

Rental Housing Complex Analysis 2015

County of Fairfax, Virginia

**Department of Neighborhood and Community Services
Economic, Demographic and Statistical Research**



Rental Housing Complex Analysis 2015

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Rental Housing Complex Analysis 2015

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I. Rental Housing Complex Analysis Summary

This report presents the results of the January 2015 Fairfax County Rental Housing Complex Analysis. The Rental Housing Analysis covers the number of rental units, vacancy rates, square footage, and rental costs including all privately owned rental complexes and subsidized rental complexes in Fairfax County with five or more units. The inventory of rental units also includes condominiums where more than 90 percent of the total number of units are leased. These condominiums, however, are not included in the rent cost and vacancy analyses. The analysis supplies data as of January 2015.

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 rent and vacancy analyses plus condominium complexes where 90 percent or more of the units are rental.

Data from the 2015 Rental Housing Complex Analysis indicate that the total number of rental complex apartments and townhouses in Fairfax County was 74,091 units in January 2015. There were 2,421 more rental complex units in January 2015 than there were in

January 2014, representing a 3.4 percent increase. There are 1,112 Affordable Dwelling Units (ADUs) and Workforce Dwelling Units (WDUs) in January 2015. About 45 percent of these ADUs and WDUs are one-bedroom units and 37 percent are two-bedroom units.

Average monthly rent in the county for complexes without rent subsidies was \$1,687 in January 2015. This is \$47 higher than that reported in January 2014, representing a 2.9 percent change.¹ The rents of these units are considered fair market rents.² The average fair market rent excludes subsidized units, affordable dwelling units, workforce housing units and senior units where rent includes meals. Average monthly rent for fair market rate rental housing units in Fairfax County ranges from \$1,331 for studio/efficiency units to a high of \$2,072 for three-bedroom with den units.

The vacancy rate for all rental complexes, those with and without subsidies, was estimated to be 7.6 percent as of January 2015. There was no change in the vacancy rate from 2014 (7.6 percent).

¹ Rental costs were reported for 98.5 percent of the non-subsidized Fairfax County rental units. Square footage was provided by 99.9 percent of all Fairfax County rental units. Not all rental complexes and none of the condominium complexes provided information on rental costs and vacancies. Rental costs and vacancy rates are calculated using information from those complexes that provided information. This report uses the supervisor boundaries approved April 26, 2011.

² Starting in 2012, Affordable Dwelling Units (ADUs) and Workforce Dwelling Units (WDUs) were excluded from the fair market rent calculation.

II. Rental Housing Inventory

As of January 1, 2015 there were a total of 74,091 rental complex housing units in Fairfax County. There was an increase of 2,421 rental units on the market between January 2014 and January 2015. This equates to a 3.4 percent increase of rental complex units during 2014.



TABLE 1
Rental Housing Complex Analysis
Inventory of Total Units
Fairfax County, 2005 to 2015

Inventory			
Year	Units	Net Change	Percent Change
2005	63,269	n/a	n/a
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%
2011	67,485 ¹	1,158	1.7%
2012	68,396	911	1.3%
2013	69,547	1,151	1.7%
2014	71,670	2,123	3.1%
2015	74,091	2,421	3.4%

Source: Fairfax County Department of Neighborhood and Community Services.

Note: Figures do not include units leased by individual owners.

¹ Starting in 2011, units from condominiums where 90% or more of their units are leased are included.

III. Vacancy Rates

TABLE 2
Rental Housing Complex Analysis:
Total Units and Vacancy Rate
Fairfax County, 2005 to 2015

Year	Units	Vacancy Rate
2005	63,269	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%
2011	67,485	5.0%
2012	68,396	5.5%
2013	69,547	5.6%
2014	71,670	7.6%
2015	74,091	7.6%

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.

TABLE 3
Rental Housing Complex Analysis:
Vacancy Rates by Age of Complex
Fairfax County, 2015

Age of Complex	Units	Vacancy Rate
Less than 6 Years	7,880	22.8%
6 to 10 Years	5,275	5.0%
11 to 15 Years	6,800	4.2%
16 to 20 Years	5,981	5.9%
Over 20 Years	48,155	6.1%
Fairfax County	74,091	7.6%

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, 2015

Planning District	Units	Vacancy Rate
Annandale	3,963	2.3%
Baileys	5,878	3.9%
Bull Run	6,168	13.1%
Fairfax	7,803	5.3%
Jefferson	8,625	7.5%
Lincolnia	2,948	15.9%
Lower Potomac	1,942	5.1%
McLean	3,950	15.5%
Mount Vernon	11,201	7.2%
Pohick	954	2.6%
Rose Hill	2,607	4.3%
Springfield	1,732	6.4%
Upper Potomac	13,099	7.4%
Vienna	3,221	4.4%
Fairfax County	74,091	7.6%

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, 2015

Supervisor District	Units	Vacancy Rate
Braddock	5,079	5.5%
Dranesville ¹	6,267	4.1%
Hunter Mill ²	8,519	8.8%
Lee	9,029	6.9%
Mason	12,002	7.6%
Mount Vernon	8,603	5.8%
Providence	15,975	8.7%
Springfield	4,871	14.4%
Sully	3,746	5.0%
Fairfax County	74,091	7.6%

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, 2015

Unit Type	Units	Vacancy Rate
Studio/Efficiency	1,918	12.1%
1 Bedroom	26,556	8.6%
1 Bedroom/Den	3,934	9.9%
2 Bedrooms	30,994	6.9%
2 Bedrooms/Den	4,288	7.4%
3 Bedrooms	5,709	5.2%
3 Bedrooms/Den	386	4.6%
4 Bedrooms	306	3.3%
Fairfax County	74,091	7.6%

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. Vacancy rates are provided by complex. Vacancy rates are assumed to be the same for each unit type per complex.

TABLE 7
Rental Housing Complex Analysis:
Vacancy Rates by Structure Type
Fairfax County, 2015

Structure Type	Units	Vacancy Rate
Low-Rise	57,441	6.2%
Mid-Rise	5,955	8.8%
High-Rise	7,242	25.9%
Townhouse	3,453	6.5%
Fairfax County	74,091	7.6%

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, 2005 to 2015

Year	Average Monthly Rent	Percent Change
2005	\$1,202	n/a ¹
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%
2011	\$1,433	3.6%
2012	\$1,546 ²	7.9% ¹
2013	\$1,590	2.8%
2014	\$1,640	3.1%
2015	\$1,687	2.9%

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

² Starting in 2012, the market rate rental calculation does not include Affordable Dwelling Units (ADUs) or Workforce Dwelling Units (WDUs).

