

Please find below the questions that were shared at our December meeting. We have kept the questions as they were written but grouped them in categories. If you have additional questions, please visit our website or email us building@thevineva.org.

Process, Transparency, and Communication

1. Why didn't the neighborhood hear about this proposal earlier, especially after the prior applications were pulled?

While our internal process of dreaming, researching, and discerning began in 2021–2022, we did not have sufficient information from our diligence experts to move forward until just before the SSPA filing deadline. We held a church meeting and met with neighbors the very next day.

The 2025 SSPA cycle offered a chance to ask the County—at a high, conceptual level—whether this idea could even be viable. We began intentional conversations with neighbors at the same time.

We regret if anyone felt out of the loop; our intention has always been to communicate openly and build relationships throughout the process.

2. Why were some notes from the last meeting incorrect?

Table hosts do their best to capture comments accurately. You can also email to share questions or thoughts at any time. Our team is eager to listen and collaborate.

3. Why did the SSPA discussion in February suggest there was a plan, but now there is no plan?

The concept shown in February is the same concept we have shared consistently. Because we do not yet have a development partner, we do not have more detailed information beyond that concept.

4. Why does it feel like we're being told conflicting information ("we don't know" vs. earlier messaging)?

The confusion seems to stem from the difference between a concept and a specific site plan. We have consistently shared the same concept with neighbors and named that until we have a development partner, our

goal is to share our concept and what we have learned about need - while we listen thoughtfully to neighbors.

5. Will Vine submit an out-of-cycle nomination? If so, when?

Yes. We are currently in the process of interviewing potential developer partners. Our intention is to submit an out-of-cycle nomination once we have developed plans with that partner. The earliest possible timing is spring 2026.

6. If a majority of neighbors in 22027 signed a petition opposing the project, would the church stop pursuing it?

The community Vine serves is larger than a single ZIP code. While every neighbor's opinion matters deeply to us, we also value the voices of people who are not yet here but deserve the opportunity to live affordably.

7. Is this proposal primarily driven by financial needs of the church?

No. We have answered this consistently: the project is rooted in mission, not financial need. More information is available on our website.

County Officials and Policy Direction

8. Is Supervisor Palchik the only official emphasizing rental affordable housing?

No. Fairfax County has identified mixed opportunity affordable housing as a countywide priority. This is reflected in the 2026 Strategic Plan and other County resources:

<https://www.fairfaxcounty.gov/housing/sites/housing/files/Assets/documents/strategic%20plan/Adopted%20FCRHA%20FY%202026%20Strategic%20Plan.pdf>

9. How does her position align or conflict with Chairman McKay's focus on affordable homeownership?

We defer to Supervisor Palchik's office for her specific views. Our understanding is that County leadership supports a multi-faceted approach that includes both rental and homeownership opportunities.

10. Can you share the county data website that Naveed referenced?

<https://www.fairfaxcounty.gov/housing/AffordableHousingDashboard>

11. Can you share Matthew's slides from tonight's meeting?

https://www.canva.com/design/DAG6knqMsg0/EXn7S1jcYe34yaC_gAHouA/view?utm_content=DAG6knqMsg0&utm_campaign=designshare&utm_medium=link2&utm_source=uniqueLinks&utlId=h9b53e65d0c

Housing Need, Research, and Data

12. Has the county or the church updated the research on affordable housing needs since 2022?
13. What is the current and projected need for affordable rental units versus affordable homeownership in Fairfax County?
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15. Is there specific county data on the exact affordable housing needs in this area?
16. Could you re-research and provide updated density and housing-need data?

The County maintains several sources that tracks data closely, including the Five-Year Consolidated Plan (FY 2022–2026), which begins with a regional needs assessment using census data.

<https://www.fairfaxcounty.gov/housing/sites/housing/files/assets/documents/consolidated%20plan/5-year%20consolidated%20plan%20-%20fy2022-2026.pdf>

The County offers significant resources and data:

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

17. What do the Fairfax County Affordable Housing Dashboard targets show for this area?

In 2019, the Board of Supervisors set a goal—updated in 2022—to create 10,000 net new affordable homes by 2034. As of today, the dashboard

shows 1,451 units completed and 1,445 under construction.

18. Merrifield already has apartments available at 60% AMI—so what indicates an unmet need here?

County data, news reporting, and the Affordable Housing Dashboard all highlight the scale of the affordability shortage. Waitlists are long, and opportunities to even join a waitlist are rare and brief. Potential availability in Merrifield does not meet the full need.

19. How do we know that rental housing is more needed right now than affordable homeownership?

Both are needed. A healthy housing ecosystem requires multiple pathways—affordable rentals, first-time ownership, and long-term ownership—to support security and generational stability.

