Lincoln Westmoreland Housing: History of an Enduring Promise

Table of Contents

Preface

Fact Sheet (Updated October 2008)

Early Beginnings: “More Than a Building: The Story of Lincoln Westmoreland Apartments” By: Rev. Richard N. Eick, Assoc Minister

Groundbreaking Ceremony – Dec 13, 1969


“A Haven on Riot-Torn Street” Washington Post Article May 7, 1972

“Five Housing Plans Win Approval” – Washington Post Article May 16, 1974

Meeting the Need in 2008: The $9 Million Renovation, Lincoln Westmoreland Update
Preface

The story of Lincoln Westmoreland Apartments is more than one of bricks and mortar. It is about a unique, decades-long, sustained effort of two congregations of the United Church of Christ—one from the inner city and the other from the suburbs. It is the story of how people from widely different walks of life overcame diversity to meet the most basic of human needs—shelter and community. It is the story of extending a helping hand to those most in need. It is the story of how citizens moved their government agencies to mobilize our nation’s resources. It is the story of collaboration among community members, builders, workers, architects, engineers, lawyers, bankers, government employees and countless others collaborated. And it is the story of how we can work together to overcome seemingly insurmountable obstacles in urgent times.

Back in 1969 when the groundbreaking ceremony took place, housing in the cities of America was in a state of crisis, as indeed was the nation at large. The assassination of Martin Luther King had ignited fresh anger and produced deep despair. Today in 2008, housing is again at the core of a national crisis that has revealed increasing ripples of a panic with solutions yet to be discovered and implemented. It is now abundantly clear that how our people are housed is an issue that requires our collective attention.

Some of the problems described in the historical papers assembled here are still with us. Racial, social and economic disparities remain rampant. Security of the residents was an issue then and remains one today. Ensuring that the special needs of our most vulnerable—children and the elderly—are met still requires care and attention. Some problems are emerging, such as an increasing trend toward gentrification that threatens the viability of mixed income neighborhoods including Shaw, where Lincoln-Westmoreland is located.

Yet then, as now, hope springs from difficult times. Decades from now, some will wonder how we could have financed a major rehabilitation of a large low-income apartment complex in the face of one of the nation’s worst financial crises. But we did. Then, as now, convincing the nation’s housing agency to do the right thing proved to be difficult and complex, but it worked. The new apartments will have new features to improve security, engage community programs, increase energy efficiency to reduce our carbon footprint, save money and improve the lives of those in need. And the United Church of Christ can claim one of its own as President. How his housing and other policies will change the nation and the lives of those at Lincoln Westmoreland remains unknown.

Then and now, the times are challenging and full of hope.

David Jacobs, Secretary of the Board
January 2009
LINCOLN/WESTMORELAND HOUSING INC.
1730 7th Street. N.W., Washington, D.C. 20001
Fact Sheet, Updated October, 2008

Brief Description: This 108-unit, 10-story elevator apartment building provides affordable rental housing for families in a convenient location in Shaw, adjacent to a Metro Station south of U Street and the Howard University Hospital. It was sponsored by two Congregational Churches (Lincoln Temple on 11th Street and Westmoreland in Bethesda) following the riots of 1968 and was dedicated in 1971. The total building cost was $2,165,000. It is one of the first HUD 236 properties and was granted 82 units of project-based Section 8, allowing it to serve very low income households in most of its units. It has historically been managed in conjunction with the adjacent garden apartment complex, Lincoln/Westmoreland II. The Board of Directors is composed of representatives of the two churches.

Unit Mix and Rent Levels (2006 figures):

<table>
<thead>
<tr>
<th>Unit Sizes</th>
<th>Sq. Ft</th>
<th># of units</th>
<th>Voucher Rent Levels (for 82 + units)</th>
<th>Market Rents (for 26 - units)</th>
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<td>Three Bedroom</td>
<td>1123</td>
<td>8</td>
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<tr>
<td>Total</td>
<td>108 units</td>
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Note: Residents in Voucher units pay 30% of their income for housing/utilities; HUD pays balance.

Resident Profile: 2008 data from demographic profile; 1999 data from grant application.
- There are 80 children, 52 under 12 years of age.
- There are 24 residents who are 62 years or older.
  1999 data showed that:
  - Of the 94 subsidized households, 69 received less than $10,000 income annually, 79 less than $15,000.
  - There were 86 single parent households
  - 41 households received Disability/SS
  - 27 residents were employed

Renovation Underway: The Board, with resident input, has recently closed on a HUD insured $8 million renovation loan to carry out extensive modernization work within the housing units as well as an upgrading and reconfiguration of first floor service providing space. The residents will have a community room for the first time and dedicated space for Shaw Community Ministry. Individual energy-saving heating and air conditioning units will be placed in each apartment, along with new kitchens and baths. The building will receive electrical upgrades, a sprinkler system, and replacement of all the water and waste line piping.

Social Programs Active: Social programs are operated on-site by the Shaw Community Ministry and Edgewood Management.
- Shaw Community Ministry. The L/W I Board provided on-site meeting/office space for this program beginning in 2001. The directing minister leads a variety of programs that are being re-evaluated at this time. Past offerings have included a youth development project, tutoring support for the after-school and Cleveland Elementary School programs, summer camp, the family computer program, the senior citizens enrichment program, in addition to pastoral care to the community.
- Edgewood Management Company. The main program is the after-school program that serves 40 children. In addition, there are programs for the teens and senior citizens.
“Another important variable in the whole equation -- perhaps the most important -- was the development team, the architect, the legal firm, the builder. As a matter of fact, Mr. Mike Leavy, one of the primary liaison men from RLA, said very flatly in a recent interview: ‘We chose Lincoln-Westmoreland as the first developer in Shaw because of your development team. Herb McDonald (architect), Tom Harkins (general contractor), and Art Reynolds (lawyer) are all very strong people, and you also had a very strong team making up your non-profit corporation. . . .”

“Lincoln-Westmoreland Housing, Inc. became a reality on September 29, 1967, with Rodger Klein, Hugh Latimer, and Nicholas Allen serving as incorporators. Original members of the corporation were members of the two churches, but, as allowed in the by-laws, they quickly approved about half a dozen other corporate members from the Shaw Community. Mrs. Ruth Micheaux, of Lincoln Temple, was elected first president. . . .”

