

Thank you for the opportunity. The questions and my answers are below.

1. Do you favor surplusing the available air rights of the Civic Core site that have not and never will be needed for the public facilities (the new library, community center, revitalized open spaces, and parking) so that it can be used for housing consistent with the [Chevy Chase Small Area Plan](#) and zoning regulations?

Answer:

Yes. I support surplusing the available air rights at the Civic Core site that are not needed for the library, community center, open space, or parking so they can be used for housing consistent with the Chevy Chase Small Area Plan and existing zoning regulations.

DC is facing a housing affordability crisis, and we must use every responsible tool available to increase housing supply, especially near transit, amenities, and public infrastructure. When public land or air rights are underutilized and no longer necessary for core government functions, we should thoughtfully leverage them to help meet our housing needs while respecting community planning processes.

I support development that aligns with the adopted Chevy Chase Small Area Plan, preserves and enhances public space, and includes meaningful affordability. I also believe projects like this must include transparent community engagement, strong urban design standards, and careful attention to infrastructure, traffic, and neighborhood compatibility.

More broadly, I believe the District must streamline housing production, reduce unnecessary delays, and make better use of publicly controlled assets to create housing opportunities for working families, seniors, and future residents.

2. Given the ten-year process of planning and community engagement that has taken place (described in detail on our [website](#)), do you support acting to move this project forward expeditiously if you are elected?

Answer:

Yes. Given the extensive community engagement, planning, and study that has taken place over more than a decade, I support moving the Civic Core project forward expeditiously if elected, while continuing to ensure transparency and meaningful public communication throughout implementation.

One of the biggest challenges in the District is that we often spend years planning important projects only to delay execution through uncertainty, duplication, or shifting political priorities. At some point, government must demonstrate the ability to make decisions and deliver results. Communities deserve both a meaningful voice in shaping projects and confidence that approved plans will actually move forward.

The Civic Core project presents an opportunity to deliver public amenities, housing, and improved use of publicly controlled land in a way that reflects years of resident input and the goals outlined in the Chevy Chase Small Area Plan. I believe we can respect the planning process, preserve valued community assets, and address the District's housing needs at the same time.

As Councilmember, I would support clear timelines, coordinated agency action, and continued public engagement to help ensure the project moves responsibly and efficiently from planning to implementation.

3. Do you support the mix and amount of affordable housing that the Deputy Mayor for Planning and Development's selected vendor, Risk Valley, originally proposed — one-third deeply affordable

housing (30% to 50% MFI), one-third workforce housing (80% MFI), and one-third market-rate housing based on a total of 209 units? If not, what amount and degree of affordable housing do you support at the site?

Answer:

I generally support the mixed-income approach originally proposed by Risk Valley because I believe mixed-income communities are important to the long-term economic and social health of the District. Including deeply affordable housing, workforce housing, and market-rate units together can help create economically diverse neighborhoods while supporting overall project feasibility.

At the same time, I would want to better understand the final financing structure, subsidy assumptions, and long-term affordability commitments before committing to a specific unit mix or percentage allocation. My priority would be ensuring that the project delivers meaningful affordability, especially for residents at 30% to 50% MFI, while remaining financially viable and capable of moving forward without unnecessary delay.

I also believe workforce housing is critically important in DC. Too often, residents who earn too much to qualify for deeply affordable housing but far too little to comfortably afford market rents are left behind. Teachers, nurses, nonprofit workers, government employees, and service workers all deserve pathways to remain in the city they help sustain.

Overall, I support maintaining a strong affordable housing component at the site, preserving a meaningful share of deeply affordable units, and ensuring the project advances in a balanced and financially responsible way that reflects both community priorities and the District's broader housing needs.

4. Would you support a change to the draft [Future Land Use Map](#) from the current proposed "Small Scale Residential Neighborhood" in Chevy Chase to permit multi-family units to be built so long as they are consistent with the overall look and feel of the neighborhood (e.g., through the use of form-based codes)?

Answer:

Yes, I would support exploring changes to the draft Future Land Use Map to allow thoughtfully designed multi-family housing in Chevy Chase, provided new development remains consistent with the overall character, scale, and feel of the neighborhood through tools like form-based codes and strong design standards.

DC is facing a housing affordability crisis, and every neighborhood must be part of the solution. I believe we can increase housing opportunities without abandoning thoughtful planning or neighborhood compatibility. Those goals are not mutually exclusive.

As I said during the YIMBY rally, the Future Land Use Map is one of the most important long-term planning tools we have because it shapes whether future generations will be able to afford to live in the District. We cannot continue treating large portions of the city as effectively frozen in time while housing costs continue to rise and families are pushed out.

At the same time, I believe growth should be intentional and context-sensitive. Form-based codes and strong urban design standards can help ensure that additional housing integrates into the neighborhood fabric rather than feeling disconnected from it. That means paying attention to height, setbacks, landscaping, transitions between buildings, walkability, and preservation of quality public space.

My overall approach is to support more housing, including multi-family housing, while ensuring development is thoughtful, well-designed, and aligned with broader planning goals and community engagement.

Again, thank you for the opportunity, and let me know if you need anything else.

Sincerely,

Candace

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