TABLE 9
Rental Housing Complex Analysis:
Average Monthly Rent by Age of Complex
Fairfax County, 2014 and 2015

Age of Complex	Average Monthly Rent		
	2014	2015	Percent Change
Less than One Year	\$2,189	\$2,237	2.2%
1 to 5 Years	\$2,074	\$2,005	-3.3%
6 to 10 Years	\$1,764	\$1,924	9.1%
11 to 15 Years	\$1,775	\$1,772	-0.2%
16 to 20 Years	\$1,719	\$1,754	2.0%
Over 20 Years	\$1,538	\$1,569	2.0%
Fairfax County	\$1,640	\$1,687	2.9%

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, 2015

Planning District	Units	Average Monthly Rent
Annandale	3,963	\$1,629
Baileys	5,878	\$1,556
Bull Run	6,168	\$1,588
Fairfax	7,803	\$1,723
Jefferson	8,625	\$1,784
Lincolnia	2,948	\$1,684
Lower Potomac	1,924	\$1,502
McLean	3,950	\$2,067
Mount Vernon	11,201	\$1,513
Pohick	954	\$1,713
Rose Hill	2,607	\$1,772
Springfield	1,732	\$1,536
Upper Potomac	13,099	\$1,726
Vienna	3,221	\$1,761
Fairfax County	74,091	\$1,687

Source: Fairfax County Department of Neighborhood and Community Services.

Note: Figures do not include units leased by individual owners. Rental costs were reported for 98.5 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, 2015

Supervisor District	Units	Average Monthly Rent
Braddock	5,079	\$1,715
Dranesville ¹	6,267	\$1,781
Hunter Mill ²	8,519	\$1,694
Lee	9,029	\$1,565
Mason	12,002	\$1,604
Mount Vernon	8,603	\$1,551
Providence	15,975	\$1,851
Springfield	4,871	\$1,661
Sully	3,746	\$1,527
Fairfax County	74,091	\$1,687

Source: Fairfax County Department of Neighborhood and Community Services.

Note: Figures do not include units leased by individual owners. Rental costs were reported for 98.5 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, 2014 and 2015

Unit Type	Average Rent		
	2014	2015	Percent Change
Studio/Efficiency	\$1,273	\$1,331	4.6%
1 Bedroom	\$1,456	\$1,511	3.8%
1 Bedroom/Den	\$1,589	\$1,630	2.6%
2 Bedrooms	\$1,731	\$1,778	2.7%
2 Bedrooms/Den	\$1,873	\$1,905	1.7%
3 Bedrooms	\$1,977	\$2,038	3.1%
3 Bedrooms/Den	\$2,000	\$2,072	3.6%
4 Bedrooms	\$1,917	\$1,980	3.3%
Fairfax County	\$1,640	\$1,687	2.9%

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, 2014 and 2015

Structure Type	Average Rent		
	2014	2015	Percent Change
Low-Rise	\$1,593	\$1,626	2.1%
Mid-Rise	\$2,046	\$2,028	-0.9%
High-Rise	\$1,667	\$1,790	7.4%
Townhouse	\$1,936	\$1,970	1.8%
Fairfax County	\$1,640	\$1,687	2.9%

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.

V. Square Footage

TABLE 14
Rental Housing Complex Analysis:
Average Square Footage by Unit Type
Fairfax County, 2015

Unit Type	Units	Average Square Footage
Studio/Efficiency	1,918	531
1 Bedroom	26,556	731
1 Bedroom/Den	3,934	874
2 Bedrooms	30,994	1,005
2 Bedrooms/Den	4,288	1,126
3 Bedrooms	5,709	1,208
3 Bedrooms/Den	386	1,295
4 Bedrooms	306	1,228
Fairfax County	74,091	912

Source: Fairfax County Department of Neighborhood and Community Services.

Note: Figures do not include units leased by individual owners. Square footage is calculated on all complexes, with or without subsidies.

TABLE 15
Rental Housing Complex Analysis:
Average Square Footage by Structure Type
Fairfax County, 2015

Structure Type	Units	Average Square Footage
Low-Rise	57,441	909
Mid-Rise	5,955	827
High-Rise	7,242	882
Townhouse	3,453	1,176
Fairfax County	74,091	912

Source: Fairfax County Department of Neighborhood and Community Services.

Note: Figures do not include units leased by individual owners. Square footage is calculated on all complexes, with or without subsidies.

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.

TABLE 16
Rental Housing Complex Analysis:
Average Square Footage by Age of Complex
Fairfax County, 2015

Age of Complex	Units	Average Square Footage
Less than 6 Years	7,880	890
6 to 10 Years	5,275	958
11 to 15 Years	6,800	1,037
16 to 20 Years	5,981	974
Over 20 Years	48,155	885
Fairfax County	74,091	912

Source: Fairfax County Department of Neighborhood and Community Services.

Note: Figures do not include units leased by individual owners. Square footage calculated on all complexes, with or without subsidies.

APPENDIX A
MARKET RATE RENTAL HOUSING DATA BY PROJECT NAME
FAIRFAX COUNTY, VIRGINIA
JANUARY 2015

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
2243 HUNTINGTON AV	0831 08 0080A	1950	Low-Rise	MOUNT VERNON	MOUNT VERNON	11
8 APTS	0502 01 0040	1958	Low-Rise	PROVIDENCE	JEFFERSON	8
ABBOTTS RUN	1004 01 0002	1988	Low-Rise	MOUNT VERNON	MOUNT VERNON	248
AMBERLEIGH	0494 01 0057B	1968	Low-Rise	PROVIDENCE	FAIRFAX	482
AMBERLEIGH	0494 01 0057B	1968	Townhouse	PROVIDENCE	FAIRFAX	270
APTS- OAK LODGE APTS	1132 01 0069	1900	Low-Rise	MOUNT VERNON	LOWER POTOMAC	13
ARBOR PARK SOUTH	0721 01 0044	1965	Low-Rise	MASON	LINCOLNIA	499
ARBOR PARK SOUTH	0721 01 0044	1965	Townhouse	MASON	LINCOLNIA	352
ARBOR TERRACE AT HERNDON	0063 01 0011	2006	Low-Rise	DRANESVILLE	UPPER POTOMAC	80
ARBORS @ FAIR LAKES	0561 08 0002A	1987	Low-Rise	SPRINGFIELD	BULL RUN	282
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
ASHTON @ DULLES CORNER APTS	0154 01 0013F1	2007	Low-Rise	DRANESVILLE	UPPER POTOMAC	453
AVALON @ PARK CREST	0294 07 E	2012	Mid-Rise	PROVIDENCE	MCLEAN	354
AVALON CRESCENT GARDENS	0294 07 B	1997	Low-Rise	PROVIDENCE	MCLEAN	384
AVALON CRESCENT THS	0294 07 B	1997	Townhouse	PROVIDENCE	MCLEAN	174
AVALON FALLS CHURCH	0504 01 0044A	2015	Low-Rise	PROVIDENCE	JEFFERSON	330
AVALON FALLS CHURCH	0504 01 0044A	2015	Townhouse	PROVIDENCE	JEFFERSON	54
AVALON MOSAIC APTS	0493 38030003	2013	Mid-Rise	PROVIDENCE	JEFFERSON	782
AVANT AT RESTON TOWN CTR APTS	0173 20 0300	2014	High-Rise	HUNTER MILL	UPPER POTOMAC	359
AVANT IN ANNANDALE	0702 01 0023	1973	Low-Rise	BRADDOCK	ANNANDALE	1,029
AVANT IN ANNANDALE	0702 01 0023	1973	Townhouse	BRADDOCK	ANNANDALE	36
AVENIR PLACE APTS PH 1 & 2	0491 01 0027B1	2014	Mid-Rise	PROVIDENCE	JEFFERSON	628
BAILEY HOUSE	0612 01 0070	1965	Mid-Rise	MASON	BAILEYS	49

