

2006 Rental Housing Complex Analysis

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**Department of Systems Management for Human Services
County of Fairfax, Virginia**

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Rental Housing Complex Analysis 2006

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I. Rental Housing Complex Analysis Summary

This report presents the results of the January 2006 Fairfax County Rental Housing Complex Analysis. The 2006 Rental Housing Analysis includes all privately owned rental complexes and subsidized rental complexes in Fairfax County with five or more units. The analysis supplies data as of January 2006 on the number of rental units, vacancy rates, and rental costs of all known Fairfax County rental housing complexes containing five or more units.

The report summarizes data for the county as a whole, for each planning and supervisor district, and by age of complex, type of structure, and type of unit where appropriate. The total inventory of units includes all of the complexes included in the analysis.

Data from the 2006 Rental Housing Complex Analysis indicate that the total number of rental complex apartments and townhouses in Fairfax County was 62,156 units in January 2006. There was a decrease of 1,113 units on the market between January 2005 and January 2006.

Average monthly rent in the county for complexes without subsidies was \$1,247 in January 2006. This is higher than that reported in January 2005. However, in two planning districts, Baileys and Rose Hill, the average rent decreased. Average monthly rent for units in subsidized rental housing complexes was \$1,001 in January 2006. Average monthly rent for a market rate rental housing unit in Fairfax County ranges from \$894 for efficiency units to a high of \$1,654 for three-bedroom units with dens. Unsubsidized housing units rent rates reported are fair market rent rates as of January 2006.

The vacancy rate for all rental complexes, those with and without subsidies that provided vacancy data, is 6.0 percent, a decrease of 0.8 percentage points over the January 2005 vacancy rate of 6.8 percent.

II. Rental Housing Inventory

As of January 1, 2006 there were a total of 62,156 rental housing units in Fairfax County. There was a decrease of 1,113 rental units on the market between January 2005 and January 2006. The decrease was due to the conversion of rental apartment complexes to condominiums and fewer new rental complex apartments being built. A total of 2,594 units were converted to condominiums. The converted complexes included ALEXAN@Fairfax Ridge, ALEXAN@ Reston Town Center, Archstone Renaissance Apartments, Fox Mill Station, North Point Villas, Penderbrook Apartments, Summit Reston, Summit Square, and Summit Walk.



TABLE 1
Rental Housing Complex Analysis
Inventory of Total Units
Fairfax County, 1996 to 2006

Inventory			
Year	Units	Net Change	Percent Change
1996	51,186	1,075	2.10%
1997	52,024	838	1.60%
1998	54,243	2,219	4.30%
2000	57,226	2,983	5.50%
2001	59,128	1,902	3.30%
2002	60,175	1,047	1.80%
2003	61,297	1,122	1.90%
2004	62,934	1,637	2.70%
2005	63,269 ²	n/a ¹	n/a ¹
2006	62,156	-1,113	-1.76%

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

Note: Figures do not include units leased by individual owners. Starting in 2005, public housing units are included in the counts. No data are available for 1999.

¹ Due to a change in methodology in 2005, the growth in units is not comparable to previous years.

² Revised number.

III. Vacancy Rates

TABLE 2
Rental Housing Complex Analysis:
Total Units and Vacancy Rate
Fairfax County, 1996 to 2006

Year	Units	Vacancy Rate
1996	51,186	5.4%
1997	52,024	5.0%
1998	54,243	5.5%
2000	57,226	1.6%
2001	59,128	2.5%
2002	60,175	5.5%
2003	61,297	5.6%
2004	62,934	5.6%
2005	63,269 ¹	6.8%
2006	62,156	6.0%

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

Note: Figures do not include units leased by individual owners. Starting in 2005, public housing units are included in the counts. No data are available for 1999.

¹ Revised number.

TABLE 3
Rental Housing Complex Analysis:
Vacancy Rates by Age of Complex
Fairfax County, 2006

Age of Complex	Units	Vacancy Rate
Less than 6 Years	6,082	11.1%
6 to 10 Years	6,881	5.3%
11 to 15 Years	2,567	6.8%
16 to 20 Years	8,342	5.6%
Over 20 Years	38,284	5.4%
TOTAL	62,156	6.0%

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

Note: Figures do not include units leased by individual owners. Vacancy rates are calculated on all complexes, with or without subsidies, that provided vacancy information.

TABLE 4
Rental Housing Complex Analysis:
Participating Units and Vacancy Rate
by Planning District
Fairfax County, 2006

Planning District	Units	Vacancy Rate
Annandale	3,873	7.0%
Bailey's	5,493	4.7%
Bull Run	6,472	7.5%
Fairfax	5,892	4.1%
Jefferson	5,281	5.0%
Lincolnia	2,448	4.0%
Lower Potomac	1,474	7.2%
McLean	2,990	7.1%
Mount Vernon	9,878	5.2%
Pohick	954	3.0%
Rose Hill	2,438	4.3%
Springfield	1,730	6.2%
Upper Potomac	10,738	9.0%
Vienna	2,495	5.1%
Fairfax County	62,156	6.0%

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

Note: Figures do not include units leased by individual owners. Vacancy rates are calculated on all complexes, with or without subsidies, that provided vacancy information.

TABLE 5
Rental Housing Complex Analysis:
Total Units and Vacancy Rate
by Supervisor District
Fairfax County, 2006

Supervisor District	Units	Vacancy Rate
Braddock	2,787	8.0%
Dranesville ¹	3,439	16.58%
Hunter Mill ²	9,126	5.75%
Lee	8,341	5.1%
Mason	10,385	4.5%
Mount Vernon	7,329	5.5%
Providence	10,577	5.0%
Springfield	5,974	4.5%
Sully	4,200	7.9%
Fairfax County	62,156	6.0%

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

Note: Figures do not include units leased by individual owners. Vacancy rates are calculated on all complexes, with or without subsidies, that provided vacancy information.

¹ Includes the Town of Herndon.

² Includes the Town of Vienna.

**TABLE 6
Rental Housing Complex Analysis:
Vacancy Rates by Unit Type
Fairfax County, 2006**

Unit Type	Units	Vacancy Rate
Efficiency	1,228	4.0%
1 Bedroom	21,160	5.7%
1 Bedroom/Den	3,424	5.4%
2 Bedrooms	27,116	6.1%
2 Bedrooms/Den	3,349	7.3%
3 Bedrooms	5,380	6.0%
3 Bedrooms/Den	187	10.0%
4 Bedrooms	312	6.2%
TOTAL	62,156	6.0%

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

Note: Figures do not include units leased by individual owners. Vacancy rates are calculated on all complexes, with or without subsidies, that provided vacancy information.

**TABLE 7
Rental Housing Complex Analysis:
Vacancy Rates by Structure Type
Fairfax County, 2006**

Structure Type	Units	Vacancy Rate
Low-Rise	51,524	5.3%
Mid-Rise	1,509	6.3%
High-Rise	5,561	7.2%
Townhouse	3,562	15.2%
TOTAL	62,156	6.0%

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

Note: Figures do not include units leased by individual owners. Vacancy rates are calculated on all complexes, with or without subsidies, that provided vacancy information.

