Fairfax County Board of Supervisors

Jeffrey C. McKay
Chairman

James R. Walkinshaw
Braddock District

Rodney L. Lusk
Lee District

Dalia A. Palchik
Providence District

John W. Foust
Dranesville District

Penelope A. Gross
Mason District

Pat Herrity
Springfield District

Walter L. Alcorn
Hunter Mill District

Daniel G. Storck
Mount Vernon District

Kathy L. Smith
Sully District

Bryan Hill
County Executive

Christina Jackson
Director
Department of Management and Budget
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I. Rental Housing Complex Analysis Summary

This report presents the results of the 2020 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 and operated market rate apartments. There were 1,950 WDUs and ADUs in January 2020. About 47 percent of these ADUs and WDUs were one-bedroom units and 34 percent were two-bedroom units.

Average monthly rent in the county for complexes without rent subsidies was $1,787 in 2020. This is $90 lower than that reported in 2019, representing a 4.8 percent negative change. The rents of these units are considered fair market rents. 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 $1,434 for studio/efficiency units to a high of $2,251 for three-bedroom units.

The vacancy rate for all rental complexes, those with and without subsidies, was estimated to be 5.5 percent in 2020. The 2020 vacancy rate was 0.5 percentage points lower than that in 2019 (6.0 percent).

Data from the 2020 Rental Housing Complex Analysis indicate that the total number of rental complex apartments and townhouses in Fairfax County was 83,077 units in January 2020. There were 1,576 more rental complex units in January 2020 than there were in January 2019, representing a 1.9 percent increase. Of the total units, 10,800 were located in subsidized complexes.

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 1,950 WDUs and ADUs in January 2020. About 47 percent of these ADUs and WDUs were one-bedroom units and 34 percent were two-bedroom units.

Average monthly rent in the county for complexes without rent subsidies was $1,787 in 2020. This is $90 lower than that reported in 2019, representing a 4.8 percent negative change. The rents of these units are considered fair market rents. 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 $1,434 for studio/efficiency units to a high of $2,251 for three-bedroom units.

The vacancy rate for all rental complexes, those with and without subsidies, was estimated to be 5.5 percent in 2020. The 2020 vacancy rate was 0.5 percentage points lower than that in 2019 (6.0 percent).

Data from the 2020 Rental Housing Complex Analysis indicate that the total number of rental complex apartments and townhouses in Fairfax County was 83,077 units in January 2020. There were 1,576 more rental complex units in January 2020 than there were in January 2019, representing a 1.9 percent increase. Of the total units, 10,800 were located in subsidized complexes.

1 Rental costs were reported for 99.5 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.

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, 2020 there were a total of 83,077 rental complex housing units in Fairfax County. There was an increase of 1,576 rental units on the market between January 2019 and January 2020. This equates to a 1.9 percent increase of rental complex units during 2019.

<table>
<thead>
<tr>
<th>Year</th>
<th>Units</th>
<th>Net Change</th>
<th>Percent Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>62,156</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>2007</td>
<td>62,182</td>
<td>26</td>
<td>0.0%</td>
</tr>
<tr>
<td>2008</td>
<td>64,316</td>
<td>2,134</td>
<td>3.4%</td>
</tr>
<tr>
<td>2009</td>
<td>65,571</td>
<td>1,255</td>
<td>2.0%</td>
</tr>
<tr>
<td>2010</td>
<td>66,327</td>
<td>756</td>
<td>1.2%</td>
</tr>
<tr>
<td>2011</td>
<td>67,485</td>
<td>1,158</td>
<td>1.7%</td>
</tr>
<tr>
<td>2012</td>
<td>68,396</td>
<td>911</td>
<td>1.3%</td>
</tr>
<tr>
<td>2013</td>
<td>69,547</td>
<td>1,151</td>
<td>1.7%</td>
</tr>
<tr>
<td>2014</td>
<td>71,670</td>
<td>2,123</td>
<td>3.1%</td>
</tr>
<tr>
<td>2015</td>
<td>74,091</td>
<td>2,421</td>
<td>3.4%</td>
</tr>
<tr>
<td>2016</td>
<td>77,403</td>
<td>3,312</td>
<td>4.5%</td>
</tr>
<tr>
<td>2017</td>
<td>79,638</td>
<td>2,235</td>
<td>2.9%</td>
</tr>
<tr>
<td>2018</td>
<td>79,521</td>
<td>-117</td>
<td>-0.1%</td>
</tr>
<tr>
<td>2019</td>
<td>81,501</td>
<td>1,980</td>
<td>2.5%</td>
</tr>
<tr>
<td>2020</td>
<td>83,077</td>
<td>1,576</td>
<td>1.9%</td>
</tr>
</tbody>
</table>

