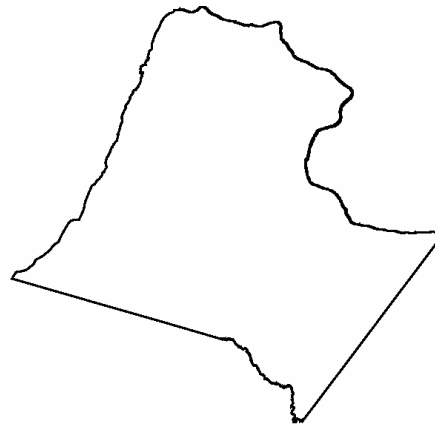


2013 Fiscal Impact Committee Guidelines

***Demographic, Economic, and Fiscal
Assumptions and Forecasts***



**Loudoun County Board of Supervisors
Fiscal Impact Committee
Loudoun County, Virginia
February 2014**

Fiscal Impact Committee

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County of Loudoun
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2013 Fiscal Impact Committee Guidelines

Executive Summary

The Fiscal Impact Committee's *2013 Guidelines* reflects the review and analysis of forecasts for residential and nonresidential development in Loudoun County through 2040. Fundamental changes in this year's *Guidelines* include some new categories for residential and nonresidential development. By adding these categories, forecasts can better reflect different characteristics, such as in the number of people per household.

While developing these forecasts, the Committee considered current market conditions and the long-run supply of land, based on current planning and zoning. A limited amount of redevelopment also was included. The annual number of residential permits is highest in the near-term (4,675 annually), declining to 250 permits per year primarily on land in the Rural Policy Area prior to 2040. This forecast includes development of nearly all of the single-family detached and attached (townhouse) supply in the suburban and transition policy areas by the mid-2020s. Multi-family supply would be fully developed by the late 2030s. Nonresidential permitting is expected to become stronger over the next few years, increasing to a peak at 3.7 million square feet in 2018 and 2019 with the arrival of Metrorail's Silver Line.

For the residential forecast, the factors for household sizes and vacancy rates are based on an analysis of the characteristics of development that occurred between 2000 and 2010. Most of the factors for school age children per household are also based on this analysis; an analysis by the Loudoun County Public Schools was used for single-family detached units. New categories are introduced for multi-family and single-family detached units to better capture variations resulting from differences in demographic characteristics and location. Forecasted multi-family units are divided into two categories: "attached" (such as garden style apartments) and "stacked" (such as two-over-twos). Stacked units, which often are larger and can function like townhouses, have higher household sizes and a greater number of school aged children per household. For single-family detached development, the new categories are "rural" (development in the four most rural planning subareas, Rt. 15 North, Northwest, Rt. 15 South, and Southwest) and "suburban" (the six other planning subareas, including Rt. 7 West). In contrast to the "rural" category, the "suburban" category has higher household sizes and school aged children per household, and lower vacancy rates. Group quarters also are now tracked.

For the nonresidential forecast, the *2013 Guidelines* introduces a category for data centers, which are large facilities with a low number of employees. Other categories continue to use employees per 1,000 SF factors from the prior *Guidelines*. A revised nonresidential vacancy rate forecast is presented on an annual basis through 2020, and then longer-term expectations are shown in five-year increments thereafter.

Assessment actuals for 2013 are provided for developed land in the residential and nonresidential appendices, and for undeveloped land in Appendix C.

The intermediate scenario shown in the *2013 Fiscal Impact Committee Guidelines* will form the basis for the forecasts submitted to the Metropolitan Washington Council of Governments (MWCOCG) as part of the Round 8.3 regional demographic update. The figures provide a visual depiction of the intermediate scenario.

2013 Fiscal Impact Committee Guidelines

Residential Category Definitions

Single-Family Detached (SFD): A dwelling that is not attached to any other dwelling by any means. This category includes accessory dwelling units and mobile homes. The distinction between suburban SFDs and Rural SFDs is made based on which planning subarea the unit is in (see Planning Subarea map). **Suburban:** SFD factors apply to the Potomac, Sterling, Ashburn, Dulles, Leesburg, and Route 7 West planning subareas. Route 7 West is included because the majority of its population resides in incorporated towns. **Rural:** SFD factors apply to the Northwest, Rt. 15 North, Rt. 15 South, and Southwest planning subareas.

Single-Family Attached (SFA): Dwelling units in a variety of attached configurations, including townhomes, duplexes, triplexes, and quadraplexes, where each unit has their own ground floor external entrance.

Multi-Family (MF): A building containing multiple dwelling units. **Multi-Family Attached (MFA):** Commonly referred to as “garden style,” “mid-rise,” and “high-rise” condominiums/apartments. A group of dwelling units contained within a building, where each dwelling unit in the building generally consists of a single floor or level, and each unit is accessed by one or more common entrances leading directly from the outdoors at ground level, except that a ground floor dwelling unit may have its own ground floor external entrance. **Multi-Family Stacked (MFST):** Commonly referred to as “stacked townhomes”, “one-over-twos”, and “two-over-twos.” A grouping of dwelling units where each unit within the grouping has its own ground floor entrance or shares a ground floor entrance with only an adjacent unit. At least one dwelling unit within the grouping contains 2 or more stories and is situated over or under another dwelling unit.

Group Quarters (GQ): A Group Quarter (GQ) is a place where people live in a group living arrangement. Examples include nursing homes, congregate care, college dormitories, homeless shelters, and detention centers. Note: Independent-living age-restricted units are not considered group quarters. They are classified under the typical housing types of SFD, SFA, and MF.

2013 Fiscal Impact Committee Guidelines

Nonresidential Category Definitions

Office: Any building that will provide office space or serve an administrative function for public or local government use. This category often includes buildings that contain a small amount of street access retail without mixed-use or special zoning. **High Density:** Five or more stories. **Low Density:** One to four stories.

Flex/Industrial: Buildings adapted for a combination of uses such as light manufacturing/assemblage, warehousing, distribution and maintenance facilities, which often include some associated office space.

Data Center: Facilities that store, manage, and process digital data and are used to house computer and network systems, infrastructure performance monitoring systems, electrical power and cooling equipment, internet-related equipment and services, and data communications connections.

Retail: Any building to be used for retail commercial purposes, including shopping centers, shopping malls, restaurants, theaters, car dealerships, banks, gas/convenience stations, car wash and automobile services.

Other: This category includes public facilities such as schools, libraries and courts. Also includes: churches, funeral homes, childcare centers, self-storage units, and other miscellaneous non-residential buildings. Hotels, universities, hospitals and stand-alone recreation facilities are in this category.

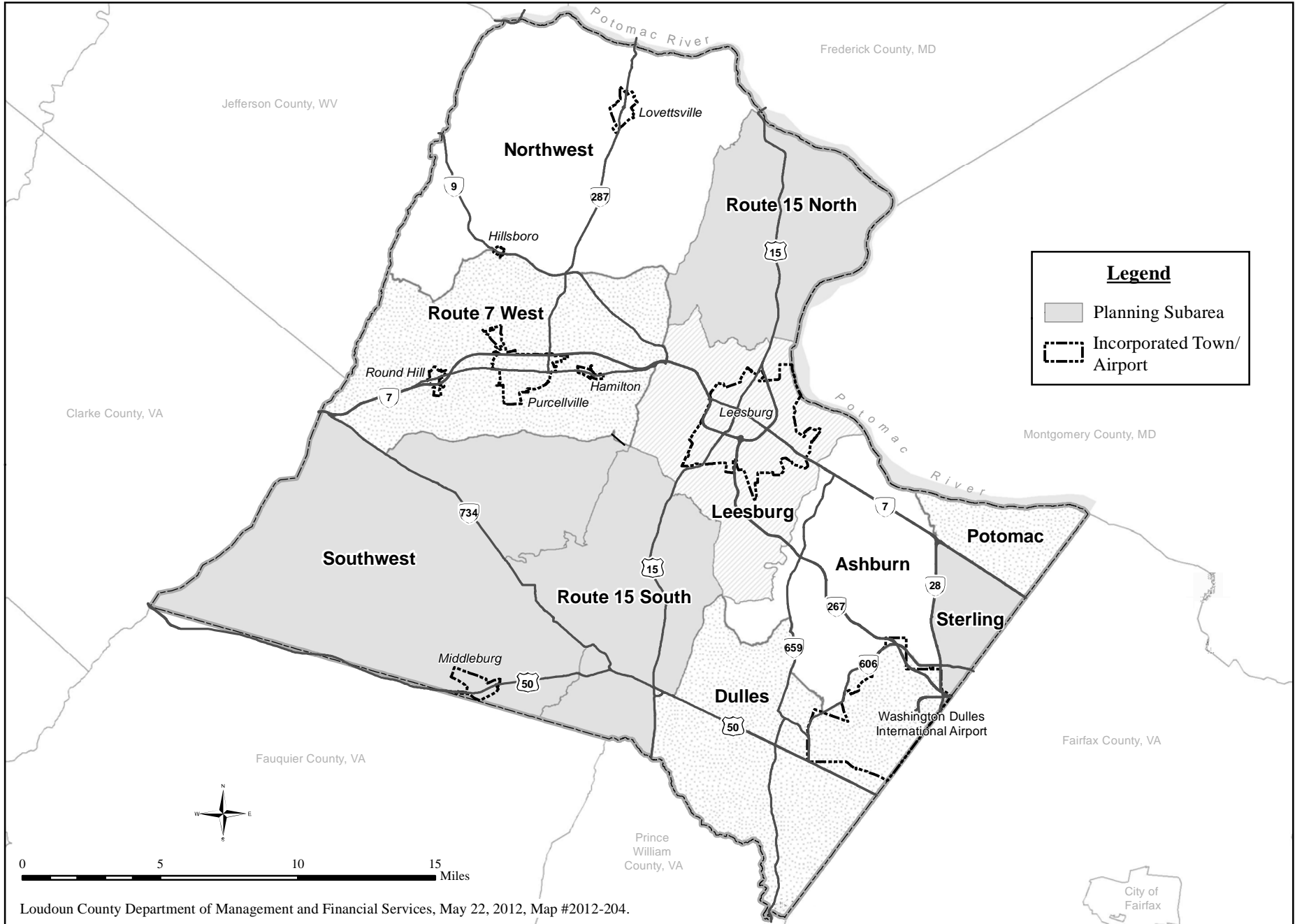
Some tables in Appendix B also include additional categories that help provide perspective on the past development of the county:

Heavy Industrial: To date, this category includes quarry operations. Heavy industrial structures also could include power plants, refineries and large manufacturing complexes.

Other Public: This category reflects the contribution of governmental facilities to the total amount of development, as opposed to **Other Non-Public**. This distinction segregates the impact of new governmental construction, which is largely driven by population growth and does not generate tax revenues.

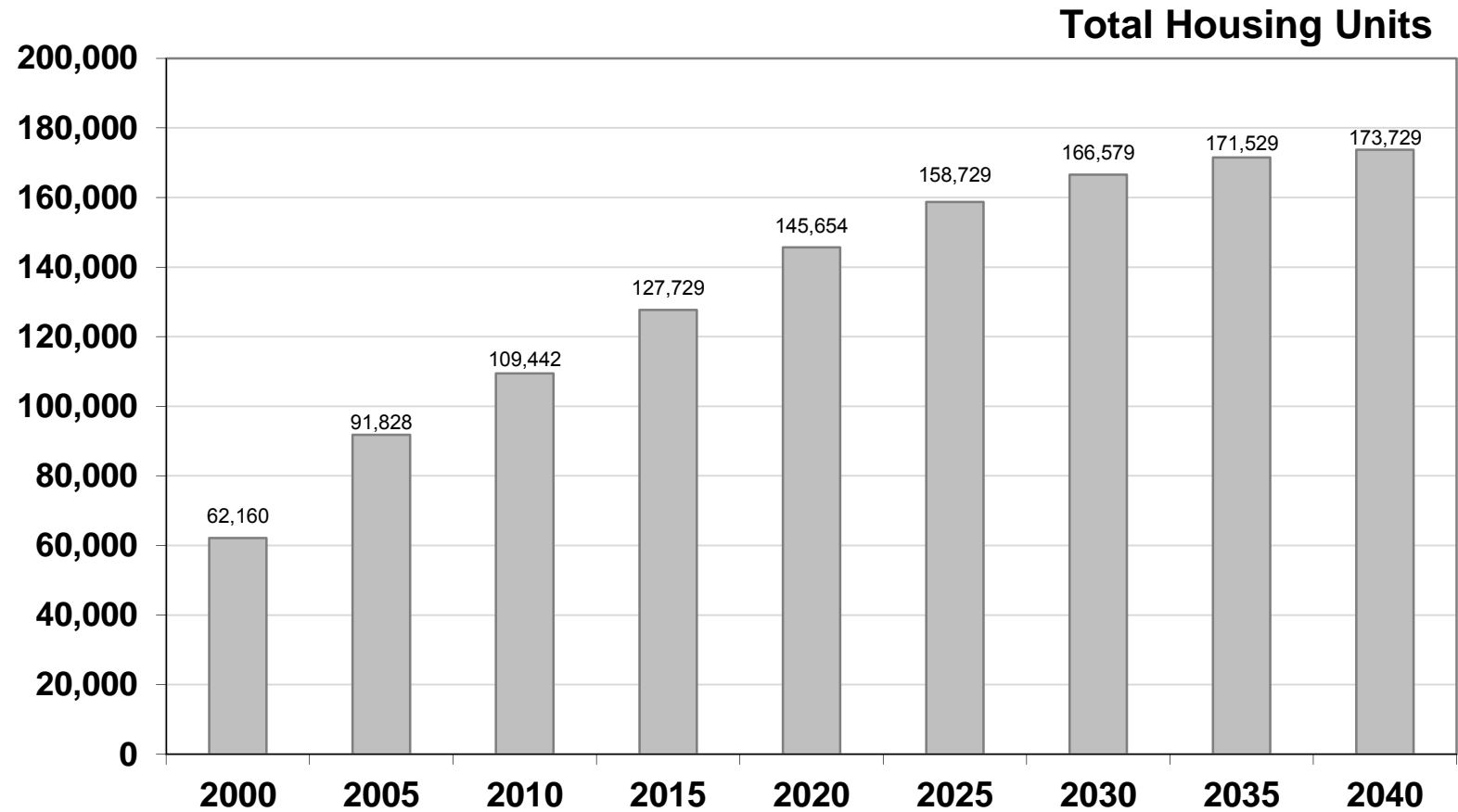
Structured Parking: This category reflects the contribution of parking garages to the total amount of development. Parking structures themselves lead to minimal amounts of new employment.

