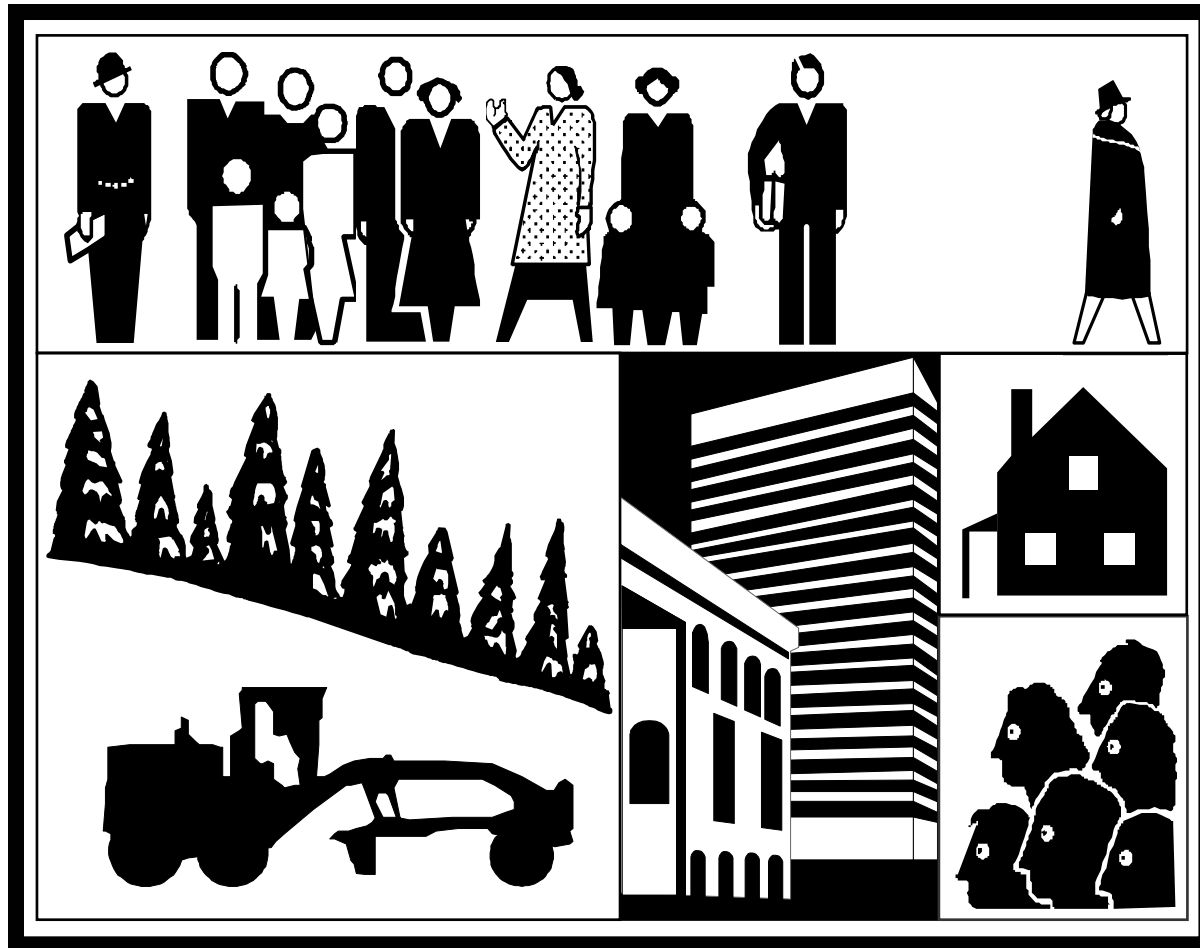


Demographic Reports 2003

A Report of the Urban Development Information System (UDIS)



County of Fairfax
Virginia



Fairfax County Department of Systems Management for Human Services

Demographic Reports 2003

Fairfax County Board of Supervisors

Gerald E. Connolly

Chairman

Sharon Bulova

Braddock District

Dana Kauffman

Lee District

Linda Q. Smyth

Providence District

Joan DuBois

Dranesville District

Penelope A. Gross

Mason District

Elaine McConnell

Springfield District

Catherine M. Hudgins

Hunter Mill District

Gerald W. Hyland

Mount Vernon District

Michael R. Frey

Sully District

Anthony H. Griffin

County Executive

Marguerite Kiely, Director

*Department of Systems Management
for Human Services*

Department of Systems Management for Human Services

Anne Pickford Cahill

Sara Daleski

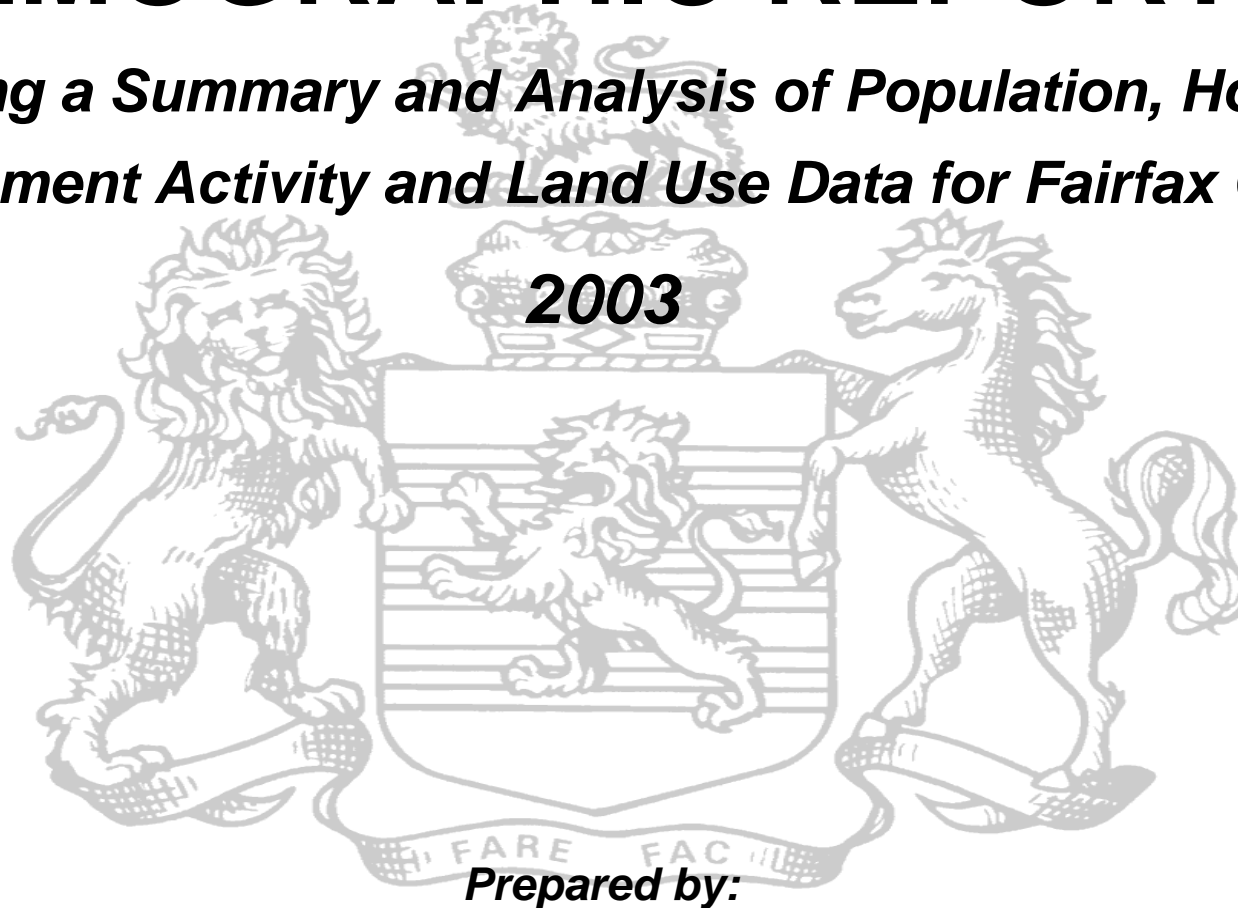
Donna Haber

Fatima Khaja

Brenda Sweet

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

Maps and Publications Sales

12000 Government Center Parkway

Suite 156

Fairfax, Virginia 22035

703-324-2974

TTY: 711 (Virginia Relay)

Visit us on the web at:

<http://www.fairfaxcounty.gov/aboutfairfax>

\$20

TABLE OF CONTENTS

	<u>Page</u>
Foreword.....	v
Notes.....	vi
I. MAPS	
Notes.....	I-1
Figure 1.1. Sewersheds	I-2
Table 1.1. Fairfax County Sewershed Codes.....	I-3
II. DEMOGRAPHIC PROFILE	
Demographic Profile Notes	II-1
Table 2.1. Historical, Estimated and Forecast Population, Housing Units and Occupied Housing Units, Fairfax County, 1970 through 2025	II-2
Figure 2.1. Historical, Estimated and Forecast Population, Housing Units and Households, Fairfax County, 1970 through 2025	II-3
Table 2.2. Historical, Estimated and Forecast Population by Supervisor District, Fairfax County, 2000 through 2025	II-4
Figure 2.2. Estimated and Forecast Population by Supervisor District, Fairfax County, 2003 through 2025	II-5
Table 2.3. Historical, Estimated and Forecast Population by Planning District, Fairfax County, 1990 through 2025.....	II-6
Table 2.4. Population Age Distribution, Fairfax County, 1970 through 2002	II-7
Table 2.5. Population of Towns, Fairfax County, 1983 through 2003	II-8
Table 2.6. Racial and Ethnic Population Distribution, Fairfax County, 1990, 2000 and 2002	II-8
Table 2.7. Household and Family Income Distribution, Fairfax County, 2002	II-9
Table 2.8. Estimates of Median Household Income and Median Family Income, Fairfax County, 1979 through 2002	II-9
Table 2.9. Historical, Estimated and Forecast Housing Units by Planning District, Fairfax County, 1970 through 2025.....	II-10
Table 2.10. Historical, Estimated and Forecast Housing Units by Type of Structure, Fairfax County, 1950 through 2025	II-11
Figure 2.3. Historical and Forecast Housing Units by Type of Structure, Fairfax County, 1970 through 2020	II-12
Table 2.11. Housing Units by Supervisor District and Year Built, Fairfax County, 2003.....	II-13
Figure 2.4. Percent of Housing Stock by Supervisor District and Year Built, Fairfax County, 2003.....	II-14
Table 2.12. Housing Units by Planning District and Year Built, Fairfax County, 2003.....	II-15

	<u>Page</u>
Table 2.13. Rental Housing Complexes: Total Units, Vacancy Rate and Average Monthly Rent, Fairfax County, 1980 through 2003	II-16
Table 2.14. Estimated Median Market Value, Owned Housing Units, Fairfax County, 1978 through 2003	II-16
Table 2.15. Estimated Median and Average Market Values, Owned Housing Units by Unit Type and Planning District, Fairfax County, January 2003	II-17
Table 2.16. Population, Median Household Income and Median Family Income by Jurisdiction, Washington DC Metropolitan Area, State of Virginia and the United States, 2000	II-18
Figure 2.5. Nonresidential Structure Gross Floor Area by General Activity by Supervisor District, Fairfax County, January 2003	II-19
Figure 2.6. Average Annual Unemployment Rate and Total Employment, Fairfax County, 1992 through 2002	II-20
III. CURRENT POPULATION	
Current Population Narrative.....	III-1
Table 3.1. Average Household Size and Vacancy Rate by Planning District, Fairfax County, January 2003.....	III-2
Figure 3.1. Average Persons per Household, Fairfax County, U.S. South Region and U.S., 1967 through 2002.....	III-3
Table 3.2. Special Institutional (Group Quarters) Population, Fairfax County, 1985 through 2003	III-4
Figure 3.2. Population Density by Subcensus Tract, Fairfax County, January 2003	III-5
Table 3.3. Population by Supervisor District, Fairfax County, January 2003	III-6
Table 3.4. Population by Town, Fairfax County, January 2003.....	III-6
Table 3.5. Population by Planning District, Fairfax County, January 2003	III-7
Table 3.6. Population by Sewershed, Fairfax County, January 2003.....	III-8
Table 3.7. Population by Census and Subcensus Tract, Fairfax County, January 2003	III-11
IV. POPULATION FORECASTS	
Population Forecasts Narrative.....	IV-1
Table 4.1. Average Household Size by Race, Fairfax County, 1990, 2000 and 2002	IV-2
Table 4.2. Average Household Size by Planning District, 2005 - 2025	IV-2
Figure 4.1. Year 2025 Forecast Population Density by Subcensus Tract, Fairfax County, January 2003.....	IV-3
Figure 4.2. 2003 to 2025 Forecast Population Growth by Subcensus Tract, Fairfax County, January 2003.....	IV-4

Table of Contents (continued)

	<u>Page</u>
Table 4.3. Historical, Estimated and Forecasted Population by Supervisor District, Fairfax County, January 2003.....	IV-5
Table 4.4. Historical, Estimated and Forecasted Population by Town, Fairfax County, January 2003.....	IV-5
Table 4.5. Historical, Estimated and Forecasted Population by Planning District, Fairfax County, January 2003.....	IV-6
Table 4.6. Historical, Estimated, and Forecasted Population by Census and Subcensus Tract, Fairfax County, January 2003.....	IV-7

V. HOUSING UNIT INVENTORY

Housing Unit Inventory Narrative	V-1
Table 5.1. Total Housing Units, Fairfax County, 1983 through 2003.....	V-2
Table 5.2. Median Market Value of Housing Units by Supervisor District, Fairfax County, 2002 and 2003.....	V-2
Table 5.3. Median Market Value of Housing Units by Planning District, Fairfax County, 2002 and 2003.....	V-2
Figure 5.1. Housing Units by Structure Type, Fairfax County, 1960 through 2003	V-3
Figure 5.2. Median Market Value of Owned Housing Units by Census Tract, Fairfax County, January 2003.....	V-4
Figure 5.3. Percent of Housing Stock Older than 30 Years by Census Tract, Fairfax County, January 2003.....	V-5
Figure 5.4. Percent Single Family Housing Units by Subcensus Tract, Fairfax County, January 2003.....	V-6
Figure 5.5. Percent Townhouses by Subcensus Tract, Fairfax County, January 2003.....	V-7
Figure 5.6. Percent Multifamily Housing Units by Subcensus Tract, Fairfax County, January 2003.....	V-8
Table 5.4. Housing Unit Inventory by Unit Type by Supervisor District, Fairfax County, January 2003.....	V-9
Table 5.5. Housing Unit Inventory by Unit Type by Town, Fairfax County, January 2003.....	V-9
Table 5.6. Housing Unit Inventory by Unit Type by Planning District, Fairfax County, January 2003.....	V-10
Table 5.7. Housing Unit Inventory by Unit Type by Sewershed, Fairfax County, January 2003.....	V-11
Table 5.8. Housing Unit Inventory by Unit Type by Census and Subcensus Tract, Fairfax County, January 2003.....	V-14
Table 5.9. Market Value of Housing Units by Unit Type by Supervisor District, Fairfax County, January 2003.....	V-39
Table 5.10. Market Value of Housing Units by Unit Type by Planning District, Fairfax County, January 2003.....	V-41

VI. HOUSING UNIT FORECASTS

Housing Unit Forecasts Narrative	VI-1
Table 6.1. Forecast Housing Unit Change by Supervisor District Fairfax County, 2003 through 2025	VI-3

	<u>Page</u>
Table 6.2. Forecast Housing Unit Change by Planning District Fairfax County, 2003 through 2025	VI-3
Table 6.3. Estimated and Forecasted Housing Units by Supervisor District, Fairfax County, January 2003.....	VI-4
Table 6.4. Estimated and Forecasted Housing Units by Town, Fairfax County, January 2003	VI-4
Table 6.5. Historical, Estimated and Forecasted Housing Units by Planning District, Fairfax County, January 2003.....	VI-5
Table 6.6. Estimated and Forecasted Housing Units by Census and Subcensus Tract, Fairfax County, January 2003.....	VI-6

VII. RESIDENTIAL DEVELOPMENT ACTIVITY

Residential Development Activity Narrative	VII-1
Figure 7.1. Housing Units in the Residential Development Process, by Structure Type, 1983 through 2003	VII-2
Table 7.1. Housing Units in the Development Process by Development Stage, January 2002 and 2003	VII-3
Table 7.2. Housing Units in the Development Process by Unit Type, January 2002 and 2003.....	VII-3
Figure 7.2. Residential Development Activity by Subcensus Tract, Fairfax County, January 2003.....	VII-4
Table 7.3. Residential Development Activity by Stage of Development, by Supervisor District, Fairfax County, January 2003.....	VII-5
Table 7.4. Residential Development Activity by Stage of Development, by Town, Fairfax County, January 2003.....	VII-6
Table 7.5. Residential Development Activity by Stage of Development, by Planning District, Fairfax County, January 2003.....	VII-7
Table 7.6. Residential Development Activity by Stage of Development, by Census and Subcensus Tract, Fairfax County, January 2003.....	VII-8

VIII. NONRESIDENTIAL GROSS FLOOR AREA

Nonresidential Gross Floor Area Narrative	VIII-1
Table 8.1. Nonresidential Structure Gross Floor Area by General Activity Type, Fairfax County, January 2003	VIII-2
Table 8.2. Nonresidential Structure Gross Floor Area by General Activity, Inventory of Existing Structures by Year Built, Fairfax County, January 2003	VIII-3
Figure 8.1. Nonresidential Structures Gross Floor Area by Period Built and Structure Type, January 2003	VIII-4
Table 8.3. Nonresidential Structure Gross Floor Area by General Activity by Supervisor District, Fairfax County, January 2003	VIII-5
Table 8.4. Nonresidential Structure Gross Floor Area by General Activity by Town, Fairfax County, January 2003	VIII-5

Table of Contents (continued)

	<u>Page</u>
Table 8.5. Nonresidential Structure Gross Floor Area by General Activity by Planning District, Fairfax County, January 2003.....	VIII-6
Table 8.6. Nonresidential Structure Gross Floor Area by General Activity by Sewershed, Fairfax County, January 2003.....	VIII-7
Table 8.7. Nonresidential Structure Gross Floor Area by General Activity by Census and Subcensus Tract, Fairfax County, January 2003.....	VIII-10

IX. CURRENT LAND USE

Current Land Use Narrative	IX-1
Table 9.1. Total Zoned and Vacant Acres, Fairfax County, 1980 through 2003	IX-2
Table 9.2. Acres of Land by General Land Use Category, Fairfax County, January 2003.....	IX-2
Figure 9.1. Acres of Vacant Land by Major Zoning Class by Planning District, Fairfax County, January 2003.....	IX-3
Figure 9.2 – Existing Land Use by Major Class (in Acres), Fairfax County, January 2003.....	IX-4
Table 9.3. Total Acres by Major Zoning Class by Planning District, Fairfax County, January 2003.....	IX-5
Table 9.4. Acres of Vacant Land by Major Zoning Class by Planning District, Fairfax County, January 2003.....	IX-6
Table 9.5. Fairfax County Zoning Codes.....	IX-7
Table 9.6. Zoning Codes for Towns within Fairfax County	IX-10
Table 9.7. Total Acres of Land and Vacant Acres by Zoning District by Supervisor District, Fairfax County, January 2003.....	IX-12
Table 9.8. Total Acres of Land and Vacant Acres by Zoning District by Town, Fairfax County, January 2003	IX-14
Table 9.9. Total Acres of Land and Vacant Acres by Zoning District by Planning District, Fairfax County, January 2003.....	IX-15
Table 9.10. Acres of Land by Land Use Category by Supervisor District, Fairfax County, January 2003.....	IX-21
Table 9.11. Acres of Land by Land Use Category by Planning District, Fairfax County, January 2003.....	IX-24

X. PLANNED LAND USE

Planned Land Use Narrative	X-1
Table 10.1. Acres of Land by Planned Land Use Category, Fairfax County, January 2003.....	X-2
Table 10.2. Acres of Vacant and Underutilized Residential and Nonresidential Land by Planned Land Use Category, Fairfax County, January 2003.....	X-2

	<u>Page</u>
Table 10.3. Acres of Land by Planned Land Use by Supervisor District, Fairfax County, January 2003.....	X-3
Table 10.4. Acres of Land by Planned Land Use by Planning District, Fairfax County, January 2003	X-4
Table 10.5. Acres of Vacant and Underutilized Residential Land, Acres of Vacant Nonresidential Land by Planned Land Use by Supervisor District, Fairfax County, January 2003.....	X-5
Table 10.6. Acres of Vacant and Underutilized Residential Land, Acres of Vacant Nonresidential Land by Planned Land Use by Planning District, Fairfax County, January 2003.....	X-6

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, most of the sections of the Demographic Reports consist of methodologies, tables and graphs. All information, except the historical and forecast data, is as of January 1, 2003.

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, existing residential and non-residential condominium projects, office building listings with gross floor area information, listings of wholesale and warehouse storage facilities.

Tabular data presented in the Demographic Reports is available electronically on the world wide web at <http://www.fairfaxcounty.gov/aboutfairfax>. 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 222
Fairfax, Virginia 22035
(703) 324-4519 or
TTY: 711 (Virginia Relay).**

NOTES

The population and housing unit estimates and forecasts, the residential development activity summaries, the nonresidential gross floor area summaries, and the land use summaries for Fairfax County 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). All information produced reflects estimates and forecasts as of January 1 of each year. 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 (MWCOC) for purposes of transportation planning, air quality modeling and other programs of regional significance.

MAP NOTES

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. A smaller scale map of sanitary sewersheds with sewershed codes is 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 V).

Fairfax County, Virginia January 2003

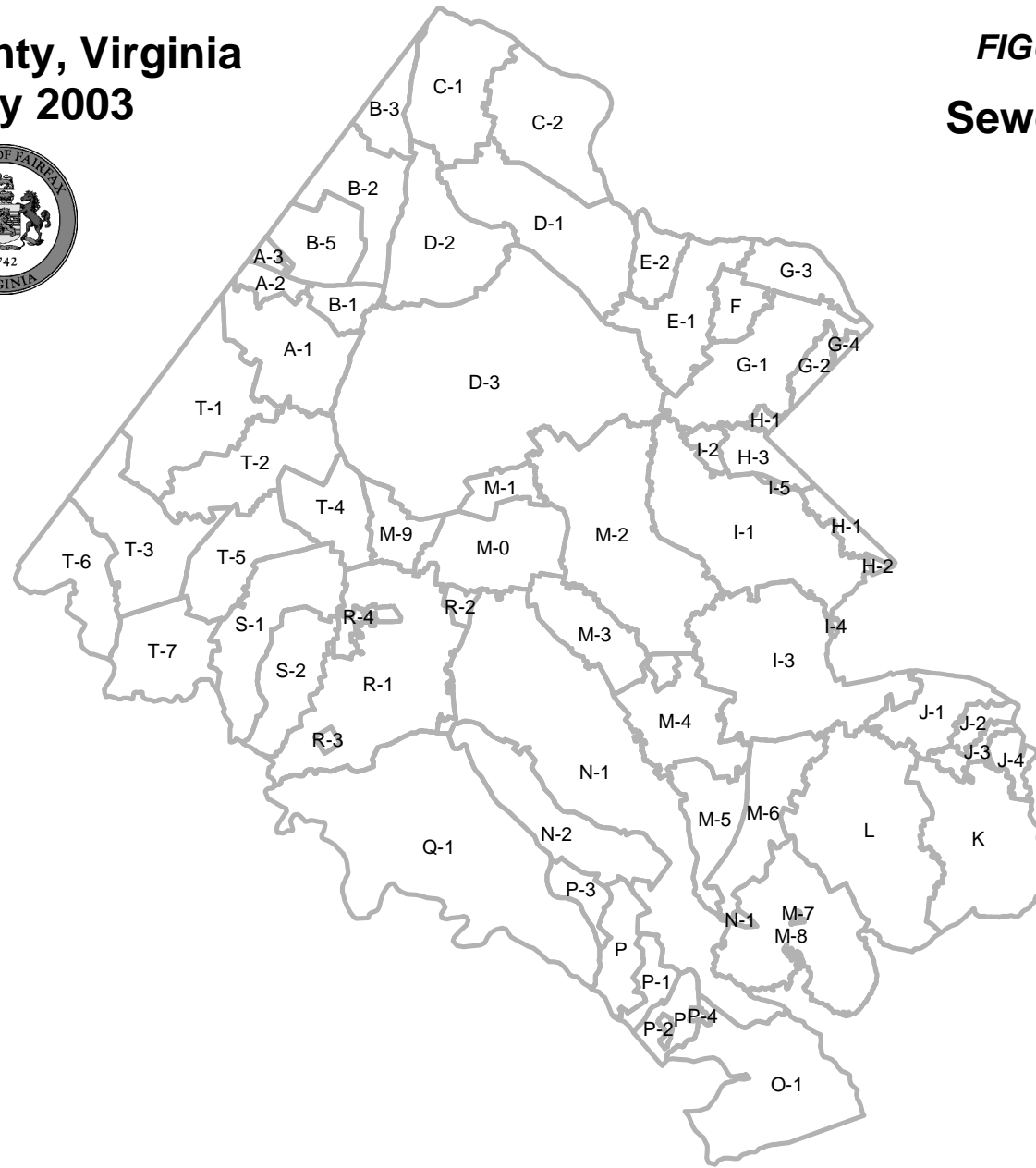


FIGURE 1.1
Sewersheds



Source: Fairfax County Department of Public Works and Environmental Services.

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			

DEMOGRAPHIC PROFILE NOTES

The following section provides an overview of the information about Fairfax County. 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
Age of Housing Units
Market Value of Housing Units
Nonresidential Structure Gross Floor Area
Unemployment Rates and Total Employment

Data presented cover historical, current and future time frames.

More detailed information about some of these subjects can be found in other sections of the [Demographic Reports](#).

TABLE 2.1

**Historical, Estimated and Forecast
Population, Housing Units and Occupied Housing Units
Fairfax County, 1970 through 2025**

Year	Population			Total Housing Units ¹	Households ²		
	Total	Average Annual Increase	Average Annual Growth Rate		Total	Average Annual Increase	Average Annual Growth Rate
1970	454,300 ³	--	--	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	289,000	10,100	3.9%
1995	879,400	12,200	1.4%	328,200	317,000	5,600	1.9%
2000	969,700	18,100	2.0%	359,000	353,100	7,200	2.2%
2001	984,400	14,700	1.5%	363,300	358,100	5,000	1.4%
2002	1,004,400	20,000	2.0%	370,600	363,700	5,600	1.6%
2003	1,012,100	7,700	0.8%	373,900	366,600	2,900	0.8%
2004	1,027,500	15,400	1.5%	379,700	372,500	5,900	1.6%
2005	1,042,800	15,300	1.5%	385,400	378,300	5,800	1.6%
2010	1,147,600	21,000	1.9%	425,200	416,800	7,700	2.0%
2015	1,212,800	13,000	1.1%	448,400	439,500	4,500	1.1%
2020	1,230,400	3,500	0.3%	454,600	445,600	1,200	0.3%
2025	1,236,000	1,100	0.1%	456,600	447,600	400	0.1%

Sources: U.S. Bureau of the Census, 1970, 1980, 1990 and 2000 (figures as of April 1);

Department of Systems Management for Human Services, Fairfax County, 1975, 1985, 1995, 2001 through 2025 (figures as of January 1), 2003 UDIS.

Note: All numbers are rounded to nearest hundred.

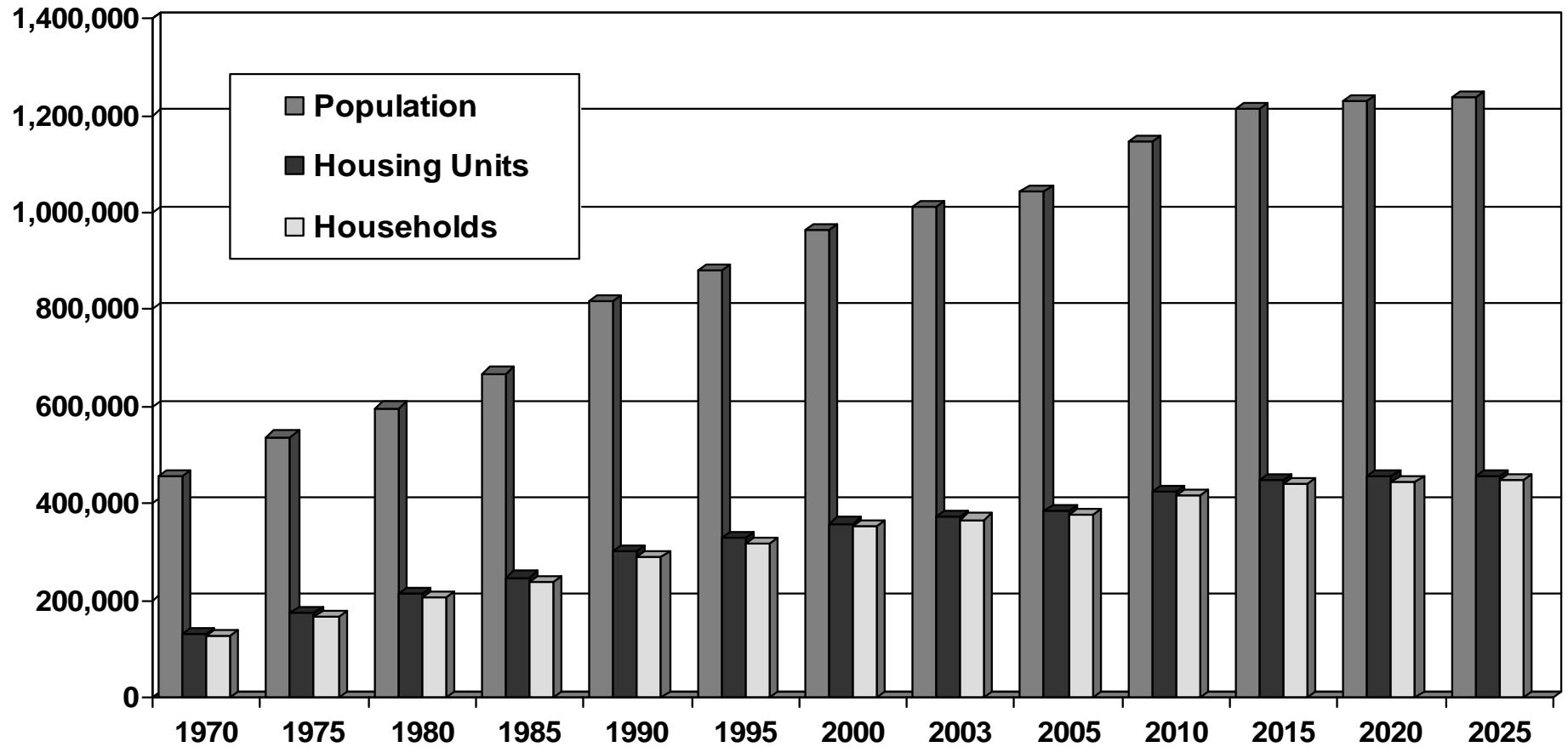
¹ 1970 and 1980 figures are Census counts and include Fort Belvoir. All other years exclude Fort Belvoir housing units.

² 1970 and 1980 figures are Census counts and include Fort Belvoir. All other years exclude Fort Belvoir housing units.

³ Datum is 1970 Census total population after 1975 revision.

FIGURE 2.1

**Historical, Estimated and Forecast
Population, Housing Units and Households
Fairfax County, 1970 through 2025**



Sources: U.S. Bureau of the Census, U.S. Censuses of Population and Housing, population, housing units, and households, 1970 and 1980; and population, 1990 and 2000;

Fairfax County Department of Systems Management for Human Services, population, housing units, and households, 1975, 1985, 1995, 2002 through 2025; and housing units and households, 1990 and 2000; 2003 UDIS.

TABLE 2.2

**Historical, Estimated and Forecast Population
by Supervisor District
Fairfax County, 2000 through 2025**

Supervisor District	2000	2003	2005	2010	2015	2020	2025
Braddock	105,713	107,568	107,932	110,068	112,466	113,169	113,433
Dranesville ¹	107,439	109,732	110,943	121,704	137,690	141,843	143,059
Hunter Mill ²	109,538	124,747	127,680	138,262	142,824	144,112	144,594
Lee	102,504	102,110	105,730	117,793	123,281	124,775	125,265
Mason	103,179	105,843	106,722	110,898	115,724	117,108	117,618
Mount Vernon	112,218	116,173	123,818	148,715	159,965	162,946	163,845
Providence	108,980	112,140	117,610	133,444	139,927	141,680	142,232
Springfield ³	111,466	120,674	124,739	136,805	143,714	145,579	146,176
Sully	108,712	113,103	117,593	129,876	137,191	139,161	139,787
Fairfax County	969,749	1,012,090	1,042,767	1,147,565	1,212,782	1,230,373	1,236,009

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing, 2000 (figures as of April 1);

Fairfax County Department of Systems Management for Human Services, 2003 through 2025 (figures as of January 1), 2003 UDIS.

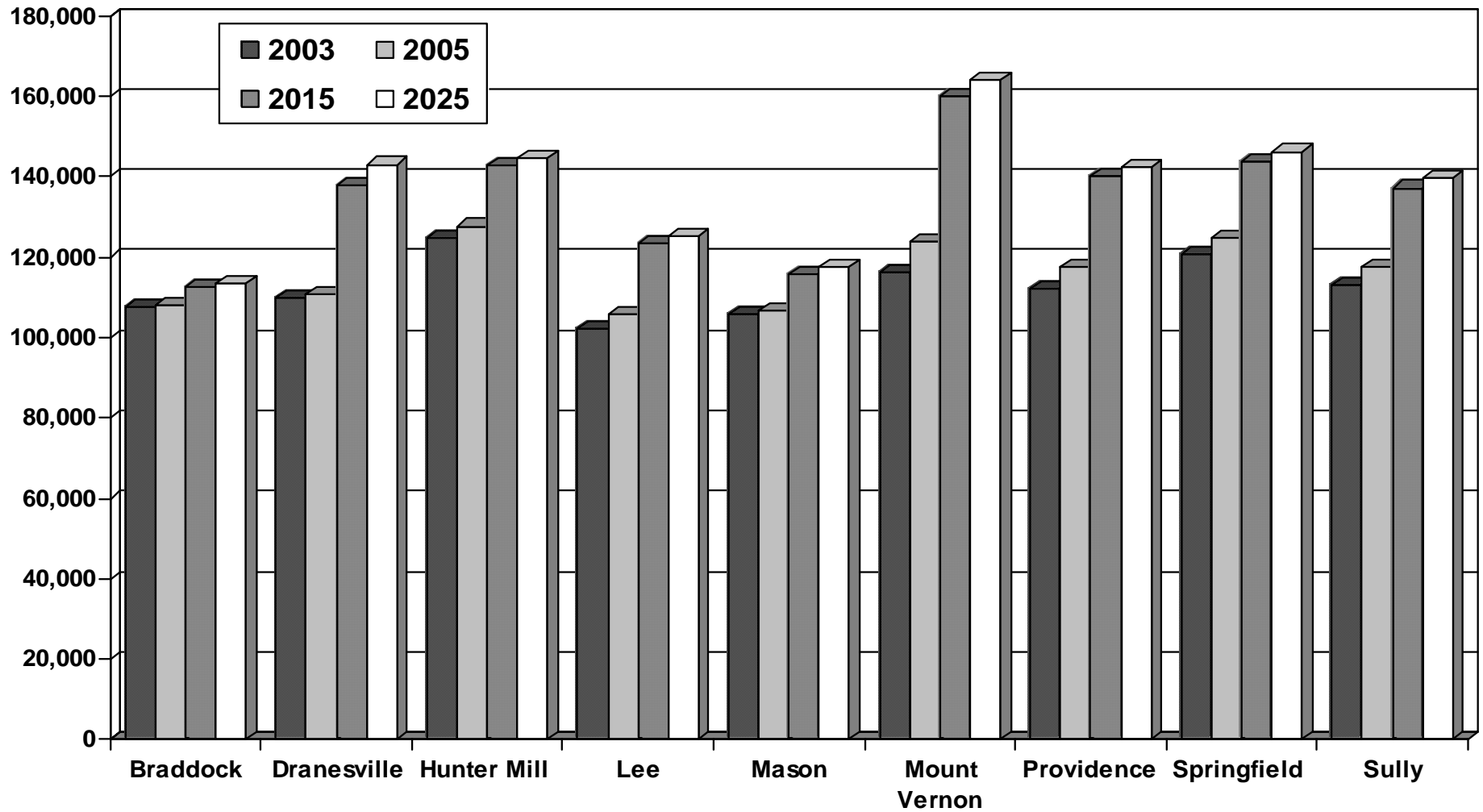
¹ Includes the Town of Herndon.

² Includes the Town of Vienna.

³ Includes the Town of Clifton.

FIGURE 2.2

**Estimated and Forecast Population
by Supervisor District
Fairfax County, 2003 through 2025**



Source: Fairfax County Department of Systems Management for Human Services, 2003 UDIS.

TABLE 2.3

**Historical, Estimated and Forecast Population
by Planning District
Fairfax County, 1990 through 2025**

Planning District	1990	2000	2003	2005	2010	2015	2020	2025
Annandale	66,329	70,152	70,662	71,004	72,725	75,105	75,776	76,007
Baileys	38,392	43,989	45,291	45,560	46,887	48,368	48,783	48,930
Bull Run	66,234	107,798	113,530	118,851	133,095	141,562	143,823	144,524
Fairfax	45,244	56,024	60,570	63,641	72,809	76,736	77,788	78,122
Jefferson	42,859	48,092	49,430	50,288	53,073	55,055	55,604	55,786
Lincolnia	14,010	16,819	17,615	17,979	19,417	20,653	21,043	21,220
Lower Potomac	24,371	23,769	22,614	27,764	43,552	48,309	49,549	49,906
McLean	58,747	63,278	66,769	68,524	76,551	85,675	88,043	88,741
Mount Vernon	82,483	86,944	89,328	92,057	100,444	106,058	107,573	108,053
Pohick ¹	127,040	137,166	139,420	140,409	145,948	152,078	153,764	154,324
Rose Hill	34,520	45,646	48,457	49,202	51,974	54,707	55,447	55,689
Springfield	39,919	48,736	49,290	51,651	60,333	62,843	63,527	63,750
Upper Potomac ²	125,169	162,010	177,053	181,311	197,560	207,811	210,594	211,521
Vienna ³	53,267	59,326	62,061	64,526	73,197	77,822	79,059	79,436
<i>Fairfax County</i>	818,584	969,749	1,012,090	1,042,767	1,147,565	1,212,782	1,230,373	1,236,009

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing, 1990 and 2000 (figures as of April 1);

Fairfax County Department of Systems Management for Human Services, 2003 through 2025 (figures as of January 1), 2003 UDIS.

¹ Includes the Town of Clifton.

² Includes the Town of Herndon.

³ Includes the Town of Vienna.

TABLE 2.4**Population Age Distribution
Fairfax County, 1970 through 2002**

Age Group	1970 ¹		1980		1990		2000		2002 ²	
	Persons	Percent	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%	72,401	7.3%
5 to 9	52,113	11.5%	45,307	7.6%	55,698	6.8%	70,076	7.2%	69,767	7.0%
10 to 14	56,178	12.3%	54,936	9.2%	53,112	6.5%	68,544	7.1%	71,014	7.2%
15 to 19	42,934	9.4%	54,754	9.2%	54,207	6.6%	59,762	6.2%	63,674	6.4%
20 to 24	34,269	7.5%	47,646	8.0%	59,425	7.3%	52,425	5.4%	44,786	4.6%
25 to 34	64,926	14.3%	112,191	18.8%	158,602	19.4%	150,257	15.5%	141,983	14.3%
35 to 44	67,648	14.9%	98,037	16.4%	158,119	19.3%	178,871	18.4%	179,329	18.1%
45 to 54	59,141	13.0%	70,151	11.8%	107,709	13.2%	157,350	16.2%	163,489	16.5%
55 to 64	23,412	5.1%	48,564	8.1%	60,276	7.4%	87,865	9.1%	102,935	10.4%
65 and Over	13,674	3.0%	26,989	4.5%	53,544	6.5%	76,818	7.9%	81,452	8.2%
Total	455,021	100.0%	596,901	100.0%	818,584	100.0%	969,749	100.0%	990,830	100.0%
Median Age	25.2 Years		30.1 Years		33.1 Years		35.9 Years		37.3 Years	

Source: U.S. Bureau of the Census, U.S. Census of Population, 1970 through 2000; and U.S. Bureau of the Census, 2002 American Community Survey, 2002 age distribution.

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

¹ 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.

² The 2002 population figure only includes those persons living in housing units (household population). Excluded are persons living in group quarters such as nursing homes, dormitories, and correctional facilities.

TABLE 2.5

**Population of Towns
Fairfax County, 1983 through 2003**

Year	Town of Clifton	Town of Herndon	Town of Vienna	Total
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	185	21,655	14,453	36,293
2001	253	18,818	15,543	34,614
2002	273	19,141	15,669	35,083
2003	280	19,721	15,649	35,650

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

Fairfax County Department of Systems Management for Human Services, 1983 through 1989, 1991 through 1999, 2001 through 2003 UDIS.

TABLE 2.6

**Racial and Ethnic Population Distribution
Fairfax County, 1990, 2000 and 2002**

Race	1990		2000		2002 ¹	
	Persons	Percent	Persons	Percent	Persons	Percent
White	665,399	81.3%	677,904	69.9%	698,000	70.4%
Black	63,325	7.7%	83,098	8.6%	79,226	8.0%
Asian and Pacific Islander	69,338	8.5%	126,729	13.1%	148,496	15.0%
American Indian and Alaska Native	2,038	0.2%	2,561	0.3%	4,093	0.4%
Other	18,484	2.3%	79,457	8.2%	61,015	6.2%
<i>Fairfax County</i>	818,584	100.0%	969,749	100.0%	990,830	100.0%
Hispanic*	51,874	6.3%	106,958	11.0%	122,013	12.3%

Source: U.S. Bureau of the Census, Census of Population and Housing, 1990 and 2000; American Community Survey, 2002.

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

¹ The 2002 population figure only includes those persons living in housing units (household population).

Excluded are persons living in group quarters such as nursing homes, dormitories, and correctional facilities.

*Hispanic persons may be of any race.

TABLE 2.7

**Household and Family
Income Distribution
Fairfax County, 2002**

Income Level	Percent of Households	Percent of Families
Under \$25,000	7.6%	5.1%
\$25,000 - \$49,999	16.2%	14.3%
\$50,000 - \$74,999	18.1%	16.1%
\$75,000 - \$99,999	16.6%	16.9%
\$100,000 - \$149,999	23.5%	24.9%
\$150,000 or More	18.0%	22.8%
Total	100.0%	100.0%

Source: U.S. Bureau of the Census, 2002 American Community Survey.

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

TABLE 2.8

**Estimates of Median Household Income
and Median Family Income
Fairfax County, 1979 through 2002**

Year	Median Household Income	Median Family Income
1979	\$30,078	\$33,236
1981	n/a	\$41,600
1983	\$42,600	\$47,100
1985	\$49,700	\$54,200
1987	\$55,100	\$62,000
1989	\$59,284	\$65,201
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
1999	\$81,050	\$92,146
2000	\$82,000	\$95,000
2001	\$84,683	\$99,085
2002	\$85,310	\$95,612

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing, 1979, 1989 and 1999; U.S. Bureau of the Census, 2001 Supplemental Survey; American Community Survey, 2002; and Fairfax County Department of Systems Management for Human Services, all other years.

Household Income is defined as that income which is available to all residents of a housing unit, regardless of relationship.

Income is from all sources, before taxes and deductions, and includes wages, business, retirement, SSI, alimony, child support, interest, etc.

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

TABLE 2.9

**Historical, Estimated and Forecasted Housing Units
by Planning District
Fairfax County, 1970 through 2025**

Planning District	1970	1980	1990	2000	2003	2005	2010	2015	2020	2025
Annandale	17,413	23,600	24,901	25,614	25,691	25,786	26,402	27,241	27,476	27,562
Baileys	10,770	13,963	16,573	17,367	17,448	17,537	18,024	18,554	18,707	18,758
Bull Run	3,927	7,705	24,559	38,745	40,829	42,835	47,910	50,676	51,415	51,647
Fairfax	6,783	11,838	17,181	20,992	23,076	24,267	28,017	29,500	29,904	30,030
Jefferson	12,587	15,033	17,365	18,862	19,413	19,709	20,839	21,557	21,753	21,825
Lincolnia	3,592	4,128	5,464	5,908	6,220	6,312	6,820	7,245	7,381	7,443
Lower Potomac	3,350	3,968	3,936	5,898	6,564	8,568	14,474	16,421	16,928	17,075
McLean	13,307	19,874	23,601	26,269	26,929	27,763	30,983	34,229	35,075	35,322
Mount Vernon	23,565	31,491	35,338	37,000	36,864	37,852	41,116	43,320	43,914	44,101
Pohick ¹	3,884	22,547	41,032	45,153	46,073	46,364	48,153	50,118	50,650	50,831
Rose Hill	5,979	7,591	13,524	19,102	20,079	20,353	21,391	22,398	22,673	22,763
Springfield	8,914	11,432	14,590	17,151	17,891	18,775	22,049	22,923	23,158	23,238
Upper Potomac ²	6,239	25,702	44,898	58,989	63,903	65,423	71,614	75,079	76,020	76,343
Vienna ³	10,507	16,774	19,502	21,910	22,922	23,878	27,422	29,108	29,556	29,691
Fairfax County	130,817	215,646	302,464	358,960	373,902	385,422	425,214	448,369	454,610	456,629

Sources: U.S. Bureau of the Census, 1970 and 1980;

Fairfax County Department of Systems Management for Human Services, 1990 through 2025, 2003 UDIS.

Note: 1970 and 1980 figures include units at Fort Belvoir; 1990 through 2025 do not.

¹ Includes the Town of Clifton.

² Includes the Town of Herndon.

³ Includes the Town of Vienna.

TABLE 2.10

**Historical, Estimated and Forecast Housing Units
by Type of Structure
Fairfax County, 1950 through 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%
2003	185,783	49.7%	91,868	24.6%	96,251	25.7%	373,902	100.0%
2005	189,991	49.3%	95,810	24.9%	99,633	25.8%	385,434	100.0%
2010	207,178	48.7%	108,387	25.5%	109,668	25.8%	425,233	100.0%
2015	224,804	50.1%	110,776	24.7%	112,780	25.2%	448,360	100.0%
2020	229,464	50.5%	111,482	24.5%	113,679	25.0%	454,625	100.0%
2025	230,867	50.6%	111,755	24.5%	114,022	25.0%	456,644	100.0%

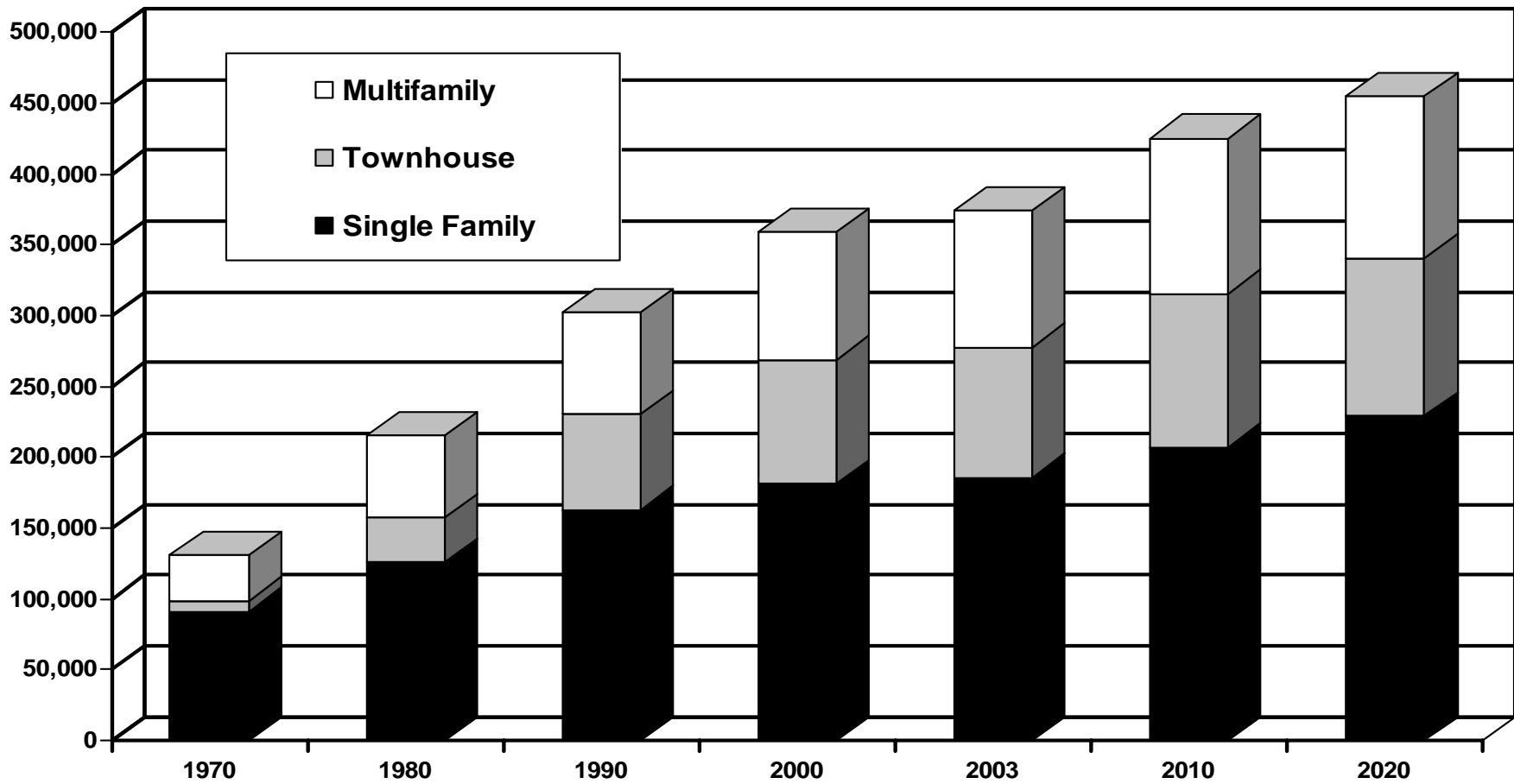
Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing, 1950 through 1980;
Fairfax County Department of Systems Management for Human Services, 1990 through 2025, 2003 UDIS.

Note: 1950 through 2003 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 2.3

**Historical and Forecast Housing Units
by Type of Structure
Fairfax County, 1970 through 2020**



Sources: U.S. Census Bureau, 1970 and 1980;

Fairfax County Department of Systems Management for Human Services, 1990 through 2020, 2003 UDIS.

TABLE 2.11

**Housing Units by Supervisor District and Year Built
Fairfax County, January 2003**

Supervisor District	Year Built						Total
	Before 1960	1960 to 1969	1970 to 1979	1980 to 1989	1990 to 1999	After 1999	
Braddock	3,027	12,225	12,484	8,134	665	237	36,772
Dranesville ¹	7,767	5,592	10,606	8,136	4,776	2,157	39,034
Hunter Mill ²	3,679	5,763	14,878	10,173	9,620	2,880	47,001
Lee	9,857	7,156	6,912	8,259	7,239	1,607	41,030
Mason	13,858	10,333	6,864	5,865	1,657	518	39,095
Mount Vernon	9,264	10,031	8,020	10,584	3,075	1,440	42,414
Providence	6,844	10,599	11,695	9,836	5,425	1,671	46,070
Springfield ³	2,072	4,405	9,308	14,892	9,305	2,233	42,215
Sully	1,170	1,852	4,181	18,836	11,284	2,235	39,558
Fairfax County	57,538	67,956	84,948	94,715	53,046	14,986	373,189

Source: Fairfax County Department of Systems Management for Human Services, 2003.

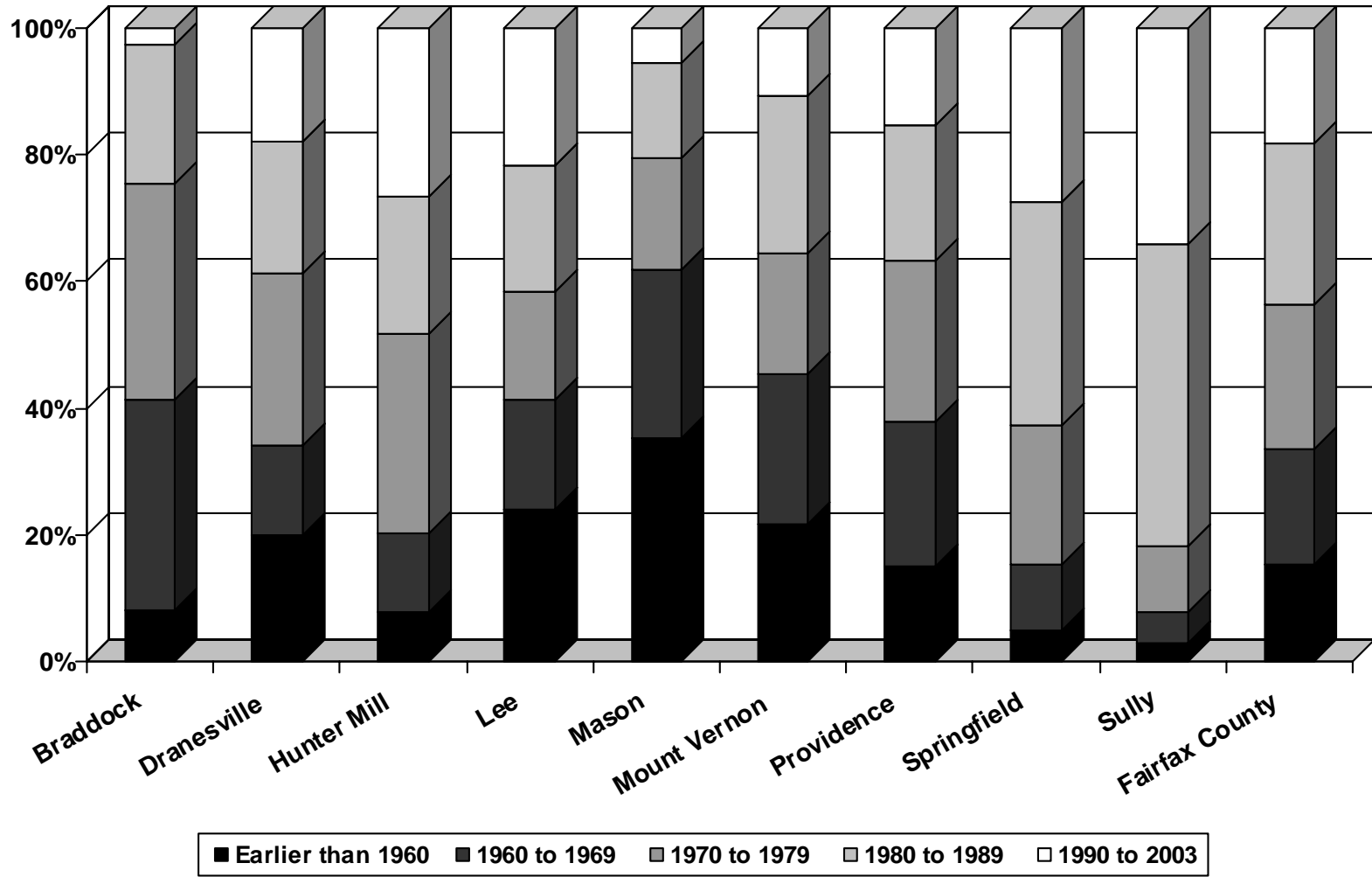
Note: Housing units do not include units in certain senior continuing care facilities or mobile homes.

¹ Includes the Town of Herndon.

² Includes the Town of Vienna.

³ Includes the Town of Clifton.

FIGURE 2.4
Percent of Housing Stock
by Supervisor District and Year Built
Fairfax County, 2003



Source: Fairfax County Department of Systems Management for Human Services, 2003 UDIS.

TABLE 2.12

**Housing Units by Planning District and Year Built
Fairfax County, January 2003**

Planning District	Year Built						Total
	Before 1960	1960 to 1969	1970 to 1979	1980 to 1989	1990 to 1999	After 1999	
Annandale	6,159	10,342	6,815	1,386	844	128	25,674
Baileys	6,468	4,136	3,269	2,837	630	107	17,447
Bull Run	1,217	2,928	3,713	17,338	13,757	1,876	40,829
Fairfax	2,306	4,893	4,990	6,116	3,217	1,313	22,835
Jefferson	7,549	5,556	2,530	2,423	763	592	19,413
Lincolnia	991	2,708	226	1,597	389	280	6,191
Lower Potomac	899	557	1,275	1,499	1,244	708	6,182
McLean	7,308	5,806	5,885	4,602	2,483	834	26,918
Mount Vernon	10,132	12,506	7,855	4,773	1,077	521	36,864
Pohick ¹	878	2,705	18,127	19,064	4,359	940	46,073
Rose Hill	4,070	2,416	1,814	6,063	4,941	775	20,079
Springfield	3,980	4,872	2,467	3,540	2,227	805	17,891
Upper Potomac ²	2,035	3,511	19,847	20,052	13,401	5,025	63,871
Vienna ³	3,546	5,020	6,135	3,425	3,714	1,082	22,922
Fairfax County	57,538	67,956	84,948	94,715	53,046	14,986	373,189

Source: Fairfax County Department of Systems Management for Human Services, 2003.

Note: Housing units do not include units in certain senior continuing care facilities or mobile homes.

¹ Includes the Town of Clifton.

² Includes the Town of Herndon.

³ Includes the Town of Vienna.

