

Answers to Questions Submitted at September 2025 Community Conversation

We want to see the site plan, the timeline, the process, the number of units, and details.

We are currently interviewing nonprofit developer partners. As soon as we have a partner in place, we will develop an initial concept plan and have details to share.

We will continue hosting quarterly community conversations to share new information and hear feedback. **(Our next meeting will be March 15, 3pm.)**

Will there be a vote to make decisions? Who participates in these decisions?

The County manages the formal decision-making process. When our project enters those phases, the County will advertise and host public hearings prior to a vote of the Board of Supervisors. Vine will also share these notices through our email list to ensure neighbors are informed.

You can learn more about the process through the Fairfax County web site:

<https://www.fairfaxcounty.gov/planning-development/zoning/application-development-review-process>

Is Vine willing to consider a more harmonious and architecturally consistent development such as townhouses, fewer apartments?

We hear clearly that some neighbors would prefer any future development on Vine's property to be limited to single-family homes or owner-occupied housing. We understand that desire—those forms of housing feel most familiar and are often the most comfortable kind of change in an established neighborhood. We also agree that affordable homes for seniors and first-time home buyers are needed.

Vine's exploration is rooted in our understanding of the greatest community need and in the unique strengths of this particular property. Our site sits on Gallows Road near major employment centers, community amenities, bus routes, and the Dunn Loring Metro. That combination creates a rare opportunity for thoughtfully designed rental housing that can serve people who work in and around our community but cannot afford to live nearby.

We remain committed to designing any future buildings in a way that is respectful of the surrounding neighborhood—considering placement, massing, height, and appearance carefully. As we continue listening and learning together, our goal is to balance neighborhood character with the mission and responsibility we believe we have to meet a real and documented housing need.

Where in Alexandria did the affordable housing increase property values?

The City of Alexandria has shared research on this topic. This presentation is a helpful starting point:

https://www.alexandriava.gov/sites/default/files/2022-03/AHAAC_UrbanInstituteStudyPresentation_03.03.22.pdf

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Please be honest on what you can and cannot control – you cannot control whether the street between the 2 churches will be created.

It is true that we cannot make unilateral decisions about road connections. We can, however, continue communicating our shared priority with neighbors that this should not become a through-street. County staff have repeatedly assured us that they do not intend to create one.

What are the plans for the increased use of the power grid?

A utility-led load impact study will be completed to determine whether upgrades are needed and how increased demand can be safely supported.

Why aren't you being honest about the playground? There are other accessible playgrounds near here.

According to the ADA website, only three accessible playgrounds exist within 25 miles:

- Clemyjontri Park (7.4 mi) 6317 Georgetown Pike, McLean, VA 22101
- Big Chessie's (13.8 mi) 6601 Telegraph Road, Alexandria, VA 22310
- Hadley's Main Street USA Playground (21.3 mi) Champion Dr., Dulles VA 20166

We believe providing an accessible playground—designed for people with a range of abilities—would be a meaningful benefit to local families and the broader community.

Will the plan be adjusted based on feedback from neighbors? Is the outreach process intended for genuine collaboration, or is it simply a formality?

We value neighbor feedback and are incorporating what we hear into our priorities, including:

- Preventing car traffic on Cedar Street
- Respecting neighborhood character in design
- Avoiding excessive building height near homes
- Protecting sight lines for adjacent properties, including Holy Cross
- Maintaining significant green space and thoughtful buffering

The outreach process is also intended to be an opportunity to build relationships, inform about the needs of neighbors, the process to effect change, and to listen to one another - in addition to dispelling common myths about affordable housing.

The County's public hearing process will also offer multiple formal avenues for feedback.

Where will parking be located?

We will work with our developer partner to explore the best parking options, including the possibility of partially locating parking beneath buildings due to the natural slope of the property.

Why were townhomes or smaller-scale properties, which might align better with the existing character (e.g., affordable townhouses in Reston), not considered?

Early in the process, we assessed community needs and determined that rental housing meets the most significant unmet need. We believe a well-designed multi-unit building can be compatible with the neighborhood and contribute positively along Gallows Road.

Financing: How will the project be funded? Is 160 units—the target number—related to financial viability? (Purpose and Financial Benefit: While the moral goal of expanding affordable housing is important, there are likely financial considerations as well. What tax benefits or other financial gains will the church or partnering organizations receive from this project?)

Our nonprofit developer partner will determine the number of units needed for project viability, and Vine will enter a long-term land lease (50–99 years) with that partner.

To fund the new church building, accessible playground, childcare space, and improved green areas, Vine will rely on its investment resources, a capital campaign, and proceeds from the land lease.

Vine's goal is mission-driven impact and improved community resources.

Future Residents: Who is expected to move into the development? How many children are anticipated, and how would this affect local schools? What mix of units (studios, one-bedrooms, two-bedrooms, etc.) is planned?

This information will be available once a developer partner finalizes a proposed unit mix and completes required County studies, which typically include school-impact projections and resident profiles based on income-eligibility guidelines.

Construction: What is the projected construction timeline? What impacts—traffic disruptions, congestion, noise—should neighbors expect during this period?

We will share construction timelines and expected impacts as soon as they are established with our developer and construction teams.

Environment: What will happen to existing trees and green space on the site?

We plan to retain or enhance green space and create areas that can be shared with neighbors, such as walking and biking paths, seating areas, and access to the playground. Tree preservation and new plantings will be evaluated as part of the design and County review process.

How does affordable housing work?

Fairfax County provides comprehensive information at: <https://www.fairfaxcounty.gov/housing/>

Key points:

- Affordable rental units serve households with low or moderate income.

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- Units are reserved for households earning up to 50% or 70% of Area Median Income.
- Tenants recertify eligibility annually.
- Applicants who live or work in Fairfax County—or who need accessible features—receive preference.
- Applications are made directly through each property's leasing office.

Vine looks forward to welcoming new neighbors of all occupations and backgrounds.

Do we know how good the management company is?

We will work with our developer partner to select a management company committed to high standards of maintenance, responsiveness, and community care. This long-term relationship is important to us.

What is the plan for people not piggy backing on others' leases?

We can share more once this partner is chosen. Common practices include annual income recertification, occupancy limits, photo-ID verification, and on-site management oversight.

Does affordable housing have required occupations or work location? References in slide felt disingenuous – some neighbors conveyed concerns about types of people (“It won't actually be teachers & nurses but custodians and construction workers.”).

From Fairfax County:

- Residents must meet income requirements for their unit.
- Units are reserved for households earning up to 70% or up to 50% of Area Median Income.
- Annual recertification is required.
- The County gives preference to applicants who live or work in Fairfax County or who require specific accessibility features.
- Applications are submitted directly to each property's leasing office.

Vine affirms the sacred worth and inherent value of every person. We celebrate the beautiful diversity of our neighbors—in identity, background, and vocation—and embrace Christ's call to love them fully. We honor all forms of work as meaningful and worthy of respect.