

Demographic Reports 2000

A Report of the Urban Development Information System (UDIS)

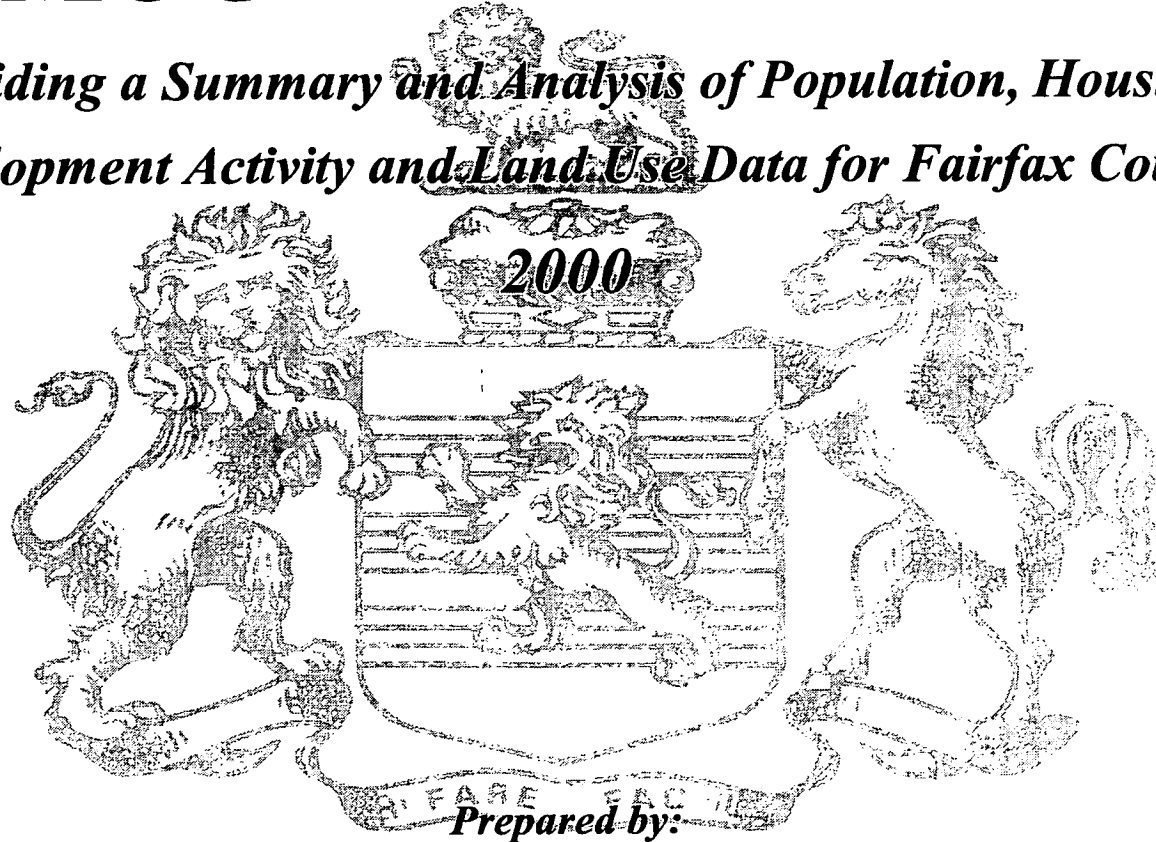
County of Fairfax, Virginia



Fairfax County Department of Systems Management for Human Services

DEMOGRAPHIC REPORTS[®]

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



Prepared by:

Fairfax County

Department of Systems Management for Human Services

For sale by:

Fairfax County

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TABLE OF CONTENTS

	<u>Page</u>		<u>Page</u>
Foreword	vi	Table 2.9 -- Estimates of Median Household Income and Median Family Income, Fairfax County, 1979 to 2000	II-9
Economic and Demographic Publications	vii	Table 2.10 -- Historical, Estimated and Forecast Housing Units by Planning District, Fairfax County, 1970 to 2025	II-10
 I. MAPS		Table 2.11 -- Historical, Estimated and Forecast Housing Units by Type of Structure, Fairfax County, 1950 to 2030	II-11
Subcensus Tracts with Supervisor Districts and Planning Districts	Included	Figure 2.4 -- Historical and Forecast Housing Units by Type of Structure, 1970 to 2030	II-12
Figure 1.1 -- Supervisor Districts	I-2	Table 2.12 -- Rental Housing Complex Census: Total and Participating Units, Vacancy Rate and Average Monthly Rent, Fairfax County, 1975 to 2000	II-13
Figure 1.2 -- Planning Districts	I-3	Table 2.13 -- Estimated Median Market Value of Owned Housing Units, Fairfax County, 1975 to 2000	II-13
Figure 1.3 -- Major Roads	I-4	Table 2.14 -- Estimated Median and Average Market Values, Owned Housing Units by Unit Type and Planning District, Fairfax County, January 2000	II-14
Figure 1.4 -- Sewersheds	I-5	Table 2.15 -- Population, 1990 and 2000 Census Population by Jurisdiction, Washington DC Metropolitan Area, Virginia and the United States	II-15
Table 1.1 -- Fairfax County Sewershed Codes	I-6	Figure 2.5 -- Nonresidential Structure Gross Floor Area by Supervisor District and Type of Structure, January 2000	II-16
 II. DEMOGRAPHIC PROFILE		Figure 2.6 -- Average Annual Unemployment Rate and Total Employment, Fairfax County, 1990 to 2000	II-17
Table 2.1 -- Historical, Estimated and Forecast Population, Housing Units and Occupied Housing Units, Fairfax County, 1970 to 2025	II-2	 III. CURRENT POPULATION	
Figure 2.1 -- Historical, Estimated and Forecast Population, Housing Units and Households, 1970 to 2025	II-3	Current Population Narrative	III-1
Table 2.2 -- Historical, Estimated and Forecast Population by Supervisor District, Fairfax County, 1990 to 2025	II-4	Table 3.1 -- Average Household Size and Vacancy Rate by Planning District, Fairfax County, 2000	III-2
Figure 2.2 -- Estimated and Forecast Population by Supervisor District, Fairfax County, 2000 to 2025	II-5	Figure 3.1 -- Average Persons per Household, Fairfax County, U.S., and U.S. South Region, 1967 to 2000	III-3
Table 2.3 -- Historical, Estimated and Forecast Population by Planning District, Fairfax County, 1980 to 2025	II-6	Table 3.2 -- Special Institutional (Group Quarters) Population, Fairfax County, 1985 to 2000	III-4
Table 2.4 -- Population Age Distribution, Fairfax County, 1970 to 2000	II-7	Figure 3.2 -- Population Density, January 2000	III-5
Table 2.6 -- Population of Towns in Fairfax County, 1982 to 2000	II-8	Population -- Supervisor District, Towns	III-6
Table 2.7 -- Racial and Ethnic Distribution of Population, Fairfax County, 1990 and 2000	II-8	Population -- Planning District	III-7
Table 2.8 -- Household and Family Income Distribution, Fairfax County, 1997	II-9	Population -- Sewershed	III-8
		Population -- Census and Subcensus Tract	III-11

Table of Contents (continued)

	<u>Page</u>		<u>Page</u>
IV. POPULATION FORECASTS		VII. RESIDENTIAL DEVELOPMENT ACTIVITY	
Population Forecasts Narrative	IV-1	Estimated and Forecasted Housing Units -- Supervisor District, Towns	VI-4
Table 4.1 -- Average Household Size by Race, Fairfax County, 1980 and 1990	IV-2	Historical, Estimated and Forecasted Housing Units -- Planning District	VI-5
Table 4.2 -- Average Household Size by Planning District, 2000 to 2025	IV-3	Estimated and Forecasted Housing Units -- Census and Subcensus Tract	VI-6
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	Residential Development Activity Narrative	VII-1
Table 5.1 -- Total Housing Units, 1979 to 2000	V-1	Figure 7.1 -- Housing Units in the Residential Development Process, by Structure Type, 1979 to 2000	VII-2
Figure 5.1 -- Housing Units by Structure Type, 1950 to 2000	V-2	Table 7.1 -- Housing Units in the Development Process by Development Stage, 1999 to 2000	VII-3
Table 5.2 -- Median Market Value of Housing Units by Supervisor District, 1999 to 2000	V-3	Table 7.2 -- Housing Units in the Development Process by Unit Type, 1999 to 2000	VII-3
Table 5.3 -- Median Market Value of Housing Units by Planning District, 1999 to 2000	V-4	Figure 7.2 -- Residential Development Activity, January 2000	VII-5
Figure 5.2 -- Median Market Value of Housing Units, January 2000	V-5	Summary of Residential Development Activity by Supervisor District	VII-6
Housing Unit Inventory -- Supervisor District, Towns	V-6	Summary of Residential Development Activity by Towns	VII-8
Housing Unit Inventory -- Planning District	V-7	Summary of Residential Development Activity by Planning District	VII-9
Housing Unit Inventory -- Sewershed	V-8	Summary of Residential Development Activity by Census and Subcensus Tract	VII-11
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		VIII. NONRESIDENTIAL GROSS FLOOR AREA	
Housing Unit Forecasts Narrative	VI-1	Nonresidential Gross Floor Area Narrative	VIII-1
Table 6.1 -- Housing Unit Change by Supervisor District, 2000 to 2025	VI-2	Table 8.1 -- Nonresidential Structure Gross Floor Area by General Activity Type, January 2000	VIII-1
Table 6.2 -- Housing Unit Change by Planning District, 2000 to 2025	VI-3	Figure 8.1 -- Nonresidential Structures Gross Floor Area by Period Built and Structure Type	VIII-2
		Table 8.2 -- Nonresidential Structures Gross Floor Area by Supervisor District	VIII-3
		Table 8.3 -- 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 2000.....	IX-2
Table 9.2 -- Acres of Land by General Land Use Category, January 2000.....	IX-2
Figure 9.1 -- Acres of Land Vacant Land by Major Zoning Class by Planning District, January 2000.....	IX-3
Table 9.3 -- Total Acres by Major Zoning Class, Fairfax County, January 2000.....	IX-4
Table 9.4 -- Acres of Vacant Land by Major Zoning Class, Fairfax County, January 2000.....	IX-5
Figure 9.2 -- Existing Land Use by Major Class, Fairfax County, January 2000.....	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

X. PLANNED LAND USE

	<u>Page</u>
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, 2000.

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

Demographic Reports (2000)	\$20	Publication 10 – 1998 Household Survey Highlights	\$2
<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>		<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>	
Characteristics of Fairfax County	Single Copy Free	Rental Housing Complex Census Analysis (2000)	\$6
<i>An abbreviated demographic profile of Fairfax County.</i>		<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>	
Demographic Profiles of Planning Districts	Single Copy Free	Fairfax County Rental Housing Census Tables (2000)	\$15
<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>		<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>	
Economic & Demographic Bulletins:		Offices (2000)	\$3
Publication 7 – 1996 Household Survey Highlights	\$2	<i>A listing of office buildings in Fairfax County by type of structure. Includes gross floor area and year built.</i>	
Publication 8 – A Profile of Persons Without Health Insurance Coverage (1996)	\$2		
Publication 9 – Fairfax County's Most Recent Residents (1996)	\$2		

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 (2000) \$1
A listing of residential condominium projects including number of units, type of unit, year built and land area.

Nonresidential Condominium Projects (2000) \$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 (2000) \$1
Tables showing summaries of nonresidential structures, including gross floor area of retail, industrial, office and institutional uses.

Vacant Commercial/Industrial Land (2000) \$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 (2000) \$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 (2000) \$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 (2000) \$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:

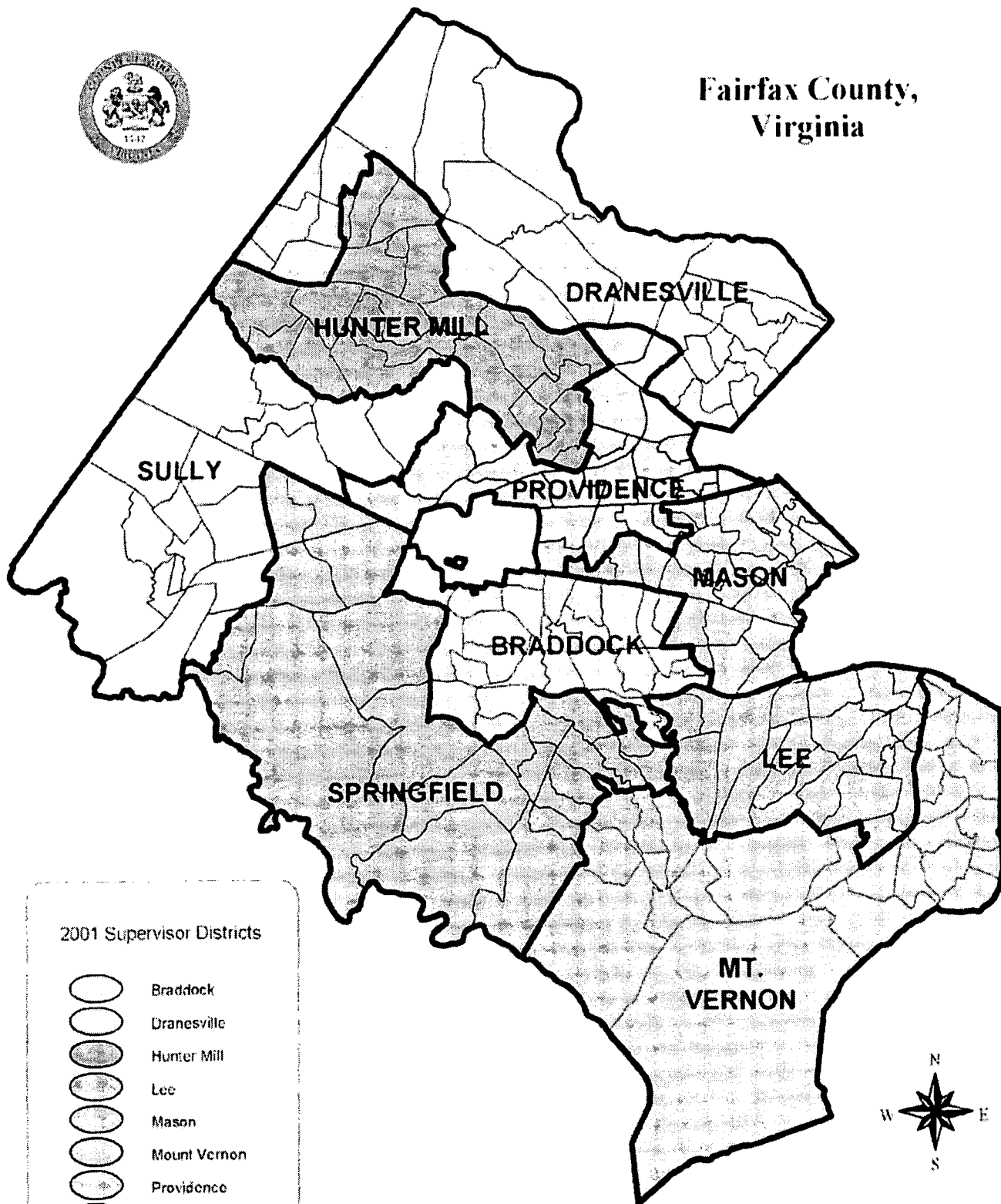
<http://www.co.fairfax.va.us/comm/demogrp>

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).

New 2001 Supervisor Districts



Fairfax County,
Virginia



2001 Supervisor Districts

- Braddock
- Dranesville
- Hunter Mill
- Lee
- Mason
- Mount Vernon
- Providence
- Springfield
- Sully

Voting Precincts



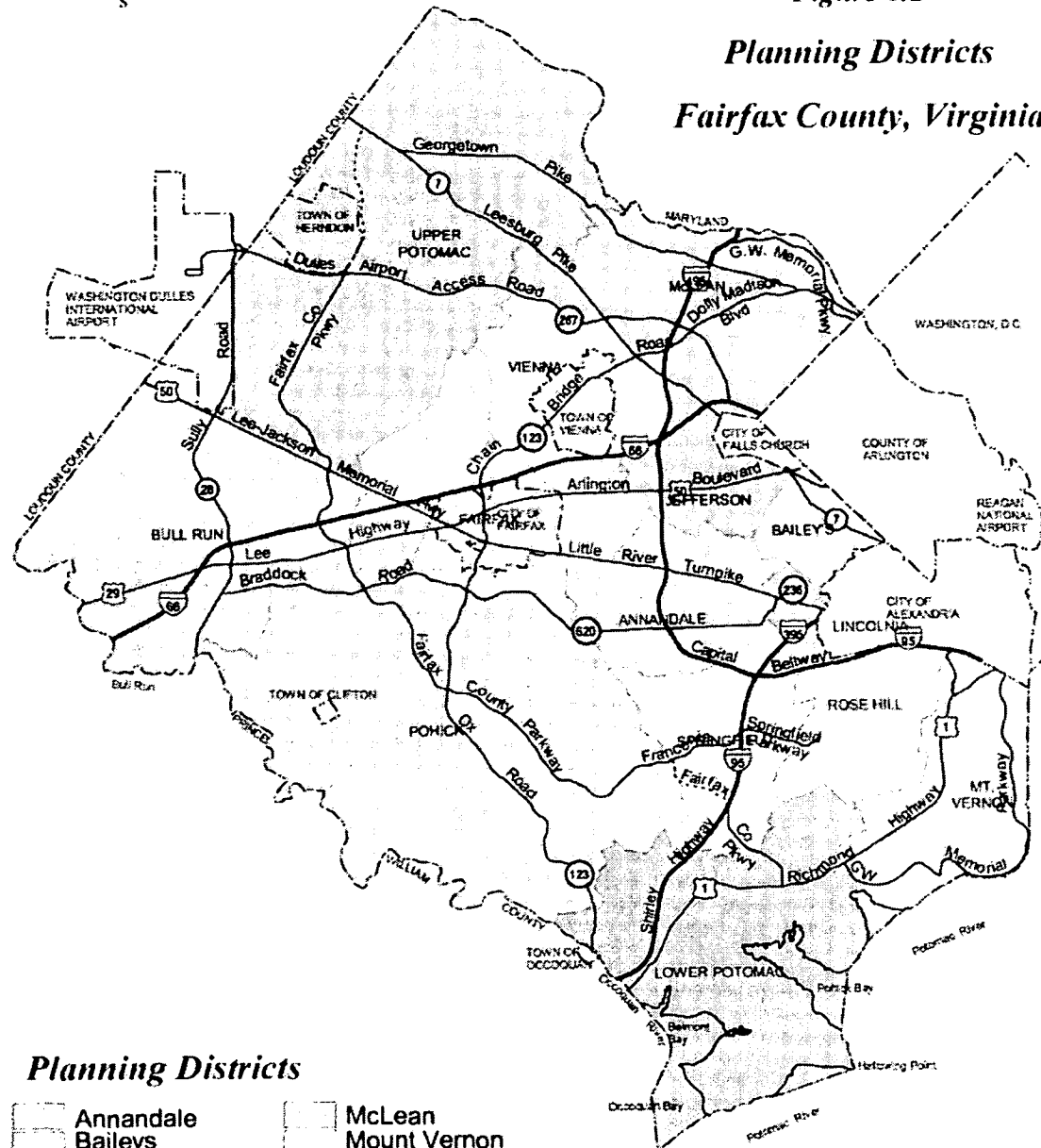
2 0 2 4 6 Miles

District Boundary Source: Fairfax County Government, June 11, 2001
Precinct Boundary Source: Fairfax County Government, May 21, 2001

Courtesy of Fairfax County GIS and Mapping Services



Figure 1.2
Planning Districts
Fairfax County, Virginia



Planning Districts

	Annandale		McLean
	Baileys		Mount Vernon
	Bull Run		Pohick
	Fairfax		Rose Hill
	Jefferson		Springfield
	Lincolnia		Upper Potomac 1-3
	Lower Potomac		Vienna



Figure 1.3
Major Roads
Fairfax County, Virginia

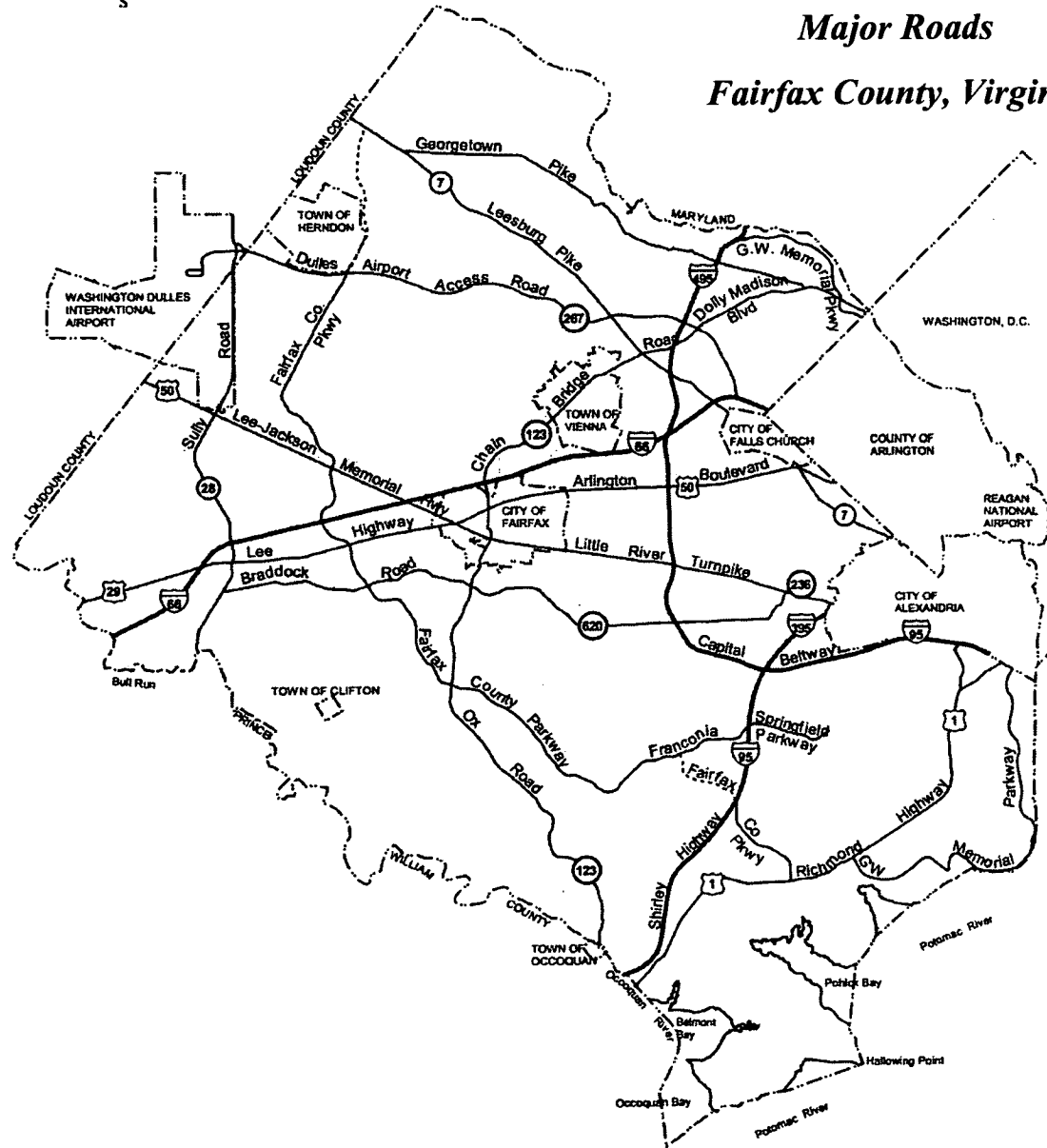


Figure 1.4

Sewersheds Fairfax County, Virginia

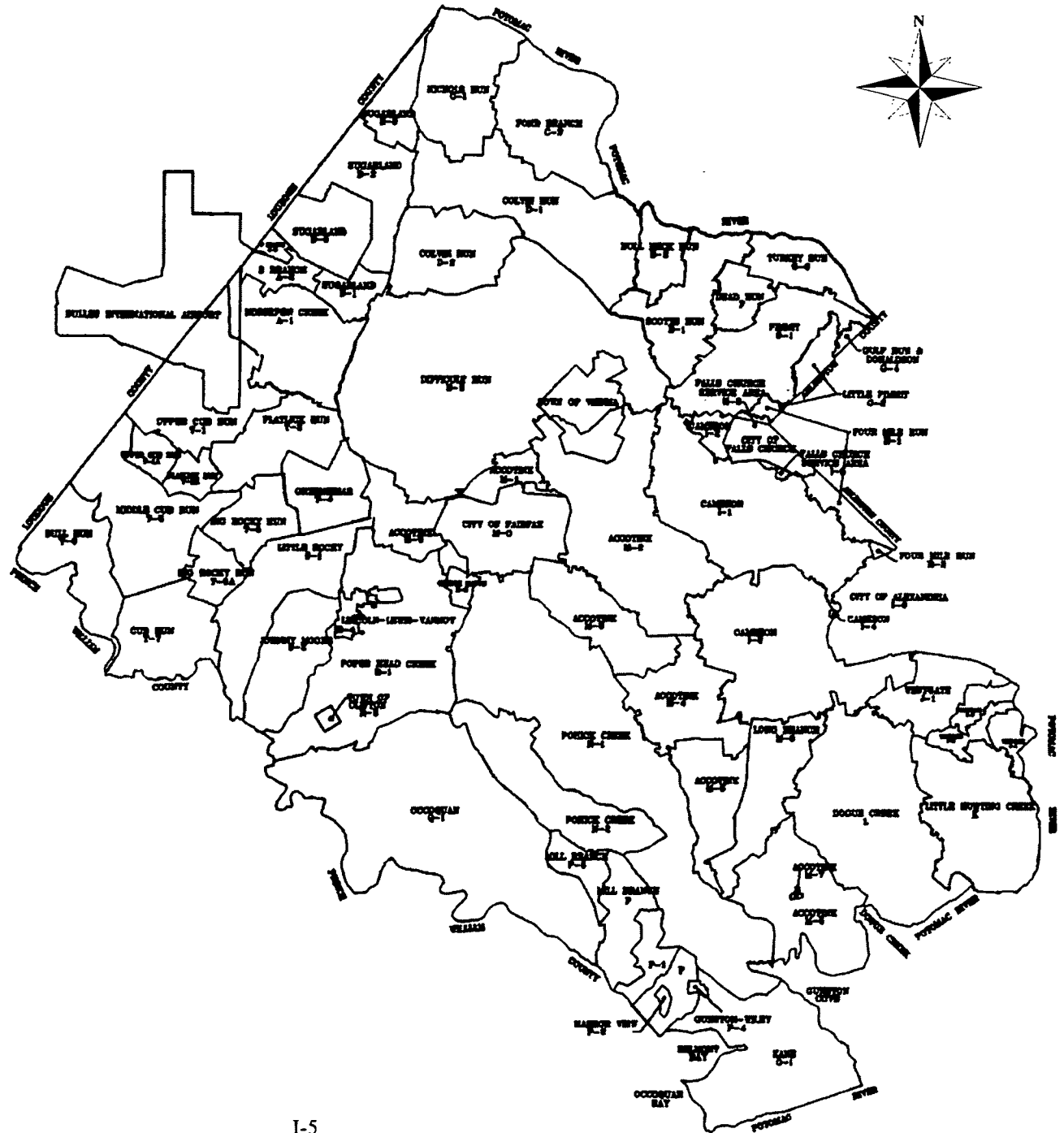


TABLE 1.1

Fairfax County Sewershed Codes

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

II. Demographic Profile

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 2000. 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	964,712	18,300	1.9%	358,960	353,100	8,500	2.5%
2005	1,050,500	17,200	1.7%	387,900	381,200	5,600	1.5%
2010	1,123,100	14,500	1.3%	416,400	409,200	5,600	1.4%
2015	1,159,100	7,200	0.6%	429,500	422,000	2,600	0.6%
2020	1,181,200	4,400	0.4%	437,400	429,800	1,600	0.4%
2025	1,192,300	2,200	0.2%	441,300	433,600	800	0.2%

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

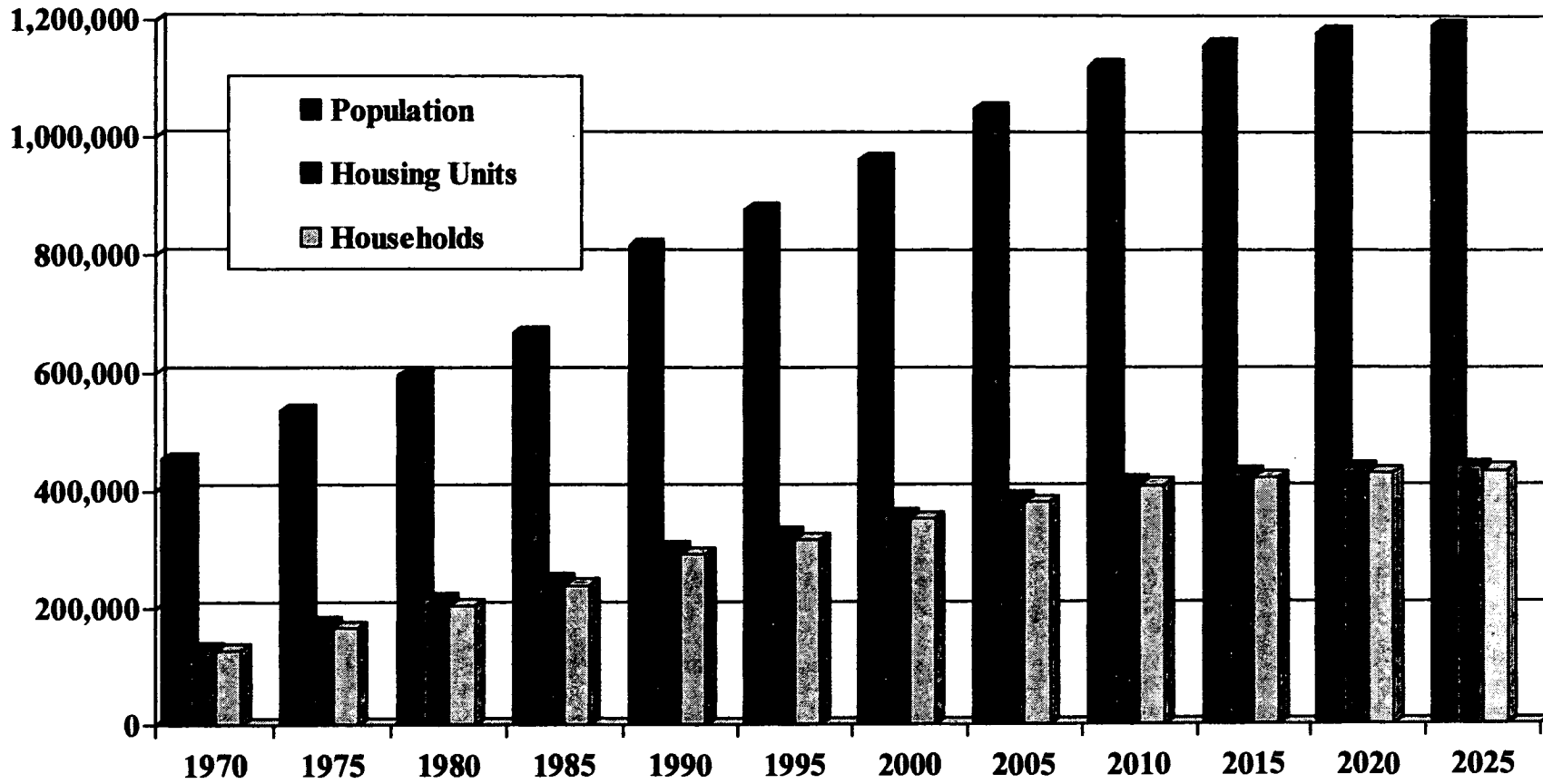
Department of Systems Management for Human Services, Fairfax County 1995 through 2025 (figures as of January 1).

^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, 1970 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	2000	2005	2010	2015	2020	2025
Braddock	90,767	90,259	91,458	94,809	97,410	98,835	99,365
Dranesville ^a	92,296	105,666	112,283	119,190	124,305	128,178	130,688
Hunter Mill ^b	90,714	117,248	131,655	140,291	144,218	146,233	147,014
Lee	90,049	106,150	118,682	131,355	136,701	141,071	142,363
Mason	90,725	94,446	98,447	103,176	105,110	106,375	107,328
Mount Vernon	87,124	96,018	110,969	119,495	123,927	126,701	128,189
Providence	90,778	107,115	116,655	125,749	129,133	130,926	131,618
Springfield ^c	92,626	103,776	108,269	112,364	115,582	117,641	119,096
Sully	93,505	144,034	162,129	176,699	182,665	185,262	186,628
Fairfax County	818,584	964,712	1,050,547	1,123,128	1,159,051	1,181,222	1,192,289

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

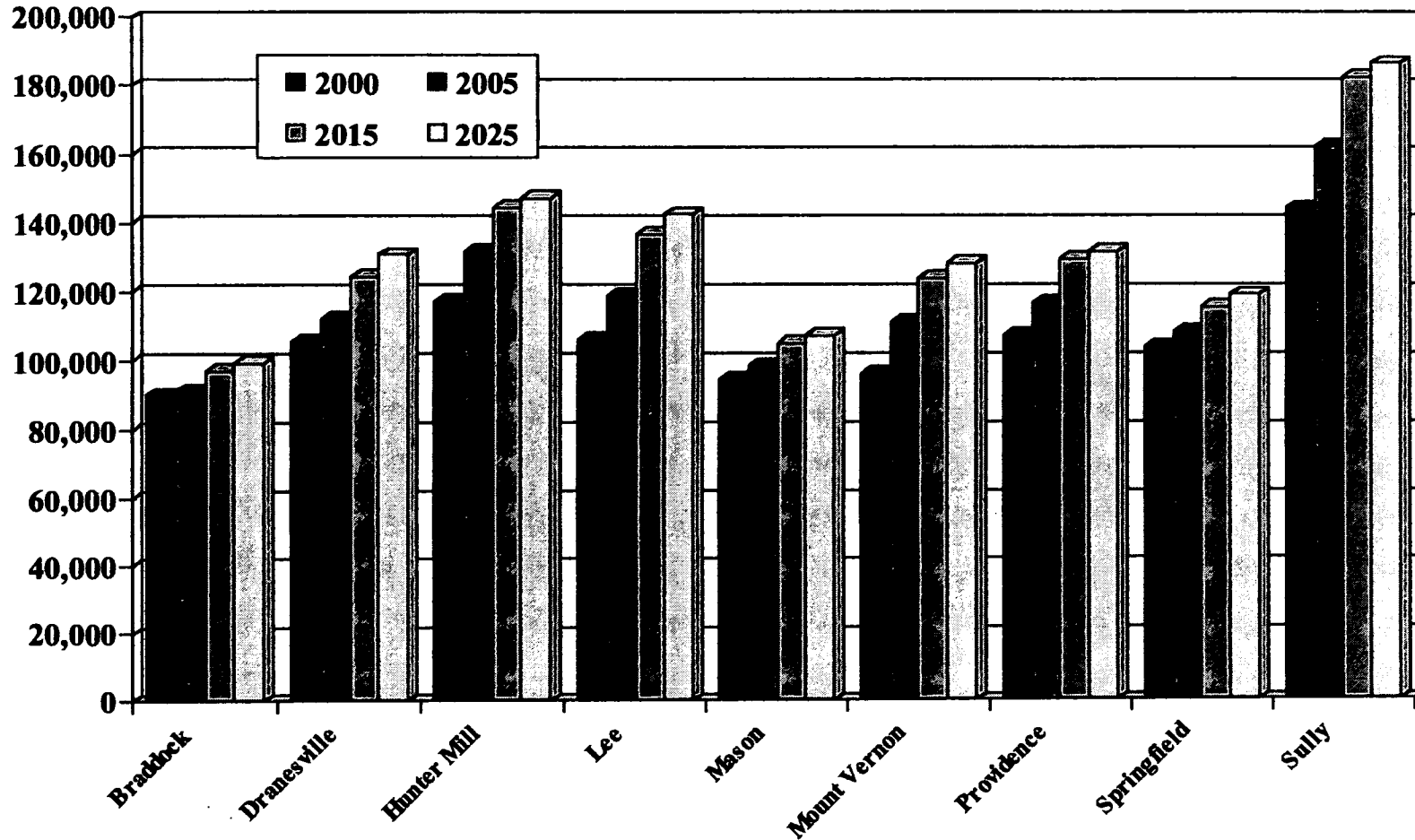
Fairfax County Department of Systems Management for Human Services: 2000 through 2025. (Figures as of January 1.)

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, 2000 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	2000	2005	2010	2015	2020	2025
Annandale	66,466	66,329	68,654	69,664	70,979	72,317	73,552	74,189
Baileys	30,290	38,392	39,060	39,519	42,276	43,045	43,478	43,783
Bull Run	23,566	66,234	105,561	115,733	126,755	130,921	132,627	133,746
Fairfax	32,332	45,244	53,754	59,875	64,834	67,181	68,495	68,798
Jefferson	38,152	42,859	47,314	51,047	53,865	54,721	55,245	55,593
Lincolnia	9,978	14,010	14,899	17,576	18,923	19,482	19,736	19,943
Lower Potomac	16,305	24,371	23,174	31,568	35,480	37,044	37,783	38,368
McLean	54,669	58,747	66,627	69,664	72,722	74,444	76,141	77,453
Mount Vernon	79,533	82,483	87,368	91,006	99,167	102,751	105,222	106,263
Pohick ^a	71,543	127,040	139,737	146,086	152,413	157,123	159,800	161,615
Rose Hill	23,262	34,520	46,719	51,999	55,603	57,153	58,411	59,061
Springfield	31,667	39,919	47,280	56,148	60,983	63,778	66,220	66,577
Upper Potomac ^b	70,795	125,169	164,700	186,301	201,063	208,900	212,917	214,602
Vienna ^c	48,343	53,267	59,865	64,361	68,065	70,191	71,595	72,298
Fairfax County	596,901	818,584	964,712	1,050,547	1,123,128	1,159,051	1,181,222	1,192,289

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: 2000 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, 1970 - 2000**

Age Group	1970		1980		1990		2000	
	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent
Under 5	40,726	9.0%	38,326	6.4%	57,892	7.1%	67,781	7.0%
5 to 9	52,113	11.5%	45,307	7.6%	55,698	6.8%	70,076	7.2%
10 to 14	56,178	12.3%	54,936	9.2%	53,112	6.5%	68,544	7.1%
15 to 19	42,934	9.4%	54,754	9.2%	54,207	6.6%	59,762	6.2%
20 to 24	34,269	7.5%	47,646	8.0%	59,425	7.3%	52,425	5.4%
25 to 34	64,926	14.3%	112,191	18.8%	158,602	19.4%	150,257	15.5%
35 to 44	67,648	14.9%	98,037	16.4%	158,119	19.3%	178,871	18.4%
45 to 54	59,141	13.0%	70,151	11.8%	107,709	13.2%	157,350	16.2%
55 to 64	23,412	5.1%	48,564	8.1%	60,276	7.4%	87,865	9.1%
65 and Over	13,674	3.0%	26,989	4.5%	53,544	6.5%	76,818	7.9%
Total	455,021	100.0%	596,901	100.0%	818,584	100.0%	969,749	100.0%
Median Age	25.2 Years		30.1 Years		33.1 Years		35.9 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.

Census population numbers will not match UDIS estimates due to Census numbers are as April 1, 2000 and Fairfax County Department of Systems Management numbers are as of January 1, 2000

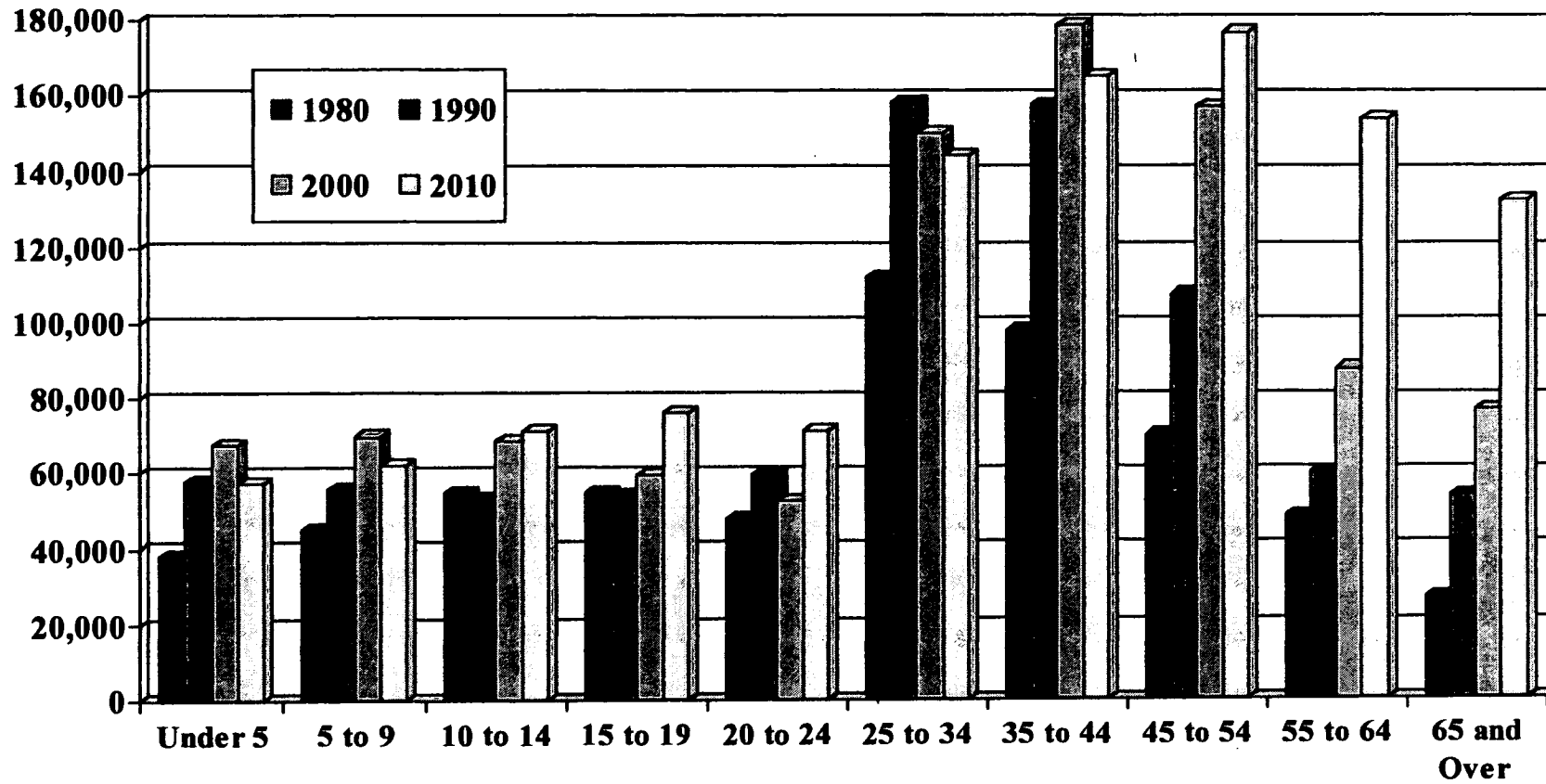
TABLE 2.5**Estimated and Forecast Population by Age Group
Fairfax County, 2000 - 2010**

Age Group	2000		2005		2010	
	Persons	Percent	Persons	Percent	Persons	Percent
Under 5	67,781	7.0%	56,572	5.4%	57,587	5.2%
5 to 9	70,076	7.2%	66,271	6.3%	62,160	5.6%
10 to 14	68,544	7.1%	73,624	7.0%	71,414	6.4%
15 to 19	59,762	6.2%	69,974	6.7%	76,400	6.9%
20 to 24	52,425	5.4%	65,976	6.3%	71,379	6.4%
25 to 34	150,257	15.5%	134,019	12.8%	144,581	13.0%
35 to 44	178,871	18.4%	176,446	16.9%	165,608	14.9%
45 to 54	157,350	16.2%	170,869	16.3%	177,101	15.9%
55 to 64	87,865	9.1%	127,715	12.2%	154,137	13.8%
65 and Over	76,818	7.9%	103,952	9.9%	132,575	11.9%
Total	969,749	100.0%	1,045,547	100.0%	1,123,128	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 2000**

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	34,471
2000	226	18,830	15,822	34,878

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, 1990 and 2000**

Race	1990		2000	
	Persons	Percent	Persons	Percent
White	665,399	81.3%	677,904	69.9%
Black	63,325	7.7%	83,098	8.6%
Asian and Pacific Islander	69,338	8.5%	126,729	13.1%
American Indian, Eskimo and Aleut	2,038	0.2%	2,561	0.3%
Other	18,484	2.3%	79,457	8.2%
<i>Fairfax County</i>	818,584	100.0%	969,749	100.0%
Hispanic ^a	51,874	6.3%	106,958	11.0%

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, 2000**

Income Level	Percent of Households	Percent of Families
Under \$25,000	6.5%	5.4%
\$25,000 - \$49,999	16.2%	12.2%
\$50,000 - \$74,999	20.9%	18.0%
\$75,000 - \$99,999	16.1%	16.8%
\$100,000 - \$149,999	24.3%	28.0%
\$150,000 or More	15.9%	19.6%
Total	100.0%	100.0%

Source: 2000 Fairfax-Falls Church Community Needs Assessment

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

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
2000	\$82,000	\$95,000

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; 2000 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	2000	2005	2010	2015	2020	2025
Annandale	17,413	23,600	24,901	25,614	25,783	26,286	26,800	27,276	27,500
Baileys	10,770	13,963	16,573	17,367	17,526	18,821	19,162	19,340	19,461
Bull Run	3,927	7,705	24,559	38,745	40,922	44,879	46,279	46,801	47,145
Fairfax	6,783	11,838	17,181	20,992	23,071	25,183	26,146	26,680	26,792
Jefferson	12,587	15,033	17,365	18,862	20,018	21,288	21,638	21,825	21,954
Lincolnia	3,592	4,128	5,464	5,908	6,523	7,040	7,244	7,333	7,405
Lower Potomac ¹	3,350	3,968	3,936	5,898	9,971	11,585	12,171	12,462	12,695
McLean	13,307	19,874	23,601	26,269	27,490	28,815	29,430	30,021	30,483
Mount Vernon	23,565	31,491	35,338	37,000	37,833	41,146	42,623	43,638	44,057
Pohick ²	3,884	22,547	41,032	45,153	47,173	49,212	50,705	51,542	52,109
Rose Hill	5,979	7,591	13,524	19,102	21,233	22,782	23,370	23,837	24,078
Springfield	8,914	11,432	14,590	17,151	20,123	21,960	23,017	23,952	24,072
Upper Potomac ³	6,239	25,702	44,898	58,989	66,767	72,552	75,285	76,588	77,196
Vienna ⁴	10,507	16,774	19,502	21,910	23,424	24,850	25,612	26,092	26,336
Fairfax County	130,817	215,646	302,464	358,960	387,857	416,399	429,482	437,387	441,283

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%
2000	181,591	50.6%	87,171	24.3%	90,198	25.1%	358,960	100.0%
2005	191,093	49.3%	98,173	25.3%	98,591	25.4%	387,857	100.0%
2010	200,877	48.2%	106,471	25.6%	109,063	26.2%	416,411	100.0%
2015	208,457	48.5%	108,429	25.3%	112,607	26.2%	429,492	100.0%
2020	213,724	48.9%	109,314	25.0%	114,360	26.1%	437,397	100.0%
2025	216,720	49.1%	109,603	24.8%	114,964	26.1%	441,287	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 2000 figures are estimates.

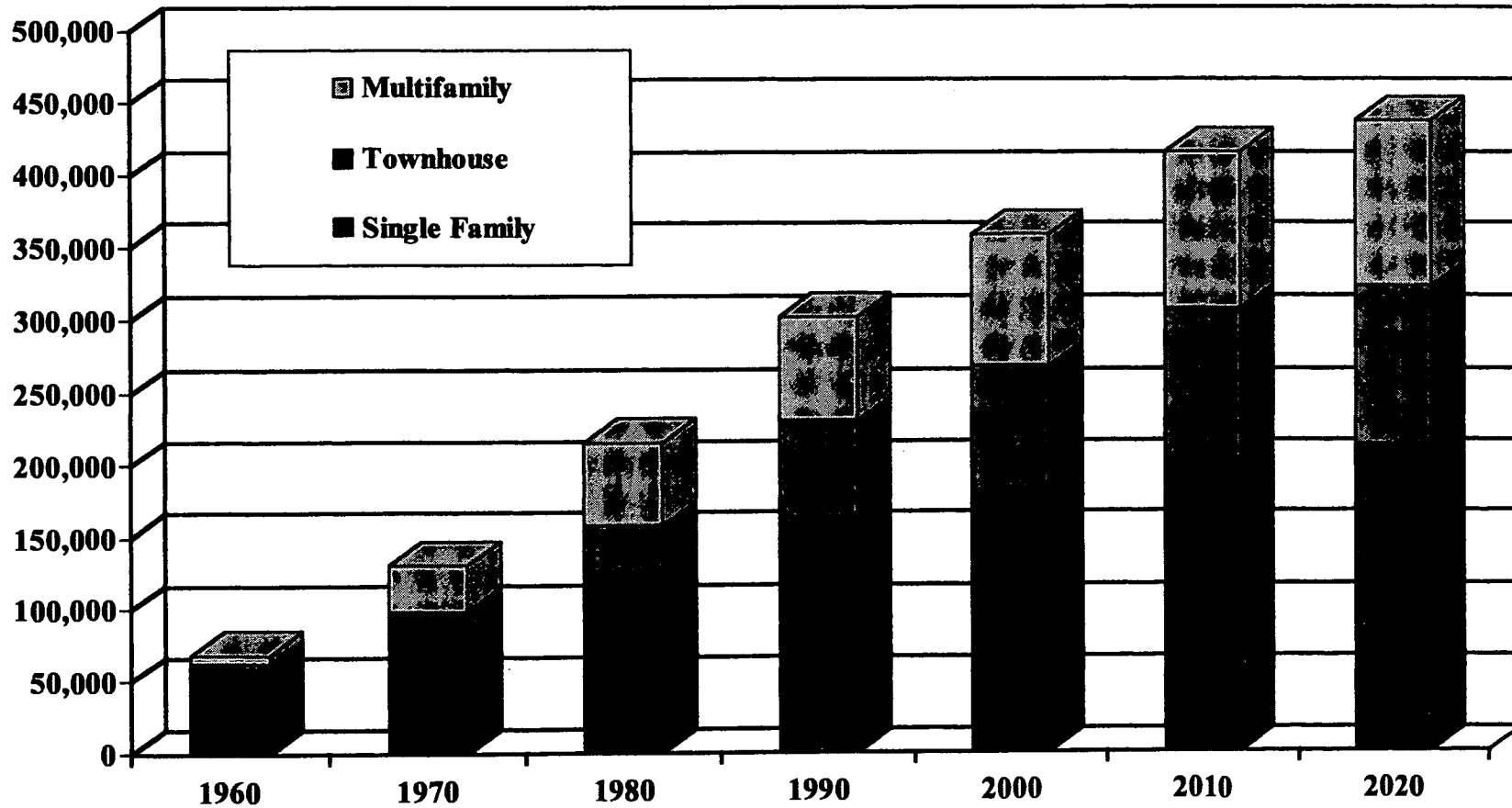
2005 through 2025 figures are forecasts. Due to rounding, Total Housing Units on this page may not correspond with Total Housing Units elsewhere.