TABLE 2.13			
Rental Housing Complexes: Total Units, Vacancy Rate and Average Monthly Rent Fairfax County, 1980 through 2003			
Year	Total Units	Vacancy Rate	Average Monthly Rent
1980	44,130	4.1%	\$334
1981	43,114	2.6%	\$367
1982	42,238	2.6%	\$403
1983	41,600	3.0%	\$430
1984	40,813	2.1%	\$466
1985	40,186	2.2%	\$517
1986	40,762	2.5%	\$566
1987	41,745	4.4%	\$615
1988	42,802	3.1%	\$662
1989	45,578	7.4%	\$705
1990	48,567	6.6%	\$734
1991	49,253	7.6%	\$747
1992	50,148	6.2%	\$739
1993	49,811	5.2%	\$753
1994	50,184	4.7%	\$767
1995	50,111	4.9%	\$792
1996	51,186	5.4%	\$800
1997	52,024	5.0%	\$809
1998	54,243	5.5%	\$849
2000	57,226	1.6%	\$989
2001	59,128	2.5%	\$1,129
2002	60,175	5.5%	\$1,157
2003	61,297	5.6%	\$1,168

Source: Fairfax County Department of Systems Management for Human Services, Fairfax County Rental Housing Complex Census Analysis, 2003.

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 2.14		
Estimated Median Market Value Owned Housing Units Fairfax County, 1978 through 2003		
Year	Median Market Value	Percent Change
1978	\$68,200	5.6%
1979	\$75,200	10.3%
1980	\$87,200	16.0%
1981	\$97,700	12.0%
1982	\$104,100	6.6%
1983	\$103,600	-0.5%
1984	\$108,100	4.3%
1985	\$110,500	2.2%
1986	\$118,400	7.1%
1987	\$133,400	12.7%
1988	\$152,800	14.5%
1989	\$179,500	17.5%
1990	\$194,700	8.5%
1991	\$190,100	-2.4%
1992	\$183,700	-3.4%
1993	\$183,500	-0.1%
1994	\$184,400	0.5%
1995	\$186,800	1.3%
1996	\$186,300	-0.3%
1997	\$185,700	-0.3%
1998	\$185,600	-0.1%
1999	\$192,100	3.5%
2000	\$226,800	18.1%
2001	\$229,200	1.1%
2002	\$265,600	15.9%
2003	\$307,600	15.8%

Source: Fairfax County Department of Systems Management for Human Services, 2003 UDIS.

TABLE 2.15

**Estimated Median and Average Market Values
Owned Housing Units by Unit Type and Planning District
Fairfax County, January 2003**

Planning District	Median Market Value				Average Market Value			
	Single Family	Townhouse	Condominium Apartment	All Units	Single Family	Townhouse	Condominium Apartment	All Units
Annandale	\$333,896	\$253,822	\$108,353	\$305,157	\$349,824	\$249,514	\$118,569	\$310,251
Baileys	\$363,291	\$281,258	\$118,168	\$222,725	\$400,313	\$280,478	\$128,132	\$264,774
Bull Run	\$385,016	\$212,888	\$160,384	\$278,331	\$398,364	\$217,305	\$159,468	\$304,513
Fairfax	\$439,396	\$280,612	\$148,769	\$335,478	\$479,732	\$275,851	\$156,917	\$373,835
Jefferson	\$307,486	\$270,919	\$124,956	\$281,682	\$332,963	\$275,568	\$138,898	\$282,128
Lincolnia	\$310,839	\$264,594	\$113,763	\$278,320	\$346,925	\$276,114	\$103,851	\$295,952
Lower Potomac	\$316,848	\$176,554	\$155,543	\$204,578	\$363,343	\$179,662	\$154,299	\$250,137
McLean	\$525,706	\$380,052	\$225,370	\$453,864	\$638,948	\$410,758	\$227,698	\$553,010
Mount Vernon	\$353,898	\$164,148	\$123,353	\$258,543	\$385,522	\$172,522	\$145,540	\$295,217
Pohick ¹	\$377,638	\$218,884	\$140,950	\$326,201	\$423,090	\$218,490	\$136,996	\$352,134
Rose Hill	\$291,755	\$264,065	\$176,659	\$266,430	\$317,880	\$270,340	\$170,226	\$282,345
Springfield	\$297,074	\$223,250	\$115,000	\$265,434	\$323,808	\$233,173	\$124,017	\$273,348
Upper Potomac ²	\$431,940	\$229,826	\$123,625	\$342,467	\$504,355	\$242,684	\$162,704	\$393,145
Vienna ³	\$411,481	\$288,016	\$239,217	\$377,070	\$446,406	\$312,082	\$206,053	\$404,311
Fairfax County	\$379,854	\$229,929	\$139,559	\$307,630	\$434,471	\$241,488	\$154,976	\$349,084

Source: Fairfax County Department of Systems Management for Human Services, 2003.

Note: Townhouses include 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 2.16**Population, Median Household Income and Median Family Income by Jurisdiction
Washington DC Metropolitan Area, State of Virginia and the United States, 2000**

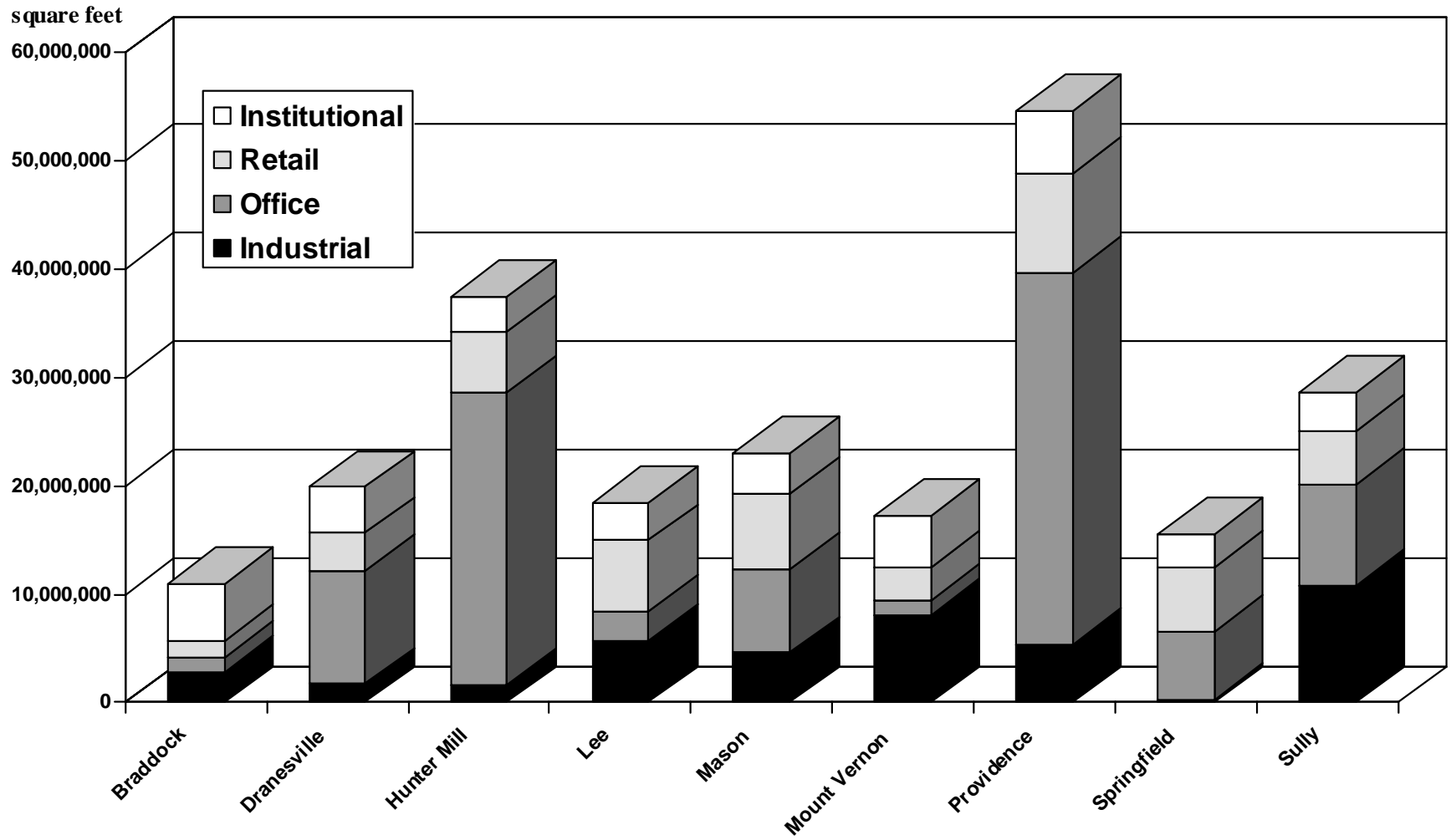
Jurisdiction	2000 Population	1999 Median Household Income	1999 Median Family Income
Fairfax County, VA	969,749	\$81,050	\$92,146
Arlington County, VA	189,453	\$63,001	\$78,877
Clarke County, VA	12,652	\$51,601	\$59,750
Culpeper County, VA	34,262	\$45,290	\$51,475
Fauquier County, VA	55,139	\$61,999	\$69,507
King George County, VA	16,803	\$49,882	\$55,160
Loudoun County, VA	169,599	\$80,648	\$88,387
Prince William County, VA	280,813	\$65,960	\$71,622
Spotsylvania County, VA	90,395	\$57,525	\$62,422
Stafford County, VA	92,446	\$66,809	\$71,575
Warren County, VA	31,584	\$42,422	\$50,487
Alexandria City, VA	128,283	\$56,054	\$67,023
Fairfax City, VA	21,498	\$67,642	\$78,921
Falls Church City, VA	10,377	\$74,924	\$97,225
Fredericksburg City, VA	19,279	\$34,585	\$47,148
Manassas City, VA	35,135	\$60,409	\$70,141
Manassas Park City, VA	10,290	\$60,794	\$61,075
Calvert County, MD	74,563	\$65,945	\$71,545
Charles County, MD	120,546	\$62,199	\$67,602
Frederick County, MD	195,277	\$60,276	\$67,879
Montgomery County, MD	873,341	\$71,551	\$84,035
Prince Georges County, MD	801,515	\$55,256	\$62,467
District of Columbia	572,059	\$40,127	\$46,283
Berkeley County, WV	75,905	\$38,763	\$44,302
Jefferson County, WV	42,190	\$44,374	\$51,351
Washington DC-MD-VA-WV PMSA	4,923,153	\$62,216	\$72,247
State of Virginia	7,078,515	\$46,677	\$54,169
United States	281,421,906	\$41,994	\$50,046

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

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

FIGURE 2.5

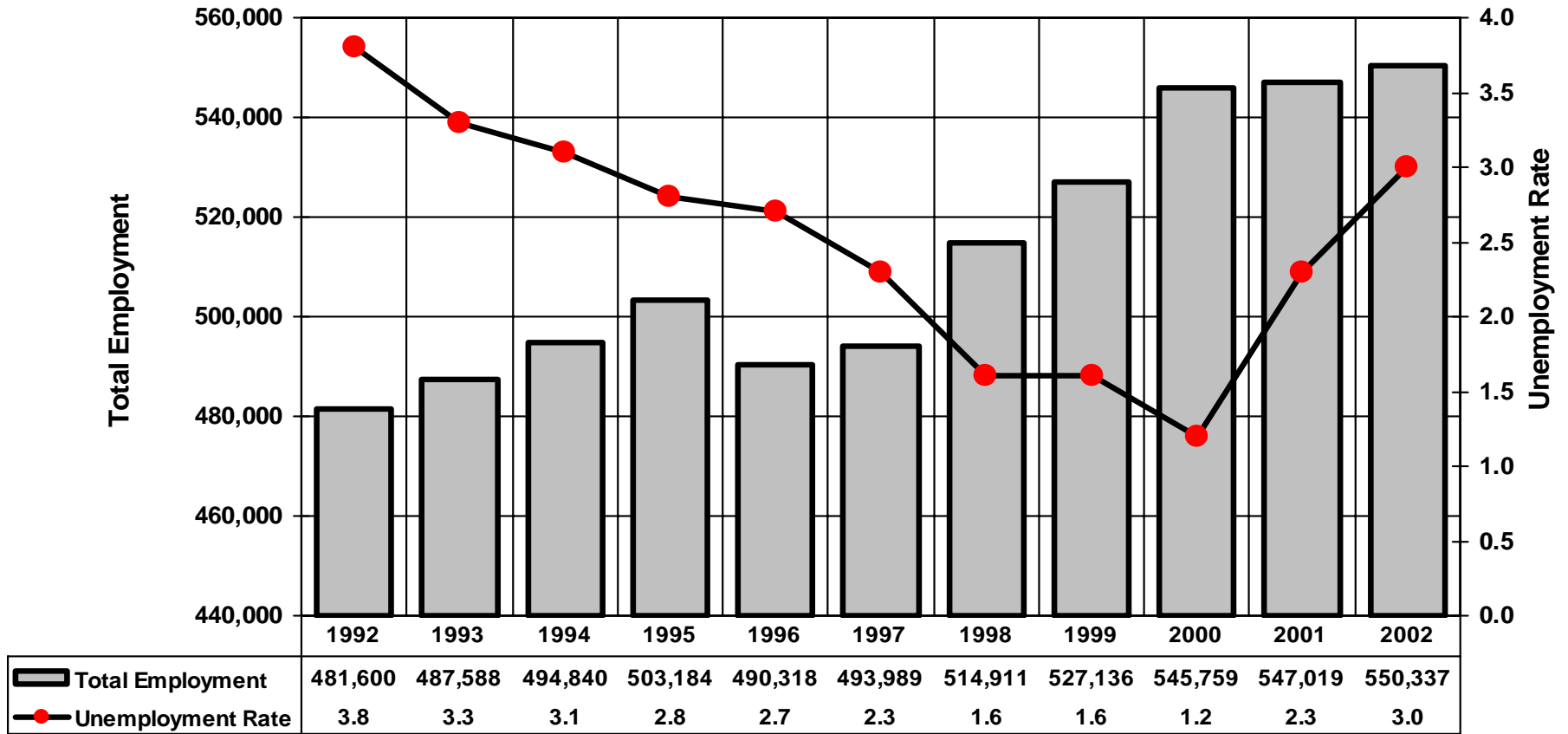
**Nonresidential Structure Gross Floor Area
by General Activity by Supervisor District
Fairfax County, January 2003**



Source: Fairfax County Department of Systems Management for Human Services, 2003 UDIS.

FIGURE 2.6

**Average Annual Unemployment Rate and
Total Employment
Fairfax County, 1992 through 2002**



Source: Virginia Employment Commission, 2002.

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

CURRENT POPULATION

The current population estimates are summarized by supervisor district and township, planning district, sewershed, and census and subcensus tract. Total population is a combination of household population and group quarters population as of January 1 of the current year.

Household 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 household population estimates are determined from the results of the most recent U.S. Census Bureau data. The vacancy rates for owned housing are determined using the Fairfax County Water Authority files, and other adjacent jurisdictions' water customer files, which serve Fairfax

County residents. The most recent Fairfax County Rental Housing Census is used to provide multifamily rental unit vacancies.

Group quarters population for each geographical area is added to the household population estimate to obtain the total population estimate. The population of special institutions, such as Fort Belvoir, Fairfax County adult and juvenile detention centers, pre-release centers, nursing homes, George Mason University dormitories, and other group facilities, are obtained directly from these institutions. Institutional and group quarters population is included in all geographies.

Population Density

Population density is based on the total zoned acres or square miles in the County, excluding roads, water areas and other land that cannot be zoned or developed.

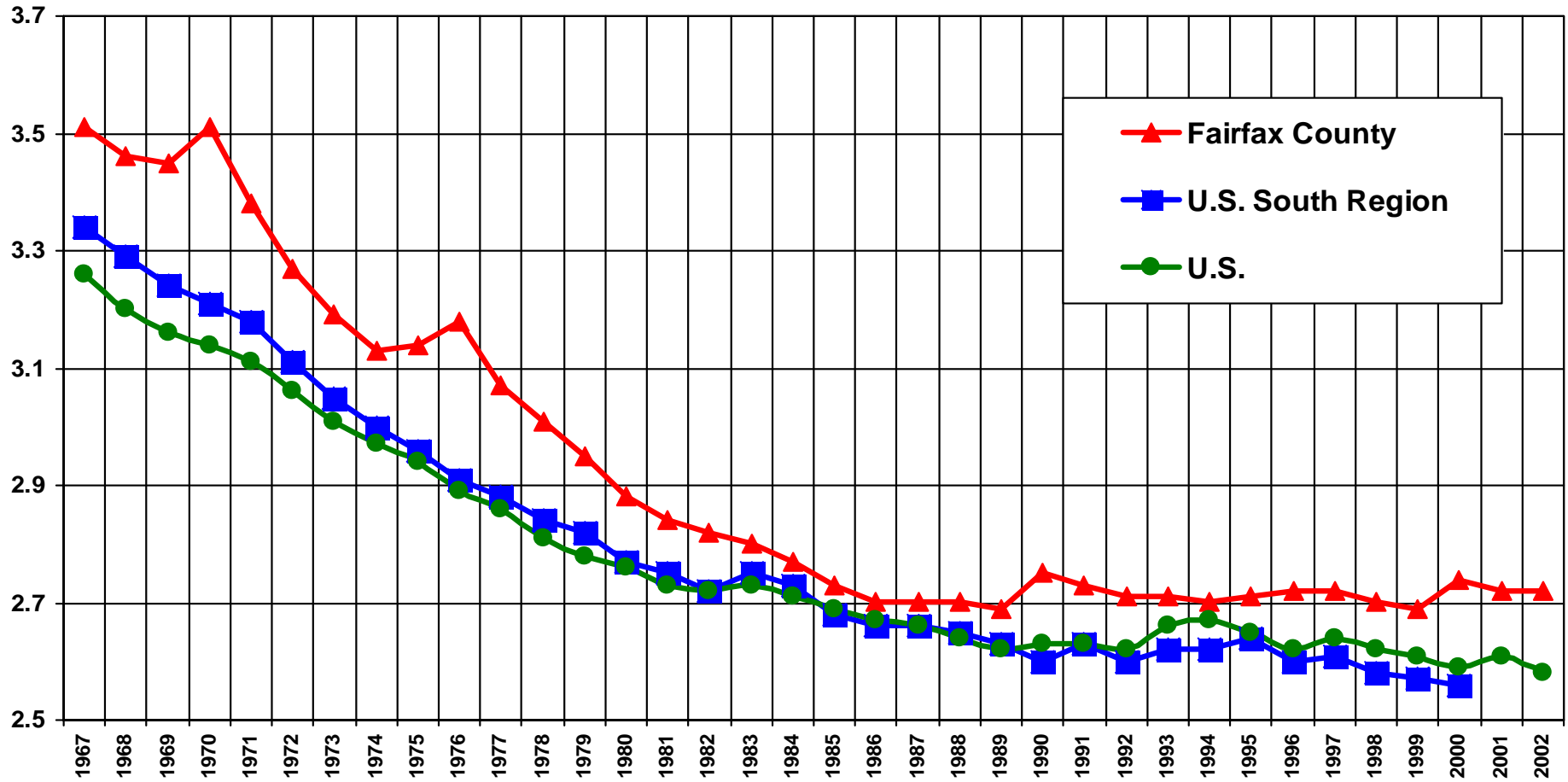
TABLE 3.1

**Average Household Size and Vacancy Rate by Planning District
Fairfax County, January 2003**

Planning District	Average Household Size (Persons per Occupied Unit)					Vacancy Rate			
	Single Family	Townhouse	Multi-Family	Mobile Home	Overall	Nonrental Complex Units		Rental Complex Units	Overall
						Single Family	Townhouse/Condo		
Annandale	2.88	2.82	2.45		2.77	1.0	0.3	5.2	1.5
Baileys	2.90	2.57	2.54		2.65	1.1	0.1	4.8	2.0
Bull Run	3.38	2.78	1.82	2.44	2.83	1.4	1.7	5.4	2.2
Fairfax	2.97	2.62	2.00	2.52	2.50	2.9	0.4	6.5	3.3
Jefferson	2.95	2.87	2.11		2.60	0.5	1.0	5.0	1.9
Lincolnia	2.98	2.90	2.78		2.87	1.9	0.2	3.1	1.8
Lower Potomac	2.93	3.28	2.18		2.85	13.5	8.2	4.0	8.4
McLean	2.89	2.12	1.71		2.51	0.9	0.5	6.0	1.5
Mount Vernon	2.71	2.73	2.09	2.74	2.48	1.4	2.2	5.7	2.8
Pohick	3.20	2.83	2.12		3.04	0.8	0.6	5.5	0.9
Rose Hill	2.87	2.45	1.70		2.46	2.0	0.6	4.9	1.8
Springfield	3.09	2.64	2.21		2.80	2.4	1.0	1.8	1.7
Upper Potomac	3.22	2.63	2.15		2.81	0.8	0.7	6.1	1.7
Vienna	2.91	2.56	2.30		2.74	1.1	0.6	7.5	1.6
Fairfax County	3.04	2.70	2.13	2.64	2.72	1.4	1.1	5.6	2.0

Source: Fairfax County Department of Systems Management for Human Services, 2003.

FIGURE 3.1
Average Persons per Household
Fairfax County, U.S. South Region, and the U.S. 1967 through 2002



Sources: U.S. Bureau of the Census; Fairfax County Department of Systems Management for Human Services, 2002.

TABLE 3.2

**Special Institutional (Group Quarters) Population
Fairfax County, 1985 through 2003**

Year	Fort Belvoir	Other *	Total
1985	12,247	3,537	15,784
1990	8,590	10,920	19,510
1995	6,723	13,497	20,220
2000	7,069	8,499	15,568
2003	5,300	7,917	13,217

Sources: District of Columbia Department of Corrections; U.S. Department of the Army;
Fairfax County Office of the Sheriff; and Fairfax Department of Systems Management for Human Services, 2003.

* Includes the Fairfax County Adult Detention, Juvenile Detention, and Prerelease Centers; nursing homes; George Mason University dormitories;
and other group quarters facilities. Also includes the D.C. Correctional Complex at Lorton, which closed in December 2001.

Fairfax County, Virginia January 2003

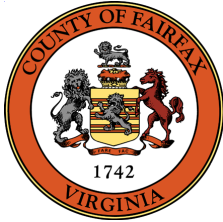
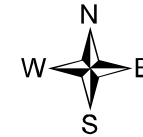
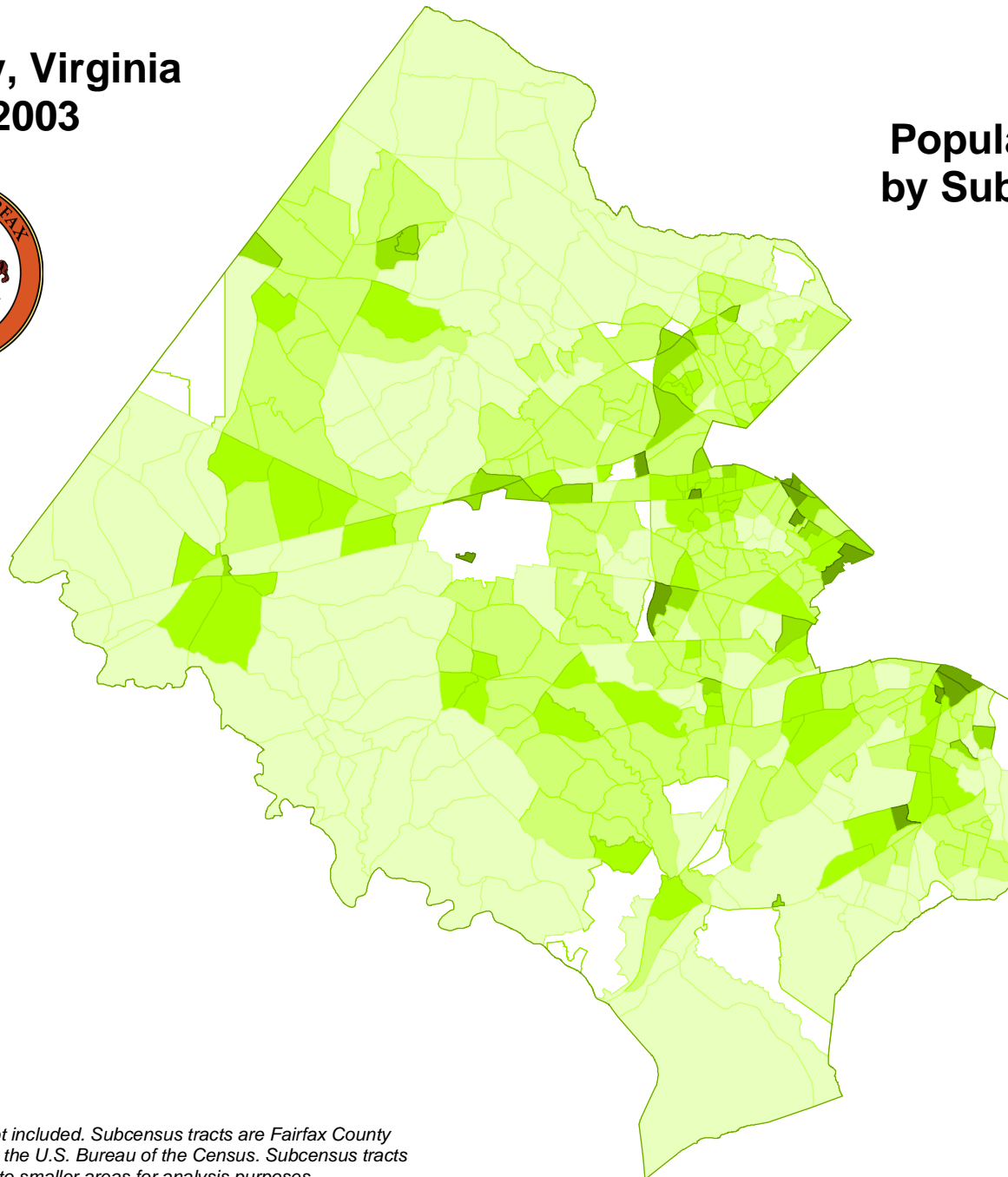
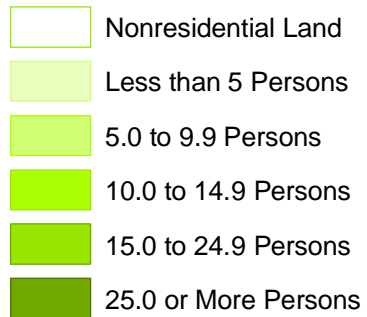


FIGURE 3.2

Population Density by Subcensus Tract



Persons Per Acre



Note: Population of City of Fairfax is not included. Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Bureau of the Census. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes.

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

TABLE 3.3

**Population by Supervisor District
Fairfax County, January 2003**

Supervisor District	2003 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
Braddock	107,568	13,299	8.1	20.78	5,177
Dranesville ¹	109,732	37,810	2.9	59.08	1,857
Hunter Mill ²	124,747	19,698	6.3	30.78	4,053
Lee	102,110	15,326	6.7	23.95	4,264
Mason	105,843	11,530	9.2	18.02	5,875
Mount Vernon	116,173	38,898	3.0	60.78	1,911
Providence	112,140	14,260	7.9	22.28	5,033
Springfield ³	120,674	44,120	2.7	68.94	1,751
Sully	113,103	32,853	3.4	51.33	2,203
Fairfax County	1,012,090	227,794	4.4	355.93	2,844

TABLE 3.4

**Population by Town
Fairfax County, January 2003**

Town	2003 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
Town of Clifton	280	150	1.9	0.23	1,192
Town of Herndon	19,721	2,324	8.5	3.63	5,432
Town of Vienna	15,649	2,384	6.6	3.72	4,201
Towns Total	35,650	4,858	7.3	7.59	4,697

Source: Fairfax County Department of Systems Management for Human Services, 2003.

Note: Land area (acres and square miles) does not include roads, water and small areas of land that cannot be developed.

¹ Includes the Town of Herndon.

² Includes the Town of Vienna.

³ Includes the Town of Clifton.

TABLE 3.5**Population by Planning District
Fairfax County, January 2003**

Planning District	2003 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
Annandale	70,662	10,060	7.0	15.72	4,495
Baileys	45,291	3,444	13.2	5.38	8,418
Bull Run	113,530	28,851	3.9	45.08	2,518
Fairfax	60,570	11,155	5.4	17.43	3,475
Jefferson	49,430	5,180	9.5	8.09	6,110
Lincolnia	17,615	1,723	10.2	2.69	6,548
Lower Potomac	22,614	23,486	1.0	36.70	616
McLean	66,769	16,404	4.1	25.63	2,605
Mount Vernon	89,328	11,848	7.5	18.51	4,826
Pohick ¹	139,420	45,556	3.1	71.18	1,959
Rose Hill	48,457	8,130	6.0	12.70	3,816
Springfield	49,290	8,841	5.6	13.81	3,569
Upper Potomac ²	177,053	42,866	4.1	66.98	2,643
Vienna ³	62,061	10,251	6.1	16.02	3,874
Fairfax County	1,012,090	227,794	4.4	355.93	2,844

Note: Land area (acres and square miles) does not include roads, water and small areas of land that cannot be developed.

Source: Fairfax County Department of Systems Management for Human Services, 2003.

¹ Includes the Town of Clifton.

² Includes the Town of Herndon.

³ Includes the Town of Vienna.

TABLE 3.6**Population by Sewershed
Fairfax County, January 2003**

Sewershed	2003 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
A1	31,918	4,057	7.9	6.34	5,034
A2	3,204	708	4.5	1.11	2,886
A3	4,004	254	15.8	0.40	10,010
B1	5,302	919	5.8	1.44	3,682
B2	21,814	3,037	7.2	4.75	4,592
B3	2,381	1,470	1.6	2.30	1,035
B5 ¹	19,203	2,320	8.3	3.63	5,290
C1	3,236	4,819	0.7	7.53	430
C2	3,843	5,637	0.7	8.81	436
D1	9,223	6,115	1.5	9.55	966
D2	26,380	4,756	5.5	7.43	3,550
D3 ²	78,900	20,541	3.8	32.09	2,459
E1	15,703	3,177	4.9	4.96	3,166
E2	1,705	1,315	1.3	2.05	832
F	7,084	1,066	6.6	1.67	4,242
G1	33,779	4,616	7.3	7.21	4,685
G2	3,270	646	5.1	1.01	3,238
G3	2,066	1,978	1.0	3.09	669
G4	988	155	6.4	0.24	4,117
H1	15,180	965	15.7	1.51	10,053
H2	8,860	100	88.8	0.16	55,375
H3	555	55	10.0	0.09	6,167
I1	68,202	7,600	9.0	11.88	5,741
I2	3,620	490	7.4	0.77	4,701
I3	57,109	7,626	7.5	11.92	4,791
I4	132	48	2.7	0.08	1,650
I5	793	62	12.8	0.10	7,930

TABLE 3.6**Population by Sewershed
Fairfax County, January 2003**

Sewershed	2003 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
J1	20,942	1,999	10.5	3.12	6,712
J2	7,196	621	11.6	0.97	7,419
J3	4,928	636	7.7	0.99	4,978
J4	4,997	704	7.1	1.10	4,543
K	41,929	6,340	6.6	9.91	4,231
L	45,723	7,849	5.8	12.26	3,729
M0	6,630	571	11.6	0.89	7,449
M1	10,386	790	13.1	1.23	8,444
M2 ²	67,861	8,676	7.8	13.56	5,004
M3	18,332	2,754	6.7	4.30	4,263
M4	22,384	3,646	6.1	5.70	3,927
M5	8,193	2,196	3.7	3.43	2,389
M6	17,069	3,348	5.1	5.23	3,264
M7	453	28	16.3	0.04	11,325
M8	5,586	8,476	0.7	13.24	422
M9	11,759	1,345	8.7	2.10	5,600
N1	116,760	14,386	8.1	22.48	5,194
N2	18,550	4,599	4.0	7.19	2,580
O1	1,057	6,958	0.2	10.87	97
P	229	1,101	0.2	1.72	133
P1	464	842	0.6	1.32	352
P2	449	100	4.5	0.16	2,806
P3	3,085	821	3.8	1.28	2,410
P4	195	81	2.4	0.13	1,500
Q1	7,892	18,952	0.4	29.61	267
R1	8,815	9,356	0.9	14.62	603
R2	739	140	5.3	0.22	3,359

TABLE 3.6**Population by Sewershed
Fairfax County, January 2003**

Sewershed	2003 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
R3 ³	276	156	1.8	0.24	1,150
R4	911	561	1.6	0.88	1,035
S1	26,854	5,049	5.3	7.89	3,404
S2	765	2,590	0.3	4.05	189
T1	4,773	6,342	0.8	9.91	482
T2	22,983	3,836	6.0	5.99	3,837
T3	18,098	5,082	3.6	7.94	2,279
T4	23,275	2,295	10.1	3.59	6,483
T5	25,701	2,516	10.2	3.93	6,540
T6	493	4,088	0.1	6.39	77
T7	6,904	3,429	2.0	5.36	1,288
Fairfax County	1,012,090	227,794	4.4	355.93	2,844

Source: Fairfax County Department of Systems Management for Human Services, 2003.

Note: Land area (acres and square miles) does not include roads, water and small areas of land that cannot be developed.

¹ Includes the Town of Herndon.

² Comprises part of the Town of Vienna.

³ Includes the Town of Clifton.

TABLE 3.7

**Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
151	151.01	1,280	163	7.9	0.25	5,120
	151.02	1,315	239	5.5	0.37	3,554
	151.03	821	89	9.2	0.14	5,864
	Census Tract Total	3,416	491	7.0	0.77	4,436
152	152.01	914	308	3.0	0.48	1,904
	152.02	3,071	171	18.0	0.27	11,374
	152.03	315	65	4.8	0.10	3,150
	152.04	0	72	0.0	0.11	0
	Census Tract Total	4,300	616	7.0	0.96	4,479
153	153.01	773	92	8.4	0.14	5,521
	153.02	1,585	178	8.9	0.28	5,661
	153.03	1,262	67	18.8	0.10	12,620
	153.04	267	109	2.4	0.17	1,571
	Census Tract Total	3,887	446	8.7	0.70	5,553
154	154.01	5,426	527	10.3	0.82	6,617
	154.02	1,095	237	4.6	0.37	2,959
	154.03	1,063	102	10.4	0.16	6,644
	Census Tract Total	7,584	865	8.8	1.35	5,618
155	155.01	3,183	421	7.6	0.66	4,823
	155.02	1,836	266	6.9	0.42	4,371
	155.03	805	120	6.7	0.19	4,237
	155.04	241	27	8.9	0.04	6,025
	Census Tract Total	6,065	835	7.3	1.30	4,665

TABLE 3.7

**Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
156	156.01	1,473	351	4.2	0.55	2,678
	156.02	208	43	4.8	0.07	2,971
	156.03	793	216	3.7	0.34	2,332
	156.04	326	558	0.6	0.87	375
	Census Tract Total	2,800	1,168	2.4	1.83	1,530
157	157.01	1,157	224	5.2	0.35	3,306
	157.02	1,994	355	5.6	0.55	3,625
	157.03	519	342	1.5	0.53	979
	Census Tract Total	3,670	921	4.0	1.44	2,549
158	158.01	1,788	259	6.9	0.40	4,470
	158.02	1,462	242	6.0	0.38	3,847
	158.03	1,291	265	4.9	0.41	3,149
	Census Tract Total	4,541	766	5.9	1.20	3,784
159	159.01	2,300	576	4.0	0.90	2,556
	159.02	512	235	2.2	0.37	1,384
	159.03	0	119	0.0	0.19	0
	159.04	361	193	1.9	0.30	1,203
	Census Tract Total	3,173	1,123	2.8	1.75	1,813
160	160.01	1,605	200	8.0	0.31	5,177
	160.02	2,525	327	7.7	0.51	4,951
	160.03	815	208	3.9	0.33	2,470
	Census Tract Total	4,945	735	6.7	1.15	4,300

TABLE 3.7

**Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
161	161.01	562	415	1.4	0.65	865
	161.02	265	61	4.4	0.09	2,944
	161.03	1,676	460	3.6	0.72	2,328
	161.04	1,259	342	3.7	0.53	2,375
	Census Tract Total	3,762	1,277	2.9	2.00	1,881
162	162.01	4,399	2,766	1.6	4.32	1,018
	162.02	0	2,046	0.0	3.20	0
	Census Tract Total	4,399	4,812	0.9	7.52	585
163	163.01	686	2,355	0.3	3.68	186
	163.02	1,194	6,695	0.2	10.46	114
	Census Tract Total	1,880	9,050	0.2	14.14	133
201	201.01	1,143	130	8.8	0.20	5,715
	201.02	2,198	546	4.0	0.85	2,586
	Census Tract Total	3,341	677	4.9	1.06	3,152
202	202.01	5,390	477	11.3	0.74	7,284
	202.02	2,571	413	6.2	0.65	3,955
	Census Tract Total	7,961	890	8.9	1.39	5,727
203	203.01	1,814	281	6.5	0.44	4,123
	203.02	1,800	368	4.9	0.57	3,158
	203.03	681	91	7.5	0.14	4,864
	203.04	1,165	148	7.9	0.23	5,065
	Census Tract Total	5,460	887	6.2	1.39	3,928
204	204.01	3,366	126	26.7	0.20	16,830
	Census Tract Total	3,366	126	26.7	0.20	16,830

TABLE 3.7

**Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
205	205.01	6,630	199	33.2	0.31	21,387
	205.02	468	35	13.3	0.06	7,800
	Census Tract Total	7,098	235	30.2	0.37	19,184
206	206.01	480	39	12.4	0.06	8,000
	206.02	1,101	40	27.8	0.06	18,350
	206.03	2,627	209	12.5	0.33	7,961
	Census Tract Total	4,208	288	14.6	0.45	9,351
207	207.01	1,797	258	7.0	0.40	4,493
	207.02	617	97	6.3	0.15	4,113
	207.03	1,573	245	6.4	0.38	4,139
	Census Tract Total	3,987	600	6.6	0.94	4,241
208	208.01	995	247	4.0	0.39	2,551
	208.02	748	81	9.2	0.13	5,754
	208.03	1,611	232	7.0	0.36	4,475
	Census Tract Total	3,354	560	6.0	0.87	3,855
210	210.01	2,635	458	5.8	0.72	3,660
	210.02	1,938	136	14.3	0.21	9,229
	210.03	692	216	3.2	0.34	2,035
	210.04	1,618	480	3.4	0.75	2,157
	Census Tract Total	6,883	1,290	5.3	2.02	3,407
211	211.01	8,168	1,118	7.3	1.75	4,667
	211.02	4,502	885	5.1	1.38	3,262
	211.03	750	136	5.5	0.21	3,571
	Census Tract Total	13,420	2,139	6.3	3.34	4,018

TABLE 3.7

**Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
212	212.01	1,943	487	4.0	0.76	2,557
	Census Tract Total	1,943	487	4.0	0.76	2,557
213	213.01	3,634	384	9.5	0.60	6,057
	213.02	269	1,545	0.2	2.41	112
	Census Tract Total	3,903	1,929	2.0	3.01	1,297
214	214.01	1,959	191	10.3	0.30	6,530
	214.02	3,227	231	14.0	0.36	8,964
	Census Tract Total	5,186	422	12.3	0.66	7,858
215	215.01	4,896	400	12.2	0.62	7,897
	Census Tract Total	4,896	400	12.2	0.62	7,897
216	216.01	3,567	126	28.3	0.20	17,835
	216.02	1,199	126	9.5	0.20	5,995
	Census Tract Total	4,766	252	18.9	0.39	12,221
217	217.01	6,720	514	13.1	0.80	8,400
	Census Tract Total	6,720	514	13.1	0.80	8,400
218	218.01	4,945	369	13.4	0.58	8,526
	Census Tract Total	4,945	369	13.4	0.58	8,526
219	219.01	1,045	3,460	0.3	5.41	193
	Census Tract Total	1,045	3,460	0.3	5.41	193
220	220.01	0	230	0.0	0.36	0
	220.02	0	247	0.0	0.39	0
	220.03	1,793	270	6.7	0.42	4,269
	220.04	16	74	0.2	0.12	133
	220.05	453	28	16.3	0.04	11,325
	Census Tract Total	2,262	847	2.7	1.32	1,714

TABLE 3.7

**Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
221	221.01	6,007	601	10.0	0.94	6,390
	221.02	3	210	0.0	0.33	9
	221.03	2,600	733	3.5	1.14	2,281
	221.04	3,139	427	7.3	0.67	4,685
	221.05	1,195	509	2.3	0.79	1,513
	221.06	84	423	0.2	0.66	127
	Census Tract Total	13,028	2,902	4.5	4.53	2,876
222	222.01	0	2,892	0.0	4.52	0
	Census Tract Total	0	2,892	0.0	4.52	0
223	223.01	7,590	717	10.6	1.12	6,777
	Census Tract Total	7,590	717	10.6	1.12	6,777
224	224.01	8,493	1,019	8.3	1.59	5,342
	224.02	1,264	157	8.1	0.24	5,267
	Census Tract Total	9,757	1,175	8.3	1.84	5,303
301	301.01	1,502	283	5.3	0.44	3,414
	301.02	3,443	428	8.0	0.67	5,139
	301.03	2,933	209	14.0	0.33	8,888
	Census Tract Total	7,878	920	8.6	1.44	5,471
302	302.01	12,177	1,389	8.8	2.17	5,612
	Census Tract Total	12,177	1,389	8.8	2.17	5,612
304	304.01	4,171	957	4.4	1.49	2,799
	304.02	2,438	373	6.5	0.58	4,203
	Census Tract Total	6,609	1,330	5.0	2.08	3,177
305	305.01	1,622	211	7.7	0.33	4,915
	Census Tract Total	1,622	211	7.7	0.33	4,915

TABLE 3.7

**Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
306	306.01	1,481	90	16.5	0.14	10,579
	306.02	1,056	75	14.0	0.12	8,800
	306.03	1,252	122	10.3	0.19	6,589
	306.04	1,304	168	7.8	0.26	5,015
	Census Tract Total	5,093	454	11.2	0.71	7,173
307	307.01	655	185	3.5	0.29	2,259
	307.02	1,020	208	4.9	0.33	3,091
	307.03	1,122	210	5.3	0.33	3,400
	Census Tract Total	2,797	604	4.6	0.94	2,976
308	308.01	8,885	890	10.0	1.39	6,392
	Census Tract Total	8,885	890	10.0	1.39	6,392
309	309.01	7,128	854	8.3	1.33	5,359
	Census Tract Total	7,128	854	8.3	1.33	5,359
310	310.01	6,822	669	10.2	1.04	6,560
	Census Tract Total	6,822	669	10.2	1.04	6,560
313	313.01	4,332	532	8.1	0.83	5,219
	Census Tract Total	4,332	532	8.1	0.83	5,219
314	314.01	4,344	469	9.3	0.73	5,951
	Census Tract Total	4,344	469	9.3	0.73	5,951
315	315.01	5,802	846	6.9	1.32	4,395
	Census Tract Total	5,802	846	6.9	1.32	4,395
316	316.01	3,083	532	5.8	0.83	3,714
	316.02	2,426	324	7.5	0.51	4,757
	316.03	9	807	0.0	1.26	7
	Census Tract Total	5,518	1,663	3.3	2.60	2,122

TABLE 3.7

**Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
318	318.01	7,266	731	9.9	1.14	6,374
	Census Tract Total	7,266	731	9.9	1.14	6,374
319	319.01	3,335	333	10.0	0.52	6,413
	Census Tract Total	3,335	333	10.0	0.52	6,413
320	320.01	3,279	324	10.1	0.51	6,429
	Census Tract Total	3,279	324	10.1	0.51	6,429
321	321.01	3,921	387	10.1	0.61	6,428
	Census Tract Total	3,921	387	10.1	0.61	6,428
322	322.01	7,055	715	9.9	1.12	6,299
	Census Tract Total	7,055	715	9.9	1.12	6,299
323	323.01	3,425	352	9.7	0.55	6,227
	323.02	1,765	277	6.4	0.43	4,105
	Census Tract Total	5,190	629	8.3	0.98	5,296
324	324.01	8,816	991	8.9	1.55	5,688
	Census Tract Total	8,816	991	8.9	1.55	5,688
325	325.01	5,823	723	8.1	1.13	5,153
	Census Tract Total	5,823	723	8.1	1.13	5,153
326	326.01	4,718	634	7.4	0.99	4,766
	Census Tract Total	4,718	634	7.4	0.99	4,766
327	327.01	7,712	869	8.9	1.36	5,671
	Census Tract Total	7,712	869	8.9	1.36	5,671
328	328.01	2,053	687	3.0	1.07	1,919
	Census Tract Total	2,053	687	3.0	1.07	1,919

TABLE 3.7

**Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
401	401.01	2,371	421	5.6	0.66	3,592
	401.02	2,951	584	5.1	0.91	3,243
	401.03	2,429	288	8.4	0.45	5,398
	Census Tract Total	7,751	1,293	6.0	2.02	3,837
402	402.01	1,527	296	5.2	0.46	3,320
	402.02	4,930	557	8.8	0.87	5,667
	402.03	0	118	0.0	0.18	0
	402.04	389	211	1.8	0.33	1,179
	Census Tract Total	6,846	1,182	5.8	1.85	3,701
403	403.01	1,368	343	4.0	0.54	2,533
	403.02	1,324	303	4.4	0.47	2,817
	Census Tract Total	2,692	645	4.2	1.01	2,665
405	405.01	3,470	426	8.2	0.67	5,179
	405.02	1,309	217	6.0	0.34	3,850
	405.03	4,616	943	4.9	1.47	3,140
	405.04	1,251	48	26.0	0.08	15,638
	Census Tract Total	10,646	1,633	6.5	2.55	4,175
406	406.01	2,537	635	4.0	0.99	2,563
	Census Tract Total	2,537	635	4.0	0.99	2,563
407	407.01	5,121	726	7.1	1.13	4,532
	407.02	2,853	388	7.4	0.61	4,677
	Census Tract Total	7,974	1,114	7.2	1.74	4,583

TABLE 3.7

**Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
408	408.01	2,391	353	6.8	0.55	4,347
	408.02	286	63	4.6	0.10	2,860
	408.03	1,280	225	5.7	0.35	3,657
	408.04	1,973	481	4.1	0.75	2,631
	408.05	0	233	0.0	0.36	0
	Census Tract Total	5,930	1,355	4.4	2.12	2,797
501	501.01	3,370	265	12.7	0.41	8,220
	501.02	894	66	13.6	0.10	8,940
	501.03	1,206	100	12.1	0.16	7,538
	Census Tract Total	5,470	431	12.7	0.67	8,164
502	502.01	1,396	43	32.2	0.07	19,943
	502.02	709	58	12.3	0.09	7,878
	502.03	511	63	8.1	0.10	5,110
	502.04	1,153	101	11.4	0.16	7,206
	Census Tract Total	3,769	265	14.2	0.41	9,193
503	503.01	892	60	15.0	0.09	9,911
	503.02	863	63	13.6	0.10	8,630
	503.03	1,985	163	12.2	0.25	7,940
	503.04	665	63	10.6	0.10	6,650
	Census Tract Total	4,405	349	12.6	0.55	8,009
504	504.01	1,086	206	5.3	0.32	3,394
	504.02	992	140	7.1	0.22	4,509
	504.03	674	182	3.7	0.28	2,407
	Census Tract Total	2,752	528	5.2	0.83	3,316

TABLE 3.7

**Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
505	505.01	1,056	80	13.1	0.13	8,123
	505.02	898	72	12.4	0.11	8,164
	505.03	657	52	12.7	0.08	8,213
	Census Tract Total	2,611	205	12.8	0.32	8,159
506	506.01	561	177	3.2	0.28	2,004
	506.02	3,890	338	11.5	0.53	7,340
	506.03	875	82	10.6	0.13	6,731
	506.04	555	69	8.1	0.11	5,045
	506.05	783	116	6.8	0.18	4,350
	506.06	1,133	112	10.1	0.17	6,665
	506.07	519	61	8.5	0.09	5,767
	Census Tract Total	8,316	955	8.7	1.49	5,581
507	507.01	2,771	442	6.3	0.69	4,016
	507.02	3,588	258	13.9	0.40	8,970
	Census Tract Total	6,359	701	9.1	1.09	5,834
508	508.01	867	117	7.4	0.18	4,817
	508.02	1,291	171	7.5	0.27	4,781
	508.03	1,157	126	9.2	0.20	5,785
	Census Tract Total	3,315	414	8.0	0.65	5,100
509	509.01	889	165	5.4	0.26	3,419
	509.02	869	166	5.2	0.26	3,342
	Census Tract Total	1,758	330	5.3	0.52	3,381
510	510.01	1,169	127	9.2	0.20	5,845
	510.02	1,604	217	7.4	0.34	4,718
	Census Tract Total	2,773	344	8.1	0.54	5,135

TABLE 3.7

**Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
511	511.01	1,030	168	6.1	0.26	3,962
	511.02	1,299	201	6.5	0.31	4,190
	Census Tract Total	2,329	369	6.3	0.58	4,016
512	512.01	657	175	3.8	0.27	2,433
	512.02	887	225	3.9	0.35	2,534
	512.03	290	100	2.9	0.16	1,813
	Census Tract Total	1,834	500	3.7	0.78	2,351
513	513.01	1,243	207	6.0	0.32	3,884
	513.02	1,244	146	8.5	0.23	5,409
	Census Tract Total	2,487	352	7.1	0.55	4,522
514	514.01	517	15	33.5	0.02	25,850
	514.02	1,976	32	61.6	0.05	39,520
	514.03	927	52	17.8	0.08	11,588
	Census Tract Total	3,420	100	34.3	0.16	21,375
515	515.01	2,452	94	26.2	0.15	16,347
	515.02	3,388	166	20.4	0.26	13,031
	515.03	2,131	237	9.0	0.37	5,759
	515.04	2,388	140	17.0	0.22	10,855
	Census Tract Total	10,359	637	16.3	1.00	10,359
516	516.01	2,084	66	31.8	0.10	20,840
	516.02	232	30	7.9	0.05	4,640
	516.03	1,955	86	22.6	0.13	15,038
	516.04	1,559	110	14.2	0.17	9,171
	516.05	1,088	146	7.5	0.23	4,730
	Census Tract Total	6,918	437	15.8	0.68	10,174

TABLE 3.7

**Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
518	518.01	1,328	164	8.1	0.26	5,108
	518.02	603	95	6.4	0.15	4,020
	518.03	1,238	205	6.0	0.32	3,869
	Census Tract Total	3,169	464	6.8	0.72	4,401
519	519.01	6,804	615	11.1	0.96	7,088
	Census Tract Total	6,804	615	11.1	0.96	7,088
520	520.01	3,068	492	6.2	0.77	3,984
	Census Tract Total	3,068	492	6.2	0.77	3,984
521	521.01	351	135	2.6	0.21	1,671
	521.02	2,719	375	7.3	0.59	4,608
	521.03	1,590	231	6.9	0.36	4,417
	521.04	1,780	266	6.7	0.41	4,341
	521.05	1,128	253	4.5	0.39	2,892
	Census Tract Total	7,568	1,259	6.0	1.97	3,842
522	522.01	3,676	206	17.8	0.32	11,488
	522.02	1,091	165	6.6	0.26	4,196
	522.03	1,004	113	8.9	0.18	5,578
	Census Tract Total	5,771	483	11.9	0.75	7,695
523	523.01	7,737	235	32.9	0.37	20,911
	Census Tract Total	7,737	235	32.9	0.37	20,911
524	524.01	1,445	165	8.7	0.26	5,558
	524.02	984	89	11.0	0.14	7,029
	524.03	810	83	9.7	0.13	6,231
	524.04	1,886	207	9.1	0.32	5,894
	524.05	1,375	178	7.7	0.28	4,911
	Census Tract Total	6,500	723	9.0	1.13	5,752

TABLE 3.7

**Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
525	525.01	824	444	1.9	0.69	1,194
	525.02	1,920	309	6.2	0.48	4,000
	525.03	1,031	259	4.0	0.40	2,578
	525.04	4,371	246	17.8	0.38	11,503
	Census Tract Total	8,146	1,258	6.5	1.97	4,135
526	526.01	2,074	295	7.0	0.46	4,509
	526.02	2,549	186	13.7	0.29	8,790
	526.03	786	122	6.4	0.19	4,137
	Census Tract Total	5,409	603	9.0	0.94	5,754
527	527.01	4,661	326	14.3	0.51	9,139
	Census Tract Total	4,661	326	14.3	0.51	9,139
528	528.01	10,114	261	38.8	0.41	24,668
	Census Tract Total	10,114	261	38.8	0.41	24,668
601	601.01	1,030	494	2.1	0.77	1,338
	601.02	1,905	519	3.7	0.81	2,352
	601.03	1,023	418	2.4	0.65	1,574
	Census Tract Total	3,958	1,432	2.8	2.24	1,767
602	602.01	1,557	811	1.9	1.27	1,226
	602.02	351	161	2.2	0.25	1,404
	602.03	1,922	921	2.1	1.44	1,335
	Census Tract Total	3,830	1,892	2.0	2.96	1,294
603	603.01	717	190	3.8	0.30	2,390
	603.02	2,025	291	7.0	0.45	4,500
	Census Tract Total	2,742	480	5.7	0.75	3,656

TABLE 3.7

**Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
604	604.01	824	230	3.6	0.36	2,289
	604.02	3,759	503	7.5	0.79	4,758
	604.03	481	91	5.3	0.14	3,436
	Census Tract Total	5,064	823	6.1	1.29	3,926
605	605.01	2,433	445	5.5	0.69	3,526
	605.02	2,004	231	8.7	0.36	5,567
	605.03	1,036	115	9.0	0.18	5,756
	605.04	596	96	6.2	0.15	3,973
	605.05	2,113	265	8.0	0.41	5,154
	Census Tract Total	8,182	1,152	7.1	1.80	4,546
606	606.01	424	90	4.7	0.14	3,029
	606.02	3,404	451	7.6	0.70	4,863
	Census Tract Total	3,828	540	7.1	0.84	4,557
607 ^a	607.01	7,606	964	7.9	1.51	5,037
	Census Tract Total	7,606	964	7.9	1.51	5,037
608 ^a	608.01	3,148	492	6.4	0.77	4,088
	Census Tract Total	3,148	492	6.4	0.77	4,088
609 ^a	609.01	2,477	585	4.2	0.91	2,722
	Census Tract Total	2,477	585	4.2	0.91	2,722
610 ^a	610.01	2,418	342	7.1	0.54	4,478
	Census Tract Total	2,418	342	7.1	0.54	4,478
611	611.01	1,875	550	3.4	0.86	2,180
	611.02	5,075	865	5.9	1.35	3,759
	Census Tract Total	6,950	1,416	4.9	2.21	3,145

TABLE 3.7

**Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
612	612.01	649	590	1.1	0.92	705
	612.02	3,425	1,709	2.0	2.67	1,283
	612.03	277	310	0.9	0.48	577
	612.04	2,693	302	8.9	0.47	5,730
	Census Tract Total	7,044	2,911	2.4	4.55	1,548
615	615.01	1,082	155	7.0	0.24	4,508
	615.02	836	103	8.1	0.16	5,225
	615.03	1,306	147	8.9	0.23	5,678
	615.04	1,906	216	8.8	0.34	5,606
	615.05	256	35	7.2	0.06	4,267
	Census Tract Total	5,386	657	8.2	1.03	5,229
616	616.01	3,544	252	14.1	0.39	9,087
	616.02	1,076	221	4.9	0.34	3,165
	616.04	2,676	95	28.2	0.15	17,840
	616.05	984	79	12.4	0.12	8,200
	616.06	0	193	0.0	0.30	0
	Census Tract Total	8,280	840	9.9	1.31	6,321
617	617.01	5,104	339	15.1	0.53	9,630
	617.02	804	170	4.7	0.27	2,978
	Census Tract Total	5,908	509	11.6	0.80	7,385
618	618.01	776	117	6.7	0.18	4,311
	618.02	5,318	250	21.3	0.39	13,636
	Census Tract Total	6,094	366	16.6	0.57	10,691
619	619.02	4,021	223	18.0	0.35	11,489
	Census Tract Total	4,021	223	18.0	0.35	11,489

TABLE 3.7

**Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
701	701.01	808	269	3.0	0.42	1,924
	701.02	1,305	770	1.7	1.20	1,088
	701.03	169	94	1.8	0.15	1,127
	701.04	452	302	1.5	0.47	962
	Census Tract Total	2,734	1,435	1.9	2.24	1,221
702	702.01	6	815	0.0	1.27	5
	Census Tract Total	6	815	0.0	1.27	5
703	703.01	1,953	378	5.2	0.59	3,310
	703.02	386	104	3.7	0.16	2,413
	703.03	927	194	4.8	0.30	3,090
	Census Tract Total	3,266	676	4.8	1.06	3,081
704	704.01	1,345	401	3.4	0.63	2,135
	704.02	124	44	2.8	0.07	1,771
	704.03	1,037	378	2.7	0.59	1,758
	704.04	802	192	4.2	0.30	2,673
	704.05	1,500	249	6.0	0.39	3,846
	Census Tract Total	4,808	1,264	3.8	1.98	2,428
705	705.01	327	77	4.2	0.12	2,725
	705.02	945	188	5.0	0.29	3,259
	705.03	1,864	327	5.7	0.51	3,655
	705.04	845	140	6.0	0.22	3,841
	705.05	501	70	7.2	0.11	4,555
	705.06	960	62	15.6	0.10	9,600
	Census Tract Total	5,442	863	6.3	1.35	4,031

TABLE 3.7

**Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
706	706.01	626	214	2.9	0.33	1,897
	706.02	516	98	5.3	0.15	3,440
	706.03	1,020	94	10.8	0.15	6,800
	706.04	566	71	8.0	0.11	5,145
	Census Tract Total	2,728	477	5.7	0.74	3,686
707	707.01	852	155	5.5	0.24	3,550
	707.02	1,172	144	8.2	0.22	5,327
	707.03	836	148	5.7	0.23	3,635
	707.04	1,082	143	7.6	0.22	4,918
	707.05	561	78	7.2	0.12	4,675
	707.06	742	78	9.5	0.12	6,183
	Census Tract Total	5,245	745	7.0	1.16	4,522
708	708.01	754	143	5.3	0.22	3,427
	708.02	2,151	276	7.8	0.43	5,002
	Census Tract Total	2,905	419	6.9	0.65	4,469
709	709.01	1,859	312	6.0	0.49	3,794
	709.02	2,064	217	9.5	0.34	6,071
	709.03	734	72	10.3	0.11	6,673
	709.04	858	173	5.0	0.27	3,178
	709.05	971	110	8.8	0.17	5,712
	709.06	312	27	11.5	0.04	7,800
	Census Tract Total	6,798	910	7.5	1.42	4,787
710	710.01	191	84	2.3	0.13	1,469
	710.02	665	115	5.8	0.18	3,694
	710.03	1,194	154	7.8	0.24	4,975
	Census Tract Total	2,050	352	5.8	0.55	3,727