Planning Subareas Loudoun County



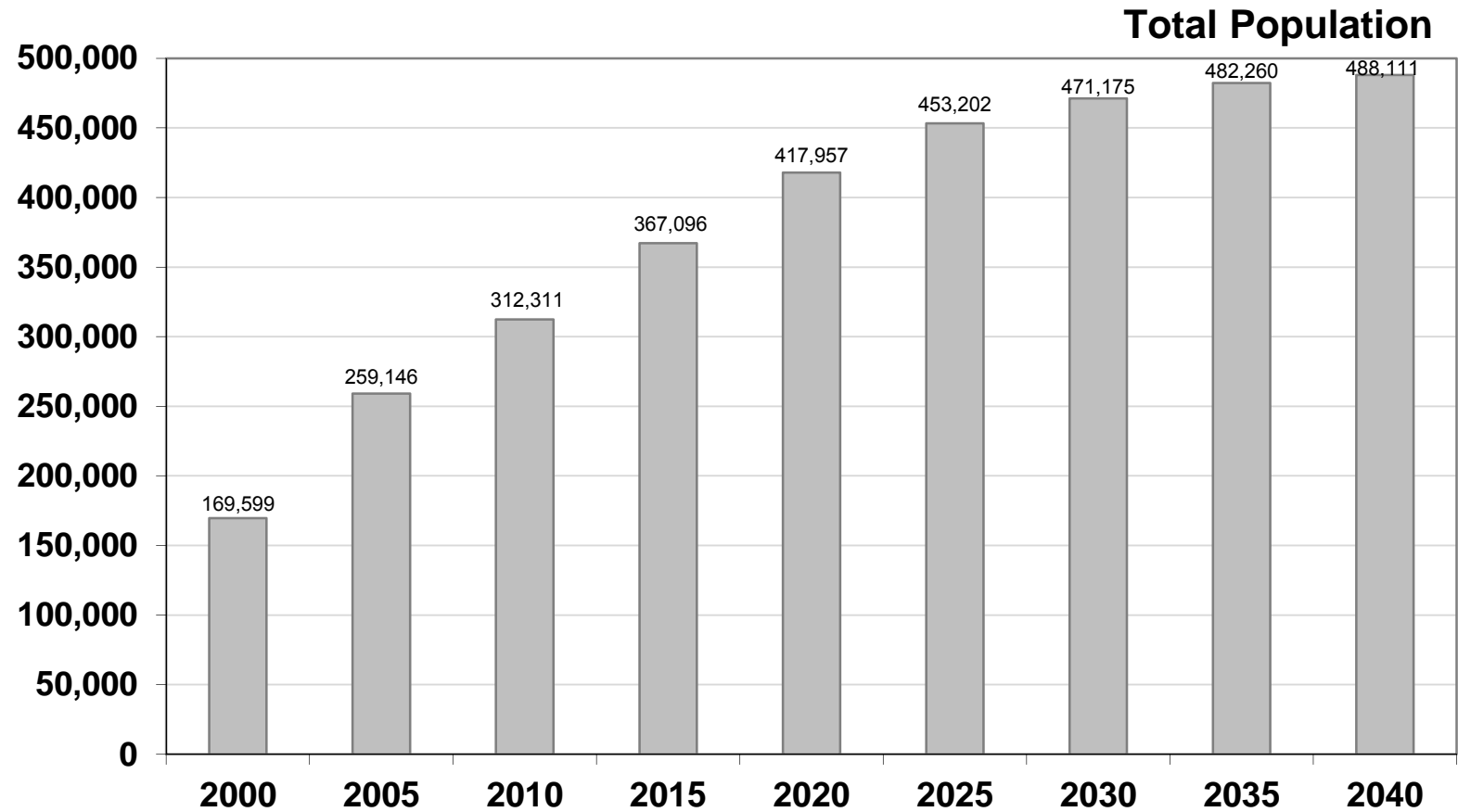
Forecasted Housing Units

2013 Fiscal Impact Committee, Intermediate Scenario



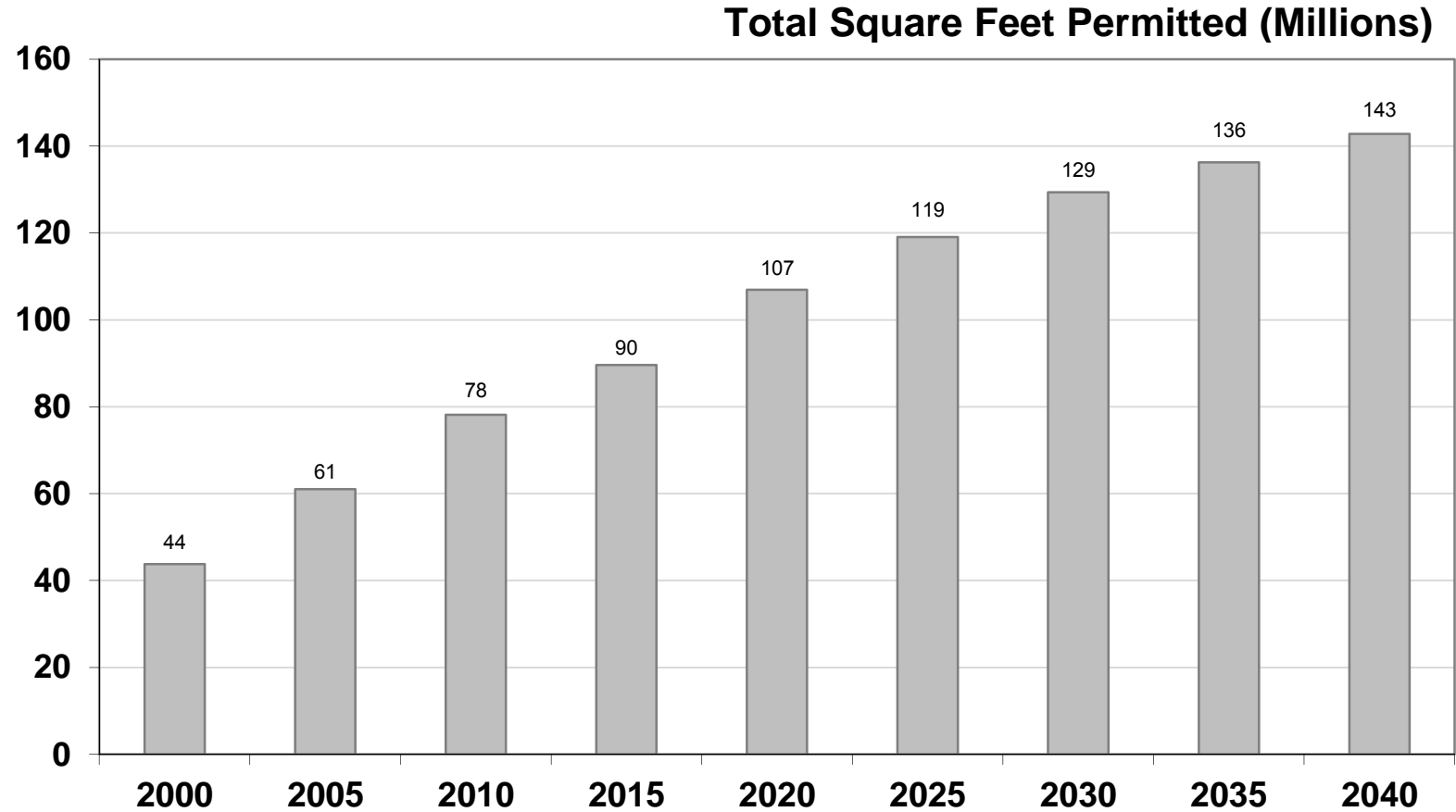
Forecasted Population

2013 Fiscal Impact Committee, Intermediate Scenario



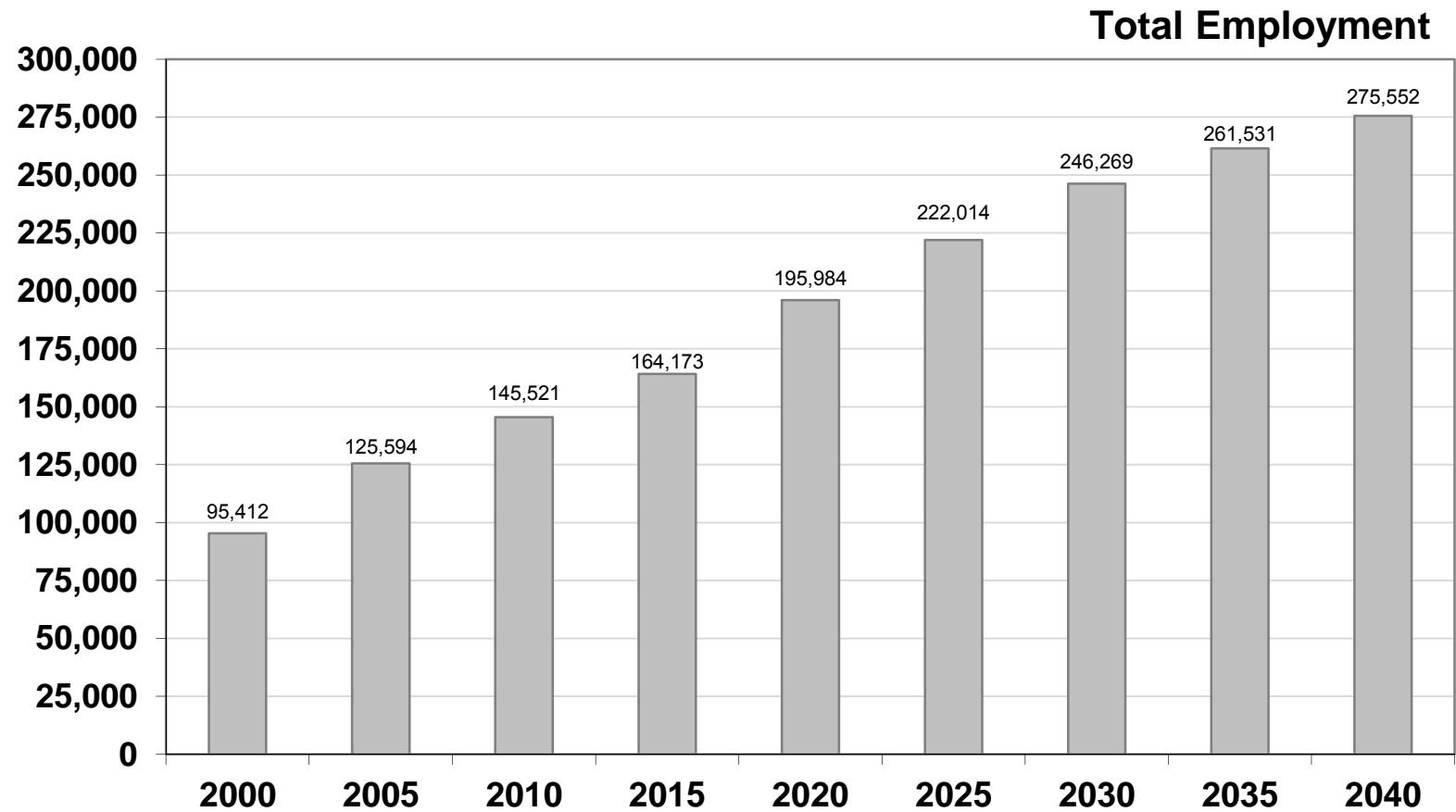
Forecasted Nonresidential Square Feet

2013 Fiscal Impact Committee, Intermediate Scenario



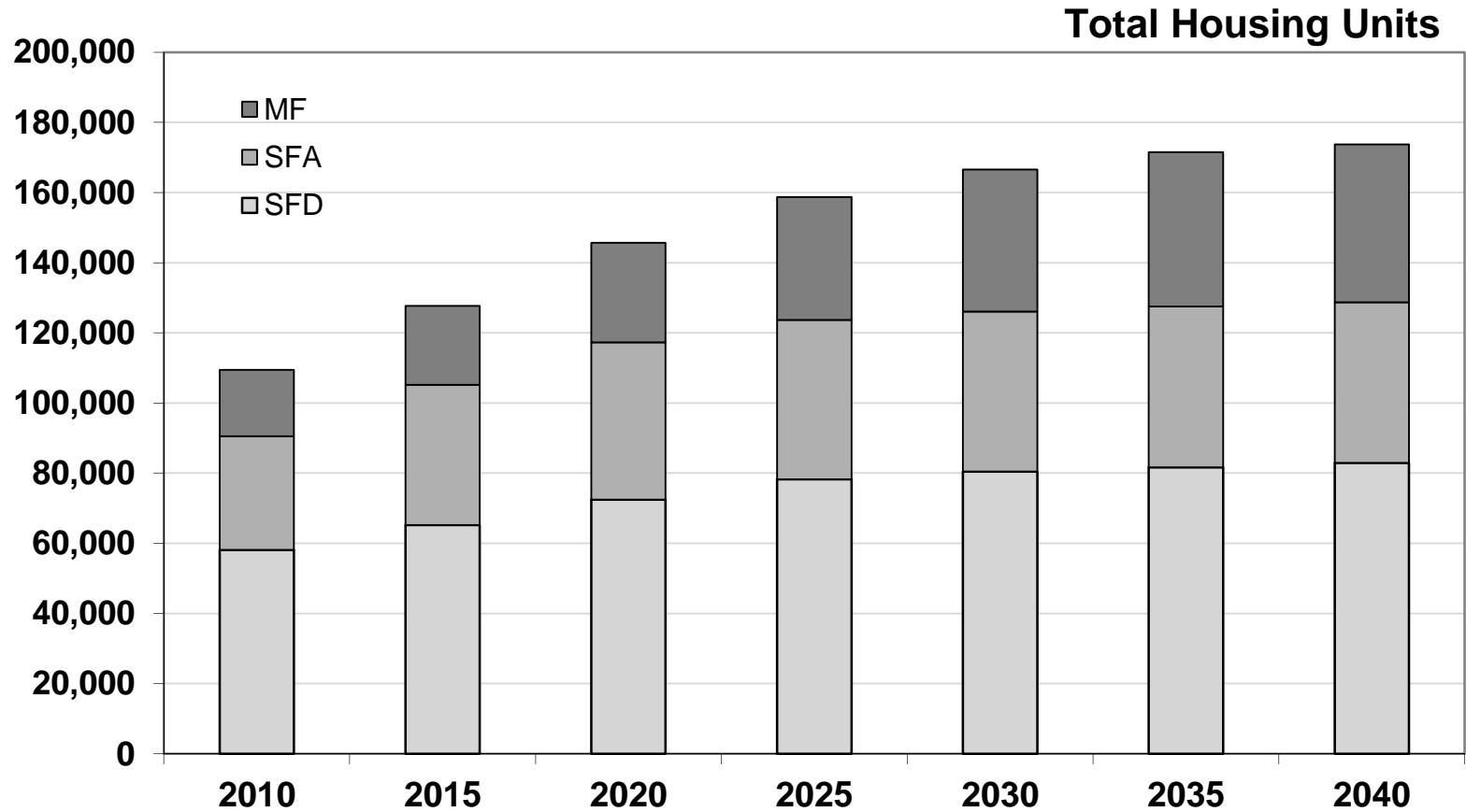
Forecasted Employment

2013 Fiscal Impact Committee, Intermediate Scenario



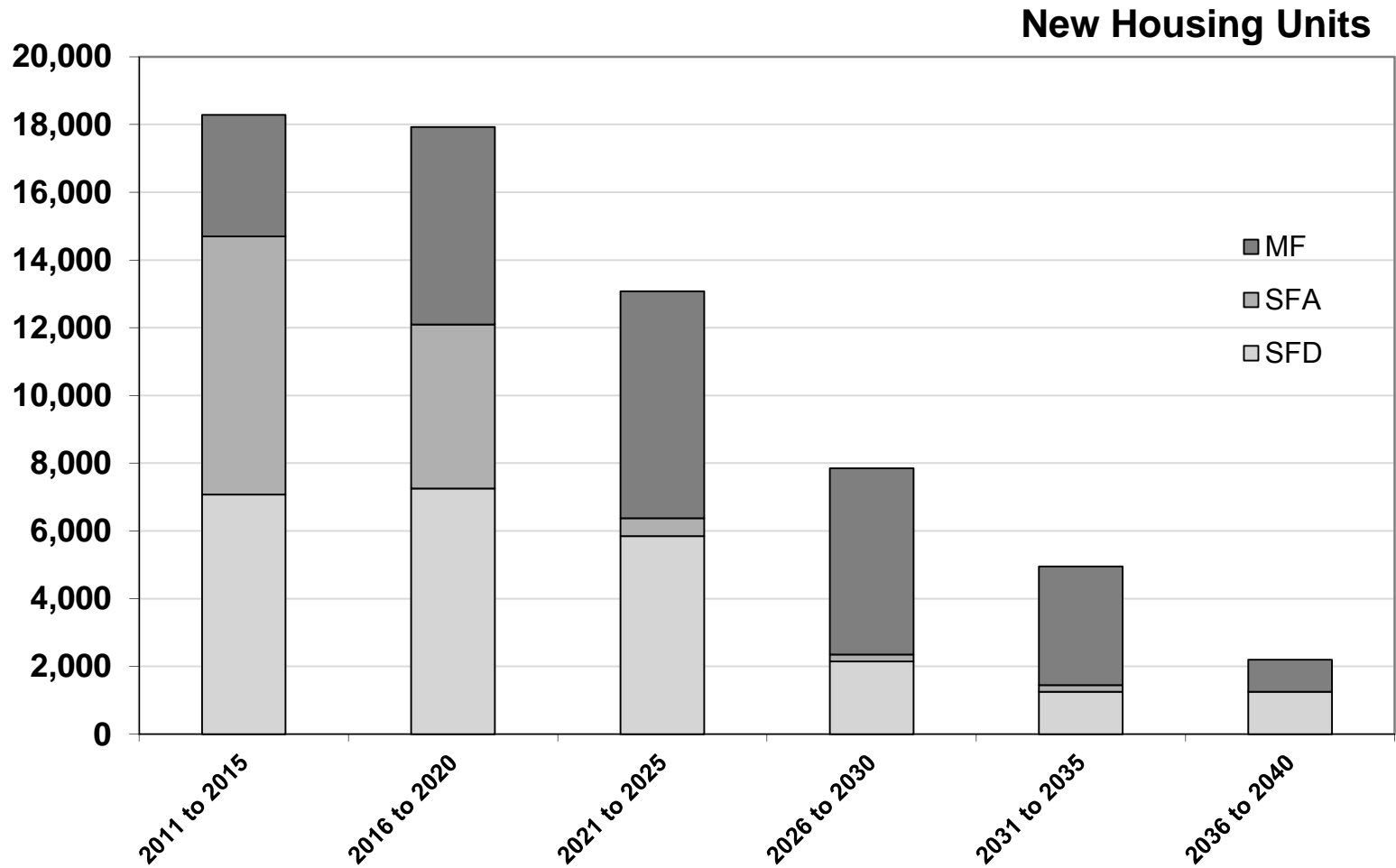
Forecasted Housing Units by Type

2013 Fiscal Impact Committee, Intermediate Scenario



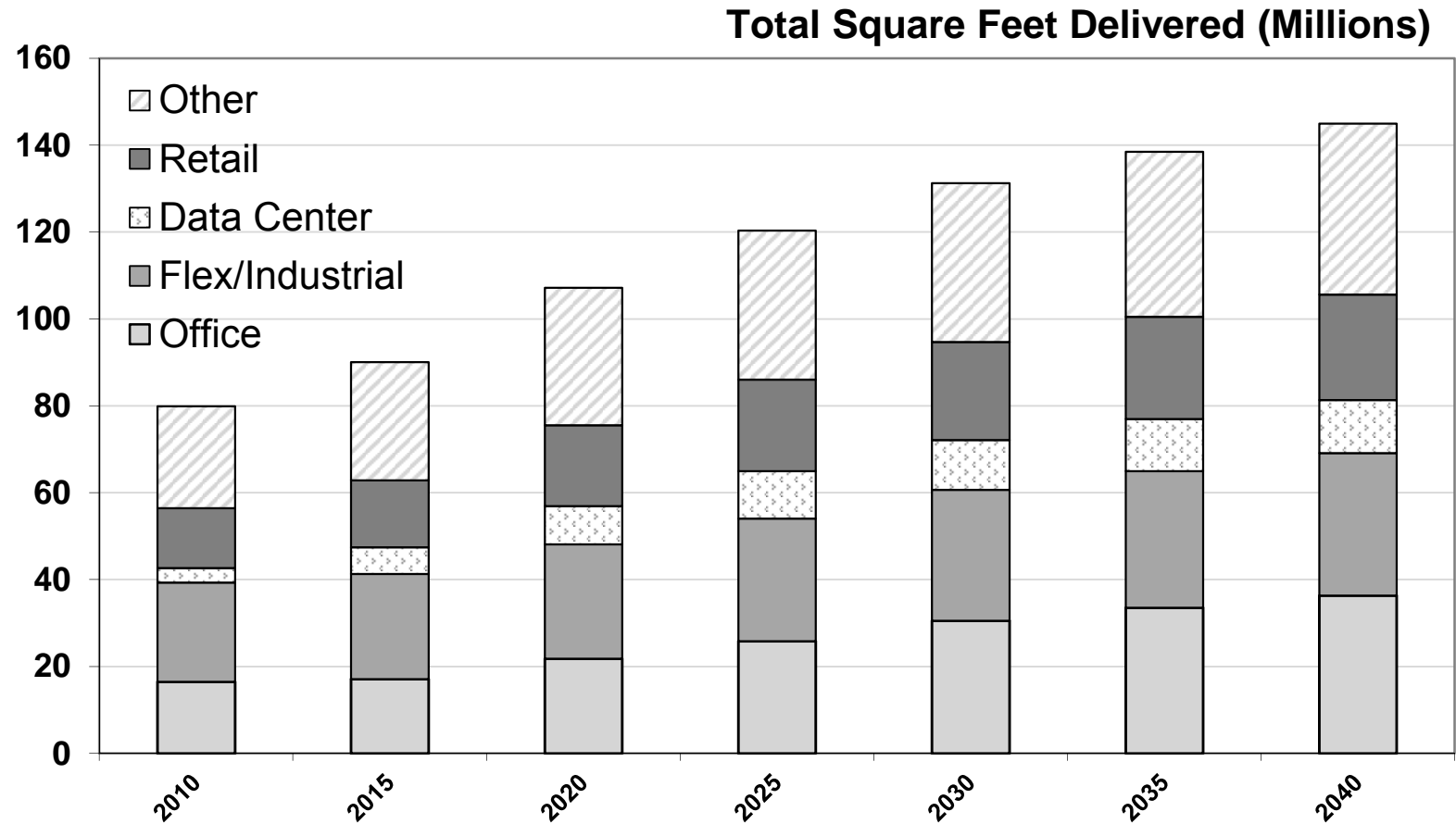
Forecasted New Housing Units by Type

2013 Fiscal Impact Committee, Intermediate Scenario



Forecasted Nonresidential Square Feet by Type

2013 Fiscal Impact Committee, Intermediate Scenario



Forecasted New Nonresidential Square Feet by Type

2013 Fiscal Impact Committee, Intermediate Scenario

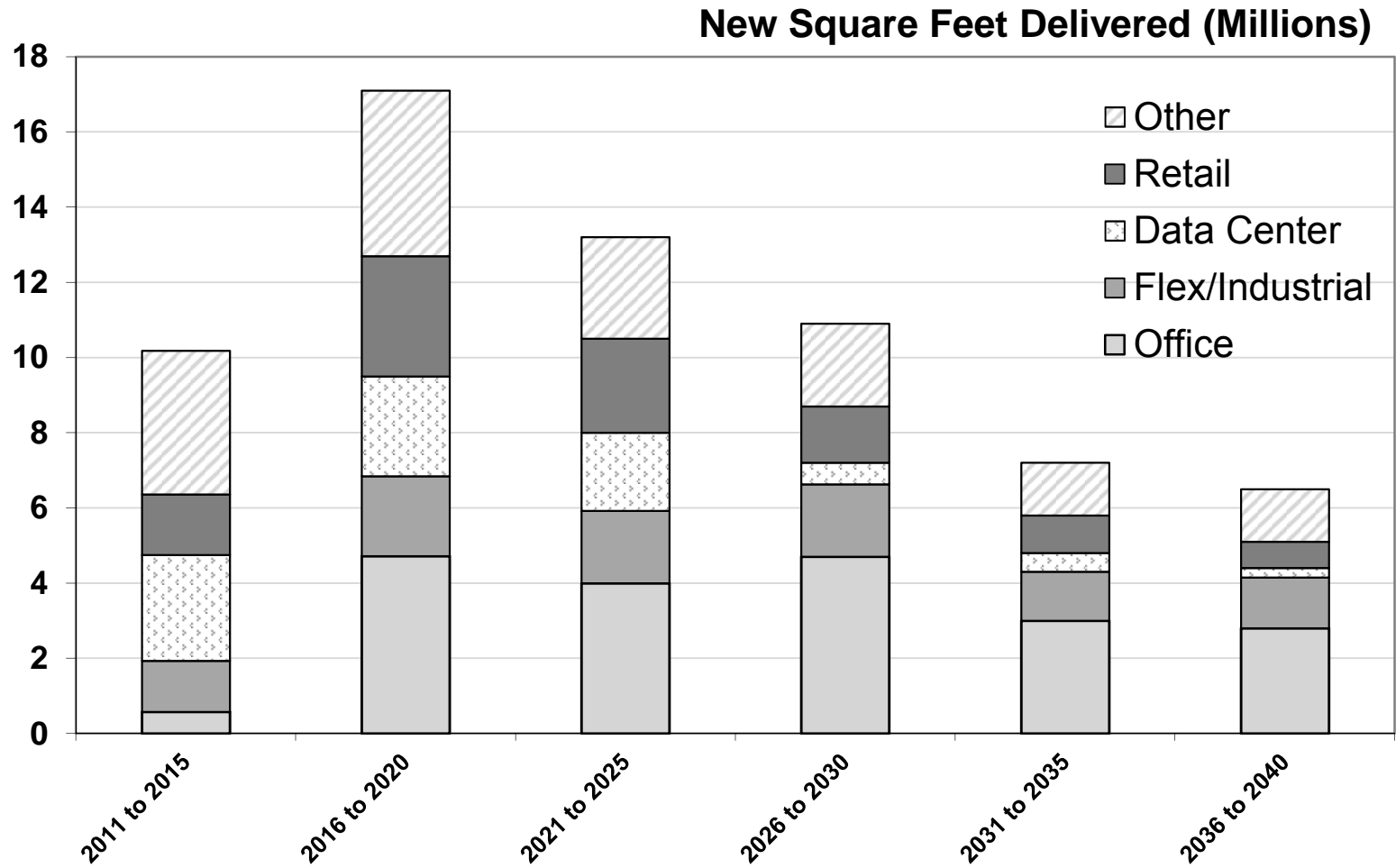


Table of Contents

Table 1.	Summary of Approved Inputs and Assumptions Demographic and Economic	1	Table 4(a).	Countywide Residential Forecasts: Intermediate Scenario Loudoun County, Virginia	6
Table 2.	Summary of Approved Inputs and Assumptions Revenues	4	Table 4(b).	Countywide Employment Forecasts: Intermediate Scenario Loudoun County, Virginia.....	6
Table 3.	Summary of Approved Input and Assumptions Expenditures	5	Table 5.	Intermediate Forecast by Planning Subarea	7

Appendix A: Residential Analysis

Table A-1.	Housing Units Baseline by Planning Subarea, 2010
Table A-2(a).	Residential Use of Building Permits Issued by Planning Subarea
Table A-2(b).	Residential Distribution Within Planning Subareas of Building Permits Issued
Table A-2(c).	Residential Countywide Distribution of Building Permits Issued
Table A-3.	Residential Housing Units by Planning Subarea
Table A-4.	Forecasts of Building Permits by Residential Use
Table A-5(a).	New Housing Units Vacancy Rate Assumptions
Table A-5(b).	New Residential Household Size Assumptions
Table A-6(a).	Distribution of Future Housing Unit Growth by Planning Subarea (Intermediate Scenario)
Table A-6(b).	New Residential Units by Planning Subarea (Intermediate Scenario)
Table A-6(c).	Cumulative Residential Units by Planning Subarea (Intermediate Scenario)
Table A-7.	Value of New Residential Units, 2013

Appendix B: Nonresidential Analysis

Table B-1(a).	Nonresidential Permitted Cumulative Square Footage Trend