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 2020

<table>
<thead>
<tr>
<th>Year</th>
<th>Units</th>
<th>Vacancy Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>62,156</td>
<td>6.0%</td>
</tr>
<tr>
<td>2007</td>
<td>62,182</td>
<td>5.9%</td>
</tr>
<tr>
<td>2008</td>
<td>64,316</td>
<td>6.8%</td>
</tr>
<tr>
<td>2009</td>
<td>65,571</td>
<td>8.2%</td>
</tr>
<tr>
<td>2010</td>
<td>66,327</td>
<td>6.2%</td>
</tr>
<tr>
<td>2011</td>
<td>67,485</td>
<td>5.0%</td>
</tr>
<tr>
<td>2012</td>
<td>68,396</td>
<td>5.5%</td>
</tr>
<tr>
<td>2013</td>
<td>69,547</td>
<td>5.6%</td>
</tr>
<tr>
<td>2014</td>
<td>71,670</td>
<td>7.6%</td>
</tr>
<tr>
<td>2015</td>
<td>74,091</td>
<td>7.6%</td>
</tr>
<tr>
<td>2016</td>
<td>77,403</td>
<td>8.1%</td>
</tr>
<tr>
<td>2017</td>
<td>79,638</td>
<td>5.3%</td>
</tr>
<tr>
<td>2018</td>
<td>79,521</td>
<td>5.8%</td>
</tr>
<tr>
<td>2019</td>
<td>81,501</td>
<td>6.0%</td>
</tr>
<tr>
<td>2020</td>
<td>83,077</td>
<td>5.5%</td>
</tr>
</tbody>
</table>

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, 2020

<table>
<thead>
<tr>
<th>Age of Complex</th>
<th>Units</th>
<th>Vacancy Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 6 Years</td>
<td>12,522</td>
<td>9.9%</td>
</tr>
<tr>
<td>6 to 10 Years</td>
<td>4,408</td>
<td>4.3%</td>
</tr>
<tr>
<td>11 to 15 Years</td>
<td>5,275</td>
<td>4.6%</td>
</tr>
<tr>
<td>16 to 20 Years</td>
<td>6,800</td>
<td>3.0%</td>
</tr>
<tr>
<td>Over 20 Years</td>
<td>54,072</td>
<td>5.2%</td>
</tr>
<tr>
<td>Fairfax County</td>
<td>83,077</td>
<td>5.5%</td>
</tr>
</tbody>
</table>

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, 2020

<table>
<thead>
<tr>
<th>Planning District</th>
<th>Units</th>
<th>Vacancy Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annandale</td>
<td>4,005</td>
<td>3.7%</td>
</tr>
<tr>
<td>Baileys</td>
<td>5,880</td>
<td>4.5%</td>
</tr>
<tr>
<td>Bull Run</td>
<td>6,691</td>
<td>6.4%</td>
</tr>
<tr>
<td>Fairfax</td>
<td>8,283</td>
<td>5.7%</td>
</tr>
<tr>
<td>Jefferson</td>
<td>9,035</td>
<td>5.6%</td>
</tr>
<tr>
<td>Lincolnia</td>
<td>2,944</td>
<td>3.7%</td>
</tr>
<tr>
<td>Lower Potomac</td>
<td>2,443</td>
<td>4.9%</td>
</tr>
<tr>
<td>McLean</td>
<td>7,114</td>
<td>8.0%</td>
</tr>
<tr>
<td>Mount Vernon</td>
<td>11,213</td>
<td>4.9%</td>
</tr>
<tr>
<td>Pohick</td>
<td>954</td>
<td>5.5%</td>
</tr>
<tr>
<td>Rose Hill</td>
<td>2,610</td>
<td>4.9%</td>
</tr>
<tr>
<td>Springfield</td>
<td>1,730</td>
<td>1.5%</td>
</tr>
<tr>
<td>Upper Potomac</td>
<td>16,952</td>
<td>6.5%</td>
</tr>
<tr>
<td>Vienna</td>
<td>3,223</td>
<td>8.7%</td>
</tr>
<tr>
<td>Fairfax County</td>
<td>83,077</td>
<td>5.5%</td>
</tr>
</tbody>
</table>

