

# Demographics in Fairfax County and Reston

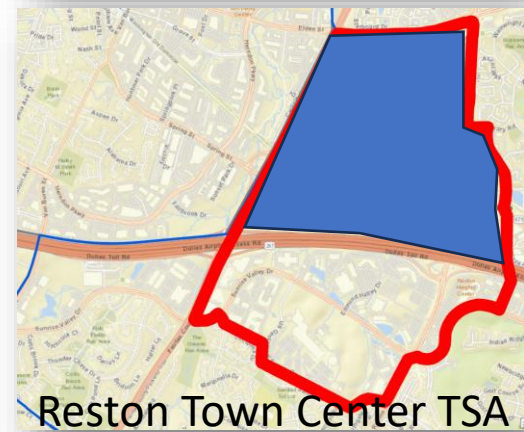
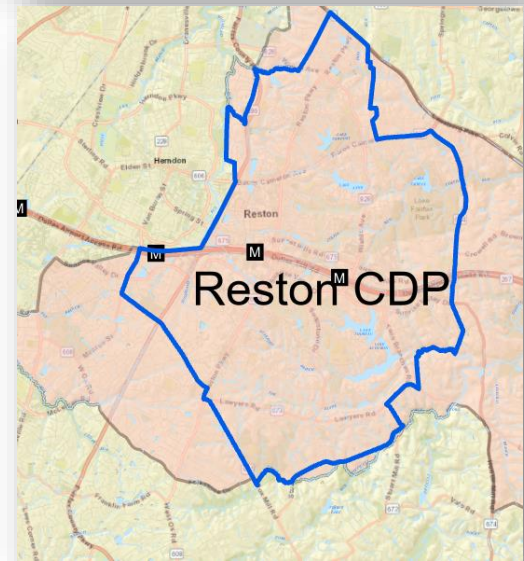
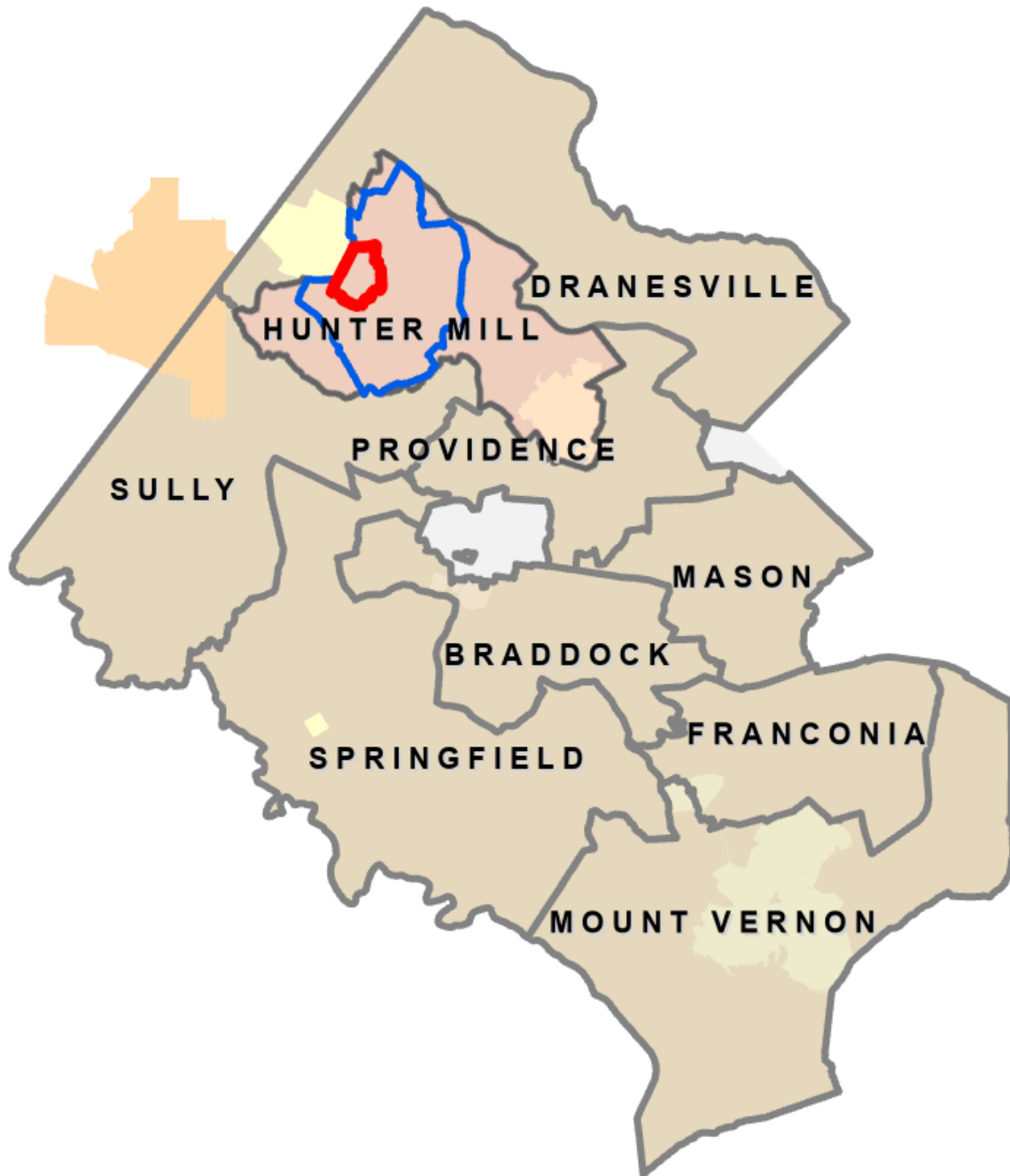
Reston Town Center North Task Force Meeting  
June 13, 2023

Presented by:

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[xuemei.han@fairfaxcounty.gov](mailto:xuemei.han@fairfaxcounty.gov)

Fairfax County  
Department of Management and Budget  
[Economic, Demographic, and Statistical Research \(EDSR\)](#)  
[Countywide Data Analytics](#)





# Outline

- Demographic Overview, Fairfax County
  - Population Growth, Fairfax County & Reston CDP
  - Population by Age Groups, Fairfax County & Reston CDP
  - Racial and Ethnic Diversity, Fairfax County & Reston CDP
- Economic Overview, Fairfax County
- Housing Overview, Fairfax County
- Housing Forecasts, Fairfax County & Reston CDP
- Community Profiles, Reston CDP
- Demographic Mapper, Reston CDP
- Affordable Housing Analysis, Reston Town Center North Area, by Gwendolyn Minton
- Useful Links



Fairfax County, VA

# Overview:

## Demographic Characteristics

Estimate/Forecast	2022	2025	2030	2035	2040	2045	2050
<b>Households</b>	418,769	431,512	451,227	467,049	482,453	497,547	510,774
<b>Housing Units</b>	426,412	439,631	460,049	476,417	492,342	507,947	521,625
<b>Population</b>	1,172,646	1,202,424	1,247,472	1,283,719	1,318,975	1,353,568	1,383,972

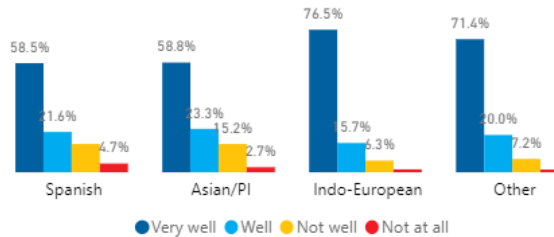
Instructions: To see data for a chart, click on the chart and then hold down the 'Alt' and 'Shift' keys while tapping the 'F11' key. When all of the supervisor district boxes are unchecked, countywide information is displayed. Check the box in front of a supervisor district to display information for that district.

