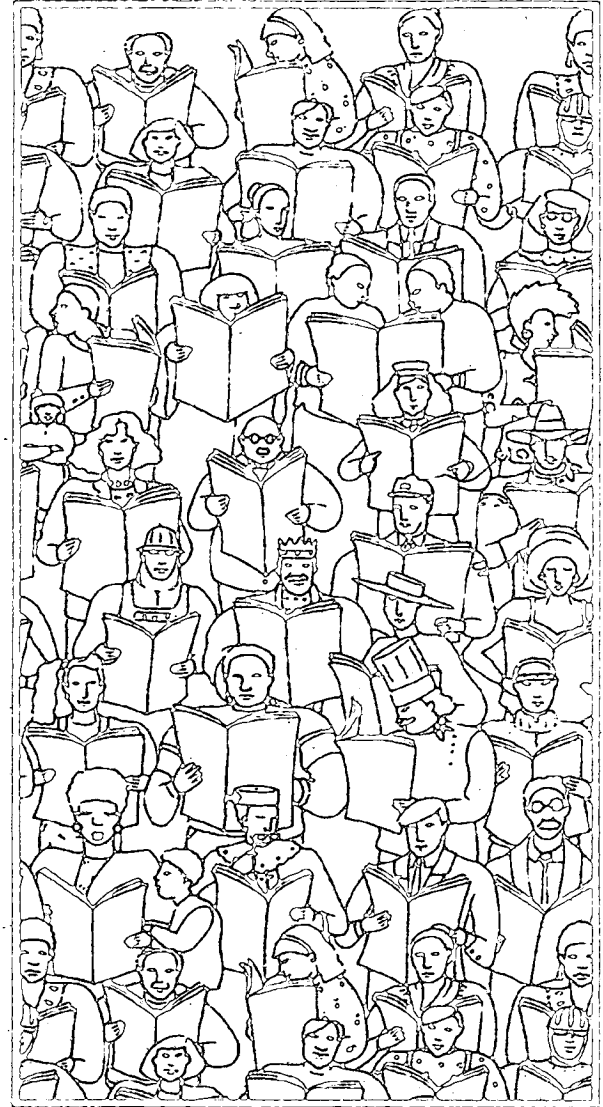
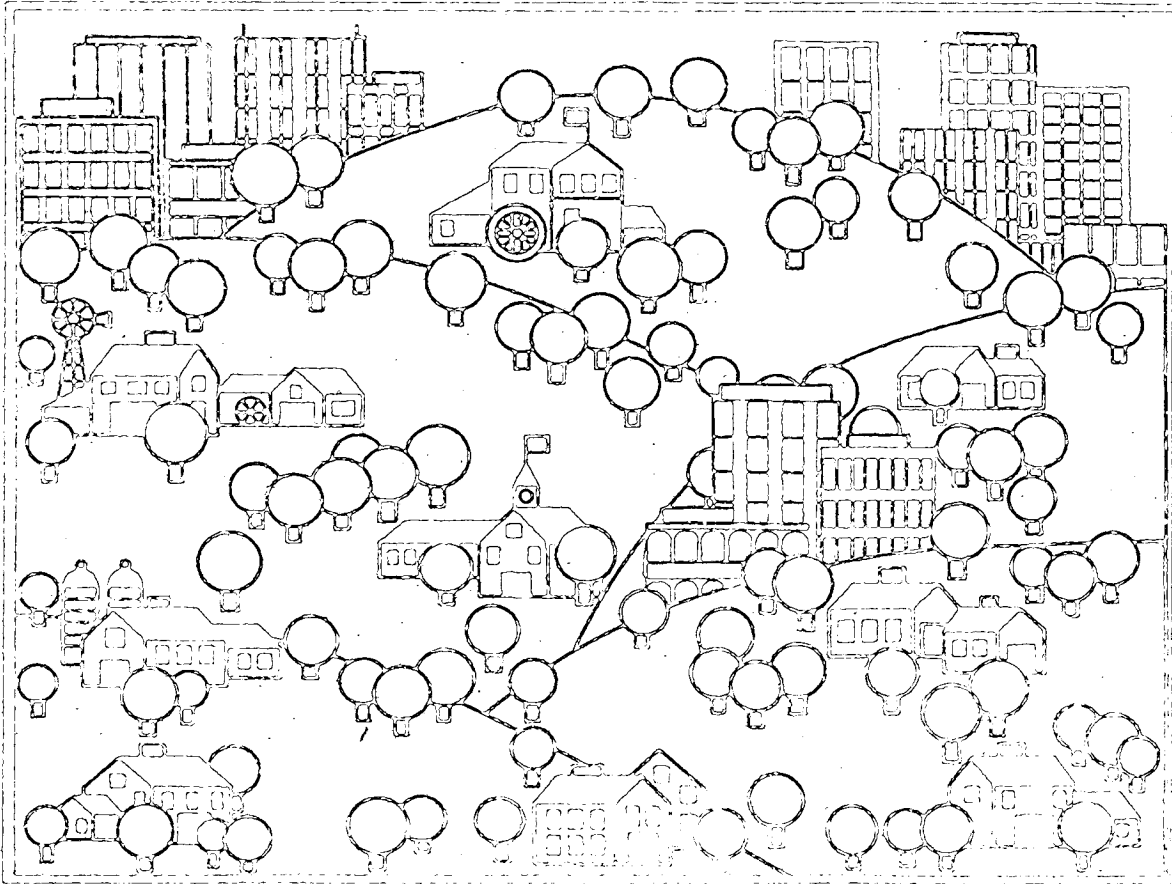


Demographic Reports 1998

Fairfax County, Virginia

A Report of the Urban Development Information System (UDIS)



*Department of
Management & Budget*



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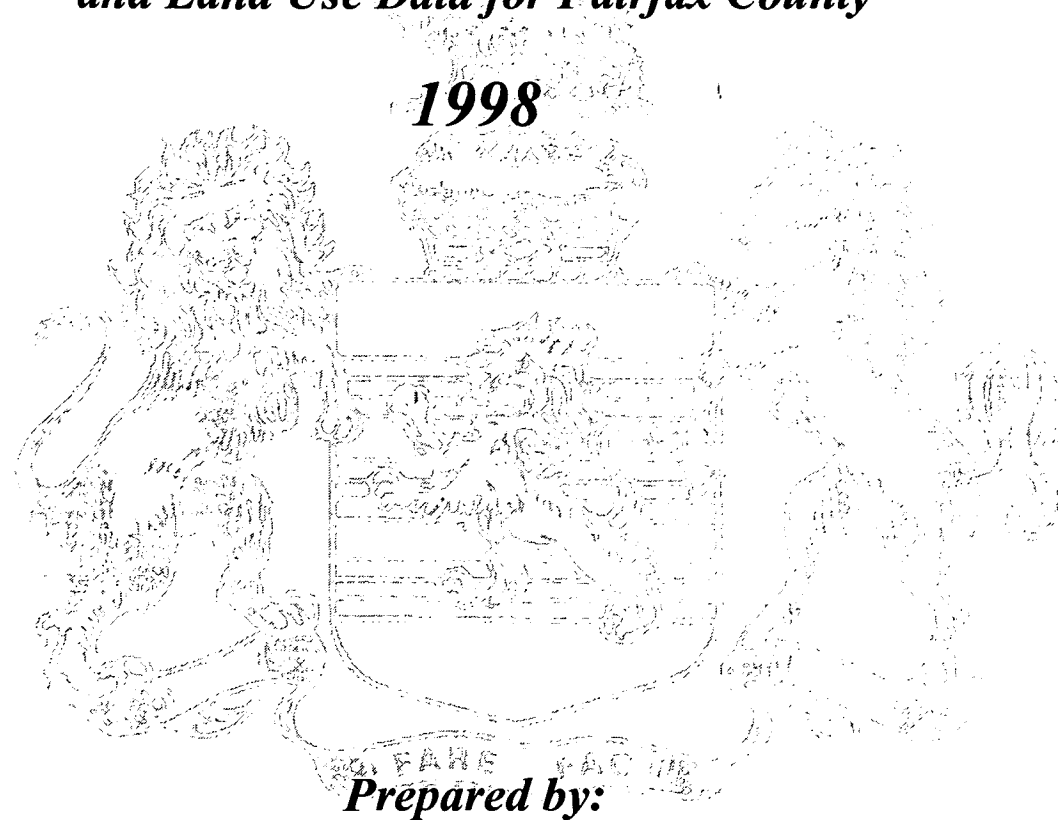
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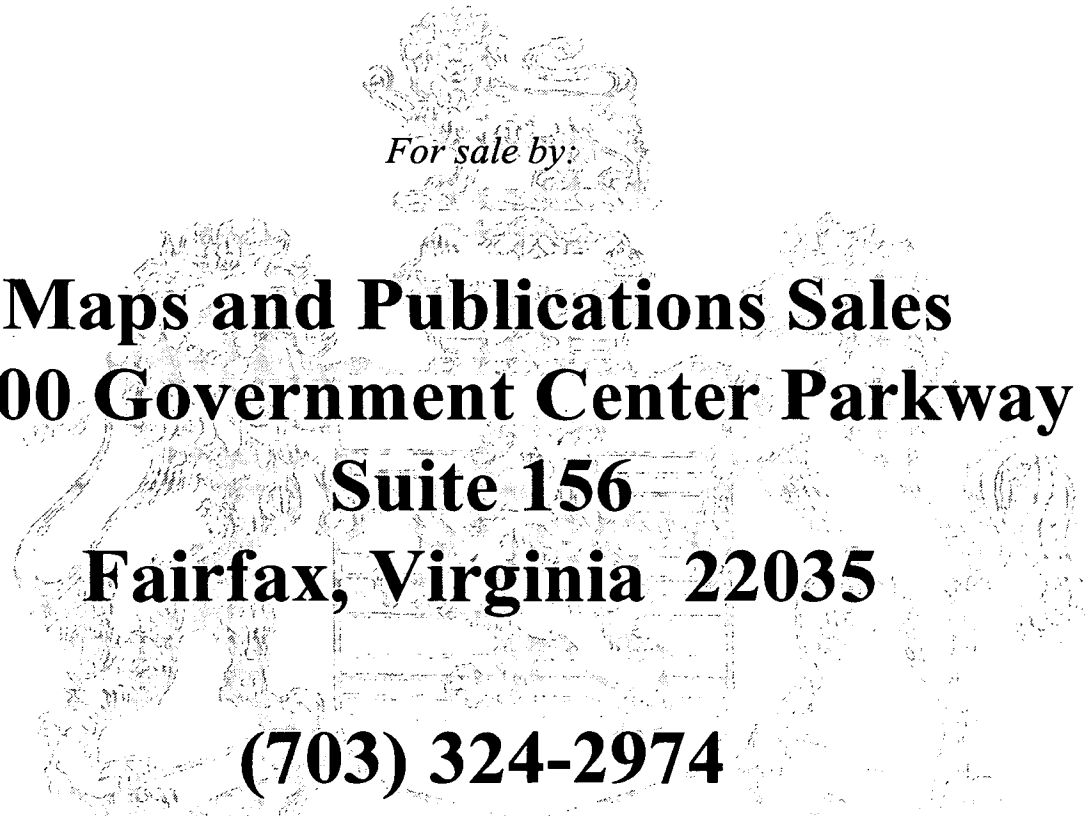
*Providing a Summary and Analysis of Population, Housing, Development Activity
and Land Use Data for Fairfax County*

1998



Prepared by:

Fairfax County
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FOREWORD

The Demographic Reports is a compilation of population, housing development activity, nonresidential gross floor area, and land use information. Specifically, within the Demographic Reports are tables showing the following: a Demographic Profile of Fairfax County; population estimates, densities, and forecasts; the County's dwelling unit inventory by type of unit; ranges of estimated market values of houses in the County; housing unit forecasts; the number and type of units within the County's residential development process; nonresidential structures; and existing and planned land use data. Various geographic arrangements are used to present the data, such as Supervisor Districts, Planning Districts, Sewersheds, and Census/Subcensus Tracts. Also, within each section of the Demographic Reports is a narrative that highlights significant changes in the data, major trends/occurrences, and methodologies, where appropriate. All information, except the historical and forecast data, is as of January 1, 1998.

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

storage facilities. A complete list of all available Economic and Demographic Publications is on page *vii* of this section.

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

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

Inquiries concerning the Demographic Reports should be directed to:

**The Department of Management and Budget
Economic and Demographic Team
12000 Government Center Parkway
Suite 561
Fairfax, Virginia 22035-0074
(703) 324-4519 or
TDD 1-800 828-1120.**

ECONOMIC & DEMOGRAPHIC PUBLICATIONS

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

Tel: 703/324-2974 TDD Tel: 1-800/828-1120

Demographic Reports (1998) \$18
Small area housing, population, development and land use information. Estimates and forecasts of data presented by supervisor district, planning district, and by census tract and subcensus tract, in most cases. Also includes selected data from the 1990 Census.

Characteristics of Fairfax County Single Copy Free
An abbreviated demographic profile of Fairfax County.

Demographic Profiles of Planning Districts Single Copy Free
The 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.

Economic & Demographic Bulletins:

Publication 6 - 1994 Household Survey Results \$1

Publication 7 - 1996 Household Survey Highlights \$2

Publication 8 - A Profile of Persons Without Health Insurance Coverage (1996) \$2

Publication 9 - Fairfax County's Most Recent Residents (1996) \$2

Publication 10 - 1998 Household Survey Highlights \$2
Results of the 1998 Fairfax County Biennial Household Survey provides information on population, income, labor force

participation, transportation to work and school, disability status and other social characteristics.

Rental Housing Complex Census Analysis (1998) \$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.

Fairfax County Rental Housing Census Tables (1998) \$15
Document contains detailed tables of rental complex data by Supervisor District, Planning District, subcensus tract, map reference number, project name and type of structure. Data contained in the tables includes the number of units by bedroom type, vacancies by bedroom type, rent by bedroom type, age of project, amenities and disability features.

Offices (1998) \$3
A listing of office buildings in Fairfax County by type of structure. Includes gross floor area and year built.

Wholesale and Warehouse Storage Facilities (1998) \$1
A listing of existing wholesale and warehouse storage facilities in the County. Includes 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 (1998)** \$1
A listing of residential condominium projects including number of units, type of unit, year built and land area.
- Nonresidential Condominium Projects (1998)** \$1
A listing of nonresidential 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 (1998)** \$1
Tables showing summaries of nonresidential structures, including gross floor area of retail, industrial, office and institutional uses.
- Vacant Commercial/Industrial Land (1998)** \$1
A listing of vacant parcels planned for commercial/industrial uses. Includes land area, zoning, land use and map reference number.
- Vacant and Underutilized Multifamily Residential Land (1998)** \$1
A listing of vacant or partially improved parcels planned for multifamily housing (12 or more housing units per acre). Includes land area, zoning, land use and map reference number.

AVAILABLE ON 3.5" DISKETTE:

- Demographic Reports Data (1998)** \$10
A series of data files on computer diskette, providing the information presented in the Demographic Reports in Microsoft Excel (.xls) format. Data topics include population, housing units, residential development activity, gross floor area of nonresidential structures and existing and planned land use.
- Rental Housing Complex Census Data (1998)** \$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.

The address of the Economic and Demographic website:

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

The information contained in the Demographic Reports is presented in a variety of geographic arrangements -- supervisor district, planning district, sanitary sewer shed, 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 sewer sheds 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**

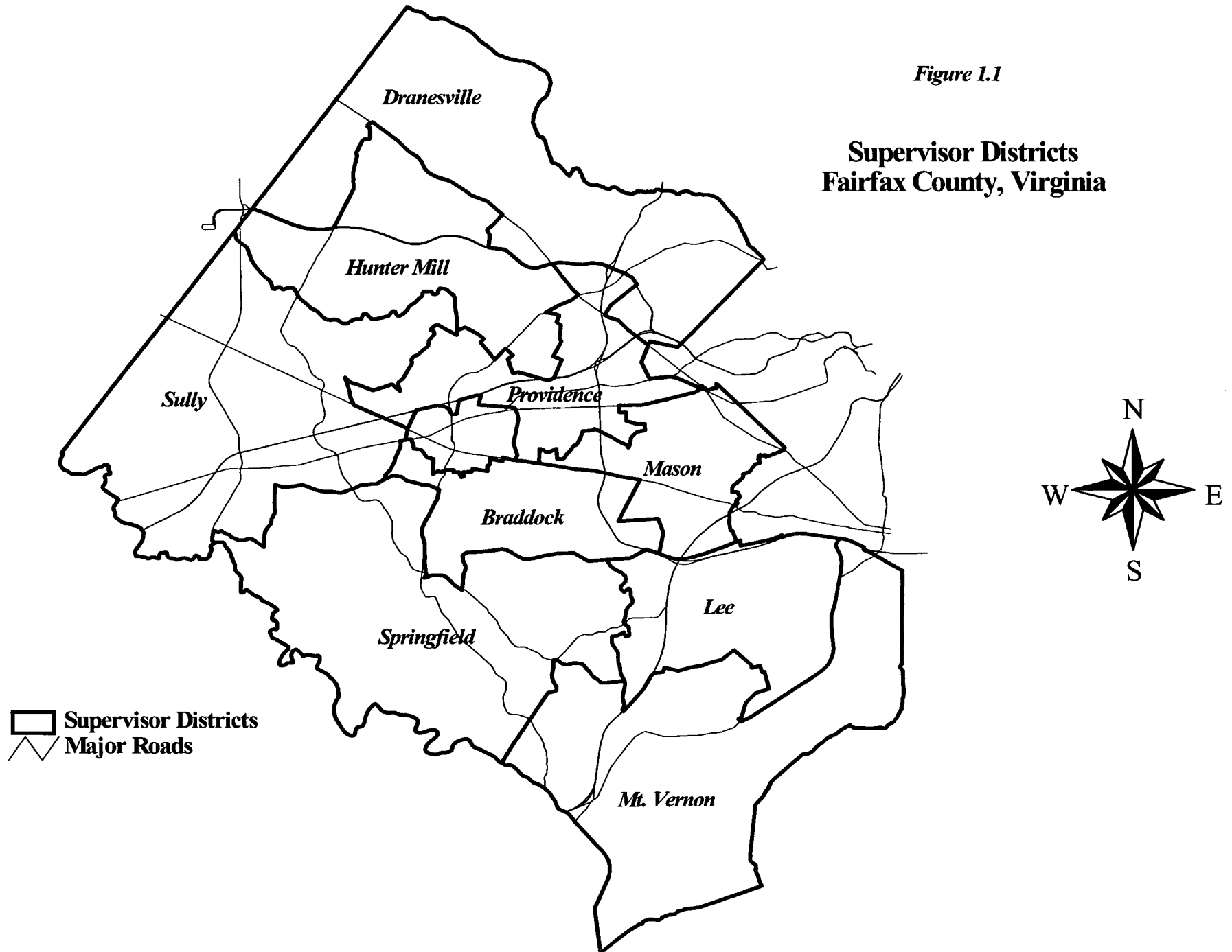


Figure 1.2

**Planning Districts
Fairfax County, Virginia**

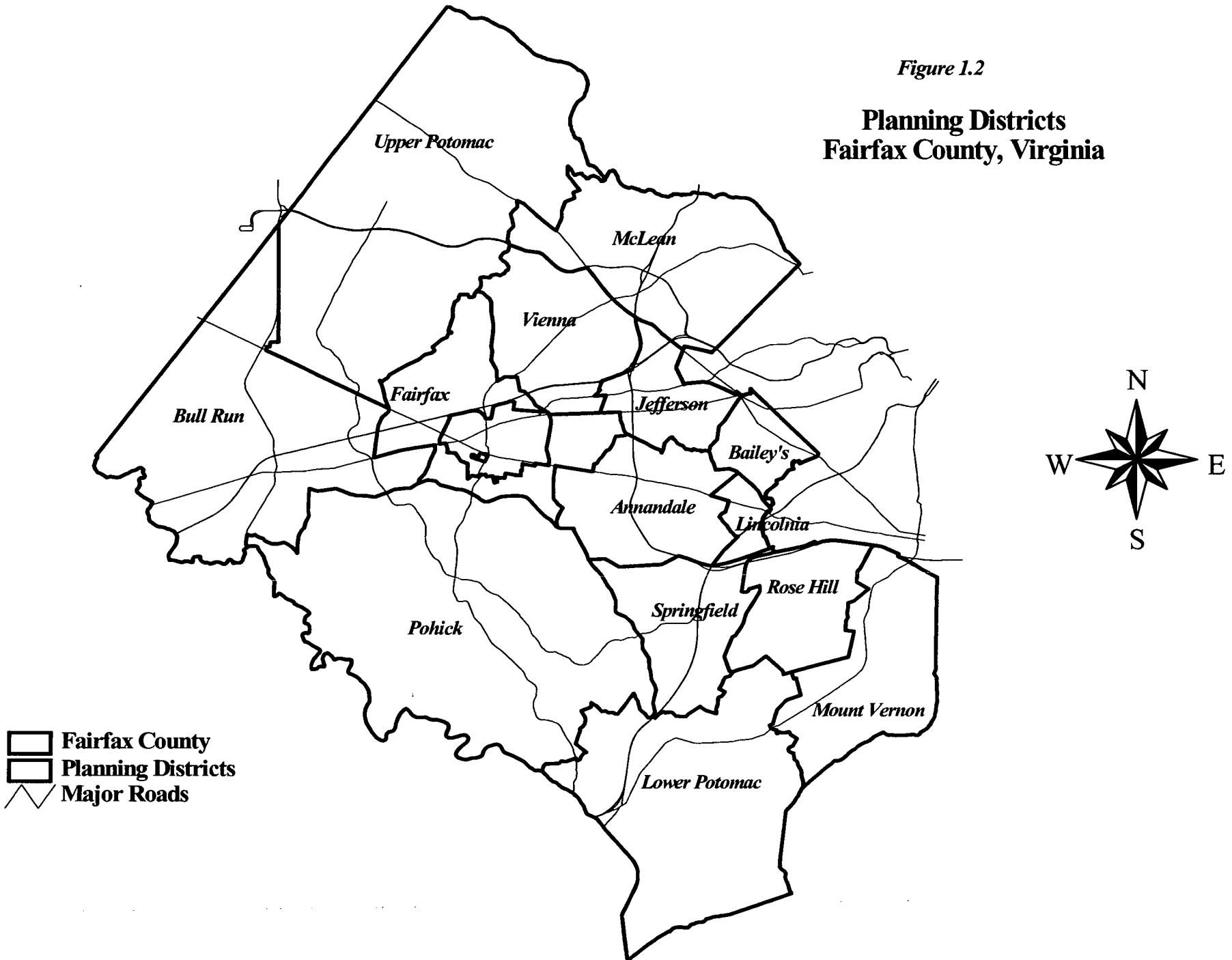


Figure 1.3

Major Roads Fairfax County, Virginia

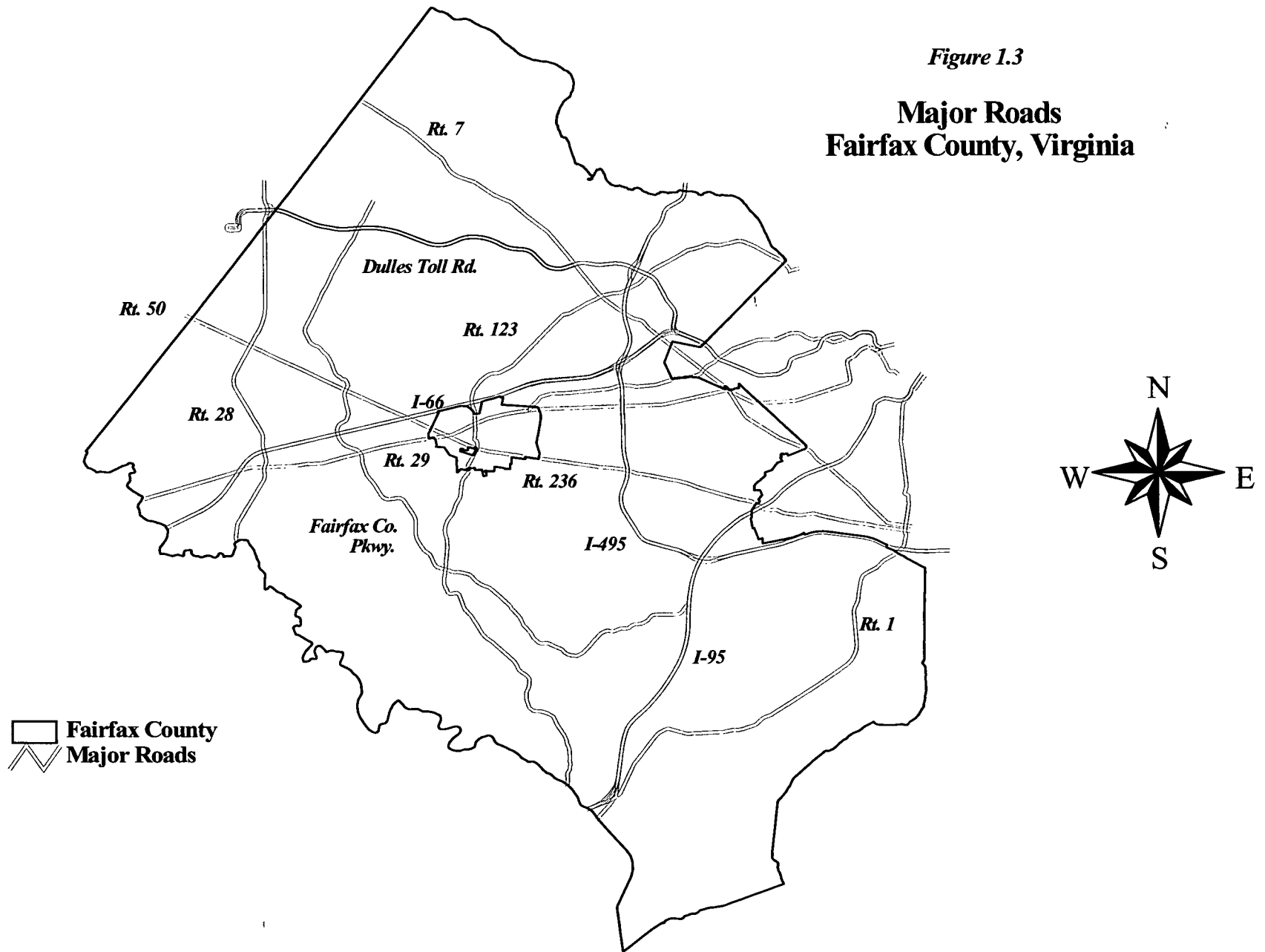


Figure 1.4

Sewersheds Fairfax County, Virginia

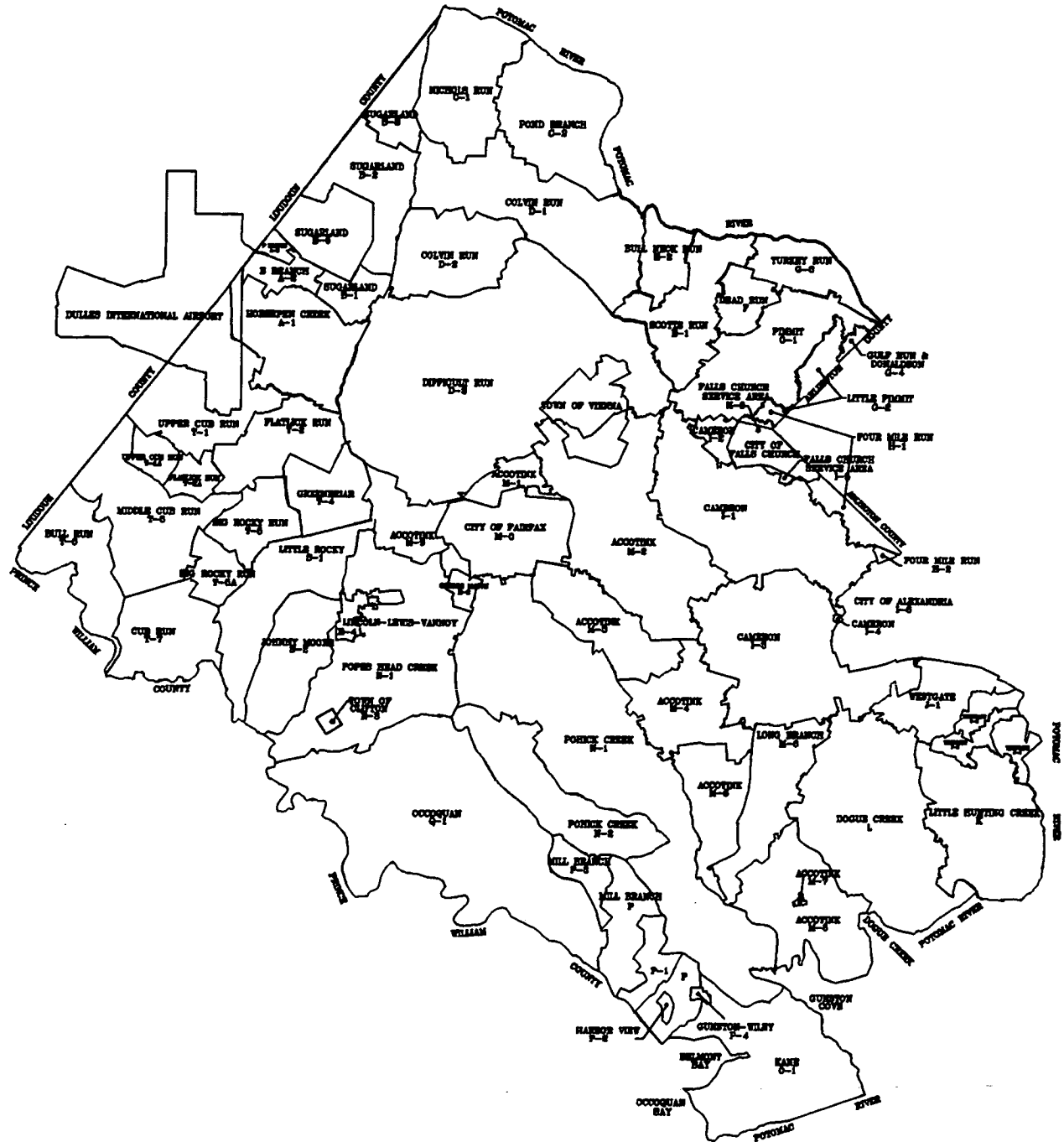


TABLE 1.1

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	P-4	Mill Branch (Gunston-Wiley)	Pump and Haul
D-3	Difficult Run	Blue Plains	Q-1	Occoquan	None
E-1	Scotts Run	Blue Plains	R-1	Popes Head Creek	None
E-2	Bull Neck Run	None	R-2	Upper Popes Head Creek	Lower Potomac
F	Dead Run	Blue Plains	R-3	Popes Head Creek (Clifton)	Pump and Haul
G-1	Pimmit	Blue Plains	R-4	Popes Head Creek	UOSA
G-2	Little Pimmit	Blue Plains	S-1	Little Rocky Run	UOSA
G-3	Turkey Run	Blue Plains	S-2	Johnny Moore Creek	None
G-4	Strohman Run	Blue Plains	T-1	Cub Run	UOSA
H-1	Four Mile Run	Arlington	T-2	Cub Run	UOSA
H-2	Four Mile Run	Arlington	T-3	Cub Run	UOSA
H-3	Cameron (Falls Church Service Area)	Alexandria and Arlington	T-4	Cub Run	UOSA
I-1	Cameron Run	Alexandria	T-5	Cub Run	UOSA
I-2	Cameron Run	Alexandria	T-6	Bull Run	None
I-3	Cameron Run	Alexandria	T-7	Cub Run	UOSA
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			

DEMOGRAPHIC PROFILE

The following section provides an overview of the information that is provided by the Fairfax County Department of Management and Budget in the 1998 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 Forecast Population, Housing Units and Occupied Housing Units
Fairfax County, 1970 to 2025**

Year	Population			Total Housing Units ^a	Households ^b		
	Total	Average Annual Increase	Average Annual Growth Rate		Total	Average Annual Increase	Average Annual Growth Rate
1970	424,300 ^c	--	--	130,800	126,500	--	--
1975	537,200	22,600	4.8%	173,000	166,400	8,000	5.6%
1980	596,900	11,900	2.1%	215,600	205,200	7,800	4.3%
1985	668,300	14,300	2.3%	247,800	238,500	6,700	3.1%
1990	818,600	30,100	4.1%	302,500	292,300	10,800	4.2%
1995	879,400	12,200	1.4%	328,200	317,000	4,900	1.6%
1998	931,500	17,400	1.9%	346,000	338,000	7,000	2.2%
2000	966,100	17,300	1.8%	359,600	351,700	6,900	2.0%
2005	1,028,100	12,400	1.3%	383,600	375,200	4,700	1.3%
2010	1,082,800	10,900	1.0%	405,800	396,900	4,300	1.1%
2015	1,135,900	10,600	1.0%	427,500	418,000	4,200	1.0%
2020	1,180,600	8,900	0.8%	446,100	436,100	3,600	0.9%
2025	1,208,700	5,600	0.5%	457,400	447,100	2,200	0.5%

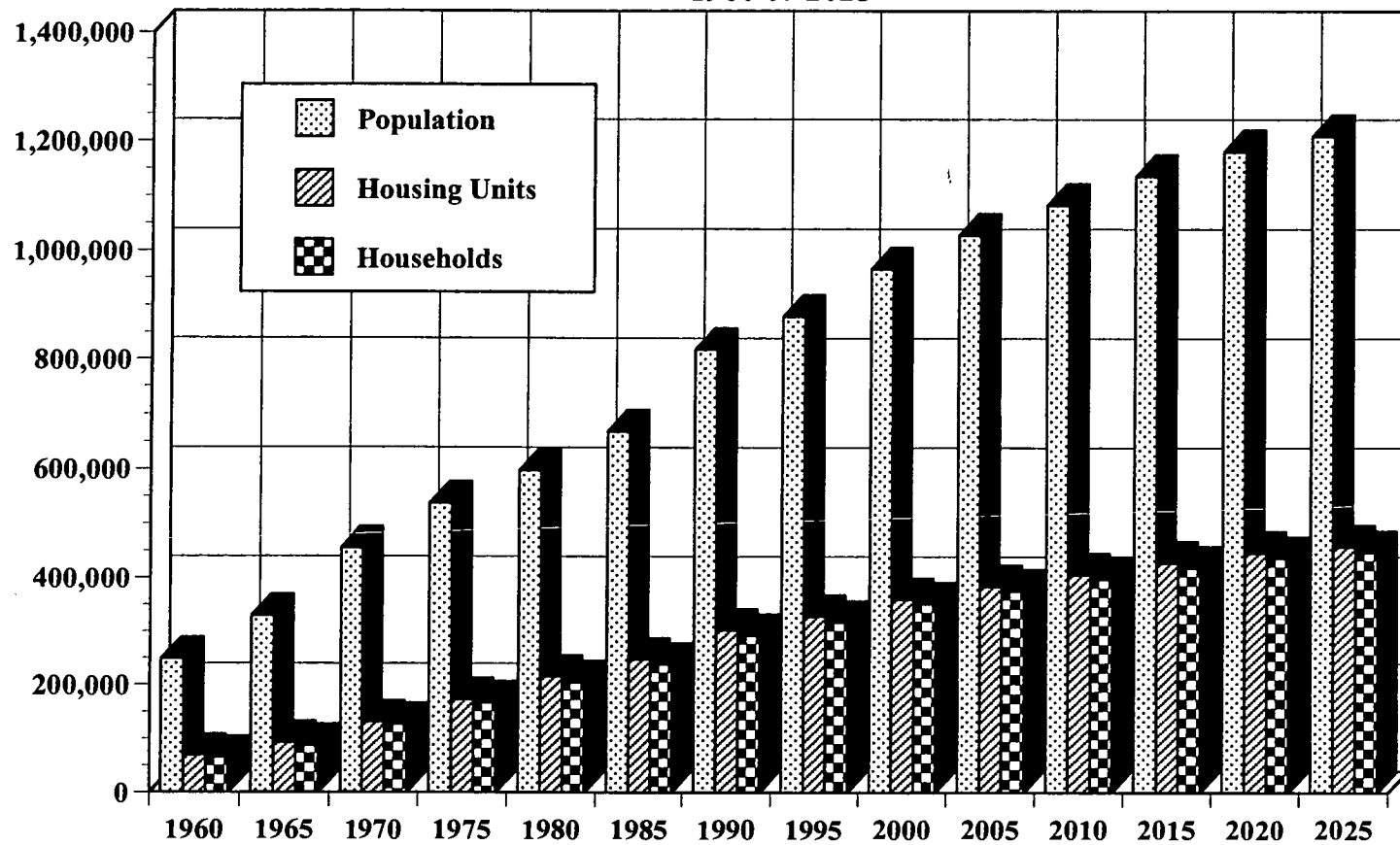
Sources: U.S. Bureau of the Census, 1970, 1980 and 1990 (figures as of April 1);
Department of Management and Budget, Fairfax County 1995 through 2025 (figures as of January 1).

^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 after 1975 revision.

Figure 2.1
Historical, Estimated and Forecast
Population, Housing Units and Households
1960 to 2025



*Sources: U.S. Bureau of the Census, U.S. Censuses of Population and Housing: 1960, 1970, 1980 and 1990;
 Fairfax County Department of Management and Budget: All other years shown.*

TABLE 2.2**Historical, Estimated and Forecast Population by Supervisor District
Fairfax County, 1990 to 2025**

Supervisor District	1990	1998	2000	2005	2010	2015	2020	2025
Braddock	90,767	89,431	89,674	92,876	95,317	97,591	99,368	100,579
Dranesville ^a	92,296	102,670	105,318	111,715	116,948	122,005	126,072	128,941
Hunter Mill ^b	90,714	108,141	115,101	123,611	131,423	139,088	145,861	150,047
Lee	90,049	101,924	112,777	123,502	133,292	142,547	149,572	153,760
Mason	90,725	91,785	93,105	96,969	100,769	104,550	107,928	109,806
Mount Vernon	87,124	96,146	97,923	102,284	106,049	109,688	112,807	114,820
Providence	90,778	103,434	106,141	113,121	119,906	126,644	132,679	136,154
Springfield ^c	92,626	102,305	103,551	108,320	112,179	115,837	118,823	120,916
Sully	93,505	135,616	142,547	155,681	166,928	177,923	187,516	193,709
Fairfax County	818,584	931,452	966,137	1,028,079	1,082,811	1,135,873	1,180,626	1,208,732

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1990. (Figures as of April 1.);

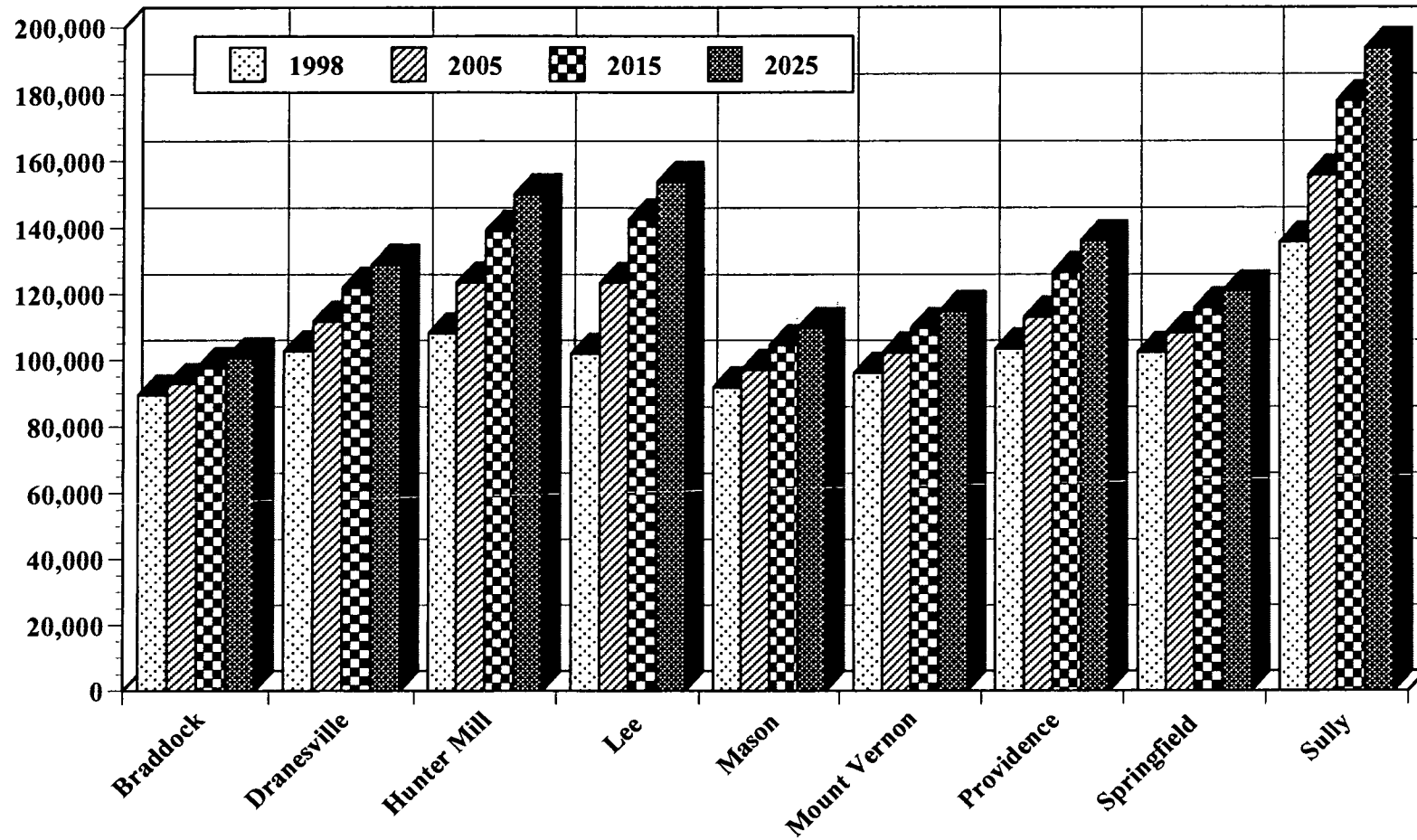
Fairfax County Department of Management and Budget: 1995 through 2025. (Figures as of January 1.)

a Includes the Town of Herndon.

b Includes the Town of Vienna.

c Includes the Town of Clifton.

Figure 2.2
Estimated and Forecast Population by Supervisor District
Fairfax County, 1998 to 2025



Source: Fairfax County Department of Management and Budget.

TABLE 2.3

**Historical, Estimated and Forecast Population by Planning District
Fairfax County, 1980 to 2025**

Planning District	1980	1990	1998	2000	2005	2010	2015	2020	2025
Annandale	66,466	66,329	67,455	67,791	69,091	70,157	71,152	71,939	72,438
Baileys	30,290	38,392	38,332	38,611	40,719	42,961	45,231	47,316	48,399
Bull Run	23,566	66,234	99,367	104,481	114,923	123,923	132,740	140,545	145,501
Fairfax	32,332	45,244	50,888	52,703	56,089	59,066	61,992	64,540	66,107
Jefferson	38,152	42,859	46,204	47,478	49,234	51,045	52,873	54,532	55,418
Lincolnia	9,978	14,010	13,960	14,682	15,839	16,971	18,090	19,106	19,685
Lower Potomac	16,305	24,371	26,286	27,319	29,147	30,946	32,731	34,397	35,378
McLean	54,669	58,747	65,200	66,265	68,805	70,991	73,128	74,882	76,013
Mount Vernon	79,533	82,483	84,241	84,972	89,551	93,521	97,395	100,748	102,807
Pohick ^a	71,543	127,040	137,833	139,311	146,000	151,349	156,381	160,437	163,287
Rose Hill	23,262	34,520	44,925	46,458	49,848	52,945	55,948	58,635	60,320
Springfield	31,667	39,919	45,291	54,423	59,538	64,098	68,211	70,557	71,964
Upper Potomac ^b	70,795	125,169	153,458	161,891	175,892	188,288	200,409	210,829	217,580
Vienna ^c	48,343	53,267	58,012	59,752	63,403	66,550	69,592	72,163	73,835
Fairfax County	596,901	818,584	931,452	966,137	1,028,079	1,082,811	1,135,873	1,180,626	1,208,732

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1980 and 1990 (Figures as of April 1).

Fairfax County Department 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 Forecast Population by Age Group
Fairfax County, 1998 - 2010**

Age Group	1998		2000		2005		2010	
	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent
Under 5	56,648	6.1%	37,436	3.9%	53,888	5.2%	56,490	5.2%
5 to 9	66,741	7.2%	58,136	6.0%	44,012	4.3%	59,913	5.5%
10 to 14	63,768	6.8%	67,796	7.0%	63,539	6.2%	48,960	4.5%
15 to 19	63,197	6.8%	66,388	6.9%	74,987	7.3%	70,327	6.5%
20 to 24	48,478	5.2%	64,006	6.6%	68,110	6.6%	76,525	7.1%
25 to 34	140,985	15.1%	112,937	11.7%	125,632	12.2%	146,308	13.5%
35 to 44	169,097	18.2%	165,339	17.1%	147,243	14.3%	127,361	11.8%
45 to 54	159,104	17.1%	165,782	17.2%	167,214	16.3%	165,167	15.3%
55 to 64	86,869	9.3%	122,544	12.7%	153,795	15.0%	160,258	14.8%
65 and Over	76,566	8.2%	105,772	10.9%	129,659	12.6%	171,503	15.8%
Total	931,452	100.0%	966,137	100.0%	1,028,079	100.0%	1,082,811	100.0%

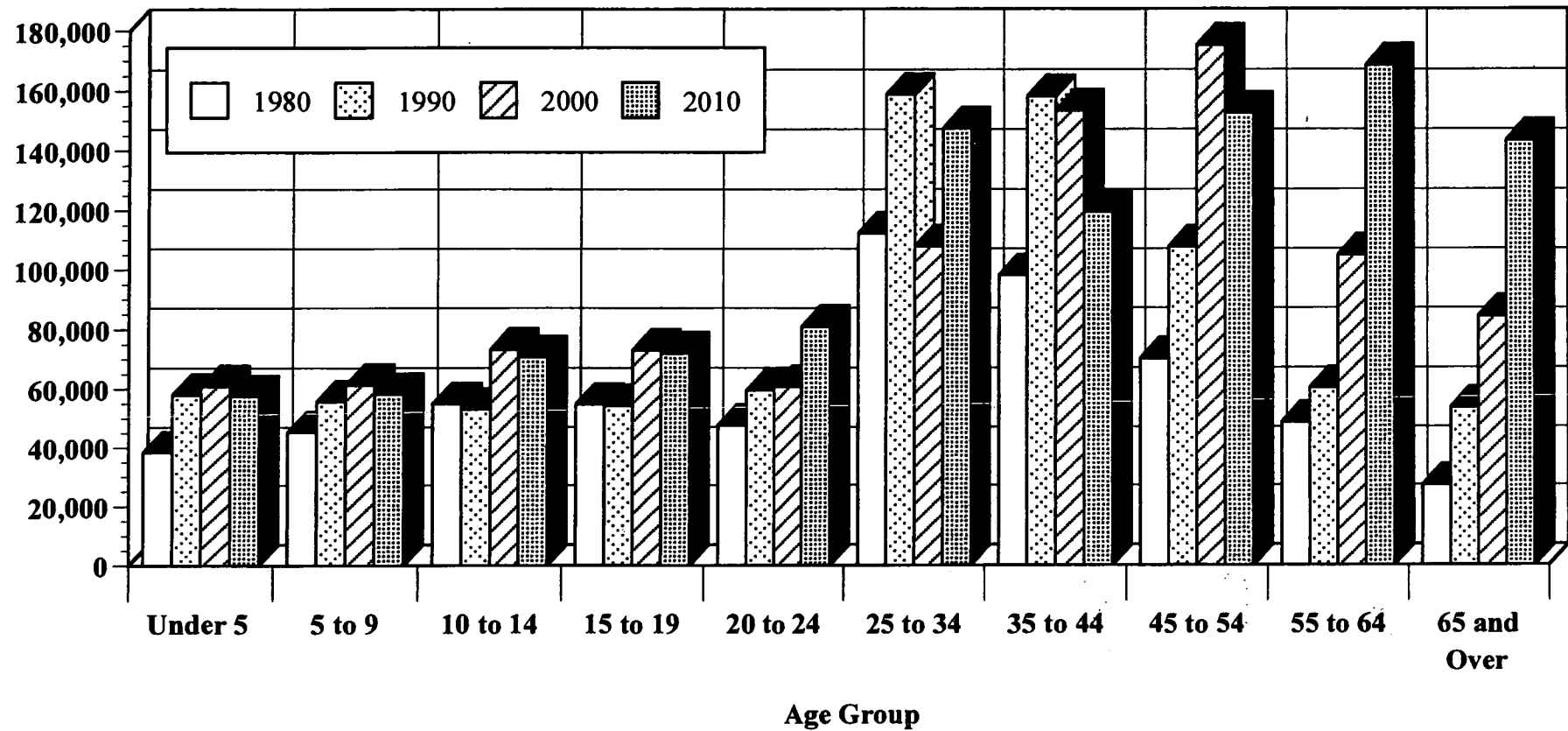
Source: Fairfax County Department of Management and Budget.

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

Figures include all group quarters population, including D.C. Corrections and Ft. Belvoir.

Figure 2.3
Population Age Distribution
Fairfax County, 1980 - 2010

Persons



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

TABLE 2.6

**Population of Towns in Fairfax County
1982 to 1998**

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

Sources: U.S. Bureau of the Census, *Census of Population and Housing: 1990*
Fairfax County Department of Management and Budget,
1982-1989 and 1991-1998.

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%
Fairfax County	596,901	100.0%	818,584	100.0%
Hispanic ^a	19,983	3.3%	51,874	6.3%

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

^aHispanic persons may be of any race.

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

TABLE 2.8

**Household and Family Income Distribution
Fairfax County, 1997**

Income Level	Percent of Households	Percent of Families
Under \$25,000	8.7%	6.5%
\$25,000 - \$49,999	19.7%	15.1%
\$50,000 - \$74,999	23.2%	20.5%
\$75,000 - \$99,999	16.6%	18.4%
\$100,000 - \$149,999	21.1%	26.0%
\$150,000 or More	10.7%	13.4%
Total	100.0%	100.0%

*Source: 1998 Household Survey,
Fairfax County Department of Management and Budget.*

*Notes: Percentages may not sum to total due to rounding.
Data pertain to income reported for 1997.*

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 1997**

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
1997	\$72,000	\$84,000

Sources: U.S. Census Bureau, U.S. Census of Population and Housing; 1980 and 1990; Summary Tape File 3, Virginia; Fairfax County Department of Management and Budget, 1982, 1984 1986, 1988, 1992, 1994, 1996 and 1998 Fairfax County Household Survey; 1995 Fairfax-Falls Church Community Needs Assessment Survey.

Figures are rounded to the nearest \$100.

TABLE 2.10

**Historical, Estimated and Forecast Housing Units by Planning District
Fairfax County, 1970 to 2025**

Planning District	1970	1980	1990	1998	2000	2005	2010	2015	2020	2025
Annandale	17,413	23,600	24,901	25,244	25,345	25,845	26,268	26,658	26,972	27,170
Baileys	10,770	13,963	16,573	17,165	17,289	18,286	19,354	20,442	21,443	21,957
Bull Run	3,927	7,705	24,559	36,592	38,639	42,443	46,004	49,521	52,681	54,623
Fairfax	6,783	11,838	17,181	20,022	20,825	22,223	23,544	24,846	26,003	26,688
Jefferson	12,587	15,033	17,365	18,575	19,102	19,898	20,747	21,598	22,382	22,795
Lincolnia	3,592	4,128	5,464	5,579	5,858	6,350	6,829	7,299	7,730	7,974
Lower Potomac ¹	3,350	3,968	3,936	5,341	5,827	6,587	7,343	8,102	8,803	9,212
McLean	13,307	19,874	23,601	25,911	26,297	27,385	28,366	29,334	30,158	30,653
Mount Vernon	23,565	31,491	35,338	36,137	36,343	38,201	39,938	41,631	43,115	44,005
Pohick ²	3,884	22,547	41,032	44,601	45,039	47,210	48,955	50,595	51,934	52,868
Rose Hill	5,979	7,591	13,524	18,400	19,019	20,451	21,786	23,075	24,245	24,963
Springfield	8,914	11,432	14,590	16,375	20,002	21,982	23,750	25,348	26,245	26,782
Upper Potomac ³	6,239	25,702	44,898	54,771	58,090	63,467	68,404	73,266	77,559	80,226
Vienna ⁴	10,507	16,774	19,502	21,256	21,893	23,302	24,542	25,750	26,781	27,440
Fairfax County	130,817	215,646	302,464	345,969	359,568	383,630	405,830	427,465	446,051	457,356

Sources: U.S. Bureau of the Census: 1970 and 1980; Fairfax County Department of Management and Budget: 1990 through 2025.

¹ 1970 and 1980 figures include units at Fort Belvoir; 1990 through 2025 do not. As of April 1990, there were 2,106 units on Fort Belvoir.

² Includes the Town of Clifton.

³ Includes the Town of Herndon.

⁴ Includes the Town of Vienna.

TABLE 2.11

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

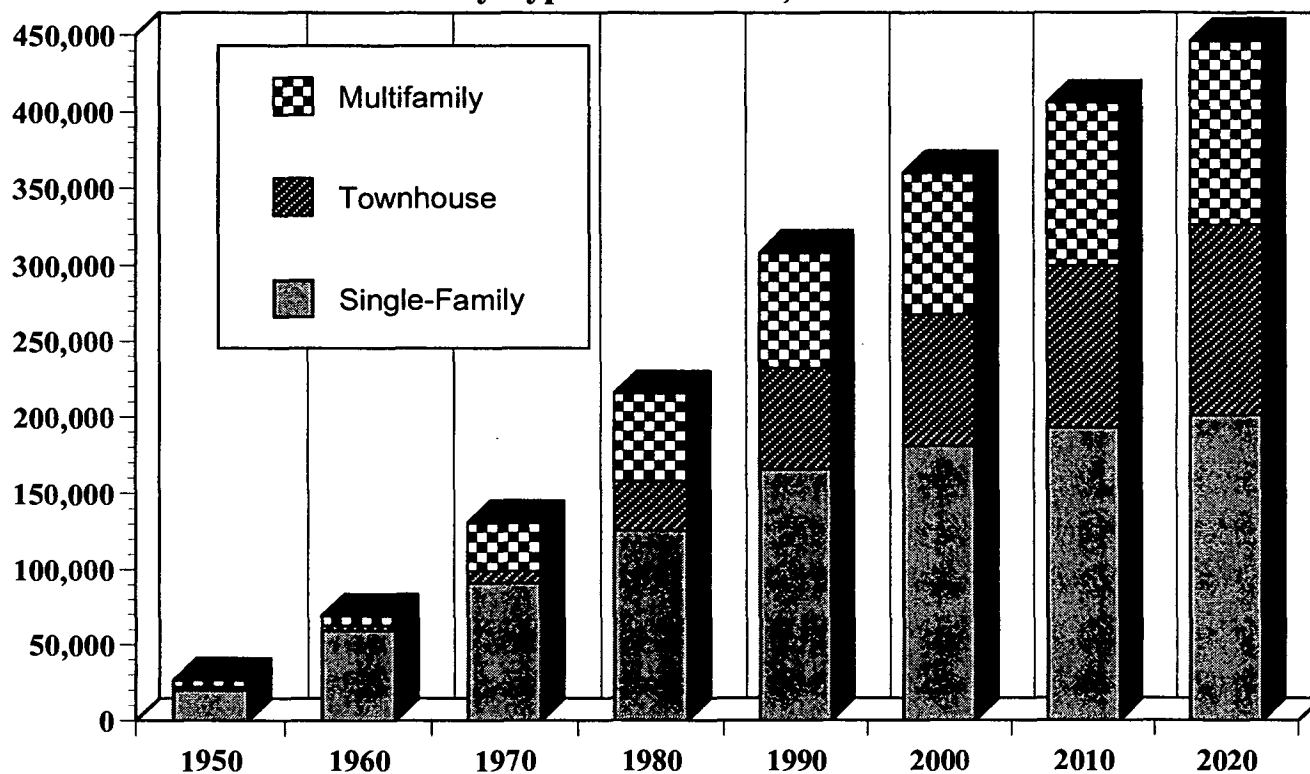
Year	Single Family		Townhouse		Multifamily		Total	
	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total
1950	19,979	75.2%	1,997	7.5%	4,582	17.3%	26,558	100.0%
1960	59,261	85.7%	3,526	5.1%	6,394	9.2%	69,181	100.0%
1970 ¹	91,134	69.7%	7,747	5.9%	31,887	24.4%	130,768	100.0%
1980 ¹	125,717	58.3%	31,882	14.8%	58,072	26.9%	215,671	100.0%
1990	163,029	53.9%	67,306	22.3%	72,129	23.8%	302,464	100.0%
1995	172,359	52.5%	77,356	23.6%	78,436	23.9%	328,151	100.0%
1998	177,312	51.3%	83,152	24.0%	85,505	24.7%	345,969	100.0%
2000	180,427	50.2%	87,135	24.2%	92,041	25.6%	359,603	100.0%
2005	187,720	48.9%	97,184	25.3%	98,740	25.7%	383,644	100.0%
2010	192,878	47.5%	106,813	26.3%	106,155	26.2%	405,845	100.0%
2015	197,710	46.3%	116,148	27.2%	113,623	26.6%	427,481	100.0%
2020	201,050	45.1%	124,809	28.0%	120,203	26.9%	446,062	100.0%
2025	203,902	44.6%	130,020	28.4%	123,434	27.0%	457,356	100.0%

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1950 through 1980; Fairfax County Department of Management and Budget: 1990 through 2025.