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, 2020

<table>
<thead>
<tr>
<th>Supervisor District</th>
<th>Units</th>
<th>Vacancy Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Braddock</td>
<td>5,348</td>
<td>4.7%</td>
</tr>
<tr>
<td>Dranesville¹</td>
<td>7,041</td>
<td>4.6%</td>
</tr>
<tr>
<td>Hunter Mill²</td>
<td>11,138</td>
<td>7.6%</td>
</tr>
<tr>
<td>Lee</td>
<td>9,029</td>
<td>5.2%</td>
</tr>
<tr>
<td>Mason</td>
<td>12,043</td>
<td>3.8%</td>
</tr>
<tr>
<td>Mount Vernon</td>
<td>9,117</td>
<td>4.2%</td>
</tr>
<tr>
<td>Providence</td>
<td>19,681</td>
<td>6.7%</td>
</tr>
<tr>
<td>Springfield</td>
<td>4,869</td>
<td>7.1%</td>
</tr>
<tr>
<td>Sully</td>
<td>4,811</td>
<td>6.0%</td>
</tr>
<tr>
<td>Fairfax County</td>
<td>83,077</td>
<td>5.5%</td>
</tr>
</tbody>
</table>

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, 2020

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Units</th>
<th>Vacancy Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio/Efficiency</td>
<td>2,493</td>
<td>6.7%</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>30,110</td>
<td>5.5%</td>
</tr>
<tr>
<td>1 Bedroom/Den</td>
<td>4,647</td>
<td>5.5%</td>
</tr>
<tr>
<td>2 Bedrooms</td>
<td>34,403</td>
<td>5.6%</td>
</tr>
<tr>
<td>2 Bedrooms/Den</td>
<td>4,503</td>
<td>6.0%</td>
</tr>
<tr>
<td>3 Bedrooms</td>
<td>6,100</td>
<td>5.1%</td>
</tr>
<tr>
<td>3 Bedrooms/Den</td>
<td>516</td>
<td>4.7%</td>
</tr>
<tr>
<td>4 Bedrooms</td>
<td>305</td>
<td>2.0%</td>
</tr>
<tr>
<td>Fairfax County</td>
<td>83,077</td>
<td>5.5%</td>
</tr>
</tbody>
</table>

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, 2020

<table>
<thead>
<tr>
<th>Structure Type</th>
<th>Units</th>
<th>Vacancy Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low-Rise</td>
<td>58,368</td>
<td>4.9%</td>
</tr>
<tr>
<td>Mid-Rise</td>
<td>9,706</td>
<td>7.0%</td>
</tr>
<tr>
<td>High-Rise</td>
<td>11,531</td>
<td>9.1%</td>
</tr>
<tr>
<td>Townhouse</td>
<td>3,472</td>
<td>4.2%</td>
</tr>
<tr>
<td>Fairfax County</td>
<td>83,077</td>
<td>5.5%</td>
</tr>
</tbody>
</table>

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, 2007 to 2020

<table>
<thead>
<tr>
<th>Year</th>
<th>Average Monthly Rent</th>
<th>Percent Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>2007</td>
<td>$1,311</td>
<td>n/a¹</td>
</tr>
<tr>
<td>2008</td>
<td>$1,341</td>
<td>2.3%</td>
</tr>
<tr>
<td>2009</td>
<td>$1,375</td>
<td>2.5%</td>
</tr>
<tr>
<td>2010</td>
<td>$1,383</td>
<td>0.6%</td>
</tr>
<tr>
<td>2011</td>
<td>$1,433</td>
<td>3.6%</td>
</tr>
<tr>
<td>2012</td>
<td>$1,546²</td>
<td>7.9%¹</td>
</tr>
<tr>
<td>2013</td>
<td>$1,590</td>
<td>2.8%</td>
</tr>
<tr>
<td>2014</td>
<td>$1,640</td>
<td>3.1%</td>
</tr>
<tr>
<td>2015</td>
<td>$1,687</td>
<td>2.9%</td>
</tr>
<tr>
<td>2016</td>
<td>$1,750</td>
<td>3.7%</td>
</tr>
<tr>
<td>2017</td>
<td>$1,788</td>
<td>2.2%</td>
</tr>
<tr>
<td>2018</td>
<td>$1,798</td>
<td>0.6%</td>
</tr>
<tr>
<td>2019</td>
<td>$1,877</td>
<td>4.4%</td>
</tr>
<tr>
<td>2020</td>
<td>$1,787</td>
<td>-4.8%</td>
</tr>
</tbody>
</table>