Definitions:

Low-rise or garden structure is 1 to 4 stories.

Mid-rise structure is 5 to 8 stories.

High-rise structure is 9 or more stories.

Townhouse is usually a multi-story, single-family dwelling attached structure containing a common wall.

IV. Cost of Rental Housing

TABLE 8
Rental Housing Complex Analysis:
Average Monthly Rent by Year
Fairfax County, 1996 to 2006

Year	Average Monthly Rent	Percent Change
1996	\$800	1.0%
1997	\$809	4.3%
1998	\$849	6.1%
2000	\$989	16.5% ¹
2001	\$1,129	14.2%
2002	\$1,157	2.5%
2003	\$1,168	1.0%
2004	\$1,157	-0.9%
2005	\$1,202	n/a ²
2006	\$1,247	3.7%

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

Note: Average monthly rents are based on units located in major rental housing complexes having five or more units and are not available for 1999. Units leased by individual owners are not included. Privately owned subsidized housing units as well as publicly owned rental units are excluded from the rent calculations.

¹ The 1998-2000 percent change reflects a two-year difference.

² Due to a change in methodology, the percent change from the prior year is not comparable.

TABLE 9
Rental Housing Complex Analysis:
Average Monthly Rent by Age of Complex
Fairfax County, 2005 and 2006

Age of Complex	Average Monthly Rent		
	2005	2006	Percent Change
1 to 5 Years	\$1,361	\$1,415	4.0%
6 to 10 Years	\$1,328	\$1,357	2.2%
11 to 15 Years	\$1,358	\$1,410	3.8%
16 to 20 Years	\$1,218	\$1,304	7.1%
Over 20 Years	\$1,122	\$1,170	4.3%
TOTAL	\$1,202	\$1,247	3.7%

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

Note: Figures do not include units leased by individual owners, public housing units, and privately owned subsidized housing complexes.

TABLE 10
Rental Housing Complex Analysis:
Average Monthly Rent by Planning District
Fairfax County, 2005 and 2006

Planning District	Average Monthly Rent		
	2005	2006	Percent Change
Annandale	\$1,192	\$1,220	2.3%
Baileys	\$1,113	\$1,091	-2.0%
Bull Run	\$1,197	\$1,243	3.8%
Fairfax	\$1,295	\$1,376	6.3%
Jefferson	\$1,156	\$1,183	2.3%
Lincolnia	\$1,141	\$1,178	3.2%
Lower Potomac	\$1,016	\$1,102	8.5%
McLean	\$1,445	\$1,545	6.9%
Mount Vernon	\$1,006	\$1,092	8.5%
Pohick	\$1,309	\$1,330	1.6%
Rose Hill	\$1,368	\$1,334	-2.5%
Springfield	\$1,169	\$1,206	3.2%
Upper Potomac	\$1,296	\$1,349	4.1%
Vienna	\$1,276	\$1,395	9.3%
Fairfax County	\$1,202	\$1,247	3.7%

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

Note: Figures do not include units leased by individual owners, public housing units, and privately owned subsidized housing complexes.

TABLE 11
Rental Housing Complex Analysis:
Average Monthly Rent by Supervisor District
Fairfax County, 2005 and 2006

Supervisor District	Average Monthly Rent		
	2005	2006	Percent Change
Braddock	\$1,210	\$1,231	1.7%
Dranesville	\$1,327	\$1,403	5.7%
Hunter Mill	\$1,284	\$1,350	5.1%
Lee	\$1,136	\$1,149	1.1%
Mason	\$1,123	\$1,128	0.4%
Mount Vernon	\$1,046	\$1,149	9.8%
Providence	\$1,276	\$1,353	6.0%
Springfield	\$1,312	\$1,350	2.9%
Sully	\$1,147	\$1,199	4.5%
Fairfax County	\$1,202	\$1,247	3.7%

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

Note: Figures do not include units leased by individual owners, public housing units, and privately owned subsidized housing complexes.

TABLE 12
Rental Housing Complex Analysis:
Average Monthly Rent by Unit Type
Fairfax County, 2005 and 2006

Unit Type	Average Rent		
	2005	2006	Percent Change
Efficiency	\$905	\$894	-1.2%
1 Bedroom	\$1,046	\$1,093	4.5%
1 Bedroom/Den	\$1,194	\$1,244	4.2%
2 Bedrooms	\$1,259	\$1,306	3.7%
2 Bedrooms/Den	\$1,400	\$1,438	0.3%
3 Bedrooms	\$1,475	\$1,526	3.5%
3 Bedrooms/Den	\$1,467	\$1,654	12.7%
4 Bedrooms	\$1,607	\$1,651	2.7%
TOTAL	\$1,202	\$1,247	3.7%

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

Note: Figures do not include units leased by individual owners, public housing units, and privately owned subsidized housing complexes.

TABLE 13
Rental Housing Complex Analysis:
Average Monthly Rent by Structure Type
Fairfax County, 2005 and 2006

Structure Type	Average Rent		
	2005	2006	Percent Change
Low-Rise	\$1,183	\$1,229	3.9%
Mid-Rise	\$1,218	\$1,359	11.6%
High-Rise	\$1,232	\$1,260	2.3%
Townhouse	\$1,516	\$1,595	5.2%
TOTAL	\$1,202	\$1,247	3.7%

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

Note: Figures do not include units leased by individual owners, public housing units, and privately owned subsidized housing complexes.

Definitions:

Low-rise or **garden structure** is 1 to 4 stories.

Mid-rise structure is 5 to 8 stories.

High-rise structure is 9 or more stories.

Townhouse is usually a multi-story, single-family dwelling attached structure containing a common wall.