TABLE 3.7

**Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
711	711.01	483	44	11.0	0.07	6,900
	711.02	587	61	9.6	0.10	5,870
	711.03	765	79	9.7	0.12	6,375
	711.04	877	80	11.0	0.12	7,308
	711.05	702	65	10.8	0.10	7,020
	711.06	1,504	150	10.0	0.23	6,539
	711.07	555	78	7.1	0.12	4,625
	711.08	1,100	183	6.0	0.29	3,793
	Census Tract Total	6,573	740	8.9	1.16	5,666
712	712.01	3	75	0.0	0.12	25
	712.02	1,003	59	16.9	0.09	11,144
	712.03	524	31	16.9	0.05	10,480
	712.04	5,081	315	16.1	0.49	10,369
	Census Tract Total	6,611	481	13.8	0.75	8,815
713	713.01	7,693	435	17.7	0.68	11,313
	713.02	1,807	249	7.3	0.39	4,633
	Census Tract Total	9,500	683	13.9	1.07	8,879
714	714.01	4,576	624	7.3	0.98	4,669
	714.02	2,070	108	19.1	0.17	12,176
	Census Tract Total	6,646	732	9.1	1.14	5,830
801	801.01	1,485	3,230	0.5	5.05	294
	801.02	747	787	0.9	1.23	607
	801.03	775	1,207	0.6	1.89	410
	801.04	904	2,009	0.4	3.14	288
	801.05	627	1,352	0.5	2.11	297
	Census Tract Total	4,538	8,585	0.5	13.41	338

TABLE 3.7

**Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
802	802.01	1,257	682	1.8	1.07	1,175
	802.02	1,339	433	3.1	0.68	1,969
	802.03	1,645	255	6.5	0.40	4,113
	802.04	5,020	537	9.3	0.84	5,976
	802.05	0	128	0.0	0.20	0
	Census Tract Total	9,261	2,036	4.5	3.18	2,912
803	803.01	3,244	2,442	1.3	3.82	849
	803.02	779	569	1.4	0.89	875
	803.03	2,978	1,747	1.7	2.73	1,091
	803.04	0	92	0.0	0.14	0
	Census Tract Total	7,001	4,849	1.4	7.58	924
804	804.01	2,365	1,418	1.7	2.22	1,065
	804.02	2,390	2,412	1.0	3.77	634
	804.03	1,291	1,096	1.2	1.71	755
	804.04	1,620	707	2.3	1.10	1,473
	804.05	2,810	1,248	2.3	1.95	1,441
	Census Tract Total	10,476	6,880	1.5	10.75	975
805	805.01	5,936	600	9.9	0.94	6,315
	805.02	6,091	1,275	4.8	1.99	3,061
	805.03	7,244	846	8.6	1.32	5,488
	Census Tract Total	19,271	2,722	7.1	4.25	4,534
808 ^b	808.01	7,308	1,027	7.1	1.61	4,539
	Census Tract Total	7,308	1,027	7.1	1.61	4,539
809 ^b	809.01	12,413	1,296	9.6	2.03	6,115
	Census Tract Total	12,413	1,296	9.6	2.03	6,115

TABLE 3.7

**Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
810	810.01	4,577	288	15.9	0.45	10,171
	Census Tract Total	4,577	288	15.9	0.45	10,171
811	811.01	1,952	248	7.9	0.39	5,005
	811.02	8,100	570	14.2	0.89	9,101
	811.03	4,169	469	8.9	0.73	5,711
	811.04	4,675	717	6.5	1.12	4,174
	Census Tract Total	18,896	2,004	9.4	3.13	6,037
812	812.01	6,667	1,040	6.4	1.62	4,115
	Census Tract Total	6,667	1,040	6.4	1.62	4,115
814	814.01	7,543	1,226	6.2	1.92	3,929
	Census Tract Total	7,543	1,226	6.2	1.92	3,929
815	815.01	2,570	1,114	2.3	1.74	1,477
	Census Tract Total	2,570	1,114	2.3	1.74	1,477
816	816.01	1,730	980	1.8	1.53	1,131
	816.02	1,683	1,097	1.5	1.71	984
	Census Tract Total	3,413	2,076	1.6	3.24	1,053
817	817.01	2,076	864	2.4	1.35	1,538
	817.02	2,335	873	2.7	1.36	1,717
	817.03	1,875	628	3.0	0.98	1,913
	817.04	4,466	602	7.4	0.94	4,751
	Census Tract Total	10,752	2,968	3.6	4.64	2,317
819	819.01	3,932	1,367	2.9	2.14	1,837
	819.02	1,972	1,069	1.8	1.67	1,181
	Census Tract Total	5,904	2,436	2.4	3.81	1,550

TABLE 3.7

**Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
820	820.01	8,637	1,152	7.5	1.80	4,798
	820.02	1,328	173	7.7	0.27	4,919
	Census Tract Total	9,965	1,325	7.5	2.07	4,814
821	821.01	3,637	207	17.6	0.32	11,366
	Census Tract Total	3,637	207	17.6	0.32	11,366
822	822.01	2,547	427	6.0	0.67	3,801
	822.02	976	313	3.1	0.49	1,992
	822.03	5,211	327	15.9	0.51	10,218
	Census Tract Total	8,734	1,067	8.2	1.67	5,230
823	823.01	14,008	1,276	11.0	1.99	7,039
	Census Tract Total	14,008	1,276	11.0	1.99	7,039
824	824.01	2,471	897	2.8	1.40	1,765
	Census Tract Total	2,471	897	2.8	1.40	1,765
825	825.01	4,067	1,775	2.3	2.77	1,468
	825.02	12,830	1,861	6.9	2.91	4,409
	Census Tract Total	16,897	3,636	4.6	5.68	2,975
826	826.01	2,354	396	5.9	0.62	3,797
	826.02	10,066	1,638	6.1	2.56	3,932
	Census Tract Total	12,420	2,034	6.1	3.18	3,906
901	901.01	0	556	0.0	0.87	0
	901.02	40	436	0.1	0.68	59
	901.03	3,013	1,759	1.7	2.75	1,096
	901.04	616	909	0.7	1.42	434
	901.05	7,379	1,551	4.8	2.42	3,049
	901.06	0	2,501	0.0	3.91	0
	Census Tract Total	11,048	7,713	1.4	12.05	917

TABLE 3.7

**Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
905	905.01	2,994	236	12.7	0.37	8,092
	905.02	6,168	2,106	2.9	3.29	1,875
	Census Tract Total	9,162	2,342	3.9	3.66	2,503
909 ^c	909.01	280	150	1.9	0.23	1,217
	Census Tract Total	280	150	1.9	0.23	1,217
910	910.01	170	1,705	0.1	2.66	64
	910.02	1,869	2,738	0.7	4.28	437
	Census Tract Total	2,039	4,443	0.5	6.94	294
911	911.01	13,273	2,976	4.5	4.65	2,854
	Census Tract Total	13,273	2,976	4.5	4.65	2,854
912	912.01	6,249	434	14.4	0.68	9,190
	912.02	578	100	5.8	0.16	3,613
	Census Tract Total	6,827	534	12.8	0.83	8,225
913	913.01	74	803	0.1	1.25	59
	913.02	127	1,576	0.1	2.46	52
	913.03	2,072	834	2.5	1.30	1,594
	913.04	10,300	966	10.7	1.51	6,821
	Census Tract Total	12,573	4,179	3.0	6.53	1,925
914	914.01	18,688	1,639	11.4	2.56	7,300
	Census Tract Total	18,688	1,639	11.4	2.56	7,300
915	915.01	6,564	1,240	5.3	1.94	3,384
	915.02	1,679	460	3.6	0.72	2,332
	915.03	1,170	59	19.8	0.09	13,000
	Census Tract Total	9,413	1,760	5.3	2.75	3,423
916	916.01	9,108	869	10.5	1.36	6,697
	Census Tract Total	9,108	869	10.5	1.36	6,697

TABLE 3.7

**Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
917	917.01	7,209	488	14.8	0.76	9,486
	917.02	1,819	228	8.0	0.36	5,053
	917.03	2,041	728	2.8	1.14	1,790
	917.04	6,233	614	10.2	0.96	6,493
	Census Tract Total	17,302	2,059	8.4	3.22	5,373
918	918.01	12,149	1,180	10.3	1.84	6,603
	Census Tract Total	12,149	1,180	10.3	1.84	6,603
919	919.01	362	1,228	0.3	1.92	189
	919.02	441	988	0.4	1.54	286
	919.03	505	1,116	0.5	1.74	290
	919.04	213	274	0.8	0.43	495
	919.05	943	2,444	0.4	3.82	247
	919.06	165	334	0.5	0.52	317
	919.07	349	1,763	0.2	2.76	126
	919.08	60	106	0.6	0.17	353
	919.09	411	677	0.6	1.06	388
	919.10	143	193	0.7	0.30	477
	919.11	165	1,315	0.1	2.06	80
	919.12	297	488	0.6	0.76	391
	Census Tract Total	4,054	10,925	0.4	17.07	237
920	920.01	2,313	1,935	1.2	3.02	766
	920.02	2,198	2,235	1.0	3.49	630
	920.03	2,293	1,329	1.7	2.08	1,102
	Census Tract Total	6,804	5,499	1.2	8.59	792

TABLE 3.7

**Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003 Population	Acres	Population per Acre	Square Miles	Population per Square Mile
921	921.01	304	488	0.6	0.76	400
	921.02	466	763	0.6	1.19	392
	921.03	1,174	2,023	0.6	3.16	372
	921.04	721	632	1.1	0.99	728
	921.05	1,177	654	1.8	1.02	1,154
	921.06	1,224	1,227	1.0	1.92	638
	921.07	1,803	1,404	1.3	2.19	823
	Census Tract Total	6,869	7,191	1.0	11.24	611
922	922.01	390	2,649	0.1	4.14	94
	922.02	1,761	2,934	0.6	4.58	384
	922.03	6,563	1,279	5.1	2.00	3,282
	922.04	637	1,709	0.4	2.67	239
	922.05	4,069	1,029	4.0	1.61	2,527
	Census Tract Total	13,420	9,601	1.4	15.00	895
923	923.01	3,286	533	6.2	0.83	3,959
	Census Tract Total	3,286	533	6.2	0.83	3,959
924	924.01	4,911	490	10.0	0.77	6,378
	Census Tract Total	4,911	490	10.0	0.77	6,378
Fairfax County		1,012,090	227,794	4.4	355.93	2,844

Source: Fairfax County Department of Systems Management for Human Services, 2003.

Note: All census tracts in Fairfax County begin with the number 4. To conserve space, the leading 4 is dropped from the census tract name in the information contained in this table. Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Census Bureau. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes. For example, Fairfax County subcensus tracts 160.01, 160.02, and 160.03 comprise U.S. Census Bureau census tract 4160. Land area (acres and square miles) does not include roads, water and small areas of land that cannot be developed.

^a Comprises part of the Town of Vienna.

^b Comprises part of the Town of Herndon.

^c Town of Clifton.

POPULATION FORECASTS

Population forecasts are derived from forecast housing units and calculated similarly to the current population estimates for each geographic area considered. Thus, population forecasts reflect projections as of January 1 of each year. 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.

Vacancy rates and household size factors are developed by the Fairfax County Department of Systems Management for Human Services. An overall vacancy rate of 1.4 percent (and thus, an occupancy rate of 98.6 percent) is assumed for all forecast years in Fairfax 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 emerging differences in average household size by unit type are significant factors that are likely to influence projected average household size.

Between 1990 and 2000, the population of Fairfax County increased by 151,165 persons. All of the net population increase comprised nonwhites and persons of Hispanic origin. As a result, whites make up a smaller proportion of total population than in 1990. It is important to note that the average household size for Asian, Black and Hispanic households are higher than the current countywide average household size. As these minority households increase as a proportion of total households in the future it will put upward pressure on Fairfax County's overall average household size.

This trend, offset by the long-term trend toward smaller household size within each racial or ethnic category, will result in relatively stable average household sizes for Fairfax County through 2025.

TABLE 4.1**Average Household Size by Race
Fairfax County, 1990, 2000 and 2002**

Racial or Ethnic Origin Group	Average Household Size		
	1990	2000	2002
White	2.65	2.57	2.60
Black	2.86	2.74	2.94
Asian	3.69	3.33	3.17
Hispanic ¹	3.66	4.06	3.42
Fairfax County	2.75	2.74	2.73

Source: U.S. Bureau of the Census, 1990 and 2000 Decennial;
2002 American Community Survey.

1. Persons of Hispanic origin may be of any race.

TABLE 4.2**Average Household Size by Planning District
Fairfax County, 2005 through 2025**

Planning District	2005	2010	2015	2020	2025
Annandale	2.77	2.77	2.78	2.78	2.78
Baileys	2.65	2.65	2.66	2.66	2.66
Bull Run	2.82	2.82	2.84	2.84	2.84
Fairfax	2.50	2.50	2.51	2.51	2.51
Jefferson	2.59	2.59	2.60	2.60	2.60
Lincolnia	2.87	2.87	2.88	2.88	2.88
Lower Potomac	2.88	2.93	2.90	2.89	2.89
McLean	2.50	2.50	2.53	2.54	2.54
Mount Vernon	2.48	2.49	2.50	2.50	2.50
Pohick	3.05	3.05	3.05	3.05	3.05
Rose Hill	2.46	2.47	2.49	2.49	2.49
Springfield	2.79	2.78	2.78	2.79	2.79
Upper Potomac	2.80	2.79	2.80	2.80	2.81
Vienna	2.73	2.71	2.71	2.71	2.71
Fairfax County	2.72	2.72	2.73	2.73	2.73

Source: Fairfax County Department of Systems Management for Human Services, 2003.

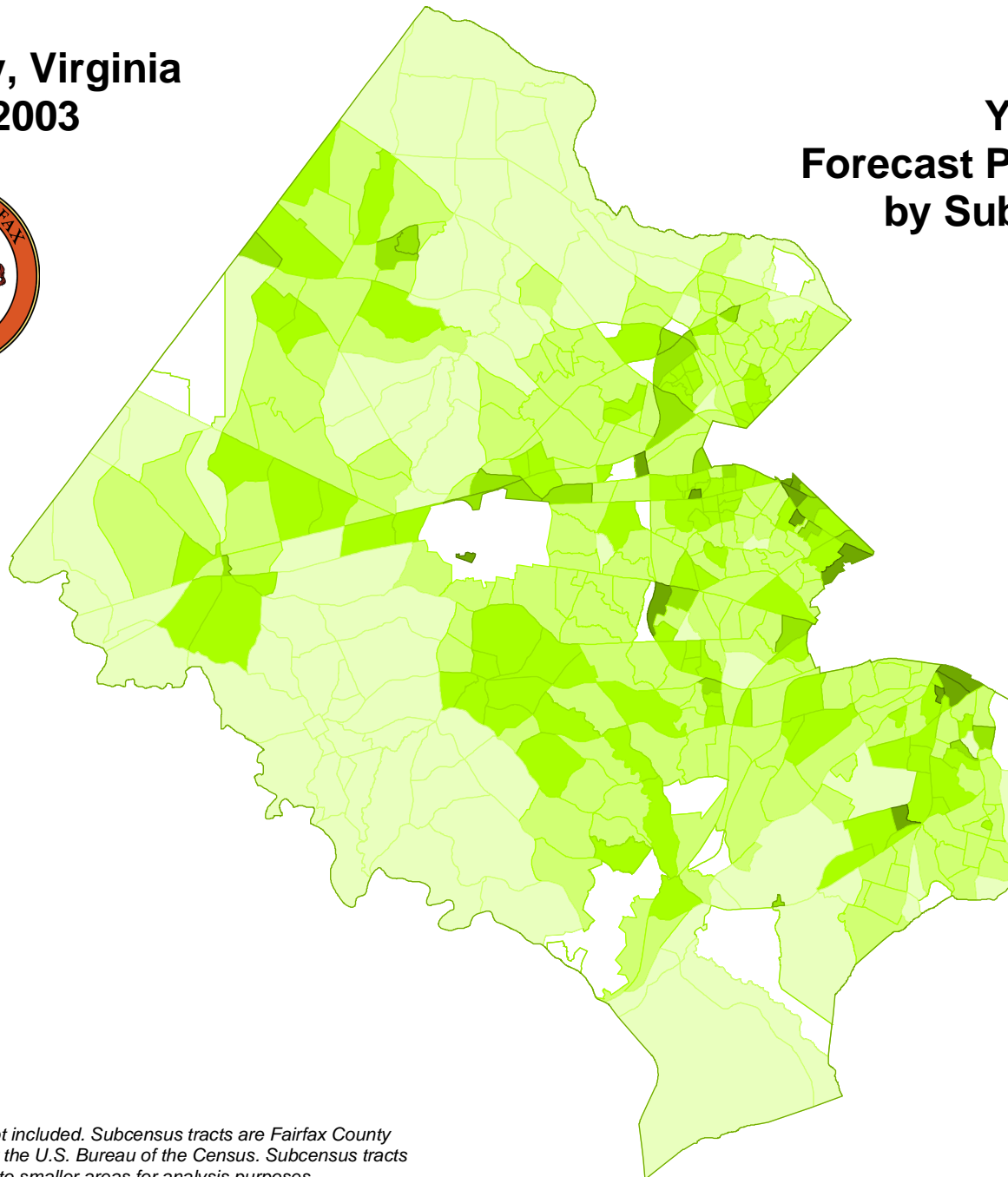
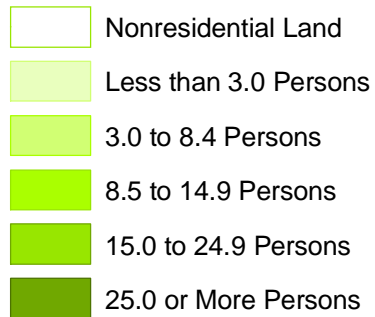
Fairfax County, Virginia January 2003



FIGURE 4.1
Year 2025
Forecast Population Density
by Subcensus Tract



Persons Per Acre



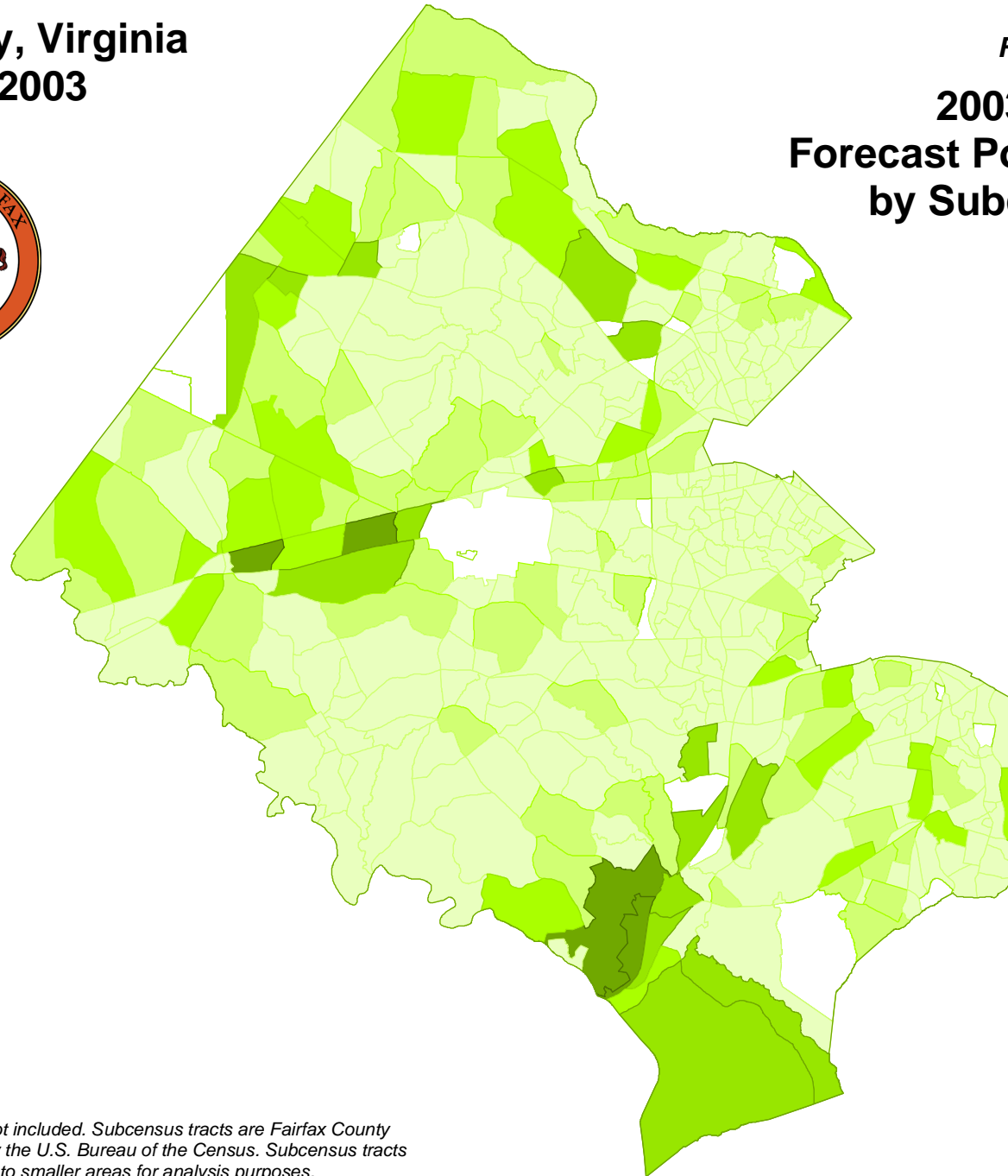
Note: Population of City of Fairfax is not included. Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Bureau of the Census. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes.

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

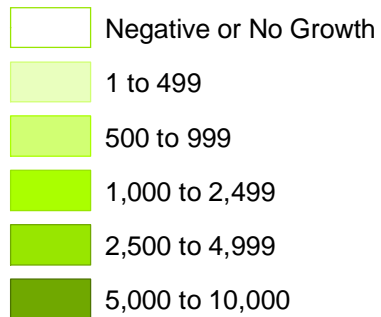
Fairfax County, Virginia January 2003



FIGURE 4.2
2003 to 2025
Forecast Population Growth
by Subcensus Tract



Persons Per Acre



Note: Population of City of Fairfax is not included. Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Bureau of the Census. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes.

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

TABLE 4.3

**Historical, Estimated and Forecasted Population by Supervisor District
Fairfax County, January 2003**

Supervisor District	2000	2003	2005	2010	2015	2020	2025
Braddock	105,713	107,568	107,932	110,068	112,466	113,169	113,433
Dranesville ¹	107,439	109,732	110,943	121,704	137,690	141,843	143,059
Hunter Mill ²	109,538	124,747	127,680	138,262	142,824	144,112	144,594
Lee	102,504	102,110	105,730	117,793	123,281	124,775	125,265
Mason	103,179	105,843	106,722	110,898	115,724	117,108	117,618
Mount Vernon	112,218	116,173	123,818	148,715	159,965	162,946	163,845
Providence	108,980	112,140	117,610	133,444	139,927	141,680	142,232
Springfield ³	111,466	120,674	124,739	136,805	143,714	145,579	146,176
Sully	108,712	113,103	117,593	129,876	137,191	139,161	139,787
Fairfax County	969,749	1,012,090	1,042,767	1,147,565	1,212,782	1,230,373	1,236,009

TABLE 4.4

**Historical, Estimated and Forecasted Population by Town
Fairfax County, January 2003**

Town	2000	2003	2005	2010	2015	2020	2025
Town of Clifton	185	280	284	384	551	594	606
Town of Herndon	21,662	19,721	20,054	21,412	23,119	23,572	23,709
Town of Vienna	14,453	15,649	15,657	16,002	16,601	16,769	16,825
Towns Total	36,300	35,650	35,995	37,798	40,271	40,935	41,140

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing, 2000;
Fairfax County Department of Systems Management for Human Services, 2003 through 2025.

¹ Includes the Town of Herndon.

² Includes the Town of Vienna.

³ Includes the Town of Clifton.

TABLE 4.5**Historical, Estimated and Forecasted Population by Planning District
Fairfax County, January 2003**

Planning District	1970	1980	1990	2000	2003	2005	2010	2015	2020	2025
Annandale	62,635	66,466	66,329	70,152	70,662	71,004	72,725	75,105	75,776	76,007
Baileys	30,112	30,290	38,392	43,989	45,291	45,560	46,887	48,368	48,783	48,930
Bull Run	14,006	23,566	66,234	107,798	113,530	118,851	133,095	141,562	143,823	144,524
Fairfax	22,889	32,332	45,244	56,024	60,570	63,641	72,809	76,736	77,788	78,122
Jefferson	40,989	38,152	42,859	48,092	49,430	50,288	53,073	55,055	55,604	55,786
Lincolnia	11,123	9,978	14,010	16,819	17,615	17,979	19,417	20,653	21,043	21,220
Lower Potomac	21,497	16,305	24,371	23,769	22,614	27,764	43,552	48,309	49,549	49,906
McLean	46,866	54,669	58,747	63,278	66,769	68,524	76,551	85,675	88,043	88,741
Mount Vernon	76,730	79,533	82,483	86,944	89,328	92,057	100,444	106,058	107,573	108,053
Pohick ¹	14,902	71,543	127,040	137,166	139,420	140,409	145,948	152,078	153,764	154,324
Rose Hill	21,859	23,262	34,520	45,646	48,457	49,202	51,974	54,707	55,447	55,689
Springfield	32,970	31,667	39,919	48,736	49,290	51,651	60,333	62,843	63,527	63,750
Upper Potomac ²	20,062	70,795	125,169	162,010	177,053	181,311	197,560	207,811	210,594	211,521
Vienna ³	38,381	48,343	53,267	59,326	62,061	64,526	73,197	77,822	79,059	79,436
Fairfax County	455,021	596,901	818,584	969,749	1,012,090	1,042,767	1,147,565	1,212,782	1,230,373	1,236,009

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing, 1970, 1980, 1990 and 2000;
Fairfax County Department of Systems Management for Human Services, 2003 through 2025.

¹ Includes the Town of Clifton.

² Includes the Town of Herndon.

³ Includes the Town of Vienna.

TABLE 4.6

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2000	2003	2005	2010	2015	2020	2025
151	151.01		1,280	1,305	1,400	1,491	1,515	1,523
	151.02		1,315	1,315	1,428	1,601	1,646	1,660
	151.03		821	836	939	1,007	1,026	1,031
	Census Tract Total	3,237	3,416	3,456	3,767	4,099	4,187	4,214
152	152.01		914	936	1,046	1,102	1,118	1,122
	152.02		3,071	3,016	3,026	3,044	3,052	3,056
	152.03		315	317	353	401	413	417
	152.04		0	0	1	2	3	3
	Census Tract Total	3,032	4,300	4,269	4,426	4,549	4,586	4,598
153	153.01		773	937	1,230	1,308	1,329	1,335
	153.02		1,585	1,599	1,640	1,681	1,693	1,697
	153.03		1,262	1,257	1,262	1,270	1,273	1,276
	153.04		267	267	267	268	268	268
	Census Tract Total	3,783	3,887	4,060	4,399	4,527	4,563	4,576
154	154.01		5,426	5,529	5,723	5,939	5,999	6,020
	154.02		1,095	1,102	1,192	1,304	1,334	1,343
	154.03		1,063	1,125	1,285	1,410	1,443	1,453
	Census Tract Total	7,744	7,584	7,756	8,200	8,653	8,776	8,816
155	155.01		3,183	3,247	3,573	4,047	4,170	4,206
	155.02		1,836	1,837	1,860	1,894	1,905	1,909
	155.03		805	809	871	950	971	977
	155.04		241	247	273	273	273	273
	Census Tract Total	5,744	6,065	6,140	6,577	7,164	7,319	7,365

TABLE 4.6

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2000	2003	2005	2010	2015	2020	2025
156	156.01		1,473	1,484	1,587	1,686	1,713	1,721
	156.02		208	210	219	234	237	239
	156.03		793	905	1,118	1,201	1,223	1,230
	156.04		326	354	743	1,265	1,399	1,435
	Census Tract Total	2,478	2,800	2,953	3,667	4,386	4,572	4,625
157	157.01		1,157	1,159	1,189	1,228	1,239	1,243
	157.02		1,994	2,003	2,077	2,139	2,157	2,163
	157.03		519	518	532	556	562	565
	Census Tract Total	3,622	3,670	3,680	3,798	3,923	3,958	3,971
158	158.01		1,788	1,869	2,218	2,262	2,275	2,280
	158.02		1,462	1,465	1,534	1,637	1,665	1,673
	158.03		1,291	1,319	1,480	1,569	1,593	1,601
	Census Tract Total	4,434	4,541	4,653	5,232	5,468	5,533	5,554
159	159.01		2,300	2,323	2,479	2,653	2,699	2,713
	159.02		512	603	963	972	975	977
	159.03		0	0	0	0	0	0
	159.04		361	366	405	435	443	445
	Census Tract Total	3,034	3,173	3,292	3,847	4,060	4,117	4,135
160	160.01		1,605	1,652	1,854	2,115	2,183	2,203
	160.02		2,525	2,741	3,118	3,239	3,273	3,284
	160.03		815	825	923	1,035	1,064	1,072
	Census Tract Total	4,080	4,945	5,218	5,895	6,389	6,520	6,559

TABLE 4.6

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2000	2003	2005	2010	2015	2020	2025
161	161.01		562	634	908	1,130	1,187	1,203
	161.02		265	270	295	316	321	323
	161.03		1,676	1,695	1,901	2,135	2,196	2,213
	161.04		1,259	1,278	1,575	1,978	2,081	2,110
	Census Tract Total	3,461	3,762	3,877	4,679	5,559	5,785	5,849
162	162.01		4,399	4,399	4,399	4,399	4,399	4,399
	162.02		0	0	277	278	278	278
	Census Tract Total	4,201	4,399	4,399	4,676	4,677	4,677	4,677
163	163.01		686	975	2,803	3,767	4,014	4,082
	163.02		1,194	1,435	2,881	3,806	4,043	4,109
	Census Tract Total	1,750	1,880	2,410	5,684	7,573	8,057	8,191
201	201.01		1,143	1,143	1,207	1,320	1,350	1,359
	201.02		2,198	2,248	2,332	2,353	2,360	2,364
	Census Tract Total	3,371	3,341	3,391	3,539	3,673	3,710	3,723
202	202.01		5,390	5,441	5,656	5,945	6,023	6,049
	202.02		2,571	2,694	3,147	3,623	3,746	3,782
	Census Tract Total	6,946	7,961	8,135	8,803	9,568	9,769	9,831
203	203.01		1,814	1,823	1,889	1,983	2,008	2,017
	203.02		1,800	1,798	1,972	2,279	2,360	2,383
	203.03		681	681	789	815	822	825
	203.04		1,165	1,177	1,269	1,397	1,431	1,441
	Census Tract Total	5,210	5,460	5,479	5,919	6,474	6,621	6,666
204	204.01		3,366	3,497	3,669	3,715	3,730	3,737
	Census Tract Total	2,513	3,366	3,497	3,669	3,715	3,730	3,737

TABLE 4.6

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2000	2003	2005	2010	2015	2020	2025
205	205.01		6,630	6,605	6,645	6,718	6,742	6,753
	205.02		468	468	482	508	515	517
	Census Tract Total	5,812	7,098	7,073	7,127	7,226	7,257	7,270
206	206.01		480	478	482	491	493	494
	206.02		1,101	1,095	1,096	1,098	1,100	1,101
	206.03		2,627	2,648	2,732	2,848	2,879	2,889
	Census Tract Total	4,396	4,208	4,221	4,310	4,437	4,472	4,484
207	207.01		1,797	1,797	1,836	1,905	1,924	1,930
	207.02		617	619	656	711	726	730
	207.03		1,573	1,575	1,649	1,731	1,753	1,761
	Census Tract Total	3,689	3,987	3,991	4,141	4,347	4,403	4,421
208	208.01		995	995	1,028	1,085	1,099	1,105
	208.02		748	748	782	842	858	863
	208.03		1,611	1,610	1,673	1,785	1,815	1,825
	Census Tract Total	3,358	3,354	3,353	3,483	3,712	3,772	3,793
210	210.01		2,635	2,706	2,948	3,067	3,099	3,110
	210.02		1,938	1,963	2,087	2,240	2,281	2,293
	210.03		692	726	853	988	1,023	1,033
	210.04		1,618	1,624	2,541	2,549	2,553	2,556
	Census Tract Total	6,433	6,883	7,019	8,429	8,844	8,956	8,992
211	211.01		8,168	8,781	10,146	10,927	11,132	11,196
	211.02		4,502	4,571	4,892	5,259	5,356	5,386
	211.03		750	750	885	1,122	1,183	1,201
	Census Tract Total	12,538	13,420	14,102	15,923	17,308	17,671	17,783

TABLE 4.6

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2000	2003	2005	2010	2015	2020	2025
212	212.01		1,943	2,005	2,098	2,098	2,100	2,103
	Census Tract Total	2,053	1,943	2,005	2,098	2,098	2,100	2,103
213	213.01		3,634	3,638	3,649	3,670	3,680	3,684
	213.02		269	269	281	303	309	311
	Census Tract Total	3,833	3,903	3,907	3,930	3,973	3,989	3,995
214	214.01		1,959	2,003	2,087	2,186	2,212	2,221
	214.02		3,227	3,400	4,207	4,579	4,678	4,707
	Census Tract Total	5,945	5,186	5,403	6,294	6,765	6,890	6,928
215	215.01		4,896	5,754	7,004	7,007	7,014	7,021
	Census Tract Total	5,622	4,896	5,754	7,004	7,007	7,014	7,021
216	216.01		3,567	3,579	3,624	3,635	3,641	3,646
	216.02		1,199	1,216	1,252	1,292	1,304	1,308
	Census Tract Total	5,549	4,766	4,795	4,876	4,927	4,945	4,954
217	217.01		6,720	6,726	6,886	7,165	7,242	7,268
	Census Tract Total	7,890	6,720	6,726	6,886	7,165	7,242	7,268
218	218.01		4,945	5,234	5,791	6,039	6,107	6,129
	Census Tract Total	4,568	4,945	5,234	5,791	6,039	6,107	6,129
219	219.01		1,045	1,235	1,518	1,519	1,519	1,520
	Census Tract Total	3,059	1,045	1,235	1,518	1,519	1,519	1,520
220	220.01		0	0	0	0	0	0
	220.02		0	1	6	6	6	6
	220.03		1,793	1,793	1,828	1,891	1,910	1,916
	220.04		16	47	245	496	560	577
	220.05		453	443	450	462	465	467
	Census Tract Total	2,717	2,262	2,284	2,529	2,855	2,941	2,966

TABLE 4.6

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2000	2003	2005	2010	2015	2020	2025
221	221.01		6,007	6,861	9,154	9,160	9,171	9,179
	221.02		3	3	17	42	49	51
	221.03		2,600	3,712	7,340	8,849	9,238	9,348
	221.04		3,139	3,879	5,228	5,645	5,755	5,788
	221.05		1,195	1,225	1,388	1,569	1,617	1,630
	221.06		84	225	663	1,063	1,165	1,192
	Census Tract Total	9,469	13,028	15,905	23,790	26,328	26,995	27,188
222	222.01		0	1,532	5,361	5,363	5,366	5,370
	Census Tract Total	2,574	0	1,532	5,361	5,363	5,366	5,370
223	223.01		7,590	7,814	8,277	8,425	8,471	8,488
	Census Tract Total	7,320	7,590	7,814	8,277	8,425	8,471	8,488
224	224.01		8,493	8,680	9,136	9,510	9,613	9,648
	224.02		1,264	1,267	1,295	1,341	1,353	1,358
	Census Tract Total	9,498	9,757	9,947	10,431	10,851	10,966	11,006
301	301.01		1,502	1,501	1,533	1,590	1,606	1,611
	301.02		3,443	3,446	3,492	3,569	3,591	3,600
	301.03		2,933	2,988	3,082	3,107	3,117	3,121
	Census Tract Total	7,543	7,878	7,935	8,107	8,266	8,314	8,332
302	302.01		12,177	12,256	12,568	12,919	13,019	13,054
	Census Tract Total	12,065	12,177	12,256	12,568	12,919	13,019	13,054
304	304.01		4,171	4,172	4,177	4,187	4,193	4,198
	304.02		2,438	2,438	2,439	2,442	2,444	2,447
	Census Tract Total	6,597	6,609	6,610	6,616	6,629	6,637	6,645
305	305.01		1,622	1,622	1,637	1,663	1,671	1,674
	Census Tract Total	1,686	1,622	1,622	1,637	1,663	1,671	1,674

TABLE 4.6

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2000	2003	2005	2010	2015	2020	2025
306	306.01		1,481	1,483	1,512	1,563	1,577	1,582
	306.02		1,056	1,056	1,057	1,059	1,061	1,062
	306.03		1,252	1,255	1,256	1,258	1,260	1,261
	306.04		1,304	1,303	1,343	1,412	1,431	1,437
	Census Tract Total	6,307	5,093	5,097	5,168	5,292	5,329	5,342
307	307.01		655	655	667	688	694	696
	307.02		1,020	1,020	1,021	1,023	1,024	1,025
	307.03		1,122	1,122	1,135	1,159	1,167	1,169
	Census Tract Total	2,586	2,797	2,797	2,823	2,870	2,885	2,890
308	308.01		8,885	8,878	8,881	8,890	8,900	8,909
	Census Tract Total	8,097	8,885	8,878	8,881	8,890	8,900	8,909
309	309.01		7,128	7,210	7,487	7,796	7,881	7,909
	Census Tract Total	7,122	7,128	7,210	7,487	7,796	7,881	7,909
310	310.01		6,822	6,825	6,897	7,021	7,059	7,074
	Census Tract Total	7,052	6,822	6,825	6,897	7,021	7,059	7,074
313	313.01		4,332	4,338	4,405	4,506	4,536	4,547
	Census Tract Total	4,388	4,332	4,338	4,405	4,506	4,536	4,547
314	314.01		4,344	4,344	4,352	4,369	4,377	4,383
	Census Tract Total	4,315	4,344	4,344	4,352	4,369	4,377	4,383
315	315.01		5,802	5,835	6,000	6,192	6,247	6,265
	Census Tract Total	4,903	5,802	5,835	6,000	6,192	6,247	6,265
316	316.01		3,083	3,582	5,622	6,080	6,200	6,237
	316.02		2,426	2,468	2,674	2,787	2,819	2,829
	316.03		9	9	9	9	9	9
	Census Tract Total	6,057	5,518	6,059	8,305	8,876	9,028	9,075

TABLE 4.6

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2000	2003	2005	2010	2015	2020	2025
318	318.01		7,266	7,293	7,385	7,482	7,514	7,528
	Census Tract Total	7,297	7,266	7,293	7,385	7,482	7,514	7,528
319	319.01		3,335	3,335	3,343	3,357	3,364	3,368
	Census Tract Total	3,433	3,335	3,335	3,343	3,357	3,364	3,368
320	320.01		3,279	3,293	3,298	3,308	3,314	3,318
	Census Tract Total	3,367	3,279	3,293	3,298	3,308	3,314	3,318
321	321.01		3,921	3,898	3,930	3,989	4,007	4,015
	Census Tract Total	3,505	3,921	3,898	3,930	3,989	4,007	4,015
322	322.01		7,055	7,084	7,166	7,312	7,355	7,372
	Census Tract Total	7,061	7,055	7,084	7,166	7,312	7,355	7,372
323	323.01		3,425	3,425	3,437	3,459	3,468	3,472
	323.02		1,765	1,777	1,818	1,879	1,896	1,902
	Census Tract Total	4,949	5,190	5,202	5,255	5,338	5,364	5,374
324	324.01		8,816	8,816	8,881	8,998	9,036	9,053
	Census Tract Total	8,942	8,816	8,816	8,881	8,998	9,036	9,053
325	325.01		5,823	5,829	5,899	6,014	6,049	6,062
	Census Tract Total	5,870	5,823	5,829	5,899	6,014	6,049	6,062
326	326.01		4,718	4,719	5,015	5,455	5,571	5,606
	Census Tract Total	4,721	4,718	4,719	5,015	5,455	5,571	5,606
327	327.01		7,712	7,856	8,138	8,276	8,319	8,336
	Census Tract Total	7,717	7,712	7,856	8,138	8,276	8,319	8,336
328	328.01		2,053	3,043	6,151	6,151	6,151	6,151
	Census Tract Total	2,182	2,053	3,043	6,151	6,151	6,151	6,151

TABLE 4.6

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2000	2003	2005	2010	2015	2020	2025
401	401.01		2,371	2,406	2,531	2,749	2,806	2,824
	401.02		2,951	2,951	3,088	3,332	3,397	3,417
	401.03		2,429	2,450	2,579	2,808	2,868	2,886
	Census Tract Total	7,485	7,751	7,807	8,198	8,889	9,071	9,127
402	402.01		1,527	1,803	2,325	2,335	2,339	2,340
	402.02		4,930	4,972	5,085	5,280	5,334	5,352
	402.03		0	0	0	0	0	0
	402.04		389	417	594	833	895	912
	Census Tract Total	7,076	6,846	7,192	8,004	8,448	8,568	8,604
403	403.01		1,368	1,369	1,417	1,504	1,527	1,535
	403.02		1,324	1,325	1,405	1,541	1,577	1,587
	Census Tract Total	2,691	2,692	2,694	2,822	3,045	3,104	3,122
405	405.01		3,470	3,477	3,613	3,681	3,698	3,703
	405.02		1,309	1,311	1,364	1,455	1,479	1,487
	405.03		4,616	4,641	4,848	5,155	5,237	5,263
	405.04		1,251	1,251	1,251	1,251	1,251	1,251
	Census Tract Total	10,128	10,646	10,680	11,076	11,542	11,665	11,704
406	406.01		2,537	2,556	2,907	3,095	3,146	3,162
	Census Tract Total	2,437	2,537	2,556	2,907	3,095	3,146	3,162
407	407.01		5,121	5,124	5,171	5,248	5,272	5,283
	407.02		2,853	2,852	2,881	2,933	2,949	2,955
	Census Tract Total	7,994	7,974	7,976	8,052	8,181	8,221	8,238

TABLE 4.6

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2000	2003	2005	2010	2015	2020	2025
408	408.01		2,391	2,511	2,719	2,785	2,804	2,810
	408.02		286	286	290	299	301	302
	408.03		1,280	1,280	1,318	1,384	1,402	1,408
	408.04		1,973	1,973	2,199	2,599	2,702	2,731
	408.05		0	0	0	0	0	0
	Census Tract Total	5,576	5,930	6,050	6,526	7,067	7,209	7,251
501	501.01		3,370	3,375	3,385	3,403	3,411	3,416
	501.02		894	900	906	919	923	925
	501.03		1,206	1,203	1,212	1,228	1,233	1,236
	Census Tract Total	5,020	5,470	5,478	5,503	5,550	5,567	5,577
502	502.01		1,396	1,454	1,454	1,455	1,456	1,458
	502.02		709	710	711	713	714	715
	502.03		511	512	547	610	627	631
	502.04		1,153	1,153	1,185	1,241	1,256	1,261
	Census Tract Total	4,596	3,769	3,829	3,897	4,019	4,053	4,065
503	503.01		892	892	905	928	934	937
	503.02		863	863	864	866	867	868
	503.03		1,985	1,993	2,086	2,248	2,291	2,304
	503.04		665	666	707	778	797	802
	Census Tract Total	4,553	4,405	4,414	4,562	4,820	4,889	4,911
504	504.01		1,086	1,086	1,151	1,268	1,298	1,307
	504.02		992	992	1,015	1,058	1,069	1,073
	504.03		674	675	752	888	923	933
	Census Tract Total	2,458	2,752	2,753	2,918	3,214	3,290	3,313

TABLE 4.6

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2000	2003	2005	2010	2015	2020	2025
505	505.01		1,056	1,056	1,058	1,062	1,064	1,065
	505.02		898	898	903	912	915	917
	505.03		657	657	659	663	665	665
	Census Tract Total	2,856	2,611	2,611	2,620	2,637	2,644	2,647
506	506.01		561	560	697	937	998	1,015
	506.02		3,890	3,908	3,920	3,943	3,952	3,958
	506.03		875	874	880	891	895	896
	506.04		555	555	555	557	558	559
	506.05		783	783	831	915	937	943
	506.06		1,133	1,133	1,148	1,173	1,182	1,185
	506.07		519	519	543	585	596	599
	Census Tract Total	8,042	8,316	8,332	8,574	9,001	9,118	9,155
507	507.01		2,771	2,773	2,856	3,004	3,044	3,057
	507.02		3,588	3,658	3,766	3,921	3,964	3,979
	Census Tract Total	7,007	6,359	6,431	6,622	6,925	7,008	7,036
508	508.01		867	875	909	948	959	962
	508.02		1,291	1,292	1,307	1,334	1,343	1,346
	508.03		1,157	1,179	1,268	1,336	1,355	1,361
	Census Tract Total	3,192	3,315	3,346	3,484	3,618	3,657	3,669
509	509.01		889	890	903	922	928	930
	509.02		869	869	888	923	933	936
	Census Tract Total	1,598	1,758	1,759	1,791	1,845	1,861	1,866
510	510.01		1,169	1,169	1,175	1,185	1,189	1,191
	510.02		1,604	1,606	1,625	1,659	1,669	1,673
	Census Tract Total	2,712	2,773	2,775	2,800	2,844	2,858	2,864

TABLE 4.6

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2000	2003	2005	2010	2015	2020	2025
511	511.01		1,030	1,030	1,061	1,116	1,131	1,135
	511.02		1,299	1,314	1,337	1,343	1,345	1,347
	Census Tract Total	2,141	2,329	2,344	2,398	2,459	2,476	2,482
512	512.01		657	657	669	689	695	697
	512.02		887	887	921	983	999	1,004
	512.03		290	297	359	451	475	481
	Census Tract Total	1,631	1,834	1,841	1,949	2,123	2,169	2,182
513	513.01		1,243	1,248	1,364	1,556	1,607	1,621
	513.02		1,244	1,238	1,252	1,278	1,285	1,289
	Census Tract Total	2,140	2,487	2,486	2,616	2,834	2,892	2,910
514	514.01		517	505	505	505	506	506
	514.02		1,976	2,018	2,019	2,024	2,027	2,029
	514.03		927	943	943	946	947	948
	Census Tract Total	3,191	3,420	3,466	3,467	3,475	3,480	3,483
515	515.01		2,452	2,453	2,457	2,465	2,469	2,472
	515.02		3,388	3,416	3,605	3,728	3,762	3,775
	515.03		2,131	2,150	2,200	2,288	2,312	2,320
	515.04		2,388	2,438	2,475	2,541	2,560	2,567
	Census Tract Total	10,056	10,359	10,457	10,737	11,022	11,103	11,134
516	516.01		2,084	2,068	2,072	2,082	2,086	2,089
	516.02		232	232	233	235	236	236
	516.03		1,955	1,994	1,995	1,998	2,000	2,002
	516.04		1,559	1,584	1,610	1,657	1,670	1,675
	516.05		1,088	1,099	1,132	1,190	1,206	1,211
	Census Tract Total	9,117	6,918	6,977	7,042	7,162	7,198	7,213

TABLE 4.6

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2000	2003	2005	2010	2015	2020	2025
518	518.01		1,328	1,328	1,341	1,367	1,374	1,377
	518.02		603	603	610	624	628	630
	518.03		1,238	1,239	1,328	1,484	1,526	1,537
	Census Tract Total	3,216	3,169	3,170	3,279	3,475	3,528	3,544
519	519.01		6,804	6,859	7,063	7,421	7,517	7,548
	Census Tract Total	6,144	6,804	6,859	7,063	7,421	7,517	7,548
520	520.01		3,068	3,103	3,246	3,447	3,502	3,519
	Census Tract Total	2,733	3,068	3,103	3,246	3,447	3,502	3,519
521	521.01		351	351	361	378	382	384
	521.02		2,719	2,731	2,776	2,858	2,881	2,889
	521.03		1,590	1,590	1,661	1,786	1,820	1,830
	521.04		1,780	1,824	1,945	2,043	2,070	2,079
	521.05		1,128	1,129	1,176	1,259	1,281	1,288
	Census Tract Total	7,209	7,568	7,625	7,919	8,324	8,434	8,470
522	522.01		3,676	3,706	3,727	3,755	3,766	3,771
	522.02		1,091	1,092	1,107	1,132	1,140	1,142
	522.03		1,004	1,004	1,006	1,009	1,011	1,012
	Census Tract Total	6,059	5,771	5,802	5,840	5,896	5,917	5,925
523	523.01		7,737	7,694	7,718	7,764	7,782	7,793
	Census Tract Total	7,599	7,737	7,694	7,718	7,764	7,782	7,793
524	524.01		1,445	1,445	1,446	1,449	1,451	1,452
	524.02		984	984	984	984	985	986
	524.03		810	810	811	813	814	815
	524.04		1,886	1,910	1,924	1,950	1,959	1,962
	524.05		1,375	1,390	1,485	1,614	1,648	1,658
	Census Tract Total	6,494	6,500	6,539	6,650	6,810	6,857	6,873

TABLE 4.6

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2000	2003	2005	2010	2015	2020	2025
525	525.01		824	824	825	827	828	829
	525.02		1,920	1,913	1,968	2,065	2,091	2,099
	525.03		1,031	1,037	1,073	1,125	1,140	1,144
	525.04		4,371	4,419	4,611	4,950	5,040	5,067
	Census Tract Total	9,031	8,146	8,193	8,477	8,967	9,099	9,139
526	526.01		2,074	2,234	2,889	2,972	3,055	3,138
	526.02		2,549	2,589	2,789	3,069	3,143	3,165
	526.03		786	841	992	1,116	1,148	1,158
	Census Tract Total	4,247	5,409	5,664	6,670	7,157	7,346	7,461
527	527.01		4,661	4,802	5,246	5,424	5,474	5,492
	Census Tract Total	4,790	4,661	4,802	5,246	5,424	5,474	5,492
528	528.01		10,114	10,017	10,153	10,394	10,463	10,490
	Census Tract Total	7,707	10,114	10,017	10,153	10,394	10,463	10,490
601	601.01		1,030	1,040	1,110	1,208	1,235	1,242
	601.02		1,905	1,906	2,035	2,262	2,321	2,338
	601.03		1,023	1,060	1,194	1,330	1,365	1,376
	Census Tract Total	3,795	3,958	4,006	4,339	4,800	4,921	4,956
602	602.01		1,557	1,560	1,636	1,764	1,798	1,809
	602.02		351	355	402	478	497	503
	602.03		1,922	1,924	2,013	2,167	2,208	2,221
	Census Tract Total	4,030	3,830	3,839	4,051	4,409	4,503	4,533
603	603.01		717	717	919	1,276	1,367	1,392
	603.02		2,025	2,027	2,114	2,268	2,309	2,321
	Census Tract Total	2,715	2,742	2,744	3,033	3,544	3,676	3,713

TABLE 4.6

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2000	2003	2005	2010	2015	2020	2025
604	604.01		824	823	904	1,045	1,082	1,093
	604.02		3,759	3,794	3,917	4,069	4,111	4,125
	604.03		481	481	540	644	671	679
	Census Tract Total	4,310	5,064	5,098	5,361	5,758	5,864	5,897
605	605.01		2,433	2,476	2,632	2,778	2,817	2,830
	605.02		2,004	2,013	2,126	2,326	2,379	2,395
	605.03		1,036	1,036	1,096	1,202	1,230	1,238
	605.04		596	596	633	698	716	721
	605.05		2,113	2,538	3,513	3,672	3,714	3,726
	Census Tract Total	7,953	8,182	8,659	10,000	10,676	10,856	10,910
606	606.01		424	423	466	541	561	566
	606.02		3,404	3,457	3,944	4,303	4,399	4,427
	Census Tract Total	4,373	3,828	3,880	4,410	4,844	4,960	4,993
607 ^a	607.01		7,606	7,631	7,746	7,945	8,003	8,024
	Census Tract Total	6,991	7,606	7,631	7,746	7,945	8,003	8,024
608 ^a	608.01		3,148	3,134	3,240	3,426	3,476	3,491
	Census Tract Total	2,878	3,148	3,134	3,240	3,426	3,476	3,491
609 ^a	609.01		2,477	2,476	2,531	2,627	2,654	2,663
	Census Tract Total	2,262	2,477	2,476	2,531	2,627	2,654	2,663
610 ^a	610.01		2,418	2,416	2,485	2,603	2,636	2,647
	Census Tract Total	2,322	2,418	2,416	2,485	2,603	2,636	2,647
611	611.01		1,875	1,880	2,031	2,285	2,351	2,370
	611.02		5,075	5,111	5,356	5,751	5,855	5,888
	Census Tract Total	6,939	6,950	6,991	7,387	8,036	8,206	8,258

TABLE 4.6

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2000	2003	2005	2010	2015	2020	2025
612	612.01		649	649	734	885	924	935
	612.02		3,425	3,594	3,979	4,107	4,143	4,155
	612.03		277	343	567	789	846	862
	612.04		2,693	3,061	4,921	5,192	5,263	5,286
	Census Tract Total	5,713	7,044	7,647	10,201	10,973	11,176	11,238
615	615.01		1,082	1,094	1,204	1,345	1,382	1,393
	615.02		836	863	921	957	968	971
	615.03		1,306	1,309	1,365	1,401	1,411	1,416
	615.04		1,906	2,344	3,074	3,200	3,235	3,246
	615.05		256	256	257	259	260	260
	Census Tract Total	5,199	5,386	5,866	6,821	7,162	7,256	7,286
616	616.01		3,544	4,423	7,781	7,903	7,936	7,944
	616.02		1,076	1,297	1,711	1,734	1,742	1,745
	616.04		2,676	2,879	3,183	3,239	3,257	3,263
	616.05		984	1,003	1,033	1,038	1,040	1,041
	616.06		0	125	785	785	785	785
	Census Tract Total	6,684	8,280	9,727	14,493	14,699	14,760	14,778
617	617.01		5,104	5,358	5,764	5,990	6,053	6,074
	617.02		804	805	1,047	1,472	1,580	1,610
	Census Tract Total	5,811	5,908	6,163	6,811	7,462	7,633	7,684
618	618.01		776	812	1,056	1,397	1,484	1,508
	618.02		5,318	5,368	5,499	5,571	5,595	5,605
	Census Tract Total	5,462	6,094	6,180	6,555	6,968	7,079	7,113
619	619.02		4,021	4,066	4,138	4,267	4,302	4,315
	Census Tract Total	5,155	4,021	4,066	4,138	4,267	4,302	4,315

TABLE 4.6

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2000	2003	2005	2010	2015	2020	2025
701	701.01		808	809	933	1,150	1,207	1,224
	701.02		1,305	1,307	1,443	1,679	1,740	1,758
	701.03		169	171	262	417	456	467
	701.04		452	468	842	1,460	1,617	1,660
	Census Tract Total	2,847	2,734	2,755	3,480	4,706	5,020	5,109
702	702.01		6	6	6	6	6	6
	Census Tract Total		6	6	6	6	6	6
703	703.01		1,953	1,958	2,095	2,321	2,380	2,398
	703.02		386	387	417	469	483	487
	703.03		927	927	1,012	1,159	1,198	1,209
	Census Tract Total	3,132	3,266	3,272	3,524	3,949	4,061	4,094
704	704.01		1,345	1,350	1,610	2,057	2,172	2,204
	704.02		124	123	140	171	179	181
	704.03		1,037	1,037	1,249	1,625	1,721	1,748
	704.04		802	802	845	922	942	948
	704.05		1,500	1,511	1,620	1,787	1,831	1,844
	Census Tract Total	4,754	4,808	4,823	5,464	6,562	6,845	6,925
705	705.01		327	326	397	523	555	565
	705.02		945	945	954	969	974	976
	705.03		1,864	1,872	2,149	2,622	2,744	2,778
	705.04		845	845	863	896	905	908
	705.05		501	501	589	743	783	794
	705.06		960	978	1,006	1,006	1,007	1,008
	Census Tract Total	5,121	5,442	5,467	5,958	6,759	6,968	7,029

TABLE 4.6

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2000	2003	2005	2010	2015	2020	2025
706	706.01		626	629	813	1,126	1,205	1,227
	706.02		516	564	708	834	866	876
	706.03		1,020	1,027	1,046	1,080	1,090	1,092
	706.04		566	567	603	661	676	680
	Census Tract Total	2,320	2,728	2,787	3,170	3,701	3,837	3,875
707	707.01		852	852	1,003	1,062	1,078	1,082
	707.02		1,172	1,171	1,219	1,305	1,327	1,334
	707.03		836	836	901	1,015	1,045	1,053
	707.04		1,082	1,082	1,085	1,091	1,093	1,095
	707.05		561	561	563	567	568	569
	707.06		742	742	742	742	743	743
	Census Tract Total	4,973	5,245	5,244	5,513	5,782	5,854	5,876
708	708.01		754	755	776	814	824	827
	708.02		2,151	2,150	2,176	2,223	2,236	2,242
	Census Tract Total	2,782	2,905	2,905	2,952	3,037	3,060	3,069
709	709.01		1,859	1,878	1,996	2,176	2,222	2,237
	709.02		2,064	2,065	2,088	2,123	2,133	2,138
	709.03		734	734	747	771	777	780
	709.04		858	859	962	1,143	1,190	1,204
	709.05		971	973	1,063	1,216	1,256	1,267
	709.06		312	312	327	355	361	364
	Census Tract Total	6,359	6,798	6,821	7,183	7,784	7,939	7,990
710	710.01		191	192	227	288	303	308
	710.02		665	664	693	746	759	764
	710.03		1,194	1,186	1,241	1,337	1,362	1,370
	Census Tract Total	1,772	2,050	2,042	2,161	2,371	2,424	2,442

