

2010

Rental Housing Complex Analysis

Department of Neighborhood and Community Services
County of Fairfax, Virginia

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Rental Housing Complex Analysis 2010

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I. Rental Housing Complex Analysis Summary

This report presents the results of the January 2010 Fairfax County Rental Housing Complex Analysis. The 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 2010 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 2010 Rental Housing Complex Analysis indicate that the total number of rental complex

apartments and townhouses in Fairfax County was 66,327 units in January 2010. There are 756 more rental complex units in January 2010 than there were January 2009.

Average monthly rent in the county for complexes without rent subsidies was \$1,383 in January 2010. This is \$8 higher than that reported in January 2009. The rents of these unsubsidized units are considered fair market rents. Average monthly rent for fair market rate rental housing units in Fairfax County ranges from \$992 for efficiency units to a high of \$1,783 for four-bedroom units. Average monthly rent for units in subsidized rental housing complexes was \$1,042 in January 2010.¹

The vacancy rate for all rental complexes, those with and without subsidies, is estimated to be 6.2 percent as of January 2010. The 2010 vacancy rate is 2.0 percentage points lower than that in 2009 (8.2 percent).

¹ Rental costs were reported for 82.8 percent of the non-subsidized Fairfax County rental units. Not all complexes provided information on vacancies. Vacancy rates are calculated using information from those complexes that provided vacancy information. This report uses the supervisor boundaries approved April 26, 2011.

II. Rental Housing Inventory

As of January 1, 2010 there were a total of 66,327 rental housing units in Fairfax County. There was an increase of 756 rental units on the market between January 2009 and January 2010. This equates to a 1.2% increase of rental complex units during 2009.



TABLE 1
Rental Housing Complex Analysis
Inventory of Total Units
Fairfax County, 2000 to 2010

Inventory			
Year	Units	Net Change	Percent Change
2000	57,226	2,983	5.5%
2001	59,128	1,902	3.3%
2002	60,175	1,047	1.8%
2003	61,297	1,122	1.9%
2004	62,934	1,637	2.7%
2005	63,269 ²	n/a ¹	n/a ¹
2006	62,156	-1,113	-1.8%
2007	62,182	26	0.0%
2008	64,316	2,134	3.4%
2009	65,571	1,255	2.0%
2010	66,327	756	1.2%

Source: Fairfax County Department of Neighborhood and Community Services.

Note: Figures do not include units leased by individual owners. Starting in 2005, public housing units are included in the counts.

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, 2000 to 2010		
Year	Units	Vacancy Rate
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%
2007	62,182	5.9%
2008	64,316	6.8%
2009	65,571	8.2%
2010	66,327	6.2%

Source: Fairfax County Department of Neighborhood and Community Services.

Note: Figures do not include units leased by individual owners. Starting in 2005, public housing units are included in the counts. Not all complexes provide information on vacancies. Vacancy rates are calculated using information from those complexes that provide vacancy information.

¹ Revised number.

TABLE 3 Rental Housing Complex Analysis: Vacancy Rates by Age of Complex Fairfax County, 2010		
Age of Complex	Units	Vacancy Rate
Less than 6 Years	5,134	28.0%
6 to 10 Years	6,776	4.1%
11 to 15 Years	5,976	6.5%
16 to 20 Years	4,462	6.7%
Over 20 Years	43,979	5.3%
Fairfax County	66,327	6.2%

Source: Fairfax County Department of Neighborhood and Community Services.

Note: Figures do not include units leased by individual owners. Vacancy rates are calculated on all complexes, with or without subsidies. Not all complexes provide information on vacancies. Vacancy rates are calculated using information from those complexes that provide vacancy information.

**TABLE 4
Rental Housing Complex Analysis:
Total Units and Vacancy Rate
by Planning District
Fairfax County, 2010**

Planning District	Units	Vacancy Rate
Annandale	3,753	4.8%
Bailey's	5,874	13.2%
Bull Run	6,268	6.4%
Fairfax	7,149	6.3%
Jefferson	5,298	7.4%
Lincolnia	2,946	3.7%
Lower Potomac	1,474	6.2%
McLean	2,982	6.2%
Mount Vernon	10,083	5.5%
Pohick	954	1.5%
Rose Hill	2,609	3.5%
Springfield	1,726	2.5%
Upper Potomac	11,988	4.1%
Vienna	3,223	6.8%
Fairfax County	66,327	6.2%

Source: Fairfax County Department of Neighborhood and Community Services.

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

**TABLE 5
Rental Housing Complex Analysis:
Total Units and Vacancy Rate
by Supervisor District
Fairfax County, 2010**

Supervisor District	Units	Vacancy Rate
Braddock	8,132	4.0%
Dranesville ¹	4,386	4.3%
Hunter Mill ²	5,544	4.5%
Lee	8,474	4.4%
Mason	11,936	8.9%
Mount Vernon	7,568	5.4%
Providence	11,690	7.1%
Springfield	4,601	4.6%
Sully	3,996	7.7%
Fairfax County	66,327	6.2%

Source: Fairfax County Department of Neighborhood and Community Services.

Note: Figures do not include units leased by individual owners. Vacancy rates are calculated on all complexes, with or without subsidies, which 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, 2010**

Unit Type	Units	Vacancy Rate
Efficiency	1,319	4.7%
1 Bedroom	22,868	7.1%
1 Bedroom/Den	3,608	5.4%
2 Bedrooms	28,545	5.9%
2 Bedrooms/Den	3,868	6.1%
3 Bedrooms	5,505	5.2%
3 Bedrooms/Den	302	5.3%
4 Bedrooms	312	0.6%
Fairfax County	66,327	6.2%

Source: Fairfax County Department of Neighborhood and Community Services.

