3,254	923	7,234
M7	30	2	194	226	1			1	31	2	194	227
M8	18			18	175	1		176	193	1		194
M9	319	878	1,708	2,905	185	339	464	988	504	1,217	2,172	3,893
N1	18,848	15,038	2,779	36,665	2,059	957	1,411	4,427	20,907	15,995	4,190	41,092
N2	3,783	1,796		5,579	657	79		736	4,440	1,875		6,315
O1	436	2		438	1,290			1,290	1,726	2		1,728
P	109	2		111	288			288	397	2		399
P1	71			71	194	445		639	265	445		710
P2	177			177	9			9	186			186
P3	857			857	189			189	1,046			1,046
Q1	2,202			2,202	998	4	4	1,006	3,200	4	4	3,208
R1	2,602	4		2,606	691			691	3,293	4		3,297
R2	227			227	28			28	255			255
R3 3/	70			70	70			70	140			140
R4	240			240	136			136	376			376
S1	3,310	3,638	1,261	8,209	2,114	346		2,460	5,424	3,984	1,261	10,669

(CONTINUED)

- 1/ Town of Herndon.
2/ Comprises part of the Town of Vienna.
3/ Town of Clifton.

Housing Units at Planned Buildout
Sewershed
(JANUARY 1996)

Sewershed Code	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
S2	218			218	183			183	401			401
T1	1,533			1,533	133			133	1,666			1,666
T2	3,687	2,286	346	6,319	1,040	48	17	1,105	4,727	2,334	363	7,424
T3	3,485	2,239		5,724	360			360	3,845	2,239		6,084
T4	2,386	1,386	2,900	6,672	257	898	637	1,792	2,643	2,284	3,537	8,464
T5	2,370	3,596	2,612	8,578	845	839	626	2,310	3,215	4,435	3,238	10,888
T6	54			54	499			499	553			553
T7	725	699	411	1,835	503	554		1,057	1,228	1,253	411	2,892
TOTAL	174,015	79,334	80,774	334,123	36,503	10,645	16,844	63,992	210,518	89,979	97,618	398,115

- 1/ Town of Herndon.
- 2/ Comprises part of the Town of Vienna.
- 3/ Town of Clifton.

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
151	151.01	403	74		477	65	8		73	468	82		550
	151.02	410	2	103	515	64	11	9	84	474	13	112	599
	151.03	307			307	50			50	357			357
	Census Tract Total	1,120	76	103	1,299	179	19	9	207	1,299	95	112	1,506
152	152.01	202	133		335	45	1		46	247	134		381
	152.02	18	20	1,454	1,492	5		7	12	23	20	1,461	1,504
	152.03	117			117	20			20	137			137
	152.04					1			1	1			1
	Census Tract Total	337	153	1,454	1,944	71	1	7	79	408	154	1,461	2,023
153	153.01	228	52		280	100	1		101	328	53		381
	153.02	273	202	147	622	15			15	288	202	147	637
	153.03	181	290		471	5			5	186	290		476
	153.04	100			100	1			1	101			101
	Census Tract Total	782	544	147	1,473	121	1		122	903	545	147	1,595
154	154.01	716	156	1,556	2,428	99	30		129	815	186	1,556	2,557
	154.02	408			408	39			39	447			447
	154.03	125	228	55	408	14	38		52	139	266	55	460
	Census Tract Total	1,249	384	1,611	3,244	152	68		220	1,401	452	1,611	3,464
155	155.01	435	400	339	1,174	101	202		303	536	602	339	1,477
	155.02	688			688	16			16	704			704
	155.03	266			266	38			38	304			304
	155.04	90			90	6			6	96			96
	Census Tract Total	1,479	400	339	2,218	161	202		363	1,640	602	339	2,581
156	156.01	548			548	34			34	582			582
	156.02	79			79	2			2	81			81
	156.03	295	2		297	70			70	365	2		367
	156.04	121			121	263			263	384			384
	Census Tract Total	1,043	2		1,045	369			369	1,412	2		1,414
157	157.01	432			432	17			17	449			449
	157.02	747			747	34			34	781			781

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
157	157.03	191	2		193	5			5	196	2		198
	Census Tract Total	1,370	2		1,372	56			56	1,426	2		1,428
158	158.01	668			668	100			100	768			768
	158.02	534			534	55			55	589			589
	158.03	463			463	92			92	555			555
	Census Tract Total	1,665			1,665	247			247	1,912			1,912
159	159.01	854			854	86			86	940			940
	159.02	190			190	81			81	271			271
	159.03												
	159.04	126			126	26			26	152			152
	Census Tract Total	1,170			1,170	193			193	1,363			1,363
160	160.01	121	2	169	292	118	6	51	175	239	8	220	467
	160.02	605	149	242	996	27	100	2	129	632	249	244	1,125
	160.03	296			296	34			34	330			330
	Census Tract Total	1,022	151	411	1,584	179	106	53	338	1,201	257	464	1,922
161	161.01	141		45	186	121			121	262		45	307
	161.02	97			97	11			11	108			108
	161.03	626			626	100			100	726			726
	161.04	463			463	168			168	631			631
	Census Tract Total	1,327		45	1,372	400			400	1,727		45	1,772
162	162.01												
	162.02												
	Census Tract Total												
163	163.01	251			251	862			862	1,113			1,113
	163.02	466	4		470	727			727	1,193	4		1,197
	Census Tract Total	717	4		721	1,589			1,589	2,306	4		2,310
201	201.01	436			436	1			1	437			437
	201.02	467	140		607	108	6	6	120	575	146	6	727
	Census Tract Total	903	140		1,043	109	6	6	121	1,012	146	6	1,164
202	202.01	512	728	442	1,682	183	30	1	214	695	758	443	1,896