Notes: 1995 and 1998 figures are estimates; 2000 through 2025 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.

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

Figure 2.4
**Historical and Forecast Housing Units
 by Type of Structure, 1950-2020**



*Sources: Data for 1950-1990 U.S. Census Bureau;
 Data for 2000-2020, Fairfax County Department of Management and Budget.*

TABLE 2.12

**Rental Housing Complex Census: Total and Participating Units,
Vacancy Rate and Average Monthly Rent
Fairfax County, 1975 to 1998**

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
1997	51,974	51,240	5.0%	\$809
1998	53,734	53,397	5.5%	\$849

Source: *Fairfax County Rental Housing Complex Census Analysis, 1998, Department 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 1998**

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%
1997	\$185,700	-0.3%
1998	\$185,600	-0.1%

Source: *Fairfax County Department 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 1998**

Planning District	Median Market Value				Average Market Value			
	Single Family	Townhouse	Condominium Apartment	All Units	Single Family	Townhouse	Condominium Apartment	All Units
Annandale	\$201,346	\$154,954	\$64,242	\$184,035	\$215,218	\$153,547	\$69,863	\$191,260
Baileys	\$218,013	\$158,065	\$75,423	\$142,385	\$251,392	\$173,554	\$84,023	\$167,297
Bull Run	\$228,629	\$132,032	\$97,044	\$166,836	\$238,567	\$132,001	\$102,551	\$184,240
Fairfax	\$264,747	\$162,006	\$97,130	\$205,898	\$288,617	\$167,114	\$97,004	\$228,504
Jefferson	\$179,255	\$155,943	\$73,226	\$164,527	\$197,925	\$165,270	\$79,194	\$168,466
Lincolnia	\$186,363	\$158,817	\$71,413	\$168,967	\$204,290	\$172,310	\$78,218	\$180,584
Lower Potomac	\$161,303	\$113,686	\$102,473	\$122,291	\$210,194	\$111,959	\$102,074	\$145,867
McLean	\$317,877	\$231,548	\$121,361	\$276,000	\$385,302	\$251,915	\$126,604	\$336,905
Mount Vernon	\$218,678	\$104,564	\$81,125	\$162,269	\$240,760	\$108,943	\$87,912	\$184,986
Pohick ¹	\$231,105	\$134,451	\$98,021	\$198,294	\$262,735	\$136,112	\$97,135	\$218,060
Rose Hill	\$185,547	\$164,584	\$113,750	\$167,905	\$199,520	\$168,214	\$109,209	\$177,292
Springfield	\$177,228	\$141,489	\$71,630	\$161,073	\$189,771	\$148,332	\$72,117	\$165,593
Upper Potomac ²	\$255,904	\$135,835	\$70,924	\$201,708	\$300,388	\$143,438	\$79,561	\$233,539
Vienna ³	\$240,321	\$169,327	\$68,755	\$222,802	\$263,426	\$187,192	\$68,962	\$240,660
Fairfax County	\$227,884	\$140,307	\$82,698	\$185,640	\$262,784	\$147,370	\$90,145	\$212,367

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

¹Includes the Town of Clifton.

²Includes the Town of Herndon.

³Includes the Town of Vienna.

TABLE 2.15

**Population, Median Household Income and Median Family Income by Jurisdiction
Washington DC Metro Area, Virginia and the United States**

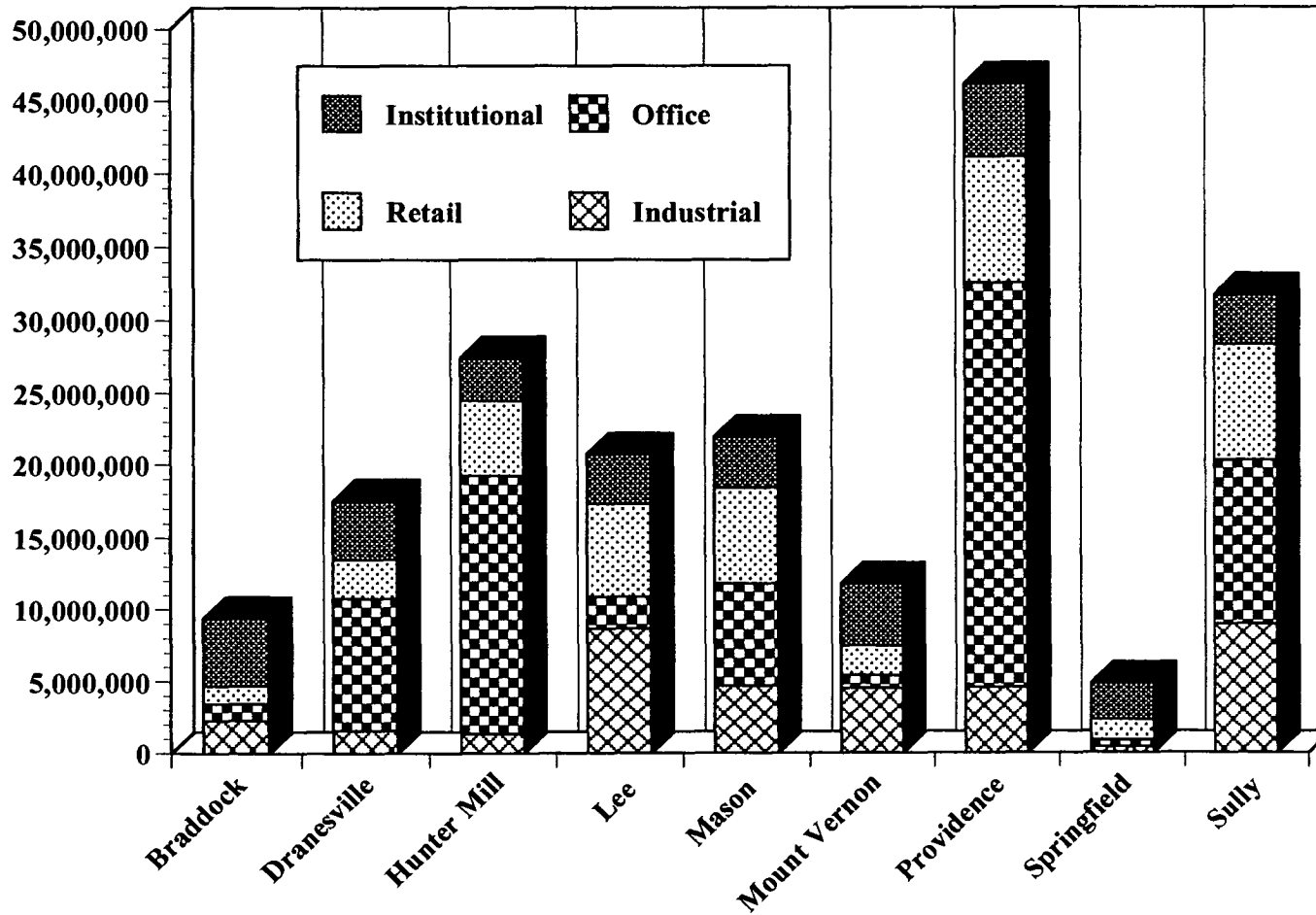
Jurisdiction	1990 Population	1989 Median Household Income	1989 Median Family Income
Fairfax County, VA	818,584	\$59,284	\$65,201
Arlington County, VA	170,936	\$44,600	\$55,346
Clarke County, VA	12,101	\$34,636	\$38,096
Culpeper County, VA	27,791	\$33,523	\$36,605
Fauquier County, VA	48,741	\$45,222	\$48,806
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 Metro Area	4,223,485	\$45,901	\$52,669
State of Virginia	6,187,358	\$33,328	\$38,213
United States	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.

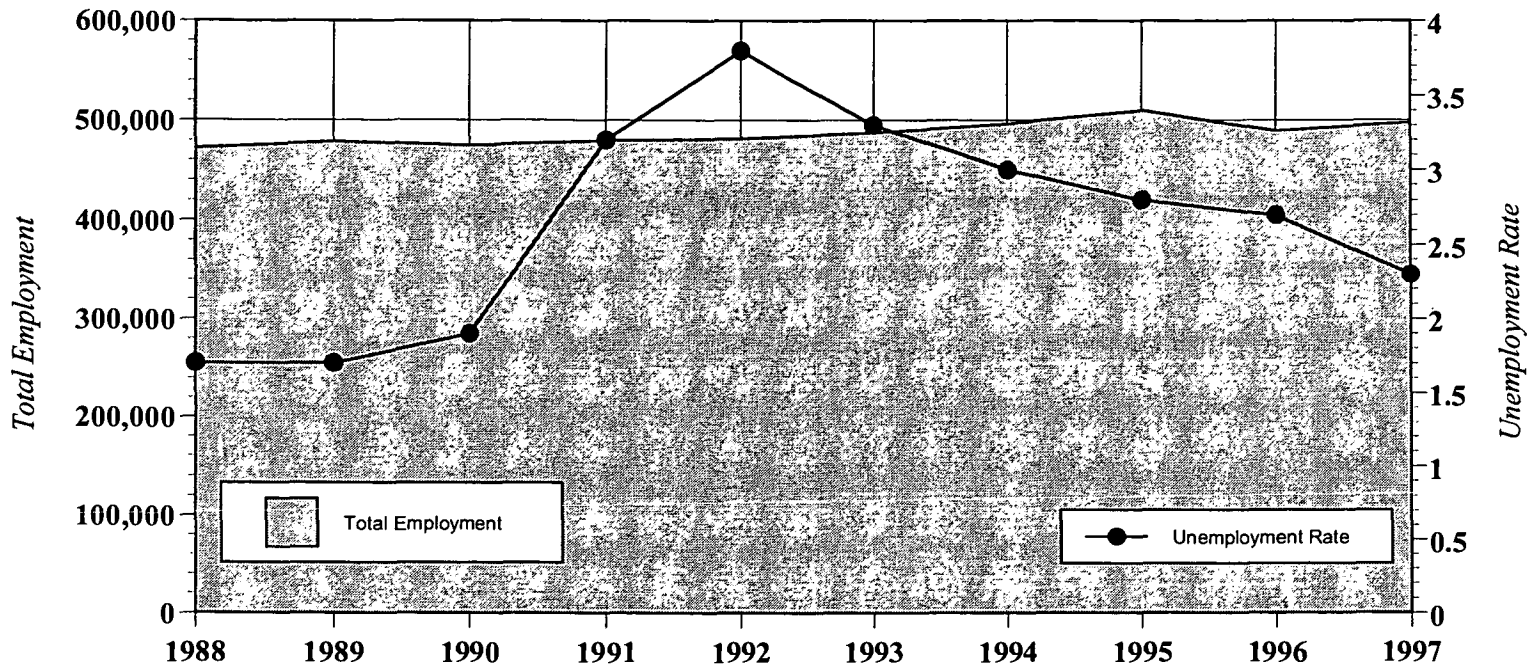
Family Income is derived by including only those households containing two or more persons related by blood, marriage, or adoption.

Figure 2.5
**Nonresidential Structure Gross Floor Area
 by Supervisor District, January 1998**



Source: Fairfax County Department of Management and Budget.

Figure 2.6
**Average Annual Unemployment Rate and
 Total Employment
 Fairfax County, 1988 to 1997**



1998

	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997
Total Employment	471,794	478,704	474,465	479,694	481,600	487,588	496,626	510,122	489,573	497,765
Unemployment Rate	1.7	1.7	1.9	3.2	3.8	3.3	3.0	2.8	2.7	2.3

Source: Virginia Employment Commission.

Note: Total Employment refers to the number of employed Fairfax County residents, regardless of their place of employment. Beginning in 1996, Total Employment was estimated based on revised benchmarks, therefore 1996 and 1997 figures may not be comparable to earlier figures.

CURRENT POPULATION

Total Population

As of January 1998, there were an estimated 931,452 persons residing in Fairfax County. The County's population increased by 19,326 persons, or 2.1 percent, over the 1997 population estimate of 912,126.

Population by Supervisor District

Among the nine supervisor districts, the Sully District was, by far, the largest in terms of total population (135,616 persons). The Braddock and Mason Districts had the lowest total populations with 89,431 persons and 91,785 persons, respectively.

Population Density

Population density is based on the total acres in the County, excluding roads and water areas. The population density for Fairfax County was approximately 4.1 persons per acre, or 2,603 persons per square mile. The Springfield District had the lowest population density among supervisor districts with 2.5 persons per acre while the Mason District had the highest population density with 8.1 persons per acre.

Population Estimation Methodology

The current population estimates are summarized by supervisor district and township, planning district, sewershed, and census and subcensus tract. Population estimates are developed for these specific geographical areas by applying vacancy rates and

household size factors by dwelling unit type for the applicable planning district to the current housing inventory of the geographical area.

The household size factors used for the population estimates were determined from the results of the 1998 Household Survey. The vacancy rates for owned housing were determined using the Fairfax County Water Authority files, other adjacent jurisdictions' water customer files which serve Fairfax residents and the 1998 Rental Housing Census.

The household size factors and vacancy rates used for each planning district and dwelling unit type are presented in Table 3.1. Figure 3.1 depicts the relationship between average household sizes in Fairfax County, the U.S. and the Census Bureau's South U.S. region from 1966 to 1998.

Table 3.2 shows the special institutional population from 1985 to 1998. The population totals of special institutions, such as Fort Belvoir and the District of Columbia Correctional Complex at Lorton, were obtained directly from these institutions. As of January 1998, the total population of all special institutions in Fairfax County was estimated at 19,223.

Population density for the County is presented in Figure 3.2.

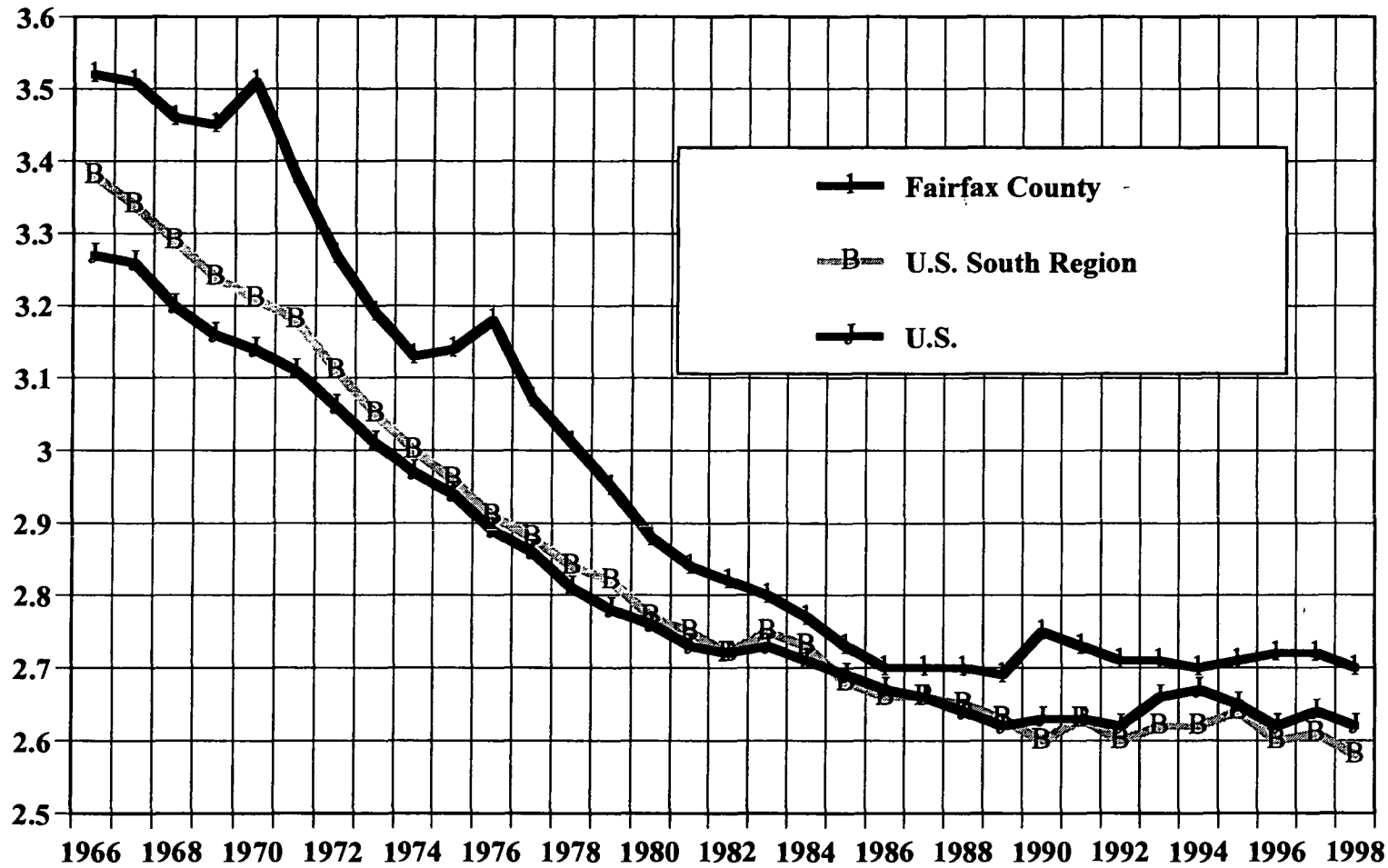
TABLE 3.1

**Average Household Size and Vacancy Rate By Planning District
Fairfax County, 1998**

Planning District	Average Household Size					Vacancy Rate			
	Single Family	Town-house	Multi-Family	Mobile Home	Overall	Non-Rental Complex Units		Rental	Overall
						Single Family	Townhouse/Condo		
Annandale	2.88	2.66	2.21		2.69	1.0	1.0	3.6	1.4
Baileys	2.68	2.15	2.12		2.29	1.3	3.3	2.8	2.5
Bull Run	3.38	2.60	1.84	2.31	2.78	1.7	1.7	8.5	2.7
Fairfax	2.89	2.34	1.99	1.99	2.44	2.9	2.9	4.2	3.2
Jefferson	2.92	2.53	2.09		2.53	0.4	1.3	4.4	1.8
Lincolnia	2.78	2.17	2.78		2.58	2.1	3.9	4.0	3.4
Lower Potomac	2.70	2.72	1.94		2.49	5.2	3.9	3.7	4.1
McLean	2.88	2.30	1.85		2.55	0.9	0.6	7.1	1.8
Mount Vernon	2.66	2.51	2.04	2.44	2.39	1.6	2.1	5.9	2.8
Pohick	3.28	2.92	1.83		3.11	0.8	1.0	6.3	1.0
Rose Hill	2.98	2.35	1.78		2.50	2.4	1.6	4.8	2.3
Springfield	3.00	2.66	2.49		2.81	2.3	1.2	0.7	1.7
Upper Potomac	3.44	2.39	2.09		2.89	2.5	2.6	8.0	3.2
Vienna	2.99	2.49	2.14		2.77	1.7	0.7	5.2	1.7
Fairfax County	3.07	2.57	2.05	2.36	2.70	1.6	1.7	5.5	2.3

Source: Fairfax County Department of Management and Budget.

Figure 3.1
Average Persons Per Household
Fairfax County, U.S. South Region, and the U.S. 1966 to 1998



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

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 Table 16

TABLE 3.2**Special Institutional (Group Quarters) Population
Fairfax County, 1985 -1998**

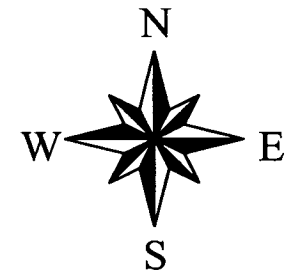
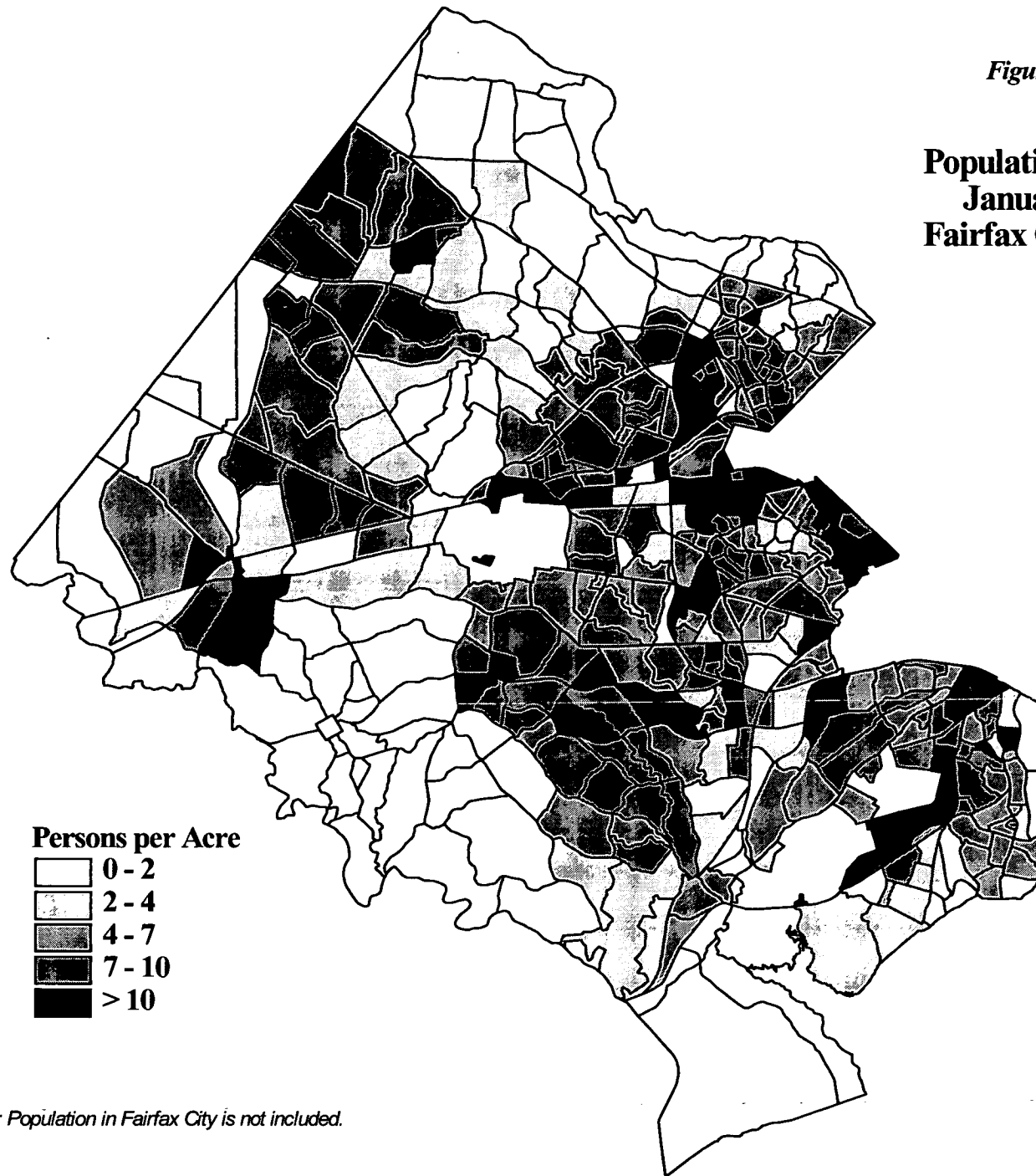
Year	D.C. Correctional Complex at Lorton	Fort Belvoir	Other ^a	Total
1985	3,537	12,247		15,784
1990	5,548	8,590	5,372	19,510
1995	7,281	6,723	6,216	20,220
1998	6,490	6,893	5,840	19,223

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 and other group quarters facilities..

Figure 3.2

**Population Density
January 1998
Fairfax County, Virginia**



Note: Population in Fairfax City is not included.

Population
Supervisor District
(January 1998)

Supervisor District	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
Braddock 89,815	89,431	11,993	7.5	18.74	4,772
Dranesville 64,083 1/	102,670	35,965	2.9	56.20	1,827
Hunter Mill 112,435 2/	108,141	21,716	5.0	33.93	3,187
Lee 104,369	101,924	16,579	6.1	25.90	3,935
Mason 92,530	91,785	11,382	8.1	17.78	5,161
Mount Vernon 95,047	96,146	36,615	2.6	57.21	1,681
Providence 104,791	103,434	14,333	7.2	22.40	4,619
Springfield 103,017 3/	102,305	40,917	2.5	63.93	1,600
Sully 140,284	135,616	39,493	3.4	61.71	2,198
FAIRFAX COUNTY 946,371	931,452	228,991	4.1	357.80	2,603

4,294 ~~2,930~~ →

4,668 ~~2,064~~ →

Population
Towns
(January 1998)

Town	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
Town of Clifton	223	140	1.6	0.22	1,020
Town of Herndon	18,419	2,327	7.9	3.64	5,067
Town of Vienna	15,654	2,387	6.6	3.73	4,197
TOWNS TOTAL	34,296	4,854	7.1	7.58	4,522

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 1998)

Planning District	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
Annandale	67,455	10,072	6.7	15.74	4,286
Baileys	38,332	3,456	11.1	5.40	7,099
Bull Run	99,367	29,044	3.4	45.38	2,190
Fairfax	50,888	11,447	4.4	17.89	2,844
Jefferson	46,204	5,176	8.9	8.09	5,711
Lincolnia	13,960	1,729	8.1	2.70	5,170
Lower Potomac	26,286	23,607	1.1	36.89	713
McLean	65,200	16,458	4.0	25.72	2,535
Mount Vernon	84,241	11,858	7.1	18.53	4,546
Pohick 1/	137,833	45,690	3.0	71.39	1,931
Rose Hill	44,925	8,164	5.5	12.76	3,521
Springfield	45,291	8,894	5.1	13.90	3,258
Upper Potomac 2/	153,458	43,120	3.6	67.38	2,278
Vienna 3/	58,012	10,276	5.6	16.06	3,612
FAIRFAX COUNTY	931,452	228,991	4.1	357.80	2,603

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 1998)

Sewershed Code	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
A1	25,292	4,104	6.2	6.41	3,946
A2	1,056	696	1.5	1.09	969
A3	2,000	261	7.7	0.41	4,878
B1	5,257	917	5.7	1.43	3,676
B2	18,435	3,070	6.0	4.80	3,841
B3	2,215	1,500	1.5	2.34	947
B5 1/	17,924	2,328	7.7	3.64	4,924
C1	3,150	4,826	0.7	7.54	418
C2	3,761	5,643	0.7	8.82	426
D1	8,498	6,151	1.4	9.61	884
D2	23,339	4,779	4.9	7.47	3,124
D3 2/	74,315	20,612	3.6	32.21	2,307
E1	15,609	3,185	4.9	4.98	3,134
E2	1,418	1,345	1.1	2.10	675
F	6,850	1,071	6.4	1.67	4,102
G1	32,750	4,638	7.1	7.25	4,517
G2	3,329	647	5.1	1.01	3,296
G3	1,991	1,964	1.0	3.07	649
G4	971	155	6.2	0.24	4,046
H1	12,780	968	13.2	1.51	8,464
H2	7,263	100	72.8	0.16	45,394
H3	534	55	9.6	0.09	5,933
I1	62,219	7,604	8.2	11.88	5,237
I2	3,529	494	7.1	0.77	4,583
I3	51,349	7,663	6.7	11.97	4,290
I4	121	48	2.5	0.08	1,513
I5	775	62	12.5	0.10	7,750

(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 1998)

Sewershed Code	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
J1	20,212	2,124	9.5	3.32	6,088
J2	6,900	503	13.7	0.79	8,734
J3	4,760	637	7.5	1.00	4,760
J4	4,883	703	6.9	1.10	4,439
K	39,826	6,349	6.3	9.92	4,015
L	41,417	7,861	5.3	12.28	3,373
M0	5,750	579	9.9	0.90	6,389
M1	9,454	800	11.8	1.25	7,563
M2 2/	63,012	8,692	7.2	13.58	4,640
M3	18,090	2,755	6.6	4.30	4,207
M4	21,937	3,654	6.0	5.71	3,842
M5	7,418	2,217	3.3	3.46	2,144
M6	13,880	3,369	4.1	5.26	2,639
M7	418	28	15.2	0.04	10,450
M8	6,940	8,440	0.8	13.19	526
M9	7,216	1,383	5.2	2.16	3,341
N1	112,440	14,540	7.7	22.72	4,949
N2	18,115	4,576	4.0	7.15	2,534
O1	1,136	7,001	0.2	10.94	104
P	286	1,153	0.2	1.80	159
P1	177	853	0.2	1.33	133
P2	453	100	4.5	0.16	2,831
P3	2,888	836	3.5	1.31	2,205
Q1	13,889	19,155	0.7	29.93	464
R1	8,603	9,347	0.9	14.60	589
R2	717	339	2.1	0.53	1,353
R3 3/	230	149	1.5	0.23	1,000

(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 1998).

Sewershed Code	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
R4	814	561	1.4	0.88	925
S1	23,413	5,041	4.6	7.88	2,971
S2	728	2,586	0.3	4.04	180
T1	4,557	6,366	0.7	9.95	458
T2	19,217	3,898	4.9	6.09	3,156
T3	17,397	5,117	3.4	8.00	2,175
T4	18,216	2,300	7.9	3.59	5,074
T5	23,177	2,552	9.1	3.99	5,809
T6	178	4,104	0.0	6.41	28
T7	5,978	3,436	1.7	5.37	1,113
FAIRFAX COUNTY	931,452	228,991	4.1	357.80	2,603

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 1998)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
151	151.01	1,238	163	7.6	0.26	4,762
	151.02	1,263	239	5.3	0.37	3,414
	151.03	805	89	9.0	0.14	5,750
	Census Tract Total	3,306	491	6.7	0.77	4,294
152	152.01	865	308	2.8	0.48	1,802
	152.02	3,003	171	17.6	0.27	11,122
	152.03	309	65	4.7	0.10	3,090
	152.04		72		0.11	
	Census Tract Total	4,177	616	6.8	0.96	4,351
153	153.01	736	92	8.0	0.14	5,257
	153.02	1,514	178	8.5	0.28	5,407
	153.03	1,193	67	17.8	0.10	11,930
	153.04	262	109	2.4	0.17	1,541
	Census Tract Total	3,705	446	8.3	0.70	5,293
154	154.01	5,216	528	9.9	0.82	6,361
	154.02	1,073	237	4.5	0.37	2,900
	154.03	915	102	9.0	0.16	5,719
	Census Tract Total	7,204	866	8.3	1.35	5,336
155	155.01	2,882	423	6.8	0.66	4,367
	155.02	1,800	266	6.8	0.42	4,286
	155.03	785	120	6.5	0.19	4,132
	155.04	236	27	8.7	0.04	5,900
	Census Tract Total	5,703	836	6.8	1.31	4,353
156	156.01	1,434	351	4.1	0.55	2,607
	156.02	206	43	4.8	0.07	2,943
	156.03	776	216	3.6	0.34	2,282
	156.04	318	557	0.6	0.87	366
	Census Tract Total	2,734	1,168	2.3	1.82	1,502
157	157.01	1,131	224	5.0	0.35	3,231
	157.02	1,956	355	5.5	0.55	3,556

(CONTINUED)

Population
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
157	157.03	505	342	1.5	0.53	953
	Census Tract Total	3,592	921	3.9	1.44	2,494
158	158.01	1,752	259	6.8	0.40	4,380
	158.02	1,410	242	5.8	0.38	3,711
	158.03	1,217	265	4.6	0.41	2,968
	Census Tract Total	4,379	766	5.7	1.20	3,649
159	159.01	2,235	576	3.9	0.90	2,483
	159.02	497	235	2.1	0.37	1,343
	159.03		119		0.19	
	159.04	341	193	1.8	0.30	1,137
	Census Tract Total	3,073	1,122	2.7	1.75	1,756
160	160.01	668	203	3.3	0.32	2,088
	160.02	2,406	327	7.4	0.51	4,718
	160.03	775	208	3.7	0.33	2,348
	Census Tract Total	3,849	738	5.2	1.15	3,347
161	161.01	458	414	1.1	0.65	705
	161.02	253	61	4.2	0.09	2,811
	161.03	1,639	460	3.6	0.72	2,276
	161.04	1,217	343	3.6	0.54	2,254
	Census Tract Total	3,567	1,277	2.8	2.00	1,784
162	162.01	5,721	2,766	2.1	4.32	1,324
	162.02		2,005		3.13	
	Census Tract Total	5,721	4,771	1.2	7.45	768
163	163.01	651	2,355	0.3	3.68	177
	163.02	1,209	6,699	0.2	10.47	115
	Census Tract Total	1,860	9,054	0.2	14.15	131
201	201.01	1,278	132	9.7	0.21	6,086
	201.02	1,815	551	3.3	0.86	2,110
	Census Tract Total	3,093	683	4.5	1.07	2,891
202	202.01	5,175	486	10.7	0.76	6,809

(CONTINUED)

Population
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
202	202.02	2,407	419	5.7	0.65	3,703
	Census Tract Total	7,582	905	8.4	1.41	5,377
203	203.01	1,860	281	6.6	0.44	4,227
	203.02	1,782	368	4.8	0.57	3,126
	203.03	704	91	7.8	0.14	5,029
	203.04	790	152	5.2	0.24	3,292
	Census Tract Total	5,136	891	5.8	1.39	3,695
204	204.01	3,302	127	26.1	0.20	16,510
	Census Tract Total	3,302	127	26.1	0.20	16,510
205	205.01	6,403	200	32.1	0.31	20,655
	205.02	461	35	13.0	0.06	7,683
	Census Tract Total	6,864	235	29.2	0.37	18,551
206	206.01	452	39	11.7	0.06	7,533
	206.02	1,018	40	25.7	0.06	16,967
	206.03	2,443	210	11.7	0.33	7,403
	Census Tract Total	3,913	288	13.6	0.45	8,696
207	207.01	1,852	258	7.2	0.40	4,630
	207.02	414	98	4.2	0.15	2,760
	207.03	1,594	245	6.5	0.38	4,195
	Census Tract Total	3,860	601	6.4	0.94	4,106
208	208.01	1,024	247	4.1	0.39	2,626
	208.02	770	81	9.5	0.13	5,923
	208.03	1,651	231	7.1	0.36	4,586
	Census Tract Total	3,445	560	6.2	0.87	3,960
210	210.01	1,619	457	3.5	0.71	2,280
	210.02	1,856	134	13.8	0.21	8,838
	210.03	693	221	3.1	0.35	1,980
	210.04	840	485	1.7	0.76	1,105
	Census Tract Total	5,008	1,297	3.9	2.03	2,467
211	211.01	7,688	1,123	6.8	1.75	4,393

(CONTINUED)

Population
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
211	211.02	3,849	885	4.4	1.38	2,789
	211.03	501	140	3.6	0.22	2,277
	Census Tract Total	12,038	2,148	5.6	3.36	3,583
212	212.01	2,010	486	4.1	0.76	2,645
	Census Tract Total	2,010	486	4.1	0.76	2,645
213	213.01	3,674	384	9.6	0.60	6,123
	213.02	265	1,545	0.2	2.41	110
	Census Tract Total	3,939	1,929	2.0	3.01	1,309
214	214.01	1,908	192	9.9	0.30	6,360
	214.02	3,121	231	13.5	0.36	8,669
	Census Tract Total	5,029	424	11.9	0.66	7,620
215	215.01	4,362	397	11.0	0.62	7,035
	Census Tract Total	4,362	397	11.0	0.62	7,035
216	216.01	3,332	130	25.6	0.20	16,660
	216.02	1,138	126	9.0	0.20	5,690
	Census Tract Total	4,470	256	17.4	0.40	11,175
217	217.01	6,392	514	12.4	0.80	7,990
	Census Tract Total	6,392	514	12.4	0.80	7,990
218	218.01	4,620	369	12.5	0.58	7,966
	Census Tract Total	4,620	369	12.5	0.58	7,966
219	219.01	1,172	3,416	0.3	5.34	219
	Census Tract Total	1,172	3,416	0.3	5.34	219
220	220.01		230		0.36	
	220.02		249		0.39	
	220.03	1,448	275	5.3	0.43	3,367
	220.04	26	76	0.3	0.12	217
	220.05	418	28	15.2	0.04	10,450
	Census Tract Total	1,892	856	2.2	1.34	1,412
221	221.01	4,143	634	6.5	0.99	4,185
	221.02	3	216	0.0	0.34	9

(CONTINUED)

Population
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
221	221.03	1,687	746	2.3	1.17	1,442
	221.04	2,585	464	5.6	0.73	3,541
	221.05	635	514	1.2	0.80	794
	221.06	98	425	0.2	0.66	148
	Census Tract Total	9,151	3,000	3.1	4.69	1,951
222	222.01	6,490	2,988	2.2	4.67	1,390
	Census Tract Total	6,490	2,988	2.2	4.67	1,390
223	223.01	6,352	707	9.0	1.10	5,775
	Census Tract Total	6,352	707	9.0	1.10	5,775
224	224.01	7,474	1,044	7.2	1.63	4,585
	224.02	1,278	157	8.1	0.25	5,112
	Census Tract Total	8,752	1,202	7.3	1.88	4,655
301	301.01	1,513	286	5.3	0.45	3,362
	301.02	3,434	429	8.0	0.67	5,125
	301.03	2,962	211	14.0	0.33	8,976
	Census Tract Total	7,909	926	8.5	1.45	5,454
302	302.01	12,317	1,392	8.9	2.17	5,676
	Census Tract Total	12,317	1,392	8.9	2.17	5,676
304	304.01	4,114	957	4.3	1.49	2,761
	304.02	2,438	373	6.5	0.58	4,203
	Census Tract Total	6,552	1,330	4.9	2.08	3,150
305	305.01	1,617	211	7.6	0.33	4,900
	Census Tract Total	1,617	211	7.6	0.33	4,900
306	306.01	1,508	90	16.7	0.14	10,771
	306.02	1,026	75	13.6	0.12	8,550
	306.03	1,295	123	10.6	0.19	6,816
	306.04	1,274	171	7.4	0.27	4,719
	Census Tract Total	5,103	459	11.1	0.72	7,088
307	307.01	636	185	3.4	0.29	2,193
	307.02	991	207	4.8	0.32	3,097

(CONTINUED)

Population
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
307	307.03	1,092	210	5.2	0.33	3,309
	Census Tract Total	2,719	603	4.5	0.94	2,893
308	308.01	9,011	890	10.1	1.39	6,483
	Census Tract Total	9,011	890	10.1	1.39	6,483
309	309.01	6,765	859	7.9	1.34	5,049
	Census Tract Total	6,765	859	7.9	1.34	5,049
310	310.01	7,005	669	10.5	1.04	6,736
	Census Tract Total	7,005	669	10.5	1.04	6,736
313	313.01	4,441	532	8.3	0.83	5,351
	Census Tract Total	4,441	532	8.3	0.83	5,351
314	314.01	4,075	469	8.7	0.73	5,582
	Census Tract Total	4,075	469	8.7	0.73	5,582
315	315.01	5,586	848	6.6	1.33	4,200
	Census Tract Total	5,586	848	6.6	1.33	4,200
316	316.01	2,143	547	3.9	0.85	2,521
	316.02	2,388	330	7.2	0.52	4,592
	316.03	9	807	0.0	1.26	7
	Census Tract Total	4,540	1,683	2.7	2.63	1,726
318	318.01	7,328	739	9.9	1.16	6,317
	Census Tract Total	7,328	739	9.9	1.16	6,317
319	319.01	3,409	333	10.2	0.52	6,556
	Census Tract Total	3,409	333	10.2	0.52	6,556
320	320.01	3,365	324	10.4	0.51	6,598
	Census Tract Total	3,365	324	10.4	0.51	6,598
321	321.01	3,873	390	9.9	0.61	6,349
	Census Tract Total	3,873	390	9.9	0.61	6,349
322	322.01	7,042	711	9.9	1.11	6,344
	Census Tract Total	7,042	711	9.9	1.11	6,344
323	323.01	3,473	353	9.8	0.55	6,315
	323.02	1,557	282	5.5	0.44	3,539

(CONTINUED)

Population
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
323	Census Tract Total	5,030	635	7.9	0.99	5,081
324	324.01	8,963	993	9.0	1.55	5,783
	Census Tract Total	8,963	993	9.0	1.55	5,783
325	325.01	5,977	723	8.3	1.13	5,289
	Census Tract Total	5,977	723	8.3	1.13	5,289
326	326.01	4,752	641	7.4	1.00	4,752
	Census Tract Total	4,752	641	7.4	1.00	4,752
327	327.01	7,823	878	8.9	1.37	5,710
	Census Tract Total	7,823	878	8.9	1.37	5,710
328	328.01	2,042	688	3.0	1.08	1,891
	Census Tract Total	2,042	688	3.0	1.08	1,891
401	401.01	1,734	421	4.1	0.66	2,627
	401.02	2,870	596	4.8	0.93	3,086
	401.03	2,351	288	8.2	0.45	5,224
	Census Tract Total	6,955	1,305	5.3	2.04	3,409
402	402.01	859	294	2.9	0.46	1,867
	402.02	4,562	554	8.2	0.87	5,244
	402.03		118		0.18	
	402.04	370	214	1.7	0.33	1,121
	Census Tract Total	5,791	1,179	4.9	1.84	3,147
403	403.01	1,354	343	3.9	0.54	2,507
	403.02	1,295	303	4.3	0.47	2,755
	Census Tract Total	2,649	646	4.1	1.01	2,623
405	405.01	2,610	426	6.1	0.67	3,896
	405.02	1,221	218	5.6	0.34	3,591
	405.03	4,412	948	4.7	1.48	2,981
	405.04	1,042	48	21.7	0.08	13,025
	Census Tract Total	9,285	1,640	5.7	2.56	3,627
406	406.01	2,215	844	2.6	1.32	1,678
	Census Tract Total	2,215	844	2.6	1.32	1,678

(CONTINUED)

Population
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
407	407.01	5,097	726	7.0	1.13	4,511
	407.02	2,854	388	7.4	0.61	4,679
	Census Tract Total	7,951	1,114	7.1	1.74	4,570
408	408.01	2,361	353	6.7	0.55	4,293
	408.02	277	63	4.4	0.10	2,770
	408.03	1,254	226	5.6	0.35	3,583
	408.04	1,950	481	4.1	0.75	2,600
	408.05		233		0.36	
	Census Tract Total	5,842	1,355	4.3	2.12	2,756
501	501.01	3,232	265	12.2	0.41	7,883
	501.02	890	66	13.5	0.10	8,900
	501.03	1,160	100	11.6	0.16	7,250
	Census Tract Total	5,282	431	12.3	0.67	7,884
502	502.01	1,238	43	28.6	0.07	17,686
	502.02	705	58	12.2	0.09	7,833
	502.03	486	63	7.7	0.10	4,860
	502.04	1,141	101	11.3	0.16	7,131
	Census Tract Total	3,570	265	13.5	0.41	8,707
503	503.01	885	60	14.9	0.09	9,833
	503.02	855	63	13.5	0.10	8,550
	503.03	1,934	164	11.8	0.26	7,438
	503.04	659	63	10.5	0.10	6,590
	Census Tract Total	4,333	350	12.4	0.55	7,878
504	504.01	1,046	206	5.1	0.32	3,269
	504.02	984	140	7.0	0.22	4,473
	504.03	669	169	4.0	0.26	2,573
	Census Tract Total	2,699	515	5.2	0.80	3,374
505	505.01	1,046	80	13.0	0.13	8,046
	505.02	887	72	12.3	0.11	8,064
	505.03	652	52	12.6	0.08	8,150

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Population
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
505	Census Tract Total	2,585	205	12.6	0.32	8,078
506	506.01	556	177	3.1	0.28	1,986
	506.02	3,823	338	11.3	0.53	7,213
	506.03	867	82	10.5	0.13	6,669
	506.04	551	69	8.0	0.11	5,009
	506.05	751	116	6.5	0.18	4,172
	506.06	1,117	112	10.0	0.17	6,571
	506.07	507	61	8.3	0.10	5,070
	Census Tract Total	8,172	955	8.6	1.49	5,485
507	507.01	2,677	442	6.1	0.69	3,880
	507.02	3,293	259	12.7	0.41	8,032
	Census Tract Total	5,970	702	8.5	1.10	5,427
508	508.01	836	117	7.2	0.18	4,644
	508.02	1,291	171	7.5	0.27	4,781
	508.03	1,037	126	8.2	0.20	5,185
	Census Tract Total	3,164	414	7.6	0.65	4,868
509	509.01	832	166	5.0	0.26	3,200
	509.02	861	166	5.2	0.26	3,312
	Census Tract Total	1,693	332	5.1	0.52	3,256
510	510.01	1,170	127	9.2	0.20	5,850
	510.02	1,621	217	7.5	0.34	4,768
	Census Tract Total	2,791	344	8.1	0.54	5,169
511	511.01	950	168	5.7	0.26	3,654
	511.02	1,196	202	5.9	0.31	3,858
	Census Tract Total	2,146	369	5.8	0.58	3,700
512	512.01	598	175	3.4	0.27	2,215
	512.02	818	225	3.6	0.35	2,337
	512.03	262	101	2.6	0.16	1,638
	Census Tract Total	1,678	501	3.3	0.78	2,151
513	513.01	1,129	207	5.5	0.32	3,528

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Population
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
513	513.02	1,106	146	7.6	0.23	4,809
	Census Tract Total	2,235	352	6.3	0.55	4,064
514	514.01	418	15	27.1	0.02	20,900
	514.02	1,489	32	46.4	0.05	29,780
	514.03	777	52	14.9	0.08	9,713
	Census Tract Total	2,684	100	26.9	0.16	16,775
515	515.01	2,042	94	21.8	0.15	13,613
	515.02	2,843	166	17.1	0.26	10,935
	515.03	1,769	237	7.5	0.37	4,781
	515.04	2,040	141	14.5	0.22	9,273
	Census Tract Total	8,694	638	13.6	1.00	8,694
516	516.01	1,717	66	26.2	0.10	17,170
	516.02	214	30	7.2	0.05	4,280
	516.03	1,687	95	17.8	0.15	11,247
	516.04	1,360	110	12.4	0.17	8,000
	516.05	979	145	6.7	0.23	4,257
	Census Tract Total	5,957	445	13.4	0.70	8,510
518	518.01	1,207	164	7.4	0.26	4,642
	518.02	505	95	5.3	0.15	3,367
	518.03	1,143	205	5.6	0.32	3,572
	Census Tract Total	2,855	464	6.2	0.72	3,965
519	519.01	5,248	619	8.5	0.97	5,410
	Census Tract Total	5,248	619	8.5	0.97	5,410
520	520.01	2,946	492	6.0	0.77	3,826
	Census Tract Total	2,946	492	6.0	0.77	3,826
521	521.01	340	135	2.5	0.21	1,619
	521.02	2,572	375	6.9	0.59	4,359
	521.03	1,516	231	6.5	0.36	4,211
	521.04	1,706	266	6.4	0.42	4,062
	521.05	1,093	253	4.3	0.39	2,803

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Population
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
521	Census Tract Total	7,227	1,260	5.7	1.97	3,669
522	522.01	3,387	206	16.4	0.32	10,584
	522.02	1,091	164	6.6	0.26	4,196
	522.03	1,004	113	8.9	0.18	5,578
	Census Tract Total	5,482	483	11.3	0.75	7,309
523	523.01	6,980	235	29.7	0.37	18,865
	Census Tract Total	6,980	235	29.7	0.37	18,865
524	524.01	1,446	165	8.8	0.26	5,562
	524.02	984	89	11.0	0.14	7,029
	524.03	810	83	9.7	0.13	6,231
	524.04	1,804	207	8.7	0.32	5,638
	524.05	1,304	178	7.3	0.28	4,657
	Census Tract Total	6,348	724	8.8	1.13	5,618
525	525.01	824	449	1.8	0.70	1,177
	525.02	1,112	312	3.6	0.49	2,269
	525.03	944	259	3.6	0.40	2,360
	525.04	4,039	245	16.5	0.38	10,629
	Census Tract Total	6,919	1,265	5.5	1.98	3,494
526	526.01	1,971	295	6.7	0.46	4,285
	526.02	1,147	189	6.1	0.30	3,823
	526.03	611	122	5.0	0.19	3,216
	Census Tract Total	3,729	606	6.2	0.95	3,925
527	527.01	3,705	326	11.4	0.51	7,265
	Census Tract Total	3,705	326	11.4	0.51	7,265
528	528.01	8,378	261	32.0	0.41	20,434
	Census Tract Total	8,378	261	32.0	0.41	20,434
601	601.01	965	485	2.0	0.76	1,270
	601.02	1,896	518	3.7	0.81	2,341
	601.03	740	426	1.7	0.67	1,104
	Census Tract Total	3,601	1,429	2.5	2.23	1,615

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Population
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
602	602.01	1,525	810	1.9	1.27	1,201
	602.02	238	165	1.4	0.26	915
	602.03	1,899	922	2.1	1.44	1,319
	Census Tract Total	3,662	1,898	1.9	2.97	1,233
603	603.01	709	189	3.7	0.30	2,363
	603.02	2,017	292	6.9	0.46	4,385
	Census Tract Total	2,726	481	5.7	0.75	3,635
604	604.01	803	232	3.5	0.36	2,231
	604.02	2,951	504	5.9	0.79	3,735
	604.03	488	91	5.4	0.14	3,486
	Census Tract Total	4,242	827	5.1	1.29	3,288
605	605.01	2,264	450	5.0	0.70	3,234
	605.02	1,991	232	8.6	0.36	5,531
	605.03	964	115	8.4	0.18	5,356
	605.04	552	97	5.7	0.15	3,680
	605.05	1,632	270	6.1	0.42	3,886
	Census Tract Total	7,403	1,162	6.4	1.82	4,068
606	606.01	433	90	4.8	0.14	3,093
	606.02	3,426	450	7.6	0.70	4,894
	Census Tract Total	3,859	540	7.1	0.84	4,594
607 /1	607.01	7,653	965	7.9	1.51	5,068
	Census Tract Total	7,653	965	7.9	1.51	5,068
608 /1	608.01	3,112	494	6.3	0.77	4,042
	Census Tract Total	3,112	494	6.3	0.77	4,042
609 /1	609.01	2,507	584	4.3	0.91	2,755
	Census Tract Total	2,507	584	4.3	0.91	2,755
610 /1	610.01	2,382	344	6.9	0.54	4,411
	Census Tract Total	2,382	344	6.9	0.54	4,411
611	611.01	1,882	551	3.4	0.86	2,188
	611.02	4,885	868	5.6	1.36	3,592

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Population
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
611	Census Tract Total	6,767	1,419	4.8	2.22	3,048
612	612.01	598	590	1.0	0.92	650
	612.02	3,136	1,723	1.8	2.69	1,166
	612.03	195	324	0.6	0.51	382
	612.04	925	312	3.0	0.49	1,888
	Census Tract Total	4,854	2,949	1.6	4.61	1,053
615	615.01	868	158	5.5	0.25	3,472
	615.02	792	102	7.7	0.16	4,950
	615.03	1,210	147	8.2	0.23	5,261
	615.04	1,861	216	8.6	0.34	5,474
	615.05	262	35	7.4	0.06	4,367
	Census Tract Total	4,993	658	7.6	1.03	4,848
616	616.01	2,439	246	9.9	0.38	6,418
	616.02	1,026	224	4.6	0.35	2,931
	616.04	1,669	94	17.7	0.15	11,127
	616.05	955	80	12.0	0.12	7,958
	616.06		196		0.31	
	Census Tract Total	6,089	840	7.2	1.31	4,648
617	617.01	4,654	341	13.6	0.53	8,781
	617.02	500	171	2.9	0.27	1,852
	Census Tract Total	5,154	513	10.1	0.80	6,443
618	618.01	780	119	6.5	0.19	4,105
	618.02	4,731	249	19.0	0.39	12,131
	Census Tract Total	5,511	368	15.0	0.58	9,502
619	619.02	3,955	223	17.7	0.35	11,300
	Census Tract Total	3,955	223	17.7	0.35	11,300
701	701.01	806	269	3.0	0.42	1,919
	701.02	1,295	770	1.7	1.20	1,079
	701.03	169	94	1.8	0.15	1,127
	701.04	460	302	1.5	0.47	979

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Population
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
701	Census Tract Total	2,730	1,436	1.9	2.24	1,219
702	702.01	6	815	0.0	1.27	5
	Census Tract Total	6	815	0.0	1.27	5
703	703.01	1,930	378	5.1	0.59	3,271
	703.02	376	104	3.6	0.16	2,350
	703.03	905	194	4.7	0.30	3,017
	Census Tract Total	3,211	676	4.8	1.06	3,029
704	704.01	1,370	401	3.4	0.63	2,175
	704.02	122	44	2.8	0.07	1,743
	704.03	1,024	385	2.7	0.60	1,707
	704.04	774	192	4.0	0.30	2,580
	704.05	1,439	249	5.8	0.39	3,690
	Census Tract Total	4,729	1,272	3.7	1.99	2,376
705	705.01	323	77	4.2	0.12	2,692
	705.02	939	188	5.0	0.29	3,238
	705.03	1,872	327	5.7	0.51	3,671
	705.04	839	140	6.0	0.22	3,814
	705.05	486	70	7.0	0.11	4,418
	705.06	899	62	14.5	0.10	8,990
	Census Tract Total	5,358	864	6.2	1.35	3,969
706	706.01	605	214	2.8	0.33	1,833
	706.02	470	90	5.2	0.14	3,357
	706.03	997	102	9.8	0.16	6,231
	706.04	475	71	6.7	0.11	4,318
	Census Tract Total	2,547	477	5.3	0.74	3,442
707	707.01	833	156	5.4	0.24	3,471
	707.02	1,137	144	7.9	0.23	4,943
	707.03	821	148	5.5	0.23	3,570
	707.04	1,079	142	7.6	0.22	4,905
	707.05	560	78	7.1	0.12	4,667