APPENDIX A
MARKET RATE RENTAL HOUSING DATA BY PROJECT NAME
FAIRFAX COUNTY, VIRGINIA
JANUARY 2015

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
BAILEYS CROSSING APTS	0623 01 0014A	2010	Mid-Rise	MASON	BAILEYS	414
BARCROFT PLAZA APTS	0614 01 0158	1966	Low-Rise	MASON	BAILEYS	196
BARCROFT VIEW APTS	0614 01 0021	1963	Low-Rise	MASON	BAILEYS	370
BEACON AT GROVETON APTS/RETAIL	0931 38010001A	2012	Mid-Rise	LEE	MOUNT VERNON	290
BEACON HILL APT I	0922 01 0016A	1966	Low-Rise	LEE	MOUNT VERNON	727
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
BERKDALE (HERNDON OAKS)	0161 02 0011B	1972	Low-Rise	DRANESVILLE	UPPER POTOMAC	184
BREN MAR APTS	0811 01 0007B	1960	Low-Rise	MASON	LINCOLNIA	134
BURKESHIRE COMMONS	0772 01 0060A	1986	Low-Rise	BRADDOCK	POHICK	360
CAMDEN @ DULLES STATION APTS	0154 05 0007A1	2007	Low-Rise	DRANESVILLE	UPPER POTOMAC	382
CAMDEN @ FAIRFAX CORNER-MANOR	0562 01 0075A	2005	Low-Rise	BRADDOCK	FAIRFAX	451
CAMDEN @ FAIRFAX CORNER-MANOR	0562 01 0075A	2005	Townhouse	BRADDOCK	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	76
CARLYN HILL APTS	0621 01 0003	1962	Low-Rise	MASON	BAILEYS	74
CARYDALE VILLAGE TH/GARDEN MIX	1012 01 0010B	1966	Townhouse	LEE	MOUNT VERNON	104
CAVALIER CLUB APTS W ARL LAND	0513 01 0043	1965	High-Rise	MASON	BAILEYS	220
CHARTER OAK	0172 22 0001A1	1970	Low-Rise	HUNTER MILL	UPPER POTOMAC	262
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

APPENDIX A
MARKET RATE RENTAL HOUSING DATA BY PROJECT NAME
FAIRFAX COUNTY, VIRGINIA
JANUARY 2015

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
CIMMARON OAKS	0474 25	1989	Townhouse	PROVIDENCE	FAIRFAX	32
CIRCLE TOWERS	0484 01 0003	1973	High-Rise	PROVIDENCE	VIENNA	552
CIRCLE TOWERS	0484 01 0003	1973	Townhouse	PROVIDENCE	VIENNA	52
CITYSIDE AT HUNTINGTONTOWER II	0833 01 0090	1974	High-Rise	MOUNT VERNON	MOUNT VERNON	568
COLUMBIA VIEW APTS	0612 01 0066	1962	Low-Rise	MASON	BAILEYS	53
COLVIN WOODS APTS PH 1	0181 01 0009	1979	Low-Rise	HUNTER MILL	UPPER POTOMAC	259
CORNER 4209 APTS (RIDGEWOOD 2)	0562 01 0037F	2012	Mid-Rise	BRADDOCK	FAIRFAX	191
COURTS @ FAIROAKS	0561 01 0024A	1989	Low-Rise	SPRINGFIELD	FAIRFAX	364
COURTS AT DULLES	0154 01 0022J	2000	Low-Rise	DRANESVILLE	UPPER POTOMAC	412
COURTS AT HUNTINGTON STA PH 1	0833 41 C1	2009	Low-Rise	MOUNT VERNON	MOUNT VERNON	421
COURTS OF MT VERNON	1014 01 0017B	1967	Low-Rise	MOUNT VERNON	MOUNT VERNON	168
CRYSTAL WOODS APTS	0723 01 0054	1966	Low-Rise	MASON	LINCOLNIA	344
DEVONSHIRE SQUARE APTS	0392 01 0050	1967	Low-Rise	PROVIDENCE	JEFFERSON	83
DOLLEY MADISON EAST & IV	0392 01 0072	1968	Low-Rise	PROVIDENCE	MCLEAN	581
DULLES GREENE-PHASE I	0161 01 0005B	2000	Low-Rise	DRANESVILLE	UPPER POTOMAC	686
DULLES GREENE-PHASE I	0161 01 0005B	2000	Townhouse	DRANESVILLE	UPPER POTOMAC	120
DUNN LORING METRO APTS	0492 01 0041	2009	Low-Rise	PROVIDENCE	JEFFERSON	30
DWELL VIENNA METRO APTS	0484 01 0058	2007	Low-Rise	PROVIDENCE	VIENNA	249
EAST MEADOW APTS	0452 01 0037	1971	Low-Rise	SPRINGFIELD	BULL RUN	150
EAVES FAIR LAKES	0551 01 0030	1989	Low-Rise	SPRINGFIELD	BULL RUN	420
EAVES TYSONS CORNER	0293 01 0035	1980	Low-Rise	HUNTER MILL	VIENNA	217
EDGEMOORE	0913 01 0063D	1989	Low-Rise	LEE	ROSE HILL	356
EDSALL GARDENS	0811 06 0003	1964	Low-Rise	MASON	LINCOLNIA	176
ELMS @ CENTREVILLE	0544 01 0082A	1988	Low-Rise	SULLY	BULL RUN	268