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
202	202.02	547	319		866	61	387		448	608	706		1,314
	Census Tract Total	1,059	1,047	442	2,548	244	417	1	662	1,303	1,464	443	3,210
203	203.01	638			638	45			45	683			683
	203.02	386	286		672	140			140	526	286		812
	203.03	242			242	12			12	254			254
	203.04	209	80		289	161			161	370	80		450
	Census Tract Total	1,475	366		1,841	358			358	1,833	366		2,199
204	204.01	25	273	1,288	1,586	20	10	4	34	45	283	1,292	1,620
	Census Tract Total	25	273	1,288	1,586	20	10	4	34	45	283	1,292	1,620
205	205.01	83	441	2,597	3,121	1	14	24	39	84	455	2,621	3,160
	205.02	176			176	7		14	21	183		14	197
	Census Tract Total	259	441	2,597	3,297	8	14	38	60	267	455	2,635	3,357
206	206.01	62	118		180	4			4	66	118		184
	206.02		360	67	427		1		1		361	67	428
	206.03	362	151	556	1,069	68	6	22	96	430	157	578	1,165
	Census Tract Total	424	629	623	1,676	72	7	22	101	496	636	645	1,777
207	207.01	625			625	36			36	661			661
	207.02	134			134	69			69	203			203
	207.03	548			548	50			50	598			598
	Census Tract Total	1,307			1,307	155			155	1,462			1,462
208	208.01	343			343	37			37	380			380
	208.02	265			265	31			31	296			296
	208.03	490	71		561	69			69	559	71		630
	Census Tract Total	1,098	71		1,169	137			137	1,235	71		1,306
210	210.01	282	88		370	163	155	823	1,141	445	243	823	1,511
	210.02	59	612		671	8	98	59	165	67	710	59	836
	210.03	179	64		243	139	24		163	318	88		406
	210.04	287			287	2			2	289			289
	Census Tract Total	807	764		1,571	312	277	882	1,471	1,119	1,041	882	3,042
211	211.01	583	1,831		2,414	1,039	26		1,065	1,622	1,857		3,479

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
211	211.02	355	663	538	1,556	487	148		635	842	811	538	2,191
	211.03	10	182		192	148	1		149	158	183		341
	Census Tract Total	948	2,676	538	4,162	1,674	175		1,849	2,622	2,851	538	6,011
212	212.01	691			691	2			2	693			693
	Census Tract Total	691			691	2			2	693			693
213	213.01	913	441		1,354	14	1		15	927	442		1,369
	213.02	42	62		104	9			9	51	62		113
	Census Tract Total	955	503		1,458	23	1		24	978	504		1,482
214	214.01	199		727	926	39	5		44	238	5	727	970
	214.02	285	31	1,186	1,502	46	71	49	166	331	102	1,235	1,668
	Census Tract Total	484	31	1,913	2,428	85	76	49	210	569	107	1,962	2,638
215	215.01	970	59	802	1,831	141	232	99	472	1,111	291	901	2,303
	Census Tract Total	970	59	802	1,831	141	232	99	472	1,111	291	901	2,303
216	216.01	95	1,002	323	1,420	1			1	96	1,002	323	1,421
	216.02	85	112	340	537	2	42	62	106	87	154	402	643
	Census Tract Total	180	1,114	663	1,957	3	42	62	107	183	1,156	725	2,064
217	217.01	1,082	941	657	2,680	13	80	49	142	1,095	1,021	706	2,822
	Census Tract Total	1,082	941	657	2,680	13	80	49	142	1,095	1,021	706	2,822
218	218.01	189	692	1,237	2,118	62	47	153	262	251	739	1,390	2,380
	Census Tract Total	189	692	1,237	2,118	62	47	153	262	251	739	1,390	2,380
219	219.01												
	Census Tract Total												
220	220.01	1			1					1			1
	220.02												
	220.03	268	279		547	14	11		25	282	290		572
	220.04	10			10		42	41	83	10	42	41	93
	220.05	30	2	194	226	1			1	31	2	194	227
	Census Tract Total	309	281	194	784	15	53	41	109	324	334	235	893
221	221.01	206	636	990	1,832	408	130		538	614	766	990	2,370
	221.02	1			1	16			16	17			17