Table B-1(b).	Annual Permitted Nonresidential Square Feet
Table B-1(c).	Distribution of Nonresidential Square Feet Permitted
Table B-2.	Nonresidential Vacancy Trend
Table B-3.	Employees per Thousand Square Feet Assumptions
Table B-4.	Major Approved Office, Flex, Industrial, and Mixed-Use Vacant Land (>20 acres), 2012
Table B-5.	Forecasts of Nonresidential Square Feet
Table B-6.	New Nonresidential Delivered Square Footage Forecasts
Table B-7.	Vacancy Rate Assumptions
Table B-8.	Average Value of Commercial Property by Type, 2013

Appendix C: Analysis of Other Demographic and Economic Factors

Table C-1.	September Public School Enrollment Trends
Table C-2.	Personal and Per Capita Income Analysis
Table C-3(a).	Land Values, 2013: Vacant Residential, Commercial, and Industrial Land
Table C-3(b).	Land Values, 2013: Agricultural Land, Parcels 20 Acres and Larger

Approved Assumptions and Forecasts

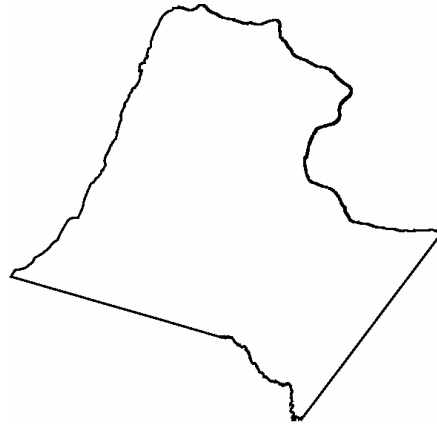


Table 1.
Summary of Approved Inputs and Assumptions
Demographic and Economic

Variable	Approved Inputs		Variable	Approved Inputs	
	2013	Source/Comments		2013	Source/Comments
<i>Residential Components</i>					
Single-Family Detached			Multi-family		
Number of Units	n/a	Table A-3	Number of Units	n/a	Table A-3
Household Size (New Units)			Household Size (New Units)		
Suburban	3.78	Table A-5(b)	Attached	1.97	Table A-5(b)
Rural	3.39	Table A-5(b)	Stacked	2.20	Table A-5(b)
School Age Children/New Household			School Age Children/New Household		
Suburban	0.86	FIC, 12/12/13	Attached	0.23	FIC, 12/12/13
Rural	0.86	FIC, 12/12/13	Stacked	0.30	FIC, 12/12/13
Long-Run Vacancy Rate (New Units)			Long-Run Vacancy Rate (New Units)		
Suburban	2.0%	Table A-5(a)	Attached	7.0%	Table A-5(a)
Rural	5.0%	Table A-5(a)	Stacked	5.6%	Table A-5(a)
Long-Run Property Appreciation Factor (beyond inflation)	0.3%	FIC, 12/12/13	Long-Run Property Appreciation Factor (beyond inflation)	0.3%	FIC, 12/12/13
Property Value (New Units, less than 1 acre)	\$602,121	Table A-7	Property Value (New Condo Units)		
			Condo (Garden)	\$218,718	Table A-7
			Condo (Stacked)	\$302,900	Table A-7
Single-Family Attached					
Number of Units	n/a				
Household Size (New Units)	2.88	Table A-5(b)			
School Age Children/New Household	0.54	FIC, 12/12/13			
Long-Run Vacancy Rate (New Units)	3.0%	Table A-5(a)			
Long-Run Property Appreciation Factor (beyond inflation)	0.3%	FIC, 12/12/13			
Property Value (New Units)	\$375,296	Table A-7			