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

**TABLE 7
Rental Housing Complex Analysis:
Vacancy Rates by Structure Type
Fairfax County, 2010**

Structure Type	Units	Vacancy Rate
Low-Rise	55,055	5.4%
Mid-Rise	2,055	31.5%
High-Rise	5,852	5.6%
Townhouse	3,365	4.8%
Fairfax County	66,327	6.2%

Source: Fairfax County Department of Neighborhood and Community Services.

Note: Figures do not include units leased by individual owners. Vacancy rates are calculated on all complexes, with or without subsidies, which 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, 2000 to 2010

Year	Average Monthly Rent	Percent Change
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%
2007	\$1,311	5.1%
2008	\$1,341	2.3%
2009	\$1,375	2.5%
2010	\$1,383	0.6%

Source: Fairfax County Department of Neighborhood and Community 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, 2009 and 2010

Age of Complex	Average Monthly Rent		
	2009	2010	Percent Change
1 to 5 Years	\$1,612	\$1,765	9.5%
6 to 10 Years	\$1,284	\$1,454	13.2%
11 to 15 Years	\$1,442	\$1,464	1.5%
16 to 20 Years	\$1,558	\$1,568	0.6%
Over 20 Years	\$1,329	\$1,315	-1.1%
Fairfax County	\$1,375	\$1,383	0.6%

Source: Fairfax County Department of Neighborhood and Community 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, 2010

Planning District	Units	Average Monthly Rent
Annandale	3,753	\$1,374
Bailey's	5,874	\$1,316
Bull Run	6,268	\$1,302
Fairfax	7,149	\$1,446
Jefferson	5,298	\$1,398
Lincolnia	2,946	\$1,337
Lower Potomac	1,474	\$1,254
McLean	2,982	\$1,651
Mount Vernon	10,083	\$1,289
Pohick	954	\$1,457
Rose Hill	2,609	\$1,574
Springfield	1,726	\$1,314
Upper Potomac	11,988	\$1,387
Vienna	3,223	\$1,504
Fairfax County	66,327	\$1,383

Source: Fairfax County Department of Neighborhood and Community Services.

Note: Figures do not include units leased by individual owners. Rental costs were reported for 82.8 percent of the non-subsidized Fairfax County rental units. Not all complexes provided information.

TABLE 11
Rental Housing Complex Analysis:
Average Monthly Rent
by Supervisor District
Fairfax County, 2010

Supervisor District	Units	Average Monthly Rent
Braddock	8,132	\$1,355
Dranesville ¹	4,386	\$1,434
Hunter Mill ²	5,544	\$1,493
Lee	8,474	\$1,336
Mason	11,936	\$1,309
Mount Vernon	7,568	\$1,348
Providence	11,690	\$1,506
Springfield	4,601	\$1,343
Sully	3,996	\$1,305
Fairfax County	66,327	\$1,383

Source: Fairfax County Department of Neighborhood and Community Services.

Note: Figures do not include units leased by individual owners. Rental costs were reported for 82.8 percent of the non-subsidized Fairfax County rental units. Not all complexes provided information.

¹ Includes the Town of Herndon.

² Includes the Town of Vienna.

TABLE 12
Rental Housing Complex Analysis:
Average Monthly Rent by Unit Type
Fairfax County, 2009 and 2010

Unit Type	Average Rent		
	2009	2010	Percent Change
Efficiency	\$991	\$992	0.1%
1 Bedroom	\$1,210	\$1,216	0.5%
1 Bedroom/Den	\$1,364	\$1,334	-2.2%
2 Bedrooms	\$1,434	\$1,447	0.9%
2 Bedrooms/Den	\$1,557	\$1,572	1.0%
3 Bedrooms	\$1,637	\$1,689	3.2%
3 Bedrooms/Den	\$1,761	\$1,729	-1.8%
4 Bedrooms	\$1,772	\$1,783	0.6%
Fairfax County	\$1,375	\$1,383	0.6%

Source: Fairfax County Department of Neighborhood and Community 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, 2009 and 2010

Structure Type	Average Rent		
	2009	2010	Percent Change
Low-Rise	\$1,344	\$1,350	0.4%
Mid-Rise	\$1,400	\$1,658	18.4%
High-Rise	\$1,531	\$1,458	-4.8%
Townhouse	\$1,722	\$1,712	-0.6%
Fairfax County	\$1,375	\$1,383	0.6%

Source: Fairfax County Department of Neighborhood and Community 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
MARKET RATE RENTAL HOUSING DATA BY PROJECT NAME
FAIRFAX COUNTY, VIRGINIA
JANUARY 2010