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, 2019 and 2020

<table>
<thead>
<tr>
<th>Age of Complex</th>
<th>2019</th>
<th>2020</th>
<th>Percent Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than One Year</td>
<td>$2,736</td>
<td>$2,466</td>
<td>-9.9%</td>
</tr>
<tr>
<td>1 to 5 Years</td>
<td>$2,321</td>
<td>$2,158</td>
<td>-7.0%</td>
</tr>
<tr>
<td>6 to 10 Years</td>
<td>$2,076</td>
<td>$1,949</td>
<td>-6.1%</td>
</tr>
<tr>
<td>11 to 15 Years</td>
<td>$2,001</td>
<td>$1,977</td>
<td>-1.2%</td>
</tr>
<tr>
<td>16 to 20 Years</td>
<td>$1,911</td>
<td>$1,838</td>
<td>-3.8%</td>
</tr>
<tr>
<td>Over 20 Years</td>
<td>$1,710</td>
<td>$1,645</td>
<td>-3.8%</td>
</tr>
<tr>
<td>Fairfax County</td>
<td>$1,877</td>
<td>$1,787</td>
<td>-4.8%</td>
</tr>
</tbody>
</table>

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, 2020

<table>
<thead>
<tr>
<th>Planning District</th>
<th>Units</th>
<th>Average Monthly Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annandale</td>
<td>4,005</td>
<td>$1,643</td>
</tr>
<tr>
<td>Baileys</td>
<td>5,880</td>
<td>$1,643</td>
</tr>
<tr>
<td>Bull Run</td>
<td>6,691</td>
<td>$1,704</td>
</tr>
<tr>
<td>Fairfax</td>
<td>8,283</td>
<td>$1,763</td>
</tr>
<tr>
<td>Jefferson</td>
<td>9,035</td>
<td>$1,790</td>
</tr>
<tr>
<td>Lincolnia</td>
<td>2,944</td>
<td>$1,785</td>
</tr>
<tr>
<td>Lower Potomac</td>
<td>2,443</td>
<td>$1,662</td>
</tr>
<tr>
<td>McLean</td>
<td>7,114</td>
<td>$2,192</td>
</tr>
<tr>
<td>Mount Vernon</td>
<td>11,213</td>
<td>$1,545</td>
</tr>
<tr>
<td>Pohick</td>
<td>954</td>
<td>$1,822</td>
</tr>
<tr>
<td>Rose Hill</td>
<td>2,610</td>
<td>$1,832</td>
</tr>
<tr>
<td>Springfield</td>
<td>1,730</td>
<td>$1,673</td>
</tr>
<tr>
<td>Upper Potomac</td>
<td>16,952</td>
<td>$1,892</td>
</tr>
<tr>
<td>Vienna</td>
<td>3,223</td>
<td>$1,794</td>
</tr>
<tr>
<td>Fairfax County</td>
<td>83,077</td>
<td>$1,787</td>
</tr>
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</table>

Source: Fairfax County Department of Management and Budget.

**Note:** Figures do not include units leased by individual owners. Rental costs were reported for 99.5 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, 2020

<table>
<thead>
<tr>
<th>Supervisor District</th>
<th>Units</th>
<th>Average Monthly Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Braddock</td>
<td>5,348</td>
<td>$1,727</td>
</tr>
<tr>
<td>Dranesville(^1)</td>
<td>7,041</td>
<td>$1,816</td>
</tr>
<tr>
<td>Hunter Mill(^2)</td>
<td>11,138</td>
<td>$1,917</td>
</tr>
<tr>
<td>Lee</td>
<td>9,029</td>
<td>$1,636</td>
</tr>
<tr>
<td>Mason</td>
<td>12,043</td>
<td>$1,702</td>
</tr>
<tr>
<td>Mount Vernon</td>
<td>9,117</td>
<td>$1,603</td>
</tr>
<tr>
<td>Providence</td>
<td>19,681</td>
<td>$1,933</td>
</tr>
<tr>
<td>Springfield</td>
<td>4,869</td>
<td>$1,723</td>
</tr>
<tr>
<td>Sully</td>
<td>4,811</td>
<td>$1,755</td>
</tr>
<tr>
<td>Fairfax County</td>
<td>83,077</td>
<td>$1,787</td>
</tr>
</tbody>
</table>

Source: Fairfax County Department of Management and Budget.