TABLE 4.6

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2000	2003	2005	2010	2015	2020	2025
711	711.01		483	482	483	485	486	487
	711.02		587	587	587	587	588	588
	711.03		765	765	779	805	812	815
	711.04		877	876	879	885	887	888
	711.05		702	702	704	710	712	713
	711.06		1,504	1,520	1,524	1,533	1,537	1,539
	711.07		555	556	561	572	575	576
	711.08		1,100	1,100	1,155	1,254	1,280	1,288
	Census Tract Total	6,479	6,573	6,588	6,672	6,831	6,877	6,894
712	712.01		3	3	3	3	3	3
	712.02		1,003	1,031	1,031	1,031	1,032	1,033
	712.03		524	524	538	564	571	573
	712.04		5,081	5,150	5,306	5,387	5,412	5,422
	Census Tract Total	6,240	6,611	6,708	6,878	6,985	7,018	7,031
713	713.01		7,693	7,860	8,148	8,328	8,380	8,400
	713.02		1,807	1,813	1,951	2,174	2,234	2,250
	Census Tract Total	8,666	9,500	9,673	10,099	10,502	10,614	10,650
714	714.01		4,576	4,577	4,746	5,011	5,082	5,105
	714.02		2,070	2,055	2,070	2,097	2,105	2,109
	Census Tract Total	6,967	6,646	6,632	6,816	7,108	7,187	7,214
801	801.01		1,485	1,511	1,761	2,076	2,158	2,181
	801.02		747	749	828	964	1,000	1,010
	801.03		775	864	1,334	1,928	2,081	2,122
	801.04		904	917	1,042	1,230	1,278	1,292
	801.05		627	634	837	1,179	1,266	1,290
	Census Tract Total	4,076	4,538	4,675	5,802	7,377	7,783	7,895

TABLE 4.6

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2000	2003	2005	2010	2015	2020	2025
802	802.01		1,257	1,335	1,876	2,625	2,817	2,870
	802.02		1,339	1,341	1,491	1,750	1,817	1,837
	802.03		1,645	1,651	1,691	1,748	1,764	1,769
	802.04		5,020	6,338	8,497	8,499	8,504	8,509
	802.05		0	0	0	0	0	0
	Census Tract Total	8,336	9,261	10,665	13,555	14,622	14,902	14,985
803	803.01		3,244	3,265	3,726	4,488	4,684	4,740
	803.02		779	780	895	1,096	1,147	1,162
	803.03		2,978	3,021	3,964	5,505	5,898	6,008
	803.04		0	0	0	0	0	0
	Census Tract Total	6,552	7,001	7,066	8,585	11,089	11,729	11,910
804	804.01		2,365	2,421	2,693	3,004	3,086	3,110
	804.02		2,390	2,405	3,048	4,120	4,396	4,471
	804.03		1,291	1,300	1,565	2,022	2,139	2,172
	804.04		1,620	1,654	1,804	1,985	2,032	2,047
	804.05		2,810	2,817	3,053	3,454	3,558	3,589
	Census Tract Total	9,752	10,476	10,597	12,163	14,585	15,211	15,389
805	805.01		5,936	5,952	6,090	6,289	6,345	6,365
	805.02		6,091	6,180	6,362	6,449	6,476	6,488
	805.03		7,244	7,319	7,516	7,811	7,893	7,921
	Census Tract Total	18,097	19,271	19,451	19,968	20,549	20,714	20,774
808 ^b	808.01		7,308	7,596	8,510	9,446	9,692	9,764
	Census Tract Total	8,123	7,308	7,596	8,510	9,446	9,692	9,764
809 ^b	809.01		12,413	12,458	12,902	13,673	13,880	13,945
	Census Tract Total	13,539	12,413	12,458	12,902	13,673	13,880	13,945

TABLE 4.6

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2000	2003	2005	2010	2015	2020	2025
810	810.01		4,577	4,706	4,931	5,191	5,261	5,284
	Census Tract Total	3,952	4,577	4,706	4,931	5,191	5,261	5,284
811	811.01		1,952	3,097	5,516	5,757	5,822	5,844
	811.02		8,100	8,214	8,787	9,370	9,526	9,574
	811.03		4,169	4,186	4,260	4,349	4,375	4,385
	811.04		4,675	4,693	4,791	4,921	4,959	4,972
	Census Tract Total	16,498	18,896	20,190	23,354	24,397	24,682	24,775
812	812.01		6,667	6,683	6,709	6,752	6,767	6,778
	Census Tract Total	7,716	6,667	6,683	6,709	6,752	6,767	6,778
814	814.01		7,543	7,543	7,565	7,608	7,626	7,636
	Census Tract Total	6,294	7,543	7,543	7,565	7,608	7,626	7,636
815	815.01		2,570	2,593	2,639	2,666	2,674	2,679
	Census Tract Total	2,143	2,570	2,593	2,639	2,666	2,674	2,679
816	816.01		1,730	1,748	1,827	1,922	1,947	1,956
	816.02		1,683	1,686	1,738	1,817	1,839	1,846
	Census Tract Total	3,052	3,413	3,434	3,565	3,739	3,786	3,802
817	817.01		2,076	2,096	2,341	2,673	2,760	2,784
	817.02		2,335	2,364	2,442	2,492	2,507	2,513
	817.03		1,875	1,876	1,925	2,010	2,033	2,041
	817.04		4,466	4,467	4,687	5,051	5,147	5,176
	Census Tract Total	9,722	10,752	10,803	11,395	12,226	12,447	12,514
819	819.01		3,932	3,991	4,151	4,297	4,337	4,351
	819.02		1,972	1,983	2,090	2,256	2,299	2,313
	Census Tract Total	5,518	5,904	5,974	6,241	6,553	6,636	6,664

TABLE 4.6

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2000	2003	2005	2010	2015	2020	2025
820	820.01		8,637	8,667	8,877	9,102	9,167	9,191
	820.02		1,328	1,328	1,328	1,328	1,329	1,331
	Census Tract Total	8,264	9,965	9,995	10,205	10,430	10,496	10,522
821	821.01		3,637	3,610	3,610	3,611	3,615	3,618
	Census Tract Total	3,225	3,637	3,610	3,610	3,611	3,615	3,618
822	822.01		2,547	3,190	5,281	5,397	5,432	5,445
	822.02		976	990	990	990	991	992
	822.03		5,211	5,263	5,265	5,271	5,278	5,283
	Census Tract Total	6,302	8,734	9,443	11,536	11,658	11,701	11,720
823	823.01		14,008	13,989	14,028	14,052	14,070	14,086
	Census Tract Total	12,337	14,008	13,989	14,028	14,052	14,070	14,086
824	824.01		2,471	2,472	2,528	2,628	2,655	2,664
	Census Tract Total	2,373	2,471	2,472	2,528	2,628	2,655	2,664
825	825.01		4,067	4,743	7,900	8,052	8,107	8,158
	825.02		12,830	13,001	13,397	13,650	13,726	13,756
	Census Tract Total	15,190	16,897	17,744	21,297	21,702	21,833	21,914
826	826.01		2,354	2,367	3,002	3,142	3,179	3,192
	826.02		10,066	10,386	11,071	11,395	11,487	11,519
	Census Tract Total	11,239	12,420	12,753	14,073	14,537	14,666	14,711
901	901.01		0	0	0	0	0	0
	901.02		40	94	272	446	490	502
	901.03		3,013	3,015	3,535	3,637	3,666	3,677
	901.04		616	615	634	668	677	680
	901.05		7,379	7,396	7,455	7,563	7,596	7,611
	901.06		0	0	0	0	0	0
	Census Tract Total	10,360	11,048	11,120	11,896	12,314	12,429	12,470

TABLE 4.6

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2000	2003	2005	2010	2015	2020	2025
905	905.01		2,994	3,019	3,052	3,106	3,123	3,129
	905.02		6,168	6,479	7,704	9,047	9,395	9,494
	Census Tract Total	8,437	9,162	9,498	10,756	12,153	12,518	12,623
909 ^c	909.01		280	284	384	551	594	606
	Census Tract Total	185	280	284	384	551	594	606
910	910.01		170	170	388	773	871	898
	910.02		1,869	1,881	2,500	3,561	3,833	3,907
	Census Tract Total	1,911	2,039	2,051	2,888	4,334	4,704	4,805
911	911.01		13,273	13,295	13,518	13,851	13,948	13,984
	Census Tract Total	13,607	13,273	13,295	13,518	13,851	13,948	13,984
912	912.01		6,249	6,262	6,609	7,223	7,385	7,433
	912.02		578	589	589	590	590	591
	Census Tract Total	7,418	6,827	6,851	7,198	7,813	7,975	8,024
913	913.01		74	74	188	389	440	454
	913.02		127	128	152	192	202	205
	913.03		2,072	2,091	2,200	2,380	2,428	2,442
	913.04		10,300	10,395	11,120	12,188	12,470	12,553
	Census Tract Total	13,211	12,573	12,688	13,660	15,149	15,540	15,654
914	914.01		18,688	18,834	19,144	19,309	19,368	19,397
	Census Tract Total	18,702	18,688	18,834	19,144	19,309	19,368	19,397
915	915.01		6,564	6,820	8,083	8,669	8,824	8,873
	915.02		1,679	4,974	10,338	11,082	11,281	11,342
	915.03		1,170	1,182	1,184	1,188	1,190	1,192
	Census Tract Total	7,397	9,413	12,976	19,605	20,939	21,295	21,407
916	916.01		9,108	9,169	9,391	9,669	9,748	9,777
	Census Tract Total	8,484	9,108	9,169	9,391	9,669	9,748	9,777

TABLE 4.6

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2000	2003	2005	2010	2015	2020	2025
917	917.01		7,209	7,483	8,087	8,093	8,094	8,095
	917.02		1,819	1,973	2,555	2,560	2,562	2,564
	917.03		2,041	2,708	3,925	4,309	4,410	4,440
	917.04		6,233	8,220	11,946	12,106	12,157	12,179
	Census Tract Total	12,646	17,302	20,384	26,513	27,068	27,223	27,278
918	918.01		12,149	12,178	13,027	13,629	13,794	13,848
	Census Tract Total	10,802	12,149	12,178	13,027	13,629	13,794	13,848
919	919.01		362	362	487	707	763	778
	919.02		441	441	532	692	732	744
	919.03		505	506	613	796	844	857
	919.04		213	213	221	236	240	242
	919.05		943	950	1,151	1,480	1,565	1,589
	919.06		165	166	183	210	216	218
	919.07		349	387	603	739	773	783
	919.08		60	64	81	87	89	89
	919.09		411	414	422	428	429	430
	919.10		143	145	154	158	159	159
	919.11		165	165	170	180	182	183
	919.12		297	313	342	351	354	354
	Census Tract Total	3,662	4,054	4,126	4,959	6,064	6,346	6,426
920	920.01		2,313	2,318	2,564	2,991	3,101	3,132
	920.02		2,198	2,204	2,273	2,387	2,417	2,427
	920.03		2,293	2,315	2,435	2,596	2,639	2,653
	Census Tract Total	6,211	6,804	6,837	7,272	7,974	8,157	8,212

TABLE 4.6

**Historical, Estimated and Forecasted Population by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2000	2003	2005	2010	2015	2020	2025
921	921.01		304	306	318	331	335	336
	921.02		466	473	527	582	596	601
	921.03		1,174	1,200	1,339	1,433	1,458	1,466
	921.04		721	727	752	760	762	763
	921.05		1,177	1,186	1,404	1,741	1,829	1,853
	921.06		1,224	1,230	1,294	1,373	1,394	1,401
	921.07		1,803	1,808	1,835	1,851	1,857	1,860
	Census Tract Total	6,575	6,869	6,930	7,469	8,071	8,231	8,280
922	922.01		390	411	502	540	550	554
	922.02		1,761	1,797	1,954	2,043	2,067	2,076
	922.03		6,563	6,667	6,995	7,279	7,357	7,384
	922.04		637	756	1,268	1,571	1,649	1,671
	922.05		4,069	4,128	4,576	4,861	4,939	4,962
	Census Tract Total	13,483	13,420	13,759	15,295	16,294	16,562	16,647
923	923.01		3,286	3,311	3,393	3,477	3,502	3,511
	Census Tract Total	3,431	3,286	3,311	3,393	3,477	3,502	3,511
924	924.01		4,911	4,929	5,050	5,241	5,293	5,311
	Census Tract Total	4,272	4,911	4,929	5,050	5,241	5,293	5,311
Fairfax County		969,749	1,012,090	1,042,767	1,147,565	1,212,782	1,230,373	1,236,009

Sources: U.S. Bureau of the Census, U.S. Census of Population and Housing, 2000; Fairfax County Department of Systems Management for Human Services, 2003 through 2025.

Note: All census tracts in Fairfax County begin with the number 4. To conserve space, the leading 4 is dropped from the census tract name in the information contained in this table. Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Census Bureau. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes. For example, Fairfax County subcensus tracts 160.01, 160.02, and 160.03 comprise U.S. Census Bureau census tract 4160. Land area (acres and square miles) does not include roads, water and small areas of land that cannot be developed.

^a Comprises part of the Town of Vienna.

^b Comprises part of the Town of Herndon.

^c Town of Clifton.

HOUSING UNIT INVENTORY

Housing units are summarized from the real estate tax assessment files as of January 1 of the current year. Building permit data and utility hook-up information are used to determine whether structures are habitable housing units. Housing unit type is determined based on the existing land use code. Specific codes are assigned to each type of housing unit (i.e. single-family detached, duplexes, townhouse, multifamily, etc. See Table 2 in Current Land Use Section) Housing unit information are available by supervisor district, township, planning district, sewershed, and census and subcensus tract.

Estimated Market Value of Owned Housing Units

Market value refers to the estimated market value as of January 1 of the current report year. Estimated market value for each dwelling unit represents a previous year sales price or is derived from the latest tax assessment value. For housing units without a previous year sales price, market value is derived by comparing the spread between current sales prices and assessments of properties that sold during the previous year.

Median market value is a statistic calculated from individual market value information for a particular geography. The estimated median market value of individually owned housing units indicates that half of all owned housing units in the County had market values exceeding this value, and half had values below this level.

TABLE 5.1

**Total Housing Units
Fairfax County, 1983 through 2003**

Year	Housing Units	Annual Change	
		Number	Percent
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%
2001	363,333	4,373	1.2%
2002	370,551	7,218	2.0%
2003	373,902	3,351	0.9%

Source: Fairfax County Department of Systems Management for Human Services, 2003.

TABLE 5.2

**Median Market Value of Housing Units
by Supervisor District
Fairfax County, 2002 and 2003**

Supervisor District	Median Market Value		Percent Change
	2002	2003	
Braddock	\$259,462	\$303,456	17.0%
Dranesville	\$399,510	\$456,731	14.3%
Hunter Mill	\$294,609	\$332,260	12.8%
Lee	\$215,913	\$252,740	17.1%
Mason	\$238,415	\$282,608	18.5%
Mount Vernon	\$226,391	\$269,666	19.1%
Providence	\$254,698	\$301,347	18.3%
Springfield	\$299,425	\$343,461	14.7%
Sully	\$268,673	\$302,345	12.5%
Fairfax County	\$265,611	\$307,630	15.8%

Source: Fairfax County Department of Systems Management for Human Services, 2003.

TABLE 5.3

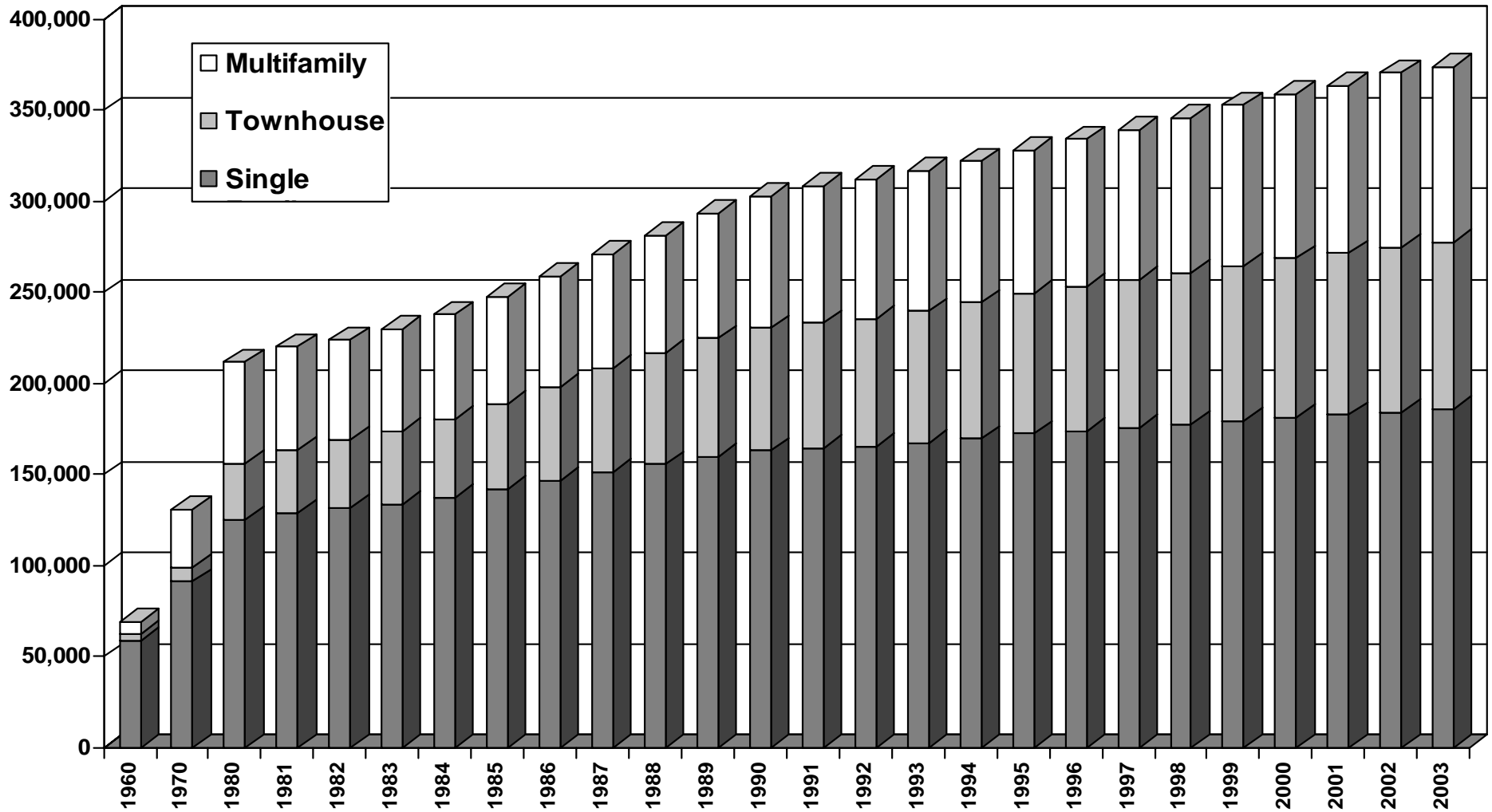
**Median Market Value of Housing Units
by Planning District
Fairfax County, 2002 and 2003**

Planning District	Median Market Value		Percent Change
	2002	2003	
Annandale	\$258,222	\$305,157	18.2%
Baileys	\$190,046	\$222,725	17.2%
Bull Run	\$244,874	\$278,331	13.7%
Fairfax	\$292,934	\$335,478	14.5%
Jefferson	\$230,995	\$281,682	21.9%
Lincolnia	\$230,904	\$278,320	20.5%
Lower Potomac	\$161,536	\$204,578	26.6%
McLean	\$398,288	\$453,864	14.0%
Mount Vernon	\$216,975	\$258,543	19.2%
Pohick	\$283,650	\$326,201	15.0%
Rose Hill	\$228,772	\$266,430	16.5%
Springfield	\$225,000	\$265,434	18.0%
Upper Potomac	\$305,258	\$342,467	12.2%
Vienna	\$329,992	\$377,070	14.3%
Fairfax County	\$265,611	\$307,630	15.8%

Source: Fairfax County Department of Systems Management for Human Services, 2003.

FIGURE 5.1

**Housing Units by Structure Type
Fairfax County, 1960 through 2003**



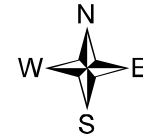
Sources: U.S. Bureau of the Census; Fairfax County Department of Systems Management for Human Services, 2003.

Fairfax County, Virginia January 2003

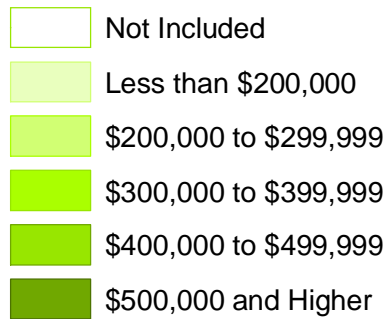


FIGURE 5.2

Median Market Value of Owned Housing Units by Census Tract

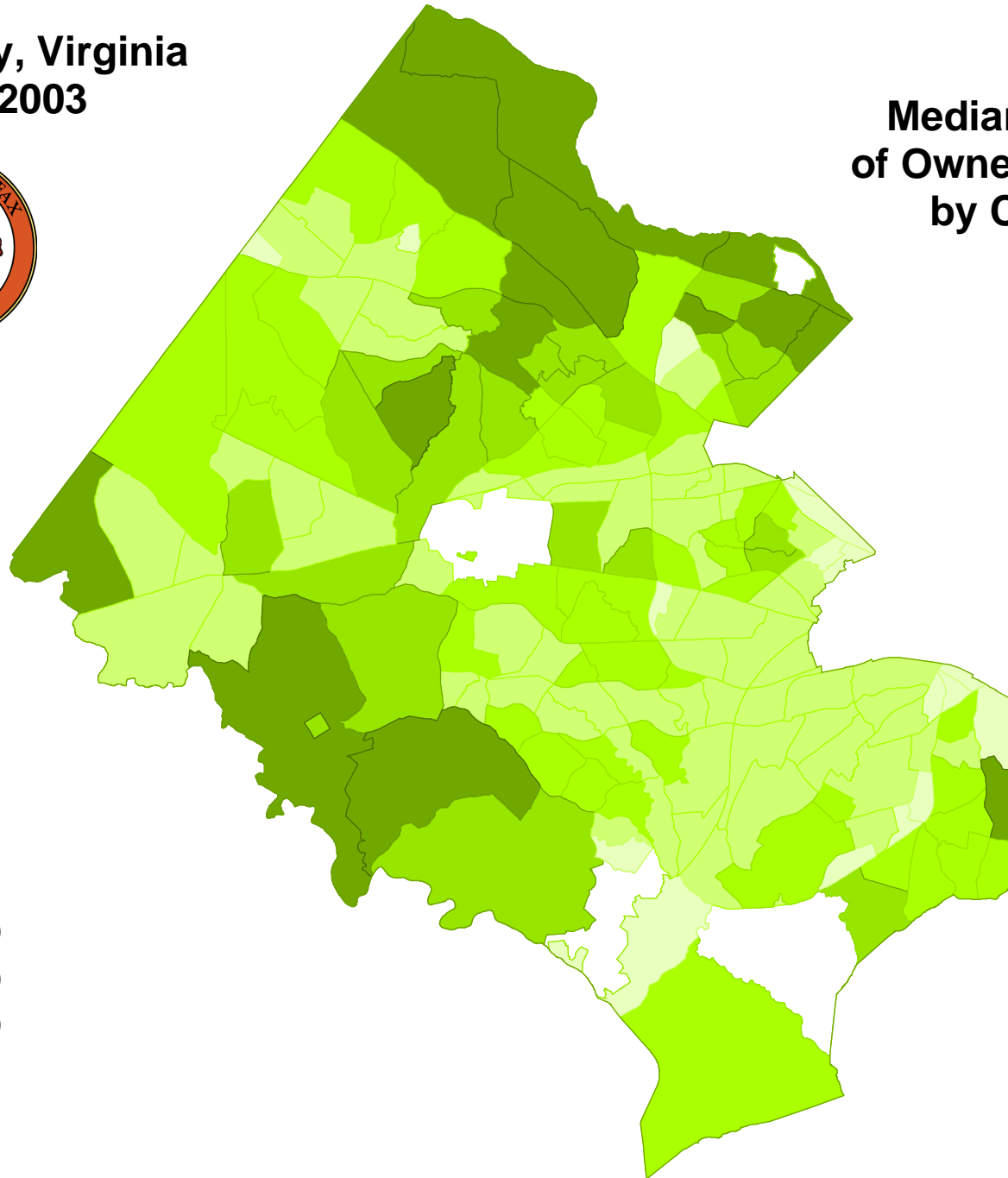


Median Market Value (in Dollars)



Note: City of Fairfax is not included.

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



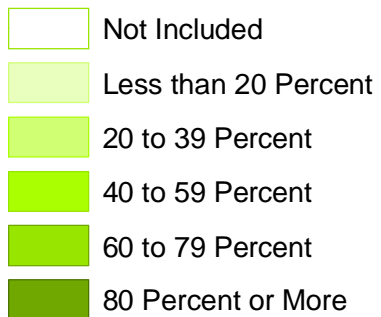
Fairfax County, Virginia January 2003



FIGURE 5.3
**Percent of Housing Stock
Older than 30 Years
by Census Tract**

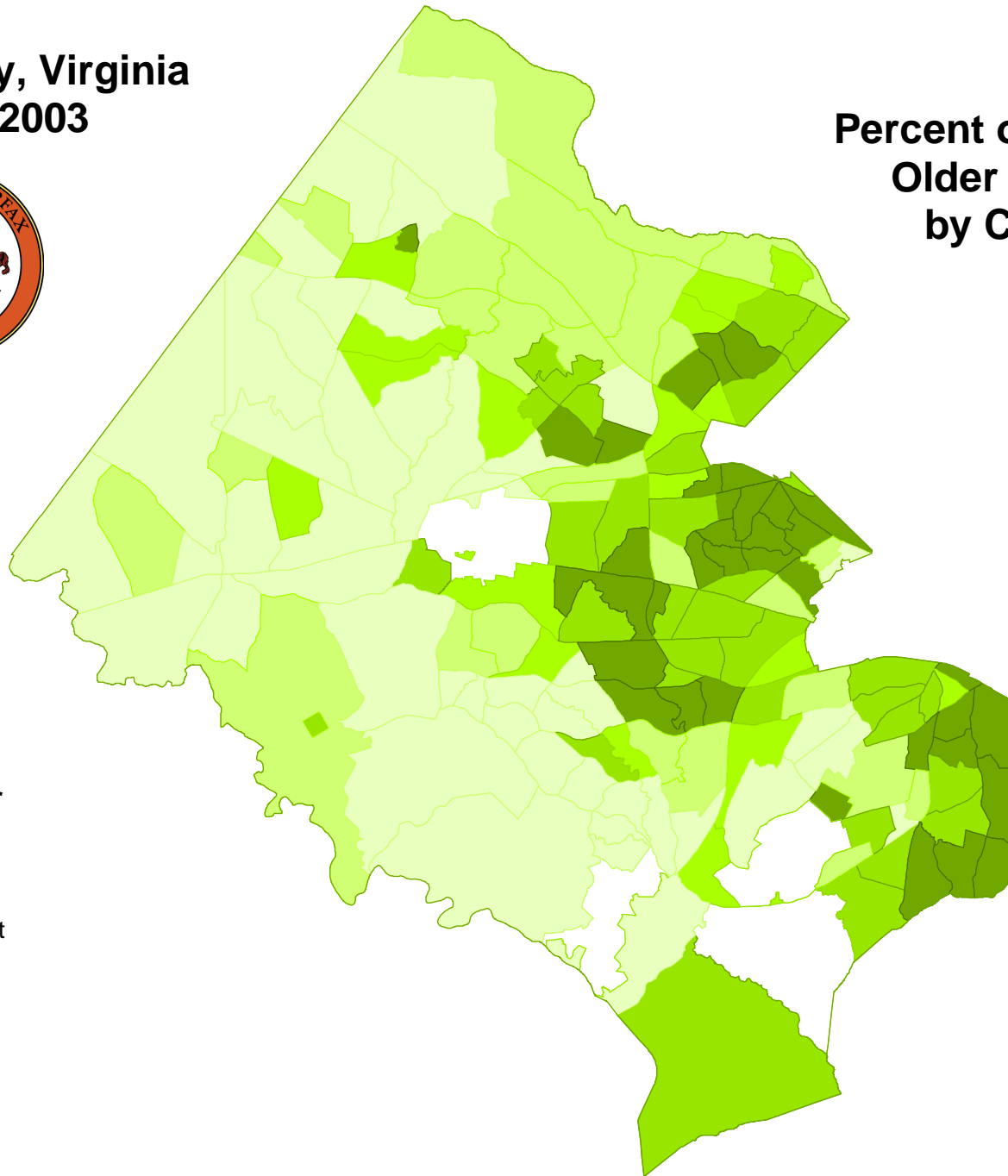


Percent of Housing over 30 Years of Age



Note: City of Fairfax is not included.

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



Fairfax County, Virginia January 2003

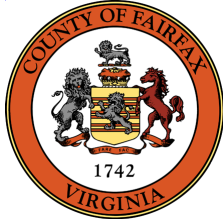
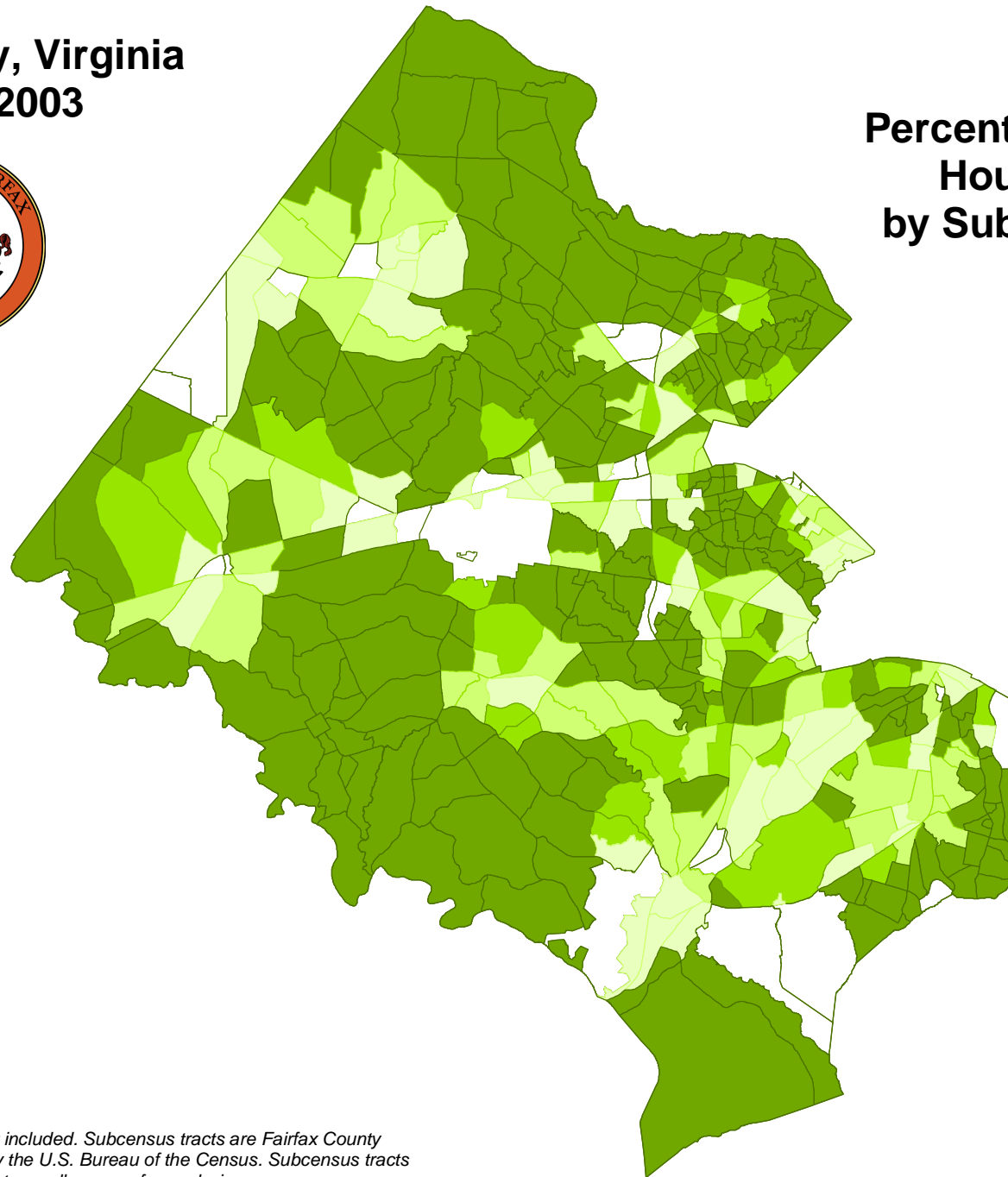
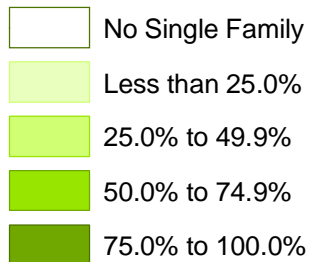


FIGURE 5.4

Percent Single Family Housing Units by Subcensus Tract



Percent Single Family



Note: Data for the City of Fairfax is not included. Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Bureau of the Census. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes.

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

Fairfax County, Virginia January 2003

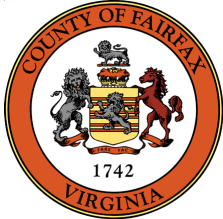
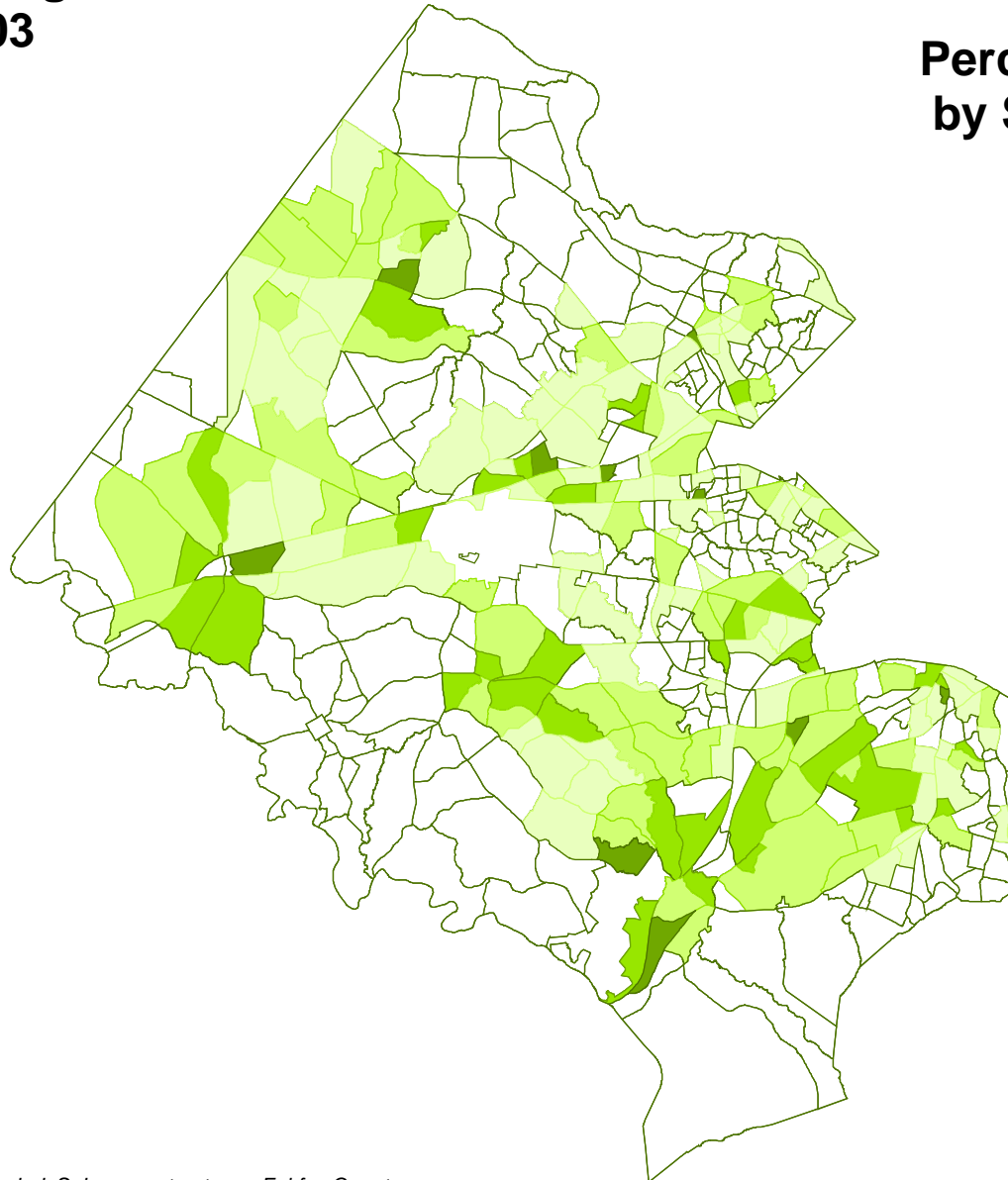







FIGURE 5.5

Percent Townhouses by Subcensus Tract



Percent Townhouses

-  No Townhouses
-  Less than 25.0%
-  25.0% to 49.9%
-  50.0% to 74.9%
-  75.0% to 100.0%

Note: Data for the City of Fairfax is not included. Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Bureau of the Census. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes. Townhouse includes single family attached, duplex, and multiplex units.

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

Fairfax County, Virginia January 2003

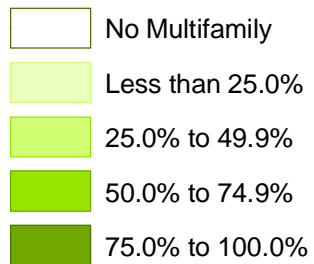


FIGURE 5.6

Percent Multifamily Housing Units by Subcensus Tract



Percent Multifamily



Note: Data for the City of Fairfax is not included. Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Bureau of the Census. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes.

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

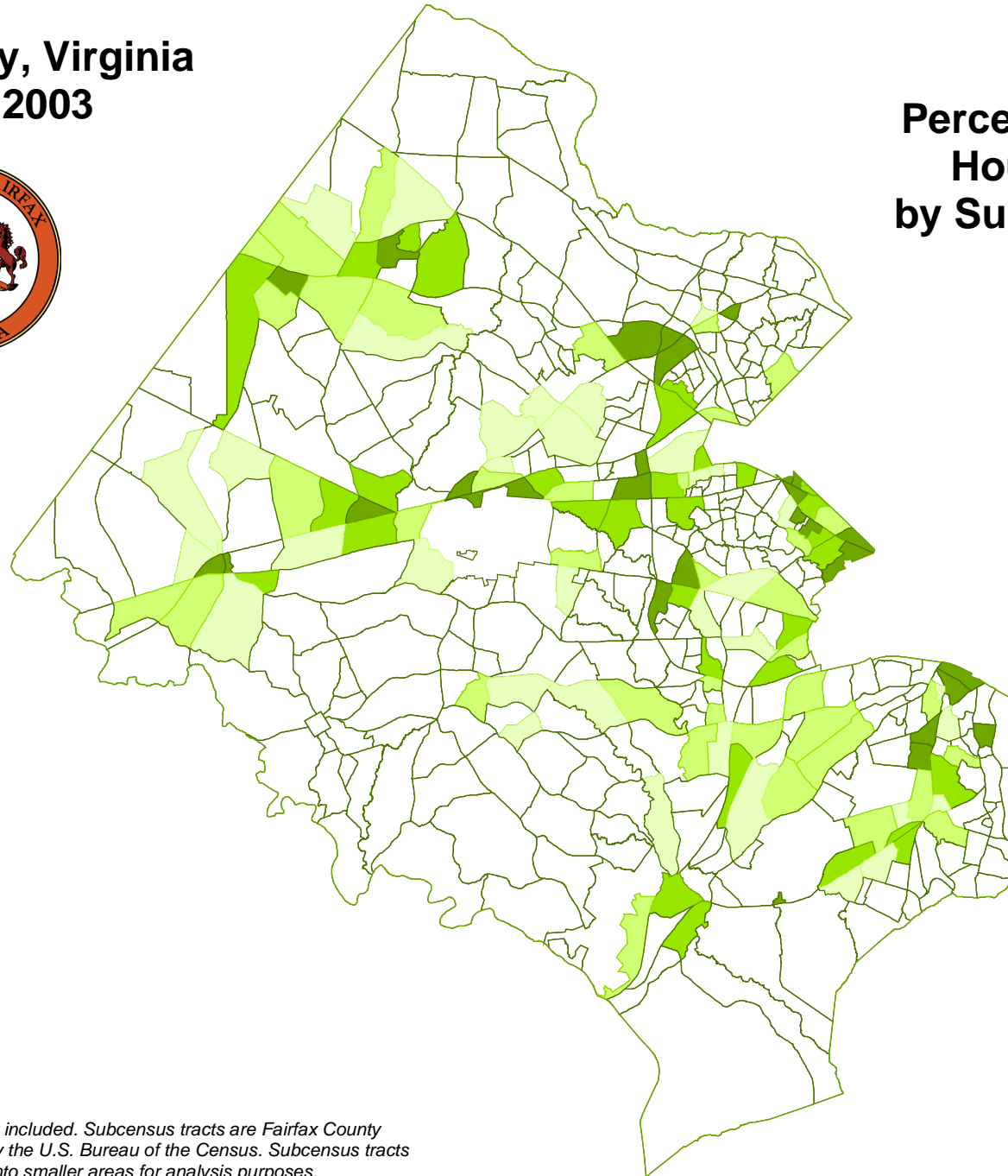


TABLE 5.4

**Housing Unit Inventory by Unit Type by Supervisor District
Fairfax County, January 2003**

Supervisor District	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
Braddock	22,008	366	8,033	186	5,772	269	0	155	36,789
Dranesville ¹	29,636	64	4,570	209	3,604	435	522	0	39,040
Hunter Mill ²	20,214	31	11,279	1,718	12,666	840	285	0	47,033
Lee	15,734	560	11,394	1,557	10,975	50	0	760	41,030
Mason	16,772	32	5,146	627	9,740	1,056	5,752	0	39,125
Mount Vernon	20,133	1,147	8,557	1,247	7,299	130	3,958	325	42,796
Providence	15,240	5	9,671	807	16,838	285	3,470	0	46,316
Springfield ³	24,400	10	9,551	852	7,402	0	0	0	42,215
Sully	19,906	0	13,051	1,198	4,903	0	0	500	39,558
Fairfax County	184,043	2,215	81,252	8,401	79,199	3,065	13,987	1,740	373,902

TABLE 5.5

**Housing Unit Inventory by Unit Type by Town
Fairfax County, January 2003**

Town	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
Town of Clifton	88	0	0	0	0	0	0	0	88
Town of Herndon	2,912	60	2,014	7	2,436	0	0	0	7,429
Town of Vienna	4,612	2	448	30	521	0	0	0	5,613
Towns Total	7,612	62	2,462	37	2,957	0	0	0	13,130

Source: Fairfax County Department of Systems Management for Human Services, 2003.

Note: Figures exclude group quarters (i.e. 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.

TABLE 5.6

**Housing Unit Inventory by Unit Type by Planning District
Fairfax County, January 2003**

Planning District	Single Family	Duplex	Townhouse	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
Annandale	16,065	8	3,303	256	5,075	513	471	0	25,691
Baileys	5,136	16	932	81	5,192	810	5,281	0	17,448
Bull Run	16,713	2	13,591	1,482	8,541	0	0	500	40,829
Fairfax	8,862	0	4,258	369	9,147	285	0	155	23,076
Jefferson	8,634	8	2,564	173	6,804	0	1,230	0	19,413
Lincolnia	1,599	4	1,977	290	2,350	0	0	0	6,220
Lower Potomac	1,839	3	2,073	741	1,908	0	0	0	6,564
McLean	17,256	4	1,799	520	4,707	435	2,208	0	26,929
Mount Vernon	15,308	1,652	2,889	1,760	10,082	130	3,958	1,085	36,864
Pohick ¹	29,459	414	14,229	522	1,449	0	0	0	46,073
Rose Hill	8,567	4	6,682	172	4,654	0	0	0	20,079
Springfield	8,673	8	6,495	291	2,372	52	0	0	17,891
Upper Potomac ²	31,696	72	15,166	1,434	14,684	566	285	0	63,903
Vienna ³	14,236	20	5,294	310	2,234	274	554	0	22,922
Fairfax County	184,043	2,215	81,252	8,401	79,199	3,065	13,987	1,740	373,902

Source: Fairfax County Department of Systems Management for Human Services, 2003.

Note: Figures exclude group quarters (i.e. 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.

TABLE 5.7

**Housing Unit Inventory by Unit Type by Sewershed
Fairfax County, January 2003**

Sewershed	Single Family	Duplex	Town-house	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
A1	6,646	0	2,391	115	2,054	0	0	0	11,206
A2	3	0	291	0	1,223	0	0	0	1,517
A3	198	0	678	14	775	0	0	0	1,665
B1	1,024	2	383	0	494	0	0	0	1,903
B2	4,321	0	1,493	272	1,561	0	0	0	7,647
B3	746	0	0	0	0	0	0	0	746
B5 ¹	2,912	60	2,015	7	2,192	0	0	0	7,186
C1	1,013	0	0	0	0	0	0	0	1,013
C2	1,204	0	0	0	0	0	0	0	1,204
D1	2,953	2	0	0	0	0	0	0	2,955
D2	2,558	0	3,040	379	3,920	446	61	0	10,404
D3 ²	18,410	29	4,834	677	3,059	394	1,379	0	28,782
E1	2,167	0	279	332	4,314	144	531	0	7,767
E2	596	0	0	0	0	0	0	0	596
F	1,858	0	411	0	14	0	522	0	2,805
G1	7,955	1	1,976	188	1,533	112	1,230	0	12,995
G2	1,011	0	0	0	0	179	0	0	1,190
G3	696	0	35	0	0	0	0	0	731
G4	345	0	0	0	0	0	0	0	345
H1	1,181	1	414	0	2,365	409	1,581	0	5,951
H2	0	0	0	0	256	0	3,281	0	3,537
H3	191	0	0	0	0	0	0	0	191
I1	13,813	25	2,509	255	8,363	401	419	0	25,785
I2	1,194	0	36	0	0	0	0	0	1,230
I3	9,980	14	5,446	717	4,203	246	219	0	20,825
I4	46	0	0	0	0	0	0	0	46
I5	237	0	35	0	0	0	0	0	272

TABLE 5.7

**Housing Unit Inventory by Unit Type by Sewershed
Fairfax County, January 2003**

Sewershed	Single Family	Duplex	Town-house	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
R4	285	0	0	0	0	0	0	0	285
S1	4,113	0	4,021	0	1,261	0	0	0	9,395
S2	241	0	0	0	0	0	0	0	241
T1	1,094	0	1	0	0	0	0	500	1,595
T2	4,422	0	2,077	580	824	0	0	0	7,903
T3	3,588	0	2,248	0	0	0	0	0	5,836
T4	2,521	0	2,184	284	4,312	0	0	0	9,301
T5	2,873	0	3,305	618	3,116	0	0	0	9,912
T6	148	0	0	0	0	0	0	0	148
T7	896	0	1,175	0	411	0	0	0	2,482
Fairfax County	184,043	2,215	81,252	8,401	79,199	3,065	13,987	1,740	373,902

Source: Fairfax County Department of Systems Management for Human Services, 2003.

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

¹ Includes the Town of Herndon.

² Comprises part of the Town of Vienna.

³ Includes the Town of Clifton.

TABLE 5.8

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Single Family	Duplex	Town-house	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
151	151.01	405	0	74	0	0	0	0	0	479
	151.02	322	0	0	0	102	0	0	91	515
	151.03	307	0	0	0	0	0	0	0	307
	Census Tract Total	1,034	0	74	0	102	0	0	91	1,301
152	152.01	211	0	131	0	0	0	0	0	342
	152.02	18	0	20	0	930	0	523	0	1,491
	152.03	118	0	0	0	0	0	0	0	118
	152.04	0	0	0	0	0	0	0	0	0
	Census Tract Total	347	0	151	0	930	0	523	0	1,951
153	153.01	237	28	24	0	0	0	0	0	289
	153.02	274	202	0	0	157	0	0	0	633
	153.03	181	290	0	0	0	0	0	0	471
	153.04	100	0	0	0	0	0	0	0	100
	Census Tract Total	792	520	24	0	157	0	0	0	1,493
154	154.01	611	0	156	0	1,549	0	0	115	2,431
	154.02	410	0	0	0	0	0	0	0	410
	154.03	126	0	228	0	60	0	0	0	414
	Census Tract Total	1,147	0	384	0	1,609	0	0	115	3,255
155	155.01	456	0	400	0	209	130	0	0	1,195
	155.02	687	0	0	0	0	0	0	0	687
	155.03	267	0	0	0	0	0	0	0	267
	155.04	90	0	0	0	0	0	0	0	90
	Census Tract Total	1,500	0	400	0	209	130	0	0	2,239

TABLE 5.8

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Single Family	Duplex	Town-house	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
156	156.01	551	0	0	0	0	0	0	0	551
	156.02	78	0	0	0	0	0	0	0	78
	156.03	295	2	0	0	0	0	0	0	297
	156.04	122	0	0	0	0	0	0	0	122
	Census Tract Total	1,046	2	0	0	0	0	0	0	1,048
157	157.01	433	0	0	0	0	0	0	0	433
	157.02	746	0	0	0	0	0	0	0	746
	157.03	194	0	0	0	0	0	0	0	194
	Census Tract Total	1,373	0	0	0	0	0	0	0	1,373
158	158.01	669	0	0	0	0	0	0	0	669
	158.02	547	0	0	0	0	0	0	0	547
	158.03	483	0	0	0	0	0	0	0	483
	Census Tract Total	1,699	0	0	0	0	0	0	0	1,699
159	159.01	861	0	0	0	0	0	0	0	861
	159.02	192	0	0	0	0	0	0	0	192
	159.03	0	0	0	0	0	0	0	0	0
	159.04	135	0	0	0	0	0	0	0	135
	Census Tract Total	1,188	0	0	0	0	0	0	0	1,188
160	160.01	185	0	137	0	336	0	0	0	658
	160.02	497	0	0	149	242	0	0	119	1,007
	160.03	305	0	0	0	0	0	0	0	305
	Census Tract Total	987	0	137	149	578	0	0	119	1,970

TABLE 5.8

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Single Family	Duplex	Town-house	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
161	161.01	177	0	0	0	45	0	0	0	222
	161.02	100	0	0	0	0	0	0	0	100
	161.03	627	0	0	0	0	0	0	0	627
	161.04	471	0	0	0	0	0	0	0	471
	Census Tract Total	1,375	0	0	0	45	0	0	0	1,420
162	162.01	0	0	0	0	0	0	0	0	0
	162.02	0	0	0	0	0	0	0	0	0
	Census Tract Total	0	0	0	0	0	0	0	0	0
163	163.01	271	0	0	0	0	0	0	0	271
	163.02	469	1	0	0	0	0	0	0	470
	Census Tract Total	740	1	0	0	0	0	0	0	741
201	201.01	379	0	0	0	0	0	0	0	379
	201.02	594	0	156	0	0	0	0	0	750
	Census Tract Total	973	0	156	0	0	0	0	0	1,129
202	202.01	594	0	739	172	919	0	0	0	2,424
	202.02	626	0	333	0	0	0	0	0	959
	Census Tract Total	1,220	0	1,072	172	919	0	0	0	3,383
203	203.01	645	0	0	0	0	0	0	0	645
	203.02	392	2	284	0	0	0	0	0	678
	203.03	242	0	0	0	0	0	0	0	242
	203.04	209	0	237	0	0	0	0	0	446
	Census Tract Total	1,488	2	521	0	0	0	0	0	2,011
204	204.01	24	273	9	0	66	0	1,222	0	1,594
	Census Tract Total	24	273	9	0	66	0	1,222	0	1,594

TABLE 5.8

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Single Family	Duplex	Town-house	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
205	205.01	82	301	140	0	384	0	2,213	0	3,120
	205.02	175	0	0	0	0	0	0	0	175
	Census Tract Total	257	301	140	0	384	0	2,213	0	3,295
206	206.01	63	116	0	0	0	0	0	0	179
	206.02	0	360	0	0	67	0	0	0	427
	206.03	357	78	141	0	551	0	0	0	1,127
	Census Tract Total	420	554	141	0	618	0	0	0	1,733
207	207.01	639	0	0	0	0	0	0	0	639
	207.02	181	0	44	0	0	0	0	0	225
	207.03	560	0	0	0	0	0	0	0	560
	Census Tract Total	1,380	0	44	0	0	0	0	0	1,424
208	208.01	354	0	0	0	0	0	0	0	354
	208.02	266	0	0	0	0	0	0	0	266
	208.03	511	0	71	0	0	0	0	0	582
	Census Tract Total	1,131	0	71	0	0	0	0	0	1,202
210	210.01	279	0	420	0	278	0	0	0	977
	210.02	59	0	673	0	0	0	0	0	732
	210.03	174	0	64	0	0	0	0	0	238
	210.04	287	0	0	0	347	0	0	0	634
	Census Tract Total	799	0	1,157	0	625	0	0	0	2,581
211	211.01	653	0	2,072	131	201	0	0	0	3,057
	211.02	427	0	824	0	790	0	0	0	2,041
	211.03	91	0	182	0	0	0	0	0	273
	Census Tract Total	1,171	0	3,078	131	991	0	0	0	5,371

TABLE 5.8

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Single Family	Duplex	Town-house	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
212	212.01	691	0	0	0	0	0	0	0	691
	Census Tract Total	691	0	0	0	0	0	0	0	691
213	213.01	912	0	441	0	0	0	0	0	1,353
	213.02	42	0	62	0	0	0	0	0	104
	Census Tract Total	954	0	503	0	0	0	0	0	1,457
214	214.01	196	0	1	0	727	0	0	0	924
	214.02	281	2	30	0	1,215	0	0	0	1,528
	Census Tract Total	477	2	31	0	1,942	0	0	0	2,452
215	215.01	210	0	0	192	887	0	0	760	2,049
	Census Tract Total	210	0	0	192	887	0	0	760	2,049
216	216.01	95	0	72	931	323	0	0	0	1,421
	216.02	85	0	112	0	342	0	0	0	539
	Census Tract Total	180	0	184	931	665	0	0	0	1,960
217	217.01	1,083	0	810	131	657	0	0	0	2,681
	Census Tract Total	1,083	0	810	131	657	0	0	0	2,681
218	218.01	169	0	404	357	1,233	0	0	0	2,163
	Census Tract Total	169	0	404	357	1,233	0	0	0	2,163
219	219.01	32	0	21	0	0	0	0	0	53
	Census Tract Total	32	0	21	0	0	0	0	0	53
220	220.01	0	0	0	0	0	0	0	0	0
	220.02	0	0	0	0	0	0	0	0	0
	220.03	265	0	372	0	0	0	0	0	637
	220.04	6	0	0	0	0	0	0	0	6
	220.05	26	0	0	0	184	0	0	0	210
	Census Tract Total	297	0	372	0	184	0	0	0	853

TABLE 5.8

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Single Family	Duplex	Town-house	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
306	306.01	280	0	106	0	166	0	0	0	552
	306.02	350	0	0	0	0	0	0	0	350
	306.03	257	0	0	0	220	0	0	0	477
	306.04	432	0	0	0	0	0	0	0	432
	Census Tract Total	1,319	0	106	0	386	0	0	0	1,811
307	307.01	217	0	0	0	0	0	0	0	217
	307.02	338	0	0	0	0	0	0	0	338
	307.03	372	0	0	0	0	0	0	0	372
	Census Tract Total	927	0	0	0	0	0	0	0	927
308	308.01	1,350	0	1,153	0	820	2	0	0	3,325
	Census Tract Total	1,350	0	1,153	0	820	2	0	0	3,325
309	309.01	1,035	0	1,194	0	243	0	0	0	2,472
	Census Tract Total	1,035	0	1,194	0	243	0	0	0	2,472
310	310.01	772	0	1,318	237	0	0	0	0	2,327
	Census Tract Total	772	0	1,318	237	0	0	0	0	2,327
313	313.01	1,097	0	302	0	0	0	0	0	1,399
	Census Tract Total	1,097	0	302	0	0	0	0	0	1,399
314	314.01	776	0	570	99	0	0	0	0	1,445
	Census Tract Total	776	0	570	99	0	0	0	0	1,445
315	315.01	1,192	8	676	160	0	0	0	0	2,036
	Census Tract Total	1,192	8	676	160	0	0	0	0	2,036
316	316.01	547	0	306	0	241	50	0	0	1,144
	316.02	555	0	205	0	99	0	0	0	859
	316.03	3	0	0	0	0	0	0	0	3
	Census Tract Total	1,105	0	511	0	340	50	0	0	2,006

TABLE 5.8

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Single Family	Duplex	Town-house	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
318	318.01	861	52	1,561	0	0	0	0	0	2,474
	Census Tract Total	861	52	1,561	0	0	0	0	0	2,474
319	319.01	1,051	0	0	0	0	0	0	0	1,051
	Census Tract Total	1,051	0	0	0	0	0	0	0	1,051
320	320.01	491	0	617	0	0	0	0	0	1,108
	Census Tract Total	491	0	617	0	0	0	0	0	1,108
321	321.01	500	128	181	186	448	0	0	0	1,443
	Census Tract Total	500	128	181	186	448	0	0	0	1,443
322	322.01	560	184	1,239	0	580	0	0	0	2,563
	Census Tract Total	560	184	1,239	0	580	0	0	0	2,563
323	323.01	716	0	410	0	0	0	0	0	1,126
	323.02	429	0	73	0	100	0	0	0	602
	Census Tract Total	1,145	0	483	0	100	0	0	0	1,728
324	324.01	2,342	0	492	0	0	0	0	0	2,834
	Census Tract Total	2,342	0	492	0	0	0	0	0	2,834
325	325.01	1,453	0	432	0	0	0	0	0	1,885
	Census Tract Total	1,453	0	432	0	0	0	0	0	1,885
326	326.01	1,137	2	393	0	0	0	0	0	1,532
	Census Tract Total	1,137	2	393	0	0	0	0	0	1,532
327	327.01	1,060	0	1,492	0	78	0	0	0	2,630
	Census Tract Total	1,060	0	1,492	0	78	0	0	0	2,630
328	328.01	264	0	482	0	0	0	0	0	746
	Census Tract Total	264	0	482	0	0	0	0	0	746

