FINANCIAL

- a one-page budget showing all funding sources (received, requested, and expected), and all expenses for the organization or the project to be funded.

Letters of inquiry should be addressed to:

Review Committee
Public Welfare Foundation
2600 Virginia Avenue, N.W.
Suite 505
Washington, DC 20037-1977
(202) 965-1800

or submit your inquiry online at:
www.publicwelfare.org

FUNDING RENEWAL:

If your organization is currently supported by PWF and you intend to apply for a funding renewal we will need to receive

- one of the following:

  a final report on the most recent grant from the Foundation following the report form provided by the Foundation

  OR

  a final report you have already prepared that covers your organization's work over the period of this grant

AND

- one of the following:

  A proposal outlining the renewal request following the common grant application of the National Network of Grantmakers or the Washington, D.C. Regional Association of Grantmakers (for D.C. area organizations);

  OR

  A budget and plan for the coming year. The plan should include the goals and objectives for the coming year and a *narrative* description of the work for meeting those goals and objectives. The budget should be detailed, providing income and expenses, including a list of funding sources with amounts and whether dollars have been received, committed, or projected/pending.

  With the budget and plan, please provide the following attachments:

  1. one-page cover sheet following National Network of Grantmakers common grant application cover sheet format;
  2. financial statement (preferably audited) for your most recently completed year;
  3. list of your current board of directors;
  4. year-to-date income and expenses if fiscal year is beyond its 1st quarter;
  5. copy of your IRS tax-determination letter.

Instructions for preparing the final report and detailed renewal instructions accompany payment of eligible grants. Funding renewals should be addressed to your program officer at the address above.

TIMELINE:

Requests for funding may be submitted at any time during the year. Letters of inquiry are considered by a review committee on a regular basis to determine whether they fall within the Foundation's funding priorities and whether sufficient rationale exists for requesting a full proposal. Funding renewals should be submitted as soon as the grant period ends. If you have questions or concerns about the timeline for resubmission, contact your program officer three months before the end of the grant period to determine the best time to resubmit.

Our policy is to respond to all letters of inquiry within 30 *working* days of receipt, either by requesting a full proposal or informing you of our decision to decline your request. Consequently, we ask that you please allow a full 30 *working* days before following up on your letter. If you have not heard from us after that time, please feel free to contact us.

Once a proposal has been received by the Foundation, it usually takes an additional three to four months before a final decision is reached.

MEETINGS & SITE VISITS:

If you plan to travel to the Washington, D.C. area and would like to meet with Foundation staff while in town, we prefer that you first submit a letter of inquiry to help us determine if your request falls within the Foundation's priorities and if a meeting will be useful. Send the letter a few weeks in advance of your trip and let us know that you are interested in meeting with us during your visit. Although the Foundation would like to accommodate all those who request a meeting, we are only able to meet with those whose letters of inquiry have been determined by the Review Committee to closely fit the Foundation's priorities.

Whenever possible, site visits are made to organizations with requests pending at the Foundation. Foundation staff travel throughout the year and make an effort to arrange for site visits to be scheduled at mutually convenient times and with adequate notice.

DECISION-MAKING PROCESS:

Foundation staff are responsible for initial evaluation of funding requests. Grants are approved throughout the year by both the Board of Directors and the Executive Director. The Board of Directors or a committee of the Board meets to consider funding requests eight times during the year.

The Foundation provides notification of its decisions at each stage of the application process. With each request received, an effort is made to consider all possible connections within our categories of funding. It is rarely the case that a request is turned down because it is inadequately presented. More often than not, it is because the request either falls outside our areas of interest or is not compatible with the type of financial assistance we traditionally provide.

The Foundation is committed to maintaining an open forum for communicating the outcome of its decisions to grantseekers and recipients of grant funds alike. Those who require additional information on any matter pertaining to present or future funding are welcome to contact us.

CREDITS

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p. 35 photograph by Jimmy Health, courtesy of the Greater Cincinnati Coalition for the Homeless

HUMAN RIGHTS AND GLOBAL SECURITY

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WELFARE REFORM FUND

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INDEPENDENT AUDITOR'S REPORT

PUBLIC WELFARE FOUNDATION

TO THE BOARD OF DIRECTORS OF PUBLIC WELFARE FOUNDATION, INC.:

We have audited the accompanying statements of financial position of Public Welfare Foundation, Inc. as of October 31, 1999 and 1998, and the related statements of activities and cash flows for the years then ended. These financial statements are the responsibility of the Foundation's management. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audits in accordance with generally accepted auditing standards. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Public Welfare Foundation, Inc. as of October 31, 1999 and 1998 and the changes in its net assets and its cash flows for the years then ended, in conformity with generally accepted accounting principles.

