

Rental Housing Complex Analysis

County of Fairfax, Virginia

Economic, Demographic and Statistical Research
Department of Management and Budget

2016



Rental Housing Complex Analysis 2016

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Rental Housing Complex Analysis 2016

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I. Rental Housing Complex Analysis Summary

This report presents the results of the January 2016 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 2016.

Data from the 2016 Rental Housing Complex Analysis indicate that the total number of rental complex apartments and townhouses in Fairfax County was 77,403 units in January 2016. There were 3,312 more rental complex units in January 2016 than there were in January 2015, representing a 4.5 percent increase. Of the total units, 10,650 units are located in subsidized complexes.

¹ Rental costs were reported for 98.6 percent of the non-subsidized Fairfax County rental units. Square footage was provided by 99.9 percent of all Fairfax County rental units. This report uses the supervisor boundaries approved April 26, 2011.

The Workforce Dwelling Units (WDUs) and Affordable Dwelling Units (ADUs) rental program provides qualified households the opportunity to live at a reduced rent in some privately-owned and operated market rate apartments. There were 1,305 WDUs and ADUs in January 2016. About 44 percent of these ADUs and WDUs were one-bedroom units and 35 percent are two-bedroom units.

Average monthly rent in the county for complexes without rent subsidies was \$1,750 in January 2016. This is \$63 higher than that reported in January 2015, representing a 3.7 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 \$1,413 for studio/efficiency units to a high of \$2,211 for three-bedroom with den units.

The vacancy rate for all rental complexes, those with and without subsidies, was estimated to be 8.1 percent as of January 2016. There was 6.6 percent increase from in the vacancy rate from 2015 (7.6 percent).

² Affordable Dwelling Units (ADUs) and Workforce Dwelling Units (WDUs) are excluded from the fair market rent calculation.

II. Rental Housing Inventory

As of January 1, 2016 there were a total of 77,403 rental complex housing units in Fairfax County. There was an increase of 3,312 rental units on the market between January 2015 and January 2016. This equates to a 4.5 percent increase of rental complex units during 2015.



TABLE 1
Rental Housing Complex Analysis
Inventory of Total Units
Fairfax County, 2006 to 2016

Inventory			
	Units	Net Change	Percent Change
2006	62,156	n/a	n/a
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%
2016	77,403	3,312	4.5%

Source: Fairfax County Department of Management and Budget.

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, 2006 to 2016

Year	Units	Vacancy Rate
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%
2016	77,403	8.1%

Source: Fairfax County Department of Management and Budget.

Note: Figures do not include units leased by individual owners. 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, 2016

Age of Complex	Units	Vacancy Rate
Less than 6 Years	10,728	28.4%
6 to 10 Years	5,261	4.8%
11 to 15 Years	5,789	4.6%
16 to 20 Years	6,983	4.9%
Over 20 Years	48,642	4.7%
Fairfax County	77,403	8.1%

Source: Fairfax County Department of Management and Budget.

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, 2016

Planning District	Units	Vacancy Rate
Annandale	3,963	3.9%
Baileys	5,877	4.2%
Bull Run	6,414	4.3%
Fairfax	8,016	8.1%
Jefferson	8,623	13.2%
Lincolnia	2,945	3.9%
Lower Potomac	1,942	4.8%
McLean	5,659	18.3%
Mount Vernon	11,201	9.8%
Pohick	954	2.3%
Rose Hill	2,607	4.6%
Springfield	1,730	4.1%
Upper Potomac	14,251	5.6%
Vienna	3,221	3.7%
Fairfax County	77,403	8.1%

Source: Fairfax County Department of Management and Budget.

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, 2016

Supervisor District	Units	Vacancy Rate
Braddock	5,079	4.7%
Dranesville ¹	6,267	4.2%
Hunter Mill ²	9,329	5.8%
Lee	9,027	4.3%
Mason	11,998	4.6%
Mount Vernon	8,603	10.4%
Providence	17,895	14.9%
Springfield	4,871	5.2%
Sully	4,334	4.0%
Fairfax County	77,403	8.1%

Source: Fairfax County Department of Management and Budget.