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
221	221.03	88	366	88	542	156	380	1,203	1,739	244	746	1,291	2,281
	221.04	31	932	1	964	60	266	205	531	91	1,198	206	1,495
	221.05	14	53	252	319	61	258		319	75	311	252	638
	221.06	38			38	56	122		178	94	122		216
	Census Tract Total	378	1,987	1,331	3,696	757	1,156	1,408	3,321	1,135	3,143	2,739	7,017
222	222.01												
	Census Tract Total												
223	223.01	369	796	1,601	2,766	633	16	5	654	1,002	812	1,606	3,420
	Census Tract Total	369	796	1,601	2,766	633	16	5	654	1,002	812	1,606	3,420
224	224.01	344	1,804	1,202	3,350	837	110		947	1,181	1,914	1,202	4,297
	224.02	325	144		469	24			24	349	144		493
	Census Tract Total	669	1,948	1,202	3,819	861	110		971	1,530	2,058	1,202	4,790
301	301.01	465			465	32			32	497			497
	301.02	1,056			1,056	61			61	1,117			1,117
	301.03	330	652		982	59	81		140	389	733		1,122
	Census Tract Total	1,851	652		2,503	152	81		233	2,003	733		2,736
302	302.01	2,428	1,425		3,853	143	20		163	2,571	1,445		4,016
	Census Tract Total	2,428	1,425		3,853	143	20		163	2,571	1,445		4,016
304	304.01	1,142	326		1,468	1			1	1,143	326		1,469
	304.02	855			855	1			1	856			856
	Census Tract Total	1,997	326		2,323	2			2	1,999	326		2,325
305	305.01	567			567	10			10	577			577
	Census Tract Total	567			567	10			10	577			577
306	306.01	279	106	166	551	17		12	29	296	106	178	580
	306.02	350			350	1			1	351			351
	306.03	257		220	477	1			1	258		220	478
	306.04	435			435	2	32	96	130	437	32	96	565
	Census Tract Total	1,321	106	386	1,813	21	32	108	161	1,342	138	494	1,974
307	307.01	217			217	2	12		14	219	12		231
	307.02	338			338	1			1	339			339

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
307	307.03	373			373	7			7	380			380
	Census Tract Total	928			928	10	12		22	938	12		950
308	308.01	1,351	1,153	822	3,326	2			2	1,353	1,153	822	3,328
	Census Tract Total	1,351	1,153	822	3,326	2			2	1,353	1,153	822	3,328
309	309.01	866	1,183	242	2,291	223	39		262	1,089	1,222	242	2,553
	Census Tract Total	866	1,183	242	2,291	223	39		262	1,089	1,222	242	2,553
310	310.01	768	1,555		2,323	30	16		46	798	1,571		2,369
	Census Tract Total	768	1,555		2,323	30	16		46	798	1,571		2,369
313	313.01	1,096	302		1,398	43			43	1,139	302		1,441
	Census Tract Total	1,096	302		1,398	43			43	1,139	302		1,441
314	314.01	776	524		1,300	21	13		34	797	537		1,334
	Census Tract Total	776	524		1,300	21	13		34	797	537		1,334
315	315.01	1,155	836		1,991	98	4	14	116	1,253	840	14	2,107
	Census Tract Total	1,155	836		1,991	98	4	14	116	1,253	840	14	2,107
316	316.01	356	192	242	790	546	15	54	615	902	207	296	1,405
	316.02	550	205	99	854	68	11	2	81	618	216	101	935
	316.03	3			3		987	2,963	3,950	3	987	2,963	3,953
	Census Tract Total	909	397	341	1,647	614	1,013	3,019	4,646	1,523	1,410	3,360	6,293
318	318.01	821	1,613		2,434	78	11	3	92	899	1,624	3	2,526
	Census Tract Total	821	1,613		2,434	78	11	3	92	899	1,624	3	2,526
319	319.01	1,048	1		1,049	6			6	1,054	1		1,055
	Census Tract Total	1,048	1		1,049	6			6	1,054	1		1,055
320	320.01	491	617		1,108	7	2		9	498	619		1,117
	Census Tract Total	491	617		1,108	7	2		9	498	619		1,117
321	321.01	501	495	448	1,444	23	6		29	524	501	448	1,473
	Census Tract Total	501	495	448	1,444	23	6		29	524	501	448	1,473
322	322.01	560	1,423	580	2,563	39	5		44	599	1,428	580	2,607
	Census Tract Total	560	1,423	580	2,563	39	5		44	599	1,428	580	2,607
323	323.01	704	410		1,114	5			5	709	410		1,119
	323.02	327	73	100	500	127			127	454	73	100	627

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
323	Census Tract Total	1,031	483	100	1,614	132			132	1,163	483	100	1,746
324	324.01	2,133	493		2,626	46	5		51	2,179	498		2,677
	Census Tract Total	2,133	493		2,626	46	5		51	2,179	498		2,677
325	325.01	1,435	432		1,867	54			54	1,489	432		1,921
	Census Tract Total	1,435	432		1,867	54			54	1,489	432		1,921
326	326.01	1,110	395		1,505	207			207	1,317	395		1,712
	Census Tract Total	1,110	395		1,505	207			207	1,317	395		1,712
327	327.01	1,040	1,454	78	2,572	156	48		204	1,196	1,502	78	2,776
	Census Tract Total	1,040	1,454	78	2,572	156	48		204	1,196	1,502	78	2,776
328	328.01	264	482		746	43	21		64	307	503		810
	Census Tract Total	264	482		746	43	21		64	307	503		810
401	401.01	251	150	300	701	64			64	315	150	300	765
	401.02	1,021			1,021	106			106	1,127			1,127
	401.03	441	161	387	989	70			70	511	161	387	1,059
	Census Tract Total	1,713	311	687	2,711	240			240	1,953	311	687	2,951
402	402.01	1		296	297			288	288	1		584	585
	402.02	415	579	1,088	2,082	27	4	2	33	442	583	1,090	2,115
	402.03												
	402.04	131			131	92			92	223			223
	Census Tract Total	547	579	1,384	2,510	119	4	290	413	666	583	1,674	2,923
403	403.01	471			471	30		18	48	501		18	519
	403.02	448			448	68			68	516			516
	Census Tract Total	919			919	98		18	116	1,017		18	1,035
405	405.01	50	46		96	37			37	87	46		133
	405.02	434			434	36			36	470			470
	405.03	1,569			1,569	109		15	124	1,678		15	1,693
	405.04												
	Census Tract Total	2,053	46		2,099	182		15	197	2,235	46	15	2,296
406	406.01	831			831	196			196	1,027			1,027
	Census Tract Total	831			831	196			196	1,027			1,027