Table 1.
Summary of Approved Inputs and Assumptions
Demographic and Economic

Variable	Approved Inputs 2013	Source/Comments	Variable	Approved Inputs 2013	Source/Comments
<i>Nonresidential Components</i>					
High Density Office			Other		
Square Feet Existing (000s)	1,936,534	cumulative, June 2013	Square Feet Existing (000s)	24,861,614	cumulative, June 2013
Employees per 1,000 sq. ft.	3.40	Table B-3	Employees per 1,000 sq. ft.	1.19	Table B-3
Long-Run Vacancy Rate	10.0%	Table B-7	Long-Run Vacancy Rate	5.0%	Table B-7
Long-Run Property Appreciation Factor (beyond inflation)	0%	FIC, 12/12/13	Long-Run Property Appreciation Factor (beyond inflation)	0%	FIC, 12/12/13
Low Density Office			Flex/Industrial		
Square Feet Existing (000s)	14,863,393	cumulative, June 2013	Square Feet Existing (000s)	20,307,008	cumulative, June 2013
Employees per 1,000 sq. ft.	3.17	Table B-3	Employees per 1,000 sq. ft.	2.15	Table B-3
Long-Run Vacancy Rate	9.0%	Table B-7	Long-Run Vacancy Rate	11.0%	Table B-7
Long-Run Property Appreciation Factor (beyond inflation)	0%	FIC, 12/12/13	Long-Run Property Appreciation Factor (beyond inflation)	0%	FIC, 12/12/13
Property Value (Office Average)	\$178	Table B-9	Property Value (Average)	\$97	Table B-9
Retail			Heavy Industrial		
Square Feet Existing (000s)	14,578,556	cumulative, June 2013	Square Feet Existing (000s)	19,584	cumulative, June 2013
Employees per 1,000 sq. ft.	1.50	Table B-3	Employees per 1,000 sq. ft.	1.83	Table B-3
Long-Run Vacancy Rate	7.0%	Table B-7	Long-Run Vacancy Rate	N/A	Table B-7
Long-Run Property Appreciation Factor (beyond inflation)	0%	FIC, 12/12/13	Long-Run Property Appreciation Factor (beyond inflation)	0%	FIC, 12/12/13
Property Value (Average)	\$201	Table B-9	Property Value (Average)	N/A	Table B-9
Data Center					
Square Feet Existing (000s)	5,208,633	cumulative, June 2013			
Employees per 1,000 sq. ft.	0.27	Table B-3			
Long-Run Vacancy Rate	6.0%	Table B-7			
Long-Run Property Appreciation Factor (beyond inflation)	0%	FIC, 12/12/13			
Property Value (Average)	\$178	Table B-9			

Table 1.
 Summary of Approved Inputs and Assumptions
 Demographic and Economic

Variable	Approved Inputs		Variable	Approved Inputs	
	2013	Source/Comments		2013	Source/Comments
<i>Other Inputs</i>					
Number of Children in Public Schools	68,289	Sept 30 2012 Enrollment			
Per Capita Personal Income	\$59,812	Table C-2			

Table 2.
Summary of Approved Inputs and Assumptions
Revenues

Variable	Approved Inputs 2013	Source/Comments
<i>Local Revenues</i>		
Real Property Taxes	\$672,593,092	FY 13 Actual, Loudoun County 2013 CAFR
Public Service Property Taxes	\$17,925,222	FY 13 Actual, Loudoun County 2013 CAFR
Personal Property Taxes	\$142,392,108	FY 13 Actual, Loudoun County 2013 CAFR (includes machinery and tools taxes)
Property Penalties & Interest	\$5,119,486	FY 13 Actual, Loudoun County 2013 CAFR
Sales Tax	\$58,036,536	FY 13 Actual, Loudoun County 2013 CAFR
Consumer Utility Tax	\$21,504,030	FY 13 Actual, Loudoun County 2013 CAFR
Business License Tax	\$28,400,538	FY 13 Actual, Loudoun County 2013 CAFR
Development Related Permits	\$21,688,873	FY 13 Actual, Loudoun County Department of Management and Financial Services
Other Local Revenues	\$64,538,788	FY 13 Actual, Loudoun County Department of Management and Financial Services
<i>State Revenues</i>		
Sales Tax for Education	\$59,470,268	FY 13 Actual, Loudoun County Public Schools (LCPS)
Basic Aid	\$137,821,167	FY 13 Actual, Loudoun County Public Schools (LCPS)
Other State Education Aid	\$58,646,411	FY 13 Actual, LCPS and Loudoun County Department of Management and Financial Services
Other State Categorical Aid	\$13,108,164	FY 13 Actual, Loudoun County Department of Management and Financial Services
Personal Property Tax Reimbursement	\$48,070,701	FY 13 Actual, Loudoun County 2013 CAFR
State Other	\$23,156,642	FY 13 Actual, Loudoun County Department of Management and Financial Services
<i>Federal Revenues</i>		
Federal Categorical	\$8,102,210	FY 13 Actual, Loudoun County 2013 CAFR
Federal Other	\$6,050	FY 13 Actual, Loudoun County 2013 CAFR
Total	\$1,380,580,286	
<i>Tax Rates</i>		
Residential Property Tax Rate -- General Fund (\$/\$100)	\$1.205	TY 13, Loudoun County FY 2014 Adopted Fiscal Plan
Personal Property Tax Rate (\$/\$100)	\$4.20	TY 13, Loudoun County FY 2014 Adopted Fiscal Plan
Sales Tax Rate (%)	1.0%	TY 13, Loudoun County FY 2014 Adopted Fiscal Plan

Sources: *2013 CAFR* Schedules 1 and 3, Loudoun County *2013 Comprehensive Annual Financial Report*
Loudoun County Public Schools Data provided on November 18, 2013
Loudoun County FY 2014 Adopted Fiscal Plan Executive Summary and Revenue Chapter

Table 3.
Summary of Approved Inputs and Assumptions
Expenditures

Variable	Approved Inputs 2013	Source/Comments
<i>Operating Expenditures</i>		
Government Administration	\$59,857,783	FY 13 Actual, Loudoun County 2013 CAFR, Schedule 1
Judicial Administration	\$12,525,151	FY 13 Actuals, Loudoun County 2013 CAFR, Schedule 1 & State Federal Grant Fund from Schedule 3
Public Safety	\$150,475,635	FY 13 Actuals, Loudoun County 2013 CAFR, Schedule 1 & State Federal Grant Fund from Schedule 3
Public Works	\$14,713,141	FY 13 Actual, Loudoun County 2013 CAFR, Schedule 1
Health & Welfare	\$64,901,547	FY 13 Actuals, Loudoun County 2013 CAFR, Schedule 1 & State Federal Grant Fund from Schedule 3
Education	\$815,359,879	FY 13 Actual, Loudoun County 2013 CAFR, Schedules 1 and 29
Parks, Recreation & Cultural	\$45,192,868	FY 13 Actual, Loudoun County 2013 CAFR, Schedule 1
Community Development	\$39,070,468	FY 13 Actuals, Loudoun County 2013 CAFR, Schedule 1 & State Federal Grant Fund from Schedule 3
Total	\$1,202,096,472	

Source:

2013 CAFR

Loudoun County *2013 Comprehensive Annual Financial Report*

Table 4(a).
Countywide Residential Forecasts: Intermediate Scenario
Loudoun County, Virginia

	Actual 2000	Estimate 2005	Actual 2010	Estimate 2011	Estimate 2012	Forecast 2013	Forecast 2014	Forecast 2015
Housing Units	62,160	91,828	109,442	112,428	115,080	118,762	123,062	127,729
Households	59,900	87,905	104,583	107,439	110,017	113,587	117,761	122,269
Population	169,599	259,146	312,311	320,913	329,045	340,112	353,300	367,096

	Forecast 2016	Forecast 2017	Forecast 2018	Forecast 2019	Forecast 2020	Forecast 2021	Forecast 2022	Forecast 2023	Forecast 2024
Housing Units	132,154	136,054	139,504	142,654	145,654	148,654	151,579	154,279	156,729
Households	126,531	130,280	133,589	136,604	139,465	142,320	145,101	147,672	150,001
Population	379,957	391,079	400,909	409,813	417,957	425,957	434,193	441,545	448,044

	Forecast 2025	Forecast 2026	Forecast 2027	Forecast 2028	Forecast 2029	Forecast 2030	Forecast 2031	Forecast 2032	Forecast 2033
Housing Units	158,729	160,469	162,159	163,699	165,139	166,579	167,769	168,859	169,849
Households	151,897	153,538	155,131	156,577	157,925	159,274	160,388	161,410	162,338
Population	453,202	457,421	461,455	464,940	468,057	471,175	473,759	476,159	478,376

	Forecast 2034	Forecast 2035	Forecast 2036	Forecast 2037	Forecast 2038	Forecast 2039	Forecast 2040
Housing Units	170,739	171,529	172,279	172,829	173,229	173,479	173,729
Households	163,173	163,916	164,619	165,137	165,515	165,753	165,992
Population	480,410	482,260	483,998	485,370	486,467	487,289	488,111

Table 4(b).
Countywide Employment Forecasts: Intermediate Scenario
Loudoun County, Virginia

	Historical		Short-Term					
	Estimate 2000	Estimate 2005	Estimate 2010	Estimate 2011	Estimate 2012	Forecast 2013	Forecast 2014	Forecast 2015
	Employment	95,412	125,594	145,521	147,864	151,626	155,215	159,754

	Long-Term				
	Forecast 2020	Forecast 2025	Forecast 2030	Forecast 2035	Forecast 2040
	Employment	195,984	222,014	246,269	261,531

Table 5.
Intermediate Forecast by Planning Subarea
Loudoun County, Virginia

	Actual 2000	Estimate 2005	Forecast 2010	Forecast 2015	Forecast 2020	Forecast 2025	Forecast 2030	Forecast 2035	Forecast 2040
Housing Units	62,160	91,828	109,442	127,729	145,654	158,729	166,579	171,529	173,729
Ashburn	12,007	24,338	31,488	38,359	43,184	46,882	50,291	53,002	53,752
Dulles	2,999	8,195	13,604	21,574	29,388	33,600	33,959	33,979	33,999
Leesburg	11,958	17,846	19,523	20,606	21,927	23,264	24,125	24,458	24,491
Northwest	2,430	3,014	3,578	3,862	4,331	4,923	5,523	6,123	6,723
Potomac	13,718	15,325	15,851	16,042	16,084	16,159	16,362	16,565	16,568
Route 15 North	947	1,188	1,588	2,081	2,706	3,231	3,431	3,516	3,593
Route 15 South	937	1,043	1,277	1,531	1,906	2,331	2,581	2,701	2,809
Route 7 West	4,468	6,470	7,440	8,137	9,504	10,472	10,872	10,997	11,114
Southwest	2,706	2,970	3,140	3,243	3,454	3,670	3,916	4,178	4,468
Sterling	9,990	11,439	11,953	12,294	13,170	14,197	15,519	16,010	16,212
Households	59,900	87,905	104,583	122,269	139,465	151,897	159,274	163,916	165,992
Ashburn	11,507	23,326	30,324	36,922	41,520	44,959	48,130	50,651	51,348
Dulles	2,882	7,851	13,051	20,817	28,355	32,409	32,748	32,767	32,787
Leesburg	11,496	17,157	18,675	19,716	20,985	22,276	23,101	23,413	23,445
Northwest	2,320	2,842	3,332	3,603	4,049	4,612	5,182	5,752	6,322
Potomac	13,430	14,937	15,405	15,586	15,626	15,700	15,889	16,086	16,089
Route 15 North	893	1,109	1,459	1,930	2,523	3,022	3,212	3,293	3,366
Route 15 South	878	969	1,163	1,406	1,762	2,166	2,403	2,517	2,620
Route 7 West	4,284	6,150	7,063	7,749	9,087	10,034	10,426	10,549	10,663
Southwest	2,462	2,595	2,676	2,774	2,974	3,179	3,413	3,662	3,938
Sterling	9,748	10,972	11,435	11,767	12,582	13,540	14,770	15,226	15,414

Table 5.
Intermediate Forecast by Planning Subarea
Loudoun County, Virginia

	Actual 2000	Estimate 2005	Forecast 2010	Forecast 2015	Forecast 2020	Forecast 2025	Forecast 2030	Forecast 2035	Forecast 2040
Population	169,599	259,146	312,311	367,096	417,957	453,202	471,175	482,260	488,111
Ashburn	33,566	68,315	89,080	107,951	120,077	126,904	133,150	138,117	139,491
Dulles	7,780	23,885	41,226	65,910	88,797	101,391	102,253	102,327	102,401
Leesburg	31,899	51,232	56,217	59,676	63,512	67,994	70,400	71,072	71,194
Northwest	6,487	8,078	9,633	10,543	12,043	13,950	15,882	17,814	19,747
Potomac	39,098	44,015	45,364	45,809	45,929	46,207	46,584	47,154	47,165
Route 15 North	2,467	3,244	4,551	6,145	8,158	9,848	10,492	10,766	11,014
Route 15 South	2,399	2,674	3,288	4,101	5,309	6,677	7,482	7,869	8,217
Route 7 West	12,351	18,544	21,817	24,373	29,331	32,777	34,259	34,722	35,155
Southwest	6,084	6,596	6,909	7,402	8,008	8,704	9,496	10,340	11,274
Sterling	27,468	32,563	34,226	35,186	36,793	38,750	41,176	42,079	42,453

Note: Totals may not equal the sum of the planning subareas due to rounding.

Appendix A: Residential Analysis

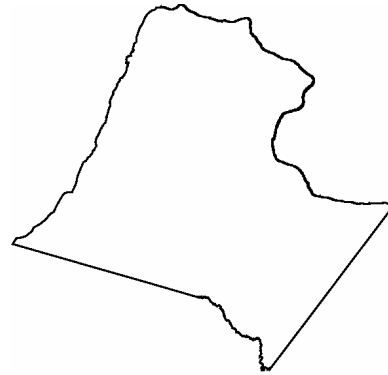


Table A-1.
Housing Units Baseline by Planning Subarea, 2010

Planning Subarea	Total	Number of Housing Units			
		SFD	SFA	MFA	MFST
Ashburn	31,488	13,168	10,325	7,553	442
Dulles	13,604	6,823	5,014	938	829
Leesburg	19,523	9,689	6,106	3,728	0
Northwest	3,578	3,483	84	11	0
Potomac	15,851	7,689	6,018	2,144	0
Route 15 North	1,588	1,555	33	0	0
Route 15 South	1,277	1,261	16	0	0
Route 7 West	7,440	6,530	675	235	0
Southwest	3,140	2,946	109	61	24
Sterling	11,953	4,962	4,024	2,662	305
Total	109,442	58,106	32,404	17,332	1,600

Sources:

(1) Total: U.S. Census Bureau, Census 2010.

(2) SFD, SFA, MFA, MFST: Loudoun County Department of Planning.

Compiled by: Loudoun County Department of Planning.