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Population
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
707	707.06	739	78	9.4	0.12	6,158
	Census Tract Total	5,169	747	6.9	1.17	4,418
708	708.01	756	143	5.3	0.22	3,436
	708.02	2,136	278	7.7	0.43	4,967
	Census Tract Total	2,892	421	6.9	0.66	4,382
709	709.01	1,935	313	6.2	0.49	3,949
	709.02	2,060	217	9.5	0.34	6,059
	709.03	731	72	10.2	0.11	6,645
	709.04	845	173	4.9	0.27	3,130
	709.05	975	111	8.8	0.17	5,735
	709.06	297	27	10.9	0.04	7,425
	Census Tract Total	6,843	912	7.5	1.43	4,785
	710	Census Tract Total	6,843	912	7.5	1.43
710	710.01	166	85	2.0	0.13	1,277
	710.02	629	115	5.4	0.18	3,494
	710.03	1,235	154	8.0	0.24	5,146
	Census Tract Total	2,030	354	5.7	0.55	3,691
711	711.01	487	44	11.0	0.07	6,957
	711.02	588	61	9.6	0.10	5,880
	711.03	762	79	9.7	0.12	6,350
	711.04	874	80	11.0	0.12	7,283
	711.05	699	65	10.7	0.10	6,990
	711.06	1,539	150	10.2	0.23	6,691
	711.07	543	77	7.0	0.12	4,525
	711.08	1,068	183	5.8	0.29	3,683
	Census Tract Total	6,560	740	8.9	1.16	5,655
	712	Census Tract Total	6,560	740	8.9	1.16
712	712.01	3	75	0.0	0.12	25
	712.02	847	67	12.6	0.11	7,700
	712.03	544	31	17.6	0.05	10,880
	712.04	5,188	316	16.4	0.49	10,588
	Census Tract Total	6,582	490	13.4	0.77	8,548

(CONTINUED)

Population
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
713	713.01	7,196	441	16.3	0.69	10,429
	713.02	1,737	249	7.0	0.39	4,454
	Census Tract Total	8,933	690	12.9	1.08	8,271
714	714.01	4,361	624	7.0	0.98	4,450
	714.02	2,048	108	18.9	0.17	12,047
	Census Tract Total	6,409	732	8.8	1.14	5,622
801	801.01	1,419	3,217	0.4	5.03	282
	801.02	738	788	0.9	1.23	600
	801.03	747	1,209	0.6	1.89	395
	801.04	910	2,011	0.5	3.14	290
	801.05	597	1,352	0.4	2.11	283
	Census Tract Total	4,411	8,576	0.5	13.40	329
802	802.01	950	708	1.3	1.11	856
	802.02	1,316	434	3.0	0.68	1,935
	802.03	1,462	254	5.7	0.40	3,655
	802.04	5,205	530	9.8	0.83	6,271
	802.05		129		0.20	
	Census Tract Total	8,933	2,055	4.3	3.21	2,783
803	803.01	3,020	2,451	1.2	3.83	789
	803.02	733	538	1.4	0.84	873
	803.03	2,679	1,788	1.5	2.79	960
	803.04		92		0.14	
	Census Tract Total	6,432	4,869	1.3	7.61	845
804	804.01	2,118	1,446	1.5	2.26	937
	804.02	2,338	2,419	1.0	3.78	619
	804.03	1,259	1,097	1.1	1.71	736
	804.04	1,370	722	1.9	1.13	1,212
	804.05	2,726	1,254	2.2	1.96	1,391
	Census Tract Total	9,811	6,938	1.4	10.84	905
805	805.01	6,118	605	10.1	0.94	6,509

(CONTINUED)

Population
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
805	805.02	5,981	1,286	4.7	2.01	2,976
	805.03	5,229	877	6.0	1.37	3,817
	Census Tract Total	17,328	2,767	6.3	4.32	4,011
808 /2	808.01	6,991	1,030	6.8	1.61	4,342
	Census Tract Total	6,991	1,030	6.8	1.61	4,342
809 /2	809.01	11,428	1,296	8.8	2.03	5,630
	Census Tract Total	11,428	1,296	8.8	2.03	5,630
810	810.01	2,512	295	8.5	0.46	5,461
	Census Tract Total	2,512	295	8.5	0.46	5,461
811	811.01	127	249	0.5	0.39	326
	811.02	4,789	574	8.3	0.90	5,321
	811.03	4,096	469	8.7	0.73	5,611
	811.04	4,518	720	6.3	1.12	4,034
	Census Tract Total	13,530	2,012	6.7	3.14	4,309
812	812.01	6,597	1,042	6.3	1.63	4,047
	Census Tract Total	6,597	1,042	6.3	1.63	4,047
814	814.01	7,231	1,227	5.9	1.92	3,766
	Census Tract Total	7,231	1,227	5.9	1.92	3,766
815	815.01	2,579	1,123	2.3	1.75	1,474
	Census Tract Total	2,579	1,123	2.3	1.75	1,474
816	816.01	1,550	974	1.6	1.52	1,020
	816.02	1,577	1,098	1.4	1.72	917
	Census Tract Total	3,127	2,071	1.5	3.24	965
817	817.01	1,877	869	2.2	1.36	1,380
	817.02	2,031	880	2.3	1.37	1,482
	817.03	1,745	628	2.8	0.98	1,781
	817.04	4,129	609	6.8	0.95	4,346
	Census Tract Total	9,782	2,986	3.3	4.67	2,095
819	819.01	3,697	1,369	2.7	2.14	1,728
	819.02	1,702	1,082	1.6	1.69	1,007

(CONTINUED)

Population
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
819	Census Tract Total	5,399	2,450	2.2	3.83	1,410
820	820.01	7,595	1,163	6.5	1.82	4,173
	820.02	1,261	173	7.3	0.27	4,670
	Census Tract Total	8,856	1,335	6.6	2.09	4,237
821	821.01	3,343	207	16.2	0.32	10,447
	Census Tract Total	3,343	207	16.2	0.32	10,447
822	822.01	1,197	430	2.8	0.67	1,787
	822.02	893	314	2.8	0.49	1,822
	822.03	4,217	328	12.9	0.51	8,269
	Census Tract Total	6,307	1,072	5.9	1.68	3,754
823	823.01	12,813	1,276	10.0	1.99	6,439
	Census Tract Total	12,813	1,276	10.0	1.99	6,439
824	824.01	2,396	897	2.7	1.40	1,711
	Census Tract Total	2,396	897	2.7	1.40	1,711
825	825.01	1,277	1,799	0.7	2.81	454
	825.02	12,279	1,857	6.6	2.90	4,234
	Census Tract Total	13,556	3,656	3.7	5.71	2,374
826	826.01	2,029	398	5.1	0.62	3,273
	826.02	8,460	1,700	5.0	2.66	3,180
	Census Tract Total	10,489	2,097	5.0	3.28	3,198
901	901.01		563		0.88	
	901.02	40	438	0.1	0.68	59
	901.03	2,940	1,755	1.7	2.74	1,073
	901.04	3	964	0.0	1.51	2
	901.05	7,215	1,553	4.6	2.43	2,969
	901.06		2,501		3.91	
	Census Tract Total	10,198	7,773	1.3	12.15	839
905	905.01	2,571	241	10.7	0.38	6,766
	905.02	5,560	2,116	2.6	3.31	1,680
	Census Tract Total	8,131	2,358	3.4	3.68	2,210

(CONTINUED)

Population
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
909 /3	909.01	223	140	1.6	0.22	1,014
	Census Tract Total	223	140	1.6	0.22	1,014
910	910.01	25	1,657	0.0	2.59	10
	910.02	1,651	2,734	0.6	4.27	387
	Census Tract Total	1,676	4,391	0.4	6.86	244
911	911.01	12,661	3,054	4.1	4.77	2,654
	Census Tract Total	12,661	3,054	4.1	4.77	2,654
912	912.01	5,842	435	13.4	0.68	8,591
	912.02	566	102	5.6	0.16	3,538
	Census Tract Total	6,408	536	12.0	0.84	7,629
913	913.01	74	803	0.1	1.25	59
	913.02	120	1,575	0.1	2.46	49
	913.03	1,883	839	2.2	1.31	1,437
	913.04	9,343	971	9.6	1.52	6,147
	Census Tract Total	11,420	4,188	2.7	6.54	1,746
914	914.01	17,025	1,654	10.3	2.58	6,599
	Census Tract Total	17,025	1,654	10.3	2.58	6,599
915	915.01	5,061	1,260	4.0	1.97	2,569
	915.02	1,571	492	3.2	0.77	2,040
	915.03	1,152	58	20.0	0.09	12,800
	Census Tract Total	7,784	1,809	4.3	2.83	2,751
916	916.01	7,579	869	8.7	1.36	5,573
	Census Tract Total	7,579	869	8.7	1.36	5,573
917	917.01	4,286	489	8.8	0.76	5,639
	917.02	1,853	240	7.7	0.37	5,008
	917.03	1,218	744	1.6	1.16	1,050
	917.04	3,009	617	4.9	0.96	3,134
	Census Tract Total	10,366	2,090	5.0	3.27	3,170
918	918.01	10,981	1,179	9.3	1.84	5,968
	Census Tract Total	10,981	1,179	9.3	1.84	5,968

(CONTINUED)

Population
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
919	919.01	348	1,229	0.3	1.92	181
	919.02	429	984	0.4	1.54	279
	919.03	498	1,111	0.4	1.74	286
	919.04	218	273	0.8	0.43	507
	919.05	503	2,466	0.2	3.85	131
	919.06	143	334	0.4	0.52	275
	919.07	326	1,767	0.2	2.76	118
	919.08	62	106	0.6	0.17	365
	919.09	405	677	0.6	1.06	382
	919.10	140	193	0.7	0.30	467
	919.11	156	1,315	0.1	2.06	76
	919.12	298	496	0.6	0.78	382
		Census Tract Total	3,526	10,952	0.3	17.11
920	920.01	2,180	1,930	1.1	3.02	722
	920.02	2,146	2,237	1.0	3.49	615
	920.03	2,248	1,332	1.7	2.08	1,081
		Census Tract Total	6,574	5,498	1.2	8.59
921	921.01	300	490	0.6	0.77	390
	921.02	465	763	0.6	1.19	391
	921.03	1,133	2,020	0.6	3.16	359
	921.04	725	632	1.1	0.99	732
	921.05	1,104	656	1.7	1.03	1,072
	921.06	1,174	1,194	1.0	1.87	628
	921.07	1,834	1,404	1.3	2.19	837
		Census Tract Total	6,735	7,159	0.9	11.19
922	922.01	379	2,649	0.1	4.14	92
	922.02	1,453	2,979	0.5	4.65	312
	922.03	6,658	1,284	5.2	2.01	3,312
	922.04	646	1,738	0.4	2.72	238
	922.05	3,705	1,050	3.5	1.64	2,259

(CONTINUED)

Population
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
922	Census Tract Total	12,841	9,699	1.3	15.16	847
923	923.01	3,370	534	6.3	0.83	4,060
	Census Tract Total	3,370	534	6.3	0.83	4,060
924	924.01	4,490	496	9.1	0.77	5,831
	Census Tract Total	4,490	496	9.1	0.77	5,831
FAIRFAX COUNTY		931,452	228,991	4.1	357.80	2,603

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).

POPULATION FORECASTS

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

Methodology

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

The vacancy rates and household size factors were developed by the Fairfax County Department of Management and Budget. 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.

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

Between 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 trend, offset by the long term trend toward smaller household size, will result in relatively stable average household sizes for Fairfax County through 2025. Forecasts of the number of housing units in the County by housing unit type combined with forecasted average household sizes for each unit type provides a clearer indication of trends in the County's population.

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.

Forecasts by Age Cohort

Population by age group is forecast county-wide for Fairfax County residents. Population by age is generated using a cohort survival methodology. Essentially, this methodology survives the existing population, forecasts births, and forecasts the number and age distribution of in-migrants.

Forecasts of Total Population

The tables that follow show Fairfax County's population doubling between 1970 and 1998, from 455,021 to 931,452 persons in 1998. Between January 1998 - 2000, the County's population is forecast to increase by an additional 34,685 persons to 966,137 total persons in 2000. By the year 2010, the County's population is forecast to be 1,082,811, an increase of 151,359 persons over the 1998 population estimate. And, by the year 2025, total population is forecast to be 1,208,732, an increase of 277,280 persons over the 1998 estimate.

Population Forecasts by Supervisor District

Sully District, which had the largest population of the supervisor districts in January 1998 (135,616), is expected to remain the area of the County with the largest population through the year 2025 (193,709). The Hunter Mill District had the second largest population in 1998 (108,141) but, by the year 2025, the area currently identified as Lee District is forecast to grow to 153,760, surpassing the forecast population of the Hunter Mill District area. The population in the Braddock District area is expected to increase more slowly than the other supervisor district areas, and is forecast to total 100,579, the smallest total of all the supervisor districts, by the year 2025.

Population Forecasts by Planning District

The Upper Potomac Planning District, which had the largest population in January 1998 (153,458 persons) of all of the planning districts, is also forecast to contain the largest population by the year 2025 (217,580 persons). The Pohick Planning District contained 137,833 persons in January 1998 and is forecast to have 163,287 persons by the year 2025. The Lincolnia Planning District had the fewest number of persons in 1998 (13,960 persons) of all of the planning districts, and is forecast to have the fewest number of persons by the year 2025 (19,685 persons).

Forecast average household size factors by planning district are presented in Table 4.2. The average number of persons per household is expected to slightly decline from the January 1998 estimate of 2.70 to the forecast figure of 2.66 in 2025.

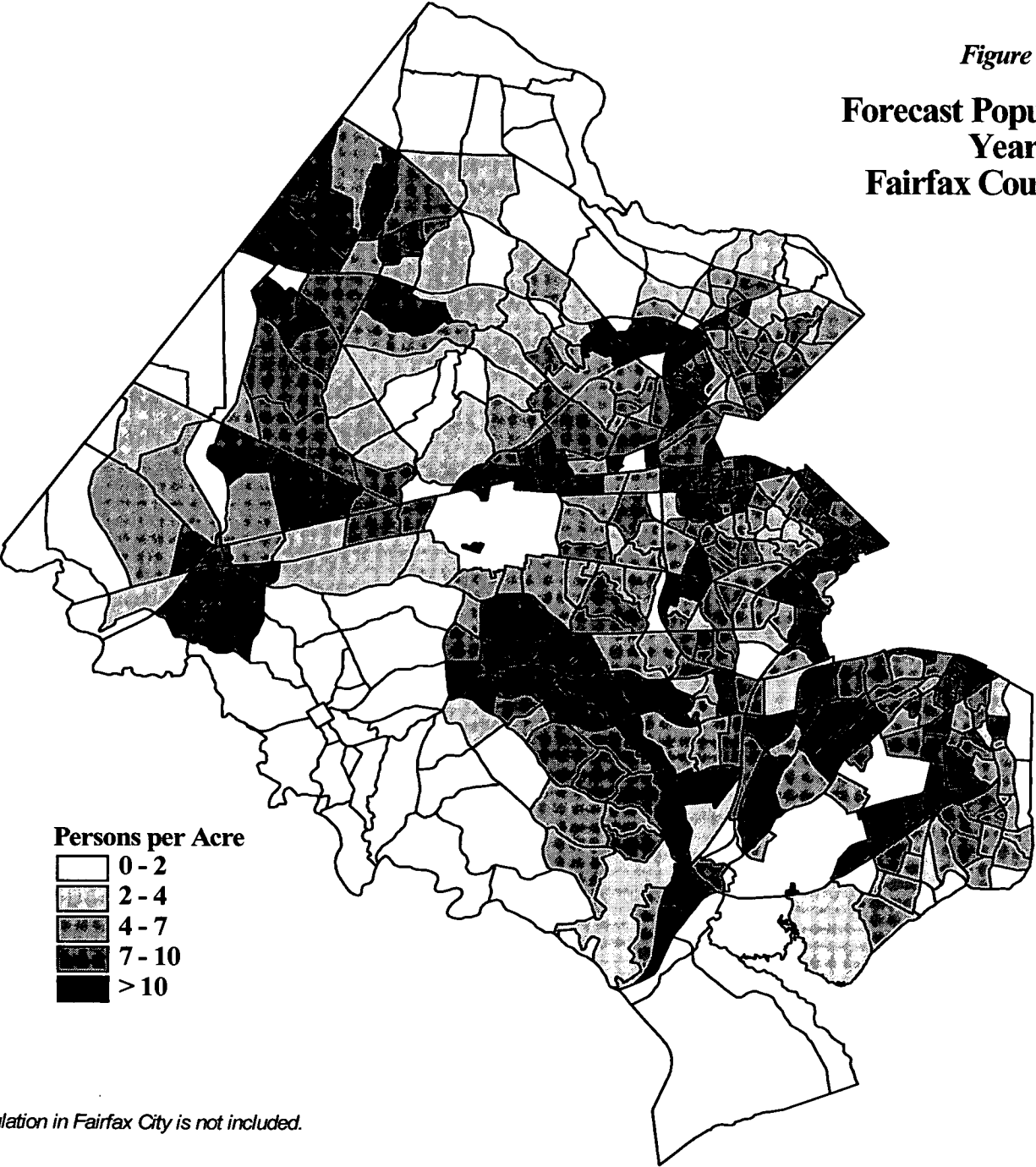
Figure 4.1 shows forecast population densities by Subcensus Tract for the year 2025.

TABLE 4.2

**Average Household Size by Planning District
Fairfax County, 1998 – 2025**

Planning District	1998	2000	2005	2010	2015	2020	2025
Annandale	2.69	2.69	2.69	2.69	2.69	2.69	2.69
Baileys	2.29	2.29	2.28	2.28	2.27	2.27	2.26
Bull Run	2.78	2.76	2.77	2.75	2.74	2.73	2.72
Fairfax	2.44	2.44	2.44	2.43	2.43	2.42	2.42
Jefferson	2.53	2.53	2.51	2.50	2.49	2.48	2.47
Fairfax	2.44	2.44	2.44	2.43	2.43	2.42	2.42
Lower Potomac	2.49	2.47	2.48	2.47	2.47	2.47	2.47
McLean	2.55	2.55	2.55	2.54	2.53	2.52	2.52
Mount Vernon	2.39	2.39	2.40	2.40	2.40	2.39	2.39
Pohick	3.11	3.12	3.12	3.11	3.11	3.11	3.11
Rose Hill	2.50	2.50	2.49	2.49	2.48	2.47	2.47
Springfield	2.81	2.77	2.75	2.74	2.73	2.73	2.73
Upper Potomac	2.89	2.87	2.85	2.84	2.82	2.80	2.80
Vienna	2.77	2.77	2.76	2.75	2.74	2.73	2.73
Fairfax County	2.70	2.69	2.69	2.68	2.67	2.66	2.66

Figure 4.1
Forecast Population Density
Year 2025
Fairfax County, Virginia



Note: Population in Fairfax City is not included.

**Historical, Estimated and Forecasted Population
Supervisor District
(January 1998)**

Supervisor District	1990	1998	2000	2005	2010	2015	2020	2025
Braddock	90,767	89,431	89,674	92,876	95,317	97,591	99,368	100,579
Dranesville 1/	92,296	102,670	105,318	111,715	116,948	122,005	126,072	128,941
Hunter Mill 2/	90,714	108,141	115,101	123,611	131,423	139,088	145,861	150,047
Lee	90,049	101,924	112,777	123,502	133,292	142,547	149,572	153,760
Mason	90,725	91,785	93,105	96,969	100,769	104,550	107,928	109,806
Mount Vernon	87,124	96,146	97,923	102,284	106,049	109,688	112,807	114,820
Providence	90,778	103,434	106,141	113,121	119,906	126,644	132,679	136,154
Springfield 3/	92,626	102,305	103,551	108,320	112,179	115,837	118,823	120,916
Sully	93,505	135,616	142,547	155,681	166,928	177,923	187,516	193,709
Fairfax County	818,584	931,452	966,137	1,028,079	1,082,811	1,135,873	1,180,626	1,208,732

**Historical, Estimated and Forecasted Population
Towns
(January 1998)**

Town	1990	1998	2000	2005	2010	2015	2020	2025
Town of Clifton	176	223	224	236	244	252	257	261
Town of Herndon	16,139	18,419	18,983	21,260	23,416	25,559	27,470	28,626
Town of Vienna	14,852	15,654	15,683	16,009	16,230	16,434	16,572	16,688
Towns Total	31,167	34,296	34,890	37,505	39,890	42,245	44,299	45,575

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1990.
Fairfax County Office of Management and Budget: 1998 through 2025.

- 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 1998)

Planning District	1970	1980	1990	1998	2000	2005	2010	2015	2020	2025
Annandale	62,635	66,466	66,329	67,455	67,791	69,091	70,157	71,152	71,939	72,438
Baileys	30,112	30,290	38,392	38,332	38,611	40,719	42,961	45,231	47,316	48,399
Bull Run	14,006	23,566	66,234	99,367	104,481	114,923	123,923	132,740	140,545	145,501
Fairfax	22,889	32,332	45,244	50,888	52,703	56,089	59,066	61,992	64,540	66,107
Jefferson	40,989	38,152	42,859	46,204	47,478	49,234	51,045	52,873	54,532	55,418
Lincolnia	11,123	9,978	14,010	13,960	14,682	15,839	16,971	18,090	19,106	19,685
Lower Potomac	21,497	16,305	24,371	26,286	27,319	29,147	30,946	32,731	34,397	35,378
McLean	46,866	54,669	58,747	65,200	66,265	68,805	70,991	73,128	74,882	76,013
Mount Vernon	76,730	79,533	82,483	84,241	84,972	89,551	93,521	97,395	100,748	102,807
Pohick 1/	14,902	71,543	127,040	137,833	139,311	146,000	151,349	156,381	160,437	163,287
Rose Hill	21,859	23,262	34,520	44,925	46,458	49,848	52,945	55,948	58,635	60,320
Springfield	32,970	31,667	39,919	45,291	54,423	59,538	64,098	68,211	70,557	71,964
Upper Potomac 2/	20,062	70,795	125,169	153,458	161,891	175,892	188,288	200,409	210,829	217,580
Vienna 3/	38,381	48,343	53,267	58,012	59,752	63,403	66,550	69,592	72,163	73,835
Fairfax County	455,021	596,901	818,584	931,452	966,137	1,028,079	1,082,811	1,135,873	1,180,626	1,208,732

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1970, 1980, 1990;
 Fairfax County Office of Management and Budget: 1998 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 1998)

Census Tract	Subcensus Tract	1990	1998	2000	2005	2010	2015	2020	2025
151	151.01		1,238	1,249	1,283	1,306	1,328	1,343	1,355
	151.02		1,263	1,258	1,303	1,320	1,336	1,346	1,355
	151.03		805	807	826	839	850	857	864
	Census Tract Total	3,262	3,306	3,314	3,412	3,465	3,514	3,546	3,574
152	152.01		865	891	912	926	939	947	955
	152.02		3,003	2,944	3,001	3,058	3,111	3,155	3,175
	152.03		309	311	312	312	313	313	313
	152.04								
	Census Tract Total	3,165	4,177	4,146	4,225	4,296	4,363	4,415	4,443
153	153.01		736	776	814	841	867	885	900
	153.02		1,514	1,519	1,527	1,532	1,536	1,539	1,542
	153.03		1,193	1,187	1,187	1,188	1,189	1,189	1,189
	153.04		262	262	262	262	262	262	262
	Census Tract Total	3,610	3,705	3,744	3,790	3,823	3,854	3,875	3,893
154	154.01		5,216	5,293	5,505	5,651	5,790	5,899	5,979
	154.02		1,073	1,077	1,107	1,128	1,147	1,160	1,171
	154.03		915	938	1,051	1,160	1,267	1,366	1,427
	Census Tract Total	7,163	7,204	7,308	7,663	7,939	8,204	8,425	8,577
155	155.01		2,882	2,927	3,204	3,454	3,697	3,914	4,055
	155.02		1,800	1,803	1,823	1,837	1,850	1,859	1,866
	155.03		785	788	807	820	832	840	847
	155.04		236	237	238	239	239	240	240
	Census Tract Total	5,644	5,703	5,755	6,072	6,350	6,618	6,853	7,008
156	156.01		1,434	1,439	1,458	1,470	1,480	1,487	1,494
	156.02		206	207	207	207	208	208	208
	156.03		776	827	868	898	925	943	959
	156.04		318	331	356	374	391	402	412
	Census Tract Total	2,438	2,734	2,804	2,889	2,949	3,004	3,040	3,073
157	157.01		1,131	1,135	1,148	1,157	1,165	1,170	1,175
	157.02		1,956	1,959	1,998	2,024	2,047	2,063	2,077
	157.03		505	509	511	512	513	514	514

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	1990	1998	2000	2005	2010	2015	2020	2025
157	Census Tract Total	3,606	3,592	3,603	3,657	3,693	3,725	3,747	3,766
158	158.01		1,752	1,760	1,885	1,974	2,058	2,116	2,166
	158.02		1,410	1,429	1,480	1,516	1,549	1,571	1,590
	158.03		1,217	1,239	1,313	1,366	1,415	1,449	1,478
	Census Tract Total	4,622	4,379	4,428	4,678	4,856	5,022	5,136	5,234
159	159.01		2,235	2,247	2,362	2,444	2,519	2,571	2,616
	159.02		497	517	539	555	569	579	587
	159.03								
	159.04		341	354	359	363	366	368	370
	Census Tract Total	3,094	3,073	3,118	3,260	3,362	3,454	3,518	3,573
160	160.01		668	702	775	847	919	984	1,020
	160.02		2,406	2,419	2,554	2,651	2,745	2,827	2,881
	160.03		775	775	794	807	819	827	834
	Census Tract Total	3,705	3,849	3,896	4,123	4,305	4,483	4,638	4,735
161	161.01		458	470	498	519	539	552	564
	161.02		253	254	256	257	259	259	260
	161.03		1,639	1,648	1,769	1,855	1,937	1,993	2,042
	161.04		1,217	1,231	1,323	1,389	1,452	1,495	1,533
	Census Tract Total	3,751	3,567	3,603	3,846	4,020	4,187	4,299	4,399
162	162.01		5,721	5,721	5,721	5,721	5,721	5,721	5,721
	162.02								
	Census Tract Total	5,621	5,721	5,721	5,721	5,721	5,721	5,721	5,721
163	163.01		651	756	812	851	889	915	937
	163.02		1,209	1,242	1,303	1,347	1,388	1,417	1,441
	Census Tract Total	1,778	1,860	1,998	2,115	2,198	2,277	2,332	2,378
201	201.01		1,278	1,278	1,279	1,279	1,280	1,280	1,280
	201.02		1,815	1,872	1,968	2,038	2,102	2,147	2,184
	Census Tract Total	3,098	3,093	3,150	3,247	3,317	3,382	3,427	3,464
202	202.01		5,175	5,279	5,728	6,120	6,488	6,803	6,999
	202.02		2,407	2,562	2,795	3,007	3,213	3,400	3,519
	Census Tract Total	5,113	7,582	7,841	8,523	9,127	9,701	10,203	10,518

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	1990	1998	2000	2005	2010	2015	2020	2025
203	203.01		1,860	1,860	1,914	1,951	1,984	2,007	2,026
	203.02		1,782	1,785	1,843	1,884	1,922	1,947	1,970
	203.03		704	830	857	882	907	932	946
	203.04		790	879	979	1,064	1,147	1,218	1,267
	Census Tract Total	4,903	5,136	5,354	5,593	5,781	5,960	6,104	6,209
204	204.01		3,302	3,343	3,408	3,467	3,521	3,566	3,589
	Census Tract Total	2,368	3,302	3,343	3,408	3,467	3,521	3,566	3,589
205	205.01		6,403	6,378	6,555	6,730	6,892	7,035	7,106
	205.02		461	461	463	465	466	467	468
	Census Tract Total	5,121	6,864	6,839	7,018	7,195	7,358	7,502	7,574
206	206.01		452	451	452	452	452	452	453
	206.02		1,018	1,018	1,023	1,026	1,030	1,032	1,034
	206.03		2,443	2,465	2,505	2,533	2,559	2,577	2,592
	Census Tract Total	4,049	3,913	3,934	3,980	4,011	4,041	4,061	4,079
207	207.01		1,852	1,859	1,895	1,920	1,942	1,957	1,970
	207.02		414	413	431	444	455	463	470
	207.03		1,594	1,608	1,662	1,698	1,732	1,755	1,775
	Census Tract Total	3,833	3,860	3,880	3,988	4,062	4,129	4,175	4,215
208	208.01		1,024	1,024	1,040	1,051	1,060	1,067	1,072
	208.02		770	771	788	800	811	818	824
	208.03		1,651	1,651	1,704	1,740	1,774	1,796	1,816
	Census Tract Total	3,295	3,445	3,446	3,532	3,591	3,645	3,681	3,712
210	210.01		1,619	3,964	4,560	5,174	5,790	6,366	6,689
	210.02		1,856	1,879	2,204	2,519	2,829	3,124	3,303
	210.03		693	702	763	810	855	890	915
	210.04		840	2,398	2,632	2,902	3,180	3,444	3,574
	Census Tract Total	3,657	5,008	8,943	10,159	11,405	12,654	13,824	14,481
211	211.01		7,688	8,065	9,079	10,001	10,883	11,678	12,169
	211.02		3,849	4,065	4,533	4,969	5,396	5,787	6,034
	211.03		501	562	569	573	577	580	583
	Census Tract Total	6,597	12,038	12,692	14,181	15,543	16,856	18,045	18,786

(CONTINUED)

**Historical and Forecasted Population
Census and Subcensus Tract
(January 1998)**

Census Tract	Subcensus Tract	1990	1998	2000	2005	2010	2015	2020	2025
212	212.01		2,010	2,010	2,013	2,015	2,017	2,018	2,019
	Census Tract Total	2,181	2,010	2,010	2,013	2,015	2,017	2,018	2,019
213	213.01		3,674	3,677	3,691	3,702	3,712	3,718	3,724
	213.02		265	266	266	266	266	266	266
	Census Tract Total	3,950	3,939	3,943	3,957	3,968	3,978	3,984	3,990
214	214.01		1,908	1,938	1,944	1,946	1,950	1,952	1,953
	214.02		3,121	3,201	3,400	3,609	3,810	3,988	4,075
	Census Tract Total	5,178	5,029	5,139	5,344	5,555	5,760	5,940	6,028
215	215.01		4,362	4,378	5,055	5,547	6,039	6,473	6,729
	Census Tract Total	5,007	4,362	4,378	5,055	5,547	6,039	6,473	6,729
216	216.01		3,332	3,344	3,344	3,344	3,345	3,345	3,345
	216.02		1,138	1,150	1,261	1,373	1,484	1,586	1,642
	Census Tract Total	4,982	4,470	4,494	4,605	4,717	4,829	4,931	4,987
217	217.01		6,392	6,396	7,057	7,722	8,383	9,004	9,361
	Census Tract Total	7,425	6,392	6,396	7,057	7,722	8,383	9,004	9,361
218	218.01		4,620	4,730	5,469	6,249	7,036	7,779	8,185
	Census Tract Total	4,528	4,620	4,730	5,469	6,249	7,036	7,779	8,185
219	219.01		1,172	1,172	1,172	1,172	1,172	1,172	1,172
	Census Tract Total	2,969	1,172	1,172	1,172	1,172	1,172	1,172	1,172
220	220.01								
	220.02								
	220.03		1,448	1,525	1,624	1,717	1,807	1,892	1,944
	220.04		26	27	27	27	27	27	27
	220.05		418	416	416	416	416	416	416
	Census Tract Total	2,239	1,892	1,968	2,067	2,160	2,250	2,335	2,387
221	221.01		4,143	4,146	4,797	5,469	6,146	6,781	7,136
	221.02		3	3	3	3	3	3	3
	221.03		1,687	2,384	2,794	3,209	3,622	4,012	4,237
	221.04		2,585	2,703	3,222	3,727	4,224	4,697	4,983
	221.05		635	636	665	693	720	746	762
	221.06		98	98	101	104	106	108	109

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	1990	1998	2000	2005	2010	2015	2020	2025
221	Census Tract Total	6,274	9,151	9,970	11,582	13,205	14,821	16,347	17,230
222	222.01		6,490	6,490	6,490	6,490	6,490	6,490	6,490
	Census Tract Total	5,548	6,490	6,490	6,490	6,490	6,490	6,490	6,490
223	223.01		6,352	6,923	7,754	8,567	9,365	10,094	10,519
	Census Tract Total	3,844	6,352	6,923	7,754	8,567	9,365	10,094	10,519
224	224.01		7,474	7,717	8,660	9,559	10,441	11,266	11,775
	224.02		1,278	1,279	1,295	1,306	1,316	1,323	1,329
	Census Tract Total	5,838	8,752	8,996	9,955	10,865	11,757	12,589	13,104
301	301.01		1,513	1,512	1,547	1,571	1,593	1,608	1,620
	301.02		3,434	3,435	3,579	3,679	3,772	3,835	3,889
	301.03		2,962	2,969	3,012	3,042	3,070	3,089	3,105
	Census Tract Total	7,794	7,909	7,916	8,138	8,292	8,435	8,532	8,614
302	302.01		12,317	12,339	13,357	14,162	14,913	15,504	15,924
	Census Tract Total	12,357	12,317	12,339	13,357	14,162	14,913	15,504	15,924
304	304.01		4,114	4,114	4,117	4,118	4,120	4,121	4,121
	304.02		2,438	2,438	2,438	2,438	2,438	2,439	2,439
	Census Tract Total	6,727	6,552	6,552	6,555	6,556	6,558	6,560	6,560
305	305.01		1,617	1,620	1,631	1,639	1,646	1,651	1,655
	Census Tract Total	1,681	1,617	1,620	1,631	1,639	1,646	1,651	1,655
306	306.01		1,508	1,509	1,529	1,547	1,563	1,576	1,584
	306.02		1,026	1,026	1,026	1,027	1,027	1,028	1,028
	306.03		1,295	1,293	1,294	1,294	1,295	1,295	1,295
	306.04		1,274	1,275	1,277	1,278	1,279	1,280	1,280
	Census Tract Total	5,282	5,103	5,103	5,126	5,146	5,164	5,179	5,187
307	307.01		636	636	637	637	638	638	639
	307.02		991	990	991	992	992	992	993
	307.03		1,092	1,093	1,097	1,101	1,103	1,105	1,107
	Census Tract Total	2,412	2,719	2,719	2,725	2,730	2,733	2,735	2,739
308	308.01		9,011	9,017	9,023	9,027	9,030	9,032	9,034
	Census Tract Total	8,372	9,011	9,017	9,023	9,027	9,030	9,032	9,034
309	309.01		6,765	6,883	7,794	8,622	9,431	10,161	10,631

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	1990	1998	2000	2005	2010	2015	2020	2025
309	Census Tract Total	6,478	6,765	6,883	7,794	8,622	9,431	10,161	10,631
310	310.01		7,005	7,007	7,425	7,782	8,105	8,383	8,547
	Census Tract Total	6,813	7,005	7,007	7,425	7,782	8,105	8,383	8,547
313	313.01		4,441	4,442	4,548	4,621	4,688	4,733	4,771
	Census Tract Total	4,353	4,441	4,442	4,548	4,621	4,688	4,733	4,771
314	314.01		4,075	4,192	4,574	4,933	5,283	5,609	5,810
	Census Tract Total	4,048	4,075	4,192	4,574	4,933	5,283	5,609	5,810
315	315.01		5,586	5,590	5,676	5,735	5,792	5,830	5,864
	Census Tract Total	5,091	5,586	5,590	5,676	5,735	5,792	5,830	5,864
316	316.01		2,143	2,561	2,730	2,883	3,033	3,158	3,235
	316.02		2,388	2,396	2,471	2,527	2,577	2,616	2,643
	316.03		9	4,271	6,527	8,408	9,912	9,912	9,912
	Census Tract Total	4,407	4,540	9,228	11,728	13,818	15,522	15,686	15,790
318	318.01		7,328	7,335	7,731	8,049	8,336	8,569	8,717
	Census Tract Total	7,397	7,328	7,335	7,731	8,049	8,336	8,569	8,717
319	319.01		3,409	3,409	3,426	3,437	3,448	3,455	3,461
	Census Tract Total	3,743	3,409	3,409	3,426	3,437	3,448	3,455	3,461
320	320.01		3,365	3,384	3,408	3,427	3,443	3,456	3,464
	Census Tract Total	3,601	3,365	3,384	3,408	3,427	3,443	3,456	3,464
321	321.01		3,873	3,849	3,918	3,972	4,019	4,056	4,080
	Census Tract Total	3,797	3,873	3,849	3,918	3,972	4,019	4,056	4,080
322	322.01		7,042	7,068	7,225	7,348	7,456	7,542	7,597
	Census Tract Total	6,574	7,042	7,068	7,225	7,348	7,456	7,542	7,597
323	323.01		3,473	3,480	3,486	3,490	3,494	3,497	3,498
	323.02		1,557	1,589	1,644	1,684	1,721	1,747	1,769
	Census Tract Total	4,719	5,030	5,069	5,130	5,174	5,215	5,244	5,267
324	324.01		8,963	9,000	9,272	9,465	9,640	9,764	9,861
	Census Tract Total	9,301	8,963	9,000	9,272	9,465	9,640	9,764	9,861
325	325.01		5,977	5,978	6,118	6,214	6,303	6,363	6,414
	Census Tract Total	5,607	5,977	5,978	6,118	6,214	6,303	6,363	6,414
326	326.01		4,752	4,755	5,026	5,220	5,404	5,531	5,641

(CONTINUED)

**Historical and Forecasted Population
Census and Subcensus Tract
(January 1998)**

Census Tract	Subcensus Tract	1990	1998	2000	2005	2010	2015	2020	2025
326	Census Tract Total	4,580	4,752	4,755	5,026	5,220	5,404	5,531	5,641
327	327.01		7,823	7,833	8,423	8,963	9,488	9,967	10,270
	Census Tract Total	7,456	7,823	7,833	8,423	8,963	9,488	9,967	10,270
328	328.01		2,042	2,046	2,206	2,346	2,474	2,586	2,653
	Census Tract Total	2,277	2,042	2,046	2,206	2,346	2,474	2,586	2,653
401	401.01		1,734	1,746	1,777	1,798	1,819	1,832	1,844
	401.02		2,870	2,873	3,089	3,243	3,389	3,491	3,578
	401.03		2,351	2,366	2,396	2,415	2,434	2,446	2,456
	Census Tract Total	6,804	6,955	6,985	7,262	7,456	7,642	7,769	7,878
402	402.01		859	1,048	1,207	1,388	1,576	1,753	1,842
	402.02		4,562	4,572	4,739	4,900	5,051	5,180	5,245
	402.03								
	402.04		370	382	399	411	423	430	436
	Census Tract Total	5,692	5,791	6,002	6,345	6,699	7,050	7,363	7,523
403	403.01		1,354	1,381	1,408	1,426	1,443	1,454	1,464
	403.02		1,295	1,313	1,370	1,409	1,446	1,471	1,492
	Census Tract Total	2,880	2,649	2,694	2,778	2,835	2,889	2,925	2,956
405	405.01		2,610	2,617	2,618	2,619	2,619	2,620	2,620
	405.02		1,221	1,241	1,276	1,300	1,322	1,337	1,349
	405.03		4,412	4,450	4,782	5,020	5,245	5,402	5,537
	405.04		1,042	1,042	1,042	1,042	1,042	1,042	1,042
	Census Tract Total	10,289	9,285	9,350	9,718	9,981	10,228	10,401	10,548
406	406.01		2,215	2,250	2,518	2,611	2,700	2,760	2,811
	Census Tract Total	2,723	2,215	2,250	2,518	2,611	2,700	2,760	2,811
407	407.01		5,097	5,099	5,134	5,157	5,180	5,194	5,206
	407.02		2,854	2,853	2,892	2,919	2,943	2,959	2,972
	Census Tract Total	8,313	7,951	7,952	8,026	8,076	8,123	8,153	8,178
408	408.01		2,361	2,365	2,372	2,376	2,380	2,384	2,386
	408.02		277	277	278	279	279	280	280
	408.03		1,254	1,279	1,310	1,331	1,350	1,363	1,373
	408.04		1,950	1,966	2,114	2,219	2,319	2,389	2,449

(CONTINUED)

**Historical and Forecasted Population
Census and Subcensus Tract
(January 1998)**

Census Tract	Subcensus Tract	1990	1998	2000	2005	2010	2015	2020	2025
408	408.05								
	Census Tract Total	5,583	5,842	5,887	6,074	6,205	6,328	6,416	6,488
501	501.01		3,232	3,236	3,236	3,237	3,237	3,237	3,237
	501.02		890	895	896	897	898	898	899
	501.03		1,160	1,218	1,232	1,243	1,253	1,262	1,268
	Census Tract Total	4,361	5,282	5,349	5,364	5,377	5,388	5,397	5,404
502	502.01		1,238	1,279	1,279	1,279	1,279	1,279	1,279
	502.02		705	707	707	708	708	708	708
	502.03		486	494	502	508	513	517	520
	502.04		1,141	1,140	1,159	1,172	1,184	1,192	1,198
	Census Tract Total	4,219	3,570	3,620	3,647	3,667	3,684	3,696	3,705
503	503.01		885	886	894	899	905	908	911
	503.02		855	855	856	856	857	857	857
	503.03		1,934	1,965	1,989	2,006	2,021	2,031	2,040
	503.04		659	686	703	715	725	732	738
	Census Tract Total	4,300	4,333	4,392	4,442	4,476	4,508	4,528	4,546
504	504.01		1,046	1,049	1,071	1,087	1,102	1,113	1,120
	504.02		984	984	990	994	997	1,000	1,002
	504.03		669	672	686	695	704	710	715
	Census Tract Total	2,545	2,699	2,705	2,747	2,776	2,803	2,823	2,837
505	505.01		1,046	1,047	1,049	1,050	1,051	1,051	1,052
	505.02		887	887	890	892	894	896	897
	505.03		652	652	652	653	654	654	654
	Census Tract Total	2,628	2,585	2,586	2,591	2,595	2,599	2,601	2,603
506	506.01		556	556	597	627	655	675	692
	506.02		3,823	3,872	3,892	3,908	3,923	3,936	3,944
	506.03		867	867	870	872	874	875	876
	506.04		551	552	552	552	552	552	552
	506.05		751	779	790	798	806	811	815
	506.06		1,117	1,133	1,139	1,144	1,148	1,151	1,153
	506.07		507	508	514	518	522	524	526

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	1990	1998	2000	2005	2010	2015	2020	2025
506	Census Tract Total	7,876	8,172	8,267	8,354	8,419	8,480	8,524	8,558
507	507.01		2,677	2,689	2,732	2,762	2,790	2,808	2,824
	507.02		3,293	3,354	3,382	3,402	3,419	3,431	3,441
	Census Tract Total	6,218	5,970	6,043	6,114	6,164	6,209	6,239	6,265
508	508.01		836	857	876	889	900	908	915
	508.02		1,291	1,292	1,300	1,306	1,311	1,314	1,317
	508.03		1,037	1,034	1,048	1,056	1,064	1,069	1,073
	Census Tract Total	2,994	3,164	3,183	3,224	3,251	3,275	3,291	3,305
509	509.01		832	832	848	858	868	874	880
	509.02		861	861	867	871	875	878	880
	Census Tract Total	1,607	1,693	1,693	1,715	1,729	1,743	1,752	1,760
510	510.01		1,170	1,169	1,170	1,171	1,171	1,172	1,172
	510.02		1,621	1,625	1,640	1,650	1,660	1,666	1,671
	Census Tract Total	2,749	2,791	2,794	2,810	2,821	2,831	2,838	2,843
511	511.01		950	953	953	954	954	954	955
	511.02		1,196	1,201	1,221	1,235	1,247	1,255	1,262
	Census Tract Total	2,250	2,146	2,154	2,174	2,189	2,201	2,209	2,217
512	512.01		598	598	600	602	603	604	605
	512.02		818	818	820	822	823	824	825
	512.03		262	262	268	271	275	277	279
	Census Tract Total	1,702	1,678	1,678	1,688	1,695	1,701	1,705	1,709
513	513.01		1,129	1,147	1,200	1,237	1,272	1,296	1,316
	513.02		1,106	1,108	1,111	1,113	1,114	1,116	1,116
	Census Tract Total	2,044	2,235	2,255	2,311	2,350	2,386	2,412	2,432
514	514.01		418	419	419	419	419	419	419
	514.02		1,489	1,485	1,485	1,485	1,485	1,485	1,485
	514.03		777	775	775	775	775	775	775
	Census Tract Total	2,721	2,684	2,679	2,679	2,679	2,679	2,679	2,679
515	515.01		2,042	2,042	2,043	2,043	2,043	2,043	2,043
	515.02		2,843	2,851	3,130	3,440	3,759	4,056	4,208
	515.03		1,769	1,816	1,893	1,958	2,019	2,070	2,103

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	1990	1998	2000	2005	2010	2015	2020	2025
515	515.04		2,040	2,040	2,124	2,211	2,293	2,364	2,397
	Census Tract Total	8,412	8,694	8,749	9,190	9,652	10,114	10,533	10,751
516	516.01		1,717	1,719	1,719	1,719	1,719	1,719	1,719
	516.02		214	214	215	215	215	215	215
	516.03		1,687	1,682	1,682	1,682	1,682	1,682	1,682
	516.04		1,360	1,369	1,375	1,378	1,382	1,384	1,385
	516.05		979	978	983	985	988	990	991
	Census Tract Total	7,647	5,957	5,962	5,974	5,979	5,986	5,990	5,992
518	518.01		1,207	1,207	1,214	1,218	1,222	1,224	1,227
	518.02		505	525	533	538	543	546	549
	518.03		1,143	1,149	1,177	1,196	1,214	1,226	1,236
	Census Tract Total	2,919	2,855	2,881	2,924	2,952	2,979	2,996	3,012
519	519.01		5,248	5,266	5,953	6,619	7,273	7,867	8,206
	Census Tract Total	5,187	5,248	5,266	5,953	6,619	7,273	7,867	8,206
520	520.01		2,946	2,971	3,056	3,116	3,173	3,212	3,245
	Census Tract Total	2,550	2,946	2,971	3,056	3,116	3,173	3,212	3,245
521	521.01		340	340	341	342	343	344	345
	521.02		2,572	2,583	2,657	2,716	2,769	2,812	2,838
	521.03		1,516	1,531	1,575	1,608	1,637	1,659	1,674
	521.04		1,706	1,719	1,731	1,740	1,747	1,752	1,757
	521.05		1,093	1,102	1,123	1,137	1,150	1,159	1,166
	Census Tract Total	6,592	7,227	7,275	7,427	7,543	7,646	7,726	7,780
522	522.01		3,387	3,399	3,403	3,405	3,407	3,408	3,409
	522.02		1,091	1,092	1,098	1,101	1,105	1,107	1,109
	522.03		1,004	1,004	1,005	1,006	1,007	1,008	1,008
	Census Tract Total	5,323	5,482	5,495	5,506	5,512	5,519	5,523	5,526
523	523.01		6,980	7,015	7,487	7,966	8,420	8,821	9,020
	Census Tract Total	6,399	6,980	7,015	7,487	7,966	8,420	8,821	9,020
524	524.01		1,446	1,446	1,446	1,447	1,447	1,448	1,448
	524.02		984	984	984	984	984	984	984
	524.03		810	810	811	811	811	811	812

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	1990	1998	2000	2005	2010	2015	2020	2025
524	524.04		1,804	1,815	1,821	1,825	1,828	1,831	1,833
	524.05		1,304	1,308	1,363	1,407	1,447	1,479	1,498
	Census Tract Total	6,051	6,348	6,363	6,425	6,474	6,517	6,553	6,575
525	525.01		824	824	825	825	826	826	826
	525.02		1,112	1,123	1,153	1,174	1,192	1,205	1,216
	525.03		944	998	1,021	1,039	1,058	1,072	1,082
	525.04		4,039	4,159	4,257	4,335	4,407	4,461	4,498
	Census Tract Total	6,792	6,919	7,104	7,256	7,373	7,483	7,564	7,622
526	526.01		1,971	1,971	1,971	1,971	1,971	1,971	1,971
	526.02		1,147	1,416	1,644	1,890	2,139	2,375	2,501
	526.03		611	872	993	1,117	1,242	1,360	1,427
	Census Tract Total	3,888	3,729	4,259	4,608	4,978	5,352	5,706	5,899
527	527.01		3,705	3,866	4,273	4,685	5,089	5,455	5,653
	Census Tract Total	4,239	3,705	3,866	4,273	4,685	5,089	5,455	5,653
528	528.01		8,378	8,387	9,506	10,780	12,096	13,337	13,954
	Census Tract Total	6,456	8,378	8,387	9,506	10,780	12,096	13,337	13,954
530	Census Tract Total	3							
531	Census Tract Total	2							
601	601.01		965	968	990	1,004	1,018	1,027	1,035
	601.02		1,896	1,897	1,979	2,037	2,090	2,126	2,157
	601.03		740	750	806	847	885	911	934
	Census Tract Total	3,777	3,601	3,615	3,775	3,888	3,993	4,064	4,126
602	602.01		1,525	1,567	1,637	1,686	1,732	1,763	1,789
	602.02		238	260	271	278	285	290	293
	602.03		1,899	1,906	1,963	2,003	2,040	2,065	2,086
	Census Tract Total	3,874	3,662	3,733	3,871	3,967	4,057	4,118	4,168
603	603.01		709	724	778	817	853	879	901
	603.02		2,017	2,024	2,124	2,194	2,258	2,303	2,341
	Census Tract Total	2,761	2,726	2,748	2,902	3,011	3,111	3,182	3,242
604	604.01		803	807	833	850	867	878	887
	604.02		2,951	3,617	4,102	4,590	5,079	5,529	5,785

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	1990	1998	2000	2005	2010	2015	2020	2025
604	604.03		488	488	502	512	521	527	532
	Census Tract Total	3,210	4,242	4,912	5,437	5,952	6,467	6,934	7,204
605	605.01		2,264	2,281	2,439	2,552	2,659	2,733	2,797
	605.02		1,991	2,012	2,096	2,159	2,217	2,260	2,291
	605.03		964	1,025	1,047	1,062	1,076	1,085	1,094
	605.04		552	553	584	612	638	661	674
	605.05		1,632	1,785	1,864	1,923	1,978	2,018	2,050
	Census Tract Total	5,655	7,403	7,656	8,030	8,308	8,568	8,757	8,906
606	606.01		433	435	445	451	457	461	464
	606.02		3,426	3,517	3,703	3,837	3,962	4,052	4,125
	Census Tract Total	3,709	3,859	3,952	4,148	4,288	4,419	4,513	4,589
607 /1	607.01		7,653	7,669	7,833	7,945	8,048	8,118	8,176
	Census Tract Total	7,475	7,653	7,669	7,833	7,945	8,048	8,118	8,176
608 /1	608.01		3,112	3,122	3,176	3,213	3,247	3,269	3,289
	Census Tract Total	2,765	3,112	3,122	3,176	3,213	3,247	3,269	3,289
609 /1	609.01		2,507	2,507	2,561	2,597	2,630	2,653	2,672
	Census Tract Total	2,362	2,507	2,507	2,561	2,597	2,630	2,653	2,672
610 /1	610.01		2,382	2,385	2,439	2,475	2,509	2,532	2,551
	Census Tract Total	2,250	2,382	2,385	2,439	2,475	2,509	2,532	2,551
611	611.01		1,882	1,886	1,984	2,053	2,117	2,162	2,199
	611.02		4,885	4,914	5,132	5,292	5,443	5,548	5,637
	Census Tract Total	6,573	6,767	6,800	7,116	7,345	7,560	7,710	7,836
612	612.01		598	632	646	655	664	670	675
	612.02		3,136	3,256	3,470	3,624	3,769	3,871	3,957
	612.03		195	196	202	207	212	214	217
	612.04		925	1,464	1,728	1,999	2,271	2,530	2,675
	Census Tract Total	3,365	4,854	5,548	6,046	6,485	6,916	7,285	7,524
615	615.01		868	991	1,052	1,096	1,137	1,166	1,191
	615.02		792	844	862	874	884	892	898
	615.03		1,210	1,247	1,309	1,362	1,411	1,452	1,478
	615.04		1,861	1,860	2,065	2,249	2,420	2,573	2,662

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	1990	1998	2000	2005	2010	2015	2020	2025
615	615.05		262	262	262	262	262	262	262
	Census Tract Total	3,540	4,993	5,204	5,550	5,843	6,114	6,345	6,491
616	616.01		2,439	2,529	2,890	3,247	3,599	3,927	4,117
	616.02		1,026	1,040	1,117	1,174	1,227	1,266	1,297
	616.04		1,669	2,420	2,793	3,213	3,645	4,055	4,262
	616.05		955	956	977	995	1,011	1,024	1,031
	616.06								
	Census Tract Total	4,979	6,089	6,945	7,777	8,629	9,482	10,272	10,707
617	617.01		4,654	4,926	5,764	6,610	7,455	8,249	8,707
	617.02		500	604	644	676	707	732	750
	Census Tract Total	4,555	5,154	5,530	6,408	7,286	8,162	8,981	9,457
618	618.01		780	785	880	987	1,097	1,201	1,253
	618.02		4,731	4,757	5,609	6,487	7,366	8,201	8,673
	Census Tract Total	5,054	5,511	5,542	6,489	7,474	8,463	9,402	9,926
619	619.02		3,955	3,967	4,138	4,328	4,519	4,695	4,782
	Census Tract Total	4,454	3,955	3,967	4,138	4,328	4,519	4,695	4,782
701	701.01		806	806	812	816	819	822	824
	701.02		1,295	1,328	1,406	1,461	1,512	1,547	1,578
	701.03		169	171	176	180	183	185	187
	701.04		460	468	493	510	526	537	547
	Census Tract Total	2,860	2,730	2,773	2,887	2,967	3,040	3,091	3,136
702	702.01		6	6	6	6	6	6	6
	Census Tract Total	60	6	6	6	6	6	6	6
703	703.01		1,930	1,945	1,991	2,022	2,051	2,071	2,086
	703.02		376	386	393	397	401	404	406
	703.03		905	929	959	980	999	1,012	1,023
	Census Tract Total	2,917	3,211	3,260	3,343	3,399	3,451	3,487	3,515
704	704.01		1,370	1,389	1,454	1,501	1,545	1,576	1,603
	704.02		122	124	125	125	126	126	126
	704.03		1,024	1,028	1,105	1,160	1,212	1,249	1,280
	704.04		774	789	808	820	832	839	846

(CONTINUED)

**Historical and Forecasted Population
Census and Subcensus Tract
(January 1998)**

Census Tract	Subcensus Tract	1990	1998	2000	2005	2010	2015	2020	2025
704	704.05		1,439	1,492	1,581	1,644	1,703	1,744	1,779
	Census Tract Total	4,625	4,729	4,822	5,073	5,250	5,418	5,534	5,634
705	705.01		323	324	332	337	343	346	349
	705.02		939	941	944	946	948	950	951
	705.03		1,872	1,980	2,109	2,207	2,298	2,367	2,417
	705.04		839	844	852	857	862	865	868
	705.05		486	535	564	584	603	616	627
	705.06		899	924	928	932	935	938	939
	Census Tract Total	5,087	5,358	5,548	5,729	5,863	5,989	6,082	6,151
706	706.01		605	622	649	667	683	695	706
	706.02		470	470	480	488	494	499	502
	706.03		997	1,006	1,012	1,016	1,020	1,022	1,024
	706.04		475	483	491	498	504	508	511
	Census Tract Total	2,258	2,547	2,581	2,632	2,669	2,701	2,724	2,743
707	707.01		833	842	856	865	874	880	884
	707.02		1,137	1,136	1,181	1,211	1,240	1,259	1,276
	707.03		821	837	858	872	885	894	902
	707.04		1,079	1,079	1,081	1,082	1,083	1,083	1,084
	707.05		560	560	560	561	561	562	562
	707.06		739	739	739	739	739	739	739
	Census Tract Total	4,879	5,169	5,193	5,275	5,330	5,382	5,417	5,447
708	708.01		756	761	765	768	770	772	773
	708.02		2,136	2,139	2,152	2,162	2,170	2,176	2,181
	Census Tract Total	2,964	2,892	2,900	2,917	2,930	2,940	2,948	2,954
709	709.01		1,935	1,979	2,047	2,093	2,137	2,167	2,193
	709.02		2,060	2,088	2,143	2,184	2,220	2,248	2,268
	709.03		731	733	735	738	739	741	742
	709.04		845	876	1,009	1,133	1,255	1,368	1,438
	709.05		975	975	1,005	1,025	1,044	1,057	1,068
	709.06		297	307	308	308	310	310	310
	Census Tract Total	6,058	6,843	6,958	7,247	7,481	7,705	7,891	8,019