**Note:** Figures do not include units leased by individual owners. Rental costs were reported for 99.5 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, 2019 and 2020

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Average Rent</th>
<th>Percent Change</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2019</td>
<td>2020</td>
</tr>
<tr>
<td>Studio/Efficiency</td>
<td>$1,513</td>
<td>$1,434</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>$1,675</td>
<td>$1,583</td>
</tr>
<tr>
<td>1 Bedroom/Den</td>
<td>$1,758</td>
<td>$1,688</td>
</tr>
<tr>
<td>2 Bedrooms</td>
<td>$1,996</td>
<td>$1,909</td>
</tr>
<tr>
<td>2 Bedrooms/Den</td>
<td>$2,061</td>
<td>$1,958</td>
</tr>
<tr>
<td>3 Bedrooms</td>
<td>$2,329</td>
<td>$2,251</td>
</tr>
<tr>
<td>3 Bedrooms/Den</td>
<td>$2,262</td>
<td>$2,187</td>
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<tr>
<td>4 Bedrooms</td>
<td>$2,311</td>
<td>$2,111</td>
</tr>
<tr>
<td>Fairfax County</td>
<td>$1,877</td>
<td>$1,787</td>
</tr>
</tbody>
</table>

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, 2019 and 2020

<table>
<thead>
<tr>
<th>Structure Type</th>
<th>Average Rent</th>
<th>Percent Change</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2019</td>
<td>2020</td>
</tr>
<tr>
<td>Low-Rise</td>
<td>$1,754</td>
<td>$1,688</td>
</tr>
<tr>
<td>Mid-Rise</td>
<td>$2,159</td>
<td>$1,988</td>
</tr>
<tr>
<td>High-Rise</td>
<td>$2,192</td>
<td>$2,023</td>
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<tr>
<td>Townhouse</td>
<td>$2,141</td>
<td>$2,066</td>
</tr>
<tr>
<td>Fairfax County</td>
<td>$1,877</td>
<td>$1,787</td>
</tr>
</tbody>
</table>

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, 2020

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Units</th>
<th>Average Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio/Efficiency</td>
<td>2,493</td>
<td>549</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>30,110</td>
<td>736</td>
</tr>
<tr>
<td>1 Bedroom/Den</td>
<td>4,647</td>
<td>873</td>
</tr>
<tr>
<td>2 Bedrooms</td>
<td>34,403</td>
<td>1,023</td>
</tr>
<tr>
<td>2 Bedrooms/Den</td>
<td>4,503</td>
<td>1,123</td>
</tr>
<tr>
<td>3 Bedrooms</td>
<td>6,100</td>
<td>1,231</td>
</tr>
<tr>
<td>3 Bedrooms/Den</td>
<td>516</td>
<td>1,341</td>
</tr>
<tr>
<td>4 Bedrooms</td>
<td>305</td>
<td>1,226</td>
</tr>
<tr>
<td>Fairfax County</td>
<td>83,077</td>
<td>920</td>
</tr>
</tbody>
</table>

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, 2020

<table>
<thead>
<tr>
<th>Structure Type</th>
<th>Units</th>
<th>Average Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low-Rise</td>
<td>58,343</td>
<td>915</td>
</tr>
<tr>
<td>Mid-Rise</td>
<td>9,706</td>
<td>868</td>
</tr>
<tr>
<td>High-Rise</td>
<td>11,531</td>
<td>913</td>
</tr>
<tr>
<td>Townhouse</td>
<td>3,472</td>
<td>1,176</td>
</tr>
<tr>
<td>Fairfax County</td>
<td>83,077</td>
<td>920</td>
</tr>
</tbody>
</table>

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>
<thead>
<tr>
<th>Age of Complex</th>
<th>Units</th>
<th>Average Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 6 Years</td>
<td>12,522</td>
<td>913</td>
</tr>
<tr>
<td>6 to 10 Years</td>
<td>4,408</td>
<td>904</td>
</tr>
<tr>
<td>11 to 15 Years</td>
<td>5,275</td>
<td>956</td>
</tr>
<tr>
<td>16 to 20 Years</td>
<td>6,800</td>
<td>1,026</td>
</tr>
<tr>
<td>Over 20 Years</td>
<td>54,072</td>
<td>906</td>
</tr>
<tr>
<td>Fairfax County</td>
<td>83,077</td>
<td>920</td>
</tr>
</tbody>
</table>