APPENDIX A
RENTAL HOUSING DATA BY PROJECT NAME – MARKET RATE COMPLEXES
FAIRFAX COUNTY, VIRGINIA
JANUARY 2006

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
2243 HUNTINGTON AV	0831 08 0094A	1950	Low-Rise	MOUNT VERNON	Mount Vernon	23
ABBOTTS RUN	1004 01 0002	1988	Low-Rise	MOUNT VERNON	Mount Vernon	248
ARCHSTONE CHARTER OAK	0172 22 0001A	1970	Low-Rise	HUNTER MILL	Upper Potomac	261
ARCHSTONE DULLES	0154 01 0022J	2000	Low-Rise	HUNTER MILL	Upper Potomac	411
ARCHSTONE ELLIPSE	0561 15 0003	1990	Low-Rise	SPRINGFIELD	Fairfax	404
ARCHSTONE FAIR LAKES	0552 01 0023	1987	Low-Rise	SPRINGFIELD	Bull Run	282
ARCHSTONE FAIRFAX	0592 01 0001F	1968	Low-Rise	PROVIDENCE	Fairfax	482
ARCHSTONE FAIRFAX	0592 01 0001F	1968	Townhouse	PROVIDENCE	Fairfax	270
ARCHSTONE GRESHAM COMMONS	0914 01 0001N	1989	Low-Rise	LEE	Rose Hill	132
ARCHSTONE KINGSTOWNE	0913 01 0063D	1989	Low-Rise	LEE	Rose Hill	358
ARCHSTONE MONUMENT PARK	0562 01 0069B	2001	Low-Rise	SPRINGFIELD	Fairfax	460
ARCHSTONE PATRIOT VILLAGE	0702 01 0026	1973	Low-Rise	BRADDOCK	Annandale	1,029
ARCHSTONE PATRIOT VILLAGE	0702 01 0026	1973	Townhouse	BRADDOCK	Annandale	36
ARCHSTONE RESTON LANDING	0171 12 0008	1999	Low-Rise	HUNTER MILL	Upper Potomac	400
ARCHSTONE SPRINGFIELD STATION	0902 01 0062A	1998	Low-Rise	LEE	Springfield	631
ARCHSTONE SUSSEX COMMONS	0914 01 0001B	1991	Low-Rise	LEE	Rose Hill	424
ARCHSTONE TYSONS CORNER	0293 01 0035	1980	Low-Rise	HUNTER MILL	Vienna	217
ARCHSTONE WOODLAND PARK	0163 11 0003	2000	Low-Rise	HUNTER MILL	Upper Potomac	392
ARCHSTONE WORLDGATE	0163 02 0002B	1995	Low-Rise	DRANESVILLE	Upper Potomac	320
ARROWHEAD CONDO	0394 31092168	1966	Low-Rise	PROVIDENCE	Jefferson	184

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JANUARY 2006

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
ARROWHEAD CONDO	0394 31092168	1966	Townhouse	PROVIDENCE	Jefferson	159
ARROWOOD PARC	0383 01 0049	1966	Low-Rise	HUNTER MILL	Vienna	300
ASHFORD MEADOWS	0251 01 0003J	1997	Low-Rise	HUNTER MILL	Upper Potomac	440
AVALON @ AUTUMNWOODS	0551 01 0030	1989	Low-Rise	SPRINGFIELD	Bull Run	420
AVALON CRESCENT GARDENS	0294 07 B	1997	Low-Rise	PROVIDENCE	McLean	384
AVALON CRESCENT THS	0294 07 B	1997	Townhouse	PROVIDENCE	McLean	174
BAILEY HOUSE	0612 01 0070	1965	Mid-Rise	MASON	Baileys	49
BARCROFT PLAZA APTS	0614 03I 0002	1966	Low-Rise	MASON	Baileys	196
BARCROFT VIEW APTS	0614 01 0024	1963	Low-Rise	MASON	Baileys	370
BEACON HILL APT	0922 01 0016E	1966	Low-Rise	LEE	Mount Vernon	727
BELLE HAVEN TOWERS	0833 01 0090B	1974	High-Rise	MOUNT VERNON	Mount Vernon	569
BELVOIR PLAZA APTS	1092 02 0005	1963	Low-Rise	MOUNT VERNON	Mount Vernon	45
BENT TREE APTS	0544 01 0114	1988	Low-Rise	SULLY	Bull Run	748
BREN MAR APTS	0811 01 0007C	1960	Low-Rise	MASON	Lincolnia	135
BROOKRIDGE @ NEWGATE	0543 31 0210	1988	Low-Rise	SULLY	Bull Run	204
BROOKRIDGE @ NEWGATE	0543 31 0210	1988	Townhouse	SULLY	Bull Run	48
BURKESHIRE COMMONS	0772 01 0060A	1986	Low-Rise	BRADDOCK	Pohick	360
CAMBRIDGE COMMONS	0513 18 B	1952	Low-Rise	MASON	Baileys	305
CAMDEN @ FAIRFAX CORNER-MANOR	0562 01 0075A	2005	Low-Rise	SPRINGFIELD	Fairfax	203
CAMDEN @ FAIRFAX CORNER-MANOR	0562 01 0075A	2005	Townhouse	SPRINGFIELD	Fairfax	22

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FAIRFAX COUNTY, VIRGINIA
JANUARY 2006

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
CANTERBURY SQUARE	1091 01 0002	1964	Low-Rise	MOUNT VERNON	Lower Potomac	152
CARLYN HILL APTS	0621 01 0003	1962	Low-Rise	MASON	Baileys	74
CARTER LAKES	0181 01 0008	1979	Low-Rise	HUNTER MILL	Upper Potomac	259
CARYDALE VILLAGE THS	1012 01 0010B	1966	Townhouse	LEE	Mount Vernon	104
CAVALIER CLUB APTS W/O ARL LND	0513 01 0043	1965	High-Rise	MASON	Baileys	220
CHANTILLY CROSSING	0344 06 0075	2001	Low-Rise	SULLY	Bull Run	360
CHELSEA SQUARE APTS	0802 01 0020A	1964	Low-Rise	LEE	Springfield	166
CHERRY ARMS APTS	0933 01 0001	1965	Low-Rise	MOUNT VERNON	Mount Vernon	168
CHURCHILL APTS	0501 01 0038	1966	Low-Rise	PROVIDENCE	Jefferson	150
CIRCLE TOWERS	0484 01 0003A1	1973	High-Rise	PROVIDENCE	Vienna	554
CIRCLE TOWERS	0484 01 0003	1973	Townhouse	PROVIDENCE	Vienna	52
COLUMBIA VIEW APTS	0612 01 0068	1962	Low-Rise	MASON	Baileys	53
COPPERMINE PLACE	0163 01 0035H1	2005	Low-Rise	HUNTER MILL	Upper Potomac	88
CORALAIN APTS	0503 01 0003	1963	Low-Rise	MASON	Jefferson	106
COURTS OF MT VERNON	1014 01 0017B	1967	Low-Rise	MOUNT VERNON	Mount Vernon	168
CRESCENT APTS	0172 14010002G	1967	Low-Rise	HUNTER MILL	Upper Potomac	181
DEVONSHIRE SQUARE APTS	0392 01 0050	1967	Low-Rise	PROVIDENCE	Jefferson	84
DOLLEY MADISON	0392 01 0067C	1968	Low-Rise	PROVIDENCE	McLean	581
DRS OFFICE + APTS	0502 01 0029	1958	Low-Rise	PROVIDENCE	Jefferson	6
DULLES GREENE	0152 01 0008A	2000	Low-Rise	DRANESVILLE	Upper Potomac	686

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FAIRFAX COUNTY, VIRGINIA
JANUARY 2006