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
407	407.01	1,661	137		1,798	25			25	1,686	137		1,823
	407.02	994			994	24			24	1,018			1,018
	Census Tract Total	2,655	137		2,792	49			49	2,704	137		2,841
408	408.01	706	35	120	861	29			29	735	35	120	890
	408.02	97			97	7			7	104			104
	408.03	437			437	36			36	473			473
	408.04	674			674	148			148	822			822
	408.05												
	Census Tract Total	1,914	35	120	2,069	220			220	2,134	35	120	2,289
501	501.01	93	348	1,032	1,473	1	488		489	94	836	1,032	1,962
	501.02	203		150	353	3			3	206		150	356
	501.03	350		64	414	7	1		8	357	1	64	422
	Census Tract Total	646	348	1,246	2,240	11	489		500	657	837	1,246	2,740
502	502.01		512		512						512		512
	502.02	243			243	1			1	244			244
	502.03	150		25	175	27	2		29	177	2	25	204
	502.04	392			392	23			23	415			415
	Census Tract Total	785	512	25	1,322	51	2		53	836	514	25	1,375
503	503.01	304			304	13			13	317			317
	503.02	294			294	1			1	295			295
	503.03	194	104	551	849	87	6		93	281	110	551	942
	503.04	227			227	39			39	266			266
	Census Tract Total	1,019	104	551	1,674	140	6		146	1,159	110	551	1,820
504	504.01	276	96		372	27	6		33	303	102		405
	504.02	338			338	8			8	346			346
	504.03	230			230	29			29	259			259
	Census Tract Total	844	96		940	64	6		70	908	102		1,010
505	505.01	360			360	2			2	362			362
	505.02	303			303	8			8	311			311
	505.03	224			224	2			2	226			226

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
505	Census Tract Total	887			887	12			12	899			899
506	506.01	191			191	72			72	263			263
	506.02	391	99	1,190	1,680	7	16		23	398	115	1,190	1,703
	506.03	298			298	5			5	303			303
	506.04	188	2		190					188	2		190
	506.05	257			257	20			20	277			277
	506.06	373			373	15			15	388			388
	506.07	173	2		175	16			16	189	2		191
	Census Tract Total	1,871	103	1,190	3,164	135	16		151	2,006	119	1,190	3,315
507	507.01	526	445		971	43			43	569	445		1,014
	507.02	295	2	1,139	1,436	66			66	361	2	1,139	1,502
	Census Tract Total	821	447	1,139	2,407	109			109	930	447	1,139	2,516
508	508.01	294			294	28			28	322			322
	508.02	453			453	9			9	462			462
	508.03	223		184	407	55			55	278		184	462
	Census Tract Total	970		184	1,154	92			92	1,062		184	1,246
509	509.01	286			286	26			26	312			312
	509.02	296			296	10			10	306			306
	Census Tract Total	582			582	36			36	618			618
510	510.01	410			410	1			1	411			411
	510.02	492			492	15			15	507			507
	Census Tract Total	902			902	16			16	918			918
511	511.01	359			359	11			11	370			370
	511.02	452			452	6			6	458			458
	Census Tract Total	811			811	17			17	828			828
512	512.01	226			226	5			5	231			231
	512.02	308			308	6			6	314			314
	512.03	99			99	29			29	128			128
	Census Tract Total	633			633	40			40	673			673
513	513.01	406	25		431	69			69	475	25		500

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
513	513.02	304	36	108	448	8			8	312	36	108	456
	Census Tract Total	710	61	108	879	77			77	787	61	108	956
514	514.01			204	204							204	204
	514.02			724	724	2			2	2		724	726
	514.03		102	275	377	1			1	1	102	275	378
	Census Tract Total		102	1,203	1,305	3			3	3	102	1,203	1,308
515	515.01	48	36	898	982	4			4	52	36	898	986
	515.02	326	122	829	1,277	66		61	127	392	122	890	1,404
	515.03	249	186	330	765	31	21	16	68	280	207	346	833
	515.04	60	30	888	978	20		16	36	80	30	904	1,014
	Census Tract Total	683	374	2,945	4,002	121	21	93	235	804	395	3,038	4,237
516	516.01	13		819	832	5			5	18		819	837
	516.02	80			80	1			1	81			81
	516.03	98	36	656	790					98	36	656	790
	516.04	166		444	610	32			32	198		444	642
	516.05	215		196	411	12			12	227		196	423
	Census Tract Total	572	36	2,115	2,723	50			50	622	36	2,115	2,773
518	518.01	418	48		466	10			10	428	48		476
	518.02	179			179	28			28	207			207
	518.03	430		1	431	73			73	503		1	504
	Census Tract Total	1,027	48	1	1,076	111			111	1,138	48	1	1,187
519	519.01	441	1,244	525	2,210	127	29	59	215	568	1,273	584	2,425
	Census Tract Total	441	1,244	525	2,210	127	29	59	215	568	1,273	584	2,425
520	520.01	524	354	246	1,124	93			93	617	354	246	1,217
	Census Tract Total	524	354	246	1,124	93			93	617	354	246	1,217
521	521.01	119			119	7			7	126			126
	521.02	377	334	219	930	33	12		45	410	346	219	975
	521.03	318	228		546	42	7		49	360	235		595
	521.04	296	326		622	24			24	320	326		646
	521.05	255	131		386	31	6		37	286	137		423