APPENDIX A
MARKET RATE RENTAL HOUSING DATA BY PROJECT NAME
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Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
ELMS @ KINGSTOWNE	0913 01 0063C	1987	Low-Rise	LEE	ROSE HILL	294
ELMS @ OAKTON	0473 01 0029C	1987	Low-Rise	PROVIDENCE	FAIRFAX	313
EQR ELLIPSE	0561 15 0003	1990	Low-Rise	BRADDOCK	FAIRFAX	404
EQR OAKS AT FALLS CHURCH APTS	0401 01 0044A	1966	Low-Rise	PROVIDENCE	JEFFERSON	176
EQR WATERSIDE APTS	0171 01 0010	1985	Low-Rise	HUNTER MILL	UPPER POTOMAC	276
FAIR LAKES LUXURY RESIDENCES	0552 01 0018	2014	Mid-Rise	SPRINGFIELD	BULL RUN	150
FAIR OAKS @ PENDER CREEK APTS	0561 01 0015A	1989	Low-Rise	SPRINGFIELD	FAIRFAX	246
FAIRCHASE APTS	0561 22 M	2006	Low-Rise	BRADDOCK	FAIRFAX	392
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 0056D	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	HUNTER MILL	UPPER POTOMAC	348
FALLS@FLINT HILL APTS	0474 01 0001B1	2008	Low-Rise	PROVIDENCE	FAIRFAX	246
GABLES CENTREPOINTE	0463 26 A	2011	Low-Rise	SPRINGFIELD	FAIRFAX	120
GOLDEN GATE APTS	0623 01 0012	1961	Low-Rise	MASON	BAILEYS	184
GOODWIN COURTS APT	0502 02 B1	1949	Low-Rise	PROVIDENCE	JEFFERSON	25
HALSTEAD DULLES	0163 03 C4	2004	Low-Rise	HUNTER MILL	UPPER POTOMAC	243
HALSTEAD SQ BLDG 3 (THE LANES)	0492 01 0018A	2015	Mid-Rise	PROVIDENCE	JEFFERSON	198
HALSTEAD SQ(LOTUS & LOFT) 1, 2	0491 16 0014A	2012	Mid-Rise	PROVIDENCE	JEFFERSON	678
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
HILLWOOD MANOR APTS	0612 11 0001	1951	Low-Rise	MASON	BAILEYS	171

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Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
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
ICON AT DULLES BUILDING I	0154 05 0002B	2014	Low-Rise	DRANESVILLE	UPPER POTOMAC	457
IDYLWOOD VILLAGE WEST	0403 01 0002	1971	Low-Rise	PROVIDENCE	JEFFERSON	396
INTERNATIONAL APTS	0162 02 0121	1962	Low-Rise	DRANESVILLE	UPPER POTOMAC	90
JEFFERSON @ FAIR OAKS	0463 01 0036B	1995	Low-Rise	SPRINGFIELD	FAIRFAX	181
JEFFERSON GARDENS	0833 03 B	1950	Low-Rise	LEE	MOUNT VERNON	67
KINGS GARDENS APTS SEC I	0833 01 0007A	1965	Low-Rise	LEE	MOUNT VERNON	442
KINGSLEY COMMONS THS	0503 12 0001	1949	Townhouse	PROVIDENCE	JEFFERSON	404
LAKESIDE APTS I	0651 01 0003C	1988	Low-Rise	SULLY	BULL RUN	686
LEE VALLEY APTS	0901 01 0044	1968	Low-Rise	LEE	SPRINGFIELD	242
LINCOLN @ FAIR OAKS APTS	0561 01 0013	1997	Low-Rise	SPRINGFIELD	FAIRFAX	284
LOFTS @ PARK CREST RES UNITS	0294 14 C1	2008	Mid-Rise	PROVIDENCE	MCLEAN	131
MALLARD COURTS	1013 01 0005	1973	Low-Rise	LEE	MOUNT VERNON	180
MARGATE MANOR APTS (PH 1)	0584 01 0052	1965	Low-Rise	PROVIDENCE	FAIRFAX	189
MARK AT DULLES STATION	0154 05 0002A	2006	Low-Rise	DRANESVILLE	UPPER POTOMAC	169
MAYFAIR HOUSE APTS	0504 01 0041	1965	Low-Rise	PROVIDENCE	JEFFERSON	208
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 AT DUNN LORING	0492 01 0039	1968	Low-Rise	PROVIDENCE	JEFFERSON	706
METROPOLITAN OF RESTON CONDO	0171 33	2006	High-Rise	HUNTER MILL	UPPER POTOMAC	288

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MARKET RATE RENTAL HOUSING DATA BY PROJECT NAME
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Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
MONROE PLACE APARTMENTS	0164 23 R	2007	Low-Rise	HUNTER MILL	UPPER POTOMAC	202
MONTICELLO GARDENS	0503 01 0005B	1964	Low-Rise	MASON	JEFFERSON	794
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	184
MUNSON HILL TOWERS	0611 01 0011	1963	High-Rise	MASON	BAILEYS	279
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 0122	1948	Low-Rise	MASON	BAILEYS	412
OLDE SALEM VILLAGE ONE	0612 01 0122	1948	Townhouse	MASON	BAILEYS	36
OVATION APTS/PARK CREST II	0294 07 F1	2014	High-Rise	PROVIDENCE	MCLEAN	300
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
PARK PLACE AT LORTON TOWN CENT	1072 18	2006	Low-Rise	MOUNT VERNON	LOWER POTOMAC	251
PARKER AT HUNTINGTON METRO	0831 01 0034D	2015	Mid-Rise	MOUNT VERNON	MOUNT VERNON	360
PARKRIDGE GARDENS	0162 02 0123A	1989	Low-Rise	DRANESVILLE	UPPER POTOMAC	132
PARKRIDGE GARDENS	0162 02 0123	1964	Townhouse	DRANESVILLE	UPPER POTOMAC	12
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 1905 A	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
POINT AT DULLES APTS	0154 01 0022E	2000	Low-Rise	DRANESVILLE	UPPER POTOMAC	236

