



Lauren McHale <lauren@lenfant.org>

L'Enfant Trust 2-year Progress Report

1 message

Lauren McHale <lauren@lenfant.org>

Wed, Apr 1, 2020 at 3:21 PM

To: "Wiley, Julia (DHCD)" <julia.wiley@dc.gov>, "Owens, Deneira (DHCD)" <deneira.owens@dc.gov>, "Bekele, Tsega (DHCD)" <Tsega.Bekele@dc.gov>, dionne.joemah@dc.gov

Cc: Ananda Bagiackas <info@lenfant.org>

Dear Julia et al.,

I hope this email finds you well.

In accordance with our agreement for the four historic Anacostia houses, I have attached our two-year progress report. I've also attached current photos of three of the four properties and supplemental information on the real estate listing for 1518 W Street, SE. There should be a total of six attachments.

Please let me know if you have any questions or concerns. I hope to have the opportunity to take you through each of the properties once we are through the worst of the COVID-19 crisis.

Kindest regards,

Lauren

Lauren Oswalt McHale | President

The L'Enfant Trust

2000 P Street, NW | Suite 320

Washington, DC 20036

202.483.4880 | www.lenfant.org



6 attachments

 **5-1518 W Manna-L'Enfant Signed Agreement.pdf**
195K

 **1-Progress Report_Year 2_Workforce Houses.pdf**

76K

 **2-1518 W Street_Progress Report Images.pdf**
1503K

 **6-DCHousingSearch.org _ 1518 W Street, SE.pdf**
972K

 **4-1648 U Street_Progress Report Images.pdf**
2330K

 **3-1326 Valley Place_Progress Report Images.pdf**
2572K

2 Year Progress Report | HISTORIC ANACOSTIA PROPERTIES

OVERVIEW

The property at **1518 W Street, SE** has been fully rehabilitated as a 2 bedroom, 1-1/2 bath home and is currently for sale through Manna, Inc. The rehabilitation work at **1326 Valley Place, SE** and **1648 U Street, SE** is ongoing and is expected to be completed by early May 2020 and early June 2020, respectively. **Planning and permitting for the rehabilitation of 1220 Maple View Place, SE as a two-family home will begin in the summer of 2020.**

TIMELINE OF ACTIVITY SINCE MARCH 2019

Spring 2019

- General Contractor selected for 1518 W St, 1326 Valley Pl, 1648 U St | April 2019
- Permit Received for 1326 Valley Place, SE | May 1, 2019
- Permit Received for 1518 W Street, SE | May 3, 2019

Summer 2019

- Construction began 1518 W Street, SE | July 2019
- Construction began 1326 Valley Place, SE | July 2019
- Permit received for 1648 U Street, SE | August 14, 2020

Fall 2019

- Construction began 1648 U Street, SE | October 2019
- Engineering Survey completed for 1220 Maple View Place, SE | November 2019

Winter 2019/2020

- Construction progresses on 1518 W St, 1326 Valley Pl, 1648 U St | ongoing
- Agreement with MANNA., Inc. to sell 1518 W Street | March 2020
 - 1518 W Street, SE listed for sale | March 2020

PARTNERSHIPS + COLLABORATIONS

- Collaborations and partnerships are in place with the following organizations:
 - Ward 8 Homebuyers Club/Manna
 - Historic Anacostia Block Association

- Historic Anacostia Preservation Society
- Community Forklift
- Various philanthropic organizations and individuals

COMMUNITY OUTREACH ACTIVITIES

- Public Community Meetings:
 - Historic Anacostia Block Association (HABA) Meeting | June 13, 2019
 - Community party and tour highlighting projects | June 22, 2019
 - Open House at 1518 W Street with Manna, Inc. | March 15, 2020

ANNOUNCEMENTS + UPDATES

- Neighbor Updates:
 - Email to neighbors of 1518 W Street construction underway | July 17, 2019
 - Email to neighbors of 1326 Valley Place construction underway | July 17, 2019
 - Email to neighbors of 1648 U Street construction underway | October 15, 2019
 - Email notification re: likely sales timeline for 1518 W Street, 1326 Valley Place, and 1648 U St, to Prospective Buyer List | March 4, 2020

- Newsletter Updates:
 - Project Updates – Permits Received W Street + Valley Place | June 23, 2019
 - Project Updates – Permit Received U Street + W Street Status | September 3, 2019
 - Project Updates – All Properties Status Update | October 22, 2019
 - Project Updates – Valley Place History + Plans | November 26, 2019
 - Project Updates – Grant Received + All Properties Status Update | February 18, 2020

- Website Updates:
 - Project Updates | August 2, 2019
 - Project Updates | January 10, 2020

- Social Media Updates
 - Ongoing on Facebook and Twitter



Lauren McHale <lauren@lenfant.org>

L'Enfant Trust's Four-Year Progress Report

1 message

Lauren McHale <lauren@lenfant.org>

Tue, Mar 1, 2022 at 11:03 AM

To: "Wiley, Julia (DHCD)" <julia.wiley@dc.gov>, "Owens, Deneira (DHCD)" <deneira.owens@dc.gov>, "Bekele, Tsega (DHCD)" <Tsega.Bekele@dc.gov>, "Bulmash, Gene (DHCD)" <gene.bulmash@dc.gov>, "Hubbard, Drew E. (DHCD)" <drew.hubbard@dc.gov>, "Christian, Kathy (DHCD)" <kathy.christian@dc.gov>

Dear Director Hubbard et al.,

I hope this email finds you all well.