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
DULLES GREENE	0161 01 0011A	2000	Townhouse	DRANESVILLE	Upper Potomac	120
DULLES TOWN CENTER	0154 01 0003E	1996	Low-Rise	HUNTER MILL	Upper Potomac	272
DUNN LORING METRO -TO BE RAZED	0492 01 0041	1968	Low-Rise	PROVIDENCE	Jefferson	17
EAST MEADOW APTS	0452 01 0037	1971	Low-Rise	SPRINGFIELD	Bull Run	150
EDSALL GARDENS	0811 06 0003	1964	Low-Rise	MASON	Lincolnia	176
EDSALL STATION APTS	0724 01 0031	1981	Low-Rise	MASON	Lincolnia	135
ELMS @ CENTREVILLE	0544 01 0083B	1988	Low-Rise	SULLY	Bull Run	268
ELMS @ KINGSTOWNE	0913 01 0063E	1987	Low-Rise	LEE	Rose Hill	294
ELMS @ OAKTON	0473 01 0030B	1987	Low-Rise	PROVIDENCE	Fairfax	313
EVERGREEN HOUSE	0604 01 0021	1977	Mid-Rise	MASON	Annandale	246
FAIR OAKS @ PENDER CREEK	0561 01 0015A	1989	Low-Rise	SPRINGFIELD	Fairfax	246
FAIRFAX CIRCLE VILLA	0483 01 0028	1974	Low-Rise	PROVIDENCE	Fairfax	330
FAIRFAX TOWERS	0403 01 0004	1978	High-Rise	PROVIDENCE	Jefferson	415
FAIRFAX VILLAGE APTS	0474 01 0019	1973	Low-Rise	PROVIDENCE	Fairfax	174
FAIRFIELD CROSSING	0494 01 0060E	1966	Low-Rise	PROVIDENCE	Jefferson	491
FAIRMONT GARDENS	0711 03 0001	1962	Low-Rise	MASON	Annandale	389
FAIRWAY APTS	0172 18 0001	1969	Low-Rise	HUNTER MILL	Upper Potomac	348
FOREST GLEN	0443 07 D	1995	Low-Rise	SULLY	Bull Run	238
GOLDEN GATE APTS	0623 01 0012	1961	Low-Rise	MASON	Baileys	184
GRANDVIEW APTS B 1-5	0621 01 0008A	1962	Low-Rise	MASON	Baileys	266

APPENDIX A
RENTAL HOUSING DATA BY PROJECT NAME – MARKET RATE COMPLEXES
FAIRFAX COUNTY, VIRGINIA
JANUARY 2006

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
HARBOR PARK APTS	0114 22 0003	1996	Low-Rise	HUNTER MILL	Upper Potomac	190
HARTLAND MANOR APTS	0492 01 0037	1967	Low-Rise	PROVIDENCE	Jefferson	60
HERNDON OAKS	0161 02 0011B	1972	Low-Rise	DRANESVILLE	Upper Potomac	184
HILLWOOD MANOR APTS	0612 11 0001	1951	Low-Rise	MASON	Baileys	171
HOLLY COURT APTS	0924 01 0021	1966	Low-Rise	LEE	Mount Vernon	89
HOLLY COURT APTS	0924 01 0021	1966	Townhouse	LEE	Mount Vernon	20
HUNTINGTON GARDENS-TO BE RAZED	0833 0207 A	1950	Low-Rise	LEE	Mount Vernon	113
HUNTINGTON GATEWAY APTS	0833 01 0076	1990	High-Rise	MOUNT VERNON	Mount Vernon	417
HUNTINGTON GATEWAY APTS	0833 01 0076	1990	Townhouse	MOUNT VERNON	Mount Vernon	26
IDYLWOOD VILLAGE II	0403 01 0005D	1971	Low-Rise	PROVIDENCE	Jefferson	396
INTERNATIONAL APTS	0162 02 0121	1962	Low-Rise	DRANESVILLE	Upper Potomac	90
JEFF @ VAN DORN-TO BE CONDO	0814 25 0006D	1995	Low-Rise	LEE	Rose Hill	188
JEFFERSON @ FAIR OAKS	0463 01 0036B	1995	Low-Rise	SPRINGFIELD	Fairfax	181
JEFFERSON GARDENS	0833 02130001A	1950	Low-Rise	LEE	Mount Vernon	103
KENDRICK COURT-SENIOR LIVING	0163 01 0038D	1999	Low-Rise	HUNTER MILL	Upper Potomac	139
KENTON CROSSING	1074 01 0017B2	2000	Low-Rise	MOUNT VERNON	Lower Potomac	248
KINGS GARDENS APTS	0824 01 0021	1965	Low-Rise	LEE	Mount Vernon	442
LAFAYETTE APTS	0924 01 0013	1966	Low-Rise	LEE	Mount Vernon	341
LAKESIDE APTS	0651 01 0003D	1988	Low-Rise	SULLY	Bull Run	686
LEE OVERLOOK APTS	0642 01 0005B	1994	Low-Rise	SULLY	Bull Run	196

APPENDIX A
RENTAL HOUSING DATA BY PROJECT NAME – MARKET RATE COMPLEXES
FAIRFAX COUNTY, VIRGINIA
JANUARY 2006

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
LEE VALLEY APTS	0901 02 0113	1968	Low-Rise	LEE	Springfield	242
LINCOLN @ FAIR OAKS	0561 01 0013	1997	Low-Rise	SPRINGFIELD	Fairfax	284
LIONSGATE APT HOMES	0154 01 0022E	2000	Low-Rise	HUNTER MILL	Upper Potomac	236
LIONSGATE APT HOMES	0154 01 0022E	2000	Townhouse	HUNTER MILL	Upper Potomac	92
LITTLE RIVER GLEN	0584 01 0041A	1990	Low-Rise	BRADDOCK	Annandale	120
MADISON RIDGE-98 RENTAL UNITS	0642 01 0038	1987	Low-Rise	SULLY	Bull Run	98
MALLARD COURTS	1013 01 0005	1973	Low-Rise	LEE	Mount Vernon	180
MANCHESTER LAKES	0913 18 0006	1999	Low-Rise	LEE	Rose Hill	252
MARGATE MANOR	0584 01 0051	1965	Low-Rise	PROVIDENCE	Fairfax	189
MAYFAIR HOUSE APTS	0504 01 0041	1965	Low-Rise	PROVIDENCE	Jefferson	208
MCNAIR FARMS APTS	0163 01 0023B	1990	Low-Rise	HUNTER MILL	Upper Potomac	283
MEADOW WOODS APT-NEW	0924 01 0020	1973	Low-Rise	LEE	Mount Vernon	231
MEADOW WOODS APT-OLD	0924 01 0019B	1964	Low-Rise	LEE	Mount Vernon	481
MERRIFIELD COMMONS	0494 01 0052	1997	Low-Rise	PROVIDENCE	Jefferson	124
MERRIFIELD VILLAGE	0492 01 0040	1968	Low-Rise	PROVIDENCE	Jefferson	705
METROPOLITAN OF FAIRFAX	0163 17 0310	2004	Low-Rise	HUNTER MILL	Upper Potomac	244
MONTICELLO GARDENS	0503 01 0005B	1964	Low-Rise	MASON	Jefferson	734
MORNINGSIDE APTS	0724 01 0011	1968	Low-Rise	MASON	Lincolnia	679
MOUNT VERNON SQUARE	0933 02020001A	1966	Low-Rise	MOUNT VERNON	Mount Vernon	1,387
MT VERNON APTS	1014 01 0009	1964	Low-Rise	LEE	Mount Vernon	183