TABLE 5.8

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Single Family	Duplex	Town-house	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
401	401.01	256	0	150	0	566	0	0	0	972
	401.02	1,023	0	0	0	0	0	0	0	1,023
	401.03	445	0	0	161	387	0	0	0	993
	Census Tract Total	1,724	0	150	161	953	0	0	0	2,988
402	402.01	0	0	64	56	580	0	0	0	700
	402.02	416	0	575	8	1,165	0	0	0	2,164
	402.03	0	0	0	0	0	0	0	0	0
	402.04	135	0	0	0	0	0	0	0	135
	Census Tract Total	551	0	639	64	1,745	0	0	0	2,999
403	403.01	480	0	0	0	0	0	0	0	480
	403.02	464	0	0	0	0	0	0	0	464
	Census Tract Total	944	0	0	0	0	0	0	0	944
405	405.01	54	0	46	0	0	0	0	0	100
	405.02	454	0	0	0	0	0	0	0	454
	405.03	1,601	0	0	0	0	0	0	0	1,601
	405.04	0	0	0	0	0	0	0	0	0
	Census Tract Total	2,109	0	46	0	0	0	0	0	2,155
406	406.01	731	0	10	0	12	0	0	155	908
	Census Tract Total	731	0	10	0	12	0	0	155	908
407	407.01	1,661	0	137	0	0	0	0	0	1,798
	407.02	999	0	0	0	0	0	0	0	999
	Census Tract Total	2,660	0	137	0	0	0	0	0	2,797

TABLE 5.8

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Single Family	Duplex	Town-house	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
408	408.01	708	0	33	0	120	0	0	0	861
	408.02	100	0	0	0	0	0	0	0	100
	408.03	449	0	0	0	0	0	0	0	449
	408.04	692	0	0	0	0	0	0	0	692
	408.05	0	0	0	0	0	0	0	0	0
	Census Tract Total	1,949	0	33	0	120	0	0	0	2,102
501	501.01	94	0	231	117	1,032	0	0	0	1,474
	501.02	202	0	0	0	150	0	0	0	352
	501.03	350	0	16	0	64	0	0	0	430
	Census Tract Total	646	0	247	117	1,246	0	0	0	2,256
502	502.01	0	0	512	0	0	0	0	0	512
	502.02	242	0	0	0	0	0	0	0	242
	502.03	157	0	0	0	25	0	0	0	182
	502.04	393	0	0	0	0	0	0	0	393
	Census Tract Total	792	0	512	0	25	0	0	0	1,329
503	503.01	304	0	0	0	0	0	0	0	304
	503.02	294	0	0	0	0	0	0	0	294
	503.03	196	3	99	0	551	0	0	0	849
	503.04	227	0	0	0	0	0	0	0	227
	Census Tract Total	1,021	3	99	0	551	0	0	0	1,674
504	504.01	277	2	94	0	0	0	0	0	373
	504.02	338	0	0	0	0	0	0	0	338
	504.03	230	0	0	0	0	0	0	0	230
	Census Tract Total	845	2	94	0	0	0	0	0	941

TABLE 5.8

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Single Family	Duplex	Town-house	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
511	511.01	359	0	0	0	0	0	0	0	359
	511.02	453	0	0	0	0	0	0	0	453
	Census Tract Total	812	0	0	0	0	0	0	0	812
512	512.01	229	0	0	0	0	0	0	0	229
	512.02	309	0	0	0	0	0	0	0	309
	512.03	101	0	0	0	0	0	0	0	101
	Census Tract Total	639	0	0	0	0	0	0	0	639
513	513.01	411	2	23	0	0	0	0	0	436
	513.02	306	2	34	0	108	0	0	0	450
	Census Tract Total	717	4	57	0	108	0	0	0	886
514	514.01	0	0	0	0	204	0	0	0	204
	514.02	0	0	0	0	502	0	313	0	815
	514.03	0	0	102	0	225	50	0	0	377
	Census Tract Total	0	0	102	0	931	50	313	0	1,396
515	515.01	48	0	36	0	588	310	0	0	982
	515.02	325	0	55	81	0	0	830	0	1,291
	515.03	249	0	229	0	292	49	0	0	819
	515.04	60	0	30	0	446	0	438	0	974
	Census Tract Total	682	0	350	81	1,326	359	1,268	0	4,066
516	516.01	14	0	0	0	0	400	419	0	833
	516.02	81	0	0	0	0	0	0	0	81
	516.03	98	0	0	0	692	0	0	0	790
	516.04	169	0	0	0	444	0	0	0	613
	516.05	214	0	0	0	196	0	0	0	410
	Census Tract Total	576	0	0	0	1,332	400	419	0	2,727

TABLE 5.8

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Single Family	Duplex	Town-house	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
518	518.01	420	0	48	0	0	0	0	0	468
	518.02	210	0	0	0	0	0	0	0	210
	518.03	431	0	0	0	1	0	0	0	432
	Census Tract Total	1,061	0	48	0	1	0	0	0	1,110
519	519.01	482	4	1,075	210	607	0	0	0	2,378
	Census Tract Total	482	4	1,075	210	607	0	0	0	2,378
520	520.01	527	0	354	0	0	246	0	0	1,127
	Census Tract Total	527	0	354	0	0	246	0	0	1,127
521	521.01	123	0	0	0	0	0	0	0	123
	521.02	371	2	332	0	0	0	219	0	924
	521.03	333	0	228	0	0	0	0	0	561
	521.04	303	2	69	255	0	0	0	0	629
	521.05	258	0	140	0	0	0	0	0	398
	Census Tract Total	1,388	4	769	255	0	0	219	0	2,635
522	522.01	218	0	336	0	898	0	0	0	1,452
	522.02	383	0	0	0	0	0	0	0	383
	522.03	352	0	0	0	0	0	0	0	352
	Census Tract Total	953	0	336	0	898	0	0	0	2,187
523	523.01	1	0	409	0	2,482	267	0	0	3,159
	Census Tract Total	1	0	409	0	2,482	267	0	0	3,159
524	524.01	507	0	0	0	0	0	0	0	507
	524.02	345	0	0	0	0	0	0	0	345
	524.03	284	0	0	0	0	0	0	0	284
	524.04	326	0	0	0	412	0	0	0	738
	524.05	160	0	327	0	0	0	0	0	487
	Census Tract Total	1,622	0	327	0	412	0	0	0	2,361

TABLE 5.8

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Single Family	Duplex	Town-house	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
604	604.01	286	0	0	0	0	0	0	0	286
	604.02	443	17	409	0	372	274	0	0	1,515
	604.03	167	0	0	0	0	0	0	0	167
	Census Tract Total	896	17	409	0	372	274	0	0	1,968
605	605.01	780	0	70	0	0	0	0	0	850
	605.02	312	0	437	0	1	0	0	0	750
	605.03	359	0	1	0	0	0	0	0	360
	605.04	64	0	162	0	0	0	0	0	226
	605.05	398	1	378	0	0	0	0	0	777
	Census Tract Total	1,913	1	1,048	0	1	0	0	0	2,963
606	606.01	147	0	0	0	0	0	0	0	147
	606.02	1,154	0	0	0	0	0	0	0	1,154
	Census Tract Total	1,301	0	0	0	0	0	0	0	1,301
607 ^a	607.01	2,217	2	228	0	300	0	0	0	2,747
	Census Tract Total	2,217	2	228	0	300	0	0	0	2,747
608 ^a	608.01	891	0	33	30	185	0	0	0	1,139
	Census Tract Total	891	0	33	30	185	0	0	0	1,139
609 ^a	609.01	786	0	84	0	0	0	0	0	870
	Census Tract Total	786	0	84	0	0	0	0	0	870
610 ^a	610.01	718	0	103	0	36	0	0	0	857
	Census Tract Total	718	0	103	0	36	0	0	0	857
611	611.01	651	0	0	0	0	0	0	0	651
	611.02	1,149	0	132	275	300	0	0	0	1,856
	Census Tract Total	1,800	0	132	275	300	0	0	0	2,507

TABLE 5.8

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Single Family	Duplex	Town-house	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
612	612.01	225	0	0	0	0	0	0	0	225
	612.02	1,152	0	39	0	0	0	0	0	1,191
	612.03	96	0	0	0	0	0	0	0	96
	612.04	2	0	734	72	293	0	0	0	1,101
	Census Tract Total	1,475	0	773	72	293	0	0	0	2,613
615	615.01	318	0	23	0	0	39	0	0	380
	615.02	291	0	0	0	0	0	0	0	291
	615.03	197	0	290	0	0	0	0	0	487
	615.04	19	0	727	0	0	0	0	0	746
	615.05	89	0	0	0	0	0	0	0	89
	Census Tract Total	914	0	1,040	0	0	39	0	0	1,993
616	616.01	75	0	591	5	844	0	0	0	1,515
	616.02	335	0	44	0	0	0	0	0	379
	616.04	4	0	221	0	1,006	0	0	0	1,231
	616.05	58	0	321	0	0	0	0	0	379
	616.06	0	0	0	0	0	0	0	0	0
	Census Tract Total	472	0	1,177	5	1,850	0	0	0	3,504
617	617.01	177	0	1,182	0	196	0	554	0	2,109
	617.02	189	0	102	0	0	0	0	0	291
	Census Tract Total	366	0	1,284	0	196	0	554	0	2,400
618	618.01	66	0	0	0	313	0	0	0	379
	618.02	4	0	1,209	128	690	246	0	0	2,277
	Census Tract Total	70	0	1,209	128	1,003	246	0	0	2,656
619	619.02	233	0	176	0	1,521	0	0	0	1,930
	Census Tract Total	233	0	176	0	1,521	0	0	0	1,930

TABLE 5.8

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Single Family	Duplex	Town-house	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
701	701.01	282	0	0	0	0	0	0	0	282
	701.02	456	0	0	0	0	0	0	0	456
	701.03	59	0	0	0	0	0	0	0	59
	701.04	132	0	35	0	0	0	0	0	167
	Census Tract Total	929	0	35	0	0	0	0	0	964
702	702.01	2	0	0	0	0	0	0	0	2
	Census Tract Total	2	0	0	0	0	0	0	0	2
703	703.01	679	0	0	0	0	0	0	0	679
	703.02	135	0	0	0	0	0	0	0	135
	703.03	324	0	0	0	0	0	0	0	324
	Census Tract Total	1,138	0	0	0	0	0	0	0	1,138
704	704.01	300	0	227	0	0	0	0	0	527
	704.02	43	0	0	0	0	0	0	0	43
	704.03	362	0	0	0	0	0	0	0	362
	704.04	280	0	0	0	0	0	0	0	280
	704.05	524	0	0	0	0	0	0	0	524
	Census Tract Total	1,509	0	227	0	0	0	0	0	1,736
705	705.01	114	0	0	0	0	0	0	0	114
	705.02	329	0	0	0	0	0	0	0	329
	705.03	436	0	292	0	0	0	0	0	728
	705.04	295	0	0	0	0	0	0	0	295
	705.05	175	0	0	0	0	0	0	0	175
	705.06	3	0	42	0	0	0	522	0	567
	Census Tract Total	1,352	0	334	0	0	0	522	0	2,208

TABLE 5.8

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Single Family	Duplex	Town-house	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
706	706.01	218	0	0	0	0	0	0	0	218
	706.02	133	0	50	0	14	0	0	0	197
	706.03	247	0	39	0	0	144	0	0	430
	706.04	176	0	29	0	0	0	0	0	205
	Census Tract Total	774	0	118	0	14	144	0	0	1,050
707	707.01	292	0	7	0	0	0	0	0	299
	707.02	409	0	0	0	0	0	0	0	409
	707.03	292	0	0	0	0	0	0	0	292
	707.04	378	0	0	0	0	0	0	0	378
	707.05	196	0	0	0	0	0	0	0	196
	707.06	259	0	0	0	0	0	0	0	259
	Census Tract Total	1,826	0	7	0	0	0	0	0	1,833
708	708.01	240	0	32	0	0	0	0	0	272
	708.02	622	1	174	0	0	0	0	0	797
	Census Tract Total	862	1	206	0	0	0	0	0	1,069
709	709.01	518	0	0	0	0	179	0	0	697
	709.02	510	0	243	0	0	0	0	0	753
	709.03	256	0	0	0	0	0	0	0	256
	709.04	115	0	251	0	0	0	0	0	366
	709.05	322	1	22	0	0	0	0	0	345
	709.06	106	0	0	0	0	0	0	0	106
	Census Tract Total	1,827	1	516	0	0	0	179	0	0
710	710.01	67	0	0	0	0	0	0	0	67
	710.02	232	0	0	0	0	0	0	0	232
	710.03	188	0	0	188	152	0	0	0	528
	Census Tract Total	487	0	0	188	152	0	0	0	827

TABLE 5.8

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Single Family	Duplex	Town-house	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
802	802.01	439	0	0	0	0	0	0	0	439
	802.02	468	0	0	0	0	0	0	0	468
	802.03	541	0	0	0	0	0	0	0	541
	802.04	0	0	27	0	1,821	0	1,155	0	3,003
	802.05	0	0	0	0	0	0	0	0	0
	Census Tract Total	1,448	0	27	0	1,821	0	1,155	0	4,451
803	803.01	1,013	0	0	0	0	0	0	0	1,013
	803.02	272	0	0	0	0	0	0	0	272
	803.03	1,039	2	0	0	0	0	0	0	1,041
	803.04	0	0	0	0	0	0	0	0	0
	Census Tract Total	2,324	2	0	0	0	0	0	0	2,326
804	804.01	741	0	0	0	0	0	0	0	741
	804.02	748	0	0	0	0	0	0	0	748
	804.03	405	0	0	0	0	0	0	0	405
	804.04	508	0	0	0	0	0	0	0	508
	804.05	880	0	0	0	0	0	0	0	880
	Census Tract Total	3,282	0	0	0	0	0	0	0	3,282
805	805.01	1,858	0	0	0	0	0	0	0	1,858
	805.02	1,697	0	257	0	0	0	0	0	1,954
	805.03	767	0	910	168	980	0	0	0	2,825
	Census Tract Total	4,322	0	1,167	168	980	0	0	0	6,637
808 ^b	808.01	1,280	0	852	0	494	0	0	0	2,626
	Census Tract Total	1,280	0	852	0	494	0	0	0	2,626
809 ^b	809.01	1,632	60	1,162	7	1,942	0	0	0	4,803
	Census Tract Total	1,632	60	1,162	7	1,942	0	0	0	4,803

TABLE 5.8

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Single Family	Duplex	Town-house	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
810	810.01	198	0	910	14	775	0	0	0	1,897
	Census Tract Total	198	0	910	14	775	0	0	0	1,897
811	811.01	0	0	144	0	781	0	0	0	925
	811.02	433	0	1,441	115	1,315	0	0	0	3,304
	811.03	1,297	0	10	0	0	0	0	0	1,307
	811.04	1,450	0	17	0	0	0	0	0	1,467
	Census Tract Total	3,180	0	1,612	115	2,096	0	0	0	7,003
812	812.01	1,187	2	561	0	684	0	0	0	2,434
	Census Tract Total	1,187	2	561	0	684	0	0	0	2,434
814	814.01	1,111	0	1,042	133	222	0	224	0	2,732
	Census Tract Total	1,111	0	1,042	133	222	0	224	0	2,732
815	815.01	805	0	0	0	0	0	0	0	805
	Census Tract Total	805	0	0	0	0	0	0	0	805
816	816.01	542	0	0	0	0	0	0	0	542
	816.02	583	0	0	0	0	0	0	0	583
	Census Tract Total	1,125	0	0	0	0	0	0	0	1,125
817	817.01	650	0	0	0	0	0	0	0	650
	817.02	730	0	1	0	0	0	0	0	731
	817.03	650	0	0	0	0	0	0	0	650
	817.04	349	0	529	0	1,072	0	0	0	1,950
	Census Tract Total	2,379	0	530	0	1,072	0	0	0	3,981
819	819.01	215	0	325	0	923	158	0	0	1,621
	819.02	618	0	0	0	0	0	0	0	618
	Census Tract Total	833	0	325	0	923	158	0	0	2,239

TABLE 5.8

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Single Family	Duplex	Town-house	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
820	820.01	1,307	0	933	333	566	0	0	0	3,139
	820.02	154	0	320	0	0	0	0	0	474
	Census Tract Total	1,461	0	1,253	333	566	0	0	0	3,613
821	821.01	91	0	560	46	728	48	61	0	1,534
	Census Tract Total	91	0	560	46	728	48	61	0	1,534
822	822.01	0	0	326	104	581	0	0	0	1,011
	822.02	49	0	319	0	0	0	0	0	368
	822.03	74	0	381	0	1,703	240	0	0	2,398
	Census Tract Total	123	0	1,026	104	2,284	240	0	0	3,777
823	823.01	594	10	2,566	514	1,809	120	0	0	5,613
	Census Tract Total	594	10	2,566	514	1,809	120	0	0	5,613
824	824.01	774	0	0	0	0	0	0	0	774
	Census Tract Total	774	0	0	0	0	0	0	0	774
825	825.01	213	0	384	0	1,181	0	0	0	1,778
	825.02	3,645	0	455	0	0	0	0	0	4,100
	Census Tract Total	3,858	0	839	0	1,181	0	0	0	5,878
826	826.01	737	0	0	0	0	0	0	0	737
	826.02	2,068	0	1,290	0	0	0	0	0	3,358
	Census Tract Total	2,805	0	1,290	0	0	0	0	0	4,095
901	901.01	0	0	0	0	0	0	0	0	0
	901.02	12	0	0	0	0	0	0	0	12
	901.03	544	0	0	0	0	0	0	500	1,044
	901.04	74	0	135	0	0	0	0	0	209
	901.05	1,444	0	648	0	464	0	0	0	2,556
	901.06	0	0	0	0	0	0	0	0	0
	Census Tract Total	2,074	0	783	0	464	0	0	500	3,821

TABLE 5.8

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Single Family	Duplex	Town-house	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
905	905.01	248	0	322	0	748	0	0	0	1,318
	905.02	1,722	2	119	0	0	0	0	0	1,843
	Census Tract Total	1,970	2	441	0	748	0	0	0	3,161
909 ^c	909.01	88	0	0	0	0	0	0	0	88
	Census Tract Total	88	0	0	0	0	0	0	0	88
910	910.01	51	0	0	0	0	0	0	0	51
	910.02	561	0	0	0	0	0	0	0	561
	Census Tract Total	612	0	0	0	0	0	0	0	612
911	911.01	2,294	0	2,060	0	0	0	0	0	4,354
	Census Tract Total	2,294	0	2,060	0	0	0	0	0	4,354
912	912.01	379	0	1,668	0	252	0	0	0	2,299
	912.02	0	0	0	0	336	0	0	0	336
	Census Tract Total	379	0	1,668	0	588	0	0	0	2,635
913	913.01	22	0	0	0	0	0	0	0	22
	913.02	38	0	0	0	0	0	0	0	38
	913.03	216	0	236	0	411	0	0	0	863
	913.04	810	0	1,432	618	1,148	0	0	0	4,008
	Census Tract Total	1,086	0	1,668	618	1,559	0	0	0	4,931
914	914.01	2,233	0	3,785	0	516	0	0	0	6,534
	Census Tract Total	2,233	0	3,785	0	516	0	0	0	6,534
915	915.01	1,952	0	22	0	0	0	0	0	1,974
	915.02	144	0	439	0	0	0	0	0	583
	915.03	3	0	0	0	668	0	0	0	671
	Census Tract Total	2,099	0	461	0	668	0	0	0	3,228
916	916.01	1,539	0	652	580	360	0	0	0	3,131
	Census Tract Total	1,539	0	652	580	360	0	0	0	3,131

TABLE 5.8

**Housing Unit Inventory by Unit Type by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Single Family	Duplex	Town-house	Multiplex	Garden Apartment	Mid Rise Apartment	High Rise Apartment	Mobile Home	Total Units
921	921.01	96	0	0	0	0	0	0	0	96
	921.02	147	0	0	0	0	0	0	0	147
	921.03	370	0	0	0	0	0	0	0	370
	921.04	227	0	0	0	0	0	0	0	227
	921.05	371	0	0	0	0	0	0	0	371
	921.06	386	0	0	0	0	0	0	0	386
	921.07	568	0	0	0	0	0	0	0	568
	Census Tract Total	2,165	0	0	0	0	0	0	0	2,165
922	922.01	123	0	0	0	0	0	0	0	123
	922.02	555	0	0	0	0	0	0	0	555
	922.03	1,959	0	123	0	0	0	0	0	2,082
	922.04	201	0	0	0	0	0	0	0	201
	922.05	1,281	0	1	0	0	0	0	0	1,282
		Census Tract Total	4,119	0	124	0	0	0	0	0
923	923.01	622	46	421	0	0	0	0	0	1,089
	Census Tract Total	622	46	421	0	0	0	0	0	1,089
924	924.01	367	0	1,335	0	0	0	0	0	1,702
	Census Tract Total	367	0	1,335	0	0	0	0	0	1,702
Fairfax County		184,043	2,215	81,252	8,401	79,199	3,065	13,987	1,740	373,902

Source: Fairfax County Department of Systems Management for Human Services, 2003.

Note: Figures exclude group quarters (i.e. Fort Belvoir, nursing homes, and religious quarters). All census tracts in Fairfax County begin with the number 4. To conserve space, the leading 4 is dropped from the census tract name in the information contained in this table. Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Census Bureau. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes. For example, Fairfax County subcensus tracts 160.01, 160.02, and 160.03 comprise U.S. Census Bureau census tract 4160. Land area (acres and square miles) does not include roads, water and small areas of land that cannot be developed.

^a Comprises part of the Town of Vienna.

^b Comprises part of the Town of Herndon.

^c Town of Clifton.

TABLE 5.9

**Market Value of Housing Units by Unit Type by Supervisor District
Fairfax County, January 2003**

Supervisor District	Unit Type	Under \$100	\$100 - \$149	\$150 - \$199	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 & Over	Total Units
Braddock	Single Family	6	32	53	479	4,240	7,006	5,737	2,536	1,027	384	183	318	22,001
	Townhouse	1	230	2,112	4,919	980	173	6	0	1	0	0	1	8,423
	Condominium Apt	707	2,173	298	0	0	0	0	0	0	0	0	0	3,178
	Total	714	2,435	2,463	5,398	5,220	7,179	5,743	2,536	1,028	384	183	319	33,602
Dranesville ¹	Single Family	4	6	26	1,039	1,933	1,753	2,144	2,587	2,188	2,097	1,854	11,041	26,672
	Townhouse	1	64	508	77	286	202	532	322	52	94	73	327	2,538
	Condominium Apt	10	32	105	156	61	38	0	0	0	0	0	7	409
	Total	15	102	639	1,272	2,280	1,993	2,676	2,909	2,240	2,191	1,927	11,375	29,619
Hunter Mill ²	Single Family	1	6	121	293	749	1,634	2,685	2,803	2,264	1,500	936	2,627	15,619
	Townhouse	31	803	2,554	3,308	2,552	1,324	817	481	306	96	53	93	12,418
	Condominium Apt	652	2,121	531	141	264	181	43	26	37	16	2	19	4,033
	Total	684	2,930	3,206	3,742	3,565	3,139	3,545	3,310	2,607	1,612	991	2,739	32,070
Lee	Single Family	6	49	859	3,842	5,049	2,586	1,117	607	482	449	277	343	15,666
	Townhouse	524	897	2,744	3,659	2,862	1,636	833	271	17	1	0	0	13,444
	Condominium Apt	637	523	1,222	493	16	0	0	0	0	0	0	0	2,891
	Total	1,167	1,469	4,825	7,994	7,927	4,222	1,950	878	499	450	277	343	32,001
Mason	Single Family	2	55	219	1,793	4,113	3,008	2,605	1,950	1,165	648	357	799	16,714
	Townhouse	44	127	631	1,099	1,939	735	534	190	47	16	1	1	5,364
	Condominium Apt	1,855	2,315	1,181	488	44	18	0	0	0	0	0	0	5,901
	Total	1,901	2,497	2,031	3,380	6,096	3,761	3,139	2,140	1,212	664	358	800	27,979
Mount Vernon	Single Family	63	226	603	2,132	2,529	3,669	3,919	2,635	1,491	919	534	1,376	20,096
	Townhouse	624	1,355	4,463	2,792	1,033	193	156	34	18	1	0	0	10,669
	Condominium Apt	1,015	773	1,243	193	214	17	125	112	0	0	0	0	3,692
	Total	1,702	2,354	6,309	5,117	3,776	3,879	4,200	2,781	1,509	920	534	1,376	34,457
Providence	Single Family	9	30	99	437	2,020	2,601	2,628	1,882	1,637	1,303	761	1,910	15,317
	Townhouse	147	348	776	2,262	2,575	1,568	739	529	343	79	44	125	9,535
	Condominium Apt	1,096	2,263	2,435	1,053	800	240	163	60	3	3	0	5	8,121
	Total	1,252	2,641	3,310	3,752	5,395	4,409	3,530	2,471	1,983	1,385	805	2,040	32,973
Springfield ³	Single Family	23	65	86	272	2,820	4,422	3,971	2,973	2,587	2,217	1,704	3,248	24,388
	Townhouse	61	437	795	3,650	3,399	1,386	558	68	4	0	1	1	10,360
	Condominium Apt	42	229	627	430	49	5	0	0	0	0	0	0	1,382
	Total	126	731	1,508	4,352	6,268	5,813	4,529	3,041	2,591	2,217	1,705	3,249	36,130

TABLE 5.9

**Market Value of Housing Units by Unit Type by Supervisor District
Fairfax County, January 2003**

Supervisor District	Unit Type	Under \$100	\$100 - \$149	\$150 - \$199	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 & Over	Total Units
Sully	Single Family	25	39	70	643	2,055	2,969	3,888	3,332	2,121	1,611	1,005	2,225	19,983
	Townhouse	65	1,543	4,462	5,331	2,343	241	161	46	1	1	0	1	14,195
	Condominium Apt	10	498	222	0	0	0	0	0	0	0	0	0	730
	Total	100	2,080	4,754	5,974	4,398	3,210	4,049	3,378	2,122	1,612	1,005	2,226	34,908
Town of Clifton	Single Family	0	4	9	4	4	9	9	9	8	3	6	20	85
	Total	0	4	9	4	4	9	9	9	8	3	6	20	85
Town of Herndon	Single Family	2	2	32	527	981	476	388	229	144	84	23	18	2,906
	Townhouse	13	464	690	632	46	2	0	0	2	0	0	0	1,849
	Condominium Apt	84	565	267	0	0	0	0	0	0	0	0	0	916
	Total	99	1,031	989	1,159	1,027	478	388	229	146	84	23	18	5,671
Town of Vienna	Single Family	0	3	22	88	857	1,487	826	551	303	150	83	227	4,597
	Townhouse	0	8	4	96	64	142	77	76	10	2	0	0	479
	Condominium Apt	8	166	47	0	0	0	0	0	0	0	0	0	221
	Total	8	177	73	184	921	1,629	903	627	313	152	83	227	5,297
Fairfax County	Single Family	141	517	2,199	11,549	27,350	31,620	29,917	22,094	15,417	11,365	7,723	24,152	184,044
	Townhouse	1,511	6,276	19,739	27,825	18,079	7,602	4,413	2,017	801	290	172	549	89,274
	Condominium Apt	6,116	11,658	8,178	2,954	1,448	499	331	198	40	19	2	31	31,474
	Total	7,768	18,451	30,116	42,328	46,877	39,721	34,661	24,309	16,258	11,674	7,897	24,732	304,792

Source: Fairfax County Department of Systems Management for Human Services, 2003.

Note: The townhouse category includes townhouses, duplex units and multiplex units. Condominium apartments include new and converted condominium multifamily units. Excludes units in rental complexes, units in nonresidential structures, and units in certain ownership statuses such as cooperatives. Market value refers to the estimated value as of January 2003. Market value for each unit is derived from the 2003 tax assessment and is adjusted to reflect the unit's market value, or sales price if the unit sold during 2002. All data expressed in thousands of dollars.

¹ Includes the Town of Herndon.

² Includes the Town of Vienna.

³ Includes the Town of Clifton.

TABLE 5.10

**Market Value of Housing Units by Unit Type by Planning District
Fairfax County, January 2003**

Planning District	Unit Type	Under \$100	\$100 - \$149	\$150 - \$199	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 & Over	Total Units
Annandale	Single Family	4	6	67	830	3,927	4,438	3,432	1,882	717	261	147	313	16,024
	Townhouse	23	95	367	1,113	1,567	311	37	23	4	8	0	0	3,548
	Condominium Apt	605	1,204	275	98	2	0	0	0	0	0	0	0	2,184
	Total	632	1,305	709	2,041	5,496	4,749	3,469	1,905	721	269	147	313	21,756
Baileys	Single Family	0	21	72	473	942	805	850	565	484	300	161	448	5,121
	Townhouse	0	2	134	222	241	231	158	32	0	0	0	1	1,021
	Condominium Apt	1,624	2,075	1,068	370	42	18	0	0	0	0	0	0	5,197
	Total	1,624	2,098	1,274	1,065	1,225	1,054	1,008	597	484	300	161	449	11,339
Bull Run	Single Family	39	55	62	528	2,868	3,092	2,602	2,832	1,914	1,253	736	810	16,791
	Townhouse	100	1,637	4,262	5,055	2,871	710	364	45	2	1	0	1	15,048
	Condominium Apt	31	726	797	245	18	0	0	0	0	0	0	0	1,817
	Total	170	2,418	5,121	5,828	5,757	3,802	2,966	2,877	1,916	1,254	736	811	33,656
Fairfax	Single Family	9	5	41	103	669	1,268	1,385	1,250	1,336	900	533	1,460	8,959
	Townhouse	15	53	336	1,164	1,073	1,294	253	41	18	25	9	2	4,283
	Condominium Apt	233	1,018	838	314	31	5	0	0	0	0	0	0	2,439
	Total	257	1,076	1,215	1,581	1,773	2,567	1,638	1,291	1,354	925	542	1,462	15,681
Jefferson	Single Family	3	23	99	1,096	2,697	2,059	1,099	577	356	248	139	210	8,606
	Townhouse	142	75	228	544	310	408	266	140	101	1	0	0	2,215
	Condominium Apt	850	979	747	240	89	47	1	0	0	0	0	0	2,953
	Total	995	1,077	1,074	1,880	3,096	2,514	1,366	717	457	249	139	210	13,774
Lincolnia	Single Family	1	27	49	103	540	269	194	149	107	61	22	70	1,592
	Townhouse	21	42	335	324	478	206	277	128	25	7	1	0	1,844
	Condominium Apt	77	155	0	0	0	0	0	0	0	0	0	0	232
	Total	99	224	384	427	1,018	475	471	277	132	68	23	70	3,668
Lower Potomac	Single Family	44	83	118	308	300	189	294	205	101	49	31	118	1,840
	Townhouse	263	534	1,159	626	187	54	13	0	0	0	0	0	2,836
	Condominium Apt	0	34	54	0	0	0	0	0	0	0	0	0	88
	Total	307	651	1,331	934	487	243	307	205	101	49	31	118	4,764
McLean	Single Family	3	3	17	878	953	750	1,480	2,095	1,644	1,481	1,201	6,741	17,246
	Townhouse	1	181	175	33	268	172	530	322	52	99	94	403	2,330
	Condominium Apt	46	375	1,105	848	724	202	162	60	0	3	0	12	3,537
	Total	50	559	1,297	1,759	1,945	1,124	2,172	2,477	1,696	1,583	1,295	7,156	23,113
Mount Vernon	Single Family	17	123	685	2,254	1,924	2,383	2,560	1,964	1,054	640	416	1,220	15,240
	Townhouse	859	1,204	2,209	1,089	437	70	143	34	18	1	0	0	6,064
	Condominium Apt	1,487	832	1,244	193	214	17	125	112	0	0	0	0	4,224
	Total	2,363	2,159	4,138	3,536	2,575	2,470	2,828	2,110	1,072	641	416	1,220	25,528

TABLE 5.10

**Market Value of Housing Units by Unit Type by Planning District
Fairfax County, January 2003**

Planning District	Unit Type	Under \$100	\$100 - \$149	\$150 - \$199	\$200 - \$249	\$250 - \$299	\$300 - \$349	\$350 - \$399	\$400 - \$449	\$450 - \$499	\$500 - \$549	\$550 - \$599	\$600 & Over	Total Units
Pohick ¹	Single Family	9	101	155	508	3,047	6,917	6,261	3,450	2,350	2,004	1,475	3,155	29,432
	Townhouse	12	546	3,813	7,914	2,208	382	28	0	0	0	1	1	14,905
	Condominium Apt	23	388	37	0	0	0	0	0	0	0	0	0	448
	Total	44	1,035	4,005	8,422	5,255	7,299	6,289	3,450	2,350	2,004	1,476	3,156	44,785
Rose Hill	Single Family	3	14	453	1,946	2,248	1,660	712	426	340	333	204	198	8,537
	Townhouse	10	127	715	1,834	2,177	1,132	628	222	16	0	0	0	6,861
	Condominium Apt	127	369	1,084	375	16	0	0	0	0	0	0	0	1,971
	Total	140	510	2,252	4,155	4,441	2,792	1,340	648	356	333	204	198	17,369
Springfield	Single Family	2	26	145	1,209	3,073	1,586	1,274	543	337	198	112	165	8,670
	Townhouse	17	321	1,872	2,061	1,598	560	239	49	1	1	0	0	6,719
	Condominium Apt	269	651	84	118	0	0	0	0	0	0	0	0	1,122
	Total	288	998	2,101	3,388	4,671	2,146	1,513	592	338	199	112	165	16,511
Upper Potomac ²	Single Family	4	20	183	1,124	3,002	3,703	5,064	4,024	3,037	2,459	1,816	7,254	31,690
	Townhouse	43	1,332	3,836	4,833	3,077	1,280	893	413	174	68	53	77	16,079
	Condominium Apt	733	2,686	797	140	148	148	43	26	37	16	2	19	4,795
	Total	780	4,038	4,816	6,097	6,227	5,131	6,000	4,463	3,248	2,543	1,871	7,350	52,564
Vienna ³	Single Family	3	10	53	189	1,160	2,501	2,710	2,132	1,640	1,178	730	1,990	14,296
	Townhouse	5	127	298	1,013	1,587	792	584	568	390	79	14	64	5,521
	Condominium Apt	11	166	48	13	164	62	0	0	3	0	0	0	467
	Total	19	303	399	1,215	2,911	3,355	3,294	2,700	2,033	1,257	744	2,054	20,284
Fairfax County	Single Family	141	517	2,199	11,549	27,350	31,620	29,917	22,094	15,417	11,365	7,723	24,152	184,044
	Townhouse	1,511	6,276	19,739	27,825	18,079	7,602	4,413	2,017	801	290	172	549	89,274
	Condominium Apt	6,116	11,658	8,178	2,954	1,448	499	331	198	40	19	2	31	31,474
	Total	7,768	18,451	30,116	42,328	46,877	39,721	34,661	24,309	16,258	11,674	7,897	24,732	304,792

Source: Fairfax County Department of Systems Management for Human Services, 2003.

Note: The townhouse category includes townhouses, duplex units and multiplex units. Condominium apartments include new and converted condominium multifamily units. Excludes units in rental complexes, units in nonresidential structures, and units in certain ownership statuses such as cooperatives. Market value refers to the estimated value as of January 2003. Market value for each unit is derived from the 2003 tax assessment and is adjusted to reflect the unit's market value, or sales price if the unit sold during 2002. All data expressed in thousands of dollars.

¹ Includes the Town of Clifton.

² Includes the Town of Herndon.

³ Includes the Town of Vienna.

HOUSING UNIT FORECASTS

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 with different methods, with long-term forecasts building upon the short-term figures. All housing unit forecasts reflect projections as of January 1 of each year.

Short-Term Forecasts

The short-term housing unit forecast horizon is five years into the future. Active residential development is the primary influence on short-term forecasts. Fairfax 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 of the current report year.

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

The long-term housing unit forecast horizon is beyond five years in the future. After units in the development process are forecast to be completed, areas either reach buildout (no additional capacity exists for residential development according to planned land uses and densities in the currently adopted Comprehensive Plan) or have 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 2003, 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 Fairfax County in proportion to the area's planned residential development activity and potential.

TABLE 6.1

**Forecast Housing Unit Change
by Supervisor District
Fairfax County, 2003 through 2025**

Supervisor District	Forecast Unit Increase 2003 through 2025	Percent of Total Change
Braddock	2,019	2.4%
Dranesville	11,456	13.8%
Hunter Mill	7,681	9.3%
Lee	8,798	10.6%
Mason	4,080	4.9%
Mount Vernon	17,965	21.7%
Providence	12,320	14.9%
Springfield	8,976	10.9%
Sully	9,432	11.4%
Fairfax County	82,727	100.0%

Source: Fairfax County Department of Systems Management for Human Services, 2003.

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

TABLE 6.2

**Forecast Housing Unit Change
by Planning District
Fairfax County, 2003 through 2025**

Planning District	Forecast Unit Change 2003 through 2025	Percent of Total Change
Annandale	1,871	2.3%
Baileys	1,310	1.6%
Bull Run	10,818	13.1%
Fairfax	6,954	8.4%
Jefferson	2,412	2.9%
Lincolnia	1,223	1.5%
Lower Potomac	10,511	12.7%
McLean	8,393	10.1%
Mount Vernon	7,237	8.7%
Pohick	4,758	5.8%
Rose Hill	2,684	3.2%
Springfield	5,347	6.5%
Upper Potomac	12,440	15.0%
Vienna	6,769	8.2%
Fairfax County	82,727	100.0%

Source: Fairfax County Department of Systems Management for Human Services, 2003.

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

TABLE 6.3

**Estimated and Forecasted Housing Units by Supervisor District
Fairfax County, January 2003**

Supervisor District	2003	2005	2010	2015	2020	2025
Braddock	36,789	36,903	37,648	38,475	38,717	38,808
Dranesville ¹	39,040	39,413	43,168	48,656	50,080	50,496
Hunter Mill ²	47,033	48,131	52,425	54,070	54,536	54,714
Lee	41,030	42,375	47,036	49,087	49,644	49,828
Mason	39,125	39,356	40,845	42,536	43,024	43,205
Mount Vernon	42,796	45,685	54,932	59,270	60,414	60,761
Providence	46,316	48,576	55,298	57,757	58,423	58,636
Springfield ³	42,215	43,685	48,145	50,387	50,993	51,191
Sully	39,558	41,298	45,717	48,131	48,779	48,990
Fairfax County	373,902	385,422	425,214	448,369	454,610	456,629

TABLE 6.4

**Estimated and Forecasted Housing Units by Town
Fairfax County, January 2003**

Town	2003	2005	2010	2015	2020	2025
Town of Clifton	88	89	121	174	187	191
Town of Herndon	7,429	7,533	8,026	8,624	8,783	8,832
Town of Vienna	5,613	5,613	5,736	5,945	6,003	6,024
Towns Total	13,130	13,235	13,883	14,743	14,973	15,047

Source: Fairfax County Department of Systems Management for Human Services, 2003 - 2025.

¹ Includes the Town of Herndon.

² Includes the Town of Vienna.

³ Includes the Town of Clifton.

TABLE 6.5**Historical, Estimated and Forecasted Housing Units by Planning District
Fairfax County, January 2003**

Planning District	1970	1980	1990	2000	2003	2005	2010	2015	2020	2025
Annandale	17,413	23,600	24,901	25,614	25,691	25,786	26,402	27,241	27,476	27,562
Baileys	10,770	13,963	16,573	17,367	17,448	17,537	18,024	18,554	18,707	18,758
Bull Run	3,927	7,705	24,559	38,745	40,829	42,835	47,910	50,676	51,415	51,647
Fairfax	6,783	11,838	17,181	20,992	23,076	24,267	28,017	29,500	29,904	30,030
Jefferson	12,587	15,033	17,365	18,862	19,413	19,709	20,839	21,557	21,753	21,825
Lincolnia	3,592	4,128	5,464	5,908	6,220	6,312	6,820	7,245	7,381	7,443
Lower Potomac	3,350	3,968	3,936	5,898	6,564	8,568	14,474	16,421	16,928	17,075
McLean	13,307	19,874	23,601	26,269	26,929	27,763	30,983	34,229	35,075	35,322
Mount Vernon	23,565	31,491	35,338	37,000	36,864	37,852	41,116	43,320	43,914	44,101
Pohick ¹	3,884	22,547	41,032	45,153	46,073	46,364	48,153	50,118	50,650	50,831
Rose Hill	5,979	7,591	13,524	19,102	20,079	20,353	21,391	22,398	22,673	22,763
Springfield	8,914	11,432	14,590	17,151	17,891	18,775	22,049	22,923	23,158	23,238
Upper Potomac ²	6,239	25,702	44,898	58,989	63,903	65,423	71,614	75,079	76,020	76,343
Vienna ³	10,507	16,774	19,502	21,910	22,922	23,878	27,422	29,108	29,556	29,691
Fairfax County	130,817	215,646	302,464	358,960	373,902	385,422	425,214	448,369	454,610	456,629

Sources: U.S. Bureau of the Census, 1970 and 1980;

Fairfax County Department of Systems Management for Human Services, 1990 through 2025.

Note: 1970 and 1980 figures include units at Fort Belvoir; 1990 through 2025 do not. At Fort Belvoir there 2,106 units in April 1990 and 2,058 units in April 2000.

¹ Includes the Town of Clifton.

² Includes the Town of Herndon.

³ Includes the Town of Vienna.

TABLE 6.6

**Estimated and Forecasted Housing Units by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003	2005	2010	2015	2020	2025
151	151.01	479	489	524	558	567	570
	151.02	515	516	561	628	646	651
	151.03	307	313	351	378	384	386
	Census Tract Total	1,301	1,318	1,436	1,564	1,597	1,607
152	152.01	342	350	392	413	418	420
	152.02	1,491	1,491	1,495	1,504	1,507	1,509
	152.03	118	119	132	150	154	156
	152.04	0	0	0	1	1	1
	Census Tract Total	1,951	1,960	2,019	2,068	2,080	2,086
153	153.01	289	350	461	490	498	499
	153.02	633	638	653	668	673	674
	153.03	471	471	473	476	477	478
	153.04	100	100	100	100	100	100
	Census Tract Total	1,493	1,559	1,687	1,734	1,748	1,751
154	154.01	2,431	2,449	2,523	2,604	2,627	2,635
	154.02	410	412	446	488	499	503
	154.03	414	443	514	561	573	577
	Census Tract Total	3,255	3,304	3,483	3,653	3,699	3,715
155	155.01	1,195	1,209	1,331	1,509	1,555	1,569
	155.02	687	687	696	709	713	714
	155.03	267	269	292	322	329	332
	155.04	90	92	102	102	102	102
	Census Tract Total	2,239	2,257	2,421	2,642	2,699	2,717

TABLE 6.6

**Estimated and Forecasted Housing Units by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003	2005	2010	2015	2020	2025
156	156.01	551	555	593	631	641	644
	156.02	78	78	82	87	89	89
	156.03	297	339	418	449	458	460
	156.04	122	132	278	473	523	537
	Census Tract Total	1,048	1,104	1,371	1,640	1,711	1,730
157	157.01	433	434	445	459	464	465
	157.02	746	750	777	801	807	810
	157.03	194	194	199	208	210	211
	Census Tract Total	1,373	1,378	1,421	1,468	1,481	1,486
158	158.01	669	699	830	846	851	853
	158.02	547	548	574	613	623	626
	158.03	483	493	554	587	596	599
	Census Tract Total	1,699	1,740	1,958	2,046	2,070	2,078
159	159.01	861	869	927	992	1,010	1,015
	159.02	192	226	361	364	365	365
	159.03	0	0	0	0	0	0
	159.04	135	137	151	163	166	167
	Census Tract Total	1,188	1,232	1,439	1,519	1,541	1,547
160	160.01	658	672	756	869	899	907
	160.02	1,007	1,087	1,234	1,279	1,292	1,296
	160.03	305	309	346	387	398	401
	Census Tract Total	1,970	2,068	2,336	2,535	2,589	2,604

TABLE 6.6

**Estimated and Forecasted Housing Units by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003	2005	2010	2015	2020	2025
161	161.01	222	248	351	434	456	462
	161.02	100	101	110	118	120	121
	161.03	627	634	711	799	822	828
	161.04	471	478	589	740	779	790
	Census Tract Total	1,420	1,461	1,761	2,091	2,177	2,201
162	162.01	0	0	0	0	0	0
	162.02	0	0	100	100	100	100
	Census Tract Total	0	0	100	100	100	100
163	163.01	271	385	1,053	1,432	1,530	1,556
	163.02	470	563	1,096	1,461	1,555	1,581
	Census Tract Total	741	948	2,149	2,893	3,085	3,137
201	201.01	379	379	400	438	448	450
	201.02	750	766	795	803	806	808
	Census Tract Total	1,129	1,145	1,195	1,241	1,254	1,258
202	202.01	2,424	2,445	2,535	2,641	2,670	2,680
	202.02	959	1,003	1,179	1,374	1,425	1,439
	Census Tract Total	3,383	3,448	3,714	4,015	4,095	4,119
203	203.01	645	648	671	705	714	717
	203.02	678	678	740	849	878	886
	203.03	242	242	286	295	298	299
	203.04	446	450	483	529	541	544
	Census Tract Total	2,011	2,018	2,180	2,378	2,431	2,446
204	204.01	1,594	1,630	1,695	1,714	1,720	1,723
	Census Tract Total	1,594	1,630	1,695	1,714	1,720	1,723

TABLE 6.6

**Estimated and Forecasted Housing Units by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003	2005	2010	2015	2020	2025
205	205.01	3,120	3,120	3,137	3,170	3,181	3,186
	205.02	175	175	181	193	196	197
	Census Tract Total	3,295	3,295	3,318	3,363	3,377	3,383
206	206.01	179	179	181	184	185	185
	206.02	427	427	427	428	429	429
	206.03	1,127	1,129	1,160	1,204	1,215	1,219
	Census Tract Total	1,733	1,735	1,768	1,816	1,829	1,833
207	207.01	639	639	653	677	684	686
	207.02	225	226	239	259	264	266
	207.03	560	560	586	616	624	626
	Census Tract Total	1,424	1,425	1,478	1,552	1,572	1,578
208	208.01	354	354	365	385	391	393
	208.02	266	266	278	300	305	307
	208.03	582	582	605	644	655	658
	Census Tract Total	1,202	1,202	1,248	1,329	1,351	1,358
210	210.01	977	1,003	1,097	1,148	1,162	1,167
	210.02	732	741	790	854	870	876
	210.03	238	250	294	341	353	356
	210.04	634	635	985	988	989	991
	Census Tract Total	2,581	2,629	3,166	3,331	3,374	3,390
211	211.01	3,057	3,274	3,748	4,007	4,075	4,097
	211.02	2,041	2,062	2,181	2,316	2,353	2,365
	211.03	273	273	318	397	417	422
	Census Tract Total	5,371	5,609	6,247	6,720	6,845	6,884

TABLE 6.6

**Estimated and Forecasted Housing Units by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003	2005	2010	2015	2020	2025
212	212.01	691	713	746	746	747	748
	Census Tract Total	691	713	746	746	747	748
213	213.01	1,353	1,353	1,357	1,365	1,368	1,369
	213.02	104	104	109	116	118	118
	Census Tract Total	1,457	1,457	1,466	1,481	1,486	1,487
214	214.01	924	930	962	999	1,009	1,013
	214.02	1,528	1,576	1,898	2,076	2,122	2,135
	Census Tract Total	2,452	2,506	2,860	3,075	3,131	3,148
215	215.01	2,049	2,395	2,915	2,916	2,919	2,922
	Census Tract Total	2,049	2,395	2,915	2,916	2,919	2,922
216	216.01	1,421	1,421	1,438	1,443	1,445	1,446
	216.02	539	540	556	575	581	583
	Census Tract Total	1,960	1,961	1,994	2,018	2,026	2,029
217	217.01	2,681	2,682	2,748	2,861	2,893	2,904
	Census Tract Total	2,681	2,682	2,748	2,861	2,893	2,904
218	218.01	2,163	2,267	2,486	2,597	2,627	2,637
	Census Tract Total	2,163	2,267	2,486	2,597	2,627	2,637
219	219.01	53	122	225	225	225	226
	Census Tract Total	53	122	225	225	225	226
220	220.01	0	0	0	0	0	0
	220.02	0	0	2	2	2	2
	220.03	637	637	650	676	682	684
	220.04	6	18	96	195	220	227
	220.05	210	210	213	218	219	219
	Census Tract Total	853	865	961	1,091	1,123	1,132

TABLE 6.6

**Estimated and Forecasted Housing Units by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003	2005	2010	2015	2020	2025
221	221.01	2,424	2,754	3,596	3,598	3,602	3,606
	221.02	1	1	6	16	20	20
	221.03	947	1,379	2,792	3,494	3,673	3,725
	221.04	1,024	1,313	1,835	1,990	2,031	2,043
	221.05	488	504	564	628	645	650
	221.06	33	88	253	393	429	440
	Census Tract Total	4,917	6,039	9,046	10,119	10,400	10,484
222	222.01	0	594	1,995	1,995	1,997	1,998
	Census Tract Total	0	594	1,995	1,995	1,997	1,998
223	223.01	3,593	3,687	3,858	3,912	3,927	3,936
	Census Tract Total	3,593	3,687	3,858	3,912	3,927	3,936
224	224.01	3,808	3,871	4,040	4,173	4,210	4,224
	224.02	469	470	480	496	501	502
	Census Tract Total	4,277	4,341	4,520	4,669	4,711	4,726
301	301.01	473	473	483	501	506	508
	301.02	1,085	1,086	1,100	1,125	1,132	1,134
	301.03	999	1,016	1,045	1,053	1,056	1,058
	Census Tract Total	2,557	2,575	2,628	2,679	2,694	2,700
302	302.01	3,915	3,939	4,043	4,161	4,195	4,207
	Census Tract Total	3,915	3,939	4,043	4,161	4,195	4,207
304	304.01	1,468	1,468	1,470	1,473	1,475	1,477
	304.02	855	855	855	856	857	858
	Census Tract Total	2,323	2,323	2,325	2,329	2,332	2,335
305	305.01	569	569	574	583	586	587
	Census Tract Total	569	569	574	583	586	587

TABLE 6.6

**Estimated and Forecasted Housing Units by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003	2005	2010	2015	2020	2025
306	306.01	552	552	563	582	587	589
	306.02	350	350	350	351	352	352
	306.03	477	477	477	478	479	479
	306.04	432	432	448	478	485	488
	Census Tract Total	1,811	1,811	1,838	1,889	1,903	1,908
307	307.01	217	217	221	229	231	232
	307.02	338	338	338	339	340	340
	307.03	372	372	376	384	386	387
	Census Tract Total	927	927	935	952	957	959
308	308.01	3,325	3,325	3,326	3,329	3,333	3,336
	Census Tract Total	3,325	3,325	3,326	3,329	3,333	3,336
309	309.01	2,472	2,494	2,583	2,683	2,711	2,720
	Census Tract Total	2,472	2,494	2,583	2,683	2,711	2,720
310	310.01	2,327	2,328	2,352	2,393	2,406	2,411
	Census Tract Total	2,327	2,328	2,352	2,393	2,406	2,411
313	313.01	1,399	1,401	1,422	1,455	1,464	1,468
	Census Tract Total	1,399	1,401	1,422	1,455	1,464	1,468
314	314.01	1,445	1,445	1,448	1,453	1,455	1,458
	Census Tract Total	1,445	1,445	1,448	1,453	1,455	1,458
315	315.01	2,036	2,047	2,103	2,166	2,184	2,191
	Census Tract Total	2,036	2,047	2,103	2,166	2,184	2,191
316	316.01	1,144	1,368	2,261	2,414	2,454	2,466
	316.02	859	873	944	982	992	996
	316.03	3	3	3	3	3	3
	Census Tract Total	2,006	2,244	3,208	3,399	3,449	3,465

TABLE 6.6

**Estimated and Forecasted Housing Units by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003	2005	2010	2015	2020	2025
318	318.01	2,474	2,482	2,512	2,545	2,554	2,560
	Census Tract Total	2,474	2,482	2,512	2,545	2,554	2,560
319	319.01	1,051	1,051	1,053	1,058	1,060	1,061
	Census Tract Total	1,051	1,051	1,053	1,058	1,060	1,061
320	320.01	1,108	1,108	1,110	1,113	1,115	1,116
	Census Tract Total	1,108	1,108	1,110	1,113	1,115	1,116
321	321.01	1,443	1,443	1,453	1,473	1,478	1,481
	Census Tract Total	1,443	1,443	1,453	1,473	1,478	1,481
322	322.01	2,563	2,563	2,589	2,636	2,650	2,655
	Census Tract Total	2,563	2,563	2,589	2,636	2,650	2,655
323	323.01	1,126	1,126	1,129	1,137	1,140	1,141
	323.02	602	604	616	636	641	643
	Census Tract Total	1,728	1,730	1,745	1,773	1,781	1,784
324	324.01	2,834	2,834	2,855	2,893	2,905	2,910
	Census Tract Total	2,834	2,834	2,855	2,893	2,905	2,910
325	325.01	1,885	1,886	1,908	1,944	1,955	1,960
	Census Tract Total	1,885	1,886	1,908	1,944	1,955	1,960
326	326.01	1,532	1,532	1,625	1,764	1,801	1,812
	Census Tract Total	1,532	1,532	1,625	1,764	1,801	1,812
327	327.01	2,630	2,676	2,770	2,816	2,830	2,836
	Census Tract Total	2,630	2,676	2,770	2,816	2,830	2,836
328	328.01	746	1,100	2,210	2,210	2,210	2,210
	Census Tract Total	746	1,100	2,210	2,210	2,210	2,210

TABLE 6.6

**Estimated and Forecasted Housing Units by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003	2005	2010	2015	2020	2025
401	401.01	972	972	1,016	1,091	1,111	1,118
	401.02	1,023	1,023	1,071	1,155	1,178	1,184
	401.03	993	993	1,038	1,117	1,138	1,144
	Census Tract Total	2,988	2,988	3,125	3,363	3,427	3,446
402	402.01	700	816	1,042	1,046	1,047	1,048
	402.02	2,164	2,165	2,207	2,279	2,300	2,307
	402.03	0	0	0	0	0	0
	402.04	135	145	206	290	311	316
	Census Tract Total	2,999	3,126	3,455	3,615	3,658	3,671
403	403.01	480	480	497	528	536	538
	403.02	464	465	493	540	553	557
	Census Tract Total	944	945	990	1,068	1,089	1,095
405	405.01	100	100	150	174	180	182
	405.02	454	454	473	504	513	515
	405.03	1,601	1,609	1,684	1,795	1,825	1,834
	405.04	0	0	0	0	0	0
	Census Tract Total	2,155	2,163	2,307	2,473	2,518	2,531
406	406.01	908	914	1,036	1,101	1,119	1,124
	Census Tract Total	908	914	1,036	1,101	1,119	1,124
407	407.01	1,798	1,799	1,816	1,843	1,851	1,854
	407.02	999	999	1,009	1,027	1,033	1,035
	Census Tract Total	2,797	2,798	2,825	2,870	2,884	2,889

TABLE 6.6

**Estimated and Forecasted Housing Units by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003	2005	2010	2015	2020	2025
408	408.01	861	909	994	1,017	1,023	1,026
	408.02	100	100	102	105	106	106
	408.03	449	449	462	485	492	494
	408.04	692	692	771	911	948	958
	408.05	0	0	0	0	0	0
	Census Tract Total	2,102	2,150	2,329	2,518	2,569	2,584
501	501.01	1,474	1,474	1,477	1,484	1,487	1,489
	501.02	352	352	354	359	360	361
	501.03	430	430	433	439	440	441
	Census Tract Total	2,256	2,256	2,264	2,282	2,287	2,291
502	502.01	512	512	512	512	513	513
	502.02	242	242	242	243	243	244
	502.03	182	182	194	215	221	223
	502.04	393	393	404	423	428	430
	Census Tract Total	1,329	1,329	1,352	1,393	1,405	1,410
503	503.01	304	304	308	316	318	319
	503.02	294	294	294	295	295	296
	503.03	849	849	881	937	952	956
	503.04	227	227	240	265	271	273
	Census Tract Total	1,674	1,674	1,723	1,813	1,836	1,844
504	504.01	373	373	396	435	446	449
	504.02	338	338	346	360	364	366
	504.03	230	230	256	303	314	318
	Census Tract Total	941	941	998	1,098	1,124	1,133

TABLE 6.6

**Estimated and Forecasted Housing Units by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003	2005	2010	2015	2020	2025
505	505.01	360	360	361	362	363	363
	505.02	306	306	308	311	312	312
	505.03	224	224	225	226	226	227
	Census Tract Total	890	890	894	899	901	902
506	506.01	191	191	237	319	340	346
	506.02	1,696	1,696	1,700	1,708	1,711	1,713
	506.03	298	298	300	304	305	305
	506.04	189	189	189	190	190	191
	506.05	267	267	283	312	319	321
	506.06	386	386	391	400	403	404
	506.07	177	177	185	199	203	204
	Census Tract Total	3,204	3,204	3,285	3,432	3,471	3,484
507	507.01	979	979	1,008	1,060	1,074	1,079
	507.02	1,465	1,466	1,505	1,559	1,574	1,579
	Census Tract Total	2,444	2,445	2,513	2,619	2,648	2,658
508	508.01	304	307	319	332	336	338
	508.02	453	453	458	468	471	472
	508.03	432	444	475	499	505	508
	Census Tract Total	1,189	1,204	1,252	1,299	1,312	1,318
509	509.01	303	303	308	314	316	317
	509.02	296	296	303	315	318	319
	Census Tract Total	599	599	611	629	634	636
510	510.01	410	410	412	416	417	418
	510.02	493	493	500	512	515	517
	Census Tract Total	903	903	912	928	932	935

TABLE 6.6

**Estimated and Forecasted Housing Units by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003	2005	2010	2015	2020	2025
511	511.01	359	359	370	389	394	395
	511.02	453	458	466	468	469	469
	Census Tract Total	812	817	836	857	863	864
512	512.01	229	229	233	240	242	243
	512.02	309	309	321	343	348	350
	512.03	101	103	125	157	165	168
	Census Tract Total	639	641	679	740	755	761
513	513.01	436	438	478	545	563	568
	513.02	450	450	455	464	467	467
	Census Tract Total	886	888	933	1,009	1,030	1,035
514	514.01	204	204	204	204	204	204
	514.02	815	815	816	817	818	819
	514.03	377	377	377	378	379	379
	Census Tract Total	1,396	1,396	1,397	1,399	1,401	1,402
515	515.01	982	982	983	986	988	989
	515.02	1,291	1,319	1,388	1,436	1,450	1,454
	515.03	819	819	836	868	876	879
	515.04	974	974	988	1,012	1,020	1,022
	Census Tract Total	4,066	4,094	4,195	4,302	4,334	4,344
516	516.01	833	833	835	838	840	841
	516.02	81	81	81	82	82	82
	516.03	790	790	790	791	792	793
	516.04	613	613	622	639	643	645
	516.05	410	410	421	442	447	449
	Census Tract Total	2,727	2,727	2,749	2,792	2,804	2,810