In accordance with our agreement for the four historic Anacostia houses, I have attached our four-year progress report. I've also attached before and after photos of each completed rehabilitation project. There should be a total of four attachments.

Please let me know if you have any questions or concerns.

Kind regards,

Lauren

Lauren Oswalt McHale | President

The L'Enfant Trust

We've moved! Please note our new address below.

1307 New Hampshire Ave., NW | Suite 400

Washington, DC 20036

[202.483.4880](tel:202.483.4880) | www.lenfant.org



4 attachments

 Progress Report_Workforce Houses_2022.pdf

118K

 **Before & After Rehab Photos_1648 U Street, SE.pdf**
859K

 **Before & After Rehab Photos_1518 W Street, SE.pdf**
4199K

 **Before & After Rehab Photos_1326 Valley Pl, SE.pdf**
2674K

Annual Progress Report | HISTORIC ANACOSTIA PROPERTIES

OVERVIEW

The properties at **1518 W Street, SE** and **1326 Valley Place, SE** have been fully rehabilitated and sold to families that meet the maximum income restrictions (not to exceed 120% Median Family Income), as well as minimum household size eligibility requirements. **1648 U Street, SE** has also been fully rehabilitated and is currently on the market through MANNA, Inc., despite a failed sales contract in November of 2021. We anticipate 1648 U Street, SE will sell this spring. **Planning and permitting for the rehabilitation of 1220 Maple View Place, SE as a two-family home is expected to begin this year, contingent on the sale of 1648 U Street, SE.**

TIMELINE OF ACTIVITY SINCE MARCH 2020

- 1518 W Street, SE construction completed | April 2020
- 1326 Valley Place, SE construction completed | April 2020
- 1518 W Street, SE failed sales contract | June 2020
- 1648 U Street, SE solar panels installed and construction completed | October 2020
- 1518 W Street, SE sold | February 2021
- 1326 Valley Place, SE sold | September 2021
- 1648 U Street, SE failed sales contract | November 2021
- 1648 U Street, SE re-listed | January 2022

PARTNERSHIPS + COLLABORATIONS

- Collaborations and partnerships are in place with the following organizations:
 - Ward 8 Homebuyers Club/MANNA, Inc.
 - Historic Anacostia Block Association
 - Historic Anacostia Preservation Society
 - Community Forklift
 - Various philanthropic organizations and individuals

ANNOUNCEMENTS + UPDATES

- Neighbor Updates:
 - Neighborhood celebration at 1326 Valley Place, SE to honor long-time Anacostia resident, Marcia Parkes | September 2020
 - Email to neighborhood listserv providing update on status of 1648 U Street, SE sale | February 2022
 - Routine email correspondence with neighbors on an individual basis regarding property updates
 - Planned outreach to neighbors regarding Big Green | Spring 2022

- Newsletter Updates:
 - Project Updates | April 6, 2020
 - Project Updates | June 30, 2020
 - Solar Installation at 1648 U Street | October 29, 2020
 - Update on Plans for Big Green | August 17, 2021
 - Sale of 1326 Valley Place, SE | November 16, 2021
 - Historic Properties Redevelopment Program Update | December 2021
 - Historic Properties Redevelopment Program Update | February 2022

- Website Updates
 - 1326 Valley Place, 1518 W Street, and 1648 U Street added to "Completed Projects" | December 2021
 - 1220 Maple View Place added to "Current Projects" | December 2021
 - 1648 U Street listed on "Properties for Sale" | December 2021

- Social Media Updates
 - Ongoing on Facebook, Twitter, and Instagram

The L'Enfant Trust

Preserving and Revitalizing Washington's Historic Communities

September 28, 2022

Ms. Mary Anthony
Executive Director
The 1772 Foundation
PO Box 112
Pomfret Center, CT 06258

Dear Mary,

The 1772 Foundation has generously provided The L'Enfant Trust (Trust) with several project-specific grants and a sizable Program-Related-Investment to support our Historic Properties Redevelopment Program's (HPRP) rehabilitation of three vacant, distressed properties in the Anacostia Historic District in Washington, DC. Anacostia is a predominantly Black neighborhood endangered by decades-long disinvestment and the tensions between the need for economic investment and the risk of displacing long-time residents. To date, the Trust has completed rehabilitation of three of the four, formerly city-owned houses and is set to start the rehabilitation of the fourth property, 1220 Maple View Place, SE, in the new year. The rehabilitation of 1220 Maple View Place, SE (commonly referred to as "Big Green" by local community members) will be the Trust's most expensive rehabilitation to date, due to the property's severe structural issues, decades-long deterioration, and the required recreation of lost architectural elements. The rehabilitation is estimated to cost over \$2 million.