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
8 APTS	0502 01 0029	1958	Low-Rise	Providence	Jefferson	8
ABBOTTS RUN	1004 01 0002	1988	Low-Rise	Mount Vernon	Mount Vernon	248
AMBERLEIGH (PREV ARCH FAIRFAX)	0494 01 0057B	1968	Low-Rise	Providence	Fairfax	482
AMBERLEIGH (PREV ARCH FAIRFAX)	0494 01 0057B	1968	Townhouse	Providence	Fairfax	270
ARBORS @ FAIR LAKES	0561 08 0002A	1987	Low-Rise	Springfield	Bull Run	282
ARCHSTONE CHARTER OAK	0172 22 0001A	1970	Low-Rise	Braddock	Upper Potomac	261
ARCHSTONE DULLES	0154 01 0022J	2000	Low-Rise	Hunter Mill	Upper Potomac	411
ARCHSTONE FAIR CHASE APTS	0561 22 M	2006	Low-Rise	Dranesville	Fairfax	392
ARCHSTONE MONUMENT PARK	0562 01 0069B	2001	Low-Rise	Dranesville	Fairfax	460
ARCHSTONE RESTON LANDING	0171 12 0008	1999	Low-Rise	Braddock	Upper Potomac	400
ARCHSTONE SPRINGFIELD STATION	0902 01 0062A	1998	Low-Rise	Lee	Springfield	631
ARCHSTONE TYSONS CORNER	0293 01 0035	1980	Low-Rise	Braddock	Vienna	217
ARCHSTONE WOODLAND PARK	0163 11 0003	2000	Low-Rise	Hunter Mill	Upper Potomac	392
ARROWOOD PARC	0383 01 0049	1966	Low-Rise	Braddock	Vienna	300
ASHFORD MEADOWS	0251 01 0003J	1997	Low-Rise	Braddock	Upper Potomac	440
ASHTON @ DULLES CORNER APTS	0154 01 0013F1	2007	Low-Rise	Hunter Mill	Upper Potomac	453
AVALON CRESCENT GARDENS	0294 07 B	1997	Low-Rise	Providence	McLean	384
AVALON CRESCENT THS	0294 07 B	1997	Townhouse	Providence	McLean	174
AVALON FAIR LAKES	0551 01 0030	1989	Low-Rise	Springfield	Bull Run	420
AVALON FAIR OAKS AKA HERMITAGE	0463 01 0036C	1987	Low-Rise	Springfield	Fairfax	491
AVANT (FORM.ARCH PATRIOT VIL1)	0702 01 0026	1973	Low-Rise	Dranesville	Annandale	1,043

APPENDIX A
MARKET RATE RENTAL HOUSING DATA BY PROJECT NAME
FAIRFAX COUNTY, VIRGINIA
JANUARY 2010

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
AVANT (FORM.ARCH PATRIOT VIL1)	0702 01 0023	1973	Townhouse	Dranesville	Annandale	22
BAILEY HOUSE	0612 01 0070	1965	Mid-Rise	Mason	Baileys	49
BAILEYS CROSSING APTS	0623 01 0014A	2009	Mid-Rise	Mason	Baileys	414
BARCROFT PLAZA APTS	0614 01 0159	1966	Low-Rise	Mason	Baileys	196
BARCROFT VIEW APTS	0614 01 0024	1963	Low-Rise	Mason	Baileys	370
BEACON HILL APT I	0922 01 0016D	1966	Low-Rise	Lee	Mount Vernon	727
BELLE HAVEN TOWERS II	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
BURKESHIRE COMMONS	0772 01 0060A	1986	Low-Rise	Dranesville	Pohick	360
CAMDEN @ DULLES STATION APTS	0154 05 0007A1	2007	Low-Rise	Hunter Mill	Upper Potomac	366
CAMDEN @ FAIRFAX CORNER-MANOR	0562 01 0075A	2005	Low-Rise	Dranesville	Fairfax	451
CAMDEN @ FAIRFAX CORNER-MANOR	0561 01 0047E	2005	Townhouse	Dranesville	Fairfax	32
CAMDEN FAIR LAKES (WAS SUMMIT	0454 01 0024F	1998	Low-Rise	Springfield	Bull Run	494
CAMDEN FAIR LAKES (WAS SUMMIT	0454 01 0024F	1998	Townhouse	Springfield	Bull Run	36
CAMDEN MONUMENT PLACE	0463 01 0036E	2007	Low-Rise	Springfield	Fairfax	368
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
CARMEL VIENNA STATION	0484 01 0058	2007	Low-Rise	Providence	Vienna	250
CARYDALE VILLAGE TH/GARDEN MIX	1012 01 0010B	1966	Townhouse	Lee	Mount Vernon	104
CAVALIER CLUB APTS W/O ARL LND	0513 01 0043	1965	High-Rise	Mason	Baileys	216

APPENDIX A
MARKET RATE RENTAL HOUSING DATA BY PROJECT NAME
FAIRFAX COUNTY, VIRGINIA
JANUARY 2010

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
CHANTILLY CROSSING APTS	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 0003	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
COLVIN WOODS APTS PH 1	0181 01 0008	1979	Low-Rise	Braddock	Upper Potomac	259
COPPERMINE PLACE-PHASE II	0163 01 0035H1	2005	Low-Rise	Braddock	Upper Potomac	88
COURTS @ FAIROAKS (FMR POSTFO)	0561 01 0024B	1989	Low-Rise	Springfield	Fairfax	364
COURTS @ HUNTINGTON STA PH 1	0833 38 B	2009	Low-Rise	Mount Vernon	Mount Vernon	202
COURTS OF MT VERNON	1014 01 0017B	1967	Low-Rise	Mount Vernon	Mount Vernon	168
DEVONSHIRE SQUARE APTS	0392 01 0050	1967	Low-Rise	Providence	Jefferson	84
DOLLEY MADISON EAST & IV	0392 01 0067C	1968	Low-Rise	Providence	McLean	579
DULLES GREENE-PHASE I	0152 01 0008A	2000	Low-Rise	Hunter Mill	Upper Potomac	686
DULLES GREENE-PHASE I	0161 01 0005B	2000	Townhouse	Hunter Mill	Upper Potomac	120
DULLES TOWN CENTER PH 1	0154 01 0003B	1996	Low-Rise	Hunter Mill	Upper Potomac	270
DUNN LORING METRO APTS	0492 01 0041	2009	Low-Rise	Providence	Jefferson	30
EAST FALLS AKA FIELDS WESTOVER	0513 18 B	1952	Low-Rise	Mason	Baileys	305
EAST MEADOW APTS	0452 01 0037	1971	Low-Rise	Springfield	Bull Run	150
EDGEMOORE (FRMR ARCH KINGSTWN)	0913 01 0063D	1989	Low-Rise	Lee	Rose Hill	358
EDSALL GARDENS	0811 06 0003	1964	Low-Rise	Mason	Lincolnia	176

