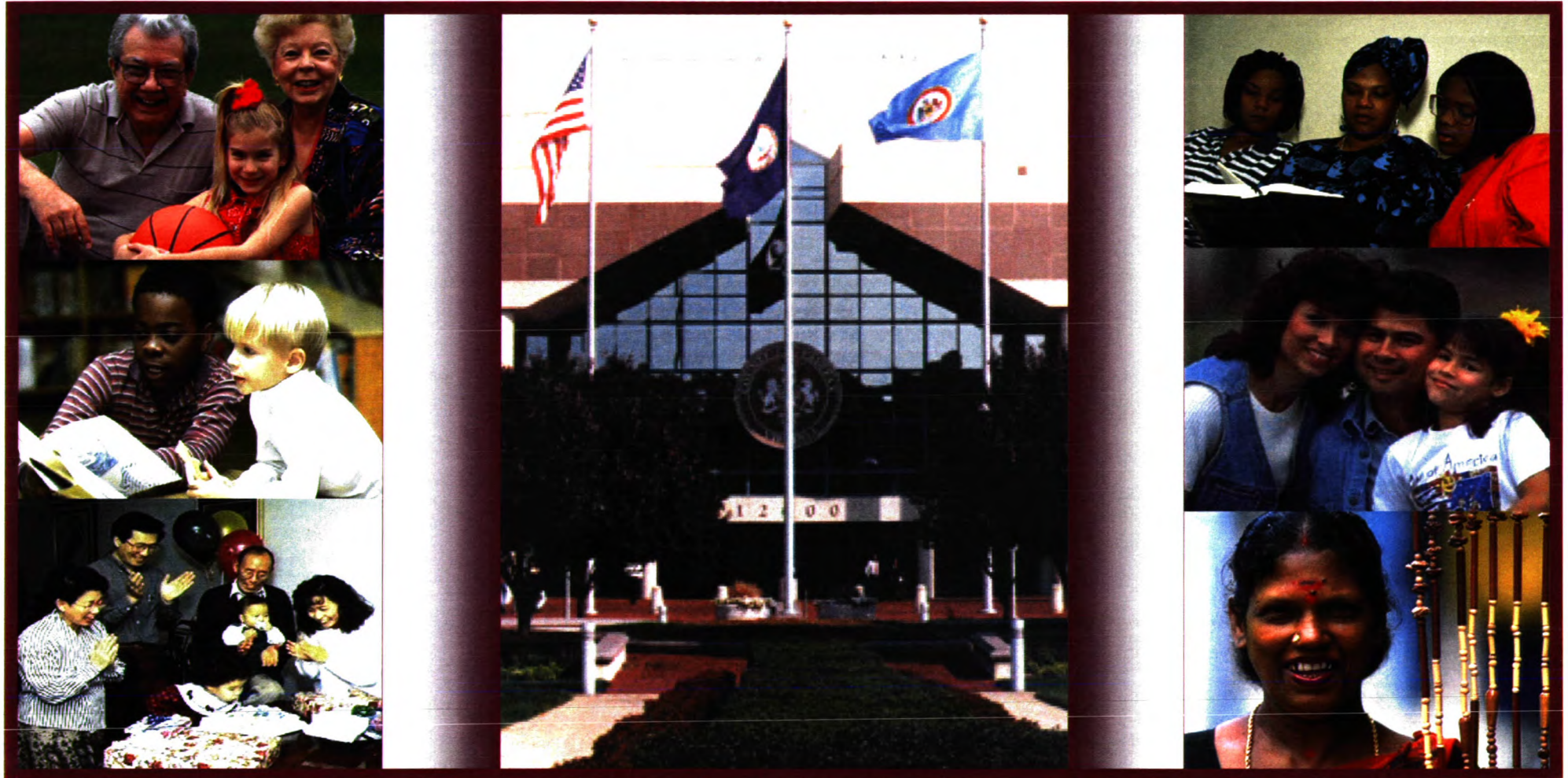


Demographic Reports 1999

A Report of the Urban Development Information System (UDIS)

County of Fairfax, Virginia



Fairfax County Department of Systems Management for Human Services

Demographic Reports 1999

Fairfax County Board of Supervisors

Katherine K. Hanley

Chairman

Gerald W. Hyland, Vice Chairman

Mount Vernon District

Sharon Bulova

Braddock District

Gerald E. Connolly

Providence District

Michael R. Frey

Sully District

Penelope A. Gross

Mason District

Catherine M. Hudgins

Hunter Mill District

Dana Kauffman

Lee District

Elaine McConnell

Springfield District

Stuart Mendelsohn

Dranesville District

Anthony H. Griffin

County Executive

Marguerite Kiely, Director

*Department of Systems Management
for Human Services*

**Department of Systems
Management for Human Services**

Anne Pickford Cahill

Larry Bizette

Carol Erhard

Fatima A. Khaja

Katherine L. Vestal

**Department of Information
Technology**

Neal Campion

Sudesh Kalra

George Kohut

**Department of Waste
Management**

Gilbert Osei-Kwadwo

Lana Tran

**Department of Comprehensive
Planning**

Lillian Cerdeira

Marianne Gardner

Kathleen Unterkofler

Sterling Wheeler

DEMOGRAPHIC REPORTS.®

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



Fairfax County

Department of Systems Management for Human Services

For sale by:

Fairfax County

Maps and Publications Sales

12000 Government Center Parkway

Suite 156

Fairfax, Virginia 22035

703-324-2974

1-800-828-1120 (TDD)

\$20

TABLE OF CONTENTS

	<u>Page</u>		<u>Page</u>
Foreword.....	vi		
Economic and Demographic Publications	vii		
 I. MAPS			
Subcensus Tracts with Supervisor Districts and Planning Districts	Included		
Figure 1.1 -- Supervisor Districts	I-2		
Figure 1.2 -- Planning Districts.....	I-3		
Figure 1.3 -- Major Roads.....	I-4		
Figure 1.4 -- Sewersheds.....	I-5		
Table 1.1 -- Fairfax County Sewershed Codes	I-6		
 II. DEMOGRAPHIC PROFILE			
Table 2.1 -- Historical, Estimated and Forecast Population, Housing Units and Occupied Housing Units, Fairfax County, 1970 to 2025.....	II-2	Table 2.9 -- Estimates of Median Household Income and Median Family Income, Fairfax County, 1979 to 1997	II-11
Figure 2.1 -- Historical, Estimated and Forecast Population, Housing Units and Households, 1960 to 2025	II-3	Table 2.10 -- Historical, Estimated and Forecast Housing Units by Planning District, Fairfax County, 1970 to 2025	II-12
Table 2.2 -- Historical, Estimated and Forecast Population by Supervisor District, Fairfax County, 1990 to 2025.....	II-4	Table 2.11 -- Historical, Estimated and Forecast Housing Units by Type of Structure, Fairfax County, 1950 to 2025.....	II-13
Figure 2.2 -- Estimated and Forecast Population by Supervisor District, Fairfax County, 1999 to 2025.....	II-5	Figure 2.4 -- Historical and Forecast Housing Units by Type of Structure, 1950 to 2020	II-14
Table 2.3 -- Historical, Estimated and Forecast Population by Planning District, Fairfax County, 1980 to 2025	II-6	Table 2.12 -- Rental Housing Complex Census: Total and Participating Units, Vacancy Rate and Average Monthly Rent, Fairfax County, 1975 to 1998.....	II-15
Table 2.4 -- Population Age Distribution, Fairfax County, 1960 to 1990	II-7	Table 2.13 -- Estimated Median Market Value of Owned Housing Units, Fairfax County, 1975 to 1999.....	II-15
Table 2.5 -- Estimated and Forecast Population by Age Group Distribution, Fairfax County, 1999 to 2010	II-8	Table 2.14 -- Estimated Median and Average Market Values, Owned Housing Units by Unit Type and Planning District, Fairfax County, January 1999	II-16
Figure 2.3 -- Population Age Distribution, Fairfax County, 1980 to 2010	II-9	Table 2.15 -- Population, Median Household Income and Median Family Income by Jurisdiction, Washington DC Metropolitan Area, Virginia and the United States.....	II-17
Table 2.6 -- Population of Towns in Fairfax County, 1982 to 1999	II-10	Figure 2.5 -- Nonresidential Structure Gross Floor Area by Supervisor District and Type of Structure, January 1999	II-18
Table 2.7 -- Racial and Ethnic Distribution of Population, Fairfax County, 1980 and 1990	II-10	Figure 2.6 -- Average Annual Unemployment Rate and Total Employment, Fairfax County, 1988 to 1998	II-19
Table 2.8 -- Household and Family Income Distribution, Fairfax County, 1997	II-11	 III. CURRENT POPULATION	
		Current Population Narrative.....	III-1
		Table 3.1 -- Average Household Size and Vacancy Rate by Planning District, Fairfax County, 1999	III-2
		Figure 3.1 -- Average Persons per Household, Fairfax County, U.S., and U.S. South Region, 1966 to 1999.....	III-3
		Table 3.2 -- Special Institutional (Group Quarters) Population, Fairfax County, 1985 to 1999.....	III-4
		Figure 3.2 -- Population Density, January 1999.....	III-5
		Population -- Supervisor District, Towns.....	III-6
		Population -- Planning District	III-7
		Population -- Sewershed	III-8
		Population -- Census and Subcensus Tract.....	III-11

Table of Contents (continued)

	<u>Page</u>
IV. POPULATION FORECASTS	
Population Forecasts Narrative	IV-1
Table 4.1 -- Average Household Size by Race, Fairfax County, 1980 and 1990	IV-2
Table 4.2 -- Average Household Size by Planning District, 1999 to 2025	IV-3
Figure 4.1 -- Forecast Population Density, Year 2025	IV-4
Historical, Estimated and Forecasted Population -- Supervisor District, Towns	IV-5
Historical, Estimated and Forecasted Population -- Planning District	IV-6
Historical and Forecasted Population -- Census and Subcensus Tract	IV-7
V. HOUSING UNIT INVENTORY	
Housing Unit Inventory Narrative	V-1
Table 5.1 -- Total Housing Units, 1978 to 1999	V-1
Figure 5.1 -- Housing Units by Structure Type, 1950 to 1999	V-2
Table 5.2 -- Median Market Value of Housing Units by Supervisor District, 1998 to 1999	V-3
Table 5.3 -- Median Market Value of Housing Units by Planning District, 1998 to 1999	V-4
Figure 5.2 -- Median Market Value of Housing Units, January 1999	V-5
Housing Unit Inventory -- Supervisor District, Towns	V-6
Housing Unit Inventory -- Planning District	V-7
Housing Unit Inventory -- Sewershed	V-8
Housing Unit Inventory -- Census and Subcensus Tract	V-11
Market Value of Housing Units -- Supervisor District, Towns	V-31
Market Value of Housing Units -- Planning District	V-34
VI. HOUSING UNIT FORECASTS	
Housing Unit Forecasts Narrative	VI-1
Table 6.1 -- Housing Unit Change by Supervisor District, 1999 to 2025	VI-2
Table 6.2 -- Housing Unit Change by Planning District, 1999 to 2025	VI-3

	<u>Page</u>
Estimated and Forecasted Housing Units -- Supervisor District, Towns	VI-4
Historical, Estimated and Forecasted Housing Units -- Planning District	VI-5
Estimated and Forecasted Housing Units -- Census and Subcensus Tract	VI-6
VII. RESIDENTIAL DEVELOPMENT ACTIVITY	
Residential Development Activity Narrative	VII-1
Figure 7.1 -- Housing Units in the Residential Development Process, by Structure Type, 1979 to 1999	VII-2
Table 7.1 -- Housing Units in the Development Process by Development Stage, 1998 to 1999	VII-3
Table 7.2 -- Housing Units in the Development Process by Unit Type, 1998 to 1999	VII-3
Figure 7.2 -- Residential Development Activity, January 1999	VII-5
Summary of Residential Development Activity by Supervisor District	VII-6
Summary of Residential Development Activity by Towns	VII-8
Summary of Residential Development Activity by Planning District	VII-9
Summary of Residential Development Activity by Census and Subcensus Tract	VII-11
VIII. NONRESIDENTIAL GROSS FLOOR AREA	
Nonresidential Gross Floor Area Narrative	VIII-1
Table 8.1 -- Nonresidential Structure Gross Floor Area by General Activity Type, January 1999	VIII-1
Figure 8.1 -- Nonresidential Structures Gross Floor Area by Period Built and Structure Type	VIII-2
Table 8.2 -- Nonresidential Land Use Categories by General Activity Type	VIII-4
Nonresidential Structure Gross Floor Area by General Activity -- Inventory of Existing Structures by Year Built	VIII-5
Nonresidential Structure Gross Floor Area by General Activity -- Supervisor District, Towns	VIII-6

Table of Contents (continued)

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

IX. EXISTING LAND USE

Existing Land Use Narrative	IX-1
Table 9.1 -- Total Zoned and Vacant Acres in Fairfax County, 1980 to 1999	IX-2
Table 9.2 -- Acres of Land by General Land Use Category, January 1999	IX-2
Figure 9.1 -- Acres of Land Vacant Land by Major Zoning Class by Planning District, January 1999.....	IX-3
Table 9.3 -- Total Acres by Major Zoning Class, Fairfax County, January 1999.....	IX-4
Table 9.4 -- Acres of Vacant Land by Major Zoning Class, Fairfax County, January 1999.....	IX-5
Figure 9.2 -- Existing Land Use by Major Class, Fairfax County, January 1999	IX-6
Table 9.5 -- Fairfax County Zoning Codes	IX-7
Table 9.6 -- Zoning Codes for Towns within Fairfax County.....	IX-9
Acres of Land by Zoning District -- Supervisor District	IX-10
Acres of Land by Zoning District within the Towns in Fairfax County.....	IX-13
Acres of Land by Zoning District -- Planning District.....	IX-14
Acres of Land by Land Use Category -- Supervisor District.....	IX-20
Acres of Land by Land Use Category -- Planning District.....	IX-24

Page

X. PLANNED LAND USE

Planned Land Use Narrative	X-1
Acres of Land by Planned Land Use -- Supervisor District.....	X-4
Acres of Land by Planned Land Use -- Planning District	X-5
Acres of Vacant and Underutilized Residential Land, Acres of Vacant Nonresidential Land, by Planned Land Use -- Supervisor District	X-6
Acres of Vacant and Underutilized Residential Land, Acres of Vacant Nonresidential Land, by Planned Land Use -- Planning District.....	X-7
Housing Units at Planned Buildout -- Supervisor District, Towns	X-8
Housing Units at Planned Buildout -- Planning District	X-9
Housing Units at Planned Buildout -- Sewershed	X-10
Housing Units at Planned Buildout -- Census and Subcensus Tract.....	X-13

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, 1999.

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 Systems Management
for Human Services
12011 Government Center Parkway
Suite 208
Fairfax, Virginia 22035
(703) 324-4519 or
TDD 1-800 828-1120.**

ECONOMIC & DEMOGRAPHIC PUBLICATIONS

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

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

<p>Demographic Reports (1999) \$20 <i>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.</i></p> <p>Characteristics of Fairfax County Single Copy Free <i>An abbreviated demographic profile of Fairfax County.</i></p> <p>Demographic Profiles of Planning Districts Single Copy Free <i>The Fairfax County Biennial Household Survey results are highlighted by each planning district. Information on population, housing, income, labor force, land use and other social characteristics are provided.</i></p> <p>Economic & Demographic Bulletins:</p> <p>Publication 7 – 1996 Household Survey Highlights \$2</p> <p>Publication 8 – A Profile of Persons Without Health Insurance Coverage (1996) \$2</p> <p>Publication 9 – Fairfax County’s Most Recent Residents (1996) \$2</p>	<p>Publication 10 – 1998 Household Survey Highlights \$2 <i>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.</i></p> <p>Rental Housing Complex Census Analysis (1998) \$6 <i>Report documenting the results of 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.</i></p> <p>Fairfax County Rental Housing Census Tables (1998) \$15 <i>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.</i></p> <p>Offices (1999) \$3 <i>A listing of office buildings in Fairfax County by type of structure. Includes gross floor area and year built.</i></p>
---	--

- Wholesale and Warehouse Storage Facilities (1999)** \$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 (1999)** \$1
A listing of residential condominium projects including number of units, type of unit, year built and land area.
- Nonresidential Condominium Projects (1999)** \$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 (1999)** \$1
Tables showing summaries of nonresidential structures, including gross floor area of retail, industrial, office and institutional uses.
- Vacant Commercial/Industrial Land (1999)** \$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 (1999)** \$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 (1999)** \$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 sewershed, census tract and subcensus tract. The large-scale map (4,000 feet = 1 inch) included with the Demographic Reports displays supervisor districts, planning districts and census and subcensus tracts. Smaller scale maps of supervisor districts, planning districts, major roads and sanitary sewersheds are displayed on the following pages. Additional copies of the large-scale map are available through Maps and Publications Sales in the Fairfax County Government Center (see address on page VI).

Figure 1.1

**Supervisor Districts
Fairfax County, Virginia**

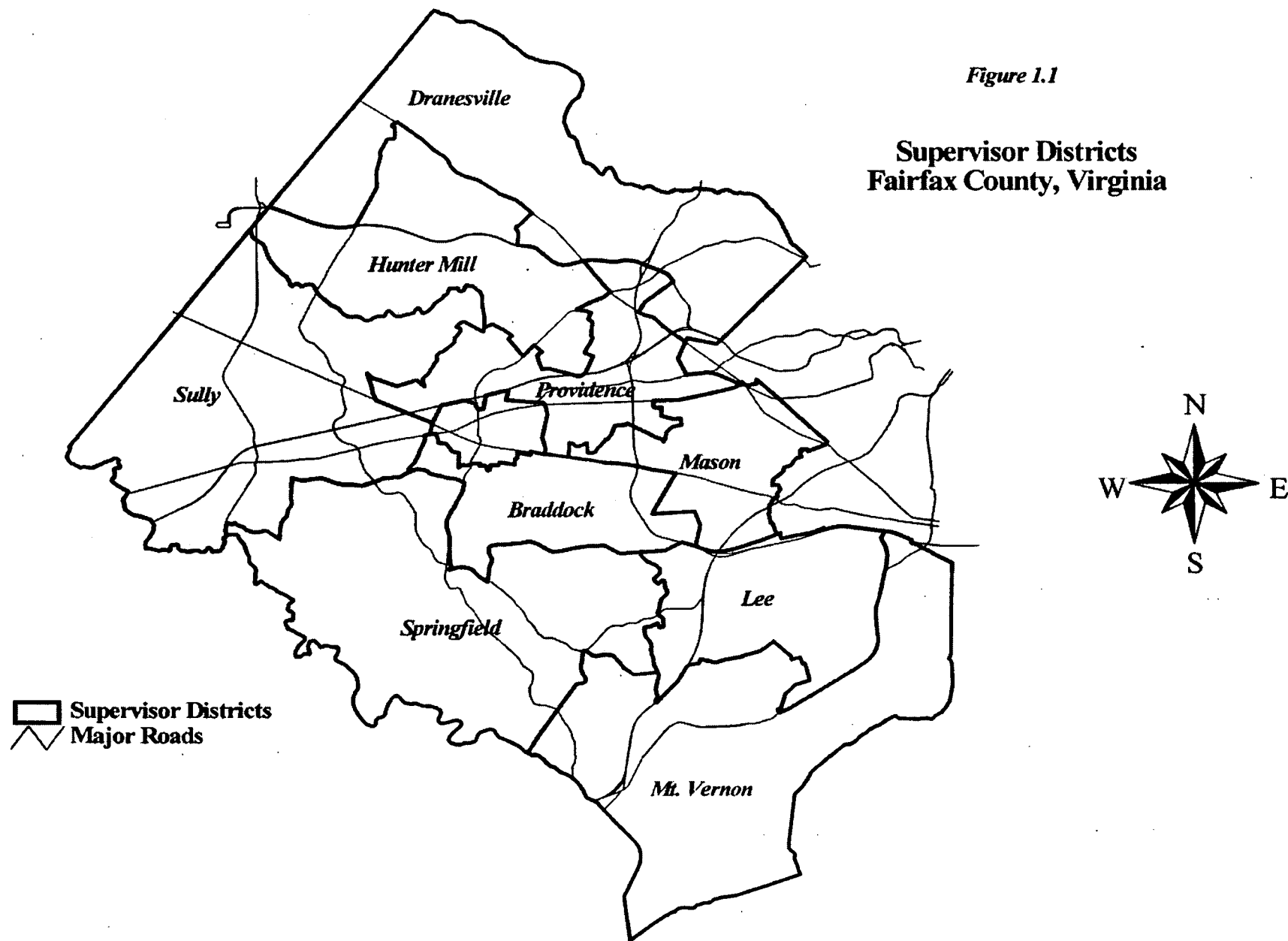


Figure 1.2

Planning Districts Fairfax County, Virginia

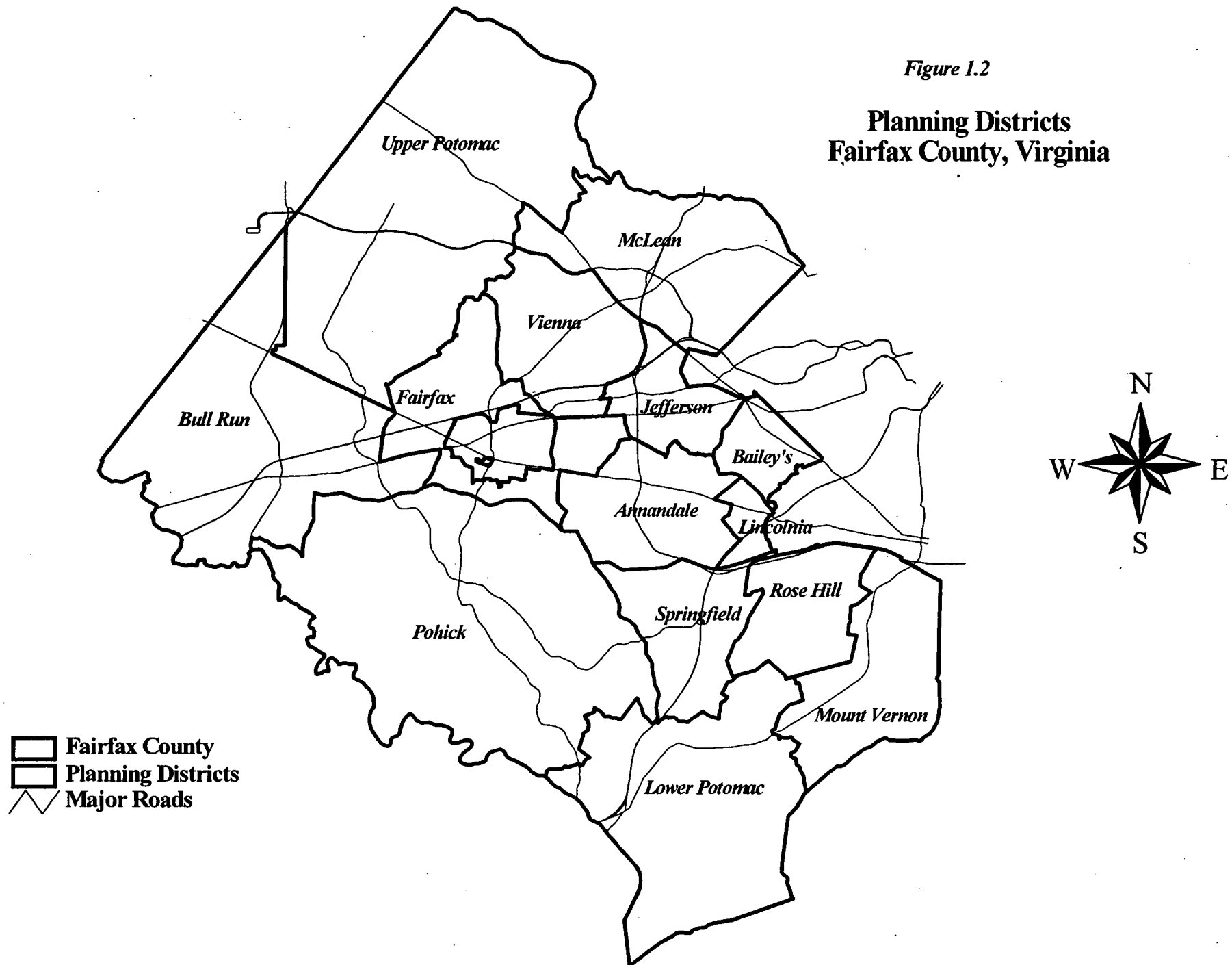


Figure 1.3

**Major Roads
Fairfax County, Virginia**

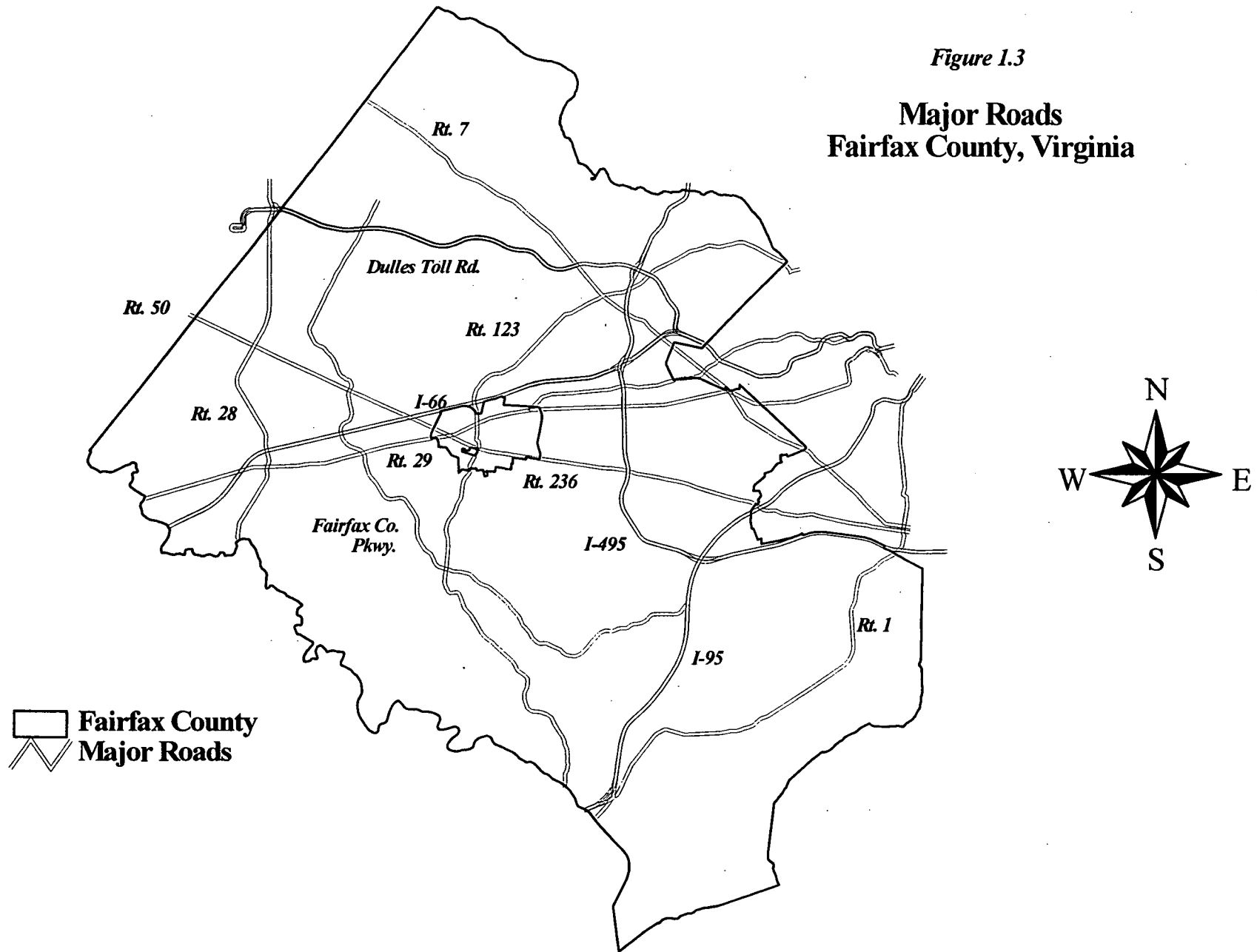


TABLE 1.1

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 (Herndon) 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 Systems Management for Human Services in the Demographic Reports 1999. 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	454,300 ^c	--	--	130,800	126,500	--	--
1975	537,200	16,600	3.4%	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%
1999	946,400	16,800	1.9%	352,700	344,600	6,900	2.1%
2000	968,200	21,800	2.3%	361,300	353,400	8,800	2.6%
2005	1,045,400	15,400	1.5%	394,700	385,900	6,500	1.8%
2010	1,112,900	13,500	1.3%	422,000	412,500	5,300	1.3%
2015	1,155,600	8,500	0.8%	438,000	428,000	3,100	0.7%
2020	1,184,100	5,700	0.5%	448,200	438,100	2,000	0.5%
2025	1,203,700	3,900	0.3%	455,300	445,000	1,400	0.3%

Sources: U.S. Bureau of the Census, 1970, 1980 and 1990 (figures as of April 1);

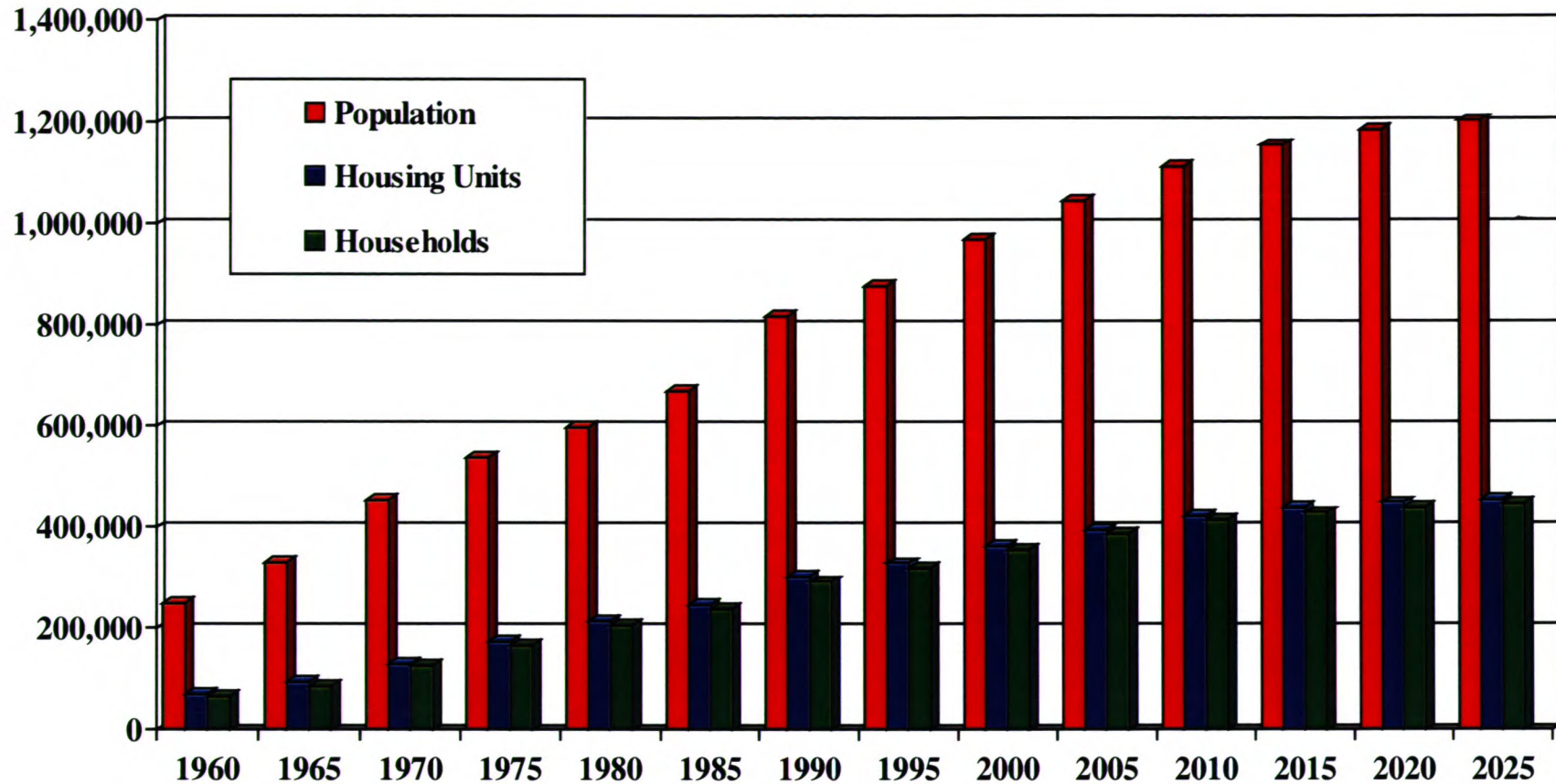
Department of Systems Management for Human Services, Fairfax County 1995 through 2025 (figures as of January 1).

^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 Systems Management for Human Services: All other years shown.

TABLE 2.2

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

Supervisor District	1990	1999	2000	2005	2010	2015	2020	2025
Braddock	90,767	89,815	89,974	92,930	95,924	99,094	101,676	103,206
Dranesville ^a	92,296	104,083	106,814	114,424	121,739	127,492	131,565	134,722
Hunter Mill ^b	90,714	112,435	118,720	130,249	138,928	143,245	146,120	148,680
Lee	90,049	104,369	107,902	121,719	132,161	138,608	143,255	144,983
Mason	90,725	92,530	93,483	98,326	102,697	105,220	106,458	107,406
Mount Vernon	87,124	95,047	96,863	98,320	105,288	109,631	111,972	114,109
Providence	90,778	104,791	106,257	117,503	127,450	132,366	135,095	136,966
Springfield ^c	92,626	103,017	103,694	108,080	112,617	116,213	119,050	121,162
Sully	93,505	140,284	144,518	163,866	176,139	183,763	188,888	192,432
Fairfax County	818,584	946,371	968,225	1,045,417	1,112,943	1,155,632	1,184,079	1,203,666

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

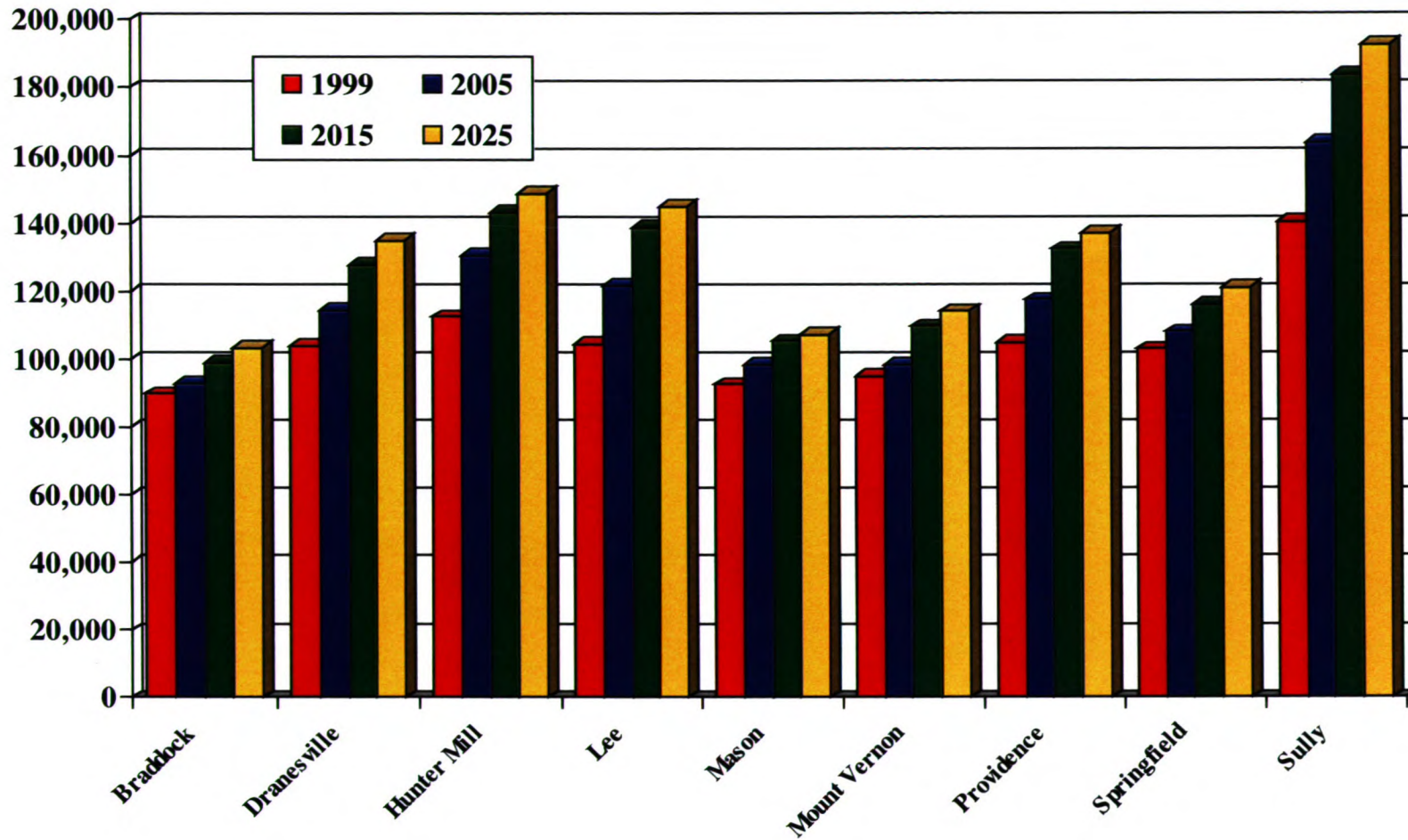
Fairfax County Department of Systems Management for Human Services: 1999 through 2025. (Figures as of January 1.)

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, 1999 to 2025



Source: Fairfax County Department of Systems Management for Human Services.

TABLE 2.3

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

Planning District	1980	1990	1999	2000	2005	2010	2015	2020	2025
Annandale	66,466	66,329	67,940	68,405	69,720	71,149	72,719	74,065	75,140
Baileys	30,290	38,392	38,430	38,573	41,327	43,448	44,154	44,458	44,749
Bull Run	23,566	66,234	102,723	106,315	121,611	129,811	134,443	137,539	139,303
Fairfax	32,332	45,244	52,443	53,013	57,748	62,034	65,438	67,501	69,408
Jefferson	38,152	42,859	46,609	47,181	50,521	53,861	55,131	55,906	56,295
Lincolnia	9,978	14,010	14,227	14,565	15,910	17,332	18,207	18,398	18,580
Lower Potomac	16,305	24,371	25,080	26,098	23,877	27,322	28,939	29,387	29,800
McLean	54,669	58,747	65,695	66,419	70,328	74,263	76,669	78,209	79,651
Mount Vernon	79,533	82,483	84,270	84,995	90,505	95,226	98,861	101,041	102,945
Pohick ^a	71,543	127,040	138,605	139,622	146,738	153,709	159,384	163,817	166,697
Rose Hill	23,262	34,520	45,809	46,898	52,379	55,968	57,619	58,604	59,392
Springfield	31,667	39,919	46,898	49,130	54,573	59,573	63,271	66,524	67,165
Upper Potomac ^b	70,795	125,169	159,018	167,104	185,680	200,927	209,738	215,666	220,073
Vienna ^c	48,343	53,267	58,624	59,907	64,500	68,320	71,059	72,964	74,468
Fairfax County	596,901	818,584	946,371	968,225	1,045,417	1,112,943	1,155,632	1,184,079	1,203,666

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 Systems Management for Human Services: 1999 through 2025 (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.

Note: 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

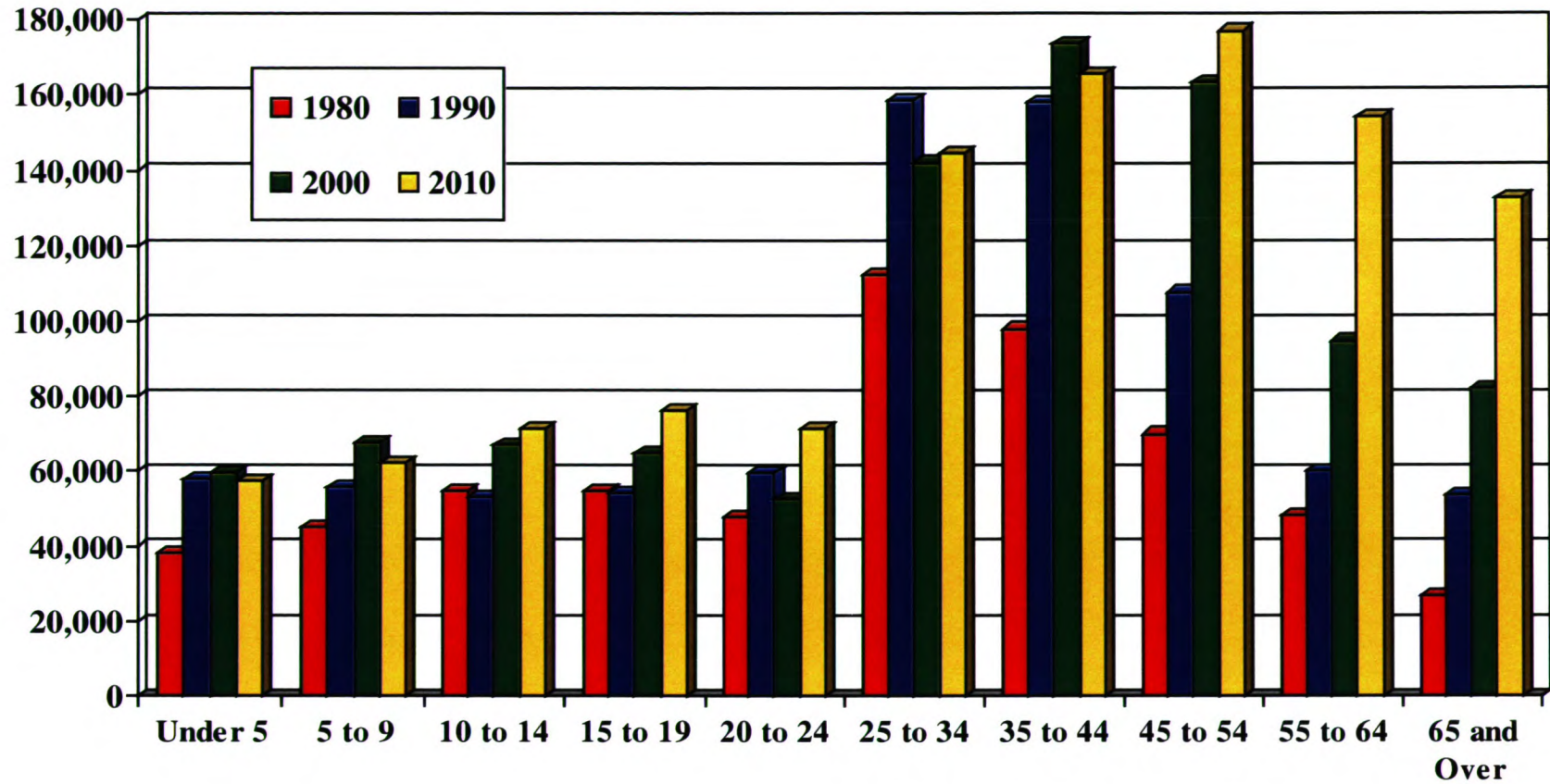
**Estimated and Forecast Population by Age Group
Fairfax County, 1999 - 2010**

Age Group	1999		2000		2005		2010	
	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent
Under 5	57,597	6.1%	59,682	6.2%	56,572	5.4%	57,587	5.2%
5 to 9	67,852	7.2%	67,576	7.0%	66,271	6.3%	62,160	5.6%
10 to 14	64,843	6.9%	67,054	6.9%	73,624	7.0%	71,414	6.4%
15 to 19	64,066	6.8%	65,017	6.7%	69,974	6.7%	76,400	6.9%
20 to 24	49,030	5.2%	52,602	5.4%	65,976	6.3%	71,379	6.4%
25 to 34	143,043	15.1%	142,104	14.7%	134,019	12.8%	144,581	13.0%
35 to 44	171,860	18.2%	173,815	18.0%	176,446	16.9%	165,608	14.9%
45 to 54	161,877	17.1%	163,346	16.9%	170,869	16.3%	177,101	15.9%
55 to 64	88,396	9.3%	94,840	9.8%	127,715	12.2%	154,137	13.8%
65 and Over	77,807	8.2%	82,189	8.5%	103,952	9.9%	132,575	11.9%
Total	946,371	100.0%	968,225	100.0%	1,045,417	100.0%	1,112,943	100.0%

Source: Fairfax County Department of Systems Management for Human Services.

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 to 2010



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

TABLE 2.6

**Population of Towns in Fairfax County
1982 to 1999**

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
1999	223	18,522	15,672	34,417

Sources: U.S. Bureau of the Census, Census of Population and Housing: 1990
Fairfax County Department of Systems Management for Human Services,
1982-1989 and 1991-1999.

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%

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

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

^a Hispanic persons may be of any race.

TABLE 2.8

**Household and Family Income Distribution
Fairfax County, 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 Systems Management for Human Services.

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

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 Systems Management for Human Services, 1982, 1984, 1986, 1988, 1992, 1994, 1996 and 1998 Fairfax County Household Survey; 1995 Fairfax-Falls Church Community Needs Assessment Survey.

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 2.10

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

Planning District	1970	1980	1990	1999	2000	2005	2010	2015	2020	2025
Annandale	17,413	23,600	24,901	25,429	25,588	26,096	26,650	27,263	27,793	28,221
Baileys	10,770	13,963	16,573	17,210	17,272	18,584	19,586	19,900	20,023	20,148
Bull Run	3,927	7,705	24,559	38,041	39,383	45,255	48,335	49,869	50,840	51,381
Fairfax	6,783	11,838	17,181	20,721	20,936	22,977	24,899	26,423	27,321	28,179
Jefferson	12,587	15,033	17,365	18,744	18,943	20,484	22,014	22,547	22,865	23,012
Lincolnia	3,592	4,128	5,464	5,702	5,851	6,433	7,040	7,402	7,475	7,542
Lower Potomac ¹	3,350	3,968	3,936	5,382	5,851	7,086	8,499	9,147	9,351	9,550
McLean	13,307	19,874	23,601	26,144	26,391	28,248	30,096	31,076	31,655	32,202
Mount Vernon	23,565	31,491	35,338	36,140	36,348	38,607	40,610	42,133	43,036	43,830
Pohick ²	3,884	22,547	41,032	44,841	45,140	47,458	49,719	51,522	52,935	53,841
Rose Hill	5,979	7,591	13,524	18,769	19,250	21,637	23,212	23,839	24,206	24,487
Springfield	8,914	11,432	14,590	17,001	17,883	19,985	21,905	23,342	24,606	24,829
Upper Potomac ³	6,239	25,702	44,898	57,140	60,551	68,161	74,230	77,253	79,173	80,640
Vienna ⁴	10,507	16,774	19,502	21,477	21,927	23,737	25,234	26,247	26,937	27,459
Fairfax County	130,817	215,646	302,464	352,741	361,314	394,748	422,029	437,963	448,216	455,321

Source: U.S. Bureau of the Census: 1970 and 1980; Fairfax County Department of Systems Management for Human Services: 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%
1999	179,163	50.8%	84,951	24.1%	88,627	25.1%	352,741	100.0%
2000	180,780	50.0%	88,279	24.4%	92,279	25.5%	361,338	100.0%
2005	188,007	47.6%	103,240	26.2%	103,523	26.2%	394,770	100.0%
2010	195,915	46.4%	112,734	26.7%	113,399	26.9%	422,048	100.0%
2015	204,284	46.9%	115,739	26.4%	117,957	26.9%	437,980	100.0%
2020	210,466	47.0%	117,286	26.2%	120,471	26.9%	448,223	100.0%
2025	215,332	47.3%	117,866	25.9%	122,121	26.8%	455,319	100.0%

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

Note: 1995 and 1999 figures are estimates.

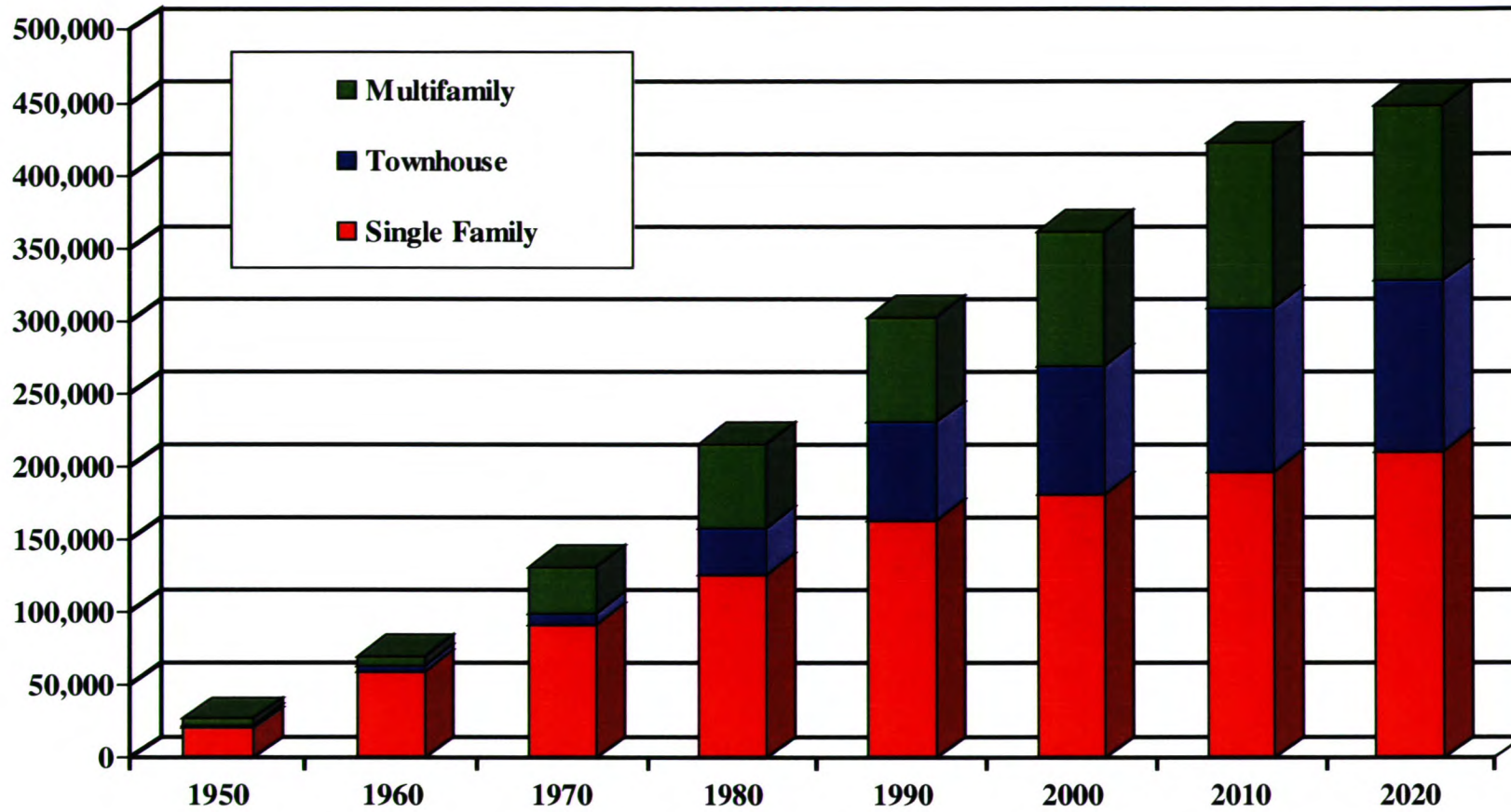
2000 through 2025 figures are forecasts. Due to rounding, Total Housing Units on this page may not correspond with Total Housing Units elsewhere.

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 to 2020



Sources: Data for 1950 to 1990, U.S. Census Bureau;

Data for 2000 to 2020, Fairfax County Department of Systems Management for Human Services.