The Trust is requesting a \$100,000 grant from The 1772 Foundation to support the upcoming rehabilitation of 1220 Maple View Place, SE to be sold as two family-size affordable units. The requested \$100,000 grant will go towards general rehabilitation costs, enabling our organization to deepen the affordability levels at which we are able to sell 1220 Maple View Place, SE to low-to-moderate income families. It is our hope that with sufficient funding, the Trust can partner with the Douglass Community Land Trust to provide perpetual affordability to both housing units instead of the three year affordability requirement mandated by the DC government.

Recently, several local partners have demonstrated their commitment to The L'Enfant Trust's HPRP. In June, Congresswoman Eleanor Holmes Norton (D-DC) [announced that she secured](#) over \$21 million in Community Project Funding for District of Columbia organizations in the House's fiscal year 2023 appropriations bills, inclusive of The L'Enfant Trust's request for \$2 million to rehabilitate 1220 Maple View Place, SE into a multi-unit affordable homeownership opportunity. Additionally, The L'Enfant Trust received over \$20,000 this year from the [DC Commission on the Arts and Humanities](#) to support our HPRP. We also have two grants pending from the National Trust for Historic Preservation in support of our HPRP. Namely, a grant from the [Moe Family Fund](#) to support a promotional fundraising and awareness campaign for our HPRP, as well as a [Preservation Funds](#) grant to finance an initial structural engineering assessment report for Big Green.

The L'Enfant Trust

Preserving and Revitalizing Washington's Historic Communities

Additional funding in 2023 from The 1772 Foundation would allow the Trust's HPRP to continue to grow and mature, serving as a model for preservation organizations nationwide on how preservation can be a solution, rather than a barrier, to retaining and increasing the supply of affordable housing.

Thank you for your consideration of this grant request. Please let me know if you have any questions.

Sincerely,



Lauren O. McHale
President



February 10, 2023

Ms. Lauren McHale
The L'Enfant Trust

Dear Lauren:

The Trustees of The 1772 Foundation, Inc., in cooperation with the National Preservation Partners Network, have approved the following restrictive grant:

Amount of Grant: \$100,000

Restrictive Purpose of the Grant: Historic Properties Redevelopment Program: Anacostia

The grant is to be utilized for the above purpose. Funds are not to be used for any other purpose.

Non-profit status: It is our understanding that your organization has been recognized by the Internal Revenue Service as a tax-exempt organization described in section 501(c) 3 of the Internal Revenue Code, that the designation as shown in your application is still in effect, and that your organization is not a private foundation as defined by the IRS.

***Important:** Acknowledgement: A letter acknowledging the receipt of this grant (**please include the amount and date received**) should be e-mailed to maryanthony@1772foundation.org.

***Important:** Reporting: Your organization will provide The 1772 Foundation, Inc. with a progress report no later than December 8, 2023. **Please note that no subsequent grants will be considered for your organization if this grant report is not filed on time. Extensions can be requested if needed.** *In the report, please describe the progress toward accomplishing the objectives as set forth in your proposal. Please state when the project will be completed, if it is not already. Include total income and expense information to date. Describe any budget changes or other financial adaptations required by any unforeseen situation(s.) Include copies of any significant materials, newsletters, brochures, articles, and other publicity that shed light on the project or your organization's activities. If additional time is needed, please inform us of this in your report. Your organization may be required to return the full amount of the grant to The 1772 Foundation, Inc., if these guidelines are not met.*

Publicity: The 1772 Foundation, Inc. encourages grant recipients to obtain as much publicity for these awards as possible. It would be appreciated if the Foundation were notified of any such publicity.

Use of Images: Unless notified to the contrary, The 1772 Foundation, Inc. and National Preservation Partners Network reserve the right to use information and images provided in the application on their websites and annual reports.

Acceptance: By accepting this grant, your organization acknowledges the aforementioned agreement.

Congratulations! We wish you every success in this very worthwhile endeavor.

DocuSigned by:

Mary Anthony 2/10/2023

Mary Anthony
The 1772 Foundation, Inc.

DocuSigned by:

Rebecca Harris 2/10/2023

Rebecca Harris
National Preservation Partners Network

DocuSigned by:

Lauren McHale 2/13/2023

Lauren McHale
The L'Enfant Trust



THE 1772 FOUNDATION

Authorization Agreement for Automated Deposit

We hereby authorize The 1772 Foundation, Inc. to initiate credit entries only to our Checking or Savings account indicated at the Financial Institution named below.

Financial Institution: _____

Street Address: _____

City, State Zip: _____

Routing/ABA # Account Number: _____

Company Account:

Personal Account:

This authorization is to remain in full force and effective until The 1772 Foundation, Inc. has received written notification from me of its termination in such time and in such manner as to afford The 1772 Foundation, Inc. and its Financial Institution a reasonable opportunity to act on it.

Name / Date: _____

Signature: _____