TABLE 6.6

**Estimated and Forecasted Housing Units by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003	2005	2010	2015	2020	2025
518	518.01	468	468	473	481	484	485
	518.02	210	210	213	218	219	219
	518.03	432	432	463	517	532	537
	Census Tract Total	1,110	1,110	1,149	1,216	1,235	1,241
519	519.01	2,378	2,379	2,449	2,571	2,604	2,615
	Census Tract Total	2,378	2,379	2,449	2,571	2,604	2,615
520	520.01	1,127	1,134	1,184	1,255	1,274	1,280
	Census Tract Total	1,127	1,134	1,184	1,255	1,274	1,280
521	521.01	123	123	126	132	134	134
	521.02	924	924	940	969	977	980
	521.03	561	561	586	630	642	645
	521.04	629	645	687	722	732	735
	521.05	398	398	414	444	451	454
	Census Tract Total	2,635	2,651	2,753	2,897	2,936	2,948
522	522.01	1,452	1,453	1,460	1,471	1,474	1,476
	522.02	383	383	388	397	399	401
	522.03	352	352	353	354	355	355
	Census Tract Total	2,187	2,188	2,201	2,222	2,228	2,232
523	523.01	3,159	3,159	3,169	3,187	3,195	3,199
	Census Tract Total	3,159	3,159	3,169	3,187	3,195	3,199
524	524.01	507	507	507	508	509	509
	524.02	345	345	345	345	345	346
	524.03	284	284	284	285	285	286
	524.04	738	738	743	752	755	757
	524.05	487	492	526	571	583	586
	Census Tract Total	2,361	2,366	2,405	2,461	2,477	2,484

TABLE 6.6

**Estimated and Forecasted Housing Units by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003	2005	2010	2015	2020	2025
525	525.01	289	289	289	290	290	291
	525.02	662	662	681	715	724	727
	525.03	353	355	367	385	390	391
	525.04	1,584	1,584	1,650	1,766	1,797	1,806
	Census Tract Total	2,888	2,890	2,987	3,156	3,201	3,215
526	526.01	732	792	1,032	1,062	1,093	1,123
	526.02	902	912	980	1,076	1,101	1,109
	526.03	271	290	342	385	396	399
	Census Tract Total	1,905	1,994	2,354	2,523	2,590	2,631
527	527.01	1,824	1,875	2,045	2,107	2,125	2,131
	Census Tract Total	1,824	1,875	2,045	2,107	2,125	2,131
528	528.01	3,988	3,989	4,041	4,132	4,160	4,170
	Census Tract Total	3,988	3,989	4,041	4,132	4,160	4,170
601	601.01	360	363	387	422	431	434
	601.02	665	665	711	790	810	817
	601.03	359	372	419	466	479	483
	Census Tract Total	1,384	1,400	1,517	1,678	1,720	1,734
602	602.01	541	542	568	613	625	628
	602.02	122	123	140	166	173	175
	602.03	668	668	699	753	767	771
	Census Tract Total	1,331	1,333	1,407	1,532	1,565	1,574
603	603.01	249	249	319	443	475	484
	603.02	704	704	734	788	802	806
	Census Tract Total	953	953	1,053	1,231	1,277	1,290

TABLE 6.6

**Estimated and Forecasted Housing Units by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003	2005	2010	2015	2020	2025
604	604.01	286	286	314	363	376	380
	604.02	1,515	1,519	1,562	1,616	1,631	1,636
	604.03	167	167	187	224	233	236
	Census Tract Total	1,968	1,972	2,063	2,203	2,240	2,252
605	605.01	850	866	920	970	984	988
	605.02	750	750	789	859	877	883
	605.03	360	360	381	418	427	431
	605.04	226	226	238	262	267	269
	605.05	777	955	1,365	1,421	1,435	1,439
	Census Tract Total	2,963	3,157	3,693	3,930	3,990	4,010
606	606.01	147	147	162	188	195	197
	606.02	1,154	1,172	1,360	1,501	1,539	1,550
	Census Tract Total	1,301	1,319	1,522	1,689	1,734	1,747
607 ^a	607.01	2,747	2,747	2,789	2,860	2,880	2,888
	Census Tract Total	2,747	2,747	2,789	2,860	2,880	2,888
608 ^a	608.01	1,139	1,139	1,176	1,240	1,258	1,264
	Census Tract Total	1,139	1,139	1,176	1,240	1,258	1,264
609 ^a	609.01	870	870	889	922	932	935
	Census Tract Total	870	870	889	922	932	935
610 ^a	610.01	857	857	882	923	933	937
	Census Tract Total	857	857	882	923	933	937
611	611.01	651	653	706	794	817	823
	611.02	1,856	1,861	1,946	2,084	2,121	2,131
	Census Tract Total	2,507	2,514	2,652	2,878	2,938	2,954

TABLE 6.6

**Estimated and Forecasted Housing Units by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003	2005	2010	2015	2020	2025
612	612.01	225	225	255	307	320	324
	612.02	1,191	1,250	1,382	1,427	1,440	1,444
	612.03	96	119	196	274	294	299
	612.04	1,101	1,300	2,101	2,225	2,260	2,270
	Census Tract Total	2,613	2,894	3,934	4,233	4,314	4,337
615	615.01	380	383	422	471	484	488
	615.02	291	300	320	333	336	337
	615.03	487	488	508	521	525	525
	615.04	746	945	1,269	1,314	1,327	1,331
	615.05	89	89	89	90	90	90
	Census Tract Total	1,993	2,205	2,608	2,729	2,762	2,771
616	616.01	1,515	1,881	3,373	3,416	3,427	3,430
	616.02	379	456	600	609	612	613
	616.04	1,231	1,302	1,422	1,447	1,454	1,457
	616.05	379	385	396	398	399	399
	616.06	0	61	384	384	384	384
	Census Tract Total	3,504	4,085	6,175	6,254	6,276	6,283
617	617.01	2,109	2,182	2,346	2,441	2,468	2,477
	617.02	291	291	395	578	625	638
	Census Tract Total	2,400	2,473	2,741	3,019	3,093	3,115
618	618.01	379	385	499	668	711	723
	618.02	2,277	2,300	2,355	2,393	2,404	2,409
	Census Tract Total	2,656	2,685	2,854	3,061	3,115	3,132
619	619.02	1,930	1,930	1,961	2,017	2,033	2,038
	Census Tract Total	1,930	1,930	1,961	2,017	2,033	2,038

TABLE 6.6

**Estimated and Forecasted Housing Units by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003	2005	2010	2015	2020	2025
701	701.01	282	282	326	402	421	428
	701.02	456	456	504	586	608	614
	701.03	59	60	92	146	159	163
	701.04	167	173	303	519	574	589
	Census Tract Total	964	971	1,225	1,653	1,762	1,794
702	702.01	2	2	2	2	2	2
	Census Tract Total	2	2	2	2	2	2
703	703.01	679	681	728	808	828	835
	703.02	135	135	146	164	168	170
	703.03	324	324	353	405	419	422
	Census Tract Total	1,138	1,140	1,227	1,377	1,415	1,427
704	704.01	527	529	619	775	816	827
	704.02	43	43	49	60	62	63
	704.03	362	362	436	567	601	610
	704.04	280	280	295	322	329	331
	704.05	524	528	566	624	639	644
	Census Tract Total	1,736	1,742	1,965	2,348	2,447	2,475
705	705.01	114	114	139	183	194	197
	705.02	329	329	332	337	339	340
	705.03	728	730	834	1,009	1,054	1,067
	705.04	295	295	301	313	316	317
	705.05	175	175	206	260	273	277
	705.06	567	576	589	589	590	590
	Census Tract Total	2,208	2,219	2,401	2,691	2,766	2,788

TABLE 6.6

**Estimated and Forecasted Housing Units by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003	2005	2010	2015	2020	2025
706	706.01	218	220	284	393	421	428
	706.02	197	221	281	325	336	339
	706.03	430	430	437	450	453	454
	706.04	205	206	221	247	254	256
	Census Tract Total	1,050	1,077	1,223	1,415	1,464	1,477
707	707.01	299	299	385	413	420	422
	707.02	409	409	426	456	464	466
	707.03	292	292	315	354	365	367
	707.04	378	378	379	381	382	382
	707.05	196	196	197	198	198	199
	707.06	259	259	259	259	259	260
	Census Tract Total	1,833	1,833	1,961	2,061	2,088	2,096
708	708.01	272	272	279	293	296	297
	708.02	797	797	811	837	845	847
	Census Tract Total	1,069	1,069	1,090	1,130	1,141	1,144
709	709.01	697	701	743	805	822	826
	709.02	753	754	762	774	778	779
	709.03	256	256	261	269	271	273
	709.04	366	366	406	477	495	500
	709.05	345	346	378	431	444	449
	709.06	106	106	111	121	124	124
	Census Tract Total	2,523	2,529	2,661	2,877	2,934	2,951
710	710.01	67	67	79	100	106	107
	710.02	232	232	242	261	266	267
	710.03	528	528	551	589	600	603
	Census Tract Total	827	827	872	950	972	977

TABLE 6.6

**Estimated and Forecasted Housing Units by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003	2005	2010	2015	2020	2025
711	711.01	173	173	173	174	174	174
	711.02	205	205	205	205	205	205
	711.03	267	267	272	281	284	284
	711.04	306	306	307	309	310	310
	711.05	245	245	246	248	249	249
	711.06	674	674	676	679	680	681
	711.07	194	194	196	200	201	201
	711.08	384	384	403	438	447	450
	Census Tract Total	2,448	2,448	2,478	2,534	2,550	2,554
712	712.01	1	1	1	1	1	1
	712.02	624	624	624	624	625	625
	712.03	230	230	235	244	246	247
	712.04	2,909	2,944	3,018	3,060	3,073	3,079
		Census Tract Total	3,764	3,799	3,878	3,929	3,945
713	713.01	3,378	3,422	3,528	3,603	3,626	3,635
	713.02	617	619	675	767	791	798
		Census Tract Total	3,995	4,041	4,203	4,370	4,417
714	714.01	1,700	1,702	1,762	1,856	1,882	1,890
	714.02	894	894	899	908	911	913
		Census Tract Total	2,594	2,596	2,661	2,764	2,793
801	801.01	465	473	554	652	678	685
	801.02	234	234	259	302	313	316
	801.03	243	271	418	604	651	665
	801.04	283	287	326	385	400	405
	801.05	219	221	292	412	442	451
		Census Tract Total	1,444	1,486	1,849	2,355	2,484

TABLE 6.6

**Estimated and Forecasted Housing Units by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003	2005	2010	2015	2020	2025
802	802.01	439	467	655	916	984	1,002
	802.02	468	468	521	611	635	641
	802.03	541	543	557	577	582	584
	802.04	3,003	3,680	4,762	4,763	4,766	4,768
	802.05	0	0	0	0	0	0
	Census Tract Total	4,451	5,158	6,495	6,867	6,967	6,995
803	803.01	1,013	1,019	1,163	1,402	1,463	1,481
	803.02	272	272	312	382	400	406
	803.03	1,041	1,056	1,384	1,923	2,060	2,099
	803.04	0	0	0	0	0	0
	Census Tract Total	2,326	2,347	2,859	3,707	3,923	3,986
804	804.01	741	758	844	942	967	974
	804.02	748	753	954	1,290	1,376	1,399
	804.03	405	406	490	634	670	680
	804.04	508	518	565	622	637	641
	804.05	880	882	956	1,082	1,114	1,124
	Census Tract Total	3,282	3,317	3,809	4,570	4,764	4,818
805	805.01	1,858	1,863	1,907	1,969	1,987	1,993
	805.02	1,954	1,981	2,038	2,065	2,074	2,079
	805.03	2,825	2,831	2,898	2,999	3,027	3,037
	Census Tract Total	6,637	6,675	6,843	7,033	7,088	7,109
808 ^b	808.01	2,626	2,728	3,046	3,339	3,416	3,439
	Census Tract Total	2,626	2,728	3,046	3,339	3,416	3,439
809 ^b	809.01	4,803	4,805	4,980	5,285	5,367	5,393
	Census Tract Total	4,803	4,805	4,980	5,285	5,367	5,393

TABLE 6.6

**Estimated and Forecasted Housing Units by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003	2005	2010	2015	2020	2025
810	810.01	1,897	1,922	2,031	2,156	2,189	2,200
	Census Tract Total	1,897	1,922	2,031	2,156	2,189	2,200
811	811.01	925	1,343	2,323	2,406	2,429	2,437
	811.02	3,304	3,322	3,592	3,865	3,938	3,960
	811.03	1,307	1,312	1,335	1,363	1,371	1,375
	811.04	1,467	1,472	1,503	1,544	1,555	1,560
	Census Tract Total	7,003	7,449	8,753	9,178	9,293	9,332
812	812.01	2,434	2,435	2,443	2,456	2,462	2,465
	Census Tract Total	2,434	2,435	2,443	2,456	2,462	2,465
814	814.01	2,732	2,732	2,739	2,753	2,758	2,762
	Census Tract Total	2,732	2,732	2,739	2,753	2,758	2,762
815	815.01	805	812	826	834	837	838
	Census Tract Total	805	812	826	834	837	838
816	816.01	542	547	572	601	610	612
	816.02	583	585	602	630	637	640
	Census Tract Total	1,125	1,132	1,174	1,231	1,247	1,252
817	817.01	650	656	733	837	863	873
	817.02	731	740	765	780	785	787
	817.03	650	650	667	697	705	707
	817.04	1,950	1,954	2,035	2,167	2,203	2,215
	Census Tract Total	3,981	4,000	4,200	4,481	4,556	4,582
819	819.01	1,621	1,637	1,687	1,733	1,747	1,751
	819.02	618	621	654	706	720	724
	Census Tract Total	2,239	2,258	2,341	2,439	2,467	2,475

TABLE 6.6

**Estimated and Forecasted Housing Units by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003	2005	2010	2015	2020	2025
820	820.01	3,139	3,143	3,208	3,279	3,300	3,308
	820.02	474	474	474	474	475	475
	Census Tract Total	3,613	3,617	3,682	3,753	3,775	3,783
821	821.01	1,534	1,534	1,534	1,535	1,536	1,538
	Census Tract Total	1,534	1,534	1,534	1,535	1,536	1,538
822	822.01	1,011	1,330	2,229	2,273	2,286	2,292
	822.02	368	368	368	368	369	369
	822.03	2,398	2,398	2,399	2,402	2,405	2,407
	Census Tract Total	3,777	4,096	4,996	5,043	5,060	5,068
823	823.01	5,613	5,620	5,633	5,641	5,648	5,654
	Census Tract Total	5,613	5,620	5,633	5,641	5,648	5,654
824	824.01	774	774	791	823	831	834
	Census Tract Total	774	774	791	823	831	834
825	825.01	1,778	2,057	3,415	3,483	3,506	3,527
	825.02	4,100	4,153	4,277	4,357	4,380	4,390
	Census Tract Total	5,878	6,210	7,692	7,840	7,886	7,917
826	826.01	737	741	977	1,022	1,033	1,037
	826.02	3,358	3,471	3,708	3,816	3,847	3,857
	Census Tract Total	4,095	4,212	4,685	4,838	4,880	4,894
901	901.01	0	0	0	0	0	0
	901.02	12	28	82	134	147	151
	901.03	1,044	1,044	1,061	1,092	1,100	1,104
	901.04	209	209	215	225	228	229
	901.05	2,556	2,556	2,574	2,606	2,617	2,622
	901.06	0	0	0	0	0	0
	Census Tract Total	3,821	3,837	3,932	4,057	4,092	4,106

TABLE 6.6

**Estimated and Forecasted Housing Units by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003	2005	2010	2015	2020	2025
905	905.01	1,318	1,318	1,328	1,345	1,350	1,352
	905.02	1,843	1,935	2,310	2,723	2,830	2,860
	Census Tract Total	3,161	3,253	3,638	4,068	4,180	4,212
909 ^c	909.01	88	89	121	174	187	191
	Census Tract Total	88	89	121	174	187	191
910	910.01	51	51	117	232	261	269
	910.02	561	564	751	1,069	1,150	1,173
	Census Tract Total	612	615	868	1,301	1,411	1,442
911	911.01	4,354	4,361	4,429	4,532	4,561	4,573
	Census Tract Total	4,354	4,361	4,429	4,532	4,561	4,573
912	912.01	2,299	2,299	2,439	2,687	2,752	2,771
	912.02	336	336	336	336	336	337
	Census Tract Total	2,635	2,635	2,775	3,023	3,088	3,108
913	913.01	22	22	56	117	132	136
	913.02	38	38	46	58	61	61
	913.03	863	865	898	952	966	971
	913.04	4,008	4,032	4,293	4,690	4,794	4,826
	Census Tract Total	4,931	4,957	5,293	5,817	5,953	5,994
914	914.01	6,534	6,582	6,685	6,750	6,771	6,781
	Census Tract Total	6,534	6,582	6,685	6,750	6,771	6,781
915	915.01	1,974	2,058	2,505	2,680	2,728	2,742
	915.02	583	1,972	4,184	4,412	4,474	4,493
	915.03	671	671	672	673	674	675
	Census Tract Total	3,228	4,701	7,361	7,765	7,876	7,910
916	916.01	3,131	3,144	3,224	3,331	3,361	3,371
	Census Tract Total	3,131	3,144	3,224	3,331	3,361	3,371

TABLE 6.6

**Estimated and Forecasted Housing Units by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003	2005	2010	2015	2020	2025
917	917.01	3,155	3,267	3,528	3,529	3,530	3,530
	917.02	971	1,021	1,322	1,324	1,325	1,326
	917.03	564	780	1,169	1,285	1,315	1,324
	917.04	2,993	3,790	5,339	5,394	5,413	5,423
	Census Tract Total	7,683	8,858	11,358	11,532	11,583	11,603
918	918.01	4,703	4,703	5,008	5,218	5,277	5,296
	Census Tract Total	4,703	4,703	5,008	5,218	5,277	5,296
919	919.01	114	114	153	223	241	245
	919.02	139	139	168	218	231	235
	919.03	159	159	193	251	266	271
	919.04	67	67	70	74	76	76
	919.05	297	300	363	466	493	500
	919.06	52	52	58	66	68	69
	919.07	110	122	193	236	247	250
	919.08	19	20	26	28	28	28
	919.09	130	130	133	135	135	136
	919.10	45	46	49	50	50	50
	919.11	52	52	54	57	57	58
	919.12	94	98	107	111	111	112
	Census Tract Total	1,278	1,299	1,567	1,915	2,003	2,030
920	920.01	729	730	808	942	976	986
	920.02	693	694	716	752	762	765
	920.03	723	729	768	819	832	836
	Census Tract Total	2,145	2,153	2,292	2,513	2,570	2,587

TABLE 6.6

**Estimated and Forecasted Housing Units by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	2003	2005	2010	2015	2020	2025
921	921.01	96	96	100	105	106	106
	921.02	147	149	167	184	189	190
	921.03	370	378	424	454	462	464
	921.04	227	229	237	240	241	241
	921.05	371	374	443	549	577	584
	921.06	386	388	408	433	440	442
	921.07	568	570	579	584	585	586
	Census Tract Total	2,165	2,184	2,358	2,549	2,600	2,613
922	922.01	123	129	160	173	177	178
	922.02	555	566	617	646	653	656
	922.03	2,082	2,116	2,224	2,318	2,343	2,351
	922.04	201	238	407	502	526	533
	922.05	1,282	1,301	1,444	1,536	1,560	1,567
	Census Tract Total	4,243	4,350	4,852	5,175	5,259	5,285
923	923.01	1,089	1,097	1,123	1,149	1,157	1,160
	Census Tract Total	1,089	1,097	1,123	1,149	1,157	1,160
924	924.01	1,702	1,705	1,744	1,804	1,820	1,826
	Census Tract Total	1,702	1,705	1,744	1,804	1,820	1,826
Fairfax County		373,902	385,422	425,214	448,369	454,610	456,629

Source: Fairfax County Department of Systems Management for Human Services, 2003.

Note: All census tracts in Fairfax County begin with the number 4. To conserve space, the leading 4 is dropped from the census tract name in the information contained in this table. Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Census Bureau. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes. For example, Fairfax County subcensus tracts 160.01, 160.02, and 160.03 comprise U.S. Census Bureau census tract 4160.

^a Comprises part of the Town of Vienna.

^b Comprises part of the Town of Herndon.

^c Town of Clifton.

RESIDENTIAL DEVELOPMENT ACTIVITY

The residential development process encompasses the entire land development process, from the rezoning of land, through the site plan and subdivision phases, the issuance of building permits, and the construction and completion of housing units. The development process reflects active residential projects occurring in Fairfax County at one specific point in time (January 1 of the current report year), 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 of the current report year.

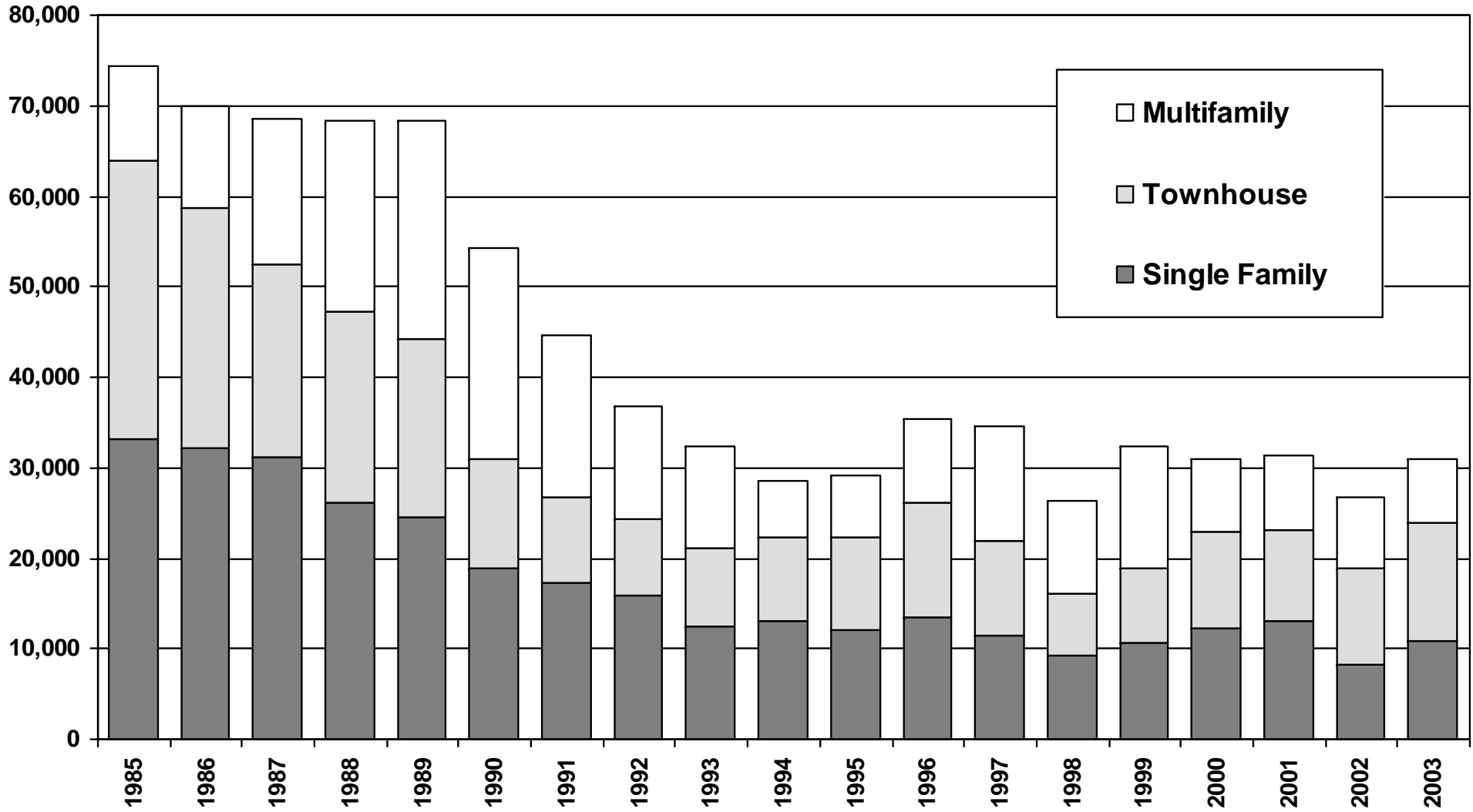
Stages in the development process include the following:

- 1) The number of residential units under construction.
- 2) The number of units for which building permits were issued but not started.
- 3) Approved site plans or subdivision plats.
- 4) Site and subdivision plans submitted.
- 5) Approved rezoning requests (identified as “Rezoning Granted” in the tables). Residential units counted in this stage typically are shown on development plans proffered with approved rezoning requests.
- 6) Rezoning requests submitted (identified as “Rezoning Pending”).

The number of units in the development process are categorized by unit type. The single-family category includes only single-family detached units. The townhouse category includes owned and rental 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.

FIGURE 7.1

**Housing Units in the Residential Development Process
by Structure Type
Fairfax County, 1983 through 2003**



Source: Fairfax County Department of Systems Management for Human Services, 2003.

TABLE 7.1

**Housing Units in the Development Process
by Development Stage
January 2002 and 2003**

Development Stage	Housing Units in the Development Process		
	2002	2003	Percent Change
Under Construction	1,280	887	-30.7%
Building Permit Issued but Not Started	3,453	4,007	16.0%
Site Plan Approved	8,291	13,183	59.0%
Site Plan Submitted	8,003	7,306	-8.7%
Rezoning Granted	4,615	5,513	19.5%
Rezoning Pending	1,015	159	-84.3%
Total Units in the Residential Development Process	26,657	31,055	16.5%

Source: Fairfax County Department of Systems Management for Human Services, 2003.

TABLE 7.2

**Housing Units in the Development Process
by Unit Type
January 2002 and 2003**

Unit Type	Housing Units in the Development Process		
	2002	2003	Percent Change
Single Family	8,260	10,785	30.6%
Townhouse	10,534	13,227	25.6%
Multifamily	7,863	7,043	-10.4%
Total Units in the Residential Development Process	26,657	31,055	16.5%

Source: Fairfax County Department of Systems Management for Human Services, 2003.

Fairfax County, Virginia January 2003

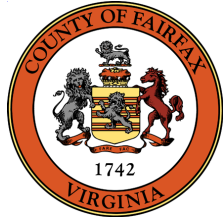
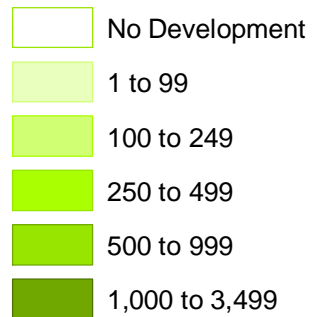


FIGURE 7.2
**Residential
Development Activity
by Subcensus Tract**



Housing Units



Note: Data for the City of Fairfax is not included. Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Bureau of the Census. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes.

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

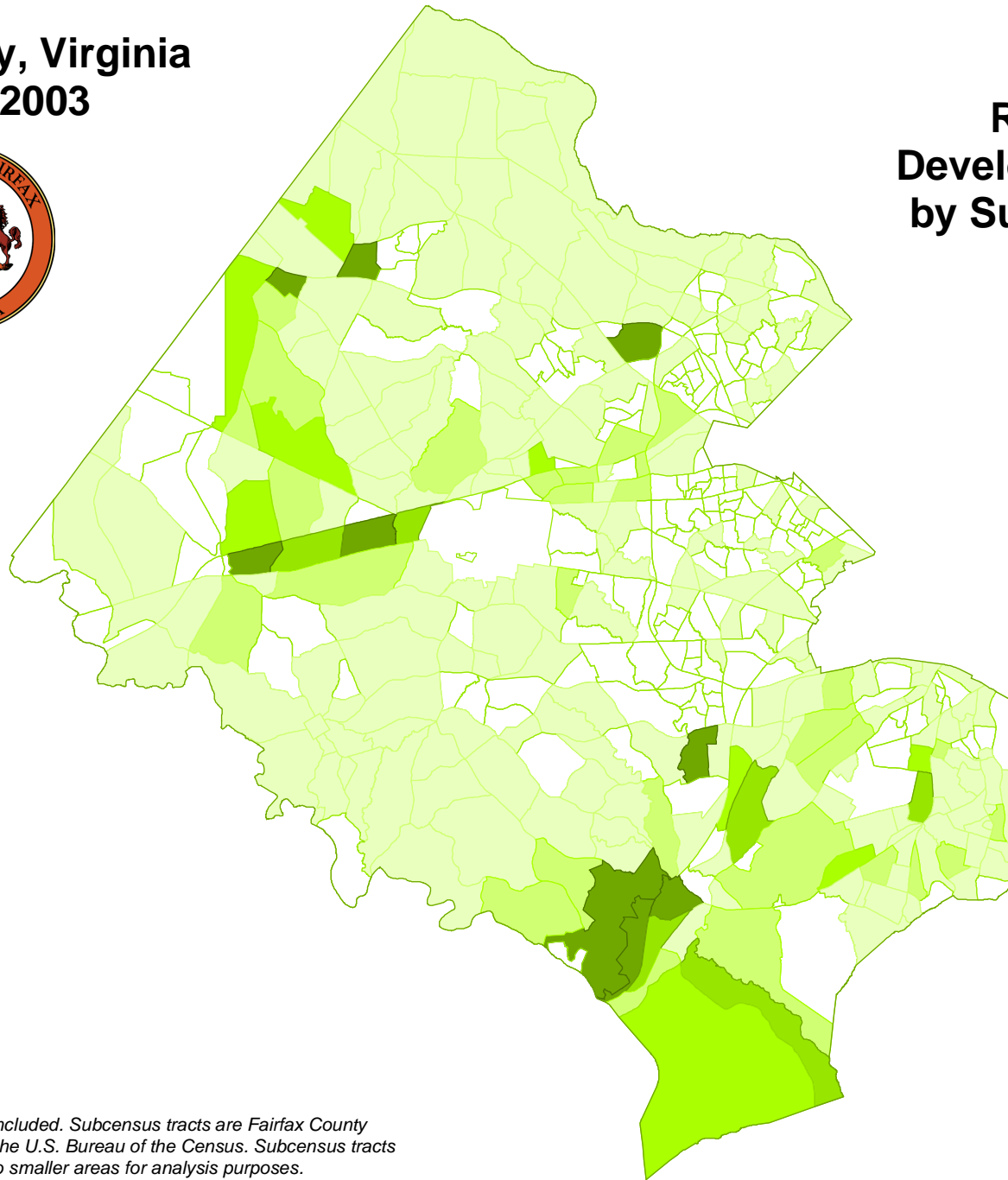


TABLE 7.3

**Residential Development Activity by Stage of Development by Supervisor District
Fairfax County, January 2003**

Supervisor District	Under Construction				Building Permit Issued, No Construction				Site Plan and/or Subdivision Plat Approved				Site Plan and/or Subdivision Plat Submitted			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Braddock	22	0	0	22	12	0	0	12	26	0	0	26	17	0	120	137
Dranesville ¹	112	16	0	128	66	24	93	183	246	18	0	264	140	157	70	367
Hunter Mill ²	29	1	0	30	31	12	1,184	1,227	117	328	0	445	54	1,173	90	1,317
Lee	32	63	0	95	25	26	573	624	949	645	771	2,365	153	510	0	663
Mason	10	11	0	21	10	12	0	22	83	63	0	146	101	64	0	165
Mount Vernon	74	66	0	140	28	11	81	120	3,570	2,352	238	6,160	368	728	0	1,096
Providence	66	24	0	90	81	13	1,006	1,100	241	740	0	981	166	1,513	114	1,793
Springfield ³	95	91	0	186	68	52	84	204	538	488	0	1,026	54	1,200	0	1,254
Sully	112	62	1	175	71	25	419	515	422	1,348	0	1,770	261	253	0	514
Fairfax County	552	334	1	887	392	175	3,440	4,007	6,192	5,982	1,009	13,183	1,314	5,598	394	7,306

Supervisor District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Braddock	96	37	70	203	0	0	0	0	173	37	190	400
Dranesville ¹	18	0	70	88	0	0	0	0	582	215	233	1,030
Hunter Mill ²	32	179	0	211	0	0	0	0	263	1,693	1,274	3,230
Lee	56	82	0	138	0	0	0	0	1,215	1,326	1,344	3,885
Mason	12	106	0	118	0	14	0	14	216	270	0	486
Mount Vernon	1,198	87	0	1,285	27	0	0	27	5,265	3,244	319	8,828
Providence	298	47	0	345	28	80	0	108	880	2,417	1,120	4,417
Springfield ³	226	327	755	1,308	0	0	0	0	981	2,158	839	3,978
Sully	334	179	1,304	1,817	10	0	0	10	1,210	1,867	1,724	4,801
Fairfax County	2,270	1,044	2,199	5,513	65	94	0	159	10,785	13,227	7,043	31,055

Source: Fairfax County Department of Systems Management for Human Services, 2003.

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 garden, medium-rise and high-rise units.

¹ Includes the Town of Herndon.

² Includes the Town of Vienna.

³ Includes the Town of Clifton.

TABLE 7.4

**Residential Development Activity by Stage of Development by Town
Fairfax County, January 2003**

Town	Under Construction				Building Permit Issued, No Construction				Site Plan and/or Subdivision Plat Approved				Site Plan and/or Subdivision Plat Submitted			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Town of Clifton	2	0	0	2	1	0	0	1	0	0	0	0	0	0	0	0
Town of Herndon	0	0	0	0	0	0	0	0	23	0	0	23	10	157	69	236
Town of Vienna	2	0	0	2	2	0	0	2	0	0	0	0	0	0	0	0
Towns Total	4	0	0	4	3	0	0	3	23	0	0	23	10	157	69	236

Town	Rezoning Granted				Rezoning Pending				Total Development Activity			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Town of Clifton	0	0	0	0	0	0	0	0	3	0	0	3
Town of Herndon	0	0	0	0	0	0	0	0	33	157	69	259
Town of Vienna	0	0	0	0	0	0	0	0	4	0	0	4
Towns Total	0	0	0	0	0	0	0	0	40	157	69	266

Source: Fairfax County Department of Systems Management for Human Services, 2003.

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 garden, medium-rise and high-rise units.

TABLE 7.5

**Residential Development Activity by Stage of Development by Planning District
Fairfax County, January 2003**

Planning District	Under Construction				Building Permit Issued, No Construction				Site Plan and/or Subdivision Plat Approved				Site Plan and/or Subdivision Plat Submitted			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Annandale	8	0	0	8	7	0	0	7	29	39	0	68	28	0	120	148
Baileys	4	0	0	4	1	0	0	1	18	0	0	18	72	64	0	136
Bull Run	126	102	1	229	104	57	419	580	629	1,477	0	2,106	205	192	0	397
Fairfax	46	62	0	108	54	20	534	608	162	497	0	659	63	1,055	0	1,118
Jefferson	1	0	0	1	5	2	62	69	25	118	0	143	13	116	0	129
Lincolnia	1	11	0	12	1	12	0	13	24	24	0	48	4	0	0	4
Lower Potomac	45	13	0	58	13	6	12	31	2,618	1,438	211	4,267	291	543	0	834
McLean	60	29	0	89	39	35	30	104	88	61	0	149	47	1,354	0	1,401
Mount Vernon	22	39	0	61	7	3	69	79	1,065	959	317	2,341	46	348	0	394
Pohick ¹	44	14	0	58	25	2	0	27	388	279	0	667	84	0	0	84
Rose Hill	7	0	0	7	11	0	52	63	312	202	2	516	109	0	0	109
Springfield	38	63	0	101	23	26	521	570	365	308	479	1,152	44	347	0	391
Upper Potomac ²	116	1	0	117	74	12	1,247	1,333	388	440	0	828	195	1,536	160	1,891
Vienna ³	34	0	0	34	28	0	494	522	81	140	0	221	113	43	114	270
Fairfax County	552	334	1	887	392	175	3,440	4,007	6,192	5,982	1,009	13,183	1,314	5,598	394	7,306

Planning District	Rezoning Granted				Rezoning Pending				Total Development Activity			
	SF	TH	MF	Total	SF	TH	MF	Total	SF	TH	MF	Total
Annandale	12	0	0	12	0	0	0	0	84	39	120	243
Baileys	0	106	0	106	0	14	0	14	95	184	0	279
Bull Run	461	94	1,304	1,859	10	0	0	10	1,535	1,922	1,724	5,181
Fairfax	23	411	825	1,259	2	0	0	2	350	2,045	1,359	3,754
Jefferson	81	0	0	81	0	0	0	0	125	236	62	423
Lincolnia	0	0	0	0	0	0	0	0	30	47	0	77
Lower Potomac	1,123	77	0	1,200	27	0	0	27	4,117	2,077	223	6,417
McLean	5	0	70	75	0	0	0	0	239	1,479	100	1,818
Mount Vernon	63	82	0	145	0	0	0	0	1,203	1,431	386	3,020
Pohick ¹	137	10	0	147	0	0	0	0	678	305	0	983
Rose Hill	50	0	0	50	0	0	0	0	489	202	54	745
Springfield	6	0	0	6	0	0	0	0	476	744	1,000	2,220
Upper Potomac ²	91	264	0	355	0	0	0	0	864	2,253	1,407	4,524
Vienna ³	218	0	0	218	26	80	0	106	500	263	608	1,371
Fairfax County	2,270	1,044	2,199	5,513	65	94	0	159	10,785	13,227	7,043	31,055

Source: Fairfax County Department of Systems Management for Human Services, 2003.

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 garden, medium-rise and high-rise units.

¹ Includes the Town of Clifton.

² Includes the Town of Herndon.

³ Includes the Town of Vienna.

TABLE 7.6

**Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
151	151.01	0	0	26	0	0	0	26
	151.02	0	0	8	0	0	0	8
	151.03	0	0	30	0	0	0	30
	Census Tract Total	0	0	64	0	0	0	64
152	152.01	2	0	36	0	0	0	38
	152.03	0	0	4	0	0	0	4
	Census Tract Total	2	0	40	0	0	0	42
153	153.01	1	2	152	0	0	0	155
	153.02	0	0	12	0	0	0	12
	Census Tract Total	1	2	164	0	0	0	167
154	154.01	1	0	46	0	0	0	47
	154.02	0	0	12	0	0	0	12
	154.03	0	69	4	0	0	0	73
	Census Tract Total	1	69	62	0	0	0	132
155	155.01	0	0	36	0	0	0	36
	155.02	0	0	2	0	0	0	2
	155.03	0	0	8	0	0	0	8
	155.04	0	0	12	0	0	0	12
	Census Tract Total	0	0	58	0	0	0	58
156	156.01	0	0	22	0	0	0	22
	156.02	1	0	0	0	0	0	1
	156.03	0	0	104	0	0	0	104
	156.04	3	0	38	4	0	0	45
	Census Tract Total	4	0	164	4	0	0	172
157	157.01	0	0	4	0	0	0	4
	157.02	0	0	18	0	0	0	18
	Census Tract Total	0	0	22	0	0	0	22
158	158.01	0	0	152	0	0	0	152
	158.02	1	0	4	0	0	0	5
	158.03	0	1	51	0	0	0	52
	Census Tract Total	1	1	207	0	0	0	209

TABLE 7.6

**Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
159	159.01	4	0	20	6	0	0	30
	159.02	1	0	166	0	0	0	167
	159.04	0	0	10	0	0	0	10
	Census Tract Total	5	0	196	6	0	0	207
160	160.01	2	0	26	6	0	0	34
	160.02	0	3	160	0	38	0	201
	160.03	1	0	16	0	0	0	17
	Census Tract Total	3	3	202	6	38	0	252
161	161.01	0	0	32	25	25	0	82
	161.02	0	1	5	0	0	0	6
	161.03	1	0	34	0	0	0	35
	161.04	3	0	30	0	0	0	33
	Census Tract Total	4	1	101	25	25	0	156
162	162.02	0	0	100	0	0	0	100
	Census Tract Total	0	0	100	0	0	0	100
163	163.01	2	4	560	0	0	0	566
	163.02	2	1	417	0	0	0	420
	Census Tract Total	4	5	977	0	0	0	986
201	201.02	9	7	5	19	0	0	40
	Census Tract Total	9	7	5	19	0	0	40
202	202.01	0	52	0	0	0	0	52
	202.02	4	3	69	33	0	0	109
	Census Tract Total	4	55	69	33	0	0	161
203	203.01	0	0	0	8	0	0	8
	203.03	0	0	39	0	0	0	39
	203.04	0	0	11	0	0	0	11
	Census Tract Total	0	0	50	8	0	0	58
204	204.01	39	3	48	1	0	0	91
	Census Tract Total	39	3	48	1	0	0	91
206	206.03	0	0	4	5	0	0	9
	Census Tract Total	0	0	4	5	0	0	9

TABLE 7.6

**Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
207	207.02	3	0	0	0	0	0	3
	207.03	0	0	0	10	0	0	10
	Census Tract Total	3	0	0	10	0	0	13
210	210.01	23	1	68	0	0	0	92
	210.02	6	0	16	0	0	0	22
	210.03	0	0	30	0	0	0	30
	210.04	0	1	2	347	0	0	350
	Census Tract Total	29	2	116	347	0	0	494
211	211.01	48	33	459	5	0	0	545
	211.02	0	0	16	0	47	0	63
	Census Tract Total	48	33	475	5	47	0	608
212	212.01	0	0	0	55	0	0	55
	Census Tract Total	0	0	0	55	0	0	55
214	214.01	0	0	18	0	0	0	18
	214.02	1	0	40	163	67	0	271
	Census Tract Total	1	0	58	163	67	0	289
215	215.01	0	0	866	0	0	0	866
	Census Tract Total	0	0	866	0	0	0	866
216	216.01	0	0	0	0	15	0	15
	216.02	0	0	6	0	0	0	6
	Census Tract Total	0	0	6	0	15	0	21
217	217.01	0	0	2	0	0	0	2
	Census Tract Total	0	0	2	0	0	0	2
218	218.01	0	0	77	184	0	0	261
	Census Tract Total	0	0	77	184	0	0	261
219	219.01	16	2	154	0	0	0	172
	Census Tract Total	16	2	154	0	0	0	172
220	220.02	0	0	2	0	0	0	2
	220.04	0	0	34	0	0	0	34
	Census Tract Total	0	0	36	0	0	0	36

TABLE 7.6

**Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
221	221.01	32	18	813	271	10	27	1,171
	221.03	5	6	946	150	341	0	1,448
	221.04	0	0	640	84	0	0	724
	221.05	0	0	0	0	40	0	40
	221.06	1	0	65	0	73	0	139
	Census Tract Total	38	24	2,464	505	464	27	3,522
222	222.01	0	0	538	329	736	0	1,603
	Census Tract Total	0	0	538	329	736	0	1,603
223	223.01	0	8	225	0	3	0	236
	Census Tract Total	0	8	225	0	3	0	236
224	224.01	0	0	154	3	0	0	157
	224.02	0	0	2	0	0	0	2
	Census Tract Total	0	0	156	3	0	0	159
301	301.02	0	0	2	0	0	0	2
	301.03	0	0	20	2	20	0	42
	Census Tract Total	0	0	22	2	20	0	44
302	302.01	6	10	0	4	41	0	61
	Census Tract Total	6	10	0	4	41	0	61
309	309.01	3	0	6	2	44	0	55
	Census Tract Total	3	0	6	2	44	0	55
310	310.01	0	0	2	0	0	0	2
	Census Tract Total	0	0	2	0	0	0	2
313	313.01	0	0	6	0	0	0	6
	Census Tract Total	0	0	6	0	0	0	6
315	315.01	14	6	11	0	0	0	31
	Census Tract Total	14	6	11	0	0	0	31
316	316.01	1	522	503	0	6	0	1,032
	316.02	0	0	44	20	0	0	64
	Census Tract Total	1	522	547	20	6	0	1,096
318	318.01	0	0	0	0	20	0	20
	Census Tract Total	0	0	0	0	20	0	20

TABLE 7.6

**Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
323	323.02	0	0	4	0	0	0	4
	Census Tract Total	0	0	4	0	0	0	4
325	325.01	1	0	2	0	0	0	3
	Census Tract Total	1	0	2	0	0	0	3
326	326.01	0	0	15	0	0	0	15
	Census Tract Total	0	0	15	0	0	0	15
327	327.01	14	2	89	0	10	0	115
	Census Tract Total	14	2	89	0	10	0	115
328	328.01	0	0	12	0	0	0	12
	Census Tract Total	0	0	12	0	0	0	12
401	401.01	1	0	0	0	0	0	1
	Census Tract Total	1	0	0	0	0	0	1
402	402.01	0	3	118	0	0	0	121
	402.02	0	0	0	0	0	2	2
	402.04	6	6	12	0	0	0	24
	Census Tract Total	6	9	130	0	0	2	147
403	403.02	1	1	0	0	0	0	2
	Census Tract Total	1	1	0	0	0	0	2
405	405.01	0	0	0	0	37	0	37
	405.02	0	1	0	0	0	0	1
	405.03	0	0	4	8	8	0	20
	Census Tract Total	0	1	4	8	45	0	58
406	406.01	13	1	0	0	77	0	91
	Census Tract Total	13	1	0	0	77	0	91
407	407.01	3	0	0	0	0	0	3
	Census Tract Total	3	0	0	0	0	0	3
408	408.01	0	0	0	120	0	0	120
	Census Tract Total	0	0	0	120	0	0	120
503	503.03	0	1	0	0	0	0	1
	Census Tract Total	0	1	0	0	0	0	1
507	507.02	2	1	6	0	0	0	9
	Census Tract Total	2	1	6	0	0	0	9

TABLE 7.6

**Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
508	508.01	0	0	0	7	0	0	7
	508.03	2	5	23	0	0	0	30
	Census Tract Total	2	5	23	7	0	0	37
509	509.01	0	1	0	0	0	0	1
	Census Tract Total	0	1	0	0	0	0	1
511	511.02	0	0	12	0	0	0	12
	Census Tract Total	0	0	12	0	0	0	12
512	512.03	0	0	6	0	0	0	6
	Census Tract Total	0	0	6	0	0	0	6
513	513.01	3	1	0	0	0	0	4
	Census Tract Total	3	1	0	0	0	0	4
515	515.02	0	0	0	70	0	0	70
	Census Tract Total	0	0	0	70	0	0	70
519	519.01	1	1	0	0	0	0	2
	Census Tract Total	1	1	0	0	0	0	2
520	520.01	0	0	0	5	12	0	17
	Census Tract Total	0	0	0	5	12	0	17
521	521.04	0	0	39	0	0	0	39
	Census Tract Total	0	0	39	0	0	0	39
522	522.01	0	0	0	3	0	0	3
	Census Tract Total	0	0	0	3	0	0	3
524	524.05	0	0	0	13	0	0	13
	Census Tract Total	0	0	0	13	0	0	13
525	525.03	0	0	0	4	0	0	4
	Census Tract Total	0	0	0	4	0	0	4
526	526.02	0	0	24	0	0	0	24
	526.03	11	12	24	0	0	0	47
	Census Tract Total	11	12	48	0	0	0	71
527	527.01	1	0	0	64	106	14	185
	Census Tract Total	1	0	0	64	106	14	185
528	528.01	0	0	0	2	0	0	2
	Census Tract Total	0	0	0	2	0	0	2

TABLE 7.6

**Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
601	601.01	0	0	0	8	0	0	8
	601.02	1	0	0	0	0	0	1
	601.03	8	6	19	0	0	0	33
	Census Tract Total	9	6	19	8	0	0	42
602	602.01	0	0	2	0	0	0	2
	602.02	0	0	0	3	0	0	3
	602.03	0	1	0	0	0	0	1
	Census Tract Total	0	1	2	3	0	0	6
604	604.02	0	0	9	8	0	0	17
	Census Tract Total	0	0	9	8	0	0	17
605	605.01	6	2	0	5	28	0	41
	605.05	11	11	39	0	36	0	97
	Census Tract Total	17	13	39	5	64	0	138
606	606.02	5	1	0	0	40	80	126
	Census Tract Total	5	1	0	0	40	80	126
607 ^a	607.01	1	1	0	0	0	0	2
	Census Tract Total	1	1	0	0	0	0	2
608 ^a	608.01	1	0	0	0	0	0	1
	Census Tract Total	1	0	0	0	0	0	1
610 ^a	610.01	0	1	0	0	0	0	1
	Census Tract Total	0	1	0	0	0	0	1
611	611.01	1	0	0	0	4	0	5
	611.02	1	3	2	0	6	0	12
	Census Tract Total	2	3	2	0	10	0	17
612	612.02	11	24	112	20	0	0	167
	612.03	7	22	20	8	0	0	57
	612.04	12	484	421	12	0	0	929
	Census Tract Total	30	530	553	40	0	0	1,153

TABLE 7.6

**Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
615	615.01	2	0	3	6	3	0	14
	615.02	0	0	0	11	11	0	22
	615.03	0	3	11	0	0	0	14
	615.04	0	494	3	0	0	0	497
	Census Tract Total	2	497	17	17	14	0	547
616	616.01	0	0	0	114	0	0	114
	616.02	2	2	7	86	93	26	216
	616.04	0	61	0	116	0	0	177
	616.05	5	3	8	0	0	0	16
	Census Tract Total	7	66	15	316	93	26	523
617	617.01	0	0	140	43	0	0	183
	617.02	1	0	0	0	0	0	1
	Census Tract Total	1	0	140	43	0	0	184
618	618.01	4	0	11	9	0	0	24
	618.02	11	0	0	0	47	0	58
	Census Tract Total	15	0	11	9	47	0	82
701	701.01	0	1	0	0	0	0	1
	701.02	1	0	0	0	0	0	1
	701.03	0	2	0	0	0	0	2
	701.04	2	1	0	11	0	0	14
	Census Tract Total	3	4	0	11	0	0	18
703	703.01	0	1	0	4	0	0	5
	Census Tract Total	0	1	0	4	0	0	5
704	704.01	0	0	0	4	0	0	4
	704.05	0	1	4	2	2	0	9
	Census Tract Total	0	1	4	6	2	0	13
705	705.03	7	0	0	0	0	0	7
	705.06	6	16	0	0	0	0	22
	Census Tract Total	13	16	0	0	0	0	29

TABLE 7.6

**Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
706	706.01	0	0	4	0	0	0	4
	706.02	11	44	4	0	0	0	59
	706.04	2	0	0	0	0	0	2
	Census Tract Total	13	44	8	0	0	0	65
707	707.01	1	0	0	0	70	0	71
	Census Tract Total	1	0	0	0	70	0	71
709	709.01	2	0	3	5	0	0	10
	709.02	2	0	0	0	0	0	2
	709.05	0	2	0	0	0	0	2
	Census Tract Total	4	2	3	5	0	0	14
712	712.04	15	11	61	0	0	0	87
	Census Tract Total	15	11	61	0	0	0	87
713	713.01	1	2	21	9	75	0	108
	713.02	0	0	0	0	6	0	6
	Census Tract Total	1	2	21	9	81	0	114
714	714.01	0	1	4	4	0	0	9
	Census Tract Total	0	1	4	4	0	0	9
801	801.01	4	1	28	0	0	0	33
	801.02	1	0	0	0	0	0	1
	801.03	7	5	20	37	0	0	69
	801.04	2	1	7	0	0	0	10
	801.05	5	1	0	0	0	0	6
	Census Tract Total	19	8	55	37	0	0	119
802	802.01	15	9	31	13	0	0	68
	802.02	1	0	0	0	0	0	1
	802.03	3	2	0	0	0	0	5
	802.04	0	0	0	1,354	0	0	1,354
	Census Tract Total	19	11	31	1,367	0	0	1,428

TABLE 7.6

**Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
803	803.01	6	3	6	0	0	0	15
	803.02	1	0	0	0	0	0	1
	803.03	6	7	23	0	3	0	39
	Census Tract Total	13	10	29	0	3	0	55
804	804.01	9	3	17	19	0	0	48
	804.02	7	5	4	0	0	0	16
	804.03	3	1	0	0	0	0	4
	804.04	2	0	0	23	0	0	25
	804.05	1	4	0	0	0	0	5
	Census Tract Total	22	13	21	42	0	0	98
805	805.01	0	0	0	1	13	0	14
	805.02	19	17	30	4	0	0	70
	805.03	1	0	8	4	3	0	16
	Census Tract Total	20	17	38	9	16	0	100
808 ^b	808.01	0	0	19	235	0	0	254
	Census Tract Total	0	0	19	235	0	0	254
809 ^b	809.01	0	0	4	1	0	0	5
	Census Tract Total	0	0	4	1	0	0	5
810	810.01	0	63	0	0	0	0	63
	Census Tract Total	0	63	0	0	0	0	63
811	811.01	0	357	410	584	0	0	1,351
	811.02	0	30	0	89	14	0	133
	811.03	0	1	0	0	12	0	13
	811.04	0	0	0	0	13	0	13
	Census Tract Total	0	388	410	673	39	0	1,510
812	812.01	0	0	0	2	0	0	2
	Census Tract Total	0	0	0	2	0	0	2
815	815.01	4	6	0	7	0	0	17
	Census Tract Total	4	6	0	7	0	0	17

TABLE 7.6

**Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
816	816.01	3	5	0	5	0	0	13
	816.02	0	0	0	4	0	0	4
	Census Tract Total	3	5	0	9	0	0	17
817	817.01	0	0	12	12	0	0	24
	817.02	2	0	6	17	0	0	25
	817.03	1	0	0	0	0	0	1
	817.04	1	0	0	8	0	0	9
	Census Tract Total	4	0	18	37	0	0	59
819	819.01	0	0	41	0	0	0	41
	819.02	7	0	0	0	0	0	7
	Census Tract Total	7	0	41	0	0	0	48
820	820.01	6	3	16	5	0	0	30
	Census Tract Total	6	3	16	5	0	0	30
822	822.01	0	797	0	396	0	0	1,193
	Census Tract Total	0	797	0	396	0	0	1,193
823	823.01	0	17	0	0	0	0	17
	Census Tract Total	0	17	0	0	0	0	17
825	825.01	0	0	0	193	165	0	358
	825.02	18	5	59	51	0	0	133
	Census Tract Total	18	5	59	244	165	0	491
826	826.01	4	6	0	206	0	0	216
	826.02	11	3	141	0	135	0	290
	Census Tract Total	15	9	141	206	135	0	506
901	901.02	0	0	40	0	0	0	40
	Census Tract Total	0	0	40	0	0	0	40
905	905.01	0	1	0	0	0	0	1
	905.02	17	15	96	7	97	0	232
	Census Tract Total	17	16	96	7	97	0	233

TABLE 7.6

**Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
909 ^c	909.01	2	1	0	0	0	0	3
	Census Tract Total	2	1	0	0	0	0	3
910	910.02	5	4	0	0	0	0	9
	Census Tract Total	5	4	0	0	0	0	9
911	911.01	8	10	0	0	0	0	18
	Census Tract Total	8	10	0	0	0	0	18
913	913.02	1	0	0	0	0	0	1
	913.03	2	2	0	0	0	0	4
	913.04	0	0	0	17	34	10	61
	Census Tract Total	3	2	0	17	34	10	66
914	914.01	8	7	52	47	5	0	119
	Census Tract Total	8	7	52	47	5	0	119
915	915.01	37	22	140	0	233	0	432
	915.02	75	448	1,364	181	1,404	0	3,472
	Census Tract Total	112	470	1,504	181	1,637	0	3,904
916	916.01	10	9	8	0	6	0	33
	Census Tract Total	10	9	8	0	6	0	33
917	917.01	7	0	0	25	0	0	32
	917.03	59	62	339	0	80	0	540
	917.04	39	70	76	1,043	1,087	0	2,315
	Census Tract Total	105	132	415	1,068	1,167	0	2,887
918	918.01	0	0	67	120	0	0	187
	Census Tract Total	0	0	67	120	0	0	187
919	919.03	1	0	0	0	0	0	1
	919.05	3	2	2	0	0	0	7
	919.06	1	0	0	0	0	0	1
	919.07	1	0	58	0	0	0	59
	919.08	0	0	6	0	0	0	6
	919.09	0	0	2	0	0	0	2
	919.1	1	0	2	0	0	0	3
	919.12	1	1	2	8	0	0	12
	Census Tract Total	8	3	72	8	0	0	91

TABLE 7.6

**Residential Development Activity by Stage of Development
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Under Construction	Building Permit Issued, No Construction	Site Plan and/or Subdivision Plat Approved	Site Plan and/or Subdivision Plan Submitted	Rezoning Granted	Rezoning Pending	Total Development Activity
		Total	Total	Total	Total	Total	Total	Total
920	920.01	3	0	0	0	0	0	3
	920.02	3	0	0	0	0	0	3
	920.03	4	0	0	12	0	0	16
	Census Tract Total	10	0	0	12	0	0	22
921	921.01	0	0	2	0	0	0	2
	921.02	0	0	10	0	0	0	10
	921.03	3	0	34	0	0	0	37
	921.04	0	1	8	0	0	0	9
	921.05	0	0	10	2	0	0	12
	921.06	0	0	8	0	0	0	8
	921.07	0	0	8	0	0	0	8
	Census Tract Total	3	1	80	2	0	0	86
922	922.01	2	0	28	0	0	0	30
	922.02	1	3	36	7	0	0	47
	922.03	0	1	88	0	0	0	89
	922.04	4	5	112	30	0	0	151
	922.05	4	1	90	17	0	0	112
	Census Tract Total	11	10	354	54	0	0	429
923	923.01	0	0	15	0	4	0	19
	Census Tract Total	0	0	15	0	4	0	19
924	924.01	0	0	0	0	8	0	8
	Census Tract Total	0	0	0	0	8	0	8
Fairfax County		887	4,007	13,183	7,306	5,513	159	31,055

Source: Fairfax County Department of Systems Management for Human Services, 2003.