- BRADDOCK
- DRANESVILLE
- FRANCONIA
- HUNTER MILL
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- PROVIDENCE
- SPRINGFIELD
- SULLY

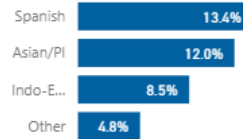
Go to:  
 Economic page →  
 Housing page →

### English Proficiency by Language Spoken at Home

Percent of Persons 5 Years and Older



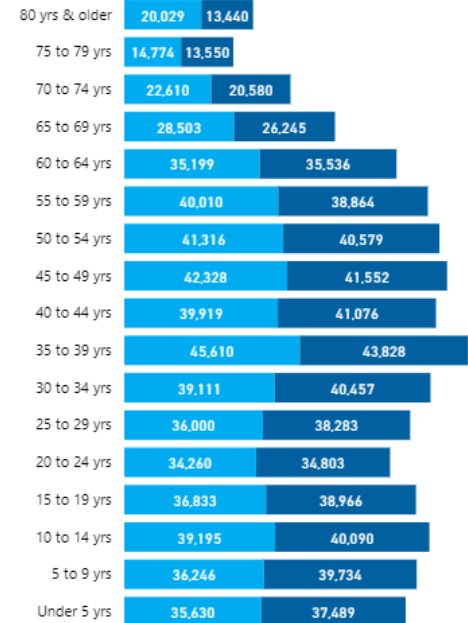
### Language Spoken at Home



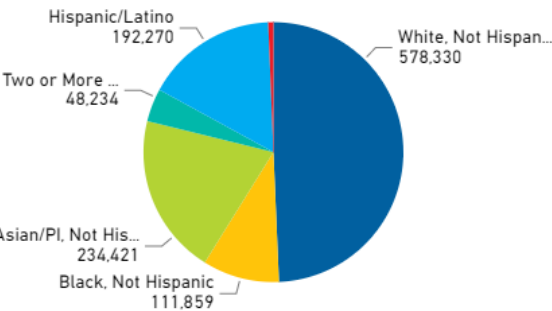
**38.7%**  
 of residents, age 5 and older, speak a language other than English at home.

### Persons by Age and Sex

● Females ● Males



### Persons by Race/Ethnicity



**25.9%**  
 of residents are children and youth under age 20 years.



**49.9%**  
 of residents are male.



**13.6%**  
 of residents are seniors age 65 years and older.



**50.1%**  
 of residents are female.

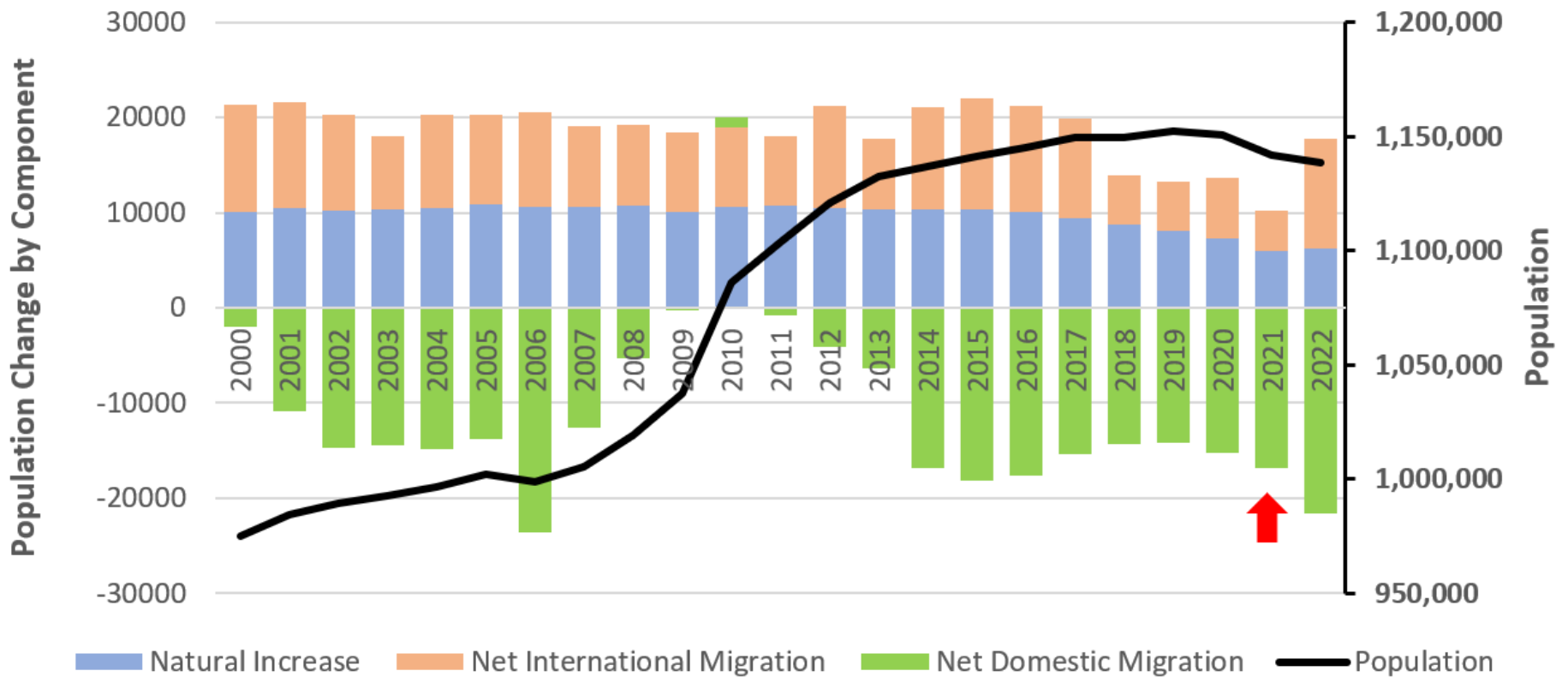
Source: Fairfax County Economic, Demographic and Statistical Research, 2022 data and U.S. Census Bureau, 2021 five-year American Community Survey data.

Prepared by: Fairfax County Economic, Demographic and Statistical Research.

Note: Estimates may not sum to totals due to rounding.

