

2007 Rental Housing Complex Analysis

Published: August 2009



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

Rental Housing Complex Analysis 2007

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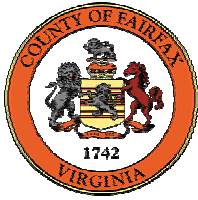
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I. Rental Housing Complex Analysis Summary

This report presents the results of the January 2007 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 2007 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 2007 Rental Housing Complex Analysis indicate that the total number of rental complex

apartments and townhouses in Fairfax County was 62,182 units in January 2007. There are approximately the same number of rental complex units as of January 2007 as there were January 2006.

Average monthly rent in the county for complexes without rent subsidies was \$1,311 in January 2007. This is \$64 higher than that reported in January 2006. 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 \$889 for efficiency units to a high of \$1,690 for four-bedroom units. Average monthly rent for units in subsidized rental housing complexes was \$1,145 in January 2007.¹

The vacancy rate for all rental complexes, those with and without subsidies, is estimated to be 5.9 percent as of January 2007. The 2007 vacancy rate is 0.1 percentage points lower than that in 2006 (6.0 percent).

¹ Rental costs were reported for 42 percent of the non-subsidized Fairfax County rental units.

II. Rental Housing Inventory

As of January 1, 2007 there were a total of 62,182 rental housing units in Fairfax County. There was a slight increase of 26 rental units on the market between January 2006 and January 2007. Thus, the number of rental complex units in the county remained stable during the 2006.



TABLE 1
Rental Housing Complex Analysis
Inventory of Total Units
Fairfax County, 1997 to 2007

Inventory			
Year	Units	Net Change	Percent Change
1997	52,024	838	1.60%
1998	54,243	2,219	4.30%
2000	57,226	2,983	5.50%
2001	59,128	1,902	3.30%
2002	60,175	1,047	1.80%
2003	61,297	1,122	1.90%
2004	62,934	1,637	2.70%
2005	63,269 ²	n/a ¹	n/a ¹
2006	62,156	-1,113	-1.76%
2007	62,182	26	0.0%

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

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

¹ 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, 1997 to 2007

Year	Units	Vacancy Rate
1997	52,024	5.0%
1998	54,243	5.5%
2000	57,226	1.6%
2001	59,128	2.5%
2002	60,175	5.5%
2003	61,297	5.6%
2004	62,934	5.6%
2005	63,269 ¹	6.8%
2006	62,156	6.0%
2007	62,182	5.9%

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

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

¹ Revised number.

TABLE 3
Rental Housing Complex Analysis:
Vacancy Rates by Age of Complex
Fairfax County, 2007

Age of Complex	Units	Vacancy Rate
Less than 6 Years	5,048	8.1%
6 to 10 Years	7,514	4.7%
11 to 15 Years	2,109	9.3%
16 to 20 Years	8,331	7.8%
Over 20 Years	39,180	5.4%
Fairfax County	62,182	5.9%

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

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

**TABLE 4
Rental Housing Complex Analysis:
Total Units and Vacancy Rate
by Planning District
Fairfax County, 2007**

Planning District	Units	Vacancy Rate
Annandale	3,753	6.7%
Bailey's	5,461	4.8%
Bull Run	5,888	8.8%
Fairfax	6,535	6.0%
Jefferson	5,283	3.7%
Lincolnia	2,448	7.4%
Lower Potomac	1,474	6.3%
McLean	2,845	5.2%
Mount Vernon	9,832	5.7%
Pohick	954	2.1%
Rose Hill	2,610	6.0%
Springfield	1,726	4.3%
Upper Potomac	10,878	7.9%
Vienna	2,495	4.3%
Fairfax County	62,182	5.9%

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

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

**TABLE 5
Rental Housing Complex Analysis:
Total Units and Vacancy Rate
by Supervisor District
Fairfax County, 2007**

Supervisor District	Units	Vacancy Rate
Braddock	2,667	8.5%
Dranesville ¹	3,147	6.8%
Hunter Mill ²	9,413	7.5%
Lee	8,472	6.9%
Mason	10,353	4.8%
Mount Vernon	7,320	4.4%
Providence	10,570	5.0%
Springfield	6,342	5.4%
Sully	3,898	9.2%
Fairfax County	62,182	5.9%

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

Note: Figures do not include units leased by individual owners. Vacancy rates are calculated on all complexes, with or without subsidies, 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, 2007**

Unit Type	Units	Vacancy Rate
Efficiency	1,235	4.3%
1 Bedroom	21,152	5.7%
1 Bedroom/Den	3,259	7.2%
2 Bedrooms	26,965	5.9%
2 Bedrooms/Den	3,698	6.1%
3 Bedrooms	5,388	5.4%
3 Bedrooms/Den	184	6.5%
4 Bedrooms	301	7.4%
Fairfax County	62,182	5.9%

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

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

**TABLE 7
Rental Housing Complex Analysis:
Vacancy Rates by Structure Type
Fairfax County, 2007**

Structure Type	Units	Vacancy Rate
Low-Rise	51,472	6.0%
Mid-Rise	1,507	5.8%
High-Rise	5,850	5.3%
Townhouse	3,353	5.0%
Fairfax County	62,182	5.9%