ANCHIN, BLOCK & ANCHIN LLP

New York, New York
January 6, 2000

PUBLIC WELFARE FOUNDATION, INC. • STATEMENTS OF FINANCIAL POSITION

ASSETS	October 31, 1999	October 31, 1998
Cash	$ 213,383	$ 1,214,893
Due from stockbrokers for securities with settlements pending - Note 1	1,403,802	161,768
Accrued interest and dividends receivable	133,621	156,052
Investments, at fair value - Notes 1 and 2:		
Short-term investments	4,190,591	6,959,613
Equity securities:		
Stocks	121,599,812	123,326,915
Mutual funds	101,137,654	81,377,120
Debt securities:		
Mutual funds	116,822,160	118,419,978
Other investment funds	72,351,874	64,177,702
Total Investments	416,102,091	394,261,328
Prepaid expenses, taxes and other assets	644,257	252,092
Property and equipment, net - Notes 1 and 9	3,623,477	284,325
TOTAL ASSETS	**$ 422,120,631**	**$396,330,458**
LIABILITIES AND NET ASSETS		
LIABILITIES:		
Due to stockbrokers for securities with settlements pending - Note 1	$ 102,868	$ 191,594
Accrued expenses and other liabilities	107,786	140,425
Grants payable - Notes 1 and 8	5,238,455	3,865,060
Deferred federal excise tax - Note 3	360,000	650,000
Total Liabilities	5,809,109	4,847,079
NET ASSETS - UNRESTRICTED	**416,311,522**	**391,483,379**
TOTAL LIABILITIES AND NET ASSETS	**$ 422,120,631**	**$ 396,330,458**

See the accompanying Notes to the Financial Statements.

PUBLIC WELFARE FOUNDATION, INC. • STATEMENTS OF ACTIVITIES

	Years Ended	
	October 31, 1999	October 31, 1998
INVESTMENT INCOME:		
Interest and dividends - Note 5	$ 11,589,904	$ 11,414,084
Other investment funds income, net - Notes 2 and 5	14,055,995	5,127,925
Total Revenues	25,645,899	16,542,009
Realized gain on sale of equity and debt securities, net	26,704,549	25,704,545
Unrealized loss on equity and debt securities, net	(3,840,677)	(23,181,953)
Total Investment Gains	22,863,872	2,522,592
Total Investment Income	48,509,771	19,064,601
ADMINISTRATIVE EXPENSES:		
Grants approved, net of returns - Notes 1 and 8	19,460,994	19,583,493
Salaries and fringe benefits - Note 6	1,709,966	1,448,486
Taxes, other than payroll and excise	40,528	34,462
Professional and consulting fees	268,569	203,460
Investment advisory and custodial fees	1,101,093	1,135,673
Other - Notes 1 and 7	960,478	726,106
	23,541,628	23,131,680
Provision (benefit) for federal excise tax - Note 3:		
Current	430,000	815,000
Deferred	(290,000)	(455,000)
	140,000	360,000
Total Administrative Expenses	23,681,628	23,491,680
INCREASE (DECREASE) IN UNRESTRICTED NET ASSETS	**24,828,143**	**(4,427,079)**
UNRESTRICTED NET ASSETS:		
Beginning of year	391,483,379	395,910,458
End of year	$ 416,311,522	$ 391,483,379

See the accompanying Notes to the Financial Statements.

PUBLIC WELFARE FOUNDATION, INC. • STATEMENTS OF CASH FLOWS

	Years Ended	
	October 31, 1999	October 31, 1998
		(Reclassified For Comparative Purposes)
CASH FLOWS FROM OPERATING ACTIVITIES:		
Increase (decrease) in unrestricted net assets	$ 24,828,143	$ (4,427,079)
Adjustments to reconcile increase (decrease) in unrestricted net assets to net cash used in operating activities:		
Depreciation and amortization	77,501	51,034
Interest and dividend accruals and amortization	22,431	193,576
(Gain) loss on disposition of property and equipment	1,802	(9,614)
Net realized gain on disposition of equity and debt securities	(26,704,549)	(25,704,544)
Net unrealized loss on equity and debt securities	3,840,677	23,181,953
Other investment income	(14,055,995)	(4,444,013)
Changes in:		
Prepaid expenses, taxes and other assets	(392,165)	(103,638)
Deferred federal excise tax payable	(290,000)	(455,000)
Accrued expenses and other liabilities	(32,639)	(13,272)
Unconditional grants payable	1,373,395	1,192,404
Total Adjustments	(36,159,542)	(6,111,114)
Net Cash Used in Operating Activities	(11,331,399)	(10,538,193)

(CONTINUED)

PUBLIC WELFARE FOUNDATION, INC. • STATEMENTS OF CASH FLOWS (CONTINUED)