APPENDIX A
RENTAL HOUSING DATA BY PROJECT NAME – MARKET RATE COMPLEXES
FAIRFAX COUNTY, VIRGINIA
JANUARY 2006

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
MT VERNON GARDEN APT	0924 01 0069A	1962	Low-Rise	LEE	Mount Vernon	32
MUNSON HILL TOWERS	0611 01 0011	1963	High-Rise	MASON	Baileys	279
OAK VIEW GARDENS APTS SEC.1	0614 01 0091A	1964	Low-Rise	MASON	Baileys	166
OAK VIEW GARDENS APTS SEC.2	0614 01 0091	1964	Low-Rise	MASON	Baileys	158
OAKS OF WOODLAWN	1092 01 0012	1985	Low-Rise	MOUNT VERNON	Mount Vernon	175
OAKTON PARK	0474 01 0020	1972	Low-Rise	PROVIDENCE	Fairfax	418
OLDE SALEM VILLAGE	0612 01 0121	1948	Low-Rise	MASON	Baileys	412
OLDE SALEM VILLAGE	0612 01 0121	1948	Townhouse	MASON	Baileys	36
ORLEANS VILLAGE	0721 01 0044A	1965	Low-Rise	MASON	Lincolnia	499
ORLEANS VILLAGE	0721 01 0044A	1965	Townhouse	MASON	Lincolnia	352
PARK AVENUE APTS	0104 02 0014D	1964	Low-Rise	DRANESVILLE	Upper Potomac	44
PARK PLACE @ VAN DORN	0812 01 0012D	2002	Low-Rise	LEE	Rose Hill	285
PARKRIDGE GARDENS	0162 02 0123	1989	Low-Rise	DRANESVILLE	Upper Potomac	132
PARKRIDGE GARDENS	0162 02 0123	1964	Townhouse	DRANESVILLE	Upper Potomac	12
PARKWOOD APARTMENTS	0612 14 0007	1949	Low-Rise	MASON	Baileys	221
PARLIAMENT VILLAGE-GARDEN	0711 01 0077	1971	Low-Rise	MASON	Annandale	498
PARLIAMENT VILLAGE-HIGHRISE	0711 01 0077	1971	High-Rise	MASON	Annandale	252
PEACHTREE OF MCLEAN	0401 01 0034	1973	Mid-Rise	DRANESVILLE	McLean	340
PINE SPRINGS GARDENS	0503 19050008	1954	Low-Rise	PROVIDENCE	Jefferson	58
PINE SPRINGS GARDENS	0503 1905 A	1954	Townhouse	PROVIDENCE	Jefferson	42

APPENDIX A
RENTAL HOUSING DATA BY PROJECT NAME – MARKET RATE COMPLEXES
FAIRFAX COUNTY, VIRGINIA
JANUARY 2006

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
PINEWOOD PLAZA	0584 01 0048	1964	Low-Rise	PROVIDENCE	Fairfax	198
POST CORNERS @ TRINITY	0544 01 0003C	1995	Low-Rise	SULLY	Bull Run	336
POST FOREST APTS	0561 01 0024B	1989	Low-Rise	SPRINGFIELD	Fairfax	364
POST TYSONS CORNER	0293 22 0001	1989	Low-Rise	PROVIDENCE	McLean	500
PROVIDENCE HALL APTS	0484 01 0012C	1974	Low-Rise	PROVIDENCE	Vienna	196
RAVENSWORTH TOWERS	0711 09 0004C	1973	High-Rise	MASON	Annandale	219
REGENTS PARK @ METRO	0484 01 0059	1997	Low-Rise	PROVIDENCE	Vienna	552
RESERVE @ FAIRFAX CORNER	0562 01 0001C	2001	Low-Rise	SPRINGFIELD	Fairfax	652
RESTON GLEN	0261 10 0010	1974	Low-Rise	HUNTER MILL	Upper Potomac	200
RIVERSIDE PARK	0833 01 0101	1971	High-Rise	MOUNT VERNON	Mount Vernon	1,222
ROBINWOOD GARDENS-CONV.TO COND	0612 01 0061	1964	Low-Rise	MASON	Baileys	29
ROLLING HILLS APTS	1012 01 0008	1967	Low-Rise	LEE	Mount Vernon	157
RONALD MCDONALD HOUSE	0493 01 0136C	1997	Low-Rise	PROVIDENCE	Fairfax	8
ROSE HILL APTS	0823 01 0040A	1962	Low-Rise	LEE	Rose Hill	181
ROSE HILL APTS II	0823 01 0040	1964	Low-Rise	LEE	Rose Hill	264
RUSSELL APARTMENTS	1013 01 0039B	1964	Low-Rise	MOUNT VERNON	Mount Vernon	9
SACRAMENTO SQUARE	1004 01 0011	1986	Low-Rise	MOUNT VERNON	Mount Vernon	215
SANGER PLACE	1074 01 0085A	1999	Low-Rise	MOUNT VERNON	Lower Potomac	182
SARATOGA SQUARE	0982 01 0013A	1986	Low-Rise	MOUNT VERNON	Pohick	78

APPENDIX A
RENTAL HOUSING DATA BY PROJECT NAME – MARKET RATE COMPLEXES
FAIRFAX COUNTY, VIRGINIA
JANUARY 2006

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
SARATOGA SQUARE	0982 01 0013A	1986	Townhouse	MOUNT VERNON	Pohick	22
SEVEN CORNERS APTS	0513 18 D1	1952	Low-Rise	MASON	Baileys	284
SHENANDOAH CROSSING	0451 01 0014	1985	Low-Rise	SPRINGFIELD	Bull Run	640
SKYLINE TOWERS	0623 01 0009	1971	High-Rise	MASON	Baileys	940
SKYVIEW APARTMENTS	1013 01 0038	1965	Low-Rise	MOUNT VERNON	Mount Vernon	119
SPRINGFIELD CROSSING	0902 01 0056B	2001	Low-Rise	LEE	Springfield	347
SPRINGFIELD GARDENS (1951)	0803 01 0003	1951	Low-Rise	LEE	Springfield	90
SPRINGFIELD GARDENS (1964)	0803 01 0007	1964	Low-Rise	LEE	Springfield	130
SPRINGFIELD SQUARE APTS	0802 01 0019B	1968	Low-Rise	BRADDOCK	Annandale	412
ST JOHNS WOODS	0114 01 0012	1990	Low-Rise	HUNTER MILL	Upper Potomac	250
STRATFORD CROSSING	0163 01 0037A	1996	Low-Rise	HUNTER MILL	Upper Potomac	288
STUART WOODS APTS	0171 02 0005C	1974	Low-Rise	DRANESVILLE	Upper Potomac	450
SUMMIT FAIR LAKES	0454 01 0024F	1998	Low-Rise	SPRINGFIELD	Bull Run	494
SUMMIT FAIR LAKES	0454 01 0024F	1998	Townhouse	SPRINGFIELD	Bull Run	36
SUNSET KNOLLS	0543 01 0002	1970	Low-Rise	SULLY	Bull Run	144
SUNSET PARK APTS	0614 17 B	1962	Low-Rise	MASON	Baileys	90
THE APARTMENTS AT NORTH POINT	0114 12 0004B2	1998	Low-Rise	HUNTER MILL	Upper Potomac	48
THE ASHBY	0302 01 0030B	1982	High-Rise	DRANESVILLE	McLean	250
THE COMMONS	0303 28 0008	1968	Low-Rise	PROVIDENCE	McLean	549
THE COMMONS	0303 28 0008	1968	Townhouse	PROVIDENCE	McLean	28