“At the ground-breaking, George Romney spoke, and I remember well his words: ‘This project is significant for many reasons, but most important it’s significant because of the kind of cooperation that has made it possible. Blacks are working with whites; city folk are working with suburbanites, and both forms of cooperation, black with white, urban with suburban, are absolutely essential if our cities are to survive.’ . . .”
“In light of the history of the middle and late ’70s, with the increasing polarization between blacks and whites and with increasing black militancy, the interracial character of the project takes on added significance. Lincoln-Westmoreland Housing, Inc. proved that blacks and whites can work together to achieve some of the very hardheaded goals espoused by black power advocates. . . .”

“At Lincoln Temple, authority to proceed derived from a 1965 Board of Trustees action supporting urban renewal in the Shaw area, the neighborhood around Lincoln; at Westmoreland, Al Gilburg, Loring Chase, Westmoreland’s senior minister, and Mrs. Marion King, chairman of the Social Action Committee, launched a very careful strategy to inform the congregation and win its support. After a series of open Social Action Committee meetings, and a number of preparatory meetings with the Executive Committee and the official Boards of the church, a congregational meeting was held on June 18, 1967.

“At this meeting, Fred Little recalls very intense questioning, some of which masked hostility to the whole idea of church involvement in this sort of enterprise. Members of the congregation questioned whether adequate financing could be obtained, and whether the church would be held liable in the event a fire or other catastrophe might occur. ‘However,’ he reflected, ‘at a very crucial point in the debate an elderly lady stood up and stated that this really wasn’t so much an issue of financing and liability as it was or morality and whether the Church’s Gospel meant anything in the real world, and so she strongly supported our involvement. From then on there wasn’t any doubt.’ . . .”
MORE THAN A BUILDING

The Story of Lincoln-Westmoreland Apartments

by

The Reverend Richard N. Eick, Associate Minister
Westmoreland Congregational Church, Washington, D.C.

Behold, I send you out like a sheep among wolves;
be wise as serpents, and innocent as doves.
(Matthew 10:16)

The complexity of building an apartment building, especially one for
low and moderate income families under Department of Housing and Urban
Development programs, boggles the mind. In talking with people about
Lincoln-Westmoreland Apartments I asked each one, "What were some of the
crucial points in our history? When could the whole project have died
rather than remain alive and moving?" I received fully a score of responses.

The project began with two United Churches from Metropolitan Washington,
D.C.—Lincoln Temple United Church of Christ, a black, middle class congre-
gation located in the heart of the inner city, and Westmoreland Congregational
Church, a white, professional congregation located ust north of the District
line in affluent suburban Montgomery County, Maryland. The project began
with these two United Churches, but by the time the ten-story, 108 unit
apartment building was dedicated on May 27, 1971, members of the housing
corporation had dealt with such lofty institutions as the White House and
such difficult community problems as juvenile vandalism. In between we had
to contend with local church politics, city politics, labor problems, a
difficult mortgage market, the internal politics of the Redevelopment Land
Agency, pressures exerted by the black power movement, and scores and scores
of tedious but necessary meetings. Obviously the project took extreme per-
severance, much hard work, and a good measure of grace.
The partnership between Lincoln Temple and Westmoreland grew out of the friendship of Channing Phillips, then pastor of Lincoln Temple, and Alan Gilburg, the associate minister at Westmoreland during the mid '60s, and out of the common commitment of a small group of people from each church to deal with some of the city's critical problems. Conversations between the two social action committees began in the late spring of 1965 with a series of exploratory meetings. For some reason, these conversations died shortly after they had begun and the whole issue of a joint venture lay dormant for almost a year and a half. Then in the fall of 1966, spurred from the Westmoreland side by a group of young lawyers who were searching for a way to involve themselves meaningfully in the life of the church, joint consultations began again which in turn finally led to an 108 unit apartment building in the heart of one of the areas hit by the 1968 riots.

In light of the history of the middle and late '60s, with the increasing polarization between blacks and whites and with increasing black militancy, the interracial character of the project takes on added significance. Lincoln-Westmoreland Housing, Inc. proved that blacks and whites can work together to achieve some of the very hardheaded goals espoused by black power advocates, and I'm convinced that there's no other way. Blacks and whites must work together, and in the process whites must give up a portion of their power, otherwise we will never reach any significant measure of racial justice in our society.

The conversations between the two groups began again under the chairmanship of Mr. Bill Wyatt from Lincoln Temple, a statistician from the Department of Housing and Urban Development, and by the spring of 1967 it was clear that the group was serious enough and competent enough to move ahead. Consequently, a whole series of simultaneous actions were set into motion, a pattern which continues to this day: Bill Wyatt and Dale Ostrander (then assistant minister
at Lincoln), Alan Gilburg and lawyer Fred Little, were assigned to work on the approval of the project by the two churches; lawyer Rodger Klein from Westmoreland was asked to make recommendations about a development team and to draft a preliminary document for submission to the Redevelopment Land Agency (RLA); Westmorelanders Little and Hugh Latimer, both lawyers, began to investigate how to form a non-profit corporation; Channing Phillips, Alan Gilburg, Dale Ostrander, and the Reverend Arnor Davis, a black Baptist minister and employee of RLA, were given the responsibility for developing contacts with various city agencies and community groups; and finally, Miles Prescott, an insurance executive from Westmoreland, was charged with investigating which HUD programs were relevant to our needs.

Initially, much, but certainly not all, of the leadership was provided by Westmoreland, but as time progressed this balanced out.

At Lincoln Temple, authority to proceed derived from a 1965 Board of Trustees action supporting urban renewal in the Shaw area, the neighborhood around Lincoln, while at Westmoreland, Al Gilburg, Loring Chase, Westmoreland's senior minister, and Mrs. Marion King, chairman of the Social Action Committee, launched a very careful strategy to inform the congregation and win its support. After a series of open Social Action Committee meetings, and a number of preparatory meetings with the Executive Committee and the official Boards of the church, a congregational meeting was held on June 18, 1967.

At this meeting, Fred Little recalls very intense questioning, some of which masked hostility to the whole idea of church involvement in this sort of enterprise. "However," he reflected, "at a very crucial point in the debate an elderly lady stood up and stated that this really wasn't so much an issue of financing and liability as it was of morality and of whether the Church's Gospel meant anything in the real world, and so she strongly supported our involvement. From that point on there wasn't any doubt."
But the support of the two churches was only the beginning and hardly the most difficult to gain. Community support was also absolutely essential. Bill Wyatt made contact and met regularly with a group of Shaw businessmen who were developing their own ideas about how the renewal of Shaw should progress. Further, initial contact was made with MICCO (Model Inner-City Community Organization), a local community organization headed by the Reverend Walter Fauntroy, a prominent black Baptist minister (who has more recently been elected as the District of Columbia's first delegate to the House of Representatives). MICCO played and is still playing an important role in the Shaw urban renewal program. The partnership between MICCO and Lincoln-Westmoreland Housing, Inc., while not always without tensions, was very important to the progress of the project. For example, during construction, vandalism was at a minimum, thanks in large measure to the communications efforts of MICCO.

