



Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3/4G

Chevy Chase, Barnaby Woods, Hawthorne
5601 Connecticut Avenue N.W. P.O. Box 6252 Washington, D.C. 20015 3G@anc.dc.gov <http://www.anc3g.org>
YouTube: ANC3G Office: 202.363.5803

COMMISSIONERS

3/4G-01 - Lisa R. Gore, Secretary 3/4G-02 - John Higgins, Treasurer
3/4G-03 - Randy Speck, Chair 3/4G-04 - Michael Zeldin 3/4G-05 - Connie K. N. Chang 3/4G-06 - Peter Gosselin
3/4G-07 - Chris Fromboluti, Vice-Chair

**ANC 3/4G Testimony Before the
Committee on Housing & Executive Administration
FY 2022 Budget Hearing
Housing Production Trust Fund
June 4, 2021**

Chairperson Bonds and members of the Committee on Housing & Executive Administration, my name is Connie K. N. Chang and I am a Commissioner representing Single Member District 05 (Chevy Chase) in ANC 3/4G (Chevy Chase, Barnaby Woods, and Hawthorne). I am testifying on behalf of our Commission, which authorized this testimony at its June 2, 2021 special meeting by a vote of _ to _ (a quorum being 4). I appreciate the opportunity to share our thoughts on the Mayor's proposed budget for the Housing Production Trust Fund.

Over the past several years, the Commission has worked to lay the groundwork for creating a more vibrant town center and enriched civic life grounded in a spirit of racial and social equity¹ by seeking funding to modernize key buildings², bring in more affordable housing,³ and support the small businesses located in our commercial district

¹ For ANC 3/4G initiatives related to racial and social equity that is inclusive of housing, see "ANC 3/4G Resolution Regarding Task Force on Racism," adopted on December 14, 2020, found [here](#) (accessed on June 2, 2021); and "ANC 3/4G Resolution Regarding Establishment of the Racial and Social Equity Standing Committee," adopted on January 25, 2021, found [here](#) (accessed June 2, 2021).

² See "ANC 3/4G Resolution Regarding Capital Budget to Modernize Chevy Chase Community Center," adopted on April 9, 2018 found [here](#). Accessed on June 2, 2021.

³ See "ANC 3/4G Task Force on Racism's Housing Work Group Report," November 13, 2020 draft found [here](#). Accessed on June 2, 2021.

that line upper northwest Connecticut Avenue from Chevy Chase Circle to Livingston Street (the “Chevy Chase Gateway”)⁴, as detailed in several resolutions that were adopted. Last year, the Council provided \$150,000 in FY 2021 for Chevy Chase, DC to engage in a Small Area Plan that gives the community an opportunity to work together to flesh out the details for how moderate density increases along Connecticut Avenue as proposed in amendments to the Comprehensive Plan would be realized in the neighborhood.

The Chevy Chase Small Area Plan “boundary covers the two-blocks around the proposed land use change area, west to 41st Street, NW, south to Military Road, NW, and east to Nevada Avenue, NW. This area includes side streets with low density residential (semi-detached, detached homes) and Connecticut Avenue’s medium density residential (apartments and condominium homes).”⁵ Led by the Office of Planning, the Chevy Chase Small Area Plan aims to “explore how new buildings could look and function, to support the commercial district and provide new housing options including affordable housing, subject to future zoning changes.”⁶ The Chevy Chase Small Area Plan is underway and is currently in the Visioning phase of the engagement timeline.⁷

Consensus is building that the centerpiece of this effort in reimagining our main street should revolve around the largest publicly owned lot in ANC 3/4G, which both the Chevy Chase Community Center, (opened in December 1971) and the Chevy Chase Neighborhood Library (opened in March 1968) share. This lot “occupies the western end of a block bounded by Connecticut Ave on the west, Northampton Street to the north, McKinley Street to the south, and a public alley and residential lots to the east”⁸—in essence, right along the path of the Chevy Chase Gateway. Both buildings are budgeted to begin their modernization, together, in FY 2023, to be developed as a unified campus with affordable housing potentially to be constructed above the Library.⁹

In Ward 3, where real estate prices are high, building affordable housing will require the establishment of a strong public-private partnership. Subsidies from the government will be necessary to provide the requisite incentive for private or non-profit developers to

⁴ The formation of a Chevy Chase Main Street is vital to the sustainability of local businesses and their ability to weather external shocks like the global pandemic and downturns in the economy. See “ANC 3/4G Resolution Requesting Reinstatement of the Grant for Chevy Chase Main Street,” adopted October 26, 2020 found [here](#). Accessed on June 2, 2021.