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
521	Census Tract Total	1,365	1,019	219	2,603	137	25		162	1,502	1,044	219	2,765
522	522.01	221	336	881	1,438	14			14	235	336	881	1,452
	522.02	383			383	14			14	397			397
	522.03	352			352	2			2	354			354
	Census Tract Total	956	336	881	2,173	30			30	986	336	881	2,203
523	523.01	1	389	2,749	3,139	3	24	40	67	4	413	2,789	3,206
	Census Tract Total	1	389	2,749	3,139	3	24	40	67	4	413	2,789	3,206
524	524.01	507			507	1			1	508			508
	524.02	345			345					345			345
	524.03	284			284	1			1	285			285
	524.04	326		412	738	9			9	335		412	747
	524.05	142	327		469	61	9		70	203	336		539
	Census Tract Total	1,604	327	412	2,343	72	9		81	1,676	336	412	2,424
525	525.01	286			286	4			4	290			290
	525.02	387	2		389	53			53	440	2		442
	525.03	339	10		349	23			23	362	10		372
	525.04	266	224	1,065	1,555	195	4	3	202	461	228	1,068	1,757
	Census Tract Total	1,278	236	1,065	2,579	275	4	3	282	1,553	240	1,068	2,861
526	526.01	365		366	731					365		366	731
	526.02	2	148	311	461	290			290	292	148	311	751
	526.03	75	195		270		96		96	75	291		366
	Census Tract Total	442	343	677	1,462	290	96		386	732	439	677	1,848
527	527.01	305	262	1,157	1,724	92	51	29	172	397	313	1,186	1,896
	Census Tract Total	305	262	1,157	1,724	92	51	29	172	397	313	1,186	1,896
528	528.01	351		3,563	3,914	42		152	194	393		3,715	4,108
	Census Tract Total	351		3,563	3,914	42		152	194	393		3,715	4,108
601	601.01	338			338	31			31	369			369
	601.02	661			661	62			62	723			723
	601.03	261			261	169			169	430			430
	Census Tract Total	1,260			1,260	262			262	1,522			1,522

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
602	602.01	499			499	70			70	569			569
	602.02	62			62	75			75	137			137
	602.03	644			644	42			42	686			686
	Census Tract Total	1,205			1,205	187			187	1,392			1,392
603	603.01	241			241	143			143	384			384
	603.02	655			655	99			99	754			754
	Census Tract Total	896			896	242			242	1,138			1,138
604	604.01	234			234	90			90	324			324
	604.02	416	246	491	1,153	45	107		152	461	353	491	1,305
	604.03	152			152	53			53	205			205
	Census Tract Total	802	246	491	1,539	188	107		295	990	353	491	1,834
605	605.01	640	72		712	214			214	854	72		926
	605.02	298	385	13	696	96	4	2	102	394	389	15	798
	605.03	311	1		312	74			74	385	1		386
	605.04	68	142		210	35	5		40	103	147		250
	605.05	233	340		573	293	7		300	526	347		873
	Census Tract Total	1,550	940	13	2,503	712	16	2	730	2,262	956	15	3,233
606	606.01	147			147	30			30	177			177
	606.02	1,107			1,107	164		101	265	1,271		101	1,372
	Census Tract Total	1,254			1,254	194		101	295	1,448		101	1,549
607 /1	607.01	2,184	229	303	2,716	93	1		94	2,277	230	303	2,810
	Census Tract Total	2,184	229	303	2,716	93	1		94	2,277	230	303	2,810
608 /1	608.01	878	63	185	1,126	50			50	928	63	185	1,176
	Census Tract Total	878	63	185	1,126	50			50	928	63	185	1,176
609 /1	609.01	781	84		865	32			32	813	84		897
	Census Tract Total	781	84		865	32			32	813	84		897
610 /1	610.01	718	81	36	835	36			36	754	81	36	871
	Census Tract Total	718	81	36	835	36			36	754	81	36	871
611	611.01	641			641	72			72	713			713
	611.02	1,096	401	300	1,797	162	21	6	189	1,258	422	306	1,986