APPENDIX A
MARKET RATE RENTAL HOUSING DATA BY PROJECT NAME
FAIRFAX COUNTY, VIRGINIA
JANUARY 2010

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
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
EQR ELLIPSE (FMR ARCHST ELLIP)	0561 15 0003	1990	Low-Rise	Dranesville	Fairfax	404
EQR OAKS AT FALLS CHURCH APTS	0401 01 0044A	1966	Low-Rise	Providence	Jefferson	176
EQR REGENCY PARK APTS	0543 01 0008B	1988	Low-Rise	Sully	Bull Run	252
EQR WATERSIDE APTS	0171 01 0010	1985	Low-Rise	Braddock	Upper Potomac	276
EQR WESTFIELD VILLAGE APTS	0443 07 H1	1988	Low-Rise	Sully	Bull Run	228
EQR WORLDGATE (FMR ARCHST WG)	0163 02 0002B	1995	Low-Rise	Hunter Mill	Upper Potomac	320
EVERGREEN HOUSE APTS	0604 01 0021	1977	Mid-Rise	Mason	Annandale	246
FAIR OAKS @ PENDER CREEK APTS	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	493
FAIRMONT GARDENS	0711 03 0001	1962	Low-Rise	Mason	Annandale	389
FAIRWAY APTS EAST (FAIRWAYS I)	0172 18 0001	1969	Low-Rise	Braddock	Upper Potomac	348
FALLS@FLINT HILL APTS	0474 01 0001B1	2008	Low-Rise	Providence	Fairfax	246
FIELDS AT LORTON STA(KENTON X)	1074 01 0017B1	2000	Low-Rise	Mount Vernon	Lower Potomac	248
FIELDS OF HERNDON	0163 01 0037A	1996	Low-Rise	Braddock	Upper Potomac	288
FIELDS@MERRIFLD/FMR MERRIFLD C	0494 01 0052	1997	Low-Rise	Providence	Jefferson	124

APPENDIX A
MARKET RATE RENTAL HOUSING DATA BY PROJECT NAME
FAIRFAX COUNTY, VIRGINIA
JANUARY 2010

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
FOREST GLEN PHASE I	0443 07 E	1995	Low-Rise	Sully	Bull Run	202
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
HARBOR PARK APTS	0114 22 0003	1996	Low-Rise	Braddock	Upper Potomac	190
HARTLAND MANOR APTS	0492 01 0037	1967	Low-Rise	Providence	Jefferson	60
HERNDON OAKS	0161 02 0011B	1972	Low-Rise	Hunter Mill	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	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 WEST	0403 01 0005D	1971	Low-Rise	Providence	Jefferson	396
INTERNATIONAL APTS	0162 02 0121	1962	Low-Rise	Hunter Mill	Upper Potomac	90
JEFFERSON @ FAIR OAKS	0463 01 0036B	1995	Low-Rise	Springfield	Fairfax	181
JEFFERSON GARDENS	0833 03 0018	1950	Low-Rise	Lee	Mount Vernon	67
JEFFERSON/RIDGELEIGH@VAN DORN	0814 25 0006D	1995	Low-Rise	Lee	Rose Hill	360
JEFFERSON@SULLIVAN PL APTS	0811 01 A	2006	Low-Rise	Mason	Lincolnia	498
KENDRICK COURT-SENIOR APTS 62+	0163 01 0038D	1999	Low-Rise	Braddock	Upper Potomac	139
KINGS GARDENS APTS SEC I	0824 01 0021	1965	Low-Rise	Lee	Mount Vernon	442
KINGSLEY COMMONS THS	0503 12 0001	1949	Townhouse	Providence	Jefferson	404
LAFAYETTE APTS	0924 01 0013	1966	Low-Rise	Lee	Mount Vernon	341