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

Note: Figures do not include units leased by individual owners. Vacancy rates are calculated on all complexes, with or without subsidies, 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, 1997 to 2007

Year	Average Monthly Rent	Percent Change
1997	\$809	4.3%
1998	\$849	6.1%
2000	\$989	16.5% ¹
2001	\$1,129	14.2%
2002	\$1,157	2.5%
2003	\$1,168	1.0%
2004	\$1,157	-0.9%
2005	\$1,202	n/a ²
2006	\$1,247	3.7%
2007	\$1,311	5.1%

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

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

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

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

TABLE 9
Rental Housing Complex Analysis:
Average Monthly Rent by Age of Complex
Fairfax County, 2006 and 2007

Age of Complex	Average Monthly Rent		
	2006	2007	Percent Change
1 to 5 Years	\$1,415	\$1,527	7.9%
6 to 10 Years	\$1,357	\$1,410	3.9%
11 to 15 Years	\$1,410	\$1,448	2.7%
16 to 20 Years	\$1,304	\$1,423	9.1%
Over 20 Years	\$1,170	\$1,230	5.1%
Fairfax County	\$1,247	\$1,311	5.1%

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

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

TABLE 10
Rental Housing Complex Analysis:
Average Monthly Rent by Unit Type
Fairfax County, 2006 and 2007

Unit Type	Average Rent		
	2006	2007	Percent Change
Efficiency	\$894	\$889	-0.1%
1 Bedroom	\$1,093	\$1,158	5.9%
1 Bedroom/Den	\$1,244	\$1,269	2.0%
2 Bedrooms	\$1,306	\$1,366	4.6%
2 Bedrooms/Den	\$1,438	\$1,516	5.4%
3 Bedrooms	\$1,526	\$1,590	4.2%
3 Bedrooms/Den	\$1,654	\$1,639	-0.9%
4 Bedrooms	\$1,651	\$1,690	2.4%
Fairfax County	\$1,247	\$1,311	5.1%

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

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

TABLE 11
Rental Housing Complex Analysis:
Average Monthly Rent by Structure Type
Fairfax County, 2006 and 2007

Structure Type	Average Rent		
	2006	2007	Percent Change
Low-Rise	\$1,229	\$1,302	5.9%
Mid-Rise	\$1,359	\$1,444	6.3%
High-Rise	\$1,260	\$1,329	5.5%
Townhouse	\$1,595	\$1,522	-4.6%
Fairfax County	\$1,247	\$1,311	5.1%

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

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

Definitions:

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

Mid-rise structure is 5 to 8 stories.

High-rise structure is 9 or more stories.

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

APPENDIX A
MARKET RATE RENTAL HOUSING DATA BY PROJECT NAME
FAIRFAX COUNTY, VIRGINIA
JANUARY 2007

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	23
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 (PREV ARCH FAIRFAX)	0592 01 0001F	1968	Low-Rise	PROVIDENCE	Fairfax	482
AMBERLEIGH (PREV ARCH FAIRFAX)	0592 01 0001F	1968	Townhouse	PROVIDENCE	Fairfax	270
ARCHSTONE CHARTER OAK	0172 22 0001A	1970	Low-Rise	HUNTER MILL	Upper Potomac	261
ARCHSTONE DULLES	0154 01 0022J	2000	Low-Rise	HUNTER MILL	Upper Potomac	411
ARCHSTONE ELLIPSE	0561 15 0005C	1990	Low-Rise	SPRINGFIELD	Fairfax	404
ARCHSTONE FAIR CHASE APTS	0561 22 M	2006	Low-Rise	SPRINGFIELD	Fairfax	392
ARCHSTONE GRESHAM COMMONS	0914 01 0001N	1989	Low-Rise	LEE	Rose Hill	132
ARCHSTONE MONUMENT PARK	0562 01 0071B	2001	Low-Rise	SPRINGFIELD	Fairfax	460
ARCHSTONE RESTON LANDING	0171 12 0008	1999	Low-Rise	HUNTER MILL	Upper Potomac	400
ARCHSTONE SPRINGFIELD STATION	0902 01 0062A	1998	Low-Rise	LEE	Springfield	631
ARCHSTONE SUSSEX COMMONS	0914 01 0001B	1991	Low-Rise	LEE	Rose Hill	424
ARCHSTONE TYSONS CORNER	0293 01 0035	1980	Low-Rise	HUNTER MILL	Vienna	217
ARCHSTONE WOODLAND PARK	0163 11 0003	2000	Low-Rise	HUNTER MILL	Upper Potomac	392
ARCHSTONE WORLDGATE	0163 02 0002B	1995	Low-Rise	DRANESVILLE	Upper Potomac	320
ARROWHEAD CONDO	0394 317A0201	1966	Low-Rise	PROVIDENCE	Jefferson	184
ARROWHEAD CONDO	0394 317A0201	1966	Townhouse	PROVIDENCE	Jefferson	159
ARROWOOD PARC	0383 01 0049	1966	Low-Rise	HUNTER MILL	Vienna	300
ASHFORD MEADOWS	0251 01 0003J	1997	Low-Rise	HUNTER MILL	Upper Potomac	440
AVALON @ AUTUMNWOODS	0551 01 0030	1989	Low-Rise	SPRINGFIELD	Bull Run	420
AVALON CRESCENT GARDENS	0294 07 B	1997	Low-Rise	PROVIDENCE	McLean	384
AVALON CRESCENT THS	0294 07 B	1997	Townhouse	PROVIDENCE	McLean	174