## Fairfax County General Overview | Demographics

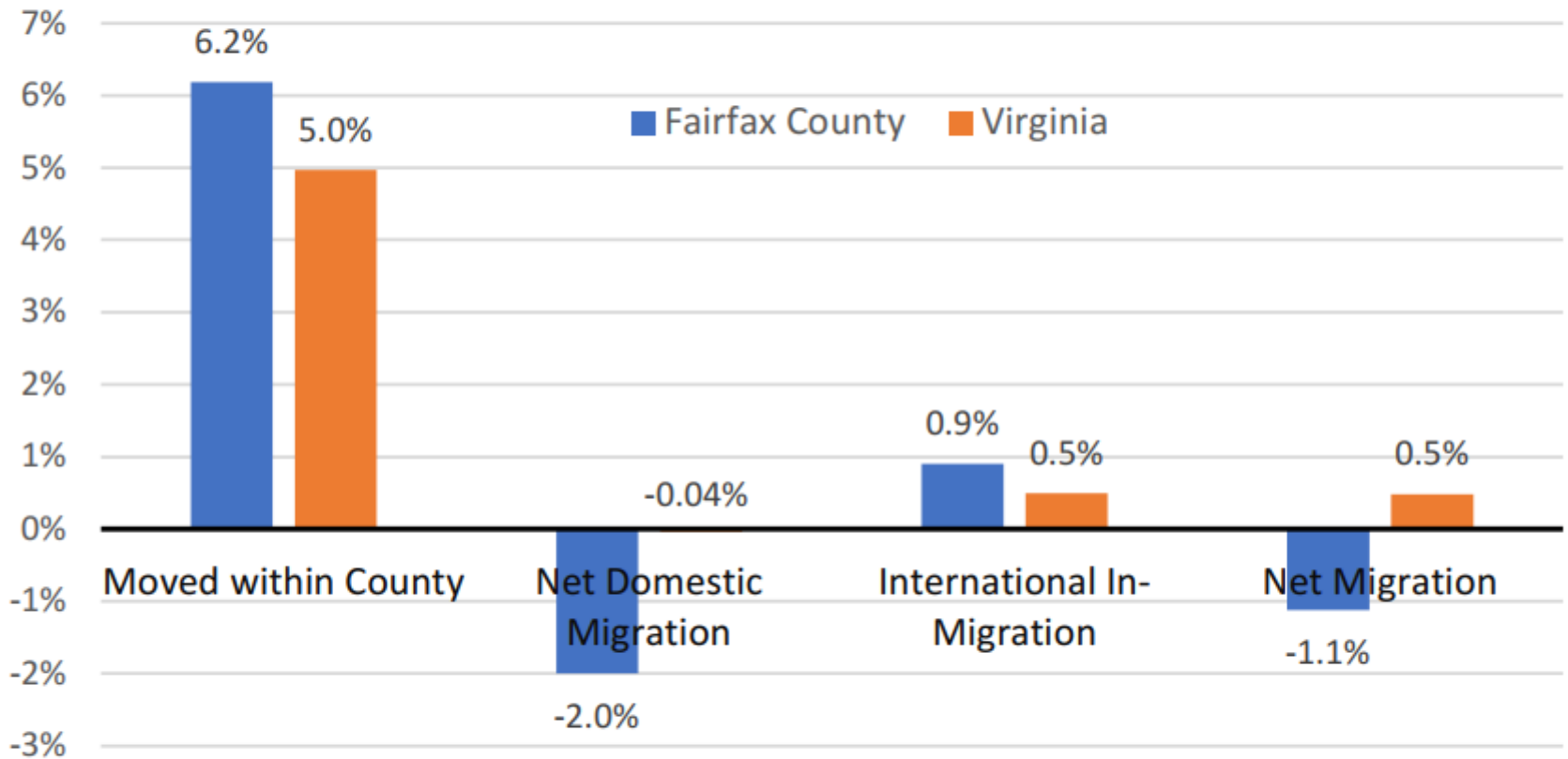
<https://www.fairfaxcounty.gov/demographics/fairfax-county-general-overview>



**Figure 1. Components of Resident Population Change in Fairfax County, VA 2000-2022.**

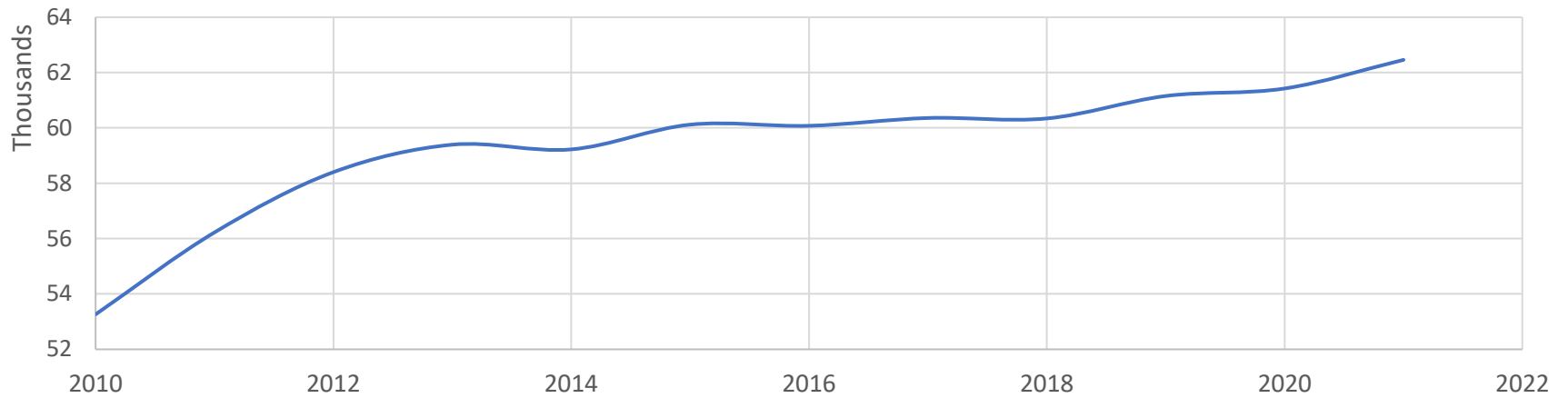
*Source: U.S. Bureau of the Census, Vintage Population Estimates.*

## Geographic Mobility (% of population moved), Fairfax County vs. Virginia, 2021

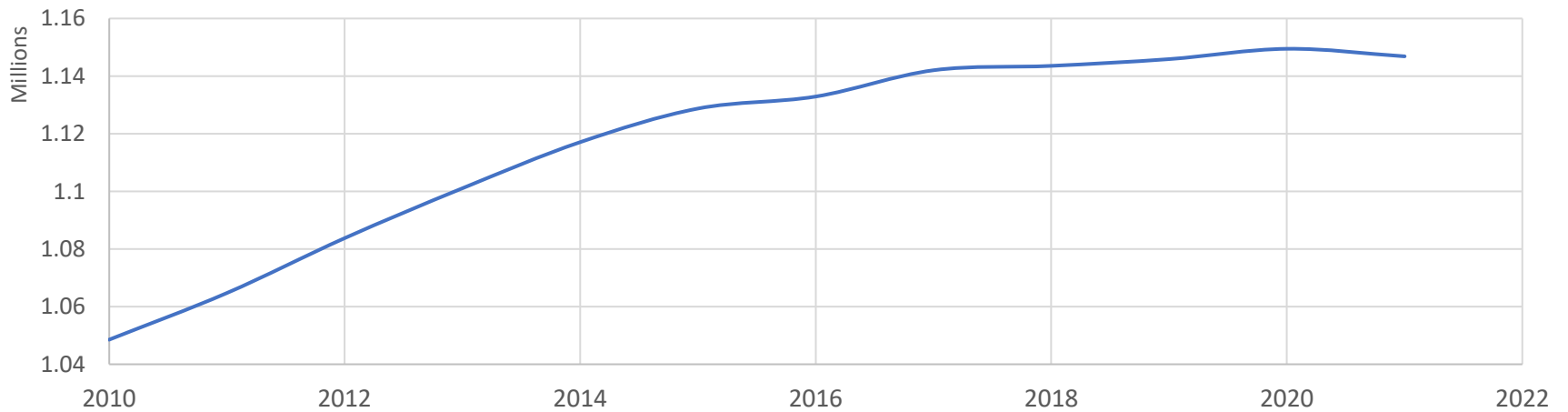


Source: U.S. Census Bureau, American Community Survey 1-Year Estimates, 2021;  
Derived from Table S0701 and B07401.