Another important variable in the whole equation—perhaps the most important—was the development team, the architect, the legal firm, the builder. As a matter of fact, Mr. Mike Leavy, one of the primary liaison men from R.L.A. said very flatly in a recent interview: "We chose Lincoln-Westmoreland as the first developer in Shaw because of your development team. Herb McDonald (architect), Tom Harkins (general contractor) and Art Reynolds (lawyer), are all very strong people, and you also had a very strong team making up your non-profit corporation."

However, choosing a development team was the source of one of the project's major gaffes which could have killed the whole thing if there hadn't been such a high degree of commitment, a willingness to communicate openly, and a real readiness to learn and to shift gears. Rodger Klein who had worked on government sponsored housing for his law firm made the initial recommendations for the members of the development team. Indeed, he had
chosen three very high powered operators, all recognized as among the most competent in their field in the Washington area, but all were white. "We made some pretty good mistakes along the way," said Rodger recently, "but this was among the best! I was just naïve. It's not a mistake we'll make again."

Word came quickly from the black half of the partnership that this situation wouldn't be acceptable, and as a result of this early confrontation black empowerment was no longer only an intellectual issue but a gut commitment for all members of the Lincoln-Westmoreland team.

Lincoln-Westmoreland Housing, Inc. became a reality on September 29, 1967, with Rodger Klein, Hugh Latimer, and Nicholas Allen, also a Westmoreland lawyer, serving as incorporators. Original members of the corporation were members of the two churches but, as allowed in the bylaws, they quickly approved about half a dozen other corporate members from the Shaw community. Mrs. Ruth Micheaux, of Lincoln Temple, was elected the first president, an office she holds still. "I became president really by default," Ruth said recently, "It was felt that the president should be from Lincoln rather than Westmoreland since we were in the Shaw community, and Bill Wyatt couldn't take the position because his position at H.U.D. would raise questions about conflict of interest. So there I was... Fortunately, people had more faith in me than I sometimes had in myself." And this faith was fully justified, for it's been universally recognized that Ruth developed into an extraordinarily competent leader, executive, and politician.

Originally, the corporation wanted to do rehabilitation work, especially in the area immediately adjacent to Lincoln Temple. They preferred rehab work because it would not involve large dislocation of people and because there was a better chance that the original tenants would be able to remain. With this idea and the original mistake in recommending a development team in
mind the group set about to find an architect, lawyer, and contractor who would be interested in this kind of project.

First on board in the early spring of 1968 was a young, black architect from Howard University, Herb McDonald of McDonald and Williams, A.I.A. Conversations were also started with Thomas P. Harkins, Inc., a white, non-union builder who had experience in this kind of project and who had demonstrated his willingness to utilize black subcontractors. Extensive efforts were made to find a black general contractor, but for a variety of reasons this proved impossible.

Before the legal firm was selected, history radically altered the corporation's plans. One Thursday night early in April, Dr. Martin Luther King was assassinated in Memphis, and Washington, D.C. along with countless other cities erupted. Six blocks directly to the east of Lincoln Temple, on 7th Street, N.W., an entire commercial block went up in smoke as well as many others. Tragically, instant urban clearance had occurred and an even more desperate need for new construction was created. Immediately the corporation shifted its focus away from the church's area to 7th Street, architect McDonald began developing some very preliminary drawings that would fit at least two destroyed sites, and new contacts were made at the Redevelopment Land Agency. However, despite the urgency of the situation the group discovered that they were involved in a new game particularly endemic to the whole redevelopment process: hurry up and wait.

It was months before anything happened and in the meantime the corporation retained a black law firm represented by Arthur Reynolds and firmed up its relation with the Harkins Company. By December 1968 nothing had happened, and the once exhuberant and energetic group was falling into lethargy and could have faded away.
But once again by some act of grace national events conspired to revitalize our local situation, this time to much happier effect. In his first weeks as President, Richard Nixon travelled to the Shaw area to view the riot-scarred streets and there publically vowed that the community would be rebuilt. **Needless to say the shock waves hit R.L.A. the hardest,** and they began immediately to "rebuild Shaw." Their first problem was to find a sponsor ready to move; Lincoln-Westmoreland Housing, Inc., had a lawyer, an architect, and builder already at work. By late February, 1970, our group was designated as the developer of the parcel on 7th Street, N.W. between R and S, and the really hard work began.

Fortunately, the interest of the White House remained to the end, and Secretary Romney of HUD also showed special concern for our seemingly small development. In Washington, the Federal government plays are extremely significant role in local politics, often to the residents' dismay. But in this instance the intervention was very helpful, and the high level of involvement was due to some strange and happy twist of fate.

Through the spring and summer and into the fall very intense work was going on. First, architect McDonald had to design the building in every detail; then in consultation with the contractor, a very precise estimate of the costs had to be made. Simultaneously, lawyer Art Reynolds began the long and complicated process of filling out countless F.H.A. (Federal Housing Authority) forms and of negotiating with R.L.A.

Beginning early in June, weekly meetings were held with the R.L.A. liaison men, Bill Comings and Mike Leavy so that the project could proceed with all haste. The commitment by Comings and Leavy was so great that they also initiated weekly team meetings at the redevelopment agency so that all parties would be working at peak efficiency. **Once again by some act of grace**
the corporation drew these two men who were willing to coach and cajole, encourage and scold the development team, and willing to knock heads and push hard at RLA to keep the project going from that end. But it was at a cost, for this activity, among other things, made them none too popular in the agency, and both left in frustration before the end of 1970. Mike Leavy did return, however, and was again assigned to the Lincoln-Westmoreland project. **Fortunately, by the time they left our project had gained enough momentum that their loss was not fatal.**

This period of plan development, cost estimation, and documentation is the most risky of the project. Clearly this process takes a great deal of time and effort by a number of highly competent professionals, all of whom must be paid. These fees are eventually covered by the F.H.A. approved mortgage, but the developer receives this mortgage only after the F.H.A. examines the plans and cost estimates and determines that the building is feasible as an apartment for low and moderate income families. F.H.A. could refuse to accept the plans and the project would be down the drain with the architect, lawyer, and builder's fees still to be paid.