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, 2016**

Unit Type	Units	Vacancy Rate
Studio/Efficiency	2,162	13.4%
1 Bedroom	27,982	9.2%
1 Bedroom/Den	4,032	9.2%
2 Bedrooms	32,398	7.7%
2 Bedrooms/Den	4,299	5.9%
3 Bedrooms	5,838	5.3%
3 Bedrooms/Den	386	4.6%
4 Bedrooms	306	3.7%
Fairfax County	77,403	8.1%

Source: Fairfax County Department of Management and Budget.

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, 2016**

Structure Type	Units	Vacancy Rate
Low-Rise	57,887	5.5%
Mid-Rise	6,747	19.8%
High-Rise	9,316	17.7%
Townhouse	3,453	5.5%
Fairfax County	77,403	8.1%

Source: Fairfax County Department of Management and Budget.

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, 2006 to 2016

Year	Average Monthly Rent	Percent Change
2006	\$1,247	n/a ¹
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%
2016	\$1,750	3.7%

Source: Fairfax County Department of Management and Budget.

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, 2015 and 2016

Age of Complex	Average Monthly Rent		
	2015	2016	Percent Change
Less than One Year	\$2,237	\$2,450	9.5%
1 to 5 Years	\$2,005	\$2,093	4.4%
6 to 10 Years	\$1,924	\$1,961	1.9%
11 to 15 Years	\$1,772	\$1,807	2.0%
16 to 20 Years	\$1,754	\$1,809	3.1%
Over 20 Years	\$1,569	\$1,592	1.5%
Fairfax County	\$1,687	\$1,750	3.7%

Source: Fairfax County Department of Management and Budget.

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, 2016

Planning District	Units	Average Monthly Rent
Annandale	3,963	\$1,628
Baileys	5,877	\$1,542
Bull Run	6,414	\$1,650
Fairfax	8,016	\$1,761
Jefferson	8,623	\$1,801
Lincolnia	2,945	\$1,688
Lower Potomac	1,942	\$1,570
McLean	5,659	\$2,244
Mount Vernon	11,201	\$1,536
Pohick	954	\$1,790
Rose Hill	2,607	\$1,807
Springfield	1,730	\$1,610
Upper Potomac	14,251	\$1,835
Vienna	3,221	\$1,778
Fairfax County	77,403	\$1,750

Source: Fairfax County Department of Management and Budget.

Note: Figures do not include units leased by individual owners. Rental costs were reported for 98.6 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, 2016

Supervisor District	Units	Average Monthly Rent
Braddock	5,079	\$1,755
Dranesville ¹	6,267	\$1,803
Hunter Mill ²	9,329	\$1,858
Lee	9,027	\$1,618
Mason	11,998	\$1,599
Mount Vernon	8,603	\$1,567
Providence	17,895	\$1,940
Springfield	4,871	\$1,686
Sully	4,334	\$1,660
Fairfax County	77,403	\$1,750

Source: Fairfax County Department of Management and Budget.

Note: Figures do not include units leased by individual owners. Rental costs were reported for 98.6 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, 2015 and 2016

Unit Type	Average Rent		
	2015	2016	Percent Change
Studio/Efficiency	\$1,331	\$1,413	6.2%
1 Bedroom	\$1,511	\$1,561	3.3%
1 Bedroom/Den	\$1,630	\$1,672	2.6%
2 Bedrooms	\$1,778	\$1,857	4.4%
2 Bedrooms/Den	\$1,905	\$1,909	0.2%
3 Bedrooms	\$2,038	\$2,163	6.1%
3 Bedrooms/Den	\$2,072	\$2,211	6.7%
4 Bedrooms	\$1,980	\$2,132	7.7%
Fairfax County	\$1,687	\$1,750	3.7%

Source: Fairfax County Department of Management and Budget.