	Years Ended	
	October 31, 1999	October 31, 1998 (Reclassified For Comparative Purposes)
CASH FLOWS FROM INVESTING ACTIVITIES:		
Acquisition of property and equipment	(3,418,455)	(55,436)
Investments in marketable securities:		
Proceeds from sale:		
Short-term, net	2,769,022	—
Stocks	135,073,092	128,892,218
Bonds	—	7,110,734
Mutual funds	8,900,000	6,259,802
Other investment funds	13,413,724	39,901,466
	160,155,838	182,164,220
Purchases:		
Short-term, net	—	(2,493,137)
Stocks	(120,230,778)	(125,570,790)
Mutual funds	(17,314,035)	(29,253,572)
Other investment funds	(7,531,921)	(12,282,289)
	(145,076,734)	(169,599,788)
Change in due from/to stockbrokers	(1,330,760)	(1,254,313)
Net Cash Provided by Investing Activities	10,329,889	11,254,683
NET INCREASE (DECREASE) IN CASH	**(1,001,510)**	**716,490**
CASH:		
Beginning of year	1,214,893	498,403
End of year	$ 213,383	$ 1,214,893
SUPPLEMENTAL DISCLOSURES OF CASH FLOW INFORMATION:		
Cash paid during the years for:		
Excise taxes	$ 811,326	$ 925,000

See the accompanying Notes to the Financial Statements.

NOTE 1 — SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:

Organization:

Public Welfare Foundation, Inc. (the "Foundation") was established in 1947 for the purpose of supporting benevolent, charitable, educational or missionary organizations that provide direct services meeting the basic human needs of seriously disadvantaged people and/or working for lasting improvements addressing these needs. The Foundation uses its investment income (including gains) to fund grants to those organizations.

Basis of Accounting:

The financial statements of the Foundation have been prepared on the accrual basis of accounting, which includes recognition of revenue as earned and expenses as incurred.

Use of Estimates:

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions. These affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Investments:

Short-term investments held for reinvestment are included with investments. Investments in marketable securities that are traded on a national securities exchange or listed on NASDAQ are stated on the basis of current quoted market prices. Investments in limited partnerships and other investment funds that invest in marketable securities are valued based on market values of the underlying securities. Investments in limited partnerships and other investment funds that invest in real estate and oil and gas interests are stated at the lower of cost or fair value. Purchases and sales of securities are recorded on a trade date basis. Realized gains or losses are determined using the proceeds from sales on a first-in, first-out basis. Realized gains include distributions of realized gains from mutual funds. Unrealized gains or losses are determined using quoted market prices and fair values at the respective year-ends.

Amounts Due From/To Stockbrokers:

The amounts due from (to) stockbrokers for securities with settlements pending result from sales (purchases) of securities made prior to the end of the fiscal year but settled after the fiscal year-end.

Property and Equipment:

Property and equipment are stated at cost, if purchased, or fair value at the date of donation. Depreciation is provided by the straight-line method over the following estimated useful lives:

Building and improvements	7-40 Years
Office equipment	5-10 Years

Leasehold improvements are amortized over the lesser of the term of the related lease or the estimated useful lives of the assets.

Property and equipment consist of the following:

	1999	1998
Land	$ 105,872	$ 105,872
Buildings, building improvements, and leasehold Improvements	275,774	234,738
Furniture, fixtures and equipment	389,248	320,389
	770,894	660,999
Land and building under renovation (A)	3,299,556	—
	4,070,450	660,999
Less: Accumulated depreciation and amortization	(446,973)	(376,674)
	$ 3,623,477	$ 284,325

(A) The Foundation purchased land (carried at $497,398) and a building (carried at $2,802,158) during 1999. Since the building is not in service at October 31, 1999 and the Foundation intends to spend approximately $7,000,000 to renovate the property for office use during the year 2000, no depreciation has been taken during 1999.

Grants Payable:

Grants are recorded when they are approved by the Board of Directors or the Executive Director of the Foundation, except for conditional grants, which are recorded when conditions are substantially met.

NOTE 2 — INVESTMENTS:
Investments held at October 31, 1999 and 1998 were as follows:

	1999	1998
Short-term	$ 4,190,591	$ 6,959,613
Equity Securities:		
Individual Accounts Managed by:		
Seneca Capital Management LLC	37,737,043	35,815,959
Kalmar Investments, Inc.	16,725,745	14,894,611
J.L Kaplan Associates, LLC	19,911,944	—
John McStay Investment Counsel	15,691,493	14,972,484
Sanford C. Bernstein & Co., Inc.	31,533,587	57,643,861
	121,599,812	123,326,915
Mutual Funds:		
Harding Loevner International Equity Portfolio	23,240,506	17,585,689
Lazard Funds – International Equity Portfolio	22,954,059	20,605,419
Miller Anderson Sherrerd – Value Portfolio	33,008,867	34,637,689
Templeton Emerging Markets Series	21,934,222	8,548,323
	101,137,654	81,377,120
Debt Securities:		
Mutual Funds:		
Miller Anderson Sherrerd – Fixed Income Portfolio	41,815,110	40,972,696
PIMCO – Total Return Fixed Income Portfolio	75,007,050	77,447,282
	116,822,160	118,419,978
Other Investment Funds:		
FBR Braddock LP	5,674,377	4,687,038
Merit Energy Partners C – II, LP	1,431,864	322,476
Perry Partners International	12,337,238	7,412,748
Regan Partners	6,277,702	6,085,543
State Street S&P 500CT Fund	35,937,527	39,666,681
TIFF Partners I, LLC (A)	9,200,517	6,003,216
TIFF Realty & Resource Partners, I, LLC (A)	1,492,649	—
	72,351,874	64,177,702
Total	$416,102,091	$394,261,328

(A) The carrying amounts of the investment in TIFF Partners I, LLC and in TIFF Realty & Resources I, LLC were at September 30, 1999 and 1998 (the most recent valuations available from the fund's management). Other investment funds' income includes income from TIFF Partners I, LLC and TIFF Realty Resource I, LLC for the twelve months from October 1, 1998 to September 30, 1999 for the fiscal year ended October 31, 1999, and for the eleven months from November 1, 1997 to September 30, 1998 for the fiscal year ended October 31,1998. TIFF management estimated the value of substantially all of their underlying assets in the absence of readily ascertainable market values. Those estimated values may differ from the values that would have been used had a ready market for their investments existed.

The Foundation has commitments to make additional investments of approximately $14,245,000 in three other Investment Funds at October 31, 1999.

Substantially all of the Foundation's short-term investments, stock and bonds are under the control of a bank custodian.

NOTE 3 — FEDERAL EXCISE TAX:
The Foundation is a not-for-profit organization exempt from federal income taxation under Section 501(c)(3) and classified as a "Private Foundation" under Section 509(a) of the Internal Revenue Code. It is subject to a federal excise tax on net investment income at the rates of 1% for 1999 and 2% for 1998, as a result of satisfying certain requirements as to the level of distributions to charitable organizations.

Deferred federal excise tax is computed on temporary differences resulting from unrealized gains and losses (the difference between the carrying value and tax basis of the Foundation's investments) and the timing of reporting other investment fund income. No deferred tax assets have resulted from temporary differences.

NOTE 4 — MINIMUM DISTRIBUTION REQUIREMENT:
The Internal Revenue Code requires that grants be paid in accordance with a specified formula. At October 31, 1999, the Foundation had distributed approximately $12,100,000 more than the required minimum.

NOTE 5 — INVESTMENT INCOME:
Interest and dividends from equity and debt securities consist of:

	1999	1998
Dividends	$ 4,253,576	$ 3,823,652
Interest	7,336,328	7,590,432
	$ 11,589,904	$11,414,084

Other Investment Funds income, net, consists of the Foundation's proportionate share of each of the Funds' total investment income.

NOTE 6 — SALARIES AND FRINGE BENEFITS:
Included in salaries and fringe benefits are contributions of $198,615 in 1999 and $193,720 in 1998 to a qualified defined contribution money purchase pension plan and trust, under which the Foundation is required to make contributions (net of forfeitures) of 20% of eligible employees' total compensation. Employees are eligible after completion of at least 1,000 hours of service over the 12-month period subsequent to the first of the month following their dates of hire.

Also included are voluntary payments of $43,944 in 1999 and 41,916 in 1998 to a retired employee.

NOTE 7 — LEASES:
The Foundation occupies premises under leases expiring through October 31, 2000. The leases contain escalation clauses for increases in operating costs. Rent expense (recognized on a straight-line basis over the term of the leases) included in other administrative expenses was $175,080 in 1999 and $159,572 in 1998.

NOTE 8 — GRANTS:
Grants consist of:

	1999	1998
Current Year:		
Grants approved	$ 19,575,700	$ 19,411,100
Unpaid grants cancelled	(65,000)	(50,000)
Deferred multi-year discount expense	(18,146)	(16,440)
Conditional grants (conditions not met at fiscal year-end)	(155,000)	(132,000)
	19,337,554	19,212,660
Prior Years:		
Grants paid and returned	(25,000)	—
Conditions met on prior years' grants	132,000	370,833
Deferred multi-year discount/reversal	16,440	—
	123,440	370,833
Net Grants	$ 19,460,994	$ 19,583,493

Unpaid grants at October 31, 1999 represent grants payable in 2000 and 2001 as follows:

2000	$ 5,161,600
2001	250,000
Conditional grants (conditions not met at fiscal year end)	(155,000)
Present value adjustment	(18,145)
Total	$ 5,238,455

Grant payments (net of refunds) were $18,087,600 and $18,391,089 in 1999 and 1998, respectively.