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
1960 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 2000**

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
2000	56,876	56,705	1.6%	\$989

Source: Fairfax County Rental Housing Complex Census Analysis, 2000,
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 2000**

Year	Median Market	Percent Change
1976	\$62,600	--
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	\$192,110	3.5%
2000	\$226,825	18.1%

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 2000**

Planning District	Median Market Value				Average Market Value			
	Single Family	Townhouse	Condominium Apartment	All Units	Single Family	Townhouse	Condominium Apartment	All Units
Annandale	\$243,524	\$178,073	\$69,179	\$222,202	\$260,610	\$178,062	\$76,713	\$228,657
Baileys	\$272,088	\$203,825	\$77,978	\$164,739	\$300,009	\$204,195	\$86,254	\$193,240
Bull Run	\$298,761	\$154,255	\$109,851	\$207,429	\$308,868	\$157,175	\$109,870	\$230,622
Fairfax	\$334,910	\$193,000	\$99,076	\$249,900	\$366,958	\$197,779	\$103,389	\$282,609
Jefferson	\$217,077	\$195,373	\$84,676	\$198,269	\$236,479	\$198,449	\$93,750	\$200,310
Lincolnia	\$222,326	\$189,925	\$61,766	\$197,032	\$248,234	\$201,511	\$65,482	\$213,201
Lower Potomac	\$202,158	\$119,445	\$103,188	\$135,219	\$264,289	\$120,344	\$102,924	\$172,110
McLean	\$398,219	\$278,401	\$157,828	\$341,588	\$480,247	\$301,948	\$161,897	\$418,984
Mount Vernon	\$263,325	\$112,967	\$85,333	\$186,811	\$290,699	\$120,034	\$102,151	\$219,257
Pohick ¹	\$287,082	\$156,641	\$106,196	\$244,982	\$327,822	\$156,777	\$105,505	\$268,226
Rose Hill	\$219,747	\$189,211	\$121,137	\$196,802	\$237,491	\$194,169	\$116,646	\$206,508
Springfield	\$216,935	\$160,127	\$76,805	\$190,716	\$234,937	\$168,116	\$86,942	\$197,665
Upper Potomac ²	\$333,042	\$168,168	\$82,000	\$259,910	\$390,793	\$181,406	\$100,423	\$300,177
Vienna ³	\$311,606	\$206,838	\$99,664	\$282,213	\$340,189	\$228,694	\$139,857	\$305,640
Fairfax County	\$285,577	\$164,972	\$92,723	\$226,825	\$330,035	\$174,752	\$103,718	\$261,689

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

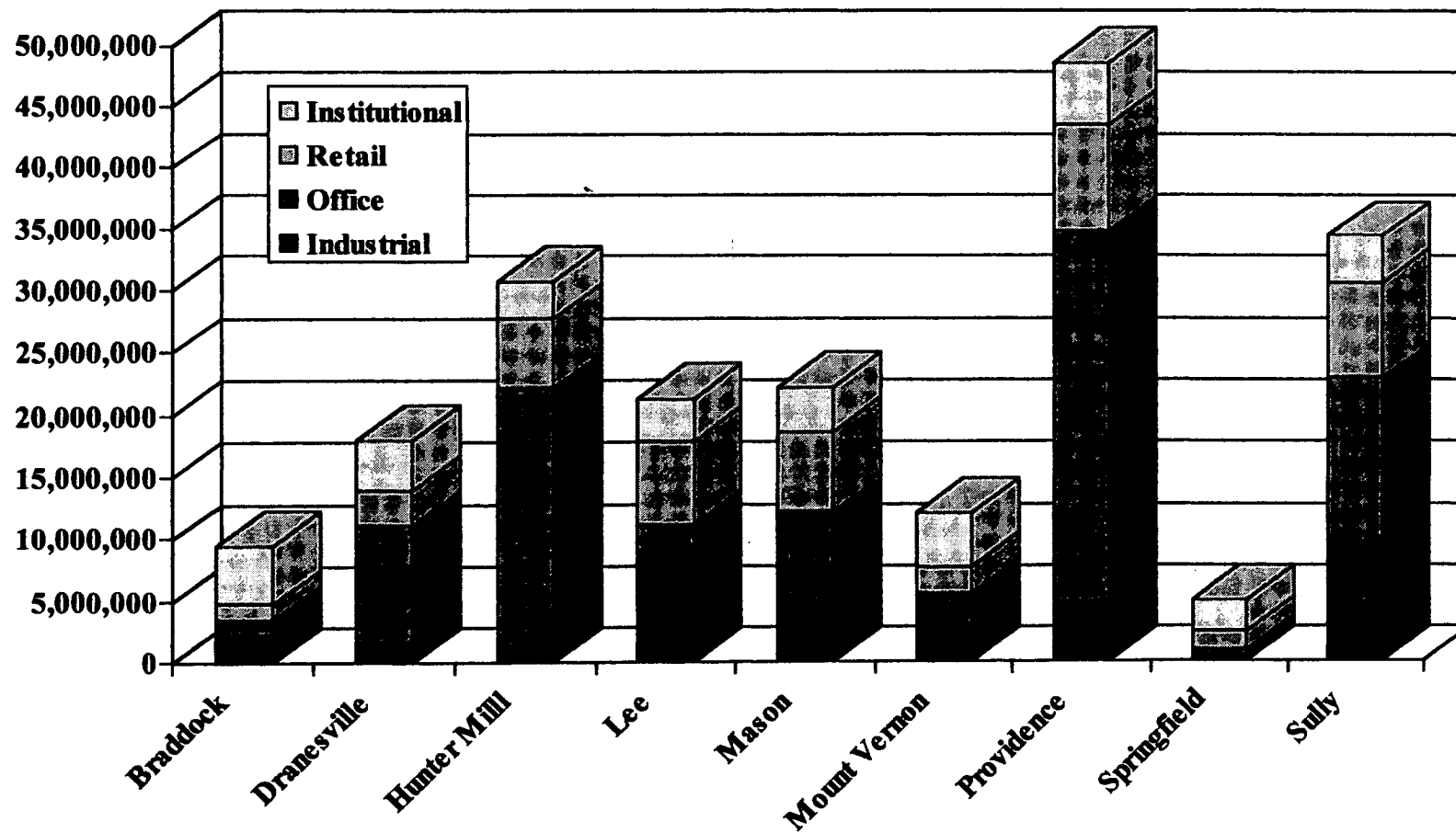
**1990 and 2000 Census Population by Jurisdiction
Washington DC Metropolitan Area, State of Virginia and the United States**

Jurisdiction	1990 Population	2000 Population	Percent Changed
Fairfax County, VA	818,584	969,749	18.5%
Arlington County, VA	170,936	189,453	10.8%
Clarke County, VA	12,101	12,652	4.6%
Culpeper County, VA	27,791	34,262	23.3%
Fauquier County, VA	48,741	55,139	13.1%
King George County, VA	13,527	16,803	24.2%
Loudoun County, VA	86,129	169,599	96.9%
Prince William County, VA	215,686	280,813	30.2%
Spotsylvania County, VA	57,403	90,395	57.5%
Stafford County, VA	61,236	92,446	51.0%
Warren County, VA	26,142	31,584	20.8%
Alexandria City, VA	111,183	128,283	15.4%
Fairfax City, VA	19,622	21,498	9.6%
Falls Church City, VA	9,578	10,377	8.3%
Fredericksburg City, VA	19,027	19,279	1.3%
Manassas City, VA	27,957	35,135	25.7%
Manassas Park City, VA	6,734	10,290	52.8%
Calvert County, MD	51,372	74,563	45.1%
Charles County, MD	101,154	120,546	19.2%
Frederick County, MD	150,208	195,277	30.0%
Montgomery County, MD	757,027	873,341	15.4%
Prince Georges County, MD	729,268	801,515	9.9%
District of Columbia	606,900	572,059	-5.7%
Berkeley County, WV	59,253	75,905	28.1%
Jefferson County, WV	35,926	42,190	17.4%
Washington DC Metro Area	4,223,485	4,923,153	16.6%
State of Virginia	6,187,358	7,078,515	14.4%
United States	249,632,692	281,421,906	12.7%

Source: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1990 and 2000.

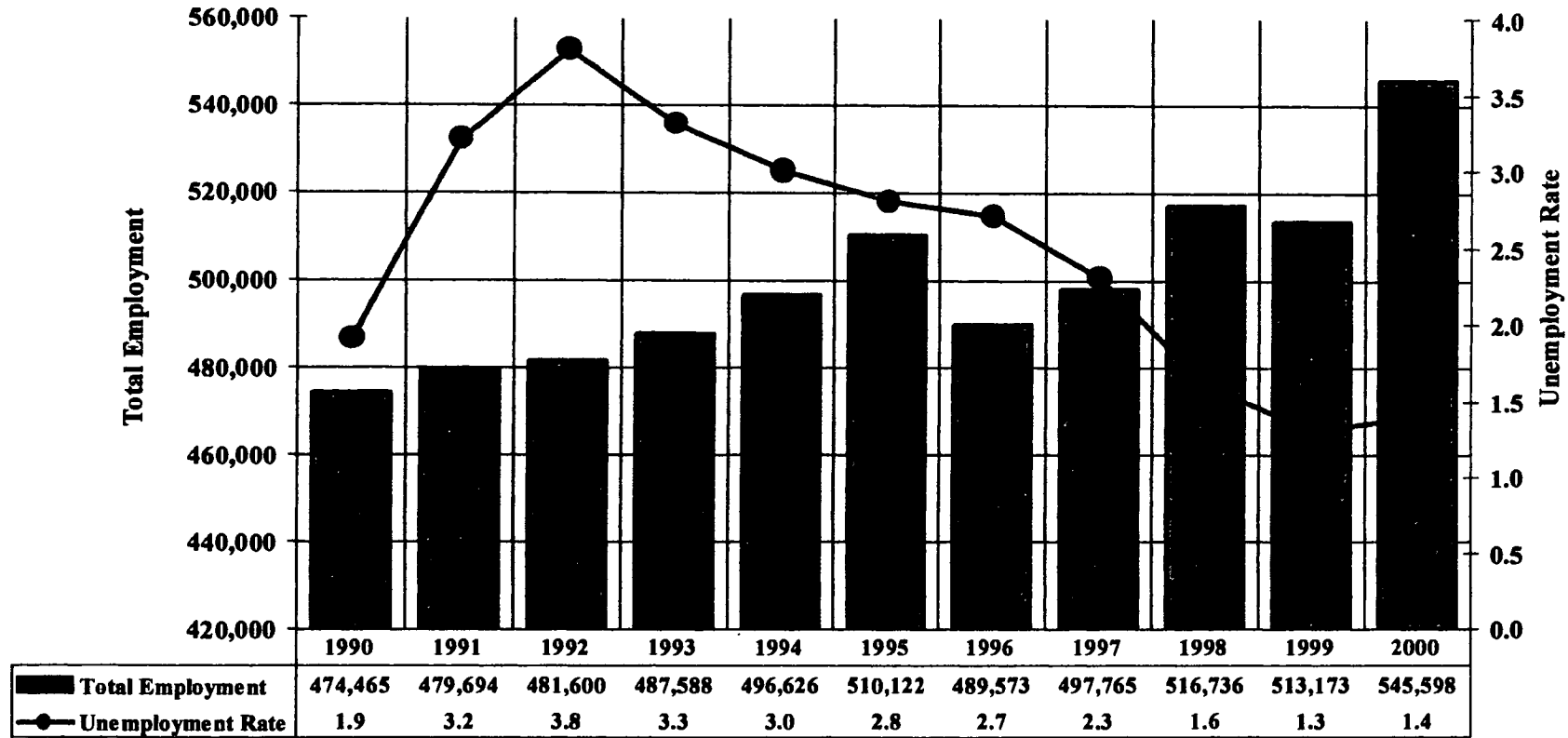
Note: Census population numbers are as of April 1, 2000 and UDIS population numbers are as of January 1, 2000.

Figure 2.5
Nonresidential Structure Gross Floor Area by
Supervisor District and Type of Structure, January 2000



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

Figure 2.6
Average Annual Unemployment Rate and Total Employment
Fairfax County, 1990 to 2000



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 2000, there were an estimated 964,712 persons residing in Fairfax County. The County's population increased by 18,341 persons, or 1.9 percent, over the 1999 population estimate of 946,371.

Population by Supervisor District

Among the nine supervisor districts, the Sully District was, by far, the largest in terms of total population (144,034 persons). The Braddock and Mason Districts had the lowest total populations with 90,259 persons and 94,446 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 4.2 persons per acre, or 2,701 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 8.3 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 2000 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 2000.

Table 3.2 shows the special institutional population from 1985 to 2000. 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 2000, the total population of all special institutions in Fairfax County was estimated at 15,568.

Population density for the County is presented in Figure 3.2.

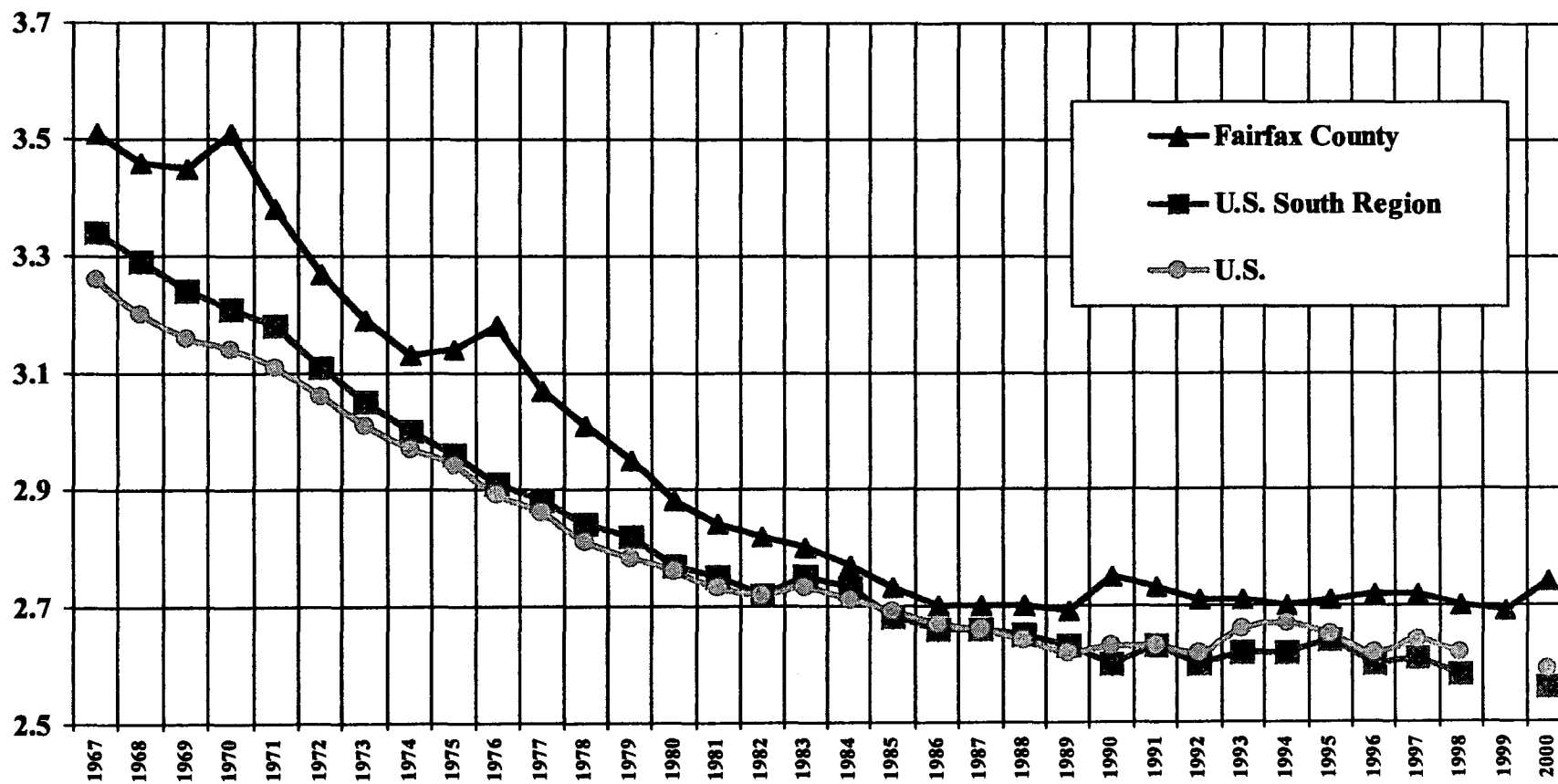
TABLE 3.1

**Average Household Size and Vacancy Rate By Planning District
Fairfax County, 2000**

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	0.7	0.9
Baileys	2.70	2.14	2.04		2.29	1.2	3.0	0.8	1.7
Bull Run	3.11	2.61	1.75	1.92	2.77	1.7	1.7	1.7	1.7
Fairfax	2.82	2.20	2.05	2.07	2.43	2.8	2.7	0.9	2.2
Jefferson	2.82	2.57	1.98		2.53	0.3	0.4	1.6	0.7
Lincolnia	2.71	2.09	2.80		2.58	2.1	3.9	1.0	2.18
Lower Potomac	2.73	2.69	1.71		2.49	5.2	3.9	9.8	6.0
McLean	2.74	2.33	1.85		2.55	0.7	0.4	0.3	0.6
Mount Vernon	2.56	2.41	2.05	2.47	2.39	1.6	2.1	1.5	1.6
Pohick	3.15	2.95	1.79		3.11	0.8	1.0	0.9	0.9
Rose Hill	2.86	2.34	1.79		2.50	2.4	1.6	1.5	1.9
Springfield	2.91	2.57	2.50		2.81	2.3	1.2	1.4	1.7
Upper Potomac	3.32	2.48	1.98		2.87	2.5	2.6	2.7	2.5
Vienna	3.01	2.53	1.85		2.77	1.6	0.6	1.3	1.3
Fairfax County	3.07	2.56	2.05	2.36	2.69	1.6	1.7	1.6	1.6

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. 1967 to 2000



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 2000

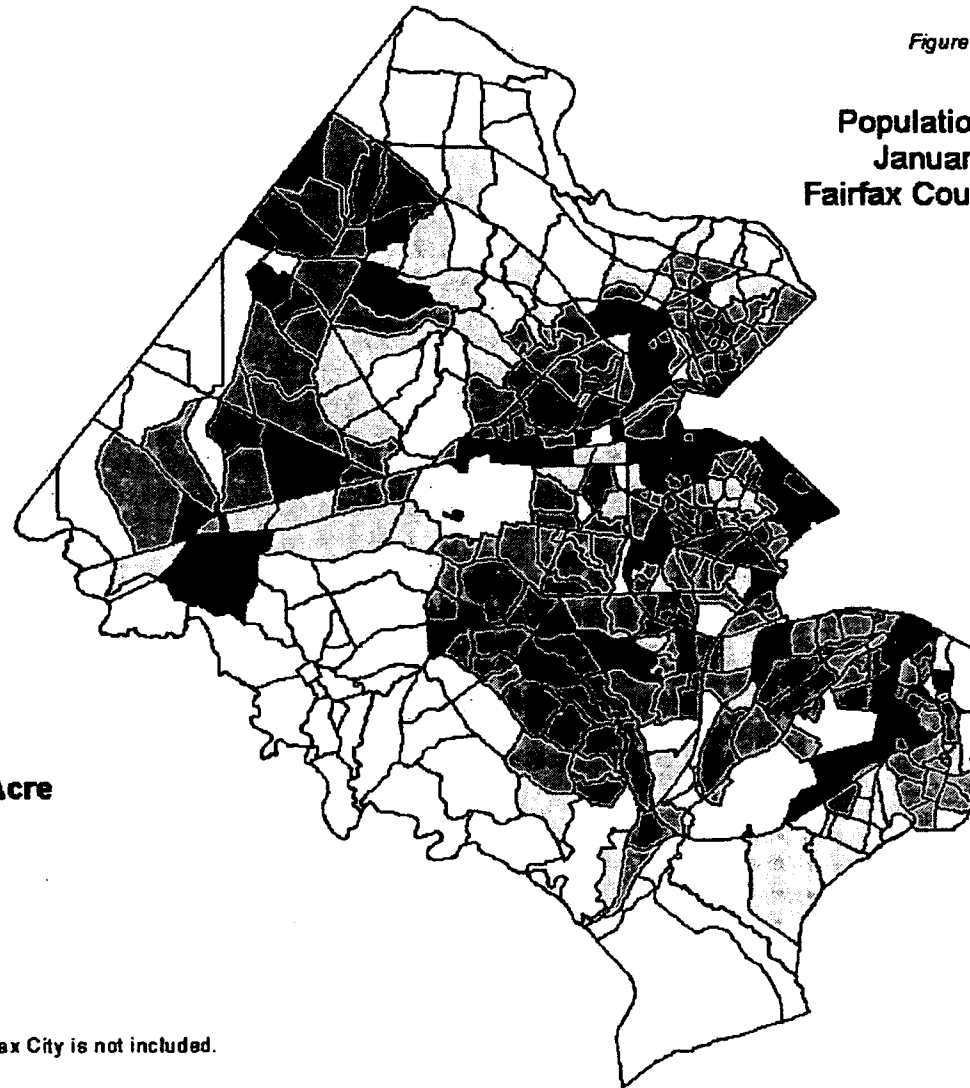
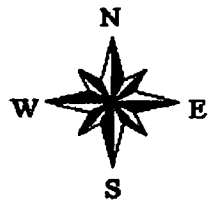
Year	D.C. Correctional Complex at Lorton	Fort Belvoir	Other ^a	Total
1985	3,537	12,247	—	15,784
1990	5,548	8,590	5,372	19,510
1995	7,281	6,723	6,216	20,220
2000	2,403	7,069	6,096	15,568

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.

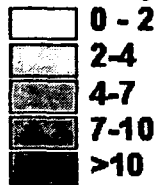
^a *Includes the Fairfax County Adult Detention, Juvenile Detention, Pre-Release Centers, Nursing Homes, George Mason University dormitories and other group quarters facilities*

Figure 3.2

Population Density
January 2000
Fairfax County, Virginia



Persons per Acre



Note: Population in Fairfax City is not included.

**Population
Supervisor District
(January 2000)**

Supervisor District	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
Braddock	90,259	11,977	7.5	18.71	4,823
Dranesville 1/	105,666	35,873	2.9	56.05	1,885
Hunter Mill 2/	117,248	21,642	5.4	33.82	3,467
Lee	106,150	16,521	6.4	25.81	4,112
Mason	94,446	11,373	8.3	17.77	5,315
Mount Vernon	96,018	36,574	2.6	57.15	1,680
Providence	107,115	14,312	7.5	22.36	4,790
Springfield 3/	103,776	40,911	2.5	63.92	1,623
Sully	144,034	39,367	3.7	61.51	2,342
FAIRFAX COUNTY	964,712	228,548	4.2	357.11	2,701

**Population
Towns
(January 2000)**

Town	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
Town of Clifton	226	142	1.6	0.22	1,016
Town of Herndon	18,830	2,318	8.1	3.62	5,198
Town of Vienna	15,822	2,386	6.6	3.73	4,245
TOWNS TOTAL	34,878	4,846	7.2	7.57	4,606

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 2000)

Planning District	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
Annandale	68,654	10,062	6.8	15.72	4,367
Baileys	39,060	3,447	11.3	5.39	7,247
Bull Run	105,561	28,955	3.6	45.24	2,333
Fairfax	53,754	11,430	4.7	17.86	3,010
Jefferson	47,314	5,186	9.1	8.10	5,841
Lincolnia	14,899	1,725	8.6	2.70	5,518
Lower Potomac	23,174	23,588	1.0	36.86	629
McLean	66,627	16,423	4.1	25.66	2,597
Mount Vernon	87,368	11,856	7.4	18.53	4,715
Pohick 1/	139,737	45,656	3.1	71.34	1,959
Rose Hill	46,719	8,138	5.7	12.72	3,673
Springfield	47,280	8,857	5.3	13.84	3,416
Upper Potomac 2/	164,700	42,964	3.8	67.13	2,453
Vienna 3/	59,865	10,261	5.8	16.03	3,735
FAIRFAX COUNTY	964,712	228,548	4.2	357.11	2,701

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 2000)

Sewershed Code	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
A1	28,747	4,087	7.0	6.39	4,499
A2	1,601	690	2.3	1.08	1,482
A3	2,849	254	11.2	0.40	7,123
B1	5,337	916	5.8	1.43	3,732
B2	20,667	3,060	6.8	4.78	4,324
B3	2,347	1,474	1.6	2.30	1,020
B5 1/	18,335	2,319	7.9	3.62	5,065
C1	3,243	4,824	0.7	7.54	430
C2	3,880	5,640	0.7	8.81	440
D1	8,920	6,126	1.5	9.57	932
D2	25,166	4,762	5.3	7.44	3,383
D3 2/	76,316	20,566	3.7	32.13	2,375
E1	16,493	3,188	5.2	4.98	3,312
E2	1,446	1,328	1.1	2.08	695
F	6,920	1,062	6.5	1.66	4,169
G1	33,214	4,623	7.2	7.22	4,600
G2	3,302	646	5.1	1.01	3,269
G3	2,055	1,978	1.0	3.09	665
G4	980	155	6.3	0.24	4,083
H1	13,193	969	13.6	1.51	8,737
H2	7,317	100	73.3	0.16	45,731
H3	544	55	9.8	0.09	6,044
I1	63,492	7,606	8.3	11.88	5,344
I2	3,563	493	7.2	0.77	4,627
I3	53,266	7,638	7.0	11.93	4,465
I4	122	48	2.5	0.08	1,525
I5	782	62	12.6	0.10	7,820

(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 2000)

Sewershed Code	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
J1	20,525	2,002	10.3	3.13	6,558
J2	7,017	621	11.3	0.97	7,234
J3	4,841	636	7.6	0.99	4,890
J4	4,885	704	6.9	1.10	4,441
K	42,308	6,341	6.7	9.91	4,269
L	42,729	7,851	5.4	12.27	3,482
M0	6,109	581	10.5	0.91	6,713
M1	9,988	797	12.5	1.24	8,055
M2 2/	64,305	8,688	7.4	13.58	4,735
M3	18,160	2,755	6.6	4.30	4,223
M4	22,294	3,647	6.1	5.70	3,911
M5	7,424	2,217	3.3	3.46	2,146
M6	15,655	3,349	4.7	5.23	2,993
M7	398	28	14.4	0.04	9,950
M8	7,159	8,436	0.8	13.18	543
M9	7,796	1,376	5.7	2.15	3,626
N1	114,184	14,411	7.9	22.52	5,070
N2	18,521	4,565	4.1	7.13	2,598
O1	1,052	6,963	0.2	10.88	97
P	192	1,109	0.2	1.73	111
P1	177	853	0.2	1.33	133
P2	453	100	4.5	0.16	2,831
P3	2,983	831	3.6	1.30	2,295
P4	196	81	2.4	0.13	1,508
Q1	10,142	19,182	0.5	29.97	338
R1	8,790	9,358	0.9	14.62	601
R2	726	338	2.1	0.53	1,370

(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 2000)

Sewershed Code	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
R3 3/	230	148	1.6	0.23	1,000
R4	853	561	1.5	0.88	969
S1	24,899	5,079	4.9	7.94	3,136
S2	748	2,585	0.3	4.04	185
T1	4,570	6,353	0.7	9.93	460
T2	20,472	3,863	5.3	6.04	3,389
T3	17,493	5,089	3.4	7.95	2,200
T4	21,675	2,299	9.4	3.59	6,038
T5	23,828	2,536	9.4	3.96	6,017
T6	276	4,105	0.1	6.41	43
T7	6,562	3,439	1.9	5.37	1,222
FAIRFAX COUNTY	964,712	228,548	4.2	357.11	2,701

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 2000)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
151	151.01	1,240	163	7.6	0.25	4,960
	151.02	1,263	239	5.3	0.37	3,414
	151.03	805	89	9.0	0.14	5,750
	Census Tract Total	3,308	491	6.7	0.77	4,296
152	152.01	867	308	2.8	0.48	1,806
	152.02	3,003	171	17.6	0.27	11,122
	152.03	309	65	4.7	0.10	3,090
	152.04		72		0.11	
	Census Tract Total	4,179	616	6.8	0.96	4,353
153	153.01	767	92	8.4	0.14	5,479
	153.02	1,528	178	8.6	0.28	5,457
	153.03	1,193	67	17.8	0.10	11,930
	153.04	262	109	2.4	0.17	1,541
	Census Tract Total	3,750	446	8.4	0.70	5,357
154	154.01	5,357	527	10.2	0.82	6,533
	154.02	1,073	237	4.5	0.37	2,900
	154.03	889	102	8.8	0.16	5,556
	Census Tract Total	7,319	866	8.5	1.35	5,421
155	155.01	2,966	422	7.0	0.66	4,494
	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	5,791	835	6.9	1.31	4,421
156	156.01	3,267	351	9.3	0.55	5,940
	156.02	204	43	4.8	0.07	2,914
	156.03	776	216	3.6	0.34	2,282
	156.04	321	558	0.6	0.87	369
	Census Tract Total	4,568	1,168	3.9	1.83	2,496
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 2000)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
157	157.03	502	342	1.5	0.53	947
	Census Tract Total	3,592	921	3.9	1.44	2,494
158	158.01	1,752	259	6.8	0.40	4,380
	158.02	1,434	242	5.9	0.38	3,774
	158.03	1,238	265	4.7	0.41	3,020
	Census Tract Total	4,424	766	5.8	1.20	3,687
159	159.01	2,235	576	3.9	0.90	2,483
	159.02	503	235	2.1	0.37	1,359
	159.03		119		0.19	
	159.04	349	193	1.8	0.30	1,163
	Census Tract Total	3,087	1,122	2.8	1.75	1,764
160	160.01	782	200	3.9	0.31	2,523
	160.02	2,408	327	7.4	0.51	4,722
	160.03	795	208	3.8	0.33	2,409
	Census Tract Total	3,985	735	5.4	1.15	3,465
161	161.01	477	418	1.1	0.65	734
	161.02	256	61	4.2	0.09	2,844
	161.03	1,641	460	3.6	0.72	2,279
	161.04	1,222	342	3.6	0.53	2,306
	Census Tract Total	3,596	1,281	2.8	2.00	1,798
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	669	2,355	0.3	3.68	182
	163.02	1,212	6,699	0.2	10.47	116
	Census Tract Total	1,881	9,054	0.2	14.15	133
201	201.01	1,111	130	8.5	0.20	5,555
	201.02	1,935	545	3.6	0.85	2,276
	Census Tract Total	3,046	675	4.5	1.06	2,874
202	202.01	5,398	479	11.3	0.75	7,197

(CONTINUED)

Population
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
202	202.02	2,454	418	5.9	0.65	3,775
	Census Tract Total	7,852	897	8.8	1.40	5,609
203	203.01	1,863	281	6.6	0.44	4,234
	203.02	1,791	368	4.9	0.57	3,142
	203.03	704	91	7.8	0.14	5,029
	203.04	980	148	6.6	0.23	4,261
	Census Tract Total	5,338	887	6.0	1.39	3,840
204	204.01	3,328	127	26.3	0.20	16,640
	Census Tract Total	3,328	127	26.3	0.20	16,640
205	205.01	6,504	200	32.6	0.31	20,981
	205.02	461	35	13.0	0.06	7,683
	Census Tract Total	6,965	235	29.6	0.37	18,824
206	206.01	452	39	11.7	0.06	7,533
	206.02	1,024	40	25.9	0.06	17,067
	206.03	2,497	210	11.9	0.33	7,567
	Census Tract Total	3,973	288	13.8	0.45	8,829
207	207.01	1,861	258	7.2	0.40	4,653
	207.02	414	98	4.2	0.15	2,760
	207.03	1,597	245	6.5	0.38	4,203
	Census Tract Total	3,872	601	6.4	0.94	4,119
208	208.01	1,021	247	4.1	0.39	2,618
	208.02	770	81	9.5	0.13	5,923
	208.03	1,651	232	7.1	0.36	4,586
	Census Tract Total	3,442	560	6.2	0.87	3,956
210	210.01	2,594	458	5.7	0.72	3,603
	210.02	1,875	133	14.1	0.21	8,929
	210.03	673	218	3.1	0.34	1,979
	210.04	840	481	1.7	0.75	1,120
	Census Tract Total	5,982	1,289	4.6	2.01	2,976
211	211.01	8,152	1,121	7.3	1.75	4,658

(CONTINUED)

Population
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
211	211.02	3,867	885	4.4	1.38	2,802
	211.03	743	137	5.4	0.21	3,538
	Census Tract Total	12,762	2,143	6.0	3.35	3,810
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	1,979	192	10.3	0.30	6,597
	214.02	3,263	231	14.2	0.36	9,064
	Census Tract Total	5,242	422	12.4	0.66	7,942
215	215.01	4,553	397	11.5	0.62	7,344
	Census Tract Total	4,553	397	11.5	0.62	7,344
216	216.01	3,363	130	25.8	0.20	16,815
	216.02	1,180	126	9.3	0.20	5,900
	Census Tract Total	4,543	256	17.7	0.40	11,358
217	217.01	6,461	514	12.6	0.80	8,076
	Census Tract Total	6,461	514	12.6	0.80	8,076
218	218.01	4,704	369	12.7	0.58	8,110
	Census Tract Total	4,704	369	12.7	0.58	8,110
219	219.01	1,201	3,416	0.4	5.34	225
	Census Tract Total	1,201	3,416	0.4	5.34	225
220	220.01		230		0.36	
	220.02		247		0.39	
	220.03	1,448	273	5.3	0.43	3,367
	220.04	21	74	0.3	0.12	175
	220.05	398	28	14.4	0.04	9,950
	Census Tract Total	1,867	851	2.2	1.33	1,404
221	221.01	4,700	623	7.5	0.97	4,845
	221.02	3	216	0.0	0.34	9

(CONTINUED)

Population
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
221	221.03	1,852	744	2.5	1.16	1,597
	221.04	2,692	464	5.8	0.73	3,688
	221.05	796	511	1.6	0.80	995
	221.06	98	425	0.2	0.66	148
	Census Tract Total	10,141	2,984	3.4	4.66	2,176
222	222.01	2,403	2,988	0.8	4.67	515
	Census Tract Total	2,403	2,988	0.8	4.67	515
223	223.01	7,097	715	9.9	1.12	6,337
	Census Tract Total	7,097	715	9.9	1.12	6,337
224	224.01	8,027	1,021	7.9	1.60	5,017
	224.02	1,278	157	8.1	0.25	5,112
	Census Tract Total	9,305	1,178	7.9	1.84	5,057
301	301.01	1,523	284	5.4	0.44	3,461
	301.02	3,515	428	8.2	0.67	5,246
	301.03	2,968	210	14.1	0.33	8,994
	Census Tract Total	8,006	922	8.7	1.44	5,560
302	302.01	12,340	1,391	8.9	2.17	5,687
	Census Tract Total	12,340	1,391	8.9	2.17	5,687
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	1,506	90	16.7	0.14	10,757
	306.02	1,026	75	13.6	0.12	8,550
	306.03	1,293	122	10.6	0.19	6,805
	306.04	1,271	168	7.6	0.26	4,888
	Census Tract Total	5,096	455	11.2	0.71	7,177
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 2000)

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	6,902	858	8.0	1.34	5,151
	Census Tract Total	6,902	858	8.0	1.34	5,151
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	4,168	469	8.9	0.73	5,710
	Census Tract Total	4,168	469	8.9	0.73	5,710
315	315.01	5,591	848	6.6	1.33	4,204
	Census Tract Total	5,591	848	6.6	1.33	4,204
316	316.01	2,503	539	4.6	0.84	2,980
	316.02	2,388	330	7.2	0.52	4,592
	316.03	9	807	0.0	1.26	7
	Census Tract Total	4,900	1,675	2.9	2.62	1,870
318	318.01	7,324	732	10.0	1.14	6,425
	Census Tract Total	7,324	732	10.0	1.14	6,425
319	319.01	3,412	333	10.3	0.52	6,562
	Census Tract Total	3,412	333	10.3	0.52	6,562
320	320.01	3,383	324	10.4	0.51	6,633
	Census Tract Total	3,383	324	10.4	0.51	6,633
321	321.01	3,869	387	10.0	0.61	6,343
	Census Tract Total	3,869	387	10.0	0.61	6,343
322	322.01	7,106	715	9.9	1.12	6,345
	Census Tract Total	7,106	715	9.9	1.12	6,345
323	323.01	3,479	352	9.9	0.55	6,325
	323.02	1,605	278	5.8	0.43	3,733

(CONTINUED)

Population
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
323	Census Tract Total	5,084	629	8.1	0.98	5,188
324	324.01	9,039	991	9.1	1.55	5,832
	Census Tract Total	9,039	991	9.1	1.55	5,832
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	4,756	641	7.4	1.00	4,756
	Census Tract Total	4,756	641	7.4	1.00	4,756
327	327.01	7,832	876	8.9	1.37	5,717
	Census Tract Total	7,832	876	8.9	1.37	5,717
328	328.01	2,040	688	3.0	1.07	1,907
	Census Tract Total	2,040	688	3.0	1.07	1,907
401	401.01	1,640	421	3.9	0.66	2,485
	401.02	2,874	596	4.8	0.93	3,090
	401.03	2,385	288	8.3	0.45	5,300
	Census Tract Total	6,899	1,305	5.3	2.04	3,382
402	402.01	889	293	3.0	0.46	1,933
	402.02	4,784	554	8.6	0.87	5,499
	402.03		118		0.18	
	402.04	382	214	1.8	0.33	1,158
	Census Tract Total	6,055	1,179	5.1	1.84	3,291
403	403.01	1,369	343	4.0	0.54	2,535
	403.02	1,318	303	4.4	0.47	2,804
	Census Tract Total	2,687	646	4.2	1.01	2,660
405	405.01	2,860	426	6.7	0.67	4,269
	405.02	1,269	217	5.8	0.34	3,732
	405.03	4,479	948	4.7	1.48	3,026
	405.04	1,104	48	22.9	0.08	13,800
	Census Tract Total	9,712	1,640	5.9	2.56	3,794
406	406.01	2,252	844	2.7	1.32	1,706
	Census Tract Total	2,252	844	2.7	1.32	1,706

(CONTINUED)

Population
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
407	407.01	5,100	726	7.0	1.13	4,513
	407.02	2,854	388	7.4	0.61	4,679
	Census Tract Total	7,954	1,114	7.1	1.74	4,571
408	408.01	2,373	353	6.7	0.55	4,315
	408.02	277	63	4.4	0.10	2,770
	408.03	1,280	225	5.7	0.35	3,657
	408.04	1,959	481	4.1	0.75	2,612
	408.05		233		0.36	
	Census Tract Total	5,889	1,355	4.3	2.12	2,778
501	501.01	3,283	265	12.4	0.41	8,007
	501.02	898	66	13.6	0.10	8,980
	501.03	1,190	100	11.9	0.16	7,438
	Census Tract Total	5,371	431	12.5	0.67	8,016
502	502.01	1,274	43	29.4	0.07	18,200
	502.02	705	58	12.2	0.09	7,833
	502.03	505	63	8.0	0.10	5,050
	502.04	1,141	101	11.3	0.16	7,131
	Census Tract Total	3,625	265	13.7	0.41	8,841
503	503.01	885	60	14.9	0.09	9,833
	503.02	856	63	13.5	0.10	8,560
	503.03	1,972	164	12.0	0.26	7,585
	503.04	659	63	10.5	0.10	6,590
	Census Tract Total	4,372	350	12.5	0.55	7,949
504	504.01	1,048	206	5.1	0.32	3,275
	504.02	984	140	7.0	0.22	4,473
	504.03	669	182	3.7	0.28	2,389
	Census Tract Total	2,701	528	5.1	0.83	3,254
505	505.01	1,047	80	13.0	0.13	8,054
	505.02	890	72	12.3	0.11	8,091
	505.03	652	52	12.6	0.08	8,150

(CONTINUED)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
505	Census Tract Total	2,589	205	12.7	0.32	8,091
506	506.01	556	177	3.1	0.28	1,986
	506.02	3,883	338	11.5	0.53	7,326
	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	1,123	112	10.0	0.17	6,606
	506.07	513	61	8.4	0.09	5,700
	Census Tract Total	8,271	955	8.7	1.49	5,551
507	507.01	2,690	442	6.1	0.69	3,899
	507.02	3,404	259	13.2	0.40	8,510
	Census Tract Total	6,094	701	8.7	1.10	5,540
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	830	165	5.0	0.26	3,192
	509.02	862	166	5.2	0.26	3,315
	Census Tract Total	1,692	331	5.1	0.52	3,254
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	1,200	202	6.0	0.31	3,871
	Census Tract Total	2,150	369	5.8	0.58	3,707
512	512.01	596	175	3.4	0.27	2,207
	512.02	818	225	3.6	0.35	2,337
	512.03	262	101	2.6	0.16	1,638
	Census Tract Total	1,676	500	3.3	0.78	2,149
513	513.01	1,133	207	5.5	0.32	3,541

(CONTINUED)

Population
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
513	513.02	1,108	146	7.6	0.23	4,817
	Census Tract Total	2,241	352	6.4	0.55	4,075
514	514.01	420	15	27.2	0.02	21,000
	514.02	1,712	32	53.4	0.05	34,240
	514.03	790	52	15.1	0.08	9,875
	Census Tract Total	2,922	100	29.3	0.16	18,263
515	515.01	2,071	94	22.1	0.15	13,807
	515.02	2,850	166	17.1	0.26	10,962
	515.03	1,858	237	7.8	0.37	5,022
	515.04	2,078	140	14.8	0.22	9,445
	Census Tract Total	8,857	638	13.9	1.00	8,857
516	516.01	1,735	66	26.5	0.10	17,350
	516.02	215	30	7.3	0.05	4,300
	516.03	1,715	86	19.9	0.13	13,192
	516.04	1,384	110	12.5	0.17	8,141
	516.05	987	145	6.8	0.23	4,291
	Census Tract Total	6,036	437	13.8	0.68	8,876
518	518.01	1,207	164	7.4	0.26	4,642
	518.02	543	95	5.7	0.15	3,620
	518.03	1,149	205	5.6	0.32	3,591
	Census Tract Total	2,899	464	6.3	0.72	4,026
519	519.01	5,408	619	8.7	0.97	5,575
	Census Tract Total	5,408	619	8.7	0.97	5,575
520	520.01	2,971	492	6.0	0.77	3,858
	Census Tract Total	2,971	492	6.0	0.77	3,858
521	521.01	343	135	2.5	0.21	1,633
	521.02	2,591	375	6.9	0.59	4,392
	521.03	1,527	232	6.6	0.36	4,242
	521.04	1,720	266	6.5	0.42	4,095
	521.05	1,101	253	4.4	0.39	2,823

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Population
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
521	Census Tract Total	7,282	1,260	5.8	1.97	3,696
522	522.01	3,477	206	16.9	0.32	10,866
	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	5,572	483	11.5	0.75	7,429
523	523.01	7,100	235	30.2	0.37	19,189
	Census Tract Total	7,100	235	30.2	0.37	19,189
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	1,834	207	8.8	0.32	5,731
	524.05	1,307	178	7.3	0.28	4,668
	Census Tract Total	6,381	723	8.8	1.13	5,647
525	525.01	827	444	1.9	0.69	1,199
	525.02	1,739	309	5.6	0.48	3,623
	525.03	949	259	3.7	0.40	2,373
	525.04	4,156	246	16.9	0.38	10,937
	Census Tract Total	7,671	1,258	6.1	1.96	3,914
526	526.01	1,982	295	6.7	0.46	4,309
	526.02	1,793	185	9.7	0.29	6,183
	526.03	611	122	5.0	0.19	3,216
	Census Tract Total	4,386	602	7.3	0.94	4,666
527	527.01	3,843	326	11.8	0.51	7,535
	Census Tract Total	3,843	326	11.8	0.51	7,535
528	528.01	8,436	261	32.3	0.41	20,576
	Census Tract Total	8,436	261	32.3	0.41	20,576
601	601.01	972	485	2.0	0.76	1,279
	601.02	1,898	519	3.7	0.81	2,343
	601.03	736	422	1.7	0.66	1,115
	Census Tract Total	3,606	1,425	2.5	2.23	1,617

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Population
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
602	602.01	1,587	811	2.0	1.27	1,250
	602.02	285	164	1.7	0.26	1,096
	602.03	1,964	921	2.1	1.44	1,364
	Census Tract Total	3,836	1,895	2.0	2.96	1,296
603	603.01	715	190	3.8	0.30	2,383
	603.02	2,035	291	7.0	0.45	4,522
	Census Tract Total	2,750	480	5.7	0.75	3,667
604	604.01	803	231	3.5	0.36	2,231
	604.02	3,434	502	6.8	0.78	4,403
	604.03	491	91	5.4	0.14	3,507
	Census Tract Total	4,728	824	5.7	1.29	3,665
605	605.01	2,329	447	5.2	0.70	3,327
	605.02	2,010	232	8.7	0.36	5,583
	605.03	1,049	115	9.1	0.18	5,828
	605.04	540	96	5.6	0.15	3,600
	605.05	1,771	269	6.6	0.42	4,217
	Census Tract Total	7,699	1,159	6.6	1.81	4,254
606	606.01	436	90	4.9	0.14	3,114
	606.02	3,385	451	7.5	0.70	4,836
	Census Tract Total	3,821	540	7.1	0.84	4,549
607 /1	607.01	7,727	964	8.0	1.51	5,117
	Census Tract Total	7,727	964	8.0	1.51	5,117
608 /1	608.01	3,146	493	6.4	0.77	4,086
	Census Tract Total	3,146	493	6.4	0.77	4,086
609 /1	609.01	2,501	585	4.3	0.91	2,748
	Census Tract Total	2,501	585	4.3	0.91	2,748
610 /1	610.01	2,448	344	7.1	0.54	4,533
	Census Tract Total	2,448	344	7.1	0.54	4,533
611	611.01	1,891	550	3.4	0.86	2,199
	611.02	4,912	865	5.7	1.35	3,639

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Population
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
611	Census Tract Total	6,803	1,415	4.8	2.21	3,078
612	612.01	623	590	1.1	0.92	677
	612.02	3,270	1,717	1.9	2.68	1,220
	612.03	187	323	0.6	0.51	367
	612.04	1,556	310	5.0	0.48	3,242
	Census Tract Total	5,636	2,940	1.9	4.59	1,228
615	615.01	1,110	155	7.2	0.24	4,625
	615.02	869	102	8.5	0.16	5,431
	615.03	1,254	147	8.5	0.23	5,452
	615.04	1,858	216	8.6	0.34	5,465
	615.05	262	35	7.4	0.06	4,367
	Census Tract Total	5,353	655	8.2	1.02	5,248
616	616.01	2,554	246	10.4	0.38	6,721
	616.02	1,087	222	4.9	0.35	3,106
	616.04	2,231	94	23.6	0.15	14,873
	616.05	958	80	12.0	0.12	7,983
	616.06		196		0.31	
	Census Tract Total	6,830	838	8.1	1.31	5,214
617	617.01	4,926	336	14.7	0.52	9,473
	617.02	638	177	3.6	0.28	2,279
	Census Tract Total	5,564	513	10.8	0.80	6,955
618	618.01	802	117	6.9	0.18	4,456
	618.02	4,837	249	19.4	0.39	12,403
	Census Tract Total	5,639	366	15.4	0.57	9,893
619	619.02	4,041	223	18.1	0.35	11,546
	Census Tract Total	4,041	223	18.1	0.35	11,546
701	701.01	806	269	3.0	0.42	1,919
	701.02	1,290	770	1.7	1.20	1,075
	701.03	163	94	1.7	0.15	1,087
	701.04	465	302	1.5	0.47	989

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Population
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
701	Census Tract Total	2,724	1,435	1.9	2.24	1,216
702	702.01	6	815	0.0	1.27	5
	Census Tract Total	6	815	0.0	1.27	5
703	703.01	1,938	378	5.1	0.59	3,285
	703.02	382	104	3.7	0.16	2,388
	703.03	929	194	4.8	0.30	3,097
	Census Tract Total	3,249	676	4.8	1.06	3,065
704	704.01	1,371	401	3.4	0.63	2,176
	704.02	120	44	2.7	0.07	1,714
	704.03	1,034	378	2.7	0.59	1,753
	704.04	801	192	4.2	0.30	2,670
	704.05	1,495	249	6.0	0.39	3,833
	Census Tract Total	4,821	1,265	3.8	1.98	2,435
705	705.01	326	77	4.2	0.12	2,717
	705.02	944	188	5.0	0.29	3,255
	705.03	1,884	327	5.8	0.51	3,694
	705.04	842	140	6.0	0.22	3,827
	705.05	489	70	7.0	0.11	4,445
	705.06	989	62	16.0	0.10	9,890
	Census Tract Total	5,474	864	6.3	1.35	4,055
706	706.01	617	214	2.9	0.33	1,870
	706.02	474	90	5.3	0.14	3,386
	706.03	1,006	102	9.9	0.16	6,288
	706.04	473	71	6.7	0.11	4,300
	Census Tract Total	2,570	477	5.4	0.74	3,473
707	707.01	848	155	5.5	0.24	3,533
	707.02	1,169	144	8.1	0.22	5,314
	707.03	827	148	5.6	0.23	3,596
	707.04	1,080	143	7.6	0.22	4,909
	707.05	560	78	7.1	0.12	4,667

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Population
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
707	707.06	740	78	9.4	0.12	6,167
	Census Tract Total	5,224	746	7.0	1.17	4,465
708	708.01	757	143	5.3	0.22	3,441
	708.02	2,133	277	7.7	0.43	4,960
	Census Tract Total	2,890	420	6.9	0.66	4,379
709	709.01	1,883	312	6.0	0.49	3,843
	709.02	2,121	217	9.8	0.34	6,238
	709.03	729	72	10.2	0.11	6,627
	709.04	904	173	5.2	0.27	3,348
	709.05	976	111	8.8	0.17	5,741
	709.06	303	27	11.1	0.04	7,575
	Census Tract Total	6,916	912	7.6	1.42	4,870
710	710.01	166	84	2.0	0.13	1,277
	710.02	629	115	5.5	0.18	3,494
	710.03	1,243	154	8.1	0.24	5,179
	Census Tract Total	2,038	353	5.8	0.55	3,705
711	711.01	485	44	11.0	0.07	6,929
	711.02	586	61	9.6	0.10	5,860
	711.03	760	79	9.7	0.12	6,333
	711.04	875	80	11.0	0.12	7,292
	711.05	697	65	10.7	0.10	6,970
	711.06	1,582	150	10.5	0.23	6,878
	711.07	549	78	7.0	0.12	4,575
	711.08	1,081	183	5.9	0.29	3,728
	Census Tract Total	6,615	740	8.9	1.16	5,703
712	712.01	3	75	0.0	0.12	25
	712.02	1,150	59	19.5	0.09	12,778
	712.03	551	31	17.8	0.05	11,020
	712.04	5,331	318	16.8	0.50	10,662
	Census Tract Total	7,035	483	14.6	0.75	9,380