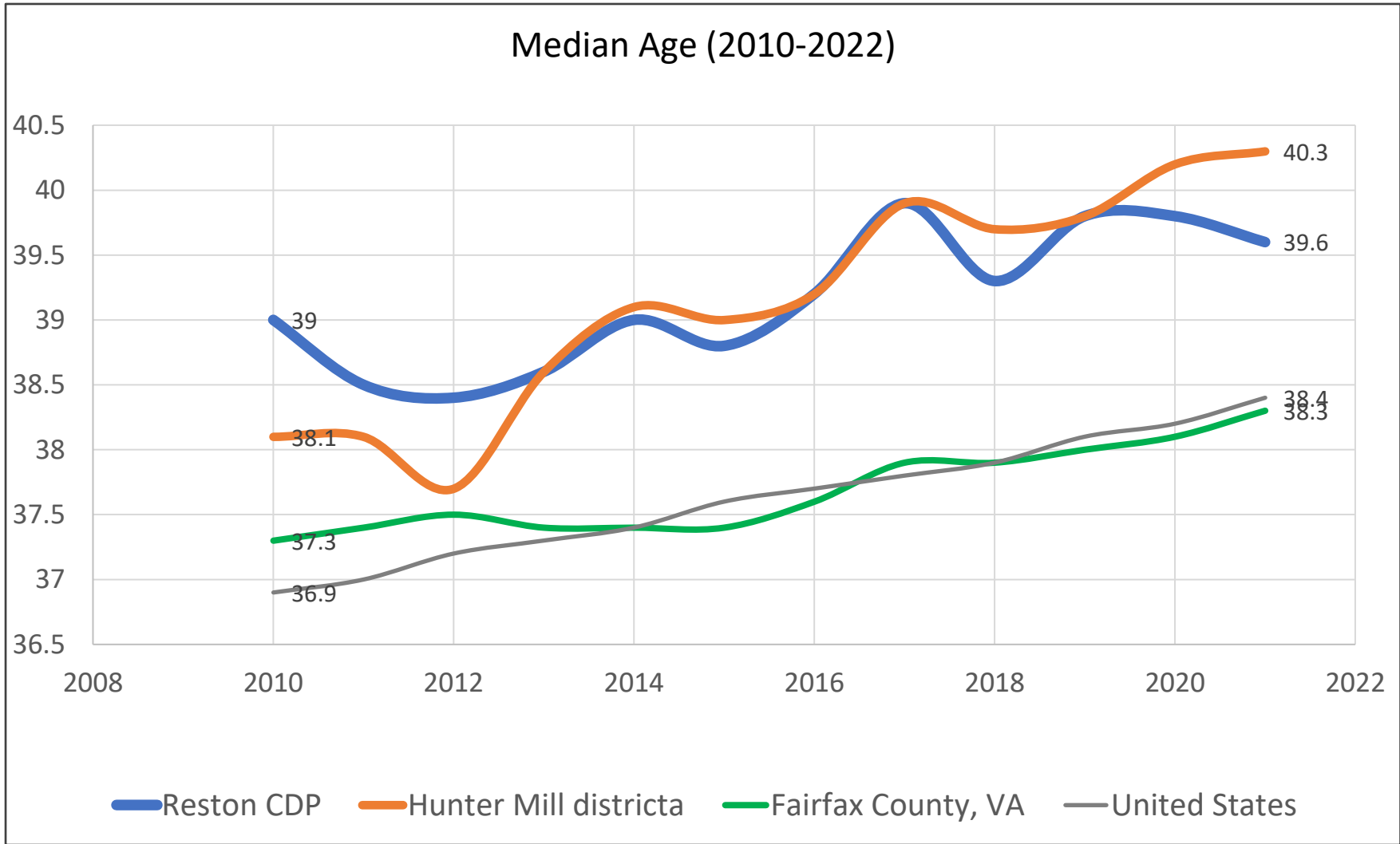
### Reston CDP Population Growth (2010-2022)



### Fairfax County, VA Population Growth (2010-2022)



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2010-2021

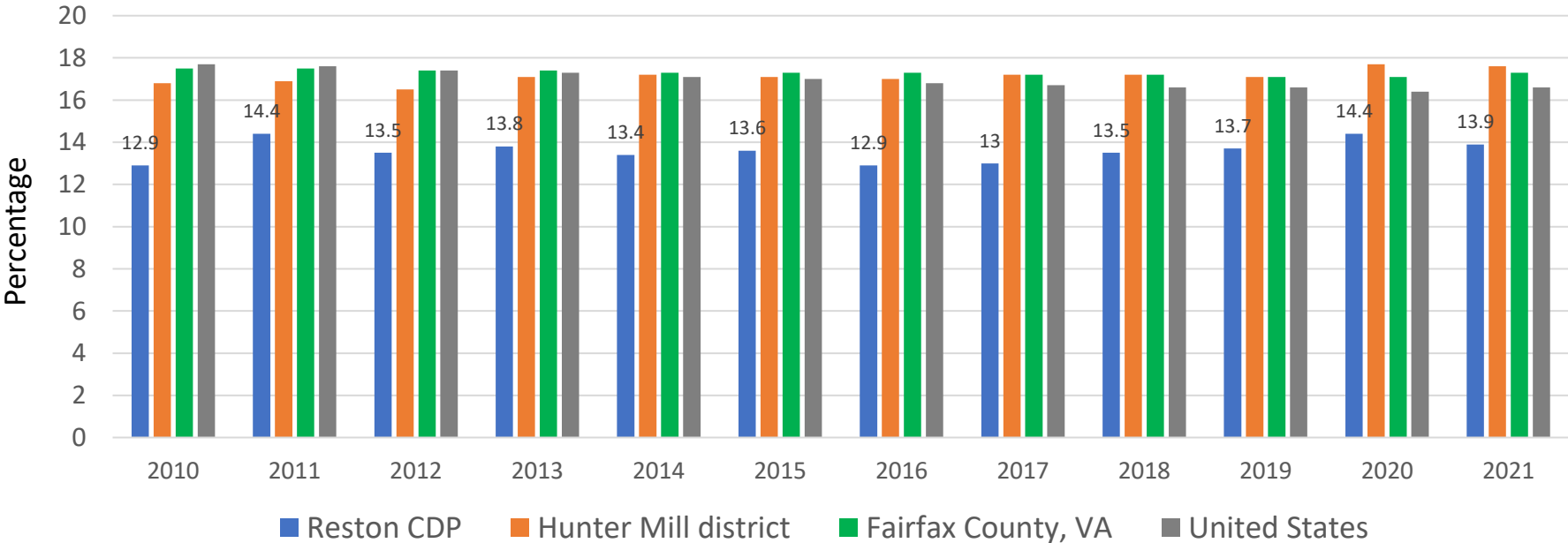


Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2010-2021



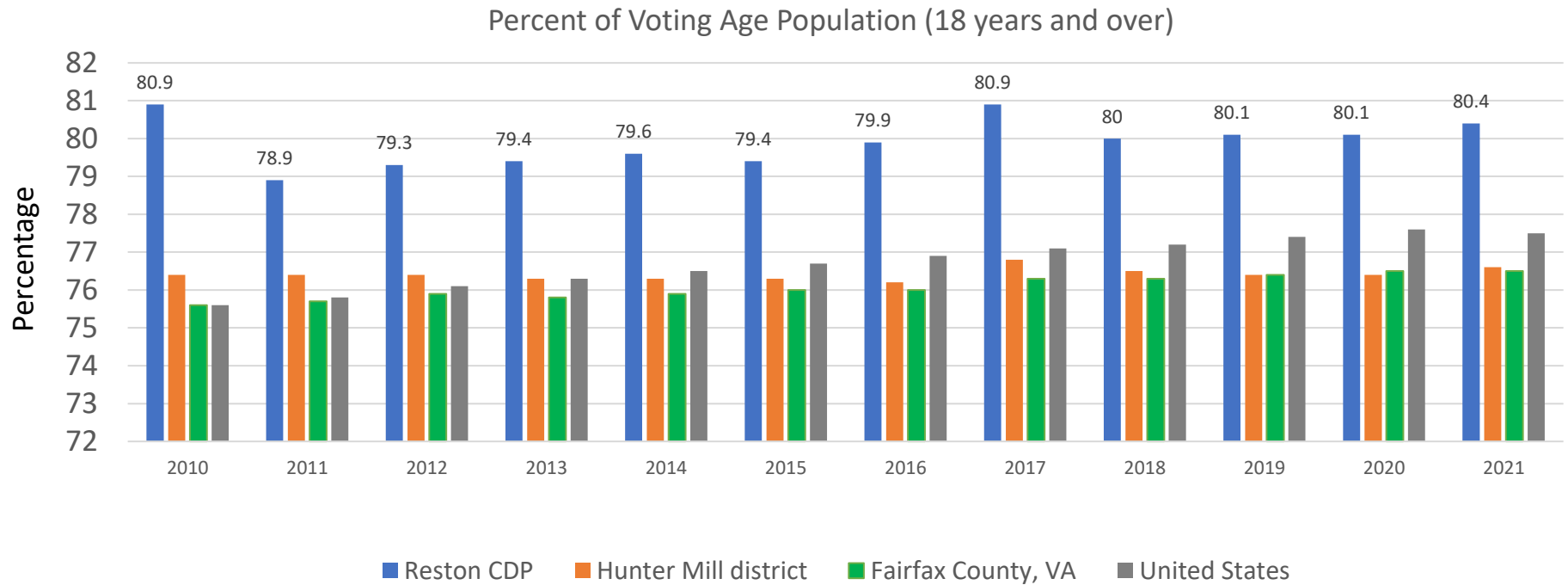
# School Age Population (5-18 Years old), 2010-2021