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

Note: All census tracts in Fairfax County begin with the number 4. To conserve space, the leading 4 is dropped from the census tract name in the information contained in this table.

Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Census Bureau. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes. For example, Fairfax County subcensus tracts 160.01, 160.02, and 160.03 comprise U.S. Census Bureau census tract 4160.

^a Comprises part of the Town of Vienna.

^b Comprises part of the Town of Herndon.

^c Town of Clifton.

NONRESIDENTIAL GROSS FLOOR AREA

Nonresidential gross floor area is summarized as of January 1 of the year shown. Totals of nonresidential gross floor area are categorized by year built and general activity type – retail, office, industrial and institutional. It should be noted that the data presented 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.

This table lists the individual land use categories included in each of the general activity types that are presented in the data tables in this chapter.

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

TABLE 8.1

**Nonresidential Structure Gross Floor Area
by General Activity Type
Fairfax County, January 2003**

General Activity Type	Gross Floor Area	Percent of Total
Industrial	40,828,437	18.1%
Office	100,737,896	44.6%
Retail	47,313,748	21.0%
Institutional	36,935,417	16.4%
Total Gross Floor Area	225,815,498	100.0%

Source: Fairfax County Department of Systems Management for Human Services, 2003.

Note: All data is in square feet.

TABLE 8.2

**Nonresidential Structure Gross Floor Area by General Activity
Inventory of Existing Structures by Year Built
Fairfax County, January 2003**

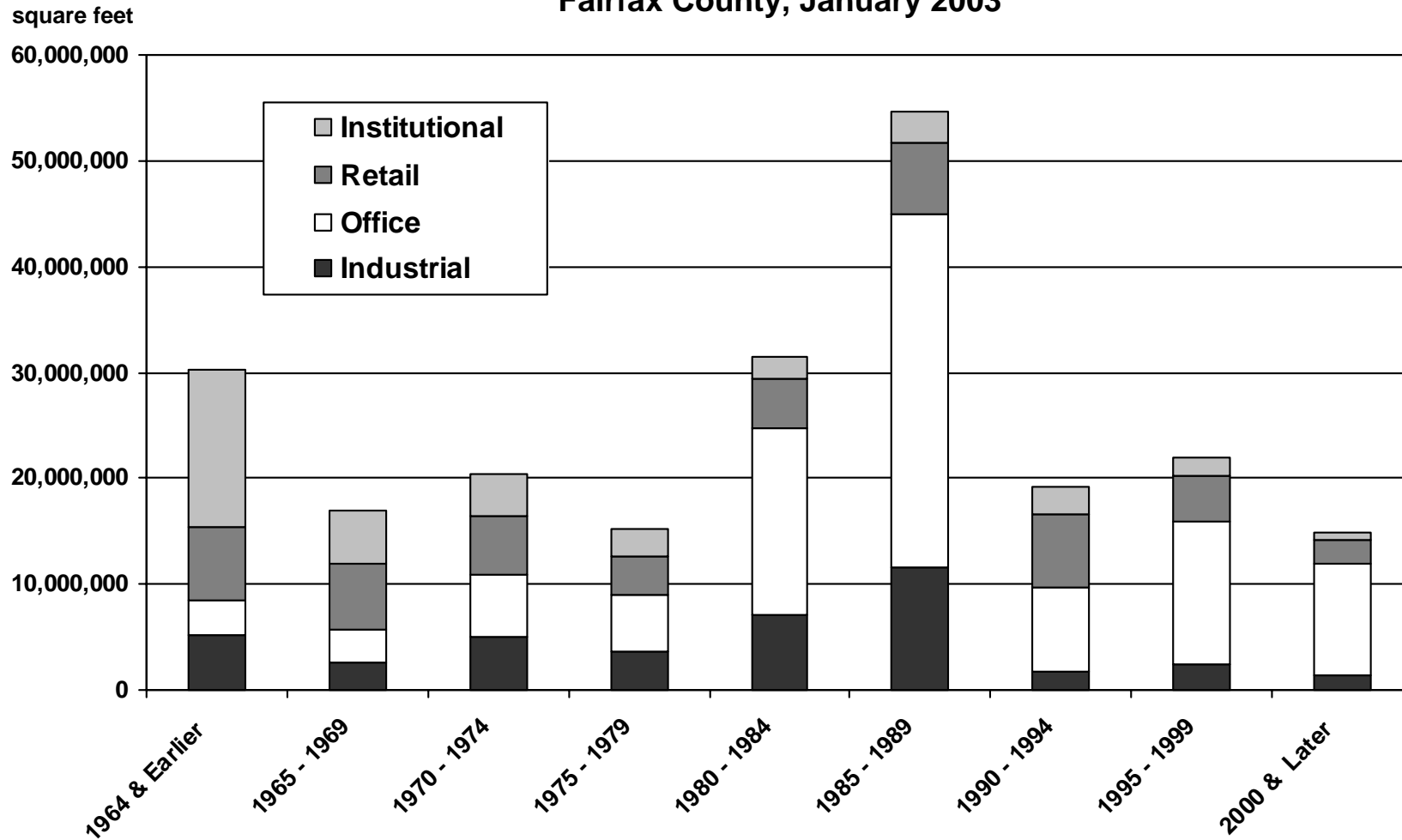
Year Built	Activity Type				Total Gross Floor Area
	Industrial	Office	Retail	Institutional	
Unknown	4,627	362,999	13,083	429,623	810,332
1964 and Earlier	5,145,254	3,355,190	6,880,055	14,829,767	30,210,266
1965 to 1969	2,628,153	3,009,058	6,294,086	5,074,775	17,006,072
1970 to 1974	4,965,059	5,958,858	5,438,348	4,010,494	20,372,759
1975 to 1979	3,636,686	5,344,275	3,635,241	2,561,915	15,178,117
1980 to 1984	7,147,432	17,623,960	4,709,339	2,050,499	31,531,230
1985 to 1989	11,587,338	33,357,350	6,705,022	3,019,920	54,669,630
1990 to 1994	1,812,867	7,873,591	6,992,691	2,469,897	19,149,046
1995 to 1999	2,432,479	13,389,565	4,323,939	1,840,568	21,986,551
2000	476,248	3,919,372	898,853	483,482	5,777,955
2001	866,881	6,313,282	1,082,198	141,739	8,404,100
2002	125,413	230,396	340,893	22,738	719,440
Total	40,828,437	100,737,896	47,313,748	36,935,417	225,815,498

Source: Fairfax County Department of Systems Management for Human Services, 2003.

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

FIGURE 8.1

**Nonresidential Structures Gross Floor Area
by Period Built and Structure Type
Fairfax County, January 2003**



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

TABLE 8.3

**Nonresidential Structure Gross Floor Area by General Activity by Supervisor District
Fairfax County, January 2003**

Supervisor District	Activity Type				Total Gross Floor Area
	Industrial	Office	Retail	Institutional	
Braddock	2,787,958	1,360,957	1,584,431	5,203,215	10,936,561
Dranesville ¹	1,714,842	10,503,629	3,419,796	4,249,477	19,887,744
Hunter Mill ²	1,698,415	26,921,894	5,580,696	3,283,060	37,484,065
Lee	5,704,860	2,702,390	6,559,933	3,402,451	18,369,634
Mason	4,589,086	7,677,478	7,092,367	3,628,602	22,987,533
Mount Vernon	8,059,546	1,432,687	2,981,199	4,733,616	17,207,048
Providence	5,287,540	34,460,054	9,133,427	5,771,607	54,652,628
Springfield ³	262,503	6,219,625	6,081,616	3,069,571	15,633,315
Sully	10,723,687	9,459,182	4,880,283	3,593,818	28,656,970
Fairfax County	40,828,437	100,737,896	47,313,748	36,935,417	225,815,498

TABLE 8.4

**Nonresidential Structure Gross Floor Area by General Activity by Town
Fairfax County, January 2003**

Town	Activity Type				Total Gross Floor Area
	Industrial	Office	Retail	Institutional	
Town of Clifton	0	20,273	18,973	23,657	62,903
Town of Herndon	734,610	5,717,707	2,015,800	581,973	9,050,090
Town of Vienna	338,711	1,816,742	972,310	580,237	3,708,000
Towns Total	1,073,321	7,554,722	3,007,083	1,185,867	12,820,993

Source: Fairfax County Department of Systems Management for Human Services, 2003.

Note: All data in square feet.

¹ Includes the Town of Herndon.

² Includes the Town of Vienna.

³ Includes the Town of Clifton.

TABLE 8.5

**Nonresidential Structure Gross Floor Area by General Activity by Planning District
Fairfax County, January 2003**

Planning District	Activity Type				Total Gross Floor Area
	Industrial	Office	Retail	Institutional	
Annandale	3,881,777	3,425,082	1,953,302	3,193,055	12,453,216
Baileys	442,401	4,298,664	3,648,122	1,155,034	9,544,221
Bull Run	8,722,460	9,919,613	5,244,156	3,413,382	27,299,611
Fairfax	428,226	8,343,489	3,479,666	3,605,174	15,856,555
Jefferson	3,624,604	8,541,050	2,738,068	2,731,443	17,635,165
Lincolnia	2,094,558	497,587	1,304,847	443,839	4,340,831
Lower Potomac	2,280,159	133,101	338,454	870,256	3,621,970
McLean	1,692,828	20,459,952	6,365,123	2,870,787	31,388,690
Mount Vernon	203,880	1,313,924	3,894,319	3,783,408	9,195,531
Pohick ¹	548,272	654,485	2,044,860	4,234,383	7,482,000
Rose Hill	450,178	436,635	1,309,883	1,987,120	4,183,816
Springfield	11,210,642	2,419,625	3,905,849	1,617,101	19,153,217
Upper Potomac ²	4,395,338	31,015,634	7,236,070	4,852,671	47,499,713
Vienna ³	853,114	9,279,055	3,851,029	2,177,764	16,160,962
Fairfax County	40,828,437	100,737,896	47,313,748	36,935,417	225,815,498

Source: Fairfax County Department of Systems Management for Human Services, 2003.

Note: All data in square feet.

¹ Includes the Town of Clifton.

² Includes the Town of Herndon.

³ Includes the Town of Vienna.

TABLE 8.6

**Nonresidential Structure Gross Floor Area by General Activity by Sewershed
Fairfax County, January 2003**

Sewershed Code	Activity Type				Total Gross Floor Area
	Industrial	Office	Retail	Institutional	
A1	1,569,367	1,621,275	648,465	628,347	4,467,454
A2	0	4,815,947	943,007	20,330	5,779,284
A3	0	173,160	0	105,210	278,370
B1	389,339	4,396,252	0	85,064	4,870,655
B2	109,639	3,522,051	1,197,396	1,093,920	5,923,006
B3	0	1,817	33,057	12,290	47,164
B5 ¹	734,610	5,717,707	2,015,800	581,973	9,050,090
C1	0	396	7,870	5,468	13,734
C2	10,366	40,826	9,212	157,502	217,906
D1	395,002	37,072	189,954	155,072	777,100
D2	795,087	6,467,131	348,416	648,577	8,259,211
D3 ²	1,554,293	15,761,817	4,576,516	1,924,258	23,816,884
E1	255,377	11,534,060	4,723,780	254,111	16,767,328
E2	0	6,151	19,493	11,835	37,479
F	891	996,907	342,727	452,601	1,793,126
G1	163,129	2,006,562	790,806	1,388,426	4,348,923
G2	0	11,825	100,794	135,196	247,815
G3	0	1,472,000	0	233,069	1,705,069
H1	391,105	924,524	2,996,118	311,759	4,623,506
H2	0	2,978,101	324,940	0	3,303,041
H3	0	0	0	3,336	3,336
I1	1,283,866	6,877,200	2,623,373	3,470,834	14,255,273
I2	23,623	76,189	18,370	558,539	676,721
I3	5,288,330	3,268,267	3,582,386	3,454,636	15,593,619
I4	0	0	484,648	1,676	486,324
I5	0	0	0	802	802

TABLE 8.6

**Nonresidential Structure Gross Floor Area by General Activity by Sewershed
Fairfax County, January 2003**

Sewershed Code	Activity Type				Total Gross Floor Area
	Industrial	Office	Retail	Institutional	
J1	66,421	381,331	522,406	291,230	1,261,388
J2	11,713	82,208	743,095	161,906	998,922
J3	0	185,577	378,232	217,358	781,167
J4	1,044	31,459	242,156	544,606	819,265
K	136,160	189,988	1,367,969	1,820,229	3,514,346
L	291,675	721,815	1,598,987	1,904,744	4,517,221
M0	258,117	843,748	227,153	133,573	1,462,591
M1	0	1,528,476	78,404	259,644	1,866,524
M2 ²	2,913,718	5,127,871	1,124,623	3,793,747	12,959,959
M3	590,600	408,683	222,773	819,131	2,041,187
M4	1,667,638	581,471	679,364	1,116,435	4,044,908
M5	3,666,876	371,679	434,068	11,984	4,484,607
M6	7,692,458	1,116,859	1,887,529	317,296	11,014,142
M7	0	0	16,816	3,250	20,066
M8	0	3,050	0	23,807	26,857
M9	108,564	4,133,602	2,551,493	21,899	6,815,558
N1	895,599	416,018	1,947,607	4,360,216	7,619,440
N2	2,376	0	27,628	199,556	229,560
O1	0	0	0	17,429	17,429
P	16,431	0	0	108,494	124,925
P1	296,009	125,467	25,456	4,800	451,732
P3	2,952	0	135,901	93,553	232,406
Q1	16,822	2,608	5,000	188,295	212,725
R1	26,362	22,020	45,692	236,297	330,371
R2	0	0	0	14,656	14,656
R3 ³	0	20,273	18,973	23,657	62,903
R4	0	3,360	0	24,557	27,917

TABLE 8.6

**Nonresidential Structure Gross Floor Area by General Activity by Sewershed
Fairfax County, January 2003**

Sewershed Code	Activity Type				Total Gross Floor Area
	Industrial	Office	Retail	Institutional	
S1	0	3,102	190,782	757,980	951,864
S2	0	0	0	21,911	21,911
T1	6,853,617	3,135,114	1,252,932	755,943	11,997,606
T2	1,968,517	4,342,528	1,633,491	490,088	8,434,624
T3	0	9,484	0	609,821	619,305
T4	48,558	3,643,798	1,844,077	1,157,530	6,693,963
T5	69,234	599,070	2,125,985	601,899	3,396,188
T6	14,835	0	3,125	5,468	23,428
T7	248,117	0	4,903	127,597	380,617
Fairfax County	40,828,437	100,737,896	47,313,748	36,935,417	225,815,498

Source: Fairfax County Department of System Management for Human Services, 2003.

Note: All data in square feet.

^a Comprises part of the Town of Vienna.

^b Comprises part of the Town of Herndon.

^c Town of Clifton.

TABLE 8.7

**Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
151	151.01	0	0	116,145	0	116,145
	151.02	0	34,412	228,419	442,706	705,537
	151.03	0	0	0	19,213	19,213
	Census Tract Total	0	34,412	344,564	461,919	840,895
152	152.01	0	148,623	107,316	16,064	272,003
	152.02	1,044	22,030	231,814	150,000	404,888
	Census Tract Total	1,044	170,653	339,130	166,064	676,891
153	153.01	0	46,331	25,307	9,840	81,478
	153.02	0	0	0	52,152	52,152
	153.04	0	0	0	50,564	50,564
	Census Tract Total	0	46,331	25,307	112,556	184,194
154	154.01	0	0	106,856	225,339	332,195
	154.02	0	0	0	7,444	7,444
	154.03	1,680	40,014	37,033	6,531	85,258
	Census Tract Total	1,680	40,014	143,889	239,314	424,897
155	155.01	0	113,132	19,357	575,426	707,915
	155.02	0	0	46,464	103,858	150,322
	155.03	0	5,382	71,299	36,324	113,005
	Census Tract Total	0	118,514	137,120	715,608	971,242
156	156.01	0	0	0	7,000	7,000
	156.03	0	0	0	17,689	17,689
	156.04	0	0	0	3,638	3,638
	Census Tract Total	0	0	0	28,327	28,327
157	157.01	0	0	0	8,175	8,175
	157.02	0	0	0	88,760	88,760
	157.03	0	0	0	3,825	3,825
	Census Tract Total	0	0	0	100,760	100,760
158	158.01	0	0	0	56,761	56,761
	158.02	0	16,960	4,234	300,391	321,585
	158.03	0	0	4,656	117,368	122,024
	Census Tract Total	0	16,960	8,890	474,520	500,370

TABLE 8.7

**Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
159	159.01	0	0	0	31,857	31,857
	159.02	0	0	0	537,198	537,198
	Census Tract Total	0	0	0	569,055	569,055
160	160.01	8,584	36,477	69,926	301,989	416,976
	160.02	0	76,123	54,851	23,500	154,474
	160.03	0	0	0	69,784	69,784
	Census Tract Total	8,584	112,600	124,777	395,273	641,234
161	161.01	0	89,697	259,333	40,967	389,997
	161.02	0	0	0	13,870	13,870
	161.03	0	0	0	68,006	68,006
	Census Tract Total	0	89,697	259,333	122,843	471,873
162	162.01	0	3,050	0	3,050	6,100
	Census Tract Total	0	3,050	0	3,050	6,100
163	163.01	0	0	0	18,873	18,873
	163.02	12,431	0	0	119,659	132,090
	Census Tract Total	12,431	0	0	138,532	150,963
201	201.01	0	44,222	178,463	1,432	224,117
	201.02	350,487	0	0	534,202	884,689
	Census Tract Total	350,487	44,222	178,463	535,634	1,108,806
202	202.01	0	135,485	165,062	28,108	328,655
	202.02	90,095	18,015	16,356	62,064	186,530
	Census Tract Total	90,095	153,500	181,418	90,172	515,185
203	203.01	0	0	0	178,280	178,280
	203.02	0	0	0	54,342	54,342
	203.03	0	0	0	41,977	41,977
	203.04	16,828	8,608	11,485	20,672	57,593
	Census Tract Total	16,828	8,608	11,485	295,271	332,192
204	204.01	40,285	137,479	140,418	1,560	319,742
	Census Tract Total	40,285	137,479	140,418	1,560	319,742

TABLE 8.7

**Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
205	205.01	4,886	15,264	74,007	0	94,157
	205.02	0	2,368	53,243	0	55,611
	Census Tract Total	4,886	17,632	127,250	0	149,768
206	206.01	0	131,957	31,178	1,640	164,775
	206.02	0	0	66,212	0	66,212
	206.03	0	0	140,889	80,626	221,515
	Census Tract Total	0	131,957	238,279	82,266	452,502
207	207.01	0	0	0	55,668	55,668
	207.02	0	0	0	16,004	16,004
	207.03	4,422	0	10,372	38,966	53,760
	Census Tract Total	4,422	0	10,372	110,638	125,432
208	208.01	0	0	0	133,291	133,291
	208.03	0	0	0	3,872	3,872
	Census Tract Total	0	0	0	137,163	137,163
210	210.01	0	467,255	1,536,908	173,706	2,177,869
	210.02	0	180,234	20,341	39,875	240,450
	210.03	883,612	413,365	0	3,116	1,300,093
	210.04	1,942,422	0	21,208	0	1,963,630
	Census Tract Total	2,826,034	1,060,854	1,578,457	216,697	5,682,042
211	211.01	938,165	47,701	139,411	0	1,125,277
	211.02	65,904	5,763	22,190	617,287	711,144
	Census Tract Total	1,004,069	53,464	161,601	617,287	1,836,421
212	212.01	0	0	0	41,993	41,993
	Census Tract Total	0	0	0	41,993	41,993
213	213.01	0	0	0	93,400	93,400
	213.02	0	74,000	40,703	28,120	142,823
	Census Tract Total	0	74,000	40,703	121,520	236,223
214	214.01	11,713	37,492	499,635	0	548,840
	214.02	67,430	99,601	75,799	3,200	246,030
	Census Tract Total	79,143	137,093	575,434	3,200	794,870

TABLE 8.7

**Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
215	215.01	67,050	0	939,985	160,748	1,167,783
	Census Tract Total	67,050	0	939,985	160,748	1,167,783
	216.02	1,208	183,109	151,125	60,193	395,635
	Census Tract Total	1,208	183,109	151,125	60,193	395,635
217	217.01	0	0	10,031	0	10,031
	Census Tract Total	0	0	10,031	0	10,031
218	218.01	0	77,473	328,787	89,202	495,462
	Census Tract Total	0	77,473	328,787	89,202	495,462
219	219.01	0	0	0	2,075	2,075
	Census Tract Total	0	0	0	2,075	2,075
220	220.01	1,581,607	43,362	13,519	0	1,638,488
	220.02	717,822	62,768	0	2,600	783,190
	220.03	891,745	0	6,544	0	898,289
	220.04	680,135	2,784	0	0	682,919
	220.05	0	0	16,816	3,250	20,066
	Census Tract Total	3,871,309	108,914	36,879	5,850	4,022,952
221	221.01	25,065	0	0	621,679	646,744
	221.02	16,822	0	0	0	16,822
	221.03	94,536	111,427	74,986	40,232	321,181
	221.04	407,928	0	211,868	36,961	656,757
	221.05	31,200	0	0	8,120	39,320
	221.06	120,297	15,840	28,240	0	164,377
	Census Tract Total	695,848	127,267	315,094	706,992	1,845,201
222	222.01	0	0	0	16,357	16,357
	Census Tract Total	0	0	0	16,357	16,357
223	223.01	0	8,595	444,076	481,729	934,400
	Census Tract Total	0	8,595	444,076	481,729	934,400
224	224.01	272,929	186,169	599,639	91,347	1,150,084
	Census Tract Total	272,929	186,169	599,639	91,347	1,150,084

TABLE 8.7

**Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
301	301.01	0	20,700	132,269	147,451	300,420
	301.02	0	2,640	113,586	88,778	205,004
	301.03	0	0	111,275	13,923	125,198
	Census Tract Total	0	23,340	357,130	250,152	630,622
302	302.01	0	0	110,850	925,405	1,036,255
	Census Tract Total	0	0	110,850	925,405	1,036,255
304	304.01	922	37,563	90,970	134,168	263,623
	304.02	1,128,102	239,145	131,803	64,029	1,563,079
	Census Tract Total	1,129,024	276,708	222,773	198,197	1,826,702
305	305.01	0	0	0	450	450
	Census Tract Total	0	0	0	450	450
306	306.01	48,560	0	0	17,688	66,248
	306.03	0	20,426	523,797	9,375	553,598
	306.04	437	224,243	453,120	65,576	743,376
	Census Tract Total	48,997	244,669	976,917	92,639	1,363,222
307	307.01	600,211	0	0	946	601,157
	307.02	96,543	10,842	0	60,219	167,604
	307.03	0	0	0	49,589	49,589
	Census Tract Total	696,754	10,842	0	110,754	818,350
308	308.01	380,453	168,208	93,348	432,252	1,074,261
	Census Tract Total	380,453	168,208	93,348	432,252	1,074,261
309	309.01	0	115,031	223,269	319,295	657,595
	Census Tract Total	0	115,031	223,269	319,295	657,595
310	310.01	0	35,346	361,867	117,200	514,413
	Census Tract Total	0	35,346	361,867	117,200	514,413
313	313.01	0	56,152	0	57,242	113,394
	Census Tract Total	0	56,152	0	57,242	113,394
314	314.01	0	4,850	1,920	68,571	75,341
	Census Tract Total	0	4,850	1,920	68,571	75,341
315	315.01	0	0	52,656	63,475	116,131
	Census Tract Total	0	0	52,656	63,475	116,131

TABLE 8.7

**Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
316	316.01	0	7,504	3,084	62,910	73,498
	316.02	3,447	357,816	435,926	90,290	887,479
	316.03	47,250	0	0	0	47,250
	Census Tract Total	50,697	365,320	439,010	153,200	1,008,227
318	318.01	171,176	197,799	0	600,401	969,376
	Census Tract Total	171,176	197,799	0	600,401	969,376
320	320.01	172,573	43,123	7,202	113,187	336,085
	Census Tract Total	172,573	43,123	7,202	113,187	336,085
321	321.01	172,833	24,172	124,687	0	321,692
	Census Tract Total	172,833	24,172	124,687	0	321,692
322	322.01	0	106,411	364,583	91,414	562,408
	Census Tract Total	0	106,411	364,583	91,414	562,408
323	323.01	0	0	0	107,301	107,301
	323.02	0	0	0	54,024	54,024
	Census Tract Total	0	0	0	161,325	161,325
324	324.01	0	0	0	255,454	255,454
	Census Tract Total	0	0	0	255,454	255,454
325	325.01	0	0	102,030	36,096	138,126
	Census Tract Total	0	0	102,030	36,096	138,126
326	326.01	0	0	2,976	11,024	14,000
	Census Tract Total	0	0	2,976	11,024	14,000
327	327.01	0	0	104,792	111,616	216,408
	Census Tract Total	0	0	104,792	111,616	216,408
328	328.01	3,619,626	371,679	434,068	9,850	4,435,223
	Census Tract Total	3,619,626	371,679	434,068	9,850	4,435,223
401	401.01	0	0	0	767,330	767,330
	401.02	0	0	0	69,334	69,334
	401.03	20,900	27,796	56,462	80,515	185,673
	Census Tract Total	20,900	27,796	56,462	917,179	1,022,337

TABLE 8.7

**Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
402	402.01	561,176	1,964,616	779,702	1,193,255	4,498,749
	402.02	0	999,758	46,686	720,132	1,766,576
	402.03	0	1,431,248	0	0	1,431,248
	402.04	0	28,950	12,347	0	41,297
	Census Tract Total	561,176	4,424,572	838,735	1,913,387	7,737,870
403	403.01	0	230,323	4,430	76,853	311,606
	403.02	0	0	0	116,512	116,512
	Census Tract Total	0	230,323	4,430	193,365	428,118
405	405.01	0	47,961	0	839,197	887,158
	405.02	0	0	0	9,890	9,890
	405.03	0	550	0	507,615	508,165
	405.04	0	822,826	0	0	822,826
	Census Tract Total	0	871,337	0	1,356,702	2,228,039
406	406.01	61,273	0	216,857	63,942	342,072
	Census Tract Total	61,273	0	216,857	63,942	342,072
407	407.01	0	0	0	62,670	62,670
	407.02	0	0	0	22,040	22,040
	Census Tract Total	0	0	0	84,710	84,710
408	408.01	0	0	0	64,133	64,133
	408.03	0	0	0	77,556	77,556
	408.04	0	0	0	378,328	378,328
	408.05	0	0	0	71,624	71,624
	Census Tract Total	0	0	0	591,641	591,641
501	501.01	437,740	1,027,912	245,124	67,365	1,778,141
	501.02	0	7,688	7,685	29,896	45,269
	501.03	2,700	28,464	137,034	0	168,198
	Census Tract Total	440,440	1,064,064	389,843	97,261	1,991,608

TABLE 8.7

**Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
502	502.01	0	0	40,270	89,317	129,587
	502.02	0	0	0	5,275	5,275
	502.03	0	23,025	3,900	58,552	85,477
	502.04	0	32,224	10,794	57,497	100,515
	Census Tract Total	0	55,249	54,964	210,641	320,854
503	503.01	5,920	14,806	58,429	0	79,155
	503.03	27,422	14,411	203,119	41,562	286,514
	503.04	0	440,611	33,228	0	473,839
	Census Tract Total	33,342	469,828	294,776	41,562	839,508
504	504.01	0	247,124	189,577	71,089	507,790
	504.02	0	0	8,343	3,600	11,943
	Census Tract Total	0	247,124	197,920	74,689	519,733
505	505.01	0	0	103,744	0	103,744
	505.02	0	0	0	74,448	74,448
	Census Tract Total	0	0	103,744	74,448	178,192
506	506.01	0	1,615,240	0	0	1,615,240
	506.02	0	0	254,945	449,846	704,791
	506.03	0	0	35,839	12,952	48,791
	506.04	0	0	0	35,529	35,529
	506.05	0	0	0	11,379	11,379
	506.07	0	0	0	8,400	8,400
	Census Tract Total	0	1,615,240	290,784	518,106	2,424,130
507	507.01	0	83,196	0	11,484	94,680
	507.02	0	203,337	215,463	41,226	460,026
	Census Tract Total	0	286,533	215,463	52,710	554,706
508	508.01	0	0	0	2,700	2,700
	508.02	0	1,344	0	118,622	119,966
	508.03	0	166,591	110,755	115,383	392,729
	Census Tract Total	0	167,935	110,755	236,705	515,395

TABLE 8.7

**Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
509	509.01	0	0	0	4,686	4,686
	509.02	0	0	0	63,671	63,671
	Census Tract Total	0	0	0	68,357	68,357
	510.02	0	0	0	94,466	94,466
	Census Tract Total	0	0	0	94,466	94,466
511	511.01	0	0	0	79,670	79,670
	Census Tract Total	0	0	0	79,670	79,670
512	512.01	0	0	0	102,860	102,860
	512.03	0	0	0	9,132	9,132
	Census Tract Total	0	0	0	111,992	111,992
513	513.01	0	266,541	169,691	8,536	444,768
	513.02	0	50,096	6,020	15,258	71,374
	Census Tract Total	0	316,637	175,711	23,794	516,142
514	514.01	0	1,944	65,130	0	67,074
	514.02	0	0	122,956	37,558	160,514
	514.03	0	32,126	322,257	3	354,386
	Census Tract Total	0	34,070	510,343	37,561	581,974
515	515.01	0	41,617	678,730	0	720,347
	515.02	0	113,696	4,167	0	117,863
	515.03	0	213,244	543,116	179,296	935,656
	515.04	162,777	414,719	832,791	12,051	1,422,338
	Census Tract Total	162,777	783,276	2,058,804	191,347	3,196,204
516	516.01	0	0	0	280,441	280,441
	516.02	0	0	0	5,680	5,680
	516.03	0	0	117,924	111,881	229,805
	516.04	0	43,182	163,132	10,302	216,616
	516.05	0	980	10,014	0	10,994
	Census Tract Total	0	44,162	291,070	408,304	743,536

TABLE 8.7

**Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
518	518.01	0	0	116,980	62,143	179,123
	518.02	0	0	0	124,711	124,711
	518.03	0	0	0	32,758	32,758
	Census Tract Total	0	0	116,980	219,612	336,592
519	519.01	0	91,992	672,809	184,927	949,728
	Census Tract Total	0	91,992	672,809	184,927	949,728
520	520.01	1,920	431,054	250,366	136,827	820,167
	Census Tract Total	1,920	431,054	250,366	136,827	820,167
521	521.01	0	0	0	3,960	3,960
	521.02	62,710	31,338	18,680	205,162	317,890
	521.03	4,436	63,602	259,404	137,070	464,512
	521.04	0	182,403	131,490	24,730	338,623
	521.05	0	34,844	16,927	344,630	396,401
	Census Tract Total	67,146	312,187	426,501	715,552	1,521,386
522	522.01	36,970	322,969	128,231	103,024	591,194
	522.02	0	0	0	393,716	393,716
	522.03	0	0	0	17,133	17,133
	Census Tract Total	36,970	322,969	128,231	513,873	1,002,043
523	523.01	0	110,592	67,778	8,288	186,658
	Census Tract Total	0	110,592	67,778	8,288	186,658
524	524.01	0	0	0	83,256	83,256
	524.04	663,656	25,200	0	0	688,856
	524.05	0	86,996	19,838	33,307	140,141
	Census Tract Total	663,656	112,196	19,838	116,563	912,253
525	525.01	1,906,759	492,488	503,359	68,307	2,970,913
	525.02	76,302	682,097	3,808	181,401	943,608
	525.03	0	96,550	158,843	147,315	402,708
	525.04	0	113,328	72,946	10,716	196,990
	Census Tract Total	1,983,061	1,384,463	738,956	407,739	4,514,219

TABLE 8.7

**Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
526	526.01	1,604,074	153,861	400,249	51,821	2,210,005
	526.02	0	41,856	0	49,060	90,916
	526.03	490,484	0	0	0	490,484
	Census Tract Total	2,094,558	195,717	400,249	100,881	2,791,405
527	527.01	279,624	139,448	166,432	81,938	667,442
	Census Tract Total	279,624	139,448	166,432	81,938	667,442
528	528.01	0	2,981,071	328,782	816	3,310,669
	Census Tract Total	0	2,981,071	328,782	816	3,310,669
601	601.01	0	0	0	5,928	5,928
	601.02	3,120	0	0	1,647	4,767
	601.03	222,250	0	0	18,900	241,150
	Census Tract Total	225,370	0	0	26,475	251,845
602	602.01	0	0	0	7,057	7,057
	602.02	0	2,542	0	0	2,542
	602.03	0	0	0	3,748	3,748
	Census Tract Total	0	2,542	0	10,805	13,347
603	603.01	0	0	0	56,189	56,189
	603.02	0	0	0	4,316	4,316
	Census Tract Total	0	0	0	60,505	60,505
604	604.01	0	0	0	9,186	9,186
	604.02	0	2,233,931	1,629,373	49,782	3,913,086
	Census Tract Total	0	2,233,931	1,629,373	58,968	3,922,272
605	605.01	0	3,542,740	778,777	76,349	4,397,866
	605.02	0	137,152	4,186	179,351	320,689
	605.04	0	207,973	2,630	52,597	263,200
	605.05	0	475,141	0	16,168	491,309
	Census Tract Total	0	4,363,006	785,593	324,465	5,473,064
606	606.01	0	0	6,345	0	6,345
	606.02	0	0	0	285,472	285,472
	Census Tract Total	0	0	6,345	285,472	291,817

TABLE 8.7

**Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
607 ^a	607.01	6,520	162,656	327,410	346,785	843,371
	Census Tract Total	6,520	162,656	327,410	346,785	843,371
608 ^a	608.01	0	1,137,925	282,212	16,293	1,436,430
	Census Tract Total	0	1,137,925	282,212	16,293	1,436,430
609 ^a	609.01	284,647	199,465	115,387	124,981	724,480
	Census Tract Total	284,647	199,465	115,387	124,981	724,480
610 ^a	610.01	47,544	316,696	247,301	92,178	703,719
	Census Tract Total	47,544	316,696	247,301	92,178	703,719
611	611.01	0	0	0	68,425	68,425
	611.02	0	74,965	134,917	369,515	579,397
	Census Tract Total	0	74,965	134,917	437,940	647,822
612	612.01	0	0	0	1,674	1,674
	612.02	0	51,372	51,550	280,645	383,567
	612.03	0	20,232	0	0	20,232
	612.04	180,740	2,224,294	355,500	0	2,760,534
	Census Tract Total	180,740	2,295,898	407,050	282,319	3,166,007
615	615.01	0	10,910	9,357	93,722	113,989
	615.02	13,120	6,370	1,878	13,617	34,985
	615.03	0	0	0	318,919	318,919
	615.04	155,725	0	0	3,133	158,858
	Census Tract Total	168,845	17,280	11,235	429,391	626,751
616	616.01	2,885	492,594	1,202	5,351	502,032
	616.02	27,785	0	7,626	0	35,411
	616.04	37,800	580,077	33,150	3,400	654,427
	616.05	0	115,489	7,000	0	122,489
	616.06	2,365,384	452,340	145,755	7,850	2,971,329
	Census Tract Total	2,433,854	1,640,500	194,733	16,601	4,285,688
617	617.01	0	59,332	224,195	4,300	287,827
	617.02	314,888	114,084	80,590	74,052	583,614
	Census Tract Total	314,888	173,416	304,785	78,352	871,441

TABLE 8.7

**Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
618	618.01	0	816,341	0	9,469	825,810
	618.02	0	649,853	17,497	0	667,350
	Census Tract Total	0	1,466,194	17,497	9,469	1,493,160
619	619.02	123,153	0	5,284	56,823	185,260
	Census Tract Total	123,153	0	5,284	56,823	185,260
701	701.02	0	0	0	223,432	223,432
	701.03	0	0	0	9,637	9,637
	701.04	0	0	0	6,592	6,592
	Census Tract Total	0	0	0	239,661	239,661
702	702.01	0	1,472,000	0	0	1,472,000
	Census Tract Total	0	1,472,000	0	0	1,472,000
703	703.02	0	0	0	1,701	1,701
	703.03	0	0	94,375	1,500	95,875
	Census Tract Total	0	0	94,375	3,201	97,576
704	704.01	0	103,308	150,850	178,251	432,409
	704.02	0	0	1,916	0	1,916
	704.03	3,748	0	1,800	81,922	87,470
	704.04	0	0	0	14,652	14,652
	Census Tract Total	3,748	103,308	154,566	274,825	536,447
705	705.01	0	0	0	70,000	70,000
	705.02	576	0	0	171,464	172,040
	705.03	0	18,032	0	28,433	46,465
	705.04	0	0	0	7,047	7,047
	705.05	0	0	12,054	38,157	50,211
	705.06	0	1,083,055	101,961	9,758	1,194,774
	Census Tract Total	576	1,101,087	114,015	324,859	1,540,537
706	706.01	0	0	0	17,093	17,093
	706.02	0	21,300	0	1,709	23,009
	706.03	315	0	0	84,223	84,538
	706.04	0	145,433	273,490	51,055	469,978
	Census Tract Total	315	166,733	273,490	154,080	594,618

TABLE 8.7

**Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
707	707.01	0	391,448	187,887	36,245	615,580
	707.03	0	0	0	93,866	93,866
	707.04	0	0	0	53,980	53,980
	Census Tract Total	0	391,448	187,887	184,091	763,426
708	708.01	0	0	0	50,546	50,546
	708.02	0	0	0	245,773	245,773
	Census Tract Total	0	0	0	296,319	296,319
709	709.01	0	11,825	6,419	50,050	68,294
	709.02	4,010	0	0	60,308	64,318
	709.04	704	0	0	158,003	158,707
	709.06	0	0	0	3,336	3,336
	Census Tract Total	4,714	11,825	6,419	271,697	294,655
710	710.01	152,491	0	0	0	152,491
	710.02	0	0	0	30,652	30,652
	710.03	0	0	0	517,560	517,560
	Census Tract Total	152,491	0	0	548,212	700,703
711	711.02	2,880	0	0	39,196	42,076
	711.06	0	397,894	49,622	37,330	484,846
	711.08	0	0	0	36,925	36,925
	Census Tract Total	2,880	397,894	49,622	113,451	563,847
712	712.01	0	804,911	0	0	804,911
	712.02	0	272,140	0	0	272,140
	712.04	165,796	2,599,115	71,960	187,920	3,024,791
	Census Tract Total	165,796	3,676,166	71,960	187,920	4,101,842
713	713.01	0	560,243	353,953	305,368	1,219,564
	713.02	22,975	76,189	18,370	5,224	122,758
	Census Tract Total	22,975	636,432	372,323	310,592	1,342,322
714	714.01	163,487	24,832	75,107	67,561	330,987
	714.02	0	0	0	63,721	63,721
	Census Tract Total	163,487	24,832	75,107	131,282	394,708

TABLE 8.7

**Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
801	801.01	0	0	0	5,052	5,052
	801.02	0	0	0	10,236	10,236
	801.03	10,366	23,892	2,598	98,166	135,022
	801.04	0	0	0	32,848	32,848
	801.05	0	0	0	101,870	101,870
	Census Tract Total	10,366	23,892	2,598	248,172	285,028
802	802.01	0	0	14,194	0	14,194
	802.02	0	6,151	0	41,766	47,917
	802.03	0	0	0	42,816	42,816
	802.04	2,100	11,565,468	2,421,870	0	13,989,438
	802.05	0	1,013,296	2,713,416	0	3,726,712
	Census Tract Total	2,100	12,584,915	5,149,480	84,582	17,821,077
803	803.01	92,649	2,468	104,566	2,088	201,771
	803.02	0	0	3,379	0	3,379
	803.03	298,254	0	1,920	37,666	337,840
	803.04	836,584	554,576	258,010	21,878	1,671,048
	Census Tract Total	1,227,487	557,044	367,875	61,632	2,214,038
804	804.01	0	1,817	6,424	0	8,241
	804.02	0	396	34,503	2,796	37,695
	804.03	0	16,934	6,614	24,900	48,448
	804.04	4,489	0	3,506	85,859	93,854
	804.05	93,680	110,380	120,857	58,280	383,197
	Census Tract Total	98,169	129,527	171,904	171,835	571,435
805	805.01	0	0	32,436	203,007	235,443
	805.02	90,700	0	8,737	327,201	426,638
	805.03	0	10,987	270,386	78,896	360,269
	Census Tract Total	90,700	10,987	311,559	609,104	1,022,350
808 ^b	808.01	74,439	1,320,920	1,028,140	169,145	2,592,644
	Census Tract Total	74,439	1,320,920	1,028,140	169,145	2,592,644
809 ^b	809.01	660,171	4,396,787	987,660	412,828	6,457,446
	Census Tract Total	660,171	4,396,787	987,660	412,828	6,457,446

TABLE 8.7

**Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
810	810.01	0	174,678	183,888	105,210	463,776
	Census Tract Total	0	174,678	183,888	105,210	463,776
811	811.01	0	1,900,049	113,720	7,014	2,020,783
	811.02	0	0	315,731	116,535	432,266
	811.04	0	20,090	104,703	91,973	216,766
	Census Tract Total	0	1,920,139	534,154	215,522	2,669,815
812	812.01	389,339	4,249,334	0	85,064	4,723,737
	Census Tract Total	389,339	4,249,334	0	85,064	4,723,737
814	814.01	0	3,055	127,684	161,345	292,084
	Census Tract Total	0	3,055	127,684	161,345	292,084
815	815.01	0	0	0	62,131	62,131
	Census Tract Total	0	0	0	62,131	62,131
816	816.01	0	0	0	6,372	6,372
	816.02	0	0	0	23,140	23,140
	Census Tract Total	0	0	0	29,512	29,512
817	817.01	0	0	4,720	11,940	16,660
	817.02	0	0	0	1,040	1,040
	817.03	0	0	0	2,250	2,250
	Census Tract Total	0	0	4,720	15,230	19,950
819	819.01	332,945	2,113,382	80,146	150,388	2,676,861
	819.02	0	0	0	27,276	27,276
	Census Tract Total	332,945	2,113,382	80,146	177,664	2,704,137
820	820.01	0	0	10,999	125,543	136,542
	820.02	0	0	0	105,442	105,442
	Census Tract Total	0	0	10,999	230,985	241,984
821	821.01	0	80,101	48,463	12,283	140,847
	Census Tract Total	0	80,101	48,463	12,283	140,847

TABLE 8.7

**Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
822	822.01	14,450	4,134,859	891,869	491,446	5,532,624
	822.02	621,268	2,445,667	163,801	22,150	3,252,886
	822.03	0	73,766	0	122,619	196,385
	Census Tract Total	635,718	6,654,292	1,055,670	636,215	8,981,895
823	823.01	0	1,674,910	370,111	411,966	2,456,987
	Census Tract Total	0	1,674,910	370,111	411,966	2,456,987
824	824.01	1,702	2,615,766	0	66,588	2,684,056
	Census Tract Total	1,702	2,615,766	0	66,588	2,684,056
825	825.01	1,920,840	5,124,495	1,123,153	314,863	8,483,351
	825.02	88,300	112,686	224,418	154,807	580,211
	Census Tract Total	2,009,140	5,237,181	1,347,571	469,670	9,063,562
826	826.01	0	2,414	715,734	139,500	857,648
	826.02	0	405,801	150,503	547,874	1,104,178
	Census Tract Total	0	408,215	866,237	687,374	1,961,826
901	901.01	1,131,892	589,537	0	67,156	1,788,585
	901.03	3,064,546	636,225	311,060	509,099	4,520,930
	901.04	2,686,339	1,996,489	660,140	51,670	5,394,638
	901.05	369,679	3,344,551	555,402	120,215	4,389,847
	901.06	300,000	0	0	8,133	308,133
	Census Tract Total	7,552,456	6,566,802	1,526,602	756,273	16,402,133
905	905.01	0	3,102	165,092	57,817	226,011
	905.02	1,515	62,074	62,582	102,132	228,303
	Census Tract Total	1,515	65,176	227,674	159,949	454,314
909 ^c	909.01	0	20,273	18,973	23,657	62,903
	Census Tract Total	0	20,273	18,973	23,657	62,903
910	910.01	0	0	3,125	5,468	8,593
	910.02	0	9,484	0	0	9,484
	Census Tract Total	0	9,484	3,125	5,468	18,077
911	911.01	0	0	0	515,161	515,161
	Census Tract Total	0	0	0	515,161	515,161

TABLE 8.7

**Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
912	912.01	0	0	138,693	40,554	179,247
	912.02	0	361,201	159,449	92,957	613,607
	Census Tract Total	0	361,201	298,142	133,511	792,854
913	913.01	14,835	0	0	526	15,361
	913.02	135,037	0	0	3,486	138,523
	913.03	182,134	0	13,975	105,245	301,354
	913.04	0	71,058	658,292	184,825	914,175
	Census Tract Total	332,006	71,058	672,267	294,082	1,369,413
914	914.01	180	118,698	256,748	310,712	686,338
	Census Tract Total	180	118,698	256,748	310,712	686,338
915	915.01	0	0	0	283,582	283,582
	915.02	0	5,922	45,012	30,720	81,654
	915.03	0	39,538	13,267	8,044	60,849
	Census Tract Total	0	45,460	58,279	322,346	426,085
916	916.01	829,905	184,694	162,900	206,757	1,384,256
	Census Tract Total	829,905	184,694	162,900	206,757	1,384,256
917	917.01	0	1,742,786	708,599	14,989	2,466,374
	917.02	0	1,347,322	2,383,125	15,488	3,745,935
	917.03	0	0	6,848	180,459	187,307
	917.04	42,160	1,295,324	325,001	64,008	1,726,493
	Census Tract Total	42,160	4,385,432	3,423,573	274,944	8,126,109
918	918.01	6,398	754,254	1,322,972	513,675	2,597,299
	Census Tract Total	6,398	754,254	1,322,972	513,675	2,597,299
919	919.01	0	0	0	355,911	355,911
	919.05	0	0	0	92,449	92,449
	919.07	0	0	0	10,960	10,960
	919.09	0	0	0	5,456	5,456
	919.11	0	0	0	1,080	1,080
	Census Tract Total	0	0	0	465,856	465,856

TABLE 8.7

**Nonresidential Structure Gross Floor Area by General Activity
by Census and Subcensus Tract
Fairfax County, January 2003**

Census Tract	Subcensus Tract	Activity Type				Total Gross Floor Area
		Industrial	Office	Retail	Institutional	
920	920.01	2,722	3,360	0	93,653	99,735
	920.02	17,176	22,020	96,052	59,096	194,344
	920.03	6,464	0	0	15,724	22,188
	Census Tract Total	26,362	25,380	96,052	168,473	316,267
921	921.04	0	2,608	0	9,300	11,908
	921.05	0	0	3,840	21,457	25,297
	921.06	0	0	5,000	18,950	23,950
	921.07	0	0	0	20,189	20,189
	Census Tract Total	0	2,608	8,840	69,896	81,344
922	922.01	0	0	0	2,663	2,663
	922.02	0	0	0	18,150	18,150
	922.03	2,376	0	23,788	80,312	106,476
	922.04	0	0	0	1,374	1,374
	922.05	2,952	0	135,901	194,818	333,671
	Census Tract Total	5,328	0	159,689	297,317	462,334
923	923.01	0	0	0	83,250	83,250
	Census Tract Total	0	0	0	83,250	83,250
924	924.01	0	0	0	7,552	7,552
	Census Tract Total	0	0	0	7,552	7,552
Fairfax County		40,828,437	100,737,896	47,313,748	36,935,417	225,815,498

Source: Fairfax County Department of Systems Management for Human Services, 2003.

Notes: All data in square feet. All census tracts in Fairfax County begin with the number 4. To conserve space, the leading 4 is dropped from the census tract name in the information contained in this table. Subcensus tracts are Fairfax County designations and are not recognized by the U.S. Census Bureau. Subcensus tracts divide federally defined census tracts into smaller areas for analysis purposes. For example, Fairfax County subcensus tracts 160.01, 160.02, and 160.03 comprise U.S. Census Bureau census tract 4160.

^a Comprises part of the Town of Vienna.

^b Comprises part of the Town of Herndon.

^c Town of Clifton.

CURRENT LAND USE

Current land use as of January 1 is summarized two ways – using existing land use codes and using zoning codes. Existing land use codes provide information on how real estate parcels are currently used. Zoning codes provide information on how real estate parcels are currently intended to be used. The existing land use code and the zoning code for a particular real estate parcel may show dissimilar uses as some parcels are being used differently than the zoning.

Existing Land Use

Existing land use codes define how acreage is currently used. For the purposes of this report, acres of land are categorized into six major land use categories (see Table 9.2). Summaries of acreage by land use are available by supervisor district, township and planning district. Land use codes are assigned by Fairfax County Department of Tax Administration.

Zoned Land

Summaries of acreage by major zoning class (residential, commercial and industrial) and zoning district are provided by supervisor district, township and planning district geography. Data are based on zoned land in Fairfax County and do not include areas in roads, water, or small areas of land unable to be zoned or developed. Zoned land is classified into various County zoning categories, and zoning categories associated with the Towns of Herndon, Clifton, and Vienna.

The lists of zoning codes that are used by Fairfax County and the towns within the County are listed in Table 9.5. 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. A summary of zoning codes for the towns are shown in Table 9.6.

TABLE 9.1

**Total Zoned and Vacant Acres
Fairfax County, 1980 through 2003**

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%
2003	25,308	227,794	11.1%

Source: Fairfax County Department of Systems Management for Human Services, 2003.

Note: 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.

TABLE 9.2

**Acres of Land by General Land Use Category
Fairfax County, January 2003**

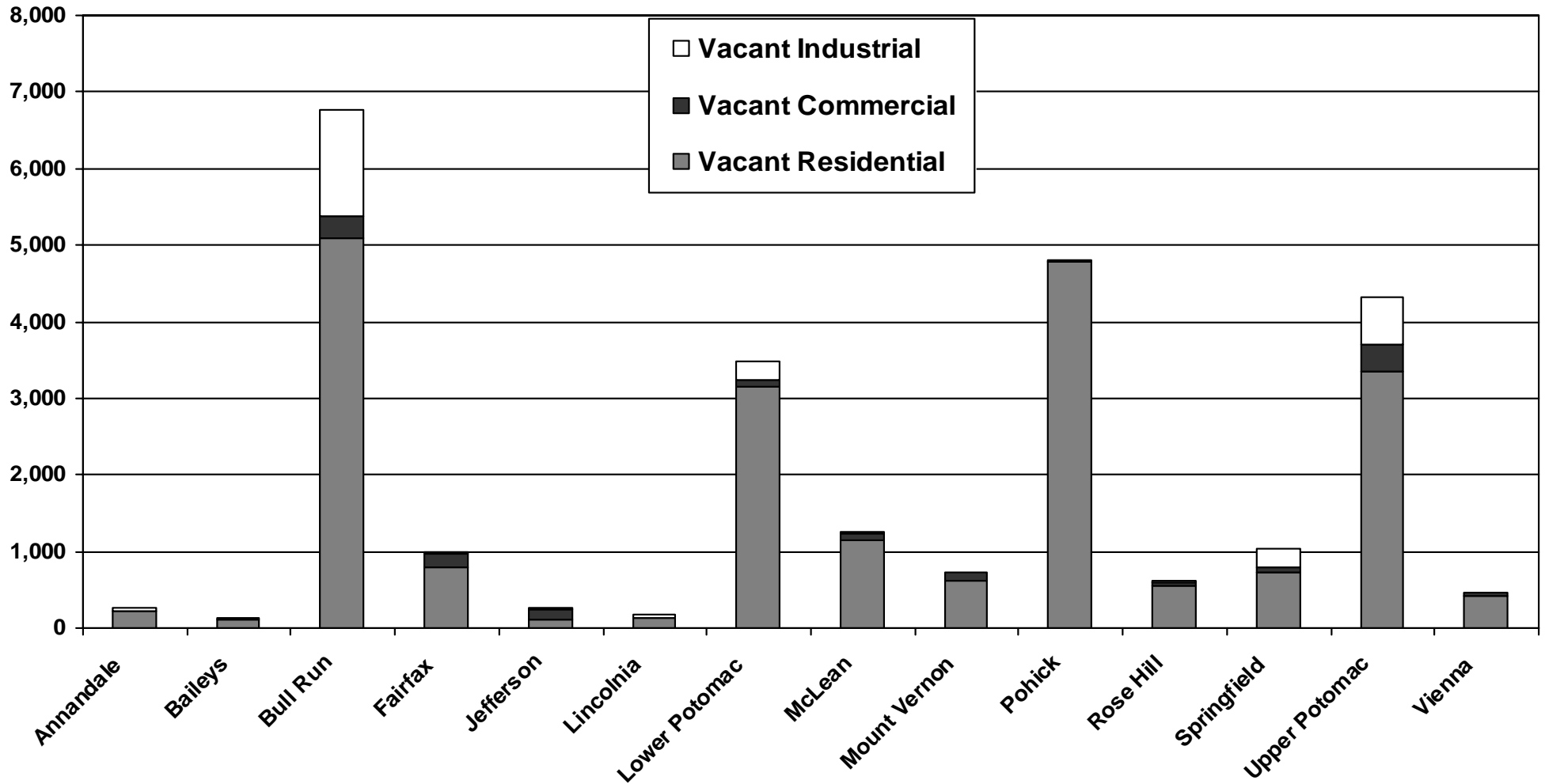
Existing Land Use	Total	Percent of Total
Residential	130,073	57.1%
Industrial	9,288	4.1%
Commercial / Retail	9,887	4.3%
Parks and Recreation	27,242	12.0%
Public	24,589	10.8%
Vacant and Natural Uses	26,715	11.7%
Fairfax County	227,794	100.0%

Source: Fairfax County Department of Systems Management for Human Services, 2003.

Note: Figures may not sum to total due to rounding. Total acreage figures do not include areas in roads, water, or small areas of land unable to be zoned or developed.

FIGURE 9.1

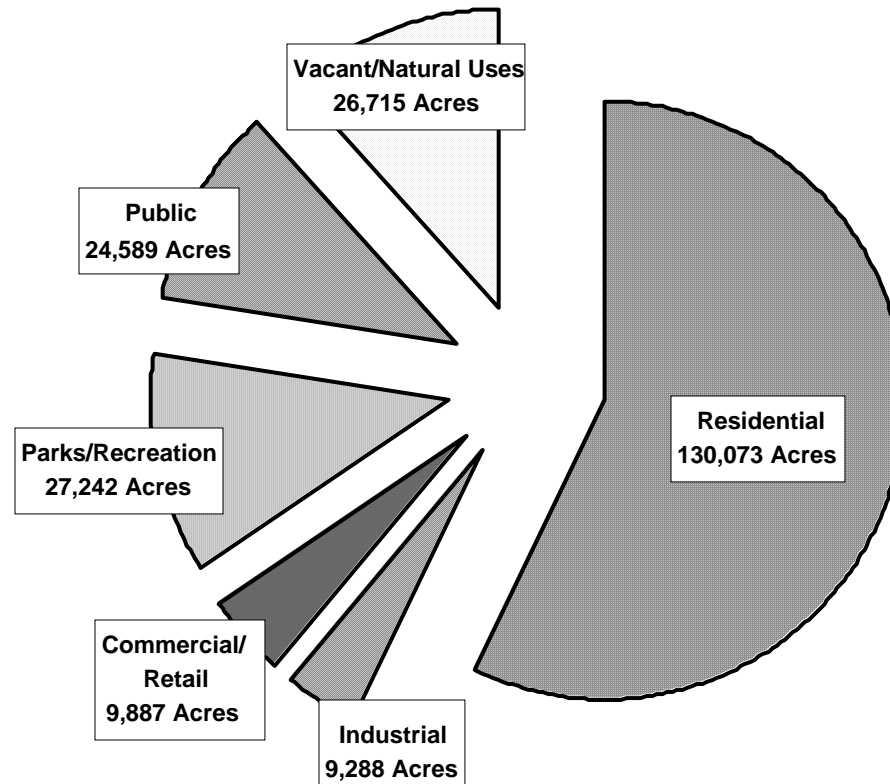
**Acres of Vacant Land by Major Zoning Class
by Planning District
Fairfax County, January 2003**



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

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

FIGURE 9.2
Existing Land Use by Major Class (in Acres)
Fairfax County, January 2003



Source: Fairfax County Department of Systems Management for Human Services, 2003.

Note: Land in Towns of Clifton, Herndon and Vienna included. Total acreage figures do not include areas in roads, water, or small areas of land unable to be zoned or developed.

TABLE 9.3

**Total Acres by Major Zoning Class by Planning District
Fairfax County, January 2003**

Planning District	Residential		Commercial		Industrial		Total	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Annandale	9,198	4.4%	316	3.7%	545	5.9%	10,059	4.4%
Baileys	2,991	1.4%	442	5.2%	11	0.1%	3,444	1.5%
Bull Run	24,557	11.7%	1,213	14.2%	3,081	33.2%	28,851	12.7%
Fairfax	10,143	4.8%	860	10.0%	152	1.6%	11,155	4.9%
Jefferson	4,072	1.9%	736	8.6%	372	4.0%	5,180	2.3%
Lincolnia	1,383	0.7%	158	1.8%	182	2.0%	1,723	0.8%
Lower Potomac	22,720	10.8%	196	2.3%	570	6.1%	23,486	10.3%
McLean	15,348	7.3%	917	10.7%	138	1.5%	16,403	7.2%
Mount Vernon	10,983	5.2%	854	10.0%	10	0.1%	11,847	5.2%
Pohick ¹	45,240	21.5%	217	2.5%	98	1.1%	45,555	20.0%
Rose Hill	7,673	3.7%	227	2.7%	229	2.5%	8,129	3.6%
Springfield	7,020	3.3%	455	5.3%	1,366	14.7%	8,841	3.9%
Upper Potomac ²	39,115	18.6%	1,429	16.7%	2,316	25.0%	42,860	18.8%
Vienna ³	9,493	4.5%	546	6.4%	212	2.3%	10,251	4.5%
Total Acres	209,936	100.0%	8,566	100.0%	9,282	100.0%	227,784	100.0%

Source: Fairfax County Department of Systems Management for Human Services, 2003.

Note: Total acreage may vary due to rounding. Total acreage figures do not include areas in roads, water, or small areas of land unable to be zoned or developed.