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, 2015 and 2016

Structure Type	Average Rent		
	2015	2016	Percent Change
Low-Rise	\$1,626	\$1,660	2.1%
Mid-Rise	\$2,028	\$2,074	2.3%
High-Rise	\$1,790	\$1,982	10.7%
Townhouse	\$1,970	\$2,009	2.0%
Fairfax County	\$1,687	\$1,750	3.7%

Source: Fairfax County Department of Management and Budget.

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, 2016

Unit Type	Units	Average Square Footage
Studio/Efficiency	2,162	536
1 Bedroom	27,982	733
1 Bedroom/Den	4,032	876
2 Bedrooms	32,398	1,013
2 Bedrooms/Den	4,299	1,126
3 Bedrooms	5,838	1,218
3 Bedrooms/Den	386	1,295
4 Bedrooms	306	1,228
Fairfax County	77,403	915

Source: Fairfax County Department of Management and Budget.

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, 2016

Structure Type	Units	Average Square Footage
Low-Rise	57,887	910
Mid-Rise	6,747	849
High-Rise	9,316	896
Townhouse	3,453	1,176
Fairfax County	77,403	915

Source: Fairfax County Department of Management and Budget.

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, 2016

Age of Complex	Units	Average Square Footage
Less than 6 Years	10,728	906
6 to 10 Years	5,261	968
11 to 15 Years	5,789	1,056
16 to 20 Years	6,983	964
Over 20 Years	48,642	887
Fairfax County	77,403	915

Source: Fairfax County Department of Management and Budget.

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 2016

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
ADAIRE APARTMENTS	0293 32 0002A	2015	High-Rise	PROVIDENCE	MCLEAN	400
AMBERLEIGH APARTMENTS	0494 01 0057B	1968	Low-Rise	PROVIDENCE	FAIRFAX	482
AMBERLEIGH APARTMENTS	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 38030003A	2013	Mid-Rise	PROVIDENCE	JEFFERSON	782
AVALON RESTON LANDING	0171 12 0008	1999	Low-Rise	HUNTER MILL	UPPER POTOMAC	400
AVALON WOODLAND PARK	0163 11 0003	2000	Low-Rise	DRANESVILLE	UPPER POTOMAC	392
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

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FAIRFAX COUNTY, VIRGINIA
JANUARY 2016

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
AVANT IN ANNANDALE	0702 01 0023	1973	Townhouse	BRADDOCK	ANNANDALE	36
AVENIR PLACE APTS PH 1 & 2	0491 32 0001	2014	Mid-Rise	PROVIDENCE	JEFFERSON	628
BAILEY HOUSE	0612 01 0070	1965	Mid-Rise	MASON	BAILEYS	49
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	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 APTS	0454 01 0024F	1998	Low-Rise	SPRINGFIELD	BULL RUN	494
CAMDEN FAIR LAKES APTS	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

APPENDIX A
MARKET RATE RENTAL HOUSING DATA BY PROJECT NAME
FAIRFAX COUNTY, VIRGINIA
JANUARY 2016

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
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
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
COMSTOCK BLVD RESTON APTS	0174 01 0017L1	2015	Mid-Rise	HUNTER MILL	UPPER POTOMAC	450
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
DISCOVERY SQUARE APARTMENTS	0244 01 0006H	2015	Mid-Rise	SULLY	UPPER POTOMAC	342
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

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
EAVES TYSONS CORNER	0293 01 0035	1980	Low-Rise	HUNTER MILL	VIENNA	217
EDGEMOORE APARTMENTS	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
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 RESERVE @REGENCY PARK APTS	0543 01 0008B	1988	Low-Rise	SULLY	BULL RUN	247
EQR WATERSIDE APTS	0171 01 0010	1985	Low-Rise	HUNTER MILL	UPPER POTOMAC	276
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
HADEN APARTMENTS BLDG A	0303 01 0006A	2015	High-Rise	PROVIDENCE	MCLEAN	425
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