Table A-2(a).
Residential Use of Building Permits Issued by Planning Subarea

Planning Subarea	Unit Type	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Total	Total	6,021	6,877	6,593	5,065	3,061	2,739	2,647	2,232	1,958	2,959	3,931
	SFD	2,874	3,316	3,498	3,151	1,886	1,442	804	960	1,026	1,066	1,307
	SFA	1,608	2,247	2,000	1,557	870	996	706	816	771	1,297	1,641
	MF	1,494	1,094	1,095	357	305	301	881	309	161	596	771
	MFA	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	405	442
	MFST	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	161	191	329
	GQ	45	220	0	0	0	0	256	147	0	0	212
Ashburn	Total	3,275	2,444	2,854	1,825	1,171	996	1,270	826	746	1,223	1,620
	SFD	1,253	1,209	1,337	1,118	659	499	274	296	275	268	367
	SFA	634	820	1,019	458	320	343	300	311	397	481	500
	MF	1,388	415	498	249	192	154	696	159	74	474	621
	MFA	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	357	403
	MFST	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	74	117	218
	GQ	0	0	0	0	0	0	0	60	0	0	132
Dulles	Total	651	2,148	1,507	1,556	1,031	968	638	881	816	1,356	1,682
	SFD	368	925	884	793	500	404	296	440	430	561	565
	SFA	255	818	605	763	474	492	342	441	299	721	946
	MF	28	405	18	0	57	72	0	0	87	74	150
	MFA	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	0	39
	MFST	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	87	74	111
	GQ	0	0	0	0	0	0	0	0	0	0	21
Leesburg	Total	1,104	1,257	762	631	161	212	555	356	120	77	151
	SFD	588	499	421	281	145	131	67	55	58	28	91
	SFA	512	316	263	242	16	81	47	64	62	49	60
	MF	4	222	78	108	0	0	185	150	0	0	0
	MFA	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	0	0
	MFST	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	0	0
	GQ	0	220	0	0	0	0	256	87	0	0	0

Table A-2(a).
Residential Use of Building Permits Issued by Planning Subarea

Planning Subarea	Unit Type	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Northwest	Total	118	108	185	205	146	92	48	47	51	41	45
	SFD	118	107	184	205	142	80	38	47	51	33	45
	SFA	0	0	0	0	4	12	10	0	0	8	0
	MF	0	1	1	0	0	0	0	0	0	0	0
	MFA	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	0	0
	MFST	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	0	0
	GQ	0	0	0	0	0	0	0	0	0	0	0
Potomac	Total	176	116	159	75	106	88	2	0	2	53	40
	SFD	81	38	9	3	3	4	2	0	2	5	1
	SFA	95	28	43	72	47	29	0	0	0	0	39
	MF	0	50	107	0	56	55	0	0	0	48	0
	MFA	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	48	0
	MFST	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	0	0
	GQ	0	0	0	0	0	0	0	0	0	0	0
Route 15 North	Total	57	57	93	152	97	99	38	40	58	65	108
	SFD	57	57	93	152	94	78	32	40	58	65	108
	SFA	0	0	0	0	3	21	6	0	0	0	0
	MF	0	0	0	0	0	0	0	0	0	0	0
	MFA	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	0	0
	MFST	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	0	0
	GQ	0	0	0	0	0	0	0	0	0	0	0
Route 15 South	Total	20	24	31	54	66	82	36	40	70	50	18
	SFD	20	24	31	54	66	77	36	40	60	50	18
	SFA	0	0	0	0	0	5	0	0	10	0	0
	MF	0	0	0	0	0	0	0	0	0	0	0
	MFA	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	0	0
	MFST	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	0	0
	GQ	0	0	0	0	0	0	0	0	0	0	0

Table A-2(a).
Residential Use of Building Permits Issued by Planning Subarea

Planning Subarea	Unit Type	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Route 7 West	Total	409	480	562	464	233	146	45	30	79	40	90
	SFD	303	374	492	444	233	146	45	30	79	40	90
	SFA	57	106	70	20	0	0	0	0	0	0	0
	MF	4	0	0	0	0	0	0	0	0	0	0
	MFA	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	0	0
	MFST	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	0	0
	GQ	45	0	0	0	0	0	0	0	0	0	0
Southwest	Total	55	72	44	73	35	48	14	11	15	19	85
	SFD	55	57	44	71	29	21	14	11	12	16	22
	SFA	0	14	0	2	6	7	0	0	3	3	4
	MF	0	1	0	0	0	20	0	0	0	0	0
	MFA	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	0	0
	MFST	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	0	0
	GQ	0	0	0	0	0	0	0	0	0	0	59
Sterling	Total	156	171	396	30	15	8	1	1	1	35	92
	SFD	31	26	3	30	15	2	0	1	1	0	0
	SFA	55	145	0	0	0	6	1	0	0	35	92
	MF	70	0	393	0	0	0	0	0	0	0	0
	MFA	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	0	0
	MFST	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	0	0
	GQ	0	0	0	0	0	0	0	0	0	0	0

Source: Loudoun County Department of Building & Development. Compiled by: Loudoun County Department of Planning.

Notes:

- (1) Prior to 2010 multi-family attached and stacked were not broken out from multi-family.
- (2) Group quarters are included in the total rows.

Table A-2(b).
Residential Distribution Within Planning Subareas of Building Permits Issued

Planning Subarea	Unit Type	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	
Total	Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	SFD	48%	48%	53%	62%	62%	53%	30%	43%	52%	36%	33%	
	SFA	27%	33%	30%	31%	28%	36%	27%	37%	39%	44%	42%	
	MF	25%	16%	17%	7%	10%	11%	33%	14%	8%	20%	20%	
	MFA	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0%	14%	11%
	MFST	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	8%	6%	8%
	GQ	1%	3%	0%	0%	0%	0%	10%	7%	0%	0%	0%	5%
Ashburn	Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	SFD	38%	49%	47%	61%	56%	50%	22%	36%	37%	22%	23%	
	SFA	19%	34%	36%	25%	27%	34%	24%	38%	53%	39%	31%	
	MF	42%	17%	17%	14%	16%	15%	55%	19%	10%	39%	38%	
	MFA	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0%	29%	25%
	MFST	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	10%	10%	13%
	GQ	0%	0%	0%	0%	0%	0%	0%	7%	0%	0%	0%	8%
Dulles	Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	SFD	57%	43%	59%	51%	48%	42%	46%	50%	53%	41%	34%	
	SFA	39%	38%	40%	49%	46%	51%	54%	50%	37%	53%	56%	
	MF	4%	19%	1%	0%	6%	7%	0%	0%	11%	5%	9%	
	MFA	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0%	0%	2%
	MFST	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	11%	5%	7%
	GQ	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%
Leesburg	Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	SFD	53%	40%	55%	45%	90%	62%	12%	15%	48%	36%	60%	
	SFA	46%	25%	35%	38%	10%	38%	8%	18%	52%	64%	40%	
	MF	0%	18%	10%	17%	0%	0%	33%	42%	0%	0%	0%	
	MFA	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0%	0%	0%	
	MFST	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0%	0%	0%	
	GQ	0%	18%	0%	0%	0%	0%	46%	24%	0%	0%	0%	

Table A-2(b).
Residential Distribution Within Planning Subareas of Building Permits Issued

Planning Subarea	Unit Type	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Northwest	Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	SFD	100%	99%	99%	100%	97%	87%	79%	100%	100%	80%	100%
	SFA	0%	0%	0%	0%	3%	13%	21%	0%	0%	20%	0%
	MF	0%	1%	1%	0%	0%	0%	0%	0%	0%	0%	0%
	MFA	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0%	0%	0%
	MFST	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0%	0%	0%
	GQ	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Potomac	Total	100%	100%	100%	100%	100%	100%	100%	n/a	100%	100%	100%
	SFD	46%	33%	6%	4%	3%	5%	100%	n/a	100%	9%	3%
	SFA	54%	24%	27%	96%	44%	33%	0%	n/a	0%	0%	98%
	MF	0%	43%	67%	0%	53%	63%	0%	n/a	0%	91%	0%
	MFA	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0%	91%	0%
	MFST	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0%	0%	0%
	GQ	0%	0%	0%	0%	0%	0%	0%	n/a	0%	0%	0%
Route 15 North	Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	SFD	100%	100%	100%	100%	97%	79%	84%	100%	100%	100%	100%
	SFA	0%	0%	0%	0%	3%	21%	16%	0%	0%	0%	0%
	MF	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	MFA	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0%	0%	0%
	MFST	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0%	0%	0%
	GQ	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Route 15 South	Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	SFD	100%	100%	100%	100%	100%	94%	100%	100%	86%	100%	100%
	SFA	0%	0%	0%	0%	0%	6%	0%	0%	14%	0%	0%
	MF	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	MFA	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0%	0%	0%
	MFST	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0%	0%	0%
	GQ	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Table A-2(b).
Residential Distribution Within Planning Subareas of Building Permits Issued

Planning Subarea	Unit Type	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Route 7 West	Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	SFD	74%	78%	88%	96%	100%	100%	100%	100%	100%	100%	100%
	SFA	14%	22%	12%	4%	0%	0%	0%	0%	0%	0%	0%
	MF	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	MFA	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0%	0%	0%
	MFST	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0%	0%	0%
	GQ	11%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Southwest	Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	SFD	100%	79%	100%	97%	83%	44%	100%	100%	80%	84%	26%
	SFA	0%	19%	0%	3%	17%	15%	0%	0%	20%	16%	5%
	MF	0%	1%	0%	0%	0%	42%	0%	0%	0%	0%	0%
	MFA	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0%	0%	0%
	MFST	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0%	0%	0%
	GQ	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	69%
Sterling	Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	SFD	20%	15%	1%	100%	100%	25%	0%	100%	100%	0%	0%
	SFA	35%	85%	0%	0%	0%	75%	100%	0%	0%	100%	100%
	MF	45%	0%	99%	0%	0%	0%	0%	0%	0%	0%	0%
	MFA	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0%	0%	0%
	MFST	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0%	0%	0%
	GQ	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Source: Loudoun County Department of Building & Development. Compiled by: Loudoun County Department of Planning.

Notes:

- (1) Prior to 2010 multi-family attached and stacked were not broken out from multi-family.
- (2) Group quarters are included in the total rows.

Table A-2(c).
Residential Countywide Distribution of Building Permits Issued

Planning Subarea	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Ashburn	54%	36%	43%	36%	38%	36%	48%	37%	38%	41%	41%
Dulles	11%	31%	23%	31%	34%	35%	24%	39%	42%	46%	43%
Leesburg	18%	18%	12%	12%	5%	8%	21%	16%	6%	3%	4%
Northwest	2%	2%	3%	4%	5%	3%	2%	2%	3%	1%	1%
Potomac	3%	2%	2%	1%	3%	3%	0%	0%	0%	2%	1%
Route 15 North	1%	1%	1%	3%	3%	4%	1%	2%	3%	2%	3%
Route 15 South	0%	0%	0%	1%	2%	3%	1%	2%	4%	2%	0%
Route 7 West	7%	7%	9%	9%	8%	5%	2%	1%	4%	1%	2%
Southwest	1%	1%	1%	1%	1%	2%	1%	0%	1%	1%	2%
Sterling	3%	2%	6%	1%	0%	0%	0%	0%	0%	1%	2%
SFD	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Ashburn	44%	36%	38%	35%	35%	35%	34%	31%	27%	25%	28%
Dulles	13%	28%	25%	25%	27%	28%	37%	46%	42%	53%	43%
Leesburg	20%	15%	12%	9%	8%	9%	8%	6%	6%	3%	7%
Northwest	4%	3%	5%	7%	8%	6%	5%	5%	5%	3%	3%
Potomac	3%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Route 15 North	2%	2%	3%	5%	5%	5%	4%	4%	6%	6%	8%
Route 15 South	1%	1%	1%	2%	3%	5%	4%	4%	6%	5%	1%
Route 7 West	11%	11%	14%	14%	12%	10%	6%	3%	8%	4%	7%
Southwest	2%	2%	1%	2%	2%	1%	2%	1%	1%	2%	2%
Sterling	1%	1%	0%	1%	1%	0%	0%	0%	0%	0%	0%

Table A-2(c).
Residential Countywide Distribution of Building Permits Issued

Planning Subarea	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
SFA	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Ashburn	39%	36%	51%	29%	37%	34%	42%	38%	51%	37%	30%
Dulles	16%	36%	30%	49%	54%	49%	48%	54%	39%	56%	58%
Leesburg	32%	14%	13%	16%	2%	8%	7%	8%	8%	4%	4%
Northwest	0%	0%	0%	0%	0%	1%	1%	0%	0%	1%	0%
Potomac	6%	1%	2%	5%	5%	3%	0%	0%	0%	0%	2%
Route 15 North	0%	0%	0%	0%	0%	2%	1%	0%	0%	0%	0%
Route 15 South	0%	0%	0%	0%	0%	1%	0%	0%	1%	0%	0%
Route 7 West	4%	5%	4%	1%	0%	0%	0%	0%	0%	0%	0%
Southwest	0%	1%	0%	0%	1%	1%	0%	0%	0%	0%	0%
Sterling	3%	6%	0%	0%	0%	1%	0%	0%	0%	3%	6%
MF	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Ashburn	93%	38%	45%	70%	63%	51%	79%	51%	46%	80%	81%
Dulles	2%	37%	2%	0%	19%	24%	0%	0%	54%	12%	19%
Leesburg	0%	20%	7%	30%	0%	0%	21%	49%	0%	0%	0%
Northwest	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Potomac	0%	5%	10%	0%	18%	18%	0%	0%	0%	8%	0%
Route 15 North	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Route 15 South	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Route 7 West	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Southwest	0%	0%	0%	0%	0%	7%	0%	0%	0%	0%	0%
Sterling	5%	0%	36%	0%	0%	0%	0%	0%	0%	0%	0%

Table A-2(c).
Residential Countywide Distribution of Building Permits Issued

Planning Subarea	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
MFA	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	100%
Ashburn	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	88%	91%
Dulles	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0%	9%
Leesburg	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0%	0%
Northwest	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0%	0%
Potomac	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	12%	0%
Route 15 North	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0%	0%
Route 15 South	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0%	0%
Route 7 West	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0%	0%
Southwest	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0%	0%
Sterling	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0%	0%
MFST	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100%	100%	100%
Ashburn	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	46%	61%	66%
Dulles	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	54%	39%	34%
Leesburg	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0%	0%	0%
Northwest	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0%	0%	0%
Potomac	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0%	0%	0%
Route 15 North	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0%	0%	0%
Route 15 South	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0%	0%	0%
Route 7 West	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0%	0%	0%
Southwest	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0%	0%	0%
Sterling	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0%	0%	0%

Table A-2(c).
Residential Countywide Distribution of Building Permits Issued

Planning Subarea	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
GQ	100%	100%	n/a	n/a	n/a	n/a	100%	100%	n/a	n/a	100%
Ashburn	0%	0%	n/a	n/a	n/a	n/a	0%	41%	n/a	n/a	62%
Dulles	0%	0%	n/a	n/a	n/a	n/a	0%	0%	n/a	n/a	10%
Leesburg	0%	100%	n/a	n/a	n/a	n/a	100%	59%	n/a	n/a	0%
Northwest	0%	0%	n/a	n/a	n/a	n/a	0%	0%	n/a	n/a	0%
Potomac	0%	0%	n/a	n/a	n/a	n/a	0%	0%	n/a	n/a	0%
Route 15 North	0%	0%	n/a	n/a	n/a	n/a	0%	0%	n/a	n/a	0%
Route 15 South	0%	0%	n/a	n/a	n/a	n/a	0%	0%	n/a	n/a	0%
Route 7 West	100%	0%	n/a	n/a	n/a	n/a	0%	0%	n/a	n/a	0%
Southwest	0%	0%	n/a	n/a	n/a	n/a	0%	0%	n/a	n/a	28%
Sterling	0%	0%	n/a	n/a	n/a	n/a	0%	0%	n/a	n/a	0%

Source: Loudoun County Department of Building & Development. Compiled by: Loudoun County Department of Planning.

Notes:

- (1) Prior to 2010 multi-family attached and stacked were not broken out from multi-family.
- (2) Group quarters are included in the total rows.