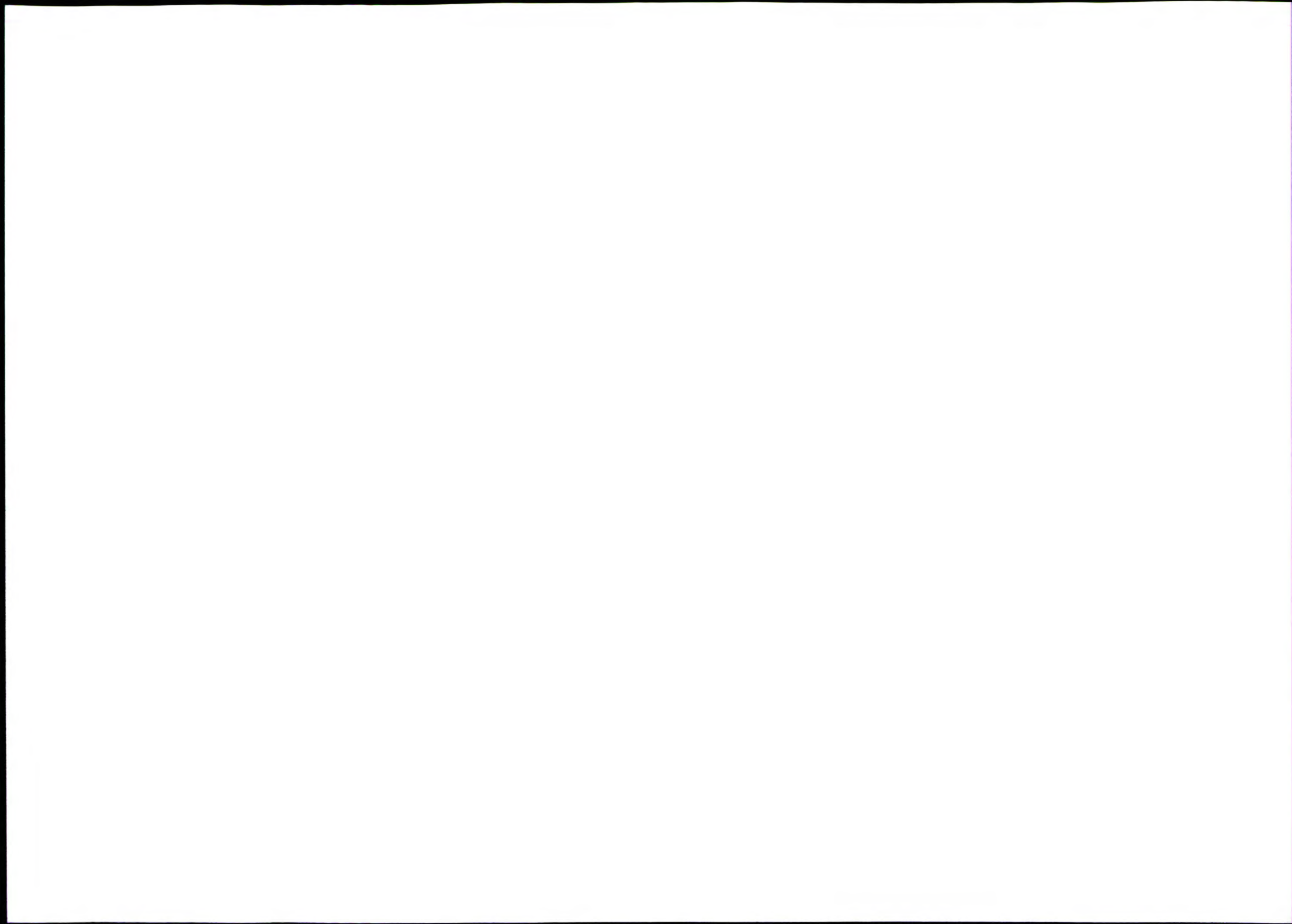


TABLE 2.12

**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 Systems Management for Human Services

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 1999**

Year	Median Market	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%
1999	\$192,100	3.5%

Source: Fairfax County Department of Systems Management for Human Services.

TABLE 2.14

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Planning District
Fairfax County, January 1999**

Planning District	Median Market Value				Average Market Value			
	Single Family	Townhouse	Condominium Apartment	All Units	Single Family	Townhouse	Condominium Apartment	All Units
Annandale	\$206,938	\$155,620	\$60,679	\$189,888	\$221,995	\$155,368	\$69,701	\$196,272
Baileys	\$225,405	\$163,184	\$73,095	\$142,627	\$260,216	\$174,948	\$79,539	\$169,414
Bull Run	\$240,545	\$132,500	\$93,706	\$170,318	\$249,574	\$133,393	\$96,614	\$189,861
Fairfax	\$279,261	\$163,883	\$90,368	\$210,469	\$305,751	\$167,804	\$93,651	\$237,594
Jefferson	\$185,761	\$160,340	\$76,252	\$170,000	\$204,902	\$169,800	\$82,927	\$173,992
Lincolnia	\$198,301	\$163,000	\$64,972	\$175,000	\$219,774	\$173,526	\$63,375	\$187,213
Lower Potomac	\$170,189	\$110,672	\$96,262	\$119,090	\$226,405	\$108,784	\$95,807	\$148,836
McLean	\$346,078	\$231,548	\$125,848	\$299,873	\$421,962	\$251,650	\$130,233	\$364,912
Mount Vernon	\$224,258	\$103,989	\$77,472	\$165,163	\$249,300	\$108,681	\$89,337	\$190,259
Pohick ¹	\$240,000	\$134,333	\$91,157	\$206,556	\$272,071	\$135,910	\$90,829	\$224,219
Rose Hill	\$188,735	\$167,901	\$113,186	\$170,571	\$204,351	\$171,674	\$107,598	\$180,690
Springfield	\$185,325	\$142,527	\$65,897	\$166,460	\$200,046	\$148,572	\$72,013	\$170,747
Upper Potomac ²	\$269,660	\$140,168	\$71,664	\$210,649	\$315,928	\$148,139	\$79,583	\$244,259
Vienna ³	\$255,548	\$173,777	\$72,319	\$235,322	\$281,166	\$193,033	\$78,128	\$255,059
Fairfax County	\$238,185	\$141,711	\$82,711	\$192,110	\$276,508	\$149,224	\$89,461	\$220,942

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.

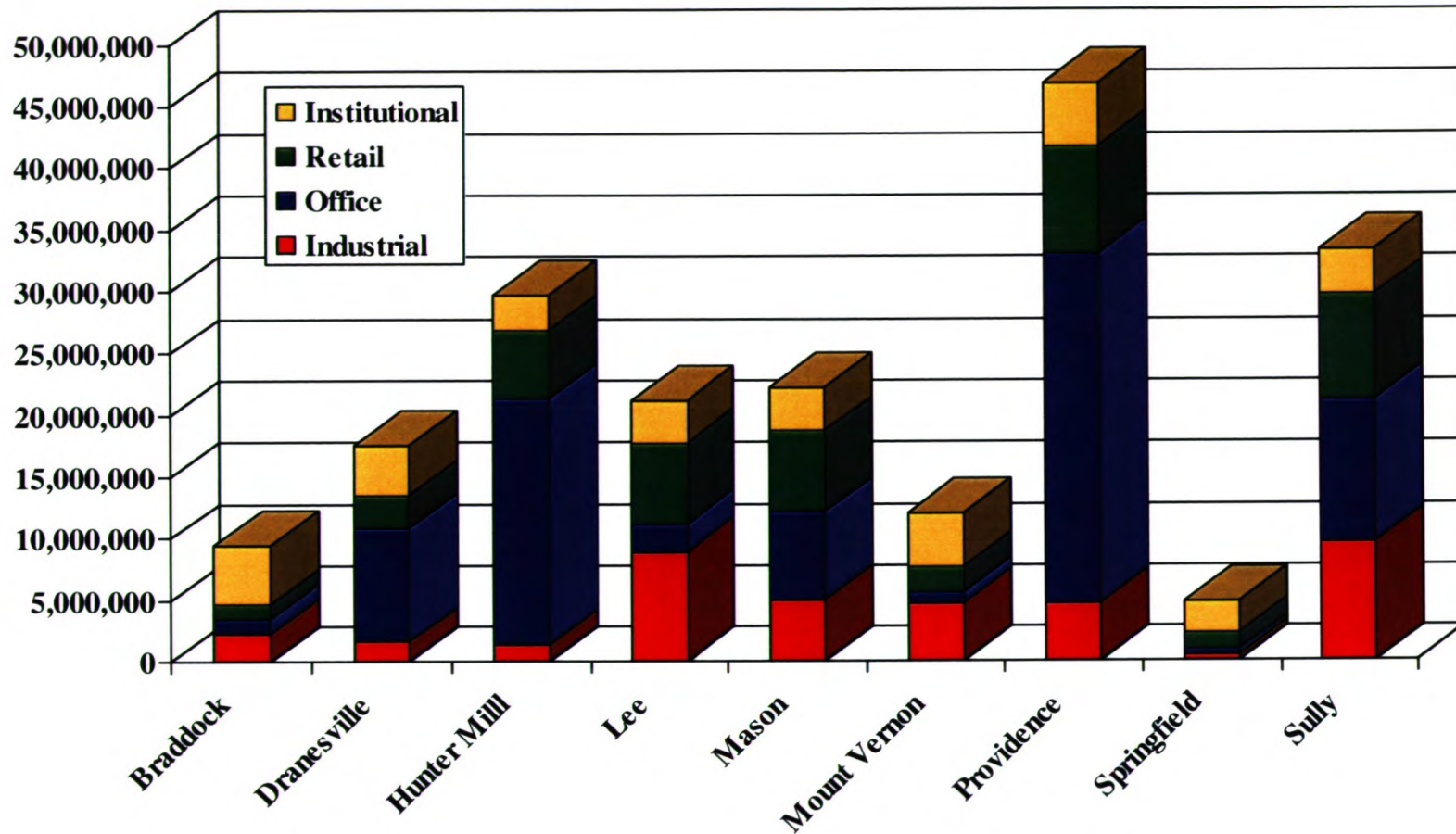
TABLE 2.15**Population, Median Household Income and Median Family Income by Jurisdiction
Washington DC Metropolitan Area, State of Virginia and the United States**

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

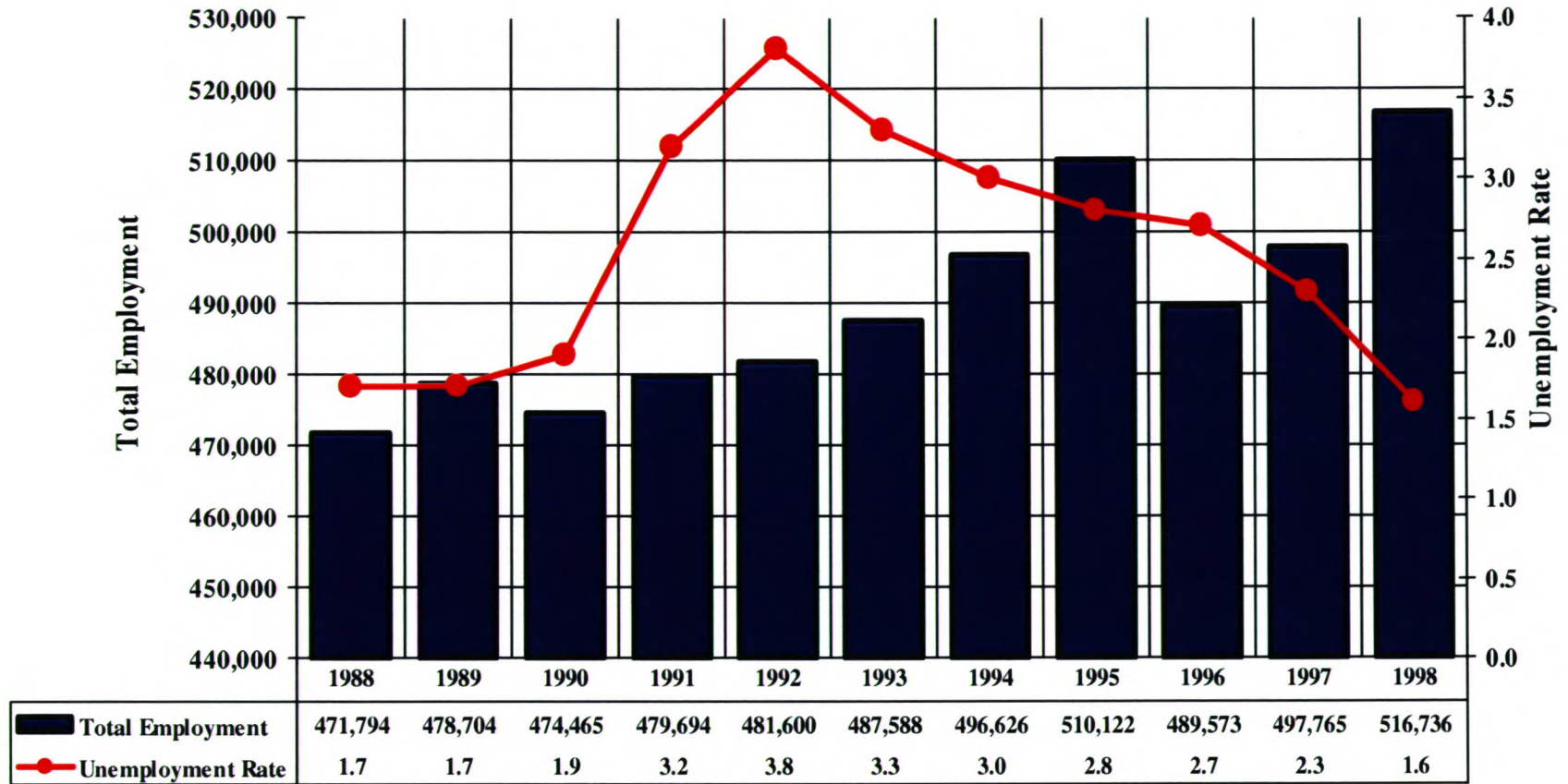
Note: Household Income is defined as that income which is available to all residents of a housing unit, regardless of relationship. Income is from all sources, before taxes and deductions, and includes wages, business, retirement, SSI, alimony, child support, interest, etc. Family Income is derived by including only those households containing two or more persons.

Figure 2.5
Nonresidential Structure Gross Floor Area by
Supervisor District and Type of Structure, January 1999



Source: Fairfax County Department of Systems Management for Human Services.

Figure 2.6
Average Annual Unemployment Rate and Total Employment
Fairfax County, 1988 to 1998



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, figures beginning with 1996 may not be comparable to earlier figures.

CURRENT POPULATION

Total Population

As of January 1999, there were an estimated 946,371 persons residing in Fairfax County. The County's population increased by 14,919 persons, or 1.6 percent, over the 1998 population estimate of 931,452.

Population by Supervisor District

Among the nine supervisor districts, the Sully District was, by far, the largest in terms of total population (140,284 persons). The Braddock and Mason Districts had the lowest total populations with 89,815 persons and 92,530 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 2,647 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, and other adjacent jurisdictions' water customer files which serve Fairfax residents. The 1998 Rental Housing Census was the focus for multifamily rental unit vacancies.

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 1999.

Table 3.2 shows the special institutional population from 1985 to 1999. 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 1999, the total population of all special institutions in Fairfax County was estimated at 17,963.

Population density for the County is presented in Figure 3.2.

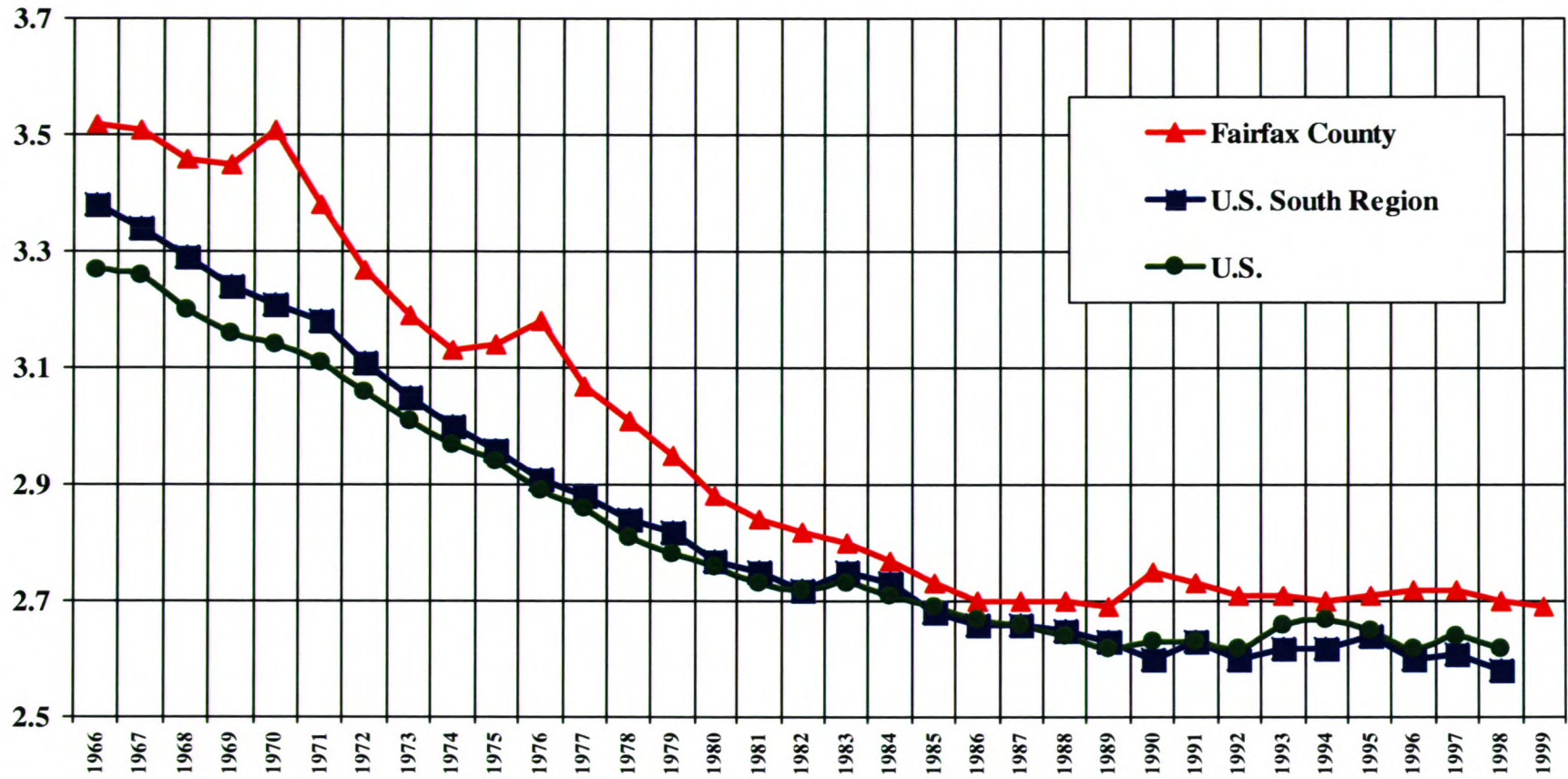
TABLE 3.1

**Average Household Size and Vacancy Rate By Planning District
Fairfax County, 1999**

Planning District	Average Household Size (Persons per Occupied Unit)					Vacancy Rate			
	Single Family	Townhouse	Multi- Family	Mobile Home	Overall	Non-Rental Complex Units		Rental Complex Units	Overall
						Single Family	Townhouse/ Condo		
Annandale	2.64	2.57	2.30		2.69	1.0	1.0	3.6	1.4
Baileys	2.70	2.14	2.04		2.29	1.3	3.3	2.8	2.5
Bull Run	3.11	2.61	1.75	1.92	2.77	1.7	1.7	8.5	2.8
Fairfax	2.82	2.20	2.05	2.07	2.43	2.9	2.9	4.2	3.2
Jefferson	2.82	2.57	1.98		2.53	0.4	1.3	4.4	1.8
Lincolnia	2.71	2.09	2.80		2.58	2.1	3.9	4.0	3.4
Lower Potomac	2.73	2.69	1.71		2.49	5.2	3.9	3.7	4.1
McLean	2.74	2.33	1.85		2.55	0.9	0.6	7.1	1.8
Mount Vernon	2.56	2.41	2.05	2.47	2.39	1.6	2.1	5.9	2.8
Pohick	3.15	2.95	1.79		3.11	0.8	1.0	6.3	1.0
Rose Hill	2.86	2.34	1.79		2.50	2.4	1.6	4.8	2.3
Springfield	2.91	2.57	2.50		2.81	2.3	1.2	0.7	1.7
Upper Potomac	3.32	2.48	1.98		2.87	2.5	2.6	8.0	3.3
Vienna	3.01	2.53	1.85		2.77	1.7	0.7	5.2	1.7
Fairfax County	3.07	2.56	2.05	2.36	2.69	1.6	1.8	5.5	2.3

Source: Fairfax County Department of Systems Management for Human Services

Figure 3.1
Average Persons Per Household
Fairfax County, U.S. South Region, and the U.S. 1966 to 1999



Sources: U.S. Census Bureau and the Fairfax County Department of Systems Management for Human Services.

TABLE 3.2
Special Institutional (Group Quarters) Population
Fairfax County, 1985 to 1999

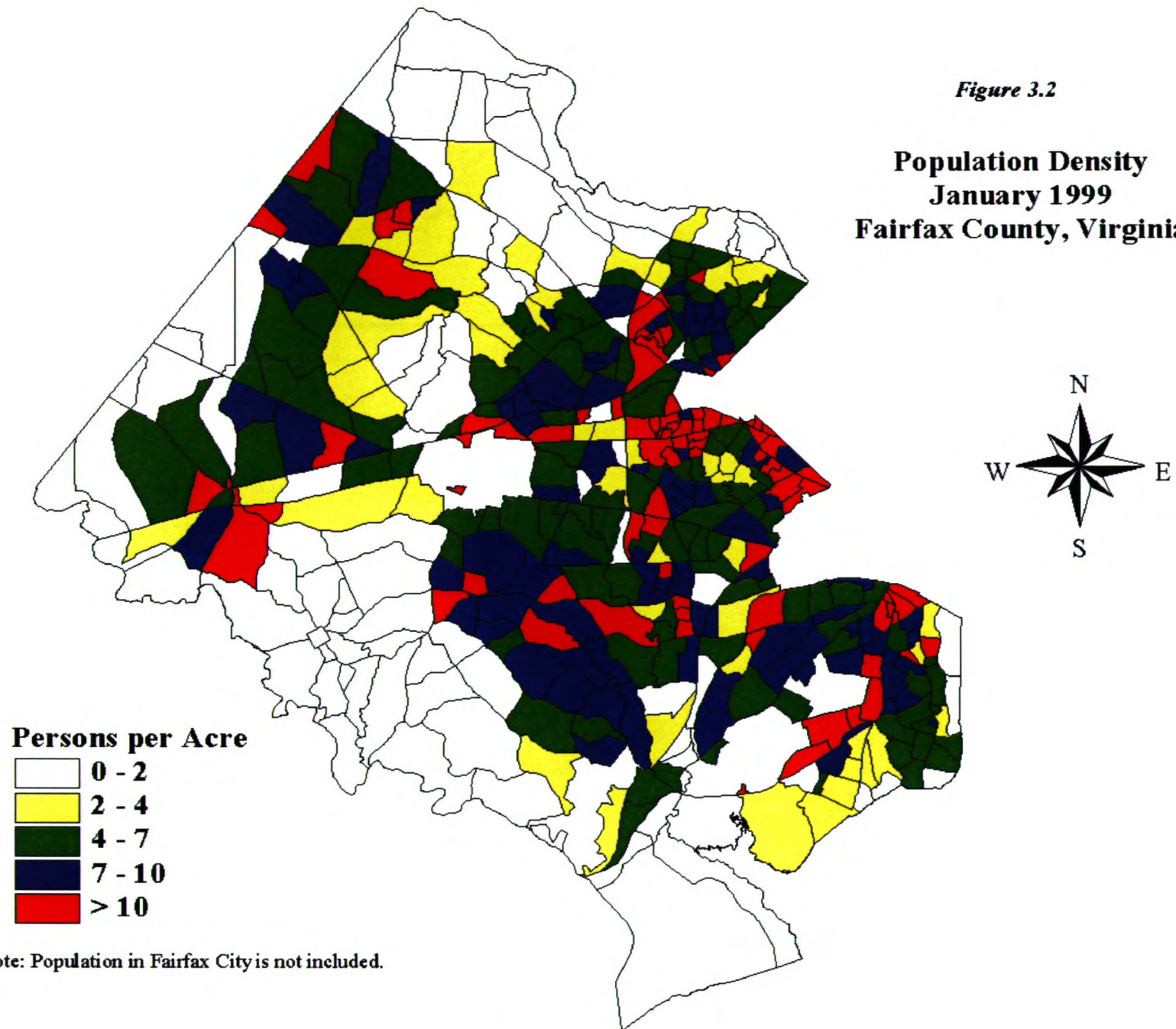
Year	D.C. Correctional Complex at Lorton	Fort Belvoir	Other ^a	Total
1985	3,537	12,247	--	15,784
1990	5,548	8,590	5,372	19,510
1995	7,281	6,723	6,216	20,220
1999	5,212	6,844	5,907	17,963

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, George Mason University dormitories and other group quarters facilities*

Figure 3.2

**Population Density
January 1999
Fairfax County, Virginia**



Population
Supervisor District
(January 1999)

Supervisor District	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
Braddock	89,815	11,983	7.5	18.72	4,797
Dranesville 1/	104,083	35,918	2.9	56.12	1,855
Hunter Mill 2/	112,435	21,684	5.2	33.88	3,319
Lee	104,369	16,563	6.3	25.88	4,033
Mason	92,530	11,372	8.1	17.77	5,207
Mount Vernon	95,047	36,596	2.6	57.18	1,662
Providence	104,791	14,323	7.3	22.38	4,683
Springfield 3/	103,017	40,927	2.5	63.95	1,611
Sully	140,284	39,445	3.6	61.63	2,276
FAIRFAX COUNTY	946,371	228,811	4.1	357.52	2,647

Population
Towns
(January 1999)

Town	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
Town of Clifton	223	139	1.6	0.22	1,025
Town of Herndon	18,522	2,325	8.0	3.63	5,099
Town of Vienna	15,672	2,386	6.6	3.73	4,204
TOWNS TOTAL	34,417	4,850	7.1	7.58	4,542

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 1999)**

Planning District	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
Annandale	67,940	10,071	6.7	15.74	4,316
Baileys	38,430	3,448	11.1	5.39	7,130
Bull Run	102,723	28,997	3.5	45.31	2,267
Fairfax	52,443	11,445	4.6	17.88	2,933
Jefferson	46,609	5,175	9.0	8.09	5,761
Lincolnia	14,227	1,729	8.2	2.70	5,269
Lower Potomac	25,080	23,598	1.1	36.87	680
McLean	65,695	16,439	4.0	25.69	2,557
Mount Vernon	84,270	11,861	7.1	18.53	4,548
Pohick 1/	138,605	45,685	3.0	71.38	1,942
Rose Hill	45,809	8,149	5.6	12.73	3,599
Springfield	46,898	8,889	5.3	13.89	3,376
Upper Potomac 2/	159,018	43,055	3.7	67.27	2,364
Vienna 3/	58,624	10,272	5.7	16.05	3,653
FAIRFAX COUNTY	946,371	228,811	4.1	357.52	2,647

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 1999)

Sewershed Code	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
A1	26,826	4,101	6.5	6.41	4,185
A2	1,056	696	1.5	1.09	969
A3	2,743	254	10.8	0.40	6,858
B1	5,310	916	5.8	1.43	3,713
B2	19,772	3,061	6.5	4.78	4,136
B3	2,269	1,484	1.5	2.32	978
B5 1/	18,027	2,326	7.7	3.63	4,966
C1	3,203	4,824	0.7	7.54	425
C2	3,792	5,642	0.7	8.82	430
D1	8,677	6,142	1.4	9.60	904
D2	24,373	4,764	5.1	7.44	3,276
D3 2/	75,082	20,603	3.6	32.19	2,332
E1	16,012	3,184	5.0	4.98	3,215
E2	1,420	1,337	1.1	2.09	679
F	6,838	1,062	6.4	1.66	4,119
G1	32,890	4,626	7.1	7.23	4,549
G2	3,234	647	5.0	1.01	3,202
G3	2,039	1,978	1.0	3.09	660
G4	974	155	6.3	0.24	4,058
H1	12,850	968	13.3	1.51	8,510
H2	7,263	100	72.8	0.16	45,394
H3	540	55	9.7	0.09	6,000
I1	62,784	7,594	8.3	11.87	5,289
I2	3,545	494	7.2	0.77	4,604
I3	52,162	7,663	6.8	11.97	4,358
I4	121	48	2.5	0.08	1,513
I5	778	62	12.5	0.10	7,780

(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 1999)

Sewershed Code	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
J1	20,195	2,003	10.1	3.13	6,452
J2	6,902	621	11.1	0.97	7,115
J3	4,760	637	7.5	0.99	4,808
J4	4,881	703	6.9	1.10	4,437
K	39,873	6,353	6.3	9.93	4,015
L	41,963	7,849	5.3	12.26	3,423
M0	5,726	581	9.8	0.91	6,292
M1	9,594	797	12.0	1.25	7,675
M2 2/	63,539	8,690	7.3	13.58	4,679
M3	18,116	2,755	6.6	4.30	4,213
M4	22,087	3,651	6.0	5.70	3,875
M5	7,421	2,217	3.3	3.46	2,145
M6	15,268	3,366	4.5	5.26	2,903
M7	420	28	15.2	0.04	10,500
M8	7,014	8,438	0.8	13.18	532
M9	7,557	1,388	5.4	2.17	3,482
N1	112,926	14,434	7.8	22.55	5,008
N2	18,245	4,570	4.0	7.14	2,555
O1	1,026	6,963	0.1	10.88	94
P	195	1,111	0.2	1.74	112
P1	180	853	0.2	1.33	135
P2	453	100	4.5	0.16	2,831
P3	2,924	836	3.5	1.31	2,232
P4	196	81	2.4	0.13	1,508
Q1	12,751	19,178	0.7	29.97	425
R1	8,707	9,364	0.9	14.63	595
R2	717	339	2.1	0.53	1,353

(CONTINUED)

Note: The 1990 Census population for the City of Fells 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 1999)

Sewershed Code	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
R3 3/	227	145	1.6	0.23	987
R4	837	561	1.5	0.88	951
S1	24,121	5,101	4.7	7.97	3,026
S2	742	2,585	0.3	4.04	184
T1	4,570	6,365	0.7	9.95	459
T2	19,656	3,881	5.1	6.06	3,244
T3	17,416	5,092	3.4	7.96	2,188
T4	20,651	2,301	9.0	3.60	5,736
T5	23,323	2,543	9.2	3.97	5,875
T6	229	4,104	0.1	6.41	36
T7	6,383	3,440	1.9	5.37	1,189
FAIRFAX COUNTY	946,371	228,811	4.1	357.52	2,647

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 1999)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mila
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	3,001	171	17.6	0.27	11,115
	152.03	309	65	4.7	0.10	3,090
	152.04		72		0.11	
	Census Tract Total	4,175	616	6.8	0.96	4,349
153	153.01	738	92	8.1	0.14	5,271
	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	3,707	446	8.3	0.70	5,296
154	154.01	5,217	527	9.9	0.82	6,362
	154.02	1,073	237	4.5	0.37	2,900
	154.03	889	102	8.8	0.16	5,556
	Census Tract Total	7,179	866	8.3	1.35	5,318
155	155.01	2,879	422	6.8	0.66	4,362
	155.02	1,800	266	6.8	0.42	4,286
	155.03	789	120	6.6	0.19	4,153
	155.04	236	27	8.7	0.04	5,900
	Census Tract Total	5,704	835	6.8	1.31	4,354
156	156.01	1,434	351	4.1	0.55	2,607
	156.02	204	43	4.8	0.07	2,914
	156.03	776	216	3.6	0.34	2,282
	156.04	318	557	0.6	0.87	366
	Census Tract Total	2,732	1,168	2.3	1.82	1,501
157	157.01	1,134	224	5.1	0.35	3,240
	157.02	1,956	355	5.5	0.55	3,556

(CONTINUED)

Population
Census and Subcensus Tract
(January 1999)

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	3,595	921	3.9	1.44	2,497
158	158.01	1,752	259	6.8	0.40	4,380
	158.02	1,429	242	5.9	0.38	3,761
	158.03	1,232	265	4.6	0.41	3,005
	Census Tract Total	4,413	766	5.8	1.20	3,678
159	159.01	2,237	576	3.9	0.90	2,486
	159.02	500	235	2.1	0.37	1,351
	159.03		119		0.19	
	159.04	343	193	1.8	0.30	1,143
	Census Tract Total	3,080	1,122	2.7	1.75	1,760
160	160.01	692	203	3.4	0.32	2,163
	160.02	2,385	327	7.3	0.51	4,676
	160.03	775	208	3.7	0.33	2,348
	Census Tract Total	3,852	738	5.2	1.15	3,350
161	161.01	463	414	1.1	0.65	712
	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	342	3.6	0.53	2,296
	Census Tract Total	3,572	1,276	2.8	1.99	1,795
162	162.01	5,681	2,766	2.1	4.32	1,315
	162.02		2,005		3.13	
	Census Tract Total	5,681	4,771	1.2	7.45	763
163	163.01	649	2,355	0.3	3.68	176
	163.02	1,204	6,699	0.2	10.47	115
	Census Tract Total	1,853	9,054	0.2	14.15	131
201	201.01	1,274	132	9.6	0.21	6,067
	201.02	1,894	550	3.4	0.86	2,202
	Census Tract Total	3,168	682	4.6	1.07	2,961
202	202.01	5,330	481	11.1	0.75	7,107

(CONTINUED)

Population
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
202	202.02	2,455	422	5.8	0.66	3,720
	Census Tract Total	7,785	903	8.6	1.41	5,521
203	203.01	1,863	281	6.6	0.44	4,234
	203.02	1,780	368	4.8	0.57	3,123
	203.03	704	91	7.8	0.14	5,029
	203.04	843	149	5.7	0.23	3,665
	Census Tract Total	5,190	887	5.8	1.39	3,734
204	204.01	3,219	127	25.4	0.20	16,095
	Census Tract Total	3,219	127	25.4	0.20	16,095
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	2,445	210	11.7	0.33	7,409
	Census Tract Total	3,915	288	13.6	0.45	8,700
207	207.01	1,861	258	7.2	0.40	4,653
	207.02	414	98	4.2	0.15	2,760
	207.03	1,594	245	6.5	0.38	4,195
	Census Tract Total	3,869	601	6.4	0.94	4,116
208	208.01	1,024	247	4.1	0.39	2,626
	208.02	770	81	9.5	0.13	5,923
	208.03	1,648	232	7.1	0.36	4,578
	Census Tract Total	3,442	560	6.1	0.87	3,956
210	210.01	2,532	459	5.5	0.72	3,517
	210.02	1,861	134	13.9	0.21	8,862
	210.03	682	221	3.1	0.35	1,949
	210.04	840	485	1.7	0.76	1,105
	Census Tract Total	5,915	1,299	4.6	2.03	2,914
211	211.01	8,037	1,123	7.2	1.75	4,593

(CONTINUED)

Population
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
211	211.02	3,852	885	4.4	1.38	2,791
	211.03	630	139	4.5	0.22	2,864
	Census Tract Total	12,519	2,147	5.8	3.35	3,737
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	3,671	384	9.6	0.60	6,118
	213.02	265	1,545	0.2	2.41	110
	Census Tract Total	3,936	1,929	2.0	3.01	1,308
214	214.01	1,910	192	10.0	0.30	6,367
	214.02	3,121	231	13.5	0.36	8,669
	Census Tract Total	5,031	423	11.9	0.66	7,623
215	215.01	4,399	402	11.0	0.63	6,983
	Census Tract Total	4,399	402	11.0	0.63	6,983
216	216.01	3,332	130	25.6	0.20	16,660
	216.02	1,152	126	9.1	0.20	5,760
	Census Tract Total	4,484	256	17.5	0.40	11,210
217	217.01	6,424	514	12.5	0.80	8,030
	Census Tract Total	6,424	514	12.5	0.80	8,030
218	218.01	4,619	369	12.5	0.58	7,964
	Census Tract Total	4,619	369	12.5	0.58	7,964
219	219.01	1,163	3,416	0.3	5.34	218
	Census Tract Total	1,163	3,416	0.3	5.34	218
220	220.01		230		0.36	
	220.02		249		0.39	
	220.03	1,448	274	5.3	0.43	3,367
	220.04	21	73	0.3	0.11	191
	220.05	420	28	15.2	0.04	10,500
	Census Tract Total	1,889	854	2.2	1.33	1,420
221	221.01	4,143	633	6.5	0.99	4,185
	221.02	3	216	0.0	0.34	9

(CONTINUED)

Population
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
221	221.03	1,800	744	2.4	1.16	1,552
	221.04	2,600	464	5.6	0.73	3,562
	221.05	638	511	1.2	0.80	798
	221.06	98	425	0.2	0.66	148
	Census Tract Total	9,282	2,994	3.1	4.68	1,983
222	222.01	5,212	2,988	1.7	4.67	1,116
	Census Tract Total	5,212	2,988	1.7	4.67	1,116
223	223.01	6,827	706	9.7	1.10	6,206
	Census Tract Total	6,827	706	9.7	1.10	6,206
224	224.01	7,620	1,035	7.4	1.62	4,704
	224.02	1,278	157	8.1	0.25	5,112
	Census Tract Total	8,898	1,192	7.5	1.86	4,784
301	301.01	1,513	285	5.3	0.45	3,362
	301.02	3,431	428	8.0	0.67	5,121
	301.03	2,968	211	14.1	0.33	8,994
	Census Tract Total	7,912	924	8.6	1.44	5,494
302	302.01	12,347	1,392	8.9	2.17	5,690
	Census Tract Total	12,347	1,392	8.9	2.17	5,690
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	1,023	75	13.6	0.12	8,525
	306.03	1,295	123	10.6	0.19	6,816
	306.04	1,271	171	7.4	0.27	4,707
	Census Tract Total	5,097	459	11.1	0.72	7,079
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 1999)

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	6,833	858	8.0	1.34	5,099
	Census Tract Total	6,833	858	8.0	1.34	5,099
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	4,139	469	8.8	0.73	5,670
	Census Tract Total	4,139	469	8.8	0.73	5,670
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	2,296	543	4.2	0.85	2,701
	316.02	2,388	330	7.2	0.52	4,592
	316.03	9	807	0.0	1.26	7
	Census Tract Total	4,693	1,679	2.8	2.62	1,791
318	318.01	7,325	735	10.0	1.15	6,370
	Census Tract Total	7,325	735	10.0	1.15	6,370
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	3,367	324	10.4	0.51	6,602
	Census Tract Total	3,367	324	10.4	0.51	6,602
321	321.01	3,869	389	10.0	0.61	6,343
	Census Tract Total	3,869	389	10.0	0.61	6,343
322	322.01	7,042	716	9.8	1.12	6,288
	Census Tract Total	7,042	716	9.8	1.12	6,288
323	323.01	3,469	353	9.8	0.55	6,307
	323.02	1,589	282	5.6	0.44	3,611

(CONTINUED)

Population
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
323	Census Tract Total	5,058	635	8.0	0.99	5,109
324	324.01	9,009	992	9.1	1.55	5,812
	Census Tract Total	9,009	992	9.1	1.55	5,812
325	325.01	5,979	723	8.3	1.13	5,291
	Census Tract Total	5,979	723	8.3	1.13	5,291
326	326.01	4,749	641	7.4	1.00	4,749
	Census Tract Total	4,749	641	7.4	1.00	4,749
327	327.01	7,823	876	8.9	1.37	5,710
	Census Tract Total	7,823	876	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	1,725	421	4.1	0.66	2,614
	401.02	2,870	596	4.8	0.93	3,086
	401.03	2,357	288	8.2	0.45	5,238
	Census Tract Total	6,952	1,305	5.3	2.04	3,408
402	402.01	862	293	2.9	0.46	1,874
	402.02	4,720	554	8.5	0.87	5,425
	402.03		118		0.18	
	402.04	373	214	1.7	0.33	1,130
	Census Tract Total	5,955	1,179	5.1	1.84	3,236
403	403.01	1,366	343	4.0	0.54	2,530
	403.02	1,312	303	4.3	0.47	2,791
	Census Tract Total	2,678	646	4.1	1.01	2,651
405	405.01	2,793	426	6.6	0.67	4,169
	405.02	1,252	217	5.8	0.34	3,682
	405.03	4,435	948	4.7	1.48	2,997
	405.04	885	48	18.4	0.08	11,063
	Census Tract Total	9,365	1,640	5.7	2.56	3,658
406	406.01	2,220	844	2.6	1.32	1,682
	Census Tract Total	2,220	844	2.6	1.32	1,682

(CONTINUED)

Population
Census and Subcensus Tract
(January 1999)

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	2,366	353	6.7	0.55	4,302
	408.02	277	63	4.4	0.10	2,770
	408.03	1,262	225	5.6	0.35	3,606
	408.04	1,959	481	4.1	0.75	2,612
	408.05		233		0.36	
	Census Tract Total	5,864	1,355	4.3	2.12	2,766
501	501.01	3,232	265	12.2	0.41	7,883
	501.02	890	66	13.5	0.10	8,900
	501.03	1,190	100	11.9	0.16	7,438
	Census Tract Total	5,312	431	12.3	0.67	7,928
502	502.01	1,238	43	28.6	0.07	17,686
	502.02	705	58	12.2	0.09	7,833
	502.03	489	63	7.7	0.10	4,890
	502.04	1,141	101	11.3	0.16	7,131
	Census Tract Total	3,573	265	13.5	0.41	8,715
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	890	72	12.3	0.11	8,091
	505.03	652	52	12.6	0.08	8,150

(CONTINUED)

**Population
Census and Subcensus Tract
(January 1999)**

Census Tract	Subcensus Tract	Population	Acres	Population per Acra	Square Miles	Population per Sq Mile
505	Census Tract Total	2,588	205	12.6	0.32	8,088
506	506.01	556	177	3.1	0.28	1,986
	506.02	3,821	338	11.3	0.53	7,209
	506.03	867	82	10.5	0.13	6,669
	506.04	552	69	8.0	0.11	5,018
	506.05	777	116	6.7	0.18	4,317
	506.06	1,122	112	10.0	0.17	6,600
	506.07	504	61	8.3	0.09	5,600
	Census Tract Total	8,199	955	8.6	1.49	5,503
507	507.01	2,683	442	6.1	0.69	3,888
	507.02	3,327	259	12.8	0.41	8,115
	Census Tract Total	6,010	702	8.6	1.10	5,464
508	508.01	867	117	7.4	0.18	4,817
	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	3,195	414	7.7	0.65	4,915
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	1,624	217	7.5	0.34	4,776
	Census Tract Total	2,794	344	8.1	0.54	5,174
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

(CONTINUED)

Population
Census and Subcensus Tract
(January 1999)

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	1,680	32	52.4	0.05	33,600
	514.03	777	52	14.9	0.08	9,713
	Census Tract Total	2,875	100	28.8	0.16	17,969
515	515.01	1,863	94	19.9	0.15	12,420
	515.02	2,843	166	17.1	0.26	10,935
	515.03	1,817	237	7.7	0.37	4,911
	515.04	2,040	141	14.5	0.22	9,273
	Census Tract Total	8,563	638	13.4	1.00	8,563
516	516.01	1,717	66	26.2	0.10	17,170
	516.02	214	30	7.3	0.05	4,280
	516.03	1,674	86	19.4	0.13	12,877
	516.04	1,365	110	12.5	0.17	8,029
	516.05	979	145	6.7	0.23	4,257
	Census Tract Total	5,949	436	13.6	0.68	8,749
518	518.01	1,207	164	7.4	0.26	4,642
	518.02	521	95	5.5	0.15	3,473
	518.03	1,146	205	5.6	0.32	3,581
	Census Tract Total	2,874	464	6.2	0.72	3,992
519	519.01	5,252	619	8.5	0.97	5,414
	Census Tract Total	5,252	619	8.5	0.97	5,414
520	520.01	2,949	492	6.0	0.77	3,830
	Census Tract Total	2,949	492	6.0	0.77	3,830
521	521.01	340	135	2.5	0.21	1,619
	521.02	2,574	375	6.9	0.59	4,363
	521.03	1,527	231	6.6	0.36	4,242
	521.04	1,715	266	6.4	0.42	4,083
	521.05	1,101	253	4.4	0.39	2,823

(CONTINUED)

Population
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
521	Census Tract Total	7,257	1,260	5.8	1.97	3,684
522	522.01	3,427	206	16.6	0.32	10,709
	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	5,522	483	11.4	0.75	7,363
523	523.01	7,032	235	29.9	0.37	19,005
	Census Tract Total	7,032	235	29.9	0.37	19,005
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	827	449	1.8	0.70	1,181
	525.02	1,344	312	4.3	0.49	2,743
	525.03	949	259	3.7	0.40	2,373
	525.04	4,056	245	16.5	0.38	10,674
	Census Tract Total	7,176	1,265	5.7	1.98	3,624
526	526.01	1,968	295	6.7	0.46	4,278
	526.02	1,391	189	7.4	0.30	4,637
	526.03	611	122	5.0	0.19	3,216
	Census Tract Total	3,970	606	6.6	0.95	4,179
527	527.01	3,730	326	11.5	0.51	7,314
	Census Tract Total	3,730	326	11.5	0.51	7,314
528	528.01	8,380	261	32.1	0.41	20,439
	Census Tract Total	8,380	261	32.1	0.41	20,439
601	601.01	967	485	2.0	0.76	1,272
	601.02	1,896	519	3.7	0.81	2,341
	601.03	729	426	1.7	0.67	1,088
	Census Tract Total	3,592	1,430	2.5	2.23	1,611

(CONTINUED)

Population
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
602	602.01	1,558	811	1.9	1.27	1,227
	602.02	262	165	1.6	0.26	1,008
	602.03	1,908	921	2.1	1.44	1,325
	Census Tract Total	3,728	1,897	2.0	2.96	1,259
603	603.01	709	189	3.7	0.30	2,363
	603.02	2,032	292	7.0	0.46	4,417
	Census Tract Total	2,741	481	5.7	0.75	3,655
604	604.01	800	232	3.4	0.36	2,222
	604.02	3,049	504	6.1	0.79	3,859
	604.03	488	91	5.4	0.14	3,486
	Census Tract Total	4,337	827	5.2	1.29	3,362
605	605.01	2,240	449	5.0	0.70	3,200
	605.02	2,005	232	8.7	0.36	5,569
	605.03	1,012	115	8.8	0.18	5,622
	605.04	546	97	5.7	0.15	3,640
	605.05	1,758	269	6.5	0.42	4,186
	Census Tract Total	7,561	1,161	6.5	1.81	4,177
606	606.01	436	90	4.9	0.14	3,114
	606.02	3,448	451	7.6	0.70	4,926
	Census Tract Total	3,884	540	7.2	0.84	4,624
607 /1	607.01	7,676	964	8.0	1.51	5,083
	Census Tract Total	7,676	964	8.0	1.51	5,083
608 /1	608.01	3,119	493	6.3	0.77	4,051
	Census Tract Total	3,119	493	6.3	0.77	4,051
609 /1	609.01	2,501	584	4.3	0.91	2,748
	Census Tract Total	2,501	584	4.3	0.91	2,748
610 /1	610.01	2,376	344	6.9	0.54	4,400
	Census Tract Total	2,376	344	6.9	0.54	4,400
611	611.01	1,879	550	3.4	0.86	2,185
	611.02	4,891	868	5.6	1.36	3,596

(CONTINUED)

Population
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
611	Census Tract Total	6,770	1,418	4.8	2.22	3,050
612	612.01	612	590	1.0	0.92	665
	612.02	3,222	1,718	1.9	2.68	1,202
	612.03	195	324	0.6	0.51	382
	612.04	1,370	311	4.4	0.49	2,796
	Census Tract Total	5,399	2,943	1.8	4.60	1,174
615	615.01	975	156	6.3	0.24	4,063
	615.02	843	102	8.2	0.16	5,269
	615.03	1,213	147	8.3	0.23	5,274
	615.04	1,858	216	8.6	0.34	5,465
	615.05	262	35	7.4	0.06	4,367
	Census Tract Total	5,151	656	7.9	1.03	5,001
616	616.01	2,439	246	9.9	0.38	6,418
	616.02	1,034	222	4.7	0.35	2,954
	616.04	1,983	94	21.0	0.15	13,220
	616.05	957	80	12.0	0.12	7,975
	616.06		196		0.31	
	Census Tract Total	6,413	838	7.6	1.31	4,895
617	617.01	4,828	336	14.3	0.53	9,109
	617.02	497	177	2.8	0.28	1,775
	Census Tract Total	5,325	514	10.4	0.80	6,656
618	618.01	780	119	6.5	0.19	4,105
	618.02	4,714	249	18.9	0.39	12,087
	Census Tract Total	5,494	368	14.9	0.58	9,472
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	1,282	770	1.7	1.20	1,068
	701.03	160	94	1.7	0.15	1,067
	701.04	460	302	1.5	0.47	979

(CONTINUED)

Population
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
701	Census Tract Total	2,708	1,436	1.9	2.24	1,209
702	702.01	6	815	0.0	1.27	5
	Census Tract Total	6	815	0.0	1.27	5
703	703.01	1,933	378	5.1	0.59	3,276
	703.02	376	104	3.6	0.16	2,350
	703.03	916	194	4.7	0.30	3,053
	Census Tract Total	3,225	676	4.8	1.06	3,042
704	704.01	1,367	401	3.4	0.63	2,170
	704.02	122	44	2.8	0.07	1,743
	704.03	1,026	378	2.7	0.59	1,739
	704.04	797	192	4.2	0.30	2,657
	704.05	1,493	249	6.0	0.39	3,828
	Census Tract Total	4,805	1,265	3.8	1.98	2,427
705	705.01	322	77	4.2	0.12	2,683
	705.02	942	188	5.0	0.29	3,248
	705.03	1,877	327	5.7	0.51	3,680
	705.04	839	140	6.0	0.22	3,814
	705.05	488	70	7.0	0.11	4,436
	705.06	901	62	14.6	0.10	9,010
	Census Tract Total	5,369	864	6.2	1.35	3,977
706	706.01	616	214	2.9	0.33	1,867
	706.02	470	90	5.2	0.14	3,357
	706.03	997	102	9.8	0.16	6,231
	706.04	489	71	6.9	0.11	4,445
	Census Tract Total	2,572	477	5.4	0.74	3,476
707	707.01	836	155	5.4	0.24	3,483
	707.02	1,139	144	7.9	0.22	5,177
	707.03	825	148	5.6	0.23	3,587
	707.04	1,079	142	7.6	0.22	4,905
	707.05	560	78	7.1	0.12	4,667

(CONTINUED)

Population
Census and Subcensus Tract
(January 1999)

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	5,178	747	6.9	1.17	4,426
708	708.01	759	143	5.3	0.22	3,450
	708.02	2,133	278	7.7	0.43	4,960
	Census Tract Total	2,892	421	6.9	0.66	4,382
709	709.01	1,832	313	5.9	0.49	3,739
	709.02	2,088	217	9.6	0.34	6,141
	709.03	731	72	10.2	0.11	6,645
	709.04	877	173	5.1	0.27	3,248
	709.05	975	111	8.8	0.17	5,735
	709.06	303	27	11.1	0.04	7,575
	Census Tract Total	6,806	912	7.5	1.43	4,759
710	710.01	166	85	2.0	0.13	1,277
	710.02	629	115	5.5	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	484	44	11.0	0.07	6,914
	711.02	585	61	9.6	0.10	5,850
	711.03	759	79	9.7	0.12	6,325
	711.04	874	80	11.0	0.12	7,283
	711.05	697	65	10.7	0.10	6,970
	711.06	1,539	150	10.2	0.23	6,691
	711.07	543	77	7.0	0.12	4,525
	711.08	1,074	183	5.9	0.29	3,703
	Census Tract Total	6,555	739	8.9	1.16	5,651
712	712.01	3	75	0.0	0.12	25
	712.02	1,066	59	18.0	0.09	11,844
	712.03	544	31	17.6	0.05	10,880
	712.04	5,191	317	16.4	0.50	10,382
	Census Tract Total	6,804	482	14.1	0.75	9,072