Percent of School Age Population (5-18 Years Old)



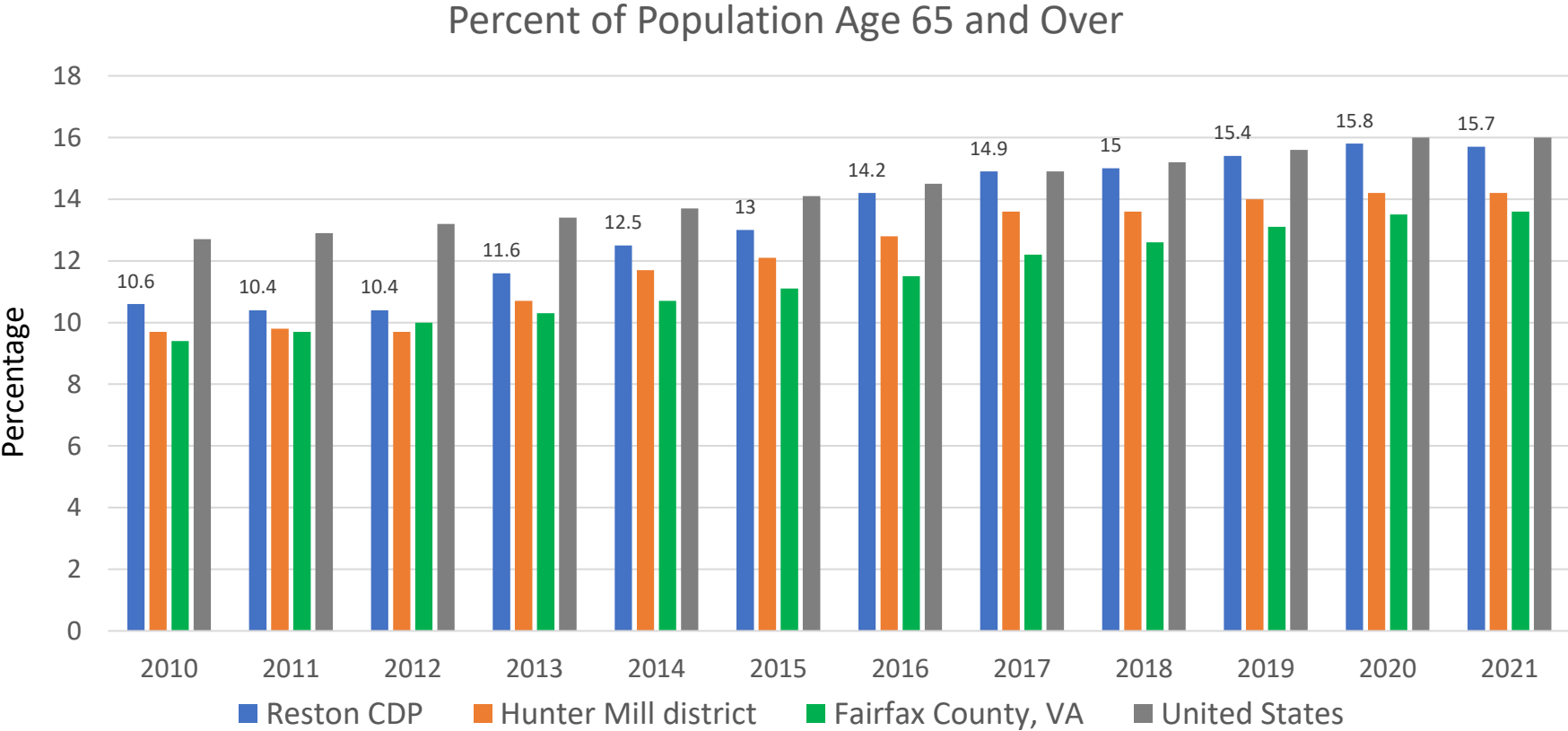
Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2010-2021

# Voting Age Population (18 Years and over), 2010-2021



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2010-2021

# Senior Population (65 Years and over), 2010-2021

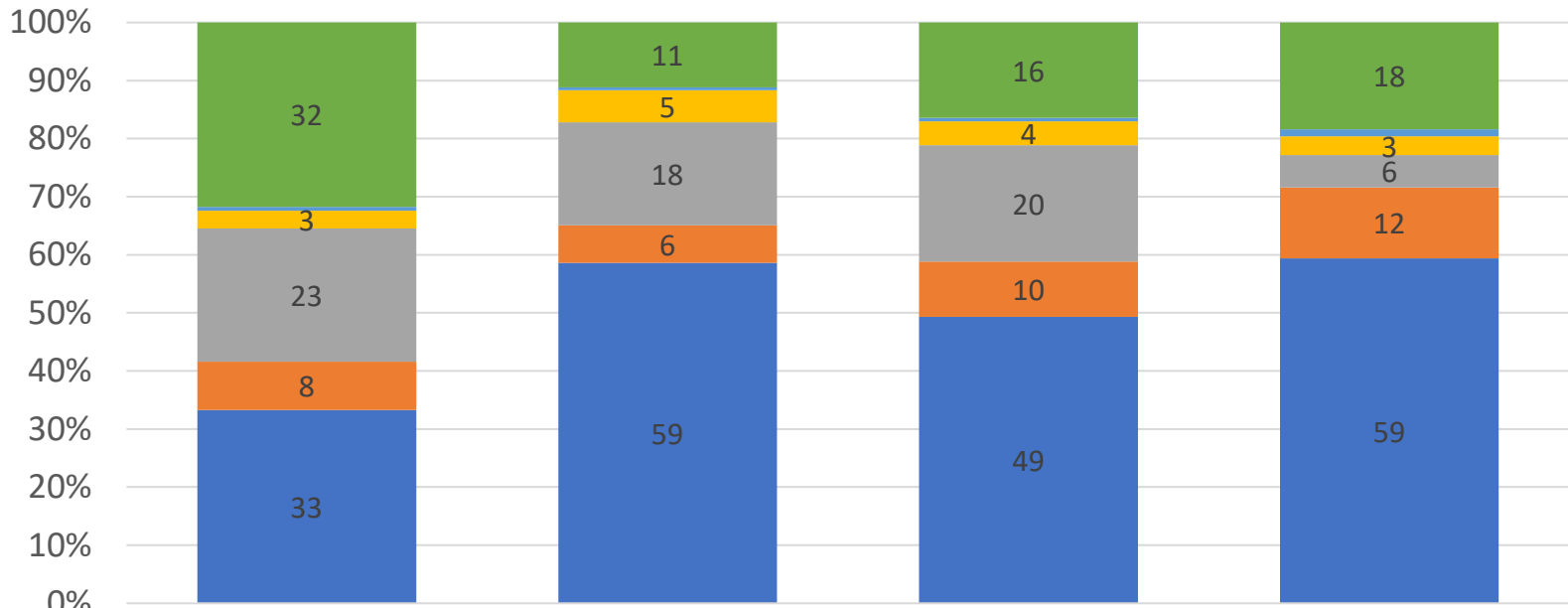


Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2010-2021

# Race and Ethnicity, 2021

Diversity

Index      0.73                      0.61                      0.68                      0.59                      .