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
611	Census Tract Total	1,737	401	300	2,438	234	21	6	261	1,971	422	306	2,699
612	612.01	199			199	40			40	239			239
	612.02	1,007	39		1,046	229	2		231	1,236	41		1,277
	612.03	71			71	68			68	139			139
	612.04	10	72		82	4	1	464	469	14	73	464	551
	Census Tract Total	1,287	111		1,398	341	3	464	808	1,628	114	464	2,206
615	615.01	220	24		244	153	7		160	373	31		404
	615.02	267			267	63			63	330			330
	615.03	176	274		450	37	11	9	57	213	285	9	507
	615.04	21	670		691	55	67	187	309	76	737	187	1,000
	615.05	89			89					89			89
	Census Tract Total	773	968		1,741	308	85	196	589	1,081	1,053	196	2,330
616	616.01	131	541		672	62	55	356	473	193	596	356	1,145
	616.02	311	44		355	103	15		118	414	59		473
	616.04	9		783	792			512	512	9		1,295	1,304
	616.05	50	312		362	23	9		32	73	321		394
	616.06	2			2					2			2
	Census Tract Total	503	897	783	2,183	188	79	868	1,135	691	976	1,651	3,318
617	617.01	60	1,085	750	1,895	172	104	102	378	232	1,189	852	2,273
	617.02	159			159	74		226	300	233		226	459
	Census Tract Total	219	1,085	750	2,054	246	104	328	678	465	1,189	1,078	2,732
618	618.01	66		313	379	40		233	273	106		546	652
	618.02	18	1,263	939	2,220		71	71	142	18	1,334	1,010	2,362
	Census Tract Total	84	1,263	1,252	2,599	40	71	304	415	124	1,334	1,556	3,014
619	619.02	231	176	1,521	1,928	22		50	72	253	176	1,571	2,000
	Census Tract Total	231	176	1,521	1,928	22		50	72	253	176	1,571	2,000
701	701.01	281			281	27			27	308			308
	701.02	451			451	39			39	490			490
	701.03	59			59	49			49	108			108
	701.04	131	35		166	214			214	345	35		380

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
701	Census Tract Total	922	35		957	329			329	1,251	35		1,286
702	702.01	2			2					2			2
	Census Tract Total	2			2					2			2
703	703.01	671			671	103			103	774			774
	703.02	129			129	26			26	155			155
	703.03	300			300	85			85	385			385
	Census Tract Total	1,100			1,100	214			214	1,314			1,314
704	704.01	295	227		522	138			138	433	227		660
	704.02	43			43	9			9	52			52
	704.03	360			360	135			135	495			495
	704.04	259			259	55			55	314			314
	704.05	497			497	88			88	585			585
	Census Tract Total	1,454	227		1,681	425			425	1,879	227		2,106
705	705.01	111			111	45			45	156			156
	705.02	328			328	5			5	333			333
	705.03	432	281		713	161	3	38	202	593	284	38	915
	705.04	291			291	14			14	305			305
	705.05	163			163	85			85	248			248
	705.06	3		500	503					3		500	503
	Census Tract Total	1,328	281	500	2,109	310	3	38	351	1,638	284	538	2,460
706	706.01	178			178	130			130	308			308
	706.02	126	48		174	38			38	164	48		212
	706.03	244	23	144	411	12	61		73	256	84	144	484
	706.04	158	13		171	12	14	1	27	170	27	1	198
	Census Tract Total	706	84	144	934	192	75	1	268	898	159	145	1,202
707	707.01	279	7		286	17	14	7	38	296	21	7	324
	707.02	397			397	48			48	445			445
	707.03	286	1		287	39			39	325	1		326
	707.04	378			378	2			2	380			380
	707.05	196			196	2			2	198			198

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
707	707.06	258			258	1			1	259			259
	Census Tract Total	1,794	8		1,802	109	14	7	130	1,903	22	7	1,932
708	708.01	240	32		272	9			9	249	32		281
	708.02	608	175		783	10		33	43	618	175	33	826
	Census Tract Total	848	207		1,055	19		33	52	867	207	33	1,107
709	709.01	495		240	735	87			87	582		240	822
	709.02	495	229		724	33	11		44	528	240		768
	709.03	256			256	12			12	268			268
	709.04	70	251		321	109	42		151	179	293		472
	709.05	323	23		346	51			51	374	23		397
	709.06	105			105	12			12	117			117
	Census Tract Total	1,744	503	240	2,487	304	53		357	2,048	556	240	2,844
710	710.01	58			58	24			24	82			82
	710.02	220			220	37	2		39	257	2		259
	710.03	180	120		300	42		229	271	222	120	229	571
	Census Tract Total	458	120		578	103	2	229	334	561	122	229	912
711	711.01	157	17		174	2			2	159	17		176
	711.02	206			206					206			206
	711.03	267			267	12			12	279			279
	711.04	306			306	3			3	309			309
	711.05	245			245	2			2	247			247
	711.06	335		340	675					335		340	675
	711.07	190			190	6			6	196			196
	711.08	367			367	62			62	429			429
	Census Tract Total	2,073	17	340	2,430	87			87	2,160	17	340	2,517
712	712.01	1			1					1			1
	712.02												
	712.03	44	178		222	17			17	61	178		239
	712.04	45	348	2,401	2,794	41		92	133	86	348	2,493	2,927
	Census Tract Total	90	526	2,401	3,017	58		92	150	148	526	2,493	3,167