(CONTINUED)

Population
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
713	713.01	7,221	441	16.4	0.69	10,465
	713.02	1,737	249	7.0	0.39	4,454
	Census Tract Total	8,958	690	13.0	1.08	8,294
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	1,449	3,217	0.5	5.03	288
	801.02	738	787	0.9	1.23	600
	801.03	758	1,209	0.6	1.89	401
	801.04	913	2,011	0.5	3.14	291
	801.05	594	1,352	0.4	2.11	282
	Census Tract Total	4,452	8,576	0.5	13.40	332
802	802.01	953	701	1.4	1.09	874
	802.02	1,316	434	3.0	0.68	1,935
	802.03	1,459	254	5.7	0.40	3,648
	802.04	5,356	538	10.0	0.84	6,376
	802.05		128		0.20	
	Census Tract Total	9,084	2,055	4.4	3.21	2,830
803	803.01	3,071	2,451	1.3	3.83	802
	803.02	753	570	1.3	0.89	846
	803.03	2,722	1,754	1.6	2.74	993
	803.04		92		0.14	
	Census Tract Total	6,546	4,866	1.3	7.60	861
804	804.01	2,159	1,439	1.5	2.25	960
	804.02	2,374	2,418	1.0	3.78	628
	804.03	1,283	1,096	1.2	1.71	750
	804.04	1,407	716	2.0	1.12	1,256
	804.05	2,776	1,260	2.2	1.97	1,409
	Census Tract Total	9,999	6,930	1.4	10.83	923
805	805.01	6,172	601	10.3	0.94	6,566

(CONTINUED)

Population
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
805	805.02	6,091	1,279	4.8	2.00	3,046
	805.03	6,145	871	7.1	1.36	4,518
	Census Tract Total	18,408	2,751	6.7	4.30	4,281
808 /2	808.01	7,088	1,030	6.9	1.61	4,402
	Census Tract Total	7,088	1,030	6.9	1.61	4,402
809 /2	809.01	11,434	1,295	8.8	2.02	5,660
	Census Tract Total	11,434	1,295	8.8	2.02	5,660
810	810.01	3,255	288	11.3	0.45	7,233
	Census Tract Total	3,255	288	11.3	0.45	7,233
811	811.01	250	249	1.0	0.39	641
	811.02	5,693	578	9.9	0.90	6,326
	811.03	4,311	469	9.2	0.73	5,905
	811.04	4,700	719	6.5	1.12	4,196
	Census Tract Total	14,954	2,015	7.4	3.15	4,747
812	812.01	6,631	1,042	6.4	1.63	4,068
	Census Tract Total	6,631	1,042	6.4	1.63	4,068
814	814.01	7,305	1,226	6.0	1.92	3,805
	Census Tract Total	7,305	1,226	6.0	1.92	3,805
815	815.01	2,583	1,123	2.3	1.75	1,476
	Census Tract Total	2,583	1,123	2.3	1.75	1,476
816	816.01	1,550	974	1.6	1.52	1,020
	816.02	1,591	1,098	1.4	1.72	925
	Census Tract Total	3,141	2,071	1.5	3.24	969
817	817.01	1,906	869	2.2	1.36	1,401
	817.02	2,093	879	2.4	1.37	1,528
	817.03	1,793	628	2.9	0.98	1,830
	817.04	4,126	609	6.8	0.95	4,343
	Census Tract Total	9,918	2,986	3.3	4.67	2,124
819	819.01	3,741	1,369	2.7	2.14	1,748
	819.02	1,829	1,069	1.7	1.67	1,095

(CONTINUED)

**Population
Census and Subcensus Tract
(January 1999)**

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
819	Census Tract Total	5,570	2,438	2.3	3.81	1,462
820	820.01	7,999	1,156	6.9	1.81	4,419
	820.02	1,261	173	7.3	0.27	4,670
	Census Tract Total	9,260	1,328	7.0	2.08	4,452
821	821.01	3,399	207	16.4	0.32	10,622
	Census Tract Total	3,399	207	16.4	0.32	10,622
822	822.01	1,464	432	3.4	0.68	2,153
	822.02	893	314	2.8	0.49	1,822
	822.03	4,663	324	14.4	0.51	9,143
	Census Tract Total	7,020	1,069	6.6	1.67	4,204
823	823.01	12,855	1,276	10.1	1.99	6,460
	Census Tract Total	12,855	1,276	10.1	1.99	6,460
824	824.01	2,540	897	2.8	1.40	1,814
	Census Tract Total	2,540	897	2.8	1.40	1,814
825	825.01	1,382	1,796	0.8	2.81	492
	825.02	12,281	1,851	6.6	2.89	4,249
	Census Tract Total	13,663	3,647	3.7	5.70	2,397
826	826.01	2,033	398	5.1	0.62	3,279
	826.02	8,543	1,699	5.0	2.65	3,224
	Census Tract Total	10,576	2,097	5.0	3.28	3,224
901	901.01	7	563	0.0	0.88	8
	901.02	40	438	0.1	0.68	59
	901.03	2,943	1,755	1.7	2.74	1,074
	901.04	20	930	0.0	1.45	14
	901.05	7,217	1,553	4.6	2.43	2,970
	901.06		2,501		3.91	
	Census Tract Total	10,227	7,739	1.3	12.09	846
905	905.01	2,602	241	10.8	0.38	6,847
	905.02	5,743	2,116	2.7	3.31	1,735
	Census Tract Total	8,345	2,357	3.5	3.68	2,268

(CONTINUED)

Population
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
909 /3	909.01	223	139	1.6	0.22	1,014
	Census Tract Total	223	139	1.6	0.22	1,014
910	910.01	76	1,705	0.0	2.66	29
	910.02	1,654	2,686	0.6	4.20	394
	Census Tract Total	1,730	4,391	0.4	6.86	252
911	911.01	12,675	3,053	4.2	4.77	2,657
	Census Tract Total	12,675	3,053	4.2	4.77	2,657
912	912.01	5,888	435	13.5	0.68	8,659
	912.02	566	102	5.6	0.16	3,538
	Census Tract Total	6,454	536	12.0	0.84	7,683
913	913.01	74	803	0.1	1.25	59
	913.02	120	1,575	0.1	2.46	49
	913.03	1,972	839	2.4	1.31	1,505
	913.04	9,648	970	9.9	1.52	6,347
	Census Tract Total	11,814	4,187	2.8	6.54	1,806
914	914.01	17,177	1,652	10.4	2.58	6,658
	Census Tract Total	17,177	1,652	10.4	2.58	6,658
915	915.01	5,100	1,254	4.1	1.96	2,602
	915.02	1,576	492	3.2	0.77	2,047
	915.03	1,155	58	20.0	0.09	12,833
	Census Tract Total	7,831	1,803	4.3	2.82	2,777
916	916.01	7,883	868	9.1	1.36	5,796
	Census Tract Total	7,883	868	9.1	1.36	5,796
917	917.01	5,576	491	11.4	0.77	7,242
	917.02	1,849	241	7.7	0.38	4,866
	917.03	1,477	741	2.0	1.16	1,273
	917.04	3,631	623	5.8	0.97	3,743
	Census Tract Total	12,533	2,096	6.0	3.27	3,833
918	918.01	11,534	1,179	9.8	1.84	6,268
	Census Tract Total	11,534	1,179	9.8	1.84	6,268

(CONTINUED)

Population
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
919	919.01	358	1,228	0.3	1.92	186
	919.02	436	984	0.4	1.54	283
	919.03	501	1,111	0.5	1.74	288
	919.04	218	273	0.8	0.43	507
	919.05	649	2,453	0.3	3.83	169
	919.06	143	334	0.4	0.52	275
	919.07	332	1,767	0.2	2.76	120
	919.08	62	106	0.6	0.17	365
	919.09	412	677	0.6	1.06	389
	919.10	140	193	0.7	0.30	467
	919.11	156	1,315	0.1	2.06	76
	919.12	301	496	0.6	0.77	391
		Census Tract Total	3,708	10,937	0.3	17.09
920	920.01	2,229	1,930	1.2	3.02	738
	920.02	2,166	2,236	1.0	3.49	621
	920.03	2,268	1,331	1.7	2.08	1,090
		Census Tract Total	6,663	5,497	1.2	8.59
921	921.01	306	490	0.6	0.77	397
	921.02	475	763	0.6	1.19	399
	921.03	1,146	2,024	0.6	3.16	363
	921.04	729	632	1.2	0.99	736
	921.05	1,134	656	1.7	1.03	1,101
	921.06	1,190	1,231	1.0	1.92	620
	921.07	1,846	1,404	1.3	2.19	843
		Census Tract Total	6,826	7,201	0.9	11.25
922	922.01	388	2,649	0.1	4.14	94
	922.02	1,492	2,961	0.5	4.63	322
	922.03	6,705	1,283	5.2	2.01	3,336
	922.04	653	1,736	0.4	2.71	241
	922.05	3,780	1,050	3.6	1.64	2,305

(CONTINUED)

**Population
Census and Subcensus Tract
(January 1999)**

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
922	Census Tract Total	13,018	9,680	1.3	15.13	860
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	492	9.1	0.77	5,831
	Census Tract Total	4,490	492	9.1	0.77	5,831
FAIRFAX COUNTY		946,371	228,811	4.1	357.52	2,647

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 Research, Analysis and Project Services Group of Fairfax County Department of Systems Management for Human Services, 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 Systems Management for Human Services. 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 more than doubling between 1970 and 1999, from 455,021 to 946,371 persons in 1999. Between January 1999 - 2000, the County's population is forecast to increase by an additional 21,854 persons to 968,225 total persons in 2000. By the year 2010, the County's population is forecast to be 1,112,943, an increase of 166,572 persons over the 1999 population estimate. And, by the year 2025, total population is forecast to be 1,203,666 an increase of 257,295 persons over the 1999 estimate.

Population Forecasts by Supervisor District

Sully District, which had the largest population of the supervisor districts in January 1999 (140,284), is expected to remain the area of the County with the largest population through the year 2025 (192,432). The Hunter Mill District had the second largest population in January 1999 (112,435), and that area of the county is expected to remain second largest in the year 2025 (148,680). The population in the Braddock District area is expected to increase more slowly than the other supervisor district areas, and is forecast to total 103,206, 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 1999 (159,018 persons) of all of the planning districts, is also forecast to contain the largest population by the year 2025 (220,073 persons). The Pohick Planning District contained 138,605 persons in January 1999 and is forecast to have 166,697 persons by the year 2025. The Lincolnia Planning District had the fewest number of persons in 1999 (14,227 persons) of all of the planning districts, and is forecast to have the fewest number of persons by the year 2025 (18,580 persons).

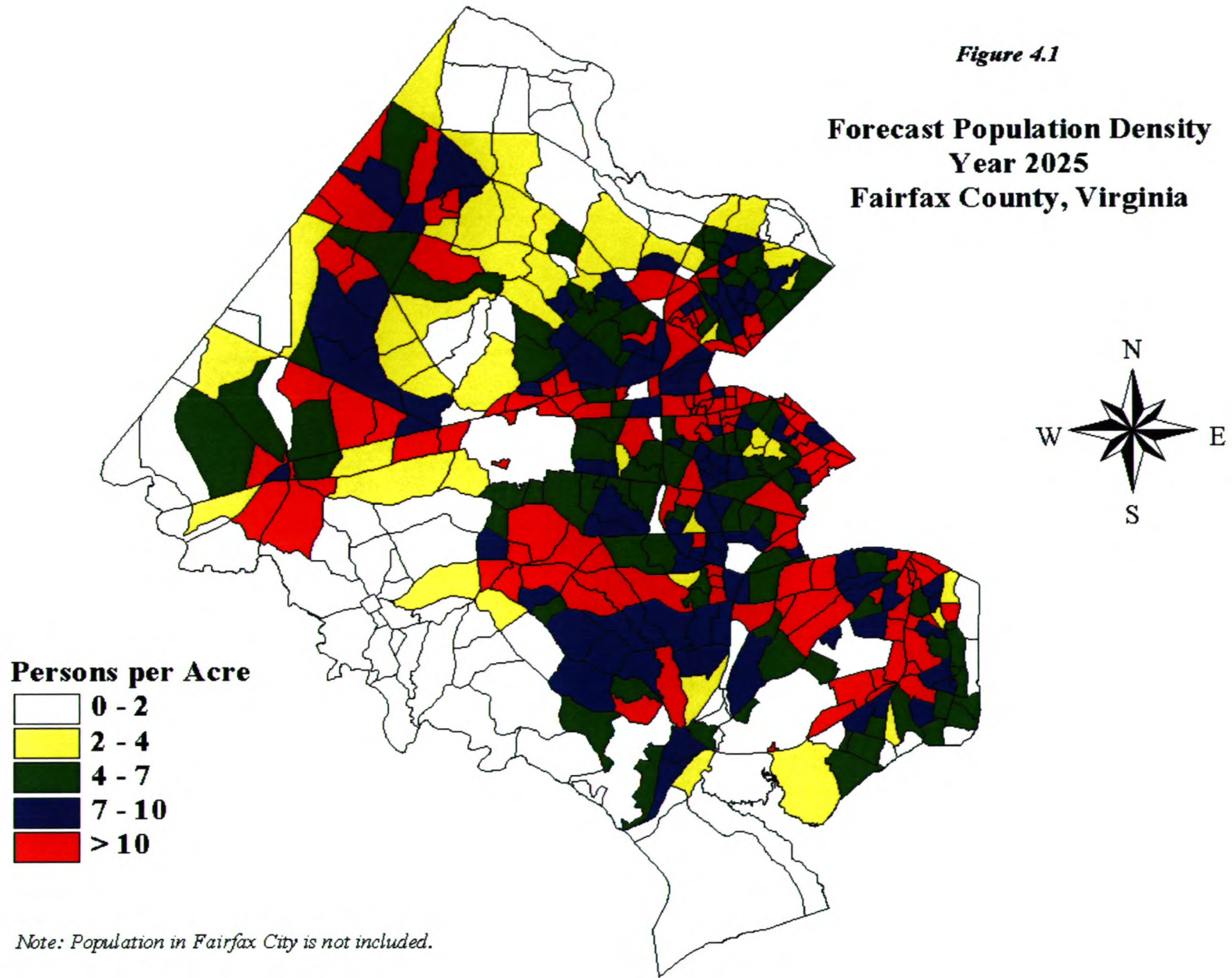
Forecast average household size factors by planning district are presented in Table 4.2. The average number of persons per household is expected to remain at 2.69 through year 2005 and then decline slightly to 2.66 by year 2025.

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

<p style="text-align: center;">TABLE 4.2</p> <p style="text-align: center;">Average Household Size by Planning District</p> <p style="text-align: center;">Fairfax County, 1999 to 2025</p>							
Planning District	1999	2000	2005	2010	2015	2020	2025
Annandale	2.69	2.69	2.69	2.69	2.69	2.69	2.68
Baileys	2.29	2.29	2.28	2.28	2.28	2.28	2.28
Bull Run	2.77	2.76	2.75	2.74	2.75	2.76	2.77
Fairfax	2.43	2.44	2.43	2.42	2.41	2.41	2.41
Jefferson	2.53	2.53	2.51	2.49	2.49	2.49	2.49
Lincolnia	2.58	2.57	2.55	2.54	2.54	2.54	2.55
Lower Potomac	2.49	2.48	2.49	2.50	2.50	2.50	2.49
McLean	2.55	2.55	2.53	2.51	2.51	2.51	2.51
Mount Vernon	2.39	2.39	2.40	2.40	2.40	2.41	2.41
Pohick	3.11	3.11	3.11	3.11	3.12	3.12	3.12
Rose Hill	2.50	2.49	2.48	2.47	2.47	2.48	2.48
Springfield	2.81	2.79	2.78	2.76	2.75	2.75	2.75
Upper Potomac	2.87	2.84	2.81	2.79	2.80	2.81	2.82
Vienna	2.77	2.77	2.75	2.74	2.74	2.75	2.75
Fairfax County	2.69	2.69	2.69	2.68	2.67	2.66	2.66

Figure 4.1

**Forecast Population Density
Year 2025
Fairfax County, Virginia**



**Historical, Estimated and Forecasted Population
Supervisor District
(January 1999)**

Supervisor District	1990	1999	2000	2005	2010	2015	2020	2025
Braddock	90,767	89,815	89,974	92,930	95,924	99,094	101,676	103,206
Dranesville 1/	92,296	104,083	106,814	114,424	121,739	127,492	131,565	134,722
Hunter Mill 2/	90,714	112,435	118,720	130,249	138,928	143,245	146,120	148,680
Lee	90,049	104,369	107,902	121,719	132,161	138,608	143,255	144,983
Mason	90,725	92,530	93,483	98,326	102,697	105,220	106,458	107,406
Mount Vernon	87,124	95,047	96,863	98,320	105,288	109,631	111,972	114,109
Providence	90,778	104,791	106,257	117,503	127,450	132,366	135,095	136,966
Springfield 3/	92,626	103,017	103,694	108,080	112,617	116,213	119,050	121,162
Sully	93,505	140,284	144,518	163,866	176,139	183,763	188,888	192,432
Fairfax County	818,584	946,371	968,225	1,045,417	1,112,943	1,155,632	1,184,079	1,203,666

**Historical, Estimated and Forecasted Population
Towns
(January 1999)**

Town	1990	1999	2000	2005	2010	2015	2020	2025
Town of Clifton	176	223	224	236	248	261	271	281
Town of Herndon	16,139	18,522	19,018	21,675	23,823	24,777	25,561	26,306
Town of Vienna	14,852	15,672	15,780	16,121	16,472	16,831	17,106	17,358
Towns Total	31,167	34,417	35,022	38,032	40,543	41,869	42,938	43,945

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1990.
Fairfax County Department of Systems Management: 1999 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 1999)**

Planning District	1970	1980	1990	1999	2000	2005	2010	2015	2020	2025
Annandale	62,635	66,466	66,329	67,940	68,405	69,720	71,149	72,719	74,065	75,140
Baileys	30,112	30,290	38,392	38,430	38,573	41,327	43,448	44,154	44,458	44,749
Bull Run	14,006	23,566	66,234	102,723	106,315	121,611	129,811	134,443	137,539	139,303
Fairfax	22,889	32,332	45,244	52,443	53,013	57,748	62,034	65,438	67,501	69,408
Jefferson	40,989	38,152	42,859	46,609	47,181	50,521	53,861	55,131	55,906	56,295
Lincolnia	11,123	9,978	14,010	14,227	14,565	15,910	17,332	18,207	18,398	18,580
Lower Potomac	21,497	16,305	24,371	25,080	26,098	23,877	27,322	28,939	29,387	29,800
McLean	46,866	54,669	58,747	65,695	66,419	70,328	74,263	76,669	78,209	79,651
Mount Vernon	76,730	79,533	82,483	84,270	84,995	90,505	95,226	98,861	101,041	102,945
Pohick 1/	14,902	71,543	127,040	138,605	139,622	146,738	153,709	159,384	163,817	166,697
Rose Hill	21,859	23,262	34,520	45,809	46,898	52,379	55,968	57,619	58,604	59,392
Springfield	32,970	31,667	39,919	46,898	49,130	54,573	59,573	63,271	66,524	67,165
Upper Potomac 2/	20,062	70,795	125,169	159,018	167,104	185,680	200,927	209,738	215,666	220,073
Vienna 3/	38,381	48,343	53,267	58,624	59,907	64,500	68,320	71,059	72,964	74,468
Fairfax County	455,021	596,901	818,584	946,371	968,225	1,045,417	1,112,943	1,155,632	1,184,079	1,203,666

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1970, 1980, 1990;
Fairfax County Department of System Management: 1999 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 1999)

Census Tract	Subcensus Tract	1990	1999	2000	2005	2010	2015	2020	2025
151	151.01		1,238	1,241	1,275	1,310	1,347	1,375	1,401
	151.02		1,263	1,259	1,304	1,332	1,360	1,380	1,399
	151.03		805	804	824	844	864	879	893
	Census Tract Total	3,262	3,306	3,304	3,403	3,486	3,571	3,634	3,693
152	152.01		865	871	892	914	937	955	972
	152.02		3,001	2,942	2,994	3,047	3,101	3,156	3,212
	152.03		309	309	310	311	311	311	311
	152.04								
	Census Tract Total	3,165	4,175	4,122	4,196	4,272	4,349	4,422	4,495
153	153.01		738	747	785	825	869	903	936
	153.02		1,514	1,519	1,526	1,534	1,542	1,548	1,553
	153.03		1,193	1,187	1,188	1,188	1,189	1,190	1,191
	153.04		262	262	262	262	262	263	263
	Census Tract Total	3,610	3,707	3,715	3,761	3,809	3,862	3,904	3,943
154	154.01		5,217	5,279	5,485	5,684	5,900	6,072	6,187
	154.02		1,073	1,074	1,106	1,139	1,173	1,198	1,222
	154.03		889	894	992	1,106	1,214	1,217	1,220
	Census Tract Total	7,163	7,179	7,247	7,583	7,929	8,287	8,487	8,629
155	155.01		2,879	2,925	3,349	3,898	4,129	4,201	4,268
	155.02		1,800	1,802	1,824	1,846	1,868	1,885	1,900
	155.03		789	790	810	831	852	868	883
	155.04		236	236	237	238	239	240	241
	Census Tract Total	5,644	5,704	5,753	6,220	6,813	7,088	7,194	7,292
156	156.01		1,434	1,435	1,463	1,491	1,520	1,542	1,561
	156.02		204	204	205	205	205	205	206
	156.03		776	787	829	873	919	955	988
	156.04		318	327	352	378	406	429	450
	Census Tract Total	2,438	2,732	2,753	2,849	2,947	3,050	3,131	3,205
157	157.01		1,134	1,134	1,148	1,162	1,176	1,186	1,196
	157.02		1,956	1,956	1,996	2,037	2,079	2,110	2,139
	157.03		505	505	507	508	510	511	512

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	1990	1999	2000	2005	2010	2015	2020	2025
157	Census Tract Total	3,606	3,595	3,595	3,651	3,707	3,765	3,807	3,847
158	158.01		1,752	1,753	1,884	2,024	2,175	2,294	2,408
	158.02		1,429	1,437	1,483	1,531	1,580	1,617	1,651
	158.03		1,232	1,241	1,318	1,400	1,487	1,555	1,620
	Census Tract Total	4,622	4,413	4,431	4,685	4,955	5,242	5,466	5,679
159	159.01		2,237	2,243	2,364	2,493	2,628	2,733	2,834
	159.02		500	507	529	553	578	598	615
	159.03								
	159.04		343	349	354	360	365	369	372
	Census Tract Total	3,094	3,080	3,099	3,247	3,406	3,571	3,700	3,821
160	160.01		692	932	1,079	1,261	1,396	1,482	1,532
	160.02		2,385	2,397	2,590	2,802	2,956	2,987	3,016
	160.03		775	799	812	826	839	850	859
	Census Tract Total	3,705	3,852	4,128	4,481	4,889	5,191	5,319	5,407
161	161.01		463	470	500	531	564	591	616
	161.02		253	254	256	258	260	262	263
	161.03		1,639	1,643	1,766	1,899	2,041	2,153	2,261
	161.04		1,217	1,223	1,314	1,413	1,519	1,602	1,683
	Census Tract Total	3,751	3,572	3,590	3,836	4,101	4,384	4,608	4,823
162	162.01		5,681	5,681	5,681	5,681	5,681	5,681	5,681
	162.02								
	Census Tract Total	5,621	5,681	5,681	5,681	5,681	5,681	5,681	5,681
163	163.01		649	688	739	794	852	899	942
	163.02		1,204	1,226	1,281	1,339	1,401	1,450	1,496
	Census Tract Total	1,778	1,853	1,914	2,020	2,133	2,253	2,349	2,438
201	201.01		1,274	1,275	1,278	1,281	1,284	1,286	1,288
	201.02		1,894	1,912	2,005	2,104	2,207	2,294	2,376
	Census Tract Total	3,098	3,168	3,187	3,283	3,385	3,491	3,580	3,664
202	202.01		5,330	5,585	6,814	7,339	7,488	7,606	7,719
	202.02		2,455	2,455	2,851	3,351	3,989	4,258	4,368
	Census Tract Total	5,113	7,785	8,040	9,665	10,690	11,477	11,864	12,087

(CONTINUED)

**Historical and Forecasted Population
Census and Subcensus Tract
(January 1999)**

Census Tract	Subcensus Tract	1990	1999	2000	2005	2010	2015	2020	2025
203	203.01		1,863	1,863	1,919	1,977	2,037	2,082	2,124
	203.02		1,780	1,780	1,841	1,905	1,974	2,027	2,077
	203.03		704	705	706	707	710	711	712
	203.04		843	999	1,182	1,416	1,537	1,578	1,618
	Census Tract Total		4,903	5,190	5,347	5,648	6,005	6,258	6,398
204	204.01		3,219	3,257	3,314	3,372	3,432	3,494	3,552
	Census Tract Total		2,368	3,219	3,257	3,314	3,372	3,432	3,494
205	205.01		6,403	6,378	6,538	6,706	6,885	7,073	7,261
	205.02		461	461	463	466	468	470	472
	Census Tract Total		5,121	6,864	6,839	7,001	7,172	7,353	7,543
206	206.01		452	450	451	451	452	452	452
	206.02		1,018	1,016	1,020	1,024	1,027	1,031	1,035
	206.03		2,445	2,466	2,507	2,550	2,595	2,629	2,661
	Census Tract Total		4,049	3,915	3,932	3,978	4,025	4,074	4,112
207	207.01		1,861	1,859	1,895	1,930	1,967	1,994	2,020
	207.02		414	413	432	452	472	488	503
	207.03		1,594	1,602	1,658	1,716	1,776	1,821	1,864
	Census Tract Total		3,833	3,869	3,874	3,985	4,098	4,215	4,303
208	208.01		1,024	1,024	1,041	1,058	1,075	1,088	1,100
	208.02		770	771	789	808	827	841	854
	208.03		1,648	1,651	1,711	1,773	1,838	1,888	1,934
	Census Tract Total		3,295	3,442	3,446	3,541	3,639	3,740	3,817
210	210.01		2,532	3,721	4,700	5,982	6,914	7,562	7,601
	210.02		1,861	1,924	2,476	2,659	2,661	2,662	2,663
	210.03		682	683	739	800	867	926	982
	210.04		840	841	842	844	845	846	847
	Census Tract Total		3,657	5,915	7,169	8,757	10,285	11,287	11,996
211	211.01		8,037	8,158	9,184	10,160	10,372	10,549	10,717
	211.02		3,852	3,976	4,978	5,892	5,985	6,058	6,127
	211.03		630	696	712	729	747	761	775
	Census Tract Total		6,597	12,519	12,830	14,874	16,781	17,104	17,368

(CONTINUED)

**Historical and Forecasted Population
Census and Subcensus Tract
(January 1999)**

Census Tract	Subcensus Tract	1990	1999	2000	2005	2010	2015	2020	2025
212	212.01		2,010	2,010	2,013	2,016	2,020	2,022	2,024
	Census Tract Total	2,181	2,010	2,010	2,013	2,016	2,020	2,022	2,024
213	213.01		3,671	3,674	3,688	3,703	3,717	3,730	3,741
	213.02		265	266	266	266	266	266	266
	Census Tract Total	3,950	3,936	3,940	3,954	3,969	3,983	3,996	4,007
214	214.01		1,910	1,941	1,946	1,952	1,957	1,962	1,965
	214.02		3,121	3,183	3,324	3,476	3,640	3,817	4,003
	Census Tract Total	5,178	5,031	5,124	5,270	5,428	5,597	5,779	5,968
215	215.01		4,399	4,438	5,132	5,754	6,489	6,726	6,892
	Census Tract Total	5,007	4,399	4,438	5,132	5,754	6,489	6,726	6,892
216	216.01		3,332	3,344	3,344	3,344	3,345	3,345	3,345
	216.02		1,152	1,165	1,271	1,392	1,530	1,648	1,713
	Census Tract Total	4,982	4,484	4,509	4,615	4,736	4,875	4,993	5,058
217	217.01		6,424	6,507	7,508	7,849	8,080	8,101	8,120
	Census Tract Total	7,425	6,424	6,507	7,508	7,849	8,080	8,101	8,120
218	218.01		4,619	4,652	5,775	6,576	6,601	6,621	6,640
	Census Tract Total	4,528	4,619	4,652	5,775	6,576	6,601	6,621	6,640
219	219.01		1,163	1,163	1,163	1,163	1,163	1,163	1,163
	Census Tract Total	2,969	1,163	1,163	1,163	1,163	1,163	1,163	1,163
220	220.01								
	220.02								
	220.03		1,448	1,446	1,584	1,764	1,897	1,908	1,918
	220.04		21	21	21	21	21	21	21
	220.05		420	418	418	418	419	419	419
	Census Tract Total	2,239	1,889	1,885	2,023	2,203	2,337	2,348	2,358
221	221.01		4,143	4,138	5,144	5,931	5,977	6,013	6,048
	221.02		3	3	3	3	3	3	3
	221.03		1,800	2,363	2,768	3,133	3,371	3,579	3,845
	221.04		2,600	2,673	3,569	4,312	4,319	4,324	4,329
	221.05		638	968	1,120	1,324	1,598	1,687	1,692
	221.06		98	98	102	105	110	113	116

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	1990	1999	2000	2005	2010	2015	2020	2025
221	Census Tract Total	6,274	9,282	10,243	12,706	14,808	15,378	15,719	16,033
222	222.01		5,212	5,212	284	1,334	2,127	2,127	2,127
	Census Tract Total	5,548	5,212	5,212	284	1,334	2,127	2,127	2,127
223	223.01		6,827	7,014	7,573	8,204	8,349	8,436	8,518
	Census Tract Total	3,844	6,827	7,014	7,573	8,204	8,349	8,436	8,518
224	224.01		7,620	7,972	9,726	10,141	10,261	10,365	10,466
	224.02		1,278	1,279	1,296	1,314	1,331	1,345	1,357
	Census Tract Total	5,838	8,898	9,251	11,022	11,455	11,592	11,710	11,823
301	301.01		1,513	1,514	1,550	1,588	1,627	1,656	1,683
	301.02		3,431	3,480	3,642	3,811	3,987	4,123	4,251
	301.03		2,968	2,968	3,011	3,057	3,104	3,140	3,174
	Census Tract Total	7,794	7,912	7,962	8,203	8,456	8,718	8,919	9,108
302	302.01		12,347	12,348	13,307	14,343	15,461	16,256	16,282
	Census Tract Total	12,357	12,347	12,348	13,307	14,343	15,461	16,256	16,282
304	304.01		4,114	4,114	4,117	4,119	4,122	4,124	4,125
	304.02		2,438	2,438	2,438	2,438	2,439	2,439	2,439
	Census Tract Total	6,727	6,552	6,552	6,555	6,557	6,561	6,563	6,564
305	305.01		1,617	1,620	1,632	1,645	1,657	1,667	1,675
	Census Tract Total	1,681	1,617	1,620	1,632	1,645	1,657	1,667	1,675
306	306.01		1,508	1,509	1,528	1,547	1,567	1,584	1,604
	306.02		1,023	1,023	1,023	1,024	1,025	1,026	1,026
	306.03		1,295	1,293	1,294	1,294	1,295	1,295	1,296
	306.04		1,271	1,272	1,275	1,278	1,281	1,283	1,285
	Census Tract Total	5,282	5,097	5,097	5,120	5,143	5,168	5,188	5,211
307	307.01		636	636	637	638	639	640	640
	307.02		991	990	991	992	993	993	994
	307.03		1,092	1,093	1,098	1,103	1,107	1,111	1,114
	Census Tract Total	2,412	2,719	2,719	2,726	2,733	2,739	2,744	2,748
308	308.01		9,011	9,017	9,023	9,029	9,035	9,040	9,044
	Census Tract Total	8,372	9,011	9,017	9,023	9,029	9,035	9,040	9,044
309	309.01		6,833	6,889	7,703	8,635	8,904	9,112	9,311

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	1990	1999	2000	2005	2010	2015	2020	2025
309	Census Tract Total	6,478	6,833	6,889	7,703	8,635	8,904	9,112	9,311
310	310.01		7,005	7,006	7,374	7,764	8,180	8,608	8,786
	Census Tract Total	6,813	7,005	7,006	7,374	7,764	8,180	8,608	8,786
313	313.01		4,441	4,441	4,552	4,667	4,785	4,875	4,958
	Census Tract Total	4,353	4,441	4,441	4,552	4,667	4,785	4,875	4,958
314	314.01		4,139	4,166	4,250	4,337	4,427	4,515	4,593
	Census Tract Total	4,048	4,139	4,166	4,250	4,337	4,427	4,515	4,593
315	315.01		5,586	5,588	5,677	5,773	5,873	5,952	6,026
	Census Tract Total	5,091	5,586	5,588	5,677	5,773	5,873	5,952	6,026
316	316.01		2,296	3,056	3,571	3,721	3,836	3,930	4,020
	316.02		2,388	2,390	2,462	2,537	2,614	2,681	2,745
	316.03		9	9	1,871	3,737	5,602	7,468	7,468
	Census Tract Total	4,407	4,693	5,455	7,904	9,995	12,052	14,079	14,233
318	318.01		7,325	7,335	7,706	8,096	8,505	8,891	9,244
	Census Tract Total	7,397	7,325	7,335	7,706	8,096	8,505	8,891	9,244
319	319.01		3,409	3,409	3,427	3,445	3,463	3,477	3,489
	Census Tract Total	3,743	3,409	3,409	3,427	3,445	3,463	3,477	3,489
320	320.01		3,367	3,384	3,405	3,427	3,449	3,470	3,488
	Census Tract Total	3,601	3,367	3,384	3,405	3,427	3,449	3,470	3,488
321	321.01		3,869	3,846	3,905	3,965	4,026	4,083	4,134
	Census Tract Total	3,797	3,869	3,846	3,905	3,965	4,026	4,083	4,134
322	322.01		7,042	7,068	7,212	7,360	7,512	7,652	7,777
	Census Tract Total	6,574	7,042	7,068	7,212	7,360	7,512	7,652	7,777
323	323.01		3,469	3,479	3,489	3,499	3,509	3,516	3,524
	323.02		1,589	1,596	1,653	1,713	1,777	1,827	1,875
	Census Tract Total	4,719	5,058	5,075	5,142	5,212	5,286	5,343	5,399
324	324.01		9,009	9,053	9,229	9,409	9,592	9,738	9,871
	Census Tract Total	9,301	9,009	9,053	9,229	9,409	9,592	9,738	9,871
325	325.01		5,979	5,981	6,129	6,281	6,438	6,556	6,667
	Census Tract Total	5,607	5,979	5,981	6,129	6,281	6,438	6,556	6,667
326	326.01		4,749	4,755	5,026	5,318	5,631	5,878	6,114

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	1990	1999	2000	2005	2010	2015	2020	2025
326	Census Tract Total	4,580	4,749	4,755	5,026	5,318	5,631	5,878	6,114
327	327.01		7,823	7,829	8,523	9,060	9,191	9,292	9,385
	Census Tract Total	7,456	7,823	7,829	8,523	9,060	9,191	9,292	9,385
328	328.01		2,042	2,044	2,187	2,341	2,507	2,635	2,654
	Census Tract Total	2,277	2,042	2,044	2,187	2,341	2,507	2,635	2,654
401	401.01		1,725	1,727	1,759	1,792	1,827	1,853	1,878
	401.02		2,870	2,870	3,085	3,317	3,565	3,761	3,949
	401.03		2,357	2,364	2,393	2,424	2,455	2,478	2,499
	Census Tract Total	6,804	6,952	6,961	7,237	7,533	7,847	8,092	8,326
402	402.01		862	965	1,247	1,612	2,084	2,359	2,359
	402.02		4,720	4,729	4,893	5,064	5,242	5,421	5,603
	402.03								
	402.04		373	383	402	421	441	457	472
	Census Tract Total	5,692	5,955	6,077	6,542	7,097	7,767	8,237	8,434
403	403.01		1,366	1,367	1,390	1,415	1,439	1,458	1,475
	403.02		1,312	1,316	1,370	1,426	1,485	1,530	1,571
	Census Tract Total	2,880	2,678	2,683	2,760	2,841	2,924	2,988	3,046
405	405.01		2,793	2,805	2,806	2,807	2,809	2,809	2,810
	405.02		1,252	1,258	1,288	1,318	1,349	1,373	1,394
	405.03		4,435	4,448	4,780	5,137	5,520	5,823	5,915
	405.04		885	885	885	885	885	885	885
	Census Tract Total	10,289	9,365	9,396	9,759	10,147	10,563	10,890	11,004
406	406.01		2,220	2,259	2,514	2,640	2,772	2,874	2,970
	Census Tract Total	2,723	2,220	2,259	2,514	2,640	2,772	2,874	2,970
407	407.01		5,097	5,100	5,133	5,167	5,200	5,226	5,249
	407.02		2,854	2,853	2,894	2,936	2,978	3,010	3,039
	Census Tract Total	8,313	7,951	7,953	8,027	8,103	8,178	8,236	8,288
408	408.01		2,366	2,371	2,378	2,385	2,392	2,398	2,403
	408.02		277	277	278	279	280	281	282
	408.03		1,262	1,275	1,302	1,330	1,358	1,379	1,399
	408.04		1,959	1,962	2,109	2,268	2,438	2,572	2,700

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	1990	1999	2000	2005	2010	2015	2020	2025
408	408.05								
	Census Tract Total	5,583	5,864	5,885	6,067	6,262	6,468	6,630	6,784
501	501.01		3,232	3,236	4,169	5,038	5,038	5,038	5,039
	501.02		890	895	896	897	899	900	901
	501.03		1,190	1,188	1,196	1,205	1,213	1,221	1,228
	Census Tract Total	4,361	5,312	5,319	6,261	7,140	7,150	7,159	7,168
502	502.01		1,238	1,279	1,279	1,279	1,279	1,279	1,279
	502.02		705	707	707	708	708	709	709
	502.03		489	500	510	519	529	536	543
	502.04		1,141	1,140	1,160	1,180	1,201	1,216	1,231
	Census Tract Total	4,219	3,573	3,626	3,656	3,686	3,717	3,740	3,762
503	503.01		885	884	893	902	911	918	924
	503.02		855	855	856	856	857	858	858
	503.03		1,934	1,953	1,977	2,002	2,027	2,048	2,066
	503.04		659	661	678	695	713	727	739
	Census Tract Total	4,300	4,333	4,353	4,404	4,455	4,508	4,551	4,587
504	504.01		1,046	1,046	1,067	1,089	1,111	1,129	1,145
	504.02		984	983	989	995	1,001	1,006	1,010
	504.03		669	670	684	699	715	726	737
	Census Tract Total	2,545	2,699	2,699	2,740	2,783	2,827	2,861	2,892
505	505.01		1,046	1,047	1,049	1,050	1,052	1,053	1,054
	505.02		890	890	893	895	898	900	902
	505.03		652	652	653	654	655	655	656
	Census Tract Total	2,628	2,588	2,589	2,595	2,599	2,605	2,608	2,612
506	506.01		556	556	597	642	690	728	765
	506.02		3,821	3,835	3,838	3,840	3,843	3,845	3,847
	506.03		867	867	870	873	877	879	881
	506.04		552	552	552	552	552	552	552
	506.05		777	777	785	793	802	808	814
	506.06		1,122	1,122	1,125	1,128	1,130	1,132	1,134
	506.07		504	514	519	525	530	535	538

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	1990	1999	2000	2005	2010	2015	2020	2025
506	Census Tract Total	7,876	8,199	8,223	8,286	8,353	8,424	8,479	8,531
507	507.01		2,683	2,686	2,729	2,774	2,820	2,855	2,887
	507.02		3,327	3,361	3,384	3,409	3,435	3,455	3,472
	Census Tract Total	6,218	6,010	6,047	6,113	6,183	6,255	6,310	6,359
508	508.01		867	867	880	894	907	917	927
	508.02		1,291	1,292	1,301	1,310	1,319	1,325	1,331
	508.03		1,037	1,033	1,047	1,060	1,075	1,085	1,094
	Census Tract Total	2,994	3,195	3,192	3,228	3,264	3,301	3,327	3,352
509	509.01		832	835	852	868	886	898	910
	509.02		861	861	867	874	881	886	890
	Census Tract Total	1,607	1,693	1,696	1,719	1,742	1,767	1,784	1,800
510	510.01		1,170	1,170	1,171	1,171	1,172	1,173	1,174
	510.02		1,624	1,625	1,641	1,657	1,674	1,686	1,697
	Census Tract Total	2,749	2,794	2,795	2,812	2,828	2,846	2,859	2,871
511	511.01		950	951	951	952	954	954	955
	511.02		1,196	1,199	1,218	1,237	1,257	1,272	1,286
	Census Tract Total	2,250	2,146	2,150	2,169	2,189	2,211	2,226	2,241
512	512.01		598	598	600	603	605	607	608
	512.02		818	818	820	823	825	827	829
	512.03		262	262	268	274	280	284	288
	Census Tract Total	1,702	1,678	1,678	1,688	1,700	1,710	1,718	1,725
513	513.01		1,129	1,135	1,186	1,241	1,298	1,342	1,383
	513.02		1,106	1,107	1,110	1,113	1,116	1,118	1,120
	Census Tract Total	2,044	2,235	2,242	2,296	2,354	2,414	2,460	2,503
514	514.01		418	419	419	419	419	419	419
	514.02		1,680	1,676	1,676	1,676	1,676	1,676	1,676
	514.03		777	775	775	775	775	775	775
	Census Tract Total	2,721	2,875	2,870	2,870	2,870	2,870	2,870	2,870
515	515.01		1,863	1,863	1,864	1,864	1,864	1,865	1,865
	515.02		2,843	2,849	3,144	3,483	3,653	3,672	3,690
	515.03		1,817	1,816	1,842	1,868	1,895	1,919	1,940

(CONTINUED)

**Historical and Forecasted Population
Census and Subcensus Tract
(January 1999)**

Census Tract	Subcensus Tract	1990	1999	2000	2005	2010	2015	2020	2025
515	515.04		2,040	2,037	2,116	2,197	2,282	2,369	2,460
	Census Tract Total	8,412	8,563	8,565	8,966	9,412	9,694	9,825	9,955
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		1,674	1,670	1,670	1,670	1,670	1,670	1,670
	516.04		1,365	1,365	1,370	1,376	1,382	1,387	1,390
	516.05		979	978	982	986	991	994	997
	Census Tract Total	7,647	5,949	5,946	5,956	5,966	5,977	5,985	5,991
518	518.01		1,207	1,206	1,213	1,220	1,227	1,233	1,237
	518.02		521	543	551	560	568	574	580
	518.03		1,146	1,151	1,180	1,211	1,242	1,265	1,287
	Census Tract Total	2,919	2,874	2,900	2,944	2,991	3,037	3,072	3,104
519	519.01		5,252	5,258	5,896	6,617	7,161	7,244	7,322
	Census Tract Total	5,187	5,252	5,258	5,896	6,617	7,161	7,244	7,322
520	520.01		2,949	2,964	3,052	3,145	3,245	3,323	3,397
	Census Tract Total	2,550	2,949	2,964	3,052	3,145	3,245	3,323	3,397
521	521.01		340	343	344	346	348	349	350
	521.02		2,574	2,580	2,645	2,712	2,782	2,848	2,909
	521.03		1,527	1,528	1,570	1,613	1,658	1,695	1,729
	521.04		1,715	1,718	1,731	1,744	1,758	1,768	1,777
	521.05		1,101	1,102	1,118	1,135	1,153	1,166	1,178
	Census Tract Total	6,592	7,257	7,271	7,408	7,550	7,699	7,826	7,943
522	522.01		3,427	3,440	3,444	3,447	3,451	3,453	3,456
	522.02		1,091	1,092	1,098	1,104	1,109	1,114	1,118
	522.03		1,004	1,004	1,005	1,007	1,008	1,010	1,011
	Census Tract Total	5,323	5,522	5,536	5,547	5,558	5,568	5,577	5,585
523	523.01		7,032	7,012	7,341	7,686	8,048	8,428	8,825
	Census Tract Total	6,399	7,032	7,012	7,341	7,686	8,048	8,428	8,825
524	524.01		1,446	1,446	1,446	1,447	1,448	1,449	1,449
	524.02		984	984	984	984	984	984	984
	524.03		810	810	811	811	812	812	813

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	1990	1999	2000	2005	2010	2015	2020	2025
524	524.04		1,804	1,815	1,821	1,827	1,834	1,839	1,843
	524.05		1,304	1,307	1,358	1,410	1,464	1,516	1,562
	Census Tract Total	6,051	6,348	6,362	6,420	6,479	6,542	6,600	6,651
525	525.01		827	827	828	828	829	829	830
	525.02		1,344	1,706	1,930	2,220	2,598	2,902	2,970
	525.03		949	1,058	1,121	1,198	1,244	1,263	1,281
	525.04		4,056	4,080	4,169	4,262	4,360	4,444	4,525
	Census Tract Total	6,792	7,176	7,671	8,048	8,508	9,031	9,438	9,606
526	526.01		1,968	1,968	1,968	1,968	1,968	1,968	1,968
	526.02		1,391	1,590	2,003	2,342	2,463	2,468	2,473
	526.03		611	611	753	945	1,011	1,011	1,011
	Census Tract Total	3,888	3,970	4,169	4,724	5,255	5,442	5,447	5,452
527	527.01		3,730	3,832	4,350	4,876	5,119	5,156	5,192
	Census Tract Total	4,239	3,730	3,832	4,350	4,876	5,119	5,156	5,192
528	528.01		8,380	8,390	10,088	11,090	11,122	11,146	11,168
	Census Tract Total	6,456	8,380	8,390	10,088	11,090	11,122	11,146	11,168
530	Census Tract Total	3							
531	Census Tract Total	2							
601	601.01		967	971	994	1,018	1,042	1,060	1,076
	601.02		1,896	1,896	1,984	2,076	2,172	2,246	2,316
	601.03		729	755	812	873	938	990	1,039
	Census Tract Total	3,777	3,592	3,622	3,790	3,967	4,152	4,296	4,431
602	602.01		1,558	1,592	1,650	1,710	1,772	1,820	1,864
	602.02		262	277	288	298	309	317	325
	602.03		1,908	1,938	2,002	2,069	2,139	2,191	2,240
	Census Tract Total	3,874	3,728	3,807	3,940	4,077	4,220	4,328	4,429
603	603.01		709	713	766	824	885	934	981
	603.02		2,032	2,035	2,132	2,235	2,342	2,424	2,501
	Census Tract Total	2,761	2,741	2,748	2,898	3,059	3,227	3,358	3,482
604	604.01		800	803	830	858	886	908	928
	604.02		3,049	3,469	4,095	4,490	4,638	4,723	4,805

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	1990	1999	2000	2005	2010	2015	2020	2025
604	604.03		488	491	506	520	535	547	557
	Census Tract Total	3,210	4,337	4,763	5,431	5,868	6,059	6,178	6,290
605	605.01		2,240	2,276	2,433	2,602	2,784	2,927	3,065
	605.02		2,005	2,017	2,083	2,152	2,226	2,285	2,341
	605.03		1,012	1,038	1,058	1,080	1,102	1,118	1,134
	605.04			546	578	608	641	676	714
	605.05			1,758	1,889	1,984	2,093	2,220	2,349
	Census Tract Total	5,655	7,561	7,798	8,166	8,568	9,008	9,393	9,702
606	606.01		436	435	445	455	466	473	480
	606.02		3,448	3,454	3,635	3,826	4,026	4,182	4,329
	Census Tract Total	3,709	3,884	3,889	4,080	4,281	4,492	4,655	4,809
607 /1	607.01		7,676	7,736	7,889	8,046	8,206	8,328	8,440
	Census Tract Total	7,475	7,676	7,736	7,889	8,046	8,206	8,328	8,440
608 /1	608.01		3,119	3,128	3,178	3,228	3,280	3,319	3,354
	Census Tract Total	2,765	3,119	3,128	3,178	3,228	3,280	3,319	3,354
609 /1	609.01		2,501	2,501	2,557	2,615	2,673	2,717	2,758
	Census Tract Total	2,362	2,501	2,501	2,557	2,615	2,673	2,717	2,758
610 /1	610.01		2,376	2,415	2,497	2,583	2,672	2,742	2,806
	Census Tract Total	2,250	2,376	2,415	2,497	2,583	2,672	2,742	2,806
611	611.01		1,879	1,885	1,984	2,088	2,197	2,282	2,362
	611.02		4,891	4,917	5,135	5,369	5,618	5,817	6,007
	Census Tract Total	6,573	6,770	6,802	7,119	7,457	7,815	8,099	8,369
612	612.01		612	620	632	645	658	667	676
	612.02		3,222	3,269	3,486	3,717	3,966	4,162	4,350
	612.03		195	201	208	216	225	231	237
	612.04		1,370	1,531	2,034	2,565	2,824	3,031	3,277
	Census Tract Total	3,365	5,399	5,621	6,360	7,143	7,673	8,091	8,540
615	615.01		975	1,054	1,117	1,184	1,256	1,314	1,368
	615.02		843	888	905	923	942	955	968
	615.03		1,213	1,244	1,300	1,360	1,423	1,489	1,525
	615.04		1,858	1,857	2,041	2,243	2,466	2,534	2,536

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	1990	1999	2000	2005	2010	2015	2020	2025
615	615.05		262	262	262	262	262	262	262
	Census Tract Total	3,540	5,151	5,305	5,625	5,972	6,349	6,554	6,659
616	616.01		2,439	2,457	3,017	3,621	4,012	4,181	4,195
	616.02		1,034	1,050	1,126	1,207	1,295	1,365	1,432
	616.04		1,983	2,313	3,027	3,802	4,095	4,183	4,183
	616.05		957	959	978	997	1,017	1,037	1,054
	616.06								
	Census Tract Total	4,979	6,413	6,779	8,148	9,627	10,419	10,766	10,864
617	617.01		4,828	4,888	6,303	6,987	7,006	7,020	7,034
	617.02		497	715	813	938	984	1,004	1,023
	Census Tract Total	4,555	5,325	5,603	7,116	7,925	7,990	8,024	8,057
618	618.01		780	784	969	1,209	1,518	1,598	1,602
	618.02		4,714	4,762	6,042	6,459	6,648	6,648	6,648
	Census Tract Total	5,054	5,494	5,546	7,011	7,668	8,166	8,246	8,250
619	619.02		3,955	3,967	4,126	4,303	4,498	4,539	4,556
	Census Tract Total	4,454	3,955	3,967	4,126	4,303	4,498	4,539	4,556
701	701.01		806	805	811	816	822	825	830
	701.02		1,282	1,303	1,373	1,446	1,524	1,585	1,642
	701.03		160	163	168	173	178	182	186
	701.04		460	469	494	520	548	570	591
	Census Tract Total	2,860	2,708	2,740	2,846	2,955	3,072	3,162	3,249
702	702.01		6	7	7	7	7	7	7
	Census Tract Total	60	6	7	7	7	7	7	7
703	703.01		1,933	1,937	1,985	2,034	2,083	2,122	2,157
	703.02		376	381	388	395	401	406	411
	703.03		916	932	960	990	1,021	1,043	1,065
	Census Tract Total	2,917	3,225	3,250	3,333	3,419	3,505	3,571	3,633
704	704.01		1,367	1,374	1,438	1,507	1,581	1,640	1,696
	704.02		122	123	124	124	125	126	127
	704.03		1,026	1,033	1,111	1,194	1,284	1,355	1,422
	704.04		797	799	814	828	843	854	864