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Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
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
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 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

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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
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
MODERA FAIRFAX RIDGE	0562 01 0019	2015	Low-Rise	PROVIDENCE	FAIRFAX	213
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
NOUVELLE APARTMENTS	0294 07 0001B	2015	High-Rise	PROVIDENCE	MCLEAN	461
OAKS AT FALLS CHURCH APTS	0401 01 0044A	1966	Low-Rise	PROVIDENCE	JEFFERSON	176
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

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Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
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
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
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
RIDGEWOOD II BY WINDSOR	0562 01 0037F	2012	Mid-Rise	BRADDOCK	FAIRFAX	191
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

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Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
SACRAMENTO SQUARE	1004 01 0011	1986	Low-Rise	MOUNT VERNON	MOUNT VERNON	216
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	939
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
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	631
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	498
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 & 30 VAC UN	0303 28010003A	1968	Townhouse	PROVIDENCE	MCLEAN	18
THE COMMONS PH 1 THRU 3	0303 28 0006	1968	Low-Rise	PROVIDENCE	MCLEAN	462
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 HARRISON APTS	0172 01 0024	2015	High-Rise	HUNTER MILL	UPPER POTOMAC	360
THE JEFFERSON	0513 01 0024	1962	Mid-Rise	MASON	BAILEYS	310
THE JULIAN AT FAIR LAKES	0552 01 0018	2014	Mid-Rise	SPRINGFIELD	BULL RUN	150
THE SHELBY APARTMENTS	0833 43 A	2014	Low-Rise	LEE	MOUNT VERNON	240

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Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
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
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
VITA, KETTLER APT (PH 1)	0294 01 0035D	2015	High-Rise	PROVIDENCE	MCLEAN	429
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 PHASE III	0163 01 0025D2	2011	Low-Rise	HUNTER MILL	UPPER POTOMAC	595

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Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
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	504
						66,753

Source: Fairfax County Department of Neighborhood and Community Services, 2016

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 2016

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 LAND LEA	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
FIELDS OF HERNDON	0163 01 0037A	1996	Low-Rise	HUNTER MILL	UPPER POTOMAC	288

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Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
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-TAXABLE 11 UNITS	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
HUNTINGTON GARDENS	0833 0207 A	1950	Low-Rise	LEE	MOUNT VERNON	113
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 & ADULT DAYCAR	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
MT VERNON HOUSE IND LIVING	1023 01 0046C	1983	Low-Rise	MOUNT VERNON	MOUNT VERNON	130

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Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
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
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
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	122
TYSONS LANDING	0392 01 0071	1981	Low-Rise	PROVIDENCE	MCLEAN	40

APPENDIX B
RENTAL HOUSING DATA BY PROJECT NAME – SUBSIDIZED COMPLEXES
FAIRFAX COUNTY, VIRGINIA
JANUARY 2016

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
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 A	0501 01 0023	1970	Low-Rise	PROVIDENCE	JEFFERSON	74
						10,650