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	1990	1998	2000	2005	2010	2015	2020	2025
710	710.01		166	166	168	170	172	173	174
	710.02		629	628	641	650	659	664	669
	710.03		1,235	1,239	1,253	1,264	1,276	1,285	1,290
	Census Tract Total	1,239	2,030	2,033	2,062	2,084	2,107	2,122	2,133
711	711.01		487	488	488	488	488	489	489
	711.02		588	588	588	588	588	588	588
	711.03		762	762	769	773	777	780	782
	711.04		874	874	876	877	878	879	879
	711.05		699	699	700	701	702	702	703
	711.06		1,539	1,559	1,559	1,559	1,559	1,559	1,559
	711.07		543	542	545	546	548	549	550
	711.08		1,068	1,079	1,116	1,142	1,166	1,182	1,196
	Census Tract Total	6,447	6,560	6,591	6,641	6,674	6,706	6,728	6,746
712	712.01		3	3	3	3	3	3	3
	712.02		847	1,029	1,183	1,361	1,545	1,718	1,804
	712.03		544	562	564	565	566	567	568
	712.04		5,188	5,225	5,869	6,607	7,371	8,092	8,449
	Census Tract Total	5,215	6,582	6,819	7,619	8,536	9,485	10,380	10,824
713	713.01		7,196	7,259	8,007	8,855	9,732	10,557	10,970
	713.02		1,737	1,739	1,769	1,790	1,808	1,821	1,832
	Census Tract Total	8,394	8,933	8,998	9,776	10,645	11,540	12,378	12,802
714	714.01		4,361	4,360	4,552	4,711	4,855	4,971	5,043
	714.02		2,048	2,040	2,046	2,049	2,052	2,054	2,056
	Census Tract Total	6,307	6,409	6,400	6,598	6,760	6,907	7,025	7,099
801	801.01		1,419	1,534	1,616	1,674	1,729	1,768	1,800
	801.02		738	746	773	792	809	820	830
	801.03		747	786	845	887	926	954	977
	801.04		910	959	1,021	1,065	1,106	1,134	1,159
	801.05		597	630	651	666	680	689	697
	Census Tract Total	3,374	4,411	4,655	4,906	5,084	5,250	5,365	5,463
802	802.01		950	970	1,043	1,096	1,145	1,179	1,209

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**Historical and Forecasted Population
Census and Subcensus Tract
(January 1998)**

Census Tract	Subcensus Tract	1990	1998	2000	2005	2010	2015	2020	2025
802	802.02		1,316	1,320	1,362	1,392	1,418	1,436	1,451
	802.03		1,462	1,462	1,537	1,590	1,639	1,672	1,701
	802.04		5,205	5,236	5,256	5,276	5,294	5,310	5,317
	802.05								
	Census Tract Total	6,580	8,933	8,988	9,198	9,354	9,496	9,597	9,678
803	803.01		3,020	3,129	3,359	3,523	3,678	3,786	3,879
	803.02		733	764	782	794	805	812	819
	803.03		2,679	2,784	2,968	3,100	3,224	3,310	3,385
	803.04								
	Census Tract Total	5,669	6,432	6,677	7,109	7,417	7,707	7,908	8,083
804	804.01		2,118	2,260	2,427	2,547	2,662	2,741	2,808
	804.02		2,338	2,438	2,600	2,717	2,827	2,903	2,969
	804.03		1,259	1,284	1,327	1,356	1,384	1,402	1,418
	804.04		1,370	1,418	1,498	1,556	1,612	1,649	1,682
	804.05		2,726	2,829	3,036	3,184	3,324	3,422	3,507
	Census Tract Total	7,290	9,811	10,229	10,888	11,360	11,809	12,117	12,384
805	805.01		6,118	6,179	6,643	6,975	7,289	7,507	7,695
	805.02		5,981	6,133	6,649	7,046	7,425	7,713	7,937
	805.03		5,229	5,840	6,669	7,464	8,250	8,969	9,404
	Census Tract Total	14,925	17,328	18,152	19,961	21,485	22,964	24,189	25,036
808 /2	808.01		6,991	7,404	8,299	9,121	9,932	10,648	11,097
	Census Tract Total	6,665	6,991	7,404	8,299	9,121	9,932	10,648	11,097
809 /2	809.01		11,428	11,579	12,961	14,295	15,627	16,822	17,529
	Census Tract Total	9,478	11,428	11,579	12,961	14,295	15,627	16,822	17,529
810	810.01		2,512	2,833	3,154	3,467	3,775	4,068	4,246
	Census Tract Total	2,917	2,512	2,833	3,154	3,467	3,775	4,068	4,246
811	811.01		127	224	242	260	277	293	303
	811.02		4,789	6,789	7,871	8,973	10,077	11,112	11,698
	811.03		4,096	4,282	4,603	4,833	5,050	5,202	5,331
	811.04		4,518	4,709	5,063	5,316	5,555	5,722	5,866
	Census Tract Total	7,846	13,530	16,004	17,779	19,382	20,959	22,329	23,198

(CONTINUED)

**Historical and Forecasted Population
Census and Subcensus Tract
(January 1998)**

Census Tract	Subcensus Tract	1990	1998	2000	2005	2010	2015	2020	2025
812	812.01		6,597	6,999	7,543	8,019	8,479	8,863	9,107
	Census Tract Total	6,571	6,597	6,999	7,543	8,019	8,479	8,863	9,107
814	814.01		7,231	7,337	7,510	7,691	7,874	8,040	8,127
	Census Tract Total	6,861	7,231	7,337	7,510	7,691	7,874	8,040	8,127
815	815.01		2,579	2,591	2,660	2,708	2,752	2,782	2,807
	Census Tract Total	2,296	2,579	2,591	2,660	2,708	2,752	2,782	2,807
816	816.01		1,550	1,576	1,615	1,643	1,668	1,685	1,699
	816.02		1,577	1,596	1,624	1,643	1,660	1,672	1,681
	Census Tract Total	3,002	3,127	3,172	3,239	3,286	3,328	3,357	3,380
817	817.01		1,877	1,922	2,027	2,101	2,169	2,216	2,257
	817.02		2,031	2,130	2,273	2,375	2,471	2,537	2,594
	817.03		1,745	1,811	1,869	1,909	1,945	1,970	1,991
	817.04		4,129	4,145	4,412	4,665	4,912	5,143	5,285
	Census Tract Total	7,377	9,782	10,008	10,581	11,050	11,497	11,866	12,127
819	819.01		3,697	3,810	3,858	3,893	3,925	3,948	3,967
	819.02		1,702	1,833	1,931	2,001	2,066	2,111	2,150
	Census Tract Total	4,902	5,399	5,643	5,789	5,894	5,991	6,059	6,117
820	820.01		7,595	8,256	8,956	9,539	10,086	10,542	10,846
	820.02		1,261	1,262	1,262	1,262	1,263	1,263	1,263
	Census Tract Total	3,332	8,856	9,518	10,218	10,801	11,349	11,805	12,109
821	821.01		3,343	3,380	3,664	3,941	4,213	4,473	4,630
	Census Tract Total	3,190	3,343	3,380	3,664	3,941	4,213	4,473	4,630
822	822.01		1,197	1,732	1,990	2,264	2,541	2,805	2,947
	822.02		893	907	907	907	907	907	907
	822.03		4,217	4,598	5,294	6,065	6,853	7,600	7,987
	Census Tract Total	4,922	6,307	7,237	8,191	9,236	10,301	11,312	11,841
823	823.01		12,813	12,780	14,101	15,389	16,656	17,860	18,591
	Census Tract Total	12,587	12,813	12,780	14,101	15,389	16,656	17,860	18,591
824	824.01		2,396	2,625	2,774	2,883	2,986	3,061	3,121
	Census Tract Total	1,988	2,396	2,625	2,774	2,883	2,986	3,061	3,121
825	825.01		1,277	1,724	1,895	2,076	2,260	2,434	2,527

(CONTINUED)

**Historical and Forecasted Population
Census and Subcensus Tract
(January 1998)**

Census Tract	Subcensus Tract	1990	1998	2000	2005	2010	2015	2020	2025
825	825.02		12,279	12,296	13,087	13,653	14,190	14,564	14,884
	Census Tract Total	11,234	13,556	14,020	14,982	15,729	16,450	16,998	17,411
826	826.01		2,029	2,049	2,198	2,303	2,404	2,474	2,533
	826.02		8,460	8,729	9,691	10,524	11,332	12,029	12,501
	Census Tract Total	8,678	10,489	10,778	11,889	12,827	13,736	14,503	15,034
901	901.01								
	901.02		40	40	41	42	43	44	44
	901.03		2,940	2,942	3,551	3,607	3,659	3,694	3,723
	901.04		3	5	5	5	6	6	6
	901.05		7,215	7,253	7,324	7,377	7,425	7,461	7,485
	901.06								
	Census Tract Total	8,573	10,198	10,240	10,921	11,031	11,133	11,205	11,258
905	905.01		2,571	2,634	2,675	2,704	2,732	2,751	2,767
	905.02		5,560	5,805	6,194	6,473	6,736	6,920	7,077
	Census Tract Total	4,709	8,131	8,439	8,869	9,177	9,468	9,671	9,844
909 /3	909.01		223	224	236	244	252	257	261
	Census Tract Total	176	223	224	236	244	252	257	261
910	910.01		25	27	29	30	31	32	33
	910.02		1,651	1,657	1,782	1,870	1,955	2,013	2,064
	Census Tract Total	1,257	1,676	1,684	1,811	1,900	1,986	2,045	2,097
911	911.01		12,661	12,690	13,274	13,695	14,090	14,368	14,602
	Census Tract Total	8,902	12,661	12,690	13,274	13,695	14,090	14,368	14,602
912	912.01		5,842	5,916	6,848	7,763	8,665	9,519	10,031
	912.02		566	598	688	791	898	999	1,049
	Census Tract Total	4,239	6,408	6,514	7,536	8,554	9,563	10,518	11,080
913	913.01		74	74	74	75	76	76	76
	913.02		120	121	123	124	125	126	127
	913.03		1,883	2,052	2,208	2,350	2,488	2,614	2,694
	913.04		9,343	9,833	11,366	12,867	14,354	15,737	16,558
	Census Tract Total	4,882	11,420	12,080	13,771	15,416	17,043	18,553	19,455
914	914.01		17,025	17,197	19,420	21,447	23,424	25,213	26,360

(CONTINUED)

**Historical and Forecasted Population
Census and Subcensus Tract
(January 1998)**

Census Tract	Subcensus Tract	1990	1998	2000	2005	2010	2015	2020	2025
914	Census Tract Total	11,654	17,025	17,197	19,420	21,447	23,424	25,213	26,360
915	915.01		5,061	5,136	5,516	5,786	6,043	6,221	6,373
	915.02		1,571	1,742	1,968	2,172	2,366	2,541	2,650
	915.03		1,152	1,172	1,172	1,172	1,172	1,172	1,172
	Census Tract Total	4,006	7,784	8,050	8,656	9,130	9,581	9,934	10,195
916	916.01		7,579	7,984	8,958	9,812	10,641	11,366	11,849
	Census Tract Total	6,961	7,579	7,984	8,958	9,812	10,641	11,366	11,849
917	917.01		4,286	5,288	6,184	7,119	8,059	8,951	9,447
	917.02		1,853	1,866	1,866	1,866	1,866	1,866	1,866
	917.03		1,218	1,652	1,788	1,899	2,005	2,092	2,155
	917.04		3,009	3,698	3,957	4,241	4,530	4,801	4,943
	Census Tract Total	4,263	10,366	12,504	13,795	15,125	16,460	17,710	18,411
918	918.01		10,981	12,663	13,735	14,743	15,747	16,629	17,159
	Census Tract Total	7,932	10,981	12,663	13,735	14,743	15,747	16,629	17,159
919	919.01		348	362	369	374	379	383	385
	919.02		429	437	454	467	478	486	492
	919.03		498	508	523	533	543	549	554
	919.04		218	219	220	221	221	222	222
	919.05		503	691	722	746	767	783	795
	919.06		143	152	154	155	156	156	157
	919.07		326	352	360	364	368	371	374
	919.08		62	66	66	67	67	67	67
	919.09		405	414	416	417	418	419	420
	919.10		140	141	142	142	142	142	142
	919.11		156	158	158	159	160	160	160
	919.12		298	302	304	305	306	307	308
	Census Tract Total	2,627	3,526	3,802	3,888	3,950	4,005	4,045	4,076
920	920.01		2,180	2,361	2,500	2,598	2,691	2,755	2,811
	920.02		2,146	2,173	2,286	2,365	2,439	2,490	2,533
	920.03		2,248	2,281	2,398	2,481	2,558	2,611	2,656
	Census Tract Total	5,913	6,574	6,815	7,184	7,444	7,688	7,856	8,000

(CONTINUED)

**Historical and Forecasted Population
Census and Subcensus Tract
(January 1998)**

Census Tract	Subcensus Tract	1990	1998	2000	2005	2010	2015	2020	2025
921	921.01		300	316	318	320	321	322	323
	921.02		465	479	488	494	500	504	507
	921.03		1,133	1,168	1,223	1,262	1,299	1,323	1,344
	921.04		725	734	740	744	748	750	752
	921.05		1,104	1,189	1,278	1,342	1,402	1,444	1,480
	921.06		1,174	1,204	1,238	1,261	1,282	1,297	1,309
	921.07		1,834	1,840	1,857	1,869	1,879	1,886	1,892
	Census Tract Total	5,828	6,735	6,930	7,142	7,292	7,431	7,526	7,607
922	922.01		379	387	396	402	407	411	414
	922.02		1,453	1,505	1,618	1,699	1,775	1,829	1,874
	922.03		6,658	6,702	7,223	7,614	7,985	8,261	8,482
	922.04		646	696	732	757	780	798	812
	922.05		3,705	3,828	3,956	4,045	4,127	4,185	4,232
	Census Tract Total	7,067	12,841	13,118	13,925	14,517	15,074	15,484	15,814
923	923.01		3,370	3,375	3,431	3,469	3,504	3,528	3,548
	Census Tract Total	3,463	3,370	3,375	3,431	3,469	3,504	3,528	3,548
924	924.01		4,490	4,588	4,681	4,752	4,820	4,872	4,912
	Census Tract Total	3,499	4,490	4,588	4,681	4,752	4,820	4,872	4,912
Fairfax County		818,584	931,452	966,137	1,028,079	1,082,811	1,135,873	1,180,626	1,208,732

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: 1998 through 2025.

- 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).

HOUSING UNIT INVENTORY

Total Housing

As of January 1998, there were 345,969 dwelling units in Fairfax County, an increase of 6,850 units, or 2.0 percent, over the 1997 inventory of 339,119 units. Single-family detached units continued to account for a majority of the housing units (50.7 percent), followed by townhouses (21.1 percent) and garden apartments (19.8 percent). High-rise and mid-rise units, multiplex units, and mobile homes together accounted for the remainder 8.3 percent. Table 5.1 shows the total number of housing units by year since 1978 and Figure 5.1 charts housing growth from 1950 to 1998 by type of unit.

Housing Units by Planning District

Nearly 46 percent of the County's increase in dwelling units occurred in the Bull Run and Upper Potomac Planning Districts. During 1997, 1,790 units were added in the Upper Potomac District, and 1,354 units were added to the housing inventory in the Bull Run District.

Housing Units by Supervisor District

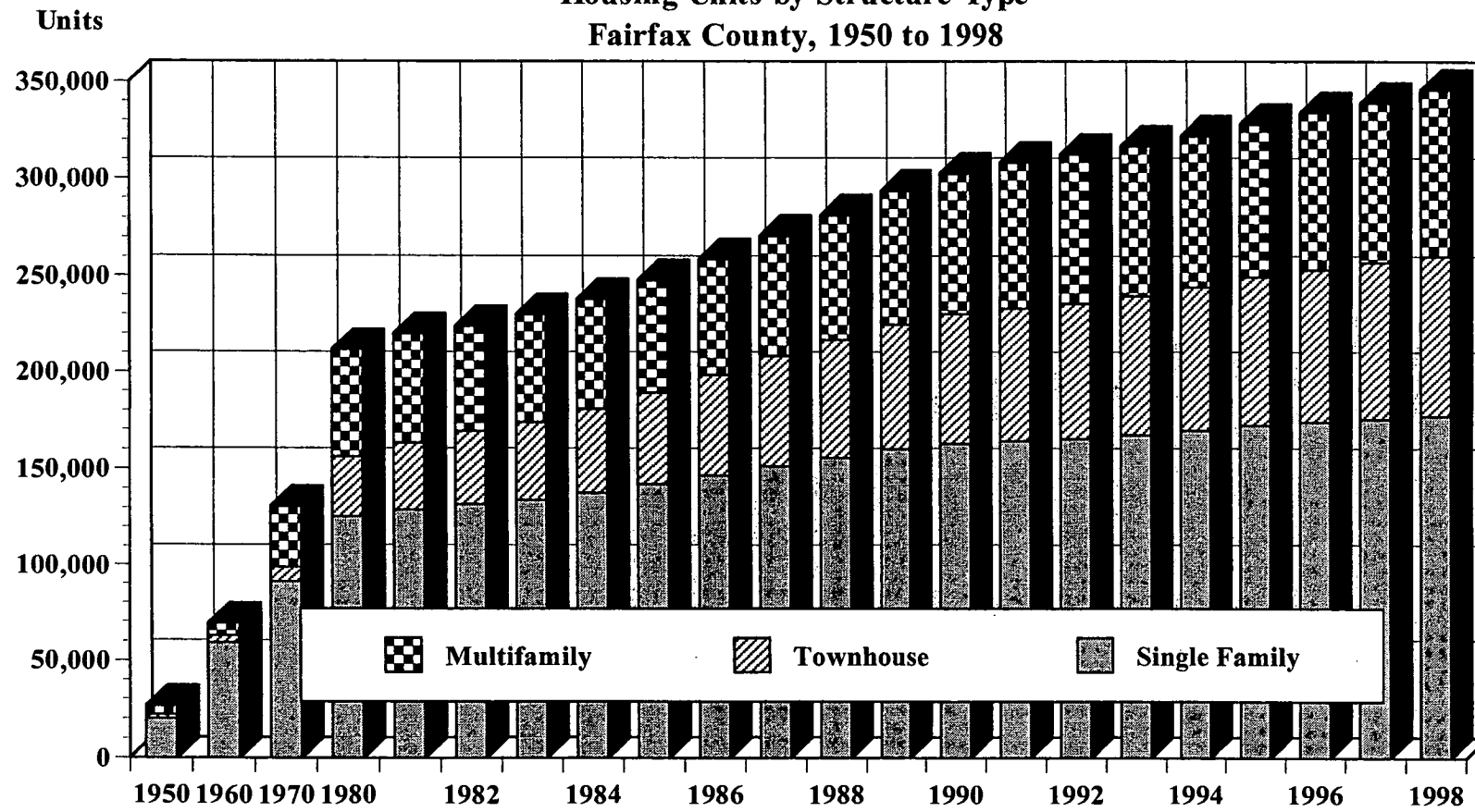
The supervisor district with the largest number of dwelling units was Sully, with 49,204 units. The Braddock District had the smallest number of units with 30,770 units. The largest number of single-family detached units were located in the Dranesville District (27,651). Providence District had the smallest number of single-family units (14,539), but the largest number of garden apartment units (15,387). Nearly 40 percent of the County's high-rise and mid-rise apartment units were located in the Mason District. Nearly 20 percent of the County's townhouse units were located in the Sully District.

TABLE 5.1

**Total Housing Units
1978-1998**

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%
1997	339,119	4,996	1.5%
1998	345,969	6,850	2.0%

Figure 5.1
Housing Units by Structure Type
Fairfax County, 1950 to 1998



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

Median Market Value

Market value in this report refers to the estimated market value as of January 1998. Market value for each dwelling unit represents a 1998 sales price or is derived from the latest tax assessment value. As of January 1998, the estimated median market value of individually owned housing units was \$185,640. Thus, half of all owned housing units in the County had market values exceeding \$185,640 and half had values below this level. This represents a slight decrease of \$41 from the 1997 estimated median housing value of \$185,681.

Table 5.2 shows the median market value of housing units by supervisor district and the percent change between 1997 and 1998.

Market Value by Supervisor District

The supervisor district in the County with the highest median market value of housing units, as of January 1998, was the Dranesville District (\$264,705). The district with the lowest median market value was the Lee District (\$154,875).

The supervisor district with the greatest percentage of dwelling units with values above \$350,000 was the Dranesville District with 38.2 percent. County-wide, 9.4 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 District with 12.3 percent compared to 6 percent county-wide.

TABLE 5.2

Median Market Value of Housing Units By Supervisor District 1997 - 1998

Supervisor District	Median Market Value		Percent Change
	1997	1998	
Braddock	\$186,665	\$186,164	-0.3%
Dranesville	261,362	264,705	1.3%
Hunter Mill	200,800	199,915	-0.4%
Lee	155,192	154,875	-0.2%
Mason	171,927	171,329	-0.3%
Mount Vernon	168,532	169,704	0.7%
Providence	177,467	176,703	-0.4%
Springfield	204,218	204,455	0.1%
Sully	181,208	182,000	0.4%
Fairfax County	\$185,681	\$185,640	0.0%

Market Value by Planning District

Table 5.3 shows the median market value of housing units by planning district and the percent change between 1997 and 1998. The planning district in the County with the highest median market value, as of January 1998, was the McLean Planning District (\$276,000). The Lower Potomac Planning District had the lowest median market value in 1998, at \$122,291.

The planning district in the County with the greatest percentage of housing units with values above \$350,000 was the McLean Planning District, with 33.6 percent. Further, looking at only single-family units in McLean, fully 41.7 percent had values above \$350,000. Baileys Planning District had the greatest percentage of housing units with values below \$80,000, at 25.9 percent. Of the units with values below \$80,000 in Baileys, 97.5% of these were condominium units.

Figure 5.2 shows the median market values of housing units in the County, by census tract, as of January 1998. Highest median market values were concentrated in the Great Falls, McLean and Clifton/Fairfax Station areas.

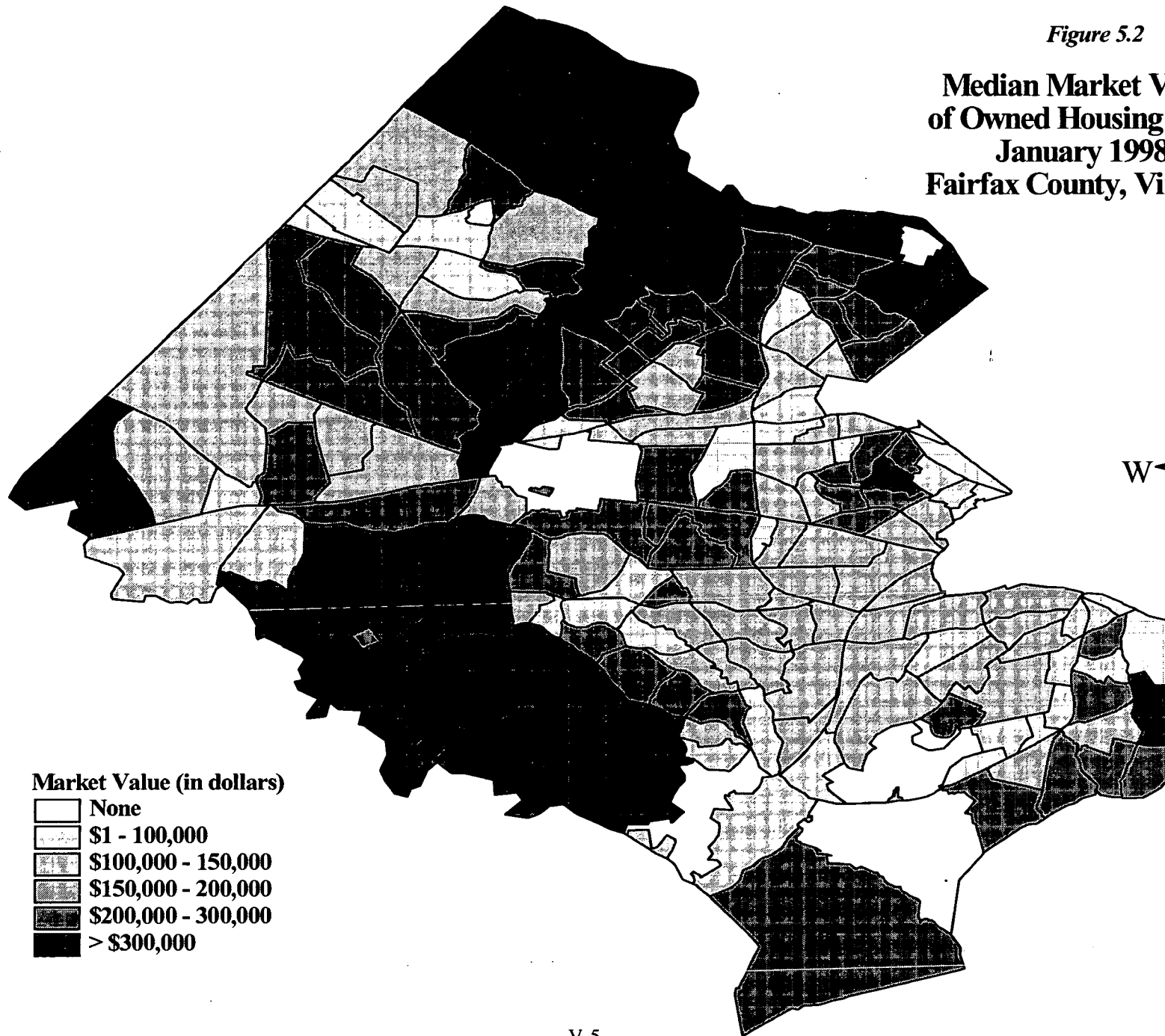
Table 5.3

**Median Market Value of Housing Units
by Planning District 1997-1998**

Planning District	Median Market Value		Percent Change
	1997	1998	
Annandale	184,428	184,035	-0.2%
Baileys	136,800	142,385	4.1%
Bull Run	167,206	166,836	-0.2%
Fairfax	206,670	205,898	-0.4%
Jefferson	164,439	164,527	0.1%
Lincolnia	167,561	168,967	0.8%
Lower Potomac	122,291	122,291	0.0%
McLean	274,489	276,000	0.6%
Mount Vernon	160,177	162,269	1.3%
Pohick	197,672	198,294	0.3%
Rose Hill	168,238	167,905	-0.2%
Springfield	162,939	161,073	-1.1%
Upper Potomac	199,533	201,708	1.1%
Vienna	225,027	222,802	-1.0%
Fairfax County	\$185,681	\$185,640	0.0%

Figure 5.2

**Median Market Value
of Owned Housing Units
January 1998
Fairfax County, Virginia**



Housing Unit Inventory
Supervisor District
(January 1998)

1999

Supervisor District	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
Braddock	19,615	182	6,028	186	4,337	267		155	30,770
Dranesville 1/	27,651	65	4,355	195	2,813	496	500		36,075
Hunter Mill 2/	19,514	19	9,521	1,448	9,101	851	285		40,739
Lee	16,273	560	10,846	1,987	10,946			760	41,372
Mason	16,354	32	4,133	547	9,545	1,051	5,655		37,317
Mount Vernon	15,866	1,152	5,766	874	5,423	130	3,958	325	33,494
Providence	14,539	11	8,941	751	15,387	301	3,481		43,411
Springfield 3/	22,045	188	9,035	496	1,821	2			33,587
Sully	23,715	7	14,481	1,346	9,155			500	49,204
FAIRFAX COUNTY	175,572	2,216	73,106	7,830	68,528	3,098	13,879	1,740	345,969

1,836

2,061

1999

177,423 2,208 74,738 8,005 71,657 3,000 13,970 1,740

30,847
36,650
42,575
42,363
37,626
33,552
44,055
33,808
57,265
352,741

Housing Unit Inventory
Towns
(January 1998)

Town	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
Town of Clifton	69								69
Town of Herndon	2,774	60	1,794	7	2,434				7,069
Town of Vienna	4,569	7	420	30	523				5,549
TOWNS TOTAL	7,412	67	2,214	37	2,957				12,687

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 1998)

Planning District	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
Annandale	15,928	8	3,114	255	4,959	511	469		25,244
Baileys	5,110	16	786	81	5,179	807	5,186		17,165
Bull Run	15,378	5	12,069	1,346	7,294			500	36,592
Fairfax	8,556	2	3,494	297	7,217	301		155	20,022
Jefferson	8,507	11	2,302	117	6,411		1,227		18,575
Lincolnia	1,496	4	1,606	211	2,262				5,579
Lower Potomac	1,400	6	1,699	725	1,511				5,341
McLean	16,635	5	1,579	520	4,476	496	2,200		25,911
Mount Vernon	15,134	1,656	2,633	1,745	9,796	130	3,958	1,085	36,137
Pohick 1/	28,254	416	13,960	522	1,449				44,601
Rose Hill	8,219	4	5,726	172	4,279				18,400
Springfield	8,328		6,063	379	1,603	2			16,375
Upper Potomac 2/	28,987	72	13,202	1,150	10,497	578	285		54,771
Vienna 3/	13,640	11	4,873	310	1,595	273	554		21,256
FAIRFAX COUNTY	175,572	2,216	73,106	7,830	68,528	3,098	13,879	1,740	345,969

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 1998)

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
A1	6,102		1,312		921				8,335
A2	7		232		272				511
A3	204		565						769
B1	1,008	2	383		494				1,887
B2	4,082		1,238	168	628				6,116
B3	661								661
B5 1/	2,774	60	1,795	7	2,190				6,826
C1	939								939
C2	1,123								1,123
D1	2,620	2							2,622
D2	2,198		2,997	376	3,563	443	61		9,638
D3 2/	17,401	20	4,585	629	2,884	408	1,392		27,319
E1	2,065		253	332	4,097	144	532		7,423
E2	497								497
F	1,824		325				500		2,649
G1	7,733	2	1,875	188	1,529	112	1,227		12,666
G2	989					240			1,229
G3	669		35						704
G4	340								340
H1	1,181	1	391		2,351	406	1,487		5,817
H2					256		3,281		3,537
H3	187								187
I1	13,609	28	2,108	198	7,975	401	418		24,737
I2	1,183		36						1,219
I3	9,667	14	4,905	638	3,954	244	217		19,639
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 1998)

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
J1	3,787	1,126	366		1,364		1,587		8,230
J2	837	2	100		322		1,848	91	3,200
J3	1,126	189	155		496				1,966
J4	737		20		931		523		2,211
K	8,269	339	1,317	1,108	4,584	130		875	16,622
L	6,514		5,032	637	5,481			119	17,783
M0	799		123		961			155	2,038
M1	734		1,474	128	1,599	301			4,236
M2 2/	11,160	2	4,967	449	7,313	267	806		24,964
M3	6,148		227						6,375
M4	4,828		1,888		1,161	2			7,879
M5	1,350		1,194	160					2,704
M6	1,586		3,245	219	57				5,107
M7	29				183				212
M8	16								16
M9	317		1,255		1,793				3,365
N1	18,928	370	13,616	1,247	2,777				36,938
N2	3,976	46	1,750						5,772
O1	442	2							444
P	109	2							111
P1	69								69
P2	177								177
P3	888								888
Q1	2,276								2,276
R1	2,636	4							2,640
R2	227								227
R3 3/	71								71

(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 1998)

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
R4	249								249
S1	3,560	3	3,687		1,257				8,507
S2	224								224
T1	1,026							500	1,526
T2	3,828		1,706	580	452				6,566
T3	3,507		2,248						5,755
T4	2,436	2	1,528	148	3,161				7,275
T5	2,473		3,152	618	3,112				9,355
T6	54								54
T7	833		986		410				2,229
FAIRFAX COUNTY	175,572	2,216	73,106	7,830	68,528	3,098	13,879	1,740	345,969

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 1998)

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			102			91	514
	151.03	307								307
	Census Tract Total	1,029	2	74		102			91	1,298
152	152.01	207		131						338
	152.02	19		20		931		523		1,493
	152.03	118								118
	152.04									
	Census Tract Total	344		151		931		523		1,949
153	153.01	232	28	24						284
	153.02	273	202			157				632
	153.03	181	290							471
	153.04	100								100
	Census Tract Total	786	520	24		157				1,487
154	154.01	601		156		1,549			115	2,421
	154.02	410								410
	154.03	127		228		12				367
	Census Tract Total	1,138		384		1,561			115	3,198
155	155.01	439		400		207	130			1,176
	155.02	688								688
	155.03	266								266
	155.04	90								90
	Census Tract Total	1,483		400		207	130			2,220
156	156.01	548								548
	156.02	79								79
	156.03	295	2							297
	156.04	122								122
	Census Tract Total	1,044	2							1,046
157	157.01	432								432
	157.02	747								747
	157.03	191	2							193

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1998)

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	669								669
	158.02	539								539
	158.03	465								465
	Census Tract Total	1,673								1,673
159	159.01	854								854
	159.02	190								190
	159.03									
	159.04	130								130
	Census Tract Total	1,174								1,174
160	160.01	132				168				300
	160.02	484			149	253		119		1,005
	160.03	296								296
	Census Tract Total	912			149	421		119		1,601
161	161.01	144				42				186
	161.02	97								97
	161.03	626								626
	161.04	465								465
	Census Tract Total	1,332				42				1,374
162	162.01									
	162.02									
	Census Tract Total									
163	163.01	255								255
	163.02	468	4							472
	Census Tract Total	723	4							727
201	201.01	436								436
	201.02	494		140						634
	Census Tract Total	930		140						1,070
202	202.01	555		739	172	853				2,319
	202.02	562		333						895
	Census Tract Total	1,117		1,072	172	853				3,214

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
203	203.01	639								639
	203.02	385	2	284						671
	203.03	242								242
	203.04	208		80						288
	Census Tract Total	1,474	2	364						1,840
204	204.01	25	273			110		1,222		1,630
	Census Tract Total	25	273			110		1,222		1,630
205	205.01	83	301	140		381		2,213		3,118
	205.02	176								176
	Census Tract Total	259	301	140		381		2,213		3,294
206	206.01	63	116							179
	206.02		360			67				427
	206.03	362	78	101		549				1,090
	Census Tract Total	425	554	101		616				1,696
207	207.01	636								636
	207.02	142								142
	207.03	548								548
	Census Tract Total	1,326								1,326
208	208.01	352								352
	208.02	265								265
	208.03	511		71						582
	Census Tract Total	1,128		71						1,199
210	210.01	279		305						584
	210.02	59		640						699
	210.03	179		64						243
	210.04	287								287
	Census Tract Total	804		1,009						1,813
211	211.01	659		1,918	219	57				2,853
	211.02	411		748		537				1,696
	211.03	8		182						190
	Census Tract Total	1,078		2,848	219	594				4,739

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1998)

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	196				726				922
	214.02	285	2	20		1,211				1,518
	Census Tract Total	481	2	20		1,937				2,440
215	215.01	210			177	801			760	1,948
	Census Tract Total	210			177	801			760	1,948
216	216.01	95		72	931	322				1,420
	216.02	82		112		337				531
	Census Tract Total	177		184	931	659				1,951
217	217.01	1,082		810	131	639				2,662
	Census Tract Total	1,082		810	131	639				2,662
218	218.01	190		345	357	1,232				2,124
	Census Tract Total	190		345	357	1,232				2,124
219	219.01									
	Census Tract Total									
220	220.01									
	220.02									
	220.03	266		293						559
	220.04	10								10
	220.05	29				183				212
	Census Tract Total	305		293		183				781
221	221.01	207		636		989				1,832
	221.02	1								1
	221.03	85		54	445	88				672
	221.04	30	2	663	280					975
	221.05	11		53		251				315
	221.06	38								38

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1998)

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	372	2	1,406	725	1,328				3,833
222	222.01									
	Census Tract Total									
223	223.01	388	2	986		1,692				3,068
	Census Tract Total	388	2	986		1,692				3,068
224	224.01	404		1,838		1,197				3,439
	224.02	325		144						469
	Census Tract Total	729		1,982		1,197				3,908
301	301.01	465								465
	301.02	1,056								1,056
	301.03	331		652						983
	Census Tract Total	1,852		652						2,504
302	302.01	2,438	2	1,423						3,863
	Census Tract Total	2,438	2	1,423						3,863
304	304.01	1,142		326						1,468
	304.02	855								855
	Census Tract Total	1,997		326						2,323
305	305.01	567								567
	Census Tract Total	567								567
306	306.01	280		106		166				552
	306.02	350								350
	306.03	257				219				476
	306.04	435								435
	Census Tract Total	1,322		106		385				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	900		1,183		243				2,326

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1998)

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	900		1,183		243				2,326
310	310.01	772		1,318	237					2,327
	Census Tract Total	772		1,318	237					2,327
313	313.01	1,097		302						1,399
	Census Tract Total	1,097		302						1,399
314	314.01	776		438	99					1,313
	Census Tract Total	776		438	99					1,313
315	315.01	1,156		676	160					1,992
	Census Tract Total	1,156		676	160					1,992
316	316.01	355		192		242				789
	316.02	548		205		99				852
	316.03	3								3
	Census Tract Total	906		397		341				1,644
318	318.01	821	52	1,561						2,434
	Census Tract Total	821	52	1,561						2,434
319	319.01	1,048								1,048
	Census Tract Total	1,048								1,048
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	361		73		100				534
	Census Tract Total	1,065		483		100				1,648
324	324.01	2,318		493						2,811
	Census Tract Total	2,318		493						2,811
325	325.01	1,454		432						1,886
	Census Tract Total	1,454		432						1,886
326	326.01	1,110	2	393						1,505

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1998)

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		1,491		78				2,609
	Census Tract Total	1,040		1,491		78				2,609
328	328.01	264		482						746
	Census Tract Total	264		482						746
401	401.01	253		150		295				698
	401.02	1,022								1,022
	401.03	445			161	387				993
	Census Tract Total	1,720		150	161	682				2,713
402	402.01					420				420
	402.02	415		575	8	1,084				2,082
	402.03									
	402.04	132								132
	Census Tract Total	547		575	8	1,504				2,634
403	403.01	475								475
	403.02	454								454
	Census Tract Total	929								929
405	405.01	50		46						96
	405.02	435								435
	405.03	1,572								1,572
	405.04									
	Census Tract Total	2,057		46						2,103
406	406.01	682							155	837
	Census Tract Total	682							155	837
407	407.01	1,661		137						1,798
	407.02	999								999
	Census Tract Total	2,660		137						2,797
408	408.01	708		33		120				861
	408.02	97								97
	408.03	440								440
	408.04	684								684

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1998)

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	1,929		33		120				2,082
501	501.01	94		231	117	1,032				1,474
	501.02	203				150				353
	501.03	350		4		64				418
	Census Tract Total	647		235	117	1,246				2,245
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	195	5	99		549				848
	503.04	227								227
	Census Tract Total	1,020	5	99		549				1,673
504	504.01	277	2	94						373
	504.02	338								338
	504.03	230								230
	Census Tract Total	845	2	94						941
505	505.01	360								360
	505.02	305								305
	505.03	224								224
	Census Tract Total	889								889
506	506.01	191								191
	506.02	391		116		1,188				1,695
	506.03	298								298
	506.04	188	2							190
	506.05	258								258
	506.06	384								384
	506.07	173		2						175

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
506	Census Tract Total	1,883	4	116		1,188				3,191
507	507.01	528		445						973
	507.02	302	2			886		252		1,442
	Census Tract Total	830	2	445		886		252		2,415
508	508.01	293								293
	508.02	453								453
	508.03	223				184				407
	Census Tract Total	969				184				1,153
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	309								309
	512.03	99								99
	Census Tract Total	634								634
513	513.01	407	2	23						432
	513.02	306	2	34		108				450
	Census Tract Total	713	4	57		108				882
514	514.01					204				204
	514.02					502		220		722
	514.03			102		224	50			376
	Census Tract Total			102		930	50	220		1,302
515	515.01	48		36		588	307			979
	515.02	325		55	81			829		1,290
	515.03	249		206		280	49			784

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1998)

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		445		438		973
	Census Tract Total	682		327	81	1,313	356	1,267		4,026
516	516.01	14					400	418		832
	516.02	81								81
	516.03	98				692				790
	516.04	168				444				612
	516.05	217				196				413
	Census Tract Total	578				1,332	400	418		2,728
518	518.01	418		48						466
	518.02	191								191
	518.03	432				1				433
	Census Tract Total	1,041		48		1				1,090
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			244			1,122
	Census Tract Total	524		354			244			1,122
521	521.01	119								119
	521.02	378	2	332				217		929
	521.03	321		228						549
	521.04	298	2	69	255					624
	521.05	256		138						394
	Census Tract Total	1,372	4	767	255			217		2,615
522	522.01	218		336		877				1,431
	522.02	383								383
	522.03	352								352
	Census Tract Total	953		336		877				2,166
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 1998)

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				410				736
	524.05	156		327						483
	Census Tract Total	1,618		327		410				2,355
525	525.01	289								289
	525.02	388	2							390
	525.03	339		10						349
	525.04	270		223		1,064				1,557
	Census Tract Total	1,286	2	233		1,064				2,585
526	526.01	366				365				731
	526.02	5		148	1	308				462
	526.03	75		195						270
	Census Tract Total	446		343	1	673				1,463
527	527.01	300	12	252		1,149	1			1,714
	Census Tract Total	300	12	252		1,149	1			1,714
528	528.01	351				346		3,281		3,978
	Census Tract Total	351				346		3,281		3,978
601	601.01	338								338
	601.02	664								664
	601.03	260								260
	Census Tract Total	1,262								1,262
602	602.01	519								519
	602.02	81								81
	602.03	646								646
	Census Tract Total	1,246								1,246
603	603.01	241								241
	603.02	686								686
	Census Tract Total	927								927
604	604.01	273								273
	604.02	415		297		218	273			1,203
	604.03	166								166
	Census Tract Total	854		297		218	273			1,642

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
605	605.01	709	2	70						781
	605.02	306		433		13				752
	605.03	327	1							328
	605.04	68		142						210
	605.05	269	1	339						609
	Census Tract Total	1,679	4	984		13				2,680
606	606.01	147								147
	606.02	1,121								1,121
	Census Tract Total	1,268								1,268
607 /1	607.01	2,202	2	227		302				2,733
	Census Tract Total	2,202	2	227		302				2,733
608 /1	608.01	872		33	30	185				1,120
	Census Tract Total	872		33	30	185				1,120
609 /1	609.01	782		84						866
	Census Tract Total	782		84						866
610 /1	610.01	713	5	76		36				830
	Census Tract Total	713	5	76		36				830
611	611.01	640								640
	611.02	1,114		132	275	298				1,819
	Census Tract Total	1,754		132	275	298				2,459
612	612.01	213								213
	612.02	1,085		39						1,124
	612.03	70								70
	612.04			298		128				426
	Census Tract Total	1,368		337		128				1,833
615	615.01	237		24			55			316
	615.02	270								270
	615.03	181		274						455
	615.04	21		727						748
	615.05	89								89
	Census Tract Total	798		1,025			55			1,878

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
616	616.01	132		536	5	352				1,025
	616.02	312		44						356
	616.04	5		36		783				824
	616.05	55		321						376
	616.06									
	Census Tract Total		504		937	5	1,135			
617	617.01	113		1,138		191		554		1,996
	617.02	170								170
	Census Tract Total	283		1,138		191		554		2,166
618	618.01	66				312				378
	618.02	17		1,141	128	690	246			2,222
	Census Tract Total	83		1,141	128	1,002	246			2,600
619	619.02	232		176		1,518				1,926
	Census Tract Total	232		176		1,518				1,926
701	701.01	282								282
	701.02	453								453
	701.03	59								59
	701.04	133		35						168
	Census Tract Total	927		35						962
702	702.01	2								2
	Census Tract Total	2								2
703	703.01	676								676
	703.02	132								132
	703.03	317								317
	Census Tract Total	1,125								1,125
704	704.01	298		227						525
	704.02	43								43
	704.03	360								360
	704.04	271								271
	704.05	504								504
	Census Tract Total	1,476		227						1,703

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
705	705.01	113								113
	705.02	328								328
	705.03	430		282						712
	705.04	294								294
	705.05	170								170
	705.06	3						500		503
	Census Tract Total	1,338			282			500		2,120
706	706.01	212								212
	706.02	124		48						172
	706.03	244		23			144			411
	706.04	156		13						169
	Census Tract Total	736			84		144			964
707	707.01	286		7						293
	707.02	398								398
	707.03	287	1							288
	707.04	378								378
	707.05	196								196
	707.06	259								259
	Census Tract Total	1,804	1		7					1,812
708	708.01	240		32						272
	708.02	608	1	174						783
	Census Tract Total	848	1	206						1,055
709	709.01	501					240			741
	709.02	495		235						730
	709.03	256								256
	709.04	95		251						346
	709.05	323	1	22						346
	709.06	104								104
	Census Tract Total	1,774	1		508			240		2,523
710	710.01	58								58
	710.02	220								220

(CONTINUED)

**Housing Unit Inventory
Census and Subcensus Tract
(January 1998)**

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
710	710.03	184			188	152				524
	Census Tract Total	462			188	152				802
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					227	112		674
	711.07	190								190
	711.08	374								374
	Census Tract Total	2,080		17			227	112		
712	712.01	1								1
	712.02					493				493
	712.03	48		178						226
	712.04	45		16	332	1,864		532		2,789
	Census Tract Total	94		194	332	2,357		532		3,509
713	713.01	279		638		1,150		1,227		3,294
	713.02	555		49						604
	Census Tract Total	834		687		1,150		1,227		3,898
714	714.01	763		523		411				1,697
	714.02	254				639				893
	Census Tract Total	1,017		523		1,050				2,590
801	801.01	423								423
	801.02	220								220
	801.03	223								223
	801.04	272								272
	801.05	209								209
	Census Tract Total	1,347								
802	802.01	332								332
	802.02	461								461
	802.03	512								512

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
802	802.04			19		1,740		1,168		2,927
	802.05									
	Census Tract Total	1,305		19		1,740		1,168		4,232
803	803.01	901								901
	803.02	257								257
	803.03	936	2							938
	803.04									
	Census Tract Total	2,094	2							2,096
804	804.01	632								632
	804.02	697								697
	804.03	376								376
	804.04	409								409
	804.05	813								813
	Census Tract Total	2,927								2,927
805	805.01	1,824								1,824
	805.02	1,631		219						1,850
	805.03	654		909	168	274				2,005
	Census Tract Total	4,109		1,128	168	274				5,679
808 /2	808.01	1,210		852		494				2,556
	Census Tract Total	1,210		852		494				2,556
809 /2	809.01	1,564	60	942	7	1,940				4,513
	Census Tract Total	1,564	60	942	7	1,940				4,513
810	810.01	204		798						1,002
	Census Tract Total	204		798						1,002
811	811.01	29		13						42
	811.02	315		843		921				2,079
	811.03	1,221								1,221
	811.04	1,347								1,347
	Census Tract Total	2,912		856		921				4,689
812	812.01	1,171	2	561		694				2,428
	Census Tract Total	1,171	2	561		694				2,428

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1998)

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	769								769
	Census Tract Total	769								769
816	816.01	462								462
	816.02	562								562
	Census Tract Total	1,024								1,024
817	817.01	560								560
	817.02	605				1				606
	817.03	622								622
	817.04	311		527		1,071				1,909
	Census Tract Total	2,098		527		1,072				3,697
819	819.01	198		325		921	158			1,602
	819.02	507								507
	Census Tract Total	705		325		921	158			2,109
820	820.01	1,076		914	330	559				2,879
	820.02	154		320						474
	Census Tract Total	1,230		1,234	330	559				3,353
821	821.01	91		536	46	727	48	61		1,509
	Census Tract Total	91		536	46	727	48	61		1,509
822	822.01			110		354				464
	822.02	49		319						368
	822.03	74		381		1,356	237			2,048
	Census Tract Total	123		810		1,710	237			2,880
823	823.01	583	10	2,512	514	1,762	135			5,516
	Census Tract Total	583	10	2,512	514	1,762	135			5,516
824	824.01	714								714
	Census Tract Total	714								714
825	825.01	218		10		272				500
	825.02	3,351		446						3,797
	Census Tract Total	3,569		456		272				4,297

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1998)

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	1,724		1,150						2,874
	Census Tract Total	2,329		1,150						3,479
901	901.01									
	901.02	12								12
	901.03	544							500	1,044
	901.04	1								1
	901.05	1,444		648		452				2,544
	901.06									
	Census Tract Total	2,001			648		452		500	3,601
905	905.01	158		311		744				1,213
	905.02	1,577	2	119						1,698
	Census Tract Total	1,735	2	430		744				2,911
909 /3	909.01	69								69
	Census Tract Total	69								69
910	910.01	8								8
	910.02	497								497
	Census Tract Total	505								505
911	911.01	2,226		2,060						4,286
	Census Tract Total	2,226		2,060						4,286
912	912.01	364		1,650		252				2,266
	912.02					336				336
	Census Tract Total	364		1,650		588				2,602
913	913.01	22								22
	913.02	36								36
	913.03	217		185		410				812
	913.04	736		1,309	618	1,147				3,810
	Census Tract Total	1,011		1,494	618	1,557				4,680
914	914.01	2,193		3,457		516				6,166
	Census Tract Total	2,193		3,457		516				6,166
915	915.01	1,524								1,524

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
915	915.02	166	3	396						565
	915.03	2				668				670
	Census Tract Total	1,692	3	396		668				2,759
916	916.01	1,418		546	580					2,544
	Census Tract Total	1,418		546	580					2,544
917	917.01	27		794	128	989				1,938
	917.02	3				968				971
	917.03	268		24		13				305
	917.04	132	2	518		764				1,416
	Census Tract Total	430	2	1,336	128	2,734				4,630
918	918.01	1,938		570	20	1,767				4,295
	Census Tract Total	1,938		570	20	1,767				4,295
919	919.01	107								107
	919.02	132								132
	919.03	153								153
	919.04	67								67
	919.05	154								154
	919.06	44								44
	919.07	100								100
	919.08	19								19
	919.09	125								125
	919.10	43								43
	919.11	48								48
	919.12	92								92
	Census Tract Total	1,084								1,084
920	920.01	670								670
	920.02	658	2							660
	920.03	691								691
	Census Tract Total	2,019	2							2,021
921	921.01	92								92
	921.02	143								143

(CONTINUED)

**Housing Unit Inventory
Census and Subcensus Tract
(January 1998)**

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
921	921.03	348								348
	921.04	223								223
	921.05	340								340
	921.06	361								361
	921.07	564								564
	Census Tract Total		2,071							
922	922.01	117								117
	922.02	447								447
	922.03	1,939		122						2,061
	922.04	199								199
	922.05	1,139								1,139
	Census Tract Total		3,841		122					
923	923.01	621	46	421						1,088
	Census Tract Total	621	46	421						1,088
924	924.01	306		1,211						1,517
	Census Tract Total	306		1,211						1,517
FAIRFAX COUNTY		175,572	2,216	73,106	7,830	68,528	3,098	13,879	1,740	345,969

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 CensusTracts 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 1998)

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	6	16	52	156	979	2,998	4,276	3,387	3,043	2,004	1,009	620	680	369	19,595
	Townhouse	3	136	1,120	2,063	2,107	482	260	53	9					1	6,234
	Condominium Apt	1,469	554	333												2,356
	Total	1,478	706	1,505	2,219	3,086	3,480	4,536	3,440	3,052	2,004	1,009	620	680	370	28,185
Dranesville 2/	Single Family	3	8	36	653	986	1,351	1,453	1,321	1,397	1,513	1,417	1,346	3,075	10,251	24,810
	Townhouse	4	243	422	120	29	121	142	139	354	349	136	35	89	351	2,534
	Condominium Apt	53	58	62	81	37	54	49	9							403
	Total	60	309	520	854	1,052	1,526	1,644	1,469	1,751	1,862	1,553	1,381	3,164	10,602	27,747
Hunter Mill 3/	Single Family	5	4	85	127	258	603	966	1,279	1,680	1,623	1,576	1,307	2,152	3,322	14,987
	Townhouse	196	1,007	1,715	2,109	1,784	1,104	801	591	385	203	207	127	192	60	10,481
	Condominium Apt	2,384	508	255	195	39	6	15	14	1						3,417
	Total	2,585	1,519	2,055	2,431	2,081	1,713	1,782	1,884	2,066	1,826	1,783	1,434	2,344	3,382	28,885
Lee	Single Family	36	100	408	1,756	3,724	3,423	2,335	1,579	896	479	314	239	554	364	16,207
	Townhouse	1,385	364	1,672	3,229	2,154	1,603	1,366	878	336	133	74	22	4		13,220
	Condominium Apt	1,116	536	797	416	115	3								1	2,984
	Total	2,537	1,000	2,877	5,401	5,993	5,029	3,701	2,457	1,232	612	388	261	558	365	32,411
Mason	Single Family	86	60	141	770	2,040	2,774	1,864	1,717	1,342	1,183	1,093	804	1,213	1,202	16,289
	Townhouse	34	12	460	591	949	997	434	300	133	100	69	106	86	16	4,287
	Condominium Apt	3,137	1,247	691	433	234	50	13	3						1	5,809
	Total	3,257	1,319	1,292	1,794	3,223	3,821	2,311	2,020	1,475	1,283	1,162	910	1,299	1,219	26,385

(CONTINUED)

Market Value of Housing Units 1/, 5/, 6/
Supervisor District
(January 1998)

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	172	154	398	807	1,212	1,105	1,493	2,037	1,766	1,468	1,172	838	1,256	1,863	15,741
	Townhouse	481	1,256	2,958	1,185	758	627	104	9	20	47	86	28	19		7,578
	Condominium Apt	1,194	989	395	71	295	49	40	89	37	85	1				3,245
	Total	1,847	2,399	3,751	2,063	2,265	1,781	1,637	2,135	1,823	1,600	1,259	866	1,275	1,863	26,564
Providence	Single Family	34	45	90	296	1,091	1,605	1,391	1,641	1,536	1,184	1,001	991	1,692	1,928	14,525
	Townhouse	180	239	536	1,288	2,226	1,143	999	832	477	271	266	206	118	2	8,783
	Condominium Apt	2,442	1,449	1,586	978	344	180	119	95	5	26	6		1	6	7,237
	Total	2,656	1,733	2,212	2,562	3,661	2,928	2,509	2,568	2,018	1,481	1,273	1,197	1,811	1,936	30,545
Springfield 4/	Single Family	27	55	54	103	483	1,623	2,908	3,338	2,784	1,799	1,068	1,043	2,451	4,224	21,960
	Townhouse	171	538	974	3,181	2,377	1,428	817	144	30	3	32	2		1	9,698
	Condominium Apt	681	140	1												822
	Total	879	733	1,029	3,284	2,860	3,051	3,725	3,482	2,814	1,802	1,100	1,045	2,451	4,225	32,480
Sully	Single Family	73	58	121	252	1,246	2,219	2,621	2,354	2,692	3,022	2,142	1,580	2,825	2,536	23,741
	Townhouse	924	1,211	2,876	3,836	3,783	1,936	736	342	124	47	19	6			15,840
	Condominium Apt	300	657	442	342	83	3								2	1,829
	Total	1,297	1,926	3,439	4,430	5,112	4,158	3,357	2,696	2,816	3,069	2,161	1,586	2,825	2,538	41,410
Town of Clifton	Single Family	3	2	4	4	3	1	3	5	3	5	11	3	8	8	63
	Total	3	2	4	4	3	1	3	5	3	5	11	3	8	8	63
Town of Herndon	Single Family	1	5	19	187	568	640	372	268	196	175	119	53	126	41	2,770