**Reston CDP      Hunter Mill district      Fairfax County, VA      United States**

- White, Not Hispanic
- Black, Not Hispanic
- Asian/PI, Not Hispanic
- Two or More Race, Not Hispanic
- Other, Not Hispanic
- Hispanic/Latino

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2021



Fairfax County, VA

# Overview:

## Economic Characteristics

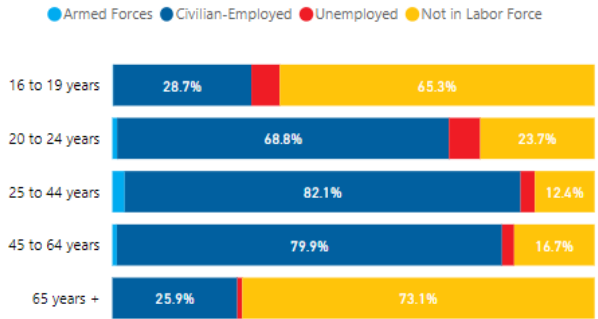
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**Go to:**  
 Demographic page →  
 Housing page →

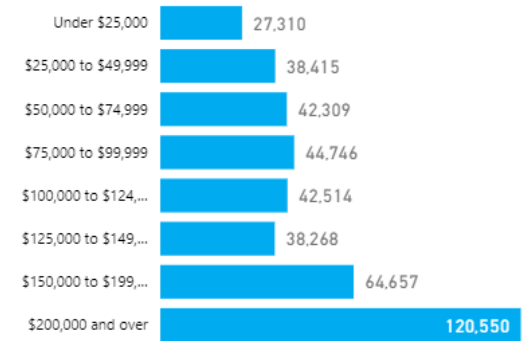
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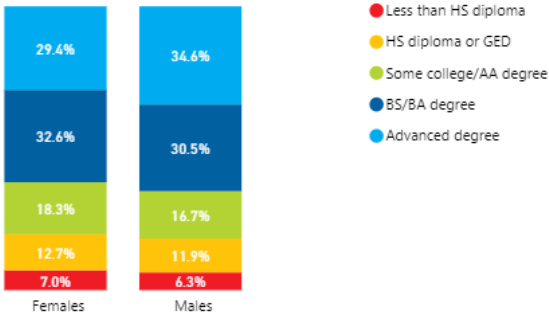
### Employment Status, Age 16 Years and Older



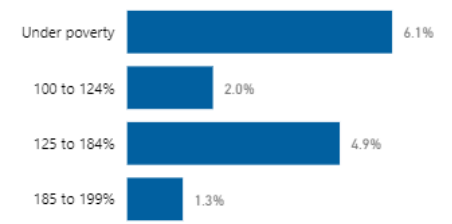
### Households by Income Range



### Educational Attainment, Age 25 Years and Older



### Percent of Persons by Poverty Ratio



Source: Fairfax County Economic, Demographic and Statistical Research, 2022 data and U.S. Census Bureau, 2021 five-year American Community Survey data.  
 Prepared by: Fairfax County Economic, Demographic and Statistical Research.  
 Note: Estimates may not sum to totals due to rounding.



Fairfax County, VA

# Overview: Housing Characteristics

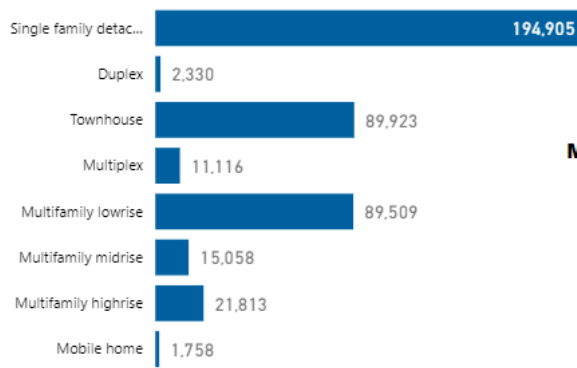
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**Go to:**  
[Demographic page](#) →  
[Economic page](#) →

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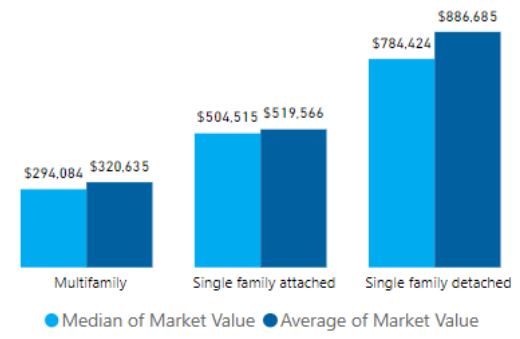
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**Housing Units by Type**  
 (Click on the bars in this graph to filter age and square feet by housing type.)



**\$648,270**  
 is the overall median market value of owned housing.

**Median and Average Market Value of Owned Housing**



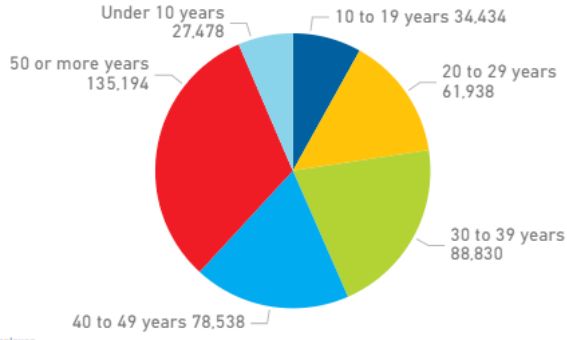
**\$68,371**  
 is the annual income needed to rent the average market rate one bedroom apartment unit.

**Rental Complex Housing**

Unit Type	Year	Units	Market Rate Units	Average Rent	Vacancy Rate
One bedroom	2021	31,070	26,970	\$1,709	7.4%
Two bedroom	2021	34,481	28,742	\$2,046	6.7%
Other unit types	2021	18,723	15,528	\$2,022	7.0%
<b>Total</b>		<b>84,274</b>	<b>71,240</b>	<b>\$1,913</b>	<b>7.1%</b>

Rental complex units that are not market rate units include affordable dwelling units, workforce dwelling units and units in subsidized rental complexes.