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	1990	1999	2000	2005	2010	2015	2020	2025
704	704.05		1,493	1,497	1,565	1,637	1,712	1,771	1,825
	Census Tract Total	4,625	4,805	4,826	5,052	5,290	5,545	5,746	5,934
705	705.01		322	325	334	343	352	359	366
	705.02		942	942	945	948	951	953	955
	705.03		1,877	1,924	2,034	2,151	2,276	2,382	2,482
	705.04		839	845	853	861	868	874	880
	705.05		488	503	532	562	595	620	643
	705.06		901	1,044	1,213	1,414	1,545	1,545	1,545
	Census Tract Total	5,087	5,369	5,583	5,911	6,279	6,587	6,733	6,871
706	706.01		616	618	646	674	705	728	750
	706.02		470	476	486	497	508	516	524
	706.03		997	1,006	1,013	1,021	1,028	1,034	1,039
	706.04		489	536	553	571	590	609	627
	Census Tract Total	2,258	2,572	2,636	2,698	2,763	2,831	2,887	2,940
707	707.01		836	851	865	879	893	904	914
	707.02		1,139	1,155	1,196	1,239	1,283	1,317	1,348
	707.03		825	827	851	875	900	919	937
	707.04		1,079	1,079	1,081	1,082	1,084	1,085	1,086
	707.05		560	560	560	561	562	563	563
	707.06		739	739	739	739	739	739	739
	Census Tract Total	4,879	5,178	5,211	5,292	5,375	5,461	5,527	5,587
708	708.01		759	761	765	770	774	777	780
	708.02		2,133	2,136	2,151	2,165	2,180	2,191	2,201
	Census Tract Total	2,964	2,892	2,897	2,916	2,935	2,954	2,968	2,981
709	709.01		1,832	1,854	1,923	1,995	2,072	2,131	2,186
	709.02		2,088	2,111	2,149	2,189	2,229	2,264	2,295
	709.03		731	732	734	738	742	745	746
	709.04		877	909	1,031	1,175	1,279	1,293	1,307
	709.05		975	975	1,006	1,039	1,072	1,099	1,122
	709.06		303	303	304	305	307	307	308
	Census Tract Total	6,058	6,806	6,884	7,147	7,441	7,701	7,839	7,964

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	1990	1999	2000	2005	2010	2015	2020	2025
710	710.01		166	166	169	172	175	177	179
	710.02		629	631	644	658	672	683	694
	710.03		1,235	1,229	1,318	1,431	1,579	1,763	1,935
	Census Tract Total	1,239	2,030	2,026	2,131	2,261	2,426	2,623	2,808
711	711.01		484	484	484	484	485	485	485
	711.02		585	585	585	585	585	585	586
	711.03		759	759	766	773	780	786	790
	711.04		874	874	876	878	880	881	882
	711.05		697	697	698	699	700	701	701
	711.06		1,539	1,559	1,559	1,559	1,559	1,559	1,559
	711.07		543	545	547	549	550	552	553
	711.08		1,074	1,082	1,120	1,159	1,200	1,230	1,259
	Census Tract Total	6,447	6,555	6,585	6,635	6,686	6,739	6,779	6,815
712	712.01		3	3	3	3	3	3	3
	712.02		1,066	1,102	1,102	1,102	1,102	1,102	1,102
	712.03		544	553	554	556	558	559	560
	712.04		5,191	5,192	6,219	6,826	6,832	6,836	6,840
	Census Tract Total	5,215	6,804	6,850	7,878	8,487	8,495	8,500	8,505
713	713.01		7,221	7,257	8,225	9,101	9,128	9,148	9,166
	713.02		1,737	1,743	1,774	1,806	1,839	1,863	1,886
	Census Tract Total	8,394	8,958	9,000	9,999	10,907	10,967	11,011	11,052
714	714.01		4,361	4,359	4,543	4,733	4,932	5,113	5,286
	714.02		2,048	2,039	2,044	2,049	2,055	2,058	2,063
	Census Tract Total	6,307	6,409	6,398	6,587	6,782	6,987	7,171	7,349
801	801.01		1,449	1,506	1,585	1,671	1,762	1,832	1,900
	801.02		738	756	782	810	838	859	879
	801.03		758	780	838	900	967	1,020	1,070
	801.04		913	950	1,013	1,080	1,152	1,208	1,261
	801.05		594	606	626	648	670	687	703
	Census Tract Total	3,374	4,452	4,598	4,844	5,109	5,389	5,606	5,813
802	802.01		953	972	1,044	1,122	1,206	1,273	1,337

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	1990	1999	2000	2005	2010	2015	2020	2025
802	802.02		1,316	1,323	1,367	1,412	1,460	1,496	1,529
	802.03		1,459	1,459	1,539	1,623	1,712	1,781	1,846
	802.04		5,356	5,379	6,348	7,607	7,926	7,930	7,933
	802.05								
	Census Tract Total	6,580	9,084	9,133	10,298	11,764	12,304	12,480	12,645
803	803.01		3,071	3,173	3,406	3,655	3,924	4,135	4,339
	803.02		753	763	783	802	823	838	853
	803.03		2,722	2,800	2,985	3,184	3,397	3,566	3,725
	803.04								
	Census Tract Total	5,669	6,546	6,736	7,174	7,641	8,144	8,539	8,917
804	804.01		2,159	2,287	2,456	2,639	2,834	2,988	3,135
	804.02		2,374	2,433	2,594	2,767	2,954	3,100	3,242
	804.03		1,283	1,308	1,354	1,402	1,451	1,490	1,525
	804.04		1,407	1,421	1,501	1,586	1,677	1,747	1,814
	804.05		2,776	2,825	3,031	3,252	3,490	3,678	3,858
	Census Tract Total	7,290	9,999	10,274	10,936	11,646	12,406	13,003	13,574
805	805.01		6,172	6,190	6,651	7,147	7,680	8,100	8,127
	805.02		6,091	6,255	6,790	7,363	7,846	8,193	8,193
	805.03		6,145	7,147	8,910	10,023	10,260	10,467	10,684
	Census Tract Total	14,925	18,408	19,592	22,351	24,533	25,786	26,760	27,004
808 /2	808.01		7,088	7,497	8,619	9,376	9,749	10,042	10,324
	Census Tract Total	6,665	7,088	7,497	8,619	9,376	9,749	10,042	10,324
809 /2	809.01		11,434	11,521	13,056	14,447	15,028	15,519	15,982
	Census Tract Total	9,478	11,434	11,521	13,056	14,447	15,028	15,519	15,982
810	810.01		3,255	4,137	5,083	5,934	6,373	6,373	6,373
	Census Tract Total	2,917	3,255	4,137	5,083	5,934	6,373	6,373	6,373
811	811.01		250	529	623	741	868	1,007	1,187
	811.02		5,693	7,581	9,761	11,913	12,726	12,825	12,910
	811.03		4,311	4,362	4,554	4,754	4,962	5,122	5,272
	811.04		4,700	4,823	5,125	5,446	5,787	6,053	6,212
	Census Tract Total	7,846	14,954	17,295	20,063	22,854	24,343	25,007	25,581

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	1990	1999	2000	2005	2010	2015	2020	2025
812	812.01		6,631	6,646	6,700	6,754	6,809	6,851	6,889
	Census Tract Total	6,571	6,631	6,646	6,700	6,754	6,809	6,851	6,889
814	814.01		7,305	7,343	7,415	7,489	7,565	7,634	7,703
	Census Tract Total	6,861	7,305	7,343	7,415	7,489	7,565	7,634	7,703
815	815.01		2,583	2,592	2,678	2,767	2,858	2,928	2,994
	Census Tract Total	2,296	2,583	2,592	2,678	2,767	2,858	2,928	2,994
816	816.01		1,550	1,554	1,638	1,727	1,820	1,892	1,960
	816.02		1,591	1,604	1,629	1,655	1,682	1,701	1,719
	Census Tract Total	3,002	3,141	3,158	3,267	3,382	3,502	3,593	3,679
817	817.01		1,906	1,941	2,045	2,155	2,272	2,361	2,447
	817.02		2,093	2,169	2,304	2,448	2,601	2,720	2,833
	817.03		1,793	1,813	1,854	1,897	1,940	1,972	2,002
	817.04		4,126	4,139	4,587	5,184	5,317	5,343	5,365
	Census Tract Total	7,377	9,918	10,062	10,790	11,684	12,130	12,396	12,647
819	819.01		3,741	3,770	3,825	3,884	3,947	3,997	4,045
	819.02		1,829	1,910	1,997	2,090	2,188	2,264	2,336
	Census Tract Total	4,902	5,570	5,680	5,822	5,974	6,135	6,261	6,381
820	820.01		7,999	8,229	8,788	9,390	10,040	10,554	10,827
	820.02		1,261	1,262	1,262	1,263	1,263	1,263	1,263
	Census Tract Total	3,332	9,260	9,491	10,050	10,653	11,303	11,817	12,090
821	821.01		3,399	3,370	3,370	3,370	3,370	3,370	3,370
	Census Tract Total	3,190	3,399	3,370	3,370	3,370	3,370	3,370	3,370
822	822.01		1,464	1,896	2,437	3,062	3,083	3,083	3,084
	822.02		893	907	907	907	907	907	907
	822.03		4,663	4,898	6,163	7,179	7,286	7,286	7,286
	Census Tract Total	4,922	7,020	7,701	9,507	11,148	11,276	11,276	11,277
823	823.01		12,855	12,851	14,932	15,240	15,243	15,245	15,247
	Census Tract Total	12,587	12,855	12,851	14,932	15,240	15,243	15,245	15,247
824	824.01		2,540	2,588	2,659	2,731	2,806	2,862	2,915
	Census Tract Total	1,988	2,540	2,588	2,659	2,731	2,806	2,862	2,915
825	825.01		1,382	2,567	3,151	3,582	3,795	4,068	4,421

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	1990	1999	2000	2005	2010	2015	2020	2025
825	825.02		12,281	12,367	13,528	14,653	15,574	16,125	16,269
	Census Tract Total	11,234	13,663	14,934	16,679	18,235	19,369	20,193	20,690
826	826.01		2,033	2,050	2,199	2,360	2,533	2,669	2,799
	826.02		8,543	8,713	9,950	10,970	11,450	11,829	12,191
	Census Tract Total	8,678	10,576	10,763	12,149	13,330	13,983	14,498	14,990
901	901.01		7	7	7	7	7	7	7
	901.02		40	40	41	43	44	46	47
	901.03		2,943	2,945	3,558	3,647	3,739	3,808	3,872
	901.04		20	319	417	549	558	562	565
	901.05		7,217	7,249	7,310	7,373	7,436	7,485	7,531
	901.06								
	Census Tract Total	8,573	10,227	10,560	11,333	11,619	11,784	11,908	12,022
905	905.01		2,602	2,681	2,764	2,852	2,945	3,029	3,108
	905.02		5,743	5,850	6,243	6,665	7,117	7,474	7,816
	Census Tract Total	4,709	8,345	8,531	9,007	9,517	10,062	10,503	10,924
909 /3	909.01		223	224	236	248	261	271	281
	Census Tract Total	176	223	224	236	248	261	271	281
910	910.01		76	91	98	105	113	119	125
	910.02		1,654	1,673	1,799	1,934	2,079	2,193	2,303
	Census Tract Total	1,257	1,730	1,764	1,897	2,039	2,192	2,312	2,428
911	911.01		12,675	12,732	13,292	13,894	14,541	15,051	15,070
	Census Tract Total	8,902	12,675	12,732	13,292	13,894	14,541	15,051	15,070
912	912.01		5,888	5,958	7,558	8,061	8,197	8,262	8,294
	912.02		566	588	669	762	867	903	903
	Census Tract Total	4,239	6,454	6,546	8,227	8,823	9,064	9,165	9,197
913	913.01		74	74	75	75	76	77	79
	913.02		120	120	122	124	126	128	129
	913.03		1,972	2,042	2,123	2,208	2,299	2,382	2,410
	913.04		9,648	10,043	12,421	14,063	14,592	14,750	14,902
	Census Tract Total	4,882	11,814	12,279	14,741	16,470	17,093	17,337	17,520
914	914.01		17,177	17,365	20,950	21,982	22,702	23,108	23,115

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	1990	1999	2000	2005	2010	2015	2020	2025
914	Census Tract Total	11,654	17,177	17,365	20,950	21,982	22,702	23,108	23,115
915	915.01		5,100	5,318	5,729	6,176	6,662	7,062	7,454
	915.02		1,576	1,593	1,804	2,048	2,196	2,238	2,280
	915.03		1,155	1,175	1,175	1,175	1,175	1,175	1,175
	Census Tract Total	4,006	7,831	8,086	8,708	9,399	10,033	10,475	10,909
916	916.01		7,883	8,262	9,758	10,624	11,064	11,411	11,513
	Census Tract Total	6,961	7,883	8,262	9,758	10,624	11,064	11,411	11,513
917	917.01		5,576	6,807	8,931	9,616	9,620	9,623	9,625
	917.02		1,849	1,862	1,862	1,862	1,862	1,862	1,862
	917.03		1,477	1,646	1,748	1,857	1,975	2,071	2,157
	917.04		3,631	3,679	4,397	5,333	6,179	6,699	7,371
	Census Tract Total	4,263	12,533	13,994	16,938	18,668	19,636	20,255	21,015
918	918.01		11,534	11,737	13,019	13,971	14,313	14,575	14,823
	Census Tract Total	7,932	11,534	11,737	13,019	13,971	14,313	14,575	14,823
919	919.01		358	371	379	387	396	402	409
	919.02		436	444	462	481	501	516	530
	919.03		501	502	518	533	549	561	573
	919.04		218	218	219	220	221	221	222
	919.05		649	774	813	856	902	937	971
	919.06		143	145	147	148	150	151	152
	919.07		332	351	357	363	370	375	379
	919.08		62	63	63	63	63	63	63
	919.09		412	420	422	423	425	426	427
	919.10		140	140	140	140	140	141	141
	919.11		156	156	157	158	159	160	161
	919.12		301	306	309	313	316	319	321
	Census Tract Total	2,627	3,708	3,890	3,986	4,085	4,192	4,272	4,349
920	920.01		2,229	2,312	2,449	2,594	2,749	2,872	2,990
	920.02		2,166	2,179	2,288	2,403	2,523	2,616	2,704
	920.03		2,268	2,288	2,382	2,479	2,581	2,659	2,731
	Census Tract Total	5,913	6,663	6,779	7,119	7,476	7,853	8,147	8,425

(CONTINUED)

**Historical and Forecasted Population
Census and Subcensus Tract
(January 1999)**

Census Tract	Subcensus Tract	1990	1999	2000	2005	2010	2015	2020
921	921.01		306	307	309	311	313	315
	921.02		475	483	491	500	509	516
	921.03		1,146	1,171	1,228	1,288	1,350	1,398
	921.04		729	730	736	742	748	753
	921.05		1,134	1,166	1,253	1,347	1,448	1,527
	921.06		1,190	1,215	1,253	1,292	1,333	1,363
	921.07		1,846	1,847	1,861	1,875	1,889	1,899
	Census Tract Total	5,828	6,826	6,919	7,131	7,355	7,590	7,771
922	922.01		388	395	404	413	423	430
	922.02		1,492	1,544	1,660	1,785	1,919	2,024
	922.03		6,705	6,730	7,304	7,955	8,609	9,019
	922.04		653	662	698	735	775	806
	922.05		3,780	3,814	3,935	4,063	4,196	4,299
	Census Tract Total	7,067	13,018	13,145	14,001	14,951	15,922	16,578
923	923.01		3,370	3,371	3,429	3,489	3,551	3,598
	Census Tract Total	3,463	3,370	3,371	3,429	3,489	3,551	3,598
924	924.01		4,490	4,747	5,743	6,330	6,447	6,515
	Census Tract Total	3,499	4,490	4,747	5,743	6,330	6,447	6,515
Fairfax County		818,584	946,371	968,225	1,045,417	1,112,943	1,155,632	1,184,079

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1990; Summary Tape File 1A, Virginia.
Fairfax County Department of Systems Management: 1999 through 2020.

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

HOUSING UNIT INVENTORY

Total Housing

As of January 1999, there were 352,741 dwelling units in Fairfax County, an increase of 6,772 units, or 2.0 percent, over the 1998 inventory of 345,969 units. Single-family detached units continued to account for a majority of the housing units (50.3 percent), followed by townhouses (21.2 percent) and garden apartments (20.3 percent). High-rise and mid-rise units, multiplex units, and mobile homes together accounted for the remaining 8.2 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 1999 by type of unit.

Housing Units by Planning District

Over 56 percent of the County's increase in dwelling units occurred in the Bull Run and Upper Potomac Planning Districts. During 1998, 2,369 units were added in the Upper Potomac District, and 1,449 units were added to the housing inventory in the Bull Run District.

Housing Units by Supervisor District

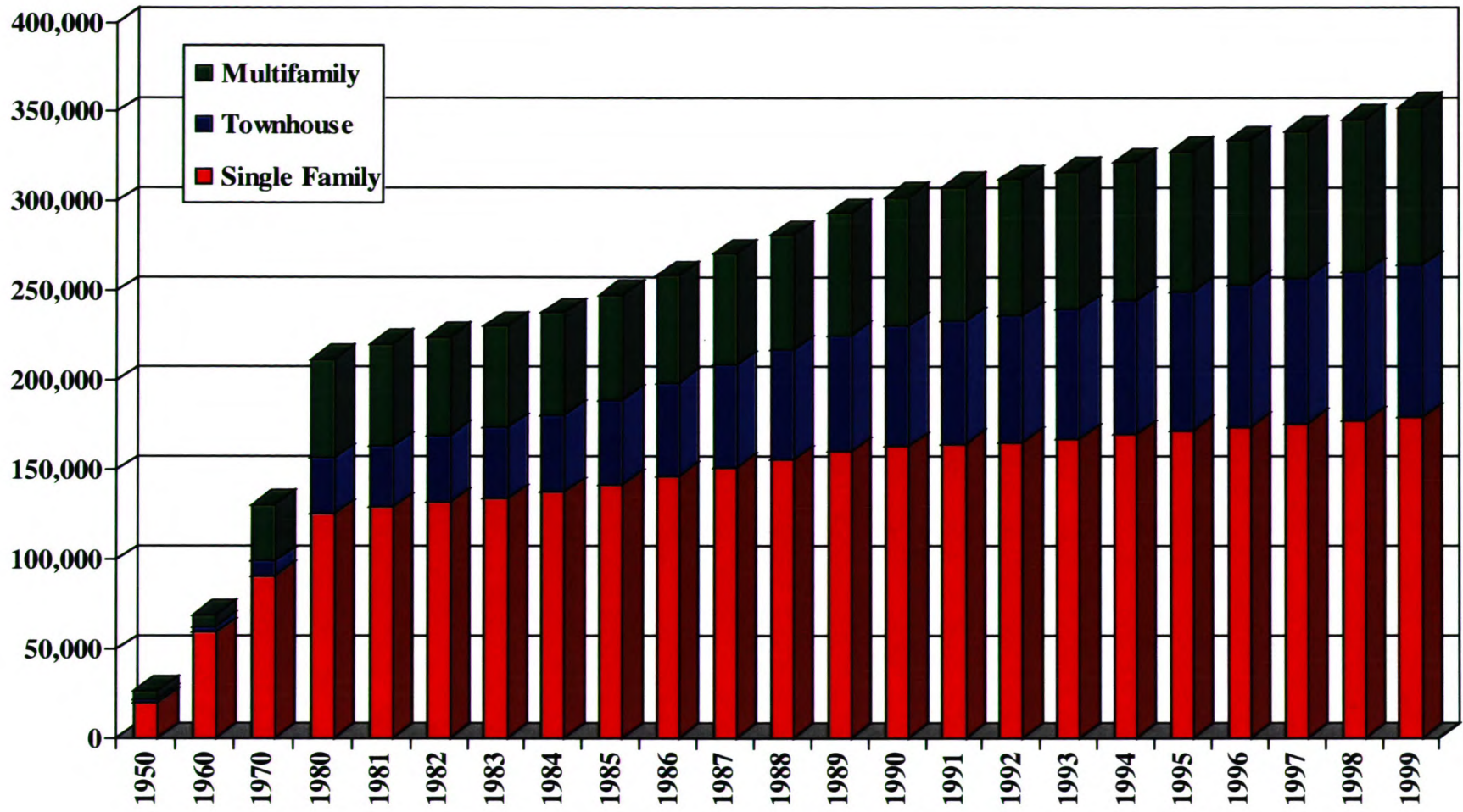
The supervisor district with the largest number of dwelling units was Sully, with 51,265 units. The Braddock District had the smallest number of units with 30,847 units. The largest number of single-family detached units were located in the Dranesville District (27,892). Providence District had the smallest number of single-family units (14,766), but the largest number of garden apartment units (15,703). Nearly 40 percent of the County's high-rise and mid-rise apartment units were located in the Mason District. About 20 percent of the County's townhouse units were located in the Sully District.

TABLE 5.1

**Total Housing Units
1978 to 1999**

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%
1999	352,741	6,772	2.0%

Figure 5.1
Housing Units by Structure Type
Fairfax County, 1950 to 1999



Source: U.S. Census Bureau and the Fairfax County Department of Systems Management for Human Services.

Median Market Value

Market value in this report refers to the estimated market value as of January 1999. Market value for each dwelling unit represents a 1998 sales price or is derived from the latest tax assessment value. As of January 1999, the estimated median market value of individually owned housing units was \$192,110. Thus, half of all owned housing units in the County had market values exceeding \$192,110 and half had values below this level. This represents an increase of \$6,470 from the 1998 estimated median housing value of \$185,640.

Table 5.2 shows the median market value of housing units by supervisor district and the percent change between 1998 and 1999.

Market Value by Supervisor District

The supervisor district in the County with the highest median market value of housing units, as of January 1999, was the Dranesville District (\$284,566). The district with the lowest median market value was the Lee District (\$158,578).

The supervisor district with the greatest percentage of dwelling units with values above \$350,000 was the Dranesville District with 43.5 percent. Countywide, 11.2 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 14.0 percent compared to 6.2 percent county-wide.

<i>TABLE 5.2</i>			
Median Market Value of Housing Units By Supervisor District 1998 - 1999			
Supervisor District	Median Market Value		Percent Change
	1998	1999	
Braddock	\$186,164	\$193,679	4.0%
Dranesville	\$264,705	\$284,566	7.5%
Hunter Mill	\$199,915	\$209,000	4.5%
Lee	\$154,875	\$158,578	2.4%
Mason	\$171,329	\$176,241	2.9%
Mount Vernon	\$169,704	\$172,836	1.9%
Providence	\$176,703	\$182,856	3.5%
Springfield	\$204,455	\$213,362	4.4%
Sully	\$182,000	\$188,239	3.4%
<i>Fairfax County</i>	\$185,640	\$192,110	3.5%

Market Value by Planning District

Table 5.3 shows the median market value of housing units by planning district and the percent change between 1998 and 1999. The planning district in the County with the highest median market value, as of January 1999, was the McLean Planning District (\$299,873). The Lower Potomac Planning District had the lowest median market value in 1999, at \$119,090.

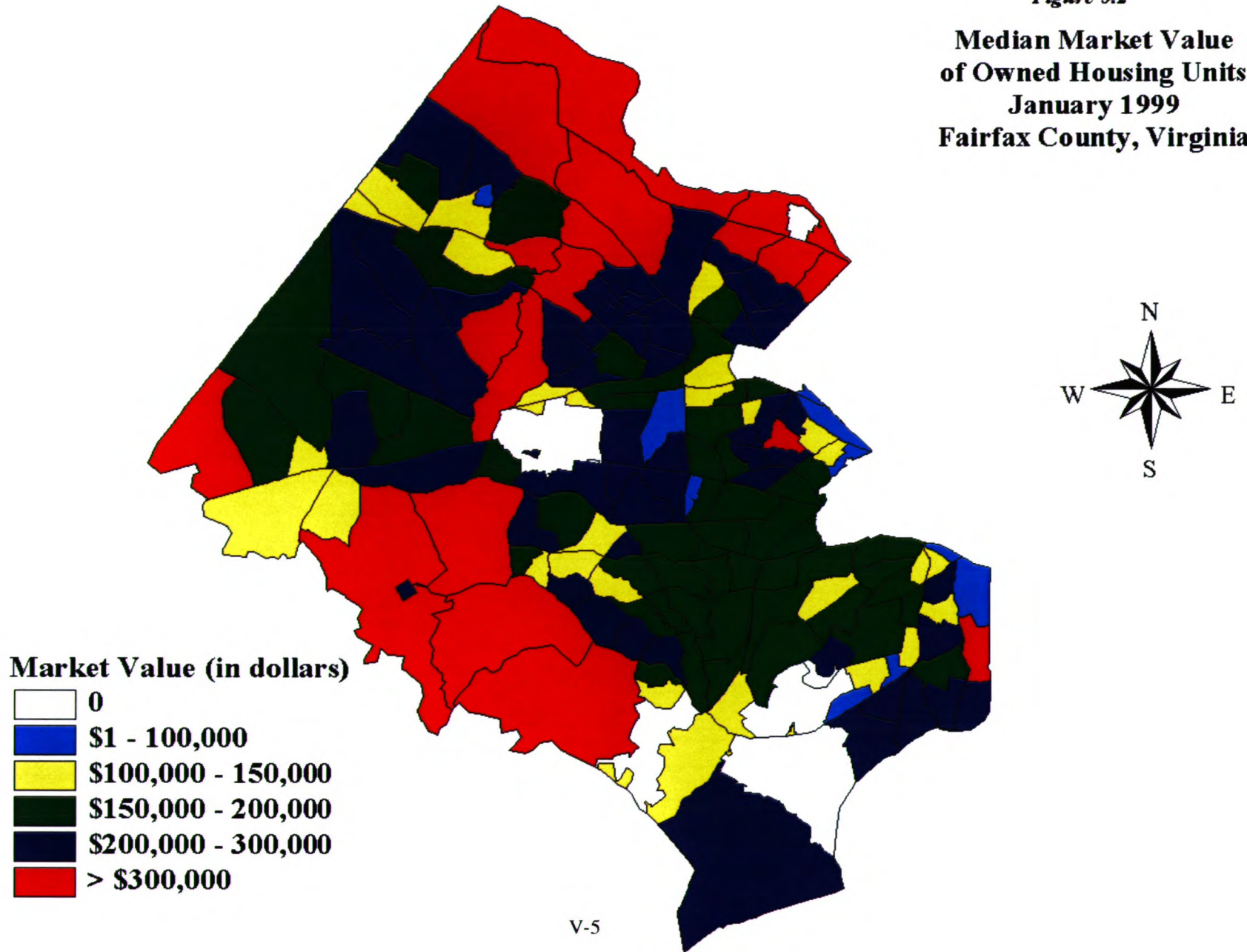
The planning district in the County with the greatest percentage of housing units with values above \$350,000 was the McLean Planning District, with 39.3 percent. Further, looking at only single-family units in McLean, fully 49.2 percent had values above \$350,000. Baileys Planning District had the greatest percentage of housing units with values below \$80,000, at 29.2 percent. Of the units with values below \$80,000 in Baileys, 98.1% 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 1999. Highest median market values were concentrated in the Great Falls, McLean and Clifton/Fairfax Station areas.

Planning District	Median Market Value		Percent Change
	1998	1999	
Annandale	\$184,035	\$189,888	3.2%
Baileys	\$142,385	\$142,627	0.2%
Bull Run	\$166,836	\$170,318	2.1%
Fairfax	\$205,898	\$210,469	2.2%
Jefferson	\$164,527	\$170,000	3.3%
Lincolnia	\$168,967	\$175,000	3.6%
Lower Potomac	\$122,291	\$119,090	-2.6%
McLean	\$276,000	\$299,873	8.7%
Mount Vernon	\$162,269	\$165,163	1.8%
Pohick	\$198,294	\$206,556	4.2%
Rose Hill	\$167,905	\$170,571	1.6%
Springfield	\$161,073	\$166,460	3.3%
Upper Potomac	\$201,708	\$210,649	4.4%
Vienna	\$222,802	\$235,322	5.6%
<i>Fairfax County</i>	\$185,640	\$192,110	3.5%

Figure 5.2

**Median Market Value
of Owned Housing Units
January 1999
Fairfax County, Virginia**



**Housing Unit Inventory
Supervisor District
(January 1999)**

Supervisor District	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
Braddock	19,654	182	6,047	186	4,356	267		155	30,847
Dranesville 1/	27,892	64	4,361	195	3,203	435	500		36,650
Hunter Mill 2/	19,921	19	9,956	1,529	10,014	851	285		42,575
Lee	16,423	560	11,190	2,002	11,378	50		760	42,363
Mason	16,428	32	4,300	578	9,576	964	5,748		37,626
Mount Vernon	15,955	1,145	5,793	890	5,358	130	3,956	325	33,552
Providence	14,766	11	9,042	751	15,703	301	3,481		44,055
Springfield 3/	22,244	188	9,057	496	1,821	2			33,808
Sully	24,140	7	14,992	1,378	10,248			500	51,265
FAIRFAX COUNTY	177,423	2,208	74,738	8,005	71,657	3,000	13,970	1,740	352,741

**Housing Unit Inventory
Towns
(January 1999)**

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	2,805	60	1,794	7	2,434				7,100
Town of Vienna	4,576	7	420	30	523				5,556
TOWNS TOTAL	7,450	67	2,214	37	2,957				12,725

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 1999)

Planning District	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
Annandale	15,984	8	3,186	255	5,016	511	469		25,429
Baileys	5,114	16	831	81	5,169	720	5,279		17,210
Bull Run	15,706	5	12,455	1,378	7,997			500	38,041
Fairfax	8,684	2	3,618	297	7,664	301		155	20,721
Jefferson	8,528	11	2,392	117	6,469		1,227		18,744
Lincolnia	1,514	4	1,676	242	2,266				5,702
Lower Potomac	1,402	3	1,725	741	1,511				5,382
McLean	16,715	4	1,593	520	4,677	435	2,200		26,144
Mount Vernon	15,171	1,652	2,633	1,760	9,753	130	3,956	1,085	36,140
Pohick 1/	28,472	416	13,982	522	1,449				44,841
Rose Hill	8,338	4	5,900	172	4,355				18,769
Springfield	8,400		6,233	379	1,937	52			17,001
Upper Potomac 2/	29,574	72	13,617	1,231	11,783	578	285		57,140
Vienna 3/	13,821	11	4,897	310	1,611	273	554		21,477
FAIRFAX COUNTY	177,423	2,208	74,738	8,005	71,657	3,000	13,970	1,740	352,741

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 1999)

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
A1	6,235		1,598		1,141				8,974
A2	7		232		272				511
A3	202		565		390				1,157
B1	1,024	2	383		494				1,903
B2	4,145		1,310	214	1,076				6,745
B3	677								677
B5 1/	2,805	60	1,795	7	2,190				6,857
C1	955								955
C2	1,132								1,132
D1	2,675	2							2,677
D2	2,337		3,040	379	3,802	443	61		10,062
D3 2/	17,596	20	4,623	661	2,889	408	1,392		27,589
E1	2,076		261	332	4,298	144	532		7,643
E2	498								498
F	1,817		329				500		2,646
G1	7,780	1	1,877	188	1,529	112	1,227		12,714
G2	995					179			1,174
G3	686		35						721
G4	341								341
H1	1,185	1	414		2,351	319	1,580		5,850
H2					256		3,281		3,537
H3	189								189
I1	13,675	28	2,220	198	8,023	401	418		24,963
I2	1,189		36						1,225
I3	9,774	14	5,031	669	4,023	244	217		19,972
I4	46								46
I5	238		35						273

(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 1999)

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
J1	3,792	1,126	389		1,320		1,587		8,214
J2	838	2	100		324		1,846	91	3,201
J3	1,128	187	155		496				1,966
J4	736		20		931		523		2,210
K	8,286	337	1,317	1,123	4,572	130		875	16,640
L	6,548		5,181	637	5,541			119	18,026
M0	802		123		1,021			155	2,101
M1	783		1,473	128	1,599	301			4,284
M2 2/	11,263	2	4,987	449	7,388	267	806		25,162
M3	6,157		227						6,384
M4	4,837		1,888		1,161	52			7,938
M5	1,351		1,194	160					2,705
M6	1,627		3,413	219	391				5,650
M7	30				183				213
M8	58								58
M9	322		1,356		1,842				3,520
N1	18,966	370	13,664	1,263	2,777				37,040
N2	4,016	46	1,750						5,812
O1	401								401
P	74	1							75
P1	70								70
P2	177								177
P3	899								899
P4	77								77
Q1	2,319								2,319
R1	2,669	4							2,673
R2	227								227

(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 1999)

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
R3 3/	70								70
R4	256								256
S1	3,749	3	3,719		1,257				8,728
S2	228								228
T1	1,030							500	1,530
T2	3,938		1,734	580	452				6,704
T3	3,513		2,248						5,761
T4	2,460	2	1,756	180	4,147				8,545
T5	2,503		3,170	618	3,111				9,402
T6	69								69
T7	875		1,090		410				2,375
FAIRFAX COUNTY	177,423	2,208	74,738	8,005	71,657	3,000	13,970	1,740	352,741

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 1999)

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	321				102			91	514
	151.03	307								307
	Census Tract Total	1,031		74		102			91	1,298
152	152.01	207		131						338
	152.02	18		20		931		523		1,492
	152.03	118								118
	152.04									
	Census Tract Total	343		151		931		523		1,948
153	153.01	233	28	24						285
	153.02	273	202			157				632
	153.03	181	290							471
	153.04	100								100
	Census Tract Total	787	520	24		157				1,488
154	154.01	601		156		1,549			115	2,421
	154.02	410								410
	154.03	126		228						354
	Census Tract Total	1,137		384		1,549			115	3,185
155	155.01	442		400		207	130			1,179
	155.02	688								688
	155.03	266								266
	155.04	90								90
	Census Tract Total	1,486		400		207	130			2,223
156	156.01	548								548
	156.02	78								78
	156.03	295	2							297
	156.04	122								122
	Census Tract Total	1,043	2							1,045
157	157.01	433								433
	157.02	747								747
	157.03	193								193

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1999)

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	1,373								1,373
158	158.01	669								669
	158.02	546								546
	158.03	471								471
	Census Tract Total	1,686								1,686
159	159.01	855								855
	159.02	191								191
	159.03									
	159.04	131								131
	Census Tract Total	1,177								1,177
160	160.01	141				168				309
	160.02	484			149	242		119		994
	160.03	296								296
	Census Tract Total	921			149	410		119		1,599
161	161.01	146				42				188
	161.02	97								97
	161.03	626								626
	161.04	465								465
	Census Tract Total	1,334				42				1,376
162	162.01									
	162.02									
	Census Tract Total									
163	163.01	254								254
	163.02	469	1							470
	Census Tract Total	723	1							724
201	201.01	435								435
	201.02	520		141						661
	Census Tract Total	955		141						1,096
202	202.01	592		739	172	880				2,383
	202.02	579		333						912
	Census Tract Total	1,171		1,072	172	880				3,295

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
203	203.01	640								640
	203.02	384	2	284						670
	203.03	242								242
	203.04	208		103						311
	Census Tract Total	1,474	2	387						1,863
204	204.01	25	273			66		1,222		1,586
	Census Tract Total	25	273			66		1,222		1,586
205	205.01	83	301	140		383		2,211		3,118
	205.02	176								176
	Census Tract Total	259	301	140		383		2,211		3,294
206	206.01	63	116							179
	206.02		360			67				427
	206.03	363	78	101		549				1,091
	Census Tract Total	426	554	101		616				1,697
207	207.01	639								639
	207.02	142								142
	207.03	548								548
	Census Tract Total	1,329								1,329
208	208.01	352								352
	208.02	265								265
	208.03	510		71						581
	Census Tract Total	1,127		71						1,198
210	210.01	279		391		278				948
	210.02	58		643						701
	210.03	175		64						239
	210.04	287								287
	Census Tract Total	799		1,098		278				2,175
211	211.01	659		1,998	219	113				2,989
	211.02	411		749		537				1,697
	211.03	52		182						234
	Census Tract Total	1,122		2,929	219	650				4,920

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1999)

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	912		441						1,353
	213.02	42		62						104
	Census Tract Total	954		503						1,457
214	214.01	197				726				923
	214.02	285	2	20		1,211				1,518
	Census Tract Total	482	2	20		1,937				2,441
215	215.01	210			192	801			760	1,963
	Census Tract Total	210			192	801			760	1,963
216	216.01	95		72	931	322				1,420
	216.02	85		112		341				538
	Census Tract Total	180		184	931	663				1,958
217	217.01	1,081		810	131	657				2,679
	Census Tract Total	1,081		810	131	657				2,679
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	8								8
	220.05	30				183				213
	Census Tract Total	304		293		183				780
221	221.01	207		636		989				1,832
	221.02	1								1
	221.03	86		80	461	88				715
	221.04	31	2	663	280					976
	221.05	12		53		251				316
	221.06	38								38

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1999)

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	375	2	1,432	741	1,328				3,878
222	222.01									
	Census Tract Total									
223	223.01	448	2	1,078		1,741				3,269
	Census Tract Total	448	2	1,078		1,741				3,269
224	224.01	408		1,896		1,197				3,501
	224.02	325		144						469
	Census Tract Total	733		2,040		1,197				3,970
301	301.01	465								465
	301.02	1,055								1,055
	301.03	333		652						985
	Census Tract Total	1,853		652						2,505
302	302.01	2,448	2	1,422						3,872
	Census Tract Total	2,448	2	1,422						3,872
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	349								349
	306.03	257				219				476
	306.04	434								434
	Census Tract Total	1,320		106		385				1,811
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	921		1,183		243				2,347

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1999)

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	921		1,183		243				2,347
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		460	99					1,335
	Census Tract Total	776		460	99					1,335
315	315.01	1,156		676	160					1,992
	Census Tract Total	1,156		676	160					1,992
316	316.01	365		192		242	50			849
	316.02	548		205		99				852
	316.03	3								3
	Census Tract Total	916		397		341	50			1,704
318	318.01	820	52	1,561						2,433
	Census Tract Total	820	52	1,561						2,433
319	319.01	1,048								1,048
	Census Tract Total	1,048								1,048
320	320.01	492		617						1,109
	Census Tract Total	492		617						1,109
321	321.01	500	128	181	186	448				1,443
	Census Tract Total	500	128	181	186	448				1,443
322	322.01	560	184	1,239		580				2,563
	Census Tract Total	560	184	1,239		580				2,563
323	323.01	703		410						1,113
	323.02	371		73		100				544
	Census Tract Total	1,074		483		100				1,657
324	324.01	2,332		493						2,825
	Census Tract Total	2,332		493						2,825
325	325.01	1,455		432						1,887
	Census Tract Total	1,455		432						1,887
326	326.01	1,109	2	393						1,504

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1999)

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	1,109	2	393						1,504
327	327.01	1,039		1,492		78				2,609
	Census Tract Total	1,039		1,492		78				2,609
328	328.01	264		482						746
	Census Tract Total	264		482						746
401	401.01	256		150		270				676
	401.02	1,022								1,022
	401.03	447			161	387				995
	Census Tract Total	1,725		150	161	657				2,693
402	402.01	1				420				421
	402.02	416		575	8	1,165				2,164
	402.03									
	402.04	133								133
	Census Tract Total	550		575	8	1,585				2,718
403	403.01	479								479
	403.02	460								460
	Census Tract Total	939								939
405	405.01	50		46						96
	405.02	446								446
	405.03	1,580								1,580
	405.04									
	Census Tract Total	2,076		46						2,122
406	406.01	684							155	839
	Census Tract Total	684							155	839
407	407.01	1,661		137						1,798
	407.02	999								999
	Census Tract Total	2,660		137						2,797
408	408.01	710		33		120				863
	408.02	97								97
	408.03	443								443
	408.04	687								687

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1999)

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	1,937		33		120				2,090
501	501.01	94		231	117	1,032				1,474
	501.02	203				150				353
	501.03	350		16		64				430
	Census Tract Total	647		247	117	1,246				2,257
502	502.01			512						512
	502.02	243								243
	502.03	151				25				176
	502.04	392								392
	Census Tract Total	786		512		25				1,323
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	306								306
	505.03	224								224
	Census Tract Total	890								890
506	506.01	191								191
	506.02	391		116		1,187				1,694
	506.03	298								298
	506.04	188	2							190
	506.05	267								267
	506.06	386								386
	506.07	172		2						174

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1999)

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	1,893	4	116		1,187				3,200
507	507.01	530		445						975
	507.02	314	2			886		252		1,454
	Census Tract Total	844	2	445		886		252		2,429
508	508.01	304								304
	508.02	453								453
	508.03	223				184				407
	Census Tract Total	980				184				1,164
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		313		815
	514.03			102		224	50			376
	Census Tract Total			102		930	50	313		1,395
515	515.01	48		36		588	220			892
	515.02	325		55	81			829		1,290
	515.03	249		229		280	49			807

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1999)

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		350	81	1,313	269	1,267		3,962
516	516.01	14					400	418		832
	516.02	81								81
	516.03	98				686				784
	516.04	170				444				614
	516.05	217				196				413
	Census Tract Total	580				1,326	400	418		2,724
518	518.01	418		48						466
	518.02	197								197
	518.03	433				1				434
	Census Tract Total	1,048		48		1				1,097
519	519.01	440	4	1,030	210	529				2,213
	Census Tract Total	440	4	1,030	210	529				2,213
520	520.01	525		354			244			1,123
	Census Tract Total	525		354			244			1,123
521	521.01	119								119
	521.02	375	2	332				217		926
	521.03	325		228						553
	521.04	301	2	69	255					627
	521.05	257		140						397
	Census Tract Total	1,377	4	769	255			217		2,622
522	522.01	218		336		896				1,450
	522.02	383								383
	522.03	352								352
	Census Tract Total	953		336		896				2,185
523	523.01	1		409		2,482	267			3,159
	Census Tract Total	1		409		2,482	267			3,159
524	524.01	507								507
	524.02	345								345
	524.03	284								284

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1999)

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	290								290
	525.02	394	2	50		38				484
	525.03	341		10						351
	525.04	276		223		1,064				1,563
	Census Tract Total	1,301	2	283		1,102				2,688
526	526.01	365				365				730
	526.02	17		218	32	308				575
	526.03	75		195						270
	Census Tract Total	457		413	32	673				1,575
527	527.01	294	12	274		1,145	1			1,726
	Census Tract Total	294	12	274		1,145	1			1,726
528	528.01	352				346		3,281		3,979
	Census Tract Total	352				346		3,281		3,979
601	601.01	339								339
	601.02	664								664
	601.03	257								257
	Census Tract Total	1,260								1,260
602	602.01	530								530
	602.02	89								89
	602.03	649								649
	Census Tract Total	1,268								1,268
603	603.01	241								241
	603.02	691								691
	Census Tract Total	932								932
604	604.01	272								272
	604.02	420		317		234	273			1,244
	604.03	166								166
	Census Tract Total	858		317		234	273			1,682

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
605	605.01	701	2	70						773
	605.02	308		437		13				758
	605.03	343	1							344
	605.04	66		142						208
	605.05	313	1	339						653
	Census Tract Total	1,731	4	988			13			
606	606.01	148								148
	606.02	1,129								1,129
	Census Tract Total	1,277								1,277
607 /1	607.01	2,210	2	227		302				2,741
	Census Tract Total	2,210	2	227		302				2,741
608 /1	608.01	875		33	30	185				1,123
	Census Tract Total	875		33	30	185				1,123
609 /1	609.01	780		84						864
	Census Tract Total	780		84						864
610 /1	610.01	711	5	76		36				828
	Census Tract Total	711	5	76		36				828
611	611.01	639								639
	611.02	1,118		132	275	298				1,823
	Census Tract Total	1,757		132	275	298				2,462
612	612.01	218								218
	612.02	1,116		39						1,155
	612.03	70								70
	612.04	1		399		238				638
	Census Tract Total	1,405		438		238				2,081
615	615.01	275		23			55			353
	615.02	287								287
	615.03	182		274						456
	615.04	20		727						747
	615.05	89								89
	Census Tract Total	853		1,024				55		

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1999)

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	315		44						359
	616.04	4		114		842				960
	616.05	56		321						377
	616.06									
	Census Tract Total		507		1,015	5	1,194			
617	617.01	172		1,138		191		554		2,055
	617.02	169								169
	Census Tract Total	341		1,138		191		554		2,224
618	618.01	66				312				378
	618.02	11		1,141	128	690	246			2,216
	Census Tract Total	77		1,141	128	1,002	246			2,594
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	449								449
	701.03	56								56
	701.04	133		35						168
	Census Tract Total	920		35						955
702	702.01	2								2
	Census Tract Total	2								2
703	703.01	677								677
	703.02	132								132
	703.03	321								321
	Census Tract Total	1,130								1,130
704	704.01	297		227						524
	704.02	43								43
	704.03	361								361
	704.04	279								279
	704.05	523								523
	Census Tract Total	1,503		227						1,730

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1999)

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	329								329
	705.03	429		285						714
	705.04	294								294
	705.05	171								171
	705.06	3			1			500		504
	Census Tract Total	1,339			286			500		2,125
706	706.01	216								216
	706.02	124		48						172
	706.03	244		23			144			411
	706.04	161		13						174
	Census Tract Total	745			84		144			973
707	707.01	287		7						294
	707.02	399								399
	707.03	289								289
	707.04	378								378
	707.05	196								196
	707.06	259								259
	Census Tract Total	1,808			7					1,815
708	708.01	241		32						273
	708.02	607	1	174						782
	Census Tract Total	848	1	206						1,055
709	709.01	504					179			683
	709.02	502		237						739
	709.03	256								256
	709.04	106		251						357
	709.05	323	1	22						346
	709.06	106								106
	Census Tract Total	1,797		1	510			179		2,487
710	710.01	58								58
	710.02	220								220

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1999)

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	156		17						173
	711.02	205								205
	711.03	266								266
	711.04	306								306
	711.05	244								244
	711.06	335					227	112		674
	711.07	190								190
	711.08	376								376
	Census Tract Total	2,078			17		227	112		
712	712.01	1								1
	712.02					620				620
	712.03	48		178						226
	712.04	45		16	332	1,866		532		2,791
	Census Tract Total	94		194	332	2,486		532		3,638
713	713.01	288		638		1,150		1,227		3,303
	713.02	555		49						604
	Census Tract Total	843		687		1,150		1,227		3,907
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	432								432
	801.02	220								220
	801.03	226								226
	801.04	273								273
	801.05	208								208
	Census Tract Total	1,359								1,359
802	802.01	333								333
	802.02	461								461
	802.03	511								511

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
802	802.04			27		1,812		1,168		3,007
	802.05									
	Census Tract Total	1,305		27		1,812		1,168		4,312
803	803.01	916								916
	803.02	264								264
	803.03	952	2							954
	803.04									
	Census Tract Total	2,132	2							2,134
804	804.01	644								644
	804.02	708								708
	804.03	383								383
	804.04	420								420
	804.05	828								828
	Census Tract Total	2,983								2,983
805	805.01	1,840								1,840
	805.02	1,664		219						1,883
	805.03	670		910	168	722				2,470
	Census Tract Total	4,174		1,129	168	722				6,193
808 /2	808.01	1,239		852		494				2,585
	Census Tract Total	1,239		852		494				2,585
809 /2	809.01	1,566	60	942	7	1,940				4,515
	Census Tract Total	1,566	60	942	7	1,940				4,515
810	810.01	202		798		390				1,390
	Census Tract Total	202		798		390				1,390
811	811.01	33		60						93
	811.02	343		1,009		1,141				2,493
	811.03	1,278		10						1,288
	811.04	1,389		17						1,406
	Census Tract Total	3,043		1,096		1,141				5,280
812	812.01	1,187	2	561		684				2,434
	Census Tract Total	1,187	2	561		684				2,434

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1999)

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	117	222		224		2,716
	Census Tract Total	1,111		1,042	117	222		224		2,716
815	815.01	770								770
	Census Tract Total	770								770
816	816.01	462								462
	816.02	567								567
	Census Tract Total	1,029								1,029
817	817.01	569								569
	817.02	624								624
	817.03	639								639
	817.04	310		527		1,071				1,908
	Census Tract Total	2,142		527		1,071				3,740
819	819.01	211		325		921	158			1,615
	819.02	545								545
	Census Tract Total	756		325		921	158			2,160
820	820.01	1,177		933	333	566				3,009
	820.02	154		320						474
	Census Tract Total	1,331		1,253	333	566				3,483
821	821.01	91		560	46	727	48	61		1,533
	Census Tract Total	91		560	46	727	48	61		1,533
822	822.01	1		181	46	354				582
	822.02	49		319						368
	822.03	74		381		1,588	237			2,280
	Census Tract Total	124		881	46	1,942	237			3,230
823	823.01	586	10	2,526	514	1,762	135			5,533
	Census Tract Total	586	10	2,526	514	1,762	135			5,533
824	824.01	757								757
	Census Tract Total	757								757
825	825.01	218		56		272				546
	825.02	3,352		446						3,798
	Census Tract Total	3,570		502		272				4,344

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
826	826.01	606								606
	826.02	1,756		1,150						2,906
	Census Tract Total	2,362		1,150						3,512
901	901.01	2								2
	901.02	12								12
	901.03	545							500	1,045
	901.04			8						8
	901.05	1,445		648		452				2,545
	901.06									
	Census Tract Total	2,004		656		452			500	3,612
905	905.01	167		311		744				1,222
	905.02	1,630	2	119						1,751
	Census Tract Total	1,797	2	430		744				2,973
909 /3	909.01	69								69
	Census Tract Total	69								69
910	910.01	23								23
	910.02	498								498
	Census Tract Total	521								521
911	911.01	2,230		2,060						4,290
	Census Tract Total	2,230		2,060						4,290
912	912.01	364		1,668		251				2,283
	912.02					336				336
	Census Tract Total	364		1,668		587				2,619
913	913.01	22								22
	913.02	36								36
	913.03	217		220		410				847
	913.04	797		1,349	618	1,147				3,911
	Census Tract Total	1,072		1,569	618	1,557				4,816
914	914.01	2,209		3,496		516				6,221
	Census Tract Total	2,209		3,496		516				6,221
915	915.01	1,536								1,536

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
915	915.02	167	3	396						566
	915.03	3				668				671
	Census Tract Total	1,706	3	396		668				2,773
916	916.01	1,494		566	580					2,640
	Census Tract Total	1,494		566	580					2,640
917	917.01	42		914	128	1,541				2,625
	917.02	3				966				969
	917.03	329		46		13				388
	917.04	142	2	542		1,047				1,733
	Census Tract Total	516	2	1,502	128	3,567				5,715
918	918.01	1,938		654	52	1,919				4,563
	Census Tract Total	1,938		654	52	1,919				4,563
919	919.01	110								110
	919.02	134								134
	919.03	154								154
	919.04	67								67
	919.05	199								199
	919.06	44								44
	919.07	102								102
	919.08	19								19
	919.09	127								127
	919.10	43								43
	919.11	48								48
	919.12	93								93
	Census Tract Total	1,140								
920	920.01	685								685
	920.02	664	2							666
	920.03	697								697
	Census Tract Total	2,046	2							2,048
921	921.01	94								94
	921.02	146								146

(CONTINUED)

**Housing Unit Inventory
Census and Subcensus Tract
(January 1999)**

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
921	921.03	352								352
	921.04	224								224
	921.05	349								349
	921.06	366								366
	921.07	568								568
	Census Tract Total	2,099								
922	922.01	120								120
	922.02	459								459
	922.03	1,953		122						2,075
	922.04	201								201
	922.05	1,162								1,162
	Census Tract Total	3,895			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		177,423	2,208	74,738	8,005	71,657	3,000	13,970	1,740	352,741

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

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

Market Value of Housing Units 1/, 5/, 6/
Supervisor District
(January 1999)