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
713	713.01	273	638	2,385	3,296	148		77	225	421	638	2,462	3,521
	713.02	553	49		602	56	4	72	132	609	53	72	734
	Census Tract Total	826	687	2,385	3,898	204	4	149	357	1,030	691	2,534	4,255
714	714.01	760	523	414	1,697	96	10	18	124	856	533	432	1,821
	714.02	254		639	893	15			15	269		639	908
	Census Tract Total	1,014	523	1,053	2,590	111	10	18	139	1,125	533	1,071	2,729
801	801.01	394			394	188			188	582			582
	801.02	219	1		220	59			59	278	1		279
	801.03	212			212	163			163	375			375
	801.04	266			266	95			95	361			361
	801.05	207			207	111			111	318			318
	Census Tract Total	1,298	1		1,299	616			616	1,914	1		1,915
802	802.01	323			323	554			554	877			877
	802.02	458			458	99			99	557			557
	802.03	512			512	72			72	584			584
	802.04			2,170	2,170							2,170	2,170
	802.05												
	Census Tract Total	1,293		2,170	3,463	725			725	2,018		2,170	4,188
803	803.01	866			866	243			243	1,109			1,109
	803.02	248			248	67			67	315			315
	803.03	880	2		882	580			580	1,460	2		1,462
	803.04	1			1					1			1
	Census Tract Total	1,995	2		1,997	890			890	2,885	2		2,887
804	804.01	616			616	159			159	775			775
	804.02	669			669	197			197	866			866
	804.03	374			374	113			113	487			487
	804.04	385			385	180			180	565			565
	804.05	784			784	185			185	969			969
	Census Tract Total	2,828			2,828	834			834	3,662			3,662
805	805.01	1,736			1,736	208			208	1,944			1,944

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
805	805.02	1,552	219		1,771	239			239	1,791	219		2,010
	805.03	655	1,077	274	2,006	207	109		316	862	1,186	274	2,322
	Census Tract Total	3,943	1,296	274	5,513	654	109		763	4,597	1,405	274	6,276
808 /2	808.01	1,173	855	494	2,522	522	40	37	599	1,695	895	531	3,121
	Census Tract Total	1,173	855	494	2,522	522	40	37	599	1,695	895	531	3,121
809 /2	809.01	1,558	992	1,745	4,295	242	69	232	543	1,800	1,061	1,977	4,838
	Census Tract Total	1,558	992	1,745	4,295	242	69	232	543	1,800	1,061	1,977	4,838
810	810.01	205	798		1,003			623	623	205	798	623	1,626
	Census Tract Total	205	798		1,003			623	623	205	798	623	1,626
811	811.01	30			30	3	648	646	1,297	33	648	646	1,327
	811.02	315	454	283	1,052	217	406	1,926	2,549	532	860	2,209	3,601
	811.03	1,125			1,125	186			186	1,311			1,311
	811.04	1,275			1,275	185			185	1,460			1,460
	Census Tract Total	2,745	454	283	3,482	591	1,054	2,572	4,217	3,336	1,508	2,855	7,699
812	812.01	1,086	548	694	2,328	103	1		104	1,189	549	694	2,432
	Census Tract Total	1,086	548	694	2,328	103	1		104	1,189	549	694	2,432
814	814.01	1,111	1,127	446	2,684	13			13	1,124	1,127	446	2,697
	Census Tract Total	1,111	1,127	446	2,684	13			13	1,124	1,127	446	2,697
815	815.01	764			764	41			41	805			805
	Census Tract Total	764			764	41			41	805			805
816	816.01	463			463	36			36	499			499
	816.02	561			561	21			21	582			582
	Census Tract Total	1,024			1,024	57			57	1,081			1,081
817	817.01	550			550	184			184	734			734
	817.02	566			566	124			124	690			690
	817.03	619			619	37			37	656			656
	817.04	306	460	1,072	1,838	98	274		372	404	734	1,072	2,210
	Census Tract Total	2,041	460	1,072	3,573	443	274		717	2,484	734	1,072	4,290
819	819.01	181	325	923	1,429	106			106	287	325	923	1,535
	819.02	465			465	160			160	625			625

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
819	Census Tract Total	646	325	923	1,894	266			266	912	325	923	2,160
820	820.01	919	903	566	2,388	351	42	154	547	1,270	945	720	2,935
	820.02	154	320		474	1			1	155	320		475
	Census Tract Total	1,073	1,223	566	2,862	352	42	154	548	1,425	1,265	720	3,410
821	821.01	91	563	837	1,491					91	563	837	1,491
	Census Tract Total	91	563	837	1,491					91	563	837	1,491
822	822.01		81	318	399		21	1,423	1,444		102	1,741	1,843
	822.02	50	319		369	1			1	51	319		370
	822.03	74	381	1,605	2,060		1	77	78	74	382	1,682	2,138
	Census Tract Total	124	781	1,923	2,828	1	22	1,500	1,523	125	803	3,423	4,351
823	823.01	573	3,036	1,897	5,506	1	61	111	173	574	3,097	2,008	5,679
	Census Tract Total	573	3,036	1,897	5,506	1	61	111	173	574	3,097	2,008	5,679
824	824.01	657			657	128			128	785			785
	Census Tract Total	657			657	128			128	785			785
825	825.01	219			219	15	264	714	993	234	264	714	1,212
	825.02	3,335	446		3,781	482			482	3,817	446		4,263
	Census Tract Total	3,554	446		4,000	497	264	714	1,475	4,051	710	714	5,475
826	826.01	605			605	205			205	810			810
	826.02	1,627	1,150		2,777	553	73		626	2,180	1,223		3,403
	Census Tract Total	2,232	1,150		3,382	758	73		831	2,990	1,223		4,213
901	901.01	3			3					3			3
	901.02	12			12	61			61	73			73
	901.03	1,046			1,046	30			30	1,076			1,076
	901.04	1			1	77			77	78			78
	901.05	1,446	647	345	2,438	70			70	1,516	647	345	2,508
	901.06												
	Census Tract Total	2,508	647	345	3,500	238			238	2,746	647	345	3,738
905	905.01	157	311	748	1,216	115			115	272	311	748	1,331
	905.02	1,527	121		1,648	777	67		844	2,304	188		2,492
	Census Tract Total	1,684	432	748	2,864	892	67		959	2,576	499	748	3,823