The corporation searched frantically for the funds to cover these start-up costs, but during the last half of 1970 the money market was very tight and all our efforts were for naught. Insurance companies, commercial banks, Urban America were all canvassed and none was willing to loan $65,000 to an untried, church sponsored non-profit corporation. McDonald and Williams particularly needed at least partial payment of their fees, being a small firm, they couldn't go for too many months without any income.

Finally in September of 1969 something broke: a little known Department of Housing and Urban Development program was discovered that exactly fit our need. Federal loans were available for start-up costs of non-profit groups.
As a matter of fact, the program was so little known that the regional FHA office didn't even have forms available, but that lack was quickly filled and about $26,000 was promised.

Obviously more was needed. Fortunately, Lincoln Temple's minister Channing Phillips was also the president of a group called Housing Development Corporation, an organization designed to improve housing conditions in the inner city, and consequently, to help groups like Lincoln-Westmoreland. Over a period of months HDC loaned our corporation $18,500. We were also fortunate to be dealing with a general contractor who believed in our project, and so the Thomas Harkins Company also loaned a significant portion of the money needed to get the project to the point where work could begin.

As a matter of fact, FHA approval did not come easily. After months of very careful work, architect McDonald and general contractor Harkins, represented by young Jim Humphreys, brought in their cost estimator, and the local FHA decided they were too high to qualify for a Section 236 loan as a low and moderate income apartment building. At first Herb McDonald insisted that he had cut as much as he could and that he would cut no more. However, I remember well sitting at one of our weekly team meetings during this particular crisis and hear Herb vow, "No, we're not going to lose this. THERE WILL BE A PROJECT." Jim Humphreys nodded from across the table. Finally in December of 1969 F.H.A. did approve the project, but not without some very hardheaded bargaining on both sides with both FHA and Lincoln-Westmoreland giving a little.

At the same time we were negotiating with F.H.A., we were also taking the initial steps to secure a mortgage from "Fannie Mae," the Federal National Mortgage Association (FNMA), a federally sponsored corporation that provides permanent financing for groups undertaking projects under the various HUD
programs. To guide us in this process, Lincoln-Westmoreland hired Orlando Darden, Inc. a black real estate firm that wanted to expand into the field of mortgage banking. Because this was a new venture, Mr. Darden arranged to work with Walker and Dunlop, one of the oldest and largest mortgage bankers in Washington, D.C. The advantages of such a partnership are obvious: our corporation received expert financial counseling, and Mr. Darden received excellent training in a new field. Prior to this time no black mortgage banking firm existed in our nation's capital, a city with a black population of over two thirds. Now Orlando Darden, Inc. has become one of only thirty black mortgage bankers in the whole of the United States.

Mr. Darden fulfilled a number of functions. The most important was to watch the money market and arrange for a permanent loan at a point in time when FNMA mortgages were selling at par value. The situation in the money market often permits mortgages to go at less than par value, that is a corporation will receive only $98 on a $100 loan and eventually will have to repay the full $100. For a non-profit corporation such a below par mortgage presents almost insuperable difficulties. For example, if we had received a mortgage at 2% below par, that would mean we would have received $43,300 less than the needed $2.165 million, and with a tight money market and no equity, we as a non-profit corporation could never have raised such a large sum of money.

Mr. Darden also arranged insurance coverage for the entire project. Because of the nature of the neighborhood both the builder's risk insurance and liability insurance for the building were very difficult to get, but again through careful work, insurance was secured through two local black insurance agencies. Finally, Mr. Darden also served as broker for the title company, Dolphin and Evans Settlements, Inc., the only black title
company in the Washington, D.C. area, and according to Mr. Darden one of only about a dozen in the United States.

Finally, on a cold, crisp Saturday in December, Secretary of H.U.D. George Romney, the Reverend Channing Phillips of Lincoln Temple, and the Reverend Loring Chase of Westmoreland turned over a few shovelfulls of muddy earth. All we had to do now was build a building.

At the groundbreaking, George Romney spoke, and I remember well his words: "This project is significant for many reasons, but most important it's significant because of the kind of cooperation that has made it possible. Blacks are working with whites; city folk are working with suburbanites and both forms of cooperation, black with white, urban with suburban, are absolutely essential if our cities are to survive."

At the groundbreaking there was more than a little rhetoric about black empowerment, and unfortunately the choice of the first work crew was another gaffe. All the faces were white, and before we knew it Lincoln-Westmoreland Housing, Inc. was the object of a well coordinated publicity campaign, complete with pickets and television crews. A group of small black contractors, called the Washington Ghetto Housing Corporation (WGHC), formed a coalition with the AFL-CIO construction trades union ostensibly to protest the fact that no black general contractor was given the chance to bid on the project. The AFL-CIO provided money and men for the protest because the Harkins Company was a non-union contractor though all the publicity focused on the black-white issue. Eventually the picketing faded away when the corporation pointed out that none of the WGHC contractors could handle the project and as our commitment to black employment became more evident.

The fact that the Harkins Company was white and non-union concerned the members of the corporation deeply and these issues were the topic of
considerable debate. However, a number of factors influenced our decision. First was the undeniable difficulty of finding a black general contractor that could handle the job. In this field as in mortgage banking, very few black firms exist and even fewer large black firms. Second, Mr. Harkin's commitment to equal opportunity employment and to the use of black sub-contractors was proven. As a matter of fact over 70% of the workers on Lincoln-Westmoreland Apartments were black (the much heralded Philadelphia Plan calls for 22%), and Mr. Harkins personally loaned a black man the money he needed to set up his own dry wall contracting business.

Further, on the union issue, the building trades unions, like most unions have not moved very rapidly to admit blacks. Consequently, the members were concerned that with a union contractor the percentage of black employment would not be as high as it could be. Finally, a union contractor would almost necessarily have higher costs, and in view of the struggle we had getting FHA approval any other significant cost items would have killed the project.

After the early problems with the unions and with the WGHC, construction proceeded very smoothly. The project was completed in record time, twenty-eight months from our initial selection by RLA to dedication, which according to RLA's Mike Leavy was faster than any equivalent urban renewal building project. In the process sixteen of the twenty-five subcontractors were black owned, and as mentioned above, over 70% of the work force was black. Further, architect McDonald freely praised the Harkins Company for the quality of their work, and in turn builder Harkins commented that the building design was perfect for the particular site. As a matter of fact, largely because of his very careful and creative work on Lincoln-Westmoreland Apartments, Herb McDonald's firm won contracts for similar projects in St. Louis, Cleveland, Boston, as well as Washington, and has had to expand. It is now McDonald, Williams, and Marshall.
As the project drew near completion another difficult issue confronted the corporation: how to manage the building. The failure rate of similar housing projects has been disturbingly high so the members of the board expressed very early their concern that a new and more creative management system be developed. After so many hours of hard work, no one wanted Lincoln-Westmoreland Housing, Inc. to forfeit on the mortgage and the Apartments to turn into a slum.