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Population
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
713	713.01	7,358	440	16.7	0.69	10,664
	713.02	1,753	249	7.0	0.39	4,495
	Census Tract Total	9,111	689	13.2	1.08	8,436
714	714.01	4,393	624	7.0	0.97	4,529
	714.02	2,069	108	19.1	0.17	12,171
	Census Tract Total	6,462	732	8.8	1.14	5,668
801	801.01	1,473	3,215	0.5	5.02	293
	801.02	741	786	0.9	1.23	602
	801.03	775	1,209	0.6	1.89	410
	801.04	947	2,010	0.5	3.14	302
	801.05	603	1,352	0.4	2.11	286
	Census Tract Total	4,539	8,573	0.5	13.39	339
802	802.01	962	694	1.4	1.08	891
	802.02	1,318	434	3.0	0.68	1,938
	802.03	1,461	255	5.7	0.40	3,653
	802.04	5,561	538	10.3	0.84	6,620
	802.05		128		0.20	
	Census Tract Total	9,302	2,049	4.5	3.20	2,907
803	803.01	3,175	2,446	1.3	3.82	831
	803.02	763	570	1.3	0.89	857
	803.03	2,791	1,751	1.6	2.74	1,019
	803.04		92		0.14	
	Census Tract Total	6,729	4,858	1.4	7.59	887
804	804.01	2,280	1,438	1.6	2.25	1,013
	804.02	2,401	2,416	1.0	3.78	635
	804.03	1,327	1,096	1.2	1.71	776
	804.04	1,444	710	2.0	1.11	1,301
	804.05	2,831	1,260	2.2	1.97	1,437
	Census Tract Total	10,283	6,919	1.5	10.81	951
805	805.01	6,173	601	10.3	0.94	6,567

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Population
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
805	805.02	6,266	1,276	4.9	1.99	3,149
	805.03	6,459	870	7.4	1.36	4,749
	Census Tract Total	18,898	2,747	6.9	4.29	4,405
808 /2	808.01	7,219	1,026	7.0	1.60	4,512
	Census Tract Total	7,219	1,026	7.0	1.60	4,512
809 /2	809.01	11,611	1,293	9.0	2.02	5,748
	Census Tract Total	11,611	1,293	9.0	2.02	5,748
810	810.01	3,390	288	11.8	0.45	7,533
	Census Tract Total	3,390	288	11.8	0.45	7,533
811	811.01	433	247	1.8	0.39	1,110
	811.02	7,027	572	12.3	0.89	7,896
	811.03	4,335	470	9.2	0.73	5,938
	811.04	4,820	719	6.7	1.12	4,304
	Census Tract Total	16,615	2,007	8.3	3.14	5,291
812	812.01	6,684	1,041	6.4	1.63	4,101
	Census Tract Total	6,684	1,041	6.4	1.63	4,101
814	814.01	7,367	1,227	6.0	1.92	3,837
	Census Tract Total	7,367	1,227	6.0	1.92	3,837
815	815.01	2,593	1,114	2.3	1.74	1,490
	Census Tract Total	2,593	1,114	2.3	1.74	1,490
816	816.01	1,560	969	1.6	1.51	1,033
	816.02	1,606	1,097	1.5	1.71	939
	Census Tract Total	3,166	2,066	1.5	3.23	980
817	817.01	1,900	866	2.2	1.35	1,407
	817.02	2,169	879	2.5	1.37	1,583
	817.03	1,815	628	2.9	0.98	1,852
	817.04	4,212	607	6.9	0.95	4,434
	Census Tract Total	10,096	2,981	3.4	4.66	2,167
819	819.01	3,836	1,369	2.8	2.14	1,793
	819.02	1,946	1,069	1.8	1.67	1,165

(CONTINUED)

Population
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
819	Census Tract Total	5,782	2,439	2.4	3.81	1,518
820	820.01	8,322	1,155	7.2	1.81	4,598
	820.02	1,261	173	7.3	0.27	4,670
	Census Tract Total	9,583	1,328	7.2	2.08	4,607
821	821.01	3,421	207	16.5	0.32	10,691
	Census Tract Total	3,421	207	16.5	0.32	10,691
822	822.01	1,819	427	4.3	0.67	2,715
	822.02	906	313	2.9	0.49	1,849
	822.03	4,866	322	15.1	0.50	9,732
	Census Tract Total	7,591	1,063	7.1	1.66	4,573
823	823.01	13,017	1,276	10.2	1.99	6,541
	Census Tract Total	13,017	1,276	10.2	1.99	6,541
824	824.01	2,590	897	2.9	1.40	1,850
	Census Tract Total	2,590	897	2.9	1.40	1,850
825	825.01	2,045	1,789	1.1	2.80	730
	825.02	12,470	1,844	6.8	2.88	4,330
	Census Tract Total	14,515	3,633	4.0	5.68	2,555
826	826.01	2,049	398	5.2	0.62	3,305
	826.02	8,752	1,681	5.2	2.63	3,328
	Census Tract Total	10,801	2,079	5.2	3.25	3,323
901	901.01	7	557	0.0	0.87	8
	901.02	40	438	0.1	0.68	59
	901.03	2,943	1,751	1.7	2.74	1,074
	901.04	314	929	0.3	1.45	217
	901.05	7,288	1,552	4.7	2.43	2,999
	901.06		2,501		3.91	
	Census Tract Total	10,592	7,728	1.4	12.07	878
905	905.01	2,739	236	11.6	0.37	7,403
	905.02	5,860	2,111	2.8	3.30	1,776
	Census Tract Total	8,599	2,348	3.7	3.67	2,343

(CONTINUED)

Population
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
909 /3	909.01	226	142	1.6	0.22	1,027
	Census Tract Total	226	142	1.6	0.22	1,027
910	910.01	123	1,720	0.1	2.69	46
	910.02	1,654	2,697	0.6	4.21	393
	Census Tract Total	1,777	4,417	0.4	6.90	258
911	911.01	12,754	3,026	4.2	4.73	2,696
	Census Tract Total	12,754	3,026	4.2	4.73	2,696
912	912.01	5,925	434	13.7	0.68	8,713
	912.02	608	100	6.1	0.16	3,800
	Census Tract Total	6,533	534	12.2	0.83	7,871
913	913.01	74	803	0.1	1.25	59
	913.02	120	1,575	0.1	2.46	49
	913.03	2,062	839	2.5	1.31	1,574
	913.04	9,872	969	10.2	1.51	6,538
	Census Tract Total	12,128	4,186	2.9	6.54	1,854
914	914.01	17,401	1,647	10.6	2.57	6,771
	Census Tract Total	17,401	1,647	10.6	2.57	6,771
915	915.01	5,330	1,260	4.2	1.97	2,706
	915.02	1,571	476	3.3	0.74	2,123
	915.03	1,218	57	21.4	0.09	13,533
	Census Tract Total	8,119	1,794	4.5	2.80	2,900
916	916.01	7,934	868	9.1	1.36	5,834
	Census Tract Total	7,934	868	9.1	1.36	5,834
917	917.01	6,181	494	12.5	0.77	8,027
	917.02	1,916	240	8.0	0.38	5,042
	917.03	1,664	737	2.3	1.15	1,447
	917.04	3,750	617	6.1	0.96	3,906
	Census Tract Total	13,511	2,088	6.5	3.26	4,144
918	918.01	11,879	1,178	10.1	1.84	6,456
	Census Tract Total	11,879	1,178	10.1	1.84	6,456

(CONTINUED)

Population
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
919	919.01	361	1,228	0.3	1.92	188
	919.02	439	984	0.4	1.54	285
	919.03	501	1,111	0.5	1.74	288
	919.04	218	273	0.8	0.43	507
	919.05	832	2,448	0.3	3.82	218
	919.06	143	334	0.4	0.52	275
	919.07	345	1,763	0.2	2.76	125
	919.08	62	106	0.6	0.17	365
	919.09	415	677	0.6	1.06	392
	919.10	140	193	0.7	0.30	467
	919.11	156	1,315	0.1	2.06	76
	919.12	308	496	0.6	0.77	400
		Census Tract Total	3,920	10,928	0.4	17.07
920	920.01	2,265	1,930	1.2	3.01	752
	920.02	2,185	2,236	1.0	3.49	626
	920.03	2,282	1,329	1.7	2.08	1,097
		Census Tract Total	6,732	5,495	1.2	8.59
921	921.01	306	488	0.6	0.76	403
	921.02	475	762	0.6	1.19	399
	921.03	1,169	2,023	0.6	3.16	370
	921.04	725	632	1.1	0.99	732
	921.05	1,144	656	1.7	1.03	1,111
	921.06	1,204	1,230	1.0	1.92	627
	921.07	1,846	1,404	1.3	2.19	843
		Census Tract Total	6,869	7,196	1.0	11.24
922	922.01	394	2,649	0.1	4.14	95
	922.02	1,606	2,968	0.5	4.64	346
	922.03	6,727	1,283	5.2	2.01	3,347
	922.04	659	1,738	0.4	2.72	242
	922.05	3,900	1,041	3.7	1.63	2,393

(CONTINUED)

Population
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	Population	Acres	Population per Acre	Square Miles	Population per Sq Mile
922	Census Tract Total	13,286	9,680	1.4	15.12	879
923	923.01	3,372	534	6.3	0.83	4,063
	Census Tract Total	3,372	534	6.3	0.83	4,063
924	924.01	4,686	490	9.6	0.77	6,086
	Census Tract Total	4,686	490	9.6	0.77	6,086
FAIRFAX COUNTY		964,712	228,548	4.2	357.11	2,701

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 1.8 percent (and thus, an occupancy rate of 98.2 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 98 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 1990 and 2000, the population of Fairfax County increased by 146,128 persons. Of this increase, nearly 92 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, 1990 and 2000**

Racial or Ethnic Origin Group	Average Household Size	
	1990	2000
White	2.65	2.57
Black	2.86	2.74
Asian	3.69	3.33
Hispanic	3.66	4.06
Fairfax County	2.75	2.74

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 2000, from 455,021 to 964,712 persons in 2000. By the year 2010, the County's population is forecast to be 1,123,128, an increase of 158,416 persons over the 2000 population estimate. And, by the year 2025, total population is forecast to be 1,192,289 an increase of 227,577 persons over the 2000 estimate.

Population Forecasts by Supervisor District

Sully District, which had the largest population of the supervisor districts in January 2000 (144,034), is expected to remain the area of the County with the largest population through the year 2025 (186,628). The Hunter Mill District had the second largest population in January 2000 (117,248), and that area of the county is expected to remain second largest in the year 2025 (147,014). The population in the Braddock District area is expected to increase more slowly than the other supervisor district areas, and is forecast to total 99,365, 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 2000 (164,700 persons) of all of the planning districts, is also forecast to contain the largest population by the year 2025 (214,602 persons). The Pohick Planning District contained 139,737 persons in January 2000 and is forecast to have 161,615 persons by the year 2025. The Lincolnia Planning District had the fewest number of persons in 2000 (14,899 persons) of all of the planning districts, and is forecast to have the fewest number of persons by the year 2025 (19,943 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 2.72 through year 2025 except for a slight decline to 2.71 by year 2010.

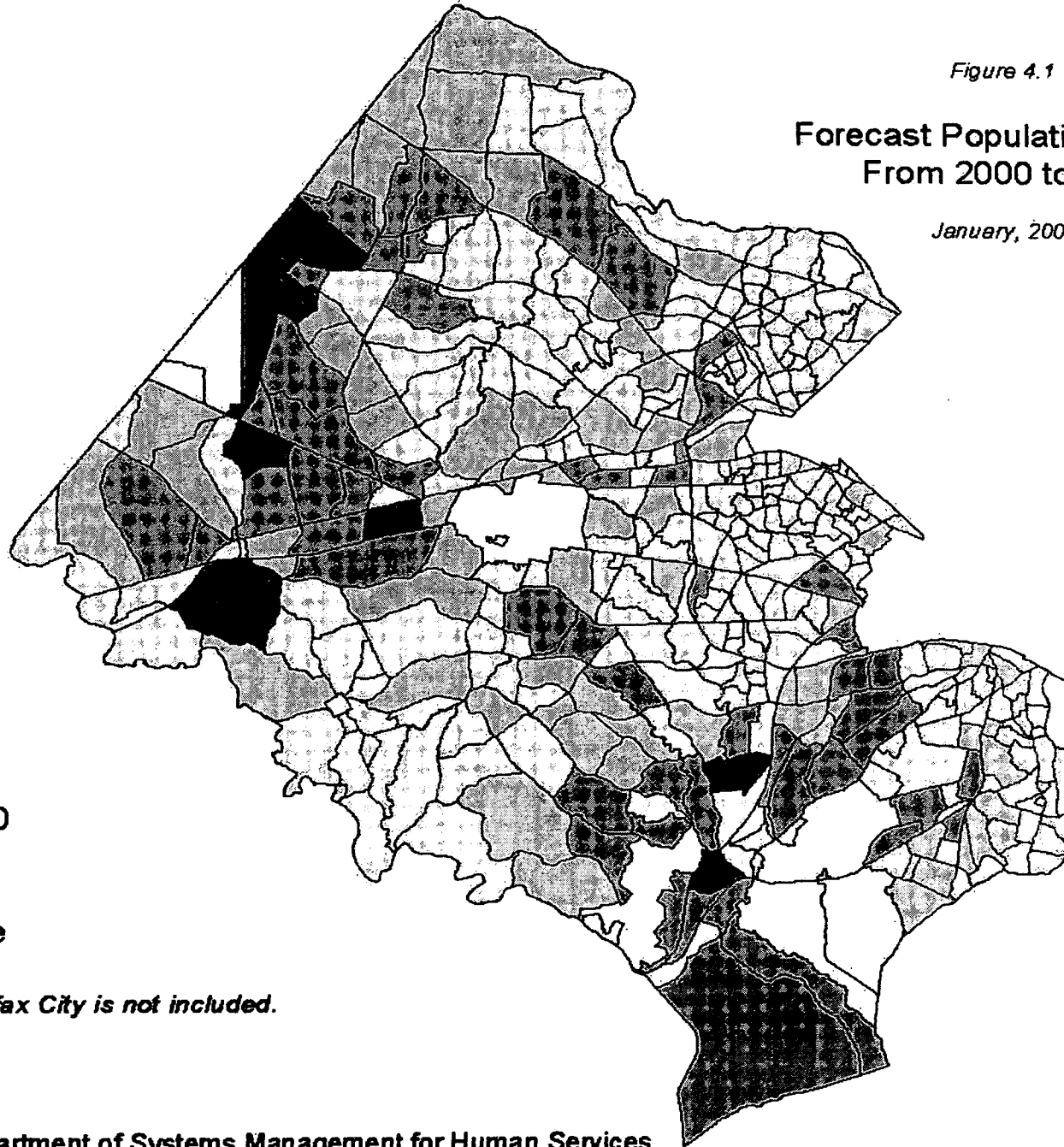
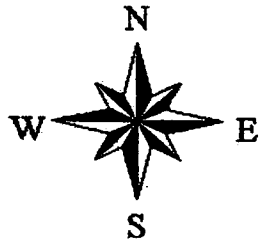
Figure 4.1 shows forecast population densities by Subcensus Tract for the year 2025.

Planning District	2000	2005	2010	2015	2020	2025
Annandale	2.69	2.71	2.71	2.71	2.71	2.71
Baileys	2.29	2.29	2.29	2.29	2.29	2.29
Bull Run	2.76	2.87	2.86	2.87	2.87	2.88
Fairfax	2.44	2.49	2.48	2.48	2.48	2.48
Jefferson	2.53	2.57	2.55	2.55	2.55	2.55
Lincolnia	2.77	2.76	2.76	2.76	2.76	2.77
Lower Potomac	2.48	2.59	2.5	2.60	2.60	2.60
McLean	2.55	2.54	2.53	2.54	2.54	2.55
Mount Vernon	2.39	2.44	2.45	2.45	2.45	2.45
Pohick	3.11	3.12	3.12	3.12	3.12	3.12
Rose Hill	2.49	2.50	2.49	2.49	2.50	2.50
Springfield	2.79	2.84	2.82	2.82	2.81	2.81
Upper Potomac	2.84	2.86	2.84	2.84	2.85	2.85
Vienna	2.77	2.78	2.77	2.77	2.78	2.78
Fairfax County	2.69	2.72	2.71	2.72	2.72	2.72






Figure 4.1

Forecast Population Growth From 2000 to 2025

January, 2000



Population Growth

	No growth
	Less than 500
	500 - 999
	1,000 - 2,999
	3,000 or More

Note: Population of Fairfax City is not included.

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

**Historical, Estimated and Forecasted Population
Supervisor District
(January 2000)**

Supervisor District	1990	2000	2005	2010	2015	2020	2025
Braddock	90,767	90,259	91,458	94,809	97,410	98,835	99,365
Dranesville 1/	92,296	105,666	112,283	119,190	124,305	128,178	130,688
Hunter Hill 2/	90,714	117,248	131,655	140,291	144,218	146,233	147,014
Lee	90,049	106,150	118,682	131,355	136,701	141,071	142,363
Mason	90,725	94,446	98,447	103,176	105,110	106,375	107,328
Mount Vernon	87,124	96,018	110,969	119,495	123,927	126,701	128,189
Providence	90,778	107,115	116,655	125,749	129,133	130,926	131,618
Springfield 3/	92,626	103,776	108,269	112,364	115,582	117,641	119,096
Sully	93,505	144,034	162,129	176,699	182,665	185,262	186,628
Fairfax County	818,584	964,712	1,050,547	1,123,128	1,159,051	1,181,222	1,192,289

**Historical, Estimated and Forecasted Population
Towns
(January 2000)**

Town	1990	2000	2005	2010	2015	2020	2025
Town of Clifton	176	226	231	244	258	272	283
Town of Herndon	16,139	18,830	19,895	22,538	23,730	24,446	24,740
Town of Vienna	14,852	15,822	15,943	16,258	16,578	16,908	17,154
Towns Total	31,167	34,878	36,069	39,040	40,566	41,626	42,177

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1990.
Fairfax County Dept. of Systems Management for Human Services: 2000 - 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 2000)

Planning District	1970	1980	1990	2000	2005	2010	2015	2020	2025
Annandale	62,635	66,466	66,329	68,654	69,664	70,979	72,317	73,552	74,189
Baileys	30,112	30,290	38,392	39,060	39,519	42,276	43,045	43,478	43,783
Bull Run	14,006	23,566	66,234	105,561	115,733	126,755	130,921	132,627	133,746
Fairfax	22,889	32,332	45,244	53,754	59,875	64,834	67,181	68,495	68,798
Jefferson	40,989	38,152	42,859	47,314	51,047	53,865	54,721	55,245	55,593
Lincolnia	11,123	9,978	14,010	14,899	17,576	18,923	19,482	19,736	19,943
Lower Potomac	21,497	16,305	24,371	23,174	31,568	35,480	37,044	37,783	38,368
McLean	46,866	54,669	58,747	66,627	69,664	72,722	74,444	76,141	77,453
Mount Vernon	76,730	79,533	82,483	87,368	91,006	99,167	102,751	105,222	106,263
Pohick 1/	14,902	71,543	127,040	139,737	146,086	152,413	157,123	159,800	161,615
Rose Hill	21,859	23,262	34,520	46,719	51,999	55,603	57,153	58,411	59,061
Springfield	32,970	31,667	39,919	47,280	56,148	60,983	63,778	66,220	66,577
Upper Potomac 2/	20,062	70,795	125,169	164,700	186,301	201,063	208,900	212,917	214,602
Vienna 3/	38,381	48,343	53,267	59,865	64,361	68,065	70,191	71,595	72,298
Fairfax County	455,021	596,901	818,584	964,712	1,050,547	1,123,128	1,159,051	1,181,222	1,192,289

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1970, 1980, 1990;
Fairfax County Dept. of Systems Management for Human Services: 2000 - 2025.

- 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 2000)

Census Tract	Subcensus Tract	1990	2000	2005	2010	2015	2020	2025
151	151.01		1,240	1,409	1,465	1,499	1,533	1,560
	151.02		1,263	1,089	1,357	1,385	1,412	1,433
	151.03		805	893	915	937	960	976
	Census Tract Total	3,262	3,308	3,391	3,737	3,821	3,905	3,969
152	152.01		867	985	1,016	1,045	1,075	1,098
	152.02		3,003	3,098	3,173	3,250	3,328	3,408
	152.03		309	324	325	325	325	327
	152.04							
	Census Tract Total	3,165	4,179	4,407	4,514	4,620	4,728	4,833
153	153.01		767	1,170	1,250	1,309	1,344	1,344
	153.02		1,528	1,582	1,602	1,624	1,645	1,659
	153.03		1,193	1,193	1,194	1,195	1,196	1,197
	153.04		262	266	266	267	267	267
	Census Tract Total	3,610	3,750	4,211	4,312	4,395	4,452	4,467
154	154.01		5,357	5,355	5,852	6,002	6,089	6,089
	154.02		1,073	1,120	1,154	1,188	1,224	1,251
	154.03		889	914	1,002	1,076	1,080	1,083
	Census Tract Total	7,163	7,319	7,389	8,008	8,266	8,393	8,423
155	155.01		2,966	3,150	3,596	3,850	3,938	3,957
	155.02		1,800	1,834	1,856	1,879	1,902	1,919
	155.03		789	823	844	865	887	903
	155.04		236	270	271	273	274	276
	Census Tract Total	5,644	5,791	6,077	6,567	6,867	7,001	7,055
156	156.01		3,267	3,363	3,408	3,454	3,502	3,536
	156.02		204	207	208	208	208	208
	156.03		776	1,050	1,112	1,164	1,210	1,210
	156.04		321	439	473	505	538	565
	Census Tract Total	2,438	4,568	5,059	5,201	5,331	5,458	5,519
157	157.01		1,134	1,161	1,175	1,190	1,204	1,215
	157.02		1,956	2,021	2,065	2,109	2,155	2,189
	157.03		502	516	518	520	522	523

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	1990	2000	2005	2010	2015	2020	2025
157	Census Tract Total	3,606	3,592	3,698	3,758	3,819	3,881	3,927
158	158.01		1,752	2,172	2,339	2,450	2,450	2,450
	158.02		1,434	1,469	1,518	1,568	1,619	1,659
	158.03		1,238	1,435	1,525	1,613	1,687	1,687
	Census Tract Total	4,622	4,424	5,076	5,382	5,631	5,756	5,796
159	159.01		2,235	2,384	2,515	2,655	2,743	2,744
	159.02		503	935	987	1,018	1,019	1,020
	159.03							
	159.04		349	387	392	398	404	408
	Census Tract Total	3,094	3,087	3,706	3,894	4,071	4,166	4,172
160	160.01		782	1,698	1,875	2,018	2,120	2,126
	160.02		2,408	2,234	2,732	2,880	2,923	2,956
	160.03		795	849	863	878	894	904
	Census Tract Total	3,705	3,985	4,781	5,470	5,776	5,937	5,986
161	161.01		477	576	612	651	692	725
	161.02		256	271	273	275	278	279
	161.03		1,641	1,758	1,890	2,030	2,174	2,174
	161.04		1,222	1,354	1,456	1,562	1,675	1,764
	Census Tract Total	3,751	3,596	3,959	4,231	4,518	4,819	4,942
162	162.01		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
163	163.01		669	2,045	2,214	2,326	2,446	2,541
	163.02		1,212	2,393	2,541	2,642	2,744	2,814
	Census Tract Total	1,778	1,881	4,438	4,755	4,968	5,190	5,355
201	201.01		1,111	1,476	1,551	1,614	1,627	1,627
	201.02		1,935	2,371	2,550	2,608	2,608	2,608
	Census Tract Total	3,098	3,046	3,847	4,101	4,222	4,235	4,235
202	202.01		5,398	6,116	6,902	7,076	7,225	7,225
	202.02		2,454	2,885	3,323	3,755	3,988	3,988
	Census Tract Total	5,113	7,852	9,001	10,225	10,831	11,213	11,213

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	1990	2000	2005	2010	2015	2020	2025
203	203.01		1,863	1,915	1,976	2,040	2,105	2,154
	203.02		1,791	1,823	1,899	1,979	2,063	2,131
	203.03		704	994	1,062	1,103	1,148	1,182
	203.04		980	1,554	1,701	1,768	1,841	1,898
	Census Tract Total	4,903	5,338	6,286	6,638	6,890	7,157	7,365
204	204.01		3,328	3,424	3,489	3,556	3,625	3,667
	Census Tract Total	2,368	3,328	3,424	3,489	3,556	3,625	3,667
205	205.01		6,504	6,665	6,860	7,068	7,208	7,222
	205.02		461	468	470	473	475	477
	Census Tract Total	5,121	6,965	7,133	7,330	7,541	7,683	7,699
206	206.01		452	463	465	468	471	474
	206.02		1,024	1,028	1,031	1,035	1,039	1,043
	206.03		2,497	2,677	2,744	2,802	2,863	2,907
	Census Tract Total	4,049	3,973	4,168	4,240	4,305	4,373	4,424
207	207.01		1,861	1,859	1,895	1,931	1,968	1,996
	207.02		414	637	672	698	725	746
	207.03		1,597	1,686	1,751	1,816	1,883	1,934
	Census Tract Total	3,833	3,872	4,182	4,318	4,445	4,576	4,676
208	208.01		1,021	1,037	1,054	1,071	1,090	1,103
	208.02		770	771	789	808	827	842
	208.03		1,651	1,661	1,722	1,786	1,852	1,902
	Census Tract Total	3,295	3,442	3,469	3,565	3,665	3,769	3,847
210	210.01		2,594	3,136	3,523	3,593	3,593	3,593
	210.02		1,875	2,053	2,372	2,380	2,388	2,396
	210.03		673	1,413	1,532	1,554	1,554	1,554
	210.04		840	1,787	1,879	1,880	1,882	1,883
	Census Tract Total	3,657	5,982	8,389	9,306	9,407	9,417	9,426
211	211.01		8,152	9,152	9,971	10,202	10,429	10,563
	211.02		3,867	4,821	5,387	5,432	5,440	5,447
	211.03		743	759	778	799	821	839
	Census Tract Total	6,597	12,762	14,732	16,136	16,433	16,690	16,849

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	1990	2000	2005	2010	2015	2020	2025
212	212.01		2,010	2,170	2,262	2,358	2,387	2,387
	Census Tract Total	2,181	2,010	2,170	2,262	2,358	2,387	2,387
213	213.01		3,671	3,674	3,685	3,697	3,708	3,717
	213.02		265	266	266	266	266	266
	Census Tract Total	3,950	3,936	3,940	3,951	3,963	3,974	3,983
214	214.01		1,979	2,062	2,068	2,074	2,079	2,086
	214.02		3,263	3,426	3,622	3,836	4,068	4,158
	Census Tract Total	5,178	5,242	5,488	5,690	5,910	6,147	6,244
215	215.01		4,553	2,833	5,321	5,867	6,278	6,469
	Census Tract Total	5,007	4,553	2,833	5,321	5,867	6,278	6,469
216	216.01		3,363	3,383	3,384	3,384	3,385	3,385
	216.02		1,180	1,221	1,347	1,489	1,618	1,648
	Census Tract Total	4,982	4,543	4,604	4,731	4,873	5,003	5,033
217	217.01		6,461	6,545	7,247	7,432	7,462	7,483
	Census Tract Total	7,425	6,461	6,545	7,247	7,432	7,462	7,483
218	218.01		4,704	5,057	6,045	6,152	6,155	6,155
	Census Tract Total	4,528	4,704	5,057	6,045	6,152	6,155	6,155
219	219.01		1,201	1,201	1,201	1,201	1,201	1,201
	Census Tract Total	2,969	1,201	1,201	1,201	1,201	1,201	1,201
220	220.01							
	220.02			6	6	6	6	6
	220.03		1,448	1,745	1,816	1,830	1,843	1,854
	220.04		21	38	40	44	47	53
	220.05		398	439	439	439	439	439
	Census Tract Total	2,239	1,867	2,228	2,301	2,319	2,335	2,352
221	221.01		4,700	9,152	10,494	10,563	10,563	10,563
	221.02		3	3	3	3	3	3
	221.03		1,852	2,616	2,997	3,215	3,500	3,869
	221.04		2,692	4,463	4,884	4,906	4,911	4,916
	221.05		796	1,391	1,657	1,824	2,031	2,056
	221.06		98	105	109	114	118	122

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	1990	2000	2005	2010	2015	2020	2025
221	Census Tract Total	6,274	10,141	17,730	20,144	20,625	21,126	21,529
222	222.01		2,403	296	1,404	2,256	2,256	2,256
	Census Tract Total	5,548	2,403	296	1,404	2,256	2,256	2,256
223	223.01		7,097	7,803	8,216	8,337	8,461	8,537
	Census Tract Total	3,844	7,097	7,803	8,216	8,337	8,461	8,537
224	224.01		8,027	9,043	9,738	9,910	10,093	10,250
	224.02		1,278	1,284	1,303	1,322	1,341	1,356
	Census Tract Total	5,838	9,305	10,327	11,041	11,232	11,434	11,606
301	301.01		1,523	1,564	1,596	1,628	1,660	1,684
	301.02		3,515	3,519	3,611	3,706	3,802	3,875
	301.03		2,968	3,020	3,066	3,114	3,164	3,202
	Census Tract Total	7,794	8,006	8,103	8,273	8,448	8,626	8,761
302	302.01		12,340	12,586	13,520	14,092	14,092	14,092
	Census Tract Total	12,357	12,340	12,586	13,520	14,092	14,092	14,092
304	304.01		4,114	4,114	4,117	4,119	4,122	4,124
	304.02		2,438	2,438	2,438	2,438	2,439	2,439
	Census Tract Total	6,727	6,552	6,552	6,555	6,557	6,561	6,563
305	305.01		1,617	1,633	1,646	1,659	1,671	1,681
	Census Tract Total	1,681	1,617	1,633	1,646	1,659	1,671	1,681
306	306.01		1,506	1,538	1,562	1,586	1,611	1,636
	306.02		1,026	1,060	1,061	1,061	1,062	1,063
	306.03		1,293	1,329	1,330	1,330	1,331	1,331
	306.04		1,271	1,320	1,322	1,324	1,327	1,329
	Census Tract Total	5,282	5,096	5,247	5,275	5,301	5,331	5,359
307	307.01		636	657	658	659	660	661
	307.02		991	1,023	1,024	1,025	1,025	1,026
	307.03		1,092	1,153	1,158	1,163	1,168	1,172
	Census Tract Total	2,412	2,719	2,833	2,840	2,847	2,853	2,859
308	308.01		9,011	9,176	9,195	9,214	9,233	9,247
	Census Tract Total	8,372	9,011	9,176	9,195	9,214	9,233	9,247
309	309.01		6,902	7,404	8,052	8,256	8,256	8,256

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	1990	2000	2005	2010	2015	2020	2025
309	Census Tract Total	6,478	6,902	7,404	8,052	8,256	8,256	8,256
310	310.01		7,005	7,024	7,356	7,621	7,676	7,717
	Census Tract Total	6,813	7,005	7,024	7,356	7,621	7,676	7,717
313	313.01		4,441	4,459	4,582	4,709	4,840	4,941
	Census Tract Total	4,353	4,441	4,459	4,582	4,709	4,840	4,941
314	314.01		4,168	4,169	4,176	4,183	4,190	4,196
	Census Tract Total	4,048	4,168	4,169	4,176	4,183	4,190	4,196
315	315.01		5,591	5,882	6,004	6,133	6,211	6,233
	Census Tract Total	5,091	5,591	5,882	6,004	6,133	6,211	6,233
316	316.01		2,503	4,298	4,860	4,959	5,041	5,104
	316.02		2,388	2,579	2,664	2,740	2,795	2,836
	316.03		9	1,877	3,748	5,618	7,489	7,489
	Census Tract Total	4,407	4,900	8,754	11,272	13,317	15,325	15,429
318	318.01		7,324	7,501	7,859	8,235	8,357	8,358
	Census Tract Total	7,397	7,324	7,501	7,859	8,235	8,357	8,358
319	319.01		3,412	3,412	3,420	3,428	3,435	3,441
	Census Tract Total	3,743	3,412	3,412	3,420	3,428	3,435	3,441
320	320.01		3,383	3,390	3,410	3,430	3,450	3,469
	Census Tract Total	3,601	3,383	3,390	3,410	3,430	3,450	3,469
321	321.01		3,869	3,895	3,950	4,006	4,063	4,115
	Census Tract Total	3,797	3,869	3,895	3,950	4,006	4,063	4,115
322	322.01		7,106	7,104	7,239	7,376	7,517	7,646
	Census Tract Total	6,574	7,106	7,104	7,239	7,376	7,517	7,646
323	323.01		3,479	3,594	3,621	3,648	3,675	3,698
	323.02		1,605	2,145	2,276	2,307	2,307	2,307
	Census Tract Total	4,719	5,084	5,739	5,897	5,955	5,982	6,005
324	324.01		9,039	9,039	9,184	9,331	9,481	9,600
	Census Tract Total	9,301	9,039	9,039	9,184	9,331	9,481	9,600
325	325.01		5,979	5,987	6,141	6,300	6,464	6,589
	Census Tract Total	5,607	5,979	5,987	6,141	6,300	6,464	6,589
326	326.01		4,756	4,814	5,089	5,385	5,703	5,914

(CONTINUED)

**Historical and Forecasted Population
Census and Subcensus Tract
(January 2000)**

Census Tract	Subcensus Tract	1990	2000	2005	2010	2015	2020	2025
326	Census Tract Total	4,580	4,756	4,814	5,089	5,385	5,703	5,914
327	327.01		7,832	8,083	8,637	8,850	9,029	9,121
	Census Tract Total	7,456	7,832	8,083	8,637	8,850	9,029	9,121
328	328.01		2,040	2,103	2,235	2,330	2,359	2,381
	Census Tract Total	2,277	2,040	2,103	2,235	2,330	2,359	2,381
401	401.01		1,640	1,679	1,712	1,747	1,783	1,811
	401.02		2,874	2,984	3,207	3,448	3,616	3,616
	401.03		2,385	2,452	2,483	2,514	2,545	2,568
	Census Tract Total	6,804	6,899	7,115	7,402	7,709	7,944	7,995
402	402.01		889	2,883	3,345	3,684	3,685	3,685
	402.02		4,784	4,887	5,099	5,324	5,544	5,586
	402.03							
	402.04		382	396	416	435	457	473
	Census Tract Total	5,692	6,055	8,166	8,860	9,443	9,686	9,744
403	403.01		1,369	1,369	1,392	1,416	1,439	1,457
	403.02		1,318	1,329	1,381	1,435	1,491	1,534
	Census Tract Total	2,880	2,687	2,698	2,773	2,851	2,930	2,991
405	405.01		2,860	2,863	2,864	2,865	2,866	2,867
	405.02		1,269	1,324	1,348	1,371	1,396	1,414
	405.03		4,479	4,687	5,016	5,368	5,422	5,422
	405.04		1,104	1,104	1,104	1,104	1,104	1,104
	Census Tract Total	10,289	9,712	9,978	10,332	10,708	10,788	10,807
406	406.01		2,252	2,177	2,829	3,005	3,195	3,212
	Census Tract Total	2,723	2,252	2,177	2,829	3,005	3,195	3,212
407	407.01		5,100	5,100	5,134	5,167	5,202	5,227
	407.02		2,854	2,853	2,895	2,937	2,980	3,011
	Census Tract Total	8,313	7,954	7,953	8,029	8,104	8,182	8,238
408	408.01		2,373	2,391	2,399	2,406	2,413	2,418
	408.02		277	277	278	279	280	281
	408.03		1,280	1,303	1,326	1,350	1,374	1,391
	408.04		1,959	1,965	2,112	2,271	2,441	2,575

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	1990	2000	2005	2010	2015	2020	2025
408	408.05							
	Census Tract Total	5,583	5,889	5,936	6,115	6,306	6,508	6,665
501	501.01		3,283	3,305	3,305	3,306	3,306	3,306
	501.02		898	915	917	918	919	920
	501.03		1,190	1,216	1,224	1,231	1,239	1,244
	Census Tract Total	4,361	5,371	5,436	5,446	5,455	5,464	5,470
502	502.01		1,274	1,310	1,310	1,310	1,310	1,310
	502.02		705	724	725	725	726	726
	502.03		505	552	561	570	579	586
	502.04		1,141	1,168	1,189	1,210	1,231	1,247
	Census Tract Total	4,219	3,625	3,754	3,785	3,815	3,846	3,869
503	503.01		885	906	915	924	933	940
	503.02		856	876	877	877	878	879
	503.03		1,972	1,993	2,017	2,042	2,068	2,089
	503.04		659	676	694	712	730	744
	Census Tract Total	4,300	4,372	4,451	4,503	4,555	4,609	4,652
504	504.01		1,048	1,071	1,092	1,113	1,135	1,153
	504.02		984	1,007	1,013	1,020	1,026	1,031
	504.03		669	685	711	738	766	787
	Census Tract Total	2,545	2,701	2,763	2,816	2,871	2,927	2,971
505	505.01		1,047	1,073	1,074	1,076	1,078	1,079
	505.02		890	912	915	917	920	922
	505.03		652	667	669	670	671	671
	Census Tract Total	2,628	2,589	2,652	2,658	2,663	2,669	2,672
506	506.01		556	569	612	658	707	746
	506.02		3,883	3,922	3,924	3,927	3,930	3,932
	506.03		867	888	891	895	898	901
	506.04		552	565	565	565	565	565
	506.05		777	796	804	813	822	828
	506.06		1,123	1,150	1,153	1,155	1,158	1,160
	506.07		513	527	532	537	542	546

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	1990	2000	2005	2010	2015	2020	2025
506	Census Tract Total	7,876	8,271	8,417	8,481	8,550	8,622	8,678
507	507.01		2,690	2,694	2,738	2,783	2,830	2,865
	507.02		3,404	3,518	3,542	3,568	3,593	3,613
	Census Tract Total	6,218	6,094	6,212	6,280	6,351	6,423	6,478
508	508.01		867	867	882	897	912	923
	508.02		1,291	1,292	1,301	1,310	1,319	1,326
	508.03		1,037	1,170	1,188	1,206	1,226	1,236
	Census Tract Total	2,994	3,195	3,329	3,371	3,413	3,457	3,485
509	509.01		830	885	900	915	931	942
	509.02		862	882	889	896	903	908
	Census Tract Total	1,607	1,692	1,767	1,789	1,811	1,834	1,850
510	510.01		1,170	1,169	1,170	1,171	1,172	1,173
	510.02		1,624	1,634	1,648	1,662	1,676	1,687
	Census Tract Total	2,749	2,794	2,803	2,818	2,833	2,848	2,860
511	511.01		950	958	959	960	960	961
	511.02		1,200	1,294	1,326	1,359	1,392	1,417
	Census Tract Total	2,250	2,150	2,252	2,285	2,319	2,352	2,378
512	512.01		596	606	608	610	613	614
	512.02		818	825	827	830	832	834
	512.03		262	264	270	276	282	287
	Census Tract Total	1,702	1,676	1,695	1,705	1,716	1,727	1,735
513	513.01		1,133	1,141	1,194	1,249	1,307	1,351
	513.02		1,108	1,117	1,120	1,123	1,126	1,128
	Census Tract Total	2,044	2,241	2,258	2,314	2,372	2,433	2,479
514	514.01		420	424	424	424	424	424
	514.02		1,712	1,696	1,696	1,696	1,696	1,696
	514.03		790	785	785	785	785	785
	Census Tract Total	2,721	2,922	2,905	2,905	2,905	2,905	2,905
515	515.01		2,071	2,071	2,072	2,072	2,073	2,073
	515.02		2,850	2,876	3,274	3,423	3,450	3,470
	515.03		1,858	1,855	1,881	1,906	1,932	1,955

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	1990	2000	2005	2010	2015	2020	2025
515	515.04		2,078	2,059	2,166	2,279	2,398	2,477
	Census Tract Total	8,412	8,857	8,861	9,393	9,680	9,853	9,975
516	516.01		1,735	1,741	1,741	1,742	1,742	1,742
	516.02		215	216	216	216	217	217
	516.03		1,715	1,701	1,701	1,701	1,701	1,701
	516.04		1,384	1,380	1,386	1,391	1,397	1,400
	516.05		987	987	991	996	1,000	1,004
	Census Tract Total	7,647	6,036	6,025	6,035	6,046	6,057	6,064
518	518.01		1,207	1,215	1,222	1,229	1,236	1,241
	518.02		543	582	588	593	599	604
	518.03		1,149	1,160	1,190	1,221	1,253	1,277
	Census Tract Total	2,919	2,899	2,957	3,000	3,043	3,088	3,122
519	519.01		5,408	5,987	6,722	7,012	7,124	7,212
	Census Tract Total	5,187	5,408	5,987	6,722	7,012	7,124	7,212
520	520.01		2,971	3,005	3,093	3,186	3,287	3,365
	Census Tract Total	2,550	2,971	3,005	3,093	3,186	3,287	3,365
521	521.01		343	346	347	348	350	351
	521.02		2,591	2,701	2,783	2,850	2,880	2,903
	521.03		1,527	1,544	1,585	1,628	1,672	1,708
	521.04		1,720	1,725	1,737	1,749	1,761	1,771
	521.05		1,101	1,101	1,118	1,136	1,153	1,167
	Census Tract Total	6,592	7,282	7,417	7,570	7,711	7,816	7,900
522	522.01		3,477	3,554	3,558	3,561	3,565	3,568
	522.02		1,091	1,092	1,098	1,104	1,110	1,114
	522.03		1,004	1,004	1,005	1,007	1,008	1,010
	Census Tract Total	5,323	5,572	5,650	5,661	5,672	5,683	5,692
523	523.01		7,100	7,348	7,810	8,304	8,708	8,725
	Census Tract Total	6,399	7,100	7,348	7,810	8,304	8,708	8,725
524	524.01		1,446	1,446	1,446	1,447	1,448	1,449
	524.02		984	984	984	984	984	984
	524.03		810	810	811	811	812	812

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	1990	2000	2005	2010	2015	2020	2025
524	524.04		1,834	1,869	1,876	1,882	1,889	1,893
	524.05		1,307	1,339	1,387	1,436	1,487	1,512
	Census Tract Total	6,051	6,381	6,448	6,504	6,560	6,620	6,650
525	525.01		827	827	828	828	829	829
	525.02		1,739	1,853	1,926	1,982	2,029	2,067
	525.03		949	1,025	1,041	1,057	1,074	1,087
	525.04		4,156	4,360	4,462	4,569	4,681	4,778
	Census Tract Total	6,792	7,671	8,065	8,257	8,436	8,613	8,761
526	526.01		1,982	2,104	2,104	2,104	2,104	2,104
	526.02		1,793	2,602	2,771	2,782	2,795	2,804
	526.03		611	1,498	1,823	1,958	1,958	1,958
	Census Tract Total	3,888	4,386	6,204	6,698	6,844	6,857	6,866
527	527.01		3,843	4,048	4,399	4,692	4,757	4,794
	Census Tract Total	4,239	3,843	4,048	4,399	4,692	4,757	4,794
528	528.01		8,436	8,518	10,240	10,272	10,306	10,331
	Census Tract Total	6,456	8,436	8,518	10,240	10,272	10,306	10,331
530	Census Tract Total	3						
531	Census Tract Total	2						
601	601.01		972	1,082	1,109	1,134	1,159	1,176
	601.02		1,898	1,901	1,989	2,080	2,176	2,250
	601.03		736	1,215	1,306	1,336	1,336	1,336
	Census Tract Total	3,777	3,606	4,198	4,404	4,550	4,671	4,762
602	602.01		1,587	1,596	1,647	1,698	1,752	1,792
	602.02		285	345	355	365	376	383
	602.03		1,964	2,030	2,069	2,109	2,149	2,180
	Census Tract Total	3,874	3,836	3,971	4,071	4,172	4,277	4,355
603	603.01		715	732	787	846	909	959
	603.02		2,035	2,098	2,217	2,343	2,477	2,486
	Census Tract Total	2,761	2,750	2,830	3,004	3,189	3,386	3,445
604	604.01		803	912	940	970	1,001	1,019
	604.02		3,434	3,791	4,141	4,343	4,433	4,433

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	1990	2000	2005	2010	2015	2020	2025
604	604.03		491	502	516	531	547	559
	Census Tract Total	3,210	4,728	5,205	5,597	5,844	5,981	6,011
605	605.01		2,329	2,737	2,936	3,048	3,049	3,049
	605.02		2,010	2,054	2,118	2,186	2,258	2,315
	605.03		1,049	1,058	1,077	1,095	1,114	1,128
	605.04		540	614	637	659	660	662
	605.05		1,771	2,402	2,513	2,620	2,657	2,660
	Census Tract Total	5,655	7,699	8,865	9,281	9,608	9,738	9,814
606	606.01		436	437	447	458	468	477
	606.02		3,385	3,616	3,815	4,016	4,096	4,110
	Census Tract Total	3,709	3,821	4,053	4,262	4,474	4,564	4,587
607 /1	607.01		7,727	7,780	7,931	8,085	8,243	8,361
	Census Tract Total	7,475	7,727	7,780	7,931	8,085	8,243	8,361
608 /1	608.01		3,146	3,175	3,230	3,285	3,342	3,384
	Census Tract Total	2,765	3,146	3,175	3,230	3,285	3,342	3,384
609 /1	609.01		2,501	2,524	2,578	2,632	2,688	2,730
	Census Tract Total	2,362	2,501	2,524	2,578	2,632	2,688	2,730
610 /1	610.01		2,448	2,464	2,519	2,576	2,635	2,679
	Census Tract Total	2,250	2,448	2,464	2,519	2,576	2,635	2,679
611	611.01		1,891	1,944	2,040	2,140	2,246	2,295
	611.02		4,912	5,114	5,347	5,596	5,693	5,711
	Census Tract Total	6,573	6,803	7,058	7,387	7,736	7,939	8,006
612	612.01		623	647	659	671	682	691
	612.02		3,270	3,796	4,051	4,140	4,146	4,151
	612.03		187	374	393	413	435	436
	612.04		1,556	1,900	2,109	2,208	2,275	2,275
	Census Tract Total	3,365	5,636	6,717	7,212	7,432	7,538	7,553
615	615.01		1,110	1,199	1,254	1,312	1,373	1,420
	615.02		869	877	892	909	926	939
	615.03		1,254	1,275	1,281	1,287	1,293	1,299
	615.04		1,858	1,887	2,052	2,137	2,140	2,141

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	1990	2000	2005	2010	2015	2020	2025
615	615.05		262	263	263	263	263	263
	Census Tract Total	3,540	5,353	5,501	5,742	5,908	5,995	6,062
616	616.01		2,554	3,419	3,988	4,004	4,021	4,033
	616.02		1,087	1,211	1,298	1,391	1,491	1,526
	616.04		2,231	2,735	3,404	3,404	3,404	3,404
	616.05		958	972	990	1,007	1,025	1,043
	616.06			23	24	25	25	25
	Census Tract Total	4,979	6,830	8,360	9,704	9,831	9,966	10,031
617	617.01		4,926	5,744	6,611	6,726	6,745	6,759
	617.02		638	788	830	866	898	923
	Census Tract Total	4,555	5,564	6,532	7,441	7,592	7,643	7,682
618	618.01		802	867	1,061	1,314	1,574	1,579
	618.02		4,837	4,909	5,667	5,814	5,814	5,814
	Census Tract Total	5,054	5,639	5,776	6,728	7,128	7,388	7,393
619	619.02		4,041	4,142	4,369	4,548	4,573	4,597
	Census Tract Total	4,454	4,041	4,142	4,369	4,548	4,573	4,597
701	701.01		806	809	815	821	826	831
	701.02		1,290	1,301	1,371	1,446	1,525	1,586
	701.03		163	192	197	202	208	212
	701.04		465	497	524	553	583	607
	Census Tract Total	2,860	2,724	2,799	2,907	3,022	3,142	3,236
702	702.01		6	6	6	6	6	6
	Census Tract Total	60	6	6	6	6	6	6
703	703.01		1,938	1,938	1,986	2,034	2,085	2,122
	703.02		382	383	390	397	404	409
	703.03		929	929	956	986	1,015	1,037
	Census Tract Total	2,917	3,249	3,250	3,332	3,417	3,504	3,568
704	704.01		1,371	1,388	1,453	1,523	1,597	1,656
	704.02		120	123	124	125	126	126
	704.03		1,034	1,040	1,118	1,202	1,293	1,364
	704.04		801	800	815	829	844	856

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	1990	2000	2005	2010	2015	2020	2025
704	704.05		1,495	1,495	1,563	1,634	1,709	1,767
	Census Tract Total	4,625	4,821	4,846	5,073	5,313	5,569	5,769
705	705.01		326	371	381	392	402	410
	705.02		944	943	946	949	952	954
	705.03		1,884	1,911	2,007	2,108	2,218	2,307
	705.04		842	843	851	859	867	873
	705.05		489	492	520	550	581	606
	705.06		989	1,032	1,037	1,039	1,039	1,039
	Census Tract Total	5,087	5,474	5,592	5,742	5,897	6,059	6,189
706	706.01		617	621	648	678	709	732
	706.02		474	476	493	510	528	542
	706.03		1,006	1,273	1,334	1,343	1,351	1,358
	706.04		473	548	561	567	572	576
	Census Tract Total	2,258	2,570	2,918	3,036	3,098	3,160	3,208
707	707.01		848	885	894	903	913	920
	707.02		1,169	1,169	1,201	1,235	1,269	1,295
	707.03		827	844	868	893	919	939
	707.04		1,080	1,080	1,082	1,084	1,085	1,087
	707.05		560	560	561	562	563	563
	707.06		740	740	740	740	740	740
	Census Tract Total	4,879	5,224	5,278	5,346	5,417	5,489	5,544
708	708.01		757	765	769	774	778	781
	708.02		2,133	2,170	2,188	2,206	2,224	2,237
	Census Tract Total	2,964	2,890	2,935	2,957	2,980	3,002	3,018
709	709.01		1,883	1,898	1,966	2,039	2,114	2,172
	709.02		2,121	2,138	2,159	2,181	2,203	2,219
	709.03		729	732	736	739	742	745
	709.04		904	964	1,076	1,166	1,186	1,202
	709.05		976	976	1,008	1,040	1,075	1,101
	709.06		303	303	304	305	307	308
	Census Tract Total	6,058	6,916	7,011	7,249	7,470	7,627	7,747