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MARKET RATE RENTAL HOUSING DATA BY PROJECT NAME
FAIRFAX COUNTY, VIRGINIA
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Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
POINT AT DULLES APTS	0154 01 0022E	2000	Townhouse	DRANESVILLE	UPPER POTOMAC	92
POINT AT MCNAIR FARMS APTS	0163 01 0023B	1990	Low-Rise	HUNTER MILL	UPPER POTOMAC	283
POST CORNERS @ TRINITY	0544 01 0003C	1995	Low-Rise	SULLY	BULL RUN	336
POST TYSONS CORNER	0293 22 0001	1989	Low-Rise	PROVIDENCE	MCLEAN	500
PROSPERITY FLATS APTS	0491 13 0013A	2013	High-Rise	PROVIDENCE	JEFFERSON	327
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 0001K2	1997	Low-Rise	PROVIDENCE	VIENNA	552
RESERVE AT FAIRFAX CORNER	0562 01 0001C	2001	Low-Rise	BRADDOCK	FAIRFAX	652
RESERVE AT TYSONS PH 2	0392 01 0013A5	2008	Low-Rise	PROVIDENCE	VIENNA	479
RESTON GLEN	0261 10 0010	1974	Low-Rise	HUNTER MILL	UPPER POTOMAC	200
RESTON LANDING	0171 12 0008	1999	Low-Rise	HUNTER MILL	UPPER POTOMAC	400
RIDGELEIGH@VANDORN METRO APTS	0812 08 0002B	1995	Low-Rise	LEE	ROSE HILL	360
RIDGEWOOD BY WINDSOR APTS	0562 01 0037E	2010	Low-Rise	BRADDOCK	FAIRFAX	292
RIVERSIDE PARK	0833 01 0101	1971	High-Rise	MOUNT VERNON	MOUNT VERNON	1,222
ROLLING HILLS APTS	1012 01 0008	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
SARATOGA SQUARE	0982 01 0013A	1986	Low-Rise	MOUNT VERNON	POHICK	100
SEVEN CORNERS APTS	0513 18 D	1952	Low-Rise	MASON	BAILEYS	284
SHENANDOAH CROSSING APTS	0451 01 0014	1985	Low-Rise	SPRINGFIELD	BULL RUN	640
SKYLINE TOWERS	0623 01 0031	1971	High-Rise	MASON	BAILEYS	940
SKYVIEW APARTMENTS	1013 01 0038	1965	Low-Rise	MOUNT VERNON	MOUNT VERNON	119
SPRING HILL ST - ASCENT APART.	0293 33 C	2014	High-Rise	PROVIDENCE	MCLEAN	404

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MARKET RATE RENTAL HOUSING DATA BY PROJECT NAME
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Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
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
SPRINGFIELD STATION APTS	0902 01 0062A	1998	Low-Rise	LEE	SPRINGFIELD	633
ST JOHNS WOODS	0114 01 0012	1990	Low-Rise	HUNTER MILL	UPPER POTOMAC	250
STUART WOODS APTS I	0171 02 0005C	1974	Low-Rise	DRANESVILLE	UPPER POTOMAC	450
SULLIVAN PLACE APTS	0811 01 0007H1	2006	Low-Rise	MASON	LINCOLNIA	501
SUSSEX AT KINGSTOWNE	0914 01 0001B	1991	Low-Rise	LEE	ROSE HILL	556
THE ASHBY	0302 01 0030B	1982	High-Rise	DRANESVILLE	MCLEAN	256
THE COMMONS 18 TH	0303 28010002	1968	Townhouse	PROVIDENCE	MCLEAN	18
THE COMMONS PH 1 THRU 3	0303 28 0006	1968	Low-Rise	PROVIDENCE	MCLEAN	468
THE EDGE AT FAIRFAX CORNER	0562 01 0069B	2001	Low-Rise	BRADDOCK	FAIRFAX	460
THE GLEN APTS	0501 01 0042A	1978	Low-Rise	PROVIDENCE	JEFFERSON	152
THE JEFFERSON	0513 01 0024	1962	Mid-Rise	MASON	BAILEYS	310
THE SHELBY APARTMENTS	0833 43 A	2014	Low-Rise	LEE	MOUNT VERNON	240
THE SPRINGS @ RESTON	0261 09 0001	1973	Low-Rise	HUNTER MILL	UPPER POTOMAC	362
THE SYCAMORES APTS	0172 01 0011B	1980	Low-Rise	HUNTER MILL	UPPER POTOMAC	185
TOWNES @ HERNDON CENTER	0162 02 0315	2001	Townhouse	DRANESVILLE	UPPER POTOMAC	218
TREVORS RUN AT DULLES CENTER	0154 01 0003C	1999	Low-Rise	DRANESVILLE	UPPER POTOMAC	170
TYSONS GLEN GARDEN APTS	0394 01 0184A	1966	Low-Rise	PROVIDENCE	JEFFERSON	246
TYSONS GLEN RENTAL TH	0394 01 0184A	1966	Townhouse	PROVIDENCE	JEFFERSON	97
TYSONS VIEW	0403 01 0003	1966	Low-Rise	PROVIDENCE	JEFFERSON	312
VAN METRE DULLES GLEN	0161 02 0016B	1972	Low-Rise	DRANESVILLE	UPPER POTOMAC	180
VANTAGE AT MERRIFIELD TOWN CEN	0494 17	2007	Mid-Rise	PROVIDENCE	JEFFERSON	270

APPENDIX A
MARKET RATE RENTAL HOUSING DATA BY PROJECT NAME
FAIRFAX COUNTY, VIRGINIA
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Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
VIENNA PARK NORTH	0491 02 0006	1963	Low-Rise	HUNTER MILL	VIENNA	300
VILLAGE APTS	1091 01 0031	1957	Low-Rise	MOUNT VERNON	LOWER POTOMAC	12
VISTA GARDENS APTS	0612 14 0009	1949	Low-Rise	MASON	BAILEYS	296
VISTA LAUREL HIGHLANDS	1072 12 G	2011	Low-Rise	MOUNT VERNON	LOWER POTOMAC	289
VISTA LAUREL HIGHLANDS	1072 12 G	2011	Townhouse	MOUNT VERNON	LOWER POTOMAC	11
WASHINGTON AVE APTS	1014 08D 0003	1962	Low-Rise	MOUNT VERNON	MOUNT VERNON	23
WASHINGTON SQUARE APTS	1013 0902 A	1968	Low-Rise	MOUNT VERNON	MOUNT VERNON	219
WEST SPRINGFIELD TERRACE	0793 05 0007A	1978	Low-Rise	SPRINGFIELD	POHICK	244
WESTERLY AT WORLDGATE	0163 02 0002B	1995	Low-Rise	DRANESVILLE	UPPER POTOMAC	320
WESTFIELD VILLAGE APTS	0443 07 H1	1988	Low-Rise	SULLY	BULL RUN	229
WHEELHOUSE APTS AT FAIR OAKS	0463 01 0036C	1987	Low-Rise	SPRINGFIELD	FAIRFAX	491
WINDSOR AT FAIRLAKES	0454 01 0032	1988	Low-Rise	SPRINGFIELD	BULL RUN	250
WINTERTHUR APTS	0261 09 0002	1973	Low-Rise	HUNTER MILL	UPPER POTOMAC	300
WOODLAND PARK	0163 11 0003	2000	Low-Rise	DRANESVILLE	UPPER POTOMAC	392
WOODLAND PARK PHASE III	0163 01 0025D2	2011	Low-Rise	HUNTER MILL	UPPER POTOMAC	595
WOODLAND PARK PHASE III	0163 01 0025D2	2011	Townhouse	HUNTER MILL	UPPER POTOMAC	158
WOODLAWN GARDEN APTS	1013 01 0008	1963	Low-Rise	LEE	MOUNT VERNON	240
WOODLEY ARMS APTS	0831 20 0001B	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 0001B	1997	Low-Rise	SULLY	BULL RUN	505
						63,336