APPENDIX A
MARKET RATE RENTAL HOUSING DATA BY PROJECT NAME
FAIRFAX COUNTY, VIRGINIA
JANUARY 2010

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
LAKESIDE APTS I	0651 01 0003D	1988	Low-Rise	Sully	Bull Run	686
LEE OVERLOOK APTS	0642 01 0005B	1994	Low-Rise	Sully	Bull Run	196
LEE VALLEY APTS	0901 02 0113	1968	Low-Rise	Lee	Springfield	242
LINCOLN @ FAIR OAKS APTS	0561 01 0013	1997	Low-Rise	Springfield	Fairfax	284
LIONSGATE APT HOMES	0154 01 0022E	2000	Low-Rise	Hunter Mill	Upper Potomac	237
LIONSGATE APT HOMES	0154 01 0022E	2000	Townhouse	Hunter Mill	Upper Potomac	92
LOFTS @ PARK CREST RES UNITS	0294 07 A9	2008	Mid-Rise	Providence	McLean	131
MALLARD COURTS	1013 01 0005	1973	Low-Rise	Lee	Mount Vernon	180
MANCHESTER LAKES-PH I	0913 18 0007	1999	Low-Rise	Lee	Rose Hill	252
MARGATE MANOR APTS (PH 1)	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	Braddock	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 VILLAGE	0492 01 0040	1968	Low-Rise	Providence	Jefferson	705
METROPOLITAN OF FAIRFAX	0163 17 0101	2004	Low-Rise	Braddock	Upper Potomac	244
METROPOLITAN OF RESTON	0171 33 0007	2006	High-Rise	Braddock	Upper Potomac	289
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 01 0030	1966	Low-Rise	Mount Vernon	Mount Vernon	1,387
MT VERNON APTS	1014 01 0009	1964	Low-Rise	Lee	Mount Vernon	183
MT VERNON GARDEN APT	0924 01 0069A	1962	Low-Rise	Lee	Mount Vernon	34

APPENDIX A
MARKET RATE RENTAL HOUSING DATA BY PROJECT NAME
FAIRFAX COUNTY, VIRGINIA
JANUARY 2010

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
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 APTS	0474 01 0020	1972	Low-Rise	Providence	Fairfax	418
OLDE SALEM VILLAGE ONE	0612 01 0121	1948	Low-Rise	Mason	Baileys	412
OLDE SALEM VILLAGE ONE	0612 01 0121	1948	Townhouse	Mason	Baileys	36
ORLEANS VILLAGE SOUTH	0721 01 0044A	1965	Low-Rise	Mason	Lincolnia	499
ORLEANS VILLAGE SOUTH	0721 01 0044	1965	Townhouse	Mason	Lincolnia	352
PARCRESTON 82 RENTALS INTERIM	0172 01 0024	1985	Low-Rise	Braddock	Upper Potomac	82
PARK AVENUE APTS	0104 02 0014D	1964	Low-Rise	Hunter Mill	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	Hunter Mill	Upper Potomac	132
PARKRIDGE GARDENS	0162 02 0123	1964	Townhouse	Hunter Mill	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	Hunter Mill	McLean	341
PINE SPRINGS GARDENS	0503 19050008	1954	Low-Rise	Providence	Jefferson	58
PINE SPRINGS GARDENS	0503 1905 A	1954	Townhouse	Providence	Jefferson	42
PINEWOOD PLAZA	0584 01 0048	1964	Low-Rise	Providence	Fairfax	199
POST CORNERS @ TRINITY	0544 01 0003C	1995	Low-Rise	Sully	Bull Run	336

APPENDIX A
MARKET RATE RENTAL HOUSING DATA BY PROJECT NAME
FAIRFAX COUNTY, VIRGINIA
JANUARY 2010

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
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	Dranesville	Fairfax	652
RESERVE@TYSONS PH 2 267 UNITS	0392 01 0013A5	2008	Low-Rise	Providence	Vienna	478
RESTON GLEN	0261 10 0010	1974	Low-Rise	Braddock	Upper Potomac	200
RIVERSIDE PARK	0833 01 0101	1971	High-Rise	Mount Vernon	Mount Vernon	1,222
ROLLING HILLS APTS	1012 01 0008B	1967	Low-Rise	Lee	Mount Vernon	157
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	263
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
SARATOGA SQUARE	0982 01 0013A	1986	Townhouse	Mount Vernon	Pohick	22
SEVEN CORNERS APTS	0513 18 E	1952	Low-Rise	Mason	Baileys	284
SHENANDOAH CROSSING APTS	0451 01 0014	1985	Low-Rise	Springfield	Bull Run	640
SKYLINE TOWERS	0623 01 0030	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	343
SPRINGFIELD GARDENS (1951)	0803 01 0003	1951	Low-Rise	Lee	Springfield	90
SPRINGFIELD GARDENS (1964)	0803 01 0007	1964	Low-Rise	Lee	Springfield	130