APPENDIX A
RENTAL HOUSING DATA BY PROJECT NAME – MARKET RATE COMPLEXES
FAIRFAX COUNTY, VIRGINIA
JANUARY 2006

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
THE GLEN APTS	0501 01 0042A	1978	Low-Rise	PROVIDENCE	Jefferson	152
THE HERMITAGE APTS	0463 01 0036C	1987	Low-Rise	SPRINGFIELD	Fairfax	491
THE LEWINSVILLE	0301 30 B	1980	Low-Rise	DRANESVILLE	McLean	144
THE PRESTWICK	0513 01 0024	1962	Mid-Rise	MASON	Baileys	310
THE SPRINGS @ RESTON	0261 09 0001	1973	Low-Rise	HUNTER MILL	Upper Potomac	362
THE SYCAMORES APTS	0174 01 0001D	1980	Low-Rise	HUNTER MILL	Upper Potomac	185
TOWNES @ COPPER SPRINGS	0161 08 0180	1972	Townhouse	DRANESVILLE	Upper Potomac	147
TOWNES @ HERNDON CENTER	0162 02 0315	2001	Townhouse	DRANESVILLE	Upper Potomac	218
TREVORS RUN (DTC 3)	0154 01 0003C	1999	Low-Rise	HUNTER MILL	Upper Potomac	170
TYSONS VIEW	0403 01 0003	1966	Low-Rise	PROVIDENCE	Jefferson	312
VAN METRE DULLES COURT	0161 02 0016B	1972	Low-Rise	DRANESVILLE	Upper Potomac	180
VIENNA PARK	0491 02 0007	1963	Low-Rise	HUNTER MILL	Vienna	300
VILLAGE APTS	1091 01 0031	1957	Low-Rise	MOUNT VERNON	Lower Potomac	32
VIRGINIA VILLAGE	0723 01 0054	1966	Low-Rise	MASON	Lincolnia	344
VISTA GARDENS APTS	0612 14 0014	1949	Low-Rise	MASON	Baileys	296
WASHINGTON AVE APTS	1014 08D 0004	1962	Low-Rise	MOUNT VERNON	Mount Vernon	23
WASHINGTON SQUARE APTS	1013 09020001B	1968	Low-Rise	MOUNT VERNON	Mount Vernon	219
WATERSIDE APTS	0171 01 0010	1985	Low-Rise	HUNTER MILL	Upper Potomac	276
WEDGEWOOD EAST APTS	0711 01 0072B	1967	Low-Rise	BRADDOCK	Annandale	123
WEDGEWOOD MANOR	0711 01 0072A	1963	Low-Rise	BRADDOCK	Annandale	125

**APPENDIX A
RENTAL HOUSING DATA BY PROJECT NAME – MARKET RATE COMPLEXES
FAIRFAX COUNTY, VIRGINIA
JANUARY 2006**

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
WEDGEWOOD WEST	0702 01 0008	1967	Low-Rise	BRADDOCK	Annandale	409
WEDGEWOOD WEST	0702 01 0008	1967	Townhouse	BRADDOCK	Annandale	15
WEST FALLS STATION	0401 01 0051	1966	Low-Rise	PROVIDENCE	Jefferson	176
WEST SPRINGFIELD TERRACE	0793 05 0007A	1978	Low-Rise	SPRINGFIELD	Pohick	244
WESTFIELD VILLAGE	0443 07 H1	1988	Low-Rise	SULLY	Bull Run	228
WINDSOR AT FAIRLAKES	0454 01 0033	1988	Low-Rise	SPRINGFIELD	Bull Run	250
WINTERTHUR APTS	0261 09 0002	1973	Low-Rise	HUNTER MILL	Upper Potomac	300
WOODLAND PARK	0164 01 0032B	2001	Low-Rise	HUNTER MILL	Upper Potomac	493
WOODLAND PARK	0163 01 0025D3	2001	Townhouse	HUNTER MILL	Upper Potomac	149
WOODLAWN GARDEN APTS	1013 01 0008	1963	Low-Rise	LEE	Mount Vernon	240
WOODLEY ARMS APTS	0831 08 0091B1	1963	Low-Rise	MOUNT VERNON	Mount Vernon	31
WOODS OF FAIRFAX I	1083 01 0006	1979	Low-Rise	MOUNT VERNON	Lower Potomac	312
WOODS OF FAIRFAX II	1083 01 0001A	1985	Low-Rise	MOUNT VERNON	Lower Potomac	296
WOODSIDE APTS	1083 01 0015	1987	Low-Rise	MOUNT VERNON	Lower Potomac	252
WOODWAY @ TRINITY CENTRE	0544 01 0001	1997	Low-Rise	SULLY	Bull Run	504
						57,230

Note: Complexes may have multiple map reference numbers but only one map number is listed for each complex in this table.