(CONTINUED)

Market Value of Housing Units 1/, 5/, 6/
Supervisor District
(January 1998)

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	30	537	473	410	373	21	2	1							1,847
	Condominium Apt	411	161	158	179	6										915
	Total	442	703	650	776	947	661	374	269	196	175	119	53	126	41	5,532
Town of Vienna	Single Family	3	17	39	77	244	1,025	1,021	598	436	322	281	148	151	194	4,556
	Townhouse		8	2	32	95	40	73	79	35	24	54	11			453
	Condominium Apt	199	22													221
	Total	202	47	41	109	339	1,065	1,094	677	471	346	335	159	151	194	5,230
Fairfax County	Single Family	449	524	1,447	5,188	12,834	19,367	20,703	19,524	17,771	14,777	11,203	8,972	16,183	26,302	175,244
	Townhouse	3,408	5,551	13,208	18,044	16,635	9,502	5,734	3,368	1,903	1,177	943	543	508	431	80,955
	Condominium Apt	13,386	6,321	4,720	2,695	1,153	345	236	210	43	111	7		1	10	29,238
	Total	17,243	12,396	19,375	25,927	30,622	29,214	26,673	23,102	19,717	16,065	12,153	9,515	16,692	26,743	285,437

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 1998. Market value for each unit is derived from the 1998 tax assessment and is adjusted to reflect the unit's market value, or sales price if the unit sold during 1997.
- 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 1998)

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	15	66	329	1,240	3,145	2,990	2,028	1,838	1,485	1,013	650	640	447	15,890	
	Townhouse	24	11	438	382	1,142	877	341	82	47	6		1	8	1	3,360	
	Condominium Apt	1,607	294	154	17	8	10	1	1								2,092
	Total	1,635	320	658	728	2,390	4,032	3,332	2,111	1,885	1,491	1,013	651	648	448	21,342	
Baileys	Single Family	62	27	35	126	477	717	512	628	343	339	321	267	521	705	5,080	
	Townhouse	10	1	125	187	138	104	45	104	46	37	37	38	17	1	890	
	Condominium Apt	2,816	1,099	604	398	226	40	12	2								5,197
	Total	2,888	1,127	764	711	841	861	569	734	389	376	358	305	538	706	11,167	
Bull Run	Single Family	65	52	92	190	1,052	1,948	2,164	1,520	1,473	1,653	1,369	1,061	1,845	922	15,406	
	Townhouse	911	1,198	2,702	3,212	2,912	1,595	599	192	39	26	11	4			13,401	
	Condominium Apt	275	651	423	273	53									1	1,676	
	Total	1,251	1,901	3,217	3,675	4,017	3,543	2,763	1,712	1,512	1,679	1,380	1,065	1,845	923	30,483	
Fairfax	Single Family	10	15	36	49	303	591	710	855	850	714	626	783	1,360	1,646	8,548	
	Townhouse	17	17	239	607	784	506	551	475	188	57	8	2		1	3,452	
	Condominium Apt	693	549	644	325	82	3										2,296
	Total	720	581	919	981	1,169	1,100	1,261	1,330	1,038	771	634	785	1,360	1,647	14,296	
Jefferson	Single Family	25	24	52	574	1,657	1,973	1,068	917	710	424	254	173	354	277	8,482	
	Townhouse	134	51	90	252	468	203	241	179	107	126	54	20	2		1,927	
	Condominium Apt	1,553	457	569	138	13											2,730
	Total	1,712	532	711	964	2,138	2,176	1,309	1,096	817	550	308	193	356	277	13,139	
Lincolnia	Single Family	20	17	27	56	233	329	188	144	112	94	73	62	95	38	1,488	
	Townhouse		4	108	278	324	274	145	79	30	6	20	52	59	14	1,393	
	Condominium Apt	159	72												1	232	
	Total	179	93	135	334	557	603	333	223	142	100	93	114	154	53	3,113	

Market Value of Housing Units 1/, 5/, 6/
Planning District
(January 1998)

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	82	54	89	178	254	143	111	63	65	37	39	41	62	126	1,344
	Townhouse	295	498	721	528	280	114									2,436
	Condominium Apt		33	55												88
	Total	377	585	865	706	534	257	111	63	65	37	39	41	62	126	3,868
McLean	Single Family	1	7	25	629	763	612	535	691	934	1,215	1,055	968	2,237	6,915	16,587
	Townhouse	43	161	129	19	29	121	142	158	354	349	136	35	89	351	2,116
	Condominium Apt	294	582	537	683	316	234	168	104	5	26	6		1	6	2,962
	Total	338	750	691	1,331	1,108	967	845	953	1,293	1,590	1,197	1,003	2,327	7,272	21,665
Mount Vernon	Single Family	84	121	416	1,086	1,493	1,151	1,368	1,939	1,603	1,359	1,028	702	1,014	1,660	15,024
	Townhouse	1,556	716	1,656	1,068	262	232	65	6	20	47	86	28	19		5,761
	Condominium Apt	2,027	1,085	340	71	295	49	40	89	37	85	1				4,119
	Total	3,667	1,922	2,412	2,225	2,050	1,432	1,473	2,034	1,660	1,491	1,115	730	1,033	1,660	24,904
Pohick 2/	Single Family	54	78	127	180	730	1,760	4,225	4,465	4,018	2,664	1,570	1,227	2,755	4,374	28,227
	Townhouse	121	718	2,945	5,128	3,575	1,372	635	190	38	3				2	14,727
	Condominium Apt	4	261	183												448
	Total	179	1,057	3,255	5,308	4,305	3,132	4,860	4,655	4,056	2,667	1,570	1,227	2,755	4,376	43,402
Rose Hill	Single Family	13	39	171	706	1,374	1,440	1,465	920	606	318	233	175	413	333	8,206
	Townhouse	11	16	343	884	1,337	1,344	930	608	280	97	61	7	4		5,922
	Condominium Apt	192	399	791	400	80	3								1	1,866
	Total	216	454	1,305	1,990	2,791	2,787	2,395	1,528	886	415	294	182	417	334	15,994
Springfield	Single Family	9	28	95	534	1,625	2,083	1,159	1,043	717	367	165	140	297	53	8,315
	Townhouse	57	342	848	1,794	1,285	801	793	276	57	36	45	17			6,351
	Condominium Apt	772	148	7	16	35										978

(CONTINUED)

Market Value of Housing Units 1/, 5/, 6/
Planning District
(January 1998)

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	838	518	950	2,344	2,945	2,884	1,952	1,319	774	403	210	157	297	53	15,644
Upper Potomac 3/	Single Family	13	14	138	391	1,216	2,181	2,562	2,747	2,925	2,830	2,193	1,740	3,268	6,805	29,023
	Townhouse	227	1,716	2,583	3,146	2,848	1,337	763	544	380	202	196	66	65	55	14,128
	Condominium Apt	2,795	669	413	374	45	6	15	14	1					1	4,333
	Total	3,035	2,399	3,134	3,911	4,109	3,524	3,340	3,305	3,306	3,032	2,389	1,806	3,333	6,861	47,484
Vienna 4/	Single Family	7	33	78	160	417	1,294	1,646	1,564	1,577	1,278	1,264	983	1,322	2,001	13,624
	Townhouse	2	102	281	559	1,251	622	484	475	317	185	289	273	245	6	5,091
	Condominium Apt	199	22													221
	Total	208	157	359	719	1,668	1,916	2,130	2,039	1,894	1,463	1,553	1,256	1,567	2,007	18,936
Fairfax County	Single Family	449	524	1,447	5,188	12,834	19,367	20,703	19,524	17,771	14,777	11,203	8,972	16,183	26,302	175,244
	Townhouse	3,408	5,551	13,208	18,044	16,635	9,502	5,734	3,368	1,903	1,177	943	543	508	431	80,955
	Condominium Apt	13,386	6,321	4,720	2,695	1,153	345	236	210	43	111	7		1	10	29,238
	Total	17,243	12,396	19,375	25,927	30,622	29,214	26,673	23,102	19,717	16,065	12,153	9,515	16,692	26,743	285,437

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 1998. Market value for each unit is derived from the 1998 tax assessment and is adjusted to reflect the unit's market value, or sales price if the unit sold during 1997.

6/ Excludes units in rental complexes, units in nonresidential structures, and units in certain ownership statuses such as cooperatives.

HOUSING UNIT FORECASTS

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

Methodology

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

Short-Term Forecasts, 1998 - 2000

Active residential development is the primary influence on short-term forecasts. The County's short-term forecasting method assumes that housing units in the "development pipeline" are expected to be built before units which may be

planned at some future time that are not presently in that process. Furthermore, housing units in the process of being developed are expected to be completed according to their stage within the process as of January 1. The general stages considered are: 1) units under construction; 2) units with building permits issued but not started; 3) units shown on an approved site plan; 4) units shown on a site plan under review; 5) units shown on a development plan proffered as a condition to a rezoning approval; and 6) units shown on a proposed development plan submitted with a rezoning application under review.

Long-Term Forecasts 2000 - 2025

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

Based on general planned land use designations from the Comprehensive Plan effective January 1998, buildout is expected to occur between 2005 and 2015 for land planned for

medium to higher density residential development (townhouses and multifamily). Lower density residential development is expected to continue throughout the forecast period (through 2025). Realistically, residential development will not stop when buildout is reached for a variety of reasons. Comprehensive Plan updates, redevelopment, conversion of land uses, and other factors will likely allow for housing development to continue beyond the general capacities designated on the present Comprehensive Plan. However, the areas that will be re-planned and/or redeveloped and the extent of these changes are presently unknown. Consequently, the forecasts through the year 2025 follow the assumption that re-planning and redevelopment will occur throughout the County in proportion to the area's planned residential development activity and potential.

Historical Growth

Between 1970 and 1980 the County's total housing inventory increased by 84,829 units, from 130,817 units in 1970 to 215,646 units in 1980, a 65% increase. Between 1980 and 1990, the County's housing inventory increased by 86,818 units to 302,464 in 1990, a 40% increase. Between 1990 and 1998 the number of housing units increased by 43,505 (over 14%) to a total of 345,969 units. The forecast for January 2000 is 359,568 units, an increase of 13,599 units over the 1998 estimate. By 2025, the County's housing inventory is forecast to increase by an additional 97,788 units (over the total units forecast for the year 2000) to a total of 457,356 units, representing a 27 percent increase during that 25 year period.

Forecast Growth by Supervisor District

Forecast housing unit changes between 1998 and 2025 by current Supervisor District are shown in Table 6.1.

TABLE 6.1

**Forecast Housing Unit Change
by Supervisor District, 1998 - 2025**

Supervisor District	Forecast Unit Increase 1998 - 2025	Percent of Total Change
Braddock	3,905	3.5
Dranesville	9,787	8.8
Hunter Mill	17,436	15.7
Lee	21,361	19.2
Mason	7,960	7.1
Mount Vernon	7,587	6.8
Providence	14,650	13.2
Springfield	6,055	5.4
Sully	22,646	20.3
Fairfax County	111,387	100.0%

As shown in Table 6.1 on the previous page, between 1998 and 2025, the Sully Supervisor District is forecast to add over 22,600 units to its inventory, the Lee District will add nearly 21,400 units, and the Hunter Mill District will add more than 17,400 units. Together, the Sully, Lee, and Hunter Mill Districts will account for 55.2 percent of the housing unit growth expected in the County between 1998 and 2025.

Forecast Growth by Planning District

Forecast housing unit changes by planning district are shown in Table 6.2. Between 1998 and 2025, all of the planning districts in the County are forecast to experience increases in housing units. The Upper Potomac and Bull Run Planning Districts are expected to have the largest increases in their housing inventories. The Annandale, Lincolnia and Lower Potomac Planning Districts are expected to have the smallest gains in their inventories.

TABLE 6.2

**Forecast Housing Unit Change
by Planning District, 1998-2025**

Planning District	Forecast Unit Change 1998 - 2025	Percent of Total Change
Annandale	1,926	1.7
Baileys	4,792	4.3
Bull Run	18,031	16.2
Fairfax	6,666	6.0
Jefferson	4,220	3.8
Lincolnia	2,395	2.2
Lower Potomac	3,871	3.5
McLean	4,742	4.3
Mount Vernon	7,868	7.1
Pohick	8,267	7.4
Rose Hill	6,563	5.9
Springfield	10,407	9.3
Upper Potomac	25,455	22.9
Vienna	6,184	5.6
Fairfax County	111,387	100.0%

Estimated and Forecasted Housing Units
Supervisor District
(January 1998)

Supervisor District	1998	2000	2005	2010	2015	2020	2025
Braddock	30,770	30,854	31,926	32,798	33,604	34,245	34,675
Dranesville 1/	36,075	36,974	39,313	41,282	43,201	44,793	45,862
Hunter Mill 2/	40,739	43,612	47,060	50,320	53,542	56,438	58,175
Lee	41,372	45,647	50,006	54,101	57,984	60,976	62,733
Mason	37,317	37,811	39,514	41,215	42,911	44,442	45,277
Mount Vernon	33,494	34,222	35,944	37,484	38,975	40,264	41,081
Providence	43,411	44,451	47,536	50,627	53,703	56,496	58,061
Springfield 3/	33,587	33,950	35,504	36,766	37,963	38,952	39,642
Sully	49,204	52,047	56,827	61,237	65,582	69,445	71,850
Fairfax County	345,969	359,568	383,630	405,830	427,465	446,051	457,356

Estimated and Forecasted Housing Units
Towns
(January 1998)

Town	1998	2000	2005	2010	2015	2020	2025
Town of Clifton	69	69	73	75	77	79	80
Town of Herndon	7,069	7,290	8,226	9,146	10,066	10,902	11,390
Town of Vienna	5,549	5,556	5,666	5,742	5,812	5,858	5,899
Towns Total	12,687	12,915	13,965	14,963	15,955	16,839	17,369

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 1998)**

Planning District	1970	1980	1990	1998	2000	2005	2010	2015	2020	2025
Annandale	17,413	23,600	24,901	25,244	25,345	25,845	26,268	26,658	26,972	27,170
Baileys	10,770	13,963	16,573	17,165	17,289	18,286	19,354	20,442	21,443	21,957
Bull Run	3,927	7,705	24,559	36,592	38,639	42,443	46,004	49,521	52,681	54,623
Fairfax	6,783	11,838	17,181	20,022	20,825	22,223	23,544	24,846	26,003	26,688
Jefferson	12,587	15,033	17,365	18,575	19,102	19,898	20,747	21,598	22,382	22,795
Lincolnia	3,592	4,128	5,464	5,579	5,858	6,350	6,829	7,299	7,730	7,974
Lower Potomac	3,350	3,968	3,936	5,341	5,827	6,587	7,343	8,102	8,803	9,212
McLean	13,307	19,874	23,601	25,911	26,297	27,385	28,366	29,334	30,158	30,653
Mount Vernon	23,565	31,491	35,338	36,137	36,343	38,201	39,938	41,631	43,115	44,005
Pohick 1/	3,884	22,547	41,032	44,601	45,039	47,210	48,955	50,595	51,934	52,868
Rose Hill	5,979	7,591	13,524	18,400	19,019	20,451	21,786	23,075	24,245	24,963
Springfield	8,914	11,432	14,590	16,375	20,002	21,982	23,750	25,348	26,245	26,782
Upper Potomac 2/	6,239	25,702	44,898	54,771	58,090	63,467	68,404	73,266	77,559	80,226
Vienna 3/	10,507	16,774	19,502	21,256	21,893	23,302	24,542	25,750	26,781	27,440
Fairfax County	130,817	215,646	302,464	345,969	359,568	383,630	405,830	427,465	446,051	457,356

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1970, 1980.
Fairfax County Department of Management and Budget: 1990 - 2025

- 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 1998)**

Census Tract	Subcensus Tract	1998	2000	2005	2010	2015	2020	2025
151	151.01	477	482	494	504	512	518	522
	151.02	514	514	523	530	536	539	543
	151.03	307	308	316	320	324	328	330
	Census Tract Total	1,298	1,304	1,333	1,354	1,372	1,385	1,395
152	152.01	338	348	356	361	366	370	373
	152.02	1,493	1,493	1,522	1,551	1,578	1,601	1,611
	152.03	118	119	119	119	119	119	119
	152.04							
	Census Tract Total	1,949	1,960	1,997	2,031	2,063	2,090	2,103
153	153.01	284	299	314	324	334	341	347
	153.02	632	632	635	637	639	640	641
	153.03	471	471	471	472	472	472	472
	153.04	100	100	100	100	100	100	100
	Census Tract Total	1,487	1,502	1,520	1,533	1,545	1,553	1,560
154	154.01	2,421	2,427	2,500	2,557	2,611	2,654	2,685
	154.02	410	411	423	431	438	443	447
	154.03	367	376	422	466	509	550	575
	Census Tract Total	3,198	3,214	3,345	3,454	3,558	3,647	3,707
155	155.01	1,176	1,183	1,294	1,394	1,492	1,579	1,636
	155.02	688	688	696	702	707	710	713
	155.03	266	267	274	279	284	287	290
	155.04	90	90	91	91	91	92	92
	Census Tract Total	2,220	2,228	2,355	2,466	2,574	2,668	2,731
156	156.01	548	550	557	561	565	569	571
	156.02	79	79	79	79	79	79	79
	156.03	297	316	332	343	353	360	366
	156.04	122	127	136	143	149	154	158
	Census Tract Total	1,046	1,072	1,104	1,126	1,146	1,162	1,174
157	157.01	432	433	438	442	445	447	449
	157.02	747	748	763	773	782	788	793
	157.03	193	194	195	196	196	196	197

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	1998	2000	2005	2010	2015	2020	2025
157	Census Tract Total	1,372	1,375	1,396	1,411	1,423	1,431	1,439
158	158.01	669	672	720	754	786	808	827
	158.02	539	546	565	579	592	600	607
	158.03	465	473	502	522	540	553	565
	Census Tract Total	1,673	1,691	1,787	1,855	1,918	1,961	1,999
159	159.01	854	858	902	934	963	982	999
	159.02	190	197	206	212	217	221	224
	159.03							
	159.04	130	135	137	139	140	141	141
	Census Tract Total	1,174	1,190	1,245	1,285	1,320	1,344	1,364
160	160.01	300	311	344	379	414	445	463
	160.02	1,005	1,007	1,051	1,090	1,128	1,161	1,183
	160.03	296	296	303	308	313	316	318
	Census Tract Total	1,601	1,614	1,698	1,777	1,855	1,922	1,964
161	161.01	186	190	201	209	216	221	226
	161.02	97	97	98	98	99	99	99
	161.03	626	630	676	709	740	761	780
	161.04	465	470	505	531	554	571	585
	Census Tract Total	1,374	1,387	1,480	1,547	1,609	1,652	1,690
162 /1	162.01							
	162.02							
	Census Tract Total							
163	163.01	255	295	317	332	348	358	367
	163.02	472	486	509	526	543	553	563
	Census Tract Total	727	781	826	858	891	911	930
201	201.01	436	436	436	437	437	437	437
	201.02	634	653	687	711	733	749	761
	Census Tract Total	1,070	1,089	1,123	1,148	1,170	1,186	1,198
202	202.01	2,319	2,353	2,542	2,710	2,867	3,003	3,086
	202.02	895	960	1,056	1,145	1,231	1,310	1,359
	Census Tract Total	3,214	3,313	3,598	3,855	4,098	4,313	4,445

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	1998	2000	2005	2010	2015	2020	2025
203	203.01	639	639	657	670	682	689	696
	203.02	671	672	692	706	719	728	736
	203.03	242	296	308	319	329	339	346
	203.04	288	326	365	399	432	461	480
	Census Tract Total	1,840	1,933	2,022	2,094	2,162	2,217	2,258
204	204.01	1,630	1,630	1,659	1,687	1,711	1,732	1,743
	Census Tract Total	1,630	1,630	1,659	1,687	1,711	1,732	1,743
205	205.01	3,118	3,118	3,201	3,283	3,360	3,428	3,462
	205.02	176	176	177	177	178	178	179
	Census Tract Total	3,294	3,294	3,378	3,460	3,538	3,606	3,641
206	206.01	179	179	180	180	180	180	180
	206.02	427	428	430	431	433	434	434
	206.03	1,090	1,091	1,106	1,117	1,127	1,134	1,140
	Census Tract Total	1,696	1,698	1,716	1,728	1,740	1,748	1,754
207	207.01	636	639	651	660	668	673	677
	207.02	142	142	148	152	156	159	161
	207.03	548	553	571	584	595	603	610
	Census Tract Total	1,326	1,334	1,370	1,396	1,419	1,435	1,448
208	208.01	352	352	357	361	364	367	369
	208.02	265	265	271	275	279	281	283
	208.03	582	582	600	613	624	632	639
	Census Tract Total	1,199	1,199	1,228	1,249	1,267	1,280	1,291
210	210.01	584	1,518	1,750	1,989	2,230	2,456	2,581
	210.02	699	708	832	951	1,070	1,182	1,250
	210.03	243	246	268	285	301	313	322
	210.04	287	918	1,013	1,122	1,235	1,342	1,395
	Census Tract Total	1,813	3,390	3,863	4,347	4,836	5,293	5,548
211	211.01	2,853	2,989	3,368	3,715	4,047	4,347	4,532
	211.02	1,696	1,788	1,983	2,166	2,345	2,512	2,616
	211.03	190	211	213	214	216	217	218
	Census Tract Total	4,739	4,988	5,564	6,095	6,608	7,076	7,366

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	1998	2000	2005	2010	2015	2020	2025
212	212.01	691	691	692	693	693	694	694
	Census Tract Total	691	691	692	693	693	694	694
213	213.01	1,354	1,354	1,360	1,363	1,367	1,370	1,371
	213.02	104	104	104	104	104	104	104
	Census Tract Total	1,458	1,458	1,464	1,467	1,471	1,474	1,475
214	214.01	922	923	925	927	928	928	929
	214.02	1,518	1,531	1,630	1,734	1,835	1,924	1,967
	Census Tract Total	2,440	2,454	2,555	2,661	2,763	2,852	2,896
215	215.01	1,948	1,948	2,176	2,401	2,627	2,829	2,945
	Census Tract Total	1,948	1,948	2,176	2,401	2,627	2,829	2,945
216	216.01	1,420	1,420	1,420	1,420	1,420	1,420	1,420
	216.02	531	531	582	634	686	733	758
	Census Tract Total	1,951	1,951	2,002	2,054	2,106	2,153	2,178
217	217.01	2,662	2,662	2,948	3,239	3,528	3,800	3,955
	Census Tract Total	2,662	2,662	2,948	3,239	3,528	3,800	3,955
218	218.01	2,124	2,169	2,507	2,869	3,235	3,580	3,767
	Census Tract Total	2,124	2,169	2,507	2,869	3,235	3,580	3,767
219 /1	219.01							
	Census Tract Total							
220	220.01							
	220.02							
	220.03	559	589	627	662	697	730	749
	220.04	10	10	10	10	10	10	10
	220.05	212	212	212	212	212	212	212
	Census Tract Total	781	811	849	884	919	952	971
221	221.01	1,832	1,835	2,127	2,433	2,743	3,034	3,193
	221.02	1	1	1	1	1	1	1
	221.03	672	1,026	1,200	1,377	1,557	1,723	1,819
	221.04	975	1,020	1,219	1,413	1,603	1,783	1,893
	221.05	315	315	326	337	347	357	363
	221.06	38	38	39	40	41	42	42

(CONTINUED)

**Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1998)**

Census Tract	Subcensus Tract	1998	2000	2005	2010	2015	2020	2025
221	Census Tract Total	3,833	4,235	4,912	5,601	6,292	6,940	7,311
222 /2	222.01							
	Census Tract Total							
223	223.01	3,068	3,311	3,696	4,081	4,455	4,799	4,995
	Census Tract Total	3,068	3,311	3,696	4,081	4,455	4,799	4,995
224	224.01	3,439	3,523	3,923	4,307	4,683	5,037	5,255
	224.02	469	469	475	478	482	484	486
	Census Tract Total	3,908	3,992	4,398	4,785	5,165	5,521	5,741
301	301.01	465	465	476	483	490	494	498
	301.02	1,056	1,056	1,100	1,131	1,160	1,179	1,196
	301.03	983	985	999	1,008	1,016	1,022	1,027
	Census Tract Total	2,504	2,506	2,575	2,622	2,666	2,695	2,721
302	302.01	3,863	3,869	4,199	4,461	4,705	4,899	5,035
	Census Tract Total	3,863	3,869	4,199	4,461	4,705	4,899	5,035
304	304.01	1,468	1,468	1,469	1,469	1,470	1,470	1,470
	304.02	855	855	855	855	855	855	855
	Census Tract Total	2,323	2,323	2,324	2,324	2,325	2,325	2,325
305	305.01	567	568	572	575	577	579	580
	Census Tract Total	567	568	572	575	577	579	580
306	306.01	552	552	560	567	574	578	582
	306.02	350	350	350	350	351	351	351
	306.03	476	476	476	476	476	476	477
	306.04	435	435	436	436	436	437	437
	Census Tract Total	1,813	1,813	1,822	1,829	1,837	1,842	1,847
307	307.01	217	217	217	218	218	218	218
	307.02	338	338	338	338	339	339	339
	307.03	373	373	375	376	377	377	378
	Census Tract Total	928	928	930	932	934	934	935
308	308.01	3,326	3,326	3,328	3,329	3,330	3,331	3,332
	Census Tract Total	3,326	3,326	3,328	3,329	3,330	3,331	3,332
309	309.01	2,326	2,359	2,665	2,945	3,219	3,468	3,627

(CONTINUED)

**Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1998)**

Census Tract	Subcensus Tract	1998	2000	2005	2010	2015	2020	2025
309	Census Tract Total	2,326	2,359	2,665	2,945	3,219	3,468	3,627
310	310.01	2,327	2,327	2,470	2,592	2,703	2,798	2,855
	Census Tract Total	2,327	2,327	2,470	2,592	2,703	2,798	2,855
313	313.01	1,399	1,399	1,432	1,454	1,475	1,489	1,501
	Census Tract Total	1,399	1,399	1,432	1,454	1,475	1,489	1,501
314	314.01	1,313	1,353	1,483	1,607	1,726	1,838	1,907
	Census Tract Total	1,313	1,353	1,483	1,607	1,726	1,838	1,907
315	315.01	1,992	1,994	2,023	2,044	2,062	2,075	2,087
	Census Tract Total	1,992	1,994	2,023	2,044	2,062	2,075	2,087
316	316.01	789	957	1,020	1,078	1,135	1,183	1,212
	316.02	852	854	881	901	920	933	944
	316.03	3	1,703	2,603	3,353	3,953	3,953	3,953
	Census Tract Total	1,644	3,514	4,504	5,332	6,008	6,069	6,109
318	318.01	2,434	2,435	2,566	2,673	2,769	2,848	2,897
	Census Tract Total	2,434	2,435	2,566	2,673	2,769	2,848	2,897
319	319.01	1,048	1,048	1,053	1,057	1,060	1,062	1,064
	Census Tract Total	1,048	1,048	1,053	1,057	1,060	1,062	1,064
320	320.01	1,108	1,109	1,117	1,123	1,129	1,133	1,136
	Census Tract Total	1,108	1,109	1,117	1,123	1,129	1,133	1,136
321	321.01	1,444	1,444	1,467	1,485	1,500	1,513	1,521
	Census Tract Total	1,444	1,444	1,467	1,485	1,500	1,513	1,521
322	322.01	2,563	2,563	2,615	2,656	2,693	2,722	2,740
	Census Tract Total	2,563	2,563	2,615	2,656	2,693	2,722	2,740
323	323.01	1,114	1,115	1,118	1,119	1,120	1,121	1,122
	323.02	534	542	559	572	583	590	598
	Census Tract Total	1,648	1,657	1,677	1,691	1,703	1,711	1,720
324	324.01	2,811	2,822	2,907	2,968	3,022	3,061	3,092
	Census Tract Total	2,811	2,822	2,907	2,968	3,022	3,061	3,092
325	325.01	1,886	1,886	1,929	1,959	1,986	2,004	2,020
	Census Tract Total	1,886	1,886	1,929	1,959	1,986	2,004	2,020
326	326.01	1,505	1,506	1,589	1,649	1,705	1,745	1,778

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	1998	2000	2005	2010	2015	2020	2025
326	Census Tract Total	1,505	1,506	1,589	1,649	1,705	1,745	1,778
327	327.01	2,609	2,610	2,809	2,993	3,172	3,336	3,439
	Census Tract Total	2,609	2,610	2,809	2,993	3,172	3,336	3,439
328	328.01	746	748	808	860	908	951	976
	Census Tract Total	746	748	808	860	908	951	976
401	401.01	698	701	712	720	727	732	736
	401.02	1,022	1,023	1,100	1,155	1,207	1,243	1,274
	401.03	993	996	1,006	1,013	1,020	1,024	1,027
	Census Tract Total	2,713	2,720	2,818	2,888	2,954	2,999	3,037
402	402.01	420	513	590	679	771	858	901
	402.02	2,082	2,082	2,164	2,243	2,318	2,382	2,414
	402.03							
	402.04	132	136	142	146	150	153	155
	Census Tract Total	2,634	2,731	2,896	3,068	3,239	3,393	3,470
403	403.01	475	484	494	500	506	510	513
	403.02	454	460	480	494	507	516	523
	Census Tract Total	929	944	974	994	1,013	1,026	1,036
405	405.01	96	98	98	99	99	99	99
	405.02	435	442	454	463	471	476	481
	405.03	1,572	1,585	1,704	1,788	1,868	1,924	1,972
	405.04							
	Census Tract Total	2,103	2,125	2,256	2,350	2,438	2,499	2,552
406	406.01	837	851	898	931	962	986	1,004
	Census Tract Total	837	851	898	931	962	986	1,004
407	407.01	1,798	1,798	1,811	1,819	1,827	1,832	1,836
	407.02	999	999	1,013	1,022	1,030	1,036	1,041
	Census Tract Total	2,797	2,797	2,824	2,841	2,857	2,868	2,877
408	408.01	861	861	863	865	866	867	868
	408.02	97	97	97	98	98	98	98
	408.03	440	449	459	467	473	478	482
	408.04	684	690	741	778	813	838	859

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	1998	2000	2005	2010	2015	2020	2025
408	408.05							
	Census Tract Total	2,082	2,097	2,160	2,208	2,250	2,281	2,307
501	501.01	1,474	1,474	1,474	1,474	1,474	1,474	1,474
	501.02	353	353	353	354	354	354	354
	501.03	418	442	447	452	456	459	461
	Census Tract Total	2,245	2,269	2,274	2,280	2,284	2,287	2,289
502	502.01	512	512	512	512	512	512	512
	502.02	243	243	243	243	243	243	244
	502.03	175	177	180	182	184	185	186
	502.04	392	392	399	403	407	410	412
	Census Tract Total	1,322	1,324	1,334	1,340	1,346	1,350	1,354
503	503.01	304	304	307	309	311	312	313
	503.02	294	294	294	294	294	295	295
	503.03	848	856	864	871	876	879	883
	503.04	227	236	242	246	249	252	254
	Census Tract Total	1,673	1,690	1,707	1,720	1,730	1,738	1,745
504	504.01	373	374	382	388	393	397	400
	504.02	338	338	340	342	343	344	344
	504.03	230	231	236	239	242	244	246
	Census Tract Total	941	943	958	969	978	985	990
505	505.01	360	360	361	361	361	361	362
	505.02	305	305	306	307	308	308	308
	505.03	224	224	224	225	225	225	225
	Census Tract Total	889	889	891	893	894	894	895
506	506.01	191	191	205	216	225	232	238
	506.02	1,695	1,709	1,717	1,723	1,729	1,734	1,737
	506.03	298	298	299	300	300	301	301
	506.04	190	190	190	190	190	190	190
	506.05	258	268	272	275	277	279	280
	506.06	384	390	392	393	395	396	397
	506.07	175	175	177	178	180	180	181

(CONTINUED)

**Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1998)**

Census Tract	Subcensus Tract	1998	2000	2005	2010	2015	2020	2025
506	Census Tract Total	3,191	3,221	3,252	3,275	3,296	3,312	3,324
507	507.01	973	977	993	1,003	1,013	1,019	1,025
	507.02	1,442	1,453	1,463	1,470	1,476	1,480	1,484
	Census Tract Total	2,415	2,430	2,456	2,473	2,489	2,499	2,509
508	508.01	293	301	307	312	316	318	321
	508.02	453	453	456	458	460	461	462
	508.03	407	407	412	415	418	419	421
	Census Tract Total	1,153	1,161	1,175	1,185	1,194	1,198	1,204
509	509.01	286	286	291	295	298	301	303
	509.02	296	296	298	300	301	302	302
	Census Tract Total	582	582	589	595	599	603	605
510	510.01	410	410	410	410	411	411	411
	510.02	492	493	498	502	505	507	509
	Census Tract Total	902	903	908	912	916	918	920
511	511.01	359	360	360	360	361	361	361
	511.02	452	454	461	467	471	474	477
	Census Tract Total	811	814	821	827	832	835	838
512	512.01	226	226	227	227	228	228	228
	512.02	309	309	310	310	311	311	312
	512.03	99	99	101	102	104	105	105
	Census Tract Total	634	634	638	639	643	644	645
513	513.01	432	439	459	473	486	495	503
	513.02	450	450	451	452	452	453	453
	Census Tract Total	882	889	910	925	938	948	956
514	514.01	204	204	204	204	204	204	204
	514.02	722	722	722	722	722	722	722
	514.03	376	376	376	376	376	376	376
	Census Tract Total	1,302	1,302	1,302	1,302	1,302	1,302	1,302
515	515.01	979	979	979	979	979	979	979
	515.02	1,290	1,291	1,424	1,574	1,727	1,871	1,943
	515.03	784	807	842	872	900	924	938

(CONTINUED)

**Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1998)**

Census Tract	Subcensus Tract	1998	2000	2005	2010	2015	2020	2025
515	515.04	973	974	1,015	1,057	1,097	1,131	1,147
	Census Tract Total	4,026	4,051	4,260	4,482	4,703	4,905	5,007
516	516.01	832	832	832	832	832	832	832
	516.02	81	81	81	81	81	81	81
	516.03	790	790	790	790	790	790	790
	516.04	612	617	618	619	621	622	623
	516.05	413	413	415	416	417	418	418
	Census Tract Total	2,728	2,733	2,736	2,738	2,741	2,743	2,744
518	518.01	466	466	469	470	472	473	474
	518.02	191	198	201	203	205	206	207
	518.03	433	434	446	452	459	464	467
	Census Tract Total	1,090	1,098	1,116	1,125	1,136	1,143	1,148
519	519.01	2,210	2,216	2,514	2,801	3,081	3,336	3,482
	Census Tract Total	2,210	2,216	2,514	2,801	3,081	3,336	3,482
520	520.01	1,122	1,128	1,158	1,179	1,199	1,213	1,225
	Census Tract Total	1,122	1,128	1,158	1,179	1,199	1,213	1,225
521	521.01	119	119	120	120	120	120	121
	521.02	929	931	959	981	1,000	1,016	1,026
	521.03	549	554	570	582	593	601	606
	521.04	624	628	632	635	638	640	641
	521.05	394	397	405	410	414	418	420
	Census Tract Total	2,615	2,629	2,686	2,728	2,765	2,795	2,814
522	522.01	1,431	1,431	1,432	1,433	1,434	1,434	1,435
	522.02	383	383	385	386	387	388	389
	522.03	352	352	353	353	353	353	354
	Census Tract Total	2,166	2,166	2,170	2,172	2,174	2,175	2,178
523	523.01	3,139	3,160	3,367	3,579	3,779	3,956	4,043
	Census Tract Total	3,139	3,160	3,367	3,579	3,779	3,956	4,043
524	524.01	507	507	507	507	508	508	508
	524.02	345	345	345	345	345	345	345
	524.03	284	284	284	284	284	284	285

(CONTINUED)

**Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1998)**

Census Tract	Subcensus Tract	1998	2000	2005	2010	2015	2020	2025
524	524.04	736	736	738	740	741	742	742
	524.05	483	484	504	521	535	547	555
	Census Tract Total	2,355	2,356	2,378	2,397	2,413	2,426	2,435
525	525.01	289	289	289	289	289	290	290
	525.02	390	394	404	412	418	423	427
	525.03	349	369	378	385	391	397	400
	525.04	1,557	1,600	1,637	1,667	1,695	1,715	1,729
	Census Tract Total	2,585	2,652	2,708	2,753	2,793	2,825	2,846
526	526.01	731	731	731	731	731	731	731
	526.02	462	574	668	768	870	967	1,019
	526.03	270	368	422	477	531	584	613
	Census Tract Total	1,463	1,673	1,821	1,976	2,132	2,282	2,363
527	527.01	1,714	1,790	1,983	2,179	2,372	2,547	2,641
	Census Tract Total	1,714	1,790	1,983	2,179	2,372	2,547	2,641
528	528.01	3,978	3,978	4,520	5,137	5,775	6,376	6,676
	Census Tract Total	3,978	3,978	4,520	5,137	5,775	6,376	6,676
601	601.01	338	339	347	352	357	360	362
	601.02	664	664	693	713	732	745	755
	601.03	260	263	282	297	310	319	327
	Census Tract Total	1,262	1,266	1,322	1,362	1,399	1,424	1,444
602	602.01	519	533	557	573	589	600	608
	602.02	81	89	92	95	97	98	100
	602.03	646	648	668	681	694	702	709
	Census Tract Total	1,246	1,270	1,317	1,349	1,380	1,400	1,417
603	603.01	241	246	265	278	290	299	306
	603.02	686	688	722	746	768	783	796
	Census Tract Total	927	934	987	1,024	1,058	1,082	1,102
604	604.01	273	274	283	289	295	298	302
	604.02	1,203	1,487	1,694	1,905	2,118	2,316	2,426
	604.03	166	166	171	174	177	179	181
	Census Tract Total	1,642	1,927	2,148	2,368	2,590	2,793	2,909

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	1998	2000	2005	2010	2015	2020	2025
605	605.01	781	787	841	879	916	941	963
	605.02	752	757	788	811	831	847	858
	605.03	328	349	356	362	366	369	372
	605.04	210	210	223	234	245	254	259
	605.05	609	661	689	709	729	743	755
	Census Tract Total		2,680	2,764	2,897	2,995	3,087	3,154
606	606.01	147	148	151	153	155	157	158
	606.02	1,121	1,156	1,220	1,267	1,311	1,341	1,367
	Census Tract Total	1,268	1,304	1,371	1,420	1,466	1,498	1,525
607 /3	607.01	2,733	2,733	2,789	2,827	2,863	2,886	2,907
	Census Tract Total	2,733	2,733	2,789	2,827	2,863	2,886	2,907
608 /3	608.01	1,120	1,126	1,144	1,157	1,168	1,176	1,183
	Census Tract Total	1,120	1,126	1,144	1,157	1,168	1,176	1,183
609 /3	609.01	866	866	884	896	908	915	922
	Census Tract Total	866	866	884	896	908	915	922
610 /3	610.01	830	831	849	862	873	881	887
	Census Tract Total	830	831	849	862	873	881	887
611	611.01	640	641	675	698	720	735	748
	611.02	1,819	1,823	1,899	1,954	2,007	2,045	2,076
	Census Tract Total	2,459	2,464	2,574	2,652	2,727	2,780	2,824
612	612.01	213	225	230	233	237	239	240
	612.02	1,124	1,167	1,244	1,298	1,350	1,386	1,417
	612.03	70	70	72	74	75	76	77
	612.04	426	691	813	941	1,069	1,191	1,259
	Census Tract Total	1,833	2,153	2,359	2,546	2,731	2,892	2,993
615	615.01	316	360	381	397	412	423	431
	615.02	270	287	293	297	301	303	305
	615.03	455	467	492	514	533	549	559
	615.04	748	748	831	905	974	1,036	1,072
	615.05	89	89	89	89	89	89	89
	Census Tract Total	1,878	1,951	2,086	2,202	2,309	2,400	2,456

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	1998	2000	2005	2010	2015	2020	2025
616	616.01	1,025	1,060	1,211	1,361	1,509	1,648	1,727
	616.02	356	361	387	407	426	439	450
	616.04	824	1,170	1,349	1,552	1,761	1,959	2,059
	616.05	376	376	385	392	398	403	406
	616.06							
	Census Tract Total	2,581	2,967	3,332	3,712	4,094	4,449	4,642
617	617.01	1,996	2,075	2,429	2,790	3,151	3,491	3,685
	617.02	170	211	225	237	249	258	264
	Census Tract Total	2,166	2,286	2,654	3,027	3,400	3,749	3,949
618	618.01	378	378	427	482	539	593	619
	618.02	2,222	2,234	2,631	3,043	3,455	3,847	4,067
	Census Tract Total	2,600	2,612	3,058	3,525	3,994	4,440	4,686
619	619.02	1,926	1,927	2,016	2,114	2,212	2,305	2,349
	Census Tract Total	1,926	1,927	2,016	2,114	2,212	2,305	2,349
701	701.01	282	282	284	286	286	287	289
	701.02	453	465	492	511	529	542	553
	701.03	59	60	62	63	64	65	66
	701.04	168	171	179	186	191	196	199
	Census Tract Total	962	978	1,017	1,046	1,070	1,090	1,107
702	702.01	2	2	2	2	2	2	2
	Census Tract Total	2	2	2	2	2	2	2
703	703.01	676	681	698	708	718	725	731
	703.02	132	135	137	139	140	141	142
	703.03	317	325	336	344	350	354	359
	Census Tract Total	1,125	1,141	1,171	1,191	1,208	1,220	1,232
704	704.01	525	532	555	571	586	597	607
	704.02	43	43	44	44	44	44	44
	704.03	360	360	387	406	425	437	448
	704.04	271	276	283	287	291	294	296
	704.05	504	523	554	576	597	611	623
	Census Tract Total	1,703	1,734	1,823	1,884	1,943	1,983	2,018

(CONTINUED)

**Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1998)**

Census Tract	Subcensus Tract	1998	2000	2005	2010	2015	2020	2025
705	705.01	113	113	116	118	120	121	122
	705.02	328	328	330	330	331	332	332
	705.03	712	752	801	838	873	900	919
	705.04	294	295	298	300	302	303	304
	705.05	170	187	198	205	211	216	220
	705.06	503	515	517	519	521	522	523
	Census Tract Total		2,120	2,190	2,260	2,310	2,358	2,394
706	706.01	212	217	227	233	240	244	247
	706.02	172	172	176	178	181	182	183
	706.03	411	411	413	415	416	417	417
	706.04	169	172	175	177	180	181	182
	Census Tract Total		964	972	991	1,003	1,017	1,024
707	707.01	293	296	301	305	308	310	312
	707.02	398	398	414	424	434	441	447
	707.03	288	293	301	306	310	313	316
	707.04	378	378	379	379	379	379	380
	707.05	196	196	196	196	197	197	197
	707.06	259	259	259	259	259	259	259
	Census Tract Total		1,812	1,820	1,850	1,869	1,887	1,899
708	708.01	272	273	274	275	276	277	277
	708.02	783	784	789	792	795	797	799
	Census Tract Total		1,055	1,057	1,063	1,067	1,071	1,074
709	709.01	741	752	775	792	807	818	827
	709.02	730	741	763	779	793	804	811
	709.03	256	256	257	258	259	260	260
	709.04	346	357	413	466	519	567	597
	709.05	346	346	356	364	370	375	379
	709.06	104	107	108	108	109	109	109
	Census Tract Total		2,523	2,559	2,672	2,767	2,857	2,933
710	710.01	58	58	59	60	60	61	61
	710.02	220	220	225	228	231	233	234

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	1998	2000	2005	2010	2015	2020	2025
710	710.03	524	528	535	541	547	551	552
	Census Tract Total	802	806	819	829	838	845	847
711	711.01	174	174	175	175	175	175	175
	711.02	206	206	206	206	206	206	206
	711.03	267	267	269	271	272	273	274
	711.04	306	306	307	307	308	308	308
	711.05	245	245	245	246	246	246	246
	711.06	674	674	674	674	674	674	674
	711.07	190	190	191	191	192	192	192
	711.08	374	378	391	400	408	414	419
	Census Tract Total	2,436	2,440	2,458	2,470	2,481	2,488	2,494
712	712.01	1	1	1	1	1	1	1
	712.02	493	579	666	766	869	967	1,015
	712.03	226	232	233	233	234	234	234
	712.04	2,789	2,804	3,165	3,580	4,008	4,414	4,614
	Census Tract Total	3,509	3,616	4,065	4,580	5,112	5,616	5,864
713	713.01	3,294	3,304	3,670	4,086	4,515	4,920	5,123
	713.02	604	605	615	623	629	633	637
	Census Tract Total	3,898	3,909	4,285	4,709	5,144	5,553	5,760
714	714.01	1,697	1,697	1,773	1,837	1,896	1,944	1,973
	714.02	893	895	896	898	899	899	900
	Census Tract Total	2,590	2,592	2,669	2,735	2,795	2,843	2,873
801	801.01	423	457	482	499	515	527	537
	801.02	220	222	230	236	241	245	248
	801.03	223	234	252	264	276	284	291
	801.04	272	286	304	317	330	338	345
	801.05	209	221	228	234	238	242	244
	Census Tract Total	1,347	1,420	1,496	1,550	1,600	1,636	1,665
802	802.01	332	340	366	383	401	413	423
	802.02	461	462	477	487	497	503	508
	802.03	512	512	538	557	574	586	596

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	1998	2000	2005	2010	2015	2020	2025
802	802.04	2,927	2,938	2,949	2,960	2,970	2,978	2,982
	802.05							
	Census Tract Total	4,232	4,252	4,330	4,387	4,442	4,480	4,509
803	803.01	901	933	1,001	1,050	1,096	1,128	1,156
	803.02	257	268	274	278	282	284	287
	803.03	938	975	1,040	1,087	1,129	1,160	1,186
	803.04							
	Census Tract Total	2,096	2,176	2,315	2,415	2,507	2,572	2,629
804	804.01	632	674	724	759	793	817	837
	804.02	697	727	776	810	842	865	885
	804.03	376	382	396	404	412	419	422
	804.04	409	422	447	464	480	491	501
	804.05	813	843	905	949	991	1,020	1,045
	Census Tract Total	2,927	3,048	3,248	3,386	3,518	3,612	3,690
805	805.01	1,824	1,842	1,980	2,079	2,173	2,238	2,294
	805.02	1,850	1,898	2,067	2,198	2,324	2,423	2,497
	805.03	2,005	2,295	2,643	2,983	3,322	3,634	3,819
	Census Tract Total	5,679	6,035	6,690	7,260	7,819	8,295	8,610
808 /4	808.01	2,556	2,720	3,076	3,416	3,753	4,056	4,240
	Census Tract Total	2,556	2,720	3,076	3,416	3,753	4,056	4,240
809 /4	809.01	4,513	4,570	5,150	5,730	6,313	6,846	7,150
	Census Tract Total	4,513	4,570	5,150	5,730	6,313	6,846	7,150
810	810.01	1,002	1,127	1,265	1,399	1,532	1,657	1,734
	Census Tract Total	1,002	1,127	1,265	1,399	1,532	1,657	1,734
811	811.01	42	78	86	93	101	107	112
	811.02	2,079	2,967	3,450	3,951	4,453	4,927	5,191
	811.03	1,221	1,280	1,376	1,444	1,509	1,555	1,593
	811.04	1,347	1,405	1,511	1,587	1,658	1,708	1,751
	Census Tract Total	4,689	5,730	6,423	7,075	7,721	8,297	8,647
812	812.01	2,428	2,574	2,784	2,975	3,162	3,323	3,420
	Census Tract Total	2,428	2,574	2,784	2,975	3,162	3,323	3,420

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	1998	2000	2005	2010	2015	2020	2025
814	814.01	2,684	2,735	2,816	2,902	2,990	3,071	3,113
	Census Tract Total	2,684	2,735	2,816	2,902	2,990	3,071	3,113
815	815.01	769	772	793	808	821	829	837
	Census Tract Total	769	772	793	808	821	829	837
816	816.01	462	470	482	490	497	502	506
	816.02	562	569	578	585	591	595	599
	Census Tract Total	1,024	1,039	1,060	1,075	1,088	1,097	1,105
817	817.01	560	573	604	626	647	661	673
	817.02	606	635	678	708	737	757	774
	817.03	622	645	666	680	693	702	709
	817.04	1,909	1,916	2,030	2,141	2,248	2,348	2,410
	Census Tract Total	3,697	3,769	3,978	4,155	4,325	4,468	4,566
819	819.01	1,602	1,634	1,648	1,659	1,668	1,675	1,681
	819.02	507	546	575	596	616	630	640
	Census Tract Total	2,109	2,180	2,223	2,255	2,284	2,305	2,321
820	820.01	2,879	3,104	3,366	3,588	3,797	3,975	4,089
	820.02	474	474	474	474	474	474	474
	Census Tract Total	3,353	3,578	3,840	4,062	4,271	4,449	4,563
821	821.01	1,509	1,537	1,659	1,778	1,895	2,007	2,074
	Census Tract Total	1,509	1,537	1,659	1,778	1,895	2,007	2,074
822	822.01	464	715	836	965	1,096	1,221	1,288
	822.02	368	368	368	368	368	368	368
	822.03	2,048	2,206	2,545	2,921	3,306	3,672	3,860
	Census Tract Total	2,880	3,289	3,749	4,254	4,770	5,261	5,516
823	823.01	5,516	5,517	6,084	6,637	7,181	7,698	8,012
	Census Tract Total	5,516	5,517	6,084	6,637	7,181	7,698	8,012
824	824.01	714	795	841	876	909	934	953
	Census Tract Total	714	795	841	876	909	934	953
825	825.01	500	694	775	861	948	1,030	1,075
	825.02	3,797	3,801	4,036	4,207	4,367	4,478	4,573
	Census Tract Total	4,297	4,495	4,811	5,068	5,315	5,508	5,648

(CONTINUED)

**Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1998)**

Census Tract	Subcensus Tract	1998	2000	2005	2010	2015	2020	2025
826	826.01	605	611	655	687	717	738	755
	826.02	2,874	2,967	3,327	3,646	3,956	4,231	4,413
	Census Tract Total	3,479	3,578	3,982	4,333	4,673	4,969	5,168
901	901.01							
	901.02	12	12	12	13	13	13	13
	901.03	1,044	1,044	1,069	1,086	1,102	1,112	1,121
	901.04	1	1	2	2	2	2	2
	901.05	2,544	2,550	2,575	2,595	2,613	2,626	2,635
	901.06							
	Census Tract Total	3,601	3,607	3,658	3,696	3,730	3,753	3,771
905	905.01	1,213	1,218	1,230	1,239	1,247	1,253	1,258
	905.02	1,698	1,770	1,889	1,972	2,052	2,107	2,154
	Census Tract Total	2,911	2,988	3,119	3,211	3,299	3,360	3,412
909 /5	909.01	69	69	73	75	77	79	80
	Census Tract Total	69	69	73	75	77	79	80
910	910.01	8	8	9	9	9	10	10
	910.02	497	499	537	563	589	606	621
	Census Tract Total	505	507	546	572	598	616	631
911	911.01	4,286	4,295	4,473	4,602	4,723	4,808	4,879
	Census Tract Total	4,286	4,295	4,473	4,602	4,723	4,808	4,879
912	912.01	2,266	2,285	2,660	3,030	3,396	3,743	3,949
	912.02	336	343	394	454	515	573	601
	Census Tract Total	2,602	2,628	3,054	3,484	3,911	4,316	4,550
913	913.01	22	22	22	22	23	23	23
	913.02	36	36	37	37	38	38	38
	913.03	812	868	925	979	1,031	1,079	1,110
	913.04	3,810	3,978	4,617	5,254	5,890	6,486	6,830
	Census Tract Total	4,680	4,904	5,601	6,292	6,982	7,626	8,001
914	914.01	6,166	6,228	7,049	7,808	8,550	9,226	9,656
	Census Tract Total	6,166	6,228	7,049	7,808	8,550	9,226	9,656
915	915.01	1,524	1,546	1,660	1,741	1,819	1,872	1,918

(CONTINUED)

**Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1998)**

Census Tract	Subcensus Tract	1998	2000	2005	2010	2015	2020	2025
915	915.02	565	622	706	782	856	922	963
	915.03	670	670	670	670	670	670	670
	Census Tract Total	2,759	2,838	3,036	3,193	3,345	3,464	3,551
916	916.01	2,544	2,674	3,022	3,332	3,633	3,901	4,076
	Census Tract Total	2,544	2,674	3,022	3,332	3,633	3,901	4,076
917	917.01	1,938	2,438	2,852	3,291	3,735	4,155	4,385
	917.02	971	971	971	971	971	971	971
	917.03	305	453	498	536	573	603	625
	917.04	1,416	1,758	1,886	2,027	2,172	2,308	2,378
	Census Tract Total	4,630	5,620	6,207	6,825	7,451	8,037	8,359
918	918.01	4,295	5,079	5,535	5,987	6,442	6,853	7,086
	Census Tract Total	4,295	5,079	5,535	5,987	6,442	6,853	7,086
919	919.01	107	111	113	115	117	118	119
	919.02	132	134	140	143	147	149	151
	919.03	153	156	161	163	166	168	171
	919.04	67	67	68	68	68	68	68
	919.05	154	211	222	229	235	240	244
	919.06	44	47	47	48	48	48	48
	919.07	100	109	110	112	113	114	115
	919.08	19	20	20	20	20	21	21
	919.09	125	127	128	128	129	129	129
	919.10	43	43	44	44	44	44	44
	919.11	48	48	49	49	49	49	49
	919.12	92	93	94	94	94	94	95
	Census Tract Total	1,084	1,166	1,196	1,213	1,230	1,242	1,254
920	920.01	670	725	769	798	827	848	864
	920.02	660	668	703	727	750	766	779
	920.03	691	701	737	763	787	803	817
	Census Tract Total	2,021	2,094	2,209	2,288	2,364	2,417	2,460
921	921.01	92	97	98	98	99	99	99
	921.02	143	147	150	152	154	155	156

(CONTINUED)

**Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1998)**

Census Tract	Subcensus Tract	1998	2000	2005	2010	2015	2020	2025
921	921.03	348	359	376	388	399	407	413
	921.04	223	226	228	229	230	231	231
	921.05	340	366	393	413	431	444	455
	921.06	361	370	380	388	394	399	402
	921.07	564	566	571	575	578	580	582
	Census Tract Total		2,071	2,131	2,196	2,243	2,285	2,315
922	922.01	117	119	122	123	125	126	127
	922.02	447	463	498	522	546	562	576
	922.03	2,061	2,075	2,237	2,359	2,476	2,564	2,634
	922.04	199	214	225	233	240	245	250
	922.05	1,139	1,177	1,216	1,245	1,269	1,287	1,302
	Census Tract Total		3,963	4,048	4,298	4,482	4,656	4,784
923	923.01	1,088	1,090	1,107	1,119	1,129	1,137	1,143
	Census Tract Total	1,088	1,090	1,107	1,119	1,129	1,137	1,143
924	924.01	1,517	1,548	1,578	1,600	1,621	1,638	1,651
	Census Tract Total	1,517	1,548	1,578	1,600	1,621	1,638	1,651
Fairfax County		345,969	359,568	383,630	405,830	427,465	446,051	457,356

- 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).