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
909 /3	909.01	68			68	71			71	139			139
	Census Tract Total	68			68	71			71	139			139
910	910.01	8			8	144			144	152			152
	910.02	497			497	376			376	873			873
	Census Tract Total	505			505	520			520	1,025			1,025
911	911.01	2,203	2,052		4,255	205			205	2,408	2,052		4,460
	Census Tract Total	2,203	2,052		4,255	205			205	2,408	2,052		4,460
912	912.01	364	1,527	252	2,143	33	306	65	404	397	1,833	317	2,547
	912.02			336	336		421	414	835		421	750	1,171
	Census Tract Total	364	1,527	588	2,479	33	727	479	1,239	397	2,254	1,067	3,718
913	913.01	22			22	57			57	79			79
	913.02	36			36	22			22	58			58
	913.03	217	92	411	720	63	131		194	280	223	411	914
	913.04	573	1,763	1,148	3,484	408	443	114	965	981	2,206	1,262	4,449
	Census Tract Total	848	1,855	1,559	4,262	550	574	114	1,238	1,398	2,429	1,673	5,500
914	914.01	2,130	3,323	516	5,969	299	257	33	589	2,429	3,580	549	6,558
	Census Tract Total	2,130	3,323	516	5,969	299	257	33	589	2,429	3,580	549	6,558
915	915.01	1,482	1		1,483	693			693	2,175	1		2,176
	915.02	168	399		567	483	181		664	651	580		1,231
	915.03	5		164	169	3			3	8		164	172
	Census Tract Total	1,655	400	164	2,219	1,179	181		1,360	2,834	581	164	3,579
916	916.01	1,374	1,126	1	2,501	112	26	17	155	1,486	1,152	18	2,656
	Census Tract Total	1,374	1,126	1	2,501	112	26	17	155	1,486	1,152	18	2,656
917	917.01	13	741	802	1,556	29	580	357	966	42	1,321	1,159	2,522
	917.02	5		969	974		15		15	5	15	969	989
	917.03	122	24	13	159	802			802	924	24	13	961
	917.04	103	358	768	1,229	87	252	280	619	190	610	1,048	1,848
	Census Tract Total	243	1,123	2,552	3,918	918	847	637	2,402	1,161	1,970	3,189	6,320
918	918.01	1,939	557	1,693	4,189	140			140	2,079	557	1,693	4,329
	Census Tract Total	1,939	557	1,693	4,189	140			140	2,079	557	1,693	4,329

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
919	919.01	106			106	101			101	207			207
	919.02	128			128	59			59	187			187
	919.03	153			153	70			70	223			223
	919.04	66			66	5			5	71			71
	919.05	115			115	241			241	356			356
	919.06	41			41	17			17	58			58
	919.07	95			95	78			78	173			173
	919.08	17			17	5			5	22			22
	919.09	117			117	8			8	125			125
	919.10	43			43	2			2	45			45
	919.11	46			46	10			10	56			56
	919.12	91			91	10			10	101			101
	Census Tract Total		1,018			1,018	606			606	1,624		
920	920.01	661			661	256			256	917			917
	920.02	655	2		657	79			79	734	2		736
	920.03	679			679	167			167	846			846
	Census Tract Total		1,995	2		1,997	502			502	2,497	2	
921	921.01	84			84	16			16	100			100
	921.02	132			132	35			35	167			167
	921.03	340			340	73			73	413			413
	921.04	221			221	12			12	233			233
	921.05	298			298	152			152	450			450
	921.06	354			354	45			45	399			399
	921.07	747			747	13			13	760			760
	Census Tract Total		2,176			2,176	346			346	2,522		
922	922.01	116			116	33	4	4	41	149	4	4	157
	922.02	439			439	448			448	887			887
	922.03	1,838	122		1,960	229	79		308	2,067	201		2,268
	922.04	199			199	151			151	350			350
	922.05	1,085			1,085	321			321	1,406			1,406

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1996)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
922	Census Tract Total	3,677	122		3,799	1,182	83	4	1,269	4,859	205	4	5,068
923	923.01	616	467		1,083	43			43	659	467		1,126
	Census Tract Total	616	467		1,083	43			43	659	467		1,126
924	924.01	306	1,211		1,517	182			182	488	1,211		1,699
	Census Tract Total	306	1,211		1,517	182			182	488	1,211		1,699
TOTAL		174,015	79,334	80,774	334,123	36,503	10,645	16,844	63,992	210,518	89,979	97,618	398,115

- 1/ Comprises part of the Town of Vienna (Vienna is composed of Census Tracts 607 through 610).
2/ Comprises part of the Town of Herndon (Herndon is composed of Census Tracts 808 and 809).
3/ Town of Clifton (Clifton is composed of Census Tract 909).