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FAIRFAX COUNTY, VIRGINIA
JANUARY 2007

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
AVANT (FORM.ARCH PATRIOT VIL1)	0702 01 0023	1973	Low-Rise	BRADDOCK	Annandale	1,029
AVANT (FORM.ARCH PATRIOT VIL1)	0702 01 0023	1973	Townhouse	BRADDOCK	Annandale	36
BAILEY HOUSE	0612 01 0070	1965	Mid-Rise	MASON	Baileys	49
BARCROFT PLAZA APTS	0614 01 0158	1966	Low-Rise	MASON	Baileys	196
BARCROFT VIEW APTS	0614 01 0075	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 0090	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 0115	1988	Low-Rise	SULLY	Bull Run	748
BREN MAR APTS	0811 01 0007B	1960	Low-Rise	MASON	Lincolnia	135
BROOKRIDGE@NEWGATE/REG. PK CDO	0543 31 0217	1988	Low-Rise	SULLY	Bull Run	252
BURKESHIRE COMMONS	0772 01 0060A	1986	Low-Rise	BRADDOCK	Pohick	360
CAMBRIDGE COMMONS	0513 18 C	1952	Low-Rise	MASON	Baileys	305
CAMDEN @ FAIRFAX CORNER-MANOR	0561 01 0047E	2005	Low-Rise	SPRINGFIELD	Fairfax	451
CAMDEN @ FAIRFAX CORNER-MANOR	0561 01 0047E	2005	Townhouse	SPRINGFIELD	Fairfax	32
CAMDEN FAIR LAKES	0454 01 0024F	1998	Low-Rise	SPRINGFIELD	Bull Run	494
CAMDEN FAIR LAKES	0454 01 0024F	1998	Townhouse	SPRINGFIELD	Bull Run	36
CANTERBURY SQUARE	1091 01 0002	1964	Low-Rise	MOUNT VERNON	Lower Potomac	152
CARLYN HILL APTS	0621 01 0003	1962	Low-Rise	MASON	Baileys	74
CARTER LAKES 1	0181 01 0009	1979	Low-Rise	HUNTER MILL	Upper Potomac	259
CARYDALE VILLAGE THS	1012 01 0010B	1966	Townhouse	LEE	Mount Vernon	104
CAVALIER CLUB APTS W/O ARL LND	0513 01 0043	1965	High-Rise	MASON	Baileys	220
CHANTILLY CROSSING	0344 06 0075	2001	Low-Rise	SULLY	Bull Run	360
CHELSEA SQUARE APTS	0802 01 0020A	1964	Low-Rise	LEE	Springfield	166

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FAIRFAX COUNTY, VIRGINIA
JANUARY 2007

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
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 0003B1	1973	High-Rise	PROVIDENCE	Vienna	554
CIRCLE TOWERS	0484 01 0003B	1973	Townhouse	PROVIDENCE	Vienna	52
COLUMBIA VIEW APTS	0612 01 0066	1962	Low-Rise	MASON	Baileys	53
COPPERMINE PLACE-PHASE II	0163 01 0035H2	2005	Low-Rise	HUNTER MILL	Upper Potomac	88
CORALAIN APTS	0503 01 0003	1963	Low-Rise	MASON	Jefferson	106
COURTS OF MT VERNON	1014 06 0016A	1967	Low-Rise	MOUNT VERNON	Mount Vernon	168
CRESCENT APTS	0172 14010002G	1967	Low-Rise	HUNTER MILL	Upper Potomac	181
DEVONSHIRE SQUARE APTS	0392 01 0050	1967	Low-Rise	PROVIDENCE	Jefferson	84
DOLLEY MADISON EAST & IV	0392 01 0067F	1968	Low-Rise	PROVIDENCE	McLean	579
DULLES GREENE-PHASE I	0161 01 0010	2000	Low-Rise	DRANESVILLE	Upper Potomac	686
DULLES GREENE-PHASE I	0161 01 0010	2000	Townhouse	DRANESVILLE	Upper Potomac	120
DULLES TOWN CENTER PH 1	0154 01 0003B	1996	Low-Rise	HUNTER MILL	Upper Potomac	270
DUNN LORING METRO -TO BE RAZED	0492 01 0041	1968	Low-Rise	PROVIDENCE	Jefferson	17
EAST MEADOW APTS	0452 01 0037	1971	Low-Rise	SPRINGFIELD	Bull Run	150
EDGEMOORE (FRMR ARCH KINGSTWN)	0911 01 0074G	1989	Low-Rise	LEE	Rose Hill	358
EDSALL GARDENS	0811 06 0003	1964	Low-Rise	MASON	Lincolnia	176
EDSALL STATION APTS	0724 01 0031	1981	Low-Rise	MASON	Lincolnia	135
ELMS @ CENTREVILLE	0544 01 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
EVERGREEN HOUSE	0604 01 0021	1977	Mid-Rise	MASON	Annandale	246
FAIR OAKS @ PENDER CREEK	0561 01 0015A	1989	Low-Rise	SPRINGFIELD	Fairfax	246