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	1990	2000	2005	2010	2015	2020	2025
710	710.01		166	192	195	199	202	205
	710.02		629	683	698	713	729	740
	710.03		1,243	1,242	1,259	1,275	1,294	1,309
	Census Tract Total	1,239	2,038	2,117	2,152	2,187	2,225	2,254
711	711.01		485	485	485	486	486	486
	711.02		586	586	586	586	586	586
	711.03		760	760	767	774	782	787
	711.04		875	875	877	879	881	882
	711.05		697	697	699	700	701	701
	711.06		1,582	1,582	1,582	1,582	1,582	1,582
	711.07		549	555	556	558	560	561
	Census Tract Total	6,447	6,615	6,640	6,691	6,745	6,799	6,838
712	712.01		3	5	5	5	5	5
	712.02		1,150	1,150	1,150	1,150	1,150	1,150
	712.03		551	551	553	554	556	557
	712.04		5,331	5,499	6,691	6,702	6,712	6,720
	Census Tract Total	5,215	7,035	7,205	8,399	8,411	8,423	8,432
713	713.01		7,358	7,789	9,008	9,041	9,063	9,079
	713.02		1,753	1,821	1,850	1,880	1,911	1,934
	Census Tract Total	8,394	9,111	9,610	10,858	10,921	10,974	11,013
714	714.01		4,393	4,474	4,669	4,874	5,088	5,202
	714.02		2,069	2,082	2,087	2,093	2,098	2,102
	Census Tract Total	6,307	6,462	6,556	6,756	6,967	7,186	7,304
801	801.01		1,473	1,670	1,755	1,845	1,938	2,011
	801.02		741	762	790	819	849	872
	801.03		775	789	847	910	978	1,031
	801.04		947	976	1,036	1,100	1,168	1,220
	801.05		603	623	644	665	687	704
	Census Tract Total	3,374	4,539	4,820	5,072	5,339	5,620	5,838
802	802.01		962	1,449	1,558	1,675	1,800	1,900

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	1990	2000	2005	2010	2015	2020	2025
802	802.02		1,318	1,335	1,379	1,426	1,474	1,511
	802.03		1,461	1,565	1,645	1,731	1,821	1,891
	802.04		5,561	5,582	5,585	5,588	5,590	5,590
	802.05							
	Census Tract Total	6,580	9,302	9,931	10,167	10,420	10,685	10,892
803	803.01		3,175	3,436	3,687	3,958	4,181	4,182
	803.02		763	777	796	816	836	851
	803.03		2,791	2,983	3,181	3,390	3,617	3,795
	803.04			555	640	640	640	640
	Census Tract Total	5,669	6,729	7,751	8,304	8,804	9,274	9,468
804	804.01		2,280	2,719	2,900	2,986	2,989	2,992
	804.02		2,401	2,498	2,663	2,841	3,031	3,181
	804.03		1,327	1,332	1,375	1,420	1,466	1,502
	804.04		1,444	1,875	1,990	2,036	2,047	2,056
	804.05		2,831	3,056	3,274	3,508	3,685	3,687
	Census Tract Total	7,290	10,283	11,480	12,202	12,791	13,218	13,418
805	805.01		6,173	6,216	6,682	7,152	7,152	7,152
	805.02		6,266	6,389	6,693	7,011	7,179	7,180
	805.03		6,459	7,445	8,556	8,766	8,912	8,912
	Census Tract Total	14,925	18,898	20,050	21,931	22,929	23,243	23,244
808 /2	808.01		7,219	7,505	8,398	8,745	9,117	9,411
	Census Tract Total	6,665	7,219	7,505	8,398	8,745	9,117	9,411
809 /2	809.01		11,611	12,390	14,140	14,985	15,329	15,329
	Census Tract Total	9,478	11,611	12,390	14,140	14,985	15,329	15,329
810	810.01		3,390	4,874	5,413	5,759	6,179	6,705
	Census Tract Total	2,917	3,390	4,874	5,413	5,759	6,179	6,705
811	811.01		433	2,542	2,837	2,852	2,857	2,861
	811.02		7,027	8,377	9,729	10,865	10,865	10,865
	811.03		4,335	4,375	4,563	4,758	4,962	4,973
	811.04		4,820	4,950	5,177	5,410	5,567	5,567
	Census Tract Total	7,846	16,615	20,244	22,306	23,885	24,251	24,266

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Historical and Forecasted Population
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	1990	2000	2005	2010	2015	2020	2025
812	812.01		6,684	6,752	6,806	6,860	6,916	6,958
	Census Tract Total	6,571	6,684	6,752	6,806	6,860	6,916	6,958
814	814.01		7,367	7,504	7,539	7,573	7,608	7,634
	Census Tract Total	6,861	7,367	7,504	7,539	7,573	7,608	7,634
815	815.01		2,593	2,761	2,860	2,962	3,017	3,017
	Census Tract Total	2,296	2,593	2,761	2,860	2,962	3,017	3,017
816	816.01		1,560	1,791	1,886	1,971	1,971	1,971
	816.02		1,606	1,738	1,764	1,789	1,815	1,835
	Census Tract Total	3,002	3,166	3,529	3,650	3,760	3,786	3,806
817	817.01		1,900	2,280	2,403	2,532	2,658	2,756
	817.02		2,169	2,459	2,622	2,705	2,705	2,705
	817.03		1,815	1,896	1,932	1,969	2,007	2,036
	817.04		4,212	4,616	5,084	5,254	5,261	5,267
	Census Tract Total	7,377	10,096	11,251	12,041	12,460	12,631	12,764
819	819.01		3,836	3,882	3,921	3,963	4,007	4,040
	819.02		1,946	2,227	2,315	2,393	2,402	2,408
	Census Tract Total	4,902	5,782	6,109	6,236	6,356	6,409	6,448
820	820.01		8,322	8,646	9,096	9,575	9,742	9,742
	820.02		1,261	1,296	1,296	1,297	1,297	1,298
	Census Tract Total	3,332	9,583	9,942	10,392	10,872	11,039	11,040
821	821.01		3,421	3,493	3,493	3,493	3,493	3,493
	Census Tract Total	3,190	3,421	3,493	3,493	3,493	3,493	3,493
822	822.01		1,819	2,210	2,841	2,935	2,935	2,935
	822.02		906	941	941	941	941	941
	822.03		4,866	6,215	7,270	7,270	7,270	7,270
	Census Tract Total	4,922	7,591	9,366	11,052	11,146	11,146	11,146
823	823.01		13,017	14,225	15,011	15,012	15,014	15,015
	Census Tract Total	12,587	13,017	14,225	15,011	15,012	15,014	15,015
824	824.01		2,590	2,590	2,648	2,707	2,767	2,812
	Census Tract Total	1,988	2,590	2,590	2,648	2,707	2,767	2,812
825	825.01		2,045	6,592	7,623	7,737	7,857	7,942

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	1990	2000	2005	2010	2015	2020	2025
825	825.02		12,470	13,720	14,379	14,951	15,268	15,269
	Census Tract Total	11,234	14,515	20,312	22,002	22,688	23,125	23,211
826	826.01		2,049	2,533	2,722	2,879	3,023	3,129
	826.02		8,752	10,008	10,886	11,418	11,575	11,578
	Census Tract Total	8,678	10,801	12,541	13,608	14,297	14,598	14,707
901	901.01		7	7	7	7	7	7
	901.02		40	40	41	43	44	46
	901.03		2,943	1,810	3,556	3,644	3,734	3,801
	901.04		314	693	748	762	762	762
	901.05		7,288	7,504	7,587	7,671	7,756	7,827
	901.06							
	Census Tract Total	8,573	10,592	10,054	11,939	12,127	12,303	12,443
905	905.01		2,739	3,041	3,092	3,146	3,204	3,250
	905.02		5,860	6,110	6,521	6,961	7,434	7,808
	Census Tract Total	4,709	8,599	9,151	9,613	10,107	10,638	11,058
909 /3	909.01		226	231	244	258	272	283
	Census Tract Total	176	226	231	244	258	272	283
910	910.01		123	159	171	184	198	209
	910.02		1,654	1,710	1,838	1,977	2,125	2,242
	Census Tract Total	1,257	1,777	1,869	2,009	2,161	2,323	2,451
911	911.01		12,754	13,122	13,696	14,096	14,096	14,096
	Census Tract Total	8,902	12,754	13,122	13,696	14,096	14,096	14,096
912	912.01		5,925	6,221	7,229	7,399	7,425	7,444
	912.02		608	694	694	694	694	694
	Census Tract Total	4,239	6,533	6,915	7,923	8,093	8,119	8,138
913	913.01		74	74	75	75	76	77
	913.02		120	120	122	124	126	127
	913.03		2,062	2,200	2,240	2,281	2,324	2,358
	913.04		9,872	10,591	12,262	13,028	13,235	13,398
	Census Tract Total	4,882	12,128	12,985	14,699	15,508	15,761	15,960
914	914.01		17,401	18,803	20,369	20,574	20,594	20,612

(CONTINUED)

Historical and Forecasted Population
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	1990	2000	2005	2010	2015	2020	2025
914	Census Tract Total	11,654	17,401	18,803	20,369	20,574	20,594	20,612
915	915.01		5,330	7,155	7,684	8,210	8,252	8,284
	915.02		1,571	1,750	1,949	2,057	2,109	2,152
	915.03		1,218	1,389	1,389	1,389	1,389	1,389
	Census Tract Total	4,006	8,119	10,294	11,022	11,656	11,750	11,825
916	916.01		7,934	10,477	11,286	11,591	11,678	11,678
	Census Tract Total	6,961	7,934	10,477	11,286	11,591	11,678	11,678
917	917.01		6,181	7,371	8,295	8,523	8,527	8,531
	917.02		1,916	1,958	1,958	1,958	1,958	1,958
	917.03		1,664	2,184	2,330	2,472	2,620	2,736
	917.04		3,750	7,280	8,455	8,610	8,654	8,666
	Census Tract Total	4,263	13,511	18,793	21,038	21,563	21,759	21,891
918	918.01		11,879	12,508	13,574	14,013	14,218	14,218
	Census Tract Total	7,932	11,879	12,508	13,574	14,013	14,218	14,218
919	919.01		361	368	376	383	392	398
	919.02		439	446	463	481	500	514
	919.03		501	508	522	539	554	568
	919.04		218	218	219	220	220	221
	919.05		832	1,096	1,155	1,217	1,285	1,338
	919.06		143	184	186	188	190	192
	919.07		345	569	590	602	614	624
	919.08		62	80	80	81	81	81
	919.09		415	432	433	435	436	437
	919.10		140	152	153	153	153	154
	919.11		156	172	173	174	175	176
	919.12		308	354	357	361	364	367
		Census Tract Total	2,627	3,920	4,579	4,707	4,834	4,964
920	920.01		2,265	2,320	2,456	2,600	2,756	2,879
	920.02		2,185	2,267	2,370	2,477	2,590	2,641
	920.03		2,282	2,525	2,618	2,712	2,806	2,877
	Census Tract Total	5,913	6,732	7,112	7,444	7,789	8,152	8,397

(CONTINUED)

**Historical and Forecasted Population
Census and Subcensus Tract
(January 2000)**

Census Tract	Subcensus Tract	1990	2000	2005	2010	2015	2020	2025
921	921.01		306	346	349	351	354	356
	921.02		475	515	525	534	544	552
	921.03		1,169	1,344	1,408	1,467	1,529	1,571
	921.04		725	759	766	772	779	784
	921.05		1,144	1,311	1,407	1,510	1,618	1,684
	921.06		1,204	1,313	1,348	1,384	1,419	1,445
	921.07		1,846	1,872	1,886	1,900	1,915	1,926
	Census Tract Total		5,828	6,869	7,460	7,689	7,918	8,158
922	922.01		394	514	528	540	551	560
	922.02		1,606	2,055	2,214	2,343	2,343	2,343
	922.03		6,727	6,811	7,377	8,008	8,029	8,030
	922.04		659	1,098	1,166	1,220	1,279	1,324
	922.05		3,900	4,436	4,578	4,715	4,855	4,965
	Census Tract Total		7,067	13,286	14,914	15,863	16,826	17,057
923	923.01		3,372	3,397	3,477	3,558	3,641	3,709
	Census Tract Total		3,463	3,372	3,397	3,477	3,558	3,641
924	924.01		4,686	5,684	6,204	6,335	6,395	6,395
	Census Tract Total		3,499	4,686	5,684	6,204	6,335	6,395
Fairfax County		818,584	964,712	1,050,547	1,123,128	1,159,051	1,181,222	1,192,289

HOUSING UNIT INVENTORY

Total Housing

As of January 2000, there were 358,960 dwelling units in Fairfax County, an increase of 6,219 units, or 1.8 percent, over the 1999 inventory of 352,741 units. Single-family detached units continued to account for a majority of the housing units (50.1 percent), followed by townhouses (21.4 percent) and garden apartments (20.4 percent). High-rise and mid-rise units, multiplex units, and mobile homes together accounted for the remaining 8.1 percent. Table 5.1 shows the total number of housing units by year since 1979 and Figure 5.1 charts housing growth from 1950 to 2000 by type of unit.

Housing Units by Planning District

Over 41 percent of the County's increase in dwelling units occurred in the Bull Run and Upper Potomac Planning Districts. During 2000, 1,849 units were added in the Upper Potomac District, and 704 units were added to the housing inventory in the Bull Run District.

Housing Units by Supervisor District

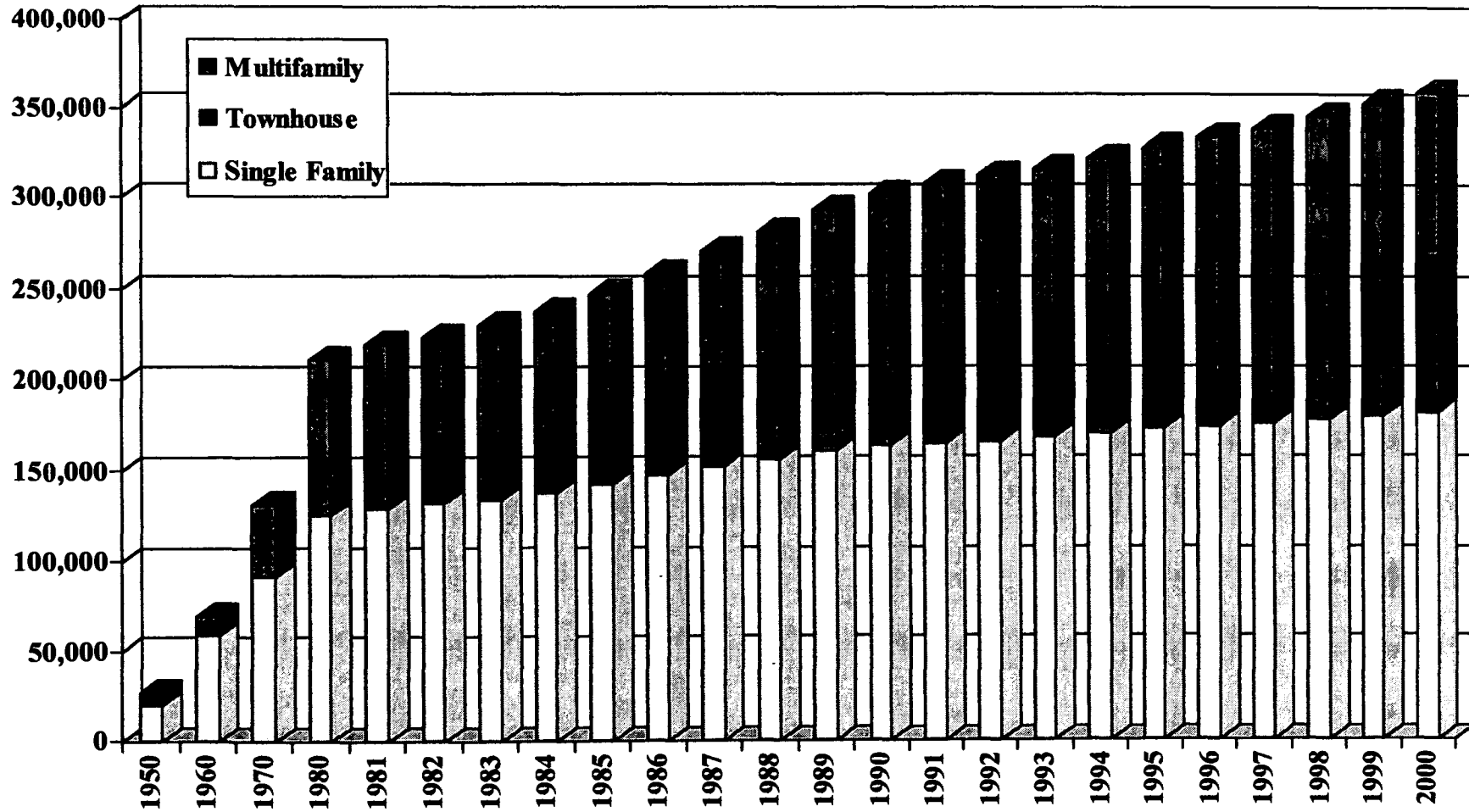
The supervisor district with the largest number of dwelling units was Sully, with 52,251 units. The Braddock District had the smallest number of units with 30,925 units. The largest number of single-family detached units were located in the Dranesville District (28,170). Providence District had the smallest number of single-family units (14,907), but the largest number of garden apartment units (15,765). 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
1979 to 2000**

Year	Housing Units	Annual Change	
		Number	Percent
1979	201,667	----	----
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%
2000	358,960	6,219	1.8%

Figure 5.1
Housing Units by Structure Type
Fairfax County, 1950 to 2000



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 2000. Market value for each dwelling unit represents a 1999 sales price or is derived from the latest tax assessment value. As of January 2000, the estimated median market value of individually owned housing units was \$226,825. Thus, half of all owned housing units in the County had market values exceeding \$226,825 and half had values below this level. This represents an increase of \$34,715 from the 1999 estimated median housing value of \$192,110.

Table 5.2 shows the median market value of housing units by supervisor district and the percent change between 1999 and 2000.

Market Value by Supervisor District

The supervisor district in the County with the highest median market value of housing units, as of January 2000, was the Dranesville District (\$331,379). The district with the lowest median market value was the Lee District (\$181,332).

The supervisor district with the greatest percentage of dwelling units with values above \$350,000 was the Dranesville District with 55.0 percent. Countywide, 19.1 percent of housing units had values above \$350,000. The supervisor district with the greatest percentage of dwelling unit values below \$80,000 was the Mason District with 11.6 percent compared to 4.7 percent county-wide.

Supervisor District	Median Market Value		Percent Change
	1999	2000	
Braddock	\$193,679	\$277,983	17.7%
Dranesville	\$284,566	\$331,739	16.6%
Hunter Mill	\$209,000	\$255,677	18.3%
Lee	\$158,578	\$181,332	14.3%
Mason	\$176,241	\$203,567	13.4%
Mount Vernon	\$172,836	\$199,528	15.4%
Providence	\$182,856	\$215,598	17.9%
Springfield	\$213,362	\$251,957	18.1%
Sully	\$188,239	\$231,224	22.8%
<i>Fairfax County</i>	\$192,110	\$226,825	18.1%

Market Value by Planning District

Table 5.3 shows the median market value of housing units by planning district and the percent change between 1999 and 2000. The planning district in the County with the highest median market value, as of January 2000, was the McLean Planning District (\$341,588). The Lower Potomac Planning District had the lowest median market value in 2000, at \$135,219.

The planning district in the County with the greatest percentage of housing units with values above \$350,000 was the McLean Planning District, with 48.5 percent. Further, looking at only single-family units in McLean, fully 60.2 percent had values above \$350,000. Baileys Planning District had the greatest percentage of housing units with values below \$80,000, at 25.0 percent. Of the units with values below \$80,000 in Baileys, 99.8% of these were condominium units.

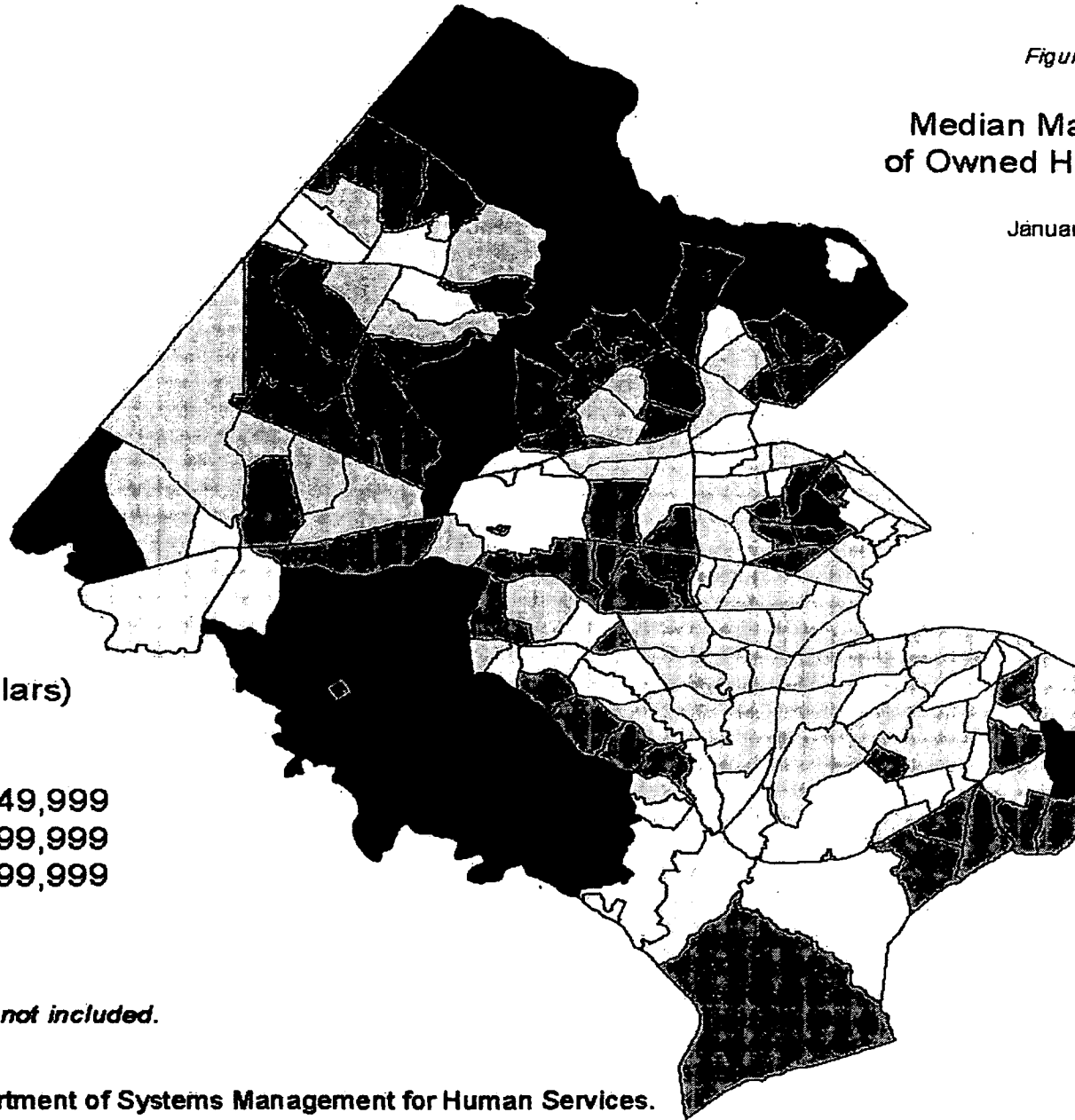
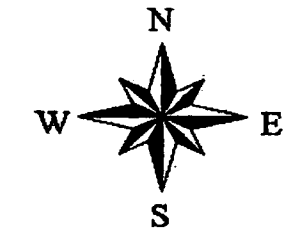
Figure 5.2 shows the median market values of housing units in the County, by census tract, as of January 2000. Highest median market values were concentrated in the Great Falls, McLean and Clifton/Fairfax Station areas.

<i>Table 5.3</i>			
Median Market Value of Housing Units by Planning District 1999 to 2000			
Planning District	Median Market Value		Percent Change
	1999	2000	
Annandale	\$189,888	\$222,202	17.0%
Baileys	\$142,627	\$164,739	15.5%
Bull Run	\$170,318	\$207,429	21.8%
Fairfax	\$210,469	\$249,900	18.7%
Jefferson	\$170,000	\$198,269	16.6%
Lincolnia	\$175,000	\$197,032	12.6%
Lower Potomac	\$119,090	\$135,219	13.5%
McLean	\$299,873	\$341,588	13.9%
Mount Vernon	\$165,163	\$186,811	13.1%
Pohick	\$206,556	\$244,982	18.6%
Rose Hill	\$170,571	\$196,802	15.4%
Springfield	\$166,460	\$190,716	14.6%
Upper Potomac	\$210,649	\$259,910	23.4%
Vienna	\$235,322	\$282,213	19.9%
<i>Fairfax County</i>	<i>\$192,110</i>	<i>\$226,825</i>	<i>18.1%</i>

Figure 5.2

Median Market Value of Owned Housing Units

January, 2000



Market Value (in dollars)

	0
	\$1 - \$99,999
	\$100,000 - \$149,999
	\$150,000 - \$199,999
	\$200,000 - \$299,999
	> \$300,000

Note: City of Fairfax is not included.

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

**Housing Unit Inventory
Supervisor District
(January 2000)**

Supervisor District	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
Braddock	19,716	182	6,047	186	4,372	267		155	30,925
Dranesville 1/	28,170	64	4,447	195	3,209	435	522		37,042
Hunter Mill 2/	20,208	19	10,663	1,603	10,624	840	285		44,242
Lee	16,480	560	11,563	1,915	11,552	50		760	42,880
Mason	16,501	32	4,519	618	9,691	1,056	5,751		38,168
Mount Vernon	16,851	1,145	5,928	890	5,749	130	3,958	325	34,976
Providence	14,907	11	9,247	751	15,765	301	3,484		44,466
Springfield 3/	22,437	188	9,067	496	1,820	2			34,010
Sully	24,581	7	15,414	1,414	10,335			500	52,251
FAIRFAX COUNTY	179,851	2,208	76,895	8,068	73,117	3,081	14,000	1,740	358,960

**Housing Unit Inventory
Towns
(January 2000)**

Town	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
Town of Clifton	70								70
Town of Herndon	2,842	60	1,794	7	2,440				7,143
Town of Vienna	4,595	7	447	30	524				5,603
TOWNS TOTAL	7,507	67	2,241	37	2,964				12,816

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 2000)

Planning District	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
Annandale	16,028	8	3,264	255	5,075	513	471		25,614
Baileys	5,119	16	869	81	5,192	810	5,280		17,367
Bull Run	16,002	5	12,785	1,414	8,039			500	38,745
Fairfax	8,790	2	3,721	297	7,726	301		155	20,992
Jefferson	8,541	11	2,451	117	6,512		1,230		18,862
Lincolnia	1,542	4	1,779	282	2,301				5,908
Lower Potomac	1,443	3	1,815	741	1,896				5,898
McLean	16,786	4	1,614	520	4,688	435	2,222		26,269
Mount Vernon	15,922	1,652	2,670	1,760	9,823	130	3,958	1,085	37,000
Pohick 1/	28,758	416	14,009	522	1,448				45,153
Rose Hill	8,364	4	6,184	172	4,378				19,102
Springfield	8,470		6,313	292	2,024	52			17,151
Upper Potomac 2/	30,120	72	14,319	1,305	12,322	566	285		58,989
Vienna 3/	13,966	11	5,102	310	1,693	274	554		21,910
FAIRFAX COUNTY	179,851	2,208	76,895	8,068	73,117	3,081	14,000	1,740	358,960

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
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
151	151.01	404		74						478
	151.02	321				102			91	514
	151.03	307								307
	Census Tract Total	1,032		74		102			91	1,299
152	152.01	208		131						339
	152.02	19		20		931		523		1,493
	152.03	118								118
	152.04									
	Census Tract Total	345		151		931		523		1,950
153	153.01	244	28	24						296
	153.02	273	202			157				632
	153.03	181	290							471
	153.04	100								100
	Census Tract Total	798	520	24		157				1,499
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	456		400		209	130			1,195
	155.02	688								688
	155.03	266								266
	155.04	90								90
	Census Tract Total	1,500		400		209	130			2,239
156	156.01	1,248								1,248
	156.02	78								78
	156.03	295	2							297
	156.04	123								123
	Census Tract Total	1,744	2							1,746
157	157.01	433								433
	157.02	747								747
	157.03	192								192

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 2000)

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	1,372								1,372
158	158.01	669								669
	158.02	548								548
	158.03	473								473
	Census Tract Total	1,690								1,690
159	159.01	854								854
	159.02	192								192
	159.03									
	159.04	133								133
	Census Tract Total	1,179								1,179
160	160.01	143		28		168				339
	160.02	485			149	242		119		995
	160.03	304								304
	Census Tract Total	932		28	149	410		119		1,638
161	161.01	148				45				193
	161.02	98								98
	161.03	627								627
	161.04	467								467
	Census Tract Total	1,340				45				1,385
162	162.01									
	162.02									
	Census Tract Total									
163	163.01	262								262
	163.02	472	1							473
	Census Tract Total	734	1							735
201	201.01	379								379
	201.02	535		140						675
	Census Tract Total	914		140						1,054
202	202.01	592		739	172	895				2,398
	202.02	579		333						912
	Census Tract Total	1,171		1,072	172	895				3,310

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 2000)

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	388	2	284						674
	203.03	242								242
	203.04	208		162						370
	Census Tract Total	1,478	2	446						1,926
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		384		2,213		3,121
	205.02	176								176
	Census Tract Total	259	301	140		384		2,213		3,297
206	206.01	63	116							179
	206.02		360			67				427
	206.03	362	78	101		551				1,092
	Census Tract Total	425	554	101		618				1,698
207	207.01	639								639
	207.02	142								142
	207.03	549								549
	Census Tract Total	1,330								1,330
208	208.01	351								351
	208.02	265								265
	208.03	511		71						582
	Census Tract Total	1,127		71						1,198
210	210.01	280		415		278				973
	210.02	57		650						707
	210.03	172		64						236
	210.04	287								287
	Census Tract Total	796		1,129		278				2,203
211	211.01	659		2,048	132	200				3,039
	211.02	410		749		538				1,697
	211.03	90		182						272
	Census Tract Total	1,159		2,979	132	738				5,008

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 2000)

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		1		727				925
	214.02	287	2	28		1,215				1,532
	Census Tract Total	484	2	29		1,942				2,457
215	215.01	210			192	851			760	2,013
	Census Tract Total	210			192	851			760	2,013
216	216.01	95		72	931	323				1,421
	216.02	83		112		342				537
	Census Tract Total	178		184	931	665				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	191		345	357	1,237				2,130
	Census Tract Total	191		345	357	1,237				2,130
219	219.01									
	Census Tract Total									
220	220.01									
	220.02									
	220.03	266		293						559
	220.04	8								8
	220.05	29				184				213
	Census Tract Total	303		293		184				780
221	221.01	207		636		1,372				2,215
	221.02	1								1
	221.03	85		101	461	88				735
	221.04	31	2	692	280					1,005
	221.05	44		93		252				389
	221.06	38								38

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 2000)

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	406	2	1,522	741	1,712				4,383
222	222.01									
	Census Tract Total									
223	223.01	468	2	1,156		1,743				3,369
	Census Tract Total	468	2	1,156		1,743				3,369
224	224.01	410		2,043		1,202				3,655
	224.02	325		144						469
	Census Tract Total	735		2,187		1,202				4,124
301	301.01	468								468
	301.02	1,081								1,081
	301.03	333		652						985
	Census Tract Total	1,882		652						2,534
302	302.01	2,446	2	1,422						3,870
	Census Tract Total	2,446	2	1,422						3,870
304	304.01	1,142		326						1,468
	304.02	855								855
	Census Tract Total	1,997		326						2,323
305	305.01	567								567
	Census Tract Total	567								567
306	306.01	280		106		166				552
	306.02	350								350
	306.03	257				220				477
	306.04	434								434
	Census Tract Total	1,321		106		386				1,813
307	307.01	217								217
	307.02	338								338
	307.03	373								373
	Census Tract Total	928								928
308	308.01	1,351		1,153		820	2			3,326
	Census Tract Total	1,351		1,153		820	2			3,326
309	309.01	936		1,183		243				2,362

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 2000)

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	936		1,183		243				2,362
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		470	99					1,345
	Census Tract Total	776		470	99					1,345
315	315.01	1,158		676	160					1,994
	Census Tract Total	1,158		676	160					1,994
316	316.01	438		192		241	50			921
	316.02	548		205		99				852
	316.03	3								3
	Census Tract Total	989		397		340	50			1,776
318	318.01	820	52	1,561						2,433
	Census Tract Total	820	52	1,561						2,433
319	319.01	1,049								1,049
	Census Tract Total	1,049								1,049
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		579				2,562
	Census Tract Total	560	184	1,239		579				2,562
323	323.01	706		410						1,116
	323.02	373		73		100				546
	Census Tract Total	1,079		483		100				1,662
324	324.01	2,342		492						2,834
	Census Tract Total	2,342		492						2,834
325	325.01	1,455		432						1,887
	Census Tract Total	1,455		432						1,887
326	326.01	1,111	2	393						1,506

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 2000)

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	1,111	2	393						1,506
327	327.01	1,038		1,492		78				2,608
	Census Tract Total	1,038		1,492		78				2,608
328	328.01	264		482						746
	Census Tract Total	264		482						746
401	401.01	256		150		270				676
	401.02	1,023								1,023
	401.03	447			161	387				995
	Census Tract Total	1,726		150	161	657				2,694
402	402.01			7		420				427
	402.02	416		575	8	1,165				2,164
	402.03									
	402.04	136								136
	Census Tract Total	552		582	8	1,585				2,727
403	403.01	480								480
	403.02	462								462
	Census Tract Total	942								942
405	405.01	53		46						99
	405.02	452								452
	405.03	1,595								1,595
	405.04									
	Census Tract Total	2,100		46						2,146
406	406.01	686				12			155	853
	Census Tract Total	686				12			155	853
407	407.01	1,662		137						1,799
	407.02	999								999
	Census Tract Total	2,661		137						2,798
408	408.01	710		33		120				863
	408.02	97								97
	408.03	449								449
	408.04	687								687

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 2000)

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	1,943		33		120				2,096
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	156				25				181
	502.04	392								392
	Census Tract Total	791		512		25				1,328
503	503.01	304								304
	503.02	294								294
	503.03	197	5	99		551				852
	503.04	227								227
	Census Tract Total	1,022	5	99		551				1,677
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		1,189				1,696
	506.03	298								298
	506.04	188	2							190
	506.05	267								267
	506.06	386								386
	506.07	175	2							177

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 2000)

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	1,896	4	116		1,189				3,205
507	507.01	533		445						978
	507.02	315	2			887		252		1,456
	Census Tract Total	848	2	445		887		252		2,434
508	508.01	304								304
	508.02	453								453
	508.03	223				184				407
	Census Tract Total	980				184				1,164
509	509.01	285								285
	509.02	296								296
	Census Tract Total	581								581
510	510.01	410								410
	510.02	492								492
	Census Tract Total	902								902
511	511.01	359								359
	511.02	453								453
	Census Tract Total	812								812
512	512.01	225								225
	512.02	309								309
	512.03	99								99
	Census Tract Total	633								633
513	513.01	408	2	23						433
	513.02	306	2	34		108				450
	Census Tract Total	714	4	57		108				883
514	514.01					204				204
	514.02					502		313		815
	514.03			102		225	50			377
	Census Tract Total			102		931	50	313		1,396
515	515.01	48		36		588	310			982
	515.02	325		55	81			829		1,290
	515.03	249		229		292	49			819

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
515	515.04	59		30		446		438		973
	Census Tract Total	681		350	81	1,326	359	1,267		4,064
516	516.01	14					400	419		833
	516.02	81								81
	516.03	98				692				790
	516.04	170				444				614
	516.05	217				196				413
	Census Tract Total	580				1,332	400	419		2,731
	518	518.01	418		48					
	518.02	205								205
	518.03	434				1				435
	Census Tract Total	1,057		48		1				1,106
519	519.01	441	4	1,030	210	559				2,244
	Census Tract Total	441	4	1,030	210	559				2,244
520	520.01	526		354			246			1,126
	Census Tract Total	526		354			246			1,126
521	521.01	120								120
	521.02	375	2	332				219		928
	521.03	325		228						553
	521.04	303	2	69	255					629
	521.05	257		140						397
	Census Tract Total	1,380	4	769	255			219		2,627
522	522.01	218		336		898				1,452
	522.02	383								383
	522.03	352								352
	Census Tract Total	953		336		898				2,187
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 2000)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
524	524.04	326				412				738
	524.05	157		327						484
	Census Tract Total	1,619		327		412				2,358
525	525.01	290								290
	525.02	419	2	128		92				641
	525.03	341		10						351
	525.04	277		223		1,065				1,565
	Census Tract Total	1,327	2	361		1,157				2,847
526	526.01	365				366				731
	526.02	43		321	72	311				747
	526.03	75		195						270
	Census Tract Total	483		516	72	677				1,748
527	527.01	291	12	312		1,148	1			1,764
	Census Tract Total	291	12	312		1,148	1			1,764
528	528.01	351				346		3,281		3,978
	Census Tract Total	351				346		3,281		3,978
601	601.01	340								340
	601.02	664								664
	601.03	258								258
	Census Tract Total	1,262								1,262
602	602.01	540								540
	602.02	97								97
	602.03	668								668
	Census Tract Total	1,305								1,305
603	603.01	243								243
	603.02	692								692
	Census Tract Total	935								935
604	604.01	273								273
	604.02	423		388		308	274			1,393
	604.03	167								167
	Census Tract Total	863		388		308	274			1,833

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
605	605.01	732	2	70						804
	605.02	307		437		13				757
	605.03	355	1	1						357
	605.04	64		142						206
	605.05	317	1	339						657
	Census Tract Total	1,775	4	989		13				2,781
606	606.01	148								148
	606.02	1,131								1,131
	Census Tract Total	1,279								1,279
607 /1	607.01	2,218	2	227		303				2,750
	Census Tract Total	2,218	2	227		303				2,750
608 /1	608.01	884		33	30	185				1,132
	Census Tract Total	884		33	30	185				1,132
609 /1	609.01	780		84						864
	Census Tract Total	780		84						864
610 /1	610.01	713	5	103		36				857
	Census Tract Total	713	5	103		36				857
611	611.01	643								643
	611.02	1,114		132	275	300				1,821
	Census Tract Total	1,757		132	275	300				2,464
612	612.01	222								222
	612.02	1,132		39						1,171
	612.03	67								67
	612.04	1		446		278				725
	Census Tract Total	1,422		485		278				2,185
615	615.01	303		23			55			381
	615.02	296								296
	615.03	182		290						472
	615.04	20		727						747
	615.05	89								89
	Census Tract Total	890		1,040			55			1,985

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January, 2000)

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		570	5	352				1,059
	616.02	333		44						377
	616.04	4		166		875				1,045
	616.05	56		321						377
	616.06									
	Census Tract Total	525		1,101	5	1,227				2,858
617	617.01	179		1,138		196		554		2,067
	617.02	170		56						226
	Census Tract Total	349		1,194		196		554		2,293
618	618.01	66				313				379
	618.02	11		1,180	128	690	246			2,255
	Census Tract Total	77		1,180	128	1,003	246			2,634
619	619.02	233		176		1,521				1,930
	Census Tract Total	233		176		1,521				1,930
701	701.01	282								282
	701.02	451								451
	701.03	57								57
	701.04	135		35						170
	Census Tract Total	925		35						960
702	702.01	2								2
	Census Tract Total	2								2
703	703.01	678								678
	703.02	134								134
	703.03	325								325
	Census Tract Total	1,137								1,137
704	704.01	298		227						525
	704.02	42								42
	704.03	363								363
	704.04	280								280
	704.05	523								523
	Census Tract Total	1,506		227						1,733

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
705	705.01	114								114
	705.02	329								329
	705.03	429		288						717
	705.04	295								295
	705.05	171								171
	705.06	3			8			522		533
	Census Tract Total	1,341			296			522		2,159
706	706.01	216								216
	706.02	125		48						173
	706.03	241		23			144			408
	706.04	152		17						169
	Census Tract Total	734		88			144			966
707	707.01	291		7						298
	707.02	409								409
	707.03	289								289
	707.04	378								378
	707.05	196								196
	707.06	259								259
	Census Tract Total	1,822		7						1,829
708	708.01	240		32						272
	708.02	606	1	174						781
	Census Tract Total	846	1	206						1,053
709	709.01	508		1			179			688
	709.02	508		243						751
	709.03	255								255
	709.04	115		251						366
	709.05	323	1	22						346
	709.06	106								106
	Census Tract Total	1,815	1	517			179			2,512
710	710.01	58								58
	710.02	220								220

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
710	710.03	186			188	152				526
	Census Tract Total	464			188	152				804
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	192								192
	711.08	378								378
	Census Tract Total	2,082		17			227	112		
712	712.01	1								1
	712.02					624				624
	712.03	50		178						228
	712.04	38		16	332	1,869		532		2,787
	Census Tract Total	89		194	332	2,493		532		3,640
713	713.01	287		638		1,153		1,230		3,308
	713.02	560		49						609
	Census Tract Total	847		687		1,153		1,230		3,917
714	714.01	763		523		414				1,700
	714.02	255				639				894
	Census Tract Total	1,018		523		1,053				2,594
801	801.01	439								439
	801.02	221								221
	801.03	231								231
	801.04	283								283
	801.05	211								211
	Census Tract Total	1,385								1,385
802	802.01	336								336
	802.02	461								461
	802.03	511								511

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 2000)

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		1,816		1,168		3,011
	802.05									
	Census Tract Total	1,308		27		1,816		1,168		4,319
803	803.01	947								947
	803.02	267								267
	803.03	975	2							977
	803.04									
	Census Tract Total	2,189	2							2,191
804	804.01	680								680
	804.02	716								716
	804.03	396								396
	804.04	431								431
	804.05	844								844
	Census Tract Total	3,067								3,067
805	805.01	1,840								1,840
	805.02	1,690		257						1,947
	805.03	677		910	168	826				2,581
	Census Tract Total	4,207		1,167	168	826				6,368
808 /2	808.01	1,262		852		494				2,608
	Census Tract Total	1,262		852		494				2,608
809 /2	809.01	1,580	60	942	7	1,946				4,535
	Census Tract Total	1,580	60	942	7	1,946				4,535
810	810.01	202		825		390				1,417
	Census Tract Total	202		825		390				1,417
811	811.01	30		143						173
	811.02	355		1,358		1,315				3,028
	811.03	1,285		10						1,295
	811.04	1,425		17						1,442
	Census Tract Total	3,095		1,528		1,315				5,938
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 2000)

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	133	222		224		2,732
	Census Tract Total	1,111		1,042	133	222		224		2,732
815	815.01	773								773
	Census Tract Total	773								773
816	816.01	465								465
	816.02	572								572
	Census Tract Total	1,037								1,037
817	817.01	567								567
	817.02	647								647
	817.03	646								646
	817.04	327		527		1,072				1,926
	Census Tract Total	2,187		527		1,072				3,786
819	819.01	218		325		923	158			1,624
	819.02	580								580
	Census Tract Total	798		325		923	158			2,204
820	820.01	1,259		933	333	566				3,091
	820.02	154		320						474
	Census Tract Total	1,413		1,253	333	566				3,565
821	821.01	91		560	46	728	48	61		1,534
	Census Tract Total	91		560	46	728	48	61		1,534
822	822.01	3		271	104	354				732
	822.02	49		319						368
	822.03	74		381		1,594	240			2,289
	Census Tract Total	126		971	104	1,948	240			3,389
823	823.01	597	10	2,548	514	1,777	120			5,566
	Census Tract Total	597	10	2,548	514	1,777	120			5,566
824	824.01	772								772
	Census Tract Total	772								772
825	825.01	221		121		503				845
	825.02	3,408		446						3,854
	Census Tract Total	3,629		567		503				4,699

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
826	826.01	611								611
	826.02	1,799		1,178						2,977
	Census Tract Total	2,410		1,178						3,588
901	901.01	2								2
	901.02	12								12
	901.03	545							500	1,045
	901.04	46		63						109
	901.05	1,444		648		461				2,553
	901.06									
	Census Tract Total	2,049		711		461			500	3,721
905	905.01	178		311		748				1,237
	905.02	1,666	2	119						1,787
	Census Tract Total	1,844	2	430		748				3,024
909 /3	909.01	70								70
	Census Tract Total	70								70
910	910.01	37								37
	910.02	498								498
	Census Tract Total	535								535
911	911.01	2,254		2,060						4,314
	Census Tract Total	2,254		2,060						4,314
912	912.01	363		1,668		252				2,283
	912.02					336				336
	Census Tract Total	363		1,668		588				2,619
913	913.01	22								22
	913.02	36								36
	913.03	216		235		411				862
	913.04	806		1,384	618	1,148				3,956
	Census Tract Total	1,080		1,619	618	1,559				4,876
914	914.01	2,233		3,540		516				6,289
	Census Tract Total	2,233		3,540		516				6,289
915	915.01	1,605								1,605

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
915	915.02	166	3	396						565
	915.03	3				668				671
	Census Tract Total	1,774	3	396		668				2,841
916	916.01	1,506		567	580					2,653
	Census Tract Total	1,506		567	580					2,653
917	917.01	49		1,051	128	1,572				2,800
	917.02	3				968				971
	917.03	376		67						443
	917.04	143	2	559		1,050				1,754
	Census Tract Total	571	2	1,677	128	3,590				5,968
918	918.01	1,939		676	88	1,927				4,630
	Census Tract Total	1,939		676	88	1,927				4,630
919	919.01	111								111
	919.02	135								135
	919.03	154								154
	919.04	67								67
	919.05	255								255
	919.06	44								44
	919.07	106								106
	919.08	19								19
	919.09	128								128
	919.10	43								43
	919.11	48								48
	919.12	95								95
	Census Tract Total	1,205								
920	920.01	696								696
	920.02	670	2							672
	920.03	701								701
	Census Tract Total	2,067	2							2,069
921	921.01	94								94
	921.02	146								146

(CONTINUED)

Housing Unit Inventory
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
921	921.03	359								359
	921.04	223								223
	921.05	352								352
	921.06	370								370
	921.07	568								568
	Census Tract Total	2,112								2,112
922	922.01	122								122
	922.02	494								494
	922.03	1,959		123						2,082
	922.04	203								203
	922.05	1,200								1,200
	Census Tract Total	3,978			123					4,101
923	923.01	622	46	421						1,089
	Census Tract Total	622	46	421						1,089
924	924.01	349		1,228						1,577
	Census Tract Total	349		1,228						1,577
FAIRFAX COUNTY		179,851	2,208	76,895	8,068	73,117	3,081	14,000	1,740	358,960

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

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

Housing Unit Inventory
Sewershed
(January 2000)

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
A1	6,323		2,035		1,376				9,734
A2	7		292		442				741
A3	202		592		390				1,184
B1	1,024	2	383		494				1,903
B2	4,195		1,438	272	1,180				7,085
B3	700								700
B5 1/	2,842	60	1,795	7	2,196				6,900
C1	967								967
C2	1,158								1,158
D1	2,749	2							2,751
D2	2,467		3,040	379	3,811	446	61		10,204
D3 2/	17,777	20	4,744	677	2,978	394	1,392		27,982
E1	2,080		261	332	4,309	144	532		7,658
E2	506								506
F	1,807		343				522		2,672
G1	7,815	1	1,883	188	1,532	112	1,230		12,761
G2	1,004		1			179			1,184
G3	691		35						726
G4	343								343
H1	1,184	1	414		2,365	409	1,580		5,953
H2					256		3,281		3,537
H3	190								190
I1	13,687	28	2,317	198	8,072	401	419		25,122
I2	1,194		36						1,230
I3	9,797	14	5,211	709	4,130	246	219		20,326
I4	46								46
I5	239		35						274

(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 2000)

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
J1	3,794	1,126	448		1,324		1,587		8,279
J2	838	2	100		324		1,848	91	3,203
J3	1,141	187	156		496				1,980
J4	738		20		931		523		2,212
K	9,002	337	1,325	1,123	4,630	130		875	17,422
L	6,575		5,364	637	5,557			119	18,252
M0	807		123		1,073			155	2,158
M1	821		1,528	128	1,603	301			4,381
M2 2/	11,321	2	5,077	449	7,399	267	806		25,321
M3	6,172		227						6,399
M4	4,910		1,888		1,160	52			8,010
M5	1,353		1,194	160					2,707
M6	1,639		3,564	132	478				5,813
M7	29				184				213
M8	94								94
M9	339		1,403		1,845				3,587
N1	19,059	370	13,763	1,263	3,160				37,615
N2	4,083	46	1,768						5,897
O1	411								411
P	73	1							74
P1	69								69
P2	177								177
P3	918								918
P4	77								77
Q1	2,381								2,381
R1	2,694	4							2,698
R2	230								230

(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 2000)

Sewershed Code	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	TOTAL UNITS
R3 3/	71								71
R4	261								261
S1	3,911	3	3,773		1,248				8,935
S2	230								230
T1	1,030							500	1,530
T2	4,096		1,818	580	461				6,955
T3	3,536		2,248						5,784
T4	2,467	2	1,932	216	4,186				8,803
T5	2,543		3,194	618	3,116				9,471
T6	83								83
T7	884		1,127		411				2,422
FAIRFAX COUNTY	179,851	2,208	76,895	8,068	73,117	3,081	14,000	1,740	358,960

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.