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 2020**

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Map Reference Number</th>
<th>Year Built</th>
<th>Structure Type</th>
<th>Supervisor District</th>
<th>Planning District</th>
<th>Total Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>2243 HUNTINGTON AV</td>
<td>0831 08 0080A</td>
<td>1950</td>
<td>Low-Rise</td>
<td>MOUNT VERNON</td>
<td>MOUNT VERNON</td>
<td>11</td>
</tr>
<tr>
<td>8 APTS</td>
<td>0502 01 0040</td>
<td>1958</td>
<td>Low-Rise</td>
<td>PROVIDENCE</td>
<td>JEFFERSON</td>
<td>8</td>
</tr>
<tr>
<td>ABBOTTS RUN</td>
<td>1004 01 0002</td>
<td>1988</td>
<td>Low-Rise</td>
<td>MOUNT VERNON</td>
<td>MOUNT VERNON</td>
<td>248</td>
</tr>
<tr>
<td>ADAIRE APARTMENTS</td>
<td>0293 35 C</td>
<td>2015</td>
<td>High-Rise</td>
<td>PROVIDENCE</td>
<td>MCLEAN</td>
<td>400</td>
</tr>
<tr>
<td>ADARA HERNDON</td>
<td>0163 11 0003</td>
<td>2000</td>
<td>Low-Rise</td>
<td>DRANESVILLE</td>
<td>UPPER POTOMAC</td>
<td>392</td>
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<tr>
<td>ALISTER FALLS CHURCH APTS</td>
<td>0401 01 0044A</td>
<td>1966</td>
<td>Low-Rise</td>
<td>PROVIDENCE</td>
<td>JEFFERSON</td>
<td>176</td>
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<tr>
<td>AMBERLEIGH APARTMENTS</td>
<td>0494 01 0057B</td>
<td>1968</td>
<td>Low-Rise</td>
<td>PROVIDENCE</td>
<td>FAIRFAX</td>
<td>481</td>
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<tr>
<td>AMBERLEIGH APARTMENTS</td>
<td>0494 01 0057B</td>
<td>1968</td>
<td>Townhouse</td>
<td>PROVIDENCE</td>
<td>FAIRFAX</td>
<td>270</td>
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<td>APERTURE APARTMENTS</td>
<td>0174 19 A</td>
<td>2017</td>
<td>Mid-Rise</td>
<td>HUNTER MILL</td>
<td>UPPER POTOMAC</td>
<td>421</td>
</tr>
<tr>
<td>ARBOR PARK NORTH</td>
<td>0721 01 0044A</td>
<td>1966</td>
<td>Low-Rise</td>
<td>MASON</td>
<td>LINCOLNIA</td>
<td>241</td>
</tr>
<tr>
<td>ARBOR PARK NORTH</td>
<td>0721 01 0044A</td>
<td>1966</td>
<td>Townhouse</td>
<td>MASON</td>
<td>LINCOLNIA</td>
<td>170</td>
</tr>
<tr>
<td>ARBOR PARK SOUTH</td>
<td>0721 01 0044</td>
<td>1965</td>
<td>Low-Rise</td>
<td>MASON</td>
<td>LINCOLNIA</td>
<td>258</td>
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<tr>
<td>ARBOR PARK SOUTH</td>
<td>0721 01 0044</td>
<td>1965</td>
<td>Townhouse</td>
<td>MASON</td>
<td>LINCOLNIA</td>
<td>182</td>
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<td>ARBOR TERRACE AT HERNDON</td>
<td>0063 01 0011</td>
<td>2006</td>
<td>Low-Rise</td>
<td>DRANESVILLE</td>
<td>UPPER POTOMAC</td>
<td>80</td>
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<tr>
<td>ARBORS @ FAIR LAKES</td>
<td>0561 08 0002A</td>
<td>1987</td>
<td>Low-Rise</td>
<td>SPRINGFIELD</td>
<td>BULL RUN</td>
<td>282</td>
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<td>ARROWOOD PARC</td>
<td>0383 01 0049</td>
<td>1966</td>
<td>Low-Rise</td>
<td>HUNTER MILL</td>
<td>VIENNA</td>
<td>300</td>
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<td>ASHFORD MEADOWS</td>
<td>0251 01 0003J</td>
<td>1997</td>
<td>Low-Rise</td>
<td>HUNTER MILL</td>
<td>UPPER POTOMAC</td>
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<td>Low-Rise</td>
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<td>UPPER POTOMAC</td>
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<td>Low-Rise</td>
<td>DRANESVILLE</td>
<td>UPPER POTOMAC</td>
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</tr>
<tr>
<td>ASSEMBLY DULLES (POINT DULLES)</td>
<td>0154 01 0022E</td>
<td>2000</td>
<td>Low-Rise</td>
<td>DRANESVILLE</td>
<td>UPPER POTOMAC</td>
<td>236</td>
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<tr>
<td>ASSEMBLY DULLES (POINT DULLES)</td>
<td>0154 01 0022E</td>
<td>2000</td>
<td>Townhouse</td>
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<td>ASSEMBLY HERNDON</td>
<td>0163 01 0023B</td>
<td>1990</td>
<td>Low-Rise</td>
<td>HUNTER MILL</td>
<td>UPPER POTOMAC</td>
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<tr>
<td>AVALON @ PARK CREST</td>
<td>0294 07 E</td>
<td>2012</td>
<td>Mid-Rise</td>
<td>PROVIDENCE</td>
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<td>354</td>
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<td>AVALON MOSAIC APTS</td>
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<td>Mid-Rise</td>
<td>PROVIDENCE</td>
<td>JEFFERSON</td>
<td>531</td>
</tr>
</tbody>
</table>
### APPENDIX A