Table A-3.
Residential Housing Units by Planning Subarea

Planning Subarea	Unit Type	2010	2011	2012	2013
Total	Total	109,442	112,428	115,080	118,762
	SFD	58,106	59,286	60,370	61,677
	SFA	32,404	33,287	34,584	36,225
	MF	18,932	19,855	20,126	20,860
	MFA	17,332	18,082	18,162	18,567
	MFST	1,600	1,773	1,964	2,293
	Ashburn	Total	31,488	32,742	33,698
SFD		13,168	13,488	13,766	14,133
SFA		10,325	10,736	11,217	11,717
MF		7,995	8,518	8,715	9,290
MFA		7,553	7,966	8,046	8,403
MFST		442	552	669	887
Dulles		Total	13,604	14,545	15,901
	SFD	6,823	7,319	7,880	8,445
	SFA	5,014	5,396	6,117	7,063
	MF	1,767	1,830	1,904	2,015
	MFA	938	938	938	938
	MFST	829	892	966	1,077
	Leesburg	Total	19,523	19,944	20,023
SFD		9,689	9,751	9,781	9,872
SFA		6,106	6,183	6,232	6,292
MF		3,728	4,010	4,010	4,010
MFA		3,728	4,010	4,010	4,010
MFST		0	0	0	0
Northwest		Total	3,578	3,634	3,675
	SFD	3,483	3,539	3,572	3,617
	SFA	84	84	92	92
	MF	11	11	11	11
	MFA	11	11	11	11
	MFST	0	0	0	0

Table A-3.
Residential Housing Units by Planning Subarea

Planning Subarea	Unit Type	2010	2011	2012	2013
Potomac	Total	15,851	15,908	15,913	16,001
	SFD	7,689	7,691	7,696	7,697
	SFA	6,018	6,018	6,018	6,057
	MF	2,144	2,199	2,199	2,247
	MFA	2,144	2,199	2,199	2,247
	MFST	0	0	0	0
Route 15 North	Total	1,588	1,655	1,720	1,828
	SFD	1,555	1,622	1,687	1,795
	SFA	33	33	33	33
	MF	0	0	0	0
	MFA	0	0	0	0
	MFST	0	0	0	0
Route 15 South	Total	1,277	1,352	1,402	1,420
	SFD	1,261	1,326	1,376	1,394
	SFA	16	26	26	26
	MF	0	0	0	0
	MFA	0	0	0	0
	MFST	0	0	0	0
Route 7 West	Total	7,440	7,531	7,577	7,667
	SFD	6,530	6,621	6,667	6,757
	SFA	675	675	675	675
	MF	235	235	235	235
	MFA	235	235	235	235
	MFST	0	0	0	0
Southwest	Total	3,140	3,162	3,181	3,207
	SFD	2,946	2,965	2,981	3,003
	SFA	109	112	115	119
	MF	85	85	85	85
	MFA	61	61	61	61
	MFST	24	24	24	24

Table A-3.
Residential Housing Units by Planning Subarea

Planning Subarea	Unit Type	2010	2011	2012	2013
Sterling	Total	11,953	11,955	11,990	12,082
	SFD	4,962	4,964	4,964	4,964
	SFA	4,024	4,024	4,059	4,151
	MF	2,967	2,967	2,967	2,967
	MFA	2,662	2,662	2,662	2,662
	MFST	305	305	305	305

Sources:

(1) Total: U.S. Census Bureau, Census 2010.

(2) SFD, SFA, MFA, MFST: Loudoun County Department of Planning.

Notes:

(1) Number of housing units are as of April 1 of the year.

(2) Group quarter units are not housing units. Therefore, they are not displayed in this table.

Table A-4.
Forecasts of Building Permits by Residential Use

Forecasts by Scenario				Intermediate Forecast by Type							Intermediate Forecast Group Quarter Units
Year	Low	Intermediate	High	SFD			SFA	MF			GO
				Total	Suburban	Rural	Total	Total	MFA	MFST	Total
2000*	6,134	6,134	6,134	2,680	2,418	262	2,377	1,077	n/a	n/a	n/a
2001*	4,712	4,712	4,712	1,827	1,679	148	1,578	1,307	n/a	n/a	n/a
2002*	5,976	5,976	5,976	2,874	2,624	250	1,608	1,494	n/a	n/a	45
2003*	6,657	6,657	6,657	3,316	3,071	245	2,247	1,094	n/a	n/a	220
2004*	6,593	6,593	6,593	3,498	3,146	352	2,000	1,095	n/a	n/a	0
2005*	5,065	5,065	5,065	3,151	2,669	482	1,557	357	n/a	n/a	0
2006*	3,061	3,061	3,061	1,886	1,555	331	870	305	n/a	n/a	0
2007*	2,739	2,739	2,739	1,442	1,186	256	996	301	n/a	n/a	0
2008*	2,391	2,391	2,391	804	684	120	706	881	n/a	n/a	256
2009*	2,085	2,085	2,085	960	822	138	816	309	n/a	n/a	147
2010*	1,958	1,958	1,958	1,026	845	181	771	161	0	161	0
2011*	2,959	2,959	2,959	1,066	902	164	1,297	596	405	191	0
2012*	3,719	3,719	3,719	1,307	1,114	193	1,641	771	442	329	212
2013	4,400	4,675	5,000	1,757	1,505	252	1,900	1,018	817	201	176
2014	4,400	4,675	5,000	1,750	1,485	265	1,900	1,025	825	200	16
2015	4,100	4,450	4,700	1,750	1,465	285	1,600	1,100	850	250	0
2016	3,700	3,900	4,300	1,500	1,205	295	1,300	1,100	850	250	113
2017	3,300	3,550	3,900	1,350	1,031	319	1,000	1,200	950	250	132
2018	3,200	3,350	3,600	1,350	1,009	341	600	1,400	1,150	250	0
2019	2,950	3,150	3,500	1,300	945	355	350	1,500	1,300	200	0
2020	2,800	3,000	3,400	1,300	945	355	200	1,500	1,300	200	468
2021	2,600	2,725	3,000	1,300	900	400	125	1,300	1,100	200	20
2022	2,600	2,700	2,900	1,300	900	400	100	1,300	1,100	200	0
2023	2,400	2,450	2,500	1,100	797	303	50	1,300	1,100	200	0
2024	2,200	2,000	2,000	850	550	300	50	1,100	1,100	0	0
2025	2,000	1,740	1,500	600	329	271	40	1,100	1,100	0	0
2026	1,800	1,690	1,500	550	280	270	40	1,100	1,100	0	0
2027	1,700	1,540	1,300	400	145	255	40	1,100	1,100	0	0
2028	1,600	1,440	1,000	300	50	250	40	1,100	1,100	0	0
2029	1,500	1,240	1,000	300	50	250	40	900	900	0	0
2030	1,200	1,090	850	250	37	213	40	800	800	0	0
2031	1,100	990	600	250	37	213	40	700	700	0	0
2032	1,000	890	600	250	37	213	40	600	600	0	0
2033	850	790	500	250	37	213	40	500	500	0	0
2034	850	790	350	250	35	215	40	500	500	0	0
2035	600	550	350	250	35	215	0	300	300	0	0
2036	450	400	350	250	35	215	0	150	150	0	0
2037	200	250	350	250	35	215	0	0	0	0	0
2038	200	250	350	250	35	215	0	0	0	0	0
2039	200	250	350	250	35	215	0	0	0	0	0
2040	200	250	350	250	35	215	0	0	0	0	0
2013 to 2040	54,100	54,775	55,100	21,507	13,984	7,523	9,575	23,693	21,292	2,401	925

* 2000-2012: actuals

Notes:

- (1) SFD Rural: Single-Family Detached residential located in the Northwest, Route 15 South, Route 15 North, and Southwest planning subareas.
- (2) SFD Suburban: Single-Family Detached located in the Ashburn, Dulles, Leesburg, Potomac, Route 7 West, and Sterling planning subareas.
- (3) Group quarters are not included in the building permit forecasts by scenario.

Table A-5 (a).
New Housing Units Vacancy Rate Assumptions

Year	SFD - Suburban	SFD - Rural	SFA	MFA	MFST
2010*	1.9%	4.9%	3.0%	9.8%	8.4%
2011	1.7%	4.7%	2.8%	8.9%	7.5%
2012	1.5%	4.5%	2.6%	7.9%	6.5%
2013	1.4%	4.4%	2.5%	7.0%	5.6%
2014	1.5%	4.5%	2.6%	7.0%	5.6%
2015	1.7%	4.7%	2.8%	7.0%	5.6%
2016	2.0%	5.0%	3.0%	7.0%	5.6%
2017	2.0%	5.0%	3.0%	7.0%	5.6%
2018	2.0%	5.0%	3.0%	7.0%	5.6%
2019	2.0%	5.0%	3.0%	7.0%	5.6%
2020	2.0%	5.0%	3.0%	7.0%	5.6%
2021	2.0%	5.0%	3.0%	7.0%	5.6%
2022	2.0%	5.0%	3.0%	7.0%	5.6%
2023	2.0%	5.0%	3.0%	7.0%	5.6%
2024	2.0%	5.0%	3.0%	7.0%	5.6%
2025	2.0%	5.0%	3.0%	7.0%	5.6%
2026	2.0%	5.0%	3.0%	7.0%	5.6%
2027	2.0%	5.0%	3.0%	7.0%	5.6%
2028	2.0%	5.0%	3.0%	7.0%	5.6%
2029	2.0%	5.0%	3.0%	7.0%	5.6%
2030	2.0%	5.0%	3.0%	7.0%	5.6%
2031	2.0%	5.0%	3.0%	7.0%	5.6%
2032	2.0%	5.0%	3.0%	7.0%	5.6%
2033	2.0%	5.0%	3.0%	7.0%	5.6%
2034	2.0%	5.0%	3.0%	7.0%	5.6%
2035	2.0%	5.0%	3.0%	7.0%	5.6%
2036	2.0%	5.0%	3.0%	7.0%	5.6%
2037	2.0%	5.0%	3.0%	7.0%	5.6%
2038	2.0%	5.0%	3.0%	7.0%	5.6%
2039	2.0%	5.0%	3.0%	7.0%	5.6%
2040	2.0%	5.0%	3.0%	7.0%	5.6%

* 2010 estimate based on analysis of 2010 Census data.

Notes:

- (1) SFD Rural: Single-Family Detached residential located in the Northwest, Route 15 South, Route 15 North, and Southwest planning subareas.
- (2) SFD Suburban: Single-Family Detached located in the Ashburn, Dulles, Leesburg, Potomac, Route 7 West, and Sterling planning subareas.
- (3) Group quarter units are not housing units or households. Therefore, they are not displayed in these tables.

Table A-5 (b).
New Residential Household Size Assumptions

Year	SFD - Suburban	SFD - Rural	SFA	MFA	MFST
2010*	3.78	3.39	2.88	1.97	2.20
2011	3.78	3.39	2.88	1.97	2.20
2012	3.78	3.39	2.88	1.97	2.20
2013	3.78	3.39	2.88	1.97	2.20
2014	3.78	3.39	2.88	1.97	2.20
2015	3.78	3.39	2.88	1.97	2.20
2016	3.78	3.39	2.88	1.97	2.20
2017	3.78	3.39	2.88	1.97	2.20
2018	3.78	3.39	2.88	1.97	2.20
2019	3.78	3.39	2.88	1.97	2.20
2020	3.78	3.39	2.88	1.97	2.20
2021	3.78	3.39	2.88	1.97	2.20
2022	3.78	3.39	2.88	1.97	2.20
2023	3.78	3.39	2.88	1.97	2.20
2024	3.78	3.39	2.88	1.97	2.20
2025	3.78	3.39	2.88	1.97	2.20
2026	3.78	3.39	2.88	1.97	2.20
2027	3.78	3.39	2.88	1.97	2.20
2028	3.78	3.39	2.88	1.97	2.20
2029	3.78	3.39	2.88	1.97	2.20
2030	3.78	3.39	2.88	1.97	2.20
2031	3.78	3.39	2.88	1.97	2.20
2032	3.78	3.39	2.88	1.97	2.20
2033	3.78	3.39	2.88	1.97	2.20
2034	3.78	3.39	2.88	1.97	2.20
2035	3.78	3.39	2.88	1.97	2.20
2036	3.78	3.39	2.88	1.97	2.20
2037	3.78	3.39	2.88	1.97	2.20
2038	3.78	3.39	2.88	1.97	2.20
2039	3.78	3.39	2.88	1.97	2.20
2040	3.78	3.39	2.88	1.97	2.20

* 2010 estimate based on analysis of 2010 Census data.

Notes:

- (1) SFD Rural: Single-Family Detached residential located in the Northwest, Route 15 South, Route 15 North, and Southwest planning subareas.
- (2) SFD Suburban: Single-Family Detached located in the Ashburn, Dulles, Leesburg, Potomac, Route 7 West, and Sterling planning subareas.
- (3) Group quarter units are not housing units or households. Therefore, they are not displayed in these tables.

Table A-6(a).
Distribution of Future Housing Unit Growth by Planning Subarea (Intermediate Scenario)

Year	Ashburn	Dulles	Leesburg	Northwest	Potomac	R15 North	R15 South	R7 West	Southwest	Sterling	Total
2010	--	--	--	--	--	--	--	--	--	--	--
2011	42.0%	31.5%	14.1%	1.9%	1.9%	2.2%	2.5%	3.0%	0.7%	0.1%	100.0%
2012	36.0%	51.1%	3.0%	1.5%	0.2%	2.5%	1.9%	1.7%	0.7%	1.3%	100.0%
2013	39.2%	44.1%	4.1%	1.2%	2.4%	2.9%	0.5%	2.4%	0.7%	2.5%	100.0%
2014	36.7%	43.4%	3.8%	1.7%	0.9%	2.9%	1.3%	5.4%	0.4%	3.5%	100.0%
2015	35.2%	46.8%	5.7%	1.5%	0.0%	2.7%	1.2%	5.1%	0.4%	1.3%	100.0%
2011 to 2015	37.6%	43.6%	5.9%	1.6%	1.0%	2.7%	1.4%	3.8%	0.6%	1.9%	100.0%
2016	29.9%	47.1%	5.6%	1.8%	0.9%	2.8%	1.5%	6.1%	0.8%	3.4%	100.0%
2017	28.0%	48.0%	5.3%	2.2%	0.0%	3.2%	1.7%	6.5%	1.4%	3.8%	100.0%
2018	22.2%	43.0%	12.4%	2.8%	0.0%	3.6%	2.2%	7.2%	1.4%	5.1%	100.0%
2019	27.3%	37.5%	10.0%	3.2%	0.0%	4.0%	2.7%	7.9%	1.1%	6.3%	100.0%
2020	26.1%	39.8%	4.2%	3.7%	0.0%	4.2%	2.8%	11.4%	1.2%	6.7%	100.0%
2016 to 2020	26.9%	43.6%	7.4%	2.6%	0.2%	3.5%	2.1%	7.6%	1.2%	4.9%	100.0%
2021 to 2025	28.3%	32.2%	10.2%	4.5%	0.6%	4.0%	3.3%	7.4%	1.7%	7.9%	100.0%
2026 to 2030	43.4%	4.6%	11.0%	7.6%	2.6%	2.5%	3.2%	5.1%	3.1%	16.8%	100.0%
2031 to 2035	54.8%	0.4%	6.7%	12.1%	4.1%	1.7%	2.4%	2.5%	5.3%	9.9%	100.0%
2036 to 2040	34.1%	0.9%	1.5%	27.3%	0.1%	3.5%	4.9%	5.3%	13.2%	9.2%	100.0%

Table A-6(b).
New Residential Units by Planning Subarea (Intermediate Scenario)

Year	Ashburn	Dulles	Leesburg	Northwest	Potomac	R15 North	R15 South	R7 West	Southwest	Sterling	Total
2010	--	--	--	--	--	--	--	--	--	--	--
2011	1,254	941	421	56	57	67	75	91	22	2	2,986
2012	956	1,356	79	41	5	65	50	46	19	35	2,652
2013	1,442	1,622	151	45	88	108	18	90	26	92	3,682
2014	1,576	1,868	165	73	39	125	56	231	16	151	4,300
2015	1,643	2,183	267	69	2	128	55	239	20	61	4,667
2011 to 2015	6,871	7,970	1,083	284	191	493	254	697	103	341	18,287
2016	1,325	2,084	249	78	40	125	65	272	37	150	4,425
2017	1,093	1,871	205	84	1	125	65	252	54	150	3,900
2018	766	1,483	427	97	1	125	75	250	50	176	3,450
2019	859	1,181	315	100	0	125	85	250	35	200	3,150
2020	782	1,195	125	110	0	125	85	343	35	200	3,000
2016 to 2020	4,825	7,814	1,321	469	42	625	375	1,367	211	876	17,925
2021 to 2025	3,698	4,212	1,337	592	75	525	425	968	216	1,027	13,075
2026 to 2030	3,409	359	861	600	203	200	250	400	246	1,322	7,850
2031 to 2035	2,711	20	333	600	203	85	120	125	262	491	4,950
2036 to 2040	750	20	33	600	3	77	108	117	290	202	2,200
Total	22,264	20,395	4,968	3,145	717	2,005	1,532	3,674	1,328	4,259	64,287