Our search for a management firm that was truly committed to building a community rather than just managing an apartment complex led us to the conclusion that we would have to form our own management company. In July of 1970 Urban Management Services, Inc. was formed under the leadership of our lawyer, Arthur Reynolds, who had labored brilliantly to move our project through the federal bureaucracy, and our president, Ruth Micheaux. The board of this management firm was entirely black from the beginning and included among others, Mrs. Micheaux, eventually elected president, Arthur Reynolds, Orlando Darden, and Mr. Glenn French, a young black management specialist hired from the Cafritz Company, one of the largest management firms in the city. During Glenn’s first months on the job he was under the tutelage of Mr. W. R. Crawford of Crawford and Pollinger, one of the most experienced black apartment managers in the city.

Whether this solution is indeed the management solution remains to be seen. Tenant selection was done very carefully—some felt too carefully in the sense that not enough of the former residents of the site live in Lincoln-Westmoreland Apartments—and a tenant council was formed shortly after ground-breaking. We can only continue to be vigilant and hopeful.

At the dedication ceremony the Reverend Ben Lewis, new minister of Lincoln Temple, prepared these words for the occasion:
There is a flower in the Congo that blooms only in the charred earth of an area devastated by fire. After the fire it grows up quickly, and its magnificent beauty reminds all that a new and beautiful life is possible even in the face of death and destruction. This flower is truly a symbol of resurrection.

And so too is this magnificent building standing straight and tall on our charred earth. We wish desperately that the fire and destruction of that April three years ago had not occurred. But it did, and we have had to take the charred earth and mold it and shape it into a symbol of new life and new hope.

But we can only pause briefly to say well done. There is much charred earth yet to be shaped, and molded. We must continue building such symbols of hope and life as this.

The Lord has called us to do nothing less.

Indeed, Lincoln-Westmoreland Apartments is a symbol of new life and new hope for a community that desperately needs such symbols. Even more it is a symbol of what blacks and whites can do together given commitment, much hard work, and more than a little faith.
LINCOLN-WESTMORELAND HOUSING, INC.

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Fred A. Little • Vice-President
Mrs. Emma Patton • Secretary
Hugh Latimer • Treasurer
Nicholas E. Allen
Mrs. Helen Baker
Dr. Frederick D. Drew *
Reverend Richard Eick
Maxwell Honemond
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Warren Porter
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Reverend Amor Davis
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Mrs. Robert W. King
Reverend Benjamin E. Lewis
Dr. Channing E. Phillips
William R. Wyatt

* Deceased

LINCOLN-WESTMORELAND APARTMENTS

GROUNDBREAKING CEREMONY

SEVENTH STREET, N.W., BETWEEN R AND SHAW URBAN RENEWAL AREA
WASHINGTON, D.C.
SATURDAY, DECEMBER 13, 1969
12:15 P.M.
PROGRAM

Mrs. Ruth R. Micheaux, President  •  Presiding

NATIONAL ANTHEM
Cardoza Band

INVOCATION
Rev. Benjamin E. Lewis,
Assistant Minister, Lincoln Temple, U.C.C.

MUSICAL SELECTION
Cardoza Band

REMARKS
Honorable Walter E. Washington,
Mayor of Washington,
District of Columbia

REV. LORING CHASE, SR., MINISTER

HONORABLE WALTER E. WASHINGTON,
MAYOR OF WASHINGTON,
DISTRICT OF COLUMBIA

REV. RICHARD EICK, ASSISTANT MINISTER

ARCHITECT: McDonald, Williams & Marshall, A.I.A.

BUILDER: Thomas P. Harkins, Inc.

MORTGAGEE: Walker & Dunlop, Inc.

COUNSELOR: Arthur M. Reynolds

The building is for low and moderate income families. It will contain 108 units, including efficiencies, one, two and three bedroom apartments. There will be commercial space on the ground level, and outdoor play facilities for children.

GUEST SPEAKER

THE GROUNDPEREAKING

CLOSING REMARKS

BENEDICTION

Honorable George W. Romney,
Secretary, Department of Housing & Urban Development

Honorable George W. Romney,
Honorable Walter E. Washington,

Rev. Richard Eick, Assistant Minister,
Westmoreland Congregational, U.C.C.
MEMO

TO: The Churches
FROM: Central Atlantic Conference
SUBJECT: HOUSING

How can we do it?

Who is doing it?

What can be done?
The housing conditions of many Americans are scandalous. They live in structures not safe, decent or sanitary. They are old. They are expensive. They stifle the human spirit. They combine into areas of blight; a city's festering sore, a nation's shame.

Something must be done.
Something can be done.
Churches can do something.

There is a section of federal law which summons churches to a new form of mission. It is Section 221-d-3 of the National Housing Act. That statute provides for long-term, low-interest, insured loans to non-profit sponsors of housing for the poor and the aged. The FHA will insure a mortgage, covering 100% of the project's cost, at a rate of 3% per year for 40 years. Projects can be new buildings or rehabilitation of old buildings.

Churches are looked upon with favor for sponsorship of housing because the FHA knows they meet the twin criteria of financial creditability and institutional continuity. That is, churches are not fly-by-night agencies; they have a serious stake in their communities and a reputation to uphold. A local church, or a group of churches, or a judicatory, can create a non-profit corporation for the purpose of housing the disadvantaged. That corporation can design, build, own and manage the housing for people who qualify for occupancy under the terms of the law.

The non-profit corporation would require some "seed money." That is money required to meet expenses prior to the closing of the mortgage. (Most pre-closing costs will be included in the total cost of the project and refunded at closing.) There are a variety of ways to acquire that seed money. The preferred way is to raise it locally, but some states, some builders and some foundations will make it available out of revolving funds.

Once the non-profit corporation is established and has some seed money, the next step is to select a professional team. Generally, a legal specialist, a housing consultant and an architect are required. Later, a contractor and a management firm will become part of the team. The FHA sets guidelines for the fees of these specialists.

The whole project must meet feasibility standards. The income from the units must pay off the principal and the interest in 40 years. It would be impossible to do that at rates the poor could afford were it not for the low interest rate. That 3% interest rate of 221-d-3, as opposed to the 7%--and upwards--now required, makes it possible.