APPENDIX A
MARKET RATE RENTAL HOUSING DATA BY PROJECT NAME
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Source: Fairfax County Department of Neighborhood and Community Services, 2015

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 2015

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
ATRIUM APTS-FCRHA	0924 01 0026	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 0030E	1981	Townhouse	PROVIDENCE	VIENNA	30
BURKE LAKE GARDENS	0881 01 0011	1984	Low-Rise	SPRINGFIELD	POHICK	100
CAROUSEL COURT APTS	0614 17 B	1962	Low-Rise	MASON	BAILEYS	90
CASTELLANI MEADOWS THS-FCRHA	0544 01 0073L	1999	Townhouse	SULLY	BULL RUN	24
CEDAR RIDGE APTS-FCRHA	0181 04 0013	1970	Low-Rise	HUNTER MILL	UPPER POTOMAC	198
CHANTILLY MEWS THS	0344 07 0002A	1982	Townhouse	SULLY	BULL RUN	50
COAN POND (UNITS IN OFF BLDG)	0473 01 0059B	1984	Low-Rise	PROVIDENCE	FAIRFAX	19
COPPERMINE PLACE-PHASE II	0163 01 0035H1	2005	Low-Rise	HUNTER MILL	UPPER POTOMAC	88
CORALAIN APTS	0503 01 0003	1963	Low-Rise	MASON	JEFFERSON	106
CREEKSIDE VILLAGE	1012 20	1976	Low-Rise	LEE	MOUNT VERNON	319
CRESCENT APTS	0172 14010002G	1967	Low-Rise	HUNTER MILL	UPPER POTOMAC	181
CREVENNA OAK TH-FCRHA	0771 01 0005C	1979	Townhouse	BRADDOCK	POHICK	50
DULLES TOWN CENTER PH 1	0154 01 0003D	1996	Low-Rise	DRANESVILLE	UPPER POTOMAC	272
EAST FALLS AKA FIELDS WESTOVER	0513 18 B	1952	Low-Rise	MASON	BAILEYS	305
EDSALL STATION APTS	0724 01 0031	1981	Low-Rise	MASON	LINCOLNIA	135
ELMWOOD HOUSE	0514 01 0003A	1995	Mid-Rise	MASON	BAILEYS	50
EVERGREEN HOUSE APTS	0604 01 0021	1977	Mid-Rise	MASON	ANNANDALE	246
FIELDS AT LORTON STA(KENTON X)	1074 01 0017B1	2000	Low-Rise	MOUNT VERNON	LOWER POTOMAC	248
FIELDS OF CHANTILLY APTS	0344 06 0075	2001	Low-Rise	SULLY	BULL RUN	360

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Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
FIELDS OF HERNDON	0163 01 0037A	1996	Low-Rise	HUNTER MILL	UPPER POTOMAC	288
FOREST GLEN PHASE I	0443 07 D	1995	Low-Rise	SULLY	BULL RUN	202
GRANDVIEW APTS B 1-5	0621 01 0008A	1962	Low-Rise	MASON	BAILEYS	266
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 0014G1	1998	Low-Rise	DRANESVILLE	UPPER POTOMAC	120
HOPKINS GLEN	0501 01 0017	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 0018	1982	Townhouse	MOUNT VERNON	MOUNT VERNON	35
ISLAND WALK TOWNHOUSES	0172 15 0041	1977	Townhouse	HUNTER MILL	UPPER POTOMAC	102
KENDRICK COURT-SENIOR APTS 62+	0163 01 0038D	1999	Low-Rise	HUNTER MILL	UPPER POTOMAC	139
KINGSLEY PARK THS-FCRHA	0503 12 0002	1949	Townhouse	PROVIDENCE	JEFFERSON	108
LAFAYETTE APTS	0924 01 0013	1966	Low-Rise	LEE	MOUNT VERNON	341
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
LEE OVERLOOK APTS	0642 01 0005B	1994	Low-Rise	SULLY	BULL RUN	196
LITTLE RVR GL I	0584 01 0041A	1990	Low-Rise	BRADDOCK	ANNANDALE	210
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
MANCHESTER LAKES-PH I	0913 18 0006	1999	Low-Rise	LEE	ROSE HILL	252
MORRIS GLEN-FCRHA	0911 12 J	1995	Low-Rise	LEE	ROSE HILL	60
MT VERNON GARDEN APT	0924 01 0069A	1962	Low-Rise	LEE	MOUNT VERNON	34

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Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
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
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
OLD MILL GARDENS-FCRHA	1092 01 0005A	1995	Low-Rise	MOUNT VERNON	MOUNT VERNON	48
PARK RENTAL TH-FCRHA	0804 01 0030	1980	Townhouse	LEE	SPRINGFIELD	24
PARKWOOD APARTMENTS	0612 14 0001	1949	Low-Rise	MASON	BAILEYS	221
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
RESIDENCES AT MONDLOCH	0924 01 0011	2000	Low-Rise	LEE	MOUNT VERNON	20
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
SACRAMENTO SQUARE	1004 01 0011	1986	Low-Rise	MOUNT VERNON	MOUNT VERNON	216
SANGER PLACE	1074 01 0085A	1999	Low-Rise	MOUNT VERNON	LOWER POTOMAC	182
SPRING GARDENS APT	1012 01 0045	1967	Low-Rise	MOUNT VERNON	MOUNT VERNON	209
SPRINGFIELD CROSSING	0902 01 0056B	2001	Low-Rise	LEE	SPRINGFIELD	347
STONEGATE VILLAGE-FCRHA	0261 08 0002	1972	Low-Rise	HUNTER MILL	UPPER POTOMAC	240
STONY BROOK APARTMENTS	1012 01 0019	1973	Low-Rise	LEE	MOUNT VERNON	204
STRAWBRIDGE SQ THS	0723 01 0040	1980	Townhouse	MASON	LINCOLNIA	128
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