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JANUARY 2007

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
FAIRFAX CIRCLE VILLA	0483 01 0030	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	491
FAIRMONT GARDENS	0711 03 0001	1962	Low-Rise	MASON	Annandale	389
FAIRWAY APTS EAST	0172 19 0002A	1969	Low-Rise	HUNTER MILL	Upper Potomac	348
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 0008B	1962	Low-Rise	MASON	Baileys	266
HARBOR PARK APTS	0114 22 0003	1996	Low-Rise	HUNTER MILL	Upper Potomac	190
HARTLAND MANOR APTS	0492 01 0037	1967	Low-Rise	PROVIDENCE	Jefferson	60
HERNDON OAKS	0161 02 0011B	1972	Low-Rise	DRANESVILLE	Upper Potomac	184
HILLWOOD MANOR APTS	0612 11 0001	1951	Low-Rise	MASON	Baileys	171
HOLLY COURT APTS	0924 01 0021	1966	Low-Rise	LEE	Mount Vernon	89
HOLLY COURT APTS	0924 01 0021	1966	Townhouse	LEE	Mount Vernon	20
HUNTINGTON GARDENS-TO BE RAZED	0833 0207 A	1950	Low-Rise	LEE	Mount Vernon	112
HUNTINGTON GATEWAY APTS	0833 01 0076	1990	High-Rise	MOUNT VERNON	Mount Vernon	417
HUNTINGTON GATEWAY APTS	0833 01 0076	1990	Townhouse	MOUNT VERNON	Mount Vernon	26
IDYLWOOD VILLAGE II	0403 01 0002	1971	Low-Rise	PROVIDENCE	Jefferson	396
INTERNATIONAL APTS	0162 02 0121	1962	Low-Rise	DRANESVILLE	Upper Potomac	90
JEFFERSON @ FAIR OAKS	0561 01 0020A	1995	Low-Rise	SPRINGFIELD	Fairfax	181
JEFFERSON GARDENS	0833 03 B	1950	Low-Rise	LEE	Mount Vernon	67
JEFFERSON/RIDGELEIGH@VAN DORN	0812 15 0004	1995	Low-Rise	LEE	Rose Hill	360
KENDRICK COURT-SENIOR LIVING	0163 01 0038D	1999	Low-Rise	HUNTER MILL	Upper Potomac	139

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MARKET RATE RENTAL HOUSING DATA BY PROJECT NAME
FAIRFAX COUNTY, VIRGINIA
JANUARY 2007

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
KENTON CROSSING	1074 01 0017B1	2000	Low-Rise	MOUNT VERNON	Lower Potomac	248
KINGS GARDENS APTS SEC I	0833 01 0007A	1965	Low-Rise	LEE	Mount Vernon	442
LAFAYETTE APTS	0924 01 0013	1966	Low-Rise	LEE	Mount Vernon	341
LAKESIDE APTS I	0651 01 0003C	1988	Low-Rise	SULLY	Bull Run	686
LEE OVERLOOK APTS	0642 01 0005B	1994	Low-Rise	SULLY	Bull Run	196
LEE VALLEY APTS	0901 01 0044	1968	Low-Rise	LEE	Springfield	242
LINCOLN @ FAIR OAKS	0561 01 0013	1997	Low-Rise	SPRINGFIELD	Fairfax	284
LIONSGATE APT HOMES	0154 01 0022E	2000	Low-Rise	HUNTER MILL	Upper Potomac	236
LIONSGATE APT HOMES	0154 01 0022E	2000	Townhouse	HUNTER MILL	Upper Potomac	92
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	0584 01 0052	1965	Low-Rise	PROVIDENCE	Fairfax	189
MAYFAIR HOUSE APTS	0504 01 0041	1965	Low-Rise	PROVIDENCE	Jefferson	208
MCNAIR FARMS APTS	0163 01 0023B	1990	Low-Rise	HUNTER MILL	Upper Potomac	283
MEADOW WOODS APT-NEW	0924 01 0020	1973	Low-Rise	LEE	Mount Vernon	231
MEADOW WOODS APT-OLD	0924 01 0019B	1964	Low-Rise	LEE	Mount Vernon	481
MERRIFIELD COMMONS	0494 01 0051A	1997	Low-Rise	PROVIDENCE	Jefferson	124
MERRIFIELD VILLAGE	0492 01 0053	1968	Low-Rise	PROVIDENCE	Jefferson	705
METROPOLITAN OF FAIRFAX	0163 17 0453	2004	Low-Rise	HUNTER MILL	Upper Potomac	244
METROPOLITAN OF RESTON CONDO	0171 33 0414	2006	High-Rise	HUNTER MILL	Upper Potomac	289
MONTICELLO GARDENS	0503 01 0005D	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