Source: Fairfax County Department of Neighborhood and Community Services, 2016

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 2016

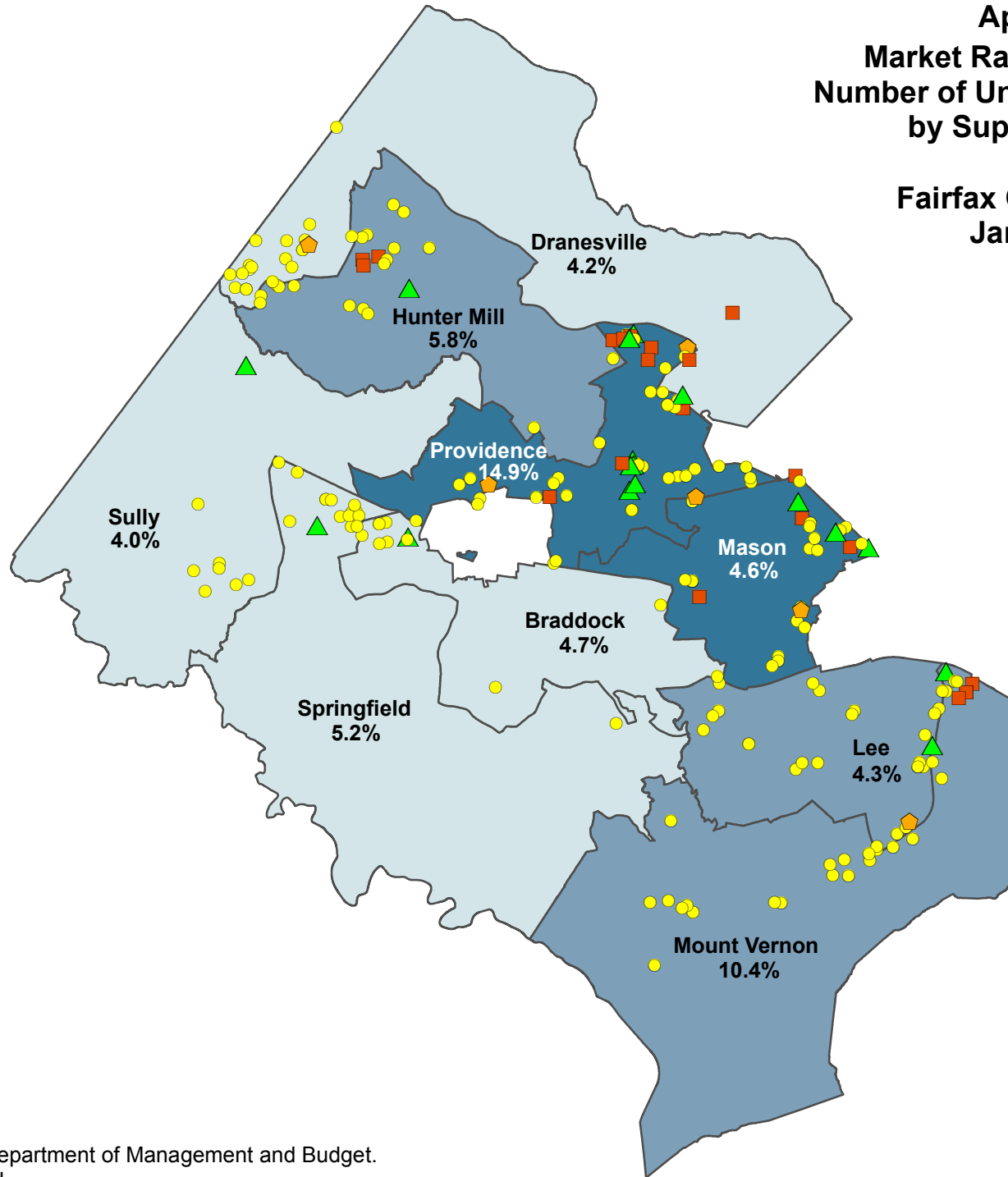


Type of Structure

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

Number of Units

- 3,360 - 6,999
- 7,000 - 9,999
- 10,000 - 17,295



Source: Fairfax County Department of Management and Budget.
City of Fairfax not included.