APPENDIX B
RENTAL HOUSING DATA BY PROJECT NAME – SUBSIDIZED COMPLEXES
FAIRFAX COUNTY, VIRGINIA
JANUARY 2015

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
THE APARTMENTS AT NORTH POINT	0114 12 0004B2	1998	Low-Rise	HUNTER MILL	UPPER POTOMAC	48
THE FIELDS AT MERRIFIELD	0494 01 0044D	1997	Low-Rise	PROVIDENCE	JEFFERSON	124
TYSONS LANDING	0392 01 0071	1981	Low-Rise	PROVIDENCE	MCLEAN	40
TYSONS TOWERS AGE RESTR 62+	0293 01 0016	1976	Mid-Rise	HUNTER MILL	VIENNA	274
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	BRADDOCK	FAIRFAX	12
WEST GLADE APTS-FCRHA	0164 05 0004	1974	Low-Rise	HUNTER MILL	UPPER POTOMAC	50
WESTFORD 3 THS-FCRHA	1021 01 0062A	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
						10,755

Source: Fairfax County Department of Neighborhood and Community Services, 2015

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 and Vacancy Rate by Supervisor District

Fairfax County, Virginia
January 2015

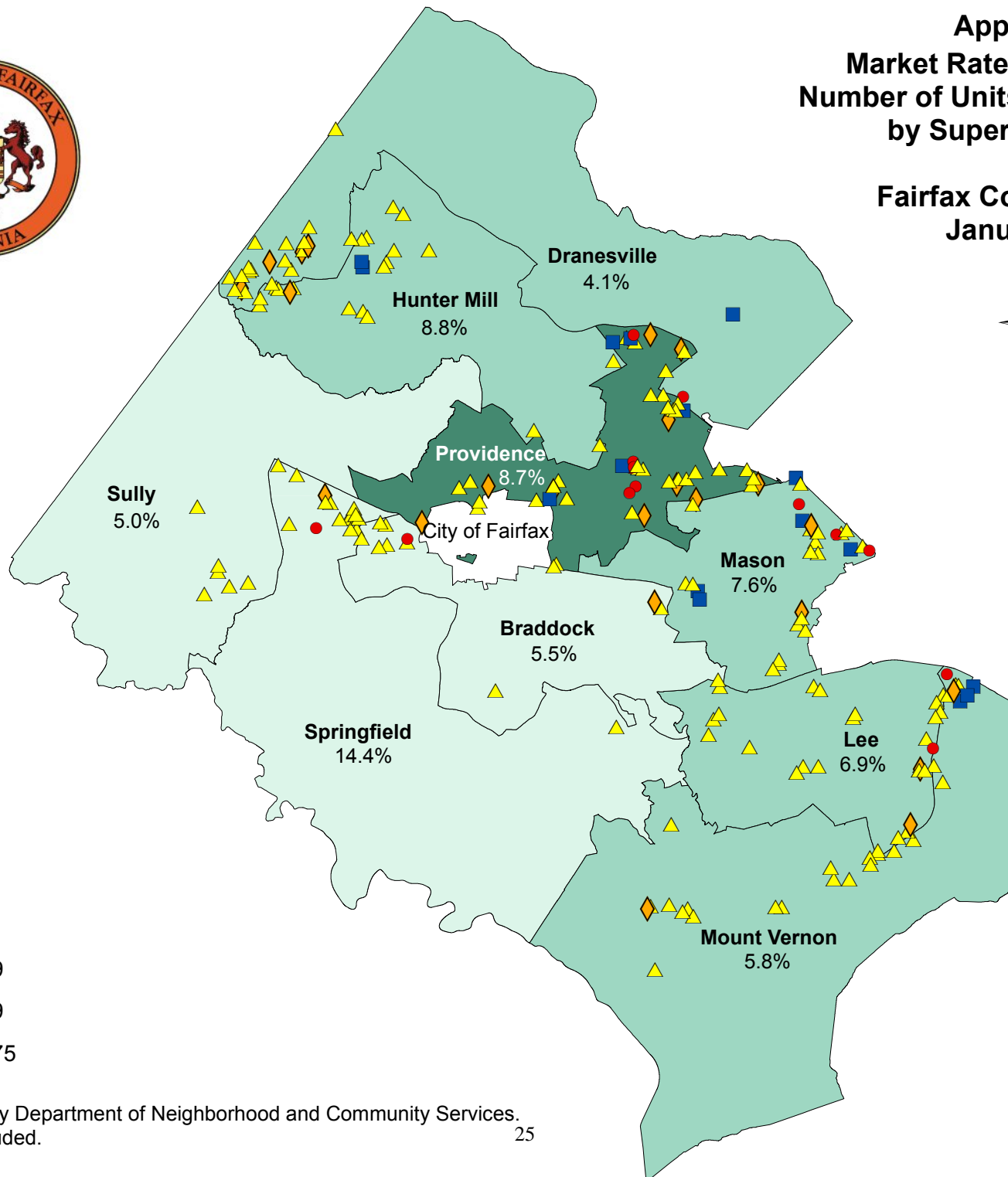


Type of Structure

- ▲ Low-Rise
- Mid-Rise
- High-Rise
- ◆ Townhouse

Number of Units

- 2,772 - 4,999
- 5,000 - 8,999
- 9,000 - 15,375





Appendix D
Subsidized Rental Housing
Number of Units by Supervisor District
Fairfax County, Virginia
January 2015