Market Value of Housing Units 1/, 5/, 6/
Supervisor District
(January 2000)

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	7	15	45	88	457	1,067	2,494	3,494	2,707	2,772	2,153	2,780	1,660	19,744
	Townhouse	2	18	424	815	1,784	1,994	750	281	128	34	23				6,253
	Condominium Apt	1,449	296	545	66											2,356
	Total	1,456	321	984	926	1,872	2,451	1,817	2,775	3,622	2,741	2,795	2,153	2,780	1,660	28,353
Dranesville 2/	Single Family	3	1	7	28	302	665	813	1,047	1,071	1,103	1,063	1,261	2,926	15,289	25,579
	Townhouse	2	2	294	352	133	41	147	128	71	290	237	159	358	494	2,708
	Condominium Apt	11	39	61	38	80	61	21	68	22	1					402
	Total	16	42	362	418	515	767	981	1,243	1,164	1,394	1,300	1,420	3,284	15,783	28,689
Hunter Mill 3/	Single Family	1	2	5	54	119	169	203	370	534	756	936	1,399	3,160	8,158	15,866
	Townhouse	60	500	885	1,394	1,444	1,668	1,466	1,068	820	507	512	403	596	677	12,000
	Condominium Apt	1,789	776	331	398	123	110	113	59	39	27	17	5		2	3,789
	Total	1,850	1,278	1,221	1,846	1,686	1,947	1,782	1,497	1,393	1,290	1,465	1,807	3,756	8,837	31,655
Lee	Single Family	15	25	123	540	1,248	2,516	3,321	2,330	1,800	1,381	791	488	664	1,234	16,476
	Townhouse	1,076	535	1,060	1,907	2,687	1,633	1,530	1,443	965	526	355	270	203	3	14,193
	Condominium Apt	1,238	340	477	737	455	61	9								3,317
	Total	2,329	900	1,660	3,184	4,390	4,210	4,860	3,773	2,765	1,907	1,146	758	867	1,237	33,986
Mason	Single Family	8	25	51	155	659	1,435	1,937	2,053	1,479	1,309	1,308	1,071	2,365	2,606	16,461
	Townhouse	25	35	297	451	373	821	924	543	395	316	190	139	294	39	4,842
	Condominium Apt	3,133	844	990	442	335	103	16	26	10	1					5,900
	Total	3,166	904	1,338	1,048	1,367	2,359	2,877	2,622	1,884	1,626	1,498	1,210	2,659	2,645	27,203

(CONTINUED)

Market Value of Housing Units 1/, 5/, 6/
Supervisor District
(January 2000)

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	83	86	180	292	676	987	957	1,073	1,193	1,437	1,526	1,333	2,755	3,677	16,255
	Townhouse	440	621	2,469	1,962	730	806	508	182	44	17	26	77	82	8	7,972
	Condominium Apt	935	375	915	359	54	196	162	20	46	78	23	74	29	1	3,267
	Total	1,458	1,082	3,564	2,613	1,460	1,989	1,627	1,275	1,283	1,532	1,575	1,484	2,866	3,686	27,494
Providence	Single Family	19	22	48	58	211	479	1,059	1,269	1,181	1,250	1,284	1,001	2,008	5,124	15,013
	Townhouse	80	266	314	597	969	1,860	1,030	950	926	619	425	265	650	392	9,343
	Condominium Apt	1,968	1,357	1,008	1,130	572	358	430	331	94	96	36	41	17	34	7,472
	Total	2,067	1,645	1,370	1,785	1,752	2,697	2,519	2,550	2,201	1,965	1,745	1,307	2,675	5,550	31,828
Springfield 4/	Single Family	14	32	43	46	62	202	644	1,300	2,275	2,542	2,617	2,022	2,827	7,938	22,564
	Townhouse	56	413	510	862	2,660	2,354	1,496	847	375	97	15	21	20	2	9,728
	Condominium Apt	484	336	2												822
	Total	554	781	555	908	2,722	2,556	2,140	2,147	2,650	2,639	2,632	2,043	2,847	7,940	33,114
Sully	Single Family	47	43	56	67	96	399	912	1,603	1,901	2,078	1,981	2,181	5,264	8,511	25,139
	Townhouse	425	887	1,372	2,760	3,140	3,534	1,941	1,386	772	442	314	105	82	2	17,162
	Condominium Apt	199	420	657	405	226	116	40	5							2,068
	Total	671	1,350	2,085	3,232	3,462	4,049	2,893	2,994	2,673	2,520	2,295	2,286	5,346	8,513	44,369
Town of Clifton	Single Family	1	4	2	5	4	1	2	1	2	4	4	1	14	27	72
	Total	1	4	2	5	4	1	2	1	2	4	4	1	14	27	72
Town of Herndon	Single Family		1	10	15	56	266	494	537	329	233	197	151	285	300	2,874

(CONTINUED)

Market Value of Housing Units 1/, 5/, 6/
Supervisor District
(January 2000)

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	23	52	755	255	302	293	160	5	2						1,847
	Condominium Apt	309	232	68	259	48										916
	Total	332	285	833	529	406	559	654	542	331	233	197	151	285	300	5,637
Town of Vienna	Single Family		4	7	19	37	85	291	643	855	658	406	322	617	644	4,588
	Townhouse		1	8	2	22	29	103	58	52	32	55	36	80	2	480
	Condominium Apt	118	83	18	2											221
	Total	118	88	33	23	59	114	394	701	907	690	461	358	697	646	5,289
Fairfax County	Single Family	196	252	547	1,324	3,558	7,661	11,700	14,720	16,114	15,458	14,885	13,383	25,665	55,168	180,631
	Townhouse	2,189	3,330	8,388	11,357	14,244	15,033	10,055	6,891	4,550	2,880	2,152	1,475	2,365	1,619	86,528
	Condominium Apt	11,633	5,098	5,072	3,836	1,893	1,005	791	509	211	203	76	120	46	37	30,530
	Total	14,018	8,680	14,007	16,517	19,695	23,699	22,546	22,120	20,875	18,541	17,113	14,978	28,076	56,824	297,689

Market Value of Housing Units 1/, 5/, 6/
Planning District
(January 2000)

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	1	3	9	48	212	807	1,452	2,610	2,533	1,587	1,550	1,394	2,386	1,394	15,986
	Townhouse	26	10	330	133	340	1,102	836	330	242	90	50	12	27	9	3,537
	Condominium Apt	1,586	222	221	70	67	17	1								2,184
	Total	1,613	235	560	251	619	1,926	2,289	2,940	2,775	1,677	1,600	1,406	2,413	1,403	21,707
Baileys	Single Family	4	15	18	41	138	292	420	576	386	375	477	346	792	1,229	5,109
	Townhouse			4	148	134	55	112	156	83	138	39	24	67	1	961
	Condominium Apt	2,814	708	882	387	268	86	15	26	10	1					5,197
	Total	2,818	723	904	576	540	433	547	758	479	514	516	370	859	1,230	11,267
Bull Run	Single Family	44	40	46	54	79	318	767	1,421	1,646	1,619	1,153	1,056	3,257	4,826	16,326
	Townhouse	397	887	1,329	2,631	2,715	2,656	1,522	1,160	574	257	187	71	63	1	14,450
	Condominium Apt	193	407	657	371	115	29	15	3							1,790
	Total	634	1,334	2,032	3,056	2,909	3,003	2,304	2,584	2,220	1,876	1,340	1,127	3,320	4,827	32,566
Fairfax	Single Family	8	4	13	24	40	115	306	413	555	615	708	657	1,331	4,041	8,830
	Townhouse	10	10	53	305	380	828	409	389	537	476	198	23	5	40	3,663
	Condominium Apt	657	671	295	449	236	87	25	2							2,422
	Total	675	685	361	778	656	1,030	740	804	1,092	1,091	906	680	1,336	4,081	14,915
Jefferson	Single Family	13	13	29	77	457	993	1,379	1,495	967	851	609	429	539	694	8,545
	Townhouse	64	83	120	133	234	395	121	179	326	129	79	134	182	18	2,197
	Condominium Apt	1,272	507	463	402	125	43	15	23	11					1	2,862
	Total	1,349	603	612	612	816	1,431	1,515	1,697	1,304	980	688	563	721	713	13,604
Lincolnia	Single Family	2	8	28	26	58	103	332	193	156	106	101	89	152	194	1,548
	Townhouse		26	72	277	126	203	348	134	79	65	86	83	192	29	1,720
	Condominium Apt	157	74													231
	Total	159	108	100	303	184	306	680	327	235	171	187	172	344	223	3,499

Market Value of Housing Units 1/, 5/, 6/
Planning District
(January 2000)

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	47	34	58	66	135	249	163	101	67	63	65	82	156	248	1,534
	Townhouse	285	412	632	598	276	337	42	24	8						2,614
	Condominium Apt	1	29	58												88
	Total	333	475	748	664	411	586	205	125	75	63	65	82	156	248	4,236
McLean	Single Family	2		3	15	291	611	528	480	407	498	639	928	2,343	10,195	16,940
	Townhouse	7	161	118	63	1	8	132	137	58	248	229	155	357	533	2,207
	Condominium Apt	76	276	408	385	401	370	424	367	104	96	36	41	16	32	3,032
	Total	85	437	529	463	693	989	1,084	984	569	842	904	1,124	2,716	10,760	22,179
Mount Vernon	Single Family	30	48	148	375	928	1,268	1,162	938	1,088	1,325	1,367	1,177	2,314	2,974	15,142
	Townhouse	1,204	689	1,620	759	880	245	231	68	16	12	25	77	82	8	5,916
	Condominium Apt	1,880	363	914	382	57	196	162	20	46	78	23	74	29	1	4,225
	Total	3,114	1,100	2,682	1,516	1,865	1,709	1,555	1,026	1,150	1,415	1,415	1,328	2,425	2,983	25,283
Pohick 2/	Single Family	30	55	64	109	111	277	807	1,502	3,224	3,565	3,721	2,799	4,105	8,681	29,050
	Townhouse	4	190	1,706	2,200	4,194	3,693	1,610	806	327	121	18	9		2	14,880
	Condominium Apt	5	91	335	17											448
	Total	39	336	2,105	2,326	4,305	3,970	2,417	2,308	3,551	3,686	3,739	2,808	4,105	8,683	44,378
Rose Hill	Single Family	5	5	44	273	460	858	1,291	1,263	1,203	817	484	322	496	851	8,372
	Townhouse	27	1	125	597	941	1,044	1,251	1,046	599	338	273	232	191	3	6,668
	Condominium Apt	202	314	420	669	300	57	9								1,971
	Total	234	320	589	1,539	1,701	1,959	2,551	2,309	1,802	1,155	757	554	687	854	17,011
Springfield	Single Family	4	11	41	89	363	1,067	1,574	1,273	876	864	671	478	534	653	8,498
	Townhouse	53	294	271	1,285	1,343	914	770	725	494	199	85	50	32		6,515
	Condominium Apt	574	345	2	45	152	4									1,122

(CONTINUED)

Market Value of Housing Units 1/, 5/, 6/
 Planning District
 (January 2000)

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	631	650	314	1,419	1,858	1,985	2,344	1,998	1,370	1,063	756	528	566	653	16,135
Upper Potomac 3/	Single Family	2	7	29	90	196	556	1,094	1,594	1,700	1,900	2,211	2,491	4,937	13,891	30,698
	Townhouse	112	511	1,792	2,067	2,284	2,542	2,009	1,185	816	501	534	423	542	449	15,767
	Condominium Apt	2,095	1,008	398	657	171	80	42	26	26	24	17	5		2	4,551
	Total	2,209	1,526	2,219	2,814	2,651	3,178	3,145	2,805	2,542	2,425	2,762	2,919	5,479	14,342	51,016
Vienna 4/	Single Family	4	9	17	37	90	147	425	861	1,306	1,273	1,129	1,135	2,323	5,297	14,053
	Townhouse		56	216	161	396	1,011	662	552	391	306	349	182	625	526	5,433
	Condominium Apt	121	83	19	2	1	36	83	42	14	4			1	1	407
	Total	125	148	252	200	487	1,194	1,170	1,455	1,711	1,583	1,478	1,317	2,949	5,824	19,893
Fairfax County	Single Family	196	252	547	1,324	3,558	7,661	11,700	14,720	16,114	15,458	14,885	13,383	25,665	55,168	180,631
	Townhouse	2,189	3,330	8,388	11,357	14,244	15,033	10,055	6,891	4,550	2,880	2,152	1,475	2,365	1,619	86,528
	Condominium Apt	11,633	5,098	5,072	3,836	1,893	1,005	791	509	211	203	76	120	46	37	30,530
	Total	14,018	8,680	14,007	16,517	19,695	23,699	22,546	22,120	20,875	18,541	17,113	14,978	28,076	56,824	297,689

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, 2000 - 2005

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 2005 - 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 2000, 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 2000 the number of housing units increased by 56,496 (18.7%) to a total of 358,960 units. The forecast for January 2005 is 387,857 units, an increase of 28,897 units over the 2000 estimate. By 2025, the County's housing inventory is forecast to increase by an additional 82,323 units (over the total units forecast for the year 2000) to a total of 441,283 units, representing a 23 percent increase during that 25 year period.

Supervisor District	Forecast Unit Increase 2000 to 2025	Percent of Total Change
Braddock	2,916	3.5%
Dranesville	8,823	10.7%
Hunter Mill	11,352	13.8%
Lee	13,874	16.9%
Mason	4,537	5.5%
Mount Vernon	12,811	15.6%
Providence	9,454	11.5%
Springfield	4,779	5.8%
Sully	13,777	16.7%
Fairfax County	82,323	100.0%

Forecast Growth by Supervisor District

Forecast housing unit changes between 2000 and 2025 by current Supervisor District are shown in Table 6.1. As shown in Table 6.1 on the previous page, between 2000 and 2025, the Lee Supervisor District is forecast to add 13,874 units to its inventory, the Sully District will add 13,777 units, the Mount Vernon District will add 12,811 units, and Hunter Mill District will add 11,352 units. Together, the Lee, Sully, Mount Vernon, and Hunter Mill Districts will account for 63 percent of the housing unit growth expected in the County between 2000 and 2025.

Forecast Growth by Planning District

Forecast housing unit changes by planning district are shown in Table 6.2. Between 2000 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, 2000 to 2025</p>		
Planning District	Forecast Unit Change 2000 to 2025	Percent of Total Change
Annandale	1,886	2.3%
Baileys	2,094	2.5%
Bull Run	8,400	10.2%
Fairfax	5,800	7.0%
Jefferson	3,092	3.8%
Lincolnia	1,497	1.8%
Lower Potomac	6,797	8.3%
McLean	4,214	5.1%
Mount Vernon	7,057	8.6%
Pohick	6,956	8.5%
Rose Hill	4,976	6.0%
Springfield	6,921	8.4%
Upper Potomac	18,207	22.1%
Vienna	4,426	5.4%
Fairfax County	82,323	100.0%

**Estimated and Forecasted Housing Units
Supervisor District
(January 2000)**

Supervisor District	2000	2005	2010	2015	2020	2025
Braddock	30,925	31,055	32,220	33,135	33,659	33,841
Dranesville 1/	37,042	39,310	41,871	43,632	44,948	45,865
Hunter Mill 2/	44,242	49,618	53,184	54,666	55,329	55,594
Lee	42,880	47,289	52,454	54,560	56,269	56,754
Mason	38,168	39,095	41,127	41,886	42,358	42,705
Mount Vernon	34,976	41,080	44,454	46,145	47,214	47,787
Providence	44,466	47,582	51,608	52,968	53,667	53,920
Springfield 3/	34,010	35,358	36,675	37,693	38,335	38,789
Sully	52,251	57,470	62,806	64,797	65,608	66,028
Fairfax County	358,960	387,857	416,399	429,482	437,387	441,283

**Estimated and Forecasted Housing Units
Towns
(January 2000)**

Town	2000	2005	2010	2015	2020	2025
Town of Clifton	70	71	75	79	83	87
Town of Herndon	7,143	7,476	8,578	9,011	9,225	9,313
Town of Vienna	5,603	5,609	5,715	5,825	5,936	6,020
Towns Total	12,816	13,156	14,368	14,915	15,244	15,420

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

- 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 2000)**

Planning District	1970	1980	1990	2000	2005	2010	2015	2020	2025
Annandale	17,413	23,600	24,901	25,614	25,783	26,286	26,800	27,276	27,500
Baileys	10,770	13,963	16,573	17,367	17,526	18,821	19,162	19,340	19,461
Bull Run	3,927	7,705	24,559	38,745	40,922	44,879	46,279	46,801	47,145
Fairfax	6,783	11,838	17,181	20,992	23,071	25,183	26,146	26,680	26,792
Jefferson	12,587	15,033	17,365	18,862	20,018	21,288	21,638	21,825	21,954
Lincolnia	3,592	4,128	5,464	5,908	6,523	7,040	7,244	7,333	7,405
Lower Potomac	3,350	3,968	3,936	5,898	9,971	11,585	12,171	12,462	12,695
McLean	13,307	19,874	23,601	26,269	27,490	28,815	29,430	30,021	30,483
Mount Vernon	23,565	31,491	35,338	37,000	37,833	41,146	42,623	43,638	44,057
Pohick 1/	3,884	22,547	41,032	45,153	47,173	49,212	50,705	51,542	52,109
Rose Hill	5,979	7,591	13,524	19,102	21,233	22,782	23,370	23,837	24,078
Springfield	8,914	11,432	14,590	17,151	20,123	21,960	23,017	23,952	24,072
Upper Potomac 2/	6,239	25,702	44,898	58,989	66,767	72,552	75,285	76,588	77,196
Vienna 3/	10,507	16,774	19,502	21,910	23,424	24,850	25,612	26,092	26,336
Fairfax County	130,817	215,646	302,464	358,960	387,857	416,399	429,482	437,387	441,283

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing: 1970, 1980, 1990.
Fairfax County Dept. of Systems Management for Human Services: 2000 - 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 2000)

Census Tract	Subcensus Tract	2000	2005	2010	2015	2020	2025
151	151.01	478	538	560	573	586	596
	151.02	514	433	534	544	554	563
	151.03	307	337	346	354	362	368
	Census Tract Total	1,299	1,308	1,440	1,471	1,502	1,527
152	152.01	339	382	394	405	416	425
	152.02	1,493	1,493	1,529	1,566	1,604	1,643
	152.03	118	122	122	122	122	123
	152.04						
	Census Tract Total	1,950	1,997	2,045	2,093	2,142	2,191
153	153.01	296	450	481	503	516	516
	153.02	632	646	654	663	671	676
	153.03	471	471	471	472	472	472
	153.04	100	100	100	100	100	100
	Census Tract Total	1,499	1,667	1,706	1,738	1,759	1,764
154	154.01	2,421	2,371	2,559	2,616	2,648	2,648
	154.02	410	422	435	448	461	471
	154.03	354	362	397	428	429	430
	Census Tract Total	3,185	3,155	3,391	3,492	3,538	3,549
155	155.01	1,195	1,254	1,433	1,534	1,567	1,574
	155.02	688	690	698	707	716	722
	155.03	266	275	283	291	299	305
	155.04	90	102	103	103	104	104
	Census Tract Total	2,239	2,321	2,517	2,635	2,686	2,705
156	156.01	1,248	1,266	1,283	1,300	1,318	1,332
	156.02	78	78	78	78	78	78
	156.03	297	399	423	443	460	460
	156.04	123	167	180	192	204	214
	Census Tract Total	1,746	1,910	1,964	2,013	2,060	2,084
157	157.01	433	437	442	448	453	457
	157.02	747	761	777	794	811	824
	157.03	192	194	195	195	196	197

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	2000	2005	2010	2015	2020	2025
157	Census Tract Total	1,372	1,392	1,414	1,437	1,460	1,478
158	158.01	669	823	887	928	928	928
	158.02	548	553	571	590	610	624
	158.03	473	542	576	609	637	637
	Census Tract Total	1,690	1,918	2,034	2,127	2,175	2,189
159	159.01	854	898	947	1,001	1,033	1,033
	159.02	192	358	378	390	391	391
	159.03						
	159.04	133	146	148	150	152	154
	Census Tract Total	1,179	1,402	1,473	1,541	1,576	1,578
160	160.01	339	714	792	859	908	911
	160.02	995	907	1,099	1,158	1,175	1,188
	160.03	304	320	326	331	337	341
	Census Tract Total	1,638	1,941	2,217	2,348	2,420	2,440
161	161.01	193	227	241	255	271	283
	161.02	98	102	103	104	105	105
	161.03	627	663	713	765	820	820
	161.04	467	511	549	589	632	666
	Census Tract Total	1,385	1,503	1,606	1,713	1,828	1,874
162 /1	162.01						
	162.02						
	Census Tract Total						
163	163.01	262	756	818	859	904	938
	163.02	473	881	936	973	1,010	1,035
	Census Tract Total	735	1,637	1,754	1,832	1,914	1,973
201	201.01	379	495	521	541	546	546
	201.02	675	804	865	884	884	884
	Census Tract Total	1,054	1,299	1,386	1,425	1,430	1,430
202	202.01	2,398	2,765	3,149	3,211	3,263	3,263
	202.02	912	1,063	1,238	1,421	1,521	1,521
	Census Tract Total	3,310	3,828	4,387	4,632	4,784	4,784

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	2000	2005	2010	2015	2020	2025
203	203.01	640	660	681	703	726	742
	203.02	674	686	713	742	773	797
	203.03	242	367	393	407	422	435
	203.04	370	613	674	697	722	742
	Census Tract Total	1,926	2,326	2,461	2,549	2,643	2,716
204	204.01	1,586	1,598	1,628	1,658	1,689	1,709
	Census Tract Total	1,586	1,598	1,628	1,658	1,689	1,709
205	205.01	3,121	3,123	3,214	3,309	3,376	3,383
	205.02	176	176	177	178	179	180
	Census Tract Total	3,297	3,299	3,391	3,487	3,555	3,563
206	206.01	179	183	184	185	186	187
	206.02	427	429	431	432	434	436
	206.03	1,092	1,148	1,174	1,196	1,219	1,236
	Census Tract Total	1,698	1,760	1,789	1,813	1,839	1,859
207	207.01	639	639	651	664	676	686
	207.02	142	228	241	250	259	266
	207.03	549	583	605	628	651	669
	Census Tract Total	1,330	1,450	1,497	1,542	1,586	1,621
208	208.01	351	357	363	369	375	379
	208.02	265	265	271	278	284	289
	208.03	582	586	607	629	652	669
	Census Tract Total	1,198	1,208	1,241	1,276	1,311	1,337
210	210.01	973	1,159	1,308	1,333	1,333	1,333
	210.02	707	767	889	891	894	897
	210.03	236	492	534	541	541	541
	210.04	287	636	671	672	672	673
	Census Tract Total	2,203	3,054	3,402	3,437	3,440	3,444
211	211.01	3,039	3,372	3,675	3,755	3,833	3,876
	211.02	1,697	2,096	2,361	2,378	2,380	2,382
	211.03	272	275	281	288	296	301
	Census Tract Total	5,008	5,743	6,317	6,421	6,509	6,559

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	2000	2005	2010	2015	2020	2025
212	212.01	691	746	778	810	821	821
	Census Tract Total	691	746	778	810	821	821
213	213.01	1,353	1,353	1,357	1,362	1,365	1,369
	213.02	104	104	104	104	104	104
	Census Tract Total	1,457	1,457	1,461	1,466	1,469	1,473
214	214.01	925	939	942	943	947	948
	214.02	1,532	1,565	1,657	1,757	1,865	1,904
	Census Tract Total	2,457	2,504	2,599	2,700	2,812	2,852
215	215.01	2,013	1,275	2,228	2,453	2,622	2,696
	Census Tract Total	2,013	1,275	2,228	2,453	2,622	2,696
216	216.01	1,421	1,421	1,421	1,421	1,421	1,422
	216.02	537	545	602	667	726	741
	Census Tract Total	1,958	1,966	2,023	2,088	2,147	2,163
217	217.01	2,679	2,681	2,984	3,071	3,082	3,090
	Census Tract Total	2,679	2,681	2,984	3,071	3,082	3,090
218	218.01	2,130	2,236	2,697	2,745	2,746	2,746
	Census Tract Total	2,130	2,236	2,697	2,745	2,746	2,746
219 /1	219.01						
	Census Tract Total						
220	220.01						
	220.02		2	2	2	2	2
	220.03	559	654	681	687	692	695
	220.04	8	14	15	16	18	20
	220.05	213	213	213	213	213	213
	Census Tract Total	780	883	911	918	925	930
221	221.01	2,215	3,982	4,606	4,631	4,631	4,631
	221.02	1	1	1	1	1	1
	221.03	735	1,052	1,211	1,303	1,422	1,578
	221.04	1,005	1,669	1,829	1,838	1,840	1,842
	221.05	389	601	717	781	860	870
	221.06	38	38	40	41	43	44

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	2000	2005	2010	2015	2020	2025
221	Census Tract Total	4,383	7,343	8,404	8,595	8,797	8,966
222 /2	222.01		110	518	828	828	828
	Census Tract Total		110	518	828	828	828
223	223.01	3,369	3,621	3,790	3,834	3,878	3,907
	Census Tract Total	3,369	3,621	3,790	3,834	3,878	3,907
224	224.01	3,655	4,030	4,328	4,399	4,474	4,541
	224.02	469	471	478	484	491	496
	Census Tract Total	4,124	4,501	4,806	4,883	4,965	5,037
301	301.01	468	481	491	500	510	518
	301.02	1,081	1,082	1,110	1,139	1,169	1,191
	301.03	985	1,001	1,015	1,030	1,045	1,057
	Census Tract Total	2,534	2,564	2,616	2,669	2,724	2,766
302	302.01	3,870	3,945	4,245	4,426	4,426	4,426
	Census Tract Total	3,870	3,945	4,245	4,426	4,426	4,426
304	304.01	1,468	1,468	1,469	1,470	1,471	1,471
	304.02	855	855	855	855	855	855
	Census Tract Total	2,323	2,323	2,324	2,325	2,326	2,326
305	305.01	567	573	577	582	586	590
	Census Tract Total	567	573	577	582	586	590
306	306.01	552	552	561	570	580	590
	306.02	350	350	350	351	351	351
	306.03	477	479	479	479	480	480
	306.04	434	436	437	438	438	439
	Census Tract Total	1,813	1,817	1,827	1,838	1,849	1,860
307	307.01	217	217	217	218	218	218
	307.02	338	338	338	338	339	339
	307.03	373	381	383	384	386	387
	Census Tract Total	928	936	938	940	943	944
308	308.01	3,326	3,332	3,338	3,345	3,351	3,356
	Census Tract Total	3,326	3,332	3,338	3,345	3,351	3,356
309	309.01	2,362	2,519	2,733	2,796	2,796	2,796

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	2000	2005	2010	2015	2020	2025
309	Census Tract Total	2,362	2,519	2,733	2,796	2,796	2,796
310	310.01	2,327	2,333	2,446	2,536	2,552	2,565
	Census Tract Total	2,327	2,333	2,446	2,536	2,552	2,565
313	313.01	1,399	1,405	1,443	1,483	1,523	1,555
	Census Tract Total	1,399	1,405	1,443	1,483	1,523	1,555
314	314.01	1,345	1,345	1,347	1,350	1,352	1,353
	Census Tract Total	1,345	1,345	1,347	1,350	1,352	1,353
315	315.01	1,994	2,053	2,094	2,137	2,164	2,172
	Census Tract Total	1,994	2,053	2,094	2,137	2,164	2,172
316	316.01	921	1,582	1,797	1,829	1,856	1,878
	316.02	852	900	930	956	974	988
	316.03	3	742	1,482	2,222	2,962	2,962
	Census Tract Total	1,776	3,224	4,209	5,007	5,792	5,828
318	318.01	2,433	2,486	2,603	2,727	2,769	2,769
	Census Tract Total	2,433	2,486	2,603	2,727	2,769	2,769
319	319.01	1,049	1,049	1,051	1,054	1,056	1,058
	Census Tract Total	1,049	1,049	1,051	1,054	1,056	1,058
320	320.01	1,109	1,111	1,118	1,124	1,131	1,138
	Census Tract Total	1,109	1,111	1,118	1,124	1,131	1,138
321	321.01	1,443	1,451	1,469	1,488	1,507	1,524
	Census Tract Total	1,443	1,451	1,469	1,488	1,507	1,524
322	322.01	2,562	2,562	2,606	2,652	2,698	2,741
	Census Tract Total	2,562	2,562	2,606	2,652	2,698	2,741
323	323.01	1,116	1,152	1,161	1,170	1,179	1,186
	323.02	546	718	760	769	769	769
	Census Tract Total	1,662	1,870	1,921	1,939	1,948	1,955
324	324.01	2,834	2,834	2,880	2,926	2,973	3,011
	Census Tract Total	2,834	2,834	2,880	2,926	2,973	3,011
325	325.01	1,887	1,889	1,937	1,986	2,036	2,075
	Census Tract Total	1,887	1,889	1,937	1,986	2,036	2,075
326	326.01	1,506	1,524	1,609	1,700	1,798	1,862

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	2000	2005	2010	2015	2020	2025
326	Census Tract Total	1,506	1,524	1,609	1,700	1,798	1,862
327	327.01	2,608	2,689	2,877	2,946	3,004	3,034
	Census Tract Total	2,608	2,689	2,877	2,946	3,004	3,034
328	328.01	746	759	808	843	852	859
	Census Tract Total	746	759	808	843	852	859
401	401.01	676	676	687	699	712	721
	401.02	1,023	1,023	1,100	1,182	1,240	1,240
	401.03	995	996	1,007	1,016	1,027	1,036
	Census Tract Total	2,694	2,695	2,794	2,897	2,979	2,997
402	402.01	427	1,207	1,412	1,576	1,576	1,576
	402.02	2,164	2,164	2,264	2,371	2,475	2,491
	402.03						
	402.04	136	136	142	149	156	163
	Census Tract Total	2,727	3,507	3,818	4,096	4,207	4,230
403	403.01	480	480	488	496	505	511
	403.02	462	466	484	503	523	538
	Census Tract Total	942	946	972	999	1,028	1,049
405	405.01	99	99	99	100	100	100
	405.02	452	454	462	470	479	485
	405.03	1,595	1,607	1,720	1,841	1,859	1,859
	405.04						
	Census Tract Total	2,146	2,160	2,281	2,411	2,438	2,444
406	406.01	853	772	1,000	1,061	1,126	1,132
	Census Tract Total	853	772	1,000	1,061	1,126	1,132
407	407.01	1,799	1,799	1,811	1,822	1,835	1,843
	407.02	999	999	1,014	1,028	1,043	1,055
	Census Tract Total	2,798	2,798	2,825	2,850	2,878	2,898
408	408.01	863	865	867	870	872	875
	408.02	97	97	97	98	98	99
	408.03	449	457	465	473	482	488
	408.04	687	689	741	796	856	903

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	2000	2005	2010	2015	2020	2025
408	408.05						
	Census Tract Total	2,096	2,108	2,170	2,237	2,308	2,365
501	501.01	1,474	1,474	1,474	1,474	1,474	1,474
	501.02	353	353	353	354	354	355
	501.03	430	430	432	435	438	439
	Census Tract Total	2,257	2,257	2,259	2,263	2,266	2,268
502	502.01	512	512	512	512	512	512
	502.02	243	243	243	243	244	244
	502.03	181	193	196	199	202	204
	502.04	392	392	399	406	413	419
	Census Tract Total	1,328	1,340	1,350	1,360	1,371	1,379
503	503.01	304	304	307	310	313	316
	503.02	294	294	294	294	295	295
	503.03	852	852	861	868	877	885
	503.04	227	227	233	239	245	250
	Census Tract Total	1,677	1,677	1,695	1,711	1,730	1,746
504	504.01	373	373	380	388	395	402
	504.02	338	338	340	342	344	346
	504.03	230	230	239	248	257	264
	Census Tract Total	941	941	959	978	996	1,012
505	505.01	360	360	361	361	362	362
	505.02	306	306	307	308	309	310
	505.03	224	224	224	225	225	225
	Census Tract Total	890	890	892	894	896	897
506	506.01	191	191	205	221	237	250
	506.02	1,696	1,696	1,697	1,698	1,699	1,700
	506.03	298	298	299	300	301	302
	506.04	190	190	190	190	190	190
	506.05	267	267	270	273	276	278
	506.06	386	386	387	388	389	389
	506.07	177	177	179	181	182	184

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	2000	2005	2010	2015	2020	2025
506	Census Tract Total	3,205	3,205	3,227	3,251	3,274	3,293
507	507.01	978	979	994	1,010	1,027	1,039
	507.02	1,456	1,462	1,470	1,479	1,489	1,495
	Census Tract Total	2,434	2,441	2,464	2,489	2,516	2,534
508	508.01	304	304	309	314	320	324
	508.02	453	453	456	459	462	465
	508.03	407	447	454	460	467	470
	Census Tract Total	1,164	1,204	1,219	1,233	1,249	1,259
509	509.01	285	297	302	307	312	316
	509.02	296	296	298	301	303	305
	Census Tract Total	581	593	600	608	615	621
510	510.01	410	410	410	411	411	411
	510.02	492	495	500	505	510	514
	Census Tract Total	902	905	910	916	921	925
511	511.01	359	359	359	360	360	360
	511.02	453	485	497	509	522	531
	Census Tract Total	812	844	856	869	882	891
512	512.01	225	227	228	229	230	230
	512.02	309	309	310	311	312	313
	512.03	99	99	101	103	106	107
	Census Tract Total	633	635	639	643	648	650
513	513.01	433	433	453	473	495	512
	513.02	450	450	451	452	454	454
	Census Tract Total	883	883	904	925	949	966
514	514.01	204	204	204	204	204	204
	514.02	815	815	815	815	815	815
	514.03	377	377	377	377	377	377
	Census Tract Total	1,396	1,396	1,396	1,396	1,396	1,396
515	515.01	982	982	982	982	982	983
	515.02	1,290	1,290	1,478	1,548	1,558	1,565
	515.03	819	819	829	840	851	860

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	2000	2005	2010	2015	2020	2025
515	515.04	973	973	1,024	1,078	1,135	1,173
	Census Tract Total	4,064	4,064	4,313	4,448	4,526	4,581
516	516.01	833	833	833	833	833	833
	516.02	81	81	81	81	81	81
	516.03	790	790	790	790	790	790
	516.04	614	615	617	619	621	622
	516.05	413	413	415	416	418	419
	Census Tract Total	2,731	2,732	2,736	2,739	2,743	2,745
	518	518.01	466	466	469	471	474
518.02		205	218	220	222	225	226
518.03		435	435	446	459	469	478
Census Tract Total		1,106	1,119	1,135	1,152	1,168	1,180
519	519.01	2,244	2,290	2,569	2,670	2,709	2,739
	Census Tract Total	2,244	2,290	2,569	2,670	2,709	2,739
520	520.01	1,126	1,130	1,161	1,194	1,229	1,256
	Census Tract Total	1,126	1,130	1,161	1,194	1,229	1,256
521	521.01	120	121	122	122	123	123
	521.02	928	961	991	1,016	1,027	1,034
	521.03	553	559	574	589	605	618
	521.04	629	630	634	638	643	646
	521.05	397	397	403	409	415	420
	Census Tract Total	2,627	2,668	2,724	2,774	2,813	2,841
522	522.01	1,452	1,452	1,453	1,454	1,456	1,457
	522.02	383	383	385	387	389	391
	522.03	352	352	353	353	354	354
	Census Tract Total	2,187	2,187	2,191	2,194	2,199	2,202
523	523.01	3,159	3,159	3,361	3,576	3,752	3,759
	Census Tract Total	3,159	3,159	3,361	3,576	3,752	3,759
524	524.01	507	507	507	508	508	508
	524.02	345	345	345	345	345	345
	524.03	284	284	284	284	285	285

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	2000	2005	2010	2015	2020	2025
524	524.04	738	738	740	743	745	747
	524.05	484	495	513	531	550	559
	Census Tract Total	2,358	2,369	2,389	2,411	2,433	2,444
525	525.01	290	290	290	290	291	291
	525.02	641	682	709	730	747	761
	525.03	351	352	358	363	369	373
	525.04	1,565	1,567	1,603	1,640	1,680	1,714
	Census Tract Total	2,847	2,891	2,960	3,023	3,087	3,139
526	526.01	731	731	731	731	731	731
	526.02	747	1,025	1,095	1,099	1,103	1,107
	526.03	270	558	684	741	741	741
	Census Tract Total	1,748	2,314	2,510	2,571	2,575	2,579
527	527.01	1,764	1,862	2,026	2,162	2,188	2,202
	Census Tract Total	1,764	1,862	2,026	2,162	2,188	2,202
528	528.01	3,978	3,991	4,816	4,828	4,840	4,850
	Census Tract Total	3,978	3,991	4,816	4,828	4,840	4,850
601	601.01	340	383	393	402	410	416
	601.02	664	665	696	728	761	787
	601.03	258	425	457	468	468	468
	Census Tract Total	1,262	1,473	1,546	1,598	1,639	1,671
602	602.01	540	541	558	576	594	608
	602.02	97	117	120	124	127	130
	602.03	668	688	701	715	728	739
	Census Tract Total	1,305	1,346	1,379	1,415	1,449	1,477
603	603.01	243	248	267	287	308	325
	603.02	692	711	751	794	839	843
	Census Tract Total	935	959	1,018	1,081	1,147	1,168
604	604.01	273	309	319	329	339	345
	604.02	1,393	1,508	1,650	1,734	1,767	1,767
	604.03	167	170	175	180	185	189
	Census Tract Total	1,833	1,987	2,144	2,243	2,291	2,301

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	2000	2005	2010	2015	2020	2025
605	605.01	804	940	1,008	1,047	1,047	1,047
	605.02	757	764	786	809	834	853
	605.03	357	359	366	371	378	383
	605.04	206	233	242	251	252	252
	605.05	657	872	910	947	960	961
	Census Tract Total	2,781	3,168	3,312	3,425	3,471	3,496
606	606.01	148	148	152	155	159	162
	606.02	1,131	1,211	1,279	1,347	1,375	1,380
	Census Tract Total	1,279	1,359	1,431	1,502	1,534	1,542
607 /3	607.01	2,750	2,750	2,801	2,854	2,907	2,947
	Census Tract Total	2,750	2,750	2,801	2,854	2,907	2,947
608 /3	608.01	1,132	1,134	1,152	1,171	1,190	1,205
	Census Tract Total	1,132	1,134	1,152	1,171	1,190	1,205
609 /3	609.01	864	868	886	905	924	938
	Census Tract Total	864	868	886	905	924	938
610 /3	610.01	857	857	876	895	915	930
	Census Tract Total	857	857	876	895	915	930
611	611.01	643	659	691	725	761	778
	611.02	1,821	1,872	1,952	2,039	2,074	2,081
	Census Tract Total	2,464	2,531	2,643	2,764	2,835	2,859
612	612.01	222	222	226	230	234	237
	612.02	1,171	1,310	1,397	1,428	1,430	1,432
	612.03	67	128	135	142	149	149
	612.04	725	866	963	1,012	1,045	1,045
	Census Tract Total	2,185	2,526	2,721	2,812	2,858	2,863
615	615.01	381	399	418	438	459	475
	615.02	296	297	302	308	313	318
	615.03	472	475	477	479	481	483
	615.04	747	747	813	846	847	848
	615.05	89	89	89	89	89	89
	Census Tract Total	1,985	2,007	2,099	2,160	2,189	2,213

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	2000	2005	2010	2015	2020	2025
616	616.01	1,059	1,431	1,675	1,680	1,686	1,690
	616.02	377	417	447	479	513	525
	616.04	1,045	1,252	1,569	1,569	1,569	1,569
	616.05	377	377	384	391	398	405
	616.06		9	9	10	10	10
	Census Tract Total		2,858	3,486	4,084	4,129	4,176
617	617.01	2,067	2,354	2,728	2,779	2,785	2,790
	617.02	226	278	293	306	317	325
	Census Tract Total	2,293	2,632	3,021	3,085	3,102	3,115
618	618.01	379	394	490	614	742	745
	618.02	2,255	2,261	2,615	2,687	2,687	2,687
	Census Tract Total	2,634	2,655	3,105	3,301	3,429	3,432
619	619.02	1,930	1,930	2,042	2,129	2,141	2,153
	Census Tract Total	1,930	1,930	2,042	2,129	2,141	2,153
701	701.01	282	283	285	287	289	291
	701.02	451	455	480	506	533	555
	701.03	57	67	69	71	73	74
	701.04	170	181	190	200	211	219
	Census Tract Total	960	986	1,024	1,064	1,106	1,139
702	702.01	2	2	2	2	2	2
	Census Tract Total	2	2	2	2	2	2
703	703.01	678	678	695	712	729	742
	703.02	134	134	136	139	141	143
	703.03	325	325	335	345	355	363
	Census Tract Total	1,137	1,137	1,166	1,196	1,225	1,248
704	704.01	525	531	554	578	604	624
	704.02	42	43	43	44	44	44
	704.03	363	364	391	421	452	477
	704.04	280	280	285	290	295	299
	704.05	523	523	547	572	598	618
	Census Tract Total	1,733	1,741	1,820	1,905	1,993	2,062

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	2000	2005	2010	2015	2020	2025
705	705.01	114	130	133	137	141	144
	705.02	329	329	330	331	332	333
	705.03	717	726	761	798	837	869
	705.04	295	295	298	300	303	305
	705.05	171	172	182	192	203	212
	705.06	533	552	554	555	555	555
	Census Tract Total	2,159	2,204	2,258	2,313	2,371	2,418
706	706.01	216	217	227	237	248	256
	706.02	173	174	180	186	192	197
	706.03	408	552	584	587	590	592
	706.04	169	200	205	207	209	210
	Census Tract Total	966	1,143	1,196	1,217	1,239	1,255
707	707.01	298	311	314	317	321	323
	707.02	409	409	420	432	444	453
	707.03	289	295	304	312	321	328
	707.04	378	378	379	379	380	380
	707.05	196	196	196	197	197	197
	707.06	259	259	259	259	259	259
	Census Tract Total	1,829	1,848	1,872	1,896	1,922	1,940
708	708.01	272	274	275	277	278	280
	708.02	781	794	800	806	813	817
	Census Tract Total	1,053	1,068	1,075	1,083	1,091	1,097
709	709.01	688	693	717	742	768	789
	709.02	751	757	764	772	780	786
	709.03	255	256	257	259	260	261
	709.04	366	387	434	472	479	484
	709.05	346	346	357	369	380	390
	709.06	106	106	106	107	107	108
	Census Tract Total	2,512	2,545	2,635	2,721	2,774	2,818
710	710.01	58	67	68	69	71	72
	710.02	220	239	244	250	255	259

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	2000	2005	2010	2015	2020	2025
710	710.03	526	526	533	541	548	557
	Census Tract Total	804	832	845	860	874	888
711	711.01	173	173	173	173	173	173
	711.02	205	205	205	205	205	205
	711.03	266	266	268	271	273	275
	711.04	306	306	307	307	308	309
	711.05	244	244	244	245	245	245
	711.06	674	674	674	674	674	674
	711.07	192	194	195	195	196	196
	711.08	378	385	399	413	427	438
	Census Tract Total	2,438	2,447	2,465	2,483	2,501	2,515
712	712.01	1	2	2	2	2	2
	712.02	624	624	624	624	624	624
	712.03	228	228	229	229	230	230
	712.04	2,787	2,860	3,495	3,499	3,503	3,506
	Census Tract Total	3,640	3,714	4,350	4,354	4,359	4,362
713	713.01	3,308	3,433	4,014	4,025	4,032	4,038
	713.02	609	618	628	638	648	657
	Census Tract Total	3,917	4,051	4,642	4,663	4,680	4,695
714	714.01	1,700	1,702	1,778	1,858	1,943	1,987
	714.02	894	894	896	897	899	901
	Census Tract Total	2,594	2,596	2,674	2,755	2,842	2,888
801	801.01	439	505	531	558	586	607
	801.02	221	227	235	244	253	260
	801.03	231	235	252	271	291	307
	801.04	283	291	309	328	348	364
	801.05	211	218	225	233	240	246
	Census Tract Total	1,385	1,476	1,552	1,634	1,718	1,784
802	802.01	336	507	545	586	630	664
	802.02	461	467	483	499	516	528
	802.03	511	548	577	606	638	663

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	2000	2005	2010	2015	2020	2025
802	802.04	3,011	3,020	3,021	3,023	3,024	3,024
	802.05						
	Census Tract Total	4,319	4,542	4,626	4,714	4,808	4,879
803	803.01	947	1,024	1,099	1,180	1,246	1,246
	803.02	267	272	279	285	293	298
	803.03	977	1,044	1,113	1,188	1,266	1,327
	803.04		274	318	318	318	318
	Census Tract Total	2,191	2,614	2,809	2,971	3,123	3,189
804	804.01	680	815	869	895	896	897
	804.02	716	745	795	847	904	948
	804.03	396	397	410	423	437	448
	804.04	431	559	593	606	610	612
	804.05	844	911	975	1,046	1,099	1,099
	Census Tract Total	3,067	3,427	3,642	3,817	3,946	4,004
805	805.01	1,840	1,853	1,992	2,132	2,132	2,132
	805.02	1,947	1,975	2,065	2,160	2,210	2,211
	805.03	2,581	2,936	3,405	3,467	3,511	3,511
	Census Tract Total	6,368	6,764	7,462	7,759	7,853	7,854
808 /4	808.01	2,608	2,687	3,035	3,138	3,249	3,337
	Census Tract Total	2,608	2,687	3,035	3,138	3,249	3,337
809 /4	809.01	4,535	4,789	5,543	5,873	5,976	5,976
	Census Tract Total	4,535	4,789	5,543	5,873	5,976	5,976
810	810.01	1,417	1,968	2,204	2,367	2,569	2,826
	Census Tract Total	1,417	1,968	2,204	2,367	2,569	2,826
811	811.01	173	1,068	1,201	1,205	1,207	1,209
	811.02	3,028	3,447	4,052	4,599	4,599	4,599
	811.03	1,295	1,307	1,363	1,421	1,482	1,485
	811.04	1,442	1,485	1,553	1,623	1,670	1,670
	Census Tract Total	5,938	7,307	8,169	8,848	8,958	8,963
812	812.01	2,434	2,434	2,450	2,467	2,484	2,497
	Census Tract Total	2,434	2,434	2,450	2,467	2,484	2,497

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	2000	2005	2010	2015	2020	2025
814	814.01	2,732	2,733	2,743	2,754	2,764	2,772
	Census Tract Total	2,732	2,733	2,743	2,754	2,764	2,772
815	815.01	773	823	852	883	899	899
	Census Tract Total	773	823	852	883	899	899
816	816.01	465	534	562	587	587	587
	816.02	572	596	605	613	622	629
	Census Tract Total	1,037	1,130	1,167	1,200	1,209	1,216
817	817.01	567	680	716	755	793	821
	817.02	647	733	781	806	806	806
	817.03	646	650	662	675	688	698
	817.04	1,926	2,030	2,231	2,303	2,305	2,307
	Census Tract Total	3,786	4,093	4,390	4,539	4,592	4,632
819	819.01	1,624	1,624	1,636	1,648	1,661	1,671
	819.02	580	664	691	713	716	718
	Census Tract Total	2,204	2,288	2,327	2,361	2,377	2,389
820	820.01	3,091	3,145	3,293	3,450	3,510	3,510
	820.02	474	474	474	474	474	474
	Census Tract Total	3,565	3,619	3,767	3,924	3,984	3,984
821	821.01	1,534	1,534	1,534	1,534	1,534	1,534
	Census Tract Total	1,534	1,534	1,534	1,534	1,534	1,534
822	822.01	732	898	1,179	1,223	1,223	1,223
	822.02	368	368	368	368	368	368
	822.03	2,289	2,884	3,389	3,389	3,389	3,389
	Census Tract Total	3,389	4,150	4,936	4,980	4,980	4,980
823	823.01	5,566	5,919	6,242	6,242	6,243	6,243
	Census Tract Total	5,566	5,919	6,242	6,242	6,243	6,243
824	824.01	772	772	789	807	825	838
	Census Tract Total	772	772	789	807	825	838
825	825.01	845	3,031	3,521	3,566	3,616	3,648
	825.02	3,854	4,228	4,426	4,597	4,692	4,692
	Census Tract Total	4,699	7,259	7,947	8,163	8,308	8,340

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	2000	2005	2010	2015	2020	2025
826	826.01	611	755	811	858	901	933
	826.02	2,977	3,310	3,614	3,781	3,828	3,829
	Census Tract Total	3,588	4,065	4,425	4,639	4,729	4,762
901	901.01	2	2	2	2	2	2
	901.02	12	12	12	13	13	14
	901.03	1,045	545	1,071	1,097	1,124	1,144
	901.04	109	227	245	250	250	250
	901.05	2,553	2,566	2,595	2,625	2,656	2,682
	901.06						
	Census Tract Total	3,721	3,352	3,925	3,987	4,045	4,092
905	905.01	1,237	1,261	1,276	1,292	1,310	1,324
	905.02	1,787	1,858	1,980	2,115	2,256	2,369
	Census Tract Total	3,024	3,119	3,256	3,407	3,566	3,693
909 /5	909.01	70	71	75	79	83	87
	Census Tract Total	70	71	75	79	83	87
910	910.01	37	48	52	55	60	63
	910.02	498	515	554	595	640	675
	Census Tract Total	535	563	606	650	700	738
911	911.01	4,314	4,364	4,537	4,657	4,657	4,657
	Census Tract Total	4,314	4,364	4,537	4,657	4,657	4,657
912	912.01	2,283	2,303	2,693	2,771	2,780	2,785
	912.02	336	336	336	336	336	336
	Census Tract Total	2,619	2,639	3,029	3,107	3,116	3,121
913	913.01	22	22	22	23	23	23
	913.02	36	36	37	37	38	38
	913.03	862	865	877	890	903	914
	913.04	3,956	4,039	4,711	4,995	5,058	5,107
	Census Tract Total	4,876	4,962	5,647	5,945	6,022	6,082
914	914.01	6,289	6,604	7,150	7,213	7,220	7,227
	Census Tract Total	6,289	6,604	7,150	7,213	7,220	7,227
915	915.01	1,605	2,182	2,347	2,506	2,518	2,528

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	2000	2005	2010	2015	2020	2025
915	915.02	565	607	679	716	732	746
	915.03	671	671	671	671	671	671
	Census Tract Total	2,841	3,460	3,697	3,893	3,921	3,945
916	916.01	2,653	3,549	3,833	3,923	3,950	3,950
	Census Tract Total	2,653	3,549	3,833	3,923	3,950	3,950
917	917.01	2,800	3,051	3,457	3,567	3,568	3,569
	917.02	971	971	971	971	971	971
	917.03	443	602	647	691	735	770
	917.04	1,754	3,387	3,947	4,015	4,033	4,037
	Census Tract Total	5,968	8,011	9,022	9,244	9,307	9,347
918	918.01	4,630	4,657	5,095	5,239	5,301	5,301
	Census Tract Total	4,630	4,657	5,095	5,239	5,301	5,301
919	919.01	111	113	115	117	121	123
	919.02	135	137	142	148	154	158
	919.03	154	156	160	165	171	175
	919.04	67	67	67	68	68	68
	919.05	255	337	356	375	395	411
	919.06	44	57	58	58	59	60
	919.07	106	179	186	190	193	196
	919.08	19	25	25	25	25	25
	919.09	128	133	133	134	134	135
	919.10	43	47	47	47	47	47
	919.11	48	53	53	54	54	54
	919.12	95	109	110	111	112	113
	Census Tract Total	1,205	1,413	1,452	1,492	1,533	1,565
920	920.01	696	713	755	800	847	885
	920.02	672	698	730	763	798	813
	920.03	701	780	808	838	868	888
	Census Tract Total	2,069	2,191	2,293	2,401	2,513	2,586
921	921.01	94	107	108	109	110	110
	921.02	146	159	162	165	168	170

(CONTINUED)

Estimated and Forecasted Housing Units
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	2000	2005	2010	2015	2020	2025
921	921.03	359	416	436	454	473	486
	921.04	223	234	236	238	240	242
	921.05	352	405	435	466	499	520
	921.06	370	405	416	427	438	446
	921.07	568	576	580	585	589	593
	Census Tract Total		2,112	2,302	2,373	2,444	2,517
922	922.01	122	160	165	168	172	174
	922.02	494	639	689	728	728	728
	922.03	2,082	2,108	2,286	2,486	2,494	2,494
	922.04	203	344	365	382	400	414
	922.05	1,200	1,371	1,415	1,458	1,500	1,535
	Census Tract Total		4,101	4,622	4,920	5,222	5,294
923	923.01	1,089	1,097	1,122	1,148	1,174	1,196
	Census Tract Total		1,089	1,097	1,122	1,148	1,174
924	924.01	1,577	1,901	2,076	2,117	2,135	2,135
	Census Tract Total		1,577	1,901	2,076	2,117	2,135
Fairfax County		358,960	387,857	416,399	429,482	437,387	441,283

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

- 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 2000), 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, 2000.

Total Units in the Residential Development Process

As of January 2000, there were 30,908 units in the residential development process. This total represented a decrease of 1,530 units (or -4.7%), from the January 1999 total of 32,438. Figure 7.1 presents, in graphical form, the total number of units in the residential development process by type of unit from 1979 to 2000.