Throughout the planning stage the non-profit corporation sets the policies. For instance, if a black contractor can handle the job, can be bonded and meets the requirements of FHA, why not select his firm? Also, throughout the life of the building the non-profit corporation sets the policies for residency within the building within the provisions of the law, of course. In setting these policies the non-profit board not only builds housing for those who need it, it also wields some social and economic clout in its society.

221-d-3 is an amazing piece of legislation. It provides a viable alternative to public housing--with all the possibilities of exploitation that entails. It combines the resources of federal funds with local control and involvement. As a matter of fact, for those who bitterly decry the intrusion of the federal government in their affairs this law is a real challenge: either exercise your local opportunity or the Government will have to. The legislation presupposes that there are individuals and groups in this land who care about the disadvantaged, who want to make a positive contribution to their local communities, who understand that meeting human need is a mission and that the fulfillment of that need requires a partnership among the powers of our society.

The churches do have such people. Now is the time--and this is a way--for such people to get to work.
Q. How would you describe the position of F.H.A. on church sponsorship of nonprofit housing?

A. We look with special favor upon churches as nonprofit sponsors of housing. First, because they meet our requirements of continuity and motivation. And, second, there is a historical reason. Our first entree into nonprofit sponsorship was the 23 1 Elderly program of 1959 and the churches have had a long history of experience with their own housing for the elderly. By far the largest number of nonprofit projects insured by F. H. A. were sponsored by churches.

Q. What has been done to encourage churches to become sponsors of housing?

A. In the 1968 HOUSING AND URBAN DEVELOPMENT ACT Section 106 (b) authorizes HUD to provide financial assistance to nonprofit sponsors of low income housing in the form of 80%, interest free loans to cover certain preconstruction costs. In other words, this is a loan for seed capital. Although nonprofit groups have strong motivation to produce housing, they frequently lack the financial resources required to develop sound projects efficiently. This law--even though it only has a million dollar appropriation for fiscal 1969, which is not nearly enough--should encourage more churches to do low income housing.

Q. We understand that many F.H.A. programs make it attractive for nonprofit sponsors to build housing, but what has been done to encourage lower income groups to own their own homes?

A. In that same HOUSING ACT of 1968 that I mentioned earlier, there is a provision to help lower income families purchase a rehabilitated home from a nonprofit sponsor. As you know, Section 221 (h) made it possible for a low income family to purchase a rehabilitated home at below market interest rates. But the new law of 1968 permits F. H. A. to insure mortgages at prevailing mortgage rates, but government assistance is given in the form of the difference between a mortgage of 1% and the current mortgage rate (now 7.5%). That will make it possible for private lending institutions to take on rehabilitated homes because their money will earn due interest, and it will enable low income families to have monthly mortgage payments they can afford to meet.

Q. Mr. Denton, just how much housing does this nation need?

A. Well, former President Johnson said we need 26,000,000 new units in the next ten years. That is 2,600,000 units a year. The new Secretary of HUD, George Romney, said he knew of no better figure. But our statistics show we are not near that estimate of need. In 1968 the total number of units built was 1,298,000--less than half required. Incidentally, of that total only 114,743 units were done under the below market interest rate program (221 (d) (3)). That says our nonprofit sponsors have plenty of work to do.

Q. What should churches do get projects under way?

A. We have a number of handbooks that explain our programs. They may be procured at any of our regional offices. I especially urge any potential sponsors to familiarize themselves with our statement on "Eligibility As Nonprofit Sponsor Or Mortgagor" (F. H. A. Form No. 3433). That pretty much sums up both our measurement of eligibility and the responsibilities entailed in sponsorship.
What Is Being Done?

CHANNING PHILLIPS

The Reverend Channing Phillips is engaged in building that "community" which the Christian tradition believes is the proper social order for men. He is the president of HOUSING DEVELOPMENT CORPORATION of Washington D.C. That is a production agency that performs the functions the law intended nonprofit corporations to do. As such, they have built, or have in construction, 645 units of housing in Washington. They act as interim nonprofit sponsors until the housing is built--thus expediting its erection--and then find a nonprofit sponsor to own and manage the properties.

HOUSING DEVELOPMENT CORPORATION has a full time staff of 22. Their are four divisions: Legal, Community Organization, Construction, and Management. Many on the staff are black and when possible they do business with black businesses, thus contributing to the economic progress of the black community. Some of the results are dramatic. A black plumbing contractor, for instance, who never had a contract for over $12,000, now finds he has over $100,000 in contracts with H.D.C. Dramatic, too, are the architectural innovations that they have enacted. For instance, much housing of this type calls for small efficiency kitchens, but among the poor the kitchen is the gathering place for the family. Therefore, they specify the kitchen to be the largest room in the apartment.

Asked what he thought other churches ought to be doing, Mr. Phillips remarked that as the cities are rebuilt the population density of the land will be greatly reduced. That means more land will be required to house the poor. The suburbs have that land. Our suburban and small town churches could be helpfully involved in the cities' plight by building housing for the poor in their communities.

Several of our churches have begun to build housing; listed below are two representative approaches to the opportunities in housing.

LINCOLN TEMPLE WESTMORELAND

Lincoln Temple is a predominantly black church in the heart of Washington. Westmoreland is a predominantly white church in the suburbs of Washington. They have joined forces to build low income housing in the Shaw area of Washington.

The nonprofit board is composed of 3 members of Lincoln Temple, 3 of Westmoreland, 3 of the Shaw area and 3 "interested parties." The Rev. Richard Eick, pictured left, is the Westmoreland staff member on the board. They are projecting a housing mix of rehabilitated town houses and high rise apartments in an area gutted by the fire in April of 1968.

ANNANDALE, VA.

Mr. Carl Auvil, pictured lower right, is the chairman of a lay committee in our Fairfax County (Va.) church. That church has just completed a supplementary budget appeal which raised $2,500 for seed money to build low income housing in the county. Unique in their approach is their intention to use their capital to challenge other churches in the county to join forces in a broad based nonprofit corporation to build the housing.

Also in their strategy is the recognition that while there is an immediate need for this housing in the county, as areas of nearby Washington are rebuilt there will be an even greater need for relocation and temporary housing for the urban poor in the suburban areas.
A Haven on Riot-Torn Street

By Major Wells
Washington Post Staff Writer

Developed on the ashes of one of the hardest riot-hit sections of Washington, Lincoln-Westmoreland Apartments is difficult to miss—it's the only new building on the block, and it's 10 stories high.