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	5	9	47	103	744	1,957	4,136	3,719	3,198	2,470	1,231	683	853	479	19,634
	Townhouse	5	252	1,036	1,973	2,132	513	248	65	17	10	2				6,253
	Condominium Apt	1,538	639	179												2,356
	Total	1,548	900	1,262	2,076	2,876	2,470	4,384	3,784	3,215	2,480	1,233	683	853	479	28,243
Dranesville 2/	Single Family	6	4	26	267	864	1,189	1,335	1,206	1,177	1,188	1,458	1,382	3,131	11,844	25,077
	Townhouse	4	198	440	140	25	112	156	138	386	308	145	36	99	357	2,544
	Condominium Apt	46	65	40	96	44	38	71	2							402
	Total	56	267	506	503	933	1,339	1,562	1,346	1,563	1,496	1,603	1,418	3,230	12,201	28,023
Hunter Hill 3/	Single Family	5	7	65	131	216	471	767	1,011	1,338	1,665	1,498	1,469	2,497	4,259	15,399
	Townhouse	331	865	1,448	2,172	1,926	1,268	918	592	470	272	246	159	291	87	11,045
	Condominium Apt	2,295	547	288	205	50	8	16	17	7						3,433
	Total	2,631	1,419	1,801	2,508	2,192	1,747	1,701	1,620	1,815	1,937	1,744	1,628	2,788	4,346	29,877
Lee	Single Family	38	83	282	1,417	3,298	3,732	2,502	1,680	1,071	541	308	277	635	491	16,355
	Townhouse	1,392	328	1,745	3,190	2,063	1,673	1,436	1,049	378	233	87	34	8		13,616
	Condominium Apt	1,198	503	802	468	130	5									3,106
	Total	2,628	914	2,829	5,075	5,491	5,410	3,938	2,729	1,449	774	395	311	643	491	33,077
Mason	Single Family	69	54	119	625	1,669	2,604	2,076	1,622	1,510	1,183	1,076	939	1,352	1,459	16,357
	Townhouse	27	64	604	445	807	1,121	461	333	229	127	80	87	81	18	4,484
	Condominium Apt	3,629	961	577	433	196	43	7								5,846
	Total	3,725	1,079	1,300	1,503	2,672	3,768	2,544	1,955	1,739	1,310	1,156	1,026	1,433	1,477	26,687

(CONTINUED)

Market Value of Housing Units 1/, 5/, 6/
Supervisor District
(January 1999)

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	162	139	352	675	1,210	1,116	1,231	1,925	1,850	1,352	1,288	940	1,487	2,124	15,851
	Townhouse	495	1,569	2,814	1,153	699	586	114	8	15	24	111	32	19	1	7,640
	Condominium Apt	1,209	969	414	59	264	98	22	95	33	87	17				3,267
	Total	1,866	2,677	3,580	1,887	2,173	1,800	1,367	2,028	1,898	1,463	1,416	972	1,506	2,125	26,758
Providence	Single Family	34	31	84	195	780	1,450	1,379	1,426	1,617	1,242	950	957	1,984	2,603	14,732
	Townhouse	181	255	591	1,009	2,180	1,294	992	859	489	294	250	248	237		8,879
	Condominium Apt	2,535	1,461	1,586	802	422	208	120	141	47	6	34	3		5	7,370
	Total	2,750	1,747	2,261	2,006	3,382	2,952	2,491	2,426	2,153	1,542	1,234	1,208	2,221	2,608	30,981
Springfield 4/	Single Family	26	48	60	74	308	1,097	2,413	2,965	3,218	2,206	1,468	1,050	2,387	4,858	22,178
	Townhouse	174	636	940	3,144	2,385	1,354	855	150	41	5	33	1		1	9,719
	Condominium Apt	751	70	1												822
	Total	951	754	1,001	3,218	2,693	2,451	3,268	3,115	3,259	2,211	1,501	1,051	2,387	4,859	32,719
Sully	Single Family	57	51	106	199	757	1,971	2,459	2,312	2,363	2,904	2,602	1,793	3,073	3,477	24,124
	Townhouse	924	1,192	3,103	3,589	3,877	2,055	840	417	234	70	49	5		1	16,356
	Condominium Apt	315	732	486	312	79	13									1,937
	Total	1,296	1,975	3,695	4,100	4,713	4,039	3,299	2,729	2,597	2,974	2,651	1,798	3,073	3,478	42,417
Town of Clifton	Single Family	2	3	4	4	3	1	2	6	2	6	9	4	9	8	63
	Total	2	3	4	4	3	1	2	6	2	6	9	4	9	8	63
Town of Herndon	Single Family		3	22	111	435	657	459	292	181	191	134	99	144	65	2,793

(CONTINUED)

**Market Value of Housing Units 1/, 5/, 6/
Supervisor District
(January 1999)**

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	33	589	461	327	377	58		2							1,847
	Condominium Apt	376	209	249	81											915
	Total	409	801	732	519	812	715	459	294	181	191	134	99	144	65	5,555
Town of Vienna	Single Family	2	12	29	49	147	581	1,120	752	519	367	291	231	212	256	4,568
	Townhouse		9		29	37	160	58	35	24	31	42	22	6		453
	Condominium Apt	199	22													221
	Total	201	43	29	78	184	741	1,178	787	543	398	333	253	218	256	5,242
Fairfax County	Single Family	406	444	1,196	3,850	10,431	16,826	19,879	18,916	18,044	15,315	12,313	9,824	17,764	31,923	177,131
	Townhouse	3,566	5,957	13,182	17,171	16,508	10,194	6,078	3,648	2,283	1,374	1,045	624	741	465	82,836
	Condominium Apt	14,091	6,178	4,622	2,456	1,185	413	236	255	87	93	51	3		5	29,675
	Total	18,063	12,579	19,000	23,477	28,124	27,433	26,193	22,819	20,414	16,782	13,409	10,451	18,505	32,393	289,642

NOTE

- 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 1999. Market value for each unit is derived from the 1999 tax assessment and is adjusted to reflect the unit's market value, or sales price if the unit sold during 1998.
 - 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 1999)

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	2	11	57	227	1,065	2,246	3,536	2,033	1,970	1,566	1,078	804	785	555	15,935
	Townhouse	26	116	332	343	1,084	987	342	78	75	28	7	4	5	3	3,430
	Condominium Apt	1,624	297	148	32	25	4									2,130
	Total	1,652	424	537	602	2,174	3,237	3,878	2,111	2,045	1,594	1,085	808	790	558	21,495
Baileys	Single Family	60	24	32	93	372	667	516	619	434	311	322	283	574	780	5,087
	Townhouse	2	11	103	211	112	123	54	135	57	60	41	16	9	1	935
	Condominium Apt	3,218	874	507	381	171	39	7								5,197
	Total	3,280	909	642	685	655	829	577	754	491	371	363	299	583	781	11,219
Bull Run	Single Family	53	46	91	161	599	1,716	2,105	1,676	1,357	1,589	1,560	1,210	2,061	1,485	15,709
	Townhouse	923	1,184	2,943	3,069	2,896	1,693	654	236	115	39	48	5		1	13,806
	Condominium Apt	307	721	471	190	10										1,699
	Total	1,283	1,951	3,505	3,420	3,505	3,409	2,759	1,912	1,472	1,628	1,608	1,215	2,061	1,486	31,214
Fairfax	Single Family	11	9	27	41	193	518	652	753	786	764	612	712	1,462	2,138	8,678
	Townhouse	5	15	315	544	817	520	510	525	242	68	1				3,562
	Condominium Apt	911	465	619	287	87	13									2,382
	Total	927	489	961	872	1,097	1,051	1,162	1,278	1,028	832	613	712	1,462	2,138	14,622
Jefferson	Single Family	21	20	55	458	1,346	1,878	1,275	918	793	477	320	222	375	341	8,499
	Townhouse	133	67	94	215	495	152	278	193	151	113	79	33	13		2,016
	Condominium Apt	1,558	479	521	135	63	17	9	9	1						2,792
	Total	1,712	566	670	808	1,904	2,047	1,562	1,120	945	590	399	255	388	341	13,307
Lincolnia	Single Family	8	19	17	39	78	380	236	150	115	101	87	61	132	84	1,507
	Townhouse		42	278	115	273	301	158	83	60	24	30	52	65	14	1,495
	Condominium Apt	231														231
	Total	239	61	295	154	351	681	394	233	175	125	117	113	197	98	3,233

(CONTINUED)

Market Value of Housing Units 1/, 5/, 6/
Planning District
(January 1999)

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	72	49	83	105	249	180	115	83	57	51	47	33	78	148	1,350
	Townhouse	328	523	848	437	302	58	2								2,498
	Condominium Apt		61	27												88
	Total	400	633	958	542	551	238	117	83	57	51	47	33	78	148	3,936
McLean	Single Family	2	4	17	247	723	640	501	486	695	792	1,153	981	2,239	8,229	16,709
	Townhouse	44	160	145	2	26	130	158	138	386	308	145	36	99	357	2,134
	Condominium Apt	156	675	559	618	385	229	182	134	46	6	34	3		5	3,032
	Total	202	839	721	867	1,134	999	841	758	1,127	1,106	1,332	1,020	2,338	8,591	21,875
Mount Vernon	Single Family	83	107	330	967	1,512	1,179	1,137	1,822	1,711	1,227	1,134	815	1,183	1,862	15,069
	Townhouse	1,535	783	1,645	1,120	174	245	75	4	15	24	111	32	19	1	5,783
	Condominium Apt	2,115	964	387	59	264	98	22	95	33	87	17				4,141
	Total	3,733	1,854	2,362	2,146	1,950	1,522	1,234	1,921	1,759	1,338	1,262	847	1,202	1,863	24,993
Pohick 2/	Single Family	48	70	124	144	589	1,187	3,149	4,501	4,401	3,269	1,980	1,257	2,701	5,044	28,464
	Townhouse	125	936	2,752	5,094	3,590	1,317	677	201	49	5				1	14,747
	Condominium Apt	58	347	43												448
	Total	231	1,353	2,919	5,238	4,179	2,504	3,826	4,702	4,450	3,274	1,980	1,257	2,701	5,045	43,659
Rose Hill	Single Family	15	33	127	648	1,328	1,461	1,445	963	642	333	227	191	470	424	8,307
	Townhouse	18	36	327	857	1,235	1,394	972	673	307	203	75	34	7		6,138
	Condominium Apt	193	447	794	416	77	5									1,932
	Total	226	516	1,248	1,921	2,640	2,860	2,417	1,636	949	536	302	225	477	424	16,377
Springfield	Single Family	12	20	64	320	1,182	2,126	1,338	926	914	542	283	184	371	129	8,411
	Townhouse	59	402	854	1,727	1,312	808	816	382	72	30	45	1	1		6,509
	Condominium Apt	850	70	9	52	53										1,034

(CONTINUED)

Market Value of Housing Units 1/, 5/, 6/
Planning District
(January 1999)

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	921	492	927	2,099	2,547	2,934	2,154	1,308	986	572	328	185	372	129	15,954
Upper Potomac 3/	Single Family	10	14	108	287	933	1,888	2,318	2,470	2,673	2,926	2,391	1,985	3,583	8,012	29,598
	Townhouse	366	1,559	2,323	3,037	3,032	1,616	876	562	447	268	239	138	112	72	14,647
	Condominium Apt	2,671	756	537	286	47		11	17	7						4,332
	Total	3,047	2,329	2,968	3,610	4,012	3,504	3,205	3,049	3,127	3,194	2,630	2,123	3,695	8,084	48,577
Vienna 4/	Single Family	9	18	64	113	262	760	1,556	1,516	1,496	1,367	1,119	1,086	1,750	2,692	13,808
	Townhouse	2	123	223	400	1,160	850	506	438	307	204	224	273	411	15	5,136
	Condominium Apt	199	22			3	8	5								237
	Total	210	163	287	513	1,425	1,618	2,067	1,954	1,803	1,571	1,343	1,359	2,161	2,707	19,181
Fairfax County	Single Family	406	444	1,196	3,850	10,431	16,826	19,879	18,916	18,044	15,315	12,313	9,824	17,764	31,923	177,131
	Townhouse	3,566	5,957	13,182	17,171	16,508	10,194	6,078	3,648	2,283	1,374	1,045	624	741	465	82,836
	Condominium Apt	14,091	6,178	4,622	2,456	1,185	413	236	255	87	93	51	3		5	29,675
	Total	18,063	12,579	19,000	23,477	28,124	27,433	26,193	22,819	20,414	16,782	13,409	10,451	18,505	32,393	289,642

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 1999. Market value for each unit is derived from the 1999 tax assessment and is adjusted to reflect the unit's market value, or sales price if the unit sold during 1998.

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 Research, Analysis and Project Services Group of the Fairfax County Department of Systems Management for Human Services, 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, 1999 - 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 1999, 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 1999 the number of housing units increased by 50,277 (16.6%) to a total of 352,741 units. The forecast for January 2000 is 361,314 units, an increase of 8,573 units over the 1999 estimate. By 2025, the County's housing inventory is forecast to increase by an additional 94,007 units (over the total units forecast for the year 2000) to a total of 455,321 units, representing a 26 percent increase during that 25 year period.

Supervisor District	Forecast Unit Increase 1999 to 2025	Percent of Total Change
Braddock	4,650	4.5%
Dranesville	11,232	11.0%
Hunter Mill	14,893	14.5%
Lee	16,545	16.1%
Mason	6,315	6.2%
Mount Vernon	9,656	9.4%
Providence	14,099	13.7%
Springfield	5,780	5.6%
Sully	19,410	18.9%
<i>Fairfax County</i>	<i>102,580</i>	<i>100.0%</i>

Forecast Growth by Supervisor District

Forecast housing unit changes between 1999 and 2025 by current Supervisor District are shown in Table 6.1. As shown in Table 6.1 on the previous page, between 1999 and 2025, the Sully Supervisor District is forecast to add 19,410 units to its inventory, the Lee District will add 16,545 units, the Hunter Mill District will add 14,893 units, and Providence District will add 14,099 units. Together, the Sully, Lee, Hunter Mill and Providence Districts will account for over 63 percent of the housing unit growth expected in the County between 1999 and 2025.

Forecast Growth by Planning District

Forecast housing unit changes by planning district are shown in Table 6.2. Between 1999 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 Lincolnia, Annandale and Baileys Planning Districts are expected to have the smallest gains in their inventories.

<p style="text-align: center;">TABLE 6.2</p> <p style="text-align: center;">Forecast Housing Unit Change by Planning District, 1999 to 2025</p>		
Planning District	Forecast Unit Change 1999 to 2025	Percent of Total Change
Annandale	2,792	2.7%
Baileys	2,938	2.9%
Bull Run	13,340	13.0%
Fairfax	7,458	7.3%
Jefferson	4,268	4.2%
Lincolnia	1,840	1.8%
Lower Potomac	4,168	4.1%
McLean	6,058	5.9%
Mount Vernon	7,690	7.5%
Pohick	9,000	8.8%
Rose Hill	5,718	5.6%
Springfield	7,828	7.6%
Upper Potomac	23,500	22.9%
Vienna	5,982	5.8%
<i>Fairfax County</i>	<i>102,580</i>	<i>100.0%</i>

**Estimated and Forecasted Housing Units
Supervisor District
(January 1999)**

Supervisor District	1999	2000	2005	2010	2015	2020	2025
Braddock	30,847	30,901	31,881	32,921	34,028	34,935	35,497
Dranesville 1/	36,650	37,708	40,679	43,455	45,457	46,805	47,882
Hunter Mill 2/	42,575	45,289	50,213	53,886	55,506	56,537	57,468
Lee	42,363	43,760	49,494	53,851	56,431	58,256	58,908
Mason	37,626	37,994	40,163	42,077	43,101	43,573	43,941
Mount Vernon	33,552	34,291	36,898	39,671	41,380	42,330	43,208
Providence	44,055	44,549	49,705	54,284	56,378	57,458	58,154
Springfield 3/	33,808	33,994	35,415	36,886	38,023	38,924	39,588
Sully	51,265	52,828	60,300	64,998	67,659	69,398	70,675
Fairfax County	352,741	361,314	394,748	422,029	437,963	448,216	455,321

**Estimated and Forecasted Housing Units
Towns
(January 1999)**

Town	1999	2000	2005	2010	2015	2020	2025
Town of Clifton	69	69	73	76	80	84	86
Town of Herndon	7,100	7,300	8,453	9,341	9,642	9,893	10,131
Town of Vienna	5,556	5,591	5,707	5,827	5,948	6,043	6,130
Towns Total	12,725	12,960	14,233	15,244	15,670	16,020	16,347

Source: Fairfax County Department of Systems Management.

- 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 1999)**

Planning District	1970	1980	1990	1999	2000	2005	2010	2015	2020	2025
Annandale	17,413	23,600	24,901	25,429	25,588	26,096	26,650	27,263	27,793	28,221
Baileys	10,770	13,963	16,573	17,210	17,272	18,584	19,586	19,900	20,023	20,148
Bull Run	3,927	7,705	24,559	38,041	39,383	45,255	48,335	49,869	50,840	51,381
Fairfax	6,783	11,838	17,181	20,721	20,936	22,977	24,899	26,423	27,321	28,179
Jefferson	12,587	15,033	17,365	18,744	18,943	20,484	22,014	22,547	22,865	23,012
Lincolnia	3,592	4,128	5,464	5,702	5,851	6,433	7,040	7,402	7,475	7,542
Lower Potomac	3,350	3,968	3,936	5,382	5,851	7,086	8,499	9,147	9,351	9,550
McLean	13,307	19,874	23,601	26,144	26,391	28,248	30,096	31,076	31,655	32,202
Mount Vernon	23,565	31,491	35,338	36,140	36,348	38,607	40,610	42,133	43,036	43,830
Pohick 1/	3,884	22,547	41,032	44,841	45,140	47,458	49,719	51,522	52,935	53,841
Rose Hill	5,979	7,591	13,524	18,769	19,250	21,637	23,212	23,839	24,206	24,487
Springfield	8,914	11,432	14,590	17,001	17,883	19,985	21,905	23,342	24,606	24,829
Upper Potomac 2/	6,239	25,702	44,898	57,140	60,551	68,161	74,230	77,253	79,173	80,640
Vienna 3/	10,507	16,774	19,502	21,477	21,927	23,737	25,234	26,247	26,937	27,459
Fairfax County	130,817	215,646	302,464	352,741	361,314	394,748	422,029	437,963	448,216	455,321

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1970, 1980.
Fairfax County Department of Systems Management: 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 1999)

Census Tract	Subcensus Tract	1999	2000	2005	2010	2015	2020	2025
151	151.01	477	478	491	505	519	531	540
	151.02	514	514	524	534	544	552	561
	151.03	307	307	315	322	330	335	342
	Census Tract Total	1,298	1,299	1,330	1,361	1,393	1,418	1,443
152	152.01	338	341	349	357	366	373	379
	152.02	1,492	1,492	1,519	1,546	1,573	1,601	1,630
	152.03	118	118	118	118	119	119	119
	152.04							
	Census Tract Total	1,948	1,951	1,986	2,021	2,058	2,093	2,128
153	153.01	285	288	303	318	335	348	360
	153.02	632	632	635	638	641	643	645
	153.03	471	471	471	472	472	472	472
	153.04	100	100	100	100	100	100	100
	Census Tract Total	1,488	1,491	1,509	1,528	1,548	1,563	1,577
154	154.01	2,421	2,421	2,492	2,569	2,653	2,720	2,764
	154.02	410	410	422	435	448	458	467
	154.03	354	356	395	442	485	487	488
	Census Tract Total	3,185	3,187	3,309	3,446	3,586	3,665	3,719
155	155.01	1,179	1,187	1,357	1,579	1,670	1,698	1,724
	155.02	688	688	696	705	714	720	726
	155.03	266	266	274	282	290	296	302
	155.04	90	90	91	91	91	92	92
	Census Tract Total	2,223	2,231	2,418	2,657	2,765	2,806	2,844
156	156.01	548	548	559	569	580	589	597
	156.02	78	78	78	78	78	78	79
	156.03	297	301	317	333	351	365	378
	156.04	122	125	134	144	155	164	172
	Census Tract Total	1,045	1,052	1,088	1,124	1,164	1,196	1,226
157	157.01	433	433	438	444	449	453	457
	157.02	747	747	762	778	794	806	817
	157.03	193	193	194	194	195	195	196

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	1999	2000	2005	2010	2015	2020	2025
157	Census Tract Total	1,373	1,373	1,394	1,416	1,438	1,454	1,470
158	158.01	669	670	719	773	831	876	920
	158.02	546	549	567	585	603	617	631
	158.03	471	474	503	535	568	594	619
	Census Tract Total	1,686	1,693	1,789	1,893	2,002	2,087	2,170
159	159.01	855	857	903	952	1,004	1,044	1,082
	159.02	191	193	203	211	220	228	235
	159.03							
	159.04	131	133	135	137	139	141	142
	Census Tract Total	1,177	1,183	1,241	1,300	1,363	1,413	1,459
160	160.01	309	404	468	547	607	647	671
	160.02	994	996	1,063	1,149	1,211	1,223	1,234
	160.03	296	305	310	315	321	325	328
	Census Tract Total	1,599	1,705	1,841	2,011	2,139	2,195	2,233
161	161.01	188	190	201	213	226	236	246
	161.02	97	97	98	99	99	100	101
	161.03	626	628	675	725	780	822	864
	161.04	465	467	502	540	580	612	643
	Census Tract Total	1,376	1,382	1,476	1,577	1,685	1,770	1,854
162 /1	162.01							
	162.02							
	Census Tract Total							
163	163.01	254	269	289	310	333	351	368
	163.02	470	479	500	524	547	566	585
	Census Tract Total	724	748	789	834	880	917	953
201	201.01	435	435	436	437	438	439	440
	201.02	661	667	700	734	771	802	831
	Census Tract Total	1,096	1,102	1,136	1,171	1,209	1,241	1,271
202	202.01	2,383	2,495	3,060	3,320	3,371	3,411	3,450
	202.02	912	912	1,072	1,276	1,539	1,645	1,683
	Census Tract Total	3,295	3,407	4,132	4,596	4,910	5,056	5,133

(CONTINUED)

**Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1999)**

Census Tract	Subcensus Tract	1999	2000	2005	2010	2015	2020	2025
203	203.01	640	640	659	679	700	715	730
	203.02	670	670	692	713	737	755	772
	203.03	242	242	242	243	243	245	245
	203.04	311	378	453	550	597	612	625
	Census Tract Total	1,863	1,930	2,046	2,185	2,277	2,327	2,372
204	204.01	1,586	1,586	1,612	1,638	1,665	1,693	1,720
	Census Tract Total	1,586	1,586	1,612	1,638	1,665	1,693	1,720
205	205.01	3,118	3,118	3,193	3,273	3,356	3,445	3,533
	205.02	176	176	177	178	179	180	180
	Census Tract Total	3,294	3,294	3,370	3,451	3,535	3,625	3,713
206	206.01	179	179	179	179	180	180	180
	206.02	427	427	429	430	432	433	435
	206.03	1,091	1,091	1,107	1,123	1,141	1,154	1,166
	Census Tract Total	1,697	1,697	1,715	1,732	1,753	1,767	1,781
207	207.01	639	639	651	663	676	685	694
	207.02	142	142	148	155	162	168	173
	207.03	548	551	570	590	610	626	641
	Census Tract Total	1,329	1,332	1,369	1,408	1,448	1,479	1,508
208	208.01	352	352	358	364	369	374	378
	208.02	265	265	271	278	284	289	294
	208.03	581	582	603	624	646	663	679
	Census Tract Total	1,198	1,199	1,232	1,266	1,299	1,326	1,351
210	210.01	948	1,426	1,809	2,311	2,685	2,945	2,959
	210.02	701	725	936	1,005	1,005	1,006	1,006
	210.03	239	240	260	281	305	326	346
	210.04	287	287	287	288	288	289	289
	Census Tract Total	2,175	2,678	3,292	3,885	4,283	4,566	4,600
211	211.01	2,989	3,035	3,419	3,784	3,858	3,921	3,980
	211.02	1,697	1,766	2,238	2,679	2,711	2,736	2,760
	211.03	234	256	262	267	274	278	283
	Census Tract Total	4,920	5,057	5,919	6,730	6,843	6,935	7,023

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	1999	2000	2005	2010	2015	2020	2025
212	212.01	691	691	692	693	694	695	696
	Census Tract Total	691	691	692	693	694	695	696
213	213.01	1,353	1,353	1,359	1,364	1,369	1,374	1,377
	213.02	104	104	104	104	104	104	104
	Census Tract Total	1,457	1,457	1,463	1,468	1,473	1,478	1,481
214	214.01	923	924	926	928	931	933	934
	214.02	1,518	1,523	1,592	1,666	1,745	1,830	1,919
	Census Tract Total	2,441	2,447	2,518	2,594	2,676	2,763	2,853
215	215.01	1,963	1,975	2,204	2,472	2,788	2,882	2,945
	Census Tract Total	1,963	1,975	2,204	2,472	2,788	2,882	2,945
216	216.01	1,420	1,420	1,420	1,420	1,420	1,421	1,421
	216.02	538	538	587	643	705	760	794
	Census Tract Total	1,958	1,958	2,007	2,063	2,125	2,181	2,215
217	217.01	2,679	2,711	3,135	3,292	3,406	3,414	3,422
	Census Tract Total	2,679	2,711	3,135	3,292	3,406	3,414	3,422
218	218.01	2,124	2,133	2,665	3,034	3,044	3,051	3,058
	Census Tract Total	2,124	2,133	2,665	3,034	3,044	3,051	3,058
219 /1	219.01							
	Census Tract Total							
220	220.01							
	220.02							
	220.03	559	559	611	681	731	736	740
	220.04	8	8	8	8	8	8	8
	220.05	213	213	213	213	213	213	213
	Census Tract Total	780	780	832	902	952	957	961
221	221.01	1,832	1,832	2,277	2,643	2,661	2,675	2,688
	221.02	1	1	1	1	1	1	1
	221.03	715	1,005	1,190	1,350	1,464	1,575	1,715
	221.04	976	1,004	1,347	1,631	1,634	1,636	1,639
	221.05	316	443	501	579	684	718	720
	221.06	38	38	39	41	43	44	45

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	1999	2000	2005	2010	2015	2020	2025
221	Census Tract Total	3,878	4,323	5,355	6,245	6,487	6,649	6,808
222 /2	222.01			110	518	828	828	828
	Census Tract Total			110	518	828	828	828
223	223.01	3,269	3,354	3,588	3,855	3,908	3,940	3,969
	Census Tract Total	3,269	3,354	3,588	3,855	3,908	3,940	3,969
224	224.01	3,501	3,645	4,402	4,581	4,632	4,677	4,721
	224.02	469	469	475	481	487	492	496
	Census Tract Total	3,970	4,114	4,877	5,062	5,119	5,169	5,217
301	301.01	465	465	477	488	500	509	517
	301.02	1,055	1,070	1,120	1,172	1,226	1,268	1,307
	301.03	985	985	998	1,012	1,027	1,038	1,048
	Census Tract Total	2,505	2,520	2,595	2,672	2,753	2,815	2,872
302	302.01	3,872	3,872	4,181	4,514	4,875	5,129	5,137
	Census Tract Total	3,872	3,872	4,181	4,514	4,875	5,129	5,137
304	304.01	1,468	1,468	1,469	1,470	1,471	1,471	1,472
	304.02	855	855	855	855	855	855	855
	Census Tract Total	2,323	2,323	2,324	2,325	2,326	2,326	2,327
305	305.01	567	568	572	577	581	584	587
	Census Tract Total	567	568	572	577	581	584	587
306	306.01	552	552	560	566	574	581	588
	306.02	349	349	349	350	350	350	350
	306.03	476	476	476	476	477	477	477
	306.04	434	434	435	436	437	438	438
	Census Tract Total	1,811	1,811	1,820	1,828	1,838	1,846	1,853
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	378	379	380
	Census Tract Total	928	928	930	932	935	936	937
308	308.01	3,326	3,326	3,328	3,330	3,332	3,334	3,335
	Census Tract Total	3,326	3,326	3,328	3,330	3,332	3,334	3,335
309	309.01	2,347	2,361	2,634	2,947	3,030	3,094	3,155

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	1999	2000	2005	2010	2015	2020	2025
309	Census Tract Total	2,347	2,361	2,634	2,947	3,030	3,094	3,155
310	310.01	2,327	2,327	2,452	2,586	2,727	2,874	2,934
	Census Tract Total	2,327	2,327	2,452	2,586	2,727	2,874	2,934
313	313.01	1,399	1,399	1,433	1,468	1,505	1,532	1,558
	Census Tract Total	1,399	1,399	1,433	1,468	1,505	1,532	1,558
314	314.01	1,335	1,344	1,372	1,402	1,432	1,462	1,489
	Census Tract Total	1,335	1,344	1,372	1,402	1,432	1,462	1,489
315	315.01	1,992	1,993	2,024	2,056	2,091	2,117	2,143
	Census Tract Total	1,992	1,993	2,024	2,056	2,091	2,117	2,143
316	316.01	849	1,152	1,354	1,408	1,448	1,481	1,512
	316.02	852	852	878	904	932	956	978
	316.03	3	3	742	1,482	2,222	2,962	2,962
	Census Tract Total	1,704	2,007	2,974	3,794	4,602	5,399	5,452
318	318.01	2,433	2,435	2,557	2,686	2,822	2,951	3,068
	Census Tract Total	2,433	2,435	2,557	2,686	2,822	2,951	3,068
319	319.01	1,048	1,048	1,054	1,059	1,065	1,069	1,073
	Census Tract Total	1,048	1,048	1,054	1,059	1,065	1,069	1,073
320	320.01	1,109	1,109	1,116	1,124	1,131	1,138	1,144
	Census Tract Total	1,109	1,109	1,116	1,124	1,131	1,138	1,144
321	321.01	1,443	1,443	1,463	1,482	1,503	1,522	1,539
	Census Tract Total	1,443	1,443	1,463	1,482	1,503	1,522	1,539
322	322.01	2,563	2,563	2,611	2,660	2,710	2,757	2,798
	Census Tract Total	2,563	2,563	2,611	2,660	2,710	2,757	2,798
323	323.01	1,113	1,115	1,118	1,122	1,124	1,127	1,129
	323.02	544	545	562	581	600	616	630
	Census Tract Total	1,657	1,660	1,680	1,703	1,724	1,743	1,759
324	324.01	2,825	2,838	2,894	2,950	3,008	3,054	3,096
	Census Tract Total	2,825	2,838	2,894	2,950	3,008	3,054	3,096
325	325.01	1,887	1,887	1,932	1,979	2,027	2,064	2,098
	Census Tract Total	1,887	1,887	1,932	1,979	2,027	2,064	2,098
326	326.01	1,504	1,506	1,589	1,679	1,775	1,851	1,924

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	1999	2000	2005	2010	2015	2020	2025
326	Census Tract Total	1,504	1,506	1,589	1,679	1,775	1,851	1,924
327	327.01	2,609	2,609	2,845	3,026	3,068	3,099	3,129
	Census Tract Total	2,609	2,609	2,845	3,026	3,068	3,099	3,129
328	328.01	746	747	800	858	920	968	975
	Census Tract Total	746	747	800	858	920	968	975
401	401.01	676	676	687	699	711	721	730
	401.02	1,022	1,022	1,099	1,181	1,270	1,340	1,407
	401.03	995	995	1,006	1,016	1,027	1,036	1,043
	Census Tract Total	2,693	2,693	2,792	2,896	3,008	3,097	3,180
402	402.01	421	468	605	783	1,014	1,147	1,147
	402.02	2,164	2,164	2,244	2,327	2,414	2,502	2,592
	402.03							
	402.04	133	136	143	150	157	163	168
	Census Tract Total	2,718	2,768	2,992	3,260	3,585	3,812	3,907
403	403.01	479	479	488	496	505	511	517
	403.02	460	461	480	500	521	536	551
	Census Tract Total	939	940	968	996	1,026	1,047	1,068
405	405.01	96	100	100	101	101	101	102
	405.02	446	448	459	470	481	489	497
	405.03	1,580	1,584	1,703	1,830	1,966	2,074	2,107
	405.04							
	Census Tract Total	2,122	2,132	2,262	2,401	2,548	2,664	2,706
406	406.01	839	858	900	945	993	1,030	1,064
	Census Tract Total	839	858	900	945	993	1,030	1,064
407	407.01	1,798	1,799	1,810	1,822	1,835	1,843	1,851
	407.02	999	999	1,013	1,028	1,043	1,054	1,064
	Census Tract Total	2,797	2,798	2,823	2,850	2,878	2,897	2,915
408	408.01	863	863	865	868	870	873	874
	408.02	97	97	97	98	98	99	99
	408.03	443	447	457	466	476	484	491
	408.04	687	688	740	795	855	902	947

(CONTINUED)

**Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1999)**

Census Tract	Subcensus Tract	1999	2000	2005	2010	2015	2020	2025
408	408.05							
	Census Tract Total	2,090	2,095	2,159	2,227	2,299	2,358	2,411
501	501.01	1,474	1,474	1,905	2,299	2,299	2,299	2,299
	501.02	353	353	353	354	354	355	355
	501.03	430	430	433	436	439	442	445
	Census Tract Total	2,257	2,257	2,691	3,089	3,092	3,096	3,099
502	502.01	512	512	512	512	512	512	512
	502.02	243	243	243	243	244	244	244
	502.03	176	180	183	186	189	192	194
	502.04	392	392	399	406	413	418	423
	Census Tract Total	1,323	1,327	1,337	1,347	1,358	1,366	1,373
503	503.01	304	304	307	310	313	315	318
	503.02	294	294	294	294	295	295	295
	503.03	848	852	861	869	878	886	892
	503.04	227	227	233	239	245	250	254
	Census Tract Total	1,673	1,677	1,695	1,712	1,731	1,746	1,759
504	504.01	373	373	381	389	397	403	409
	504.02	338	338	340	342	344	346	347
	504.03	230	230	235	240	246	250	253
	Census Tract Total	941	941	956	971	987	999	1,009
505	505.01	360	360	361	361	362	362	362
	505.02	306	306	307	308	309	309	310
	505.03	224	224	224	225	225	225	226
	Census Tract Total	890	890	892	894	896	896	898
506	506.01	191	191	205	221	237	250	263
	506.02	1,694	1,694	1,695	1,696	1,697	1,697	1,698
	506.03	298	298	299	300	301	302	303
	506.04	190	190	190	190	190	190	190
	506.05	267	267	270	273	276	278	280
	506.06	386	386	387	388	389	389	390
	506.07	174	177	179	181	183	184	185

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	1999	2000	2005	2010	2015	2020	2025
506	Census Tract Total	3,200	3,203	3,225	3,249	3,273	3,290	3,309
507	507.01	975	976	991	1,007	1,023	1,035	1,047
	507.02	1,454	1,455	1,463	1,472	1,482	1,488	1,495
	Census Tract Total	2,429	2,431	2,454	2,479	2,505	2,523	2,542
508	508.01	304	304	309	313	318	322	325
	508.02	453	453	456	459	462	465	467
	508.03	407	407	412	417	422	425	429
	Census Tract Total	1,164	1,164	1,177	1,189	1,202	1,212	1,221
509	509.01	286	287	293	299	304	309	313
	509.02	296	296	298	301	303	304	306
	Census Tract Total	582	583	591	600	607	613	619
510	510.01	410	410	410	411	411	411	411
	510.02	492	492	498	503	509	513	517
	Census Tract Total	902	902	908	914	920	924	928
511	511.01	359	359	359	360	360	360	361
	511.02	452	453	460	468	475	481	486
	Census Tract Total	811	812	819	828	835	841	847
512	512.01	226	226	227	228	229	229	230
	512.02	309	309	310	311	312	313	313
	512.03	99	99	101	103	106	107	109
	Census Tract Total	634	634	638	642	647	649	652
513	513.01	432	434	454	474	496	512	528
	513.02	450	450	451	452	453	454	455
	Census Tract Total	882	884	905	926	949	966	983
514	514.01	204	204	204	204	204	204	204
	514.02	815	815	815	815	815	815	815
	514.03	376	376	376	376	376	376	376
	Census Tract Total	1,395	1,395	1,395	1,395	1,395	1,395	1,395
515	515.01	892	892	892	892	892	893	893
	515.02	1,290	1,290	1,431	1,594	1,673	1,680	1,688
	515.03	807	807	818	829	840	850	859

(CONTINUED)

**Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1999)**

Census Tract	Subcensus Tract	1999	2000	2005	2010	2015	2020	2025
515	515.04	973	973	1,011	1,050	1,091	1,134	1,178
	Census Tract Total	3,962	3,962	4,152	4,365	4,496	4,557	4,618
516	516.01	832	832	832	832	832	832	832
	516.02	81	81	81	81	81	81	81
	516.03	784	784	784	784	784	784	784
	516.04	614	615	616	619	621	622	625
	516.05	413	413	415	416	418	419	420
	Census Tract Total	2,724	2,725	2,728	2,732	2,736	2,738	2,742
518	518.01	466	466	469	471	474	476	477
	518.02	197	205	208	211	215	217	219
	518.03	434	435	446	458	470	478	487
	Census Tract Total	1,097	1,106	1,123	1,140	1,159	1,171	1,183
519	519.01	2,213	2,215	2,488	2,796	3,024	3,055	3,084
	Census Tract Total	2,213	2,215	2,488	2,796	3,024	3,055	3,084
520	520.01	1,123	1,126	1,157	1,189	1,224	1,252	1,278
	Census Tract Total	1,123	1,126	1,157	1,189	1,224	1,252	1,278
521	521.01	119	120	121	121	122	122	123
	521.02	926	926	950	975	1,001	1,026	1,049
	521.03	553	553	568	584	600	614	626
	521.04	627	628	632	637	642	645	648
	521.05	397	397	403	409	415	420	424
	Census Tract Total	2,622	2,624	2,674	2,726	2,780	2,827	2,870
522	522.01	1,450	1,450	1,451	1,452	1,454	1,455	1,455
	522.02	383	383	385	387	389	391	392
	522.03	352	352	353	353	354	354	354
	Census Tract Total	2,185	2,185	2,189	2,192	2,197	2,200	2,201
523	523.01	3,159	3,159	3,310	3,468	3,634	3,809	3,991
	Census Tract Total	3,159	3,159	3,310	3,468	3,634	3,809	3,991
524	524.01	507	507	507	508	508	508	508
	524.02	345	345	345	345	345	345	345
	524.03	284	284	284	284	285	285	285

(CONTINUED)

**Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1999)**

Census Tract	Subcensus Tract	1999	2000	2005	2010	2015	2020	2025
524	524.04	736	736	738	740	743	744	746
	524.05	483	484	502	522	542	561	578
	Census Tract Total	2,355	2,356	2,376	2,399	2,423	2,443	2,462
525	525.01	290	290	290	290	291	291	291
	525.02	484	627	715	829	977	1,100	1,129
	525.03	351	402	430	464	483	490	497
	525.04	1,563	1,571	1,605	1,640	1,677	1,710	1,740
	Census Tract Total	2,688	2,890	3,040	3,223	3,428	3,591	3,657
526	526.01	730	730	730	730	730	730	730
	526.02	575	663	842	980	1,026	1,028	1,029
	526.03	270	270	338	430	462	462	462
	Census Tract Total	1,575	1,663	1,910	2,140	2,218	2,220	2,221
527	527.01	1,726	1,775	2,022	2,272	2,385	2,399	2,413
	Census Tract Total	1,726	1,775	2,022	2,272	2,385	2,399	2,413
528	528.01	3,979	3,979	4,802	5,286	5,298	5,307	5,315
	Census Tract Total	3,979	3,979	4,802	5,286	5,298	5,307	5,315
601	601.01	339	340	348	356	365	371	377
	601.02	664	664	695	727	761	787	811
	601.03	257	265	284	306	329	347	364
	Census Tract Total	1,260	1,269	1,327	1,389	1,455	1,505	1,552
602	602.01	530	541	561	582	603	619	634
	602.02	89	94	98	101	105	108	111
	602.03	649	659	681	704	727	745	762
	Census Tract Total	1,268	1,294	1,340	1,387	1,435	1,472	1,507
603	603.01	241	242	261	280	301	318	334
	603.02	691	692	725	760	796	824	851
	Census Tract Total	932	934	986	1,040	1,097	1,142	1,185
604	604.01	272	273	282	292	301	309	316
	604.02	1,244	1,413	1,672	1,840	1,896	1,924	1,952
	604.03	166	167	172	177	182	186	189
	Census Tract Total	1,682	1,853	2,126	2,309	2,379	2,419	2,457

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	1999	2000	2005	2010	2015	2020	2025
605	605.01	773	785	839	896	958	1,007	1,054
	605.02	758	759	782	806	831	851	871
	605.03	344	353	360	368	374	380	386
	605.04	208	221	233	246	261	276	276
	605.05	653	702	735	776	823	871	908
	Census Tract Total	2,736	2,820	2,949	3,092	3,247	3,385	3,495
606	606.01	148	148	151	155	158	161	163
	606.02	1,129	1,131	1,193	1,257	1,326	1,379	1,428
	Census Tract Total	1,277	1,279	1,344	1,412	1,484	1,540	1,591
607 /3	607.01	2,741	2,756	2,808	2,862	2,916	2,958	2,996
	Census Tract Total	2,741	2,756	2,808	2,862	2,916	2,958	2,996
608 /3	608.01	1,123	1,128	1,145	1,162	1,179	1,193	1,205
	Census Tract Total	1,123	1,128	1,145	1,162	1,179	1,193	1,205
609 /3	609.01	864	864	883	902	922	937	951
	Census Tract Total	864	864	883	902	922	937	951
610 /3	610.01	828	843	871	901	931	955	978
	Census Tract Total	828	843	871	901	931	955	978
611	611.01	639	641	675	710	747	776	803
	611.02	1,823	1,824	1,899	1,981	2,066	2,136	2,202
	Census Tract Total	2,462	2,465	2,574	2,691	2,813	2,912	3,005
612	612.01	218	221	225	230	234	238	241
	612.02	1,155	1,172	1,249	1,331	1,420	1,490	1,556
	612.03	70	72	74	77	80	82	84
	612.04	638	717	950	1,200	1,335	1,443	1,571
	Census Tract Total	2,081	2,182	2,498	2,838	3,069	3,253	3,452
615	615.01	353	380	403	427	453	473	493
	615.02	287	302	308	314	321	325	329
	615.03	456	468	491	514	539	565	579
	615.04	747	747	821	903	993	1,020	1,021
	615.05	89	89	89	89	89	89	89
	Census Tract Total	1,932	1,986	2,112	2,247	2,395	2,472	2,511

(CONTINUED)

**Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1999)**

Census Tract	Subcensus Tract	1999	2000	2005	2010	2015	2020	2025
616	616.01	1,025	1,025	1,267	1,532	1,717	1,796	1,801
	616.02	359	364	390	418	448	473	496
	616.04	960	1,096	1,433	1,795	1,912	1,947	1,947
	616.05	377	377	385	392	400	408	415
	616.06							
	Census Tract Total		2,721	2,862	3,475	4,137	4,477	4,624
617	617.01	2,055	2,062	2,665	2,970	2,976	2,981	2,985
	617.02	169	257	295	344	361	367	374
	Census Tract Total	2,224	2,319	2,960	3,314	3,337	3,348	3,359
618	618.01	378	378	474	597	758	799	800
	618.02	2,216	2,238	2,822	3,029	3,127	3,127	3,127
	Census Tract Total	2,594	2,616	3,296	3,626	3,885	3,926	3,927
619	619.02	1,926	1,927	2,009	2,100	2,201	2,222	2,230
	Census Tract Total	1,926	1,927	2,009	2,100	2,201	2,222	2,230
701	701.01	282	282	284	286	288	290	290
	701.02	449	456	481	507	534	555	575
	701.03	56	57	59	61	62	64	65
	701.04	168	171	180	189	199	207	214
	Census Tract Total	955	966	1,004	1,043	1,083	1,116	1,144
702	702.01	2	2	2	2	2	2	2
	Census Tract Total	2	2	2	2	2	2	2
703	703.01	677	678	695	713	731	743	755
	703.02	132	133	136	138	140	142	144
	703.03	321	326	337	347	357	365	373
	Census Tract Total	1,130	1,137	1,168	1,198	1,228	1,250	1,272
704	704.01	524	526	549	573	599	619	639
	704.02	43	43	43	44	44	44	44
	704.03	361	362	389	418	450	474	498
	704.04	279	280	285	290	295	299	303
	704.05	523	524	548	573	600	620	639
	Census Tract Total	1,730	1,735	1,814	1,898	1,988	2,056	2,123

(CONTINUED)

**Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1999)**

Census Tract	Subcensus Tract	1999	2000	2005	2010	2015	2020	2025
705	705.01	113	114	117	120	123	126	128
	705.02	329	329	330	331	332	333	333
	705.03	714	732	773	816	863	903	941
	705.04	294	296	299	301	304	306	308
	705.05	171	176	186	197	208	217	225
	705.06	504	571	661	768	840	840	840
	Census Tract Total		2,125	2,218	2,366	2,533	2,670	2,725
706	706.01	216	216	226	236	247	255	262
	706.02	172	174	178	181	185	188	191
	706.03	411	411	414	416	419	421	423
	706.04	174	193	200	207	215	222	230
	Census Tract Total		973	994	1,018	1,040	1,066	1,086
707	707.01	294	300	304	309	314	318	322
	707.02	399	405	419	434	449	461	472
	707.03	289	290	298	306	315	322	328
	707.04	378	378	379	379	380	380	381
	707.05	196	196	196	197	197	197	197
	707.06	259	259	259	259	259	259	259
	Census Tract Total		1,815	1,828	1,855	1,884	1,914	1,937
708	708.01	273	273	274	276	277	279	280
	708.02	782	783	788	793	798	802	806
	Census Tract Total		1,055	1,056	1,062	1,069	1,075	1,081
709	709.01	683	687	711	737	763	785	804
	709.02	739	748	763	778	794	807	819
	709.03	256	256	257	259	260	261	261
	709.04	357	368	420	481	525	530	535
	709.05	346	346	357	368	380	389	397
	709.06	106	106	106	107	108	108	108
	Census Tract Total		2,487	2,511	2,614	2,730	2,830	2,880
710	710.01	58	58	59	60	61	62	63
	710.02	220	221	226	231	236	239	243

(CONTINUED)

**Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1999)**

Census Tract	Subcensus Tract	1999	2000	2005	2010	2015	2020	2025
710	710.03	524	525	573	636	716	818	914
	Census Tract Total	802	804	858	927	1,013	1,119	1,220
711	711.01	173	173	173	173	173	173	173
	711.02	205	205	205	205	205	205	205
	711.03	266	266	268	271	273	275	277
	711.04	306	306	307	307	308	309	309
	711.05	244	244	244	245	245	245	246
	711.06	674	674	674	674	674	674	674
	711.07	190	191	192	192	193	193	194
	711.08	376	379	392	406	420	431	441
	Census Tract Total	2,434	2,438	2,455	2,473	2,491	2,505	2,519
712	712.01	1	1	1	1	1	1	1
	712.02	620	620	620	620	620	620	620
	712.03	226	229	230	230	231	231	232
	712.04	2,791	2,793	3,370	3,711	3,713	3,714	3,716
	Census Tract Total	3,638	3,643	4,221	4,562	4,565	4,566	4,569
713	713.01	3,303	3,304	3,777	4,205	4,215	4,221	4,228
	713.02	604	606	617	628	640	648	656
	Census Tract Total	3,907	3,910	4,394	4,833	4,855	4,869	4,884
714	714.01	1,697	1,697	1,769	1,844	1,923	1,995	2,065
	714.02	893	894	896	897	899	901	903
	Census Tract Total	2,590	2,591	2,665	2,741	2,822	2,896	2,968
801	801.01	432	448	473	498	525	546	566
	801.02	220	225	233	241	250	256	262
	801.03	226	232	250	268	288	304	319
	801.04	273	283	302	322	343	360	376
	801.05	208	212	219	226	235	241	246
	Census Tract Total	1,359	1,400	1,477	1,555	1,641	1,707	1,769
802	802.01	333	340	365	393	423	446	468
	802.02	461	463	479	495	511	523	536
	802.03	511	511	539	568	600	624	646

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	1999	2000	2005	2010	2015	2020	2025
802	802.04	3,007	3,016	3,561	4,269	4,448	4,450	4,451
	802.05							
	Census Tract Total	4,312	4,330	4,944	5,725	5,982	6,043	6,101
803	803.01	916	946	1,015	1,089	1,169	1,232	1,293
	803.02	264	267	274	281	289	293	299
	803.03	954	981	1,047	1,116	1,190	1,250	1,305
	803.04							
	Census Tract Total	2,134	2,194	2,336	2,486	2,648	2,775	2,897
804	804.01	644	682	732	786	844	891	935
	804.02	708	725	774	825	881	924	966
	804.03	383	390	404	417	433	443	455
	804.04	420	424	447	472	500	520	542
	804.05	828	842	905	970	1,041	1,097	1,151
	Census Tract Total	2,983	3,063	3,262	3,470	3,699	3,875	4,049
805	805.01	1,840	1,845	1,983	2,130	2,289	2,414	2,423
	805.02	1,883	1,941	2,116	2,303	2,446	2,549	2,549
	805.03	2,470	2,956	3,745	4,238	4,317	4,390	4,469
	Census Tract Total	6,193	6,742	7,844	8,671	9,052	9,353	9,441
808 /4	808.01	2,585	2,747	3,215	3,497	3,608	3,696	3,780
	Census Tract Total	2,585	2,747	3,215	3,497	3,608	3,696	3,780
809 /4	809.01	4,515	4,553	5,238	5,844	6,034	6,197	6,351
	Census Tract Total	4,515	4,553	5,238	5,844	6,034	6,197	6,351
810	810.01	1,390	1,803	2,243	2,653	2,876	2,876	2,876
	Census Tract Total	1,390	1,803	2,243	2,653	2,876	2,876	2,876
811	811.01	93	228	273	330	393	463	554
	811.02	2,493	3,310	4,298	5,291	5,680	5,712	5,738
	811.03	1,288	1,303	1,360	1,420	1,482	1,530	1,575
	811.04	1,406	1,443	1,533	1,629	1,730	1,810	1,857
	Census Tract Total	5,280	6,284	7,464	8,670	9,285	9,515	9,724
812	812.01	2,434	2,434	2,450	2,467	2,484	2,497	2,509
	Census Tract Total	2,434	2,434	2,450	2,467	2,484	2,497	2,509

(CONTINUED)

**Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1999)**

Census Tract	Subcensus Tract	1999	2000	2005	2010	2015	2020	2025
814	814.01	2,716	2,733	2,763	2,793	2,824	2,854	2,883
	Census Tract Total	2,716	2,733	2,763	2,793	2,824	2,854	2,883
815	815.01	770	773	798	825	852	873	892
	Census Tract Total	770	773	798	825	852	873	892
816	816.01	462	463	488	515	543	564	584
	816.02	567	571	581	590	599	606	613
	Census Tract Total	1,029	1,034	1,069	1,105	1,142	1,170	1,197
817	817.01	569	579	610	643	677	704	729
	817.02	624	647	687	730	775	811	844
	817.03	639	646	660	676	691	702	713
	817.04	1,908	1,913	2,108	2,368	2,424	2,433	2,442
	Census Tract Total	3,740	3,785	4,065	4,417	4,567	4,650	4,728
819	819.01	1,615	1,622	1,638	1,656	1,674	1,689	1,704
	819.02	545	570	595	623	652	674	696
	Census Tract Total	2,160	2,192	2,233	2,279	2,326	2,363	2,400
820	820.01	3,009	3,073	3,271	3,486	3,718	3,901	3,982
	820.02	474	474	474	474	474	474	475
	Census Tract Total	3,483	3,547	3,745	3,960	4,192	4,375	4,457
821	821.01	1,533	1,533	1,533	1,533	1,533	1,533	1,533
	Census Tract Total	1,533	1,533	1,533	1,533	1,533	1,533	1,533
822	822.01	582	786	1,038	1,332	1,343	1,343	1,343
	822.02	368	368	368	368	368	368	368
	822.03	2,280	2,357	2,987	3,489	3,535	3,535	3,535
	Census Tract Total	3,230	3,511	4,393	5,189	5,246	5,246	5,246
823	823.01	5,533	5,546	6,439	6,571	6,572	6,573	6,573
	Census Tract Total	5,533	5,546	6,439	6,571	6,572	6,573	6,573
824	824.01	757	771	792	814	836	853	869
	Census Tract Total	757	771	792	814	836	853	869
825	825.01	546	1,106	1,386	1,584	1,690	1,827	2,005
	825.02	3,798	3,823	4,216	4,587	4,862	5,026	5,068
	Census Tract Total	4,344	4,929	5,602	6,171	6,552	6,853	7,073

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	1999	2000	2005	2010	2015	2020	2025
826	826.01	606	611	656	704	755	796	834
	826.02	2,906	2,956	3,433	3,813	3,957	4,068	4,177
	Census Tract Total	3,512	3,567	4,089	4,517	4,712	4,864	5,011
901	901.01	2	2	2	2	2	2	2
	901.02	12	12	12	13	13	14	14
	901.03	1,045	1,045	1,071	1,098	1,126	1,146	1,166
	901.04	8	120	158	209	213	214	215
	901.05	2,545	2,547	2,566	2,587	2,607	2,623	2,638
	901.06							
	Census Tract Total	3,612	3,726	3,809	3,909	3,961	3,999	4,035
905	905.01	1,222	1,232	1,260	1,290	1,322	1,352	1,379
	905.02	1,751	1,783	1,901	2,028	2,165	2,272	2,374
	Census Tract Total	2,973	3,015	3,161	3,318	3,487	3,624	3,753
909 /5	909.01	69	69	73	76	80	84	86
	Census Tract Total	69	69	73	76	80	84	86
910	910.01	23	27	29	32	34	36	38
	910.02	498	503	541	583	626	660	694
	Census Tract Total	521	530	570	615	660	696	732
911	911.01	4,290	4,307	4,476	4,657	4,852	5,006	5,011
	Census Tract Total	4,290	4,307	4,476	4,657	4,852	5,006	5,011
912	912.01	2,283	2,301	2,938	3,149	3,219	3,249	3,260
	912.02	336	337	384	437	497	517	517
	Census Tract Total	2,619	2,638	3,322	3,586	3,716	3,766	3,777
913	913.01	22	22	22	23	23	23	23
	913.02	36	36	37	37	38	38	39
	913.03	847	864	892	922	955	985	993
	913.04	3,911	4,053	5,026	5,718	5,927	5,976	6,021
	Census Tract Total	4,816	4,975	5,977	6,700	6,943	7,022	7,076
914	914.01	6,221	6,289	7,643	7,995	8,221	8,344	8,348
	Census Tract Total	6,221	6,289	7,643	7,995	8,221	8,344	8,348
915	915.01	1,536	1,605	1,731	1,867	2,016	2,141	2,262

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	1999	2000	2005	2010	2015	2020	2025
915	915.02	566	571	651	742	795	809	822
	915.03	671	671	671	671	671	671	671
	Census Tract Total	2,773	2,847	3,053	3,280	3,482	3,621	3,755
916	916.01	2,640	2,774	3,325	3,627	3,759	3,864	3,894
	Census Tract Total	2,640	2,774	3,325	3,627	3,759	3,864	3,894
917	917.01	2,625	3,200	4,209	4,500	4,501	4,502	4,503
	917.02	969	969	969	969	969	969	969
	917.03	388	442	474	508	544	574	600
	917.04	1,733	1,749	2,112	2,586	3,012	3,281	3,630
	Census Tract Total	5,715	6,360	7,764	8,563	9,026	9,326	9,702
918	918.01	4,563	4,640	5,236	5,640	5,743	5,822	5,897
	Census Tract Total	4,563	4,640	5,236	5,640	5,743	5,822	5,897
919	919.01	110	114	116	119	122	124	126
	919.02	134	136	142	148	154	159	163
	919.03	154	154	159	163	169	173	176
	919.04	67	67	67	68	68	68	68
	919.05	199	237	250	262	277	288	298
	919.06	44	45	45	46	46	46	47
	919.07	102	107	110	112	113	115	117
	919.08	19	19	19	19	19	19	19
	919.09	127	129	130	130	131	131	131
	919.10	43	43	43	43	43	43	43
	919.11	48	48	48	49	49	49	49
	919.12	93	94	95	96	97	98	99
	Census Tract Total	1,140	1,193	1,224	1,255	1,288	1,313	1,336
920	920.01	685	711	753	797	846	883	920
	920.02	666	670	704	739	776	805	832
	920.03	697	703	732	762	793	818	840
	Census Tract Total	2,048	2,084	2,189	2,298	2,415	2,506	2,592
921	921.01	94	94	95	96	96	97	97
	921.02	146	148	151	154	157	159	161

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	1999	2000	2005	2010	2015	2020	2025
921	921.03	352	360	378	396	415	430	444
	921.04	224	224	226	228	230	231	233
	921.05	349	359	385	414	445	470	493
	921.06	366	374	385	397	410	419	428
	921.07	568	568	572	577	581	584	587
	Census Tract Total		2,099	2,127	2,192	2,262	2,334	2,390
922	922.01	120	121	124	127	130	132	134
	922.02	459	475	510	549	590	622	653
	922.03	2,075	2,083	2,264	2,469	2,676	2,803	2,821
	922.04	201	204	214	227	238	248	257
	922.05	1,162	1,172	1,209	1,249	1,290	1,322	1,352
	Census Tract Total		4,017	4,055	4,321	4,621	4,924	5,127
923	923.01	1,088	1,088	1,106	1,125	1,144	1,158	1,171
	Census Tract Total	1,088	1,088	1,106	1,125	1,144	1,158	1,171
924	924.01	1,517	1,603	1,945	2,145	2,182	2,203	2,223
	Census Tract Total	1,517	1,603	1,945	2,145	2,182	2,203	2,223
Fairfax County		352,741	361,314	394,748	422,029	437,963	448,216	455,321

Source: Fairfax County Department of Systems Management.

