

## Lincoln-Westmoreland Housing, Inc.

**Description of Board:** This Board flows from the historic partnership of Lincoln Temple UCC and Westmoreland UCC, which began in 1970. Together with tax credit investors, we own two



multi-family low-income apartment buildings, Lincoln Westmoreland Apartments and Channing E. Phillips Homes, providing 166 units of much needed housing in the Shaw neighborhood. Our core mission is to operate these units and seek out new residential development opportunities that help to meet housing needs among our most vulnerable citizens. We also provide a number of services both to residents and the community.

**Significant Activities in 2023:** Both buildings are fully occupied and also house a community room, and several commercial entities, including two day care centers, and a nonprofit group called “Lighthouse DC,” which provides furniture and other basic need to individuals and families transitioning out of homelessness, fleeing domestic abuse, or otherwise living without the essentials of life. Lighthouse DC moved



in this year and has helped dozens of residents and neighbors with furniture, household items and groceries. We also renewed and expanded a successful savings program with Capital Area Asset Builders; the program provides residents with \$4 for every \$1 they save as well as financial counseling. This is the only such building-based savings program in the nation and has been well-received. During the pandemic, the board supported the suspension of all tenant late fees,

and provided direct cash assistance to all residents of both buildings on four separate occasions. For example, we provided school supplies and gift cards for the holidays.

We continued our next affordable housing project by acquiring a triangular piece of land on Rhode Island Avenue, Northeast, and have been engaged in predevelopment tasks including design, permitting and public/private financing applications, to construct 100 affordable apartments. Our groundbreaking is currently awaiting approval of our final bit of financing for

the project. We also entered into a contract for an additional residential development of 65 apartments in Trinidad, on Mt. Olivet Road, NE. We then applied to the DC Department of Housing and Community Development for financing on this project, and received a “waitlisted” status. The Board continued to work with another builder to provide solar-powered energy subsidies to the residents. Together with our management firm, we helped the two resident councils work together, which has successfully promoted more active engagement among the residents in how the buildings are operated (a member from each resident association serves on the board). Finally, we awarded four \$25,000 grants to community-serving organizations.



**On-Going Projects for 2024:** As we break ground at 2911 Rhode Island Ave NE (expected in the fourth quarter of 2024) and continue predevelopment on Mt. Olivet Road NE, we continue to seek out additional new housing development prospects (including either new construction or housing rehabilitation), expand the savings account program, improve our security, and provide additional social services to residents and neighbors, including the addition of a second

nonprofit commercial tenant, Inner City Collaborative Community Development.

Lincoln-Westmoreland Board members include the Westmorelanders listed below, as well as members of Peoples UCC, other UCC area churches and others. We have been ably supported by members of the Lincoln Westmoreland and Channing Phillips Tenant Associations, Dahn Warner (owner’s representative) and C-T Associates (our property management firm), and many others.

**Board Members from Westmoreland UCC who served in 2023:**

- Claudia Thurber
- Betsy Bennett
- Pamela Mertz
- Dave Jacobs

Submitted by Dave Jacobs, Board President