The address is 1730 7th Street NW, in the heart of the Shaw area that burned during the 1968 riots following news of the assassination of Dr. Martin Luther King Jr. Around the new building are vacant lots and rundown tenements that escaped the flames.

It took a long time to get the apartments completed (planning began six years ago) and it is still the only residential building to be constructed in the city's riot corridors. Work has started on four others, but completion dates for all are indefinite.

The low-to-moderate income apartments have had a long waiting list of tenants from the time they opened last May.

“I just love this place,” said Malissa Suggs, as she sat in the living room of her two-bedroom apartment. Mrs. Suggs has been around the neighborhood for a long time. In 1940, she and her husband bought a home at 711 Rhode Island Ave. NW, around the corner. But “about 10 years ago,” she said, “a man from the Redevelopment Land Agency came to my house and told me not to continue to make improvements on the place. The government was going to buy it and wouldn't pay for the changes.” She and her late husband were upset at the time. But she says now, “The apartment is so comfortable and homey, with central air conditioning and heating.”

Lincoln-Westmoreland is the first nonprofit project of its kind in the nation to be completed under Section 236 of the 1968 Federal Housing Act. Under this program, the government subsidizes mortgage payments on a development to make it possible for the developer to charge rents within the reach of moderate-income families.

The building was sponsored by Lincoln Memorial Temple, a church four blocks away, and Westmoreland Congregational Church at Westmoreland Circle NW. The building has eight efficiencies, 32 one-bedroom, 60 two-bedroom, and eight three-bedroom apartments. Rents range from $93 for an efficiency to $160 for a three-bedroom unit. Manager Glenn French said, “Under federal law, up to 40 per cent of the units in moderate-income subsidized housing can be reserved for poorer families under the rent supplement or public housing leasing programs. However, (generally) HUD has limited these units to 20 per cent for the poor.”

See LINCOLN, C3, Col. 6.
10-Story High Rise Haven
On Riot-Torn 7th Street NW

LINCOLN, From C1

The residents generally earn between $4,400 and $7,400 mostly in such occupations as clerks, typists, teacher's aides, secretaries and dental assistants. Some are college students.

The building has a child day-care center that serves working parents in the neighborhood. There are four others also located nearby. The center has 47 children between the ages of 3 and 5, most of them from Lincoln-Westmoreland. Each day-care center offers health, education and social services.

All the centers are open from 7:30 a.m. to 6 p.m. five days a week. The children get breakfast, lunch and morning and afternoon snacks. The meals are planned by a nutritionist, who prepares and oversees the purchase of all foods. Lincoln-Westmoreland has its own kitchen.

Subjects taught at the center include language arts, singing, number concepts, science and drama.

Four registered nurses and three health aides make weekly visits to the center. Physical examinations are required before children are admitted. Immunizations are brought up to date and records maintained. Vision, hearing and dental screenings are given all children and arrangements are made for any necessary follow-up care.

Social workers recruit and interview applicants for the day-care center. They also offer counseling for parents individually and in groups.

Ethel Kimbrough, a teacher's aide, said, "Prior to moving in Lincoln-Westmoreland Apartments, I lived in an apartment in Southeast leased by National Capital Housing. It was terrible. "At first I thought it was very nice, because it was low-income housing," she said, "but every time I got a pay increase, I got a rent increase."

She added, "My rent started at $50 and went to $110, and I had to pay utilities."

"Lincoln - Westmoreland Apartments are convenient to work; the maintenance service is good; they won't let you pay any more than one week's salary a month for rent . . . the apartment meets all our needs; it's like a town house, a home of our own," she said.

In its own way, Lincoln-Westmoreland has given its tenants a sense of community. The residents have focused on some problems and have asked for help in solving them. The Lincoln Westmoreland Resident Association meets monthly. At a recent meeting they talked about the need for recreational facilities, security and how far they have to go to do their shopping.

"Being a mother of two children who works all day when has to come home prepare dinner, I don't have the time to take the children to the John F. Kennedy playground" at 7th and O Streets NW," said Rose Blessingame.

Betty Barna, a clerk, said her apartment was broken into and everything taken. "The security is lousy, because we only have guards during the weekend and most of them are moonlighting servicemen, who don't care," she said. "Uncle Sam gives them three hot and a cot."

About 20 tenants attended a recent meeting, and all agreed that maybe the Washington and RLA should be told their needs.

The Shaw neighborhood is, according to census figures, one of the poorest in the city, and according to police figures, the area bounded by S Street north, N Street south, 7th Street east and 11th Street west, is one of the most crime ridden. Since June, 1971, there have been five homicides, eight rapes, 61 assaults, and 135 commercial and residential burglaries in the neighborhood.

However, Frederick McComb, an offset printer for the Model Inner-City Community Organization, said he feels that crime has decreased. "My roots are here; I've always lived in the area," he said. "The apartment building offers me a lot of added conveniences——carport, carpeted lobby and hallways, garbage disposals, laundry facilities, credit union, and the Shaw Community Health Care Center is located directly across the street."

Ruth Micheaux, president of the church sponsoring group, said her group has plans to build walkup apartments and town houses on the rest of the block bounded by R, S, 7th and 8th Streets NW. RLA owns the land and hasn't given the approval to go ahead with more construction.
5 Housing Plans Win Approval

By Megan Rosenfeld
Washington Post Staff Writer

The city's Redevelopment Land Agency yesterday gave conditional approval to five developers to build 1,589 housing units in five areas of Washington at an estimated cost of $44.7 million.

The total package of land, the largest ever offered by the agency at one time, brought an unusually high number of bidders, according to development operation director Albert M. Miller. He said this demonstrated a renewal of interest in building downtown as opposed to the suburbs.

Now that the developers have been chosen, contracts must be drawn up and approved by RLA, and architectural plans must be designed and approved by the community involved in public meetings. The plans depend on financing from HUD, which has earmarked U.S. money for more than 3,000 units in the metropolitan area. The deadline for applying for this money is June 30.

The parcels granted to developers yesterday are:

- The current site of the Wax Museum, 5th and K Streets NW, in the Downtown Urban Renewal Area. Plans call for between 1,000 and 1,200 one- and two-bedroom apartments and efficiency apartments in a high-rise building, with space for shops and restaurants. At least 150 units will be subsidized for low- and moderate-income families.

- The area between S and R Streets at 8th Street in the Shaw School Urban Renewal Area, where plans call for 54 garden apartments.