APPENDIX A
MARKET RATE RENTAL HOUSING DATA BY PROJECT NAME
FAIRFAX COUNTY, VIRGINIA
JANUARY 2007

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
MT VERNON GARDEN APT	0924 01 0069A	1962	Low-Rise	LEE	Mount Vernon	32
MUNSON HILL TOWERS	0611 01 0011	1963	High-Rise	MASON	Baileys	279
OAK VIEW GARDENS APTS SEC.1	0614 01 0091A	1964	Low-Rise	MASON	Baileys	166
OAK VIEW GARDENS APTS SEC.2	0614 01 0092	1964	Low-Rise	MASON	Baileys	158
OAKS OF WOODLAWN	1092 01 0012	1985	Low-Rise	MOUNT VERNON	Mount Vernon	175
OAKTON PARK	0474 01 0020	1972	Low-Rise	PROVIDENCE	Fairfax	418
OLDE SALEM VILLAGE ONE	0612 01 0122	1948	Low-Rise	MASON	Baileys	412
OLDE SALEM VILLAGE ONE	0612 01 0122	1948	Townhouse	MASON	Baileys	36
ORLEANS VILLAGE SOUTH	0721 01 0044	1965	Low-Rise	MASON	Lincolnia	499
ORLEANS VILLAGE SOUTH	0721 01 0044	1965	Townhouse	MASON	Lincolnia	352
PARK AVENUE APTS	0104 02 0014D	1964	Low-Rise	DRANESVILLE	Upper Potomac	44
PARK PLACE @ VAN DORN	0812 01 0012D	2002	Low-Rise	LEE	Rose Hill	285
PARKRIDGE GARDENS	0162 02 0123A	1989	Low-Rise	DRANESVILLE	Upper Potomac	132
PARKRIDGE GARDENS	0162 02 0123A	1964	Townhouse	DRANESVILLE	Upper Potomac	12
PARKWOOD APARTMENTS	0612 14 0003	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	0401T01 0034	1973	Mid-Rise	DRANESVILLE	McLean	341
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
POST CORNERS @ TRINITY	0544 01 0003D	1995	Low-Rise	SULLY	Bull Run	336
POST FOREST APTS	0561 01 0024A	1989	Low-Rise	SPRINGFIELD	Fairfax	364
POST TYSONS CORNER	0293 22 0001	1989	Low-Rise	PROVIDENCE	McLean	500

APPENDIX A
MARKET RATE RENTAL HOUSING DATA BY PROJECT NAME
FAIRFAX COUNTY, VIRGINIA
JANUARY 2007

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
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 @ FAIRFAX CORNER	0562 01 0001C	2001	Low-Rise	SPRINGFIELD	Fairfax	652
RESTON GLEN	0261 10 0010	1974	Low-Rise	HUNTER MILL	Upper Potomac	200
RIVERSIDE PARK	0833 01 0101	1971	High-Rise	MOUNT VERNON	Mount Vernon	1,222
ROLLING HILLS APTS	1012 01 0008	1967	Low-Rise	LEE	Mount Vernon	157
ROSE HILL APTS	0823 01 0040B	1962	Low-Rise	LEE	Rose Hill	181
ROSE HILL APTS II	0823 01 0040E	1964	Low-Rise	LEE	Rose Hill	264
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 D	1952	Low-Rise	MASON	Baileys	284
SHENANDOAH CROSSING	0451 01 0014	1985	Low-Rise	SPRINGFIELD	Bull Run	640
SKYLINE TOWERS	0623 01 0039	1971	High-Rise	MASON	Baileys	940
SKYVIEW APARTMENTS	1013 01 0038	1965	Low-Rise	MOUNT VERNON	Mount Vernon	119
SPRINGFIELD CROSSING	0902 01 0056C	2001	Low-Rise	LEE	Springfield	343
SPRINGFIELD GARDENS (1951)	0804 04030007	1951	Low-Rise	LEE	Springfield	90
SPRINGFIELD GARDENS (1964)	0803 01 0007	1964	Low-Rise	LEE	Springfield	130
SPRINGFIELD SQUARE APTS	0802 01 0019B	1968	Low-Rise	BRADDOCK	Annandale	412
ST JOHNS WOODS	0114 01 0012	1990	Low-Rise	HUNTER MILL	Upper Potomac	250
STRATFORD CROSSING I	0163 01 0037B	1996	Low-Rise	HUNTER MILL	Upper Potomac	288
STUART WOODS APTS I	0171 02 0005D	1974	Low-Rise	DRANESVILLE	Upper Potomac	450

APPENDIX A
MARKET RATE RENTAL HOUSING DATA BY PROJECT NAME
FAIRFAX COUNTY, VIRGINIA
JANUARY 2007

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 ASHBY	0302 01 0030B	1982	High-Rise	DRANESVILLE	McLean	250
THE COMMONS PH 1 THRU 3	0303 28 B5	1968	Low-Rise	PROVIDENCE	McLean	549
THE COMMONS PH 1 THRU 3	0303 28 0001	1968	Townhouse	PROVIDENCE	McLean	28
THE GLEN APTS	0501 01 0042A	1978	Low-Rise	PROVIDENCE	Jefferson	152
THE HERMITAGE APTS	0463 01 0036C	1987	Low-Rise	SPRINGFIELD	Fairfax	491
THE PRESTWICK	0513 01 0024	1962	Mid-Rise	MASON	Baileys	307
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 (DTC 3)	0154 01 0003C	1999	Low-Rise	HUNTER MILL	Upper Potomac	170
TYSONS VIEW	0403 01 0003A	1966	Low-Rise	PROVIDENCE	Jefferson	312
VAN METRE DULLES COURT	0161 02 0016B	1972	Low-Rise	DRANESVILLE	Upper Potomac	180
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	32
VIRGINIA VILLAGE	0723 01 0054	1966	Low-Rise	MASON	Lincolnia	344
VISTA GARDENS APTS	0612 14 0018	1949	Low-Rise	MASON	Baileys	296
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
WATERSIDE APTS	0171 01 0010	1985	Low-Rise	HUNTER MILL	Upper Potomac	276
WEDGEWOOD EAST APTS	0711 01 0072B	1967	Low-Rise	BRADDOCK	Annandale	123
WEDGEWOOD MANOR	0711 01 0072A	1963	Low-Rise	BRADDOCK	Annandale	125
WEDGEWOOD WEST	0711 01 0072	1967	Low-Rise	BRADDOCK	Annandale	409
WEDGEWOOD WEST	0711 01 0072	1967	Townhouse	BRADDOCK	Annandale	15