- 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 1999), 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, 1999.

Total Units in the Residential Development Process

As of January 1999, there were 32,438 units in the residential development process. This total represented an increase of 6,080 units (or 23.1%), from the January 1998 total of 26,358. Figure 7.1 presents, in graphical form, the total number of units in the residential development process by type of unit from 1979 to 1999.

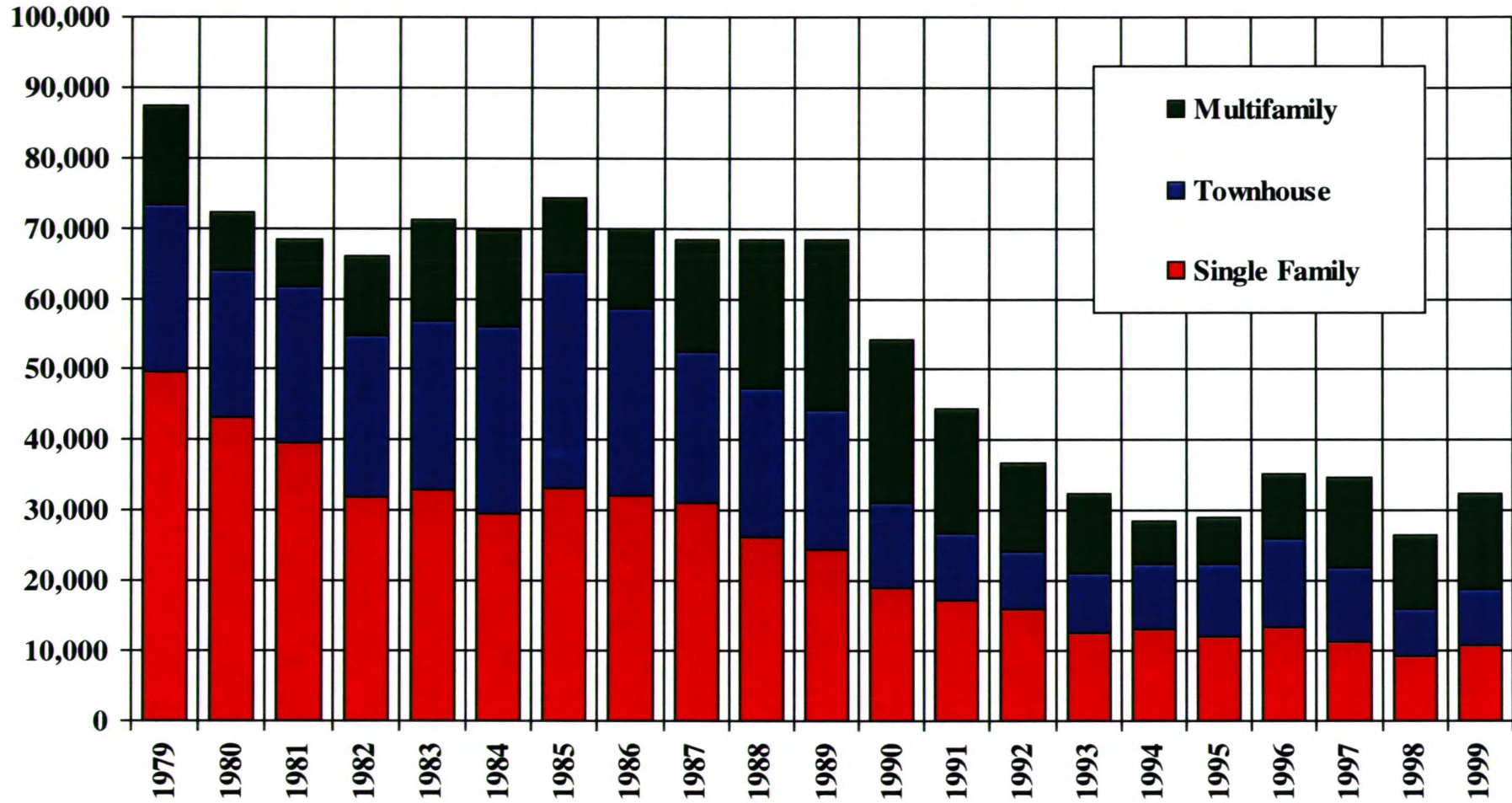
Total Units by Stage in the Residential Development Process

The number of residential units under construction increased by 162 units (or 10.3%), from 1,577 units in 1998 to 1,739 units in 1999. The number of units for which building permits were issued but not started increased by 867 units (or 32.7%), from 2,655 units in January 1998 to 3,522 units in January 1999.

On approved site plans or subdivision plats there was an increase of 2,565 units (or 32.9%), from the 1998 total of 7,807 units to 10,372 units in 1999. On site plans submitted there was a decrease of 2,020 units (or -22.7%), from 8,894 units in 1998 to 6,874 units in 1999.

For units associated with approved rezoning requests (identified as "Rezoning Granted" in the tables), there was an increase of 4,051 units, (or 108.5%), from the 1998 total of 3,732 units to the 1999 total of 7,783 units. Residential units counted in this stage typically are shown on development plans proffered with approved rezoning requests. For units associated with rezoning requests submitted (identified as "Rezoning Pending"), the number of units increased by 455 (or 26.9%), from 1,693 units in January 1998 to 2,148 units in January 1999.

Figure 7.1
Housing Units in the Residential Development Process
by Structure Type, 1979 to 1999



Source: Fairfax County Department of Systems Management for Human Services.

Table 7.1 shows the number of residential units in the development process by stage, comparing January 1998 with January 1999.

TABLE 7.1

**Housing Units in the Development Process
by Development Stage
January 1998 - 1999**

Development Stage	Housing Units in the Development Process		
	1998	1999	Percent Change
Under Construction	1,577	1,739	10.3%
Building Permit Issued but Not Started	2,655	3,522	32.7%
Site Plan Approved	7,807	10,372	32.9%
Site Plan Submitted	8,894	6,874	-22.7%
Rezoning Granted	3,732	7,783	108.5%
Rezoning Pending	1,693	2,148	26.9%
Total Units in the Residential Development Process	26,358	32,438	23.1%

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 1998 and 1999, the number of single-family units increased by 1,464 units (or 15.8%), while the number of townhouse units in the development process increased by 1,358 units (or 20.0%) and the number of multifamily units increased by 3,258 units (or 31.6%).

TABLE 7.2

**Housing Units in the Development Process
By Unit Type, January 1998 - 1999**

Unit Type	Housing Units		
	1998	1999	Percent Change
Single Family	9,260	10,724	15.8%
Townhouse	6,788	8,146	20.0%
Multifamily	10,310	13,568	31.6%
Total Units in the Residential Development Process	26,358	32,438	23.1%

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

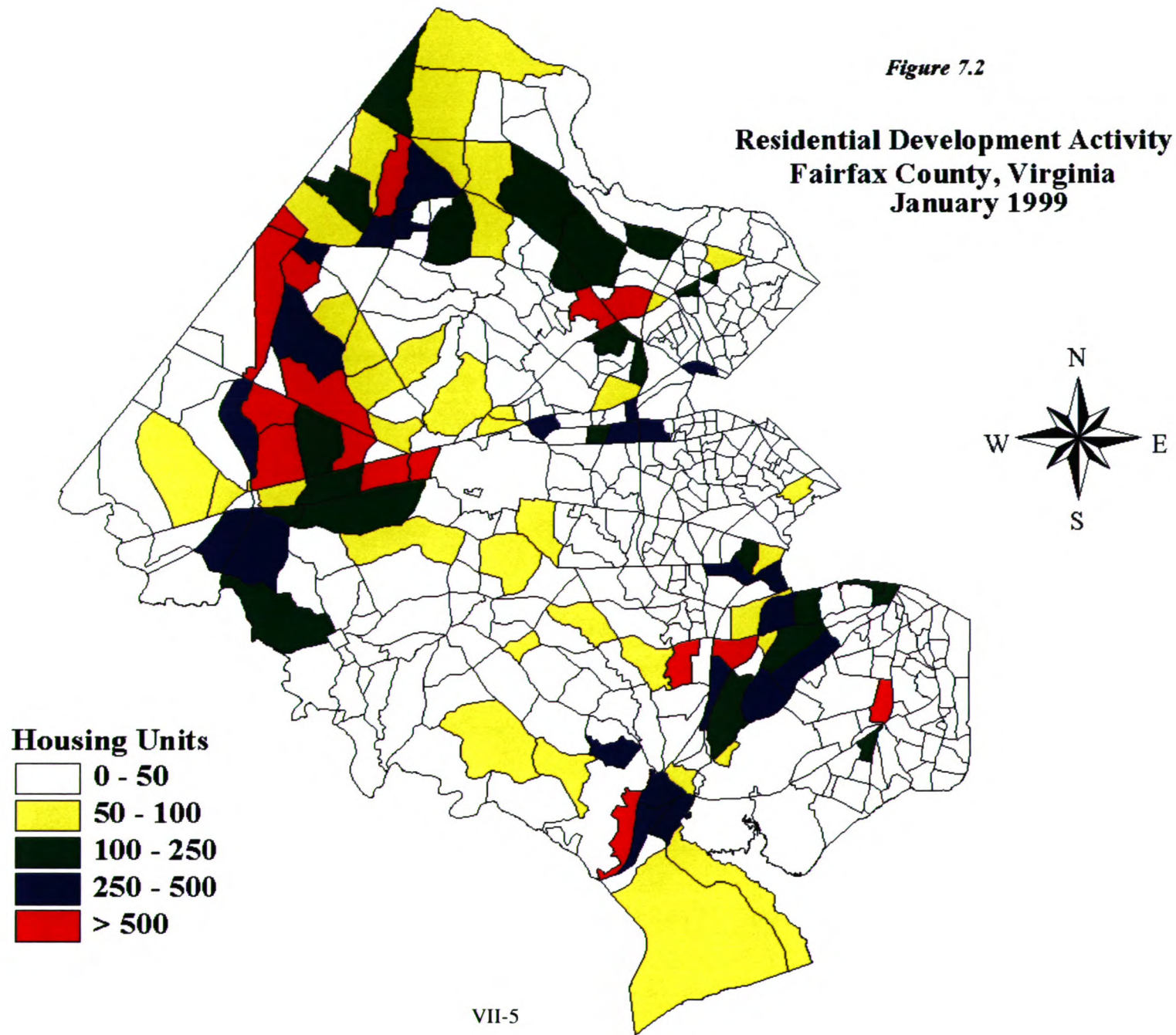
The Hunter Mill District had the largest number of units (7,830) in the development process on January 1, 1999, representing 24.1 percent of the total number of residential units in development in Fairfax County on that date. The Sully District ranked second with 7,573 units under development, accounting for 23.3 percent of the County total. The Braddock District showed the lowest level of development activity with 321 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 42.0% of all residential units in the development process in January 1999. The Upper Potomac Planning District accounted for the largest number of residential units in development, 9,501 (or 29.3% of the 32,438 total units in development county-wide). The Bull Run Planning District had the second largest amount of residential development activity with 4,131 units (or 12.7% of total). Thus, 58% of all residential units in the development process were located in all other planning districts in Fairfax County combined, with the Annandale, Baileys and Lincolnia Planning Districts containing the fewest number of residential units in development.

Figure 7.2

**Residential Development Activity
Fairfax County, Virginia
January 1999**



**Summary of Residential Development Activity
Supervisor District
(January 1999)**

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	17			17	14		16	30	84			84	61			61
Dranesville 1/	206	17	93	316	91	3	432	526	829	201	56	1,086	475		245	720
Hunter Mill 2/	142	236	45	423	80	128	907	1,115	206	1,004	1,874	3,084	448	484	464	1,396
Lee	37	149		186	22	42	721	785	360	490	282	1,132	282	392	223	897
Mason	21	99		120	8	40	45	93	355	185	28	568	78	46	435	559
Mount Vernon	60	30	16	106	22	29	173	224	689	428	266	1,383	349	232		581
Providence	72	65		137	44	32	44	120	281	271	140	692	237	151	445	833
Springfield 3/	92	1		93	54	8		62	402			402	70			70
Sully	150	176	15	341	112	83	372	567	934	791	216	1,941	607	495	655	1,757
TOTAL	797	773	169	1,739	447	365	2,710	3,522	4,140	3,370	2,862	10,372	2,607	1,800	2,467	6,874

(CONTINUED)

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

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

**Summary of Residential Development Activity
Supervisor District
(January 1999)**

Supervisor District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Braddock	125			125	4			4	305		16	321
Dranesville 1/	78	72	249	399					1,679	293	1,075	3,047
Hunter Mill 2/	287	182	167	636	115	273	788	1,176	1,278	2,307	4,245	7,830
Lee	164	161	1,009	1,334	564			564	1,429	1,234	2,235	4,898
Mason	28	150	92	270					490	520	600	1,610
Mount Vernon	207	29	197	433	242			242	1,569	748	652	2,969
Providence	252	387	908	1,547	50			50	936	906	1,537	3,379
Springfield 3/	110			110	74			74	802	9		811
Sully	395	584	1,950	2,929	38			38	2,236	2,129	3,208	7,573
TOTAL	1,646	1,565	4,572	7,783	1,087	273	788	2,148	10,724	8,146	13,568	32,438

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
Towns
(January 1999)**

Town	Under Construction				Bldg Permit Issued, No Construction				Site Plan and/or Subdivision Plat Apprvd				Rezoning Granted			
	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				
Town of Vienna	15	9		24	7	3		10	7			7	4			4
TOWNS TOTAL	57	9	93	159	7	3	60	70	64			64	4			4

Town	Total Development Activity			
	SF	TH	MF	Total
Town of Herndon	99		153	252
Town of Vienna	33	12		45
TOWNS TOTAL	132	12	153	297

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.

**Summary of Residential Development Activity
Planning District
(January 1999)**

Planning District	Under Construction				Bldg Permit Issued, No Construction				Site Plan and/or Subdivision Plat Apprvd				Site Plan and/or Subdivision Plat Submtd			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Annandale	10	23		33	6	14	29	49	78	110		188	37		1	38
Baileys	8	41		49	2			2	50	1	28	79	39		26	65
Bull Run	104	148	15	267	78	64	344	486	700	742	173	1,615	297	307	3	607
Fairfax	46	35		81	20	34	44	98	190	11	43	244	82		652	734
Jefferson	10	43		53	2	7	44	53	53	80	140	273	16		160	176
Lincolnia	2	35		37	1	26	16	43	239	74		313		46	408	454
Lower Potomac	13	30	16	59	10	29	173	212	242	163	265	670	273	208		481
McLean	74	24		98	35	5	1	41	421	91	54	566	330	97	245	672
Mount Vernon	26			26	9	1	15	25	288	192	32	512	41	24		65
Pohick 1/	102	1		103	65	8		73	535	124		659	152			152
Rose Hill	16	96		112	10	28	30	68	149	339	251	739	249	377		626
Springfield	39	53		92	14	13	676	703	241	100		341	43	15	223	281
Upper Potomac 2/	276	192	114	582	148	65	1,309	1,522	788	1,125	1,876	3,789	831	664	464	1,959
Vienna 3/	71	52	24	147	47	71	29	147	166	218		384	217	62	285	564
TOTAL	797	773	169	1,739	447	365	2,710	3,522	4,140	3,370	2,862	10,372	2,607	1,800	2,467	6,874

(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 multiple 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 1999)**

Planning District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Annandale	38	150	92	280					169	297	122	588
Baileys									99	42	54	195
Bull Run	308	450	360	1,118	38			38	1,525	1,711	895	4,131
Fairfax	88	173	1,590	1,851					426	253	2,329	3,008
Jefferson	28	306	284	618					109	436	628	1,173
Lincolnia									242	181	424	847
Lower Potomac	80	14	197	291	242			242	860	444	651	1,955
McLean	78		873	951					938	217	1,173	2,328
Mount Vernon	7			7	489			489	860	217	47	1,124
Pohick 1/	246	15		261	23			23	1,123	148		1,271
Rose Hill	39			39	75			75	538	840	281	1,659
Springfield	174	161	1,009	1,344	55			55	566	342	1,908	2,816
Upper Potomac 2/	349	119	5	473	115	273	788	1,176	2,507	2,438	4,556	9,501
Vienna 3/	211	177	162	550	50			50	762	580	500	1,842
TOTAL	1,646	1,565	4,572	7,783	1,087	273	788	2,148	10,724	8,146	13,568	32,438

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 1999)**

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	1		4				5
	151.02			1				1
	151.03			4				4
	Census Tract Total	1		9				10
152	152.01	1		18				19
	152.03			2				2
	Census Tract Total	1		20				21
153	153.01			38				38
	153.02			2				2
	Census Tract Total			40				40
154	154.01			3				3
	154.02			3				3
	154.03	1		1	24			26
	Census Tract Total	1		7	24			32
155	155.01	3	3	20				26
	155.02			1				1
	155.03			2				2
	155.04			1				1
	Census Tract Total	3	3	24				30
156	156.01			1	33			34
	156.03			42				42
	156.04	1	1	10				12
	Census Tract Total	1	1	53	33			88
157	157.01			1				1
	Census Tract Total			1				1
158	158.01			6				6
	158.02	1	2					3
	158.03	2		9				11
	Census Tract Total	3	2	15				20

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 1999)**

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
159	159.01			20	6			26
	159.02	1		18				19
	159.04	2		5				7
	Census Tract Total	3		43	6			52
160	160.01	1		173		6		180
	160.02	1		7		1		9
	160.03	8	1					9
	Census Tract Total	10	1	180		7		198
161	161.01		2	3				5
	161.02				2			2
	161.03	1		6				7
	161.04	1		11				12
	Census Tract Total	2	2	20	2			26
162	162.01				30			30
	Census Tract Total				30			30
163	163.01	6	1	88				95
	163.02	1		92				93
	Census Tract Total	7	1	180				188
201	201.01			2				2
	201.02	4	1	10	48			63
	Census Tract Total	4	1	12	48			65
202	202.01		22	175	44	7	75	323
	202.02			2	138			140
	Census Tract Total		22	177	182	7	75	463
203	203.01			1				1
	203.02			4				4
	203.03				104			104
	203.04	33	1	51	67			152
	Census Tract Total	33	1	56	171			261

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 1999)**

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	206.01			1				1
	206.03			4				4
	Census Tract Total			5				5
207	207.03		2	6				8
	Census Tract Total		2	6				8
208	208.03	1						1
	Census Tract Total	1						1
210	210.01	17	408	81		857		1,363
	210.02		10	38		23		71
	210.03			7				7
	210.04					377		377
	Census Tract Total	17	418	126		1,257		1,818
211	211.01	36	3	74	10			123
	211.02		8	213	158			379
	211.03	18	2	27		49		96
	Census Tract Total	54	13	314	168	49		598
214	214.01	1		2				3
	214.02		4	5				9
	Census Tract Total	1	4	7				12
215	215.01		12				489	501
	Census Tract Total		12				489	501
216	216.02			1				1
	Census Tract Total			1				1
217	217.01			49				49
	Census Tract Total			49				49
218	218.01			38				38
	Census Tract Total			38				38
220	220.03					95		95
	220.04			2				2

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 1999)**

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
220	Census Tract Total			2	95			97
221	221.01			2	55		242	299
	221.03	37	182	267		197		683
	221.04	9	8	19	301			337
	221.05	6	21	200		94		321
	Census Tract Total	52	211	488	356	291	242	1,640
223	223.01	38	10	119	68			235
	Census Tract Total	38	10	119	68			235
224	224.01	40	25	168	47	32		312
	Census Tract Total	40	25	168	47	32		312
301	301.01			4				4
	301.02	6	9				4	19
	301.03				2			2
	Census Tract Total	6	9	4	2		4	25
302	302.01				44	41		85
	Census Tract Total				44	41		85
305	305.01		1	1				2
	Census Tract Total		1	1				2
306	306.04			1				1
	Census Tract Total			1				1
307	307.03				4			4
	Census Tract Total				4			4
309	309.01	8	4	26	2	40		80
	Census Tract Total	8	4	26	2	40		80
310	310.01			1				1
	Census Tract Total			1				1
313	313.01				8			8
	Census Tract Total				8			8
314	314.01	1	8					9

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 1999)**

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
314	Census Tract Total	1	8					9
315	315.01	1		2			55	58
	Census Tract Total	1		2			55	58
316	316.01	16	278	91	219	38		642
	316.02			5				5
	Census Tract Total	16	278	96	219	38		647
318	318.01	1	1		8	24		34
	Census Tract Total	1	1		8	24		34
319	319.01				3			3
	Census Tract Total				3			3
323	323.01	2		4	8			14
	323.02			9		49		58
	Census Tract Total	2		13	8	49		72
324	324.01	7	6	2		10		25
	Census Tract Total	7	6	2		10		25
326	326.01		2				19	21
	Census Tract Total		2				19	21
328	328.01		1	3				4
	Census Tract Total		1	3				4
401	401.01			1				1
	401.02			2				2
	401.03			1				1
	Census Tract Total			4				4
402	402.01			107	160	124		391
	402.02			1				1
	402.04	2	1	6				9
	Census Tract Total	2	1	114	160	124		401
403	403.01			2				2
	403.02	1		5				6

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 1999)**

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
403	Census Tract Total	1		7				8
405	405.01	2	1	7				10
	405.02	2		2		18		22
	405.03	2	1	15	4	29		51
	Census Tract Total	6	2	24	4	47		83
406	406.01	1	16	21		3		41
	Census Tract Total	1	16	21		3		41
407	407.01	1						1
	Census Tract Total	1						1
408	408.01			2				2
	408.02			1				1
	408.03	2	1	12		10		25
	408.04			12				12
	Census Tract Total	2	1	27		10		40
501	501.01					278		278
	501.03					16		16
	Census Tract Total					294		294
502	502.03	2	1	7	7			17
	Census Tract Total	2	1	7	7			17
503	503.01			1				1
	503.03	2		19				21
	503.04			3				3
	Census Tract Total	2		23				25
504	504.01			3	2			5
	504.02			1				1
	504.03			2				2
	Census Tract Total			6	2			8
506	506.07	3						3
	Census Tract Total	3						3

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 1999)**

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
507	507.01	1		3				4
	507.02	1		3	3			7
	Census Tract Total	2		6	3			11
508	508.03			1	20			21
	Census Tract Total			1	20			21
509	509.01			12				12
	Census Tract Total			12				12
510	510.01			1				1
	510.02				2			2
	Census Tract Total			1	2			3
511	511.01			2				2
	511.02	1			20			21
	Census Tract Total	1		2	20			23
512	512.01				4			4
	Census Tract Total				4			4
513	513.01	1		12	3			16
	513.02			1				1
	Census Tract Total	1		13	3			17
515	515.02			3				3
	515.03				3			3
	515.04			3				3
	Census Tract Total			6	3			9
516	516.04			9				9
	516.05			1				1
	Census Tract Total			10				10
518	518.01			2				2
	518.02	5	2	13				20
	518.03	1		2				3
	Census Tract Total	6	2	17				25

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 1999)**

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
519	519.01	1		12				13
	Census Tract Total	1		12				13
520	520.01	2		10	3			15
	Census Tract Total	2		10	3			15
521	521.01		1					1
	521.02			3	1			4
	521.03			3	6			9
	521.04			6	3			9
	521.05			1				1
	Census Tract Total			1	13	10		
524	524.05			7				7
	Census Tract Total			7				7
525	525.02	25	46	115		270		456
	525.03			108	56			164
	525.04	1	1	71				73
	Census Tract Total	26	47	294	56	270		693
526	526.02	35	42	122	110			309
	526.03				288			288
	Census Tract Total	35	42	122	398			597
527	527.01	41		31	26			98
	Census Tract Total	41		31	26			98
528	528.01				9			9
	Census Tract Total				9			9
601	601.01	1		2	26			29
	601.02			1				1
	601.03	2	5	6	64	105		182
	Census Tract Total	3	5	9	90	105		212
602	602.01	5	6	3				14
	602.02	2	3	4	13			22

(CONTINUED)

Summary of Residential Development Activity
Census and Subcensus Tract
(January 1999)

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
602	602.03	6	3	10	5	20		44
	Census Tract Total	13	12	17	18	20		80
603	603.01	1		4		1		6
	603.02	1			18			19
	Census Tract Total	2		4	18	1		25
604	604.01	1		1	14			16
	604.02	62	89	28	33	297		509
	604.03	1		1				2
	Census Tract Total	64	89	30	47	297		527
605	605.01	4	5	37	51	28		125
	605.02	1						1
	605.03	5	2	22		17		46
	605.04			21	5			26
	605.05	7	9	62		97	50	225
	Census Tract Total	17	16	142	56	142	50	423
606	606.02	2			55			57
	Census Tract Total	2			55			57
607 /1	607.01	9	5	7		4		25
	Census Tract Total	9	5	7		4		25
608 /1	608.01	3	2					5
	Census Tract Total	3	2					5
610 /1	610.01	12	3					15
	Census Tract Total	12	3					15
611	611.01		1	10				11
	611.02	1		5	31	2		39
	Census Tract Total	1	1	15	31	2		50
612	612.01	2		10				12
	612.02	8	6	31	31			76
	612.03			18	12			30

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 1999)**

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
612	612.04	27	39	44		706		816
	Census Tract Total	37	45	103	43	706		934
615	615.01	18	8	12	10	38		86
	615.02	5	10			30		45
	615.03			36		8		44
	Census Tract Total	23	18	48	10	76		175
616	616.01				339			339
	616.02	4	1	1		29		35
	616.04	43	51	112		172		378
	Census Tract Total	47	52	113	339	201		752
617	617.01	7		1				8
	617.02	8	8	131		17		164
	Census Tract Total	15	8	132		17		172
618	618.01			1				1
	618.02	7	15			39		61
	Census Tract Total	7	15	1		39		62
619	619.02	1		2				3
	Census Tract Total	1		2				3
701	701.01			1				1
	701.02	5	1	13	3			22
	701.03		1	2	6			9
	701.04	3		2	30			35
	Census Tract Total	8	2	18	39			67
702	702.01			5				5
	Census Tract Total			5				5
703	703.01	1		6				7
	703.02	1		5				6
	703.03	3	2	4				9
	Census Tract Total	5	2	15				22

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 1999)**

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
704	704.01	1		16				17
	704.03		1					1
	704.04	1				6		7
	704.05	1		2		22		25
	Census Tract Total	3	1	18		28		50
705	705.01		1					1
	705.03	8	2	51		8		69
	705.04	1	1					2
	705.05	1		45				46
	705.06	7	4	117				128
	Census Tract Total	17	8	213		8		246
706	706.01			4				4
	706.02	2						2
	706.03					144		144
	706.04	2	1	42				45
	Census Tract Total	4	1	46		144		195
707	707.01	3	1	17				21
	707.02	2	3	6				11
	707.03			7				7
	Census Tract Total	5	4	30				39
708	708.01				2			2
	708.02	1						1
	Census Tract Total	1			2			3
709	709.01	2		26	3			31
	709.02	8	1	4				13
	709.03			1				1
	709.04	7	4					11
	709.06			1				1
	Census Tract Total	17	5	32	3			57

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 1999)**

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
710	710.02	1						1
	710.03			12	263			275
	Census Tract Total	1		12	263			276
711	711.01			1				1
	711.02				5			5
	711.07	1						1
	711.08	1	2			7		10
	Census Tract Total	2	2	1	5	7		17
712	712.02				100			100
	712.03	2		11				13
	712.04		1	11				12
	Census Tract Total	2	1	22	100			125
713	713.01	1		1	7	28		37
	713.02	1	1	3				5
	Census Tract Total	2	1	4	7	28		42
714	714.01			1				1
	714.02	1		1				2
	Census Tract Total	1		2				3
801	801.01	8	5	41				54
	801.02	4	1	3				8
	801.03	4	1	15	29			49
	801.04	6	3	14				23
	801.05	1	2	12	2			17
	Census Tract Total	23	12	85	31			151
802	802.01	2		57	141			200
	802.02	2		4				6
	802.03					35		35
	802.04	7	2			624		633
	Census Tract Total	11	2	61	141	659		874

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 1999)**

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
803	803.01	17	7	64	27			115
	803.02	3		5				8
	803.03	15	6	67	27			115
	Census Tract Total	35	13	136	54			238
804	804.01	13	19	65	23			120
	804.02	8	7	24	13			52
	804.03	6	1	3	5			15
	804.04	1		28	48			77
	804.05	5	5	46	20			76
	Census Tract Total	33	32	166	109			340
805	805.01	1		46				47
	805.02	18	8	63	9			98
	805.03	2	442	154	330	48		976
	Census Tract Total	21	450	263	339	48		1,121
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		371	64		72		507
	Census Tract Total		371	64		72		507
811	811.01	16	2	411	60			489
	811.02	115	232	866	295	5		1,513
	811.03	5	8	27				40
	811.04	23	13	9		26		71
	Census Tract Total	159	255	1,313	355	31		2,113
814	814.01	17		1				18
	Census Tract Total	17		1				18
815	815.01	2		8	38			48
	Census Tract Total	2		8	38			48

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 1999)**

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
816	816.01	1		4	66			71
	816.02	2	1	11				14
	Census Tract Total	3	1	15	66			85
817	817.01	3	3	42	9			57
	817.02	8	12	29	31			80
	817.03	4	2	8				14
	817.04	2		41	25			68
	Census Tract Total	17	17	120	65			219
819	819.01	6		8			115	129
	819.02	9	11	48	15			83
	Census Tract Total	15	11	56	15		115	212
820	820.01	37	22	52	319	47		477
	Census Tract Total	37	22	52	319	47		477
822	822.01	49	53	229				331
	822.03		17	224	120			361
	Census Tract Total	49	70	453	120			692
823	823.01	13						13
	Census Tract Total	13						13
824	824.01	9	5	4	6			24
	Census Tract Total	9	5	4	6			24
825	825.01	14	197	972		47	1,061	2,291
	825.02	16	9	1	207	141		374
	Census Tract Total	30	206	973	207	188	1,061	2,665
826	826.01	1	1	33				35
	826.02	10	7	134	289	87		527
	Census Tract Total	11	8	167	289	87		562
901	901.04	23	6	205		41		275
	901.05		2					2
	Census Tract Total	23	8	205		41		277

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 1999)**

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
905	905.01	5	4	12	66	26		113
	905.02	18	8	64	19			109
	Census Tract Total	23	12	76	85	26		222
910	910.01	1	1	27				29
	910.02	2	2	21				25
	Census Tract Total	3	3	48				54
911	911.01	8	3	72				83
	Census Tract Total	8	3	72				83
912	912.01			29	52			81
	912.02		1					1
	Census Tract Total		1	29	52			82
913	913.02			1				1
	913.03	15	2	1				18
	913.04	32	7	164	2	82		287
	Census Tract Total	47	9	166	2	82		306
914	914.01	24	2	99	31	167		323
	Census Tract Total	24	2	99	31	167		323
915	915.01	10	25	208	372	183	38	836
	915.02			59				59
	Census Tract Total	10	25	267	372	183	38	895
916	916.01	18	11	213		504		746
	Census Tract Total	18	11	213		504		746
917	917.01	70	370	218		115		773
	917.03	26	22	66	58			172
	917.04	1	8	10	652	1,018		1,689
	Census Tract Total	97	400	294	710	1,133		2,634
918	918.01	15	20	156	7			198
	Census Tract Total	15	20	156	7			198
919	919.01	3		12				15

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 1999)**

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	919.02	2		5				7
	919.03			5				5
	919.04			1				1
	919.05	20	12	74				106
	919.06			6				6
	919.07	5		7				12
	919.08			3				3
	919.09	2		2				4
	919.11			1				1
	919.12	1		2				3
	Census Tract Total	33	12	118				163
920	920.01	5	15	66	11			97
	920.02	3		11				14
	920.03	4	2	6	2	11		25
		Census Tract Total	12	17	83	13	11	
921	921.01			4				4
	921.02	1	1	4				6
	921.03	5	1	22				28
	921.04			4				4
	921.05	3	6	7	19			35
	921.06	5	1	19				25
		Census Tract Total	14	9	60	19		
922	922.01	1		5				6
	922.02	7	2	76				85
	922.03	7		11				18
	922.04			31				31
	922.05	4	3	38	20	16		81
		Census Tract Total	19	5	161	20	16	
923	923.01			4	14			18

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 1999)**

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
923	Census Tract Total			4	14			18
924	924.01			187	11	70		268
	Census Tract Total			187	11	70		268
Total		1,739	3,522	10,372	6,874	7,783	2,148	32,438

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 1999, there was a total of 197,156,443 square feet of nonresidential structure gross floor area in Fairfax County. This figure represented an increase of 1,774,497 square feet or 0.9 percent over the January 1998 total gross floor area of 195,381,946 square feet.

As shown in Table 8.1, of the 197,156,443 square feet of nonresidential gross floor area in the County on January 1, 1999, office use accounted for 81,008,245 square feet (41.1 percent of total), retail structures comprised 43,638,031 square feet (22.1 percent of total), industrial structures accounted for 38,374,066 square feet (19.5 percent of total), and there was 34,136,101 square feet of institutional structures (17.3 percent of total).

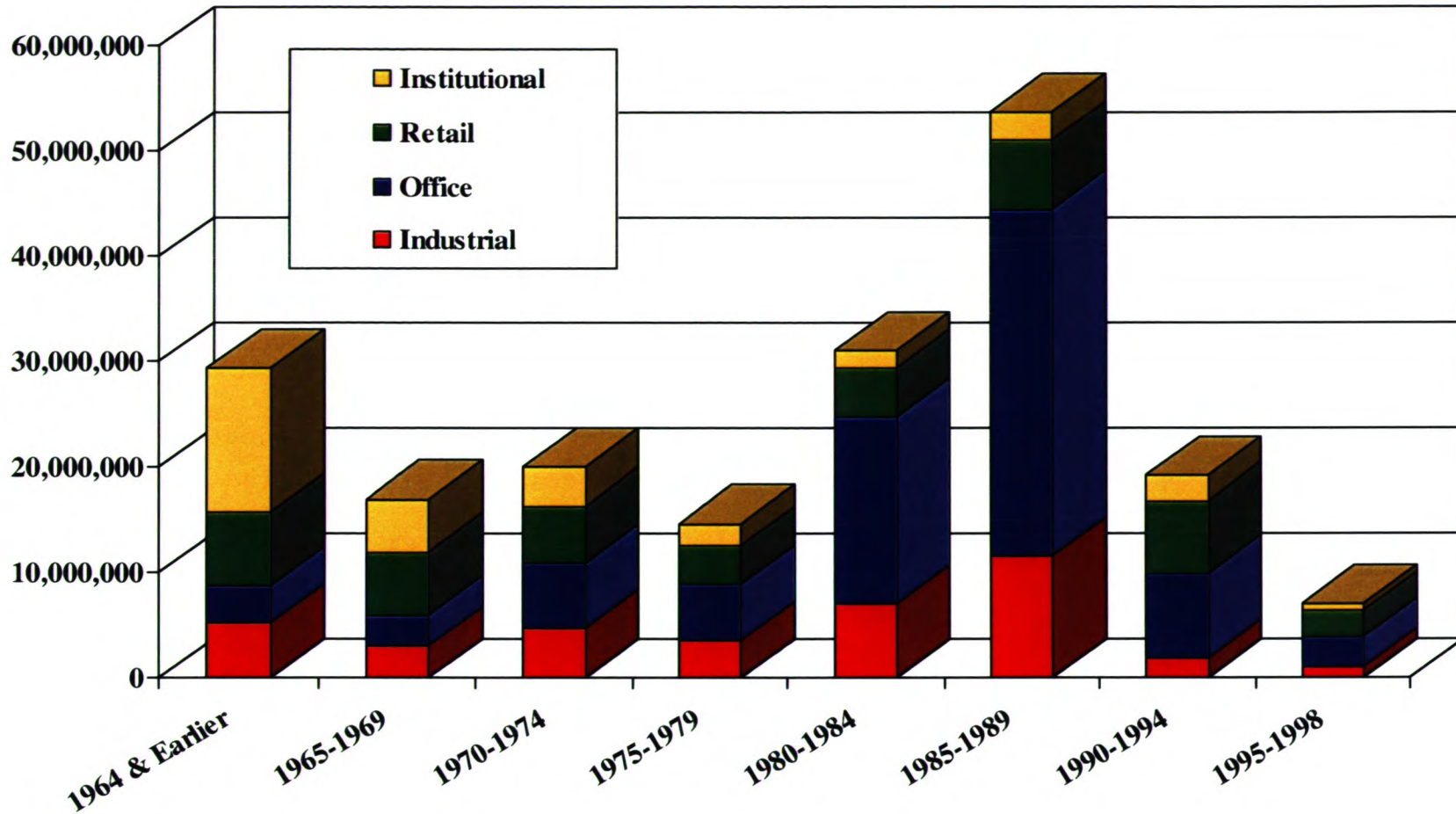
Nonresidential Gross Floor Area by Year Built

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 over 61 million square feet of office space, more than 21 million square feet of industrial space, nearly 21 million square feet of retail space, and 7.5 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. Previous year's 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 1999		
General Activity Type	Gross Floor Area	Percent of Total
Retail	43,638,031	22.1%
Office	81,008,245	41.1%
Industrial	38,374,066	19.5%
Institutional	34,136,101	17.3%
Fairfax County	197,156,443	100.0%

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



Source: Fairfax County Department of Systems Management for Human Services.

Nonresidential Gross Floor Area by Supervisor District

Among the County's supervisor districts, Providence District had the largest gross floor area total with 46,815,635 square feet, nearly one-quarter (23.7 percent) of the entire Fairfax County inventory. This district includes much of the Tysons Corner and Merrifield areas. The Sully District had the second largest gross floor area total, 33,309,868 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 4,823,889 square feet.

The greatest concentration of office square footage existed in the Providence District, with a total of 28,357,228. Providence District also had the largest accumulation of retail square footage, at 8,742,631 square feet, and institutional floor area at 5,058,682 square feet. The Sully District had the largest amount of industrial space, 9,597,144 square feet, followed by the Lee District with 8,840,351 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 36,071,728 square feet, or 18.3 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 26,543,099 square feet, Bull Run, with a gross floor area total of 22,012,234 square feet, and Springfield, with a total gross floor area of 18,379,226 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 3,317,229 square feet and Rose Hill with 3,500,021 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 1999)**

Year	Industrial	Office	Retail	Institutional	Total
Unknown	963,664	1,605,369	842,708	2,143,760	5,555,501
1964 and Earlier	5,132,300	3,529,058	7,027,694	13,647,556	29,336,608
1965 to 1969	3,009,632	2,888,728	5,985,676	5,032,488	16,916,524
1970 to 1974	4,598,479	6,234,873	5,419,189	3,686,632	19,939,173
1975 to 1979	3,484,483	5,321,074	3,635,145	2,102,338	14,543,040
1980 to 1984	6,935,432	17,675,414	4,701,039	1,699,458	31,011,343
1985 to 1989	11,451,006	32,959,468	6,632,314	2,658,127	53,700,915
1990 to 1994	1,841,777	7,944,889	6,921,346	2,460,330	19,168,342
1995	1,779	359,799	942,790	285,330	1,589,698
1996	223,836	908,192	118,151	3,335	1,253,514
1997	260,928	961,581	1,070,235	74,544	2,367,288
1998	470,750	619,800	341,744	342,203	1,774,497
Total	38,374,066	81,008,245	43,638,031	34,136,101	197,156,443

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 1999)**

Supervisor District	Structure Type				Total Gross Floor Area
	Industrial	Office	Retail	Institutional	
Braddock	2,282,167	1,200,047	1,229,411	4,739,565	9,451,190
Dranesville 1/	1,595,779	9,182,385	2,795,947	3,964,503	17,538,614
Hunter Mill 2/	1,346,960	19,967,599	5,546,484	2,923,533	29,784,576
Lee	8,840,351	2,221,461	6,712,483	3,360,925	21,135,220
Mason	4,962,845	7,122,803	6,616,761	3,563,298	22,265,707
Mount Vernon	4,679,583	903,292	2,107,380	4,341,489	12,031,744
Providence	4,657,094	28,357,228	8,742,631	5,058,682	46,815,635
Springfield 3/	412,143	439,724	1,431,170	2,540,852	4,823,889
Sully	9,597,144	11,613,706	8,455,764	3,643,254	33,309,868
Fairfax County Total	38,374,066	81,008,245	43,638,031	34,136,101	197,156,443

**Nonresidential Structure Gross Floor Area by General Activity
Towns
(January 1999)**

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	636,281	4,439,385	1,585,211	505,604	7,166,481
Town of Vienna	294,491	1,920,126	964,896	557,128	3,736,641
Towns Total	930,772	6,379,784	2,569,080	1,087,431	10,967,067

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 1999)**

Planning District	Structure Type				Total Gross Floor Area
	Industrial	Office	Retail	Institutional	
Annandale	4,218,569	3,355,076	1,538,243	3,151,753	12,263,641
Baileys	442,401	3,876,664	3,600,008	1,153,339	9,072,412
Bull Run	7,714,172	7,056,597	4,585,619	2,655,846	22,012,234
Fairfax	319,662	7,774,288	3,093,550	3,141,060	14,328,560
Jefferson	3,237,264	7,254,173	2,620,121	2,447,433	15,558,991
Lincolnia	2,095,336	487,783	1,304,847	443,839	4,331,805
Lower Potomac	2,110,062	13,266	367,752	826,149	3,317,229
McLean	1,682,370	15,984,176	6,039,728	2,836,825	26,543,099
Mount Vernon	138,038	1,152,718	3,904,556	3,727,403	8,922,715
Pohick 1/	459,123	547,714	1,903,757	4,074,882	6,985,476
Rose Hill	399,192	246,854	994,506	1,859,469	3,500,021
Springfield	11,253,095	1,880,123	3,673,129	1,572,879	18,379,226
Upper Potomac 2/	3,733,276	21,991,509	6,239,484	4,107,459	36,071,728
Vienna 3/	571,506	9,387,304	3,772,731	2,137,765	15,869,306
Fairfax County Total	38,374,066	81,008,245	43,638,031	34,136,101	197,156,443

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 1999)

Sewershed Code	Activity Type				Total Gross Floor Area
	Institutional	Commercial Retail	Industrial	Commercial Office	
A1	445,828	549,105	1,468,865	787,182	3,250,980
A2	1,772	756,784		2,165,410	2,923,966
A3	105,210			173,160	278,370
B1	85,064		389,339	4,073,404	4,547,807
B2	847,481	1,369,024	105,150	2,242,291	4,563,946
B3	5,962	30,327		1,817	38,106
B5 1/	505,604	1,585,211	636,281	4,439,385	7,166,481
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	618,771	335,515	487,852	4,737,719	6,179,857
D3	1,829,577	4,489,143	1,498,955	13,275,596	21,093,271
E1	252,018	4,525,685	260,777	9,219,498	14,257,978
E2	11,835	9,422		6,151	27,408
F	412,881	242,718	891	983,907	1,640,397
G1	1,375,327	782,692	158,389	1,988,736	4,305,144
G2	98,318	100,794		11,825	210,937
G3	225,288			1,472,000	1,697,288
H1	312,098	2,947,800	391,105	931,718	4,582,721
H2		324,940		2,544,407	2,869,347
H3	3,336				3,336
I1	3,185,592	2,504,663	1,283,322	5,609,428	12,583,005
I2	558,539	16,783	23,623	75,371	674,316
I3	3,395,599	3,178,707	5,660,174	3,086,482	15,320,962
I4	1,676	484,648			486,324
J1	246,245	522,406	62,669	381,331	1,212,651

(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 1999)

Sewershed Code	Activity Type				Total Gross Floor Area
	Institutional	Commercial Retail	Industrial	Commercial Office	
J2	152,160	735,499	11,713	82,208	981,580
J3	217,358	378,736		185,577	781,671
J4	544,606	236,785	1,044	31,459	813,894
K	1,827,275	1,398,425	69,648	189,988	3,485,336
L	1,792,113	1,285,129	245,111	370,828	3,693,181
M0	133,573	209,586	258,117	812,061	1,413,337
M1	257,518	78,404		1,529,295	1,865,217
M2 2/	3,419,804	1,120,379	2,289,534	4,901,608	11,731,325
M3	806,814	221,749	551,500	401,147	1,981,210
M4	1,099,365	715,783	1,660,553	581,471	4,057,172
M5	11,984	356,500	3,659,074	294,517	4,322,075
M6	306,340	1,683,125	7,709,955	703,461	10,402,881
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	4,278,902	1,969,813	776,963	338,803	7,364,481
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	160,945	7,000	22,572	2,608	193,125
R1	215,201	45,692	26,362		287,255
R2	14,656				14,656
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 1999)**

Sewershed Code	Activity Type				Total Gross Floor Area
	Institutional	Commercial Retail	Industrial	Commercial Office	
S1	743,071	186,943		3,102	933,116
S2	1,458				1,458
T1	261,900	764,434	6,004,205	1,694,691	8,725,230
T2	455,809	1,274,595	1,791,317	2,963,226	6,484,947
T3	590,411			9,484	599,895
T4	1,015,030	1,691,420	42,160	3,482,339	6,230,949
T5	491,784	2,021,362	69,234	247,734	2,830,114
T6	5,468	3,125	14,835		23,428
T7	15,968		132,837		148,805
FAIRFAX COUNTY TOTAL	34,136,101	43,638,031	38,374,066	81,008,245	197,156,443

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 1999)**

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	575,426	19,357		113,132	707,915
	155.02	103,858	46,464			150,322
	155.03	36,324	71,299		5,382	113,005
	Census Tract Total	715,608	137,120		118,514	971,242
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 1999)**

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	242,347		84,101	367,415
	161.02	13,870				13,870
	161.03	68,006				68,006
	Census Tract Total	122,843	242,347		84,101	449,291
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	57,612	15,481	90,095	18,015	181,203
	Census Tract Total	85,720	180,543	90,095	153,500	509,858
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	16,828	8,608	57,593
	Census Tract Total	231,398	11,485	16,828	8,608	268,319
204	204.01	1,560	140,228	40,825	137,479	320,092
	Census Tract Total	1,560	140,228	40,825	137,479	320,092

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1999)

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	80,626	140,889			221,515
	Census Tract Total	82,266	238,279		131,957	452,502
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	1,409,451		467,255	2,042,056
	210.02	28,125	19,666		131,259	179,050
	210.03	3,116		883,612		886,728
	210.04		21,208	2,033,250		2,054,458
	Census Tract Total	196,591	1,450,325	2,916,862	598,514	5,162,292
211	211.01		73,128	916,038	47,701	1,036,867
	211.02	596,079	5,397	65,904	2,151	669,531
	Census Tract Total	596,079	78,525	981,942	49,852	1,706,398
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 1999)**

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
215	215.01	160,748	969,922	67,050		1,197,720
	Census Tract Total	160,748	969,922	67,050		1,197,720
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		77,473	490,086
	Census Tract Total	89,202	323,411		77,473	490,086
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			717,822	62,768	780,590
	220.03		6,544	957,050		963,594
	220.04			570,161	2,784	572,945
	220.05	3,250	16,706			19,956
	Census Tract Total	3,250	34,505	3,820,105	108,914	3,966,774
221	221.01	619,721				619,721
	221.02			22,572		22,572
	221.03	32,732	74,986			107,718
	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	344,502	582,851	6,560	1,621,448
222	222.01	16,357				16,357
	Census Tract Total	16,357				16,357
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	226,365		619,843
	Census Tract Total	66,821	326,657	226,365		619,843
301	301.01	147,451	132,269		16,000	295,720