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 by Planning District
Fairfax County, January 2003**

Planning District	Residential Vacant Land		Commercial Vacant Land		Industrial Vacant Land		Total Vacant Land	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Annandale	221	1.0%	5	0.4%	48	1.8%	274	1.1%
Baileys	120	0.6%	13	0.9%	1	0.0%	134	0.5%
Bull Run	5,090	24.0%	298	21.0%	1,382	51.2%	6,770	26.8%
Fairfax	801	3.8%	159	11.2%	33	1.2%	993	3.9%
Jefferson	106	0.5%	131	9.2%	20	0.7%	257	1.0%
Lincolnia	131	0.6%	12	0.8%	31	1.1%	174	0.7%
Lower Potomac	3,142	14.8%	102	7.2%	247	9.1%	3,491	13.8%
McLean	1,149	5.4%	81	5.7%	16	0.6%	1,246	4.9%
Mount Vernon	607	2.9%	117	8.2%	0	0.0%	724	2.9%
Pohick ¹	4,776	22.5%	18	1.3%	10	0.4%	4,804	19.0%
Rose Hill	544	2.6%	53	3.7%	24	0.9%	621	2.5%
Springfield	732	3.5%	54	3.8%	254	9.4%	1,040	4.1%
Upper Potomac ²	3,346	15.8%	346	24.3%	630	23.3%	4,322	17.1%
Vienna ³	421	2.0%	32	2.3%	5	0.2%	458	1.8%
Total Acres	21,186	100.0%	1,421	100.0%	2,701	100.0%	25,308	100.0%

Source: Fairfax County Department of Systems Management for Human Services, 2003.

Note: Total acreage may vary due to rounding. Total acreage figures do not include areas in roads, water, or small areas of land unable to be zoned or developed.

¹ Includes the Town of Clifton.

² Includes the Town of Herndon.

³ Includes the Town of Vienna.

TABLE 9.5
Fairfax County Zoning Codes

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

Multi-Family

206	R-MHP	(Residential Mobile Home Park)
212	R-12	(Residential - 12 Dwelling Units Per Acre)
213	R-12C	(R-12 with cluster development)
216	R-16	(Residential - 16 Dwelling Units Per Acre)
220	R-20	(Residential - 20 Dwelling Units Per Acre)

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)

Multi-Family

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.

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.

ZONING

CODE DESIGNATION COMMERCIAL - OFFICE – RETAIL (continued)

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.

TABLE 9.7

Total Acres of Land and Vacant Acres by Zoning District by Supervisor District
Fairfax County, January 2003

Zoning District	Braddock		Dranesville ¹		Hunter Mill ²		Lee		Mason		Mount Vernon		Providence		Springfield ³		Sully		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	0	0	150	10	0	0	0	0	0	0	23	23	0	0	0	0	21	5	194	38
R-C	325	182	0	0	5	0	0	0	0	0	10,774	156	0	0	27,701	3,707	10,840	3,941	49,645	7,986
P AG-R	0	0	0	0	0	0	0	0	0	0	0	0	0	0	112	40	11	11	123	51
P AG-C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
R-E	46	0	15,528	2,206	1,317	121	0	0	0	0	9,003	1,627	76	11	226	109	978	111	27,174	4,185
R-EC	0	0	487	10	256	2	0	0	0	0	0	0	0	0	0	0	165	0	908	12
R-1	1,717	75	8,865	888	2,808	232	3,684	270	820	44	3,232	1,382	4,248	433	4,632	598	6,227	374	36,233	4,296
R-1C	54	9	2,200	26	1,298	33	0	0	0	0	0	0	520	7	461	7	1,020	81	5,553	163
R-2	1,317	46	2,126	156	641	17	784	63	3,932	175	4,338	292	836	29	319	9	416	35	14,709	822
R-2C	1,900	2	808	8	1,299	5	74	6	258	1	338	7	364	2	1,135	55	412	0	6,588	86
R-3	2,692	24	2,136	66	541	5	3,446	271	2,638	118	3,296	181	1,464	43	1,258	53	659	17	18,130	778
R-3C	1,018	3	654	24	475	11	426	7	157	1	672	6	231	1	2,414	12	1,166	19	7,213	84
R-4	130	3	941	28	2	0	1,127	36	950	9	768	35	1,161	36	0	0	0	0	5,079	147
R-4C	0	0	0	0	0	0	21	0	5	1	8	0	56	6	34	0	0	0	124	7
R-5	127	0	24	0	7	0	653	2	104	3	289	5	142	2	185	5	485	6	2,016	23
R-5C	156	0	6	0	0	0	86	7	5	0	97	0	62	0	244	0	45	0	701	7
R-8	92	0	52	0	45	2	331	8	54	1	321	12	122	3	150	3	557	1	1,724	30
R-8C	118	0	134	0	4	0	103	0	50	1	100	0	147	0	110	0	54	2	820	3
P RES	327	15	32	13	142	1	57	34	21	1	19	11	101	0	182	21	13	0	894	96
P RES-MF	0	0	0	0	0	0	2	0	0	0	0	0	16	0	0	0	0	0	18	0
P RES-C	0	0	0	0	0	0	34	0	0	0	238	1	0	0	1	0	635	0	908	1
R-MHP	26	0	0	0	0	0	84	0	0	0	0	0	0	0	0	0	0	0	110	0
R-12	41	0	12	2	16	0	71	7	129	22	63	6	163	17	23	0	16	0	534	54
R-12C	19	0	11	0	0	0	0	0	71	0	0	0	131	1	11	0	0	0	243	1
R-16	0	0	5	0	0	0	5	0	10	3	4	0	12	0	0	0	1	0	37	3
R-20	317	2	22	0	61	0	359	20	397	0	441	1	678	3	100	0	99	0	2,474	26
R-30	0	0	34	0	0	0	13	0	101	1	82	0	98	0	0	0	0	0	328	1
P MF	0	0	15	0	0	0	0	0	29	0	0	0	0	0	0	0	0	0	44	0
P MF-R	0	0	0	0	0	0	2	0	0	0	36	0	11	0	0	0	13	0	62	0
P MF-C	0	0	0	0	0	0	0	0	13	0	0	0	0	0	0	0	0	0	13	0
PDH-1	0	0	323	62	102	1	0	0	0	0	100	0	0	0	377	0	0	0	902	63
PDH-2	2	0	85	5	151	4	74	18	0	0	195	50	56	3	1,280	112	1,619	75	3,462	267
PDH-3	570	3	47	6	134	25	25	16	0	0	1,366	65	172	14	780	20	1,081	33	4,175	182
PDH-4	47	0	13	0	25	0	1,277	236	117	58	365	258	176	21	138	30	496	43	2,654	646
PDH-5	21	1	71	8	55	0	0	0	23	0	322	108	28	2	39	0	100	4	659	123
PDH-8	0	0	0	0	23	1	346	38	114	5	79	26	276	6	123	13	388	120	1,349	209
PDH-12	5	5	28	0	133	31	39	0	28	2	80	44	101	3	187	29	337	12	938	126
PDH-16	0	0	0	0	228	50	71	14	19	0	76	9	26	0	59	14	20	0	499	87
PDH-20	2	0	54	14	24	1	0	0	14	0	5	3	160	27	85	2	121	12	465	59
PDH-30	0	0	0	0	68	15	0	0	0	0	0	0	63	5	0	0	2	2	133	22
PDH-40	0	0	12	2	0	0	27	0	0	0	8	0	14	2	0	0	0	0	61	4
PRC-GC	1,133	69	0	0	3,040	16	165	3	0	0	0	0	0	0	162	1	0	0	4,500	89
PRC-OS	4	0	0	0	364	0	0	0	0	0	0	0	0	0	0	0	0	0	368	0
PRC-R	581	2	0	0	1,570	36	0	0	3	0	0	0	0	0	0	0	0	0	2,154	38
PRC-C/I	48	0	0	0	615	95	0	0	0	0	0	0	0	0	1	0	0	0	664	95
PRC-CF	0	0	0	0	65	0	0	0	0	0	0	0	0	0	0	0	0	0	65	0
P PDH	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	74	10	74	10
P PDH-R	2	0	0	0	0	0	17	0	0	0	0	0	0	0	0	0	43	0	62	0

TABLE 9.7

**Total Acres of Land and Vacant Acres by Zoning District by Supervisor District
Fairfax County, January 2003**

Zoning District	Braddock		Dranesville ¹		Hunter Mill ²		Lee		Mason		Mount Vernon		Providence		Springfield ³		Sully		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 PDH-C	0	0	0	0	15	15	109	54	0	0	65	65	0	0	0	0	0	0	189	134
PDC	0	0	1	0	407	247	129	40	46	6	0	0	300	60	267	46	210	61	1,360	460
PDC-OS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	10	10
PDC-R	0	0	0	0	0	0	22	0	50	0	0	0	56	0	287	8	0	0	415	8
PDC-C/I	0	0	0	0	0	0	0	0	16	0	0	0	336	104	395	137	0	0	747	241
C-1	0	0	0	0	0	0	0	0	3	0	0	0	1	0	4	0	1	0	9	0
C-2	24	0	46	0	0	0	41	15	82	2	18	4	49	3	9	0	11	6	280	30
C-3	16	1	27	6	60	9	32	10	62	2	52	10	496	58	2	0	73	25	820	121
C-4	0	0	1	0	0	0	6	0	2	0	1	0	180	6	9	0	0	0	199	6
C-5	4	0	23	0	5	0	44	6	68	3	39	6	39	0	15	1	18	0	255	16
C-6	59	1	80	2	46	0	265	6	285	2	95	28	121	2	175	18	121	12	1,247	71
C-7	0	0	0	0	91	0	121	0	58	0	0	0	93	0	135	1	58	3	556	4
C-8	31	2	50	0	9	0	200	18	170	14	352	65	102	5	34	3	280	116	1,228	223
P COM	4	0	7	0	1	1	21	2	44	0	124	101	55	19	2	2	16	0	274	125
P COM-R	27	0	281	5	43	3	57	22	16	1	114	10	96	4	35	15	17	5	686	65
P COM-I	0	0	0	0	0	0	15	0	10	0	18	0	1	1	5	0	6	1	55	2
I-I	0	0	43	15	0	0	32	6	0	0	0	0	0	0	0	0	0	0	75	21
I-1	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0
I-2	0	0	0	0	16	0	9	0	0	0	0	0	0	0	0	0	0	0	25	0
I-3	12	0	4	0	224	16	9	6	11	0	1	1	112	0	0	0	1,084	675	1,457	698
I-4	70	7	23	16	596	71	275	37	47	21	179	53	128	9	0	0	243	62	1,561	276
I-5	119	9	17	0	199	59	312	102	121	10	413	71	312	16	47	31	1,896	716	3,436	1,014
I-6	22	0	0	0	0	0	60	14	155	17	436	121	1	0	0	0	32	7	706	159
P IND	11	0	0	0	27	13	11	3	62	15	69	64	55	3	0	0	484	107	719	205
P IND-R	66	11	0	0	21	9	151	0	145	1	188	42	11	0	9	0	149	129	740	192
P IND-C	0	0	0	0	39	39	0	0	0	0	0	0	0	0	0	0	2	0	41	39
P IND-N	0	0	0	0	0	0	0	0	15	0	0	0	4	0	0	0	37	37	56	37
Total Acres	13,302	472	35,486	3,578	17,313	1,186	15,324	1,397	11,530	540	38,902	4,949	14,259	967	43,969	5,112	32,852	6,876	222,937	25,077

Source: Fairfax County Department of Systems Management for Human Services, 2003.

Note: Total acreage may vary due to rounding. Total acreage figures do not include areas in roads, water, or small areas of land unable to be zoned or developed.

¹ Excludes the Town of Herndon.

² Excludes the Town of Vienna.

³ Excludes the Town of Clifton.

TABLE 9.8

**Total Acres of Land and Vacant Acres by Zoning District by Town
Fairfax County, January 2003**

Zoning District	Town of Clifton	
	Total Acres	Vacant Acres
CL-AGRI	23	15
CL-RES	123	19
CL-COML	4	0
CL-IND	0	0
TOTAL	150	34

Zoning District	Town of Herndon	
	Total Acres	Vacant Acres
H-RPC	109	2
H-PDH	145	0
H-SF.5AC	46	11
H-SF15	122	8
H-SF10	958	34
H-RTH5	15	4
H-RGC	37	0
H-RTH10	95	4
H-RMF20	92	0
H-MF20	12	0
H-PD-MU	6	3
H-PD-C	81	4
H-PD-SC	31	2
H-COMVAR	102	5
H-CENCOM	22	4
H-COMSER	2	0
H-COMOFC	41	1
H-PD-IP	47	3
H-I-R	111	23
H-I-P	128	4
H-I-G	71	25
H-P RES	23	2
H-P MF	12	0
H-P COML	17	17
TOTAL	2,325	156

Zoning District	Town of Vienna	
	Total Acres	Vacant Acres
V-SF16	564	7
V-SF12.5	576	7
V-SF10	857	8
V-RTH	72	0
V-MFAPT	28	0
V-LOCCOM	38	0
V-SPCCOM	32	1
V-GENCOM	30	0
V-INDPK	76	1
V-LTDIND	20	3
V-TRANS	5	1
V-P RES	48	0
V-P MF	5	0
V-P COML	26	1
V-P IND	4	0
TOTAL	2,381	29

Source: Fairfax County Department of Systems Management for Human Services, 2003.

Note: Total acreage figures do not include areas in roads, water, or small areas of land unable to be zoned or developed.

TABLE 9.9

**Total Acres of Land and Vacant Acres by Zoning District by Planning District
Fairfax County, January 2003**

Zoning District	Annandale		Bailey's		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-R	0	0	0	0	13	0	11	0	0	0	0	0	0	0	0	0
P MF-C	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0
PDH-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	169	30
PDH-2	2	0	0	0	1,264	154	12	0	27	3	0	0	0	0	85	5
PDH-3	116	0	0	0	721	35	9	2	29	0	0	0	39	26	47	6
PDH-4	0	0	0	0	600	73	135	15	0	0	117	58	281	253	13	0
PDH-5	3	0	0	0	0	0	35	1	0	0	20	0	176	100	71	8
PDH-8	16	4	1	0	483	132	304	7	0	0	97	1	74	24	0	0
PDH-12	24	2	0	0	337	12	182	34	2	0	4	0	57	43	25	0
PDH-16	19	0	0	0	20	0	59	14	26	0	0	0	46	2	0	0
PDH-20	0	0	14	0	160	3	167	27	22	0	0	0	0	0	5	2
PDH-30	0	0	0	0	2	2	0	0	13	2	0	0	0	0	40	0
PDH-40	0	0	0	0	0	0	0	0	4	0	0	0	0	0	12	2
PRC-GC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PRC-OS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PRC-R	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0
PRC-C/I	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PRC-CF	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
P PDH	0	0	0	0	74	10	0	0	0	0	0	0	0	0	0	0
P PDH-R	2	0	0	0	43	0	0	0	0	0	0	0	0	0	0	0
P PDH-C	0	0	0	0	0	0	0	0	0	0	0	0	65	65	0	0
PDC	0	0	46	6	162	49	348	56	23	6	0	0	0	0	108	33
PDC-OS	0	0	0	0	10	10	0	0	0	0	0	0	0	0	0	0
PDC-R	0	0	32	0	273	8	14	0	62	0	12	0	0	0	0	0
PDC-C/I	0	0	12	0	290	85	105	52	339	104	0	0	0	0	0	0
C-1	2	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0
C-2	61	0	16	2	11	6	16	0	6	1	8	0	0	0	44	0
C-3	39	1	30	2	4	3	69	17	74	3	4	0	0	0	341	40

TABLE 9.9

**Total Acres of Land and Vacant Acres by Zoning District by Planning District
Fairfax County, January 2003**

Zoning District	Annandale		Bailey's		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-4	0	0	2	0	0	0	9	0	22	0	0	0	1	0	142	5
C-5	11	1	30	1	18	0	14	1	32	1	8	1	9	4	21	0
C-6	136	1	75	1	141	11	73	18	70	1	92	0	4	2	64	3
C-7	0	0	58	0	58	3	135	1	8	0	0	0	0	0	70	0
C-8	30	1	120	2	193	109	46	3	72	6	19	11	73	24	28	0
P COM	20	0	14	0	16	0	9	2	12	6	14	0	85	68	11	0
P COM-R	6	1	6	0	35	13	16	9	15	3	2	1	7	6	88	0
P COM-I	10	0	0	0	1	0	5	0	1	1	0	0	18	0	0	0
I-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43	15
I-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0
I-2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
I-3	0	0	11	0	1,069	662	33	0	45	0	0	0	1	1	4	0
I-4	41	1	0	0	243	62	17	0	64	9	47	21	151	45	37	0
I-5	72	3	1	1	1,150	437	88	31	205	10	101	9	50	18	43	1
I-6	167	17	0	0	26	0	0	0	1	0	0	0	160	83	0	0
P IND	38	15	0	0	407	55	5	2	50	1	34	0	69	64	0	0
P IND-R	211	12	0	0	149	129	9	0	8	0	0	0	139	36	3	0
P IND-C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
P IND-N	15	0	0	0	37	37	0	0	0	0	0	0	0	0	0	0
Total Acres	10,057	274	3,447	134	28,849	6,769	11,156	992	5,181	257	1,723	176	23,487	3,492	16,400	1,245

TABLE 9.9

**Total Acres of Land and Vacant Acres by Zoning District by Planning District
Fairfax County, January 2003**

Zoning District	Mount Vernon		Pohick ¹		Rose Hill		Springfield		Upper Potomac ²		Vienna ³		Fairfax County	
	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-R	36	0	0	0	0	0	2	0	0	0	0	0	62	0
P MF-C	0	0	0	0	0	0	0	0	0	0	0	0	13	0
PDH-1	0	0	477	0	0	0	0	0	256	33	0	0	902	63
PDH-2	8	4	918	34	0	0	160	64	966	4	20	0	3,462	268
PDH-3	3	0	2,100	39	25	16	357	12	584	30	144	14	4,174	180
PDH-4	0	0	8	0	900	105	460	135	29	0	111	6	2,654	645
PDH-5	74	8	39	0	0	0	71	0	155	4	14	2	658	123
PDH-8	63	26	0	0	207	12	82	2	23	1	0	0	1,350	209
PDH-12	49	1	17	0	13	0	0	0	122	26	104	8	936	126
PDH-16	30	7	0	0	71	14	0	0	228	50	0	0	499	87
PDH-20	5	3	2	0	0	0	0	0	85	24	6	0	466	59
PDH-30	0	0	0	0	0	0	0	0	68	15	10	3	133	22
PDH-40	8	0	0	0	0	0	27	0	0	0	10	2	61	4
PRC-GC	0	0	775	6	0	0	684	68	3,040	16	0	0	4,499	90
PRC-OS	0	0	4	0	0	0	0	0	364	0	0	0	368	0
PRC-R	0	0	534	2	0	0	48	0	1,570	36	0	0	2,155	38
PRC-C/I	0	0	24	0	0	0	24	0	615	95	0	0	663	95
PRC-CF	0	0	0	0	0	0	0	0	65	0	0	0	65	0
P PDH	0	0	0	0	0	0	0	0	0	0	0	0	74	10
P PDH-R	0	0	0	0	17	0	0	0	0	0	0	0	62	0
P PDH-C	0	0	0	0	109	54	0	0	15	15	0	0	189	134
PDC	0	0	0	0	72	30	57	10	465	259	79	11	1,360	460
PDC-OS	0	0	0	0	0	0	0	0	0	0	0	0	10	10
PDC-R	0	0	0	0	22	0	0	0	0	0	0	0	415	8
PDC-C/I	0	0	0	0	0	0	0	0	0	0	0	0	746	241
C-1	0	0	4	0	0	0	0	0	0	0	1	0	9	0
C-2	18	0	21	0	17	7	24	11	1	0	36	3	279	30
C-3	65	14	0	0	7	4	12	2	125	35	51	0	821	121

TABLE 9.9

**Total Acres of Land and Vacant Acres by Zoning District by Planning District
Fairfax County, January 2003**

Zoning District	Mount Vernon		Pohick ¹		Rose Hill		Springfield		Upper Potomac ²		Vienna ³		Fairfax County	
	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-4	0	0	0	0	0	0	6	0	0	0	18	1	200	6
C-5	41	4	17	1	14	1	19	2	9	0	13	0	256	17
C-6	141	11	135	17	35	1	156	5	85	2	41	0	1,248	73
C-7	0	0	0	0	0	0	121	0	0	0	105	0	555	4
C-8	413	49	1	0	28	3	38	6	142	8	25	1	1,228	223
P COM	46	33	0	0	10	0	4	2	4	1	30	14	275	126
P COM-R	131	5	36	0	9	7	18	16	297	8	20	0	686	69
P COM-I	0	0	0	0	15	0	0	0	5	1	0	0	55	2
I-I	0	0	0	0	32	6	0	0	0	0	0	0	75	21
I-1	0	0	0	0	0	0	0	0	0	0	0	0	8	0
I-2	0	0	0	0	0	0	9	0	16	0	0	0	25	0
I-3	0	0	12	0	0	0	9	6	240	30	34	0	1,458	699
I-4	0	0	0	0	26	3	306	49	587	87	43	0	1,562	277
I-5	10	0	77	10	35	15	631	139	947	339	27	1	3,437	1,014
I-6	0	0	9	0	0	0	335	51	6	6	0	0	704	157
P IND	0	0	0	0	0	0	11	3	103	65	0	0	717	205
P IND-R	0	0	0	0	136	0	64	6	18	9	3	0	740	192
P IND-C	0	0	0	0	0	0	0	0	41	39	0	0	41	39
P IND-N	0	0	0	0	0	0	0	0	0	0	4	0	56	37
Total Acres	11,848	723	45,407	4,769	8,129	620	8,838	1,041	40,542	4,166	7,864	428	222,928	25,086

Source: Fairfax County Department of Systems Management for Human Services, 2003.

Note: Total acreage may vary due to rounding. Total acreage figures do not include areas in roads, water, or small areas of land unable to be zoned or developed.

¹ Excludes the Town of Clifton.

² Excludes the Town of Herndon.

³ Excludes the Town of Vienna.

TABLE 9.10

**Acres of Land by Land Use Category by Supervisor District
Fairfax County, January 2003**

Land Use	Brad-dock	Dranes-ville ¹	Hunter Mill ²	Lee	Mason	Mount Vernon	Provi-dence	Spring-field ³	Sully	Town of Clifton	Town of Herndon	Town of Vienna	Total Acres
Single Family Detached	6,878	21,611	7,634	4,874	6,601	8,437	6,488	23,844	10,147	94	908	1,553	99,069
Single Family Semi-Detached	0	0	18	0	0	0	0	0	1	0	0	0	19
Two or More Sgl Fam-Sgl Lot	28	738	67	68	31	1,447	40	547	838	2	3	10	3,819
Other Sgl Family Structure	0	0	0	0	0	6	0	1	0	0	0	0	7
Sgl Fam Influenced by Busns	3	29	49	32	11	41	14	10	96	1	8	0	294
Duplex	34	0	3	50	0	111	1	1	0	0	7	0	207
Other Two Family	1	6	0	3	9	3	0	2	0	0	1	1	26
Townhouse-Condominium	107	23	12	1	38	7	22	19	5	0	1	1	236
Townhouse-Ownership	284	113	458	501	185	333	369	416	556	0	82	33	3,330
Townhouse-Rental	18	13	3	7	23	52	56	0	9	0	13	0	194
Multiplex-Condominium	20	11	93	118	42	71	35	52	79	0	1	0	522
Multiplex-Ownership	0	0	0	0	0	0	0	0	0	0	0	0	0
Multiplex-Rental	0	0	0	0	0	0	2	0	0	0	0	0	2
Rental Combin - Prdom Thse	0	0	0	1	0	0	0	0	0	0	0	0	1
Other Townhouse / Multiplex	0	3	7	0	0	0	4	0	0	0	0	0	14
Garden Apts-Condominium	223	5	278	146	91	122	292	76	82	0	39	9	1,363
Garden Apts-Rental	150	48	467	414	352	252	435	304	245	0	79	13	2,759
Medium Rise Apts-Condo	9	0	4	0	17	0	0	0	0	0	0	0	30
Medium Rise Apts-Rental	0	18	20	82	23	0	10	0	0	0	0	0	153
HiRise Apts-Condo w/o Comm	0	0	0	0	41	34	67	0	0	0	0	0	142
HiRise Apts-Condo w/Comm	0	6	3	0	19	27	6	0	0	0	0	0	61
HiRise Apts-Rent w/o Comm	0	0	0	0	36	51	34	0	0	0	0	0	121
HiRise Apts-Rent w/Comm	0	4	3	0	18	0	17	0	0	0	0	0	42
Rental Combin - Predom Apts	0	0	0	0	0	0	9	1	0	0	0	0	10
Other Apartments	7	0	0	0	0	10	33	0	0	0	0	0	50
Mobile Homes	26	0	0	89	0	66	0	0	82	0	0	0	263
Motels/Hotels/Tourist Homes	10	43	53	36	29	48	65	64	91	0	26	2	467
Nursing Homes	0	20	0	0	19	47	45	0	0	0	0	1	132
Garage/Shed Etc-Sep Parcel	2	135	15	2	8	56	7	164	39	0	0	1	429
Priv Open Space-Not Subdiv	67	52	18	19	70	60	33	56	22	0	3	12	412
Priv Open Space-Subdiv	1,308	1,587	2,913	1,579	492	1,365	1,111	2,645	2,907	3	139	32	16,081
Other Residential	6	67	31	5	9	19	11	16	2	0	0	1	167
Other Industrial	6	1	6	133	53	35	20	126	78	0	2	0	460
Manufacturing	33	1	0	23	119	16	2	2	41	0	8	0	245
Printing and Publishing	13	0	0	0	11	2	0	0	0	0	0	0	26
Research and Testing	0	67	24	17	21	24	18	0	32	0	0	1	204
Wholesale-Warehouse Storage	113	9	28	217	141	558	196	15	697	0	37	14	2,025
Contract Construction	0	8	0	0	0	9	2	0	19	0	0	0	38
Transportation Related	156	68	29	281	27	176	64	102	2,471	9	1	1	3,385
Utility Related	65	136	31	44	58	546	33	977	409	0	16	15	2,330
Communication Related	2	33	6	24	13	13	12	7	4	0	2	0	116

TABLE 9.10

**Acres of Land by Land Use Category by Supervisor District
Fairfax County, January 2003**

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
Neighborhood Shopping Center	11	25	7	26	27	10	27	27	44	0	15	14	233
Specialty Shopping Center	21	37	3	86	67	46	18	38	59	0	2	12	389
Community Shopping Center	92	14	62	130	82	57	54	115	142	0	46	16	810
Regional Shopping Center	0	0	19	20	57	0	0	9	0	0	0	0	105
Super Regional Center	0	0	0	77	0	0	107	112	0	0	0	0	296
Promotional Center	0	0	13	41	69	14	36	0	12	0	0	0	185
Town Center	0	0	45	0	0	0	0	23	0	0	0	0	68
Condominium Center	0	7	4	0	0	0	0	0	0	0	0	0	11
Building Material-Hardware	1	1	0	6	9	13	21	8	0	0	1	1	61
Department and Variety Stores	20	7	36	77	34	21	1	70	26	0	0	1	293
Apparel / Accessories	0	1	0	28	2	0	4	0	0	0	1	1	37
Furniture	1	0	2	6	9	6	8	0	2	0	0	0	34
Drug Stores	0	0	0	1	5	3	2	0	2	0	0	1	14
Condominium Retail	0	0	0	0	1	0	0	0	0	0	0	0	1
Food Store	1	2	11	12	17	10	6	7	3	0	0	6	75
Restaurant	8	14	13	29	31	34	36	25	29	0	11	7	237
Motor Vehicle Sales	1	0	51	42	21	28	31	0	36	0	3	0	213
Gas Station	7	12	13	18	30	18	20	8	23	1	5	5	160
Other Auto Retail and Repair	5	6	2	24	16	49	20	5	19	0	8	4	158
Other Retail	3	8	3	10	38	20	30	56	10	1	4	3	186
Other Office	0	3	3	7	20	1	56	0	0	0	1	0	91
General Low Rise Office	45	81	597	87	143	79	402	238	566	1	228	72	2,539
Condominium Office	33	24	25	16	50	17	31	12	20	0	16	10	254
Cluster Office	0	0	2	0	0	0	2	0	0	0	0	3	7
General Medium/High Rise Office	14	993	557	52	64	9	807	85	247	0	57	40	2,925
Finance/Insurance/Real Estate	4	5	1	7	7	1	7	4	1	0	2	1	40
Personal and Repair Service	33	1	0	3	8	3	9	6	18	1	1	3	86
Veterinary Hospitals	4	2	0	1	1	4	1	0	8	0	1	0	22
Cemeteries	90	14	1	54	17	8	177	14	7	0	24	2	408
Hospital / Health Facilities	93	0	31	5	3	39	55	0	13	0	0	0	239
Police Stations	0	0	0	1	10	0	0	0	131	0	0	0	142
Post Office	0	3	4	5	3	0	32	6	12	0	0	4	69
Fire Stations	0	4	4	8	10	8	7	6	11	1	0	1	60
Correctional Institutions	0	0	0	0	0	2,388	7	22	0	0	0	0	2,417
Military Institutions	0	12	0	1,003	0	8,224	0	0	0	0	0	0	9,239
Other Public Land Uses	173	559	233	148	103	1,333	70	497	49	1	78	74	3,318
House of Worship	168	242	123	127	260	181	136	241	142	1	43	37	1,701
Civic/Social/Fraternal Uses	6	10	7	9	13	10	43	0	48	0	1	12	159
Libraries	3	7	5	4	9	12	0	0	21	0	0	1	62
Permanent Exhibitions	0	0	0	0	0	2,104	0	5	37	0	0	1	2,147
Nursery Schools	10	13	24	15	13	11	13	13	23	0	5	3	143

TABLE 9.10

**Acres of Land by Land Use Category by Supervisor District
Fairfax County, January 2003**

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
Public Schools	463	362	277	358	291	310	369	298	333	0	51	58	3,170
Private Schools	1	474	11	40	53	15	37	6	17	0	0	6	660
Colleges / Universities	435	0	0	6	0	0	0	0	0	0	0	0	441
Special Training Schools	0	0	0	0	0	1	0	33	0	0	0	0	34
Other Institutional Use	0	15	2	3	0	1	0	28	2	0	0	1	52
Places of Public Assembly	0	117	16	0	0	1	0	0	0	0	0	0	134
Parks	1,499	3,716	1,303	2,234	770	2,953	855	6,328	3,717	0	30	92	23,497
Indoor Recreation Facility	5	7	13	5	8	11	59	18	19	0	0	3	148
Golf Courses	0	251	332	198	0	380	138	1,033	943	0	156	157	3,588
Swimming Pools	8	0	1	0	0	0	0	0	0	0	0	0	9
Boat Slips	0	0	0	0	0	0	0	0	0	0	0	0	0
Horticultural Activities	0	5	0	0	8	0	0	11	0	0	0	0	24
Quarries	0	0	0	136	0	97	0	0	229	0	0	0	462
Conservation Areas	0	0	0	0	0	1,371	0	0	0	0	0	0	1,371
Water Areas	0	0	0	0	0	0	0	0	0	0	0	0	0
Vacant Land	473	3,529	1,165	1,360	531	4,890	951	4,835	6,378	27	149	29	24,317
Vacant Land w/Dilap Struct	0	50	22	38	9	61	18	279	501	7	10	1	996
Total Acres	13,300	35,488	17,316	15,329	11,526	38,896	14,256	43,968	32,852	150	2,325	2,382	227,788

Source: Fairfax County Department of Systems Management for Human Services, 2003.

Note: Total acreage may vary due to rounding. Total acreage figures do not include areas in roads, water, or small areas of land unable to be zoned or developed.

¹ Excludes land in the Town of Herndon.

² Excludes land in the Town of Vienna.

³ Excludes land in the Town of Clifton.

TABLE 9.11

**Acres of Land by Land Use Category by Planning District
Fairfax County, January 2003**

Land Use	Annan- dale	Bailey's	Bull Run	Fairfax	Jeffer- son	Lincoln- nia	Lower Potomac	McLean	Mount Vernon	Pohick ¹	Rose Hill	Spring- field	Upper Potomac ²	Vienna ³	Total Acres
Single Family Detached	5,847	1,926	7,491	5,858	2,541	691	1,823	9,286	5,513	24,796	2,676	2,724	21,789	6,110	99,071
Single Family Semi-Detached	0	0	0	1	0	0	0	0	0	0	0	0	18	0	19
Two or More Sgl Fam-Sgl Lot	21	8	817	70	8	4	1,339	171	97	546	47	9	631	51	3,819
Other Sgl Family Structure	0	0	0	0	0	0	0	0	6	1	0	0	0	0	7
Sgl Fam Influenced by Busns	9	4	34	7	4	0	17	1	18	14	14	13	154	5	294
Duplex	0	0	0	0	1	0	2	0	150	42	0	1	9	2	207
Other Two Family	3	2	1	1	2	3	1	6	1	3	3	0	1	1	28
Townhouse-Condominium	22	21	5	23	9	16	0	26	8	28	0	63	13	2	236
Townhouse-Ownership	134	29	588	152	73	59	81	90	119	584	289	251	625	255	3,329
Townhouse-Rental	1	0	9	23	36	23	0	0	18	19	0	33	29	3	194
Multiplex-Condominium	13	6	99	15	8	23	40	24	123	45	10	21	78	17	522
Multiplex-Ownership	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Multiplex-Rental	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2
Rental Combin - Prdom Thse	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Other Townhouse / Multiplex	0	0	0	0	0	0	0	0	0	0	0	0	10	4	14
Garden Apts-Condominium	125	58	143	128	116	12	8	68	149	40	100	81	310	26	1,364
Garden Apts-Rental	159	169	381	278	202	97	86	129	370	57	143	63	559	65	2,758
Medium Rise Apts-Condo	9	17	0	0	0	0	0	0	0	0	0	0	4	0	30
Medium Rise Apts-Rental	8	15	0	10	0	0	0	18	0	0	0	82	8	11	152
HiRise Apts-Condo w/o Comm	0	41	0	0	23	0	0	45	34	0	0	0	0	0	143
HiRise Apts-Condo w/Comm	0	19	0	0	0	0	0	12	27	0	0	0	3	0	61
HiRise Apts-Rent w/o Comm	16	20	0	0	21	0	0	0	51	0	0	0	0	13	121
HiRise Apts-Rent w/Comm	0	18	0	0	17	0	0	4	0	0	0	0	3	0	42
Rental Combin - Predom Apts	0	0	0	1	0	0	0	0	0	0	0	0	0	9	10
Other Apartments	0	0	0	14	19	0	0	0	10	7	0	0	0	0	50
Mobile Homes	0	0	82	26	0	0	0	0	155	0	0	0	0	0	263
Motels/Hotels/Tourist Homes	5	17	97	24	28	5	5	61	46	18	3	30	97	30	466
Nursing Homes	15	0	0	39	0	5	40	20	7	0	0	0	0	7	133
Garage/Shed Etc-Sep Parcel	2	5	31	8	3	0	36	9	20	161	2	1	142	10	430
Priv Open Space-Not Subdiv	71	15	13	26	32	12	3	46	53	68	12	16	21	22	410
Priv Open Space-Subdiv	335	194	2,341	822	162	107	258	671	261	3,596	1,071	689	4,842	729	16,078
Other Industrial	42	14	177	5	5	3	13	4	2	2	10	142	29	11	459
Other Residential	8	1	3	8	2	0	9	47	9	18	4	1	36	19	165
Manufacturing	125	1	10	0	2	2	13	0	1	11	0	39	39	0	243
Printing and Publishing	24	0	0	0	0	0	0	0	0	0	0	2	0	0	26
Research and Testing	14	0	7	1	16	6	7	65	0	0	12	23	51	1	203
Wholesale-Warehouse Storage	105	12	586	20	142	100	162	40	5	34	16	597	179	26	2,024
Contract Construction	0	0	19	0	2	0	6	2	0	0	0	2	6	0	37
Transportation Related	78	1	2,471	0	19	20	124	68	38	196	31	264	30	46	3,386
Utility Related	104	5	390	14	15	0	420	20	53	965	29	78	219	17	2,329
Communication Related	0	1	1	0	8	12	3	20	23	9	7	3	25	1	113
Neighborhood Shopping Center	7	11	23	0	29	0	2	28	14	34	0	21	49	15	233
Specialty Shopping Center	12	33	64	23	30	3	2	24	66	30	13	54	21	14	389

TABLE 9.11

**Acres of Land by Land Use Category by Planning District
Fairfax County, January 2003**

Land Use	Annan- dale	Bailey's	Bull Run	Fairfax	Jeffer- son	Lincoln- nia	Lower Potomac	McLean	Mount Vernon	Pohick ¹	Rose Hill	Spring- field	Upper Potomac ²	Vienna ³	Total Acres
Community Shopping Center	57	31	114	37	14	29	16	11	102	99	42	24	168	67	811
Regional Shopping Center	0	57	9	0	0	0	0	0	0	0	0	20	19	0	105
Super Regional Center	0	0	0	112	0	0	0	107	0	0	0	77	0	0	296
Promotional Center	20	29	12	0	32	19	0	2	25	0	20	9	0	15	183
Town Center	0	0	23	0	0	0	0	0	0	0	0	0	45	0	68
Condominium Center	0	0	0	0	0	0	0	0	0	0	0	0	11	0	11
Building Material-Hardware	9	1	0	8	15	0	0	1	17	0	2	0	1	7	61
Department and Variety Stores	0	25	79	16	1	8	0	0	28	26	27	37	37	8	292
Apparel / Accessories	1	1	0	1	2	0	0	2	2	0	25	0	1	1	36
Furniture	1	1	0	0	2	9	0	5	10	0	0	3	3	2	36
Drug Stores	3	3	1	0	1	0	0	0	3	0	1	0	1	2	15
Condominium Retail	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Food Store	3	12	7	1	7	0	2	2	12	1	1	8	13	7	76
Restaurant	14	12	44	11	20	4	12	12	31	4	6	16	39	13	238
Motor Vehicle Sales	1	4	36	0	8	13	2	22	39	0	1	28	3	56	213
Gas Station	18	10	16	2	13	3	4	10	16	8	6	10	31	12	159
Other Auto Retail and Repair	4	11	22	1	7	0	2	12	11	2	3	60	14	9	158
Other Retail	25	11	55	0	14	1	6	9	19	12	3	2	15	11	183
Other Office	1	1	0	0	46	18	0	10	7	0	1	1	6	0	91
General Low Rise Office	110	23	465	237	85	25	11	165	49	46	36	75	1,014	196	2,537
Condominium Office	41	11	20	12	8	6	0	14	15	23	6	19	56	25	256
Cluster Office	0	0	0	0	1	0	0	0	0	0	0	0	2	4	7
General Medium/High Rise Office	24	45	222	177	254	0	0	1,356	13	2	3	46	632	152	2,926
Finance/Insurance/Real Estate	3	2	1	1	5	3	0	4	3	7	1	5	4	1	40
Personal and Repair Service	6	2	12	34	2	0	0	8	5	3	0	1	11	3	87
Veterinary Hospitals	2	0	8	0	0	0	0	1	1	3	0	2	3	1	21
Cemeteries	14	0	8	91	173	4	2	6	5	15	53	0	32	3	406
Hospital / Health Facilities	2	0	0	55	3	0	0	0	39	91	5	0	44	0	239
Post Office	3	0	8	3	29	0	0	1	0	6	5	0	10	4	69
Police Stations	10	0	131	0	0	0	0	0	1	0	0	0	0	0	142
Fire Stations	5	2	4	3	1	0	6	5	2	7	4	4	13	5	61
Correctional Institutions	0	0	22	7	0	0	2,388	0	0	0	0	0	0	0	2,417
Military Institutions	0	0	0	0	0	0	8,224	0	0	0	200	803	12	0	9,239
Other Public Land Uses	87	4	134	27	22	22	876	535	421	557	97	77	253	206	3,318
House of Worship	221	58	101	100	55	14	54	142	117	265	94	69	275	135	1,700
Civic/Social/Fraternal Uses	1	5	0	85	3	0	5	9	4	6	6	2	10	20	156
Libraries	5	2	21	0	3	0	6	7	6	3	2	2	5	1	63
Permanent Exhibitions	0	0	37	0	0	0	556	0	1,548	5	0	0	0	1	2,147
Nursery Schools	10	3	21	14	1	0	0	9	6	20	14	2	37	9	146
Public Schools	270	109	322	151	209	38	14	262	300	382	230	155	479	249	3,170
Private Schools	11	40	0	16	2	3	0	451	25	6	30	0	51	26	661
Colleges / Universities	76	0	0	358	0	0	0	0	0	0	0	6	0	0	440
Special Training Schools	0	0	0	0	0	0	1	0	0	33	0	0	0	0	34

TABLE 9.11

**Acres of Land by Land Use Category by Planning District
Fairfax County, January 2003**

Land Use	Annan- dale	Bailey's	Bull Run	Fairfax	Jeffer- son	Lincol- nia	Lower Potomac	McLean	Mount Vernon	Pohick ¹	Rose Hill	Spring- field	Upper Potomac ²	Vienna ³	Total Acres
Other Institutional Use	0	0	2	0	0	0	1	0	1	28	3	0	17	1	53
Places of Public Assembly	0	0	0	0	0	0	0	117	0	1	0	0	0	16	134
Parks	1,401	132	3,287	859	252	121	1,839	844	489	6,869	1,756	684	4,124	840	23,497
Indoor Recreation Facility	4	0	20	56	0	4	0	5	14	21	2	0	18	3	147
Golf Courses	0	0	690	80	58	0	0	0	288	874	198	252	992	157	3,589
Swimming Pools	0	0	0	5	0	0	0	0	0	2	0	0	1	0	8
Boat Slips	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Horticultural Activities	8	0	11	0	0	0	0	4	0	0	0	0	1	0	24
Quarries	0	0	229	0	0	0	97	0	0	0	136	0	0	0	462
Conservation Areas	0	0	0	0	0	0	1,371	0	0	0	0	0	0	0	1,371
Water Areas	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vacant Land	266	133	6,264	990	249	172	3,466	1,216	699	4,517	617	1,008	4,269	448	24,314
Vacant Land w/Dilap Struct	7	0	505	2	8	2	25	30	25	287	5	32	56	10	994
Total Acres	10,058	3,444	28,846	11,151	5,180	1,721	23,486	16,401	11,846	45,555	8,133	8,842	42,858	10,248	227,769

Source: Fairfax County Department of Systems Management for Human Services, 2003.

Note: Total acreage may vary due to rounding. Total acreage figures do not include areas in roads, water, or small areas of land unable to be zoned or developed.

¹ Excludes the Town of Clifton.

² Excludes the Town of Herndon.

³ Excludes the Town of Vienna.

PLANNED LAND USE

The planned land use data produced by the Research, Analysis and Project Services Group of the Fairfax County Department of Systems Management for Human Services is a result of extensive review by the Fairfax County Department of Planning and Zoning to maintain the currency of these data with plan land use changes to Fairfax County's Comprehensive Plan. The planned land use acreage totals include most land within Fairfax County but generally exclude land such as public roads and water.

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.

Vacant and Underutilized Land Methodology

Vacant (undeveloped) and underdeveloped acreage is the land on which new development may occur. While vacant land is fairly easy to identify, measuring underutilized land is much more difficult. For example, a nonresidential parcel with a high-rise office building and a planned land use of industrial probably is not underutilized. Because of the complexities involved in

determining whether nonresidential land is underdeveloped, estimates of underdeveloped acreage are only made for residential land.

To estimate residential underutilized land, a formula was developed that first determines the 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.

TABLE 10.1

**Acres of Land
by Planned Land Use Category
Fairfax County, January 2003**

Planned Land Use	Total	Percent of Total
Residential	143,442	63.0%
Industrial	8,344	3.7%
Commercial/ Retail - Office	5,258	2.3%
Public Facilities & Mixed Use	26,904	11.8%
Parks, Recreation & Floodplains	43,698	19.2%
Fairfax County	227,646	100.0%

TABLE 10.2

**Acres of Vacant and Underutilized
Residential and Nonresidential Land
by Planned Land Use Category
Fairfax County, January 2003**

Planned Land Use	Total	Percent of Total
Residential	23,274	72.8%
Industrial	2,434	7.6%
Commercial/ Retail - Office	708	2.2%
Public Facilities & Mixed Use	1,701	5.3%
Parks, Recreation & Floodplains	3,845	12.0%
Fairfax County	31,962	100.0%

Source: Fairfax County Department of Systems Management for Human Services, 2003.

Note: Figures may not sum to total due to rounding. Total acreage figures do not include areas in roads, water, or small areas of land unable to be zoned or developed.

TABLE 10.3

**Acres of Land by Planned Land Use by Supervisor District
Fairfax County, January 2003**

Planned Land Use		Braddock	Dranesville ¹	'Hunter Mill ²	Lee	Mason	Mount Vernon	Providence	Springfield ³	Sully	Town of Clifton	Town of Herndon	Town of Vienna	Total Acres
Residential	.1-.2 HU/Ac	206	3,010	159	0	0	2,455	52	21,270	8,141	12	0	0	35,305
	.2-.5 HU/Ac	98	10,693	711	0	0	1,582	618	1,275	1,531	1	0	0	16,509
	.5-1 HU/Ac	156	2,968	2,413	0	331	356	931	1,117	2,286	124	0	0	10,682
	1-2 HU/Ac	1,307	5,385	1,843	823	2,447	738	1,373	2,947	2,074	0	8	0	18,945
	2-3 HU/Ac	4,788	3,501	1,696	3,788	3,599	6,843	2,793	3,472	2,712	0	50	893	34,135
	3-4 HU/Ac	183	883	18	2,737	877	591	1,561	240	881	0	999	757	9,727
	4-5 HU/Ac	124	129	50	181	109	263	160	224	193	0	90	1	1,524
	5-8 HU/Ac	230	55	69	478	265	667	429	417	726	0	46	13	3,395
	8-12 HU/Ac	174	73	93	271	113	349	347	93	237	0	123	16	1,889
	12-16 HU/Ac	0	46	47	7	140	44	110	64	46	0	0	0	504
	16-20 HU/Ac	186	80	44	401	425	525	809	124	216	0	127	10	2,947
	20-30 HU/Ac	0	0	0	4	0	8	112	0	3	0	0	13	140
	30-40 HU/Ac	0	14	0	28	0	0	0	0	0	0	0	0	42
	Mobile Home	0	0	0	3	0	0	0	0	82	0	0	0	85
	Res Planned Com	1,715	0	5,523	165	3	0	0	172	35	0	0	0	7,613
	Subtotal	9,167	26,837	12,666	8,886	8,309	14,421	9,295	31,415	19,163	137	1,443	1,703	143,442
Commercial /	Industrial	300	62	1,329	699	555	1,058	563	58	3,347	0	286	87	8,344
Industrial	Comm-Retail	116	170	156	432	502	253	630	292	166	0	133	106	2,956
	Comm-Office	40	62	185	235	208	186	702	510	73	0	95	6	2,302
	Subtotal	456	294	1,670	1,366	1,265	1,497	1,895	860	3,586	0	514	199	13,602
Other Non-	Mixed Use	0	66	457	1,076	74	384	138	377	643	0	0	0	3,215
Residential	Public Facility	1,474	1,912	567	1,060	771	12,236	896	1,205	3,359	10	94	105	23,689
	Public Parks	1,520	4,893	1,518	2,564	729	7,553	1,285	7,337	4,308	0	200	142	32,049
	Private Rec	509	1,232	360	249	283	2,643	384	1,752	1,135	0	79	205	8,831
	Floodplain	160	242	83	96	87	139	335	1,013	644	0	0	19	2,818
	Subtotal	3,663	8,345	2,985	5,045	1,944	22,955	3,038	11,684	10,089	10	373	471	70,602
Total Acres		13,286	35,476	17,321	15,297	11,518	38,873	14,228	43,959	32,838	147	2,330	2,373	227,646

Source: Fairfax County Department of Systems Management for Human Services, 2003.

Note: Total acreage figures do not include areas in roads, water, or small areas of land unable to be zoned or developed.

¹ Excludes land in the Town of Herndon.

² Excludes land in the Town of Vienna.

³ Excludes land in the Town of Clifton.

TABLE 10.4

**Acres of Land by Planned Land Use by Planning District
Fairfax County, January 2003**

Planned Land Use	Annandale	Baileys	Bull Run	Fairfax	Jefferson	Lincolnia	Lower Potomac	McLean	Mount Vernon	Pohick ¹	Rose Hill	Springfield	Upper Potomac ²	Vienna ³	Total Acres
Residential	.1-.2 HU/Ac	0	0	8,751	291	1	0	2,023	0	21,016	0	0	3,223	0	35,305
	.2-.5 HU/Ac	0	0	11	1,356	0	0	1,433	1,435	1	1,522	0	10,434	317	16,509
	.5-1 HU/Ac	302	0	115	1,601	64	0	54	507	0	1,549	0	5,845	645	10,682
	1-2 HU/Ac	1,455	205	3,137	707	510	623	275	5,276	0	2,215	275	1,603	1,796	18,945
	2-3 HU/Ac	4,130	1,857	2,630	1,804	870	126	104	2,701	5,333	4,754	2,449	1,802	2,881	34,135
	3-4 HU/Ac	298	20	619	222	1,492	106	0	883	710	150	1,633	981	1,382	9,727
	4-5 HU/Ac	28	60	154	62	27	21	84	129	135	300	55	171	122	1,524
	5-8 HU/Ac	71	25	913	355	33	193	359	55	409	342	278	123	165	3,395
	8-12 HU/Ac	155	24	237	96	105	4	152	44	298	174	3	245	219	1,889
	12-16 HU/Ac	78	27	54	56	103	35	31	44	15	0	5	56	0	504
	16-20 HU/Ac	183	298	263	408	318	82	100	147	740	40	27	186	96	2,947
	20-30 HU/Ac	0	0	3	0	10	0	0	102	8	0	0	0	13	140
	30-40 HU/Ac	0	0	0	0	0	0	0	14	0	0	28	0	0	42
	Mobile Home	0	0	82	0	0	0	0	0	3	0	0	0	0	85
	Res Planned Com	0	0	1	8	3	0	0	0	1,287	0	756	5,558	0	7,613
	Subtotal	6,700	2,516	16,970	6,966	3,536	1,190	4,615	11,337	7,652	33,349	4,725	4,876	7,298	143,442
Commercial / Industrial	Industrial	552	12	2,398	32	110	175	388	441	3	93	38	1,356	205	8,344
	Comm-Retail	182	226	163	232	219	97	86	383	264	149	62	269	359	2,956
	Comm-Office	121	71	390	350	287	29	82	202	134	16	143	62	94	2,302
	Subtotal	855	309	2,951	614	616	301	556	1,026	401	258	243	1,683	658	13,602
Other Non - Residential	Mixed Use	0	74	760	212	85	0	356	12	138	0	148	559	53	3,215
	Public Facility	813	214	3,479	1,013	487	77	11,644	1,695	552	1,240	655	824	538	23,689
	Public Parks	1,316	156	3,229	1,637	339	100	5,874	1,930	1,261	7,651	2,161	640	982	32,049
	Private Rec	197	140	798	334	55	29	389	263	1,770	2,236	180	1,642	579	8,831
	Floodplain	171	27	648	368	30	27	56	120	33	806	7	257	128	2,818
	Subtotal	2,497	611	8,914	3,564	996	233	18,319	4,020	3,754	11,933	3,151	2,275	2,280	70,602
Total Acres		10,052	3,436	28,835	11,144	5,148	1,724	23,490	16,383	11,807	45,540	8,119	8,834	10,236	227,646

Source: Fairfax County Department of Systems Management for Human Services, 2003.

Note: Total acreage figures do not include areas in roads, water, or small areas of land unable to be zoned or developed.

¹ Includes the Town of Clifton.

² Includes the Town of Herndon.

³ Includes the Town of Vienna.

TABLE 10.5

**Acres of Vacant and Underutilized Residential Land
Acres of Vacant Nonresidential Land by Planned Land Use
by Supervisor District
Fairfax County, January 2003**

Planned Land Use		Braddock	Dranesville ¹	Hunter Mill ²	Lee	Mason	Mount Vernon	Providence	Springfield ³	Sully	Town of Clifton	Town of Herndon	Town of Vienna	Total Acres
Residential	.1-.2 HU/Ac	87	828	0	0	0	1,744	9	4,404	4,488	0	0	0	11,560
	.2-.5 HU/Ac	19	1,687	60	0	0	908	61	181	129	0	0	0	3,045
	.5-1 HU/Ac	56	373	310	0	16	122	277	53	208	55	0	0	1,470
	1-2 HU/Ac	85	1,045	133	114	226	331	115	396	335	0	3	0	2,783
	2-3 HU/Ac	164	218	132	352	265	702	294	103	71	0	15	31	2,347
	3-4 HU/Ac	11	40	1	248	35	84	139	45	100	0	134	12	849
	4-5 HU/Ac	6	22	0	40	20	54	42	43	10	0	0	0	237
	5-8 HU/Ac	3	2	2	67	25	158	18	25	73	0	0	0	373
	8-12 HU/Ac	2	0	15	19	2	67	23	9	18	0	9	0	164
	12-16 HU/Ac	0	4	29	0	0	4	7	8	0	0	0	0	52
	16-20 HU/Ac	2	14	0	16	9	65	48	3	5	0	15	1	178
	20-30 HU/Ac	0	0	0	1	0	0	2	0	0	0	0	0	3
	30-40 HU/Ac	0	0	0	3	0	0	0	0	0	0	0	0	3
	Mobile Home	0	0	0	2	0	0	0	0	0	0	0	0	2
	Res Planned Com	70	0	129	3	0	0	0	6	0	0	0	0	208
Subtotal	505	4,233	811	865	598	4,239	1,035	5,276	5,437	55	176	44	23,274	
Commercial / Industrial	Industrial	27	16	312	307	45	258	38	7	1,364	0	57	3	2,434
	Comm-Retail	3	4	4	21	8	52	63	3	8	0	8	1	175
	Comm-Office	2	11	97	54	14	73	86	169	24	0	3	0	533
	Subtotal	32	31	413	382	67	383	187	179	1,396	0	68	4	3,142
Other Non-Residential	Mixed Use	0	2	110	28	1	280	22	115	318	0	0	0	876
	Public Facility	88	39	29	50	10	499	5	11	92	0	0	2	825
	Public Parks	34	237	147	255	39	557	56	80	551	0	13	0	1,969
	Private Rec	0	277	12	16	16	421	13	93	178	0	0	2	1,028
	Floodplain	7	63	12	66	41	62	67	357	173	0	0	0	848
Subtotal	129	618	310	415	107	1,819	163	656	1,312	0	13	4	5,546	
Total Acres		666	4,882	1,534	1,662	772	6,441	1,385	6,111	8,145	55	257	52	31,962

Source: Fairfax County Department of Systems Management for Human Services, 2003.

Note: Total acreage figures do not include areas in roads, water, or small areas of land unable to be zoned or developed.

¹ Excludes land in the Town of Herndon.

² Excludes land in the Town of Vienna.

³ Excludes land in the Town of Clifton.

TABLE 10.6

**Acres of Vacant and Underutilized Residential Land
Acres of Vacant Nonresidential Land by Planned Land Use
by Planning District
Fairfax County, January 2003**

Planned Land Use	Annandale	Baileys	Bull Run	Fairfax	Jefferson	Lincolnia	Lower Potomac	McLean	Mount Vernon	Pohick ¹	Rose Hill	Springfield	Upper Potomac ²	Vienna ³	Total Acres
Residential															
.1-.2 HU/Ac	0	0	4,743	106	0	0	1,414	0	0	4,469	0	0	828	0	11,560
.2-.5 HU/Ac	0	0	5	96	0	0	868	256	1	239	0	0	1,573	7	3,045
.5-1 HU/Ac	15	0	15	308	2	0	20	90	0	226	0	0	695	99	1,470
1-2 HU/Ac	115	17	609	81	43	73	199	1,036	0	112	37	199	100	162	2,783
2-3 HU/Ac	140	116	68	141	98	62	9	183	565	280	266	86	116	217	2,347
3-4 HU/Ac	24	7	112	35	53	0	0	40	76	9	107	148	143	95	849
4-5 HU/Ac	8	8	0	4	0	4	36	22	46	48	1	11	10	39	237
5-8 HU/Ac	5	1	85	18	1	18	86	2	73	15	51	10	6	2	373
8-12 HU/Ac	1	1	18	8	2	1	61	0	13	4	0	10	24	21	164
12-16 HU/Ac	0	0	0	8	7	0	4	3	0	0	0	0	30	0	52
16-20 HU/Ac	1	9	7	25	2	0	53	3	26	0	0	2	28	22	178
20-30 HU/Ac	0	0	0	0	2	0	0	0	0	0	0	1	0	0	3
30-40 HU/Ac	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3
Mobile Home	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2
Res Planned Com	0	0	0	5	0	0	0	0	0	7	0	67	129	0	208
Subtotal	309	159	5,662	835	210	158	2,750	1,635	802	5,409	462	537	3,682	664	23,274
Commercial / Industrial															
Industrial	44	1	1,019	6	1	15	170	50	0	8	14	387	715	4	2,434
Comm-Retail	3	2	7	5	12	2	24	36	26	3	2	20	17	16	175
Comm-Office	7	4	113	97	59	1	57	4	22	0	45	3	118	3	533
Subtotal	54	7	1,139	108	72	18	251	90	48	11	61	410	850	23	3,142
Other Non - Residential															
Mixed Use	0	1	344	69	12	0	280	2	4	0	24	0	130	10	876
Public Facility	8	1	65	91	3	2	472	21	32	4	37	8	77	4	825
Public Parks	40	2	470	88	21	0	416	107	94	83	208	94	293	53	1,969
Private Rec	4	12	185	40	0	0	365	9	55	43	6	11	278	20	1,028
Floodplain	10	11	240	54	6	26	30	26	9	278	7	76	50	25	848
Subtotal	62	27	1,304	342	42	28	1,563	165	194	408	282	189	828	112	5,546
Total Acres	425	193	8,105	1,285	324	204	4,564	1,890	1,044	5,828	805	1,136	5,360	799	31,962

Source: Fairfax County Department of Systems Management for Human Services, 2003.

Note: Total acreage figures do not include areas in roads, water, or small areas of land unable to be zoned or developed.

¹ Includes land in the Town of Clifton.

² Includes land in the Town of Herndon.

³ Includes land in the Town of Vienna.