**Housing Units by Age**  
 (Click on the pie slices to filter other charts by housing age)



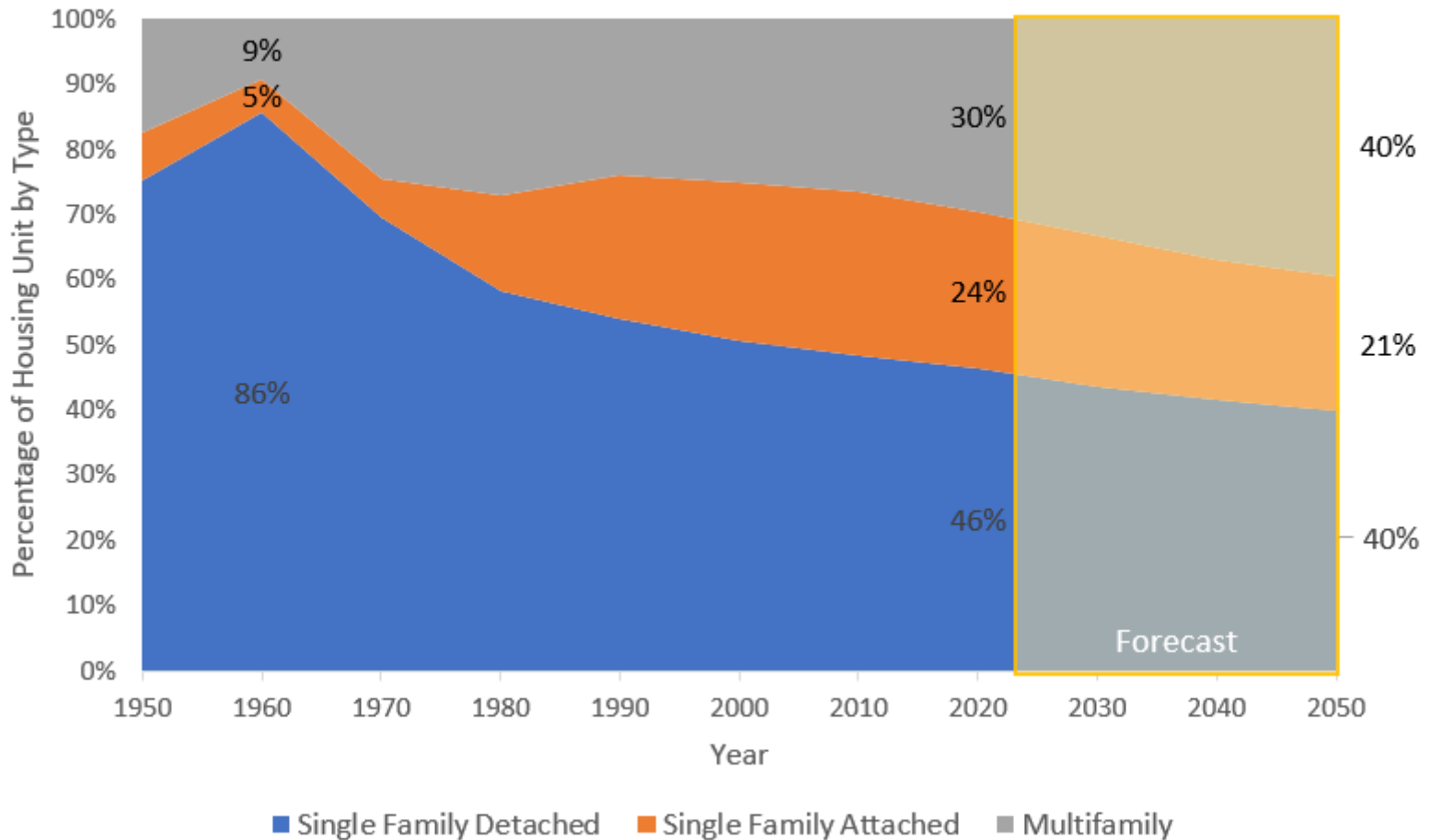
**1,620**  
 square feet is the median size of owned housing.

Source: Fairfax County Economic, Demographic and Statistical Research, 2022 data unless otherwise noted.  
 Prepared by: Fairfax County Economic, Demographic and Statistical Research.

**Fairfax County General Overview | Demographics**

<https://www.fairfaxcounty.gov/demographics/fairfax-county-general-overview>

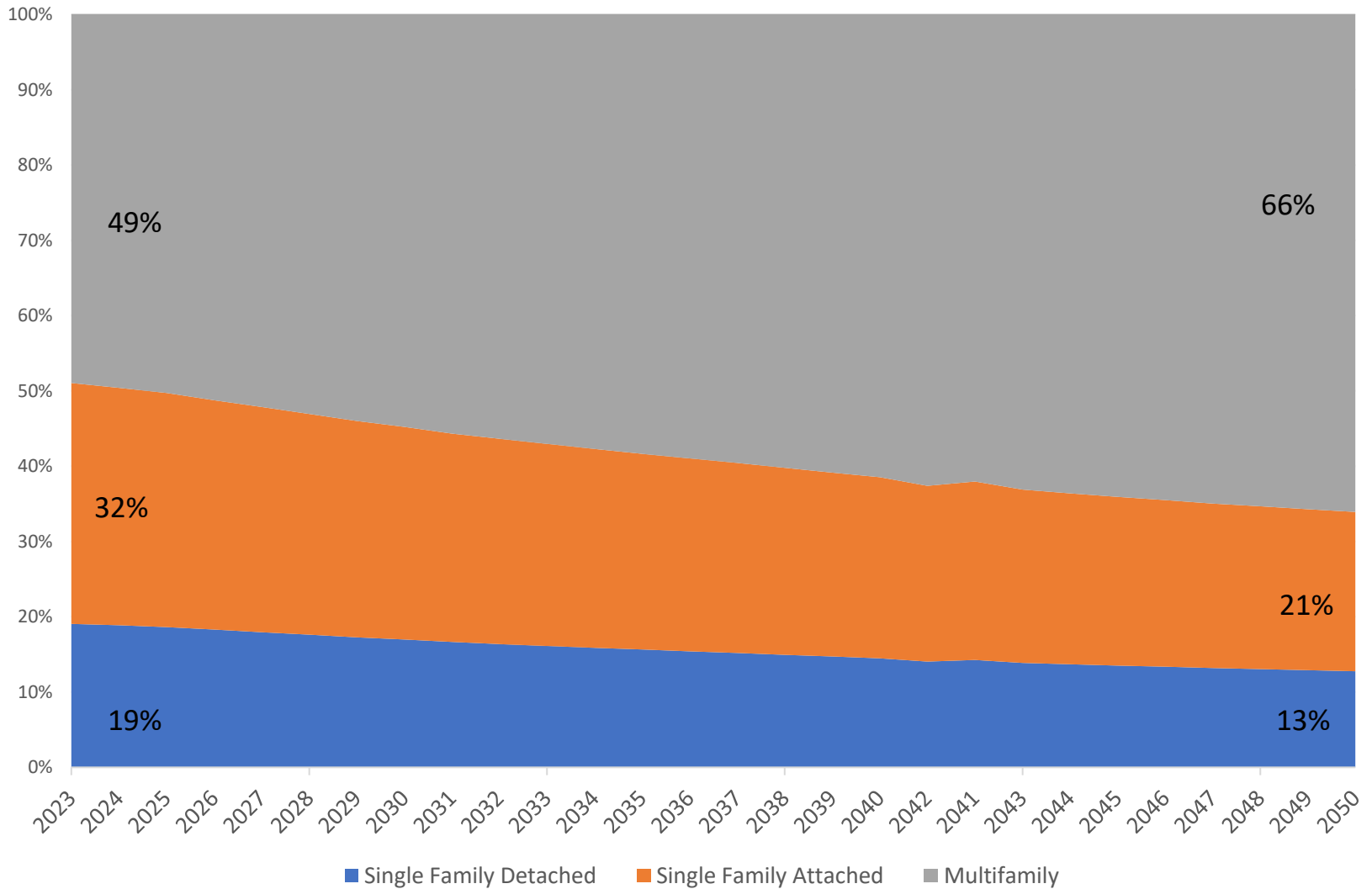
## Estimated and Forecasted Housing Unit Percentage by Type of Structures, Fairfax County, 1950-2050



Source: U.S. Census Bureau, Decennial Census 1950 through 1980;

Fairfax County Department of Management and Budget, 1990 through 2050, Integrated Parcel Lifecycle System (IPLS) 2022.

## Forecasted Housing Unit Percentage by Type of Structures, Reston CDP, VA 2023-2050



Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2022





# Community Profiles Fairfax County, VA

## You are currently viewing: Reston

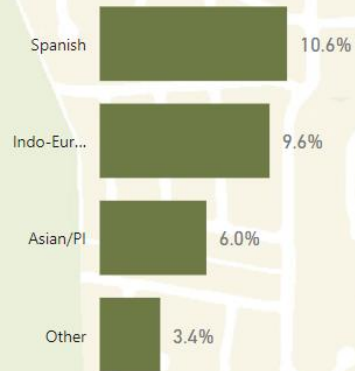
Select a different community:

Use the arrows to scroll left or right for more communities.