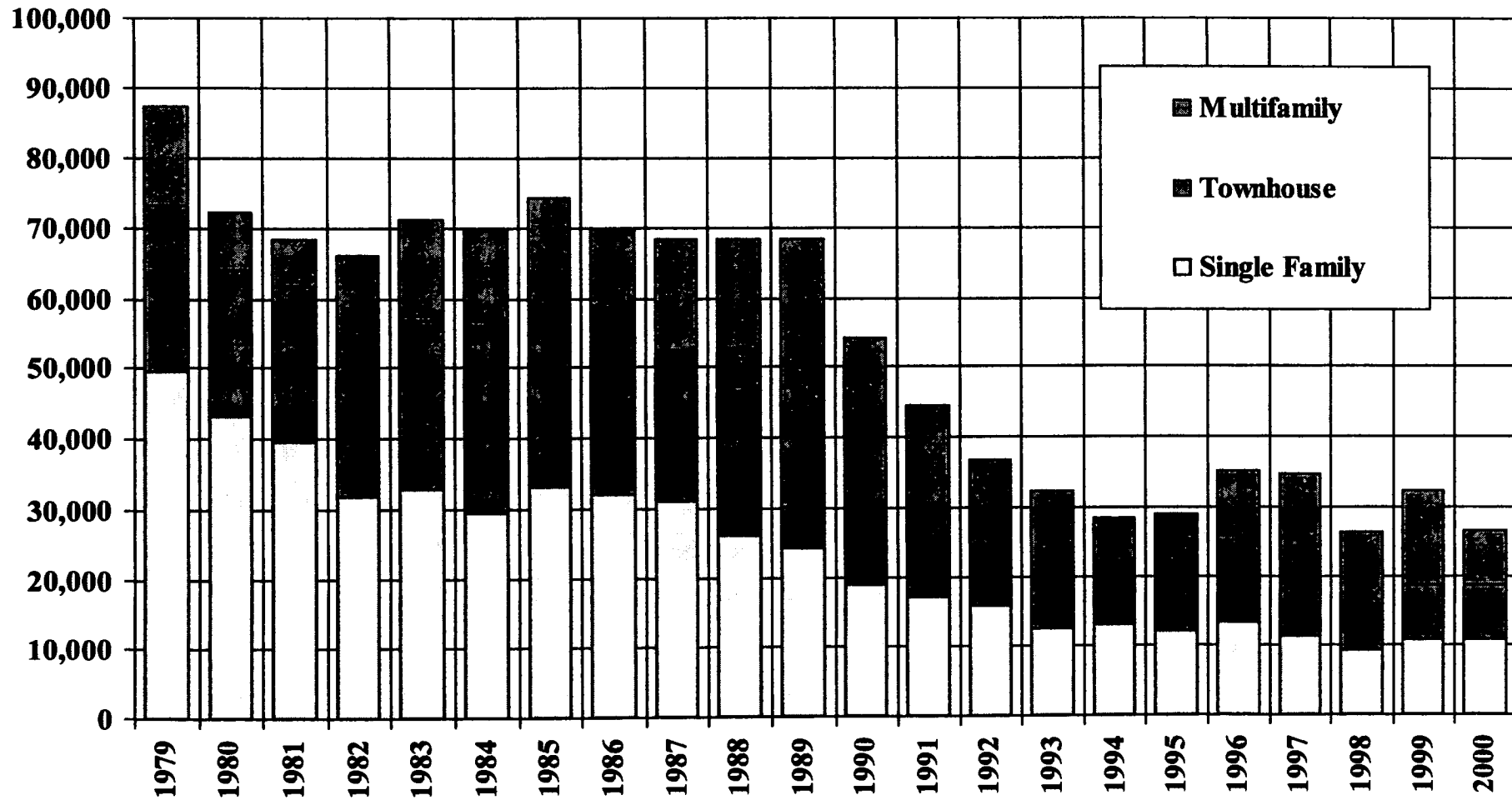
Total Units by Stage in the Residential Development Process

The number of residential units under construction decreased by 439 units (or -25.2%), from 1,739 units in 1999 to 1,300 units in 2000. The number of units for which building permits were issued but not started increased by 734 units (or 20.8%), from 3,522 units in January 1999 to 4,256 units in January 2000.

On approved site plans or subdivision plats there was a decrease of 1,062 units (or -10.2%), from the 1999 total of 10,372 units to 9,310 units in 2000. On site plans submitted there was an increase of 1,881 units (or 27.4%), from 6,874 units in 1999 to 8,755 units in 2000.

For units associated with approved rezoning requests (identified as "Rezoning Granted" in the tables), there was a decrease of 2,343 units, (or -30.1%), from the 1999 total of 7,783 units to the 2000 total of 5,440 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 decreased by 301 (or -14.0%), from 2,148 units in January 1999 to 1,847 units in January 2000.

Figure 7.1
Housing Units in the Residential Development Process
by Structure Type, 1979 to 2000



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 1999 with January 2000.

TABLE 7.1

**Housing Units in the Development Process
by Development Stage
January 1999 - 2000**

Development Stage	Housing Units in the Development Process		
	1999	2000	Percent Change
Under Construction	1,739	1,300	-25.2%
Building Permit Issued but Not Started	3,522	4,256	20.8%
Site Plan Approved	10,372	9,310	-10.2%
Site Plan Submitted	6,874	8,755	27.4%
Rezoning Granted	7,783	5,440	-30.1%
Rezoning Pending	2,148	1,847	-14.0%
Total Units in the Residential Development Process	32,438	30,908	-4.7%

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 1999 and 2000, the number of single-family units increased by 1,460 units (or 13.6%), while the number of townhouse units in the development process increased by 2,678 units (or 32.9%) and the number of multifamily units decreased by 5,668 units (or -41.8%).

TABLE 7.2

**Housing Units in the Development Process
By Unit Type, January 1999 - 2000**

Unit Type	Housing Units		
	1999	2000	Percent Change
Single Family	10,724	12,184	13.6%
Townhouse	8,146	10,824	32.9%
Multifamily	13,568	7,900	-41.8%
Total Units in the Residential Development Process	32,438	30,908	-4.7%

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 Mount Vernon District had the largest number of units (6,497) in the development process on January 1, 2000, representing 21.0 percent of the total number of residential units in development in Fairfax County on that date. The Sully District ranked second with 5,758 units under development, accounting for 18.6 percent of the County total. The Braddock District showed the lowest level of development activity with 285 units under development.

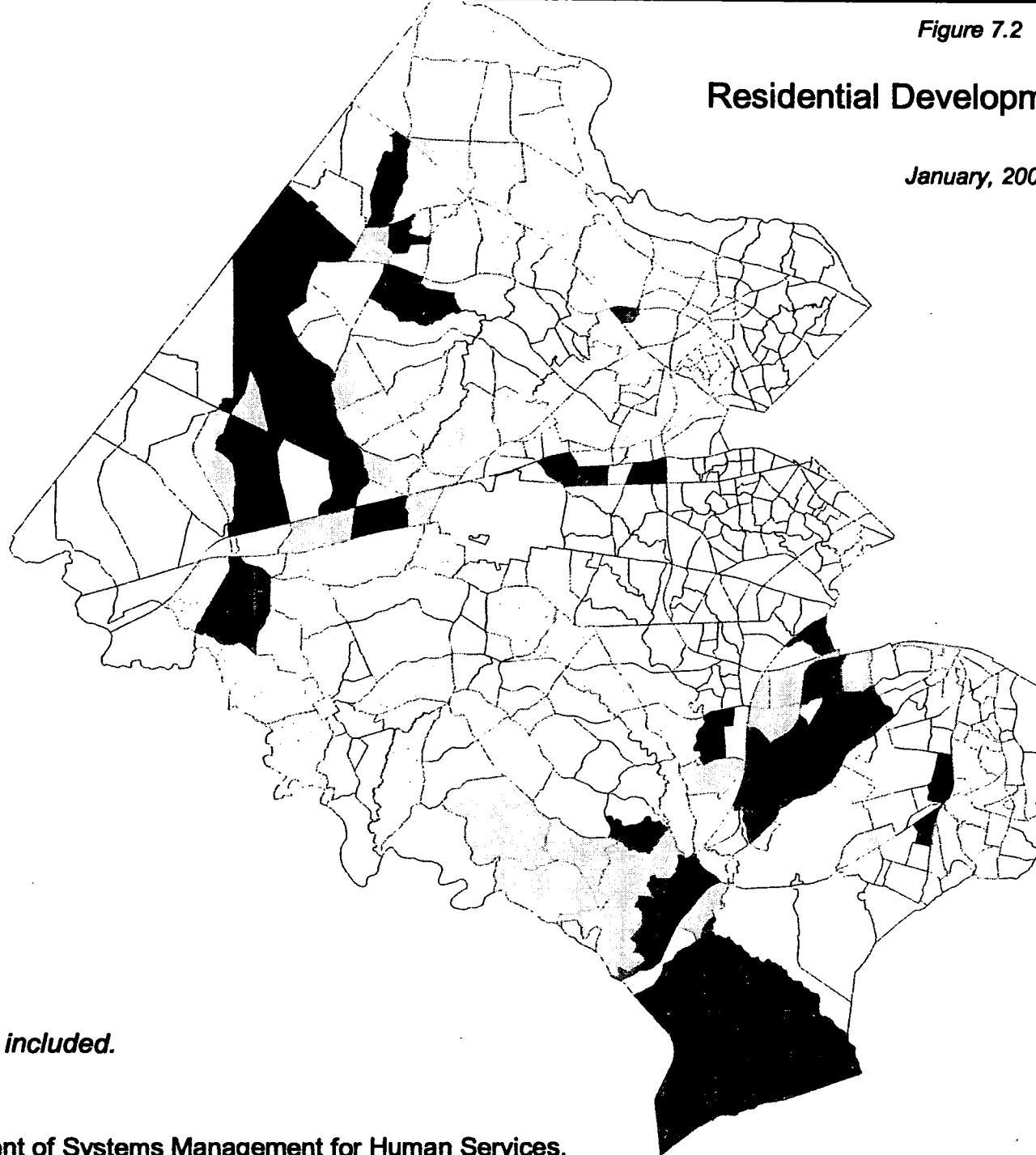
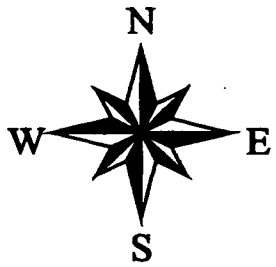
Residential Development by Planning District

The westernmost planning districts in Fairfax County, the Upper Potomac and Lower Potomac Planning Districts accounted for fully 38.9% of all residential units in the development process in January 2000. The Upper Potomac Planning District accounted for the largest number of residential units in development, 7,889 (or 25.5% of the 30,908 total units in development county-wide). The Lower Potomac Planning District had the second largest amount of residential development activity with 4,141 units (or 13.4% of total). Thus, 61.1% 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.

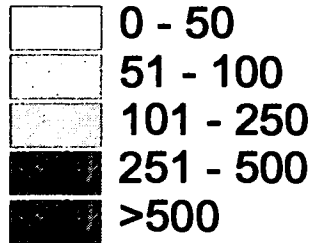
Figure 7.2

Residential Development Activity

January, 2000



Housing Units



Note: City of Fairfax is not included.

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

**Summary of Residential Development Activity
Supervisor District
(January 2000)**

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	16			16	10			10	73	7		80	51			51
Dranesville 1/	193	47	60	300	118	17		135	516	110		626	370	631	2	1,003
Hunter Mill 2/	67	78	12	157	61	28	1,587	1,676	334	144	344	822	481	1,056	154	1,691
Lee	33	111	1	145	41	46	454	541	847	592	88	1,527	440	737	219	1,396
Mason	20	15		35	11	69		80	49		11	60	83	315	314	712
Mount Vernon	57	95	8	160	34	44	333	411	1,892	1,303	207	3,402	260	397	2	659
Providence	48	55		103	34	34	439	507	305	760		1,065	307	365		672
Springfield 3/	110			110	56			56	533	420		953	103			103
Sully	173	101		274	140	12	688	840	775			775	561	1,902	5	2,468
TOTAL	717	502	81	1,300	505	250	3,501	4,256	5,324	3,336	650	9,310	2,656	5,403	696	8,755

(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 2000)**

Supervisor District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Braddock	58		70	128					208	7	70	285
Dranesville 1/	60		144	204					1,257	805	206	2,268
Hunter Mill 2/	126	69	5	200	108	42	788	938	1,177	1,417	2,890	5,484
Lee	287	308	315	910	577	29		606	2,225	1,823	1,077	5,125
Mason	18	7		25	15	15		30	196	421	325	942
Mount Vernon	839	274	688	1,801	32	32		64	3,114	2,145	1,238	6,497
Providence	259	263	162	684	85	85		170	1,038	1,562	601	3,201
Springfield 3/	126			126					928	420		1,348
Sully	353	209	800	1,362	39			39	2,041	2,224	1,493	5,758
TOTAL	2,126	1,130	2,184	5,440	856	203	788	1,847	12,184	10,824	7,900	30,908

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 2000)

Town	Under Construction				Bldg Permit Issued, No Construction				Site Plan and/or Subdivision Plat Apprvd				Site Plan and/or Subdivision Plat Submtd			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Town of Clifton	1			1												
Town of Herndon	10		60	70	8			8	31			31	8	216		224
Town of Vienna	5			5	1			1								
TOWNS TOTAL	16		60	76	9			9	31			31	8	216		224

(CONTINUED)

Summary of Residential Development Activity
Towns
(January 2000)

Town	Total Development Activity			
	SF	TH	MF	Total
Town of Clifton	1			1
Town of Herndon	57	216	60	333
Town of Vienna	6			6
TOWNS TOTAL	64	216	60	340

**Summary of Residential Development Activity
Planning District
(January 2000)**

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	12	11		23	3	8		11	26	6	11	43	49			49
Baileys	8	3		11	7			7	14			14	34	60	26	120
Bull Run	118	89		207	87	6	29	122	472			472	338	1,212	3	1,553
Fairfax	30	7		37	16		659	675	165			165	107	690		797
Jefferson	6	19		25	1	1	85	87	24	760		784	81	122		203
Lincolnia	2	1		3	2	61		63	6			6		255	288	543
Lower Potomac	16	29	8	53	13	15	333	361	750	493	59	1,302	195	397		592
McLean	88	43		131	46	21		67	223	23		246	249	61	2	312
Mount Vernon	16	22		38	12	19	12	43	879	675	154	1,708	55	40	2	97
Pohick 1/	141	52		193	73	11		84	875	602		1,477	155			155
Rose Hill	6	81	1	88	18	43	178	239	457	317	72	846	313	232		545
Springfield	29	22		51	23	2	264	289	375	229	10	614	132	465	219	816
Upper Potomac 2/	187	73	60	320	173	37	1,574	1,784	825	231	344	1,400	792	1,665	156	2,613
Vienna 3/	58	50	12	120	31	26	367	424	233			233	156	204		360
TOTAL	717	502	81	1,300	505	250	3,501	4,256	5,324	3,336	650	9,310	2,656	5,403	696	8,755

(CONTINUED)

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

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

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

**Summary of Residential Development Activity
Planning District
(January 2000)**

Planning District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Annandale	28			28	15	15		30	133	40	11	184
Baileys		7		7					63	70	26	159
Bull Run	177	72	74	323	36			36	1,228	1,379	106	2,713
Fairfax	66	140	354	560					384	837	1,013	2,234
Jefferson	48			48	9	9		18	169	911	85	1,165
Lincolnia									10	317	288	615
Lower Potomac	817	264	688	1,769	32	32		64	1,823	1,230	1,088	4,141
McLean	47	112	306	465					653	260	308	1,221
Mount Vernon	22	10		32	488			488	1,472	766	168	2,406
Pohick 1/	111			111					1,355	665		2,020
Rose Hill	59	29	296	384	89	29		118	942	731	547	2,220
Springfield	283	279	19	581					842	997	512	2,351
Upper Potomac 2/	312	72	447	831	111	42	788	941	2,400	2,120	3,369	7,889
Vienna 3/	156	145		301	76	76		152	710	501	379	1,590
TOTAL	2,126	1,130	2,184	5,440	856	203	788	1,847	12,184	10,824	7,900	30,908

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 2000)

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			60				60
	151.02			10				10
	151.03			30				30
	Census Tract Total			100				100
152	152.01			40		3		43
	152.03			4				4
	Census Tract Total			44		3		47
153	153.01			154				154
	153.02			14				14
	Census Tract Total			168				168
154	154.01			58	7			65
	154.02			12				12
	154.03			6	2			8
	Census Tract Total			76	9			85
155	155.01	2	1	36		20		59
	155.02			2				2
	155.03	1		8				9
	155.04			12				12
	Census Tract Total	3	1	58		20		82
156	156.01			18				18
	156.03			102				102
	156.04		1	43				44
	Census Tract Total		1	163				164
157	157.01			4				4
	157.02			14				14
	157.03	2						2
	Census Tract Total	2		18				20
158	158.01			154				154
	158.02	1	1	3				5

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 2000)**

Census Tract	Subcensus Tract	Under Construction	Bldg Permit Issued, No Construction	Site Plan and/or Subdivision Plat Apprvd	Site Plan and/or Subdivision Plat Submtd	Rezoning Granted	Rezoning Pending	Total Development Activity
158	158.03	3		54	12			69
	Census Tract Total	4	1	211	12			228
159	159.01			38	6			44
	159.02			166				166
	159.04	1		12				13
	Census Tract Total	1		216	6			223
160	160.01	15	26	326		8		375
	160.02			30		1		31
	160.03			16				16
	Census Tract Total	15	26	372		9		422
161	161.01			4	30			34
	161.02			4				4
	161.03		1	35				36
	161.04	4		40				44
	Census Tract Total	4	1	83	30			118
163	163.01	6	1	487				494
	163.02	2	1	405				408
	Census Tract Total	8	2	892				902
201	201.01			116				116
	201.02	11	7	65	46			129
	Census Tract Total	11	7	181	46			245
202	202.01		37	28	6	296		367
	202.02	3	9	23	116			151
	Census Tract Total	3	46	51	122	296		518
203	203.01			20				20
	203.02	2		10				12
	203.03				104		102	206
	203.04	16	11	205	11			243
	Census Tract Total	18	11	235	115		102	481

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 2000)**

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
204	204.01			12				12
	Census Tract Total			12				12
205	205.01			2				2
	Census Tract Total			2				2
206	206.01			4				4
	206.02			2				2
	206.03			16	40			56
	Census Tract Total			22	40			62
207	207.02				86			86
	207.03		1	33				34
	Census Tract Total		1	33	86			120
208	208.01			6				6
	208.03			4				4
	Census Tract Total			10				10
210	210.01		50	16		120		186
	210.02	11	2	37		10		60
	210.03			34		222		256
	210.04			2	347			349
	Census Tract Total	11	52	89	347	352		851
211	211.01	14		146	5	168		333
	211.02	1	147	204	20	27		399
	211.03	1		2				3
	Census Tract Total	16	147	352	25	195		735
212	212.01				55			55
	Census Tract Total				55			55
214	214.01			14				14
	214.02		1	32				33
	Census Tract Total		1	46				47
215	215.01		12	10			488	510

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 2000)**

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
215	Census Tract Total		12	10			488	510
216	216.02			8				8
	Census Tract Total			8				8
217	217.01			2				2
	Census Tract Total			2				2
218	218.01	9		97				106
	Census Tract Total	9		97				106
220	220.02			2				2
	220.03				95			95
	220.04			6				6
	Census Tract Total			8	95			103
221	221.01	7	211	67	114	1,368		1,767
	221.03	24	128	40	93		64	349
	221.04	5		114	290	255		664
	221.05	9	20	183				212
	Census Tract Total	45	359	404	497	1,623	64	2,992
222	222.01					146		146
	Census Tract Total					146		146
223	223.01	43	29	177		3		252
	Census Tract Total	43	29	177		3		252
224	224.01	23	5	134	147	58	16	383
	224.02			2				2
	Census Tract Total	23	5	136	147	58	16	385
301	301.01	1		4		8		13
	301.02		1					1
	301.03				16			16
	Census Tract Total	1	1	4	16	8		30
302	302.01	3	2	35	31	4		75
	Census Tract Total	3	2	35	31	4		75

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 2000)**

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
305	305.01		1	5				6
	Census Tract Total		1	5				6
306	306.03			2				2
	306.04			2				2
	Census Tract Total			4				4
307	307.03			8				8
	Census Tract Total			8				8
308	308.01			6				6
	Census Tract Total			6				6
309	309.01	6		58	40	53		157
	Census Tract Total	6		58	40	53		157
310	310.01			6				6
	Census Tract Total			6				6
313	313.01			6				6
	Census Tract Total			6				6
315	315.01			4		55		59
	Census Tract Total			4		55		59
316	316.01	13	230	112	300	6		661
	316.02			48				48
	316.03				118			118
	Census Tract Total	13	230	160	418	6		827
318	318.01	4	5	24		20		53
	Census Tract Total	4	5	24		20		53
320	320.01			2				2
	Census Tract Total			2				2
321	321.01					8		8
	Census Tract Total					8		8
323	323.01	2	1	33				36
	323.02	3	2	167				172

(CONTINUED)

Summary of Residential Development Activity
Census and Subcensus Tract
(January 2000)

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
323	Census Tract Total	5	3	200				208
325	325.01			2				2
	Census Tract Total			2				2
326	326.01					18		18
	Census Tract Total					18		18
327	327.01	4	2	60	15			81
	Census Tract Total	4	2	60	15			81
328	328.01	1		12				13
	Census Tract Total	1		12				13
401	401.03	1						1
	Census Tract Total	1						1
402	402.01	19	1	760				780
	Census Tract Total	19	1	760				780
403	403.02	1		3				4
	Census Tract Total	1		3				4
405	405.02	2						2
	405.03				4	8		12
	Census Tract Total	2			4	8		14
406	406.01	3	1			70		74
	Census Tract Total	3	1			70		74
408	408.01					2		2
	408.03					8		8
	408.04	2						2
	Census Tract Total	2				10		12
502	502.03			5	7			12
	Census Tract Total			5	7			12
507	507.01	1						1
	507.02	3			3			6
	Census Tract Total	4			3			7

(CONTINUED)

Summary of Residential Development Activity
Census and Subcensus Tract
(January 2000)

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
508	508.03				40			40
	Census Tract Total				40			40
509	509.01			12				12
	Census Tract Total			12				12
510	510.02	2	1					3
	Census Tract Total	2	1					3
511	511.02				32			32
	Census Tract Total				32			32
512	512.01	2						2
	Census Tract Total	2						2
516	516.04	1						1
	Census Tract Total	1						1
518	518.02	2	6	5				13
	Census Tract Total	2	6	5				13
519	519.01		1		45			46
	Census Tract Total		1		45			46
520	520.01	1		3				4
	Census Tract Total	1		3				4
521	521.01		1					1
	521.02					18	30	48
	521.03				6			6
	521.04	1						1
	Census Tract Total	1	1		6	18	30	56
524	524.05	1		10				11
	Census Tract Total	1		10				11
525	525.02	11	8	22				41
	525.03	1						1
	525.04	1	1					2
	Census Tract Total	13	9	22				44

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 2000)**

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
526	526.02	1	61	6	210			278
	526.03				288			288
	Census Tract Total	1	61	6	498			566
527	527.01	4	1		86	7		98
	Census Tract Total	4	1		86	7		98
528	528.01	2		9	2			13
	Census Tract Total	2		9	2			13
601	601.01		1	42				43
	601.02	1						1
	601.03	18	13	61	75			167
	Census Tract Total	19	14	103	75			211
602	602.01	1						1
	602.02	7		10	3			20
	602.03			20				20
	Census Tract Total	8		30	3			41
603	603.01				4	1		5
	603.02		1	18				19
	Census Tract Total		1	18	4	1		24
604	604.01	8		28				36
	604.02	41	27	16	31			115
	604.03				3			3
	Census Tract Total	49	27	44	34			154
605	605.01	10	7	60	19	28	24	148
	605.02	2		5				7
	605.03	1	1					2
	605.04	11	2				28	41
	605.05		2	9	122	72	20	225
	Census Tract Total	24	12	74	141	100	72	423
606	606.02					40	80	120

(CONTINUED)

Summary of Residential Development Activity
Census and Subcensus Tract
(January 2000)

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
606	Census Tract Total					40	80	120
608 /1	608.01	2						2
	Census Tract Total	2						2
609 /1	609.01	3	1					4
	Census Tract Total	3	1					4
611	611.01	5	2	7		2		16
	611.02	9	5	31		6		51
	Census Tract Total	14	7	38		8		67
612	612.02	6	10	12	53	58		139
	612.03			30	31			61
	612.04	7				134		141
	Census Tract Total	13	10	42	84	192		341
615	615.01	3		15				18
	615.02	1						1
	615.03	1	2					3
	Census Tract Total	5	2	15				22
616	616.01	5	367					372
	616.02			29	4	7		40
	616.04		85		122			207
	616.06						18	18
	Census Tract Total	5	452	29	126	7	18	637
617	617.01		2		140	145		287
	617.02	13	5		34			52
	Census Tract Total	13	7		174	145		339
618	618.01	1		14				15
	618.02					6		6
	Census Tract Total	1		14		6		21
701	701.01	1						1
	701.02	3	1					4

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 2000)**

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
701	701.03	1		5	4			10
	701.04	2	1		8			11
	Census Tract Total	7	2	5	12			26
704	704.01	2				4		6
	704.02		1					1
	704.03	1						1
	Census Tract Total	3	1			4		8
705	705.01					16		16
	705.03	5			4			9
	705.05	1						1
	705.06	16	3					19
	Census Tract Total	22	3		4	16		45
706	706.01	1						1
	706.02	1						1
	706.03					144		144
	706.04	22	9					31
	Census Tract Total	24	9			144		177
707	707.01	1	1	11				13
	707.03					6		6
	Census Tract Total	1	1	11		6		19
708	708.01	1	1					2
	708.02				13			13
	Census Tract Total	1	1		13			15
709	709.01			5				5
	709.02	2	1	3				6
	709.03	1						1
	709.04					21		21
	Census Tract Total	3	1	8		21		33
710	710.01			9				9

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 2000)**

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			18			19
	Census Tract Total	1		9	18			28
711	711.07			2				2
	711.08				7			7
	Census Tract Total			2	7			9
712	712.01		1					1
	712.04	2	10		61			73
	Census Tract Total	2	11		61			74
713	713.01	1	1	7	74	42		125
	713.02	3				6		9
	Census Tract Total	4	1	7	74	48		134
714	714.01	2						2
	Census Tract Total	2						2
801	801.01	9	6	51				66
	801.02	5	1					6
	801.03	4						4
	801.04	1			7			8
	801.05	4	1		2			7
	Census Tract Total	23	8	51	9			91
802	802.01	17	12	86	56			171
	802.02	1			5			6
	802.03				37			37
	802.04	7	2					9
	Census Tract Total	25	14	86	98			223
803	803.01	15	8	41	13			77
	803.02	4	1					5
	803.03	15	8	22	22			67
	803.04					274		274
	Census Tract Total	34	17	63	35	274		423

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 2000)**

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
804	804.01	37	20	63	15			135
	804.02	11		2	16			29
	804.03		1					1
	804.04	5	22	88	13			128
	804.05	8	3	23	33			67
	Census Tract Total		61	46	176	77		
805	805.01					13		13
	805.02	2	5	5	16			28
	805.03	3	102	57	193			355
	Census Tract Total	5	107	62	209	13		396
808 /2	808.01	60		11	8			79
	Census Tract Total	60		11	8			79
809 /2	809.01	10	8	20	216			254
	Census Tract Total	10	8	20	216			254
810	810.01	11	7	118	415			551
	Census Tract Total	11	7	118	415			551
811	811.01		386		371	138		895
	811.02	37	69	72	236	5		419
	811.03					12		12
	811.04			17	26			43
	Census Tract Total	37	455	89	633	155		1,369
814	814.01	1						1
	Census Tract Total	1						1
815	815.01	2	10	36	2			50
	Census Tract Total	2	10	36	2			50
816	816.01	3	2	35	29			69
	816.02	4		6	14			24
	Census Tract Total	7	2	41	43			93
817	817.01	16	21	66	10			113

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 2000)**

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
817	817.02	6	11	4	65			86
	817.03	4						4
	817.04	6	5	88	5			104
	Census Tract Total	32	37	158	80			307
819	819.02	7	10	46	21			84
	Census Tract Total	7	10	46	21			84
820	820.01	3	4		5	42		54
	Census Tract Total	3	4		5	42		54
822	822.01	22	144					166
	822.03		66	344	185			595
	Census Tract Total	22	210	344	185			761
823	823.01	1			352			353
	Census Tract Total	1			352			353
825	825.01	8	844	56		448	938	2,294
	825.02	8	8	48	310			374
	Census Tract Total	16	852	104	310	448	938	2,668
826	826.01	3	3	12		126		144
	826.02	22	23	185	56	47	3	336
	Census Tract Total	25	26	197	56	173	3	480
901	901.04	40	4	74				118
	901.05		6		7			13
	Census Tract Total	40	10	74	7			131
905	905.01	11	13					24
	905.02	6	2	9	54			71
	Census Tract Total	17	15	9	54			95
909 /3	909.01	1						1
	Census Tract Total	1						1
910	910.01	5	6					11
	910.02	9	8					17

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 2000)**

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
910	Census Tract Total	14	14					28
911	911.01	8	6	36				50
	Census Tract Total	8	6	36				50
912	912.01	2	2	16				20
	Census Tract Total	2	2	16				20
913	913.03	2	1					3
	913.04		1			82		83
	Census Tract Total	2	2			82		86
914	914.01	27	4	25	259			315
	Census Tract Total	27	4	25	259			315
915	915.01	45	32	198	108	194	36	613
	915.02	2		16	24			42
	Census Tract Total	47	32	214	132	194	36	655
916	916.01	3		25	866	2		896
	Census Tract Total	3		25	866	2		896
917	917.01	15	1		229	6		251
	917.03	32	15	73		39		159
	917.04		659		690	284		1,633
	Census Tract Total	47	675	73	919	329		2,043
918	918.01		21		6			27
	Census Tract Total		21		6			27
919	919.01	2						2
	919.02	2						2
	919.03	1	1					2
	919.05	25	22	35				82
	919.06	1	2	10				13
	919.07	1		72				73
	919.08			6				6
	919.09	1		4				5

(CONTINUED)

**Summary of Residential Development Activity
Census and Subcensus Tract
(January 2000)**

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	919.10			4				4
	919.11	1		4				5
	919.12		2	4	8			14
	Census Tract Total	34	27	139	8			208
920	920.01	4	5		8			17
	920.02	9	3	14				26
	920.03	3	1	64	11			79
	Census Tract Total	16	9	78	19			122
921	921.01	1		12				13
	921.02	1	1	11				13
	921.03	6	2	49				57
	921.04	1		10				11
	921.05		1	33	19			53
	921.06	9		26				35
	921.07			8				8
	Census Tract Total	18	4	149	19			190
922	922.01		1	37				38
	922.02	17	10	118				145
	922.03			19	7			26
	922.04	3	1	137				141
	922.05	14	6	151				171
	Census Tract Total	34	18	462	7			521
923	923.01			8				8
	Census Tract Total			8				8
924	924.01	67	13	244				324
	Census Tract Total	67	13	244				324
Total		1,300	4,256	9,310	8,755	5,440	1,847	30,908

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.

VII-26

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

**VIII. Nonresidential
Gross Floor Area**

NONRESIDENTIAL GROSS FLOOR AREA

Total Nonresidential Gross Floor Area

As of January 2000, there was a total of 201,812,507 square feet of nonresidential structure gross floor area in Fairfax County. This figure represented an increase of 4,656,064 square feet or 2.4 percent over the January 1999 total gross floor area of 197,156,443 square feet.

As shown in Table 8.1, of the 201,812,507 square feet of nonresidential gross floor area in the County on January 1, 2000, office use accounted for 85,105,997 square feet (42.2 percent of total), retail structures comprised 43,144,820 square feet (21.4 percent of total), industrial structures accounted for 38,993,534 square feet (19.3 percent of total), and there was 34,568,156 square feet of institutional structures (17.1 percent of total).

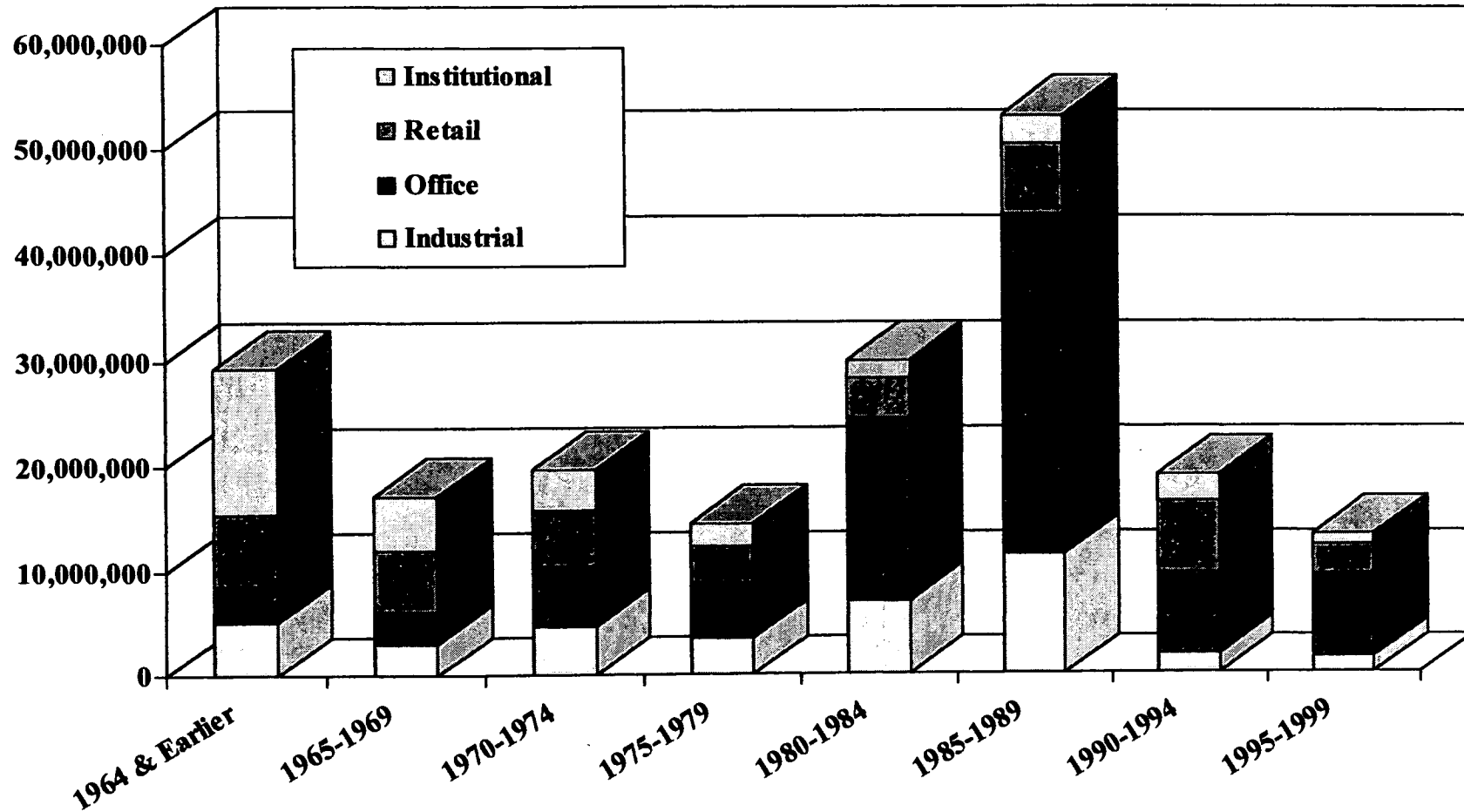
Nonresidential Gross Floor Area by Year Built

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 65 million square feet of office space, more than 21 million square feet of industrial space, nearly 21 million square feet of retail space, and 7.7 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 2000		
General Activity Type	Gross Floor Area	Percent of Total
Retail	43,144,820	21.4%
Office	85,105,997	42.2%
Industrial	38,993,534	19.3%
Institutional	34,568,156	17.1%
<i>Fairfax County</i>	201,812,507	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

As shown in Table 8.2, among the County's supervisor districts, Providence District had the largest gross floor area total with 48,584,761 square feet, nearly one-quarter (24.1 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, 34,439,860 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 4,943,335 square feet.

The greatest concentration of office square footage existed in the Providence District, with a total of 29,999,967. Providence District also had the largest accumulation of retail square footage, at 8,711,167 square feet, and institutional floor area at 5,062,042 square feet. The Sully District had the largest amount of industrial space, 10,012,406 square feet, followed by the Lee District with 8,842,451 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 38,020,117 square feet, or 18.8 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 27,849,538 square feet, Bull Run, with a gross floor area total of 23,462,449 square feet, and Springfield, with a total gross floor area of 18,501,318 square feet. Westgate and Tysons Corner are two areas within the McLean Planning District with high concentrations of nonresidential structures.

Almost 29 percent of County's industrial gross floor area is in the Springfield Planning District, with 11,256,221 square feet. 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 3,317,741 square feet and Rose Hill with 3,625,614 square feet.

Table 8.3 lists the individual land use categories included in each of the General Activity Types that are presented in the data tables in this section.

Supervisor District	Structure Type				Total Gross Floor Area
	Industrial	Office	Retail	Institutional	
Braddock	2,279,256	1,204,747	1,247,120	4,739,565	9,470,688
Dranesville ^a	1,595,969	9,484,645	2,856,355	4,048,450	17,985,419
Hunter Mill ^b	1,396,796	20,739,787	5,639,431	2,960,388	30,736,402
Lee	8,842,451	2,245,593	6,827,900	3,450,621	21,366,565
Mason	4,961,917	7,118,495	6,558,588	3,591,204	22,230,204
Mount Vernon	4,681,011	901,888	2,111,035	4,361,339	12,055,273
Providence	4,811,585	29,999,967	8,711,167	5,062,042	48,584,761
Springfield ^c	412,143	512,239	1,441,295	2,577,658	4,943,335
Sully	10,012,406	12,898,636	7,751,929	3,776,889	34,439,860
Fairfax County	38,993,534	85,105,997	43,144,820	34,568,156	201,812,507

Sources: Fairfax County Department of Systems Management for Human Services

^a Includes the Town of Herndon

^b Includes the Town of Vienna

^c Includes the Town of Clifton

TABLE 8.3

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 2000)**

Year	Industrial	Office	Retail	Institutional	Total
Unknown	1,025,194	1,497,471	859,494	2,220,028	5,602,187
1964 and Earlier	5,128,535	3,529,184	6,906,171	13,745,776	29,309,666
1965 to 1969	3,051,468	3,047,448	5,987,466	5,045,531	17,131,913
1970 to 1974	4,599,506	5,948,446	5,377,930	3,711,024	19,636,906
1975 to 1979	3,449,405	5,321,074	3,636,970	2,102,338	14,509,787
1980 to 1984	6,966,805	17,490,454	3,861,984	1,670,856	29,990,099
1985 to 1989	11,482,238	32,453,791	6,658,395	2,689,340	53,283,764
1990 to 1994	1,843,977	7,775,275	6,921,346	2,462,154	19,002,752
1995 to 1999	1,446,406	8,042,854	2,935,064	921,109	13,345,433
Total	38,993,534	85,105,997	43,144,820	34,568,156	201,812,507

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 2000)**

Supervisor District	Structure Type				Total Gross Floor Area
	Industrial	Office	Retail	Institutional	
Braddock	2,279,256	1,204,747	1,247,120	4,739,565	9,470,688
Dranesville 1/	1,595,969	9,484,645	2,856,355	4,048,450	17,985,419
Hunter Mill 2/	1,396,796	20,739,787	5,639,431	2,960,388	30,736,402
Lee	8,842,451	2,245,593	6,827,900	3,450,621	21,366,565
Mason	4,961,917	7,118,495	6,558,588	3,591,204	22,230,204
Mount Vernon	4,681,011	901,888	2,111,035	4,361,339	12,055,273
Providence	4,811,585	29,999,967	8,711,167	5,062,042	48,584,761
Springfield 3/	412,143	512,239	1,441,295	2,577,658	4,943,335
Sully	10,012,406	12,898,636	7,751,929	3,776,889	34,439,860
Fairfax County Total	38,993,534	85,105,997	43,144,820	34,568,156	201,812,507

**Nonresidential Structure Gross Floor Area by General Activity
Towns
(January 2000)**

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	636,471	4,728,373	1,674,865	505,604	7,545,313
Town of Vienna	294,491	1,811,254	964,896	561,419	3,632,060
Towns Total	930,962	6,559,900	2,658,734	1,091,722	11,241,318

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 2000)

Planning District	Structure Type				Total Gross Floor Area
	Industrial	Office	Retail	Institutional	
Annandale	4,215,658	3,354,854	1,542,006	3,179,659	12,292,177
Baileys	442,401	3,862,774	3,538,214	1,153,339	8,996,728
Bull Run	7,989,432	8,076,506	4,588,383	2,808,128	23,462,449
Fairfax	319,662	7,773,469	2,280,797	3,112,458	13,486,386
Jefferson	3,325,114	7,620,770	2,622,698	2,450,793	16,019,375
Lincolnia	2,094,408	497,587	1,304,847	443,839	4,340,681
Lower Potomac	2,110,464	13,266	367,862	826,149	3,317,741
McLean	1,672,370	17,274,409	5,981,987	2,920,772	27,849,538
Mount Vernon	138,038	1,151,314	3,892,787	3,737,149	8,919,288
Pohick 1/	459,123	624,929	1,913,882	4,121,792	7,119,726
Rose Hill	399,192	270,986	1,006,271	1,949,165	3,625,614
Springfield	11,256,221	1,880,123	3,792,095	1,572,879	18,501,318
Upper Potomac 2/	3,923,304	23,426,578	6,540,197	4,130,038	38,020,117
Vienna 3/	648,147	9,278,432	3,772,794	2,161,996	15,861,369
Fairfax County Total	38,993,534	85,105,997	43,144,820	34,568,156	201,812,507

Note: All data in square feet.

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

F

Nonresidential Structure Gross Floor Area by General Activity
Sewershed
(January 2000)

Sewershed Code	Activity Type				Total Gross Floor Area
	Institutional	Commercial Retail	Industrial	Commercial Office	
A1	455,783	575,186	1,468,865	810,523	3,310,357
A2	13,316	849,230		2,599,565	3,462,111
A3	105,210			173,160	278,370
B1	85,064		389,339	3,807,900	4,282,303
B2	848,561	1,369,228	105,150	2,242,291	4,565,230
B3	5,962	30,607		1,817	38,386
B5 1/	505,604	1,674,865	636,471	4,728,373	7,545,313
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	329,923	537,688	5,200,613	6,686,995
D3	1,853,808	4,452,370	1,498,955	14,678,229	22,483,362
E1	252,018	4,528,417	250,777	9,234,469	14,265,681
E2	11,835	9,422		6,151	27,408
F	452,601	219,081	891	983,907	1,656,480
G1	1,375,327	782,692	158,389	2,002,008	4,318,416
G2	135,196	100,794		11,825	247,815
G3	232,637			1,472,000	1,704,637
H1	312,098	2,886,210	391,105	917,828	4,507,241
H2		324,940		2,544,407	2,869,347
H3	3,336				3,336
I1	3,188,952	2,507,240	1,283,322	5,975,207	12,954,721
I2	558,539	16,783	23,623	76,189	675,134
I3	3,436,044	3,179,656	5,656,335	3,096,064	15,368,099
I4	1,676	484,648			486,324
J1	288,075	522,406	62,669	381,331	1,254,481

(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 2000)

Sewershed Code	Activity Type				Total Gross Floor Area
	Institutional	Commercial Retail	Industrial	Commercial Office	
J2	161,906	735,689	11,713	82,208	991,516
J3	217,358	378,232		185,577	781,167
J4	544,606	236,785	1,044	31,459	813,894
K	1,827,275	1,397,906	69,648	189,988	3,484,817
L	1,816,639	1,285,083	245,111	393,556	3,740,389
M0	133,573	227,153	258,117	812,061	1,430,904
M1	257,518	78,404		1,528,476	1,864,398
M2 2/	3,430,605	1,120,700	2,454,025	4,901,608	11,906,938
M3	806,814	221,749	551,500	401,147	1,981,210
M4	1,099,365	715,783	1,662,653	581,471	4,059,272
M5	11,984	356,500	3,659,074	294,517	4,322,075
M6	306,340	1,805,255	7,712,237	703,461	10,527,293
M7	3,250	16,816			20,066
M8	20,757			3,922	24,679
M9	21,899	1,361,091		3,865,211	5,248,201
N1	4,268,305	1,969,813	776,963	416,018	7,431,099
N2	199,556	27,628	2,376		229,560
O1	17,429				17,429
P	86,894		4,000		90,894
P1	4,800	25,456	205,895	4,760	240,911
P3	93,553	10,125	2,952		106,630
Q1	185,945	7,000	22,572	2,608	218,125
R1	222,925	45,692	26,362		294,979
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 2000)

Sewershed Code	Activity Type				Total Gross Floor Area
	Institutional	Commercial Retail	Industrial	Commercial Office	
S1	757,750	186,943		3,102	947,795
S2	1,458				1,458
T1	261,900	819,862	6,275,677	2,228,048	9,585,487
T2	455,809	1,274,595	1,932,907	3,595,327	7,258,638
T3	609,821			9,484	619,305
T4	1,015,030	1,744,426	42,160	3,482,339	6,283,955
T5	508,942	2,019,576	69,234	343,865	2,941,617
T6	5,468	3,125	14,835		23,428
T7	127,447		135,037		262,484
FAIRFAX COUNTY TOTAL	34,568,156	43,144,820	38,993,534	85,105,997	201,812,507

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 2000)

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	442,706	236,823		34,412	713,941
	151.03	19,213				19,213
	Census Tract Total	461,919	352,968		34,412	849,299
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	25,307		46,331	81,478
	153.02	52,152				52,152
	153.04	50,564				50,564
	Census Tract Total	112,556	25,307		46,331	184,194
154	154.01	225,339	106,856			332,195
	154.02	7,444				7,444
	154.03	6,531	37,033	1,680	40,014	85,258
	Census Tract Total	239,314	143,889	1,680	40,014	424,897
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 2000)

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	69,926	8,584	36,477	359,268
	160.02	23,500	54,851		80,123	158,474
	160.03	69,784				69,784
	Census Tract Total	337,565	124,777	8,584	116,600	587,526
161	161.01	40,967	259,333		82,697	382,997
	161.02	13,870				13,870
	161.03	68,006				68,006
	Census Tract Total	122,843	259,333		82,697	464,873
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		180,407		44,222	224,629
	201.02	534,202		345,661		879,863
	Census Tract Total	534,202	180,407	345,661	44,222	1,104,492
202	202.01	28,108	165,062		135,485	328,655
	202.02	62,064	16,356	90,095	18,015	186,530
	Census Tract Total	90,172	181,418	90,095	153,500	515,185
203	203.01	178,280				178,280
	203.02	54,342				54,342
	203.03	38,822				38,822
	203.04	20,672	11,485	16,828	8,608	57,593
	Census Tract Total	292,116	11,485	16,828	8,608	329,037
204	204.01	1,560	140,418	40,825	137,479	320,282
	Census Tract Total	1,560	140,418	40,825	137,479	320,282

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 2000)

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	1,536,908		467,255	2,169,513
	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	1,577,782	2,916,862	598,514	5,289,749
211	211.01		67,801	916,038	47,701	1,031,540
	211.02	596,079	5,397	65,904	2,151	669,531
	Census Tract Total	596,079	73,198	981,942	49,852	1,701,071
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 2000)

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	308,097		77,473	474,772
	Census Tract Total	89,202	308,097		77,473	474,772
219	219.01	2,075				2,075
	Census Tract Total	2,075				2,075
220	220.01		11,255	1,576,098	43,362	1,630,715
	220.02			717,822	62,768	780,590
	220.03		6,544	957,050		963,594
	220.04			571,417	2,784	574,201
	220.05	3,250	16,816			20,066
	Census Tract Total	3,250	34,615	3,822,387	108,914	3,969,166
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	407,928		676,166
	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	581,997	6,560	1,620,594
222	222.01	16,357				16,357
	Census Tract Total	16,357				16,357
223	223.01	471,264	430,239		8,595	910,098
	Census Tract Total	471,264	430,239		8,595	910,098
224	224.01	91,347	326,657	226,365	24,132	668,501
	Census Tract Total	91,347	326,657	226,365	24,132	668,501
301	301.01	147,451	132,269		20,700	300,420

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 2000)

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		23,340	628,702
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	517,052		20,426	546,853
	306.04	65,576	453,120	437	224,243	743,376
	Census Tract Total	92,639	970,172	43,100	244,669	1,350,580
307	307.01	946		600,211		601,157
	307.02	60,219		96,543	10,842	167,604
	307.03	46,175		912		47,087
	Census Tract Total	107,340		697,666	10,842	815,848
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	313,970	223,269		115,031	652,270
	Census Tract Total	313,970	223,269		115,031	652,270
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 2000)

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		106,411	566,908
	Census Tract Total	95,914	364,583		106,411	566,908
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	1,760,097	3,913,963

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 2000)

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	3,949,403	6,882,434
403	403.01	76,853	4,430		230,323	311,606
	403.02	116,512				116,512
	Census Tract Total	193,365	4,430		230,323	428,118
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	216,857	61,273		342,072
	Census Tract Total	63,942	216,857	61,273		342,072
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	7,685		7,688	45,269
	501.03		137,034	2,700		139,734
	Census Tract Total	97,261	389,843	440,440	634,382	1,561,926
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 2000)

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	202,131	27,422	14,411	284,724
	503.04		33,228		440,611	473,839
	Census Tract Total	40,760	292,048	33,342	469,828	835,978
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	209,190		203,497	453,913
	Census Tract Total	52,710	209,190		286,693	548,593
508	508.01	2,700				2,700
	508.02	118,622			1,344	119,966
	508.03	115,383	110,755		164,479	390,617
	Census Tract Total	236,705	110,755		165,823	513,283
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 2000)

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	785,941	162,777	414,719	1,375,488
	Census Tract Total	191,689	2,010,067	162,777	779,580	3,144,113
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	102,924		43,182	156,408
	516.05		10,014		980	10,994
	Census Tract Total	408,304	230,862		44,162	683,328
518	518.01	60,109	116,980			177,089
	518.02	124,711				124,711
	518.03	32,758				32,758
	Census Tract Total	217,578	116,980			334,558
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 2000)

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			663,656	25,200	688,856
	524.05	33,307	19,838		86,996	140,141
	Census Tract Total	116,563	19,838	663,656	112,196	912,253
525	525.01	68,307	104,940	2,279,452	490,917	2,943,616
	525.02	184,107	3,808	76,302	539,197	803,414
	525.03	147,315	158,843		96,550	402,708
	525.04	10,716	72,946		113,328	196,990
	Census Tract Total	410,445	340,537	2,355,754	1,239,992	4,346,728
526	526.01	51,821	400,249	1,603,924	153,861	2,209,855
	526.02	49,060			41,856	90,916
	526.03			490,484		490,484
	Census Tract Total	100,881	400,249	2,094,408	195,717	2,791,255
527	527.01	81,938	158,597	279,624	136,448	656,607
	Census Tract Total	81,938	158,597	279,624	136,448	656,607
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 2000)