APPENDIX A
MARKET RATE RENTAL HOUSING DATA BY PROJECT NAME
FAIRFAX COUNTY, VIRGINIA
JANUARY 2010

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
SPRINGFIELD SQUARE APTS	0802 01 0019B	1968	Low-Rise	Dranesville	Annandale	412
ST JOHNS WOODS	0114 01 0012	1990	Low-Rise	Braddock	Upper Potomac	250
STUART WOODS APTS I	0171 02 0005C	1974	Low-Rise	Hunter Mill	Upper Potomac	450
SUSSEX AT KINGSTOWNE	0914 01 0001N	1989	Low-Rise	Lee	Rose Hill	132
SUSSEX AT KINGSTOWNE	0914 01 0001B	1991	Low-Rise	Lee	Rose Hill	424
THE APARTMENTS AT NORTH POINT	0114 12 0004B2	1998	Low-Rise	Braddock	Upper Potomac	48
THE ASHBY	0302 01 0030B	1982	High-Rise	Hunter Mill	McLean	256
THE COMMONS PH 1 THRU 3	0303 28 0005	1968	Low-Rise	Providence	McLean	549
THE COMMONS PH 1 THRU 3	0303 28 0005	1968	Townhouse	Providence	McLean	28
THE GLEN APTS	0501 01 0042A	1978	Low-Rise	Providence	Jefferson	152
THE JEFFERSON (WAS PRESTWICK)	0513 01 0024	1962	Mid-Rise	Mason	Baileys	310
THE SPRINGS @ RESTON	0261 09 0001	1973	Low-Rise	Braddock	Upper Potomac	362
THE SYCAMORES APTS	0174 01 0001D	1980	Low-Rise	Braddock	Upper Potomac	185
TOWNES @ HERNDON CENTER	0162 02 0315	2001	Townhouse	Hunter Mill	Upper Potomac	218
TREVORS RUN (DTC 3)	0154 01 0003C	1999	Low-Rise	Hunter Mill	Upper Potomac	170
TYSONS GLEN-ARROWHEAD GARDENS	0394 01 0184A	1966	Low-Rise	Providence	Jefferson	246
TYSONS GLEN-ARROWHEAD RENTALTH	0394 01 0184A	1966	Townhouse	Providence	Jefferson	97
TYSONS VIEW (FMR IDYLWOOD VIL)	0403 01 0003	1966	Low-Rise	Providence	Jefferson	312
VAN METRE DULLES COURT	0161 02 0016B	1972	Low-Rise	Hunter Mill	Upper Potomac	180
VIENNA PARK NORTH	0491 02 0007	1963	Low-Rise	Braddock	Vienna	300
VILLAGE APTS	1091 01 0031	1957	Low-Rise	Mount Vernon	Lower Potomac	32
VIRGINIA VILLAGE	0723 01 0054A	1966	Low-Rise	Mason	Lincolnia	344

APPENDIX A
MARKET RATE RENTAL HOUSING DATA BY PROJECT NAME
FAIRFAX COUNTY, VIRGINIA
JANUARY 2010

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
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
WEST SPRINGFIELD TERRACE	0793 05 0007A	1978	Low-Rise	Springfield	Pohick	244
WINDSOR AT FAIRLAKES	0454 01 0033	1988	Low-Rise	Springfield	Bull Run	250
WINTERTHUR APTS	0261 09 0002	1973	Low-Rise	Braddock	Upper Potomac	300
WOODLAND PARK CROSSING APTS	0164 23 R	2007	Low-Rise	Braddock	Upper Potomac	202
WOODLAND PARK PHASE I	0163 01 0025D3	2001	Low-Rise	Braddock	Upper Potomac	493
WOODLAND PARK PHASE I	0163 01 0025D3	2001	Townhouse	Braddock	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 0006A	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
						60,630

Source: Fairfax County Department of Neighborhood and Community Services, 2010

Note: Some rental complexes are comprised of multiple land parcels and have more than one map reference number. The map reference number shown in this table may or may not refer to the primary parcel associated with the rental complex.

APPENDIX B
RENTAL HOUSING DATA BY PROJECT NAME – SUBSIDIZED COMPLEXES
FAIRFAX COUNTY, VIRGINIA
JANUARY 2010

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 0073C	1999	Townhouse	Sully	Bull Run	24
CEDAR RIDGE APTS-FCRHA	0181 04 0014	1970	Low-Rise	Braddock	Upper Potomac	198
CHANTILLY MEWS THS	0344 07 0002A	1982	Townhouse	Sully	Bull Run	50
CORALAIN APTS	0503 01 0003A	1963	Low-Rise	Mason	Jefferson	106
CREEKSIDE VILLAGE	1012 20 0129	1976	Low-Rise	Lee	Mount Vernon	319
CRESCENT APTS	0172 16 0001A	1967	Low-Rise	Braddock	Upper Potomac	181
CREVENNA OAK TH-FCRHA LAND LEA	0771 01 0005C	1979	Townhouse	Dranesville	Pohick	50
ELMWOOD HOUSE	0514 01 0003B	1995	Mid-Rise	Mason	Baileys	50
GREEN HILL RENTAL 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	Hunter Mill	Upper Potomac	120
HOPKINS GLEN-TAXABLE	0501 01 0019	1969	Low-Rise	Providence	Jefferson	91
HUNTERS WOODS FELLOWSHIP HOUSE	0261 07 0003B	1980	High-Rise	Braddock	Upper Potomac	224
HUNTING CREEK RENTAL THS	1012 12 0037	1982	Townhouse	Mount Vernon	Mount Vernon	35
ISLAND WALK TOWNHOUSES	0172 15 0041	1977	Townhouse	Braddock	Upper Potomac	102
KINGSLEY PARK THS-FCRHA	0503 12 0007A	1949	Townhouse	Providence	Jefferson	108

APPENDIX B
RENTAL HOUSING DATA BY PROJECT NAME – SUBSIDIZED COMPLEXES
FAIRFAX COUNTY, VIRGINIA
JANUARY 2010

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
LAKE ANNE FELLOWSHIP HOUSE 1	0172 01 0003	1971	Mid-Rise	Braddock	Upper Potomac	140
LAKE ANNE FELLOWSHIP HOUSE 2	0172 01 0002	1976	Mid-Rise	Braddock	Upper Potomac	100
LOCKWOOD HOUSE	0514 01 0003B	1986	Low-Rise	Mason	Baileys	100
MADISON RIDGE-98 RENTAL UNITS	0642 01 0038	1987	Low-Rise	Sully	Bull Run	98
MORRIS GLEN-FCRHA	0911 12 J	1995	Low-Rise	Lee	Rose Hill	60
MT VERNON HOUSE IND LIVING	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	Braddock	Upper Potomac	30
ROBINSON SQ TH-FCRHA	0573 01 0011A	1982	Townhouse	Dranesville	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
STONEGATE VILLAGE-FCRHA	0261 08 0002	1972	Low-Rise	Braddock	Upper Potomac	240
STRAWBRIDGE SQ THS	0723 01 0040	1980	Townhouse	Mason	Lincolnia	128
SUMMIT OAK TH-FCRHA	0772 01 0044A	1981	Townhouse	Dranesville	Pohick	50
SUNSET PARK APTS	0614 17 B	1962	Low-Rise	Mason	Baileys	90
TAVENNER LANE APTS-FCRHA	0924 01 0023	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	Braddock	Vienna	274