RESIDENTIAL DEVELOPMENT ACTIVITY

The Residential Development Process

The residential development process encompasses the entire land development process, from the rezoning of land, through the site plan and subdivision phases, the issuance of building permits, and the construction and completion of housing units. The development process reflects active residential projects occurring in the County at one specific point in time (January 1998), and does not reflect cumulative activity occurring throughout the preceding year. Further, specific units are counted only within the stage of the development process in which they occur on January 1, 1998.

Total Units in the Residential Development Process

As of January 1998, there were 26,358 units in the residential development process. This total represented a decrease of 8,291 units, (or -23.9%), from the January 1997 total of 34,649. Figure 7.1 presents, in graphical form, the total number of units in the residential development process by type of unit from 1973 to 1998.

Total Units by Stage in the Residential Development Process

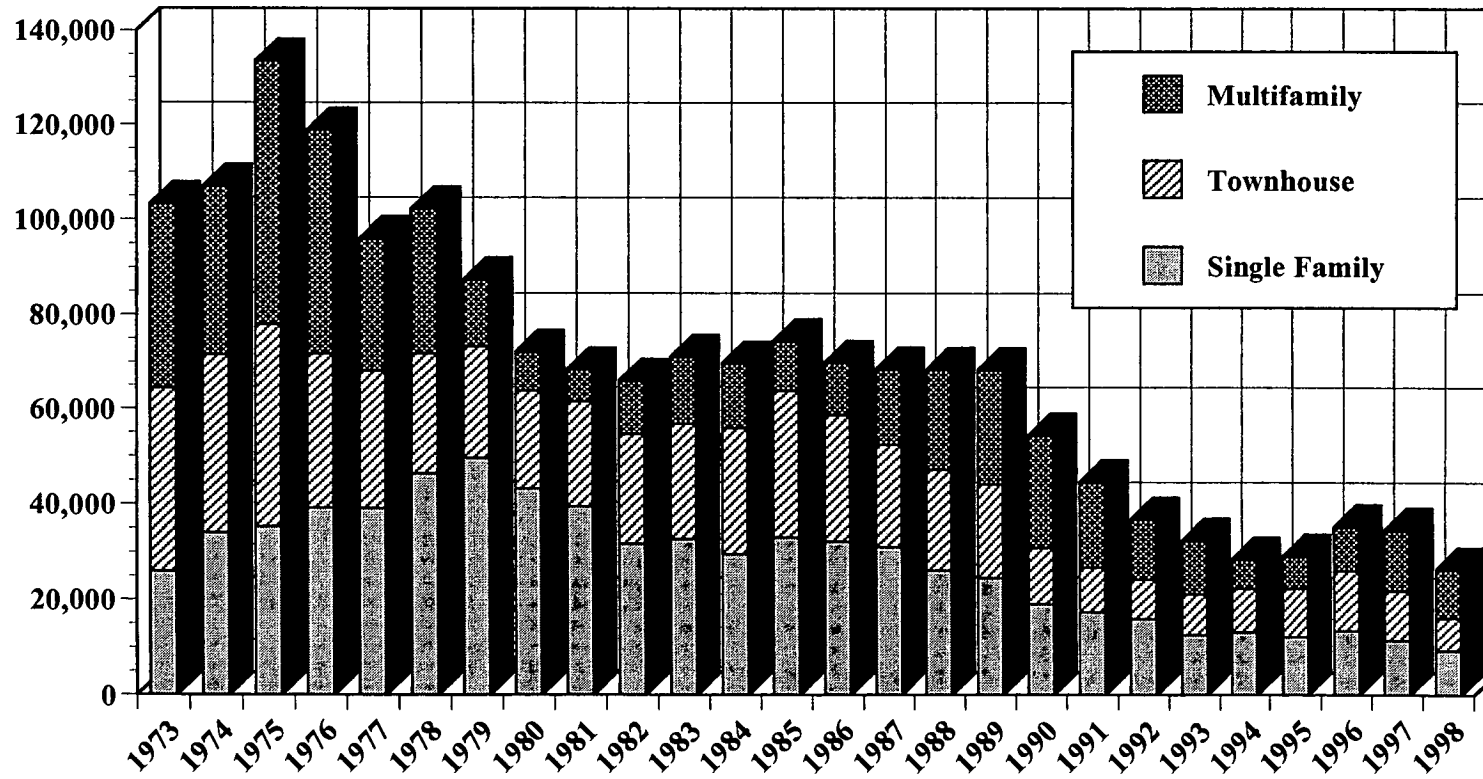
The number of residential units under construction increased by 91 units (or 6.1%), from 1,486 units in 1997 to 1,577 units in 1998. The number of units for which building permits were

issued but not started decreased by 938 units (or -26.1%), from 3,593 units in January 1997 to 2,655 units in January 1998.

On approved site plans or subdivision plats there was a decrease of 2,194 units (or -21.9%), from the 1997 total of 10,001 units to 7,807 units in 1998. On site plans submitted there was a decrease of 1,432 units (or -13.9%), from 10,326 units in 1997 to 8,894 units in 1998.

For units associated with approved rezoning requests (identified as "Rezoning Granted" in the tables), there was a decrease of 2,225 units, (or -37.4%), from the 1997 total of 5,957 units to the 1998 total of 3,732 units. Residential units counted in this stage typically are shown on development plans proffered with approved rezoning requests, but where site plans or subdivision plats have not been issued. For units associated with rezoning requests submitted, but not approved (identified as "Rezoning Pending"), the number of units decreased by 1,593 (or -48.5%), from 3,286 units in January 1997 to 1,693 units in January 1998.

Figure 7.1
Housing Units in the Residential Development Process
by Structure Type, 1973 to 1998



Source: Fairfax County Department of Management and Budget.

Table 7.1 shows the number of residential units in the development process by stage, comparing January 1997 with January 1998.

TABLE 7.1

**Housing Units in the Development Process
by Development Stage
January 1997 - 1998**

Development Stage	Housing Units in the Development Process		
	1997	1998	Percent Change
Under Construction	1,486	1,577	6.1%
Building Permit Issued but Not Started	3,593	2,655	-26.1%
Site Plan Approved	10,001	7,807	-21.9%
Site Plan Submitted	10,326	8,894	-13.9%
Rezoning Granted	5,957	3,732	-37.4%
Rezoning Pending	3,286	1,693	-48.5%
Total Units in the Residential Development Process	34,649	26,358	-23.9%

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

Between 1997 and 1998, the number of single-family units decreased by 2,140 units (or -18.8%), while the number of townhouse units in the development process decreased by 3,628 units (or -34.8%) and the number of multifamily units decreased by 2,523 units (or -19.7%).

TABLE 7.2

**Housing Units in the Development Process
By Unit Type, January 1997 - 1998**

Unit Type	Housing Units		
	1997	1998	Percent Change
Single Family	11,400	9,260	-18.8%
Townhouse	10,416	6,788	-34.8%
Multifamily	12,833	10,310	-19.7%
Total Units in the Residential Development Process	34,649	26,358	-23.9%

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

Residential Development by Supervisor District

The Hunter Mill District had the largest number of units (7,536) in the development process on January 1, 1998, representing 28.6 percent of the total number of residential units in development in Fairfax County on that date. The Sully District ranked second with 4,779 units under development, accounting for 18.1 percent of the County total. The Braddock District showed the lowest level of development activity with 249 units under development.

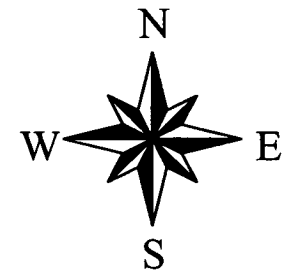
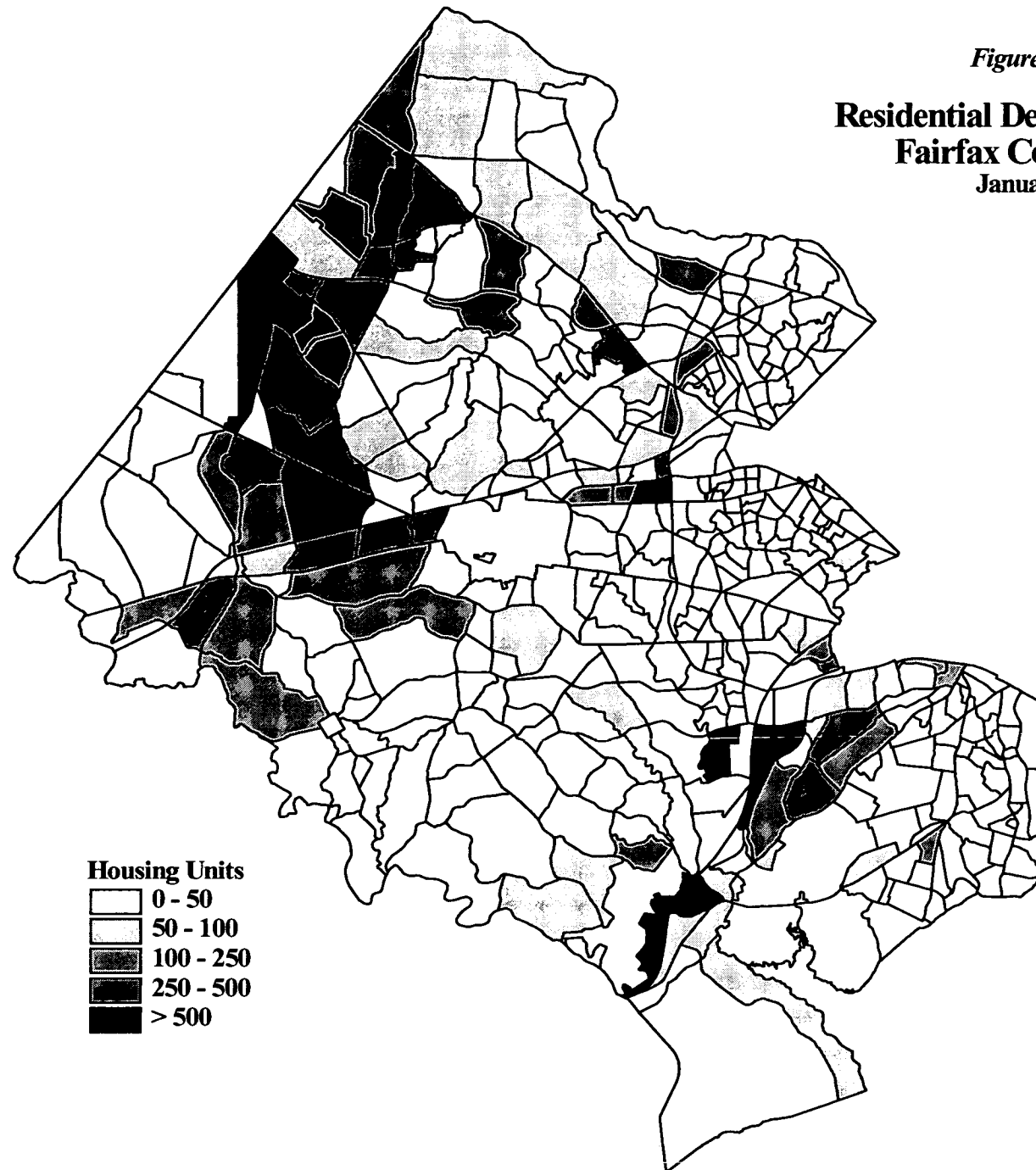
Residential Development by Planning District

The westernmost planning districts in Fairfax County, the Upper Potomac and Bull Run Planning Districts, accounted for fully 47.8% of all residential units in the development process in January 1998. The Upper Potomac Planning District accounted for the largest number of residential units in development, 9,226 (or 35% of the 26,358 total units in development county-wide). The Bull Run Planning District had the second largest amount of residential development activity with 3,374 units (or 12.8% of total). Thus, slightly more than one-half of all residential units in the development process were located in all other planning districts in Fairfax County combined, with the Annandale, Baileys and Mount Vernon Planning Districts containing the fewest number of residential units in development.

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not the footnotes

Figure 7.2

**Residential Development Activity
Fairfax County, Virginia
January 1, 1998**



Summary of Residential Development Activity
Supervisor District
(January 1998)

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	11	12		23	2	9	1	12	100			100	65		12	77
Dranesville 1/	188	13	93	294	98	3	61	162	665	16		681	429	428	1	858
Hunter Mill 2/	151	109	48	308	90	51	270	411	594	728	300	1,622	396	665	1,910	2,971
Lee	46	125		171	16	39	574	629	541	243	852	1,636	180	880	467	1,527
Mason	28	41		69	8	21	18	47	309	73	8	390	89	46	434	569
Mount Vernon	24	15		39	12		205	217	506	35	40	581	161	358	168	687
Providence	100	47		147	55	21	227	303	479	26	162	667	169	275	297	741
Springfield 3/	72	11		83	78			78	397	29		426	117			117
Sully	124	319		443	97	53	646	796	664	452	588	1,704	519	682	146	1,347
TOTAL	744	692	141	1,577	456	197	2,002	2,655	4,255	1,602	1,950	7,807	2,125	3,334	3,435	8,894

(CONTINUED)

Town	Under Construction				Bldg Permit Issued, No Construction				Site Plan and/or Subdivision Plat Apprvd				Total Development Activity			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Town of Herndon	42		93	135			60	60	57			57	99		153	252
Town of Vienna	6			6	1			1					7			7
TOWNS TOTAL	48		93	141	1		60	61	57			57	106		153	259

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 1998)

Supervisor District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Braddock	27			27	10			10	215	21	13	249
Dranesville 1/	19	152		171	170			170	1,569	612	155	2,336
Hunter Mill 2/	29	4	840	873	290	273	788	1,351	1,550	1,830	4,156	7,536
Lee		30		30					783	1,317	1,893	3,993
Mason	10	10		20					444	191	460	1,095
Mount Vernon	497	131	885	1,513	14			14	1,214	539	1,298	3,051
Providence	119	202	269	590	112	17		129	1,034	588	955	2,577
Springfield 3/	19			19	19			19	702	40		742
Sully	345	144		489					1,749	1,650	1,380	4,779
TOTAL	1,065	673	1,994	3,732	615	290	788	1,693	9,260	6,788	10,310	26,358

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 1998)**

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	21	14		35	7	9		16	113			113	9			9
Baileys	2	15		17		8		8	56	59	8	123	37		26	63
Bull Run	85	270		355	62	37	282	381	481	383	489	1,353	214	549	146	909
Fairfax	57	49		106	31	16	365	412	224	69	99	392	101	39	12	152
Jefferson	16	36		52	2	18	104	124	75	40	162	277	33	48	297	378
Lincolnia	3	24		27	1	13	18	32	150			150	33	46	408	487
Lower Potomac	2	14		16	3		205	208	115	34	40	189	55	250	168	473
McLean	67	20		87	35	5	89	129	359	16		375	250			250
Mount Vernon	18	8		26	6	1	3	10	293	2	31	326	13	24		37
Pohick 1/	79	12		91	80			80	483	29		512	265	84		349
Rose Hill	37	67		104	14	20	42	76	297	111		408	56	613		669
Springfield	12	50		62	5	18	529	552	262	131	821	1,214	124	267	467	858
Upper Potomac 2/	272	109	141	522	166	51	330	547	1,020	616	138	1,774	805	1,226	1,911	3,942
Vienna 3/	73	4		77	44	1	35	80	327	112	162	601	130	188		318
TOTAL	744	692	141	1,577	456	197	2,002	2,655	4,255	1,602	1,950	7,807	2,125	3,334	3,435	8,894

(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 1998)**

Planning District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Annandale	10	10		20					160	33		193
Baileys									95	82	34	211
Bull Run	250	126		376					1,092	1,365	917	3,374
Fairfax	22	18		40					435	191	476	1,102
Jefferson		118	160	278	35			35	161	260	723	1,144
Lincolnia									187	83	426	696
Lower Potomac	381	14	885	1,280					556	312	1,298	2,166
McLean	19	16	109	144	170			170	900	57	198	1,155
Mount Vernon	39	123		162	8			8	377	158	34	569
Pohick 1/	74			74	29			29	1,010	125		1,135
Rose Hill									404	811	42	1,257
Springfield	49	24		73	6			6	458	490	1,817	2,765
Upper Potomac 2/	114	136	840	1,090	290	273	788	1,351	2,667	2,411	4,148	9,226
Vienna 3/	107	88		195	77	17		94	758	410	197	1,365
TOTAL	1,065	673	1,994	3,732	615	290	788	1,693	9,260	6,788	10,310	26,358

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 1998)**

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			10				10
	151.03			3				3
	Census Tract Total			13				13
152	152.01			23				23
	152.03			2				2
	Census Tract Total			25				25
153	153.01			34				34
	153.02			1				1
	Census Tract Total			35				35
154	154.01			13				13
	154.02			3				3
	154.03			1	24			25
	Census Tract Total			17	24			41
155	155.01			16				16
	155.02			1				1
	155.03			2				2
	155.04			1				1
	Census Tract Total			20				20
156	156.01			4				4
	156.03			42				42
	156.04			10				10
	Census Tract Total			56				56
157	157.01	1		1				2
	157.02			3				3
	157.03	1		1				2
	Census Tract Total	2		5				7
158	158.01			7				7
	158.02	3		8				11
	158.03	5		7				12

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 1998)**

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
158	Census Tract Total	8		22				30
159	159.01	1		7	6			14
	159.02	1		15				16
	159.04	1	1	7				9
	Census Tract Total	3	1	29	6			39
160	160.01	3	3	10		155	8	179
	160.02	1		2		1		4
	160.03				5			5
	Census Tract Total	4	3	12	5	156	8	188
161	161.01		2	4				6
	161.02				2			2
	161.03			8				8
	161.04	1		9				10
	Census Tract Total	1	2	21	2			26
163	163.01	2	2	81				85
	163.02		1	28				29
	Census Tract Total	2	3	109				114
201	201.02	8		25				33
	Census Tract Total	8		25				33
202	202.01	11	12	25	23			71
	202.02	3	1	68				72
	Census Tract Total	14	13	93	23			143
203	203.01			1				1
	203.02			2				2
	203.03				170			170
	203.04		1		116			117
	Census Tract Total		1	3	286			290
206	206.01			1				1
	206.02			1				1

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 1998)**

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				2
	Census Tract Total			4				4
207	207.01	2		2				4
	207.03		2	6				8
	Census Tract Total	2	2	8				12
210	210.01	23	511	321	248			1,103
	210.02	2	1		38	24		65
	210.03			7				7
	210.04			631				631
	Census Tract Total	25	512	959	286	24		1,806
211	211.01	25	36	167			6	234
	211.02	1		3	280			284
	211.03	2	3	35		49		89
	Census Tract Total	28	39	205	280	49	6	607
214	214.01			3				3
	214.02	8	4	2				14
	Census Tract Total	8	4	5				17
216	216.02			1		6		7
	Census Tract Total			1		6		7
218	218.01			61				61
	Census Tract Total			61				61
220	220.03				95			95
	220.04			1				1
	Census Tract Total			1	95			96
221	221.01			2	8	989		999
	221.03	14	205	42	336	197		794
	221.04			35	34			69
	221.05					94		94
	Census Tract Total	14	205	79	378	1,280		1,956

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 1998)**

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
223	223.01	62	50	192	77			381
	Census Tract Total	62	50	192	77			381
224	224.01	25	10	109	3			147
	Census Tract Total	25	10	109	3			147
301	301.02					25		25
	301.03	2		1		2		5
	Census Tract Total	2		1		27		30
302	302.01	2	2	5	40		10	59
	Census Tract Total	2	2	5	40		10	59
305	305.01			2				2
	Census Tract Total			2				2
309	309.01	2	2	65	6			75
	Census Tract Total	2	2	65	6			75
310	310.01			1				1
	Census Tract Total			1				1
313	313.01			1				1
	Census Tract Total			1				1
314	314.01	11		29				40
	Census Tract Total	11		29				40
315	315.01	1		2				3
	Census Tract Total	1		2				3
316	316.01	1	1	16	572			590
	316.02			6				6
	Census Tract Total	1	1	22	572			596
318	318.01	1			8			9
	Census Tract Total	1			8			9
319	319.01				7			7
	Census Tract Total				7			7
320	320.01	1						1

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 1998)**

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
320	Census Tract Total	1						1
323	323.01			3	15			18
	323.02	4	2	5		8		19
	Census Tract Total	4	2	8	15	8		37
324	324.01	4	3	9	10			26
	Census Tract Total	4	3	9	10			26
326	326.01			2			19	21
	Census Tract Total			2			19	21
327	327.01	1						1
	Census Tract Total	1						1
328	328.01			4				4
	Census Tract Total			4				4
401	401.01	1	1	2				4
	401.02			3				3
	401.03	2		2				4
	Census Tract Total	3	1	7				11
402	402.01		4		264	278		546
	402.02			1				1
	402.04			9				9
	Census Tract Total		4	10	264	278		556
403	403.01	3		14				17
	403.02	2	2	5				9
	Census Tract Total	5	2	19				26
405	405.01			4				4
	405.02	2		11				13
	405.03	2		25	6			33
	Census Tract Total	4		40	6			50
406	406.01		1	20	12			33
	Census Tract Total		1	20	12			33

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 1998)**

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
407	407.01			1				1
	Census Tract Total			1				1
408	408.03			19				19
	408.04	1		10				11
	Census Tract Total	1		29				30
501	501.03	12	3	9				24
	Census Tract Total	12	3	9				24
502	502.03			5	12			17
	Census Tract Total			5	12			17
503	503.01			1				1
	503.03	1		16				17
	503.04			20				20
	Census Tract Total	1		37				38
504	504.01			3	2			5
	504.02			1				1
	504.03			2				2
	Census Tract Total			6	2			8
506	506.02			14				14
	506.05	6	1	6				13
	506.06	1		10				11
	Census Tract Total	7	1	30				38
507	507.01	2		5				7
	507.02	4	2	11				17
	Census Tract Total	6	2	16				24
508	508.01	2	2	8				12
	508.03			1				1
	Census Tract Total	2	2	9				13
509	509.01				12			12
	Census Tract Total				12			12

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 1998)**

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
510	510.02			2	2			4
	Census Tract Total			2	2			4
511	511.01			2				2
	511.02	1		2	20			23
	Census Tract Total	1		4	20			25
512	512.01				5			5
	Census Tract Total				5			5
513	513.01	1		13	3			17
	513.02			1				1
	Census Tract Total	1		14	3			18
515	515.02			3				3
	515.03		7	16				23
	515.04			3				3
	Census Tract Total		7	22				29
516	516.04			10				10
	516.05			1				1
	Census Tract Total			11				11
518	518.01			1				1
	518.02			16	5			21
	518.03			3				3
	Census Tract Total			20	5			25
519	519.01	1		12				13
	Census Tract Total	1		12				13
520	520.01	1		12	3			16
	Census Tract Total	1		12	3			16
521	521.02			5				5
	521.03	3		5				8
	521.04	2		4				6
	521.05	2		3				5

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 1998)**

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
521	Census Tract Total	7		17				24
523	523.01	12	9					21
	Census Tract Total	12	9					21
524	524.05			2	4			6
	Census Tract Total			2	4			6
525	525.02	1	1	4		20		26
	525.03	1		1	56			58
	525.04	1	1	92				94
	Census Tract Total	3	2	97	56	20		178
526	526.02	24	31	45	143			243
	526.03				288			288
	Census Tract Total	24	31	45	431			531
527	527.01	15	1	52	26			94
	Census Tract Total	15	1	52	26			94
528	528.01				4			4
	Census Tract Total				4			4
601	601.01	1						1
	601.02			1				1
	601.03			6	3		122	131
	Census Tract Total	1		7	3		122	133
602	602.01	4		22	2			28
	602.02	1	2	10	3			16
	602.03	1	1		25			27
	Census Tract Total	6	3	32	30			71
603	603.01	1		9		1		11
	603.02	1		3				4
	Census Tract Total	2		12		1		15
604	604.01	1		1	13			15
	604.02	2	7	276		13		298

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 1998)**

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
604	Census Tract Total	3	7	277	13	13		313
605	605.01	1	2	7	10	34		54
	605.02	4	1	1		5		11
	605.03	10	1	21	2			34
	605.04			1	5	20		26
	605.05	17	19	36	34	66	45	217
	Census Tract Total	32	23	66	51	125	45	342
	606	606.01	1					
	606.02	3	1	7	88			99
	Census Tract Total	4	1	7	88			100
608 /1	608.01	5	1					6
	Census Tract Total	5	1					6
610 /1	610.01	1						1
	Census Tract Total	1						1
611	611.01			3	7			10
	611.02	1	1	5		2	33	42
	Census Tract Total	1	1	8	7	2	33	52
612	612.01	4	3	11				18
	612.02	16	10	38	22			86
	612.03				30			30
	612.04	49	87	129		18		283
	Census Tract Total	69	100	178	52	18		417
615	615.01	12	9	50	5	8		84
	615.02	2	7	18		30		57
	615.03	2		23		24		49
	Census Tract Total	16	16	91	5	62		190
616	616.01		35					35
	616.02			10	29		16	55
	616.04	24	115	179	81			399

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 1998)**

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
616	Census Tract Total	24	150	189	110		16	489
617	617.01	19	2	129				150
	617.02			19	100			119
	Census Tract Total	19	2	148	100			269
618	618.01			1				1
	618.02				39			39
	Census Tract Total			1	39			40
619	619.02			2				2
	Census Tract Total			2				2
701	701.01			1				1
	701.02	4	1	16				21
	701.03			2				2
	701.04	2		2				4
	Census Tract Total	6	1	21				28
702	702.01				9			9
	Census Tract Total				9			9
703	703.01	1		10				11
	703.02	1		5				6
	703.03	4		10				14
	Census Tract Total	6		25				31
704	704.01			15				15
	704.02			1				1
	704.04	2	3	1		6		12
	704.05	9	2	17	4			32
	Census Tract Total	11	5	34	4	6		60
705	705.01			1				1
	705.02			1				1
	705.03	4	2	64				70
	705.04	1		1				2

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 1998)**

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
705	705.05	2	1	32				35
	705.06	8	4					12
	Census Tract Total	15	7	99				121
706	706.01	4		4				8
	706.04			6		29		35
	Census Tract Total	4		10		29		43
707	707.01		1	5	15			21
	707.03	3		5				8
	Census Tract Total	3	1	10	15			29
708	708.01	1						1
	708.02			2				2
	Census Tract Total	1		2				3
709	709.01	2		19	8			29
	709.02	2	3	7				12
	709.03			1				1
	709.04		4	15				19
	709.06	2	1	1				4
	Census Tract Total	6	8	43	8			65
710	710.03			10				10
	Census Tract Total			10				10
711	711.01			1				1
	711.07				2			2
	711.08	1	2	2				5
	Census Tract Total	1	2	3	2			8
712	712.02		86					86
	712.03	1		12				13
	712.04		1	31		109		141
	Census Tract Total	1	87	43		109		240
713	713.01	8	1	4	7		35	55

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 1998)**

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
713	713.02			2				2
	Census Tract Total	8	1	6	7		35	57
714	714.01			1				1
	714.02			4				4
	Census Tract Total			5				5
801	801.01	10	3	47				60
	801.02	1		3	4			8
	801.03	3	2	14				19
	801.04	3	1	22				26
	801.05	3	2	15				20
	Census Tract Total	20	8	101	4			133
802	802.01	3		11	180			194
	802.02			3				3
	802.03						48	48
	802.04	7	4					11
	Census Tract Total	10	4	14	180		48	256
803	803.01	11	2	42	18			73
	803.02	5	5	2				12
	803.03	14	7	37	29			87
	Census Tract Total	30	14	81	47			172
804	804.01	9	13	44	67			133
	804.02	7	8	33	18			66
	804.03	4		6	11			21
	804.04	3	3	16	28			50
	804.05	9	14	16	22			61
	Census Tract Total	32	38	115	146			331
805	805.01	10	8					18
	805.02	10	10	37	50			107
	805.03			32	832			864

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 1998)**

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
805	Census Tract Total	20	18	69	882			989
808 /2	808.01	102	60	4				166
	Census Tract Total	102	60	4				166
809 /2	809.01	33		53				86
	Census Tract Total	33		53				86
810	810.01				390	136		526
	Census Tract Total				390	136		526
811	811.01	13	1	22		398		434
	811.02	60	285	395	630			1,370
	811.03	12	18	64	26	8		128
	811.04	18	8	60	17			103
	Census Tract Total	103	312	541	673	406		2,035
812	812.01	9	1	153	137			300
	Census Tract Total	9	1	153	137			300
814	814.01	48	3	1				52
	Census Tract Total	48	3	1				52
815	815.01		1	5	36			42
	Census Tract Total		1	5	36			42
816	816.01			17	7			24
	816.02	2	1	8				11
	Census Tract Total	2	1	25	7			35
817	817.01	1	9	7				17
	817.02	7	7	34	8			56
	817.03	10	6	16	25			57
	817.04			15	13	14		42
	Census Tract Total	18	22	72	46	14		172
819	819.01	3	19	21				43
	819.02	18	2	43	60	6		129
	Census Tract Total	21	21	64	60	6		172

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 1998)**

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
820	820.01	56	16	223	72	5		372
	Census Tract Total	56	16	223	72	5		372
821	821.01	7		11	32			50
	Census Tract Total	7		11	32			50
822	822.01	12	29	139	209			389
	822.03				464			464
	Census Tract Total	12	29	139	673			853
823	823.01	1						1
	Census Tract Total	1						1
824	824.01	16	8	77				101
	Census Tract Total	16	8	77				101
825	825.01	16	3	50	381	442	1,061	1,953
	825.02	3		3	140		290	436
	Census Tract Total	19	3	53	521	442	1,351	2,389
826	826.01			13	12			25
	826.02	7	13	67	271	95		453
	Census Tract Total	7	13	80	283	95		478
901	901.04			1	74	41		116
	901.05		6		6			12
	Census Tract Total		6	1	80	41		128
905	905.01			11		3		14
	905.02	18	6	109	8	16		157
	Census Tract Total	18	6	120	8	19		171
910	910.02	1	1					2
	Census Tract Total	1	1					2
911	911.01	3	2	9	36			50
	Census Tract Total	3	2	9	36			50
912	912.01	17	1	2				20
	912.02		7					7

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 1998)**

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
912	Census Tract Total	17	8	2				27
913	913.02			1				1
	913.03	17		17	68			102
	913.04	19	15	82	239	10		365
	Census Tract Total	36	15	100	307	10		468
914	914.01	7		61	39	126		233
	Census Tract Total	7		61	39	126		233
915	915.01	8	7	17	48	78		158
	915.02			97				97
	Census Tract Total	8	7	114	48	78		255
916	916.01	20	16	100	161			297
	Census Tract Total	20	16	100	161			297
917	917.01	32	272	179	53			536
	917.03	24	19	152	25	102		322
	917.04	6	294	45				345
	Census Tract Total	62	585	376	78	102		1,203
918	918.01	189	29	515	152			885
	Census Tract Total	189	29	515	152			885
919	919.01	1		7				8
	919.02			5				5
	919.03	1		5				6
	919.04			1				1
	919.05	12	17	65	64			158
	919.06			6				6
	919.07	3		12				15
	919.08			3				3
	919.09	1		3				4
	919.10			1				1
	919.11			1				1

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 1998)**

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
919	919.12	1						1
	Census Tract Total	19	17	109	64			209
920	920.01	10	13	73	11			107
	920.02	2	4	5				11
	920.03	4	3	7	2	11		27
	Census Tract Total	16	20	85	13	11		145
921	921.01	3		5				8
	921.02		1	7				8
	921.03	2		20				22
	921.04	1		4				5
	921.05	6	12	17				35
	921.06	3	2	9				14
	921.07		1	2				3
	Census Tract Total	15	16	64				95
922	922.01	2						2
	922.02	2	3	24				29
	922.03	3	7	8	9			27
	922.04	1		31	27			59
	922.05	5	8	56		16		85
	Census Tract Total	13	18	119	36	16		202
923	923.01			4				4
	Census Tract Total			4				4
924	924.01			10	150	12		172
	Census Tract Total			10	150	12		172
Total		1,577	2,655	7,807	8,894	3,732	1,693	26,358

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.

NONRESIDENTIAL GROSS FLOOR AREA

Total Nonresidential Gross Floor Area

As of January 1998, there was a total of 191,423,202 square feet of nonresidential structure gross floor area in Fairfax County. This figure represented an increase of 1,404,733 square feet, or 0.7 percent over the January 1997 total gross floor area of 190,018,469 square feet.

As shown in Table 8.1, of the 191,423,202 square feet of nonresidential gross floor area in the County on January 1, 1998, office use accounted for 78,287,860 square feet (40.9 percent of total), retail structures comprised 42,452,470 square feet (22.2 percent of total), industrial structures accounted for 36,958,373 square feet (19.3 percent of total), and there was 33,724,499 square feet of institutional structures (17.6 percent of total).

Nonresidential Gross Floor Area by Year Built

Totals of nonresidential gross floor area by year built and structure type are presented in Figure 8.1 and in the table entitled: "Nonresidential Structure Gross Floor Area by General Activity, Inventory of Existing Structures by Year Built." The largest share of nonresidential gross floor area in the County prior to 1980 was in institutional use. Institutional use includes government buildings as well as houses of worship. However, since 1980, the County has added nearly 60.2 million square feet of office space, more than 20.3 million

square feet of industrial space, nearly 19.9 million square feet of retail space, and almost 7.2 million square feet of institutional space.

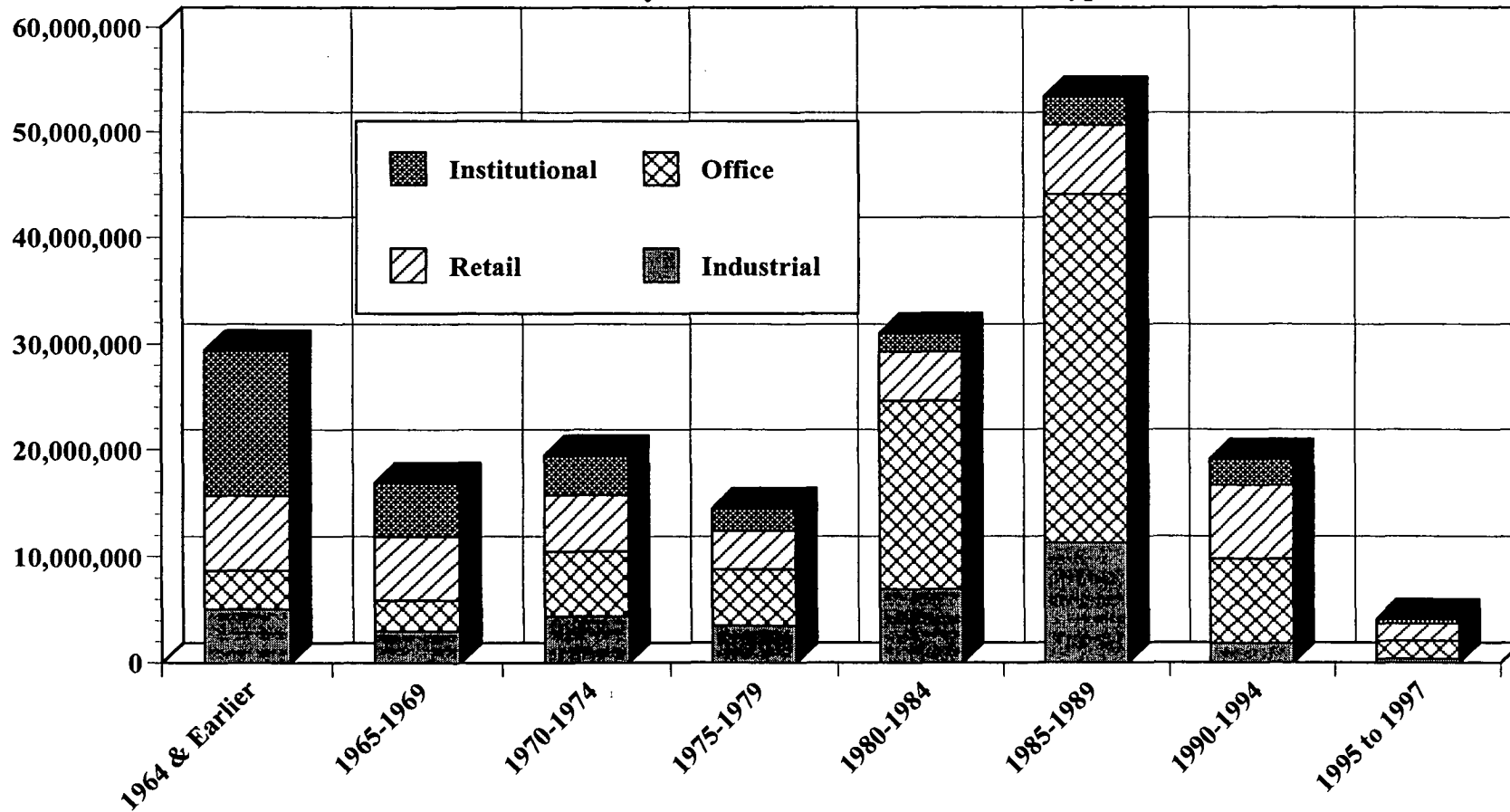
It should be noted that the data presented in this section are continuously updated and represent the latest information available on the gross floor area of nonresidential structures by year built. Yearly totals may change due to newly available information, structure demolitions or use modifications.

TABLE 8.1

**Nonresidential Structure Gross Floor Area
by General Activity Type
January 1998**

General Activity Type	Gross Floor Area	Percent of Total
Retail	42,452,470	22.2
Office	78,287,860	40.9
Industrial	36,958,373	19.3
Institutional	33,724,499	17.6
Fairfax County	191,423,202	100.0%

Figure 8.1
Nonresidential Structures Gross Floor Area
by Period Built and Structure Type



Source: Fairfax County Department of Management and Budget.

Nonresidential Gross Floor Area by Supervisor District

Among the County's supervisor districts, Providence District had the largest gross floor area total with 46,183,570 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 had the second largest gross floor area total, 31,707,030 square feet, which includes Fair Oaks, Chantilly and Centreville. The Springfield Supervisor District had the smallest share of the County's gross floor area with 4,808,195 square feet.

The greatest concentration of office square footage existed in the Providence District, with a total of 27,985,147. Providence District also had the largest accumulation of retail square footage, at 8,559,955 square feet, and institutional floor area at 5,059,824 square feet. The Sully District had the largest amount of Industrial space, 8,940,082 square feet, followed by the Lee District with 8,664,604 square feet.

Nonresidential Gross Floor Area by Planning District

Among the County's planning districts, the Upper Potomac Planning District accounted for the largest portion of the nonresidential gross floor area with 33,292,522 square feet, or 17.4 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 included McLean, with 26,350,723 square feet, Bull Run, with a gross floor area total of 20,820,541 square feet, and Springfield, with a total gross floor area of 18,056,717 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 included Lower Potomac with 3,155,277 square feet and Rose Hill with 3,356,597 square feet.

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

TABLE 8.2

Nonresidential Land Use Categories by General Activity Type

Retail

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

Office

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

Industrial

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

Institutional

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

**Nonresidential Structure Gross Floor Area by General Activity
Inventory of Existing Structures by Year Built
(January 1998)**

Year	Industrial	Office	Retail	Institutional	Total
Unknown	678,792	187,061	625,044	2,104,241	3,595,138
1964 and Earlier	5,108,050	3,569,772	7,036,949	13,688,595	29,403,366
1965 to 1969	2,968,197	2,925,349	5,986,340	5,015,030	16,894,916
1970 to 1974	4,389,368	6,086,036	5,308,274	3,652,966	19,436,644
1975 to 1979	3,484,483	5,321,074	3,633,315	2,084,403	14,523,275
1980 to 1984	6,936,726	17,677,259	4,692,214	1,699,458	31,005,657
1985 to 1989	11,261,066	32,824,419	6,617,365	2,673,577	53,376,427
1990 to 1994	1,823,153	7,944,903	6,916,406	2,395,274	19,079,736
1995	1,779	359,799	911,388	285,330	1,558,296
1996	115,336	908,192	118,151	3,335	1,145,014
1997	191,423	483,996	607,024	122,290	1,404,733
Total	36,958,373	78,287,860	42,452,470	33,724,499	191,423,202

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 1998)

Supervisor District	Structure Type				Total Gross Floor Area
	Industrial	Office	Retail	Institutional	
Braddock	2,262,717	1,200,047	1,229,117	4,691,951	9,383,832
Dranesville 1/	1,578,975	9,182,610	2,763,788	3,989,278	17,514,651
Hunter Mill 2/	1,338,060	17,910,093	5,240,688	2,916,563	27,405,404
Lee	8,664,604	2,214,622	6,471,409	3,368,347	20,718,982
Mason	4,684,031	7,124,126	6,616,845	3,493,988	21,918,990
Mount Vernon	4,497,353	900,034	2,063,389	4,321,772	11,782,548
Providence	4,578,644	27,985,147	8,559,955	5,059,824	46,183,570
Springfield 3/	413,907	439,724	1,431,170	2,523,394	4,808,195
Sully	8,940,082	11,331,457	8,076,109	3,359,382	31,707,030
Fairfax County Total	36,958,373	78,287,860	42,452,470	33,724,499	191,423,202

Nonresidential Structure Gross Floor Area by General Activity
Towns
(January 1998)

Town	Structure Type				Total Gross Floor Area
	Industrial	Office	Retail	Institutional	
Town of Clifton		20,273	18,973	24,699	63,945
Town of Herndon	619,477	4,433,613	1,579,329	498,134	7,130,553
Town of Vienna	294,491	1,918,386	953,184	557,128	3,723,189
Towns Total	913,968	6,372,272	2,551,486	1,079,961	10,917,687

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 1998)

Planning District	Structure Type				Total Gross Floor Area
	Industrial	Office	Retail	Institutional	
Annandale	3,938,929	3,356,018	1,537,839	3,092,331	11,925,117
Baileys	442,401	3,876,664	3,605,304	1,138,673	9,063,042
Bull Run	7,167,320	6,832,955	4,260,945	2,559,321	20,820,541
Fairfax	320,956	7,774,288	2,994,575	3,140,516	14,230,335
Jefferson	3,210,434	7,056,750	2,492,884	2,447,433	15,207,501
Lincolnia	2,076,712	487,783	1,304,847	443,839	4,313,181
Lower Potomac	1,976,039	13,266	356,180	809,792	3,155,277
McLean	1,643,870	15,816,828	6,026,107	2,863,918	26,350,723
Mount Vernon	138,038	1,152,613	3,872,137	3,724,142	8,886,930
Pohick 1/	459,123	547,714	1,903,757	4,016,274	6,926,868
Rose Hill	248,445	246,854	994,506	1,866,792	3,356,597
Springfield	11,181,652	1,870,131	3,432,055	1,572,879	18,056,717
Upper Potomac 2/	3,596,068	19,871,364	5,916,677	3,908,413	33,292,522
Vienna 3/	558,386	9,384,632	3,754,657	2,140,176	15,837,851
Fairfax County Total	36,958,373	78,287,860	42,452,470	33,724,499	191,423,202

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 1998)

Sewershed Code	Activity Type				Total Gross Floor Area
	Institutional	Commercial Retail	Industrial	Commercial Office	
A1	259,449	549,105	1,357,361	787,182	2,953,097
A2	3,187	643,064		1,341,356	1,987,607
A3	105,210			173,160	278,370
B1	85,064		380,439	3,742,124	4,207,627
B2	852,633	1,313,594	105,150	1,773,029	4,044,406
B3	5,962	4,050		1,817	11,829
B5 1/	498,134	1,579,329	619,477	4,433,613	7,130,553
C1	5,924	11,596		396	17,916
C2	143,799	9,212	10,366	40,826	204,203
D1	137,487	189,954	383,497	37,072	748,010
D2	606,827	335,515	487,852	4,309,604	5,739,798
D3	1,835,210	4,352,263	1,498,955	13,270,801	20,957,229
E1	252,018	4,512,064	222,277	9,046,153	14,032,512
E2	11,835	9,422		6,151	27,408
F	439,974	242,718	891	987,185	1,670,768
G1	1,375,327	782,692	158,389	1,991,455	4,307,863
G2	98,318	100,794		11,825	210,937
G3	225,288			1,472,000	1,697,288
H1	308,707	2,953,090	391,105	931,718	4,584,620
H2		324,940		2,544,407	2,869,347
H3	3,336				3,336
I1	3,174,317	2,377,943	1,306,018	5,412,005	12,270,283
I2	558,539	16,783	23,623	75,371	674,316
I3	3,346,535	3,178,034	5,357,110	3,078,998	14,960,677
I4	1,676	484,648			486,324
J1	260,504	521,389	45,841	381,331	1,209,065

(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 1998)

Sewershed Code	Activity Type				Total Gross Floor Area
	Institutional	Commercial Retail	Industrial	Commercial Office	
J2	136,096	735,499	11,713	82,208	965,516
J3	217,358	378,736		185,577	781,671
J4	544,606	236,785	1,044	31,459	813,894
K	1,825,819	1,398,425	69,648	189,988	3,483,880
L	1,793,856	1,253,727	111,192	370,723	3,529,498
M0	133,573	209,586	259,411	812,061	1,414,631
M1	257,518	78,404		1,529,295	1,865,217
M2 2/	3,415,026	1,073,451	2,226,888	4,902,368	11,617,733
M3	806,814	221,749	556,300	401,147	1,986,010
M4	1,099,308	715,783	1,662,317	581,471	4,058,879
M5	11,984	356,500	3,634,074	294,517	4,297,075
M6	306,340	1,442,051	7,522,229	700,203	9,970,823
M7	3,250	16,706			19,956
M8	20,757			3,922	24,679
M9	46,266	2,197,655		3,865,211	6,109,132
N1	4,220,351	1,958,241	782,459	338,803	7,299,854
N2	189,452	27,628	2,376		219,456
O1	17,429				17,429
P	86,894		4,000		90,894
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	26,362		287,255
R2	12,970				12,970
R3 3/	24,699	18,973		20,273	63,945
R4	18,257			3,360	21,617

(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 1998)

Sewershed Code	Activity Type				Total Gross Floor Area
	Institutional	Commercial Retail	Industrial	Commercial Office	
S1	743,071	185,587		3,102	931,760
S2	1,458				1,458
T1	196,844	761,250	5,726,342	1,463,202	8,147,638
T2	429,450	1,243,776	1,520,768	2,963,226	6,157,220
T3	590,411			9,484	599,895
T4	1,004,700	1,428,917	42,160	3,482,339	5,958,116
T5	491,784	1,942,694	69,234	196,974	2,700,686
T6	5,468		14,835		20,303
T7	19,288		134,397		153,685
FAIRFAX COUNTY TOTAL	33,724,499	42,452,470	36,958,373	78,287,860	191,423,202

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 1998)

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	236,823		34,412	704,195
	151.03	19,213				19,213
	Census Tract Total	452,173	352,968		34,412	839,553
152	152.01	16,064	101,945		148,623	266,632
	152.02	150,000	231,814	1,044	22,030	404,888
	Census Tract Total	166,064	333,759	1,044	170,653	671,520
153	153.01	9,840	25,811		46,331	81,982
	153.02	52,152				52,152
	153.04	50,564				50,564
	Census Tract Total	112,556	25,811		46,331	184,698
154	154.01	225,339	106,768			332,107
	154.02	7,444				7,444
	154.03	6,531	37,033	1,680	40,014	85,258
	Census Tract Total	239,314	143,801	1,680	40,014	424,809
155	155.01	572,066	19,357		113,132	704,555
	155.02	103,858	46,464			150,322
	155.03	36,324	71,299		5,382	113,005
	Census Tract Total	712,248	137,120		118,514	967,882
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	117,368	4,656			122,024

(CONTINUED)

**Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1998)**

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
158	Census Tract Total	474,520	8,890		16,960	500,370
159	159.01	31,857				31,857
	159.02	538,206				538,206
	Census Tract Total	570,063				570,063
160	160.01	244,281	82,695	8,584	36,477	372,037
	160.02	23,500	55,297		80,123	158,920
	160.03	69,784				69,784
	Census Tract Total	337,565	137,992	8,584	116,600	600,741
161	161.01	40,967	210,945		84,101	336,013
	161.02	13,870				13,870
	161.03	68,006				68,006
	Census Tract Total	122,843	210,945		84,101	417,889
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	98,059				98,059
	Census Tract Total	116,932				116,932
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	165,062		135,485	328,655
	202.02	63,192	15,481	90,095	18,015	186,783
	Census Tract Total	91,300	180,543	90,095	153,500	515,438
203	203.01	159,392				159,392
	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	231,398	11,485		8,608	251,491
204	204.01	1,560	139,211	40,825	137,479	319,075
	Census Tract Total	1,560	139,211	40,825	137,479	319,075

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
205	205.01		74,007	4,886	15,264	94,157
	205.02		53,243		2,368	55,611
	Census Tract Total		127,250	4,886	17,632	149,768
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	165,350	1,168,377		467,255	1,800,982
	210.02	28,125	19,666		124,525	172,316
	210.03	3,116		883,612		886,728
	210.04		21,208	2,033,250		2,054,458
	Census Tract Total	196,591	1,209,251	2,916,862	591,780	4,914,484
211	211.01		73,126	911,238	47,701	1,032,067
	211.02	597,822	5,397	65,904	2,151	671,274
	Census Tract Total	597,822	78,525	977,142	49,852	1,703,341
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 1998)

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	61,469	153,123	1,208	23,499	239,299
	Census Tract Total	61,469	153,123	1,208	23,499	239,299
217	217.01		10,031			10,031
	Census Tract Total		10,031			10,031
218	218.01	89,202	323,411		77,368	489,981
	Census Tract Total	89,202	323,411		77,368	489,981
219	219.01	2,075				2,075
	Census Tract Total	2,075				2,075
220	220.01		11,255	1,575,072	43,362	1,629,689
	220.02			674,415	59,510	733,925
	220.03		6,544	829,365		835,909
	220.04			558,327	2,784	561,111
	220.05	3,250	16,706			19,956
	Census Tract Total	3,250	34,505	3,637,179	105,656	3,780,590
221	221.01	619,721		5,496		625,217
	221.02			22,572		22,572
	221.03	32,732	63,414			96,146
	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	687,535	332,930	588,347	6,560	1,615,372
223	223.01	471,264	419,349		8,595	899,208
	Census Tract Total	471,264	419,349		8,595	899,208
224	224.01	66,821	326,657	92,446		485,924
	Census Tract Total	66,821	326,657	92,446		485,924
301	301.01	147,451	132,269		16,000	295,720
	301.02	88,778	113,586		2,640	205,004
	301.03	12,003	111,275			123,278

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
301	Census Tract Total	248,232	357,130		18,640	624,002
302	302.01	816,412	110,850			927,262
	Census Tract Total	816,412	110,850			927,262
304	304.01	123,168	89,946	922	37,563	251,599
	304.02	64,029	131,803	1,093,802	239,145	1,528,779
	Census Tract Total	187,197	221,749	1,094,724	276,708	1,780,378
305	305.01	450				450
	Census Tract Total	450				450
306	306.01	17,688		42,663		60,351
	306.03	9,375	516,321		20,426	546,122
	306.04	65,576	453,120	437	224,243	743,376
	Census Tract Total	92,639	969,441	43,100	244,669	1,349,849
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	223,269		115,031	662,810
	Census Tract Total	324,510	223,269		115,031	662,810
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	57,242			56,152	113,394
	Census Tract Total	57,242			56,152	113,394
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	91,550	479,226	3,447	357,816	932,039

(CONTINUED)

**Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1998)**

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	154,784	482,310	50,697	365,320	1,053,111
318	318.01	598,535		171,176	190,263	959,974
	Census Tract Total	598,535		171,176	190,263	959,974
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		124,687	172,833	24,172	321,692
	Census Tract Total		124,687	172,833	24,172	321,692
322	322.01	95,914	364,583		33,896	494,393
	Census Tract Total	95,914	364,583		33,896	494,393
323	323.01	107,301				107,301
	323.02	54,024				54,024
	Census Tract Total	161,325				161,325
324	324.01	255,454				255,454
	Census Tract Total	255,454				255,454
325	325.01	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	111,616	104,792			216,408
	Census Tract Total	111,616	104,792			216,408
328	328.01	9,850	356,500	3,586,824	294,517	4,247,691
	Census Tract Total	9,850	356,500	3,586,824	294,517	4,247,691
401	401.01	408,174				408,174
	401.02	69,334				69,334
	401.03	80,515	56,462	20,900	28,504	186,381
	Census Tract Total	558,023	56,462	20,900	28,504	663,889
402	402.01	918,889	548,382	588,836	1,647,301	3,703,408
	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 1998)

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	1,639,021	560,729	588,836	3,836,607	6,625,193
403	403.01	76,853	4,430		230,323	311,606
	403.02	105,711				105,711
	Census Tract Total	182,564	4,430		230,323	417,317
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	199,290	61,273		324,505
	Census Tract Total	63,942	199,290	61,273		324,505
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		137,034	2,700		139,734
	Census Tract Total	97,261	388,004	440,440	626,694	1,552,399
502	502.01	89,317	40,270			129,587
	502.02	5,275				5,275
	502.03	58,552	3,900		23,025	85,477
	502.04	57,497	10,794		32,224	100,515
	Census Tract Total	210,641	54,964		55,249	320,854
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 1998)

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	184,684		246,805	502,578
	504.02	3,600	8,343			11,943
	Census Tract Total	74,689	193,027		246,805	514,521
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				1,145,736	1,145,736
	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		1,145,736	1,948,935
	507	507.01	11,484			83,196
507.02	41,226	208,869		204,439	454,534	
Census Tract Total	52,710	208,869		287,635	549,214	
508	508.01	2,700				2,700
	508.02	118,622			1,344	119,966
	508.03	100,984	110,755		164,479	376,218
	Census Tract Total	222,306	110,755		165,823	498,884
509	509.01	4,686				4,686
	509.02	63,671				63,671
	Census Tract Total	68,357				68,357
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 1998)**

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		676,477		41,617	718,094
	515.02		4,167		110,000	114,167
	515.03	176,247	543,116		213,244	932,607
	515.04	12,051	785,941	162,777	414,719	1,375,488
	Census Tract Total	188,298	2,009,701	162,777	779,580	3,140,356
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	60,109	116,673			176,782
	518.02	124,711				124,711
	518.03	32,758				32,758
	Census Tract Total	217,578	116,673			334,251
519	519.01	184,927	672,809		91,992	949,728
	Census Tract Total	184,927	672,809		91,992	949,728
520	520.01	132,779	249,562	2,208	430,813	815,362
	Census Tract Total	132,779	249,562	2,208	430,813	815,362
521	521.01	3,960				3,960

(CONTINUED)

**Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1998)**

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
521	521.02	205,162	14,180	62,710	34,765	316,817
	521.03	137,070	259,018	4,436	83,738	484,262
	521.04	23,676	131,490		182,403	337,569
	521.05	344,630	16,927		34,844	396,401
	Census Tract Total	714,498	421,615	67,146	335,750	1,539,009
522	522.01	103,024	127,989	36,970	375,842	643,825
	522.02	393,716				393,716
	522.03	17,133				17,133
	Census Tract Total	513,873	127,989	36,970	375,842	1,054,674
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			642,317	25,200	667,517
	524.05	33,307	19,644		86,996	139,947
	Census Tract Total	116,563	19,644	642,317	112,196	890,720
525	525.01	68,307	101,640	2,019,262	491,139	2,680,348
	525.02	126,757	3,808	76,302	539,197	746,064
	525.03	147,315	158,843		96,550	402,708
	525.04	10,716	72,946		113,328	196,990
	Census Tract Total	353,095	337,237	2,095,564	1,240,214	4,026,110
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	81,353	157,760	279,624	136,448	655,185
	Census Tract Total	81,353	157,760	279,624	136,448	655,185
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 1998)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
601	601.03	18,900		222,250		241,150
	Census Tract Total	26,475		225,370		251,845
602	602.01	500				500
	602.02				2,542	2,542
	602.03	3,748				3,748
	Census Tract Total	4,248			2,542	6,790
603	603.01	56,189				56,189
	603.02	4,316				4,316
	Census Tract Total	60,505				60,505
604	604.01	10,509				10,509
	604.02	50,870	1,619,789		2,233,931	3,904,590
	Census Tract Total	61,379	1,619,789		2,233,931	3,915,099
605	605.01	76,349	711,115		3,547,936	4,335,400
	605.02	179,351	4,186		137,152	320,689
	605.04	52,597	2,630		207,772	262,999
	605.05	16,168			475,141	491,309
	Census Tract Total	324,465	717,931		4,368,001	5,410,397
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	341,969	327,410	6,520	162,656	838,555
	Census Tract Total	341,969	327,410	6,520	162,656	838,555
608 1/	608.01	17,990	279,172		1,248,063	1,545,225
	Census Tract Total	17,990	279,172		1,248,063	1,545,225
609 1/	609.01	104,991	116,059	238,527	196,459	656,036
	Census Tract Total	104,991	116,059	238,527	196,459	656,036
610 1/	610.01	92,178	230,543	49,444	311,208	683,373
	Census Tract Total	92,178	230,543	49,444	311,208	683,373
611	611.01	61,553				61,553
	611.02	369,515	134,917		74,965	579,397

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
611	Census Tract Total	431,068	134,917		74,965	640,950
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		275,155	73,470	2,092,882	2,441,507
	Census Tract Total	153,344	328,485	73,470	2,165,305	2,720,604
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	335,285	407,955
	616.05		7,000		115,489	122,489
	616.06	7,850	145,565	1,924,098	443,425	2,520,938
	Census Tract Total	13,140	192,863	1,992,568	1,386,793	3,585,364
617	617.01	4,300	224,195		59,332	287,827
	617.02	74,052	80,590	233,225	113,022	500,889
	Census Tract Total	78,352	304,785	233,225	172,354	788,716
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	123,153		183,310
	Census Tract Total	54,873	5,284	123,153		183,310
701	701.02	223,432				223,432
	701.03	1,856				1,856
	701.04	6,592				6,592
	Census Tract Total	231,880				231,880
702	702.01				1,472,000	1,472,000

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1998)

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	94,375			95,875
	Census Tract Total	3,201	94,375			97,576
704	704.01	178,251	150,850		102,377	431,478
	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	154,566	1,588	102,377	526,804
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	12,105			48,438
	705.06	9,758	93,847		1,085,711	1,189,316
	Census Tract Total	323,035	105,952	576	1,103,743	1,533,306
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		380,194	604,326
	707.03	56,988		300		57,288
	707.04	53,980				53,980
	Census Tract Total	147,213	187,887	300	380,194	715,594
708	708.01	47,913				47,913
	708.02	245,773				245,773
	Census Tract Total	293,686				293,686
709	709.01	50,050	6,419		11,825	68,294
	709.02	60,308		4,010		64,318

(CONTINUED)

**Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1998)**

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	271,697	6,419	4,714	11,825	294,655
710	710.01			152,491		152,491
	710.02	28,338				28,338
	710.03	517,560				517,560
	Census Tract Total	545,898		152,491		698,389
711	711.02	39,196				39,196
	711.06	37,330	49,622		384,080	471,032
	711.08	35,325				35,325
	Census Tract Total	111,851	49,622		384,080	545,553
712	712.01				804,911	804,911
	712.02			5,400	536,188	541,588
	712.04	188,256	71,960	127,296	1,989,822	2,377,334
	Census Tract Total	188,256	71,960	132,696	3,330,921	3,723,833
713	713.01	305,368	353,953		555,479	1,214,800
	713.02	5,224	16,783	22,975	75,371	120,353
	Census Tract Total	310,592	370,736	22,975	630,850	1,335,153
714	714.01	64,201	75,107	162,943	24,832	327,083
	714.02	63,721				63,721
	Census Tract Total	127,922	75,107	162,943	24,832	390,804
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	40,387				40,387

(CONTINUED)

**Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1998)**

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
802	802.04	65,609	2,256,481	2,100	7,469,012	9,793,202
	802.05		2,657,623		831,938	3,489,561
	Census Tract Total	147,762	4,918,227	2,100	8,307,101	13,375,190
803	803.01	2,088	104,566	86,094	2,468	195,216
	803.02		3,379			3,379
	803.03	37,666	1,920	298,254		337,840
	803.04	21,878	258,370	825,466	554,576	1,660,290
	Census Tract Total	61,632	368,235	1,209,814	557,044	2,196,725
804	804.01		4,050		1,817	5,867
	804.02	2,796	11,596		396	14,788
	804.03	24,900	6,614		16,934	48,448
	804.04	70,517	3,506			74,023
	804.05	41,299	115,635	88,730	93,520	339,184
	Census Tract Total	139,512	141,401	88,730	112,667	482,310
805	805.01	203,007	32,436			235,443
	805.02	326,025	8,533	90,700		425,258
	805.03	71,248	269,103		10,987	351,338
	Census Tract Total	600,280	310,072	90,700	10,987	1,012,039
808 2/	808.01	161,675	753,090	74,768	1,033,619	2,023,152
	Census Tract Total	161,675	753,090	74,768	1,033,619	2,023,152
809 2/	809.01	336,459	826,239	544,709	3,399,994	5,107,401
	Census Tract Total	336,459	826,239	544,709	3,399,994	5,107,401
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	91,973	104,703		20,090	216,766
	Census Tract Total	109,932	394,563		295,367	799,862
812	812.01	85,064		380,439	3,926,486	4,391,989
	Census Tract Total	85,064		380,439	3,926,486	4,391,989

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
814	814.01	161,345	7,129			168,474
	Census Tract Total	161,345	7,129			168,474
815	815.01	62,131				62,131
	Census Tract Total	62,131				62,131
816	816.01	13,252				13,252
	816.02	23,140				23,140
	Census Tract Total	36,392				36,392
817	817.01	11,940	4,720			16,660
	817.02	2,080				2,080
	817.03	2,250				2,250
	Census Tract Total	16,270	4,720			20,990
819	819.01	150,388	79,908	222,329	1,534,654	1,987,279
	819.02	25,464				25,464
	Census Tract Total	175,852	79,908	222,329	1,534,654	2,012,743
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	252,655	1,009,554	14,450	1,835,604	3,112,263
	822.02	22,150	163,801	424,649	1,307,574	1,918,174
	822.03	112,979			73,766	186,745
	Census Tract Total	387,784	1,173,355	439,099	3,216,944	5,217,182
823	823.01	411,966	370,111		1,470,017	2,252,094
	Census Tract Total	411,966	370,111		1,470,017	2,252,094
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	54,310	700,512	1,568,832	1,914,886	4,238,540
	825.02	117,208	218,606	88,300	112,686	536,800
	Census Tract Total	171,518	919,118	1,657,132	2,027,572	4,775,340

(CONTINUED)

**Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1998)**

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
826	826.01	139,500	650,558			790,058
	826.02	403,474	13,976		405,801	823,251
	Census Tract Total	542,974	664,534		405,801	1,613,309
901	901.01	2,100		825,445	210,735	1,038,280
	901.03	32,757	118,437	2,384,869	328,896	2,864,959
	901.04	25,270	281,702	2,377,719	1,265,382	3,950,073
	901.05	93,856	554,792	369,679	2,238,686	3,257,013
	901.06	8,133		300,000		308,133
	Census Tract Total	162,116	954,931	6,257,712	4,043,699	11,418,458
905	905.01	57,817	163,736		3,102	224,655
	905.02	96,601	68,693	1,515	62,074	228,883
	Census Tract Total	154,418	232,429	1,515	65,176	453,538
909 3/	909.01	24,699	18,973		20,273	63,945
	Census Tract Total	24,699	18,973		20,273	63,945
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	28,332	138,693			167,025
	912.02		82,885		4,368	87,253
	Census Tract Total	28,332	221,578		4,368	254,278
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	178,161	647,706		71,058	896,925
	Census Tract Total	185,773	656,778	218,466	71,058	1,132,075
914	914.01	310,712	192,985		73,435	577,132
	Census Tract Total	310,712	192,985		73,435	577,132
915	915.01	283,582				283,582

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1998)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
915	915.02	30,720	41,173		5,922	77,815
	915.03	3,108	13,267		39,538	55,913
	Census Tract Total	317,410	54,440		45,460	417,310
916	916.01	198,878	157,727	689,627	184,694	1,230,926
	Census Tract Total	198,878	157,727	689,627	184,694	1,230,926
917	917.01	6,559	507,018		1,581,327	2,094,904
	917.02	44,090	2,040,632		1,347,322	3,432,044
	917.03	180,229	6,848			187,077
	917.04	64,008	325,221	42,160	1,158,345	1,589,734
	Census Tract Total	294,886	2,879,719	42,160	4,086,994	7,303,759
918	918.01	513,675	1,276,211		754,254	2,544,140
	Census Tract Total	513,675	1,276,211		754,254	2,544,140
919	919.01	335,458				335,458
	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	430,724				430,724
920	920.01	75,277		2,722	3,360	81,359
	920.02	59,096	96,052	17,176		172,324
	920.03	8,000		6,464		14,464
	Census Tract Total	142,373	96,052	26,362	3,360	268,147
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	23,788	2,376		96,372

(CONTINUED)

**Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1998)**

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	25,788	5,328		302,629
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		33,724,499	42,452,470	36,958,373	78,287,860	191,423,202

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).

EXISTING LAND USE

Zoned Land

Fairfax County, including the Towns of Herndon, Clifton, and Vienna, comprises approximately 262,400 acres. In January 1998, about 33,419 acres were in roads, water, and small areas of land that cannot be developed, while 228,981 acres were classified into various zoning categories -- 224,127 acres in County zoning categories and 4,854 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 in this section. The County zoning codes reflect the zoning districts established in the Fairfax County Zoning Ordinance. A complete description, as well as the development requirements associated with each zoning district, is available in the Fairfax County Zoning Ordinance. Zoning ordinances for the Towns of Herndon, Clifton, and Vienna contain descriptions of town zoning districts.

Total Zoned Land

Most of the land in Fairfax County is zoned for residential development as is shown in Table 9.3. Of the 228,981 acres of zoned land, 210,627 acres, or 92.0 percent, was zoned for residential or residential-related use. Industrial zoned land accounted for 9,904 acres or 4.3 percent of the County's zoned acreage. Commercial and commercial-related zoned land accounted for 8,450 acres or 3.7 percent of the County's zoned acreage.

Zoned Land by Planning District

The Pohick Planning District contained the largest amount of residential zoned land of any planning district, 45,361 acres, or 21.5 percent of the total of all residential zoned land in Fairfax County. The Bull Run Planning District contained the largest amounts of industrial zoned land and commercial zoned land of any planning district, 3,050 acres or 30.8 percent of all industrial zoned land, and 1,274 acres or 15.1 percent of all commercial zoned land, in the County.

Zoned Vacant Land

Figure 9.1 and Table 9.4 show the County's vacant acreage in January 1998 by major zoning categories. Approximately 14.4 percent of all zoned land, or 32,992 acres, was vacant, a decline of 26.8 percent since 1990. Approximately 82.6 percent of the vacant land, or 27,237 acres, was zoned for residential development. Vacant land that was zoned for commercial use totaled 1,858 acres while vacant land that was zoned for industrial use totaled 3,897 acres.

Total vacant land in the Bull Run, Pohick, and Upper Potomac Planning Districts totaled 63.8 percent (21,040 acres) of all vacant land in the County while the total for Annandale, Baileys, Jefferson, and Lincolnia Planning Districts comprised only 3.2 percent (1,043 acres) of the County's vacant land.

As shown in Table 9.1, total vacant acreage dropped to 32,992 acres (14.4% of total) from 45,042 acres (19.5 percent of total) in 1990 and from 75,550 acres (32.2 percent of total) in 1980.

TABLE 9.1

**Total Zoned and Vacant Acres in Fairfax County
1980 - 1998**

Year	Vacant	Total	Percent Vacant
1980	75,550	234,744	32.2%
1985	66,685	232,941	29.2%
1990	45,042	230,678	19.5%
1995	37,006	229,366	16.1%
1998	32,992	228,981	14.4%

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

Existing Land Use

Table 9.2 and Figure 9.2 show acres of land for existing general land uses by category for all areas of the County including towns. In January 1998, 124,224 acres, or 54.2 percent of the County's land was in use for residential purposes, and 34,450 acres, or 15.0 percent of the County's land was vacant or in natural uses.

Parks and Recreation uses accounted for 27,080 acres, or 11.8 percent of the available land in the County, while Industrial use accounted for 9,016 acres, or 3.9 percent. Commercial/Retail use accounted for 9,103 acres, or 4.0 percent of the total acres in Fairfax County.

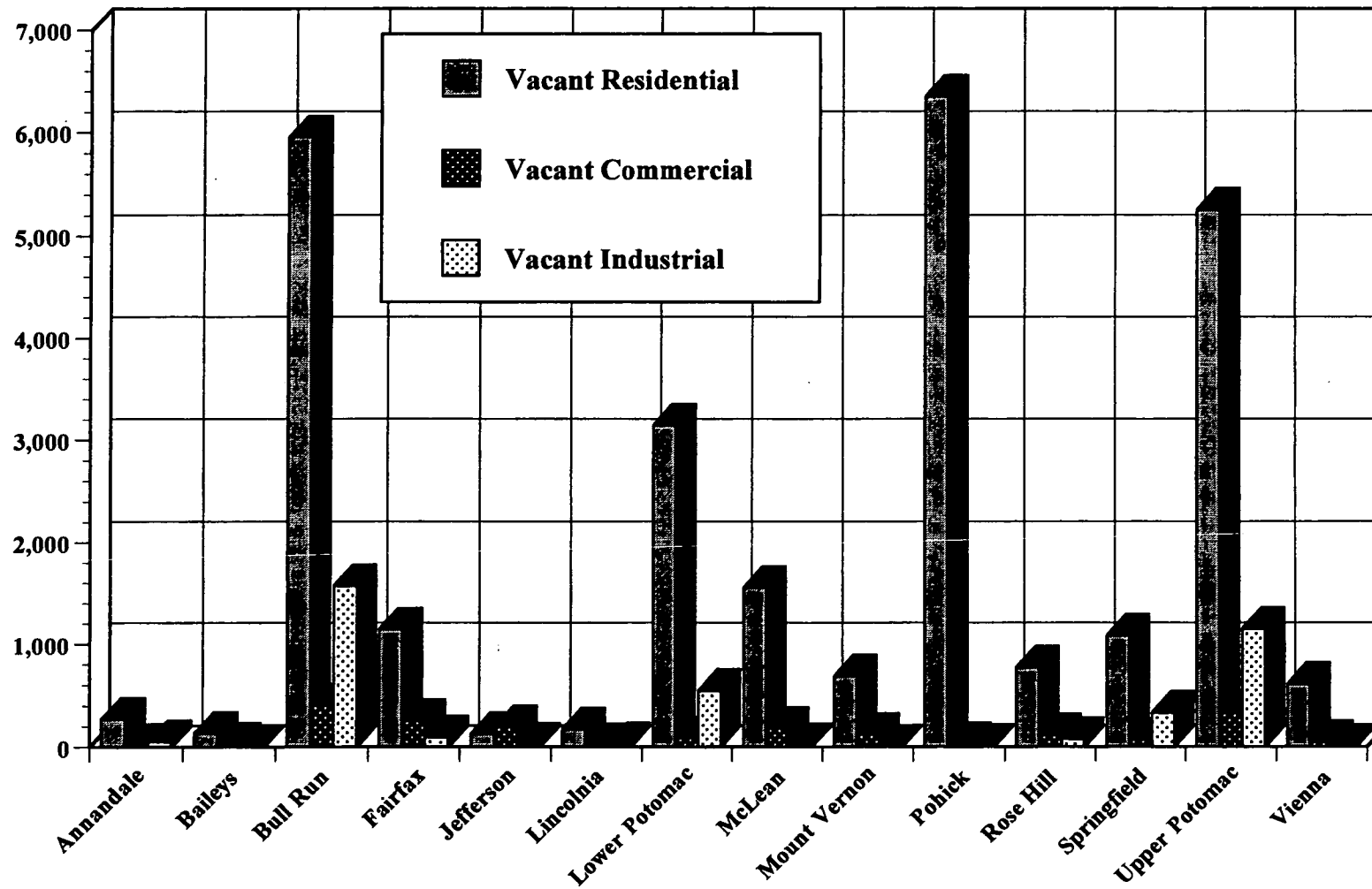
TABLE 9.2

**Acres of Land by General Land Use Category
January 1998**

Existing Land Use	Total	Percent of Total
Residential	124,224	54.2
Industrial	9,016	3.9
Commercial / Retail	9,103	4.0
Parks and Recreation	27,080	11.8
Public	25,118	11.0
Vacant and Natural Uses	34,450	15.0
Fairfax County	228,991	100.0%

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

Figure 9.1
Vacant Land by Major Zoning Class
by Planning District, January 1998



Source: Fairfax County Department of Management and Budget.

Table 9.3

Total Acres by Major Zoning Class
Fairfax County, January 1998

Planning District	Residential		Commercial		Industrial		TOTAL	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Annandale	9,210	4.4	313	3.7	549	5.5	10,072	4.4
Baileys	3,001	1.4	444	5.3	11	0.1	3,456	1.5
Bull Run	24,720	11.7	1,274	15.1	3,050	30.8	29,044	12.7
Fairfax	10,369	4.9	880	10.4	197	2.0	11,446	5.0
Jefferson	4,061	1.9	737	8.7	377	3.8	5,175	2.3
Lincolnia	1,381	0.7	157	1.9	191	1.9	1,729	0.8
Lower Potomac	22,533	10.7	179	2.1	894	9.0	23,606	10.3
McLean	15,398	7.3	912	10.8	147	1.5	16,457	7.2
Mount Vernon	10,977	5.2	872	10.3	10	0.1	11,859	5.2
Pohick 1/	45,361	21.5	228	2.7	101	1.0	45,690	20.0
Rose Hill	7,656	3.6	238	2.8	271	2.7	8,165	3.6
Springfield	7,046	3.3	404	4.8	1,445	14.6	8,895	3.9
Upper Potomac 2/	39,409	18.7	1,256	14.9	2,446	24.7	43,111	18.8
Vienna 3/	9,505	4.5	556	6.6	215	2.2	10,276	4.5
TOTAL	210,627	100.0	8,450	100.0	9,904	100.0	228,981	100.0

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

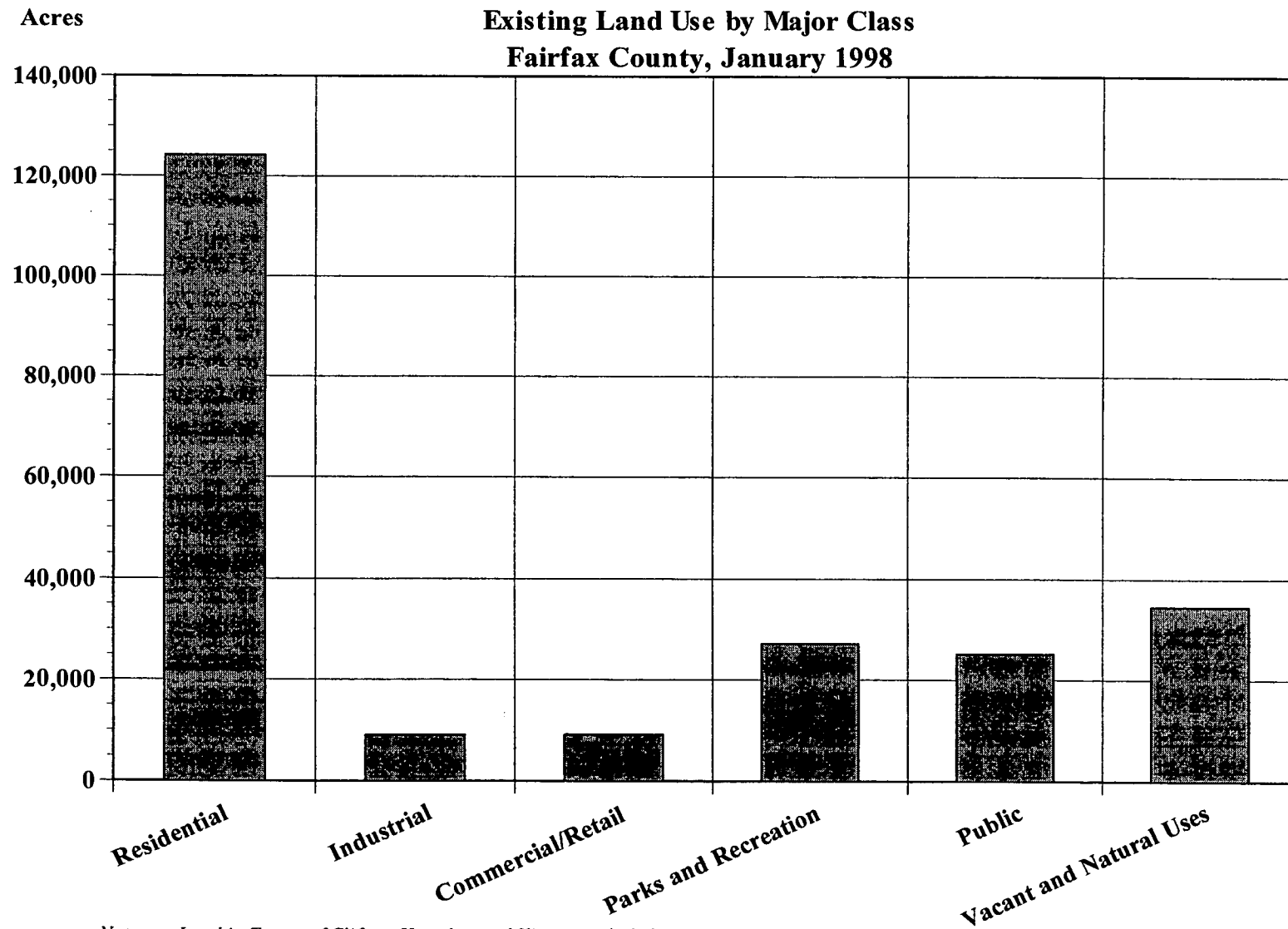
Table 9.4

Acres of Vacant Land by Major Zoning Class
Fairfax County, January 1998

Planning District	Residential		Commercial		Industrial		TOTAL	
	Vacant Land		Vacant Land		Vacant Land		Vacant Land	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Annandale	269	1.0	14	0.8	50	1.3	333	1.0
Baileys	131	0.5	26	1.4	1	0.0	158	0.5
Bull Run	5,949	21.8	402	21.6	1,572	40.3	7,923	24.0
Fairfax	1,142	4.2	253	13.6	93	2.4	1,488	4.5
Jefferson	126	0.5	191	10.3	23	0.6	340	1.0
Lincolnia	170	0.6	17	0.9	25	0.6	212	0.6
Lower Potomac	3,142	11.5	84	4.5	546	14.0	3,772	11.4
McLean	1,557	5.7	178	9.6	18	0.5	1,753	5.3
Mount Vernon	687	2.5	116	6.2			803	2.4
Pohick 1/	6,349	23.3	28	1.5	8	0.2	6,385	19.4
Rose Hill	771	2.8	111	6.0	75	1.9	957	2.9
Springfield	1,080	4.0	66	3.6	330	8.5	1,476	4.5
Upper Potomac 2/	5,255	19.3	328	17.7	1,149	29.5	6,732	20.4
Vienna 3/	609	2.2	44	2.4	7	0.2	660	2.0
TOTAL	27,237	100.0	1,858	100.0	3,897	100.0	32,992	100.0

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

Figure 9.2
Existing Land Use by Major Class
Fairfax County, January 1998



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

Source: Fairfax County Department of Management and Budget.

TABLE 9.5

Fairfax County Zoning Codes

ZONING		
<u>CODE</u>	<u>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.

ZONING		
<u>CODE</u>	<u>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.

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.

ZONING

CODE DESIGNATION RESIDENTIAL (continued)

Planned Development Housing (PDH)

301	PDH-1	(Residential - 1 Dwelling Unit Per Acre)
302	PDH-2	(Residential - 2 Dwelling Units Per Acre)
303	PDH-3	(Residential - 3 Dwelling Units Per Acre)
304	PDH-4	(Residential - 4 Dwelling Units Per Acre)
305	PDH-5	(Residential - 5 Dwelling Units Per Acre)
308	PDH-8	(Residential - 8 Dwelling Units Per Acre)
312	PDH-12	(Residential - 12 Dwelling Units Per Acre)
316	PDH-16	(Residential - 16 Dwelling Units Per Acre)
320	PDH-20	(Residential - 20 Dwelling Units Per Acre)
330	PDH-30	(Residential - 30 Dwelling Units Per Acre)
340	PDH-40	(Residential - 40 Dwelling Units Per Acre)
370	PRC-GC	(General Combination Development)
371	PRC-OS	(Open Space)
372	PRC-R	(Residential Development)
373	PRC-C/I	(Commercial and/or Industrial Development)
374	PRC-CF	(Community Facilities)
396	P PDH	Predominately PDH but contains a mixture of PDH zonings.
397	P PDH-R	Predominately PDH but contains other residential zonings including apartments.
398	P PDH-C	Predominately PDH but contains a mixture of commercial and/or industrial zonings.
399	P PDH-N	Predominately PDH but contains a mixture of zoning categories not elsewhere classified.

ZONING

CODE DESIGNATION COMMERCIAL - OFFICE - RETAIL

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

ZONING

CODE DESIGNATION INDUSTRIAL

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		
<u>CODE</u>	<u>DESIGNATION</u>	<u>TOWN OF CLIFTON</u>
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		
<u>CODE</u>	<u>DESIGNATION</u>	<u>TOWN OF HERNDON</u>
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		
<u>CODE</u>	<u>DESIGNATION</u>	<u>TOWN OF VIENNA</u>
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 District
Supervisor District
(JANUARY 1998)

Zoning Dist.	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					23	23					21	5	216	47
R-C	322	228			5						11,171				26,957	4,790	11,646	4,509	50,101	9,527
P AG-R														115	91	80	20	195	111	
P AG-C																				
R-E	19		14,365	2,673	2,452	288					9,007	2,112	75	14	237	140	1,054	204	27,209	5,431
R-EC			433	20	310	2											165		908	22
R-1	1,839	107	8,837	1,440	3,356	570	3,811	327	805	37	3,217	1,469	4,478	556	3,868	394	8,372	1,328	38,583	6,228
R-1C	44		1,702	32	1,788	114							521	8	382	26	1,117	143	5,554	323
R-2	1,396	68	2,126	190	640	34	984	119	3,853	185	4,271	258	826	52	304	9	504	93	14,904	1,008
R-2C	1,884	3	808	10	1,293	4	51	3	258	1	332	8	364	2	749	3	598	10	6,337	44
R-3	2,520	40	2,185	80	511	11	3,598	412	2,648	131	2,856	161	1,454	71	1,357	66	921	31	18,050	1,003
R-3C	1,022	4	695	19	406	31	563	5	150	1	52		231	3	1,963	10	2,027	29	7,109	102
R-4	131	3	944	37	2		1,207	112	956	7	768	36	1,149	40					5,157	235
R-4C							21	5			7		44	3	23				95	8
R-5	75		24		7		653	2	97	1	180	13	132	9	338	8	483	1	1,989	34
R-5C	82		6				121	7	5				62		380		45		701	7
R-8	93		52	1	42	7	332	23	50	1	297	7	111	13	89	3	598	20	1,664	75
R-8C	147	1	134		4		103		20		59		147		109		100	2	823	3
P RES	339	15	37	19	141		75	50	5	1	3		101		164	51	73	6	938	142
P RES-MF							2						15				3	3	20	3
P RES-C							2				238	94			8		659		907	94
R-MHP	26						84												110	
R-12	45		16	6	11	4	61	19	125	23	93	50	163	23	20		19	3	553	128
R-12C	19		11						71				131	1	11				243	1
R-16			5				9	1	6				9				1		30	1
R-20	318	3	25		61		476	11	405		246	9	681	5	46		160		2,418	28
R-30			34				13		101	1	82		98						328	1

(CONTINUED)

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

Acres of Land by Zoning District
Supervisor District
(JANUARY 1998)

Zoning Dist.	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			16	1					29										45	1
P MF-R							2				36		11				13		62	
P MF-C									13										13	
PDH-1	1		147	13	183	22					100				377				808	35
PDH-2	2		21	1	152	69	58	58			130	59	54	4	863	38	2,023	267	3,303	496
PDH-3	560	9	24		30	29					1,159	70	155	27	850	13	1,092	152	3,870	300
PDH-4	47		13	3	25	1	1,200	292	120	93	110	36	131	11	8		521	21	2,175	457
PDH-5	9		47		47		97	26	20		69	20	14		39		164	84	506	130
PDH-8					23	5	290	55	105	1	35	35	279	14			239	5	971	115
PDH-12			13		124	92	41	1	24	24	26	15	87		17		346	15	678	147
PDH-16					225	95	67	21	19		46	1	26				75	20	458	137
PDH-20	2		59	4	24	7	5	3	14	3			129	3			161	16	394	36
PDH-30					16	16							49	9			2	2	67	27
PDH-40			10				17	17			9		5	5					41	22
PRC-GC	251				3,040	29	165	3							1,044	70			4,500	102
PRC-OS	4				364														368	
PRC-R	326		111	24	1,455	73			3						256	2			2,151	99
PRC-C/I	24				623	152									23		35		705	152
PRC-CF					65														65	
P PDH					20	20											74	10	94	30
P PDH-R	2																42		44	
P PDH-C					29	29	160	134											189	163
PDC			1	1	300	197	114	114	46	11			301	83			445	149	1,207	555
PDC-OS																	10	10	10	10
PDC-R							14		54				56				280	11	404	11
PDC-C/I									16				336	140			402	158	754	298
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 District
Supervisor District
(JANUARY 1998)

Zoning Dist.	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	24		46				42	19	79	9	58	49	49	7	9		12	11	319	95
C-3	16	1	25	6	55	4	22	11	68	5	56	14	527	146			54	7	823	194
C-4			1				3		6	4	1		151	39			9		171	43
C-5	4		23		5		44	5	70	2	40	6	41		18		20	4	265	17
C-6	59	1	82	5	46	1	300	14	275	4	73	29	121	3	102	2	190	31	1,248	90
C-7					88		124	10	56				97	3			192	5	557	18
C-8	33	2	49		21	12	237	25	170	16	313	57	104	6	1		370	215	1,298	333
P COM	4		14				27	2	37	2	44	15	55	19			18	2	199	40
P COM-R	28	3	293	20	43	3	62	6	19	4	107	26	115	19	11		45	14	723	95
P COM-I							15		11		18		1	1			12	1	57	2
P COM-N													8	8					8	8
I-I			43	15			32	6											75	21
I-1			8						15	15									23	15
I-2					16		9												25	
I-3	12		4		225	30	8	7	24		1	1	112				1,107	746	1,493	784
I-4	41	1	25	18	670	333	324	90	18	6	224	116	137	12	29	6	221	140	1,689	722
I-5	126	14	17	6	225	107	639	149	133	4	82	18	316	34	6		1,937	875	3,481	1,207
I-6	13						55	12	155	12	652	339	1				20	7	896	370
P IND	11				26	21	39	31	62	19	88	83	55	3			512	168	793	325
P IND-R	75	11			14	6	200	49	145	1	236	44	11				156	129	837	240
P IND-C					52	52											12	10	64	62
P IND-N									17				4				37	37	58	37
TOTAL	11,995	514	33,638	4,654	19,325	2,479	16,578	2,256	11,381	624	36,615	5,273	14,331	1,396	40,777	5,722	39,495	9,729	224,135	32,647

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

Acres of Land by Zoning District within Towns in Fairfax County
(JANUARY 1998)

Zoning District	Town of Clifton	
	Total Acres	Vacant Acres
CL-AGRI	23	15
CL-RES	112	37
CL-COML	4	
CL-IND		
TOTAL	139	52

Zoning District	Town of Herndon	
	Total Acres	Vacant Acres
H-RPC	109	2
H-PDH	145	
H-SF.SAC	46	8
H-SF15	121	8
H-SF10	969	61
H-RTH5	15	4
H-RGC	38	5
H-RTH10	92	4
H-RMF20	111	2
H-MF20	12	
H-PD-MU	8	5
H-PD-C	77	20
H-PD-SC	25	
H-COMVAR	100	10
H-CENCOM	22	4
H-COMSER	2	
H-COMOFC	31	1
H-PD-IP	47	3
H-I-R	111	23
H-I-P	136	41
H-I-G	71	41
H-P RES	23	2
H-P MF	7	7
H-P COML	11	11
TOTAL	2,329	262

Zoning District	Town of Vienna	
	Total Acres	Vacant Acres
V-SF16	564	9
V-SF12.5	577	8
V-SF10	858	10
V-RTH	69	
V-MFAPT	28	
V-LOCCOM	42	
V-SPCCOM	31	1
V-GENCOM	29	
V-INDPK	76	1
V-LTDIND	19	2
V-TRANS	5	
V-P RES	48	
V-P MF	5	
V-P COML	27	1
V-P IND	8	
TOTAL	2,386	32

Acres of Land by Zoning District
Planning District
(JANUARY 1998)

Zoning District	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													23	23	65	9
R-C					11,646	4,509	322	228					11,171			
P AG-R					80	20										
P AG-C																
R-E					27		841	142					9,006	2,111	1,896	303
R-EC							165								42	9
R-1	735	28			4,758	881	4,810	515	614	30	63	2	1,537	874	6,197	888
R-1C					88	1	964	22							894	14
R-2	2,937	147	1,037	27	221	85	786	51	261	3	723	59	1	1	1,952	184
R-2C	754	2			543	10	628	2	23						788	10
R-3	2,900	57	1,458	90	721	29	380	21	853	30	11	1	92	4	1,779	59
R-3C	397	1	101		1,544	9	133		65						48	6
R-4	360	7	5				9	1	1,622	35	129		1		944	37
R-4C																
R-5	96	1			275	1	70		15	1	21		119	13	24	
R-5C	46				45		41		7						6	
R-8	24		21	1	582	16	22	3	24	1	5		105	3	52	1
R-8C	50	1			100	2	1		28				44		61	
P RES	286		1		61	6	88	15	18	1			2		37	19
P RES-MF					3	3	2								10	
P RES-C					659								144			
R-MHP							26									
R-12	31		34	8	16		29	3	48	6	60	15	77	50	12	2
R-12C	73		4				55	1	3		13					
R-16			6		1				9						5	
R-20	313	3	220		160		220		358		112		108	9	149	5
R-30	6		89	1							6				133	

(CONTINUED)

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

Acres of Land by Zoning District
Planning District
(JANUARY 1998)

Zoning District	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									
P MF-C			13													
PDH-1															121	6
PDH-2	2				1,199	248	12	1	27	4					15	
PDH-3	116				674	67	9	9	19						24	
PDH-4					495	20	117	4			120	93	26	23	13	3
PDH-5							103	80			20				47	
PDH-8	8				213	5	306	14			97	1	31	31		
PDH-12	24	24			337	14	18	1	2						13	
PDH-16	19				14		61	20	26				46	1		
PDH-20			14	3	126	11	142	9	22						3	2
PDH-30					2	2			9	9					40	
PDH-40									5	5					10	
PRC-GC																
PRC-OS																
PRC-R									3							
PRC-C/I																
PRC-CF																
P PDH					74	10										
P PDH-R	2				42											
P PDH-C																
PDC			46	11	163	78	349	60	21	12					109	45
PDC-OS					10	10										
PDC-R	3		32		266	11	14		62		12					
PDC-C/I			12		296	52	106	106	339	140						
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 District
Planning District
(JANUARY 1998)

Zoning District	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	58	7	15	2	12	11	18	4	6	1	8		49	49	44	
C-3	42	3	30	2	5	3	95	57	75	6	8	1			341	89
C-4			2				9		11		4	4	1		123	36
C-5	11	1	31	1	20	4	14	1	31	1	8		10	4	21	
C-6	135	2	74	2	142	29	55		68	1	83		4	2	65	4
C-7			56		58	3	134	1	8						75	3
C-8	30	1	121	4	250	193	48	5	73	6	19	11	74	23	28	1
P COM	13		14	2	16		5	2	9	6	14		17		17	
P COM-R	6	1	9	2	36	7	19	10	31	18	2	1	7	6	89	1
P COM-I	11				1		5		1	1			18			
P COM-N							8	8								
I-I															43	15
I-1											15	15			8	
I-2																
I-3			11		1,092	731	33		45		14		1	1	4	
I-4	41	1			221	140	17		64	10	18	6	196	107	46	
I-5	75	6	1	1	1,104	438	133	92	209	12	109	3	46	18	43	3
I-6	168	12			14				1				376	299		
P IND	38	19			427	87	5	2	50	1	34		88	83		
P IND-R	211	12			147	129	9		8				186	37	3	
P IND-C					10	10										
P IND-N	17				37	37										
TOTAL	10,069	336	3,458	157	29,047	7,922	11,447	1,490	5,173	340	1,728	212	23,606	3,772	16,454	1,754

(CONTINUED)

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

Acres of Land by Zoning District
Planning District
(JANUARY 1998)

Zoning District	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			216	47
R-C			26,957	4,790							5		50,101	9,527
P AG-R			115	91									195	111
P AG-C														
R-E	1	1	256	140					14,742	2,695	440	39	27,209	5,431
R-EC									608	12	92		907	21
R-1	398	1	5,187	946	2,073	74	2,091	345	7,338	1,289	2,781	353	38,582	6,226
R-1C			426	26					2,553	256	629	4	5,554	323
R-2	4,673	311	485	17	208	5	396	58	707	22	517	38	14,904	1,008
R-2C	332	8	1,594	4	43	3	8	1	891		730	4	6,334	44
R-3	3,107	180	1,224	84	2,327	230	1,474	155	896	30	827	31	18,049	1,001
R-3C	87		2,548	14	425	5	140		1,503	62	119	4	7,110	101
R-4	1,032	104	6		490	38	452	7			108	8	5,158	237
R-4C	7		23		9	5	11				44	3	94	8
R-5	30		367	8	447	2	235	1	209		79	8	1,987	35
R-5C			422		86	7	34				14		701	7
R-8	297	5	166	4	121	22	120	1	13		111	19	1,663	76
R-8C	31		226		32		55		73		122		823	3
P RES	5		187	51	40	33	30	17	31		152		938	142
P RES-MF	2										3		20	3
P RES-C	1	1	8				95	93					907	94
R-MHP	84												110	
R-12	52	16	50		2		22	3	15	8	102	16	550	127
R-12C			11						11		74		244	1
R-16	4	1			5								30	1
R-20	559	10	79		14		40	1	23		62		2,417	28
R-30	79				13		3						329	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 District
Planning District
(JANUARY 1998)

Zoning District	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									1	1			45	1
P MF-R	36							2					62	
P MF-C													13	
PDH-1			478						208	29			807	35
PDH-2	8	4	918	41			124	110	978	86	18	4	3,301	498
PDH-3			2,087	71			357	12	446	114	137	27	3,869	300
PDH-4			8		882	145	402	160	29	1	84	8	2,176	457
PDH-5	69	20	39				97	26	131	4			506	130
PDH-8	4	4			210	49	80	6	23	5			972	115
PDH-12	52	15	17		13		2	1	101	75	99	17	678	147
PDH-16	14	3			53	18			225	95			458	137
PDH-20	5	3	2						79	9			393	37
PDH-30									16	16			67	27
PDH-40	9						17	17					41	22
PRC-GC			775	6			686	68	3,040	29			4,501	103
PRC-OS			4						364				368	
PRC-R			534	2			48		1,566	97			2,151	99
PRC-C/I			24				23		658	152			705	152
PRC-CF									65				65	
P PDH									20	20			94	30
P PDH-R													44	
P PDH-C					160	134			29	29			189	163
PDC					96	96	18	18	320	218	83	17	1,205	555
PDC-OS													10	10
PDC-R					14								403	11
PDC-C/I													753	298
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 District
Planning District
(JANUARY 1998)

Zoning District	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		21		17	5	22	14	1		35	4	318	97
C-3	62	20			7	4	9	2	96	8	55	1	825	196
C-4							3				18	2	171	42
C-5	40	4	20	1	14	1	19	2	9		15		263	20
C-6	165	10	137	20	35	1	155	13	85	4	44	3	1,247	91
C-7							124	10			102		557	17
C-8	410	49	1		28	4	39	5	153	30	25	1	1,299	333
P COM	35	15			10		9	2	10		30	14	199	41
P COM-R	148	18	41	7	2		5	1	308	22	20		723	94
P COM-I					15				5	1			56	2
P COM-N													8	8
I-I					32	6							75	21
I-1													23	15
I-2							9		16				25	
I-3			12				8	7	240	45	34		1,494	784
I-4					19	5	361	100	663	351	43	2	1,689	722
I-5	10		80	8	35	15	631	134	980	477	27	1	3,483	1,208
I-6							331	52	6	6			896	369
P IND							39	31	111	102			792	325
P IND-R			9		185	49	65	7	11	6	3		837	240
P IND-C									54	52			64	62
P IND-N											4		58	37
TOTAL	11,860	803	45,548	6,331	8,162	956	8,891	1,480	40,788	6,473	7,888	628	224,119	32,654

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 1998)

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	6,198	19,616	8,100	5,139	6,466	7,287	6,401	21,291	12,200	65	887	1,550	95,200
Single Family Semi-Detached			18						1				19
Two or More Sgl Fam-Sgl Lot	27	794	200	64	32	1,100	79	666	979	2	7	10	3,960
Other Sgl Family Structure						6		1				1	8
Sgl Fam Influenced by Busns	6	68	43	61	13	67	11	14	53	2	8	1	347
Duplex	14		2	50		111	2	21			7		207
Other Two Family	1	7		3	9	3	2	18	4		1	1	49
Townhouse-Ownership	239	112	389	464	146	222	336	362	616		81	31	2,998
Townhouse-Condominium	21	23	14	4	39	3	19	91	20		1	1	236
Townhouse-Rental	18	13	3	37	23	20	55	1	9		1		180
Multiplex-Condominium	20	11	82	126	38	57	31	29	87		1	1	483
Multiplex-Rental							2						2
Rental Combin - Prdom Thse													
Other Townhouse / Multiplex		3	7				4						14
Garden Apts-Rental	119	10	331	403	352	184	441	57	427		83	13	2,420
Garden Apts-Condominium	152	5	246	170	105	91	262	70	151		34	9	1,295
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
Motels/Hotels/Tourist Homes	2	40	61	33	25	52	65	8	109		19	2	416
Nursing Homes		12			19	45	45						121
Garage/Shed Etc-Sep Parcel	2	127	22	10	12	29	11	82	43			1	339
Priv Open Space-Subdiv	1,006	1,416	2,729	1,421	422	930	1,021	2,370	3,185		136	30	14,666

(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 1998)

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	58	53	24	71	56	33	60	133		3	12	575
Other Residential	7	32	66	8	27	22	11	31	10			1	215
Other Industrial	6		11	131	69	31	14		178		2		442
Manufacturing	18	1	6	43	120	13	4	20	23		6	4	258
Printing and Publishing	13			2	11								26
Research and Testing		67	31	8	26	7	11		12			1	163
Wholesale-Warehouse Storage	102	8	26	442	135	369	197	9	646		34	14	1,982
Contract Construction		2				9	2		1				14
Transportation Related	129	67	2	281	28	209	86	129	2,461	9	2	2	3,405
Utility Related	70	137	31	47	58	357	33	943	443		16	15	2,150
Communication Related	2	33	6	23	13	12	12	7	5		2		115
Neighborhood Shopping Center		25	7	26	26	2	27	34	48		15	14	224
Specialty Shopping Center	17	37	3	103	68	38	18	22	78		3	12	399
Community Shopping Center	83	11	61	145	80	20	54	62	211		45	16	788
Regional Shopping Center			24		57				9				90
Super Regional Center				78			107		114				299
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	21		8		1	1	65
Department and Variety Stores	11	7	36	94	33		1	10	88			1	281
Apparel / Accessories		1		3	2		4				1	1	12
Furniture	1		2	6	9	6	14						38
Drug Stores					1	1			1				3
Condominium Retail					1								1
Food Store	1	2	4	13	18	10	6	2	8			6	70
Restaurant	6	21	9	36	32	28	39	3	50		11	8	243
Motor Vehicle Sales	1		51	40	21	25	32		11		3		184

(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 1998)

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	12	19	29	15	21	8	26	1	3	5	158
Other Auto Retail and Repair	2	5	2	34	16	37	23	3	18		9	4	153
Other Retail	2	9	3	7	42	26	46	10	53	1	4	3	206
Other Office		3	3	7	6	1	57				1		78
General Low Rise Office	78	83	459	89	139	65	402	30	739		192	73	2,349
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	383	19	62	9	632	2	322		38	40	2,512
Finance/Insurance/Real Estate	3	5	1	8	7	1	7	5	1		2	1	41
Personal and Repair Service	1	10		3	8	3	9	3	22	1	1	3	64
Veterinary Hospitals	4	3		1	1	2	1		2		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	10	8	7	4	9	1		1	56
Correctional Institutions						2,988	7		22				3,017
Military Institutions		12		1,003		8,183							9,198
Other Public Land Uses	155	559	236	152	103	1,298	70	440	152	1	78	56	3,300
House of Worship	123	222	135	129	256	169	130	248	157	4	43	38	1,654
Civic/Social/Fraternal Uses	6	10	7	11	20	7	43		48		1	12	165
Libraries	3	7	5	4	9	12			21			1	62
Permanent Exhibitions						2,104		5	37			1	2,147
Nursery Schools	9	8	21	14	8	8	13	15	27		5	3	131
Public Schools	449	362	262	369	302	295	365	247	311		51	58	3,071
Private Schools	1	458	34	39	53	24	36	4				5	654
Colleges / Universities	633												633

(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 1998)

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
Special Training Schools								33					33
Other Institutional Use		9		3		42		28	2			1	85
Places of Public Assembly		117	17					1					135
Parks	1,380	3,013	2,052	2,328	755	2,579	936	6,460	4,013		30	110	23,656
Indoor Recreation Facility	5	7	7	5	8	11	61	16	105			3	228
Golf Courses		213	378	181		290	58	1,035	726		156	157	3,194
Swimming Pools									3				3
Boat Slips													
Horticultural Activities		5			8				11				24
Quarries				136		97			229				462
Conservation Areas						1,371							1,371
Water Areas		6											6
Vacant Land	505	4,566	2,431	2,174	605	5,097	1,348	5,479	9,176	45	236	32	31,694
Vacant Land w/Dilap Struct	6	88	49	83	19	176	47	245	553	7	28	1	1,302
TOTAL	11,992	33,638	19,331	16,577	11,379	36,609	14,327	40,779	39,494	139	2,328	2,389	228,982

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 1998)

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	5,825	1,919	7,275	5,620	2,536	669	1,687	9,020	5,457	23,367	2,615	2,724	20,480	6,007	95,201
Single Family Semi-Detached				1									18		19
Two or More Sgl Fam-Sgl Lot	23	8	852	88	18	4	975	192	109	709	43	8	863	69	3,961
Other Sgl Family Structure									6	1				1	8
Sgl Fam Influenced by Busns	9	4	48	6	6	3	51	6	20	16	34	23	117	4	347
Duplex					1		2		150	42			9	1	205
Other Two Family	3	2	3	1	2	3	2	7	2	19	3		1	2	50
Townhouse-Ownership	127	26	522	119	65	43	65	83	110	576	246	231	551	234	2,998
Townhouse-Condominium	22	22	5	23	9	16		24	7	28		63	15	2	236
Townhouse-Rental	1		9	23	35	23			18	19		33	17	3	181
Multiplex-Condominium	13	6	87	13	2	20	47	26	114	45		26	67	17	483
Multiplex-Rental				2											2
Rental Combin - Prdom Thse															
Other Townhouse / Multiplex													10	4	14
Garden Apts-Rental	159	169	345	213	198	97	61	144	380	57	110	35	389	61	2,418
Garden Apts-Condominium	124	65	142	120	111	20	1	53	142	40	113	75	281	9	1,296
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
Motels/Hotels/Tourist Homes	2	16	80	22	24	5	5	64	56	8	3	23	84	27	419
Nursing Homes	15			39		5	40	12	5					6	122
Garage/Shed Etc-Sep Parcel	2	10	27	12	3		20	17	9	82	8	2	137	10	339
Priv Open Space-Subdiv	316	191	2,039	761	146	79	173	548	204	3,527	961	595	4,460	666	14,666

(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 1998)

Land Use	Annan- dale	Baileys	Bull Run	Fairfax	Jeffer- son	Lincol- nia	Lower Potomac	McLean	Mount Vernon	Pohick 1/ 2	Rose Hill	Spring- field	Upper2/ Potomac	Vienna 3/	TOTAL ACRES
Priv Open Space-Not Subdiv	72	15	121	31	32	12	3	47	55	72	14	16	61	22	573
Other Residential	7	1	9	8	2	21	15	47	10	36	4	1	36	19	216
Other Industrial	42	16	153	5	3	17	12	2	2		6	142	34	9	443
Manufacturing	126	1	10		4	2	13		1	14		56	26	4	257
Printing and Publishing	24											2			26
Research and Testing	14		2	1	8	12		66			3	12	45	1	164
Wholesale-Warehouse Storage	99	9	536	18	142	100	190	43	2	29	20	603	162	24	1,977
Contract Construction			1		2		6	2				2			13
Transportation Related	78	1	2,461		19	20	136	67	58	196	32	264	3	68	3,403
Utility Related	104	5	391	14	16		233	20	54	971	29	77	220	17	2,151
Communication Related		1	1		8	12	2	21	23	9	7	3	25	1	113
Neighborhood Shopping Center	6	11	23		29		2	28	14	34		12	49	15	223
Specialty Shopping Center	12	33	64	22	30	3	2	24	68	30	13	61	21	14	397
Community Shopping Center	57	28	115	37	14	29	17	10	99	95	34	21	165	67	788
Regional Shopping Center		57	9										24		90
Super Regional Center				114				107				78			299
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			1	19		3		1	7	65
Department and Variety Stores		24	72	16	1	8			30	21	26	38	36	8	280
Apparel / Accessories	1	1		1	2			2	2			1	1	1	12
Furniture	1	1			10	9		3	10			3	2	2	41
Drug Stores	1								1				1		3
Condominium Retail		1													1
Food Store	3	12	7	1	7		2	2	11	2	1	8	7	7	70
Restaurant	13	12	43	13	20	4	9	17	33	4	4	21	34	15	242
Motor Vehicle Sales	1	4	11		8	13	2	23	39		1	23	3	56	184

(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 1998)

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
Gas Station	18	9	17	2	13	3	4	11	17	8	6	9	28	12	157
Other Auto Retail and Repair	4	11	18		11		2	11	10	2	3	61	14	8	155
Other Retail	29	12	52	21	14	1	8	5	23	12	1	2	15	11	206
Other Office	1	1			47	4		10	7		1	1	6		78
General Low Rise Office	106	24	441	261	81	24	5	182	65	48	26	62	825	197	2,347
Condominium Office	41	11	16	9	8	6		14	15	22	6	16	61	27	252
Cluster Office					1								2	6	9
General Medium/High Rise Office	27	39	207	156	205			1,245	14	2		15	451	152	2,513
Finance/Insurance/Real Estate	3	2	1	1	6	3		4	4	7	1	5	4	1	42
Personal and Repair Service	7	2	12	1	2			8	5	4		1	20	3	65
Veterinary Hospitals	2		2					1	1	3		1	3	1	14
Cemeteries	14		8	91	173	4	2	6	5	16	53		32	3	407
Hospital / Health Facilities	2			55	3				39	91	5		44		239
Post Office	3		5		29			1		5			4	4	51
Police Stations			128						1						129
Fire Stations	5	2	2	3	1		6	5	2	5	4	4	13	5	57
Correctional Institutions			22	7				2,988							3,017
Military Institutions								8,183			200	803	12		9,198
Other Public Land Uses	87	4	135	27	22	23	876	535	414	558	97	79	256	188	3,301
House of Worship	221	58	79	95	55	14	56	143	116	252	94	69	266	136	1,654
Civic/Social/Fraternal Uses	9	5		85	3		5	9	4	6	6	2	10	20	164
Libraries	5	2	21		3		6	7	6	3	2	2	5	1	63
Permanent Exhibitions			37				556		1,548	5				1	2,147
Nursery Schools	10	3	19	14	1			9	6	20	11	2	28	9	132
Public Schools	281	109	245	158	208	38	14	262	308	382	230	155	431	249	3,070
Private Schools	11	40		16	1	3		458	34	4	30		34	25	656
Colleges / Universities	76			557											633

(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 1998)

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
Special Training Schools										33					33
Other Institutional Use			2				41			28	3		9	1	84
Places of Public Assembly								117		1				17	135
Parks	1,401	132	3,349	938	252	121	1,840	841	483	6,838	1,756	684	4,162	858	23,655
Indoor Recreation Facility	4		8	57		4		6	14	21	2		109	3	228
Golf Courses			474		58				290	875	181	160	1,001	157	3,196
Swimming Pools			3												3
Boat Slips															
Horticultural Activities	8		11					4					1		24
Quarries			229					97			136				462
Conservation Areas							1,371								1,371
Water Areas													6		6
Vacant Land	326	144	7,443	1,431	332	209	3,725	1,715	767	6,122	952	1,315	6,585	627	31,693
Vacant Land w/Dilap Struct	7	13	480	57	8	3	46	38	36	263	6	162	152	33	1,304
TOTAL	10,073	3,454	29,046	11,444	5,177	1,728	23,605	16,456	11,855	45,692	8,164	8,892	43,117	10,274	228,977

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

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 planned land use information. The planned land use data contained within this section is a result of extensive review by the Fairfax County Department of Planning and Zoning to maintain the currency of this data with plan land use changes to the County's Comprehensive Plan.

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

Total Planned Land Use Acreage

The planned land use acreage totals in this report included most land within Fairfax County but generally excluded land such as public roads and water. As of January 1998, there were 144,025 acres planned for residential uses in Fairfax County. This represented approximately 62.9 percent of the County's total planned land. Land planned for commercial/industrial uses represented about 6.0 percent of the County's total planned land, or 13,685 acres. Approximately 8,449 acres

were planned for industrial uses while commercial-office planned uses and commercial-retail planned uses totaled 2,326 acres and 2,910 acres, respectively. A total of 43,884 acres, or 19.2 percent, was planned for public parks, private recreation and floodplain areas, and 27,239 acres, or 11.9 percent, were planned for public facilities and other nonresidential and non-commercial uses (mixed uses).

Total Vacant and Underutilized Land

Vacant and underutilized residential land and vacant commercial/industrial and other nonresidential land totaled 41,727 acres, as of January 1998, representing 18.2 percent of the County's planned land.

Vacant and Underutilized Land Methodology

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

between currently utilized acreage and total acreage is classified as underutilized residential acreage.

For example, a ten acre parcel that is planned for 1-2 dwelling units per acre but which currently has one dwelling unit on it would yield, via the underutilized land formula, 1 acre of existing utilization and 9 acres of underutilized land. Based on this formula, as of January 1998, 31,520 acres were vacant or underutilized and planned for residential use. Vacant land planned for commercial uses totaled 987 acres, vacant land planned for industrial uses totaled 3,164 acres, and vacant land planned for other nonresidential uses totaled 6,056 acres.

