

# Proposed Chevy Chase Civic Core Redevelopment

## Frequently Asked Questions

### What is the Chevy Chase Civic Core?

The Chevy Chase Civic Core (CCCC) is the location of the Chevy Chase community center and library and associated green space, recreational facilities (tennis/pickle ball and basketball courts), and parking. The site comprises approximately 73,390 square feet or 1.7 acres at 5601 and 5625 Connecticut Avenue NW. It is land owned by the public and administered by the District of Columbia government – the community center by the Department of Parks and Recreation, the library by DC Public Libraries – for the benefit of all residents.

### What is being proposed?

The District government is proposing to build new community center and library facilities; enhance green space, recreational areas, and parking; and incorporate housing, including at least 30% “dedicated affordable housing,” (see definition below) in one overall development.

### What is driving the proposal?

While the community center and library have needed renovating or replacing for some time, the District seeks to expand access to affordable housing in Ward Three and Chevy Chase specifically to boost housing equity. The District’s request for proposals sent to prospective bidders called for maximum density.

### What is meant by “affordable housing”?

Affordable housing is generally understood to be housing costing no more than 30% of a household’s gross income, including rent or mortgage and utilities. In the District, affordable housing isn't just for people with very low incomes. It also encompasses teachers, fire fighters, policemen, service workers, et al who cannot otherwise afford to live in the District.

### What are the types of affordable housing?

- Naturally occurring affordable housing: privately owned housing priced at market rates that fall within one’s ability to pay on the income one earns.
- Subsidized housing: funded by government and occasionally nonprofits with rent based on a percentage of income (e.g., 30%) and includes: public housing, housing vouchers, project-based subsidized housing.
- Income-restricted (aka dedicated affordable) housing: provided usually by private developers who are incentivized (through, e.g., tax credits, zoning perks, subsidies) to set aside units for lower-income people with rent at a percentage of area median income (AMI).

### How is affordability calculated?

It’s based on area median income, which in 2025 in the DC metropolitan area is \$163,900 for a family of four (the figure skews higher due to relatively wealthy parts of DC and selected adjacent suburbs). Accordingly, here are the common income breaks used to determine affordability:

|            |                  |
|------------|------------------|
| 0-30% AMI  | <\$49,1700       |
| 31-50% AMI | \$52,483-81,950  |
| 51-80% AMI | \$86,343-135,440 |

Median family income in Chevy Chase/ANC 3/4G ranges by single member district from \$187,200-\$250,000+.

### How many units are proposed in the design concepts?

The range is 113-206.

### How much of the housing will be affordable, how much market rate?

All but two of the proposals are for 100% affordable housing. Of the two exceptions, one is 30% affordable @ 30-50% AMI plus 70% “workforce and market rate;” the other is 2/3 affordable @ 30-50% AMI and 1/3 market rate.

**What type of affordable housing will it be, at what levels of affordability?**

It will be dedicated affordable housing. Proposed income levels range from 30-100% AMI, depending on the design concept. Most units are pegged to 30-50% AMI. This Civic Site will thus largely be lower-income households.

**What is the project budget, and is it fully funded?**

No cost estimates are currently available for any of the concepts, and overall financing remains to be worked out. The District has previously budgeted \$24.2M for the library and \$19.5M for the community center. It would sell or lease the Civic Core property, currently valued at \$19.15M, to a developer at nominal cost to subsidize housing construction. The developer of choice might seek supplemental funding from District (e.g., the Housing Production Trust Fund) as well as private sources. How DC's budget crisis affects the project also remains to be seen. The District confronts a \$1B budget shortfall through fiscal year 2029 due to the anticipated loss of 40,00 federal jobs in DC and the consequent reduction in income and sales tax revenue.

**Where are we in the process?**

The District agency managing the Civic Site project, the Deputy Mayor for Planning and Economic Development (DMPED), has asked for public and ANC comments on the design concepts by May 28. DMPED has granted ANC 3/4G an extension until July 10 to survey the community and incorporate the results in a resolution expressing the community's preferences. Shortly thereafter, DMPED plans to select the winning bidder. Once it does, it will move to propose the required legislation. The DC Council must pass two bills. The first is to "surplus" the Civic Core property – i.e., declare at least a portion of it no longer needed for public use. The second is to "dispose" of the property to the chosen developer to repurpose it for other public purposes – i.e., creating affordable housing as well as building new community center and library facilities. The Council will hold public hearings on both bills later this year (dates TBD). If the Council approves the legislation, it will go to the mayor for her signature. Following that, the procurement will take place. Separately, officials from DC Public Library and the Department of Parks and Recreation have told ANC 3/4G that, once the winning Civic Core bidder has been named, the two agencies will begin detailed planning for the library and community center, respectively. This, they have said, could take up to two years. This means ground-breaking on the project would not likely occur until 2028.

**What role does the ANC play?**

The ANC is the statutory representative of the neighborhood, charged with advising the District on current and proposed government programs, policies, and plans. By law, the District must accord ANC resolutions, passed by a quorum of commissioners in a properly noticed public meeting, "great weight" on all official DD government actions (such as redevelopment of the Civic Site). This consideration naturally emanates from ANC consultations with constituents. So, the body politic of Chevy Chase has a voice in the process. Indeed, if/as legislation on the Civic Site make its way to and through the DC Council, councilmembers will undoubtedly ask what the neighbors have had to say.

**Why is the Civic Site controversial?**

Differences of view in the community break down largely by how residents feel the property should be used. Some believe the site, as the only buildable public land in Chevy Chase, is the natural and readily available location to advance the District's affordable housing goals while also constructing new community center and library facilities. Others argue, precisely because it's the only public land in Chevy Chase, it should be reserved for strictly public uses afforded by the community center and library. Others are open to a hybrid approach, a new community center and library with some housing, but wonder how it can all work while being in scale with neighboring residential and commercial properties. When [polled in 2023](#), 60% of Chevy Chase respondents opposed the proposed Civic Core redevelopment.