**APPENDIX A
MARKET RATE RENTAL HOUSING DATA BY PROJECT NAME
FAIRFAX COUNTY, VIRGINIA
JANUARY 2007**

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
WEST SPRINGFIELD TERRACE	0793 05 0007A	1978	Low-Rise	SPRINGFIELD	Pohick	244
WESTFALLS STAT/OAKS @ F.C. CDO	0401 36020204	1966	Low-Rise	PROVIDENCE	Jefferson	176
WESTFIELD VILLAGE	0443 07 H1	1988	Low-Rise	SULLY	Bull Run	228
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 I	0163 01 0025D4	2001	Low-Rise	HUNTER MILL	Upper Potomac	493
WOODLAND PARK PHASE I	0163 01 0025D1	2001	Townhouse	HUNTER MILL	Upper Potomac	149
WOODLAWN GARDEN APTS	1013 01 0008	1963	Low-Rise	LEE	Mount Vernon	240
WOODLEY ARMS APTS	0831 20 0003B	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
						57,190

Source: Fairfax County Department of Systems Management for Human Services, 2007

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 2007

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 S	1983	Townhouse	SULLY	Bull Run	44
BRIARCLIFF II THS-FCRHA	0393 01 0089	1985	Townhouse	PROVIDENCE	Vienna	20
BRIARCLIFF RENTAL TOWNHOUSES	0393 01 0090	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 0013	1970	Low-Rise	HUNTER MILL	Upper Potomac	198
CHANTILLY MEWS THS	0344 07 0002A	1982	Townhouse	SULLY	Bull Run	50
CREVENNA OAK TH-FCRHA	0771 01 0005C	1979	Townhouse	BRADDOCK	Pohick	50
ELMWOOD HOUSE	0514 01 0003A	1995	Mid-Rise	MASON	Baileys	50
GREEN HILL THS	0991 01 0002C	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 35 0002	1998	Low-Rise	DRANESVILLE	Upper Potomac	120
HOPKINS GLEN-TAXABLE	0501 01 0017	1969	Low-Rise	PROVIDENCE	Jefferson	91
HUNTERS WOODS FELLOWSHIP HOUSE	0261 07 0003C	1980	High-Rise	HUNTER MILL	Upper Potomac	224
HUNTING CREEK RENTAL THS	1012 12 0028	1982	Townhouse	MOUNT VERNON	Mount Vernon	35
ISLAND WALK TOWNHOUSES	0172 15 0041	1977	Townhouse	HUNTER MILL	Upper Potomac	102
JANNA LEE VILLAGE	1012 20 0020	1976	Low-Rise	LEE	Mount Vernon	319
KINGSLEY COMMONS THS	0503 12 0009	1949	Townhouse	PROVIDENCE	Jefferson	404
KINGSLEY PARK THS-FCRHA	0503 12 0002	1949	Townhouse	PROVIDENCE	Jefferson	108

APPENDIX B
RENTAL HOUSING DATA BY PROJECT NAME – SUBSIDIZED COMPLEXES
FAIRFAX COUNTY, VIRGINIA
JANUARY 2007

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	HUNTER MILL	Upper Potomac	140
LAKE ANNE FELLOWSHIP HOUSE 2	0172 01 0002	1976	Mid-Rise	HUNTER MILL	Upper Potomac	100
LOCKWOOD HOUSE	0514 01 0003A	1986	Low-Rise	MASON	Baileys	100
MORRIS GLEN-FCRHA	0911 12 J	1995	Low-Rise	LEE	Rose Hill	60
MT VERNON HOUSE	1023 01 0046C	1983	Low-Rise	MOUNT VERNON	Mount Vernon	130
MURRAYGATE VILLAGE-FCRHA	1012 06 0507A	1971	Low-Rise	LEE	Mount Vernon	200
OAK CREEK RENTAL THS	0481 22 0001	1981	Townhouse	PROVIDENCE	Fairfax	46
OLD MILL GARDENS-FCRHA	1092 01 0005A	1995	Low-Rise	MOUNT VERNON	Mount Vernon	48
ORRINGTON COURTS APT	0502 02 B1	1949	Low-Rise	PROVIDENCE	Jefferson	25
PARK RENTAL TH-FCRHA	0804 01 0030	1980	Townhouse	LEE	Springfield	24
PENDERBROOK APTS II-FCRHA	0463 01 0071D	1988	Low-Rise	PROVIDENCE	Fairfax	48
RAGAN OAKS-FCRHA	0463 01 0043B	1994	Low-Rise	SPRINGFIELD	Fairfax	51
RESTON TH-FCRHA	0171 01 0003E	1989	Townhouse	HUNTER MILL	Upper Potomac	30
ROBINSON SQ TH-FCRHA	0573 01 0011A	1982	Townhouse	BRADDOCK	Fairfax	46
ROSEDALE MANOR-FCRHA	0612 01 0086A	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	HUNTER MILL	Upper Potomac	234
STRAWBRIDGE SQ THS	0723 01 0040	1980	Low-Rise	MASON	Lincolnia	42
STRAWBRIDGE SQ THS	0723 01 0040	1980	Townhouse	MASON	Lincolnia	86
SUMMIT OAK TH-FCRHA	0772 01 0044A	1981	Townhouse	BRADDOCK	Pohick	50
SUNSET PARK APTS	0614 17 B	1962	Low-Rise	MASON	Baileys	90
TAVENNER LANE APTS-FCRHA	0924 01 0014	1996	Low-Rise	LEE	Mount Vernon	24
TYSONS LANDING	0392 01 0071	1981	Low-Rise	PROVIDENCE	McLean	40
TYSONS TOWERS	0293 01 0016	1976	Mid-Rise	HUNTER MILL	Vienna	274