Table A-6(c).
Cumulative Residential Units by Planning Subarea (Intermediate Scenario)

Year	Ashburn	Dulles	Leesburg	Northwest	Potomac	R15 North	R15 South	R7 West	Southwest	Sterling	Total
2010	--	--	--	--	--	--	--	--	--	--	--
2011	1,254	941	421	56	57	67	75	91	22	2	2,986
2012	2,210	2,297	500	97	62	132	125	137	41	37	5,638
2013	3,652	3,919	651	142	150	240	143	227	67	129	9,320
2014	5,228	5,787	816	215	189	365	199	458	83	280	13,620
2015	6,871	7,970	1,083	284	191	493	254	697	103	341	18,287
2016	8,196	10,054	1,332	362	231	618	319	969	140	491	22,712
2017	9,289	11,925	1,537	446	232	743	384	1,221	194	641	26,612
2018	10,055	13,408	1,964	543	233	868	459	1,471	244	817	30,062
2019	10,914	14,589	2,279	643	233	993	544	1,721	279	1,017	33,212
2020	11,696	15,784	2,404	753	233	1,118	629	2,064	314	1,217	36,212
2021 to 2025	15,394	19,996	3,741	1,345	308	1,643	1,054	3,032	530	2,244	49,287
2026 to 2030	18,803	20,355	4,602	1,945	511	1,843	1,304	3,432	776	3,566	57,137
2031 to 2035	21,514	20,375	4,935	2,545	714	1,928	1,424	3,557	1,038	4,057	62,087
2036 to 2040	22,264	20,395	4,968	3,145	717	2,005	1,532	3,674	1,328	4,259	64,287

**Table A-7.
Value of New Residential Units, 2013**

Unit Type	2013	
	Average Value	Number of Units
SFD: less than 1 acre	\$602,121	1,018
SFA	\$375,296	1,496
MF Condo (Stacked)	\$302,900	260
MF Condo (Garden)	\$218,718	25
MF Condo (Townhouse)	\$403,852	68

Source: Office of the Commissioner of the Revenue

Notes:

- (1) Only includes units that were built in 2012 and construction was 100% complete as of January 1, 2013.
- (2) Condos exclude affordable dwelling units.

Appendix B: Nonresidential Analysis

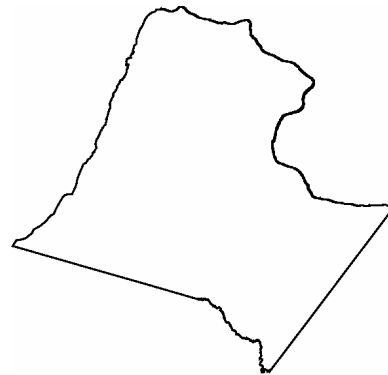


Table B-1(a).
Nonresidential Permitted Cumulative Square Footage Trend

Type	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013*
High Density Office	1,573,473	1,573,473	1,573,473	1,681,873	1,806,534	1,806,534	1,936,534	1,936,534	1,936,534	1,936,534	1,936,534	1,936,534
Low Density Office	11,109,555	12,071,358	12,387,889	13,008,796	13,567,584	14,094,005	14,334,704	14,588,824	14,765,131	14,786,202	14,863,393	14,863,393
Heavy Industrial	19,584	19,584	19,584	19,584	19,584	19,584	19,584	19,584	19,584	19,584	19,584	19,584
Flex/Industrial	14,038,841	14,507,701	15,794,779	17,137,754	18,680,590	20,517,019	22,279,539	22,819,459	19,652,790	19,871,133	20,095,108	20,307,008
Data Center	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3,837,447	3,983,861	4,363,682	5,208,633
Retail	8,400,814	9,132,286	9,931,958	10,472,666	11,662,438	12,411,786	13,499,752	13,776,672	14,068,370	14,389,086	14,538,022	14,578,556
Other	15,011,509	16,064,539	17,509,452	18,693,716	19,385,988	20,620,100	21,641,258	22,489,750	22,902,715	23,546,800	24,349,810	24,861,614
Non-Public	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Public	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Structured Parking	N/A	N/A	N/A	N/A	N/A	N/A	935,646	935,646	935,646	935,646	935,646	1,097,445
Total Cumulative	50,153,776	53,368,941	57,217,135	61,014,389	65,122,718	69,469,028	74,647,017	76,566,469	78,118,217	79,468,846	81,101,779	82,872,767
Total New	1,901,598	3,215,165	3,848,194	3,797,254	4,108,329	4,346,310	5,177,989	1,919,452	1,551,748	1,350,629	1,632,933	1,770,988

*January through June 2013

Source: Loudoun County Department of Building and Development. Compiled by Loudoun County Department of Economic Development.

Note:

(1) Prior to 2010 data centers were incorporated into flex/industrial. To reflect actual data center inventory, a reduction in flex/industrial square feet is shown in 2010.

(2) The cumulative square feet for "Other Public" and "Other Non-Public" is not available because permitting activity for "Other" was not broken down into these sub-categories prior to 2007.

(3) Prior to 2008 structured parking was incorporated into "other". Tracking of structured parking permitting activity began in 2008. The cumulative structured parking permitting activity is cumulative from the point tracking began. Any structured parking that was permitted prior to 2008 is accounted for in the "other" categories cumulative square footage.

Table B-1(b).
Annual Permitted Nonresidential Square Feet

Type	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013*
High Density Office	235,000	0	0	108,400	124,661	0	130,000	0	0	0	0	0
Low Density Office	0	961,803	316,531	620,907	558,788	526,421	240,699	254,120	176,307	21,071	77,191	0
Heavy Industrial	0	0	0	0	0	0	0	0	0	0	0	0
Flex/Industrial	415,072	468,860	1,287,078	1,342,975	1,542,836	1,836,429	1,762,520	539,920	178,927	218,343	223,975	211,900
Data Center	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	491,851	146,414	379,821	844,951
Retail	529,919	731,472	799,672	540,708	1,189,772	749,348	1,087,966	276,920	291,698	320,716	148,936	40,534
Other	800,215	1,053,030	1,444,913	1,184,264	692,272	1,234,112	1,021,158	848,492	412,965	644,085	803,010	511,804
Non-Public	N/A	N/A	N/A	N/A	N/A	660,753	707,219	199,493	168,482	65,481	353,715	188,602
Public	N/A	N/A	N/A	N/A	N/A	573,359	313,939	648,999	244,483	578,604	449,295	323,202
Structured Parking	N/A	N/A	N/A	N/A	N/A	N/A	935,646	0	0	0	0	161,799
Total New	1,901,598	3,215,165	3,848,194	3,797,254	4,108,329	5,580,422	5,177,989	1,919,452	1,551,748	1,350,629	1,632,933	1,770,988

*2013: January through June.

Note:

(1) Prior to 2010 data centers were incorporated into flex/industrial.

(2) Prior to 2008 structured parking was incorporated into "other".

Table B-1(c).
Distribution of Nonresidential Square Feet Permitted

Type	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013*
High Density Office	12%	0%	0%	3%	3%	0%	2%	0%	0%	0%	0%	0%
Low Density Office	0%	30%	8%	16%	14%	12%	5%	13%	11%	2%	5%	0%
Heavy Industrial	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Flex/Industrial	21%	15%	33%	35%	38%	42%	34%	28%	12%	16%	14%	12%
Data Center	-	-	-	-	-	-	-	-	32%	11%	23%	48%
Retail	27%	23%	21%	14%	29%	17%	21%	14%	19%	24%	9%	2%
Other	40%	33%	38%	31%	17%	28%	20%	44%	27%	48%	49%	29%
Non-Public	-	-	-	-	-	-	14%	10%	11%	5%	22%	11%
Public	-	-	-	-	-	-	6%	34%	16%	43%	28%	18%
Structured Parking	-	-	-	-	-	-	18%	0%	0%	0%	0%	9%

*2013: January through June.

(1) Prior to 2008 structured parking was incorporated into "other non-public".

(2) In 2013 an adjustment was made to flex/industrial and data center to reflect the actual current data center inventory.

**Table B-2.
Nonresidential Vacancy Trend**

Type	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013*
High Density Office	13.0%	13.0%	13.0%	12.4%	12.4%	13.7%	31.0%	15.4%	14.8%	11.7%	11.1%	11.5%
Low Density Office	17.4%	13.6%	9.0%	7.9%	9.7%	13.6%	18.9%	17.1%	17.3%	16.4%	15.3%	15.8%
Flex/Industrial	21.4%	19.2%	15.9%	15.1%	13.3%	14.2%	13.3%	15.8%	12.4%	10.3%	10.1%	8.9%
Data Center	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	11.3%
Retail	8.0%	6.2%	3.0%	3.0%	2.0%	2.7%	6.0%	5.3%	5.4%	6.1%	5.6%	4.8%
Other	7.0%	6.8%	8.0%	5.6%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Non-Public	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5.7%
Public	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1.0%

*2013: January through June.

Source: Costar, 2002 through June 2013; Loudoun County Department of Economic Development for "Other".

Notes:

(1) Vacancy rates are calculated for all commercial space, including owner-occupied.

(2) Prior to 2013 data centers were incorporated into flex/industrial. Data center inventory was 5.2 million on June 30, 2013.

**Table B-3.
Employees Per Thousand Square Feet Assumptions**

Type	
High Density Office	3.40
Low Density Office	3.17
Flex/Industrial	2.15
Data Center	0.27
Retail	1.50
Other	1.19
Heavy Industrial	1.83

Source: Data center factor - Loudoun County Department of Economic Development and Department of Planning; All other factors - 2009 Fiscal Impact Committee Guidelines.

**Table B-4.
Major Approved Office, Flex, Industrial and Mixed-Use Vacant Land (>20 acres), 2012**

Type of Development/Site Name	Vacant Square Footage Potential			
	Vacant Usable Acres	Density (0.40 or Max FAR)	Density (0.30 or Max FAR)	Density (0.20 FAR)
Office	1,423	17,470,000	15,300,000	10,950,000
Ashbrook	60	1,000,000	750,000	500,000
Ashburn Village	82	1,400,000	1,000,000	700,000
Battlefield (Leesburg)	115	800,000	800,000	800,000
Belmont	140	1,000,000	750,000	500,000
Broad Run Business Center	88	1,100,000	1,100,000	700,000
Commonwealth Center- Ashburn	74	1,000,000	900,000	600,000
Dulles 2000	29	500,000	350,000	250,000
Eastgate	35	500,000	400,000	300,000
Goose Creek North	60	800,000	600,000	400,000
Highpoint	49	800,000	600,000	400,000
Lexington Seven	71	800,000	800,000	600,000
Loudoun Parkway Center	97	1,200,000	1,200,000	800,000
Oaklawn (Leesburg)	70	1,270,000	900,000	600,000
Stoneridge	35	600,000	450,000	300,000
Verizon Campus/Dupont (Loudoun Metro/Center)	354	4,000,000	4,000,000	3,000,000
Waterside	64	700,000	700,000	500,000
Flex and Datacenter	888	12,800,000	10,900,000	7,280,000
Ashburn Crossing I (Loudoun Pointe)	70	900,000	900,000	600,000
Beaumeade Corporate Park	55	950,000	700,000	450,000
Beaumeade Corporate Park - North of Trail	42	600,000	500,000	300,000
Centennial Dominion Center	100	900,000	900,000	800,000
Crosstrail	140	2,000,000	1,800,000	1,200,000
Dulles Commerce	28	450,000	350,000	230,000
Downs Industrial	36	600,000	450,000	300,000
Dulles International	22	350,000	250,000	200,000
Paragon Park	104	1,400,000	1,300,000	900,000
Stoneridge	70	1,200,000	900,000	600,000
Stonewall	193	3,000,000	2,500,000	1,500,000
West Dulles Station	28	450,000	350,000	200,000

**Table B-4.
Major Approved Office, Flex, Industrial and Mixed-Use Vacant Land (>20 acres), 2012**

Type of Development/Site Name	Vacant Square Footage Potential			
	Vacant Usable Acres	Density (0.40 or Max FAR)	Density (0.30 or Max FAR)	Density (0.20 FAR)
Industrial	889	11,900,000	10,000,000	7,300,000
Brambleton	70	1,200,000	900,000	600,000
Bryant Dulles Industrial Park West	82	1,000,000	1,000,000	700,000
Dulles Trade Center II	24	400,000	300,000	200,000
Dulles Trade Center West	80	1,200,000	1,000,000	650,000
Evergreen Commerce	90	1,300,000	1,100,000	750,000
Northwoods	227	3,000,000	2,500,000	2,000,000
Sterling Business Park	36	300,000	300,000	300,000
Tuscarora	250	3,000,000	2,500,000	1,800,000
Transdulles	30	500,000	400,000	300,000
Mixed-Use	736	15,100,000	9,700,000	6,600,000
Arcola Center	160	2,400,000	2,000,000	1,300,000
Dulles Town Center	137	2,200,000	1,700,000	1,100,000
Dulles World	74	4,000,000	900,000	600,000
Foxgate	27	1,000,000	500,000	400,000
Kincora	198	2,700,000	2,500,000	1,500,000
One Loudoun	100	2,000,000	1,300,000	900,000
Village at Leesburg	40	800,000	800,000	800,000
Transit Oriented/Transit Related Development	561	13,500,000	7,100,000	4,400,000
Dulles Parkway Center	39	800,000	500,000	300,000
International City	119	2,000,000	1,400,000	1,000,000
Loudoun Station	16	1,300,000	200,000	100,000
Moorefield Station	387	9,400,000	5,000,000	3,000,000
Total	4,497	70,770,000	53,000,000	36,530,000

Source: Loudoun County Department of Economic Development.

Notes:

(1) Data as of December 31, 2012.

(2) Table includes vacant land sites that are actively being marketed for nonresidential development.

(3) Zoning categories included : PDIP, PDOP, PDRDP, PDGI, PDTRC, PDTC, CLI, PDMUB.