APPENDIX B
RENTAL HOUSING DATA BY PROJECT NAME – SUBSIDIZED COMPLEXES
FAIRFAX COUNTY, VIRGINIA
JANUARY 2006

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
ATRIUM APTS-FCRHA	0924 01 0027	1976	Low-Rise	LEE	Mount Vernon	37
AUDUBON APTS-FCRHA	1012 01 0014A	1971	Low-Rise	LEE	Mount Vernon	46
BARROS CI TH-FCRHA	0543 12 N	1983	Townhouse	SULLY	Bull Run	44
BRIARCLIFF II THS-FCRHA	0393 01 0089	1985	Townhouse	PROVIDENCE	Vienna	20
BRIARCLIFF RENTAL TOWNHOUSES	0392 01 0030F	1981	Townhouse	PROVIDENCE	Vienna	30
BUCKMAN ROAD APTS	1012 01 0019	1973	Low-Rise	LEE	Mount Vernon	204
BURKE LAKE GARDENS	0881 01 0011	1984	Low-Rise	SPRINGFIELD	Pohick	100
CASTELLANI MEADOWS THS-FCRHA	0544 01 0073L	1999	Townhouse	SULLY	Bull Run	48
CEDAR RIDGE APTS-FCRHA	0181 04 0014	1970	Low-Rise	HUNTER MILL	Upper Potomac	198
CHANTILLY MEWS THS	0344 07 0002A	1982	Townhouse	SULLY	Bull Run	50
CREVENNA OAK TH-FCRHA	0771 01 0005C	1979	Townhouse	BRADDOCK	Pohick	50
ELMWOOD HOUSE	0514 01 0003B	1995	Mid-Rise	MASON	Baileys	50
GREEN HILL THS	0991 01 0002B	1980	Townhouse	MOUNT VERNON	Springfield	100
GREENWOOD APTS-FCRHA	0513 18 J	1952	Low-Rise	MASON	Baileys	138
GUM SPRINGS GLEN-FCRHA	1012 01 0073	2003	Low-Rise	MOUNT VERNON	Mount Vernon	60
HARBOR HOUSE	0104 02 0014G2	1998	Low-Rise	DRANESVILLE	Upper Potomac	120
HOPKINS GLEN	0501 01 0018	1969	Low-Rise	PROVIDENCE	Jefferson	91
HUNTERS WOODS FELLOWSHIP HOUSE	0261 07 0003B	1980	High-Rise	HUNTER MILL	Upper Potomac	224
HUNTING CREEK RENTAL THS	1012 12 0043	1982	Townhouse	MOUNT VERNON	Mount Vernon	35

APPENDIX B
RENTAL HOUSING DATA BY PROJECT NAME – SUBSIDIZED COMPLEXES
FAIRFAX COUNTY, VIRGINIA
JANUARY 2006

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
ISLAND WALK TOWNHOUSES	0172 15 0041	1977	Townhouse	HUNTER MILL	Upper Potomac	102
JANNA LEE VILLAGE	1012 01 0017	1976	Low-Rise	LEE	Mount Vernon	319
KINGSLEY COMMONS THS	0503 12 0003	1949	Townhouse	PROVIDENCE	Jefferson	404
KINGSLEY PARK THS-FCRHA	0503 12 0007A	1949	Townhouse	PROVIDENCE	Jefferson	108
LAKE ANNE FELLOWSHIP HOUSE 1	0172 01 0003	1971	Mid-Rise	HUNTER MILL	Upper Potomac	140
LAKE ANNE FELLOWSHIP HOUSE 2	0172 01 0002	1976	Mid-Rise	HUNTER MILL	Upper Potomac	100
LOCKWOOD HOUSE	0514 01 0003B	1986	Low-Rise	MASON	Baileys	100
MORRIS GLEN-FCRHA	0911 12 J	1995	Low-Rise	LEE	Rose Hill	60
MT VERNON HOUSE	1023 01 0046C	1983	Low-Rise	MOUNT VERNON	Mount Vernon	130
MURRAYGATE VILLAGE-FCRHA	1012 06 0507A	1971	Low-Rise	LEE	Mount Vernon	200
OAK CREEK RENTAL THS	0481 22 0001	1981	Townhouse	PROVIDENCE	Fairfax	46
OLD MILL GARDENS-FCRHA	1092 01 0005A	1995	Low-Rise	MOUNT VERNON	Mount Vernon	48
ORRINGTON COURTS APT	0502 02 B1	1949	Low-Rise	PROVIDENCE	Jefferson	25
PARK RENTAL TH-FCRHA	0804 01 0030	1980	Townhouse	LEE	Springfield	24
PENDERBROOK APTS II-FCRHA	0463 01 0071D	1988	Low-Rise	PROVIDENCE	Fairfax	48
RAGAN OAKS-FCRHA	0463 01 0043B	1994	Low-Rise	SPRINGFIELD	Fairfax	51
RESTON TH-FCRHA	0171 01 0003E	1989	Townhouse	HUNTER MILL	Upper Potomac	30
ROBINSON SQ TH-FCRHA	0573 01 0011A	1982	Townhouse	BRADDOCK	Fairfax	46
ROSEDALE MANOR-FCRHA	0612 01 0085	1961	Low-Rise	MASON	Baileys	96
SPRING GARDENS APT	1012 01 0045	1967	Low-Rise	MOUNT VERNON	Mount Vernon	209

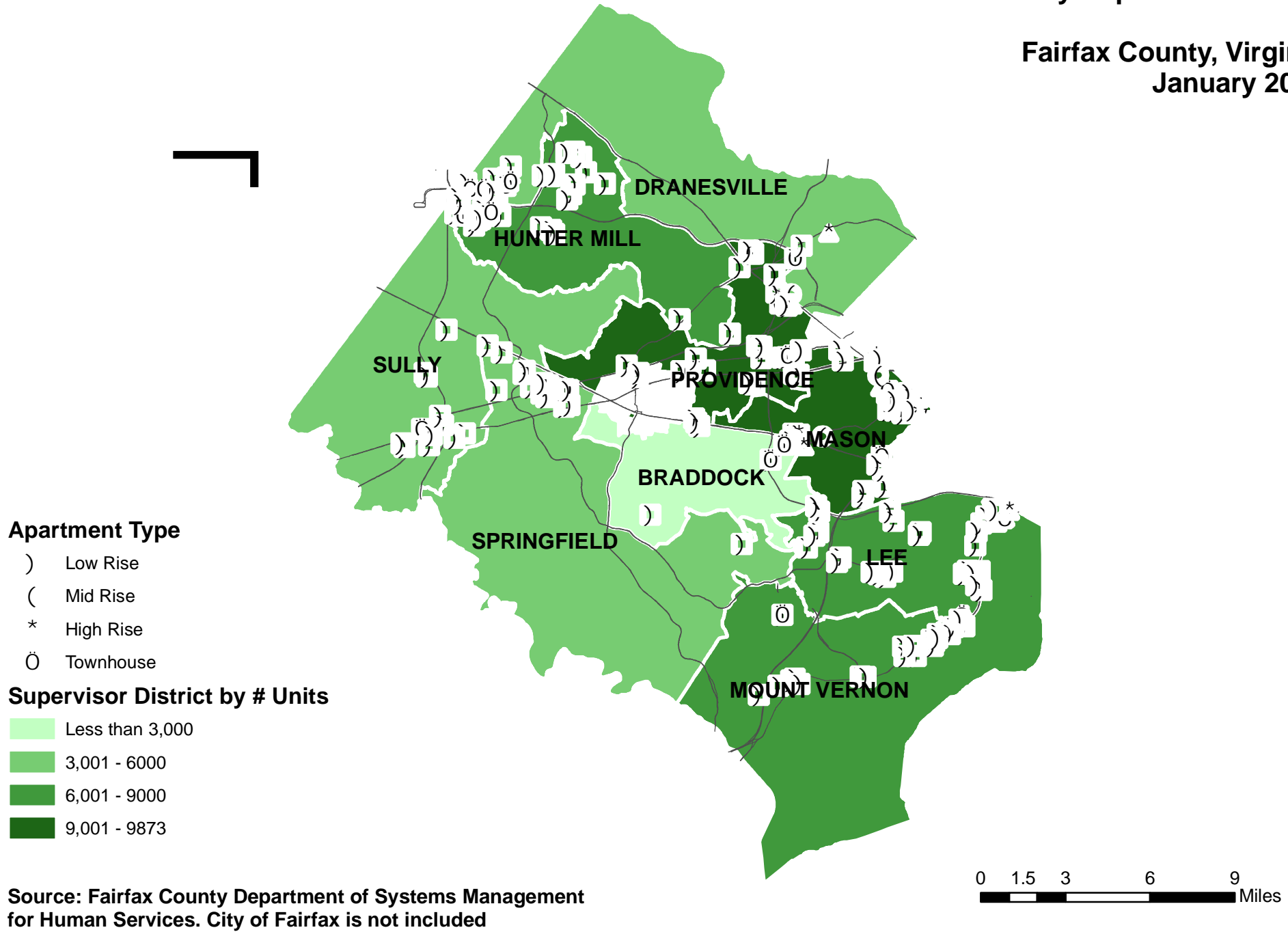
APPENDIX B
RENTAL HOUSING DATA BY PROJECT NAME – SUBSIDIZED COMPLEXES
FAIRFAX COUNTY, VIRGINIA
JANUARY 2006