(CONTINUED)

**Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1999)**

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
301	301.02	88,778	113,586		2,640	205,004
	301.03	12,003	111,275			123,278
	Census Tract Total	248,232	357,130		18,640	624,002
302	302.01	857,562	110,850			968,412
	Census Tract Total	857,562	110,850			968,412
304	304.01	123,168	89,946	922	37,563	251,599
	304.02	64,029	131,803	1,089,002	239,145	1,523,979
	Census Tract Total	187,197	221,749	1,089,924	276,708	1,775,578
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	380,453	168,208	1,055,871
	Census Tract Total	413,998	93,212	380,453	168,208	1,055,871
309	309.01	324,567	223,269		115,031	662,867
	Census Tract Total	324,567	223,269		115,031	662,867
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	68,571	1,920		4,850	75,341
	Census Tract Total	68,571	1,920		4,850	75,341
315	315.01	63,475	52,656			116,131
	Census Tract Total	63,475	52,656			116,131

(CONTINUED)

**Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1999)**

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
316	316.01	63,234	3,084		7,504	73,822
	316.02	91,550	479,226	3,447	357,816	932,039
	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	3,611,824	294,517	4,272,691
	Census Tract Total	9,850	356,500	3,611,824	294,517	4,272,691
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	668,837	566,140	1,647,301	3,801,167

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
402	402.02	720,132	46,686		729,108	1,495,926
	402.03				1,431,248	1,431,248
	402.04		12,347		28,950	41,297
	Census Tract Total	1,639,021	727,870	566,140	3,836,607	6,769,638
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	839,197			47,961	887,158
	405.02	9,890				9,890
	405.03	506,298			550	506,848
	405.04				791,139	791,139
	Census Tract Total	1,355,385			839,650	2,195,035
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	77,556				77,556
	408.04	378,328				378,328
	408.05	71,624				71,624
	Census Tract Total	591,641				591,641
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

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
502	Census Tract Total	210,641	54,964		55,249	320,854
503	503.01		56,689	5,920	14,806	77,415
	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	189,577		246,424	507,090
	504.02	3,600	8,343			11,943
	Census Tract Total	74,689	197,920		246,424	519,033
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				1,343,540	1,343,540
	506.02	449,846	254,945			704,791
	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	290,784		1,343,540	2,146,948
507	507.01	11,484			83,196	94,680
	507.02	41,226	208,869		203,497	453,592
	Census Tract Total	52,710	208,869		286,693	548,272
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

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
511	511.01	79,670				79,670
	Census Tract Total	79,670				79,670
512	512.01	102,860				102,860
	512.03	9,132				9,132
	Census Tract Total	111,992				111,992
513	513.01	8,536	169,691		271,041	449,268
	513.02	15,258	6,020		50,096	71,374
	Census Tract Total	23,794	175,711		321,137	520,642
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		676,843		41,617	718,460
	515.02		4,167		110,000	114,167
	515.03	179,638	543,116		213,244	935,998
	515.04	12,051	782,741	162,777	414,719	1,372,288
	Census Tract Total	191,689	2,006,867	162,777	779,580	3,140,913
516	516.01	280,441				280,441
	516.02	5,680				5,680
	516.03	111,881	117,924			229,805
	516.04	10,302	171,007		57,072	238,381
	516.05		10,014		980	10,994
	Census Tract Total	408,304	298,945		58,052	765,301
518	518.01	60,109	117,184			177,293
	518.02	124,711				124,711
	518.03	32,758				32,758
	Census Tract Total	217,578	117,184			334,762
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	249,672	2,208	430,813	815,472

(CONTINUED)

**Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1999)**

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
520	Census Tract Total	132,779	249,672	2,208	430,813	815,472
521	521.01	3,960				3,960
	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	128,231	36,970	375,842	644,067
	522.02	393,716				393,716
	522.03	17,133				17,133
	Census Tract Total	513,873	128,231	36,970	375,842	1,054,916
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			666,567	25,200	691,767
	524.05	33,307	19,696		86,996	139,999
	Census Tract Total	116,563	19,696	666,567	112,196	915,022
525	525.01	68,307	101,640	2,279,452	491,139	2,940,538
	525.02	181,401	3,808	76,302	539,197	800,708
	525.03	147,315	158,843		96,550	402,708
	525.04	10,716	72,946		113,328	196,990
	Census Tract Total	407,739	337,237	2,355,754	1,240,214	4,340,944
526	526.01	51,821	400,249	1,604,852	153,861	2,210,783
	526.02	49,060			32,052	81,112
	526.03			490,484		490,484
	Census Tract Total	100,881	400,249	2,095,336	185,913	2,782,379
527	527.01	81,938	155,304	279,624	136,448	653,314
	Census Tract Total	81,938	155,304	279,624	136,448	653,314
528	528.01	816	328,782		2,547,377	2,876,975
	Census Tract Total	816	328,782		2,547,377	2,876,975

(CONTINUED)

**Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1999)**

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
601	601.01	5,928				5,928
	601.02	1,647		3,120		4,767
	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	9,186				9,186
	604.02	49,782	1,625,917		2,233,931	3,909,630
	Census Tract Total	58,968	1,625,917		2,233,931	3,918,816
605	605.01	76,349	711,349		3,547,936	4,335,634
	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	718,165		4,368,001	5,410,631
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	198,199	657,776
	Census Tract Total	104,991	116,059	238,527	198,199	657,776
610 1/	610.01	92,178	242,255	49,444	311,208	695,085
	Census Tract Total	92,178	242,255	49,444	311,208	695,085

(CONTINUED)

**Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1999)**

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
611	611.01	61,553				61,553
	611.02	369,515	134,917		74,965	579,397
	Census Tract Total	431,068	134,917		74,965	640,950
612	612.01	1,674				1,674
	612.02	150,528	51,550		52,191	254,269
	612.03		1,780		20,232	22,012
	612.04		275,155	72,176	2,092,882	2,440,213
	Census Tract Total	152,202	328,485	72,176	2,165,305	2,718,168
615	615.01	93,722	9,357		10,910	113,989
	615.02	13,617	1,878	13,120	6,370	34,985
	615.03	318,919				318,919
	615.04	3,133				3,133
	Census Tract Total	429,391	11,235	13,120	17,280	471,026
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	33,150	37,800	335,285	409,635
	616.05		7,000		115,489	122,489
	616.06	7,850	145,565	1,973,624	443,425	2,570,464
	Census Tract Total	13,140	194,543	2,042,094	1,386,793	3,636,570
617	617.01	4,300	224,195		59,332	287,827
	617.02	74,052	80,590	233,225	113,954	501,821
	Census Tract Total	78,352	304,785	233,225	173,286	789,648
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

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
701	Census Tract Total	231,880				231,880
702	702.01				1,472,000	1,472,000
	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		1,082,992	1,186,597
	Census Tract Total	323,035	105,952	576	1,101,024	1,530,587
706	706.01	17,093				17,093
	706.02	1,709	25,507		21,300	48,516
	706.03	46,327		315		46,642
	706.04	51,055	147,923		145,433	344,411
	Census Tract Total	116,184	173,430	315	166,733	456,662
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

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
709	709.01	50,050	6,419		11,825	68,294
	709.02	60,308		4,010		64,318
	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	165,796	1,953,582	2,379,594
	Census Tract Total	188,256	71,960	171,196	3,294,681	3,726,093
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

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
802	802.02	41,766			6,151	47,917
	802.03	40,387				40,387
	802.04	65,609	2,259,378	2,100	7,678,597	10,005,684
	802.05		2,668,347		831,938	3,500,285
	Census Tract Total	147,762	4,931,848	2,100	8,516,686	13,598,396
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	37,873		396	41,065
	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	167,678	88,730	112,667	508,587
805	805.01	203,007	32,436			235,443
	805.02	320,873	8,533	90,700		420,106
	805.03	71,248	269,103		10,987	351,338
	Census Tract Total	595,128	310,072	90,700	10,987	1,006,887
808 2/	808.01	169,145	754,920	74,768	1,036,187	2,035,020
	Census Tract Total	169,145	754,920	74,768	1,036,187	2,035,020
809 2/	809.01	336,459	830,291	561,513	3,403,198	5,131,461
	Census Tract Total	336,459	830,291	561,513	3,403,198	5,131,461
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		113,720		411,659	525,379
	811.02	16,811	289,860			306,671
	811.04	91,973	104,703		20,090	216,766
	Census Tract Total	108,784	508,283		431,749	1,048,816

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1999)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
812	812.01	85,064		389,339	3,926,486	4,400,889
	Census Tract Total	85,064		389,339	3,926,486	4,400,889
814	814.01	161,345	125,935		3,055	290,335
	Census Tract Total	161,345	125,935		3,055	290,335
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
	817.03	2,250				2,250
	Census Tract Total	14,190	4,720			18,910
819	819.01	150,388	79,908	222,329	1,538,923	1,991,548
	819.02	25,464				25,464
	Census Tract Total	175,852	79,908	222,329	1,538,923	2,017,012
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	12,283	48,207		80,101	140,591
	Census Tract Total	12,283	48,207		80,101	140,591
822	822.01	252,655	1,064,984	14,450	2,855,099	4,187,188
	822.02	22,150	163,801	424,649	1,307,574	1,918,174
	822.03	122,619			73,766	196,385
	Census Tract Total	397,424	1,228,785	439,099	4,236,439	6,301,747
823	823.01	411,966	370,111		1,674,910	2,456,987
	Census Tract Total	411,966	370,111		1,674,910	2,456,987
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	231,618	700,512	1,680,336	2,661,165	5,273,631
	825.02	126,012	221,298	88,300	112,686	548,296

(CONTINUED)

**Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1999)**

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
825	Census Tract Total	357,630	921,810	1,768,636	2,773,851	5,821,927
826	826.01	139,500	650,558			790,058
	826.02	405,374	13,976		405,801	825,151
	Census Tract Total	544,874	664,534		405,801	1,615,209
901	901.01	67,156		925,283	269,774	1,262,213
	901.03	32,757	118,437	2,586,745	355,456	3,093,395
	901.04	25,270	372,230	2,624,417	1,266,534	4,288,451
	901.05	120,215	490,402	369,679	2,324,817	3,305,113
	901.06	8,133		300,000		308,133
	Census Tract Total	253,531	981,069	6,806,124	4,216,581	12,257,305
905	905.01	57,817	165,092		3,102	226,011
	905.02	96,601	68,693	1,515	62,074	228,883
	Census Tract Total	154,418	233,785	1,515	65,176	454,894
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	3,125			8,593
	910.02				9,484	9,484
	Census Tract Total	5,468	3,125		9,484	18,077
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		132,837		136,323
	913.03	3,600	9,072	69,234		81,906
	913.04	174,841	652,391		71,058	898,290
	Census Tract Total	182,453	661,463	216,906	71,058	1,131,880
914	914.01	310,712	266,724		124,195	701,631
	Census Tract Total	310,712	266,724		124,195	701,631

(CONTINUED)

**Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1999)**

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
915	915.01	283,582				283,582
	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	162,900	689,627	184,694	1,236,099
	Census Tract Total	198,878	162,900	689,627	184,694	1,236,099
917	917.01	14,989	709,337		1,581,327	2,305,653
	917.02	44,090	2,092,921		1,347,322	3,484,333
	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	303,316	3,134,327	42,160	4,086,994	7,566,797
918	918.01	513,675	1,284,350		754,254	2,552,279
	Census Tract Total	513,675	1,284,350		754,254	2,552,279
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

(CONTINUED)

**Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 1999)**

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
922	922.03	70,208	23,788	2,376		96,372
	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		34,136,101	43,638,031	38,374,066	81,008,245	197,156,443

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 1999, about 33,597 acres were in roads, water, and small areas of land that cannot be developed, while 228,803 acres were classified into various zoning categories -- 223,952 acres in County zoning categories and 4,851 acres in zoning categories associated with the Towns of Herndon, Clifton, and Vienna.

The lists of zoning codes that are used by the County and the towns within the County are included 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 228,803 acres of zoned land, 210,602 acres, or 92.1 percent, was zoned for residential or residential-related use. Industrial zoned land accounted for 9,751 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, 45,355 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, 3,058 acres or 31.4 percent of all industrial zoned land, and 1,278 acres or 15.1 percent of all commercial zoned land, in the County.

Zoned Vacant Land

Figure 9.1 and Table 9.4 shows the County's vacant acreage in January 1999 by major zoning categories. Approximately 13.8 percent of all zoned land, or 31,625 acres, was vacant, a decline of 29.8 percent since 1990. Approximately 82.8 percent of the vacant land, or 26,185 acres, were zoned for residential development. Vacant land that was zoned for commercial use totaled 1,805 acres while vacant land that was zoned for industrial use totaled 3,635 acres.

Total vacant land in the Bull Run, Pohick, and Upper Potomac Planning Districts totaled 63.7 percent (20,158 acres) of all vacant land in the County while the total for Annandale, Baileys, Jefferson, and Lincolnia Planning Districts comprised only 3.1 percent (993 acres) of the County's vacant land.

As shown in Table 9.1, total vacant acreage dropped to 31,625 acres (13.8% 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 – 1999**

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%
1999	31,625	228,803	13.8%

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 1999, 125,320 acres, or 54.8 percent of the County's land was in use for residential purposes, and 33,081 acres, or

14.5 percent of the County's land was vacant or in natural uses. Parks and Recreation uses accounted for 27,051 acres, or 11.8 percent of the available land in the County, while Industrial use accounted for 9,014 acres, or 3.9 percent. Commercial/Retail use accounted for 9,184 acres, or 4.0 percent of the total acres in Fairfax County.

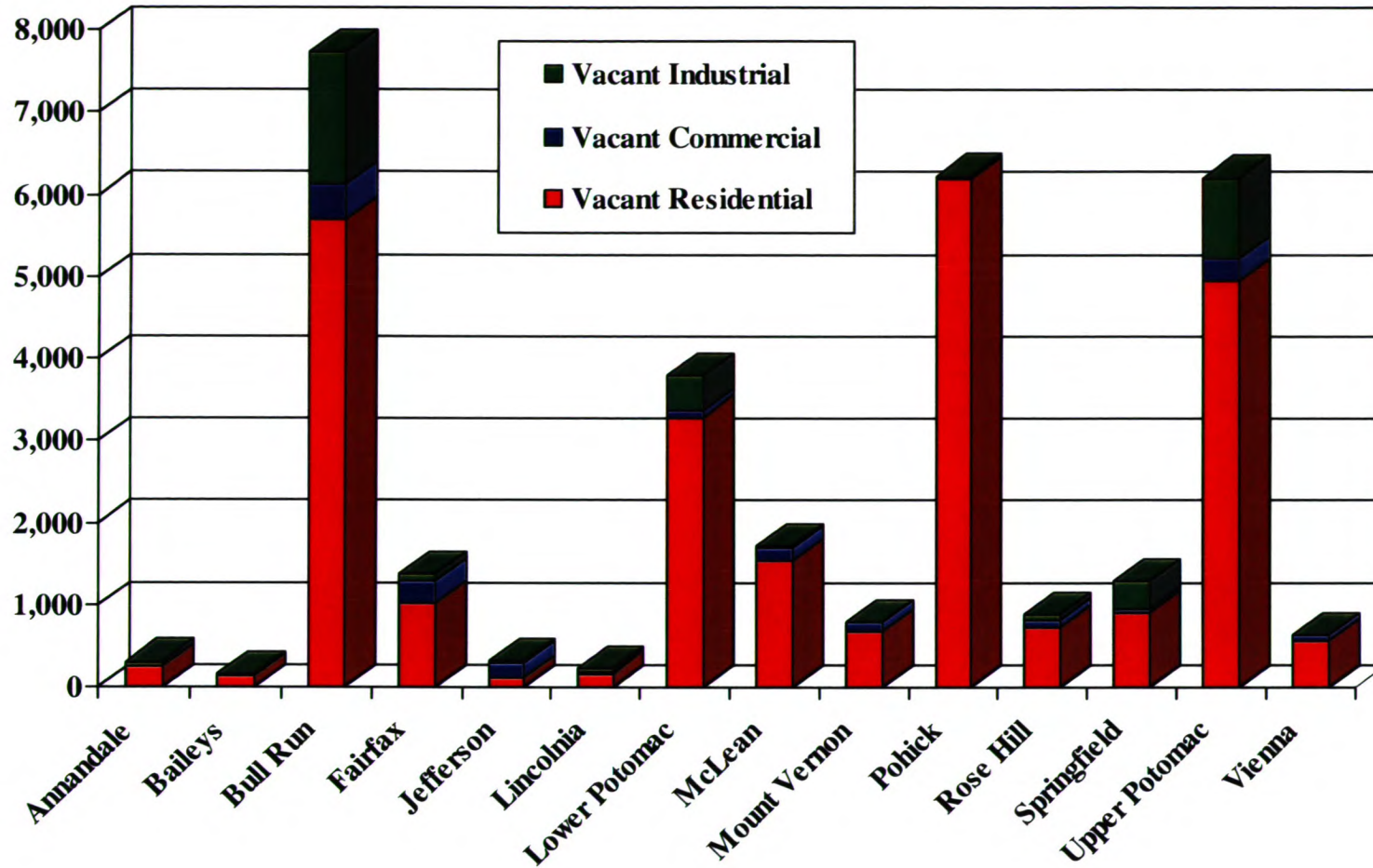
TABLE 9.2

**Acres of Land by General Land Use Category
January 1999**

Existing Land Use	Total	Percent of Total
Residential	125,320	54.8%
Industrial	9,014	3.9%
Commercial / Retail	9,184	4.0%
Parks and Recreation	27,051	11.8%
Public	25,161	11.0%
Vacant and Natural Uses	33,081	14.5%
Fairfax County	228,811	100.0%

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

Figure 9.1
Acres of Vacant Land by Major Zoning Class
by Planning District, January 1999



Source: Fairfax County Department of Systems Management for Human Services.

Table 9.3

Total Acres by Major Zoning Class
Fairfax County, January 1999

Planning District	Residential		Commercial		Industrial		TOTAL	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Annandale	9,209	4.4	313	3.7	549	5.6	10,071	4.4
Baileys	2,992	1.4	444	5.3	11	0.1	3,447	1.5
Bull Run	24,661	11.7	1,278	15.1	3,058	31.4	28,997	12.7
Fairfax	10,359	4.9	889	10.5	197	2.0	11,445	5.0
Jefferson	4,065	1.9	733	8.7	377	3.9	5,175	2.3
Lincolnia	1,381	0.7	157	1.9	191	2.0	1,729	0.8
Lower Potomac	22,679	10.8	178	2.1	741	7.6	23,598	10.3
McLean	15,382	7.3	911	10.8	147	1.5	16,440	7.2
Mount Vernon	10,961	5.2	890	10.5	10	0.1	11,861	5.2
Pohick 1/	45,355	21.5	228	2.7	101	1.0	45,684	20.0
Rose Hill	7,646	3.6	231	2.7	271	2.8	8,148	3.6
Springfield	7,040	3.3	405	4.8	1,444	14.8	8,889	3.9
Upper Potomac 2/	39,368	18.7	1,237	14.6	2,442	25.0	43,047	18.8
Vienna 3/	9,504	4.5	556	6.6	212	2.2	10,272	4.5
TOTAL	210,602	100.0	8,450	100.0	9,751	100.0	228,803	100.0

1/ Includes the Town of Clifton.

2/ Includes the Town of Herndon.

3/ Includes the Town of Vienna.

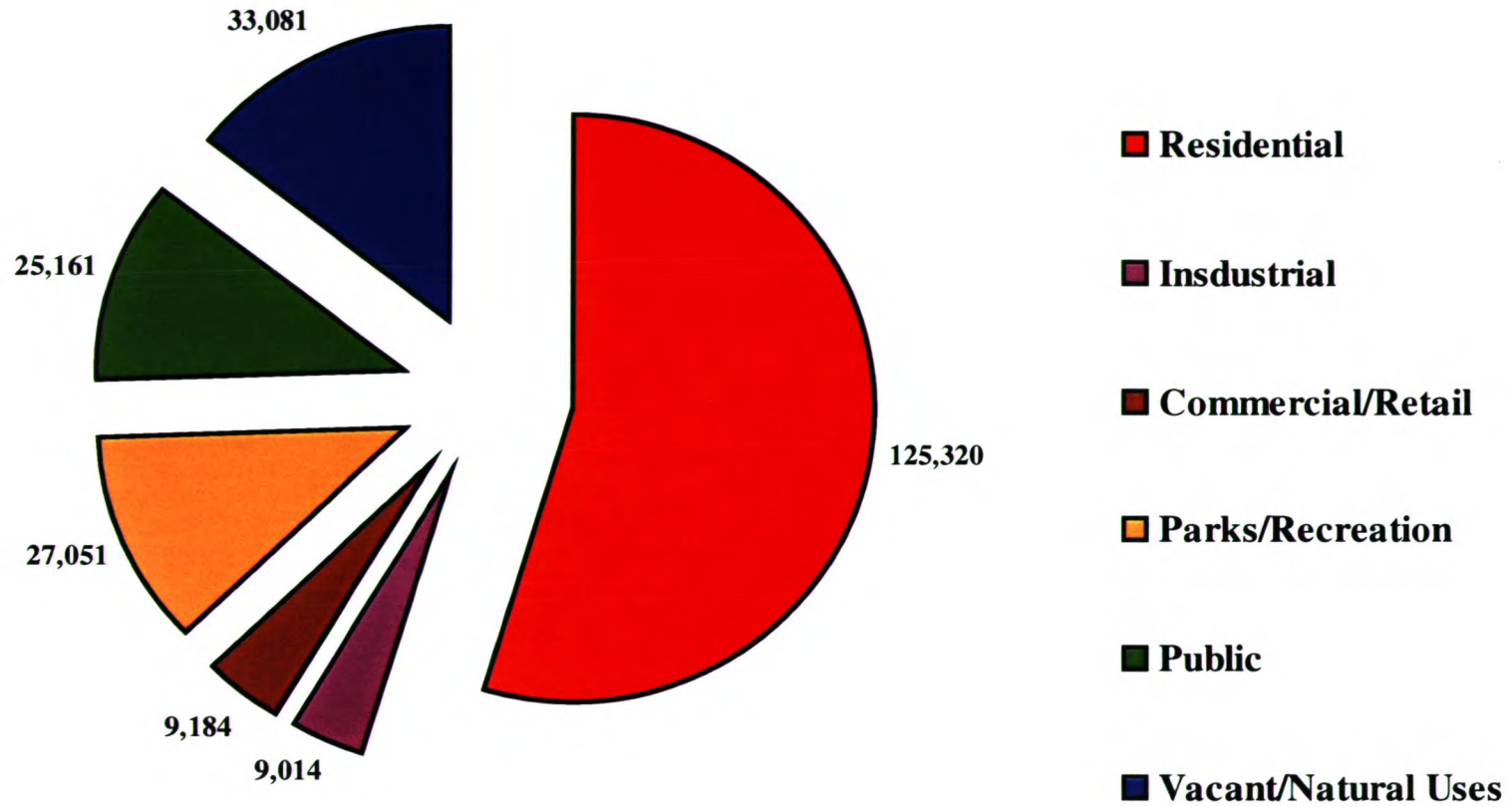
Table 9.4

Acres of Vacant Land by Major Zoning Class
Fairfax County, January 1999

Planning District	Residential		Commercial		Industrial		TOTAL	
	Vacant Land		Vacant Land		Vacant Land		Vacant Land	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Annandale	240	0.9	14	0.8	50	1.4	304	1.0
Baileys	126	0.5	27	1.5	1	0.0	154	0.5
Bull Run	5,705	21.8	424	23.5	1,599	44.0	7,728	24.4
Fairfax	1,016	3.9	262	14.5	93	2.6	1,371	4.3
Jefferson	117	0.4	179	9.9	23	0.6	319	1.0
Lincolnia	168	0.6	17	0.9	31	0.9	216	0.7
Lower Potomac	3,287	12.6	83	4.6	422	11.6	3,792	12.0
McLean	1,535	5.9	155	8.6	18	0.5	1,708	5.4
Mount Vernon	678	2.6	118	6.5			796	2.5
Pohick 1/	6,184	23.6	32	1.8	10	0.3	6,226	19.7
Rose Hill	716	2.7	101	5.6	70	1.9	887	2.8
Springfield	906	3.5	48	2.7	330	9.1	1,284	4.1
Upper Potomac 2/	4,940	18.9	281	15.6	983	27.0	6,204	19.6
Vienna 3/	567	2.2	64	3.5	5	0.1	636	2.0
TOTAL	26,185	100.0	1,805	100.0	3,635	100.0	31,625	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 (In Acres)
Fairfax County, January 1999



Source: Fairfax County Department of Systems Management for Human Services.

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

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.

Multi-Family

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

TABLE 9.6
Zoning Codes for Towns within Fairfax County

ZONING
CODE DESIGNATION TOWN OF CLIFTON

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

ZONING
CODE DESIGNATION TOWN OF HERNDON

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

ZONING
CODE DESIGNATION TOWN OF VIENNA

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

Acres of Land by Zoning District
Supervisor District
(JANUARY 1999)

Zoning Dist.	Braddock		Dranesville 1/		Hunter Hill 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	52						23	23					21	5	203	38
R-C	322	213			5						11,024				26,979	4,702	11,634	4,395	49,964	9,310
P AG-R														115	91	91	31	206	122	
P AG-C																				
R-E	19		14,359	2,554	2,421	226					9,007	2,118	75	14	237	129	1,054	169	27,172	5,210
R-EC			433	12	310	2											165		908	14
R-1	1,836	104	8,716	1,320	3,246	493	3,796	315	801	35	3,354	1,431	4,419	501	3,869	410	8,160	1,144	38,197	5,753
R-1C	44		1,699	23	1,787	49							521	8	382	20	1,117	142	5,550	242
R-2	1,392	64	2,130	181	639	36	984	118	3,853	172	4,178	264	846	73	299	8	491	65	14,812	981
R-2C	1,888	4	808	9	1,298	4	51	1	258	1	332	7	364	2	753	1	642	32	6,394	61
R-3	2,518	43	2,185	72	511	5	3,597	298	2,652	125	2,857	153	1,455	49	1,359	56	978	88	18,112	889
R-3C	1,022	4	695	20	406	13	563	5	150	1	52		231	2	1,963	10	2,029	24	7,111	79
R-4	131	3	945	35	2		1,223	124	956	7	768	36	1,161	51					5,186	256
R-4C							21				8	1	49	6	23				101	7
R-5	75		24		7	1	653	2	97	1	180	13	133	6	337	6	483	1	1,989	30
R-5C	82		6				121	7	5				62		380		45		701	7
R-8	93		52		45	10	332	23	50	1	296	7	112	7	89	2	598	11	1,667	61
R-8C	147	1	134		4		103		20		59		147		109		100	2	823	3
P RES	339	15	32	13	141		75	50	5	1	3		101		144	33	73	6	913	118
P RES-MF							2				28	28	15				3	3	48	31
P RES-C							34				238	94			1		635		908	94
R-MHP	26						84												110	
R-12	45		16	6	11	11	65	15	125	22	93	51	163	19	20		19	2	557	126
R-12C	19		11						71				131	1	11				243	1
R-16			5				9	1	6				12	3			1		33	4
R-20	318	2	25		61		476	10	397		320	7	681	5	46		160		2,484	24
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 1999)

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			146	12	212	31					100				377				835	43	
PDH-2	2		82	62	146	31	54	42			128	49	54	4	863	34	2,048	231	3,377	453	
PDH-3	561	7	48	24	134	133					1,155	58	155	13	850	13	1,127	171	4,030	419	
PDH-4	47		13	1	25		1,174	248	120	92	110	36	137	12	8		508	8	2,142	397	
PDH-5	9		47		47		97	26	20		69	20	14		39		180	100	522	146	
PDH-8					23	3	286	45	105	1	45	36	279	14			251	27	989	126	
PDH-12			28	13	134	91	41	1	24	12	26	15	93	6	17		346	13	709	151	
PDH-16					228	80	62	20	19		46	1	26				72	16	453	117	
PDH-20	2		54	33	24	7	5	3	13	2			129	3			165	9	392	57	
PDH-30					37	37							50	10			2		89	47	
PDH-40			10				17				9		5	4					41	4	
PRC-GC	251				3,040	26	165	3							1,044	70			4,500	99	
PRC-OS	4				364															368	
PRC-R	326		111	19	1,462	68			3						256	2			2,158	89	
PRC-C/I	24				608	102									23		35		690	102	
PRC-CF					65															65	
P PDH																		74	10	74	10
P PDH-R	2																	43		45	
P PDH-C					29	29	152	123			112	112							293	264	
PDC			1		299	173	103	83	46	11			300	92			446	126	1,195	485	
PDC-OS																	10	10	10	10	
PDC-R							22	4	54				56				282	9	414	13	
PDC-C/I									16				336	133			407	212	759	345	
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 1999)

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	56	48	49	7	9		12	6	317	89
C-3	16	1	25	6	55	4	21	10	68	5	55	13	527	148			56	9	823	196
C-4			1				6		6	4	1		166	37			9		189	41
C-5	4		23	1	5		44	5	70	2	41	7	41		15	4	20	1	263	20
C-6	58		82	5	46	1	297	15	275	4	52	29	121	3	103	2	190	30	1,224	89
C-7					88		124	10	56				93	3			192	5	553	18
C-8	33	2	50		9		239	27	171	18	313	57	104	5	1		370	213	1,290	322
P COM	4		14		1	1	26	2	37	2	83	15	55	19			21	5	241	44
P COM-R	28	3	282	19	43	3	62	6	19	4	107	26	100	3	14		45	15	700	79
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	16	8	7	24		1	1	112				1,115	782	1,501	806
I-4	41	1	23	16	680	259	324	85	18	6	241	116	137	10	29	6	221	81	1,714	580
I-5	121	16	17	6	199	67	639	149	133	10	82	18	316	34	10		1,933	908	3,450	1,208
I-6	13						55	12	155	12	527	215	1				32	7	783	246
P IND	11				26	21	39	31	62	19	88	83	55	3			512	168	793	325
P IND-R	75	11			40	27	200	49	145	1	190	44	11				156	129	817	261
P IND-C					39	39											2		41	39
P IND-N									17				4				37	37	58	37
CL-RES															8	8			8	8
TOTAL	11,984	494	33,590	4,488	19,295	2,099	16,564	2,000	11,373	596	36,593	5,232	14,323	1,319	40,786	5,607	39,444	9,459	223,952	31,294

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 1999)

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.5AC	46	8
H-SF15	121	8
H-SF10	966	63
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	15
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	138	28
H-I-G	71	37
H-P RES	23	2
H-P MF	7	7
H-P COML	11	11
TOTAL	2,328	242

Zoning District	Town of Vienna	
	Total Acres	Vacant Acres
V-SF16	564	8
V-SF12.5	576	10
V-SF10	857	8
V-RTH	72	2
V-MFAPT	28	
V-LOCCOM	42	
V-SPCCOM	31	1
V-GENCOM	29	
V-INDPK	76	1
V-LTDIND	20	3
V-TRANS	5	
V-P RES	48	
V-P MF	5	
V-P COML	27	1
V-P IND	4	
TOTAL	2,384	34

Acres of Land by Zoning District
Planning District
(JANUARY 1999)

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	52	
R-C					11,634	4,395	322	213					11,024			
P AG-R					91	31										
P AG-C																
R-E					27		841	107					9,006	2,117	1,879	291
R-EC							165								42	1
R-1	732	27			4,598	751	4,797	459	614	29	63	2	1,681	873	6,082	825
R-1C					88	1	964	22							894	12
R-2	2,937	133	1,037	27	207	57	784	53	261	3	723	59	1	1	1,957	175
R-2C	754	2			588	32	632	3	23						788	9
R-3	2,903	55	1,458	87	748	55	381	9	853	27	11	1	92	4	1,783	57
R-3C	397	1	101		1,546	7	133		65						48	2
R-4	360	7	5				10	1	1,622	34	129		1		945	35
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	581	9	22	2	24		5		105	3	52	
R-8C	50	1			100	2	1		28				44		61	
P RES	286		1		61	6	88	15	18	1			2		32	13
P RES-MF					3	3	2						28	28	10	
P RES-C					635								144			
R-MHP							26									
R-12	31		34	7	16		29	2	48	2	60	15	77	51	12	2
R-12C	73		4				55	1	3		13					
R-16			6		1				12	3					5	
R-20	313	2	212		160		220		358		112		107	6	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 1999)

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															150	14
PDH-2	2				1,228	203	12		27	4					77	61
PDH-3	116				710	89	9	7	19						48	24
PDH-4					483	7	117	2			120	92	26	23	13	1
PDH-5							103	80			20				47	
PDH-8	8				225	27	306	14			97	1	41	32		
PDH-12	24	12			337	13	18	2	2						22	5
PDH-16	19				14		58	16	26				46	1		
PDH-20			13	2	127	7	144	6	22						3	2
PDH-30					2				10	10					40	
PDH-40									5	4					10	
PRC-GC																
PRC-OS																
PRC-R									3							
PRC-C/I																
PRC-CF																
P PDH					74	10										
P PDH-R	2				43											
P PDH-C													112	112		
PDC			46	11	163	59	349	60	21	9					109	36
PDC-OS					10	10										
PDC-R	3		32		268	9	14		62		12					
PDC-C/I			12		293	99	113	113	339	133						
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 1999)

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	6	18	4	6	1	8		48	48	44	
C-3	42	3	30	2	5	3	97	59	75	7	8	1			341	89
C-4			2				9		22	11	4	4	1		127	23
C-5	11	1	31	1	20		14	1	31	1	8		10	5	22	1
C-6	135	2	74	2	142	29	55		68	1	83		4	2	65	4
C-7			56		58	3	134	1	8						70	3
C-8	30	1	121	6	250	194	48	5	73	6	19	11	74	23	28	
P COM	13		14	2	20	4	5	2	9	6	14		17		17	
P COM-R	6	1	9	2	36	7	19	10	16	3	2	1	7	6	88	
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		1,100	767	33		45		14		1	1	4	
I-4	41	1			221	81	17		64	10	18	6	213	107	46	
I-5	75	6	1	1	1,100	498	133	91	209	12	109	9	46	18	43	3
I-6	168	12			26				1				252	175		
P IND	38	19			427	87	5	2	50	1	34		88	83		
P IND-R	211	12			147	129	9		8				141	37	3	
P IND-C																
P IND-N	17				37	37										
CL-RES																
TOTAL	10,069	306	3,449	154	28,997	7,728	11,446	1,370	5,173	320	1,728	217	23,599	3,792	16,437	1,708

(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 1999)

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			203	38
R-C			26,979	4,702							5		49,964	9,310
P AG-R			115	91									206	122
P AG-C														
R-E	1	1	256	129					14,723	2,530	440	35	27,173	5,210
R-EC									608	12	92		907	13
R-1	397	1	5,179	922	2,058	65	2,090	344	7,176	1,141	2,728	313	38,195	5,752
R-1C			426	20					2,549	183	629	4	5,550	242
R-2	4,581	316	481	18	208	5	396	58	707	20	533	56	14,813	981
R-2C	332	7	1,599	2	43		8	1	891		736	4	6,394	60
R-3	3,104	172	1,229	80	2,327	221	1,473	50	923	53	827	19	18,112	890
R-3C	87		2,548	14	425	5	140		1,503	46	119	3	7,112	78
R-4	1,032	103	6		506	50	452	7			119	19	5,187	256
R-4C	7		23		9		13	1			49	6	101	7
R-5	30		367	6	447	2	235		209	1	81	6	1,989	31
R-5C			422		86	7	34				14		701	7
R-8	297	5	166	3	121	22	120	1	13		115	17	1,666	63
R-8C	31		226		32		55		73		122		823	3
P RES	5		167	33	40	33	30	17	31		152		913	118
P RES-MF	2										3		48	31
P RES-C	1	1	1		32		95	93					908	94
R-MHP	84												110	
R-12	56	12	50		2		22	3	15	15	102	17	554	126
R-12C			11						11		74		244	1
R-16	4	1			5								33	4
R-20	634	10	79		14		40	1	23		62		2,483	24
R-30	79				13		3						329	1

(CONTINUED)

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

Acres of Land by Zoning District
Planning District
(JANUARY 1999)

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			477						208	29			835	43
PDH-2	8	4	918	37			119	85	968	56	18	4	3,377	454
PDH-3			2,084	59			357	12	550	215	137	13	4,030	419
PDH-4			8		857	123	401	138	29	2	90	11	2,144	399
PDH-5	69	20	39				97	26	147	20			522	146
PDH-8	4	4			207	43	80	2	23	3			991	126
PDH-12	52	15	17		13		2	1	123	92	99	11	709	151
PDH-16	14	3			48	16			228	80			453	116
PDH-20	5	3	2						74	38			390	58
PDH-30									37	37			89	47
PDH-40	9						17						41	4
PRC-GC			775	6			686	68	3,040	26			4,501	100
PRC-OS			4						364				368	
PRC-R			534	2			48		1,573	87			2,158	89
PRC-C/I			24				23		643	102			690	102
PRC-CF									65				65	
P PDH													74	10
P PDH-R													45	
P PDH-C					152	123			29	29			293	264
PDC					83	83	20		321	190	83	37	1,195	485
PDC-OS													10	10
PDC-R					22	4							413	13
PDC-C/I													757	345
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 1999)

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	317	91
C-3	60	18			7	4	9	2	96	8	55	1	825	197
C-4							6				18	2	189	40
C-5	41	4	18	5	14	1	19	2	9		15		263	22
C-6	144	10	137	20	35	1	152	13	85	3	44	3	1,223	90
C-7							124	10			102		552	17
C-8	412	51	1		28	4	39	5	142	16	25	1	1,290	323
P COM	73	15			10		9	2	11	1	30	14	242	46
P COM-R	148	18	44	7	2		5	1	298	22	20		700	78
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	31	34		1,502	806
I-4					19		361	100	671	275	43		1,714	580
I-5	10		80	10	35	15	630	134	953	410	27	1	3,451	1,208
I-6							331	52	6	6			784	245
P IND							39	31	111	102			792	325
P IND-R			9		185	49	65	7	37	27	3		818	261
P IND-C									41	39			41	39
P IND-N											4		58	37
CL-RES			8	8									8	8
TOTAL	11,861	794	45,546	6,174	8,149	887	8,886	1,288	40,728	5,964	7,885	601	223,953	31,303

- 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 1999)

Land Use	Brad-dock	Dranes-ville 1/	Hunter-Hill 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	6,209	19,802	8,227	5,167	6,483	7,345	6,442	21,430	12,376	65	885	1,548	95,979
Single Family Semi-Detached			18						1				19
Two or More Sgl Fam-Sgl Lot	27	744	192	64	32	1,093	72	548	974	2	6	10	3,764
Other Sgl Family Structure						6		1				1	8
Sgl Fam Influenced by Busns	6	12	43	67	17	65	12	4	53	2	3		284
Duplex	14		2	50		111	2	21			7		207
Other Two Family	1	6		3	9	1	2	18	4		1	1	46
Townhouse-Ownership	239	113	410	481	152	224	340	363	637		81	31	3,071
Townhouse-Condominium	21	23	12	4	38	4	19	91	20		1	1	234
Townhouse-Rental	18	13	3	38	23	20	55	1	11		1		183
Multiplex-Ownership													
Multiplex-Condominium	20	11	86	140	41	49	31	29	89		1		497
Multiplex-Rental							2						2
Rental Combin - Prdom Thse													
Other Townhouse / Multiplex		3	7				4						14
Garden Apts-Rental	119	29	370	419	352	183	441	57	427		83	13	2,493
Garden Apts-Condominium	152	5	247	162	91	98	263	70	152		34	9	1,283
Medium Rise Apts-Rental		18	20	98	23		10						169
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				2
Other Apartments				8		3	33	7				1	52
Mobile Homes	26			89		66			82				263
Hotels/Hotels/Tourist Homes	2	40	61	33	25	52	60	18	115		22	2	430
Nursing Homes		12			19	45	45						121
Garage/Shed Etc-Sep Parcel	2	129	22	10	12	29	11	172	43			1	431

(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 1999)

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-Subdiv	1,009	1,450	2,754	1,467	434	948	1,036	2,379	3,266	1	136	32	14,912
Priv Open Space-Not Subdiv	72	53	50	24	71	56	33	58	131		3	12	563
Other Residential	7	32	66	8	28	16	11	31	10			1	210
Other Industrial	6		11	131	69	31	14		193		2		457
Manufacturing	18	1	6	43	120	13	1	17	23		8		250
Printing and Publishing	13			2	11								26
Research and Testing		67	31	8	21	7	11		12			1	158
Wholesale-Warehouse Storage	102	8	26	447	135	340	196	9	652		34	14	1,963
Contract Construction		2				9	2		15				28
Transportation Related	125	67	29	281	28	209	65	134	2,461	9	2	2	3,412
Utility Related	69	136	31	47	58	357	33	943	443		16	15	2,148
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	62	145	80	22	54	62	211		45	16	791
Regional Shopping Center			24	20	57				9				110
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	93	33		1	10	88			1	280
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	8	36	31	28	40	3	52		11	8	244

(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 1999)

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
Motor Vehicle Sales	1		51	40	21	25	31		11		3		183
Gas Station	6	13	12	19	30	15	20	8	25	1	3	5	157
Other Auto Retail and Repair	2	5	2	34	15	37	24	3	19		9	4	154
Other Retail	2	9	3	7	42	24	46	10	54	1	4	3	205
Other Office		3	3	7	6	1	57				1		78
General Low Rise Office	78	82	524	89	139	62	407	30	624		210	73	2,318
Condominium Office	27	31	24	15	50	14	28	18	16		15	10	248
Cluster Office			2				2					5	9
General Medium/High Rise Office	11	994	435	18	62	9	673	2	323		42	40	2,609
Finance/Insurance/Real Estate	3	5	1	8	7	1	7	5	1		2	1	41
Personal and Repair Service	1	1		3	8	3	9	3	22	1	1	3	55
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	8	8			4	57
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	235	152	103	1,298	70	440	152	1	78	56	3,299
House of Worship	123	228	137	129	256	170	130	248	157	4	43	38	1,663
Civic/Social/Fraternal Uses	6	10	7	11	20	7	43		48		1	12	165
Libraries	3	7	5	4	9	6			21			1	56
Permanent Exhibitions						2,104		5	37			1	2,147
Nursery Schools	9	8	24	14	8	8	13	15	25		5	3	132
Public Schools	449	362	262	369	302	295	365	247	344		51	58	3,104
Private Schools	1	451	34	40	53	24	36	6	4			6	655

(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 1999)

Land Use	Brad- dock	Dranes- ville 1/	Hunter Mill 2/	Lee	Mason	Mount Vernon	Provi- dence	Spring- field 3/	Sully	Town of Clifton	Town of Herndon	Town of Vienna	TOTAL ACRES
Colleges / Universities	633												633
Special Training Schools								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	2,048	2,328	755	2,579	936	6,459	3,744		30	110	23,382
Indoor Recreation Facility	5	7	7	5	8	11	57	16	111			3	230
Golf Courses		213	378	181		290	58	1,033	971		156	157	3,437
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	488	4,375	1,970	1,916	576	5,070	1,266	5,367	8,887	45	223	34	30,217
Vacant Land w/Dilap Struct	5	115	130	84	19	162	55	243	571	7	20	2	1,413
TOTAL	11,983	33,592	19,299	16,561	11,372	36,589	14,318	40,788	39,447	140	2,326	2,387	228,802

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 1999)

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	5,836	1,919	7,435	5,722	2,541	671	1,693	9,031	5,469	23,534	2,637	2,734	20,718	6,038	95,978
Single Family Semi-Detached				1									18		19
Two or More Sgl Fam-Sgl Lot	23	8	848	88	18	4	976	181	102	589	43	8	817	58	3,763
Other Sgl Family Structure									6	1				1	8
Sgl Fam Influenced by Busns	12	4	49	7	6	3	49	2	18	6	32	33	59	3	283
Duplex					1		2		150	42			9	1	205
Other Two Family	3	2	3	1	2	3	1	6	1	19	3		1	2	47
Townhouse-Ownership	130	27	538	124	68	46	67	84	110	576	257	238	571	235	3,071
Townhouse-Condominium	22	21	5	23	9	16		24	7	28		63	13	2	233
Townhouse-Rental	1		11	23	35	23			19	19		33	17	3	184
Multiplex-Ownership															
Multiplex-Condominium	13	6	89	13	2	22	40	26	123	45	10	21	71	17	498
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	379	57	110	52	448	61	2,493
Garden Apts-Condominium	125	58	139	124	112	12	8	52	143	40	98	81	280	10	1,282
Medium Rise Apts-Rental	8	15		10				18				98	8	11	168
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	2
Other Apartments				14	19				10	7				1	51
Mobile Homes			82	26					155						263
Motels/Hotels/Tourist Homes	2	16	80	22	24	5	5	59	56	18	3	23	93	27	433
Nursing Homes	15			39		5	40	12	5					6	122
Garage/Shed Etc-Sep Parcel	2	10	27	12	3		20	17	9	173	8	2	140	10	433

(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 1999)

Land Use	Annan- dale	Baileys	Bull Run	Fairfax	Jeffer- son	Lincoln- nia	Lower Potomac	McLean	Mount Vernon	Pohick 1/	Rose Hill	Spring- field	Upper2/ Potomac	Vienna 3/	TOTAL ACRES
Priv Open Space-Subdiv	326	192	2,105	766	148	81	181	563	204	3,546	983	619	4,513	684	14,911
Priv Open Space-Not Subdiv	72	15	118	31	32	12	3	47	55	70	14	16	52	22	559
Other Residential	7	2	9	8	2	21	9	47	10	36	4	1	36	19	211
Other Industrial	42	16	167	5	3	17	12	2	2		6	142	34	9	457
Manufacturing	126	1	10		1	2	13		1	11		56	27		248
Printing and Publishing	24											2			26
Research and Testing	14		2	1	8	6		66			3	12	45	1	158
Wholesale-Warehouse Storage	99	9	541	18	142	100	161	39	2	29	25	603	162	27	1,957
Contract Construction			15		2		6	2				2			27
Transportation Related	78	1	2,461		19	20	135	67	58	196	32	264	30	48	3,409
Utility Related	104	5	391	14	16		233	20	54	969	29	77	219	17	2,148
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	50	15	224
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	102	95	34	21	165	67	791
Regional Shopping Center		57	9									20	24		110
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			29	21	26	38	36	8	279
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	18	33	4	4	21	35	14	243

(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 1999)

Land Use	Annandale	Baileys	Bull Run	Fairfax	Jefferson	Lincolnia	Lower Potomac	McLean	Mount Vernon	Pohick 1/	Rose Hill	Springfield	Upper2/Potomac	Vienna 3/	TOTAL ACRES
Motor Vehicle Sales	1	4	11		8	13	2	22	39		1	23	3	56	183
Gas Station	18	10	16	2	13	3	4	10	17	8	6	9	28	12	156
Other Auto Retail and Repair	4	10	19		11		2	12	10	2	3	60	14	9	156
Other Retail	29	12	53	21	14	1	8	5	21	12	1	2	15	11	205
Other Office	1	1			47	4		10	7		1	1	6		78
General Low Rise Office	106	24	337	261	82	24	5	184	62	48	26	63	896	200	2,318
Condominium Office	41	11	16	9	8	6		14	14	22	6	15	61	25	248
Cluster Office					1								2	6	9
General Medium/High Rise Office	27	39	207	156	215			1,276	13	2		15	508	152	2,610
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	12	3	57
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		8		29			1		8			4	4	57
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	255	188	3,300
House of Worship	221	58	79	95	55	14	56	143	117	252	94	69	274	136	1,663
Civic/Social/Fraternal Uses	9	5		85	3		5	9	4	6	6	2	10	20	164
Libraries	5	2	21		3			7	6	3	2	2	5	1	57
Permanent Exhibitions			37				556		1,548	5				1	2,147
Nursery Schools	10	3	17	14	1			9	6	20	11	2	31	9	133
Public Schools	281	109	245	158	208	38	14	262	308	382	230	155	464	249	3,103
Private Schools	11	40		16	1	3		451	34	6	30		38	26	656

(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 1999)

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
Colleges / Universities	76			557											633
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	3,080	938	252	121	1,840	841	483	6,838	1,756	684	4,158	858	23,382
Indoor Recreation Facility	4		14	57		4		2	14	21	2		109	3	230
Golf Courses			719		58				290	874	181	160	1,001	157	3,440
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	297	142	7,230	1,342	311	213	3,757	1,628	759	5,964	882	1,127	5,974	591	30,217
Vacant Land w/Dilap Struct	7	12	497	28	8	3	34	80	37	262	6	158	236	45	1,413
TOTAL	10,072	3,446	28,997	11,444	5,175	1,727	23,596	16,434	11,856	45,687	8,147	8,886	43,052	10,270	228,789

- 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 1999, there were 144,139 acres planned for residential uses in Fairfax County. This represented approximately 63.0 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 13,664 acres. Approximately 8,410 acres were planned for industrial uses while commercial-office planned uses and commercial-retail planned uses totaled 2,326 acres and 2,928 acres, respectively. A total of 43,799 acres, or

19.2 percent was planned for public parks, private recreation and floodplain areas, and 27,049 acres, or 11.8 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 39,664 acres, as of January 1999; representing 17.3 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 1999, 29,687 acres were vacant or underutilized and planned for residential use. Vacant land planned for commercial uses totaled 971 acres, vacant land planned for industrial uses totaled 3,119 acres, and vacant land planned for other nonresidential uses totaled 5,887 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, 1999. 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, 1999, Fairfax County was expected to have 397,823 housing units at planned buildout. Since there were 352,741 units in the County effective January 1999, 45,082 units could be added before buildout is reached. The additional units would represent a 12.8 percent increase in the County's total housing stock over the January 1999 total housing unit inventory. The majority (66.3 percent) of the additionally planned units were expected to be single-family homes, while townhouses and multifamily

units were expected to comprise 16.3 percent and 17.5 percent, respectively, of the additionally planned units.

Buildout by Supervisor District

Among the supervisor districts, Mount Vernon had the largest number of additionally planned units before reaching buildout, with 8,205. Also, there were 7,562 additional units planned for the Sully District. The Braddock District had the smallest number of additionally planned units, with 1,135.

Buildout by Planning District

Among the planning districts, Upper Potomac was planned to accommodate the largest number of additional housing units with 8,884 additional units planned, and Bull Run was planned to accommodate 5,957 additional units. These two planning districts alone accounted for 32.9 percent of all additionally planned units in the County. Additional planned units in the Annandale, Baileys, and Lincolnia Planning Districts together accounted for only about 5.6 percent of the total of additionally planned housing units throughout Fairfax County.