⁵ Found on home page of the project website [here](#). Accessed on June 2, 2021.

⁶ *Ibid.*

⁷ The Office of Planning’s Chevy Chase Engagement Timeline can be found on the project website [here](#). Accessed on June 2, 2021.

⁸ See Page 3, “Chevy Chase Community Center: Draft Concept Report,” by BELL Architects, PC, *et. al.* dated 20 December 2019 presented to DGS, DPR, and ANC 3/4G found [here](#). Accessed on June 2, 2021.

⁹ The Commission expressly requested that “Modernization of the Chevy Chase Public Library to include mixed use/co-location of affordable housing development” on p. 5 of its “Resolution Requesting Changes to the Office of Planning’s Proposed Amendments to the Comprehensive Plan,” adopted on February 10, 2020 and found [here](#). Accessed on June 2, 2021.

build affordable units, spanning deeply affordable to workforce housing. Accessing funds via the Housing Production Trust Fund whose mission is to “produce and preserve affordable housing in the District of Columbia” will be important to realizing our share of the Mayor’s goal of bringing 1990 affordable units to Rock Creek West by 2025.¹⁰

The Commission applauds Mayor Bowser’s “Fair Shot” budget proposal for FY 2022 released on May 27, 2022 that provides for a total of \$400M to the Housing Production Trust Fund, split into \$150M for FY 2021 and \$250M for FY 2022.¹¹ This is four times the amount of annual contributions the Mayor has made in each year of her administration since 2015 and is projected to “help developers build an additional 2,700 subsidized housing units over the next two or three years . . . [to help] expedite her goal of building 36,000 housing units by 2025, 12,000 of them affordable to targeted income groups.”¹²

Moreover, the Deputy Mayor for Planning and Economic Development, John Falcicchio, stated that “the city will survey housing developers to explore how best to utilize the new pot of money and will offer greater subsidies for projects in areas with high land values,”¹³ recognizing the importance of public-private partnerships in building affordable housing in Ward 3.

The Commission stands ready to work with the District to incentivize developers – private and/or non-profit – to work with our community to build affordable housing units co-located with the Chevy Chase Neighborhood Library as a unified campus with the Chevy Chase Community Center. Planning for this project should begin soon and should coincide with efforts being made through the Chevy Chase Small Area Plan to reimagine our neighborhood. We request that the Council consider a portion of the \$250M FY 2022 budget for the Housing Production Trust Fund to be set aside for this development as a show of Chevy Chase, DC’s commitment to doing our part in meeting the Mayor’s goal for Rock Creek West. We aim to work out the details together.

Thank you.

¹⁰ Importantly, in each fiscal year, “the Housing Production Trust Fund Act of 1988 requires that [a]t least 50 percent of HPTF spending serves households with incomes below 30 percent of the area median income (AMI);” “[a]t least another 40 percent of expenditures serve households with incomes between 30 percent and 50 percent of AMI;” and “[t]he balance of funds can serve households with incomes up to 80 percent AMI. Generally, at least 50 percent of the funds disbursed are dedicated toward providing rental housing,” according to the HPTF’s website found [here](#). Accessed on June 2, 2021.

¹¹ Announcement found on the Mayor’s website [here](#), and reported in *The Washington Post*, “D.C. To Pour a Record \$400 Million into Affordable Housing This Year and Next,” on May 24, 2021 found [here](#). Both accessed on June 2, 2021.

¹² See “D.C. To Pour a Record \$400 Million into Affordable Housing This Year and Next,” *The Washington Post*, May 24, 2021 found [here](#). Accessed on June 2, 2021.

¹³ *Ibid.*