NOTE 9 — SUBSEQUENT EVENT:
Land, building and improvements (carried at approximately $36,000) was sold on December 1, 1999. The net sales proceeds were approximately $273, 000.

BOARD OF DIRECTORS

Peter Edelman
Thomas Ehrlich
Juliet Villarreal Garcia
Antoinette M. Haskell
Robert H. Haskell
Brent L. Henry
Robert R. Nathan
Myrtis H. Powell
Thomas J. Scanlon
Thomas W. Scoville
Jerome W.D. Stokes
C. Elizabeth Warner
Michael C. Williams

OFFICERS

Thomas J. Scanlon
Chair
Robert H. Haskell
Vice Chair
Antoinette M. Haskell
Secretary/Treasurer

DIRECTOR EMERITUS

Claudia Haines Marsh

Public Welfare Foundation is an equal opportunity employer and does not discriminate on the basis of race, color, religion, national origin, gender, age, marital status, personal appearance, sexual orientation, family responsibilities, physical or mental handicap, matriculation, or political affiliation.

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Public Welfare Foundation

funding a world of change

AN INTRODUCTION TO THE PUBLIC WELFARE FOUNDATION

Established by newspaper publisher Charles Edward Marsh in 1947, the Public Welfare Foundation is a private grant-making organization dedicated to supporting organizations that provide services to disadvantaged populations and work for lasting improvements in the delivery of services that meet basic human needs.

The Foundation pursues a strategy of "service, advocacy and empowerment" for meeting basic human needs and promoting participation for people around the globe. Inherent in this strategy is the belief that the people who are most affected by a problem must be involved in developing solutions to address it. The Foundation funds projects locally, nationally, and internationally in the following areas:

- **Community Economic Development and Participation**
- **Criminal Justice**
- **Disadvantaged Elderly**
- **Disadvantaged Youth**
- **Environment**
- **Health**
- **Human Rights and Global Security**
- **Population and Reproductive Health**

In addition, the Foundation's Fund for Washington's Children and Youth supports organizations providing services in Ward 8 of the District of Columbia.

THE TRUE REFORMER BUILDING

Dedicated on July 15, 1903, the True Reformer Building has a distinguished history. Built by the Grand Fountain of the United Order of True Reformers and designed by John Anderson Lankford, the first registered African-American architect in Washington, DC, the building was one of the first in the nation to be designed, financed, built, and owned by the African-American community after Reconstruction.

Over the years, the building housed numerous civic and cultural institutions, including the Washington Conservancy, the DC Chapter of the National Negro Business League, the Boys Club of the Metropolitan Police of the District of Columbia, and the First Separate Battalion, an African-American branch of the DC National Guard, among others. The building was also used over the years by a host of community organizations, musical groups, and societies for events, celebrations, and concerts, including performances by the legendary Duke Ellington. The building, listed on the National Register of Historic Places in 1989, has not been fully utilized since the 1960's.

2600 Virginia Avenue, NW Suite 505 Washington, DC 20037-1977 (202) 965-1800 Fax: (202) 625-1348 E-Mail: general@publicwelfare.org

Outreach to the Cardozo-Shaw/U Street Community In Conjunction with the True Reformer Building Renovation

KEEPING THE SPIRIT ALIVE
Public Welfare Foundation

Since purchasing the True Reformer Building, the Public Welfare Foundation has been committed to involving the community in the renovation. It is the Foundation's goal to hear residents' ideas and opinions about various aspects of the renovation and to keep them informed about the project's progress. All announcements, invitations and newsletters are mailed to over 1,500 households and businesses in the surrounding neighborhood. The community's response to the renovation project remains overwhelmingly enthusiastic.

OUTREACH ACTIVITIES

Community Celebration *October 14, 1999*
Hundreds of neighborhood residents and business owners joined with the Foundation and local dignitaries for a celebration to kick-off the renovation.

***Keeping the Spirit Alive* Newsletter**
November 1999
The Foundation mailed the first quarterly newsletter featuring information about its grant-making activities and its plans for the True Reformer Building to over 1,500 neighboring households and businesses.

Presentation to ANC 1-B *November 10, 1999*
ANC 1-B passed a unanimous resolution in support of DC Revenue Bond Financing following a presentation by the Foundation on its grant-making activities and its plans for the renovation and use of the True Reformer Building.

Presentation to Cardozo-Shaw Neighborhood Association (CSNA)
November 11, 1999
The CSNA Board passed a unanimous resolution in support of DC Revenue Bond Financing following a presentation by the Foundation on its grant-making activities and its plans for the renovation and use of the True Reformer Building.