- The area between Q and R Streets and between 1st and 3rd Streets NW, and an area at N and O Streets between 5th Street and New Jersey Avenue NW, also in the Shaw School Urban Renewal Area. Plans are for at least 300 units of garden apartments and town houses.
people want to move downtown but have no place to go," said Duggan said that his firm would conduct a market survey before making final plans. The project is expected to cost between $30 million and $40 million dollars.

The Bush Organization, a Norfolk-based firm with offices in Washington, built the apartments at 4600 Connecticut Ave. NW, and was part of the development team that built the Channel Square project in Southwest Washington.

Lincoln-Westmoreland Housing Inc., a church-founded organization that built the Lincoln Westmoreland Apartments at 7th and R Streets NW three years ago, won the bid for the parcel at S and E Streets and 8th Street in the Shaw area.

The 54 garden apartments probably will cost $1,350,000, and hopefully will be under construction within 15 months, said director Ruth Micheaux.

The Foundation for Cooperative Housing, a 22-year-old coalition of church, labor and community groups, plans to build at least 300 garden apartments and town houses at the Q and R Streets NW and N and O Streets NW locations. Most of these units will be cooperatives, available for family ownership.

"We're particularly interested in fostering community ownership," said Melvin A. Mister, RLA's executive director, at yesterday's meeting.

The foundation has built 60,000 housing units throughout the country, including River Park in Southwest Washington and Reflection Lake near Dulles Airport.

The two parcels in the H Street renewal area, at 16th and F Streets NE, and between 17th and 18th Streets, and Benning Road NE, have been tentatively awarded to Horning Brothers and Group Ministry Community Housing Corporation.

Horning Brothers plan not only to build the 174 units, but to manage them as well. They built the Stoneridge development at 330 Anacostia Rd. SE.

Housing America/Kirby Village plans to construct at least 54 garden apartments at 16th and Newton Streets and Meridian Place NW, in the 14th Street Urban Renewal area. Housing America was organized in 1972 by Conrad Cafritz.
Meeting the Need in 2008: The $9 Million Renovation  
Lincoln Westmoreland Update

Several decades ago, Westmoreland Congregational United Church of Christ through a partnership with Lincoln Temple United Church of Christ developed a low income 108-unit apartment property (including ground floor space that is made available to non-profit providers of social services, such as Shaw Community Ministries). This year’s report is an update on renovation activities that are intended to ensure that this project will continue to serve low income residents and be viable for the next forty years. The building is located at 1730 7th Street, N.W., between R and S Streets, in the Shaw Area of Washington, D.C. The project is owned and operated by a separate 501(c)(3) corporation, Lincoln Westmoreland Housing, Inc. (LWH). The Board of LWH is self-perpetuating and while independent of either Church, members of both congregations participate in overseeing its operations. A separate 501(c)(3) corporation, Lincoln Westmoreland Community Improvement, Inc., was created several years ago to handle aspects of the financing for the renovations and to provide a vehicle for dispensing funds that may be generated from the project in the future that could be used for other development projects in the inner city. The project was originally financed by a Section 236 federally insured loan that is supervised by the U.S. Department of Housing and Urban Development (HUD).

On September 4, 2008, LWH secured the financing for a major renovation of its property. The total projected development cost is $9,703,000. On this date, LWH closed on a loan that will provide up to $7,950,000 of these costs. It specifically includes an amount for construction contingencies of $661,724, as required by HUD. Project funds in two reserve accounts – residual receipts and reserves – along with operating income during the construction period will provide the additional $1,753,000. The new loan is insured under FHA Section 221(d)(4) for 40 years at an interest rate of 6.7%. LWH through the efforts of Rob Agus, its Owner’s Representative and Consultant on the project, was successful in getting the lender to lower the 7.15% interest rate originally proposed for the renovations. It was also fortunate in the timing for the loan because in today’s financial crisis environment, interest rates on loans involving substantial renovation projects have been both difficult to secure and have been available only at higher rates. The new loan was provided through Great Lakes Financial Group, a HUD MAP approved lender. At the closing, various pre-development expenses were covered. These included the amount necessary to pay off the existing HUD insured loan. All predevelopment expenses incurred by Lincoln Westmoreland Housing, Inc, including repayments to Lincoln Westmoreland Community Improvement, Inc., which had been handling financing for predevelopment expenses, were reimbursed. The LWH Endowment Account was restored to $70,000. These monies can be used to support activities that HUD does not permit to be funded out of building operations income.

The loan will be drawn down as needed through a monthly draw. The lender receives invoices and monthly progress statements from the General Contractor, Hamel Builders, Inc. and the project architects, Wiencek & Associates, and passes them along to HUD for its approval. Once approved by HUD, funds are disbursed to Lincoln Westmoreland Housing, Inc. which sends payments to the vendors. (Evie Saunders–Davis, Treasurer of LWH and a member of Lincoln, has graciously consented to be the person who handles the payments.) Progress on the
construction is monitored through regular visits by the Wieneck team, Hamel supervisors, and HUD inspectors. There are either progress or draw approval meetings every two weeks. Rob Agus attends these meetings, the regular “walk-throughs” of the property under renovation, as well as unscheduled meetings, and keeps in phone contact with those involved. Tad Baldwin, President of LWH and a member of Westmoreland, also generally attends these meetings, and in particular the approvals of the monthly draws.

In order to reduce the burdens of construction on the residents, the decision was made to undertake renovations with tenants in place to minimize the burden on them. Edgewood Management, the project manager for these Apartments and the separately owned ones next door (LW II), has been very involved and helpful. In addition, LWH has contracted with that firm to work with and assist the tenants during this construction period. The first two months of work have focused on repairs to the ground floor and the installation of new pipes throughout the building. Construction mess, noise, and dangers posed by the work underway have forced the ground floor tenants: the United Planning Organization day care center, the Shaw Community Ministry (SCM), and the Shaw Collaborative (SC), to relocate out of the building. SCM and SC will move back into their renovated spaces in January/February, 2009. The day care center will move back in when the renovation of the entire building is completed. The project management offices have been temporarily moved to the main administrative building next door which handles both LW projects. Although water has been turned off during the work on the piping and risers – 8:30 to 3:30 every day, the residents have been very understanding and patient.

Construction is on schedule with about 10% complete as of November 10, 2008. The work is scheduled to be completed by November 2009. During the construction period, the LWH Board will address the question of how best to use the ground floor space to assist the residents with life challenges and to help the neighborhood as well. One objective is for the several providers of support services and the LW Tenants Association to work together so as to leverage each other’s resources, programs, and positive impacts.

Update provided by Otto Hetzel, edited by David Jacobs