For many households, rental housing is the essential first step toward homeownership. Many others have incomes or other circumstances that put homeownership—even at “affordable” levels beyond their means. Those neighbors still deserve high-quality, stable homes.

Site Suitability, Density, and Rezoning

20. Why is this location being considered instead of Merrifield, where multiple projects are already in process?
21. If nearby areas are already planned for high-density housing, why is additional development needed here?

This location is valuable for the same reason current residents value it: proximity to excellent schools, transit, the W&OD trail, and major employment corridors. These are precisely the types of locations where affordable housing is most impactful.

22. How will the proposed density fit with a neighborhood currently zoned with 32 single-family homes?

We believe the density in our concept is appropriate for the site. The

intention is a well-designed multi-family building scaled to the property's elevation along Gallows Road and respectful of surrounding rooflines.

This area has significant public investment in transit and infrastructure, all of which can support new neighbors well.

23. Why consider R-20 density on a property currently zoned R-3?

Zoning is a planning tool, not a permanent limit. It has always changed over time as communities grow—and the homes in this neighborhood exist because zoning changed or was adopted to permit them.

It is also important to acknowledge that low-density zoning across the U.S., including Fairfax County, has often been used historically to exclude certain groups—particularly lower-income families, renters, and people of color—by restricting housing types.

Considering R-20 today is part of the normal, ongoing evolution of zoning to meet current needs. Demographics, housing costs, and community priorities have changed substantially since R-3 was mapped.

Revisiting zoning allows the County to respond responsibly to today's housing realities and to ensure that more families, seniors, and workers can access the opportunities this neighborhood provides.

In short: this is not abandoning the community's history—it continues the long practice of adapting zoning so the neighborhood can thrive for future generations.

24. Is the rezoning of the property part of the proposal, or not?

Yes. Rezoning would be required as part of the project timeline.

25. What is the minimal number of units that would still make the project viable for Vine?

We do not yet know. This will depend on the development partner and more detailed planning. Our concept and SSPA nomination identify up to

150 units.

26. Is the development planned to be “adequate for the community,” and how is that being measured?

Our goal is a project that fits the neighborhood and provides meaningful benefit; we believe a multifamily unit can accomplish that goal and not be out of scale with nearby homes.

While the number of units will not solve the countywide housing shortage, we believe this is an appropriate and responsible step for this location.

Traffic, Parking, and Neighborhood Impact

Because a development partner has not yet been selected, many details in this category cannot be answered yet. Professional studies and County requirements will guide the answers at the appropriate time. However, we point to Vine's long history as a responsible neighbor and our commitment to continue to operate in ways that live out our faith and our mission as good neighbors.

- 27. How will visitor parking be managed so it does not overflow into neighborhood streets?
- 28. How will traffic impacts on the neighborhood daycare be addressed?
- 29. How will the project address the already severe traffic entering the neighborhood?
- 30. How will the project account for the existing abandoned lot and surrounding developments?

We do not own those properties and cannot comment on their status. Our focus is on living out our mission through the thoughtful use of our property on Gallows Road.

Affordable Housing Types, Mix, and Goals

Once we have a development partner and can begin detailed planning, we will share specific breakdowns with respect to the questions below. We are open

to all options that align with our mission to address the affordable housing crisis - and will explore the questions and thoughts shared by neighbors with potential partners.

- 30. What is the expected mix between affordable rentals and affordable homeownership?
- 31. What opportunities exist for affordable homeownership in this proposal?
- 32. Could the project include condos or other ownership options?
- 33. What percentage of homes might be rentals versus owner-occupied?
- 34. Are there goals for first-time homebuyer opportunities?
- 35. What is the minimum number of units needed to support a mixed model (rentals + condos)?
- 36. Is there affordable housing already planned or being built elsewhere in the community?

Yes. The County's Affordable Housing Dashboard tracks all such developments:

<https://www.fairfaxcounty.gov/housing/AffordableHousingDashboard>

Broader Community Concerns

- 37. Are renters more transient, and how would property maintenance and care be ensured?
- 38. Are there known issues with renter-heavy developments that need to be addressed here?

We share the desire to ensure that our shared neighborhood continues to be a healthy and lovely place to live. Vine would enter into a long-term lease with a qualified affordable housing partner responsible for professional property management, maintenance, and landscaping.

Our commitment is for the development to be a positive, well-maintained asset to the neighborhood.

39. How does the new accessible playground on Idylwood factor into planning for community amenities?

We are happy to learn more about that playground, though it did not appear on the ADA maps and lists we originally researched. Having said that, ADA-compliant, fully accessible play spaces remain in short supply countywide, and we are glad to see more of them. Multiple accessible playgrounds in the area would be a wonderful benefit for families!