APPENDIX B
RENTAL HOUSING DATA BY PROJECT NAME – SUBSIDIZED COMPLEXES
FAIRFAX COUNTY, VIRGINIA
JANUARY 2010

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
WEDGEWOOD EAST APTS	0711 01 0072B	1967	Low-Rise	Mason	Annandale	123
WEDGEWOOD MANOR	0711 01 0072A	1963	Low-Rise	Mason	Annandale	125
WEDGEWOOD WEST	0702 01 0008	1967	Low-Rise	Mason	Annandale	409
WEDGEWOOD WEST	0702 01 0008	1967	Townhouse	Mason	Annandale	15
WESLEY AGAPE HOUSE	0562 01 0051A	1999	Low-Rise	Dranesville	Fairfax	12
WEST GLADE APTS-FCRHA	0164 05 0004	1974	Low-Rise	Braddock	Upper Potomac	50
WESTFORD 3 THS-FCRHA	1021 01 0055A	1984	Townhouse	Mount Vernon	Mount Vernon	105
WESTMINISTER OAKS TH	0984 01 0001A	1982	Townhouse	Mount Vernon	Pohick	50
WEXFORD MANOR APTS	0501 01 0023	1970	Low-Rise	Providence	Jefferson	74
						5,697

Source: Fairfax County Department of Neighborhood and Community Services, 2010

Note: Some rental complexes are comprised of multiple land parcels and have more than one map reference number. The map reference number shown in this table may or may not refer to the primary parcel associated with the rental complex.



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

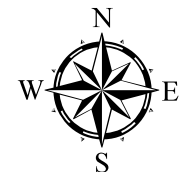
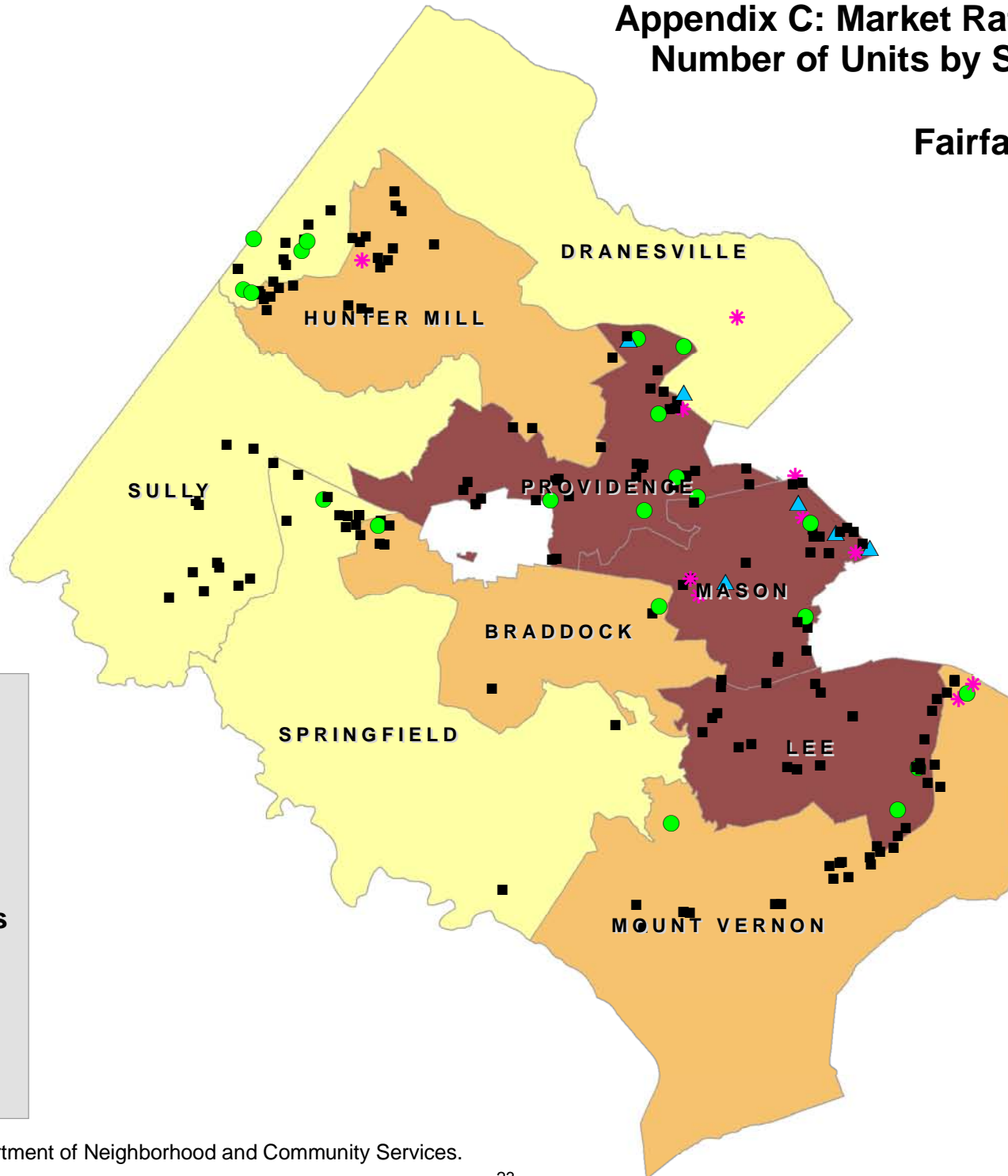
Fairfax County, Virginia
January 2010