**MARKET RATE RENTAL HOUSING DATA BY PROJECT NAME**  
**FAIRFAX COUNTY, VIRGINIA**  
**JANUARY 2020**

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Map Reference Number</th>
<th>Year Built</th>
<th>Structure Type</th>
<th>Supervisor District</th>
<th>Planning District</th>
<th>Total Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>AVALON RESTON LANDING</td>
<td>0171 12 0008</td>
<td>1999</td>
<td>Low-Rise</td>
<td>HUNTER MILL</td>
<td>UPPER POTOMAC</td>
<td>403</td>
</tr>
<tr>
<td>AVALON TYSONS CORNER GARDENS</td>
<td>0294 07 B</td>
<td>1997</td>
<td>Low-Rise</td>
<td>PROVIDENCE</td>
<td>MCLEAN</td>
<td>384</td>
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<tr>
<td>AVALON TYSONS CORNER THS</td>
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<td>1997</td>
<td>Townhouse</td>
<td>PROVIDENCE</td>
<td>MCLEAN</td>
<td>174</td>
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<td>2014</td>
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<td>BAILEY HOUSE</td>
<td>0612 01 0070</td>
<td>1965</td>
<td>Mid-Rise</td>
<td>MASON</td>
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<tr>
<td>BAILEYS CROSSING APTS</td>
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<td>MOUNT VERNON</td>
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<td>1966</td>
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<td>LEE</td>
<td>MOUNT VERNON</td>
<td>506</td>
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<td>BEACON HILL APT II</td>
<td>0922 01 0016E</td>
<td>1973</td>
<td>Low-Rise</td>
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<td>MOUNT VERNON</td>
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<td>BELL FAIR OAKS APTS</td>
<td>0561 01 0015A</td>
<td>1989</td>
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<td>Low-Rise</td>
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<td>MOUNT VERNON</td>
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<td>BELVOIR SQUARE APARTMENTS</td>
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<td>Mid-Rise</td>
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<td>BENT TREE APTS</td>
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<td>BENT TREE APTS</td>
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<td>SULLY</td>
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<td>164</td>
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<td>BERKDALE APTS</td>
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<td>Low-Rise</td>
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<tr>
<td>BREN MAR APTS</td>
<td>0811 01 0007B</td>
<td>1960</td>
<td>Low-Rise</td>
<td>MASON</td>
<td>LINCOLNIA</td>
<td>134</td>
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<td>BURKESHERIE COMMONS</td>
<td>0772 01 0060A</td>
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<td>Low-Rise</td>
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<td>POHICK</td>
<td>360</td>
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<td>CAMDEN @ DULLES STATION APTS</td>
<td>0154 05 0007A1</td>
<td>2007</td>
<td>Low-Rise</td>
<td>DRANESVILLE</td>
<td>UPPER POTOMAC</td>
<td>382</td>
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<tr>
<td>CAMDEN @ FAIRFAX CORNER-MANOR</td>
<td>0562 01 0075A</td>
<td>2005</td>
<td>Low-Rise</td>
<td>BRADDOCK</td>
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<td>203</td>
</tr>
<tr>
<td>CAMDEN @ FAIRFAX CORNER-MANOR</td>
<td>0562 01 0075A</td>
<td>2005</td>
<td>Townhouse</td>
<td>BRADDOCK</td>
<td>FAIRFAX</td>
<td>22</td>
</tr>
<tr>
<td>CAMDEN @ FFX CRNR-COURTYARD</td>
<td>0561 01 0047E</td>
<td>2006</td>
<td>Low-Rise</td>
<td>BRADDOCK</td>
<td>FAIRFAX</td>
<td>248</td>
</tr>
<tr>
<td>CAMDEN @ FFX CRNR-COURTYARD</td>
<td>0561 01 0047E</td>
<td>2006</td>
<td>Townhouse</td>
<td>BRADDOCK</td>
<td>FAIRFAX</td>
<td>10</td>
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</tbody>
</table>
## APPENDIX A
### MARKET RATE RENTAL HOUSING DATA BY PROJECT NAME
#### FAIRFAX COUNTY, VIRGINIA
##### JANUARY 2020