Community Meeting *January 18, 2000*
The Foundation sponsored a meeting for neighborhood residents and businesses to learn more about the Foundation and its plans for the True Reformer Building, and to share their ideas about the best use of the building's community space and their opinions about the use of Foundation-owned vacant lots behind the building.

***Keeping the Spirit Alive* Newsletter**
February 2000
In addition to updates on the renovation, this edition of the newsletter included a survey to gather neighborhood residents' views on the best uses of the vacant lots behind the True Reformer Building.

Community Meeting *April 8, 2000*
Members of the community participated in a second community meeting for the sole purpose of discussing the merits of the various suggested uses for the vacant lots behind the True Reformer Building.

***Keeping the Spirit Alive* Newsletter**
June 2000
This edition provided the results of the community survey conducted in the February edition and profiled MANNA CDC, a PWF grantee working in Shaw.

***Keeping the Spirit Alive* Newsletter – Special Edition** *July 2000*
PWF announced its decision to pursue a development plan by MANNA CDC to build new, affordable housing on vacant lots PWF owns behind the TRB.

Neighborhood Survey Finds Wide Support for Community Use of Vacant Lots

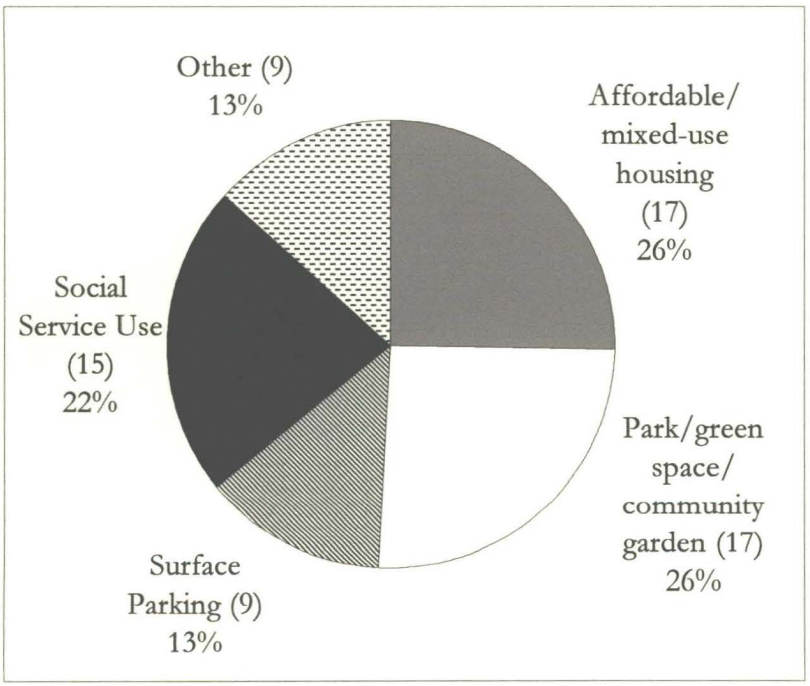
KEEPING THE SPIRIT ALIVE
Public Welfare Foundation

The Public Welfare Foundation recently acquired several vacant lots with the purchase of the True Reformer Building at 12th and U Streets, NW, which it is renovating as its new headquarters facility. PWF has made clear its desire that the lots be developed for the benefit of the surrounding community and conducted a community advisory process to help determine the best use of the lots. As a part of that process, PWF distributed a short survey on the future use of the lots to residents and businesses in the community. Fifty-five surveys were returned.

Results of the Survey

Use of the Lot

Question: I would like to see the lots in question developed as:



(Note: Some respondents selected more than one option so the totals are greater than the number of surveys returned.)

Other suggested uses:

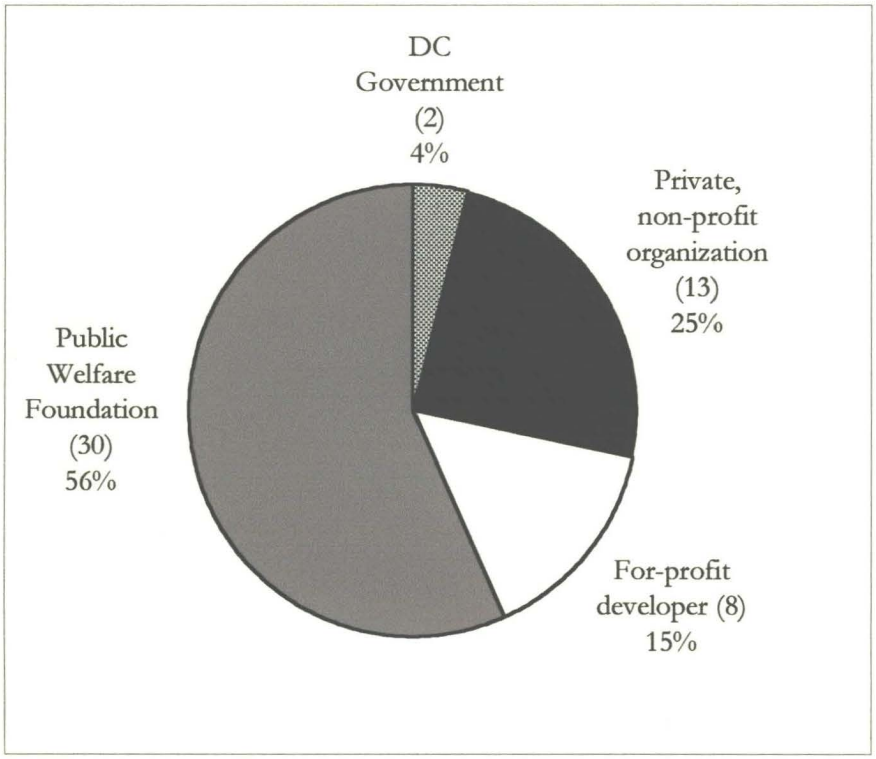
- Retail (4)
- Garage parking (4)
- Affordable recreation facility (2)
- Community food store (2)
- Affordable performing arts space (1)
- Community tech center (1)
- Daycare/eldercare (1)
- Luxury condominiums (1)

Concerns

The only proposed use with noticeable opposition is parking (6). A number of individuals who voiced support for a park or green space also voiced concerns about safety issues, especially drug-related activity, and stated that any plan for a park should address this issue. A number of individuals also stated that whatever the future use is, there needs to be a commitment to keeping the space clean and free of debris.

Ownership and Operation

Question: Who would you like to see own and operate the land?



Supporters of for-profit development tend to support retail use, luxury, mixed-use or affordable housing, or parking.

Supporters of development by a private, non-profit organization tend to support affordable housing, park or green space, or a social service use.

Supporters of continued PWF ownership tend to support affordable housing, park or green space, a social service use, or parking.

Concerns

The only concern voiced in this section was some opposition to a for-profit developer (2).

JIM GRAHAM
COUNCILMEMBER, WARD ONE
COUNCIL OF THE DISTRICT OF COLUMBIA
WASHINGTON, D.C. 20001

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Membership:
Consumer and Regulatory Affairs
Human Services
Local and Regional Affairs
Public Works and the Environment

Board of Directors, WMATA/Metro

September 18, 2000

Sheila Cross Reid
Chairperson
Board of Zoning Adjustment
441 4th Street, NW
Suite 210
Washington, DC 20001

RE: Application #16602

Dear Ms. Reid:

I am writing in support of the Public Welfare Foundation's application for a special exception to provide accessory parking spaces behind the True Reformer Building at 1200 U Street, NW in Ward 1.

I have worked closely with the Foundation over the past year on their plans to move their headquarters from the Watergate to the historic True Reformer Building. I have been impressed by their commitment to a genuine process of community involvement. Through numerous meetings and personal interaction with community leaders, the staff of the Foundation has demonstrated a genuine commitment to being a good neighbor. It is in that spirit that ANC 1-B, the ANC in which the True Reformer Building is located, passed a unanimous resolution in support of the Foundation's application for a special exception.

Again, I strongly support the Foundation's application and urge the Board to act favorably in this regard. Thank you for your consideration.

Sincerely,

Jim Graham

ADVISORY NEIGHBORHOOD COMMISSION 1B

GOVERNMENT OF THE DISTRICT OF COLUMBIA
COLUMBIA HEIGHTS / LEDROIT PARK / SHAW / UNIVERSITY HEIGHTS

COMMISSIONERS

TOM COUMARIS 1B01
GLENN MELCHER 1B02
M.A. "DOLL" FITZGERALD 1B03
LAWRENCE T. GUYOT, JR. 1B04
NIK EAMES 1B05
SINCLAIR "NUPE" SKINNER 1B06
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GARY DIMOFF 1B08
CATHERINE HAMMONDS 1B09
THEODORE B. BUTLER 1B10
DEBORAH R. THOMAS 1B11
IDA LOVE BLOCKER 1B12

September 11, 2000

'00 SEP 18 P1:36

Ms. Sheila Cross Reid, Chairperson
D.C. Board of Zoning Adjustment
441 4th Street, NW
Suite 210
Washington, DC 20001

Re: BZA Application No. 16602

Dear Ms. Reid and Members of the Board:

Advisory Neighborhood Commission (ANC) 1B considered the merits of BZA Application No. 16602 at its regularly scheduled meeting of August 9, 2000. Proper notice of the meeting was given, according to our normal procedures. Of the 12 members of ANC 19, 9 were in attendance, thereby constituting a quorum under our rules.