Appendix D Subsidized Rental Housing Number of Units by Supervisor District

Fairfax County, Virginia
January 2016

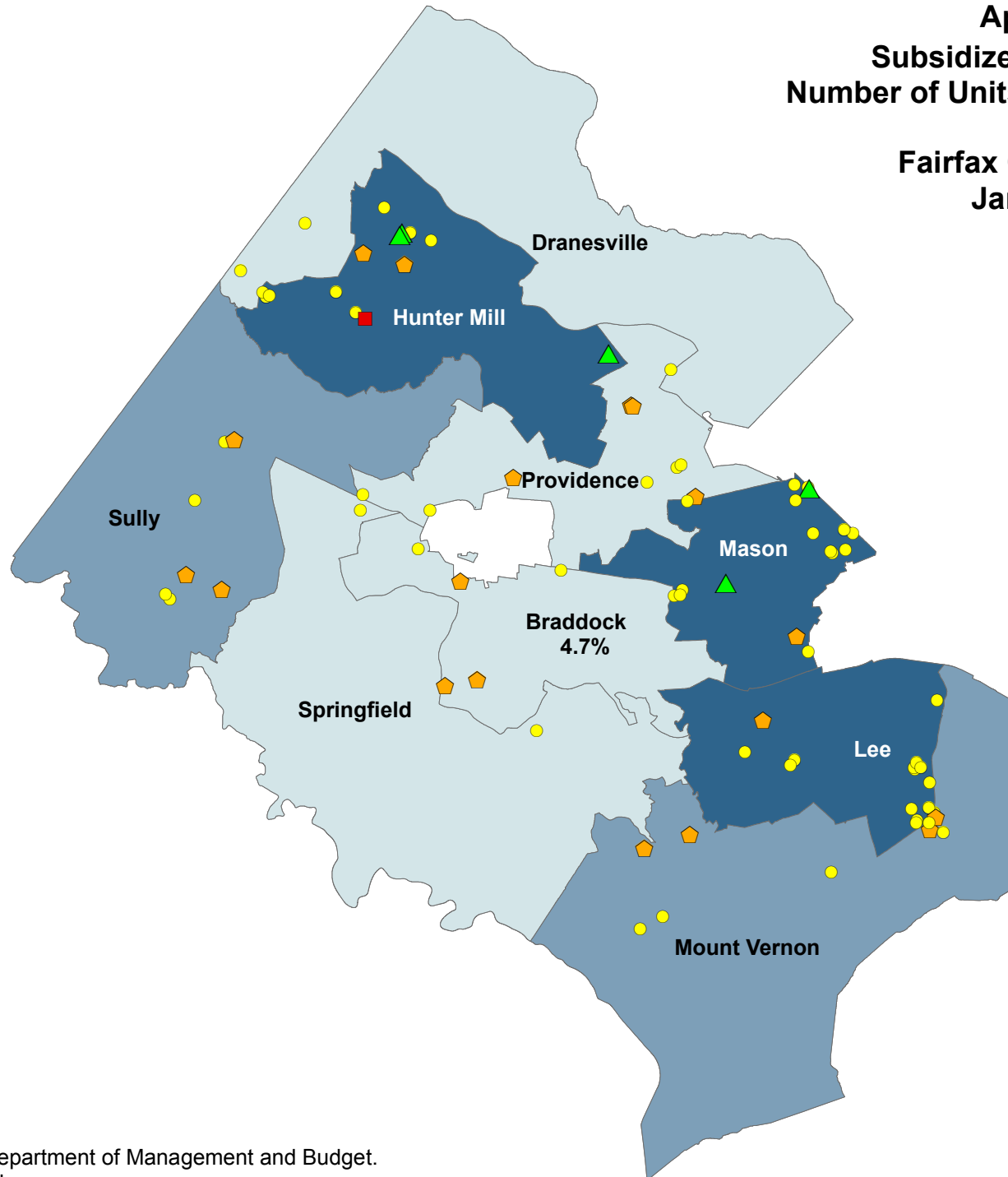


Type of Structure

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

Number of Units

- 150 - 599
- 600 - 1,199
- 1,200 - 2,900

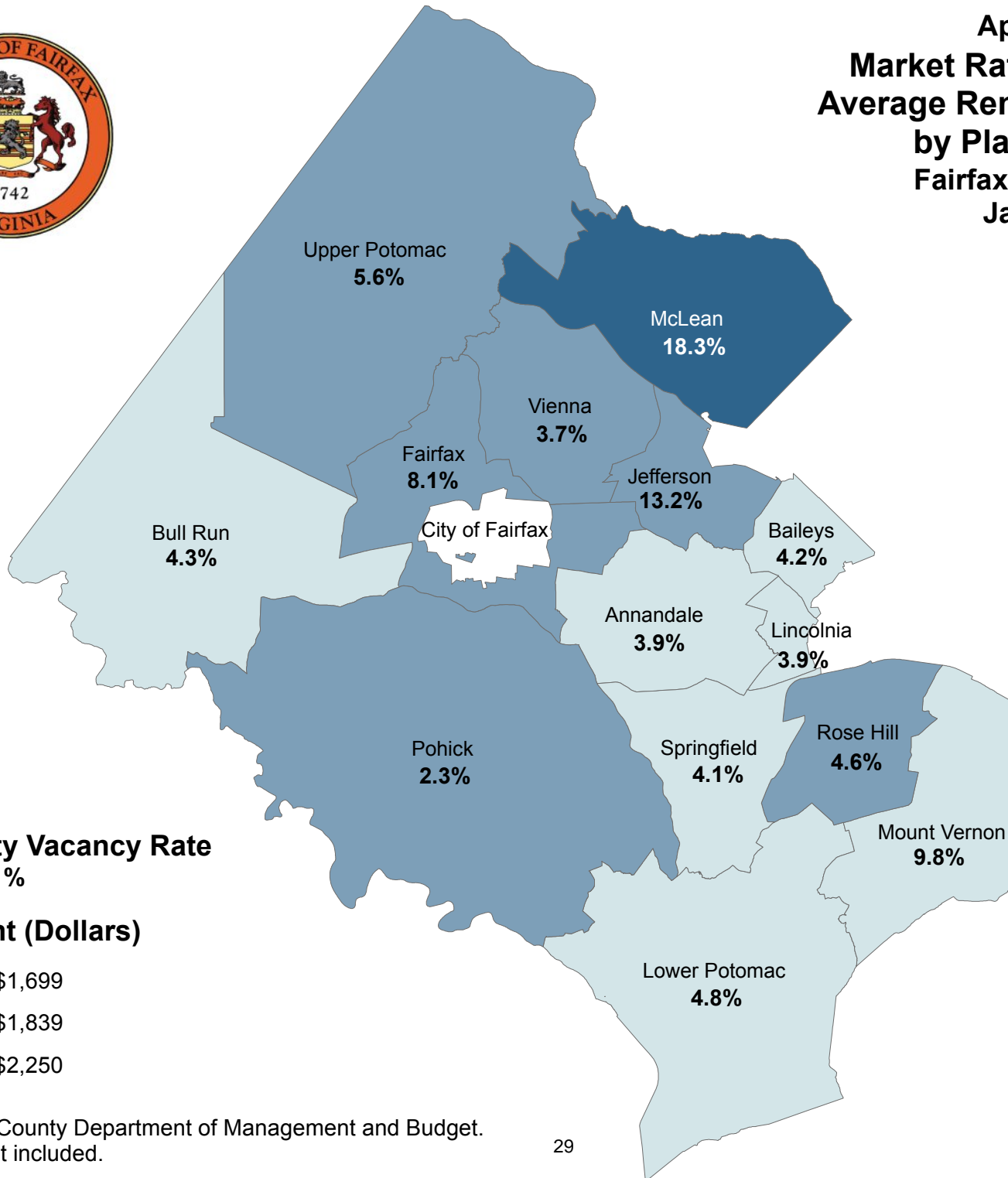


Source: Fairfax County Department of Management and Budget.
City of Fairfax not included.



Appendix E

Market Rate Rental Housing Average Rent and Vacancy Rate by Planning District Fairfax County, Virginia January 2016



Fairfax County Vacancy Rate
8.1%

Average Rent (Dollars)

- \$1,500 - \$1,699
- \$1,700 - \$1,839
- \$1,840 - \$2,250

Source: Fairfax County Department of Management and Budget.
City of Fairfax not included.

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