

Making the Most of the Chevy Chase DC Civic Core

A Statement of Goals by Coalition for Smarter Growth, Washington Interfaith Network (WIN), and Ward3Vision

October 2022

The Chevy Chase DC “Civic Core” is a unique publicly owned site where affordable housing could be introduced into a community that has no dedicated affordable housing. We must not miss the opportunity to maximize inclusivity at this gateway location. This site will help fulfill the District’s goal to create 1,990 affordable homes in the Rock Creek West area by 2025, and advance the Comprehensive Plan’s housing and racial equity goals. The site can continue to serve the community with modernized library and community center facilities and will also add a significant amount of mixed income housing.

While we recognize that this one location cannot fulfill all our aspirations for a more inclusive and equitable Ward 3, we encourage the District to pursue as many goals as possible, including a substantial number of new homes for rental and, ideally, home ownership, as well as deeply affordable homes as part of a mixed income housing development.

Specifically, we ask the Mayor to work with the community and stakeholders to set an ambitious agenda to:

- 1. Create at least 100 new homes at the Civic Core site**, in addition to rebuilding a new library and community center facilities. This is a singular opportunity to make a significant statement that the community is serious about breaking from an exclusionary past.
- 2. Build mixed income housing that ranges between 30% median family income (MFI) and 80% MFI**

We know there is a critical need for housing at the deepest levels of affordability to serve both our current residents and people who would like to live in Chevy Chase but cannot find an affordable place to rent or buy. To address this unmet need, we believe mixed income housing best provides the appropriate variety of options for individuals and families. We propose a mix of incomes from deeply affordable at the 30% MFI level up to 80% MFI. (This means an annual household income range from approximately \$29,000 to \$113,850, according to DHCD HPTF Income Limits for 2022.)

The exact mix will depend on subsidy sources available and costs. Sources include Housing Production Trust Fund, project-based LRSP, Low Income Housing Tax Credit (with income averaging), and tax-exempt bonds.

- 3. The library and community center space program, planning and construction budgets must be developed and finalized expeditiously** so they can be part of a single RFP for the entire site, including the mixed income housing component.

The library and community center programming for full integration with the affordable housing program should be completed by the end of the fall, and the RFP issued by the end of this year.

- 4. The RFP for the Civic Core site should be informed by and contribute to the Office of Planning's [Small Area Plan](#)** and related efforts to create zoning elements to guide the building forms and public spaces for the Connecticut Ave. corridor. Though that zoning effort might occur in parallel or take a longer period of time, we believe the Civic Core project could advance in early 2023 as a Planned Unit Development (PUD). Urban design concepts for the Civic Core would also inform the form-based zone process as it proceeds on a separate timeline.