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	711,412		3,547,936	4,335,697
	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	718,228		4,368,001	5,410,694
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	346,260	327,410	6,520	162,656	842,846
	Census Tract Total	346,260	327,410	6,520	162,656	842,846
608 1/	608.01	17,990	279,172		1,137,925	1,435,087
	Census Tract Total	17,990	279,172		1,137,925	1,435,087
609 1/	609.01	104,991	116,059	238,527	199,465	659,042
	Census Tract Total	104,991	116,059	238,527	199,465	659,042
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 2000)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
611	611.01	81,493				81,493
	611.02	369,515	134,917		74,965	579,397
	Census Tract Total	451,008	134,917		74,965	660,890
612	612.01	1,674				1,674
	612.02	150,528	51,550		51,372	253,450
	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	2,164,486	2,717,349
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	580,077	654,427
	616.05		7,000		115,489	122,489
	616.06	7,850	145,565	2,061,474	443,425	2,658,314
	Census Tract Total	13,140	194,543	2,129,944	1,631,585	3,969,212
617	617.01	4,300	224,195		59,332	287,827
	617.02	74,052	80,590	309,866	113,954	578,462
	Census Tract Total	78,352	304,785	309,866	173,286	866,289
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	9,205				9,205
	701.04	6,592				6,592

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
701	Census Tract Total	239,229				239,229
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	38,157	12,054			50,211
	705.06	9,758	93,847		1,082,992	1,186,597
	Census Tract Total	324,859	105,901	576	1,101,024	1,532,360
706	706.01	17,093				17,093
	706.02	1,709			21,300	23,009
	706.03	84,223		315		84,538
	706.04	51,055	149,844		145,433	346,332
	Census Tract Total	154,080	149,844	315	166,733	470,972
707	707.01	36,245	187,887		393,466	617,598
	707.03	93,866		300		94,166
	707.04	53,980				53,980
	Census Tract Total	184,091	187,887	300	393,466	765,744
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 2000)

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	155,796	1,539,172	1,955,184
	Census Tract Total	188,256	71,960	161,196	2,880,271	3,301,683
713	713.01	305,368	353,953		555,479	1,214,800
	713.02	5,224	16,783	22,975	76,189	121,171
	Census Tract Total	310,592	370,736	22,975	631,668	1,335,971
714	714.01	67,561	75,107	162,943	24,832	330,443
	714.02	63,721				63,721
	Census Tract Total	131,282	75,107	162,943	24,832	394,164
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 2000)

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	2,256,674	2,100	9,369,968	11,694,351
	802.05		2,668,347		831,938	3,500,285
	Census Tract Total	147,762	4,929,144	2,100	10,208,057	15,287,063
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	226,970	825,466	554,576	1,628,890
	Census Tract Total	61,632	336,835	1,209,814	557,044	2,165,325
804	804.01		3,974		1,817	5,791
	804.02	2,796	38,229		396	41,421
	804.03	24,900	6,614		16,934	48,448
	804.04	70,517	3,506			74,023
	804.05	41,299	109,542	88,730	93,520	333,091
	Census Tract Total	139,512	161,865	88,730	112,667	502,774
805	805.01	203,007	32,436			235,443
	805.02	320,873	8,737	90,700		420,310
	805.03	70,480	269,103		10,987	350,570
	Census Tract Total	594,360	310,276	90,700	10,987	1,006,323
808 2/	808.01	169,145	757,474	72,082	1,036,187	2,034,888
	Census Tract Total	169,145	757,474	72,082	1,036,187	2,034,888
809 2/	809.01	336,459	917,391	564,389	3,692,186	5,510,425
	Census Tract Total	336,459	917,391	564,389	3,692,186	5,510,425
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		651,544	765,264
	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		671,634	1,288,701

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
812	812.01	85,064		389,339	3,660,982	4,135,385
	Census Tract Total	85,064		389,339	3,660,982	4,135,385
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	80,153	220,329	1,712,715	2,163,585
	819.02	25,464				25,464
	Census Tract Total	175,852	80,153	220,329	1,712,715	2,189,049
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	48,463		80,101	140,847
	Census Tract Total	12,283	48,463		80,101	140,847
822	822.01	254,503	1,064,984	14,450	2,855,099	4,189,036
	822.02	22,150	163,801	476,485	1,596,676	2,259,112
	822.03	122,619			73,766	196,385
	Census Tract Total	399,272	1,228,785	490,935	4,525,541	6,644,533
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	2,405,632	2,473,922
	Census Tract Total	66,588		1,702	2,405,632	2,473,922
825	825.01	243,162	871,947	1,820,338	3,120,456	6,055,903
	825.02	135,967	221,298	88,300	112,686	558,251

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
825	Census Tract Total	379,129	1,093,245	1,908,638	3,233,142	6,614,154
826	826.01	139,500	653,078			792,578
	826.02	405,374	56,188		405,801	867,363
	Census Tract Total	544,874	709,266		405,801	1,659,941
901	901.01	67,156		973,598	269,774	1,310,528
	901.03	32,757	118,437	2,644,900	355,456	3,151,550
	901.04	25,270	372,230	2,712,947	1,713,977	4,824,424
	901.05	120,215	490,402	369,679	2,801,152	3,781,448
	901.06	8,133		300,000		308,133
	Census Tract Total	253,531	981,069	7,001,124	5,140,359	13,376,083
905	905.01	57,817	165,092		3,102	226,011
	905.02	100,836	67,493	1,515	62,074	231,918
	Census Tract Total	158,653	232,585	1,515	65,176	457,929
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	515,161				515,161
	Census Tract Total	515,161				515,161
912	912.01	40,554	138,693			179,247
	912.02		82,885		100,499	183,384
	Census Tract Total	40,554	221,578		100,499	362,631
913	913.01	526		14,835		15,361
	913.02	3,486		135,037		138,523
	913.03	105,095	9,072	69,234		183,401
	913.04	184,825	652,391		71,058	908,274
	Census Tract Total	293,932	661,463	219,106	71,058	1,245,559
914	914.01	310,712	264,938		124,195	699,845
	Census Tract Total	310,712	264,938		124,195	699,845

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 2000)

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	8,044	13,267		39,538	60,849
	Census Tract Total	322,346	54,440		45,460	422,246
916	916.01	198,878	162,900	767,687	184,694	1,314,159
	Census Tract Total	198,878	162,900	767,687	184,694	1,314,159
917	917.01	14,989	708,599		1,581,327	2,304,915
	917.02	15,488	1,262,601		1,347,322	2,625,411
	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	274,714	2,303,269	42,160	4,086,994	6,707,137
918	918.01	513,675	1,290,838		754,254	2,558,767
	Census Tract Total	513,675	1,290,838		754,254	2,558,767
919	919.01	335,458				335,458
	919.05	92,449				92,449
	919.07	10,960				10,960
	919.09	5,456				5,456
	919.11	1,080				1,080
	Census Tract Total	445,403				445,403
920	920.01	75,277		2,722	3,360	81,359
	920.02	59,096	96,052	17,176		172,324
	920.03	15,724		6,464		22,188
	Census Tract Total	150,097	96,052	26,362	3,360	275,871
921	921.04	9,300			2,608	11,908
	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	67,546	8,840		2,608	78,994
922	922.01	2,663				2,663
	922.02	18,150				18,150

(CONTINUED)

Nonresidential Structure Gross Floor Area by General Activity
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Institutional	Commercial Retail	Industrial	Commercial Office	
922	922.03	80,312	23,788	2,376		106,476
	922.04	1,374	2,000			3,374
	922.05	194,818	10,125	2,952		207,895
	Census Tract Total	297,317	35,913	5,328		338,558
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		34,568,156	43,144,820	38,993,534	85,105,997	201,812,507

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 2000, about 33,859 acres were in roads, water, and small areas of land that cannot be developed, while 228,541 acres were classified into various zoning categories -- 223,696 acres in County zoning categories and 4,845 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 228,541 acres of zoned land, 210,495 acres, or 92.1 percent, was zoned for residential or residential-related use. Industrial zoned land accounted for 9,596 acres or 4.2 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, 45,329 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 of any planning district, 3,098 acres or 32.3 percent of all industrial zoned land. The Upper Potomac Planning district contained the largest amount of commercial zoned land of any planning district, 1,286 acres or 15.2 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 2000 by major zoning categories. Approximately 12.9 percent of all zoned land, or 29,531 acres, was vacant, a decline of 34.4 percent since 1990. Approximately 83.6 percent of the vacant land, or 24,677 acres, were zoned for residential development. Vacant land that was zoned for commercial use totaled 1,656 acres while vacant land that was zoned for industrial use totaled 3,196 acres.

Total vacant land in the Bull Run, Pohick, and Upper Potomac Planning Districts totaled 63.2 percent (18,653 acres) of all vacant land in the County while the total for Annandale, Baileys, Jefferson, and Lincolnia Planning Districts comprised only 3.2 percent (950 acres) of the County's vacant land.

As shown in Table 9.1, total vacant acreage dropped to 29,529 acres (12.9% 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 – 2000**

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%
2000	29,529	228,541	12.9%

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 2000, 126,722 acres, or 55.4 percent of the County's land was in use for residential purposes, and 30,977 acres, or

13.6 percent of the County's land was vacant or in natural uses. Parks and Recreation uses accounted for 27,073 acres, or 11.8 percent of the available land in the County, while Industrial use accounted for 9,066 acres, or 4.0 percent. Commercial/Retail use accounted for 9,405 acres, or 4.1 percent of the total acres in Fairfax County.

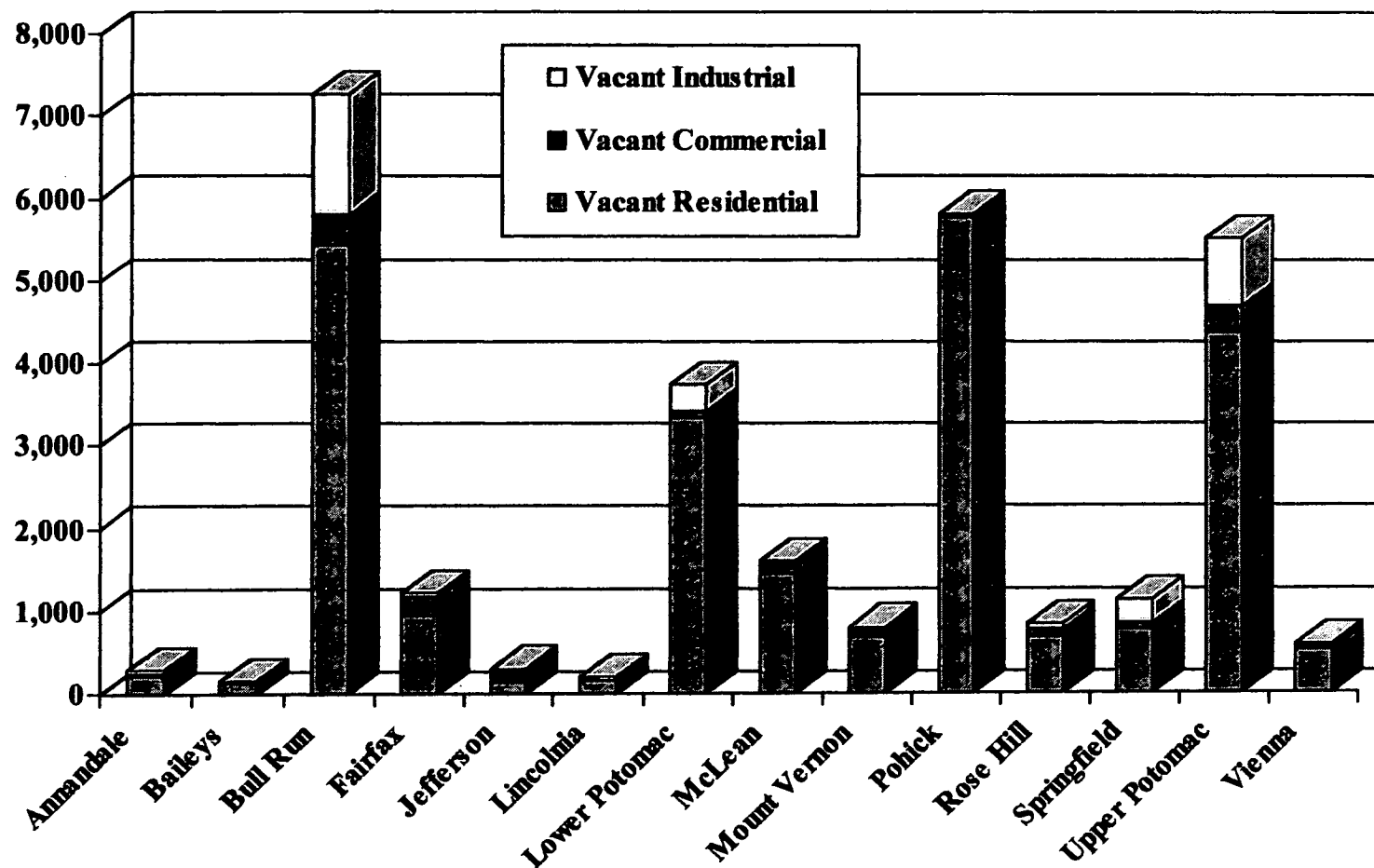
TABLE 9.2

**Acres of Land by General Land Use Category
January 2000**

Existing Land Use	Total	Percent of Total
Residential	126,722	55.4%
Industrial	9,066	4.0%
Commercial / Retail	9,405	4.1%
Parks and Recreation	27,073	11.8%
Public	25,299	11.1%
Vacant and Natural Uses	30,977	13.6%
Fairfax County	228,542	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 2000



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

Table 9.3

Total Acres by Major Zoning Class
Fairfax County, January 2000

Planning District	Residential		Commercial		Industrial		TOTAL	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Annandale	9,199	4.4	317	3.8	545	5.7	10,061	4.4
Baileys	2,991	1.4	445	5.3	11	0.1	3,447	1.5
Bull Run	24,641	11.7	1,217	14.4	3,098	32.3	28,956	12.7
Fairfax	10,385	4.9	891	10.5	153	1.6	11,429	5.0
Jefferson	4,074	1.9	735	8.7	377	3.9	5,186	2.3
Lincolnia	1,382	0.7	153	1.8	191	2.0	1,726	0.8
Lower Potomac	22,755	10.8	178	2.1	654	6.8	23,587	10.3
McLean	15,365	7.3	911	10.8	147	1.5	16,423	7.2
Mount Vernon	10,975	5.2	872	10.3	10	0.1	11,857	5.2
Pohick 1/	45,329	21.5	228	2.7	99	1.0	45,656	20.0
Rose Hill	7,636	3.6	231	2.7	271	2.8	8,138	3.6
Springfield	6,999	3.3	430	5.1	1,428	14.9	8,857	3.9
Upper Potomac 2/	39,271	18.7	1,286	15.2	2,400	25.0	42,957	18.8
Vienna 3/	9,493	4.5	556	6.6	212	2.2	10,261	4.5
. TOTAL	210,495	100.0	8,450	100.0	9,596	100.0	228,541	100.0

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

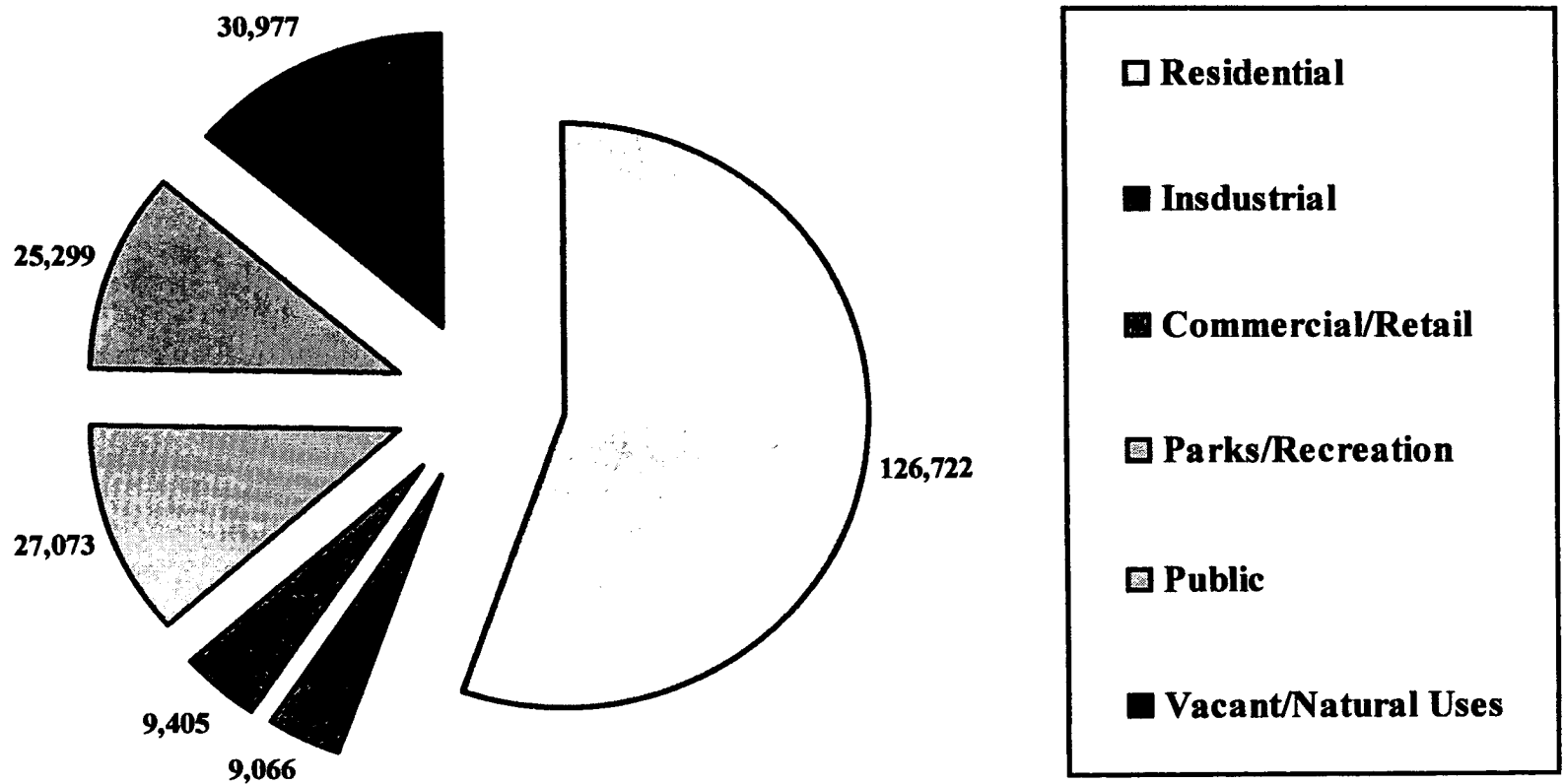
Table 9.4

Acres of Vacant Land by Major Zoning Class
Fairfax County, January 2000

Planning District	Residential		Commercial		Industrial		TOTAL	
	Vacant Land		Vacant Land		Vacant Land		Vacant Land	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Annandale	235	1.0	12	0.7	51	1.6	298	1.0
Baileys	125	0.5	24	1.4	1	0.0	150	0.5
Bull Run	5,459	22.1	358	21.6	1,469	46.0	7,286	24.7
Fairfax	955	3.9	213	12.9	49	1.5	1,217	4.1
Jefferson	127	0.5	160	9.7	18	0.6	305	1.0
Lincolnia	153	0.6	13	0.8	31	1.0	197	0.7
Lower Potomac	3,341	13.5	83	5.0	330	10.3	3,754	12.7
McLean	1,453	5.9	134	8.1	18	0.6	1,605	5.4
Mount Vernon	688	2.8	114	6.9			802	2.7
Pohick 1/	5,787	23.5	33	2.0	10	0.3	5,830	19.7
Rose Hill	668	2.7	92	5.6	70	2.2	830	2.8
Springfield	776	3.1	50	3.0	313	9.8	1,139	3.9
Upper Potomac 2/	4,389	17.8	317	19.1	831	26.0	5,537	18.8
Vienna 3/	521	2.1	53	3.2	5	0.2	579	2.0
TOTAL	24,677	100.0	1,656	100.0	3,196	100.0	29,529	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 2000



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.

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

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

ZONING

CODE DESIGNATION RESIDENTIAL (continued)

Planned Development Housing (PDH)

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

ZONING

CODE DESIGNATION COMMERCIAL - OFFICE - RETAIL

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

ZONING

CODE DESIGNATION INDUSTRIAL

500	I-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 2000)

Zoning Dist.	Braddock		Dranesville 1/		Hunter Mill 2/		Lee		Mason		Mount Vernon		Providence		Springfield 3/		Sully		COUNTY TOTAL	
	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres	Total Acres	Vacant Acres
R-A			107	10	52						23	23					21	5	203	38
R-C	322	208			5						11,024				26,972	4,330	11,631	4,271	49,954	8,809
P AG-R														115	109	91	31	206	140	
P AG-C																				
R-E	19		14,358	2,400	2,412	198					9,007	2,115	75	14	237	124	1,054	146	27,162	4,997
R-EC			433	10	310	2											165		908	12
R-1	1,815	94	8,682	1,203	3,146	353	3,730	282	814	48	3,339	1,435	4,370	467	3,823	366	7,967	1,127	37,686	5,375
R-1C	44		1,699	20	1,787	34							521	8	382	20	1,117	134	5,550	216
R-2	1,394	59	2,125	168	640	25	960	113	3,844	171	4,191	284	846	57	299	12	509	72	14,808	961
R-2C	1,888	2	808	9	1,298	4	76	11	258	1	332	7	364	2	753	1	679	31	6,456	68
R-3	2,518	32	2,166	68	523	11	3,591	314	2,651	127	2,859	152	1,454	49	1,364	62	973	83	18,099	898
R-3C	1,029	9	695	20	407	12	563	5	150	1	52		231	1	1,983	25	2,039	21	7,149	94
R-4	131	3	945	30	2		1,204	126	954	11	768	36	1,161	50					5,165	256
R-4C							21				8	1	49	3	35	12			113	16
R-5	75		24		7		653	2	97	1	184	17	133	3	337	6	483		1,993	29
R-5C	82		6				121	7	5				62		380		45		701	7
R-8	92		52		45	10	337	24	50	1	299	9	113	4	89	2	603	8	1,680	58
R-8C	147	1	134		4		103		20		59		147		109		100	2	823	3
P RES	339	15	32	13	141		72	48	5	1	3		101		143	30	72	6	908	113
P RES-MF							2				28	28	15				3	3	48	31
P RES-C							34				237	1			1		635		907	1
R-MHP	26						84												110	
R-12	45		17	2	11	5	60	8	125	22	93	50	163	17	20		19	2	553	106
R-12C	19		11						71				131	1	11				243	1
R-16			5				9	1	6				12	1			1		33	2
R-20	317	2	25		61		475	9	397		320	6	680	5	46		160		2,481	22
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 2000)

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			15						29											44	
P MF-R							2				36		11				13			62	
P MF-C									13											13	
PDH-1			146	17	260	63					100				377					883	80
PDH-2	2		81	37	146	10	75	23			128	38	54	3	863	33	2,058	197	3,407	341	
PDH-3	570	10	47	23	143	118					1,157	39	166	12	850	13	1,115	92	4,048	307	
PDH-4	47		13		25		1,229	287	117	73	110	28	145	14	8		508	2	2,202	404	
PDH-5	9		70	24	56	8	97	26	20		184	115	29	13	39		100	20	604	206	
PDH-8					23	1	286	22	105	1	29	14	279	14			274	28	996	80	
PDH-12			28	4	100	12	41	1	28	10	23	10	96	5	17		457	123	790	165	
PDH-16					228	70	61	18	19		46	1	26				78	16	458	105	
PDH-20	2		54	33	24	1	5	3	14	3			129	3			198	18	426	61	
PDH-30					67	32							50	10			2		119	42	
PDH-40			10				17				9		3						39		
PRC-GC	253				3,040	23	165	3							1,043	70			4,501	96	
PRC-OS	4				364														368		
PRC-R	326		111	18	1,458	43			3						256	2			2,154	63	
PRC-C/I	24				620	88									23		35		702	88	
PRC-CF					65														65		
P PDH																	74	10	74	10	
P PDH-R	2						17										43		62		
P PDH-C					29	29	102	71			92	92							223	192	
PDC			1		315	210	133	89	46	11			303	82			443	120	1,241	512	
PDC-OS																	10	10	10	10	
PDC-R							22	1	54				56				285	8	417	9	
PDC-C/I									16				336	120			397	156	749	276	
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 2000)

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	62	48	49	7	9		12	6	323	89
C-3	16	1	28	9	55	4	21	10	66	3	55	13	526	122			77	19	844	181
C-4			1				6		2		1		166	26			9		185	26
C-5	4		23	1	5		44	5	68	3	41	7	41		15	2	20	1	261	19
C-6	58		80	2	46	1	293	13	276	4	52	29	122	5	103	2	203	43	1,233	99
C-7					88		121		58				93	1			192	5	552	6
C-8	31	2	50	1	9		241	27	170	15	313	58	102	5	1		317	153	1,234	261
P COM	4		14		1	1	26	2	45	2	62	12	58	19			18	2	228	38
P COM-R	28	3	282	6	43	3	62	6	19	4	105	23	99	3	14	3	45	21	697	72
P COM-I							15		10		18		1	1			12	1	56	2
P COM-N													8	8					8	8
I-1			43	15			32	6											75	21
I-1			8						15	15									23	15
I-2					16		9												25	
I-3	12		4		225	17	8	7	24		1	1	112				1,077	678	1,463	703
I-4	41	1	23	16	676	204	336	98	18	6	240	109	137	9	29	6	243	62	1,743	511
I-5	119	16	17		199	62	639	148	130	10	86	23	316	29	10		1,945	842	3,461	1,130
I-6	22						48	12	155	13	437	125	1				32	7	695	157
P IND	11				27	22	11	3	62	19	88	83	55	3			510	151	764	281
P IND-R	66	11			13		207	49	145	1	190	43	11				156	129	788	233
P IND-C					39	39											2		41	39
P IND-N									15				4				37	37	56	37
CL-RES															8	6			8	6
TOTAL	11,977	469	33,553	4,159	19,256	1,715	16,521	1,899	11,372	587	36,573	5,075	14,311	1,196	40,768	5,236	39,365	8,899	223,696	29,235

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 2000)

Zoning District	Town of Clifton	
	Total Acres	Vacant Acres
CL-AGRI	23	15
CL-RES	100	22
CL-COHL	4	
CL-IND		
TOTAL	127	37

Acres of Land by Zoning District within Towns in Fairfax County
(JANUARY 2000)

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	964	51
H-RTH5	15	4
H-RGC	37	3
H-RTH10	92	4
H-RMF20	111	3
H-MF20	12	
H-PD-MU	6	3
H-PD-C	77	8
H-PD-SC	31	6
H-COMVAR	95	6
H-CENCOM	22	4
H-COMSER	2	
H-COMOFC	32	1
H-PD-IP	47	3
H-I-R	111	23
H-I-P	127	4
H-I-G	71	34
H-P RES	23	2
H-P MF	7	7
H-P COML	17	17
TOTAL	2,320	201

**Acres of Land by Zoning District within Towns in Fairfax County
(JANUARY 2000)**

Zoning District	Town of Vienna	
	Total Acres	Vacant Acres
V-SF16	564	9
V-SF12.5	576	9
V-SF10	857	9
V-RTH	72	
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 COHL	27	1
V-P IND	4	
TOTAL	2,384	33

Acres of Land by Zoning District
Planning District
(JANUARY 2000)

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					11,631	4,271	322	208					11,024			
P AG-R					91	31										
P AG-C																
R-E					27		841	88					9,006	2,114	1,876	280
R-EC							165								42	
R-1	732	28			4,460	676	4,793	420	616	42	63	2	1,675	874	6,068	772
R-1C					88	1	964	22							894	10
R-2	2,928	130	1,036	28	226	65	782	37	261	3	723	58	1	1	1,952	166
R-2C	754	2			625	31	632	2	23						788	9
R-3	2,903	57	1,457	85	730	45	381	6	853	30	11	1	92	4	1,764	52
R-3C	397	1	101		1,556	12	133		65						48	2
R-4	359	8	5				10	1	1,621	36	129		1		945	30
R-4C																
R-5	96	1			275		70		15		21		119	13	24	
R-5C	46				45		41		7						6	
R-8	24		21	1	587	7	23	2	24		5		105	3	52	
R-8C	50	1			100	2	1		28				44		61	
P RES	286		1		60	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		60	15	77	50	12	2
R-12C	73		4				55	1	3		13					
R-16			6		1				12	1					5	
R-20	313	2	212		160		220		358		112		107	6	149	5
R-30	6		89	1							6				132	

(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 2000)

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	20
PDH-2	2				1,239	187	12		27	3					76	37
PDH-3	116				706	54	9	4	30						47	23
PDH-4					483	2	117	2			117	73	26	23	13	
PDH-5							23				20		114	95	70	24
PDH-8	8				246	27	307	15			97	1	29	14		
PDH-12	24	6			337	12	129	111	2		4	4			25	5
PDH-16	19				20	2	58	14	26				46	1		
PDH-20			14	3	161	16	144	4	22						3	1
PDH-30					2				10	10					40	
PDH-40									3						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													92	92		
PDC			46	11	162	53	348	60	24	10					108	36
PDC-OS					10	10										
PDC-R	3		32		271	8	14		62		12					
PDC-C/I			12		289	94	107	62	339	120						
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 2000)

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	39	1	30	2	4	3	93	46	74	4	8	1			343	77
C-4			2				9		22	8			1		127	16
C-5	11	1	30	1	20		14	1	32	1	8	1	10	5	22	1
C-6	135	2	75	2	141	29	69	14	68	1	83		4	2	64	3
C-7			58		58	3	134	1	8						70	1
C-8	30	1	121	3	197	137	46	6	72	6	19	11	74	23	28	
P COM	21		14	2	16		5	2	12	6	14		17		17	
P COM-R	6	1	9	2	36	13	19	10	15	3	2	1	7	6	88	
P COM-I	10				1		5		1	1			18			
P COM-N							8	8								
I-1															43	15
I-1											15	15			8	
I-2																
I-3			11		1,062	662	33		45		14		1	1	4	
I-4	41	1			243	62	17		64	9	18	6	212	100	46	
I-5	72	6	1	1	1,158	506	89	48	209	8	109	9	50	23	43	3
I-6	168	13			26				1				162	85		
P IND	38	19			425	73	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	15				37	37										
CL-RES																
TOTAL	10,058	300	3,450	151	28,956	7,285	11,430	1,218	5,187	305	1,725	198	23,588	3,754	16,419	1,603

(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 2000)

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			26,972	4,330							5		49,954	8,809
P AG-R			115	109									206	140
P AG-C														
R-E	1	1	256	124					14,716	2,353	440	36	27,163	4,996
R-EC									608	12	92		907	12
R-1	397	1	5,109	878	2,045	53	2,033	324	7,006	1,027	2,691	277	37,688	5,374
R-1C			426	20					2,549	160	629	4	5,550	217
R-2	4,593	337	481	18	208	5	372	52	707	12	538	49	14,808	961
R-2C	332	7	1,599	2	43		33	11	891		736	4	6,456	68
R-3	3,109	170	1,231	77	2,326	230	1,468	56	947	60	828	24	18,100	897
R-3C	87		2,576	33	425	5	140		1,504	38	119	2	7,151	93
R-4	1,027	102	6		492	39	452	20			119	19	5,166	255
R-4C	7		35	12	9		13	1			49	3	113	16
R-5	34	4	367	6	447	2	235		209		80	3	1,992	29
R-5C			422		86	7	34				14		701	7
R-8	304	8	166	2	121	22	120	1	13		115	14	1,680	60
R-8C	31		226		32		55		73		122		823	3
P RES	5		166	30	40	33	28	15	31		152		909	113
P RES-MF	2										3		48	31
P RES-C	1	1	1		32		95						908	1
R-MHP	84												110	
R-12	51	7	50		2		22	2	16	5	102	16	550	106
R-12C			11						11		74		244	1
R-16	4	1			5								33	2
R-20	634	9	79		14		40	1	22		61		2,481	23
R-30	79				13		3						328	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 2000)

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													44	
P MF-R	36						2						62	
P MF-C													13	
PDH-1			477						256	59			883	79
PDH-2	8	4	918	33			140	56	966	21	18	1	3,406	342
PDH-3	3		2,092	45			357	12	550	156	137	12	4,047	306
PDH-4			8		909	163	404	129	29	1	98	12	2,204	405
PDH-5	69	20	39				97	26	155	28	14	12	601	205
PDH-8					207	21	80	1	23	1			997	80
PDH-12	49	10	17		13		2	1	89	11	99	4	790	164
PDH-16	14	3			47	15			228	70			458	105
PDH-20	5	3	2						74	32			425	59
PDH-30									67	32			119	42
PDH-40	9						17						39	
PRC-GC			775	6			686	68	3,040	23			4,501	97
PRC-OS			4						364				368	
PRC-R			534	2			48		1,569	61			2,154	63
PRC-C/I			24				23		655	88			702	88
PRC-CF									65				65	
P PDH													74	10
P PDH-R					17								62	
P PDH-C					102	71			29	29			223	192
PDC					83	76	51	13	337	227	83	26	1,242	512
PDC-OS													10	10
PDC-R					22	1							416	9
PDC-C/I													747	276
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 2000)

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	18		21		17	5	22	14	1		35	4	323	91
C-3	60	18			7	4	9	2	121	22	55	1	843	181
C-4							6				18	2	185	26
C-5	41	4	17	3	14	1	19	2	9		15		262	21
C-6	142	10	137	20	35	1	150	11	85	3	44	3	1,232	101
C-7							121				102		551	5
C-8	414	53	1		28	4	39	5	142	13	25	1	1,236	263
P COM	52	12			10		8	2	11	1	30	14	227	39
P COM-R	146	16	44	10	2		5	1	298	9	20		697	72
P COM-I					15				5	1			55	2
P COM-N													8	8
I-1					32	6							75	21
I-1													23	15
I-2							9		16				25	
I-3			12				8	7	240	32	34		1,464	702
I-4					19		373	112	667	220	43		1,743	510
I-5	10		77	10	35	15	630	133	952	369	27	1	3,462	1,132
I-6			9				324	52	6	6			696	156
P IND							11	3	112	100			763	281
P IND-R					185	49	71	6	9		3		787	233
P IND-C									41	39			41	39
P IND-N											4		56	37
CL-RES			8	6									8	6
TOTAL	11,858	801	45,514	5,776	8,139	828	8,855	1,139	40,642	5,336	7,874	544	223,695	29,238

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 2000)

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
0									6				6
Single Family Detached	6,226	20,033	8,304	5,151	6,482	7,357	6,444	21,757	12,538	67	893	1,547	96,799
Single Family Semi-Detached			18						1				19
Two or More Sgl Fam-Sgl Lot	27	727	189	64	31	1,088	67	545	947	2	6	10	3,703
Other Sgl Family Structure						6		1				1	8
Sgl Fam Influenced by Busns	3	26	58	64	13	65	34	4	72	2	3		344
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	123	434	496	160	229	350	363	653		81	33	3,161
Townhouse-Condominium	21	23	12	4	38	4	19	91	20		1	1	234
Townhouse-Rental	18	13	3	37	23	20	55	1	11		1		182
Multiplex-Condominium	20	11	86	140	41	49	31	29	92		1		500
Multiplex-Rental							2						2
Rental Combin - Prdom Thse				1									1
Other Townhouse / Multiplex		3	7				4						14
Garden Apts-Rental	121	29	451	423	352	192	446	57	472		83	13	2,639
Garden Apts-Condominium	152	5	256	162	91	98	263	70	158		34	9	1,298
Medium Rise Apts-Rental		18	20	82	23		10						153
Medium Rise Apts-Condo	9		4		17		1						31
HiRise Apts-Rent w/o Comm					36	51	34						121
HiRise Apts-Condo w/o Comm			1		41	34	67						143
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	43	63	18	135		25	2	447
Nursing Homes		12	17		19	47	45						140
Garage/Shed Etc-Sep Parcel	2	138	27	9	12	29	11	167	38			1	434

(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 2000)

Land Use	Brad- dock	Dranas- 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	1,010	1,495	2,815	1,495	445	978	1,055	2,390	3,368	1	139	32	15,223
Priv Open Space-Not Subdiv	65	53	48	24	71	56	33	58	133		3	12	556
Other Residential	7	32	66	8	29	16	11	37	10			1	217
Other Industrial	6		6	130	66	31	17		202		2		460
Manufacturing	18	1	6	43	119	13	1	17	23		8		249
Printing and Publishing	13			2	11								26
Research and Testing		67	28	17	21	24	11		28			1	197
Wholesale-Warehouse Storage	102	8	29	438	138	330	200	9	660		32	14	1,960
Contract Construction		8				9	2		19				38
Transportation Related	125	67	29	281	28	214	65	134	2,461	9	1	2	3,416
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	10	27	34	48		15	14	232
Specialty Shopping Center	17	37	3	103	67	38	18	22	77		3	12	397
Community Shopping Center	83	11	62	145	83	22	54	65	210		45	16	796
Regional Shopping Center			24	20	57				9				110
Super Regional Center				77			107		112				296
Promotional Center			13	40	69	13	34		12				181
Town Center			45						23				68
Condominium Center		7	4										11
Building Material-Hardware	1	1		9	9	13	21		8		1	1	64
Department and Variety Stores	10	7	36	92	33		1	10	83			1	273
Apparel / Accessories		1		3	2		4				1	1	12
Furniture	1		2	6	9	6	16						40
Drug Stores				1	3	3			1				8
Condominium Retail					1								1
Food Store	1	2	4	13	18	10	6	2	8			6	70
Restaurant	6	14	8	35	31	27	37	3	47		11	8	227

(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 2000)

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	21	30	15	20	8	26	1	3	5	160
Other Auto Retail and Repair	2	5	2	34	15	37	24	3	23		9	4	158
Other Retail	2	9	3	9	42	22	50	10	54	1	4	3	209
Other Office		3	3	7	6	1	54				1		75
General Low Rise Office	77	82	590	105	136	47	410	30	711		228	73	2,489
Condominium Office	28	31	24	15	50	14	28	18	16		16	10	250
Cluster Office			2				2					5	9
General Medium/High Rise Office	11	994	429	18	61	9	713	2	316		46	40	2,639
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	2		1	1	2	1		2		1		14
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		6	4	5	3		32	6	12			4	72
Police Stations				1					128				129
Fire Stations		4	4	8	10	8	7	3	11	1		1	57
Correctional Institutions						2,982	7		22				3,011
Military Institutions		12		1,003		8,183							9,198
Other Public Land Uses	155	559	235	149	103	1,298	70	440	152	1	78	56	3,296
House of Worship	123	228	133	129	256	172	130	266	167	4	43	38	1,689
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	15	8	8	13	15	29		5	3	137
Public Schools	449	362	262	369	302	295	365	247	422		51	58	3,182
Private Schools	1	451	34	40	53	24	37	6	17			6	669

(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 2000)

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		17		3		42		28	2			1	93
Places of Public Assembly		117	17					1					135
Parks	1,380	3,013	2,048	2,328	755	2,576	856	6,459	3,744		30	110	23,299
Indoor Recreation Facility	5	7	13	5	8	11	57	16	20			3	145
Golf Courses		205	378	199		382	138	1,033	971		156	157	3,619
Swimming Pools	8				1								9
Boat Slips													
Horticultural Activities		5			8				11				24
Quarries				136		97			229				462
Conservation Areas						1,371							1,371
Water Areas													
Vacant Land	464	4,055	1,677	1,823	562	5,009	1,163	4,980	8,373	45	188	33	28,372
Vacant Land w/Dilap Struct	5	106	39	77	22	67	35	258	528	7	14	1	1,159
TOTAL	11,976	33,552	19,258	16,519	11,374	36,566	14,306	40,770	39,367	142	2,319	2,386	228,535

- 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 2000)

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
0			6												6
Single Family Detached	5,840	1,917	7,566	5,782	2,535	674	1,693	9,068	5,475	23,864	2,615	2,742	20,968	6,059	96,798
Single Family Semi-Detached				1									18		19
Two or More Sgl Fam-Sgl Lot	21	8	820	83	18	4	975	181	102	583	43	8	805	51	3,702
Other Sgl Family Structure									6	1				1	8
Sgl Fam Influenced by Busns	9	4	58	24	5	3	49	2	18	6	33	29	98	6	344
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	133	28	550	128	70	51	70	85	111	578	268	240	603	246	3,161
Townhouse-Condominium	22	21	5	23	9	16		24	7	28		63	13	2	233
Townhouse-Rental	1		11	23	35	23			18	19		33	17	3	183
Multiplex-Condominium	13	6	92	13	2	22	40	26	123	45	10	21	71	17	501
Multiplex-Rental				2											2
Rental Combin - Prdom Thse									1						1
Other Townhouse / Multiplex													10	4	14
Garden Apts-Rental	159	169	345	261	198	97	70	144	379	57	114	52	528	65	2,638
Garden Apts-Condominium	125	58	144	126	113	12	8	52	143	40	99	81	285	15	1,301
Medium Rise Apts-Rental	8	15		10				18				82	8	11	152
Medium Rise Apts-Condo	9	17			1								4		31
HiRise Apts-Rent w/o Comm	16	20			21				51					13	121
HiRise Apts-Condo w/o Comm		41			23			45	34				1		144
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
Hotels/Hotels/Tourist Homes	2	16	95	24	27	5	5	59	47	18	3	23	100	27	451
Nursing Homes	15			39		5	40	12	7				17	7	142
Garage/Shed Etc-Sep Parcel	2	10	22	12	3		21	14	9	167	7	2	158	10	437

(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 2000)

Land Use	Annan- dale	Baileys	Bull Run	Fairfax	Jeffer- son	Lincol- nia	Lower Potomac	McLean	Mount Vernon	Pohick 1/	Rose Hill	Spring- field	Upper2/ Potomac	Vienna 3/	TOTAL ACRES
Priv Open Space-Subdiv	326	193	2,155	770	152	90	191	600	214	3,568	1,009	623	4,640	693	15,224
Priv Open Space-Not Subdiv	72	15	120	26	32	12	3	47	55	68	14	16	51	22	553
Other Residential	8	1	9	8	2	21	9	47	10	42	4	1	36	19	217
Other Industrial	41	14	177	5	5	17	12	2	2		6	141	29	9	460
Manufacturing	125	1	10		1	2	13		1	11		56	27		247
Printing and Publishing	24											2			26
Research and Testing	14		12	1	8	6	7	66			12	23	47	1	197
Wholesale-Warehouse Storage	99	11	541	18	146	100	161	39	2	29	16	592	171	27	1,952
Contract Construction			19		2		6	2				2	6		37
Transportation Related	78	1	2,461		19	20	141	67	58	196	32	264	30	48	3,415
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		21	49	15	232
Specialty Shopping Center	12	33	64	22	30	3	2	24	68	30	13	61	21	14	397
Community Shopping Center	57	31	114	37	14	29	17	10	102	97	34	21	165	67	795
Regional Shopping Center		57	9									20	24		110
Super Regional Center				112				107				77			296
Promotional Center	20	29	12		32	19		2	24		19	9		13	179
Town Center			23										45		68
Condominium Center													11		11
Building Material-Hardware	9	1		8	15			1	19		3		1	7	64
Department and Variety Stores		24	67	16	1	8			29	20	26	37	36	8	272
Apparel / Accessories	1	1		1	2			2	2				1	1	11
Furniture	1	1			10	9		5	10			3	2	2	43
Drug Stores	1	2							3		1		1		8
Condominium Retail		1													1
Food Store	3	12	7	1	7		2	2	11	2	1	8	7	7	70
Restaurant	13	12	38	10	20	4	9	12	32	4	4	20	35	14	227

(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 2000)

Land Use	Annan- dale	Baileys	Bull Run	Fairfax	Jeffer- son	Lincoln- ia	Lower Potomac	McLean	Mount Vernon	Pohick 1/	Rose Hill	Spring- field	Upper2/ Potomac	Vienna 3/	TOTAL ACRES
Motor Vehicle Sales	1	4	11		8	13	2	22	39		1	23	3	56	183
Gas Station	18	10	15	2	13	3	4	11	17	8	6	11	30	12	160
Other Auto Retail and Repair	4	10	23		11		2	11	10	2	3	59	14	9	158
Other Retail	29	12	53	21	14	1	8	9	19	12	3	2	15	11	209
Other Office	1	1			44	4		10	7		1	1	6		75
General Low Rise Office	103	23	415	259	85	24	5	183	46	47	28	76	990	200	2,484
Condominium Office	41	11	16	9	8	6		14	14	23	6	15	62	25	250
Cluster Office					1								2	6	9
General Medium/High Rise Office	27	39	213	166	229			1,293	13	2		14	493	152	2,641
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	11	3	56
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	3	29			1		6	5		13	4	72
Police Stations			128						1						129
Fire Stations	5	2	4	3	1		6	5	2	4	4	4	13	5	58
Correctional Institutions			22	7			2,982								3,011
Military Institutions							8,183				200	803	12		9,198
Other Public Land Uses	87	4	135	27	22	23	876	535	414	558	97	77	255	188	3,298
House of Worship	221	58	90	95	55	14	56	144	116	272	94	69	270	136	1,690
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	21	14	1			9	6	20	12	2	31	9	138
Public Schools	281	109	322	158	208	38	14	262	308	382	230	155	464	249	3,180
Private Schools	11	40		16	2	3		451	34	6	30		51	26	670

(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 2000)

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		17	1	92
Places of Public Assembly								117		1				17	135
Parks	1,401	132	3,080	858	252	121	1,839	841	480	6,838	1,756	684	4,158	858	23,298
Indoor Recreation Facility	4		20	57		4		2	14	21	2		18	3	145
Golf Courses			719	80	58				289	874	199	252	992	157	3,620
Swimming Pools	1			5						2					8
Boat Slips															
Horticultural Activities	8		11					4					1		24
Quarries			229				97				136				462
Conservation Areas							1,371								1,371
Water Areas															
Vacant Land	288	138	6,782	1,197	296	194	3,719	1,534	775	5,557	824	1,070	5,447	554	28,375
Vacant Land w/Dilap Struct	10	12	504	21	8	3	34	71	27	272	6	70	94	24	1,156
TOTAL	10,064	3,445	28,956	11,430	5,185	1,725	23,586	16,420	11,850	45,656	8,138	8,851	42,959	10,259	228,524

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 2000, there were 143,708 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 13,570 acres. Approximately 8,307 acres were planned for industrial uses while commercial-office planned uses and commercial-retail planned uses totaled 2,331 acres and 2,932 acres, respectively. A total of 43,822 acres, or

19.2 percent was planned for public parks, private recreation and floodplain areas, and 27,298 acres, or 12.0 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 37,110 acres, as of January 2000; representing 16.2 percent of the County's planned land.

Vacant and Underutilized Land Methodology

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

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

this formula, as of January 2000, 27,910 acres were vacant or underutilized and planned for residential use. Vacant land planned for commercial uses totaled 883 acres, vacant land planned for industrial uses totaled 2,789 acres, and vacant land planned for other nonresidential uses totaled 5,527 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, 2000. 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, 2000, Fairfax County was expected to have 399,701 housing units at planned buildout. Since there were 358,960 units in the County effective January 2000, 40,741 units could be added before buildout is reached. The additional units would represent a 11.3 percent increase in the County's total housing stock over the January 2000 total housing unit inventory. The majority (69.5 percent) of the additionally planned units were expected to be single-family homes, while townhouses and multifamily

units were expected to comprise 14.3 percent and 16.2 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 8,131. Also, there were 6,748 additional units planned for the Sully District. The Braddock District had the smallest number of additionally planned units, with 1,099.

Buildout by Planning District

Among the planning districts, Upper Potomac was planned to accommodate the largest number of additional housing units with 6,829 additional units planned, and Bull Run was planned to accommodate 5,333 additional units. These two planning districts alone accounted for 29.8 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 5.8 percent of the total of additionally planned housing units throughout Fairfax County.