**Table B-5.
Forecasts of Nonresidential Square Feet**

Year	SF Demand Filling Existing Vacant Space			New SF Permitted			Cumulative SF Permitted		
	Low	Intermediate	High	Low	Intermediate	High	Low	Intermediate	High
2000*	N/A	N/A	N/A	7,999,166	7,999,166	7,999,166	43,776,898	43,776,898	43,776,898
2001*	N/A	N/A	N/A	4,475,280	4,475,280	4,475,280	48,252,178	48,252,178	48,252,178
2002*	N/A	N/A	N/A	1,901,598	1,901,598	1,901,598	50,153,776	50,153,776	50,153,776
2003*	N/A	N/A	N/A	3,215,165	3,215,165	3,215,165	53,368,941	53,368,941	53,368,941
2004*	N/A	N/A	N/A	3,848,194	3,848,194	3,848,194	57,217,135	57,217,135	57,217,135
2005*	N/A	N/A	N/A	3,797,254	3,797,254	3,797,254	61,014,389	61,014,389	61,014,389
2006*	N/A	N/A	N/A	4,108,329	4,108,329	4,108,329	65,122,718	65,122,718	65,122,718
2007*	N/A	N/A	N/A	4,346,310	4,346,310	4,346,310	69,469,028	69,469,028	69,469,028
2008*	N/A	N/A	N/A	5,177,989	5,177,989	5,177,989	74,647,017	74,647,017	74,647,017
2009*	N/A	N/A	N/A	1,919,452	1,919,452	1,919,452	76,566,469	76,566,469	76,566,469
2010*	N/A	N/A	N/A	1,551,748	1,551,748	1,551,748	78,118,217	78,118,217	78,118,217
2011*	1,000,000	1,000,000	1,000,000	1,350,629	1,350,629	1,350,629	79,468,846	79,468,846	79,468,846
2012*	220,000	220,000	220,000	1,632,933	1,632,933	1,632,933	81,101,779	81,101,779	81,101,779
2013	250,000	300,000	350,000	2,360,000	2,860,000	3,360,000	83,461,779	83,961,779	84,461,779
2014	250,000	300,000	350,000	2,125,000	2,625,000	3,125,000	85,586,779	86,586,779	87,586,779
2015	220,000	180,000	80,000	2,500,000	3,000,000	3,500,000	88,086,779	89,586,779	91,086,779
2016	60,000	0	0	2,700,000	3,200,000	3,700,000	90,786,779	92,786,779	94,786,779
2017	0	0	0	3,000,000	3,500,000	4,000,000	93,786,779	96,286,779	98,786,779
2018	0	0	0	3,200,000	3,700,000	4,200,000	96,986,779	99,986,779	102,986,779
2019	0	0	0	3,200,000	3,700,000	4,200,000	100,186,779	103,686,779	107,186,779
2020	0	0	0	2,750,000	3,250,000	3,750,000	102,936,779	106,936,779	110,936,779
2021	0	0	0	2,500,000	3,000,000	3,500,000	105,436,779	109,936,779	114,436,779
2022	0	0	0	2,000,000	2,500,000	3,000,000	107,436,779	112,436,779	117,436,779
2023	0	0	0	1,750,000	2,250,000	2,750,000	109,186,779	114,686,779	120,186,779
2024	0	0	0	1,700,000	2,200,000	2,700,000	110,886,779	116,886,779	122,886,779
2025	0	0	0	1,700,000	2,200,000	2,700,000	112,586,779	119,086,779	125,586,779
2026	0	0	0	1,700,000	2,200,000	2,700,000	114,286,779	121,286,779	128,286,779
2027	0	0	0	1,700,000	2,200,000	2,700,000	115,986,779	123,486,779	130,986,779
2028	0	0	0	1,700,000	2,200,000	2,700,000	117,686,779	125,686,779	133,686,779
2029	0	0	0	1,600,000	2,100,000	2,600,000	119,286,779	127,786,779	136,286,779
2030	0	0	0	1,100,000	1,600,000	2,100,000	120,386,779	129,386,779	138,386,779
2031	0	0	0	1,000,000	1,500,000	2,000,000	121,386,779	130,886,779	140,386,779
2032	0	0	0	900,000	1,400,000	1,900,000	122,286,779	132,286,779	142,286,779
2033	0	0	0	900,000	1,400,000	1,900,000	123,186,779	133,686,779	144,186,779
2034	0	0	0	800,000	1,300,000	1,800,000	123,986,779	134,986,779	145,986,779
2035	0	0	0	800,000	1,300,000	1,800,000	124,786,779	136,286,779	147,786,779
2036	0	0	0	800,000	1,300,000	1,800,000	125,586,779	137,586,779	149,586,779
2037	0	0	0	800,000	1,300,000	1,800,000	126,386,779	138,886,779	151,386,779
2038	0	0	0	800,000	1,300,000	1,800,000	127,186,779	140,186,779	153,186,779
2039	0	0	0	800,000	1,300,000	1,800,000	127,986,779	141,486,779	154,986,779
2040	0	0	0	800,000	1,300,000	1,800,000	128,786,779	142,786,779	156,786,779
Total 2013-2040	780,000	780,000	780,000	47,685,000	61,685,000	75,685,000	3,126,554,812	3,329,554,812	3,532,554,812

* 2001-2012: actuals

Source: Loudoun County Department of Building and Development, 2000 through June 2013. Compiled by: Loudoun County Department of Economic Development.

Notes:

- (1) Forecasts do not include development at Dulles Airport and on land owned by the Metropolitan Washington Airports Authority.
- (2) The total assumed demand filling existing space from 2013 on is 780,000 square feet.

Table B-6.
New Nonresidential Delivered Square Footage Forecasts

Square Feet Delivered						
Year	Office	Flex/Industrial	Data Center	Retail	Other	Total
2001	2,034,388	3,207,333	N/A	879,981	1,877,464	7,999,166
2002	843,831	1,361,026	N/A	461,018	1,809,405	4,475,280
2003	156,392	415,072	N/A	529,918	800,216	1,901,598
2004	961,803	468,860	N/A	731,472	1,053,030	3,215,165
2005	316,531	1,287,078	N/A	799,673	1,444,912	3,848,194
2001-2005	4,312,945	6,739,369		3,402,062	6,985,027	21,439,403
Percent Distribution	20.1%	31.4%		15.9%	32.6%	100.0%
2006	729,306	1,342,975	N/A	540,708	1,184,265	3,797,254
2007	683,450	1,542,836	N/A	1,189,772	692,271	4,108,329
2008	526,421	1,836,429	N/A	749,348	1,234,112	4,346,310
2009	370,699	1,762,520	N/A	1,087,966	1,956,804	5,177,989
2010	254,120	539,920	N/A	276,920	848,492	1,919,452
2006-2010	2,563,996	7,024,680		3,844,714	5,915,944	19,349,334
Percent Distribution	13.3%	36.3%		19.9%	30.6%	100.0%
2011	176,307	178,927	491,851	291,698	412,965	1,551,748
2012	21,071	218,343	146,414	320,716	644,085	1,350,629
2013	77,191	223,975	379,821	148,936	803,010	1,632,933
2014	100,000	360,000	1,150,000	350,000	900,000	2,860,000
2015	200,000	375,000	650,000	500,000	900,000	2,625,000
2011-2015	574,569	1,356,245	2,818,086	1,611,350	3,660,060	10,020,310
Percent Distribution	5.7%	13.5%	28.1%	16.1%	36.5%	100.0%
2016-2020	4,720,000	2,125,000	2,655,000	3,200,000	4,400,000	17,100,000
2021-2025	4,000,000	1,925,000	2,075,000	2,500,000	2,700,000	13,200,000
2026-2030	4,700,000	1,930,000	570,000	1,500,000	2,200,000	10,900,000
2031-2035	3,000,000	1,300,000	500,000	1,000,000	1,400,000	7,200,000
2036-2040	2,800,000	1,350,000	250,000	700,000	1,400,000	6,500,000
2016-2040	19,220,000	8,630,000	6,050,000	8,900,000	12,100,000	54,900,000
Percent Distribution	35.0%	15.7%	11.0%	16.2%	22.0%	100.0%
2013-2040	19,597,191	9,588,975	8,229,821	9,898,936	14,703,010	62,017,933
Percent Distribution	31.6%	15.5%	13.3%	16.0%	23.7%	100.0%
Total 2001-2040	26,671,510	23,750,294	8,868,086	17,758,126	28,661,031	105,709,047
Percent Distribution	25.2%	22.5%	8.4%	16.8%	27.1%	100.0%

Source: Loudoun County Department of Building and Development, 2001 through June 2013. Compiled by: Loudoun County Department of Economic Development.

Notes:

- (1) Delivery of permitted square footage is assumed to be one year after permits are issued. These figures do not include the demand for the filling of existing vacant space.
- (2) Forecasts do not include development at Dulles Airport and on land owned by the Metropolitan Washington Airports Authority.

Table B-7.
Vacancy Rate Assumptions

Year	High Density Office	Low Density Office	Flex/Industrial	Data Center	Retail	Other	Other: Non-Public	Other: Public	Heavy Industrial
2001*	13.0%	16.9%	18.9%	N/A	10.0%	8.0%	N/A	N/A	N/A
2002*	13.0%	17.4%	21.4%	N/A	8.0%	7.0%	N/A	N/A	N/A
2003*	13.0%	13.6%	19.2%	N/A	6.2%	6.8%	N/A	N/A	N/A
2004*	13.0%	9.0%	15.9%	N/A	3.0%	8.0%	N/A	N/A	N/A
2005*	12.4%	7.9%	15.1%	N/A	3.0%	5.6%	N/A	N/A	N/A
2006*	12.4%	9.7%	13.3%	N/A	2.0%	5.0%	N/A	N/A	N/A
2007*	13.7%	13.6%	14.2%	N/A	2.7%	5.0%	N/A	N/A	N/A
2008*	31.0%	18.9%	13.3%	N/A	6.0%	5.0%	N/A	N/A	N/A
2009*	15.4%	17.1%	15.8%	N/A	5.3%	5.0%	N/A	N/A	N/A
2010*	14.8%	17.3%	12.4%	N/A	5.4%	5.0%	N/A	N/A	N/A
2011*	11.7%	16.4%	10.3%	N/A	6.1%	5.0%	N/A	N/A	N/A
2012*	11.1%	15.3%	10.1%	N/A	5.6%	5.0%	N/A	N/A	N/A
2013**	11.5%	15.8%	8.9%	11.3%	4.8%	5.0%	5.7%	1.0%	N/A
2014	10.5%	12.0%	10.0%	10.0%	5.0%	5.0%	5.7%	1.0%	N/A
2015	10.5%	12.0%	10.0%	10.0%	5.0%	5.0%	5.7%	1.0%	N/A
2016	12.0%	10.0%	12.0%	8.0%	5.5%	5.0%	5.7%	1.0%	N/A
2017	12.0%	10.0%	12.0%	8.0%	5.5%	5.0%	5.7%	1.0%	N/A
2018	12.0%	10.0%	12.0%	8.0%	6.0%	5.0%	5.7%	1.0%	N/A
2019	12.0%	10.0%	12.0%	8.0%	6.0%	5.0%	5.7%	1.0%	N/A
2020	12.0%	10.0%	12.0%	8.0%	6.5%	5.0%	5.7%	1.0%	N/A
2021-2025	10.0%	9.0%	11.0%	6.0%	7.0%	5.0%	5.7%	1.0%	N/A
2026-2030	10.0%	9.0%	11.0%	6.0%	7.0%	5.0%	5.7%	1.0%	N/A
2031-2035	10.0%	9.0%	11.0%	6.0%	7.0%	5.0%	5.7%	1.0%	N/A
2036-2040	10.0%	9.0%	11.0%	6.0%	7.0%	5.0%	5.7%	1.0%	N/A

* 2001-2012: actuals.

**2013: January through June.

Source: CoStar, 2001 through June 2013.

Table B-8.
Average Value of Commercial Property by Type, 2013

Type	2013 Average Value per SF
Office	\$178
Data Center	\$178
Flex/Industrial	\$97
Retail	\$201

Source: Office of the Commissioner of the Revenue

Appendix C:
Analysis of Other
Demographic and Economic Factors

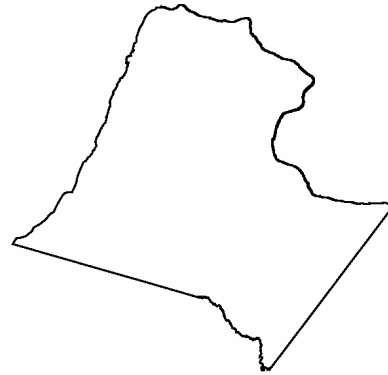


Table C-1.
September Public School Enrollment Trends

School Year	Year	September 30 Enrollment
1999-2000	1999	28,787
2000-2001	2000	31,804
2001-2002	2001	34,589
2002-2003	2002	37,532
2003-2004	2003	40,751
2004-2005	2004	44,014
2005-2006	2005	47,361
2006-2007	2006	50,478
2007-2008	2007	54,047
2008-2009	2008	57,009
2009-2010	2009	60,096
2010-2011	2010	63,220
2011-2012	2011	65,668
2012-2013	2012	68,289
2013-2014	2013	70,858

Source: Loudoun County Public Schools.

Table C-2.
Personal and Per Capita Income Analysis

Year	Personal Income	Percent Change	Per Capita	
			Personal Income	Percent Change
2000	\$7,074,652,686	--	\$41,714	--
2001	\$7,799,780,550	10.2%	\$41,410	-0.7%
2002	\$7,970,014,000	2.2%	\$38,680	-6.6%
2003	\$8,616,287,925	8.1%	\$38,799	0.3%
2004	\$9,628,692,177	11.7%	\$40,099	3.4%
2005	\$11,237,347,998	16.7%	\$43,363	8.1%
2006	\$13,060,525,576	16.2%	\$47,228	8.9%
2007	\$14,542,778,044	11.3%	\$50,252	6.4%
2008	\$15,502,919,000	6.6%	\$51,950	3.4%
2009	\$15,696,192,116	1.2%	\$51,469	-0.9%
2010	\$16,958,799,611	8.0%	\$54,301	5.5%
2011	\$18,918,784,089	11.6%	\$58,953	8.6%
2012	\$19,638,392,735	3.8%	\$59,683	1.2%
2013	\$20,342,803,584	3.6%	\$59,812	0.2%
2014	\$21,954,836,209	7.9%	\$62,142	3.9%
2015	\$24,028,692,166	9.4%	\$65,456	5.3%
2016	\$26,072,244,975	8.5%	\$68,619	4.8%
2017	\$27,778,141,884	6.5%	\$71,029	3.5%
2018	\$29,284,067,583	5.4%	\$73,044	2.8%
2019	\$30,694,562,972	4.8%	\$74,899	2.5%
2020	\$32,107,051,059	4.6%	\$76,819	2.6%

Source: Loudoun County Department of Management and Financial Services, except for per capita personal income from 2000 through 2012, which is from the U.S. Bureau of Economic Analysis.

Note:

Historic values for 2001-2011 have been revised by the U.S. Bureau of Economic Analysis as part of its 2013 comprehensive revisions to the National Income & Product Accounts. The revised personal income figures are higher largely due to the inclusion of accrued pension benefits in the definition of current income.

Table C-3(a).
Land Values, 2013: Vacant Residential, Commercial, and Industrial Land

	Undeveloped Land			Total
	Residential	Rental Multifamily	Commercial/Industrial	
All Parcels (Class 100-400)				
Number of Parcels	7,854	22	831	8,707
Number of Acres	24,609	32	8,802	33,443
Fair Market Value of Land	\$1,179,727,130	\$22,492,100	\$1,657,170,360	\$2,859,389,590
Parcels with Land Use Assessments				
Number of Parcels in Land Use	2,988		14	3,002
Number of Land Use Acres	28,617		795	29,412
Fair Market Value of Land Use Parcels	\$673,819,600		\$78,895,300	\$752,714,900
Use Value of Land	\$213,214,600		\$12,004,510	\$225,219,110
Deferred Assessment of Land Use Parcels	\$460,605,000		\$66,890,790	\$527,495,790

Source: Office of the Commissioner of the Revenue

Note:

Values for residential parcels with land use assessments include improved land.

Table C-3(b).
Land Values, 2013: Agricultural Land, Parcels 20 Acres and Larger

	Agricultural Land		Total
	20 - 100 Acres	> 100 Acres	
All Parcels (Class 500-600)			
Number of Parcels	1,948	400	2,348
Number of Acres	76,310	77,247	153,556
Fair Market Value	\$1,728,232,110	\$1,268,672,830	\$2,996,904,940
Parcels with Land Use Assessments			
Number of Parcels in Land Use	1,676	365	2,041
Number of Land Use Acres	63,992	69,759	133,752
Fair Market Value of Land Use Parcels	\$869,555,540	\$712,072,800	\$1,581,628,340
Use Value of Land	\$167,118,890	\$57,131,700	\$224,250,590
Deferred Assessment of Land Use Parcels	\$702,436,650	\$654,941,100	\$1,357,377,750

Source: Office of the Commissioner of the Revenue

Note:

Figures in tables above exclude property owned by public service corporations, home owners associations, and tax exempt entities