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
STONEGATE VILLAGE-FCRHA	0261 08 0002	1972	Low-Rise	HUNTER MILL	Upper Potomac	234
STRAWBRIDGE SQ THS	0723 01 0040	1980	Low-Rise	MASON	Lincolnia	42
STRAWBRIDGE SQ THS	0723 01 0040	1980	Townhouse	MASON	Lincolnia	86
SUMMIT OAK TH-FCRHA	0772 01 0044A	1981	Townhouse	BRADDOCK	Pohick	50
TAVENNER LANE APTS-FCRHA	0924 01 0022	1996	Low-Rise	LEE	Mount Vernon	24
TYSONS LANDING	0392 01 0071	1981	Low-Rise	PROVIDENCE	McLean	40
TYSONS TOWERS	0293 01 0016	1976	Mid-Rise	HUNTER MILL	Vienna	274
WESLEY AGAPE HOUSE	0562 01 0051A	1999	Low-Rise	BRADDOCK	Fairfax	12
WEST FORD THS-FCRHA	1021 01 0062A	1984	Townhouse	MOUNT VERNON	Mount Vernon	59
WEST GLADE APTS-FCRHA	0164 05 0004	1974	Low-Rise	HUNTER MILL	Upper Potomac	50
WESTMINISTER OAKS TH	0984 01 0001A	1982	Townhouse	MOUNT VERNON	Pohick	50
WEXFORD MANOR APTS	0501 01 0023	1970	Low-Rise	PROVIDENCE	Jefferson	74
						4,926

Note: Complexes may have multiple map reference numbers but only one map number is listed for each complex in this table.

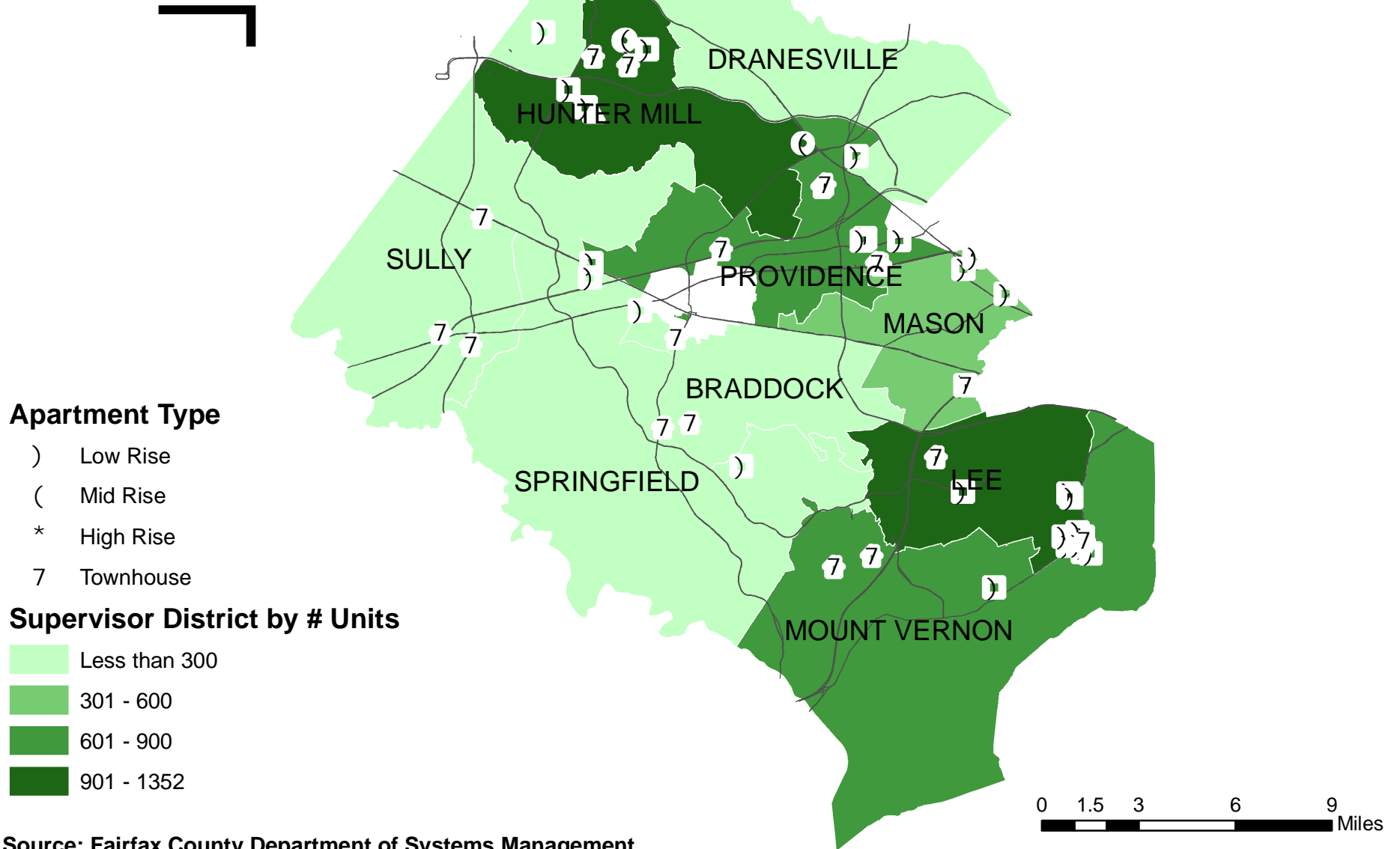
Appendix C: Market Rate Rental Housing Number of Units by Supervisor District

Fairfax County, Virginia
January 2006



Appendix D: Subsidized Rental Housing Number of Units by Supervisor District

Fairfax County, Virginia
January 2006



Source: Fairfax County Department of Systems Management for Human Services. City of Fairfax is not included

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