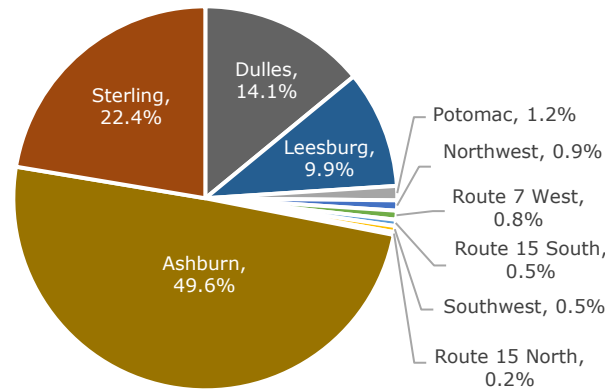


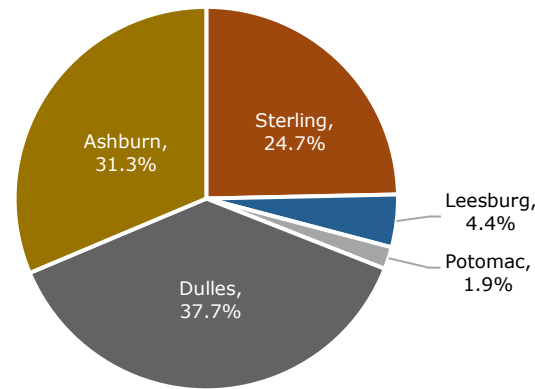
2021 Residential Pipeline: Remaining Units by Fiscal Planning Subarea*

Total Units**



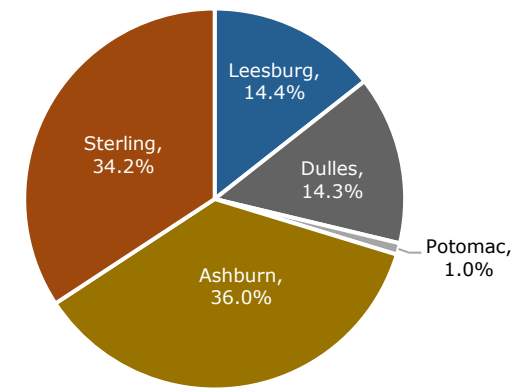
Ashburn	12,652
Dulles	3,599
Leesburg	2,533
Northwest	219
Potomac	307
Route 15 North	60
Route 15 South	135
Route 7 West	178
Southwest	130
Sterling	5,710
TOTAL	25,523

Age Restricted



Ashburn	1,018
Dulles	1,224
Leesburg	144
Northwest	0
Potomac	61
Route 15 North	0
Route 15 South	0
Route 7 West	0
Southwest	0
Sterling	801
TOTAL	3,248

Affordable Dwelling Units



Ashburn	701
Dulles	279
Leesburg	280
Northwest	0
Potomac	19
Route 15 North	0
Route 15 South	0
Route 7 West	0
Southwest	0
Sterling	666
TOTAL	1,945

Fiscal Planning Subareas –The Capital Needs Assessment (CNA) divides the County into ten planning subareas, which may be thought of as service delivery areas. The CNA uses the County’s forecasted population growth and adopted Capital Facilities Standards (CFS) to identify the type and quantity of facilities needed in each subarea. The population within each subarea drives the demand for facilities. In this way the County can identify more accurately where the demand is greatest and plan accordingly.

* These figures represent residential units approved but not constructed as of June 30, 2021.

** Includes age restricted and affordable dwelling units.