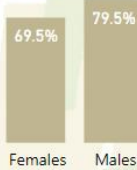
< Pimmit Hills CDP
  Ravenswor... CDP
Reston CDP
 Rose Hill CDP
 Seven Corners CDP
>

**29.6%** of residents speak a language other than English at home.

### Languages Spoken at Home Persons Age 5 and Older

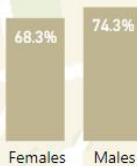


### Labor Force Participation Persons Age 16 and Older



**28.5** minutes is the average travel time to work.

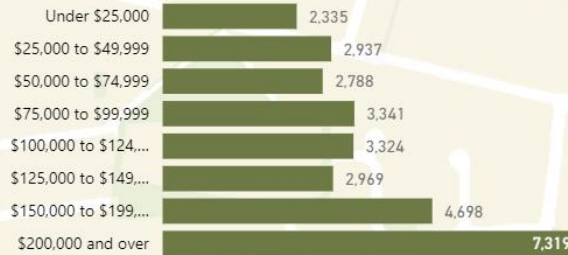
### Bachelor's Degree or High... Persons Age 25 and Older



**2022** Population: **68,092**

**2027** Population Forecast: **75,036**

### Household Income



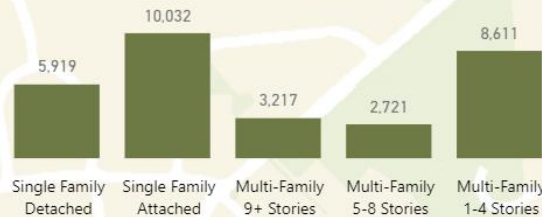
**6.4%** of residents are below poverty.

**65.5%** of housing units are more than 30 years old.

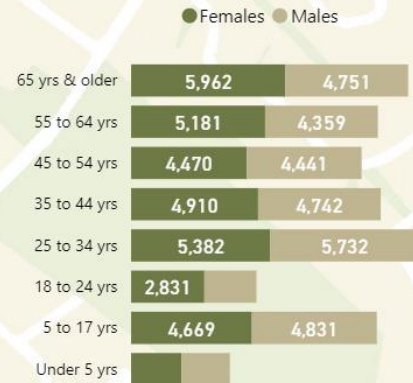
### Commercial & Industrial Gross Floor Area



### Housing Units by Type

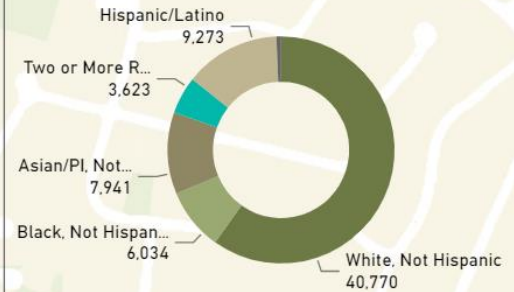


### Persons by Age & Sex



**51.9%** Female **48.1%** Male

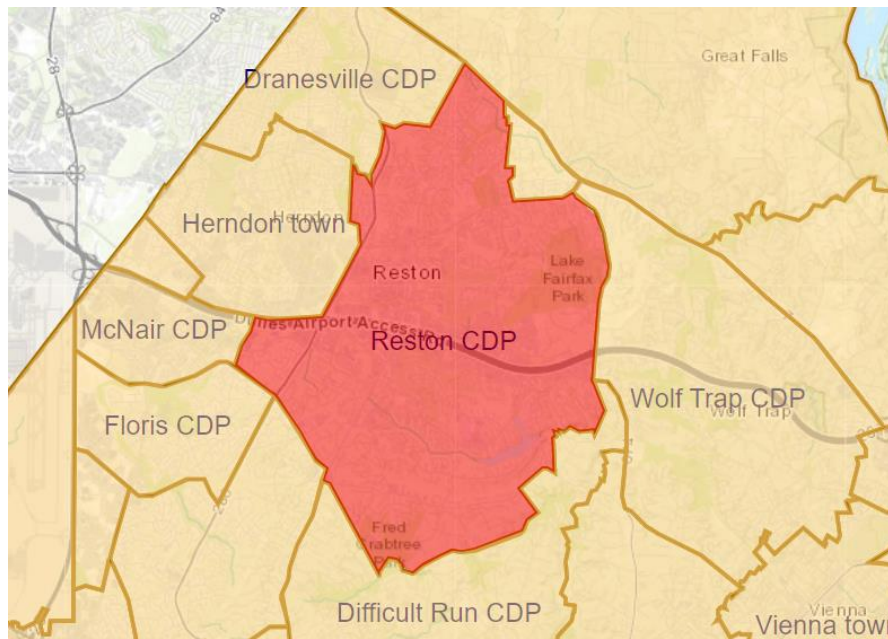
### Persons by Race & Ethnicity



Sources: U.S. Census Bureau, 2021 five-year American Community Survey and Fairfax County Economic, Demographic and Statistical Research, 2022 Integrated Parcel Lifecycle System (IPLS) data.

Prepared by: Fairfax County Economic, Demographic and Statistical Research

Note: Estimates may not sum to totals due to rounding.



Communit Name	YEAR	Total Population	Population Forecast (5 yrs)	Land Area (Acres)	Total Housing Units	Single Family Detached	Single Family Attached	Multi-family 1-4 Stories	Multi-family 5-8 Stories	Multi-family 9+ Stories	Occupied Housing Units
Reston CDP	2022	68,092	75,036	10,025.89	30,500	5,919	10,032	8,611	2,721	3,217	29,711

Housing Units 30+ Year	Housing Units <30 Years	Housing Mkt Value < \$500K	Housing Mkt Value \$500K to < \$1m	Housing Mkt Value \$1m+	Total Gross Floor Area	Office Gross Floor Area	Retail Gross Floor Area	Industrial Gross Floor Area
19,974	10,521	10,039	10,707	1,053	28,391,151	21,712,641	5,054,471	1,624,040

Source: Fairfax County Department of Management and Budget, Integrated Parcel Lifecycle System (IPLS) 2022

[Interactive Map - Communities \(Places\) and Towns | Demographics \(fairfaxcounty.gov\)](https://www.fairfaxcounty.gov/interactive-map-communities-places-and-towns-demographics)



# Reston Town Center Area Housing

Total Existing Housing Units	5,480 (includes all rental and owned properties)
Affordable Housing Units (<80% AMI) *	30 (Reston Town Center Apartments)
% of Affordable Housing Units to Existing	0.5%
Projected Future Housing Units	3,211 (includes projected units March 6 presentation)
Total Existing and Projected Units	8,691
Projected Affordable Housing Units (<80% AMI)	385 (assumes WDU percentage at 12% of units)
% of Affordable Housing Units to Total	4.8%

*\* Does not include estimate of affordable owned housing units since recent sales prices in Reston Town Center Area suggest this is a very low number. Projected Affordable Housing Units assumes all will be rental units.*

# Useful Links

- Fairfax County | Demographics

<https://www.fairfaxcounty.gov/demographics/>

- Fairfax County General Overview

<https://www.fairfaxcounty.gov/demographics/fairfax-county-general-overview>

- Fairfax County Community Profiles

<https://www.fairfaxcounty.gov/demographics/community-profiles>

- Fairfax County Demographic Mapper

<https://www.fairfaxcounty.gov/demographics/interactive-map-communities-places-and-towns>

- Fairfax County Demographic Reports

<https://www.fairfaxcounty.gov/demographics/reports>