Apartment Type

- Low-Rise
- ▲ Mid-Rise
- * High-Rise
- Townhouse

**Supervisor Districts
Number of Units**

- Less than 4,500
- 4,501 - 7,000
- Greater than 7,000



Source: Fairfax County Department of Neighborhood and Community Services.
City of Fairfax not included.



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

Fairfax County, Virginia
January 2010

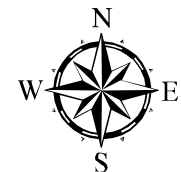
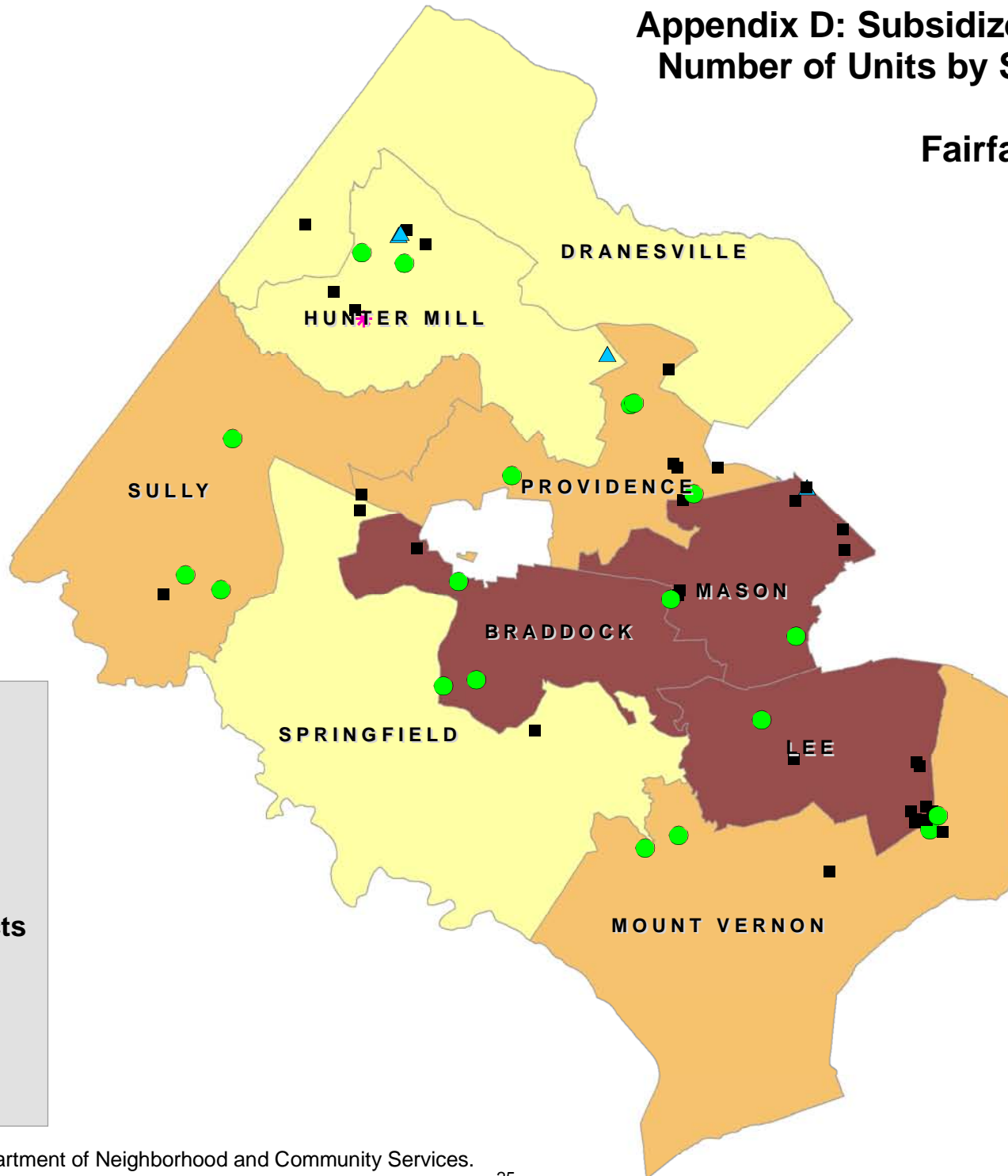
Apartment Type

- Low-Rise
- ▲ Mid-Rise
- * High-Rise
- Townhouse

Supervisor Districts

Number of Units

- Less than 200
- 201 - 800
- Greater than 800



Source: Fairfax County Department of Neighborhood and Community Services.
City of Fairfax not included.