The subject BZA case is an application by The Public Welfare Foundation, Inc., requesting a special exception to allow accessory parking for its employees and visitors on a former parking lot at 932 12th Street, NW. (Square 724, Lots 71 through 75). This parking lot is located immediately to the south of the historic landmark, True Reformer building at 1200 U Street, NW, which is being restored to be the new headquarters building of the Foundation.

Representatives of the Applicant attended the ANC meeting and presented the site plan and zoning standards that apply to this use under the Zoning Regulations, 11 DCMR3104.1 and 214. The key issues that we examined and our general position on them are summarized below, based on the special exception standards for this use.

- **Adjacent to Commercial Zone (214.3, .4).** If located in a residential zone (in this case R-4) the accessory parking must be within 200 feet of the commercial area being served, and separated only by an alley. **Complies.** The property is well within 200 feet of the principal building.
- **Practical Difficulties (214.6).** The regulations require a finding that it is unsafe of economically infeasible to locate the parking in the principal building or on the same lot as the principal building. **Complies.** The True Reformer Building is a historic landmark that covers 100 percent of its lot, so that it would be illegal as well as impractical to engage in partial demolition to provide parking on site.

- **Compatibility (214.7).** The necessary parking must be located and designed so as not to create adverse effects on neighbors. ANC 1B notes that the vehicular access and egress will use the existing alley, so that no new driveway is created, and that the lot will be buffered by a wall and landscaping from residential properties nearby. Also the parking will be immediately adjacent to the commercial uses along U Street and will be part of that commercial land use pattern.
- **Physical Standards (2303.1).** The project architect showed the ANC the site plan and design and indicated that the plans comply with various detailed standards for surface materials, control over lighting, landscaping, etc.

Recommendation

Based on its review of the Application and the comments above, ANC 1B **supports** the Application, based on a vote of 9 members in support and 0 opposed. As Chairperson, I or a designated member will present our report to the Board of Zoning Adjustment at the public hearing on September 19, 2000.

Sincerely,

Lawrence T. Guyot, Jr., Chair
ANC 1B

Resolution of ANC 1-B in Support of

The Public Welfare Foundation's Request for Financing Through the District of Columbia Revenue Bond Program

Whereas the True Reformer Building has played an important role in the history of U Street for almost one hundred years, and

Whereas the Building has been underutilized for the past thirty years, and

Whereas the Building has fallen into disrepair, and

Whereas the Public Welfare Foundation has purchased and will restore the Building to its former glory, and

Whereas the redevelopment of the Building will contribute to the continued revitalization of U Street, and

Whereas the Foundation will bring approximately thirty employees to work in the U Street-Cardoza neighborhood, and

Whereas the Foundation is committed to working with neighborhood businesses in the surrounding neighborhood, and

Whereas the Foundation has pledged to be a productive and active member of the community and will make space in its building available for community use, and

Whereas the Foundation is a tax-exempt 501(c)(3) non-profit organization and eligible to borrow funds through the District of Columbia Revenue Bond Program,

Therefore it is resolved that ANC 1-B supports the Public Welfare Foundation's application to the District of Columbia seeking issuance through the District of Columbia Revenue Bond Program of approximately $10 million in tax-exempt-type bonds to be used for the purpose of financing the purchase and restoration of the True Reformer Building.

Adopted November 10, 1999

Resolution of Cardozo Shaw Neighborhood Association in Support of

The Public Welfare Foundation's Request for Financing Through the District of Columbia Revenue Bond Program

Whereas the True Reformer Building has played an important role in the history of U Street for almost one hundred years, and

Whereas the Building has been underutilized for the past thirty years, and

Whereas the Building has fallen into disrepair, and

Whereas the Public Welfare Foundation has purchased and will restore the Building to its former glory, and

Whereas the redevelopment of the Building will contribute to the continued revitalization of U Street, and

Whereas the Foundation will bring approximately thirty employees to work in the U Street-Cardoza neighborhood, and

Whereas the Foundation is committed to working with neighborhood businesses in the surrounding neighborhood, and

Whereas the Foundation has pledged to be a productive and active member of the community and will make space in its building available for community use, and

Whereas the Foundation is a tax-exempt 501(c)(3) non-profit organization and eligible to borrow funds through the District of Columbia Revenue Bond Program,

Therefore it is resolved that the Cardozo Shaw Neighborhood Association supports the Public Welfare Foundation's application to the District of Columbia seeking issuance through the District of Columbia Revenue Bond Program of approximately $10 million in tax-exempt-type bonds to be used for the purpose of financing the purchase and restoration of the True Reformer Building.

Adopted November 1999