APPENDIX B
RENTAL HOUSING DATA BY PROJECT NAME – SUBSIDIZED COMPLEXES
FAIRFAX COUNTY, VIRGINIA
JANUARY 2007

Project Name	Map Reference Number	Year Built	Structure Type	Supervisor District	Planning District	Total Units
WESLEY AGAPE HOUSE	0562 01 0051A	1999	Low-Rise	BRADDOCK	Fairfax	12
WEST FORD THS-FCRHA	1021 01 0062A	1984	Townhouse	MOUNT VERNON	Mount Vernon	59
WEST GLADE APTS-FCRHA	0164 05 0004	1974	Low-Rise	HUNTER MILL	Upper Potomac	50
WESTMINISTER OAKS TH	0984 01 0001A	1982	Townhouse	MOUNT VERNON	Pohick	50
WEXFORD MANOR APTS	0501 01 0023	1970	Low-Rise	PROVIDENCE	Jefferson	74
						4,992

Source: Fairfax County Department of Systems Management for Human Services, 2007

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 2007

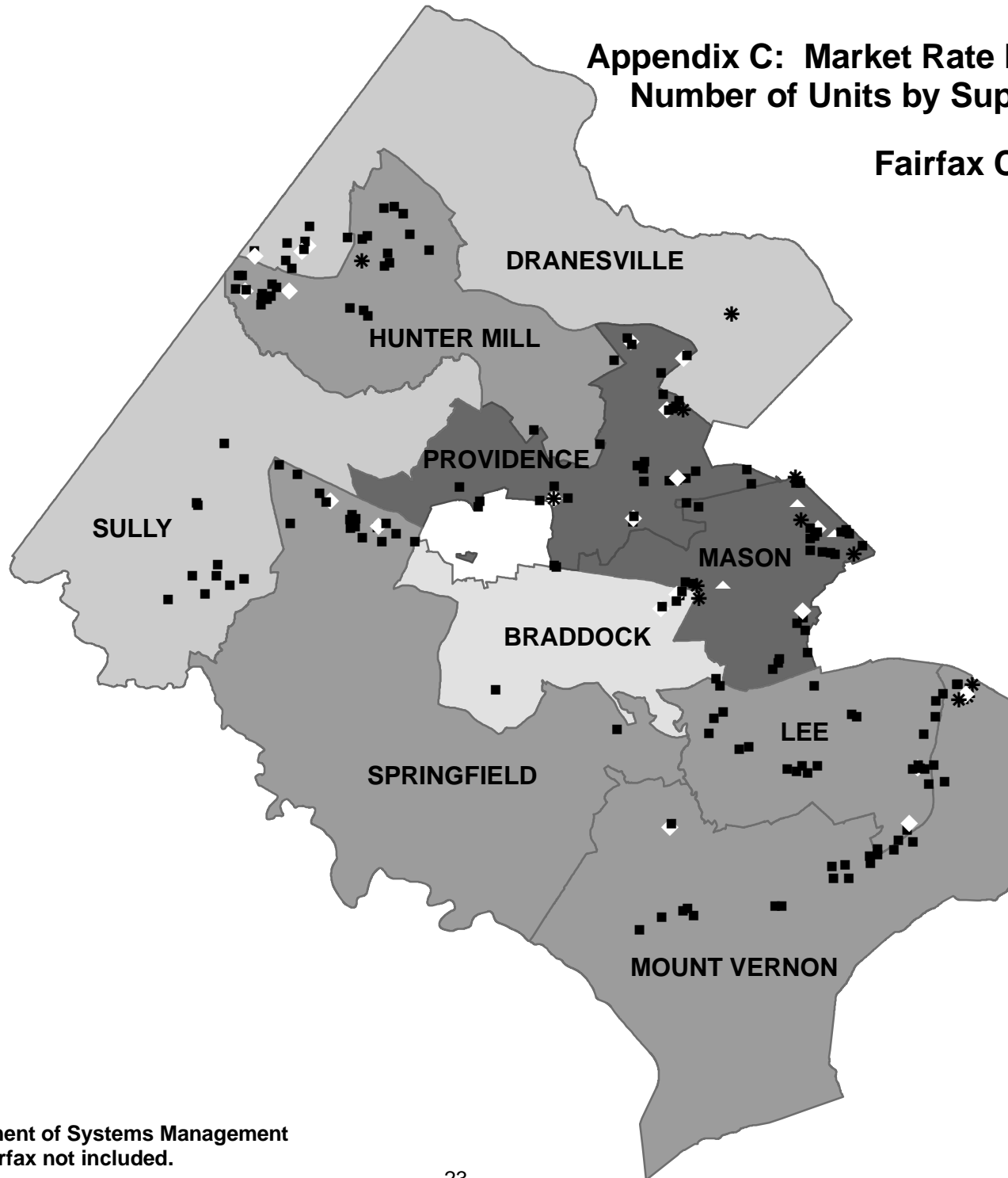


Apartment Type

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

**Supervisor District
Number of Units**

- Less than 3,000
- 3,001 - 6,000
- 6,001 - 9,000
- 9,001 - 10,324



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

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

Fairfax County, Virginia
January 2007

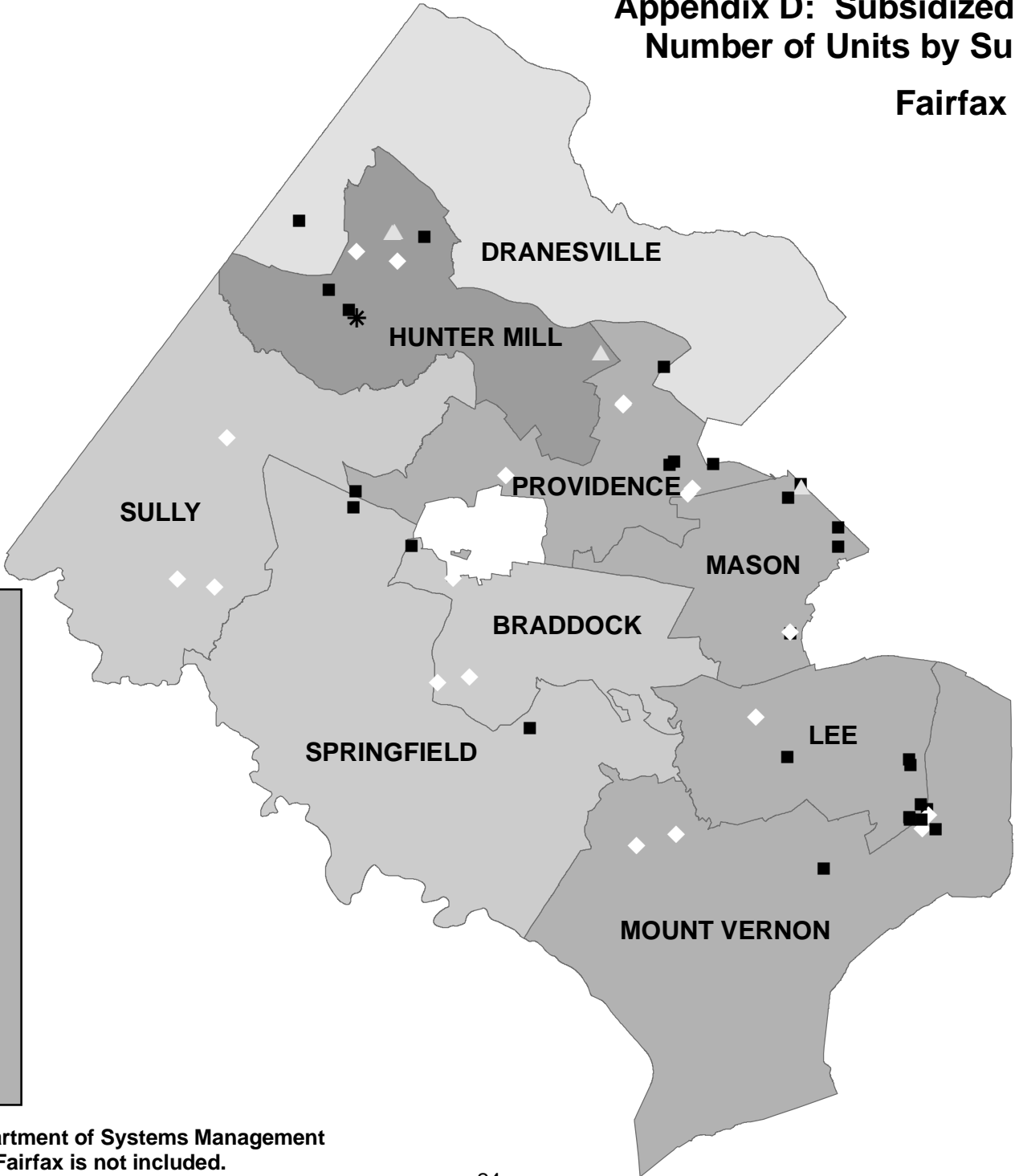


Apartment Type

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

**Supervisor District
Number of Units**

- Less than 300
- 301 - 600
- 601 - 900
- 901 - 1,352



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