Acres of Land by Planned Land Use
Supervisor District
(January 2000)

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	335	3,008	159		1,325	58	20,585	8,863	4			34,337	
	.2-.5 HU/Ac	40	9,828	1,561		2,740	695	1,338	1,545	1			17,748	
	.5-1 HU/Ac	19	2,439	2,940		363	728	1,119	2,412	125	331	3	10,479	
	1-2 HU/Ac	1,406	5,402	1,861	833	737	1,405	1,360	3,676		2,359	8	19,047	
	2-3 HU/Ac	4,639	3,578	1,623	4,206	5,583	2,803	3,482	3,774		3,583	50	891	34,212
	3-4 HU/Ac	193	880	13	2,763	574	1,563	95	1,083		875	990	758	9,787
	4-5 HU/Ac	71	129	50	245	202	160	265	193		108	90	1	1,514
	5-8 HU/Ac	236	65	85	495	622	434	148	1,026		259	46	13	3,429
	8-12 HU/Ac	196	75	94	275	305	347	94	237		88	123	16	1,850
	12-16 HU/Ac		45	47	20	22	107		84		140			465
	16-20 HU/Ac	186	79	44	513	414	811	40	307		426	133	10	2,963
	20-30 HU/Ac				4	9	102		3				13	131
	30-40 HU/Ac		14		28									42
	Mobile Home				3				82					85
	Res Planned Com	598	95	5,441	165			1,281	36		3			7,619
Subtotal	7,919	25,637	13,918	9,550	12,896	9,213	29,807	23,321	130	8,172	1,443	1,702	143,708	
Commercial/Industrial	Industrial	275	62	1,304	1,018	732	558	31	3,400		555	286	86	8,307
	Comm-Retail	116	177	156	476	202	590	113	355		504	134	109	2,932
	Comm-Office	37	58	193	258	179	664	8	632		208	88	6	2,331
	Subtotal	428	297	1,653	1,752	1,113	1,812	152	4,387		1,267	508	201	13,570
Other Non-Residential	Mixed Use		64	456	1,073	391	248		1,072		74			3,378
	Public Facility	1,553	1,912	567	1,074	12,263	914	923	3,740	10	764	95	105	23,920
	Public Parks	1,441	4,198	2,170	2,663	7,318	1,313	7,258	4,653		723	200	142	32,079
	Private Rec	473	1,209	395	268	2,440	378	1,794	1,318		274	79	205	8,833
	Floodplain	153	222	102	110	137	409	819	853		86		19	2,910
	Subtotal	3,620	7,605	3,690	5,188	22,549	3,262	10,794	11,636	10	1,921	374	471	71,120
Total	11,967	33,539	19,261	16,490	36,558	14,287	40,753	39,344	140	11,360	2,325	2,374	228,398	

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 2000)

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	8,772	426	1	887	21,030	3,221								34,337	
	.2-.5 HU/Ac	11	1,435		2,574	1,544	10,430	1,436	1	317					17,748	
	.5-1 HU/Ac	115	1,392	45	54	1,556	5,884	484		647	302				10,479	
	1-2 HU/Ac	3,137	740	512	270	2,225	882	1,616	5,297	1,800	1,459	205	627	277	19,047	
	2-3 HU/Ac	2,647	1,839	867	106	4,771	1,801	2,883	2,704	5,341	2,691	4,131	1,857	126	2,448	34,212
	3-4 HU/Ac	674	231	1,494		150	984	1,375	875	708	1,231	298	20	106	1,641	9,787
	4-5 HU/Ac	154	51	27	87	300	172	176	129	134	121	28	59	21	55	1,514
	5-8 HU/Ac	919	360	33	362	342	74	140	65	408	164	71	25	193	273	3,429
	8-12 HU/Ac	237	53	105	158	174	134	246	46	295	219	155	21	4	3	1,850
	12-16 HU/Ac	55	29	100	22			55	44	15		78	27	35	5	465
	16-20 HU/Ac	263	412	320	100	40	59	191	150	741	96	183	299	82	27	2,963
	20-30 HU/Ac	3					4		102	9	13					131
	30-40 HU/Ac						28		14							42
	Mobile Home	82								3						85
	Res Planned Com	1		3		1,287	757	5,571								7,619
Subtotal	17,070	6,968	3,507	4,620	33,419	4,895	31,788	11,346	7,655	7,299	6,705	2,513	1,194	4,729	143,708	
Commercial/ Industrial	Industrial	2,397	25	88	393	92	1,344	2,526	458	3	204	552	12	175	38	8,307
	Comm-Retail	164	229	169	86	150	264	278	382	268	373	183	226	97	63	2,932
	Comm-Office	391	404	266	85	16	67	319	183	135	94	121	72	28	150	2,331
	Subtotal	2,952	658	523	564	258	1,675	3,123	1,023	406	671	856	310	300	251	13,570
Other Non- Residential	Mixed Use	779	245	200	363		818	558	10	136	48	74		147	3,378	
	Public Facility	3,481	1,140	505	11,723	1,240	458	826	1,695	553	539	214	77	656	23,920	
	Public Parks	3,240	1,640	340	5,874	7,652	641	4,782	1,935	1,261	983	1,316	156	100	2,159	32,079
	Private Rec	784	336	49	389	2,241	218	1,655	263	1,772	579	197	140	29	181	8,833
	Floodplain	633	446	30	63	822	141	247	130	37	128	172	27	27	7	2,910
Subtotal	8,917	3,807	1,124	18,412	11,955	2,276	8,068	4,033	3,759	2,277	2,498	611	233	3,150	71,120	
Total	28,939	11,433	5,154	23,596	45,632	8,846	42,979	16,402	11,820	10,247	10,059	3,434	1,727	8,130	228,398	

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 2000)

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	226	920	3	1,017	13	4,929	5,295	1				12,404	
	.2-.5 HU/Ac	6	1,902	250	1,744	96	231	208					4,437	
	.5-1 HU/Ac	2	402	507		139	210	82	385	68	21		1,816	
	1-2 HU/Ac	113	1,334	149	173	349	155	100	939		246	3	3,561	
	2-3 HU/Ac	222	262	251	437	658	382	244	184		285	15	36	2,976
	3-4 HU/Ac	13	52	1	397	77	189	7	251		46	158	14	1,205
	4-5 HU/Ac	3	22		74	65	50	45	10		20			289
	5-8 HU/Ac	4	12	10	105	155	29	16	131		20			482
	8-12 HU/Ac	2	1	32	34	89	23	3	18		3	10		215
	12-16 HU/Ac		7	44	1		7				4			63
	16-20 HU/Ac	2	32		10	73	56		13		9	17		212
	20-30 HU/Ac				4									4
	30-40 HU/Ac				3									3
	Mobile Home				2									2
	Res Planned Com	1	2	163	3			72						241
SUBTOTAL	594	4,948	1,410	1,243	4,366	1,210	5,729	7,434	69	654	203	50	27,910	
Commercial/ Industrial	Industrial	27	16	416	355	214	70	6	1,563		48	71	3	2,789
	Comm-Retail	2	5	4	21	50	85	2	14		11	16	1	211
	Comm-Office	2	11	109	76	98	109		244		21	2		672
	SUBTOTAL	31	32	529	452	362	264	8	1,821		80	89	4	3,672
Other Non-Residential	Mixed Use			125	73	336	54		540		8			1,136
	Public Facility	5	39	29	49	155	5	3	95		7		2	389
	Public Parks	13	242	124	284	516	79	90	675		42	13		2,078
	Private Rec		291	13	34	402	18	55	120		16		2	951
	Floodplain	8	57	22	73	66	96	361	251		40			974
	SUBTOTAL	26	629	313	513	1,475	252	509	1,681		113	13	4	5,528
TOTAL	651	5,609	2,252	2,208	6,203	1,726	6,246	10,936	69	847	305	58	37,110	

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 2000)

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	5,285	246		686	5,264	923								12,404	
	.2-.5 HU/Ac	5	134		1,688	292	1,983	327	1	7					4,437	
	.5-1 HU/Ac	13	229	2	20	269	1,067	78		117	21				1,816	
	1-2 HU/Ac	863	100	45	185	136	280	131	1,323	210	126	18	101	43	3,561	
	2-3 HU/Ac	128	183	140	9	406	108	273	220	608	248	146	122	79	306	2,976
	3-4 HU/Ac	185	34	61		9	209	210	52	83	142	32	7		181	1,205
	4-5 HU/Ac		4		45	48	12	10	22	80	46	8	8	4	2	289
	5-8 HU/Ac	125	29	1	102	19	10	6	12	76	10	1	1	18	72	482
	8-12 HU/Ac	18		2	85	4	13	42	1	25	21	1	2	1		215
	12-16 HU/Ac			7				48	3	1				4		63
	16-20 HU/Ac	7	27	3	61		2	48	6	20	28	1	9			212
	20-30 HU/Ac							4								4
	30-40 HU/Ac							3								3
	Mobile Home									2						2
	Res Planned Com					8	68	165								241
Subtotal	6,629	986	261	2,881	6,455	709	4,906	2,044	896	829	336	167	207	604	27,910	
Commercial/ Industrial	Industrial	1,142	7	1	175	8	386	905	82	4	49	1	15	14	2,789	
	Comm-Retail	7	4	11	24	4	18	30	53	26	22	4	4	2	211	
	Comm-Office	116	164	57	80		7	130	8	25	4	14	4	1	62	672
	Subtotal	1,265	175	69	279	12	411	1,065	143	51	30	67	9	18	78	3,672
Other Non-Residential	Mixed Use	378	142	38	336			145		4	16		8		69	1,136
	Public Facility	67	5	3	129	4	8	70	21	30	4	8	1	2	37	389
	Public Parks	483	100	22	427	99	93	362	111	73	57	40	4		207	2,078
	Private Rec	71	50		365	55	10	294	9	55	20	4	12		6	951
	Floodplain	227	88	6	37	367	76	45	36	13	24	11	11	26	7	974
Subtotal	1,226	385	69	1,294	525	187	916	177	175	121	63	36	28	326	5,528	
Total	9,120	1,546	399	4,454	6,992	1,307	6,887	2,364	1,122	980	466	212	253	1,008	37,110	

- 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 2000)

Supervisor District	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
Braddock	19,871	6,415	4,639	30,925	1,009	52	38	1,099	20,880	6,467	4,677	32,024
Dranesville 1/	28,170	4,706	4,166	37,042	5,409	191	1,021	6,621	33,579	4,897	5,187	43,663
Hunter Mill 2/	20,208	12,285	11,749	44,242	1,919	598	1,000	3,517	22,127	12,883	12,749	47,759
Lee	17,240	14,038	11,602	42,880	3,375	1,257	516	5,148	20,615	15,295	12,118	48,028
Mason	16,501	5,169	16,498	38,168	1,760	186	235	2,181	18,261	5,355	16,733	40,349
Mount Vernon	17,176	7,963	9,837	34,976	4,864	1,510	1,757	8,131	22,040	9,473	11,594	43,107
Providence	14,907	10,009	19,550	44,466	2,708	476	1,569	4,753	17,615	10,485	21,119	49,219
Springfield 3/	22,437	9,751	1,822	34,010	2,325	206	12	2,543	24,762	9,957	1,834	36,553
Sully	25,081	16,835	10,335	52,251	4,933	1,342	473	6,748	30,014	18,177	10,808	58,999
TOTAL	181,591	87,171	90,198	358,960	28,302	5,818	6,621	40,741	209,893	92,989	96,819	399,701

Housing Units at Planned Buildout
Towns
(January 2000)

Town	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
Town of Clifton	70			70	76			76	146			146
Town of Herndon	2,842	1,861	2,440	7,143	624	54	349	1,027	3,466	1,915	2,789	8,170
Town of Vienna	4,595	484	524	5,603	173	1		174	4,768	485	524	5,777
TOTAL	7,507	2,345	2,964	12,816	873	55	349	1,277	8,380	2,400	3,313	14,093

- 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 2000)

Planning District	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
Annandale	16,028	3,527	6,059	25,614	842	29	20	891	16,870	3,556	6,079	26,505
Baileys	5,119	966	11,282	17,367	492	35	173	700	5,611	1,001	11,455	18,067
Bull Run	16,502	14,204	8,039	38,745	3,782	1,168	383	5,333	20,284	15,372	8,422	44,078
Fairfax	8,945	4,020	8,027	20,992	1,215	337	462	2,014	10,160	4,357	8,489	23,006
Jefferson	8,541	2,579	7,742	18,862	804	37	498	1,339	9,345	2,616	8,240	20,201
Lincolnia	1,542	2,065	2,301	5,908	580	129	62	771	2,122	2,194	2,363	6,679
Lower Potomac	1,443	2,559	1,896	5,898	1,970	1,106	1,450	4,526	3,413	3,665	3,346	10,424
McLean	16,786	2,138	7,345	26,269	3,505	137	181	3,823	20,291	2,275	7,526	30,092
Mount Vernon	17,007	6,082	13,911	37,000	2,470	791	586	3,847	19,477	6,873	14,497	40,847
Pohick 1/	28,758	14,947	1,448	45,153	3,173	245	15	3,433	31,931	15,192	1,463	48,586
Rose Hill	8,364	6,360	4,378	19,102	1,823	659	13	2,495	10,187	7,019	4,391	21,597
Springfield	8,470	6,605	2,076	17,151	1,484	211	224	1,919	9,954	6,816	2,300	19,070
Upper Potomac 2/	30,120	15,696	13,173	58,989	4,245	658	1,926	6,829	34,365	16,354	15,099	65,818
Vienna 3/	13,966	5,423	2,521	21,910	1,917	276	628	2,821	15,883	5,699	3,149	24,731
TOTAL	181,591	87,171	90,198	358,960	28,302	5,818	6,621	40,741	209,893	92,989	96,819	399,701

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 2000)

Sewershed Code	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
A1	6,323	2,035	1,376	9,734	672	17	621	1,310	6,995	2,052	1,997	11,044
A2	7	292	442	741		159	176	335	7	451	618	1,076
A3	202	592	390	1,184			583	583	202	592	973	1,767
B1	1,024	385	494	1,903	19	1		20	1,043	386	494	1,923
B2	4,195	1,710	1,180	7,085	366	202	164	732	4,561	1,912	1,344	7,817
B3	700			700	107			107	807			807
B5 1/	2,842	1,862	2,196	6,900	624	54	349	1,027	3,466	1,916	2,545	7,927
C1	967			967	285			285	1,252			1,252
C2	1,158			1,158	350			350	1,508			1,508
D1	2,749	2		2,751	754			754	3,503	2		3,505
D2	2,467	3,419	4,318	10,204	313	109	33	455	2,780	3,528	4,351	10,659
D3 2/	17,777	5,441	4,764	27,982	1,966	113		2,079	19,743	5,554	4,764	30,061
E1	2,080	593	4,985	7,658	518		92	610	2,598	593	5,077	8,268
E2	506			506	519			519	1,025			1,025
F	1,807	343	522	2,672	348	55	31	434	2,155	398	553	3,106
G1	7,815	2,072	2,874	12,761	1,006	82	117	1,205	8,821	2,154	2,991	13,966
G2	1,004	1	179	1,184	178			178	1,182	1	179	1,362
G3	691	35		726	296			296	987	35		1,022
G4	343			343	44			44	387			387
H1	1,184	415	4,354	5,953	198	14	77	289	1,382	429	4,431	6,242
H2			3,537	3,537			88	88			3,625	3,625
H3	190			190	32		12	44	222		12	234
I1	13,687	2,543	8,892	25,122	1,208	56	363	1,627	14,895	2,599	9,255	26,749
I2	1,194	36		1,230	140	4	72	216	1,334	40	72	1,446
I3	9,797	5,934	4,595	20,326	1,306	548	162	2,016	11,103	6,482	4,757	22,342
I4	46			46	23			23	69			69
I5	239	35		274	66	6		72	305	41		346
J1	3,794	1,574	2,911	8,279	560	25	32	617	4,354	1,599	2,943	8,896

(CONTINUED)

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

Housing Units at Planned Buildout
Sewershed
(JANUARY 2000)

Sewershed Code	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
J2	929	102	2,172	3,203	113	24	12	149	1,042	126	2,184	3,352
J3	1,141	343	496	1,980	222	1	13	236	1,363	344	509	2,216
J4	738	20	1,454	2,212	93	1	7	101	831	21	1,461	2,313
K	9,877	2,785	4,760	17,422	1,221	483	61	1,765	11,098	3,268	4,821	19,187
L	6,694	6,001	5,557	18,252	1,706	553	473	2,732	8,400	6,554	6,030	20,984
M0	962	123	1,073	2,158	113	2	80	195	1,075	125	1,153	2,353
M1	821	1,656	1,904	4,381	145	52	334	531	966	1,708	2,238	4,912
M2 2/	11,321	5,528	8,472	25,321	1,347	209	668	2,224	12,668	5,737	9,140	27,545
M3	6,172	227		6,399	123		15	138	6,295	227	15	6,537
M4	4,910	1,888	1,212	8,010	264	25	9	298	5,174	1,913	1,221	8,308
M5	1,353	1,354		2,707	287	21		308	1,640	1,375		3,015
M6	1,639	3,696	478	5,813	821	212	190	1,223	2,460	3,908	668	7,036
M7	29		184	213	1			1	30		184	214
M8	94			94	120	1		121	214	1		215
M9	339	1,403	1,845	3,587	135	242		377	474	1,645	1,845	3,964
N1	19,059	15,396	3,160	37,615	1,435	744	1,387	3,566	20,494	16,140	4,547	41,181
N2	4,083	1,814		5,897	450	79		529	4,533	1,893		6,426
O1	411			411	1,253			1,253	1,664			1,664
P	73	1		74	255			255	328	1		329
P1	69			69	176	445		621	245	445		690
P2	177			177	9			9	186			186
P3	918			918	160			160	1,078			1,078
P4	77			77	59			59	136			136
Q1	2,381			2,381	558	4	4	566	2,939	4	4	2,947
R1	2,694	4		2,698	589			589	3,283	4		3,287
R2	230			230	26			26	256			256
R3 3/	71			71	74			74	145			145
R4	261			261	119			119	380			380

(CONTINUED)

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

Housing Units at Planned Buildout
Sewershed
(JANUARY 2000)

Sewershed Code	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
S1	3,911	3,776	1,248	8,935	1,469	299	66	1,834	5,380	4,075	1,314	10,769
S2	230			230	170			170	400			400
T1	1,530			1,530	135			135	1,665			1,665
T2	4,096	2,398	461	6,955	693	48	17	758	4,789	2,446	478	7,713
T3	3,536	2,248		5,784	308			308	3,844	2,248		6,092
T4	2,467	2,150	4,186	8,803	287	383	122	792	2,754	2,533	4,308	9,595
T5	2,543	3,812	3,116	9,471	718	241	191	1,150	3,261	4,053	3,307	10,621
T6	83			83	451			451	534			534
T7	884	1,127	411	2,422	299	304		603	1,183	1,431	411	3,025
TOTAL	181,591	87,171	90,198	358,960	28,302	5,818	6,621	40,741	209,893	92,989	96,819	399,701

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

Housing Units at Planned Buildout
Sewershed
(JANUARY 2000)

Sewershed Code	Existing Units				Additionally Planned Units				Buildout Units			
	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
S1	3,911	3,776	1,248	8,935	1,469	299	66	1,834	5,380	4,075	1,314	10,769
S2	230			230	170			170	400			400
T1	1,530			1,530	135			135	1,665			1,665
T2	4,096	2,398	461	6,955	693	48	17	758	4,789	2,446	478	7,713
T3	3,536	2,248		5,784	308			308	3,844	2,248		6,092
T4	2,467	2,150	4,186	8,803	287	383	122	792	2,754	2,533	4,308	9,595
T5	2,543	3,812	3,116	9,471	718	241	191	1,150	3,261	4,053	3,307	10,621
T6	83			83	451			451	534			534
T7	884	1,127	411	2,422	299	304		603	1,183	1,431	411	3,025
TOTAL	181,591	87,171	90,198	358,960	28,302	5,818	6,621	40,741	209,893	92,989	96,819	399,701

- 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 2000)

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	404	74		478	62	5		67	466	79		545
	151.02	412		102	514	63	10	13	86	475	10	115	600
	151.03	307			307	50			50	357			357
	Census Tract Total	1,123	74	102	1,299	175	15	13	203	1,298	89	115	1,502
152	152.01	208	131		339	56	1		57	264	132		396
	152.02	19	20	1,454	1,493	5		7	12	24	20	1,461	1,505
	152.03	118			118	18			18	136			136
	152.04					1			1	1			1
	Census Tract Total	345	151	1,454	1,950	80	1	7	88	425	152	1,461	2,038
153	153.01	244	52		296	103	1		104	347	53		400
	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	798	544	157	1,499	124	1		125	922	545	157	1,624
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	15	38		53	141	266		407
	Census Tract Total	1,252	384	1,549	3,185	156	68		224	1,408	452	1,549	3,409
155	155.01	456	400	339	1,195	78	189		267	534	589	339	1,462
	155.02	688			688	16			16	704			704
	155.03	266			266	37			37	303			303
	155.04	90			90	6			6	96			96
	Census Tract Total	1,500	400	339	2,239	137	189		326	1,637	589	339	2,565
156	156.01	1,248			1,248	34			34	1,282			1,282
	156.02	78			78	2			2	80			80
	156.03	295	2		297	70			70	365	2		367
	156.04	123			123	256			256	379			379
	Census Tract Total	1,744	2		1,746	362			362	2,106	2		2,108
157	157.01	433			433	16			16	449			449
	157.02	747			747	28			28	775			775

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 2000)

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	192			192	5			5	197			197
	Census Tract Total	1,372			1,372	49			49	1,421			1,421
158	158.01	669			669	98			98	767			767
	158.02	548			548	43			43	591			591
	158.03	473			473	79			79	552			552
	Census Tract Total	1,690			1,690	220			220	1,910			1,910
159	159.01	854			854	84			84	938			938
	159.02	192			192	80			80	272			272
	159.03												
	159.04	133			133	18			18	151			151
	Census Tract Total	1,179			1,179	182			182	1,361			1,361
160	160.01	143	28	168	339	70	6	246	322	213	34	414	661
	160.02	604	149	242	995	30	91	2	123	634	240	244	1,118
	160.03	304			304	22			22	326			326
	Census Tract Total	1,051	177	410	1,638	122	97	248	467	1,173	274	658	2,105
161	161.01	148		45	193	181			181	329		45	374
	161.02	98			98	11			11	109			109
	161.03	627			627	100			100	727			727
	161.04	467			467	161			161	628			628
	Census Tract Total	1,340		45	1,385	453			453	1,793		45	1,838
162	162.01												
	162.02												
	Census Tract Total												
163	163.01	262			262	850			850	1,112			1,112
	163.02	472	1		473	724			724	1,196	1		1,197
	Census Tract Total	734	1		735	1,574			1,574	2,308	1		2,309
201	201.01	379			379	59			59	438			438
	201.02	535	140		675	71	6	6	83	606	146	6	758
	Census Tract Total	914	140		1,054	130	6	6	142	1,044	146	6	1,196
202	202.01	592	911	895	2,398	104	26	1	131	696	937	896	2,529

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 2000)

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	36	335		371	615	668		1,283
	Census Tract Total	1,171	1,244	895	3,310	140	361	1	502	1,311	1,605	896	3,812
203	203.01	640			640	43			43	683			683
	203.02	388	286		674	137			137	525	286		811
	203.03	242			242	10			10	252			252
	203.04	208	162		370	142			142	350	162		512
	Census Tract Total	1,478	448		1,926	332			332	1,810	448		2,258
204	204.01	25	273	1,288	1,586	21	10	4	35	46	283	1,292	1,621
	Census Tract Total	25	273	1,288	1,586	21	10	4	35	46	283	1,292	1,621
205	205.01	83	441	2,597	3,121	1	14	24	39	84	455	2,621	3,160
	205.02	176			176	7		11	18	183		11	194
	Census Tract Total	259	441	2,597	3,297	8	14	35	57	267	455	2,632	3,354
206	206.01	63	116		179	4			4	67	116		183
	206.02		360	67	427		1		1		361	67	428
	206.03	362	179	551	1,092	71			71	433	179	551	1,163
	Census Tract Total	425	655	618	1,698	75	1		76	500	656	618	1,774
207	207.01	639			639	25			25	664			664
	207.02	142			142	60			60	202			202
	207.03	549			549	49			49	598			598
	Census Tract Total	1,330			1,330	134			134	1,464			1,464
208	208.01	351			351	29			29	380			380
	208.02	265			265	31			31	296			296
	208.03	511	71		582	52			52	563	71		634
	Census Tract Total	1,127	71		1,198	112			112	1,239	71		1,310
210	210.01	280	415	278	973	25	25	71	121	305	440	349	1,094
	210.02	57	650		707	11	65	45	121	68	715	45	828
	210.03	172	64		236	98	24		122	270	88		358
	210.04	287			287	2			2	289			289
	Census Tract Total	796	1,129	278	2,203	136	114	116	366	932	1,243	394	2,569
211	211.01	659	2,180	200	3,039	591	17		608	1,250	2,197	200	3,647

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 2000)

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	410	749	538	1,697	176	89		265	586	838	538	1,962
	211.03	90	182		272	94	1		95	184	183		367
	Census Tract Total	1,159	3,111	738	5,008	861	107		968	2,020	3,218	738	5,976
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	10	1		11	922	442		1,364
	213.02	42	62		104	9			9	51	62		113
	Census Tract Total	954	503		1,457	19	1		20	973	504		1,477
214	214.01	197	1	727	925	42	9		51	239	10	727	976
	214.02	287	30	1,215	1,532	45	69	18	132	332	99	1,233	1,664
	Census Tract Total	484	31	1,942	2,457	87	78	18	183	571	109	1,960	2,640
215	215.01	970	192	851	2,013	141	150	17	308	1,111	342	868	2,321
	Census Tract Total	970	192	851	2,013	141	150	17	308	1,111	342	868	2,321
216	216.01	95	1,003	323	1,421	2			2	97	1,003	323	1,423
	216.02	83	112	342	537	2	42	62	106	85	154	404	643
	Census Tract Total	178	1,115	665	1,958	4	42	62	108	182	1,157	727	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	191	702	1,237	2,130	61	48	133	242	252	750	1,370	2,372
	Census Tract Total	191	702	1,237	2,130	61	48	133	242	252	750	1,370	2,372
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	29		184	213	1			1	30		184	214
	Census Tract Total	303	293	184	780	15	79	74	168	318	372	258	948
221	221.01	207	636	1,372	2,215	41	102	60	203	248	738	1,432	2,418
	221.02	1			1	16			16	17			17

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 2000)

Census Tract	Subcensus Tract	Existing Units				Additionally Planned Units				Buildout Units			
		SF	TH	MF	TOTAL	SF	TH	MF	TOTAL	SF	TH	MF	TOTAL
221	221.03	85	562	88	735	138	380	1,108	1,626	223	942	1,196	2,361
	221.04	31	974		1,005	60	230	208	498	91	1,204	208	1,503
	221.05	44	93	252	389	67	193		260	111	286	252	649
	221.06	38			38	59	122		181	97	122		219
	Census Tract Total	406	2,265	1,712	4,383	381	1,027	1,376	2,784	787	3,292	3,088	7,167
222	222.01												
	Census Tract Total												
223	223.01	468	1,158	1,743	3,369	341	18	5	364	809	1,176	1,748	3,733
	Census Tract Total	468	1,158	1,743	3,369	341	18	5	364	809	1,176	1,748	3,733
224	224.01	410	2,043	1,202	3,655	543	190	7	740	953	2,233	1,209	4,395
	224.02	325	144		469	24			24	349	144		493
	Census Tract Total	735	2,187	1,202	4,124	567	190	7	764	1,302	2,377	1,209	4,888
301	301.01	468			468	26			26	494			494
	301.02	1,081			1,081	34			34	1,115			1,115
	301.03	333	652		985	53			53	386	652		1,038
	Census Tract Total	1,882	652		2,534	113			113	1,995	652		2,647
302	302.01	2,446	1,424		3,870	134	20		154	2,580	1,444		4,024
	Census Tract Total	2,446	1,424		3,870	134	20		154	2,580	1,444		4,024
304	304.01	1,142	326		1,468	1			1	1,143	326		1,469
	304.02	855			855	1			1	856			856
	Census Tract Total	1,997	326		2,323	2			2	1,999	326		2,325
305	305.01	567			567	10			10	577			577
	Census Tract Total	567			567	10			10	577			577
306	306.01	280	106	166	552	17		12	29	297	106	178	581
	306.02	350			350	1			1	351			351
	306.03	257		220	477	1			1	258		220	478
	306.04	434			434	2	27	81	110	436	27	81	544
	Census Tract Total	1,321	106	386	1,813	21	27	93	141	1,342	133	479	1,954
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 2000)

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	936	1,183	243	2,362	162	41		203	1,098	1,224	243	2,565
	Census Tract Total	936	1,183	243	2,362	162	41		203	1,098	1,224	243	2,565
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	569		1,345	7			7	783	569		1,352
	Census Tract Total	776	569		1,345	7			7	783	569		1,352
315	315.01	1,158	836		1,994	99			99	1,257	836		2,093
	Census Tract Total	1,158	836		1,994	99			99	1,257	836		2,093
316	316.01	438	192	291	921	287	6	9	302	725	198	300	1,223
	316.02	548	205	99	852	71	11		82	619	216	99	934
	316.03	3			3					3			3
	Census Tract Total	989	397	390	1,776	358	17	9	384	1,347	414	399	2,160
318	318.01	820	1,613		2,433	82	11	3	96	902	1,624	3	2,529
	Census Tract Total	820	1,613		2,433	82	11	3	96	902	1,624	3	2,529
319	319.01	1,049			1,049	3			3	1,052			1,052
	Census Tract Total	1,049			1,049	3			3	1,052			1,052
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	1,428	579	2,562	39	5		44	599	1,428	579	2,606
	Census Tract Total	560	1,423	579	2,562	39	5		44	599	1,428	579	2,606
323	323.01	706	410		1,116	19			19	725	410		1,135
	323.02	373	73	100	546	79			79	452	73	100	625

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 2000)

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	1,079	483	100	1,662	98			98	1,177	483	100	1,760
324	324.01	2,342	492		2,834	20	5		25	2,362	497		2,859
	Census Tract Total	2,342	492		2,834	20	5		25	2,362	497		2,859
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	1,111	395		1,506	223			223	1,334	395		1,729
	Census Tract Total	1,111	395		1,506	223			223	1,334	395		1,729
327	327.01	1,038	1,492	78	2,608	108	56	8	172	1,146	1,548	86	2,780
	Census Tract Total	1,038	1,492	78	2,608	108	56	8	172	1,146	1,548	86	2,780
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	1,023			1,023	104			104	1,127			1,127
	401.03	447	161	387	995	60			60	507	161	387	1,055
	Census Tract Total	1,726	311	657	2,694	222			222	1,948	311	657	2,916
402	402.01		7	420	427			172	172		7	592	599
	402.02	416	583	1,165	2,164	27	4	20	51	443	587	1,185	2,215
	402.03												
	402.04	136			136	86			86	222			222
	Census Tract Total	552	590	1,585	2,727	113	4	192	309	665	594	1,777	3,036
403	403.01	480			480	22			22	502			502
	403.02	462			462	51			51	513			513
	Census Tract Total	942			942	73			73	1,015			1,015
405	405.01	53	46		99	34			34	87	46		133
	405.02	452			452	23			23	475			475
	405.03	1,595			1,595	92		15	107	1,687		15	1,702
	405.04												
	Census Tract Total	2,100	46		2,146	149		15	164	2,249	46	15	2,310
406	406.01	841		12	853	168			168	1,009		12	1,021
	Census Tract Total	841		12	853	168			168	1,009		12	1,021

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 2000)

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	1,662	137		1,799	22			22	1,684	137		1,821
	407.02	999			999	19			19	1,018			1,018
	Census Tract Total	2,661	137		2,798	41			41	2,702	137		2,839
408	408.01	710	33	120	863	26			26	736	33	120	889
	408.02	97			97	7			7	104			104
	408.03	449			449	24			24	473			473
	408.04	687			687	134			134	821			821
	408.05												
	Census Tract Total	1,943	33	120	2,096	191			191	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	9	1		10	359	17	64	440
	Census Tract Total	647	364	1,246	2,257	13	1		14	660	365	1,246	2,271
502	502.01		512		512						512		512
	502.02	243			243	1			1	244			244
	502.03	156		25	181	23			23	179		25	204
	502.04	392			392	23			23	415			415
	Census Tract Total	791	512	25	1,328	47			47	838	512	25	1,375
503	503.01	304			304	13			13	317			317
	503.02	294			294	1			1	295			295
	503.03	197	104	551	852	82	6		88	279	110	551	940
	503.04	227			227	39			39	266			266
	Census Tract Total	1,022	104	551	1,677	135	6		141	1,157	110	551	1,818
504	504.01	277	96		373	24	6		30	301	102		403
	504.02	338			338	8			8	346			346
	504.03	230			230	49			49	279			279
	Census Tract Total	845	96		941	81	6		87	926	102		1,028
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 2000)

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	1,189	1,696	7			7	398	116	1,189	1,703
	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	175	2		177	13			13	188	2		190
	Census Tract Total	1,896	120	1,189	3,205	191			191	2,087	120	1,189	3,396
507	507.01	533	445		978	38			38	571	445		1,016
	507.02	315	2	1,139	1,456	45			45	360	2	1,139	1,501
	Census Tract Total	848	447	1,139	2,434	83			83	931	447	1,139	2,517
508	508.01	304			304	22			22	326			326
	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	86			86	1,066		184	1,250
509	509.01	285			285	22			22	307			307
	509.02	296			296	10			10	306			306
	Census Tract Total	581			581	32			32	613			613
510	510.01	410			410	1			1	411			411
	510.02	492			492	13			13	505			505
	Census Tract Total	902			902	14			14	916			916
511	511.01	359			359	11			11	370			370
	511.02	453			453	5			5	458			458
	Census Tract Total	812			812	16			16	828			828
512	512.01	225			225	5			5	230			230
	512.02	309			309	4			4	313			313
	512.03	99			99	29			29	128			128
	Census Tract Total	633			633	38			38	671			671
513	513.01	408	25		433	63			63	471	25		496

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 2000)

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	714	61	108	883	69			69	783	61	108	952
514	514.01			204	204							204	204
	514.02			815	815	2			2	2		815	817
	514.03		102	275	377	1			1	1	102	275	378
	Census Tract Total		102	1,294	1,396	3			3	3	102	1,294	1,399
515	515.01	48	36	898	982	4			4	52	36	898	986
	515.02	325	136	829	1,290	52		61	113	377	136	890	1,403
	515.03	249	229	341	819	31	5		36	280	234	341	855
	515.04	59	30	884	973	21		16	37	80	30	900	1,010
	Census Tract Total	681	431	2,952	4,064	108	5	77	190	789	436	3,029	4,254
516	516.01	14		819	833	4			4	18		819	837
	516.02	81			81	1			1	82			82
	516.03	98		692	790					98		692	790
	516.04	170		444	614	27			27	197		444	641
	516.05	217		196	413	10			10	227		196	423
	Census Tract Total	580		2,151	2,731	42			42	622		2,151	2,773
518	518.01	418	48		466	10			10	428	48		476
	518.02	205			205	7			7	212			212
	518.03	434		1	435	70			70	504		1	505
	Census Tract Total	1,057	48	1	1,106	87			87	1,144	48	1	1,193
519	519.01	441	1,244	559	2,244	127	29	59	215	568	1,273	618	2,459
	Census Tract Total	441	1,244	559	2,244	127	29	59	215	568	1,273	618	2,459
520	520.01	526	354	246	1,126	87			87	613	354	246	1,213
	Census Tract Total	526	354	246	1,126	87			87	613	354	246	1,213
521	521.01	120			120	6			6	126			126
	521.02	375	334	219	928	30	11		41	405	345	219	969
	521.03	325	228		553	41	5		46	366	233		599
	521.04	303	326		629	18			18	321	326		647
	521.05	257	140		397	30			30	287	140		427

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 2000)

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	1,380	1,028	219	2,627	125	16		141	1,505	1,044	219	2,768
522	522.01	218	336	898	1,452	14			14	232	336	898	1,466
	522.02	383			383	14			14	397			397
	522.03	352			352	2			2	354			354
	Census Tract Total	953	336	898	2,187	30			30	983	336	898	2,217
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		412	738	9			9	335		412	747
	524.05	157	327		484	48	9		57	205	336		541
	Census Tract Total	1,619	327	412	2,358	59	9		68	1,678	336	412	2,426
525	525.01	290			290	1			1	291			291
	525.02	419	130	92	641	37			37	456	130	92	678
	525.03	341	10		351	21			21	362	10		372
	525.04	277	223	1,065	1,565	194	4	3	201	471	227	1,068	1,766
	Census Tract Total	1,327	363	1,157	2,847	253	4	3	260	1,580	367	1,160	3,107
526	526.01	365		366	731					365		366	731
	526.02	43	393	311	747	238			238	281	393	311	985
	526.03	75	195		270		96		96	75	291		366
	Census Tract Total	483	588	677	1,748	238	96		334	721	684	677	2,082
527	527.01	291	324	1,149	1,764	87	30	8	125	378	354	1,157	1,889
	Census Tract Total	291	324	1,149	1,764	87	30	8	125	378	354	1,157	1,889
528	528.01	351		3,627	3,978	42		88	130	393		3,715	4,108
	Census Tract Total	351		3,627	3,978	42		88	130	393		3,715	4,108
601	601.01	340			340	30			30	370			370
	601.02	664			664	60			60	724			724
	601.03	258			258	157			157	415			415
	Census Tract Total	1,262			1,262	247			247	1,509			1,509

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 2000)

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	540			540	41			41	581			581
	602.02	97			97	37			37	134			134
	602.03	668			668	25			25	693			693
	Census Tract Total	1,305			1,305	103			103	1,408			1,408
603	603.01	243			243	142			142	385			385
	603.02	692			692	74			74	766			766
	Census Tract Total	935			935	216			216	1,151			1,151
604	604.01	273			273	41			41	314			314
	604.02	423	388	582	1,393	67	66		133	490	454	582	1,526
	604.03	167			167	38			38	205			205
	Census Tract Total	863	388	582	1,833	146	66		212	1,009	454	582	2,045
605	605.01	732	72		804	127			127	859	72		931
	605.02	307	437	13	757	86	1		87	393	438	13	844
	605.03	355	2		357	45			45	400	2		402
	605.04	64	142		206	36			36	100	142		242
	605.05	317	340		657	211	8		219	528	348		876
	Census Tract Total	1,775	993	13	2,781	505	9		514	2,280	1,002	13	3,295
606	606.01	148			148	31			31	179			179
	606.02	1,131			1,131	138		101	239	1,269		101	1,370
	Census Tract Total	1,279			1,279	169		101	270	1,448		101	1,549
607 /1	607.01	2,218	229	303	2,750	56	1		57	2,274	230	303	2,807
	Census Tract Total	2,218	229	303	2,750	56	1		57	2,274	230	303	2,807
608 /1	608.01	884	63	185	1,132	51			51	935	63	185	1,183
	Census Tract Total	884	63	185	1,132	51			51	935	63	185	1,183
609 /1	609.01	780	84		864	30			30	810	84		894
	Census Tract Total	780	84		864	30			30	810	84		894
610 /1	610.01	713	108	36	857	36			36	749	108	36	893
	Census Tract Total	713	108	36	857	36			36	749	108	36	893
611	611.01	643			643	64			64	707			707
	611.02	1,114	407	300	1,821	153		6	159	1,267	407	306	1,980

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 2000)

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	300	2,464	217		6	223	1,974	407	306	2,687
612	612.01	222			222	23			23	245			245
	612.02	1,132	39		1,171	141	2		143	1,273	41		1,314
	612.03	67			67	75			75	142			142
	612.04	1	446	278	725	5		77	82	6	446	355	807
	Census Tract Total	1,422	485	278	2,185	244	2	77	323	1,666	487	355	2,508
615	615.01	303	23	55	381	74	7		81	377	30	55	462
	615.02	296			296	31			31	327			327
	615.03	182	290		472	32	2		34	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	890	1,040	55	1,985	182	32	187	401	1,072	1,072	242	2,386
616	616.01	132	575	352	1,059	65	55	6	126	197	630	358	1,185
	616.02	333	44		377	97	11		108	430	55		485
	616.04	4	166	875	1,045		10	165	175	4	176	1,040	1,220
	616.05	56	321		377	12	5		17	68	326		394
	616.06												
	Census Tract Total	525	1,106	1,227	2,858	174	81	171	426	699	1,187	1,398	3,284
617	617.01	179	1,138	750	2,067	43	104	102	249	222	1,242	852	2,316
	617.02	170	56		226	63		226	289	233	56	226	515
	Census Tract Total	349	1,194	750	2,293	106	104	328	538	455	1,298	1,078	2,831
618	618.01	66		313	379	38		233	271	104		546	650
	618.02	11	1,308	936	2,255		45	54	99	11	1,353	990	2,354
	Census Tract Total	77	1,308	1,249	2,634	38	45	287	370	115	1,353	1,536	3,004
619	619.02	233	176	1,521	1,930	21		50	71	254	176	1,571	2,001
	Census Tract Total	233	176	1,521	1,930	21		50	71	254	176	1,571	2,001
701	701.01	282			282	26			26	308			308
	701.02	451			451	72			72	523			523
	701.03	57			57	36			36	93			93
	701.04	135	35		170	213			213	348	35		383

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 2000)

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	925	35		960	347			347	1,272	35		1,307
702	702.01	2			2					2			2
	Census Tract Total	2			2					2			2
703	703.01	678			678	97			97	775			775
	703.02	134			134	24			24	158			158
	703.03	325			325	61			61	386			386
	Census Tract Total	1,137			1,137	182			182	1,319			1,319
704	704.01	298	227		525	135			135	433	227		660
	704.02	42			42	10			10	52			52
	704.03	363			363	129			129	492			492
	704.04	280			280	26			26	306			306
	704.05	523			523	68			68	591			591
	Census Tract Total	1,506	227		1,733	368			368	1,874	227		2,101
705	705.01	114			114	41			41	155			155
	705.02	329			329	4			4	333			333
	705.03	429	288		717	154	6	30	190	583	294	30	907
	705.04	295			295	12			12	307			307
	705.05	171			171	77			77	248			248
	705.06	3	8	522	533					3	8	522	533
	Census Tract Total	1,341	296	522	2,159	288	6	30	324	1,629	302	552	2,483
706	706.01	216			216	93			93	309			309
	706.02	125	48		173	60			60	185	48		233
	706.03	241	23	144	408	16	63		79	257	86	144	487
	706.04	152	17		169	14	17	1	32	166	34	1	201
	Census Tract Total	734	88	144	966	183	80	1	264	917	168	145	1,230
707	707.01	291	7		298	10	7	4	21	301	14	4	319
	707.02	409			409	36			36	445			445
	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 2000)

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	1,822	7		1,829	89	7	4	100	1,911	14	4	1,929
708	708.01	240	32		272	8			8	248	32		280
	708.02	606	175		781	11		33	44	617	175	33	825
	Census Tract Total	846	207		1,053	19		33	52	865	207	33	1,105
709	709.01	508	1	179	688	82			82	590	1	179	770
	709.02	508	243		751	19			19	527	243		770
	709.03	255			255	12			12	267			267
	709.04	115	251		366	64	42		106	179	293		472
	709.05	323	23		346	51			51	374	23		397
	709.06	106			106	12			12	118			118
	Census Tract Total	1,815	518	179	2,512	240	42		282	2,055	560	179	2,794
710	710.01	58			58	24			24	82			82
	710.02	220			220	36	2		38	256	2		258
	710.03	186	188	152	526	41		21	62	227	188	173	588
	Census Tract Total	464	188	152	804	101	2	21	124	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	192			192	4			4	196			196
	711.08	378			378	46			46	424			424
	Census Tract Total	2,082	17	339	2,438	68			68	2,150	17	339	2,506
712	712.01	1			1					1			1
	712.02			624	624							624	624
	712.03	50	178		228	15			15	65	178		243
	712.04	38	348	2,401	2,787	116		92	208	154	348	2,493	2,995
	Census Tract Total	89	526	3,025	3,640	131		92	223	220	526	3,117	3,863

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 2000)

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	287	638	2,383	3,308	137		71	208	424	638	2,454	3,516
	713.02	560	49		609	52	4	72	128	612	53	72	737
	Census Tract Total	847	687	2,383	3,917	189	4	143	336	1,036	691	2,526	4,253
714	714.01	763	523	414	1,700	93	10	18	121	856	533	432	1,821
	714.02	255		639	894	15			15	270		639	909
	Census Tract Total	1,018	523	1,053	2,594	108	10	18	136	1,126	533	1,071	2,730
801	801.01	439			439	143			143	582			582
	801.02	221			221	48			48	269			269
	801.03	231			231	131			131	362			362
	801.04	283			283	80			80	363			363
	801.05	211			211	100			100	311			311
	Census Tract Total	1,385			1,385	502			502	1,887			1,887
802	802.01	336			336	463			463	799			799
	802.02	461			461	96			96	557			557
	802.03	511			511	70			70	581			581
	802.04		27	2,984	3,011						27	2,984	3,011
	802.05												
	Census Tract Total	1,308	27	2,984	4,319	629			629	1,937	27	2,984	4,948
803	803.01	947			947	194			194	1,141			1,141
	803.02	267			267	64			64	331			331
	803.03	975	2		977	449			449	1,424	2		1,426
	803.04												
	Census Tract Total	2,189	2		2,191	707			707	2,896	2		2,898
804	804.01	680			680	109			109	789			789
	804.02	716			716	163			163	879			879
	804.03	396			396	97			97	493			493
	804.04	431			431	134			134	565			565
	804.05	844			844	146			146	990			990
	Census Tract Total	3,067			3,067	649			649	3,716			3,716
805	805.01	1,840			1,840	98			98	1,938			1,938

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 2000)

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	1,690	257		1,947	83			83	1,773	257		2,030
	805.03	677	1,078	826	2,581	181	79		260	858	1,157	826	2,841
	Census Tract Total	4,207	1,335	826	6,368	362	79		441	4,569	1,414	826	6,809
808 /2	808.01	1,262	852	494	2,608	411	51	41	503	1,673	903	535	3,111
	Census Tract Total	1,262	852	494	2,608	411	51	41	503	1,673	903	535	3,111
809 /2	809.01	1,580	1,009	1,946	4,535	213	3	308	524	1,793	1,012	2,254	5,059
	Census Tract Total	1,580	1,009	1,946	4,535	213	3	308	524	1,793	1,012	2,254	5,059
810	810.01	202	825	390	1,417			583	583	202	825	973	2,000
	Census Tract Total	202	825	390	1,417			583	583	202	825	973	2,000
811	811.01	30	143		173	3	164	163	330	33	307	163	503
	811.02	355	1,358	1,315	3,028	129	7	616	752	484	1,365	1,931	3,780
	811.03	1,285	10		1,295	56			56	1,341	10		1,351
	811.04	1,425	17		1,442	59			59	1,484	17		1,501
	Census Tract Total	3,095	1,528	1,315	5,938	247	171	779	1,197	3,342	1,699	2,094	7,135
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	1,175	446	2,732	12			12	1,123	1,175	446	2,744
	Census Tract Total	1,111	1,175	446	2,732	12			12	1,123	1,175	446	2,744
815	815.01	773			773	42			42	815			815
	Census Tract Total	773			773	42			42	815			815
816	816.01	465			465	32			32	497			497
	816.02	572			572	19			19	591			591
	Census Tract Total	1,037			1,037	51			51	1,088			1,088
817	817.01	567			567	185			185	752			752
	817.02	647			647	63			63	710			710
	817.03	646			646	25			25	671			671
	817.04	327	527	1,072	1,926	83	178		261	410	705	1,072	2,187
	Census Tract Total	2,187	527	1,072	3,786	356	178		534	2,543	705	1,072	4,320
819	819.01	218	325	1,081	1,624	70			70	288	325	1,081	1,694
	819.02	580			580	51			51	631			631

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 2000)

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	798	325	1,081	2,204	121			121	919	325	1,081	2,325
820	820.01	1,259	1,266	566	3,091	141	10		151	1,400	1,276	566	3,242
	820.02	154	320		474	1			1	155	320		475
	Census Tract Total	1,413	1,586	566	3,565	142	10		152	1,555	1,596	566	3,717
821	821.01	91	606	837	1,534					91	606	837	1,534
	Census Tract Total	91	606	837	1,534					91	606	837	1,534
822	822.01	3	375	354	732	2	123	164	289	5	498	518	1,021
	822.02	49	319		368					49	319		368
	822.03	74	381	1,834	2,289		99	33	132	74	480	1,867	2,421
	Census Tract Total	126	1,075	2,188	3,389	2	222	197	421	128	1,297	2,385	3,810
823	823.01	597	3,072	1,897	5,566		43		43	597	3,115	1,897	5,609
	Census Tract Total	597	3,072	1,897	5,566		43		43	597	3,115	1,897	5,609
824	824.01	772			772	29			29	801			801
	Census Tract Total	772			772	29			29	801			801
825	825.01	221	121	503	845	87	5	18	110	308	126	521	955
	825.02	3,408	446		3,854	387			387	3,795	446		4,241
	Census Tract Total	3,629	567	503	4,699	474	5	18	497	4,103	572	521	5,196
826	826.01	611			611	198			198	809			809
	826.02	1,799	1,178		2,977	448	73		521	2,247	1,251		3,498
	Census Tract Total	2,410	1,178		3,588	646	73		719	3,056	1,251		4,307
901	901.01	2			2					2			2
	901.02	12			12	61			61	73			73
	901.03	1,045			1,045	32			32	1,077			1,077
	901.04	46	63		109	36			36	82	63		145
	901.05	1,444	648	461	2,553	53			53	1,497	648	461	2,606
	901.06												
	Census Tract Total	2,549	711	461	3,721	182			182	2,731	711	461	3,903
905	905.01	178	311	748	1,237	101			101	279	311	748	1,338
	905.02	1,666	121		1,787	628	67		695	2,294	188		2,482
	Census Tract Total	1,844	432	748	3,024	729	67		796	2,573	499	748	3,820

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 2000)

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	70			70	76			76	146			146
	Census Tract Total	70			70	76			76	146			146
910	910.01	37			37	136			136	173			173
	910.02	498			498	346			346	844			844
	Census Tract Total	535			535	482			482	1,017			1,017
911	911.01	2,254	2,060		4,314	155			155	2,409	2,060		4,469
	Census Tract Total	2,254	2,060		4,314	155			155	2,409	2,060		4,469
912	912.01	363	1,668	252	2,283	26	145	65	236	389	1,813	317	2,519
	912.02			336	336							336	336
	Census Tract Total	363	1,668	588	2,619	26	145	65	236	389	1,813	653	2,855
913	913.01	22			22	53			53	75			75
	913.02	36			36	22			22	58			58
	913.03	216	235	411	862	62	2		64	278	237	411	926
	913.04	806	2,002	1,148	3,956	198	302	62	562	1,004	2,304	1,210	4,518
	Census Tract Total	1,080	2,237	1,559	4,876	335	304	62	701	1,415	2,541	1,621	5,577
914	914.01	2,233	3,540	516	6,289	152	197	33	382	2,385	3,737	549	6,671
	Census Tract Total	2,233	3,540	516	6,289	152	197	33	382	2,385	3,737	549	6,671
915	915.01	1,605			1,605	643		32	675	2,248		32	2,280
	915.02	166	399		565	368	198	65	631	534	597	65	1,196
	915.03	3		668	671	2			2	5		668	673
	Census Tract Total	1,774	399	668	2,841	1,013	198	97	1,308	2,787	597	765	4,149
916	916.01	1,506	1,147		2,653	72	26	17	115	1,578	1,173	17	2,768
	Census Tract Total	1,506	1,147		2,653	72	26	17	115	1,578	1,173	17	2,768
917	917.01	49	1,179	1,572	2,800	30	188	47	265	79	1,367	1,619	3,065
	917.02	3		968	971		3		3	3	3	968	974
	917.03	376	67		443	539			539	915	67		982
	917.04	143	561	1,050	1,754	59	98	13	170	202	659	1,063	1,924
	Census Tract Total	571	1,807	3,590	5,968	628	289	60	977	1,199	2,096	3,650	6,945
918	918.01	1,939	764	1,927	4,630	67	43	62	172	2,006	807	1,989	4,802
	Census Tract Total	1,939	764	1,927	4,630	67	43	62	172	2,006	807	1,989	4,802

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 2000)

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	111			111	96			96	207			207
	919.02	135			135	53			53	188			188
	919.03	154			154	67			67	221			221
	919.04	67			67	5			5	72			72
	919.05	255			255	152			152	407			407
	919.06	44			44	15			15	59			59
	919.07	106			106	68			68	174			174
	919.08	19			19	3			3	22			22
	919.09	128			128	4			4	132			132
	919.10	43			43	3			3	46			46
	919.11	48			48	8			8	56			56
	919.12	95			95	14			14	109			109
		Census Tract Total	1,205			1,205	488			488	1,693		
920	920.01	696			696	218			218	914			914
	920.02	670	2		672	63			63	733	2		735
	920.03	701			701	95			95	796			796
		Census Tract Total	2,067	2		2,069	376			376	2,443	2	
921	921.01	94			94	9			9	103			103
	921.02	146			146	24			24	170			170
	921.03	359			359	58			58	417			417
	921.04	223			223	11			11	234			234
	921.05	352			352	105			105	457			457
	921.06	370			370	34			34	404			404
	921.07	568			568	10			10	578			578
		Census Tract Total	2,112			2,112	251			251	2,363		
922	922.01	122			122	30	4	4	38	152	4	4	160
	922.02	494			494	105			105	599			599
	922.03	1,959	123		2,082	119	79		198	2,078	202		2,280
	922.04	203			203	147			147	350			350
	922.05	1,200			1,200	240			240	1,440			1,440

(CONTINUED)

Housing Units at Planned Buildout
Census and Subcensus Tract
(January 2000)

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	3,978	123		4,101	641	83	4	728	4,619	206	4	4,829
923	923.01	622	467		1,089	37			37	659	467		1,126
	Census Tract Total	622	467		1,089	37			37	659	467		1,126
924	924.01	349	1,228		1,577	182			182	531	1,228		1,759
	Census Tract Total	349	1,228		1,577	182			182	531	1,228		1,759
TOTAL		181,591	87,171	90,198	358,960	28,302	5,818	6,621	40,741	209,893	92,989	96,819	399,701

- 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).

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