Buildout Methodology

This section also includes estimates of residential buildout. Buildout, in this document, refers to estimates of the total number of housing units that could result from implementation of the adopted Comprehensive Plan effective January 1, 1998. However, residential buildout totals are not static. Buildout totals will likely change as planned residential land uses and densities change as a result of possible future amendments to the Comprehensive Plan. Also, forecast totals of housing units may not coincide with buildout totals. The reason for this difference is explained in Section VI, Housing Unit Forecasts.

While the buildout methodology is detailed, its concepts and general procedures are straightforward. Long-range forecasts of dwelling units are generated by the analysis of land uses and densities shown in the County's Comprehensive Land Use Plan and expressed as dwelling units per acre. However, the

Comprehensive Plan and existing residential land uses or densities are sometimes not in agreement. Also, since the Comprehensive Plan is a document of general development directions and land use policy, it cannot be expected to describe fully the range of development options. Therefore, buildout is calculated by adding the number of units that could be built on vacant and underutilized residential planned land to the existing number of dwelling units.

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

Buildout Totals

Using the methodology described above, and based on the Comprehensive Plan effective January 1, 1998, Fairfax County was expected to have 397,028 housing units at planned buildout. Since there were 345,969 units in the County effective January 1998, 51,059 units could be added before buildout is reached. The additional units would represent a 14.8 percent increase in the County's total housing stock over the January 1998 total housing unit inventory. The majority (63.6 percent) of the additionally planned units were expected to be single-family homes, while townhouses and multifamily units were expected to comprise 16.2 percent and 20.2 percent, respectively, of the additionally planned units.

Buildout by Supervisor District

Among the supervisor districts, Sully had the largest number of additionally planned units before reaching buildout, with 9,419. Also, there were 8,452 additional units planned for the Mount Vernon District. The Braddock District had the smallest number of additionally planned units, with 1,206.

Buildout by Planning District

Among the planning districts, Upper Potomac was planned to accommodate the largest number of additional housing units with 10,470 additional units planned, and Bull Run was planned to accommodate 7,070 additional units. These two planning districts alone accounted for 34.4 percent of all additionally planned units in the County. Additional planned units in the Baileys, Lincolnia and Annandale Planning Districts together accounted for only about 5.2 percent of the total of additionally planned housing units throughout Fairfax County.

Acres of Land by Planned Land Use
Supervisor District
(January 1998)

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	315	3,011	158		1,326	64	20,565	8,841				34,280	
	.2-.5 HU/Ac	40	9,857	1,564		2,741	701	1,342	1,546	1			17,792	
	.5-1 HU/Ac	22	2,454	2,945		363	731	1,121	2,427	126	329		10,518	
	1-2 HU/Ac	1,411	5,440	1,852	847	737	1,407	1,360	3,710		2,345	10	19,119	
	2-3 HU/Ac	4,597	3,585	1,672	4,200	5,601	2,811	3,511	3,764		3,584	50	892	34,267
	3-4 HU/Ac	230	880	13	2,781	574	1,564	95	1,112		877	997	761	9,884
	4-5 HU/Ac	70	131	50	245	204	162	262	192		108	90	1	1,515
	5-8 HU/Ac	237	65	84	493	623	436	148	1,027		259	46	12	3,430
	8-12 HU/Ac	195	76	86	276	307	343	92	278		89	121	16	1,879
	12-16 HU/Ac		51	50	20	22	106		99		146			494
	16-20 HU/Ac	186	84	44	512	403	811	40	299		424	132	10	2,945
	20-30 HU/Ac				5	9	112		3				13	142
	30-40 HU/Ac		14		28									42
	Mobile Home				3				82					85
	Res Planned Com	599	96	5,453	165			1,281	36		3			7,633
Subtotal	7,902	25,744	13,971	9,575	12,910	9,248	29,817	23,416	127	8,164	1,446	1,705	144,025	
Commercial/Industrial	Industrial	276	62	1,319	1,025	733	563	31	3,492		562	300	86	8,449
	Comm-Retail	111	177	156	481	202	577	113	356		500	128	109	2,910
	Comm-Office	44	61	203	267	179	672	8	593		211	82	6	2,326
	Subtotal	431	300	1,678	1,773	1,114	1,812	152	4,441		1,273	510	201	13,685
Other Non-Residential	Mixed Use		60	443	1,079	399	232		1,011		73			3,297
	Public Facility	1,557	1,921	567	1,082	12,262	915	921	3,742	10	764	96	105	23,942
	Public Parks	1,472	4,183	2,162	2,667	7,320	1,309	7,257	4,690		723	201	142	32,126
	Private Rec	473	1,210	403	269	2,441	378	1,796	1,321		274	79	205	8,849
	Floodplain	153	210	102	110	138	404	819	868		86		19	2,909
	Subtotal	3,655	7,584	3,677	5,207	22,560	3,238	10,793	11,632	10	1,920	376	471	71,123
Total	11,988	33,628	19,326	16,555	36,584	14,298	40,762	39,489	137	11,357	2,332	2,377	228,833	

- 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 1998)

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	8,750	410	2	887	21,008	3,223								34,280	
	.2-.5 HU/Ac	11	1,440		2,570	1,553	10,460	1,440	1	317					17,792	
	.5-1 HU/Ac	115	1,395	45	54	1,559	5,915	484		651	300				10,518	
	1-2 HU/Ac	3,164	742	499	270	2,226	896	1,630	5,331	1,792	1,458	205	627	279	19,119	
	2-3 HU/Ac	2,627	1,791	869	107	4,814	1,798	2,949	2,703	5,353	2,695	4,133	1,857	128	2,443	34,267
	3-4 HU/Ac	702	268	1,494		150	987	1,381	877	708	1,237	299	20	105	1,656	9,884
	4-5 HU/Ac	153	51	27	87	296	173	176	131	135	123	27	60	21	55	1,515
	5-8 HU/Ac	920	361	33	364	343	73	140	65	407	163	71	25	193	272	3,430
	8-12 HU/Ac	237	92	105	157	172	134	236	47	299	217	154	22	4	3	1,879
	12-16 HU/Ac	55	44	99	22			64	44	15		78	33	35	5	494
	16-20 HU/Ac	258	409	320	101	40	57	195	150	730	96	183	297	82	27	2,945
	20-30 HU/Ac	3	9				5		103	9	13					142
	30-40 HU/Ac						28		14							42
	Mobile Home	82								3						85
Res Planned Com	1		3		1,289	756	5,584								7,633	
Subtotal	17,078	7,012	3,496	4,619	33,450	4,907	31,953	11,389	7,660	7,304	6,703	2,519	1,195	4,740	144,025	
Commercial/ Industrial	Industrial	2,480	25	95	394	93	1,350	2,564	456	3	204	559	12	175	39	8,449
	Comm-Retail	171	223	161	87	151	269	266	382	267	368	184	222	96	63	2,910
	Comm-Office	393	357	286	85	16	69	325	184	136	94	122	75	28	156	2,326
	Subtotal	3,044	605	542	566	260	1,688	3,155	1,022	406	666	865	309	299	258	13,685
Other Non-Residential	Mixed Use	722	243	181	371		819	539	10	136	51	73		152	3,297	
	Public Facility	3,481	1,141	505	11,723	1,241	466	830	1,703	553	539	813	214	77	656	23,942
	Public Parks	3,274	1,670	340	5,874	7,651	647	4,763	1,936	1,261	979	1,316	156	100	2,159	32,126
	Private Rec	786	337	49	389	2,243	220	1,656	263	1,772	587	197	140	29	181	8,849
	Floodplain	653	435	30	64	822	141	248	118	37	128	172	27	27	7	2,909
Subtotal	8,916	3,826	1,105	18,421	11,957	2,293	8,036	4,030	3,759	2,284	2,498	610	233	3,155	71,123	
Total	29,038	11,443	5,143	23,606	45,667	8,888	43,144	16,441	11,825	10,254	10,066	3,438	1,727	8,153	228,833	

- 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 1998)

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	234	1,026	8		1,011	13	5,702	5,504				13,498	
	.2-.5 HU/Ac	6	2,215	319		1,765	111	233	251				4,900	
	.5-1 HU/Ac	3	534	755		139	245	102	463	69	19		2,329	
	1-2 HU/Ac	133	1,468	204	214	383	161	104	1,154		246	1	4,068	
	2-3 HU/Ac	228	288	334	575	699	431	297	262		318	15	41	3,488
	3-4 HU/Ac	21	56	1	490	82	213	7	288		49	182	16	1,405
	4-5 HU/Ac	3	26		72	69	55	46	10		20			301
	5-8 HU/Ac	4	12	10	115	173	35	16	154		20			539
	8-12 HU/Ac	3	3	78	43	82	30	1	59		6	26		331
	12-16 HU/Ac		17	50	1		7		9		4			88
	16-20 HU/Ac	2	3		28	65	56		18		9	17		198
	20-30 HU/Ac				5		6							11
	30-40 HU/Ac				20									20
	Mobile Home				2									2
	Res Planned Com	1	8	258	3			72						342
SUBTOTAL	638	5,656	2,017	1,568	4,468	1,363	6,580	8,172	69	691	241	57	31,520	
Commercial/ Industrial	Industrial	26	16	523	364	187	65	6	1,806		61	108	2	3,164
	Comm-Retail	3	5	4	20	52	96	2	14		10	16	1	223
	Comm-Office	2	13	154	90	98	181		204		21	1		764
	SUBTOTAL	31	34	681	474	337	342	8	2,024		92	125	3	4,151
Other Non- Residential	Mixed Use			247	97	371	40		545		10			1,310
	Public Facility	5	41	34	59	157	8	4	94		7	1	2	412
	Public Parks	32	238	123	294	606	98	87	641		42	13		2,174
	Private Rec		295	21	34	403	18	63	133		16		2	985
	Floodplain	8	64	24	73	66	102	485	313		40			1,175
SUBTOTAL	45	638	449	557	1,603	266	639	1,726		115	14	4	6,056	
TOTAL	714	6,328	3,147	2,599	6,408	1,971	7,227	11,922	69	898	380	64	41,727	

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 1998)

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	5,473	273		680	6,037	1,035								13,498	
	.2-.5 HU/Ac	5	166		1,687	316	2,334	382	1	9					4,900	
	.5-1 HU/Ac	9	272	2	20	290	1,484	79		154	19				2,329	
	1-2 HU/Ac	1,075	115	33	184	156	349	159	1,454	247	139	19	99	39	4,068	
	2-3 HU/Ac	156	190	152	9	510	205	409	238	614	275	156	129	99	346	3,488
	3-4 HU/Ac	220	46	64		9	238	239	53	80	165	31	7		253	1,405
	4-5 HU/Ac		4	2	45	49	12	10	26	82	49	8	8	4	2	301
	5-8 HU/Ac	146	37	1	120	19	10	6	12	77	10	1	1	18	81	539
	8-12 HU/Ac	18	46	2	78	2	14	104	3	33	23	2	5	1		331
	12-16 HU/Ac		9	7				64	3	1				4		88
	16-20 HU/Ac	8	31	3	61		20	19	6	12	28	1	9			198
	20-30 HU/Ac		6				5									11
	30-40 HU/Ac						20									20
	Mobile Home									2						2
	Res Planned Com					8	68	266								342
Subtotal	7,110	1,195	266	2,884	7,396	941	6,129	2,256	902	960	357	178	225	721	31,520	
Commercial/ Industrial	Industrial	1,325	7	1	148	7	394	1,109	75	5	68	1	9	15	3,164	
	Comm-Retail	11	4	10	27	5	18	26	61	24	26	4	4	1	223	
	Comm-Office	115	129	87	80		17	175	47	26	4	14	4	1	764	
	Subtotal	1,451	140	98	255	12	429	1,310	183	50	35	86	9	11	82	4,151
Other Non- Residential	Mixed Use	333	186	33	371			273		4	7	10		93	1,310	
	Public Facility	67	5	3	129	5	15	77	24	32	4	8	1	2	412	
	Public Parks	527	127	37	422	96	193	263	123	73	57	40	4		2,174	
	Private Rec	79	55		365	63	11	295	12	55	28	4	12		985	
	Floodplain	258	121	6	37	491	76	56	36	13	26	11	11	26	7	1,175
Subtotal	1,264	494	79	1,324	655	295	964	195	177	122	63	38	28	358	6,056	
Total	9,825	1,829	443	4,463	8,063	1,665	8,403	2,634	1,129	1,117	506	225	264	1,161	41,727	

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 1998)

Supervisor District	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
Braddock	19,770	6,396	4,604	30,770	1,095	73	38	1,206	20,865	6,469	4,642	31,976
Dranesville 1/	27,651	4,615	3,809	36,075	6,011	280	746	7,037	33,662	4,895	4,555	43,112
Hunter Mill 2/	19,514	10,988	10,237	40,739	2,453	1,400	3,188	7,041	21,967	12,388	13,425	47,780
Lee	17,033	13,393	10,946	41,372	4,307	1,419	1,360	7,086	21,340	14,812	12,306	48,458
Mason	16,354	4,712	16,251	37,317	1,987	205	247	2,439	18,341	4,917	16,498	39,756
Mount Vernon	16,191	7,792	9,511	33,494	5,398	1,587	1,467	8,452	21,589	9,379	10,978	41,946
Providence	14,539	9,703	19,169	43,411	2,921	686	1,947	5,554	17,460	10,389	21,116	48,965
Springfield 3/	22,045	9,719	1,823	33,587	2,625	196	4	2,825	24,670	9,915	1,827	36,412
Sully	24,215	15,834	9,155	49,204	5,685	2,405	1,329	9,419	29,900	18,239	10,484	58,623
TOTAL	177,312	83,152	85,505	345,969	32,482	8,251	10,326	51,059	209,794	91,403	95,831	397,028

Housing Units at Planned Buildout
Towns
(January 1998)

Town	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
Town of Clifton	69			69	72			72	141			141
Town of Herndon	2,774	1,861	2,434	7,069	690	130	432	1,252	3,464	1,991	2,866	8,321
Town of Vienna	4,569	457	523	5,549	187	1		188	4,756	458	523	5,737
TOTAL	7,412	2,318	2,957	12,687	949	131	432	1,512	8,361	2,449	3,389	14,199

- 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 1998)

Planning District	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
Annandale	15,928	3,377	5,939	25,244	906	50	20	976	16,834	3,427	5,959	26,220
Baileys	5,110	883	11,172	17,165	520	54	185	759	5,630	937	11,357	17,924
Bull Run	15,878	13,420	7,294	36,592	4,422	1,933	715	7,070	20,300	15,353	8,009	43,662
Fairfax	8,711	3,793	7,518	20,022	1,373	758	1,146	3,277	10,084	4,551	8,664	23,299
Jefferson	8,507	2,430	7,638	18,575	828	107	706	1,641	9,335	2,537	8,344	20,216
Lincolnia	1,496	1,821	2,262	5,579	737	129	62	928	2,233	1,950	2,324	6,507
Lower Potomac	1,400	2,430	1,511	5,341	2,347	1,175	1,356	4,878	3,747	3,605	2,867	10,219
McLean	16,635	2,104	7,172	25,911	3,694	150	184	4,028	20,329	2,254	7,356	29,939
Mount Vernon	16,219	6,034	13,884	36,137	2,501	839	449	3,789	18,720	6,873	14,333	39,926
Pohick 1/	28,254	14,898	1,449	44,601	3,541	235	7	3,783	31,795	15,133	1,456	48,384
Rose Hill	8,219	5,902	4,279	18,400	2,245	621	6	2,872	10,464	6,523	4,285	21,272
Springfield	8,328	6,442	1,605	16,375	2,086	371	1,016	3,473	10,414	6,813	2,621	19,848
Upper Potomac 2/	28,987	14,424	11,360	54,771	5,097	1,537	3,836	10,470	34,084	15,961	15,196	65,241
Vienna 3/	13,640	5,194	2,422	21,256	2,185	292	638	3,115	15,825	5,486	3,060	24,371
TOTAL	177,312	83,152	85,505	345,969	32,482	8,251	10,326	51,059	209,794	91,403	95,831	397,028

- 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 1998)

Sewershed Code	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
A1	6,102	1,312	921	8,335	832	695	1,492	3,019	6,934	2,007	2,413	11,354
A2	7	232	272	511		287	392	679	7	519	664	1,190
A3	204	565		769			222	222	204	565	222	991
B1	1,008	385	494	1,887	19	1		20	1,027	386	494	1,907
B2	4,082	1,406	628	6,116	437	155	1,201	1,793	4,519	1,561	1,829	7,909
B3	661			661	154			154	815			815
B5 1/	2,774	1,862	2,190	6,826	690	130	432	1,252	3,464	1,992	2,622	8,078
C1	939			939	303			303	1,242			1,242
C2	1,123			1,123	391			391	1,514			1,514
D1	2,620	2		2,622	877			877	3,497	2		3,499
D2	2,198	3,373	4,067	9,638	520	104	97	721	2,718	3,477	4,164	10,359
D3 2/	17,401	5,234	4,684	27,319	2,258	161		2,419	19,659	5,395	4,684	29,738
E1	2,065	585	4,773	7,423	570		92	662	2,635	585	4,865	8,085
E2	497			497	586			586	1,083			1,083
F	1,824	325	500	2,649	326	56	31	413	2,150	381	531	3,062
G1	7,733	2,065	2,868	12,666	1,036	94	124	1,254	8,769	2,159	2,992	13,920
G2	989		240	1,229	189			189	1,178		240	1,418
G3	669	35		704	316			316	985	35		1,020
G4	340			340	46			46	386			386
H1	1,181	392	4,244	5,817	205	12	77	294	1,386	404	4,321	6,111
H2			3,537	3,537				88	88		3,625	3,625
H3	187			187	33		12	45	220		12	232
I1	13,609	2,334	8,794	24,737	1,287	146	579	2,012	14,896	2,480	9,373	26,749
I2	1,183	36		1,219	147	4	72	223	1,330	40	72	1,442
I3	9,667	5,557	4,415	19,639	1,461	555	177	2,193	11,128	6,112	4,592	21,832
I4	46			46	23			23	69			69
I5	237	35		272	68	6		74	305	41		346
J1	3,787	1,492	2,951	8,230	617	25	32	674	4,404	1,517	2,983	8,904

(CONTINUED)

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

Housing Units at Planned Buildout
Sewershed
(JANUARY 1998)

Sewershed Code	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
J2	928	102	2,170	3,200	109	22	15	146	1,037	124	2,185	3,346
J3	1,126	344	496	1,966	224	1	9	234	1,350	345	505	2,200
J4	737	20	1,454	2,211	89	1	7	97	826	21	1,461	2,308
K	9,144	2,764	4,714	16,622	1,265	539	161	1,965	10,409	3,303	4,875	18,587
L	6,633	5,669	5,481	17,783	1,968	507	230	2,705	8,601	6,176	5,711	20,488
M0	954	123	961	2,038	108	2	183	293	1,062	125	1,144	2,331
M1	734	1,602	1,900	4,236	236	88	367	691	970	1,690	2,267	4,927
M2 2/	11,160	5,418	8,386	24,964	1,466	238	668	2,372	12,626	5,656	9,054	27,336
M3	6,148	227		6,375	147		15	162	6,295	227	15	6,537
M4	4,828	1,888	1,163	7,879	528	25	9	562	5,356	1,913	1,172	8,441
M5	1,350	1,354		2,704	287	21		308	1,637	1,375		3,012
M6	1,586	3,464	57	5,107	1,203	333	934	2,470	2,789	3,797	991	7,577
M7	29		183	212	1			1	30		183	213
M8	16			16	184	1		185	200	1		201
M9	317	1,255	1,793	3,365	145	588	558	1,291	462	1,843	2,351	4,656
N1	18,928	15,233	2,777	36,938	1,993	837	1,318	4,148	20,921	16,070	4,095	41,086
N2	3,976	1,796		5,772	483	79		562	4,459	1,875		6,334
O1	442	2		444	1,291			1,291	1,733	2		1,735
P	109	2		111	288			288	397	2		399
P1	69			69	174	445		619	243	445		688
P2	177			177	9			9	186			186
P3	888			888	173			173	1,061			1,061
Q1	2,276			2,276	636	4	4	644	2,912	4	4	2,920
R1	2,636	4		2,640	648			648	3,284	4		3,288
R2	227			227	28			28	255			255
R3 3/	71			71	71			71	142			142
R4	249			249	124			124	373			373
S1	3,560	3,690	1,257	8,507	1,796	319		2,115	5,356	4,009	1,257	10,622

(CONTINUED)

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

Housing Units at Planned Buildout
Sewershed
(JANUARY 1998)

Sewershed Code	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
S2	224			224	179			179	403			403
T1	1,526			1,526	136			136	1,662			1,662
T2	3,828	2,286	452	6,566	914	48	17	979	4,742	2,334	469	7,545
T3	3,507	2,248		5,755	335			335	3,842	2,248		6,090
T4	2,436	1,678	3,161	7,275	227	689	137	1,053	2,663	2,367	3,298	8,328
T5	2,473	3,770	3,112	9,355	767	663	574	2,004	3,240	4,433	3,686	11,359
T6	54			54	500			500	554			554
T7	833	986	410	2,229	359	370		729	1,192	1,356	410	2,958
TOTAL	177,312	83,152	85,505	345,969	32,482	8,251	10,326	51,059	209,794	91,403	95,831	397,028

- 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 1998)

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	5		70	468	79		547
	151.02	410	2	102	514	66	10	9	85	476	12	111	599
	151.03	307			307	50			50	357			357
	Census Tract Total	1,120	76	102	1,298	181	15	9	205	1,301	91	111	1,503
152	152.01	207	131		338	52	1		53	259	132		391
	152.02	19	20	1,454	1,493	5		7	12	24	20	1,461	1,505
	152.03	118			118	18			18	136			136
	152.04					1			1	1			1
	Census Tract Total	344	151	1,454	1,949	76	1	7	84	420	152	1,461	2,033
153	153.01	232	52		284	100	1		101	332	53		385
	153.02	273	202	157	632	15			15	288	202	157	647
	153.03	181	290		471	5			5	186	290		476
	153.04	100			100	1			1	101			101
	Census Tract Total	786	544	157	1,487	121	1		122	907	545	157	1,609
154	154.01	716	156	1,549	2,421	102	30		132	818	186	1,549	2,553
	154.02	410			410	39			39	449			449
	154.03	127	228	12	367	15	37		52	142	265	12	419
	Census Tract Total	1,253	384	1,561	3,198	156	67		223	1,409	451	1,561	3,421
155	155.01	439	400	337	1,176	96	198		294	535	598	337	1,470
	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	1,483	400	337	2,220	156	198		354	1,639	598	337	2,574
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	122			122	257			257	379			379
	Census Tract Total	1,044	2		1,046	363			363	1,407	2		1,409
157	157.01	432			432	16			16	448			448
	157.02	747			747	27			27	774			774

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1998)

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	48			48	1,418	2		1,420
158	158.01	669			669	98			98	767			767
	158.02	539			539	50			50	589			589
	158.03	465			465	83			83	548			548
	Census Tract Total	1,673			1,673	231			231	1,904			1,904
159	159.01	854			854	83			83	937			937
	159.02	190			190	82			82	272			272
	159.03												
	159.04	130			130	21			21	151			151
	Census Tract Total	1,174			1,174	186			186	1,360			1,360
160	160.01	132		168	300	108	6	51	165	240	6	219	465
	160.02	603	149	253	1,005	29	90	2	121	632	239	255	1,126
	160.03	296			296	34			34	330			330
	Census Tract Total	1,031	149	421	1,601	171	96	53	320	1,202	245	474	1,921
161	161.01	144		42	186	123			123	267		42	309
	161.02	97			97	11			11	108			108
	161.03	626			626	101			101	727			727
	161.04	465			465	169			169	634			634
	Census Tract Total	1,332		42	1,374	404			404	1,736		42	1,778
162	162.01												
	162.02												
	Census Tract Total												
163	163.01	255			255	863			863	1,118			1,118
	163.02	468	4		472	726			726	1,194	4		1,198
	Census Tract Total	723	4		727	1,589			1,589	2,312	4		2,316
201	201.01	436			436	1			1	437			437
	201.02	494	140		634	78	6	6	90	572	146	6	724
	Census Tract Total	930	140		1,070	79	6	6	91	1,009	146	6	1,161
202	202.01	555	911	853	2,319	132	26	1	159	687	937	854	2,478

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1998)

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	562	333		895	44	337		381	606	670		1,276
	Census Tract Total	1,117	1,244	853	3,214	176	363	1	540	1,293	1,607	854	3,754
203	203.01	639			639	42			42	681			681
	203.02	385	286		671	140			140	525	286		811
	203.03	242			242	10			10	252			252
	203.04	208	80		288	204			204	412	80		492
	Census Tract Total	1,474	366		1,840	396			396	1,870	366		2,236
204	204.01	25	273	1,332	1,630	20	10	4	34	45	283	1,336	1,664
	Census Tract Total	25	273	1,332	1,630	20	10	4	34	45	283	1,336	1,664
205	205.01	83	441	2,594	3,118	1	14	24	39	84	455	2,618	3,157
	205.02	176			176	7		14	21	183		14	197
	Census Tract Total	259	441	2,594	3,294	8	14	38	60	267	455	2,632	3,354
206	206.01	63	116		179	4			4	67	116		183
	206.02		360	67	427		1		1		361	67	428
	206.03	362	179	549	1,090	68			68	430	179	549	1,158
	Census Tract Total	425	655	616	1,696	72	1		73	497	656	616	1,769
207	207.01	636			636	27			27	663			663
	207.02	142			142	60			60	202			202
	207.03	548			548	46			46	594			594
	Census Tract Total	1,326			1,326	133			133	1,459			1,459
208	208.01	352			352	27			27	379			379
	208.02	265			265	31			31	296			296
	208.03	511	71		582	49			49	560	71		631
	Census Tract Total	1,128	71		1,199	107			107	1,235	71		1,306
210	210.01	279	305		584	91	172	834	1,097	370	477	834	1,681
	210.02	59	640		699	8	72	59	139	67	712	59	838
	210.03	179	64		243	139	24		163	318	88		406
	210.04	287			287	2			2	289			289
	Census Tract Total	804	1,009		1,813	240	268	893	1,401	1,044	1,277	893	3,214
211	211.01	659	2,137	57	2,853	813	18		831	1,472	2,155	57	3,684

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1998)

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	411	748	537	1,696	192	149		341	603	897	537	2,037
	211.03	8	182		190	157	1		158	165	183		348
	Census Tract Total	1,078	3,067	594	4,739	1,162	168		1,330	2,240	3,235	594	6,069
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	196		726	922	41	7		48	237	7	726	970
	214.02	285	22	1,211	1,518	47	71	26	144	332	93	1,237	1,662
	Census Tract Total	481	22	1,937	2,440	88	78	26	192	569	100	1,963	2,632
215	215.01	970	177	801	1,948	141	196	63	400	1,111	373	864	2,348
	Census Tract Total	970	177	801	1,948	141	196	63	400	1,111	373	864	2,348
216	216.01	95	1,003	322	1,420	2			2	97	1,003	322	1,422
	216.02	82	112	337	531	2	38	59	99	84	150	396	630
	Census Tract Total	177	1,115	659	1,951	4	38	59	101	181	1,153	718	2,052
217	217.01	1,082	941	639	2,662	13	77	49	139	1,095	1,018	688	2,801
	Census Tract Total	1,082	941	639	2,662	13	77	49	139	1,095	1,018	688	2,801
218	218.01	190	702	1,232	2,124	62	47	141	250	252	749	1,373	2,374
	Census Tract Total	190	702	1,232	2,124	62	47	141	250	252	749	1,373	2,374
219	219.01												
	Census Tract Total												
220	220.01												
	220.02												
	220.03	266	293		559	14	3		17	280	296		576
	220.04	10			10		42	41	83	10	42	41	93
	220.05	29		183	212	1			1	30		183	213
	Census Tract Total	305	293	183	781	15	45	41	101	320	338	224	882
221	221.01	207	636	989	1,832	408	102		510	615	738	989	2,342
	221.02	1			1	16			16	17			17

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1998)

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	85	499	88	672	136	380	1,110	1,626	221	879	1,198	2,298
	221.04	30	945		975	60	259	205	524	90	1,204	205	1,499
	221.05	11	53	251	315	67	267		334	78	320	251	649
	221.06	38			38	56	122		178	94	122		216
	Census Tract Total	372	2,133	1,328	3,833	743	1,130	1,315	3,188	1,115	3,263	2,643	7,021
222	222.01												
	Census Tract Total												
223	223.01	388	988	1,692	3,068	509	18	5	532	897	1,006	1,697	3,600
	Census Tract Total	388	988	1,692	3,068	509	18	5	532	897	1,006	1,697	3,600
224	224.01	404	1,838	1,197	3,439	683	90		773	1,087	1,928	1,197	4,212
	224.02	325	144		469	24			24	349	144		493
	Census Tract Total	729	1,982	1,197	3,908	707	90		797	1,436	2,072	1,197	4,705
301	301.01	465			465	32			32	497			497
	301.02	1,056			1,056	58			58	1,114			1,114
	301.03	331	652		983	55			55	386	652		1,038
	Census Tract Total	1,852	652		2,504	145			145	1,997	652		2,649
302	302.01	2,438	1,425		3,863	132	20		152	2,570	1,445		4,015
	Census Tract Total	2,438	1,425		3,863	132	20		152	2,570	1,445		4,015
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	280	106	166	552	17		12	29	297	106	178	581
	306.02	350			350	1			1	351			351
	306.03	257		219	476	1			1	258		219	477
	306.04	435			435	2	32	96	130	437	32	96	565
	Census Tract Total	1,322	106	385	1,813	21	32	108	161	1,343	138	493	1,974
307	307.01	217			217	2	8		10	219	8		227
	307.02	338			338	1			1	339			339

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1998)

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	8		18	938	8		946
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	900	1,183	243	2,326	194	39		233	1,094	1,222	243	2,559
	Census Tract Total	900	1,183	243	2,326	194	39		233	1,094	1,222	243	2,559
310	310.01	772	1,555		2,327	27	16		43	799	1,571		2,370
	Census Tract Total	772	1,555		2,327	27	16		43	799	1,571		2,370
313	313.01	1,097	302		1,399	41			41	1,138	302		1,440
	Census Tract Total	1,097	302		1,399	41			41	1,138	302		1,440
314	314.01	776	537		1,313	36			36	812	537		1,349
	Census Tract Total	776	537		1,313	36			36	812	537		1,349
315	315.01	1,156	836		1,992	98			98	1,254	836		2,090
	Census Tract Total	1,156	836		1,992	98			98	1,254	836		2,090
316	316.01	355	192	242	789	552	6	9	567	907	198	251	1,356
	316.02	548	205	99	852	71	11		82	619	216	99	934
	316.03	3			3					3			3
	Census Tract Total	906	397	341	1,644	623	17	9	649	1,529	414	350	2,293
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			1,048	7			7	1,055			1,055
	Census Tract Total	1,048			1,048	7			7	1,055			1,055
320	320.01	491	617		1,108	5	2		7	496	619		1,115
	Census Tract Total	491	617		1,108	5	2		7	496	619		1,115
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	6			6	710	410		1,120
	323.02	361	73	100	534	93			93	454	73	100	627

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1998)

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	1,065	483	100	1,648	99			99	1,164	483	100	1,747
324	324.01	2,318	493		2,811	43	5		48	2,361	498		2,859
	Census Tract Total	2,318	493		2,811	43	5		48	2,361	498		2,859
325	325.01	1,454	432		1,886	41			41	1,495	432		1,927
	Census Tract Total	1,454	432		1,886	41			41	1,495	432		1,927
326	326.01	1,110	395		1,505	224			224	1,334	395		1,729
	Census Tract Total	1,110	395		1,505	224			224	1,334	395		1,729
327	327.01	1,040	1,491	78	2,609	117	48		165	1,157	1,539	78	2,774
	Census Tract Total	1,040	1,491	78	2,609	117	48		165	1,157	1,539	78	2,774
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	253	150	295	698	60			60	313	150	295	758
	401.02	1,022			1,022	105			105	1,127			1,127
	401.03	445	161	387	993	64			64	509	161	387	1,057
	Census Tract Total	1,720	311	682	2,713	229			229	1,949	311	682	2,942
402	402.01			420	420			66	66			486	486
	402.02	415	583	1,084	2,082	27	4	20	51	442	587	1,104	2,133
	402.03												
	402.04	132			132	88			88	220			220
	Census Tract Total	547	583	1,504	2,634	115	4	86	205	662	587	1,590	2,839
403	403.01	475			475	27			27	502			502
	403.02	454			454	60			60	514			514
	Census Tract Total	929			929	87			87	1,016			1,016
405	405.01	50	46		96	37			37	87	46		133
	405.02	435			435	39			39	474			474
	405.03	1,572			1,572	116		15	131	1,688		15	1,703
	405.04												
	Census Tract Total	2,057	46		2,103	192		15	207	2,249	46	15	2,310
406	406.01	837			837	159			159	996			996
	Census Tract Total	837			837	159			159	996			996

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1998)

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	999			999	19			19	1,018			1,018
	Census Tract Total	2,660	137		2,797	44			44	2,704	137		2,841
408	408.01	708	33	120	861	27			27	735	33	120	888
	408.02	97			97	7			7	104			104
	408.03	440			440	34			34	474			474
	408.04	684			684	139			139	823			823
	408.05												
	Census Tract Total	1,929	33	120	2,082	207			207	2,136	33	120	2,289
501	501.01	94	348	1,032	1,474	1			1	95	348	1,032	1,475
	501.02	203		150	353	3			3	206		150	356
	501.03	350	4	64	418	7	1		8	357	5	64	426
	Census Tract Total	647	352	1,246	2,245	11	1		12	658	353	1,246	2,257
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	195	104	549	848	85	6		91	280	110	549	939
	503.04	227			227	39			39	266			266
	Census Tract Total	1,020	104	549	1,673	138	6		144	1,158	110	549	1,817
504	504.01	277	96		373	25	6		31	302	102		404
	504.02	338			338	8			8	346			346
	504.03	230			230	29			29	259			259
	Census Tract Total	845	96		941	62	6		68	907	102		1,009
505	505.01	360			360	2			2	362			362
	505.02	305			305	5			5	310			310
	505.03	224			224	2			2	226			226

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1998)

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	889			889	9			9	898			898
506	506.01	191			191	164			164	355			355
	506.02	391	116	1,188	1,695	7			7	398	116	1,188	1,702
	506.03	298			298	5			5	303			303
	506.04	188	2		190					188	2		190
	506.05	258			258	21			21	279			279
	506.06	384			384	5			5	389			389
	506.07	173	2		175	16			16	189	2		191
	Census Tract Total	1,883	120	1,188	3,191	218			218	2,101	120	1,188	3,409
507	507.01	528	445		973	40			40	568	445		1,013
	507.02	302	2	1,138	1,442	56			56	358	2	1,138	1,498
	Census Tract Total	830	447	1,138	2,415	96			96	926	447	1,138	2,511
508	508.01	293			293	30			30	323			323
	508.02	453			453	9			9	462			462
	508.03	223		184	407	55			55	278		184	462
	Census Tract Total	969		184	1,153	94			94	1,063		184	1,247
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	5			5	457			457
	Census Tract Total	811			811	16			16	827			827
512	512.01	226			226	5			5	231			231
	512.02	309			309	4			4	313			313
	512.03	99			99	29			29	128			128
	Census Tract Total	634			634	38			38	672			672
513	513.01	407	25		432	67			67	474	25		499

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1998)

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	306	36	108	450	6			6	312	36	108	456
	Census Tract Total	713	61	108	882	73			73	786	61	108	955
514	514.01			204	204							204	204
	514.02			722	722	2			2	2		722	724
	514.03		102	274	376	1			1	1	102	274	377
	Census Tract Total		102	1,200	1,302	3			3	3	102	1,200	1,305
515	515.01	48	36	895	979	4			4	52	36	895	983
	515.02	325	136	829	1,290	52		61	113	377	136	890	1,403
	515.03	249	206	329	784	44	5		49	293	211	329	833
	515.04	60	30	883	973	20		16	36	80	30	899	1,009
	Census Tract Total	682	408	2,936	4,026	120	5	77	202	802	413	3,013	4,228
516	516.01	14		818	832	4			4	18		818	836
	516.02	81			81	1			1	82			82
	516.03	98		692	790					98		692	790
	516.04	168		444	612	26			26	194		444	638
	516.05	217		196	413	10			10	227		196	423
	Census Tract Total	578		2,150	2,728	41			41	619		2,150	2,769
518	518.01	418	48		466	9			9	427	48		475
	518.02	191			191	20			20	211			211
	518.03	432		1	433	73			73	505		1	506
	Census Tract Total	1,041	48	1	1,090	102			102	1,143	48	1	1,192
519	519.01	441	1,244	525	2,210	125	29	59	213	566	1,273	584	2,423
	Census Tract Total	441	1,244	525	2,210	125	29	59	213	566	1,273	584	2,423
520	520.01	524	354	244	1,122	89			89	613	354	244	1,211
	Census Tract Total	524	354	244	1,122	89			89	613	354	244	1,211
521	521.01	119			119	7			7	126			126
	521.02	378	334	217	929	31	11		42	409	345	217	971
	521.03	321	228		549	43	5		48	364	233		597
	521.04	298	326		624	20			20	318	326		644
	521.05	256	138		394	31			31	287	138		425

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1998)

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	1,372	1,026	217	2,615	132	16		148	1,504	1,042	217	2,763
522	522.01	218	336	877	1,431	14			14	232	336	877	1,445
	522.02	383			383	14			14	397			397
	522.03	352			352	2			2	354			354
	Census Tract Total	953	336	877	2,166	30			30	983	336	877	2,196
523	523.01	1	389	2,749	3,139	3	25	20	48	4	414	2,769	3,187
	Census Tract Total	1	389	2,749	3,139	3	25	20	48	4	414	2,769	3,187
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		410	736	9			9	335		410	745
	524.05	156	327		483	47	9		56	203	336		539
	Census Tract Total	1,618	327	410	2,355	58	9		67	1,676	336	410	2,422
525	525.01	289			289	1			1	290			290
	525.02	388	2		390	37			37	425	2		427
	525.03	339	10		349	22			22	361	10		371
	525.04	270	223	1,064	1,557	194	4	3	201	464	227	1,067	1,758
	Census Tract Total	1,286	235	1,064	2,585	254	4	3	261	1,540	239	1,067	2,846
526	526.01	366		365	731					366		365	731
	526.02	5	149	308	462	396			396	401	149	308	858
	526.03	75	195		270		96		96	75	291		366
	Census Tract Total	446	344	673	1,463	396	96		492	842	440	673	1,955
527	527.01	300	264	1,150	1,714	85	49	20	154	385	313	1,170	1,868
	Census Tract Total	300	264	1,150	1,714	85	49	20	154	385	313	1,170	1,868
528	528.01	351		3,627	3,978	42		88	130	393		3,715	4,108
	Census Tract Total	351		3,627	3,978	42		88	130	393		3,715	4,108
601	601.01	338			338	31			31	369			369
	601.02	664			664	60			60	724			724
	601.03	260			260	169			169	429			429
	Census Tract Total	1,262			1,262	260			260	1,522			1,522

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1998)

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	519			519	62			62	581			581
	602.02	81			81	56			56	137			137
	602.03	646			646	42			42	688			688
	Census Tract Total	1,246			1,246	160			160	1,406			1,406
603	603.01	241			241	144			144	385			385
	603.02	686			686	68			68	754			754
	Census Tract Total	927			927	212			212	1,139			1,139
604	604.01	273			273	44			44	317			317
	604.02	415	297	491	1,203	88	65		153	503	362	491	1,356
	604.03	166			166	40			40	206			206
	Census Tract Total	854	297	491	1,642	172	65		237	1,026	362	491	1,879
605	605.01	709	72		781	152			152	861	72		933
	605.02	306	433	13	752	90	1		91	396	434	13	843
	605.03	327	1		328	63			63	390	1		391
	605.04	68	142		210	36	6		42	104	148		252
	605.05	269	340		609	246	7		253	515	347		862
	Census Tract Total	1,679	988	13	2,680	587	14		601	2,266	1,002	13	3,281
606	606.01	147			147	30			30	177			177
	606.02	1,121			1,121	147		101	248	1,268		101	1,369
	Census Tract Total	1,268			1,268	177		101	278	1,445		101	1,546
607 /1	607.01	2,202	229	302	2,733	63	1		64	2,265	230	302	2,797
	Census Tract Total	2,202	229	302	2,733	63	1		64	2,265	230	302	2,797
608 /1	608.01	872	63	185	1,120	55			55	927	63	185	1,175
	Census Tract Total	872	63	185	1,120	55			55	927	63	185	1,175
609 /1	609.01	782	84		866	32			32	814	84		898
	Census Tract Total	782	84		866	32			32	814	84		898
610 /1	610.01	713	81	36	830	37			37	750	81	36	867
	Census Tract Total	713	81	36	830	37			37	750	81	36	867
611	611.01	640			640	72			72	712			712
	611.02	1,114	407	298	1,819	146		6	152	1,260	407	304	1,971

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1998)

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	1,754	407	298	2,459	218		6	224	1,972	407	304	2,683
612	612.01	213			213	31			31	244			244
	612.02	1,085	39		1,124	173	2		175	1,258	41		1,299
	612.03	70			70	52			52	122			122
	612.04		298	128	426		294	738	1,032		592	866	1,458
	Census Tract Total	1,368	337	128	1,833	256	296	738	1,290	1,624	633	866	3,123
615	615.01	237	24	55	316	139	7		146	376	31	55	462
	615.02	270			270	52			52	322			322
	615.03	181	274		455	34	12	10	56	215	286	10	511
	615.04	21	727		748	44	22	187	253	65	749	187	1,001
	615.05	89			89					89			89
	Census Tract Total	798	1,025	55	1,878	269	41	197	507	1,067	1,066	252	2,385
616	616.01	132	541	352	1,025	61	55	6	122	193	596	358	1,147
	616.02	312	44		356	104	14		118	416	58		474
	616.04	5	36	783	824		78	475	553	5	114	1,258	1,377
	616.05	55	321		376	12	5		17	67	326		393
	616.06												
	Census Tract Total	504	942	1,135	2,581	177	152	481	810	681	1,094	1,616	3,391
617	617.01	113	1,138	745	1,996	102	104	102	308	215	1,242	847	2,304
	617.02	170			170	63		226	289	233		226	459
	Census Tract Total	283	1,138	745	2,166	165	104	328	597	448	1,242	1,073	2,763
618	618.01	66		312	378	40		233	273	106		545	651
	618.02	17	1,269	936	2,222		71	77	148	17	1,340	1,013	2,370
	Census Tract Total	83	1,269	1,248	2,600	40	71	310	421	123	1,340	1,558	3,021
619	619.02	232	176	1,518	1,926	21		50	71	253	176	1,568	1,997
	Census Tract Total	232	176	1,518	1,926	21		50	71	253	176	1,568	1,997
701	701.01	282			282	27			27	309			309
	701.02	453			453	86			86	539			539
	701.03	59			59	42			42	101			101
	701.04	133	35		168	213			213	346	35		381

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1998)

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	927	35		962	368			368	1,295	35		1,330
702	702.01	2			2					2			2
	Census Tract Total	2			2					2			2
703	703.01	676			676	98			98	774			774
	703.02	132			132	24			24	156			156
	703.03	317			317	69			69	386			386
	Census Tract Total	1,125			1,125	191			191	1,316			1,316
704	704.01	298	227		525	137			137	435	227		662
	704.02	43			43	9			9	52			52
	704.03	360			360	135			135	495			495
	704.04	271			271	35			35	306			306
	704.05	504			504	92			92	596			596
	Census Tract Total	1,476	227		1,703	408			408	1,884	227		2,111
705	705.01	113			113	42			42	155			155
	705.02	328			328	5			5	333			333
	705.03	430	282		712	154	10	30	194	584	292	30	906
	705.04	294			294	13			13	307			307
	705.05	170			170	77			77	247			247
	705.06	3		500	503					3		500	503
	Census Tract Total	1,338	282	500	2,120	291	10	30	331	1,629	292	530	2,451
706	706.01	212			212	93			93	305			305
	706.02	124	48		172	41			41	165	48		213
	706.03	244	23	144	411	12	61		73	256	84	144	484
	706.04	156	13		169	12	15	1	28	168	28	1	197
	Census Tract Total	736	84	144	964	158	76	1	235	894	160	145	1,199
707	707.01	286	7		293	15	14	7	36	301	21	7	329
	707.02	398			398	54			54	452			452
	707.03	287	1		288	37			37	324	1		325
	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 1998)

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	259			259					259			259
	Census Tract Total	1,804	8		1,812	110	14	7	131	1,914	22	7	1,943
708	708.01	240	32		272	8			8	248	32		280
	708.02	608	175		783	11		33	44	619	175	33	827
	Census Tract Total	848	207		1,055	19		33	52	867	207	33	1,107
709	709.01	501		240	741	84			84	585		240	825
	709.02	495	235		730	31	6		37	526	241		767
	709.03	256			256	12			12	268			268
	709.04	95	251		346	83	42		125	178	293		471
	709.05	323	23		346	51			51	374	23		397
	709.06	104			104	12			12	116			116
	Census Tract Total	1,774	509	240	2,523	273	48		321	2,047	557	240	2,844
710	710.01	58			58	24			24	82			82
	710.02	220			220	37	2		39	257	2		259
	710.03	184	188	152	524	42		21	63	226	188	173	587
	Census Tract Total	462	188	152	802	103	2	21	126	565	190	173	928
711	711.01	157	17		174	1			1	158	17		175
	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		339	674					335		339	674
	711.07	190			190	6			6	196			196
	711.08	374			374	48			48	422			422
	Census Tract Total	2,080	17	339	2,436	72			72	2,152	17	339	2,508
712	712.01	1			1					1			1
	712.02			493	493							493	493
	712.03	48	178		226	16			16	64	178		242
	712.04	45	348	2,396	2,789	41		92	133	86	348	2,488	2,922
	Census Tract Total	94	526	2,889	3,509	57		92	149	151	526	2,981	3,658

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1998)

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	279	638	2,377	3,294	137		75	212	416	638	2,452	3,506
	713.02	555	49		604	56	4	72	132	611	53	72	736
	Census Tract Total	834	687	2,377	3,898	193	4	147	344	1,027	691	2,524	4,242
714	714.01	763	523	411	1,697	95	10	18	123	858	533	429	1,820
	714.02	254		639	893	15			15	269		639	908
	Census Tract Total	1,017	523	1,050	2,590	110	10	18	138	1,127	533	1,068	2,728
801	801.01	423			423	159			159	582			582
	801.02	220			220	50			50	270			270
	801.03	223			223	151			151	374			374
	801.04	272			272	89			89	361			361
	801.05	209			209	109			109	318			318
	Census Tract Total	1,347			1,347	558			558	1,905			1,905
802	802.01	332			332	545			545	877			877
	802.02	461			461	99			99	560			560
	802.03	512			512	71			71	583			583
	802.04		19	2,908	2,927						19	2,908	2,927
	802.05												
	Census Tract Total	1,305	19	2,908	4,232	715			715	2,020	19	2,908	4,947
803	803.01	901			901	228			228	1,129			1,129
	803.02	257			257	63			63	320			320
	803.03	936	2		938	497			497	1,433	2		1,435
	803.04												
	Census Tract Total	2,094	2		2,096	788			788	2,882	2		2,884
804	804.01	632			632	147			147	779			779
	804.02	697			697	171			171	868			868
	804.03	376			376	110			110	486			486
	804.04	409			409	164			164	573			573
	804.05	813			813	166			166	979			979
	Census Tract Total	2,927			2,927	758			758	3,685			3,685
805	805.01	1,824			1,824	116			116	1,940			1,940

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1998)

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	1,631	219		1,850	148			148	1,779	219		1,998
	805.03	654	1,077	274	2,005	178	121		299	832	1,198	274	2,304
	Census Tract Total	4,109	1,296	274	5,679	442	121		563	4,551	1,417	274	6,242
808 /2	808.01	1,210	852	494	2,556	459	50	47	556	1,669	902	541	3,112
	Census Tract Total	1,210	852	494	2,556	459	50	47	556	1,669	902	541	3,112
809 /2	809.01	1,564	1,009	1,940	4,513	231	80	385	696	1,795	1,089	2,325	5,209
	Census Tract Total	1,564	1,009	1,940	4,513	231	80	385	696	1,795	1,089	2,325	5,209
810	810.01	204	798		1,002			222	222	204	798	222	1,224
	Census Tract Total	204	798		1,002			222	222	204	798	222	1,224
811	811.01	29	13		42	3	312	286	601	32	325	286	643
	811.02	315	843	921	2,079	215	274	1,138	1,627	530	1,117	2,059	3,706
	811.03	1,221			1,221	119			119	1,340			1,340
	811.04	1,347			1,347	118			118	1,465			1,465
	Census Tract Total	2,912	856	921	4,689	455	586	1,424	2,465	3,367	1,442	2,345	7,154
812	812.01	1,171	563	694	2,428	19	1		20	1,190	564	694	2,448
	Census Tract Total	1,171	563	694	2,428	19	1		20	1,190	564	694	2,448
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	769			769	37			37	806			806
	Census Tract Total	769			769	37			37	806			806
816	816.01	462			462	35			35	497			497
	816.02	562			562	24			24	586			586
	Census Tract Total	1,024			1,024	59			59	1,083			1,083
817	817.01	560			560	173			173	733			733
	817.02	605		1	606	93			93	698		1	699
	817.03	622			622	44			44	666			666
	817.04	311	527	1,071	1,909	95	230		325	406	757	1,071	2,234
	Census Tract Total	2,098	527	1,072	3,697	405	230		635	2,503	757	1,072	4,332
819	819.01	198	325	1,079	1,602	90			90	288	325	1,079	1,692
	819.02	507			507	126			126	633			633

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1998)

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	705	325	1,079	2,109	216			216	921	325	1,079	2,325
820	820.01	1,076	1,244	559	2,879	277	24		301	1,353	1,268	559	3,180
	820.02	154	320		474	1			1	155	320		475
	Census Tract Total	1,230	1,564	559	3,353	278	24		302	1,508	1,588	559	3,655
821	821.01	91	582	836	1,509		21		21	91	603	836	1,530
	Census Tract Total	91	582	836	1,509		21		21	91	603	836	1,530
822	822.01		110	354	464		34	1,201	1,235		144	1,555	1,699
	822.02	49	319		368					49	319		368
	822.03	74	381	1,593	2,048		59	97	156	74	440	1,690	2,204
	Census Tract Total	123	810	1,947	2,880		93	1,298	1,391	123	903	3,245	4,271
823	823.01	583	3,036	1,897	5,516	1	92		93	584	3,128	1,897	5,609
	Census Tract Total	583	3,036	1,897	5,516	1	92		93	584	3,128	1,897	5,609
824	824.01	714			714	71			71	785			785
	Census Tract Total	714			714	71			71	785			785
825	825.01	218	10	272	500	12	396	460	868	230	406	732	1,368
	825.02	3,351	446		3,797	452			452	3,803	446		4,249
	Census Tract Total	3,569	456	272	4,297	464	396	460	1,320	4,033	852	732	5,617
826	826.01	605			605	205			205	810			810
	826.02	1,724	1,150		2,874	470	73		543	2,194	1,223		3,417
	Census Tract Total	2,329	1,150		3,479	675	73		748	3,004	1,223		4,227
901	901.01												
	901.02	12			12	61			61	73			73
	901.03	1,044			1,044	33			33	1,077			1,077
	901.04	1			1	77			77	78			78
	901.05	1,444	648	452	2,544	60			60	1,504	648	452	2,604
	901.06												
	Census Tract Total	2,501	648	452	3,601	231			231	2,732	648	452	3,832
905	905.01	158	311	744	1,213	121			121	279	311	744	1,334
	905.02	1,577	121		1,698	712	67		779	2,289	188		2,477
	Census Tract Total	1,735	432	744	2,911	833	67		900	2,568	499	744	3,811

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1998)

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	69			69	72			72	141			141
	Census Tract Total	69			69	72			72	141			141
910	910.01	8			8	158			158	166			166
	910.02	497			497	366			366	863			863
	Census Tract Total	505			505	524			524	1,029			1,029
911	911.01	2,226	2,060		4,286	189			189	2,415	2,060		4,475
	Census Tract Total	2,226	2,060		4,286	189			189	2,415	2,060		4,475
912	912.01	364	1,650	252	2,266	24	156	65	245	388	1,806	317	2,511
	912.02			336	336	1	421	414	836	1	421	750	1,172
	Census Tract Total	364	1,650	588	2,602	25	577	479	1,081	389	2,227	1,067	3,683
913	913.01	22			22	53			53	75			75
	913.02	36			36	22			22	58			58
	913.03	217	185	410	812	62	45		107	279	230	410	919
	913.04	736	1,927	1,147	3,810	286	325	62	673	1,022	2,252	1,209	4,483
	Census Tract Total	1,011	2,112	1,557	4,680	423	370	62	855	1,434	2,482	1,619	5,535
914	914.01	2,193	3,457	516	6,166	170	227	33	430	2,363	3,684	549	6,596
	Census Tract Total	2,193	3,457	516	6,166	170	227	33	430	2,363	3,684	549	6,596
915	915.01	1,524			1,524	664			664	2,188			2,188
	915.02	166	399		565	481	178		659	647	577		1,224
	915.03	2		668	670	2			2	4		668	672
	Census Tract Total	1,692	399	668	2,759	1,147	178		1,325	2,839	577	668	4,084
916	916.01	1,418	1,126		2,544	85	26	17	128	1,503	1,152	17	2,672
	Census Tract Total	1,418	1,126		2,544	85	26	17	128	1,503	1,152	17	2,672
917	917.01	27	922	989	1,938	29	337	82	448	56	1,259	1,071	2,386
	917.02	3		968	971		3		3	3	3	968	974
	917.03	268	24	13	305	670			670	938	24	13	975
	917.04	132	520	764	1,416	59	147	13	219	191	667	777	1,635
	Census Tract Total	430	1,466	2,734	4,630	758	487	95	1,340	1,188	1,953	2,829	5,970
918	918.01	1,938	590	1,767	4,295	96	151	42	289	2,034	741	1,809	4,584
	Census Tract Total	1,938	590	1,767	4,295	96	151	42	289	2,034	741	1,809	4,584

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1998)

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	107			107	101			101	208			208
	919.02	132			132	56			56	188			188
	919.03	153			153	67			67	220			220
	919.04	67			67	5			5	72			72
	919.05	154			154	171			171	325			325
	919.06	44			44	15			15	59			59
	919.07	100			100	75			75	175			175
	919.08	19			19	4			4	23			23
	919.09	125			125	6			6	131			131
	919.10	43			43	2			2	45			45
	919.11	48			48	8			8	56			56
	919.12	92			92	9			9	101			101
		Census Tract Total	1,084			1,084	519			519	1,603		
920	920.01	670			670	236			236	906			906
	920.02	658	2		660	76			76	734	2		736
	920.03	691			691	150			150	841			841
		Census Tract Total	2,019	2		2,021	462			462	2,481	2	
921	921.01	92			92	9			9	101			101
	921.02	143			143	27			27	170			170
	921.03	348			348	66			66	414			414
	921.04	223			223	11			11	234			234
	921.05	340			340	110			110	450			450
	921.06	361			361	39			39	400			400
	921.07	564			564	13			13	577			577
		Census Tract Total	2,071			2,071	275			275	2,346		
922	922.01	117			117	31	4	4	39	148	4	4	156
	922.02	447			447	142			142	589			589
	922.03	1,939	122		2,061	132	79		211	2,071	201		2,272
	922.04	199			199	150			150	349			349
	922.05	1,139			1,139	287			287	1,426			1,426

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1998)

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	3,841	122		3,963	742	83	4	829	4,583	205	4	4,792
923	923.01	621	467		1,088	38			38	659	467		1,126
	Census Tract Total	621	467		1,088	38			38	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		177,312	83,152	85,505	345,969	32,482	8,251	10,326	51,059	209,794	91,403	95,831	397,028

- 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).