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Map Reference Number</th>
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## APPENDIX A

### MARKET RATE RENTAL HOUSING DATA BY PROJECT NAME

#### FAIRFAX COUNTY, VIRGINIA

#### JANUARY 2020

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## APPENDIX A

**MARKET RATE RENTAL HOUSING DATA BY PROJECT NAME**

**FAIRFAX COUNTY, VIRGINIA**

**JANUARY 2020**

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<th>Structure Type</th>
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# APPENDIX A

## MARKET RATE RENTAL HOUSING DATA BY PROJECT NAME

### FAIRFAX COUNTY, VIRGINIA

#### JANUARY 2020

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<th>Year Built</th>
<th>Structure Type</th>
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<th>Planning District</th>
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## APPENDIX A
### MARKET RATE RENTAL HOUSING DATA BY PROJECT NAME
#### FAIRFAX COUNTY, VIRGINIA
#### JANUARY 2020

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## APPENDIX A

### MARKET RATE RENTAL HOUSING DATA BY PROJECT NAME

**FAIRFAX COUNTY, VIRGINIA**  
**JANUARY 2020**

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<tr>
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<th>Map Reference Number</th>
<th>Year Built</th>
<th>Structure Type</th>
<th>Supervisor District</th>
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## APPENDIX A

### MARKET RATE RENTAL HOUSING DATA BY PROJECT NAME

#### FAIRFAX COUNTY, VIRGINIA

#### JANUARY 2020

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Source: Fairfax County Department of Management and Budget, 2020

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

**SUBSIDIZED RENTAL HOUSING DATA BY PROJECT NAME**

**FAIRFAX COUNTY, VIRGINIA**

**JANUARY 2020**

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<th>Structure Type</th>
<th>Supervisor District</th>
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# APPENDIX B

**SUBSIDIZED RENTAL HOUSING DATA BY PROJECT NAME**  
**FAIRFAX COUNTY, VIRGINIA**  
**JANUARY 2020**

<table>
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<tr>
<th>Project Name</th>
<th>Map Reference Number</th>
<th>Year Built</th>
<th>Structure Type</th>
<th>Supervisor District</th>
<th>Planning District</th>
<th>Total Units</th>
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# APPENDIX B

**SUBSIDIZED RENTAL HOUSING DATA BY PROJECT NAME**

**FAIRFAX COUNTY, VIRGINIA**

**JANUARY 2020**

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<td>WESTFORD 2 THS-FCRHA</td>
<td>1021 01 0055A</td>
<td>1984</td>
<td>Townhouse</td>
<td>MOUNT VERNON</td>
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<td>WESTFORD 3 THS-FCRHA</td>
<td>1021 01 0062A</td>
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<td>WESTGATE APTS LP</td>
<td>0344 06 0075</td>
<td>2001</td>
<td>Low-Rise</td>
<td>SULLY</td>
<td>BULL RUN</td>
<td>360</td>
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<td>WESTMINISTER OAKS TH</td>
<td>0984 01 0001A</td>
<td>1982</td>
<td>Townhouse</td>
<td>MOUNT VERNON</td>
<td>POHICK</td>
<td>50</td>
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<td>WEXFORD MANOR APTS A 38 UNITS</td>
<td>0501 30 0001</td>
<td>1970</td>
<td>Low-Rise</td>
<td>PROVIDENCE</td>
<td>JEFFERSON</td>
<td>38</td>
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<tr>
<td>WEXFORD MANOR APTS B 36 UNITS</td>
<td>0501 30 0002</td>
<td>1970</td>
<td>Low-Rise</td>
<td>PROVIDENCE</td>
<td>JEFFERSON</td>
<td>36</td>
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<td><strong>Total</strong></td>
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<td></td>
<td></td>
<td><strong>10,800</strong></td>
</tr>
</tbody>
</table>
Source: Fairfax County Department of Management and Budget, 2020

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 2020

Type of Structure
- Low-Rise
- Mid-Rise
- High-Rise
- Townhouse

Number of Units
- 3,920 - 6,999
- 7,000 - 9,999
- 10,000 - 19,081

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 2020

Type of Structure
- Low-Rise
- Mid-Rise
- High-Rise
- Townhouse

Number of Units
- 151 - 599
- 600 - 1,199
- 1,200 - 2,924

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 2020

Fairfax County Vacancy Rate
5.8%

Average Rent (Dollars)
- 1,545 - 1,699
- 1,700 - 1,839
- 1,840 - 2,192

Source: Fairfax County Department of Management and Budget.
City of Fairfax not included.
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https://www.fairfaxcounty.gov/demographics/