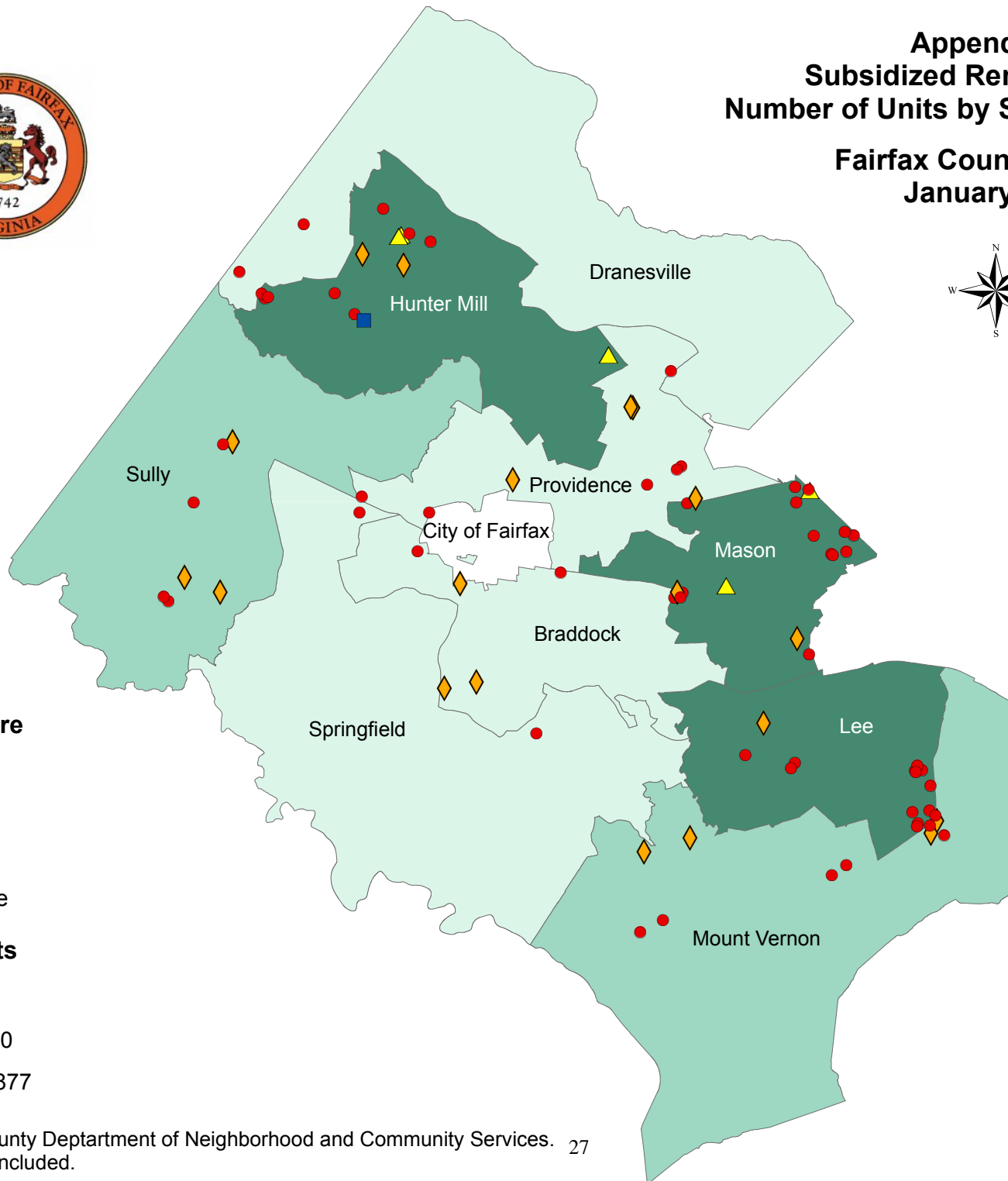


Type of Structure

- Low-Rise
- ▲ Mid-Rise
- High-Rise
- ◆ Townhouse

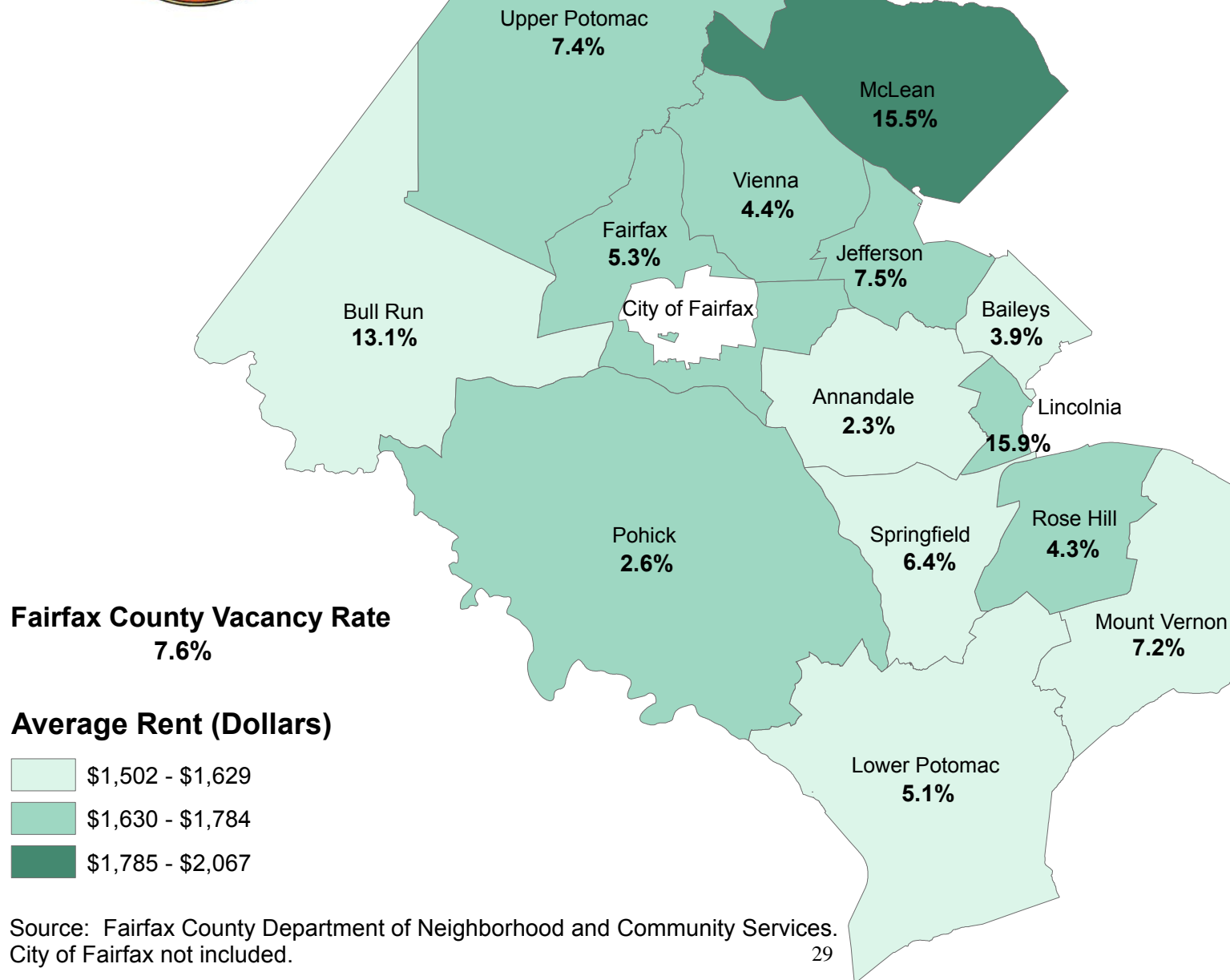
Number of Units

- 151 - 700
- 701 - 1,500
- 1,501 - 2,877





Appendix E
Market Rate Rental Housing
Average Rent and Vacancy Rate
by Planning District
Fairfax County, Virginia
January 2015



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

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