Acres of Land by Planned Land Use
Supervisor District
(January 1999)

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	555	3,009	159		1,324	106	20,595	8,841	4			34,593	
	.2-.5 HU/Ac	40	9,855	1,564		2,744	678	1,341	1,545	1			17,768	
	.5-1 HU/Ac	19	2,449	2,948		363	730	1,122	2,443	121	329		10,524	
	1-2 HU/Ac	1,409	5,430	1,848	841	738	1,409	1,362	3,704		2,343	8	19,092	
	2-3 HU/Ac	4,630	3,579	1,658	4,196	5,595	2,808	3,486	3,765		3,592	50	893	34,252
	3-4 HU/Ac	191	876	13	2,777	575	1,564	95	1,107		878	996	758	9,830
	4-5 HU/Ac	70	130	50	244	201	159	262	192		108	90	1	1,507
	5-8 HU/Ac	237	64	85	495	620	434	148	1,028		259	46	12	3,428
	8-12 HU/Ac	196	77	89	278	308	345	93	237		88	124	15	1,850
	12-16 HU/Ac		50	47	20	22	106		90		139			474
	16-20 HU/Ac	186	79	44	513	402	812	40	301		425	132	10	2,944
	20-30 HU/Ac				5	9	102		3				13	132
	30-40 HU/Ac		14		28									42
	Mobile Home				3				82					85
	Res Planned Com	599	96	5,440	165			1,279	36		3			7,618
Subtotal	8,132	25,708	13,945	9,565	12,901	9,253	29,823	23,374	126	8,164	1,446	1,702	144,139	
Commercial/Industrial	Industrial	275	62	1,307	1,024	732	556	31	3,484		562	291	86	8,410
	Comm-Retail	116	177	156	480	200	592	113	353		500	132	109	2,928
	Comm-Office	37	60	195	259	179	663	8	620		211	88	6	2,326
	Subtotal	428	299	1,658	1,763	1,111	1,811	152	4,457		1,273	511	201	13,664
Other Non-Residential	Mixed Use		60	458	1,073	399	250		1,016		73			3,329
	Public Facility	1,342	1,912	567	1,082	12,262	914	924	3,742	10	764	96	105	23,720
	Public Parks	1,447	4,177	2,161	2,667	7,321	1,267	7,257	4,665		723	201	142	32,028
	Private Rec	473	1,209	403	269	2,441	378	1,795	1,322		274	79	205	8,848
	Floodplain	153	210	103	110	138	420	819	865		86		19	2,923
Subtotal	3,415	7,568	3,692	5,201	22,561	3,229	10,795	11,610	10	1,920	376	471	70,848	
Total	11,975	33,575	19,295	16,529	36,573	14,293	40,770	39,441	136	11,357	2,333	2,374	228,651	

- 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 1999)

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	693	2	886	21,040	3,222								34,593	
	.2-.5 HU/Ac	11	1,417		2,573	1,552	10,458	1,439	1	317					17,768	
	.5-1 HU/Ac	115	1,414	45	54	1,555	5,904	484		653	300				10,524	
	1-2 HU/Ac	3,160	739	499	270	2,231	890	1,621	5,323		1,794	1,456	205	626	278	19,092
	2-3 HU/Ac	2,629	1,831	869	106	4,781	1,795	2,933	2,702	5,353	2,691	4,135	1,857	129	2,441	34,252
	3-4 HU/Ac	697	228	1,497		150	984	1,380	873	709	1,232	300	20	105	1,655	9,830
	4-5 HU/Ac	153	50	27	87	297	171	176	130	133	120	28	59	21	55	1,507
	5-8 HU/Ac	921	361	33	361	343	73	140	64	407	162	71	25	193	274	3,428
	8-12 HU/Ac	237	52	105	158	174	133	242	48	301	217	154	22	4	3	1,850
	12-16 HU/Ac	55	35	99	22			60	44	15		78	26	35	5	474
	16-20 HU/Ac	258	411	320	100	40	59	190	150	729	97	183	298	82	27	2,944
	20-30 HU/Ac	3					5		102	9	13					132
	30-40 HU/Ac						28		14							42
	Mobile Home	82								3						85
Res Planned Com	1		3		1,288	755	5,571								7,618	
Subtotal	17,072	7,231	3,499	4,617	33,451	4,893	31,897	11,373	7,660	7,296	6,705	2,512	1,195	4,738	144,139	
Commercial/ Industrial	Industrial	2,473	25	88	393	92	1,350	2,542	456	3	204	559	12	175	38	8,410
	Comm-Retail	171	226	170	85	150	269	270	382	266	374	183	223	96	63	2,928
	Comm-Office	392	393	264	85	16	68	322	184	135	93	121	75	28	150	2,326
	Subtotal	3,036	644	522	563	258	1,687	3,134	1,022	404	671	863	310	299	251	13,664
Other Non- Residential	Mixed Use	721	249	199	371		819	554	10	136	51		73		146	3,329
	Public Facility	3,481	930	505	11,723	1,240	466	828	1,695	553	539	813	214	77	656	23,720
	Public Parks	3,250	1,602	341	5,874	7,651	647	4,755	1,936	1,262	979	1,316	156	100	2,159	32,028
	Private Rec	787	337	49	389	2,242	220	1,655	263	1,772	587	197	140	29	181	8,848
	Floodplain	650	451	30	64	822	141	248	119	37	128	172	27	27	7	2,923
Subtotal	8,889	3,569	1,124	18,421	11,955	2,293	8,040	4,023	3,760	2,284	2,498	610	233	3,149	70,848	
Total	28,997	11,444	5,145	23,601	45,664	8,873	43,071	16,418	11,824	10,251	10,066	3,432	1,727	8,138	228,651	

- 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 1999)

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	238	987	3		1,011	45	5,327	5,396	2			13,009	
	.2-.5 HU/Ac	6	2,066	275		1,754	99	220	227				4,647	
	.5-1 HU/Ac	2	458	616		139	226	103	444	66	19		2,073	
	1-2 HU/Ac	127	1,420	175	200	364	163	102	1,062		235	3	3,851	
	2-3 HU/Ac	230	269	294	449	675	394	258	237		307	15	37	3,165
	3-4 HU/Ac	12	49	1	429	84	190	7	281		47	173	14	1,287
	4-5 HU/Ac	3	23		74	67	54	45	10		20			296
	5-8 HU/Ac	4	14	10	116	160	35	16	141		20			516
	8-12 HU/Ac	2	1	77	40	90	26	3	18		4	12		273
	12-16 HU/Ac		16	46	1		7				4			74
	16-20 HU/Ac	2	32		10	66	56		14		9	17		206
	20-30 HU/Ac				5									5
	30-40 HU/Ac				3									3
	Mobile Home				2									2
	Res Planned Com	1	3	201	3			72						280
SUBTOTAL	627	5,338	1,698	1,332	4,410	1,295	6,153	7,830	68	665	220	51	29,687	
Commercial/ Industrial	Industrial	27	16	445	363	214	63	6	1,831		55	95	4	3,119
	Comm-Retail	2	7	4	21	49	91	2	19		11	20	1	227
	Comm-Office	2	13	140	86	98	149		232		22	2		744
	SUBTOTAL	31	36	589	470	361	303	8	2,082		88	117	5	4,090
Other Non- Residential	Mixed Use			182	82	371	77		560		10			1,282
	Public Facility	5	39	34	56	156	5	3	95		7	1	2	403
	Public Parks	13	237	118	294	611	97	87	618		42	13		2,130
	Private Rec		294	21	34	403	18	63	133		16		2	984
	Floodplain	8	57	22	73	66	97	446	279		40			1,088
SUBTOTAL	26	627	377	539	1,607	294	599	1,685		115	14	4	5,887	
TOTAL	684	6,001	2,664	2,341	6,378	1,892	6,760	11,597	68	868	351	60	39,664	

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 1999)

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	5,381	295		680	5,663	990								13,009	
	.2-.5 HU/Ac	5	142		1,681	298	2,177	338	1	5					4,647	
	.5-1 HU/Ac	13	253	2	20	288	1,268	79		131	19				2,073	
	1-2 HU/Ac	971	109	32	184	150	318	156	1,406	237	128	19	100	41	3,851	
	2-3 HU/Ac	132	187	140	9	457	93	369	228	603	247	146	125	98	331	3,165
	3-4 HU/Ac	214	33	61		9	216	229	46	81	144	32	7		215	1,287
	4-5 HU/Ac		4	2	45	48	12	10	23	82	48	8	8	4	2	296
	5-8 HU/Ac	134	36	1	107	19	10	6	14	77	10	1	1	18	82	516
	8-12 HU/Ac	18	2	2	86	4	14	89	1	30	22	1	3	1		273
	12-16 HU/Ac			7				59	3	1				4		74
	16-20 HU/Ac	7	28	3	62		2	48	6	12	28	1	9			206
	20-30 HU/Ac						5									5
	30-40 HU/Ac						3									3
	Mobile Home									2						2
	Res Planned Com					8	68	204								280
Subtotal	6,875	1,089	250	2,874	6,944	741	5,605	2,144	889	872	336	172	225	671	29,687	
Commercial/ Industrial	Industrial	1,377	7	1	175	8	394	991	75	5	56	1	15	14	3,119	
	Comm-Retail	11	9	11	24	4	18	32	55	25	26	4	5	1	227	
	Comm-Office	108	169	63	80		16	162	34	25	4	14	5	1	744	
	Subtotal	1,496	185	75	279	12	428	1,185	164	50	35	74	11	17	79	4,090
Other Non-Residential	Mixed Use	346	191	50	371			205		4	27		10		1,282	
	Public Facility	67	5	3	129	4	15	76	21	31	4	8	1	2	403	
	Public Parks	504	108	36	427	96	193	257	123	73	57	40	4		2,130	
	Private Rec	79	55		365	63	11	294	12	55	28	4	12		984	
	Floodplain	243	100	6	37	452	76	46	36	13	24	11	11	26	1,088	
	Subtotal	1,239	459	95	1,329	615	295	878	192	176	140	63	38	28	340	5,887
Total	9,610	1,733	420	4,482	7,571	1,464	7,668	2,500	1,115	1,047	473	221	270	1,090	39,664	

- 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 1999)**

Supervisor District	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
Braddock	19,809	6,415	4,623	30,847	1,045	52	38	1,135	20,854	6,467	4,661	31,982
Dranesville 1/	27,892	4,620	4,138	36,650	5,685	210	1,196	7,091	33,577	4,830	5,334	43,741
Hunter Mill 2/	19,921	11,504	11,150	42,575	2,143	1,332	1,768	5,243	22,064	12,836	12,918	47,818
Lee	17,183	13,752	11,428	42,363	3,608	1,448	574	5,630	20,791	15,200	12,002	47,993
Mason	16,428	4,910	16,288	37,626	1,861	212	235	2,308	18,289	5,122	16,523	39,934
Mount Vernon	16,280	7,828	9,444	33,552	5,009	1,611	1,585	8,205	21,289	9,439	11,029	41,757
Providence	14,766	9,804	19,485	44,055	2,734	627	1,882	5,243	17,500	10,431	21,367	49,298
Springfield 3/	22,244	9,741	1,823	33,808	2,449	204	12	2,665	24,693	9,945	1,835	36,473
Sully	24,640	16,377	10,248	51,265	5,344	1,635	583	7,562	29,984	18,012	10,831	58,827
TOTAL	179,163	84,951	88,627	352,741	29,878	7,331	7,873	45,082	209,041	92,282	96,500	397,823

**Housing Units at Planned Buildout
Towns
(January 1999)**

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	73			73	142			142
Town of Herndon	2,805	1,861	2,434	7,100	656	61	363	1,080	3,461	1,922	2,797	8,180
Town of Vienna	4,576	457	523	5,556	190	1		191	4,766	458	523	5,747
TOTAL	7,450	2,318	2,957	12,725	919	62	363	1,344	8,369	2,380	3,320	14,069

- 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 1999)

Planning District	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
Annandale	15,984	3,449	5,996	25,429	853	29	20	902	16,837	3,478	6,016	26,331
Baileys	5,114	928	11,168	17,210	498	61	173	732	5,612	989	11,341	17,942
Bull Run	16,206	13,838	7,997	38,041	4,051	1,444	462	5,957	20,257	15,282	8,459	43,998
Fairfax	8,839	3,917	7,965	20,721	1,313	445	493	2,251	10,152	4,362	8,458	22,972
Jefferson	8,528	2,520	7,696	18,744	793	75	811	1,679	9,321	2,595	8,507	20,423
Lincolnia	1,514	1,922	2,266	5,702	682	129	62	873	2,196	2,051	2,328	6,575
Lower Potomac	1,402	2,469	1,511	5,382	1,973	1,205	1,470	4,648	3,375	3,674	2,981	10,030
McLean	16,715	2,117	7,312	26,144	3,543	149	181	3,873	20,258	2,266	7,493	30,017
Mount Vernon	16,256	6,045	13,839	36,140	2,469	821	427	3,717	18,725	6,866	14,266	39,857
Pohick 1/	28,472	14,920	1,449	44,841	3,410	243	15	3,668	31,882	15,163	1,464	48,509
Rose Hill	8,338	6,076	4,355	18,769	2,009	805	13	2,827	10,347	6,881	4,368	21,596
Springfield	8,400	6,612	1,989	17,001	1,588	228	249	2,065	9,988	6,840	2,238	19,066
Upper Potomac 2/	29,574	14,920	12,646	57,140	4,616	1,399	2,869	8,884	34,190	16,319	15,515	66,024
Vienna 3/	13,821	5,218	2,438	21,477	2,080	298	628	3,006	15,901	5,516	3,066	24,483
TOTAL	179,163	84,951	88,627	352,741	29,878	7,331	7,873	45,082	209,041	92,282	96,500	397,823

- 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 1999)

Sewershed Code	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
A1	6,235	1,598	1,141	8,974	688	562	1,115	2,365	6,923	2,160	2,256	11,339
A2	7	232	272	511		267	392	659	7	499	664	1,170
A3	202	565	390	1,157			744	744	202	565	1,134	1,901
B1	1,024	385	494	1,903	19	1		20	1,043	386	494	1,923
B2	4,145	1,524	1,076	6,745	412	310	222	944	4,557	1,834	1,298	7,689
B3	677			677	141			141	818			818
B5 1/	2,805	1,862	2,190	6,857	656	61	363	1,080	3,461	1,923	2,553	7,937
C1	955			955	288			288	1,243			1,243
C2	1,132			1,132	378			378	1,510			1,510
D1	2,675	2		2,677	791			791	3,466	2		3,468
D2	2,337	3,419	4,306	10,062	416	54	33	503	2,753	3,473	4,339	10,565
D3 2/	17,596	5,304	4,689	27,589	2,158	141		2,299	19,754	5,445	4,689	29,888
E1	2,076	593	4,974	7,643	560		92	652	2,636	593	5,066	8,295
E2	498			498	550			550	1,048			1,048
F	1,817	329	500	2,646	322	68	31	421	2,139	397	531	3,067
G1	7,780	2,066	2,868	12,714	967	81	121	1,169	8,747	2,147	2,989	13,883
G2	995		179	1,174	182			182	1,177		179	1,356
G3	686	35		721	296			296	982	35		1,017
G4	341			341	44			44	385			385
H1	1,185	415	4,250	5,850	198	14	77	289	1,383	429	4,327	6,139
H2			3,537	3,537			88	88			3,625	3,625
H3	189			189	33		12	45	222		12	234
I1	13,675	2,446	8,842	24,963	1,195	119	672	1,986	14,870	2,565	9,514	26,949
I2	1,189	36		1,225	146	4	72	222	1,335	40	72	1,447
I3	9,774	5,714	4,484	19,972	1,345	551	177	2,073	11,119	6,265	4,661	22,045
I4	46			46	23			23	69			69
I5	238	35		273	67	6		73	305	41		346
J1	3,792	1,515	2,907	8,214	569	25	32	626	4,361	1,540	2,939	8,840

(CONTINUED)

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

Housing Units at Planned Buildout
Sewershed
(JANUARY 1999)

Sewershed Code	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
J2	929	102	2,170	3,201	111	24	15	150	1,040	126	2,185	3,351
J3	1,128	342	496	1,966	223	1	13	237	1,351	343	509	2,203
J4	736	20	1,454	2,210	91	1	7	99	827	21	1,461	2,309
K	9,161	2,777	4,702	16,640	1,247	513	132	1,892	10,408	3,290	4,834	18,532
L	6,667	5,818	5,541	18,026	1,791	701	240	2,732	8,458	6,519	5,781	20,758
M0	957	123	1,021	2,101	94	2	111	207	1,051	125	1,132	2,308
M1	783	1,601	1,900	4,284	172	107	334	613	955	1,708	2,234	4,897
M2 2/	11,263	5,438	8,461	25,162	1,397	216	668	2,281	12,660	5,654	9,129	27,443
M3	6,157	227		6,384	138		15	153	6,295	227	15	6,537
M4	4,837	1,888	1,213	7,938	278	25	9	312	5,115	1,913	1,222	8,250
M5	1,351	1,354		2,705	286	21		307	1,637	1,375		3,012
M6	1,627	3,632	391	5,650	1,014	224	200	1,438	2,641	3,856	591	7,088
M7	30		183	213	1			1	31		183	214
M8	58			58	149	1		150	207	1		208
M9	322	1,356	1,842	3,520	186	294		480	508	1,650	1,842	4,000
N1	18,966	15,297	2,777	37,040	1,501	841	1,407	3,749	20,467	16,138	4,184	40,789
N2	4,016	1,796		5,812	530	79		609	4,546	1,875		6,421
O1	401			401	1,262			1,262	1,663			1,663
P	74	1		75	251			251	325	1		326
P1	70			70	174	445		619	244	445		689
P2	177			177	9			9	186			186
P3	899			899	166			166	1,065			1,065
P4	77			77	59			59	136			136
Q1	2,319			2,319	606	4	4	614	2,925	4	4	2,933
R1	2,669	4		2,673	616			616	3,285	4		3,289
R2	227			227	27			27	254			254
R3 3/	70			70	70			70	140			140
R4	256			256	123			123	379			379

(CONTINUED)

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

**Housing Units at Planned Buildout
Sewershed
(JANUARY 1999)**

Sewershed Code	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
S1	3,749	3,722	1,257	8,728	1,621	325	64	2,010	5,370	4,047	1,321	10,738
S2	228			228	172			172	400			400
T1	1,530			1,530	136			136	1,666			1,666
T2	3,938	2,314	452	6,704	855	48	17	920	4,793	2,362	469	7,624
T3	3,513	2,248		5,761	333			333	3,846	2,248		6,094
T4	2,460	1,938	4,147	8,545	235	578	176	989	2,695	2,516	4,323	9,534
T5	2,503	3,788	3,111	9,402	741	305	218	1,264	3,244	4,093	3,329	10,666
T6	69			69	484			484	553			553
T7	875	1,090	410	2,375	285	312		597	1,160	1,402	410	2,972
TOTAL	179,163	84,951	88,627	352,741	29,878	7,331	7,873	45,082	209,041	92,282	96,500	397,823

- 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 1999)**

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	412		102	514	66	10	13	89	478	10	115	603
	151.03	307			307	50			50	357			357
	Census Tract Total	1,122	74	102	1,298	181	15	13	209	1,303	89	115	1,507
152	152.01	207	131		338	54	1		55	261	132		393
	152.02	18	20	1,454	1,492	5		7	12	23	20	1,461	1,504
	152.03	118			118	18			18	136			136
	152.04					1			1	1			1
	Census Tract Total	343	151	1,454	1,948	78	1	7	86	421	152	1,461	2,034
153	153.01	233	52		285	99	1		100	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	787	544	157	1,488	120	1		121	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	126	228		354	16	38		54	142	266		408
	Census Tract Total	1,252	384	1,549	3,185	157	68		225	1,409	452	1,549	3,410
155	155.01	442	400	337	1,179	89	191		280	531	591	337	1,459
	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	1,486	400	337	2,223	149	191		340	1,635	591	337	2,563
156	156.01	548			548	34			34	582			582
	156.02	78			78	2			2	80			80
	156.03	295	2		297	70			70	365	2		367
	156.04	122			122	255			255	377			377
	Census Tract Total	1,043	2		1,045	361			361	1,404	2		1,406
157	157.01	433			433	16			16	449			449
	157.02	747			747	27			27	774			774

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1999)

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	193			193	4			4	197			197
	Census Tract Total	1,373			1,373	47			47	1,420			1,420
158	158.01	669			669	98			98	767			767
	158.02	546			546	42			42	588			588
	158.03	471			471	82			82	553			553
	Census Tract Total	1,686			1,686	222			222	1,908			1,908
159	159.01	855			855	83			83	938			938
	159.02	191			191	82			82	273			273
	159.03												
	159.04	131			131	19			19	150			150
	Census Tract Total	1,177			1,177	184			184	1,361			1,361
160	160.01	141		168	309	101	6	51	158	242	6	219	467
	160.02	603	149	242	994	30	90	2	122	633	239	244	1,116
	160.03	296			296	22			22	318			318
	Census Tract Total	1,040	149	410	1,599	153	96	53	302	1,193	245	463	1,901
161	161.01	146		42	188	129			129	275		42	317
	161.02	97			97	11			11	108			108
	161.03	626			626	100			100	726			726
	161.04	465			465	168			168	633			633
	Census Tract Total	1,334		42	1,376	408			408	1,742		42	1,784
162	162.01												
	162.02												
	Census Tract Total												
163	163.01	254			254	857			857	1,111			1,111
	163.02	469	1		470	725			725	1,194	1		1,195
	Census Tract Total	723	1		724	1,582			1,582	2,305	1		2,306
201	201.01	435			435	3			3	438			438
	201.02	520	141		661	59	6	6	71	579	147	6	732
	Census Tract Total	955	141		1,096	62	6	6	74	1,017	147	6	1,170
202	202.01	592	911	880	2,383	105	26	1	132	697	937	881	2,515

(CONTINUED)

**Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1999)**

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	579	333		912	42	333		375	621	666		1,287
	Census Tract Total	1,171	1,244	880	3,295	147	359	1	507	1,318	1,603	881	3,802
203	203.01	640			640	41			41	681			681
	203.02	384	286		670	141			141	525	286		811
	203.03	242			242	10			10	252			252
	203.04	208	103		311	156			156	364	103		467
	Census Tract Total	1,474	389		1,863	348			348	1,822	389		2,211
204	204.01	25	273	1,288	1,586	20	10	4	34	45	283	1,292	1,620
	Census Tract Total	25	273	1,288	1,586	20	10	4	34	45	283	1,292	1,620
205	205.01	83	441	2,594	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	363	179	549	1,091	66			66	429	179	549	1,157
	Census Tract Total	426	655	616	1,697	70	1		71	496	656	616	1,768
207	207.01	639			639	25			25	664			664
	207.02	142			142	60			60	202			202
	207.03	548			548	46			46	594			594
	Census Tract Total	1,329			1,329	131			131	1,460			1,460
208	208.01	352			352	27			27	379			379
	208.02	265			265	31			31	296			296
	208.03	510	71		581	53			53	563	71		634
	Census Tract Total	1,127	71		1,198	111			111	1,238	71		1,309
210	210.01	279	391	278	948	44	25	71	140	323	416	349	1,088
	210.02	58	643		701	8	76	55	139	66	719	55	840
	210.03	175	64		239	145	24		169	320	88		408
	210.04	287			287	2			2	289			289
	Census Tract Total	799	1,098	278	2,175	199	125	126	450	998	1,223	404	2,625
211	211.01	659	2,217	113	2,989	657	18		675	1,316	2,235	113	3,664

(CONTINUED)

**Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1999)**

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	749	537	1,697	173	161		334	584	910	537	2,031
	211.03	52	182		234	123	1		124	175	183		358
	Census Tract Total	1,122	3,148	650	4,920	953	180		1,133	2,075	3,328	650	6,053
212	212.01	691			691	2			2	693			693
	Census Tract Total	691			691	2			2	693			693
213	213.01	912	441		1,353	14	1		15	926	442		1,368
	213.02	42	62		104	9			9	51	62		113
	Census Tract Total	954	503		1,457	23	1		24	977	504		1,481
214	214.01	197		726	923	44	9		53	241	9	726	976
	214.02	285	22	1,211	1,518	47	71	18	136	332	93	1,229	1,654
	Census Tract Total	482	22	1,937	2,441	91	80	18	189	573	102	1,955	2,630
215	215.01	970	192	801	1,963	141	176	42	359	1,111	368	843	2,322
	Census Tract Total	970	192	801	1,963	141	176	42	359	1,111	368	843	2,322
216	216.01	95	1,003	322	1,420	2			2	97	1,003	322	1,422
	216.02	85	112	341	538	2	42	62	106	87	154	403	644
	Census Tract Total	180	1,115	663	1,958	4	42	62	108	184	1,157	725	2,066
217	217.01	1,081	941	657	2,679	13	77	49	139	1,094	1,018	706	2,818
	Census Tract Total	1,081	941	657	2,679	13	77	49	139	1,094	1,018	706	2,818
218	218.01	190	702	1,232	2,124	62	49	141	252	252	751	1,373	2,376
	Census Tract Total	190	702	1,232	2,124	62	49	141	252	252	751	1,373	2,376
219	219.01												
	Census Tract Total												
220	220.01												
	220.02												
	220.03	266	293		559	14	3		17	280	296		576
	220.04	8			8		76	74	150	8	76	74	158
	220.05	30		183	213	1			1	31		183	214
	Census Tract Total	304	293	183	780	15	79	74	168	319	372	257	948
221	221.01	207	636	989	1,832	41	102	80	223	248	738	1,069	2,055
	221.02	1			1	16			16	17			17

(CONTINUED)

**Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1999)**

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	86	541	88	715	136	380	1,108	1,624	222	921	1,196	2,339
	221.04	31	945		976	60	255	208	523	91	1,200	208	1,499
	221.05	12	53	251	316	67	267		334	79	320	251	650
	221.06	38			38	56	122		178	94	122		216
	Census Tract Total	375	2,175	1,328	3,878	376	1,126	1,396	2,898	751	3,301	2,724	6,776
222	222.01												
	Census Tract Total												
223	223.01	448	1,080	1,741	3,269	416	18	5	439	864	1,098	1,746	3,708
	Census Tract Total	448	1,080	1,741	3,269	416	18	5	439	864	1,098	1,746	3,708
224	224.01	408	1,896	1,197	3,501	634	266	7	907	1,042	2,162	1,204	4,408
	224.02	325	144		469	24			24	349	144		493
	Census Tract Total	733	2,040	1,197	3,970	658	266	7	931	1,391	2,306	1,204	4,901
301	301.01	465			465	32			32	497			497
	301.02	1,055			1,055	61			61	1,116			1,116
	301.03	333	652		985	53			53	386	652		1,038
	Census Tract Total	1,853	652		2,505	146			146	1,999	652		2,651
302	302.01	2,448	1,424		3,872	125	20		145	2,573	1,444		4,017
	Census Tract Total	2,448	1,424		3,872	125	20		145	2,573	1,444		4,017
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	349			349	1			1	350			350
	306.03	257		219	476	1			1	258		219	477
	306.04	434			434	3	32	96	131	437	32	96	565
	Census Tract Total	1,320	106	385	1,811	22	32	108	162	1,342	138	493	1,973
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 1999)

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	921	1,183	243	2,347	169	39		208	1,090	1,222	243	2,555
	Census Tract Total	921	1,183	243	2,347	169	39		208	1,090	1,222	243	2,555
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	559		1,335	15			15	791	559		1,350
	Census Tract Total	776	559		1,335	15			15	791	559		1,350
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	365	192	292	849	301	6	9	316	666	198	301	1,165
	316.02	548	205	99	852	71	11		82	619	216	99	934
	316.03	3			3					3			3
	Census Tract Total	916	397	391	1,704	372	17	9	398	1,288	414	400	2,102
318	318.01	820	1,613		2,433	81	11	3	95	901	1,624	3	2,528
	Census Tract Total	820	1,613		2,433	81	11	3	95	901	1,624	3	2,528
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	492	617		1,109	5	2		7	497	619		1,116
	Census Tract Total	492	617		1,109	5	2		7	497	619		1,116
321	321.01	500	495	448	1,443	19	6		25	519	501	448	1,468
	Census Tract Total	500	495	448	1,443	19	6		25	519	501	448	1,468
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	703	410		1,113	14			14	717	410		1,127
	323.02	371	73	100	544	86			86	457	73	100	630

(CONTINUED)

**Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1999)**

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	1,074	483	100	1,657	100			100	1,174	483	100	1,757
324	324.01	2,332	493		2,825	24	5		29	2,356	498		2,854
	Census Tract Total	2,332	493		2,825	24	5		29	2,356	498		2,854
325	325.01	1,455	432		1,887	41			41	1,496	432		1,928
	Census Tract Total	1,455	432		1,887	41			41	1,496	432		1,928
326	326.01	1,109	395		1,504	225			225	1,334	395		1,729
	Census Tract Total	1,109	395		1,504	225			225	1,334	395		1,729
327	327.01	1,039	1,492	78	2,609	112	56	8	176	1,151	1,548	86	2,785
	Census Tract Total	1,039	1,492	78	2,609	112	56	8	176	1,151	1,548	86	2,785
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	256	150	270	676	58			58	314	150	270	734
	401.02	1,022			1,022	105			105	1,127			1,127
	401.03	447	161	387	995	62			62	509	161	387	1,057
	Census Tract Total	1,725	311	657	2,693	225			225	1,950	311	657	2,918
402	402.01	1		420	421			394	394	1		814	815
	402.02	416	583	1,165	2,164	27	4	20	51	443	587	1,185	2,215
	402.03												
	402.04	133			133	88			88	221			221
	Census Tract Total	550	583	1,585	2,718	115	4	414	533	665	587	1,999	3,251
403	403.01	479			479	23			23	502			502
	403.02	460			460	54			54	514			514
	Census Tract Total	939			939	77			77	1,016			1,016
405	405.01	50	46		96	36			36	86	46		132
	405.02	446			446	31			31	477			477
	405.03	1,580			1,580	107		15	122	1,687		15	1,702
	405.04												
	Census Tract Total	2,076	46		2,122	174		15	189	2,250	46	15	2,311
406	406.01	839			839	146			146	985			985
	Census Tract Total	839			839	146			146	985			985

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1999)

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	22			22	1,683	137		1,820
	407.02	999			999	19			19	1,018			1,018
	Census Tract Total	2,660	137		2,797	41			41	2,701	137		2,838
408	408.01	710	33	120	863	26			26	736	33	120	889
	408.02	97			97	7			7	104			104
	408.03	443			443	29			29	472			472
	408.04	687			687	135			135	822			822
	408.05												
	Census Tract Total	1,937	33	120	2,090	197			197	2,134	33	120	2,287
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	16	64	430	7	1		8	357	17	64	438
	Census Tract Total	647	364	1,246	2,257	11	1		12	658	365	1,246	2,269
502	502.01		512		512						512		512
	502.02	243			243	1			1	244			244
	502.03	151		25	176	27			27	178		25	203
	502.04	392			392	23			23	415			415
	Census Tract Total	786	512	25	1,323	51			51	837	512	25	1,374
503	503.01	304			304	13			13	317			317
	503.02	294			294	1			1	295			295
	503.03	195	104	549	848	83	6		89	278	110	549	937
	503.04	227			227	39			39	266			266
	Census Tract Total	1,020	104	549	1,673	136	6		142	1,156	110	549	1,815
504	504.01	277	96		373	24	6		30	301	102		403
	504.02	338			338	8			8	346			346
	504.03	230			230	29			29	259			259
	Census Tract Total	845	96		941	61	6		67	906	102		1,008
505	505.01	360			360	2			2	362			362
	505.02	306			306	4			4	310			310
	505.03	224			224	2			2	226			226

(CONTINUED)

**Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1999)**

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	890			890	8			8	898			898
506	506.01	191			191	148			148	339			339
	506.02	391	116	1,187	1,694	7			7	398	116	1,187	1,701
	506.03	298			298	5			5	303			303
	506.04	188	2		190					188	2		190
	506.05	267			267	14			14	281			281
	506.06	386			386	4			4	390			390
	506.07	172	2		174	14			14	186	2		188
	Census Tract Total	1,893	120	1,187	3,200	192			192	2,085	120	1,187	3,392
507	507.01	530	445		975	38			38	568	445		1,013
	507.02	314	2	1,138	1,454	46			46	360	2	1,138	1,500
	Census Tract Total	844	447	1,138	2,429	84			84	928	447	1,138	2,513
508	508.01	304			304	20			20	324			324
	508.02	453			453	9			9	462			462
	508.03	223		184	407	55			55	278		184	462
	Census Tract Total	980		184	1,164	84			84	1,064		184	1,248
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	63			63	470	25		495

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1999)

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	69			69	782	61	108	951
514	514.01			204	204							204	204
	514.02			815	815	2			2	2		815	817
	514.03		102	274	376	1			1	1	102	274	377
	Census Tract Total		102	1,293	1,395	3			3	3	102	1,293	1,398
515	515.01	48	36	808	892	4			4	52	36	808	896
	515.02	325	136	829	1,290	52		61	113	377	136	890	1,403
	515.03	249	229	329	807	31	5		36	280	234	329	843
	515.04	60	30	883	973	20		16	36	80	30	899	1,009
	Census Tract Total	682	431	2,849	3,962	107	5	77	189	789	436	2,926	4,151
516	516.01	14		818	832	4			4	18		818	836
	516.02	81			81	1			1	82			82
	516.03	98		686	784					98		686	784
	516.04	170		444	614	28			28	198		444	642
	516.05	217		196	413	10			10	227		196	423
	Census Tract Total	580		2,144	2,724	43			43	623		2,144	2,767
518	518.01	418	48		466	10			10	428	48		476
	518.02	197			197	12			12	209			209
	518.03	433		1	434	70			70	503		1	504
	Census Tract Total	1,048	48	1	1,097	92			92	1,140	48	1	1,189
519	519.01	440	1,244	529	2,213	126	29	59	214	566	1,273	588	2,427
	Census Tract Total	440	1,244	529	2,213	126	29	59	214	566	1,273	588	2,427
520	520.01	525	354	244	1,123	88			88	613	354	244	1,211
	Census Tract Total	525	354	244	1,123	88			88	613	354	244	1,211
521	521.01	119			119	7			7	126			126
	521.02	375	334	217	926	26	11		37	401	345	217	963
	521.03	325	228		553	41	5		46	366	233		599
	521.04	301	326		627	20			20	321	326		647
	521.05	257	140		397	30			30	287	140		427

(CONTINUED)

**Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1999)**

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	1,377	1,028	217	2,622	124	16		140	1,501	1,044	217	2,762
522	522.01	218	336	896	1,450	14			14	232	336	896	1,464
	522.02	383			383	14			14	397			397
	522.03	352			352	2			2	354			354
	Census Tract Total	953	336	896	2,185	30			30	983	336	896	2,215
523	523.01	1	409	2,749	3,159	3	4	20	27	4	413	2,769	3,186
	Census Tract Total	1	409	2,749	3,159	3	4	20	27	4	413	2,769	3,186
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	48	9		57	204	336		540
	Census Tract Total	1,618	327	410	2,355	59	9		68	1,677	336	410	2,423
525	525.01	290			290	1			1	291			291
	525.02	394	52	38	484	37			37	431	52	38	521
	525.03	341	10		351	22			22	363	10		373
	525.04	276	223	1,064	1,563	194	4	3	201	470	227	1,067	1,764
	Census Tract Total	1,301	285	1,102	2,688	254	4	3	261	1,555	289	1,105	2,949
526	526.01	365		365	730					365		365	730
	526.02	17	250	308	575	340			340	357	250	308	915
	526.03	75	195		270		96		96	75	291		366
	Census Tract Total	457	445	673	1,575	340	96		436	797	541	673	2,011
527	527.01	294	286	1,146	1,726	88	56	8	152	382	342	1,154	1,878
	Census Tract Total	294	286	1,146	1,726	88	56	8	152	382	342	1,154	1,878
528	528.01	352		3,627	3,979	42		88	130	394		3,715	4,109
	Census Tract Total	352		3,627	3,979	42		88	130	394		3,715	4,109
601	601.01	339			339	31			31	370			370
	601.02	664			664	61			61	725			725
	601.03	257			257	174			174	431			431
	Census Tract Total	1,260			1,260	266			266	1,526			1,526

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1999)

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	530			530	48			48	578			578
	602.02	89			89	48			48	137			137
	602.03	649			649	37			37	686			686
	Census Tract Total	1,268			1,268	133			133	1,401			1,401
603	603.01	241			241	142			142	383			383
	603.02	691			691	63			63	754			754
	Census Tract Total	932			932	205			205	1,137			1,137
604	604.01	272			272	44			44	316			316
	604.02	420	317	507	1,244	136	66		202	556	383	507	1,446
	604.03	166			166	38			38	204			204
	Census Tract Total	858	317	507	1,682	218	66		284	1,076	383	507	1,966
605	605.01	701	72		773	138			138	839	72		911
	605.02	308	437	13	758	89	1		90	397	438	13	848
	605.03	343	1		344	54			54	397	1		398
	605.04	66	142		208	36	7		43	102	149		251
	605.05	313	340		653	205	7		212	518	347		865
	Census Tract Total	1,731	992	13	2,736	522	15		537	2,253	1,007	13	3,273
606	606.01	148			148	30			30	178			178
	606.02	1,129			1,129	139		101	240	1,268		101	1,369
	Census Tract Total	1,277			1,277	169		101	270	1,446		101	1,547
607 /1	607.01	2,210	229	302	2,741	56	1		57	2,266	230	302	2,798
	Census Tract Total	2,210	229	302	2,741	56	1		57	2,266	230	302	2,798
608 /1	608.01	875	63	185	1,123	51			51	926	63	185	1,174
	Census Tract Total	875	63	185	1,123	51			51	926	63	185	1,174
609 /1	609.01	780	84		864	32			32	812	84		896
	Census Tract Total	780	84		864	32			32	812	84		896
610 /1	610.01	711	81	36	828	51			51	762	81	36	879
	Census Tract Total	711	81	36	828	51			51	762	81	36	879
611	611.01	639			639	69			69	708			708
	611.02	1,118	407	298	1,823	152		6	158	1,270	407	304	1,981

(CONTINUED)

**Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1999)**

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	1,757	407	298	2,462	221		6	227	1,978	407	304	2,689
612	612.01	218			218	26			26	244			244
	612.02	1,116	39		1,155	160	2		162	1,276	41		1,317
	612.03	70			70	57			57	127			127
	612.04	1	399	238	638	51		108	159	52	399	346	797
	Census Tract Total	1,405	438	238	2,081	294	2	108	404	1,699	440	346	2,485
615	615.01	275	23	55	353	95	7		102	370	30	55	455
	615.02	287			287	31			31	318			318
	615.03	182	274		456	32	18		50	214	292		506
	615.04	20	727		747	45	23	187	255	65	750	187	1,002
	615.05	89			89					89			89
	Census Tract Total	853	1,024	55	1,932	203	48	187	438	1,056	1,072	242	2,370
616	616.01	132	541	352	1,025	77	55	6	138	209	596	358	1,163
	616.02	315	44		359	118	11		129	433	55		488
	616.04	4	114	842	960		48	252	300	4	162	1,094	1,260
	616.05	56	321		377	12	5		17	68	326		394
	616.06												
	Census Tract Total	507	1,020	1,194	2,721	207	119	258	584	714	1,139	1,452	3,305
617	617.01	172	1,138	745	2,055	44	104	102	250	216	1,242	847	2,305
	617.02	169			169	63		226	289	232		226	458
	Census Tract Total	341	1,138	745	2,224	107	104	328	539	448	1,242	1,073	2,763
618	618.01	66		312	378	40		233	273	106		545	651
	618.02	11	1,269	936	2,216		84	54	138	11	1,353	990	2,354
	Census Tract Total	77	1,269	1,248	2,594	40	84	287	411	117	1,353	1,535	3,005
619	619.02	232	176	1,518	1,926	20		50	70	252	176	1,568	1,996
	Census Tract Total	232	176	1,518	1,926	20		50	70	252	176	1,568	1,996
701	701.01	282			282	26			26	308			308
	701.02	449			449	72			72	521			521
	701.03	56			56	39			39	95			95
	701.04	133	35		168	210			210	343	35		378

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1999)

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	920	35		955	347			347	1,267	35		1,302
702	702.01	2			2					2			2
	Census Tract Total	2			2					2			2
703	703.01	677			677	98			98	775			775
	703.02	132			132	24			24	156			156
	703.03	321			321	63			63	384			384
	Census Tract Total	1,130			1,130	185			185	1,315			1,315
704	704.01	297	227		524	139			139	436	227		663
	704.02	43			43	9			9	52			52
	704.03	361			361	132			132	493			493
	704.04	279			279	26			26	305			305
	704.05	523			523	69			69	592			592
	Census Tract Total	1,503	227		1,730	375			375	1,878	227		2,105
705	705.01	113			113	42			42	155			155
	705.02	329			329	4			4	333			333
	705.03	429	285		714	154	6	30	190	583	291	30	904
	705.04	294			294	12			12	306			306
	705.05	171			171	78			78	249			249
	705.06	3	1	500	504					3	1	500	504
	Census Tract Total	1,339	286	500	2,125	290	6	30	326	1,629	292	530	2,451
706	706.01	216			216	93			93	309			309
	706.02	124	48		172	38			38	162	48		210
	706.03	244	23	144	411	14	61		75	258	84	144	486
	706.04	161	13		174	12	31	1	44	173	44	1	218
	Census Tract Total	745	84	144	973	157	92	1	250	902	176	145	1,223
707	707.01	287	7		294	13	7	4	24	300	14	4	318
	707.02	399			399	47			47	446			446
	707.03	289			289	39			39	328			328
	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 1999)**

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	1,808	7		1,815	103	7	4	114	1,911	14	4	1,929
708	708.01	241	32		273	8			8	249	32		281
	708.02	607	175		782	11		33	44	618	175	33	826
	Census Tract Total	848	207		1,055	19		33	52	867	207	33	1,107
709	709.01	504		179	683	82			82	586		179	765
	709.02	502	237		739	22			22	524	237		761
	709.03	256			256	12			12	268			268
	709.04	106	251		357	68	42		110	174	293		467
	709.05	323	23		346	51			51	374	23		397
	709.06	106			106	12			12	118			118
	Census Tract Total	1,797	511	179	2,487	247	42		289	2,044	553	179	2,776
710	710.01	58			58	24			24	82			82
	710.02	220			220	36	2		38	256	2		258
	710.03	184	188	152	524	43		21	64	227	188	173	588
	Census Tract Total	462	188	152	802	103	2	21	126	565	190	173	928
711	711.01	156	17		173	1			1	157	17		174
	711.02	205			205					205			205
	711.03	266			266	12			12	278			278
	711.04	306			306	3			3	309			309
	711.05	244			244	2			2	246			246
	711.06	335		339	674					335		339	674
	711.07	190			190	4			4	194			194
	711.08	376			376	46			46	422			422
	Census Tract Total	2,078	17	339	2,434	68			68	2,146	17	339	2,502
712	712.01	1			1					1			1
	712.02			620	620							620	620
	712.03	48	178		226	15			15	63	178		241
	712.04	45	348	2,398	2,791	52		92	144	97	348	2,490	2,935
	Census Tract Total	94	526	3,018	3,638	67		92	159	161	526	3,110	3,797

(CONTINUED)

**Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1999)**

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	288	638	2,377	3,303	132		75	207	420	638	2,452	3,510
	713.02	555	49		604	56	4	72	132	611	53	72	736
	Census Tract Total	843	687	2,377	3,907	188	4	147	339	1,031	691	2,524	4,246
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	432			432	151			151	583			583
	801.02	220			220	46			46	266			266
	801.03	226			226	144			144	370			370
	801.04	273			273	87			87	360			360
	801.05	208			208	105			105	313			313
	Census Tract Total	1,359			1,359	533			533	1,892			1,892
802	802.01	333			333	515			515	848			848
	802.02	461			461	97			97	558			558
	802.03	511			511	72			72	583			583
	802.04		27	2,980	3,007						27	2,980	3,007
	802.05												
	Census Tract Total	1,305	27	2,980	4,312	684			684	1,989	27	2,980	4,996
803	803.01	916			916	204			204	1,120			1,120
	803.02	264			264	67			67	331			331
	803.03	952	2		954	460			460	1,412	2		1,414
	803.04												
	Census Tract Total	2,132	2		2,134	731			731	2,863	2		2,865
804	804.01	644			644	156			156	800			800
	804.02	708			708	162			162	870			870
	804.03	383			383	105			105	488			488
	804.04	420			420	139			139	559			559
	804.05	828			828	170			170	998			998
	Census Tract Total	2,983			2,983	732			732	3,715			3,715
805	805.01	1,840			1,840	98			98	1,938			1,938

(CONTINUED)

**Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1999)**

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	1,664	219		1,883	107			107	1,771	219		1,990
	805.03	670	1,078	722	2,470	185	84	24	293	855	1,162	746	2,763
	Census Tract Total	4,174	1,297	722	6,193	390	84	24	498	4,564	1,381	746	6,691
808 /2	808.01	1,239	852	494	2,585	431	50	47	528	1,670	902	541	3,113
	Census Tract Total	1,239	852	494	2,585	431	50	47	528	1,670	902	541	3,113
809 /2	809.01	1,566	1,009	1,940	4,515	225	11	316	552	1,791	1,020	2,256	5,067
	Census Tract Total	1,566	1,009	1,940	4,515	225	11	316	552	1,791	1,020	2,256	5,067
810	810.01	202	798	390	1,390			744	744	202	798	1,134	2,134
	Census Tract Total	202	798	390	1,390			744	744	202	798	1,134	2,134
811	811.01	33	60		93	3	291	269	563	36	351	269	656
	811.02	343	1,009	1,141	2,493	143	307	890	1,340	486	1,316	2,031	3,833
	811.03	1,278	10		1,288	58			58	1,336	10		1,346
	811.04	1,309	17		1,406	83			83	1,472	17		1,489
	Census Tract Total	3,043	1,096	1,141	5,280	287	598	1,159	2,044	3,330	1,694	2,300	7,324
812	812.01	1,187	563	684	2,434	19	1		20	1,206	564	684	2,454
	Census Tract Total	1,187	563	684	2,434	19	1		20	1,206	564	684	2,454
814	814.01	1,111	1,159	446	2,716	12			12	1,123	1,159	446	2,728
	Census Tract Total	1,111	1,159	446	2,716	12			12	1,123	1,159	446	2,728
815	815.01	770			770	35			35	805			805
	Census Tract Total	770			770	35			35	805			805
816	816.01	462			462	35			35	497			497
	816.02	567			567	21			21	588			588
	Census Tract Total	1,029			1,029	56			56	1,085			1,085
817	817.01	569			569	163			163	732			732
	817.02	624			624	82			82	706			706
	817.03	639			639	30			30	669			669
	817.04	310	527	1,071	1,908	94	230		324	404	757	1,071	2,232
	Census Tract Total	2,142	527	1,071	3,740	369	230		599	2,511	757	1,071	4,339
819	819.01	211	325	1,079	1,615	74			74	285	325	1,079	1,689
	819.02	545			545	102			102	647			647

(CONTINUED)

**Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1999)**

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	756	325	1,079	2,160	176			176	932	325	1,079	2,336
820	820.01	1,177	1,266	566	3,009	189	19		208	1,366	1,285	566	3,217
	820.02	154	320		474	1			1	155	320		475
	Census Tract Total	1,331	1,586	566	3,483	190	19		209	1,521	1,605	566	3,692
821	821.01	91	606	836	1,533					91	606	836	1,533
	Census Tract Total	91	606	836	1,533					91	606	836	1,533
822	822.01	1	227	354	582	7	226	198	431	8	453	552	1,013
	822.02	49	319		368					49	319		368
	822.03	74	381	1,825	2,280		35	33	68	74	416	1,858	2,348
	Census Tract Total	124	927	2,179	3,230	7	261	231	499	131	1,188	2,410	3,729
823	823.01	586	3,050	1,897	5,533	1	71		72	587	3,121	1,897	5,605
	Census Tract Total	586	3,050	1,897	5,533	1	71		72	587	3,121	1,897	5,605
824	824.01	757			757	36			36	793			793
	Census Tract Total	757			757	36			36	793			793
825	825.01	218	56	272	546	13	231	348	592	231	287	620	1,138
	825.02	3,352	446		3,798	481			481	3,833	446		4,279
	Census Tract Total	3,570	502	272	4,344	494	231	348	1,073	4,064	733	620	5,417
826	826.01	606			606	203			203	809			809
	826.02	1,756	1,150		2,906	466	73		539	2,222	1,223		3,445
	Census Tract Total	2,362	1,150		3,512	669	73		742	3,031	1,223		4,254
901	901.01	2			2					2			2
	901.02	12			12	61			61	73			73
	901.03	1,045			1,045	33			33	1,078			1,078
	901.04		8		8	53			53	53	8		61
	901.05	1,445	648	452	2,545	53			53	1,498	648	452	2,598
	901.06												
	Census Tract Total	2,504	656	452	3,612	200			200	2,704	656	452	3,812
905	905.01	167	311	744	1,222	107			107	274	311	744	1,329
	905.02	1,630	121		1,751	662	67		729	2,292	188		2,480
	Census Tract Total	1,797	432	744	2,973	769	67		836	2,566	499	744	3,809

(CONTINUED)

**Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1999)**

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	73			73	142			142
	Census Tract Total	69			69	73			73	142			142
910	910.01	23			23	148			148	171			171
	910.02	498			498	357			357	855			855
	Census Tract Total	521			521	505			505	1,026			1,026
911	911.01	2,230	2,060		4,290	190			190	2,420	2,060		4,480
	Census Tract Total	2,230	2,060		4,290	190			190	2,420	2,060		4,480
912	912.01	364	1,668	251	2,283	23	156	65	244	387	1,824	316	2,527
	912.02			336	336		54	53	107		54	389	443
	Census Tract Total	364	1,668	587	2,619	23	210	118	351	387	1,878	705	2,970
913	913.01	22			22	53			53	75			75
	913.02	36			36	22			22	58			58
	913.03	217	220	410	847	64	9		73	281	229	410	920
	913.04	797	1,967	1,147	3,911	213	303	62	578	1,010	2,270	1,209	4,489
	Census Tract Total	1,072	2,187	1,557	4,816	352	312	62	726	1,424	2,499	1,619	5,542
914	914.01	2,209	3,496	516	6,221	131	216	33	380	2,340	3,712	549	6,601
	Census Tract Total	2,209	3,496	516	6,221	131	216	33	380	2,340	3,712	549	6,601
915	915.01	1,536			1,536	667		5	672	2,203		5	2,208
	915.02	167	399		566	413	204	64	681	580	603	64	1,247
	915.03	3		668	671	2			2	5		668	673
	Census Tract Total	1,706	399	668	2,773	1,082	204	69	1,355	2,788	603	737	4,128
916	916.01	1,494	1,146		2,640	81	26	17	124	1,575	1,172	17	2,764
	Census Tract Total	1,494	1,146		2,640	81	26	17	124	1,575	1,172	17	2,764
917	917.01	42	1,042	1,541	2,625	29	303	59	391	71	1,345	1,600	3,016
	917.02	3		966	969		3		3	3	3	966	972
	917.03	329	46	13	388	616			616	945	46	13	1,004
	917.04	142	544	1,047	1,733	59	115	13	187	201	659	1,060	1,920
	Census Tract Total	516	1,632	3,567	5,715	704	421	72	1,197	1,220	2,053	3,639	6,912
918	918.01	1,938	706	1,919	4,563	73	106	104	283	2,011	812	2,023	4,846
	Census Tract Total	1,938	706	1,919	4,563	73	106	104	283	2,011	812	2,023	4,846

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1999)

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	110			110	95			95	205			205
	919.02	134			134	56		56	190			190	
	919.03	154			154	67		67	221			221	
	919.04	67			67	5		5	72			72	
	919.05	199			199	176		176	375			375	
	919.06	44			44	15		15	59			59	
	919.07	102			102	70		70	172			172	
	919.08	19			19	3		3	22			22	
	919.09	127			127	5		5	132			132	
	919.10	43			43	2		2	45			45	
	919.11	48			48	8		8	56			56	
	919.12	93			93	16		16	109			109	
		Census Tract Total	1,140			1,140	518		518	1,658			1,658
920	920.01	685			685	222		222	907			907	
	920.02	664	2		666	70		70	734	2		736	
	920.03	697			697	102		102	799			799	
		Census Tract Total	2,046	2		2,048	394		394	2,440	2		2,442
921	921.01	94			94	9		9	103			103	
	921.02	146			146	24		24	170			170	
	921.03	352			352	64		64	416			416	
	921.04	224			224	11		11	235			235	
	921.05	349			349	105		105	454			454	
	921.06	366			366	41		41	407			407	
	921.07	568			568	10		10	578			578	
		Census Tract Total	2,099			2,099	264		264	2,363			2,363
922	922.01	120			120	30	4	4	38	150	4	4	158
	922.02	459			459	129			129	588			588
	922.03	1,953	122		2,075	122	79		201	2,075	201		2,276
	922.04	201			201	149			149	350			350
	922.05	1,162			1,162	267			267	1,429			1,429

(CONTINUED)

**Housing Units at Planned Buildout
Census and Subcensus Tract
(January 1999)**

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	3,895	122		4,017	697	83	4	784	4,592	205	4	4,801
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	250			250	556	1,211		1,767
	Census Tract Total	306	1,211		1,517	250			250	556	1,211		1,767
TOTAL		179,163	84,951	88,627	352,741	29,878	7,331	7,873	45,082	209,041	92,282	96,500	397,823

- 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).