



With commitment and extensive planning by Howard and Fannie Mae, new LeDroit Park residents (left) are beginning to enjoy the vitality that has been restored to the neighborhood.

The Howard University LeDroit Park Initiative has dug the footing and laid the foundation upon which the revitalization of this historic community is supported.

assistance in obtaining \$10 million to support infrastructure improvements from the D.C. Department of Public Works and the Financial Control Board; assistance in obtaining \$500,000 in a U.S. Department of Transportation grant to support infrastructure improvements for the area; and assistance in winning the support from local elected officials needed to make the Initiative a success.

Since the Initiative's launch in 1997, 307 units of new housing are under construction or have been completed area-wide, and the community's housing market has taken a positive turn. Houses improved and offered by Howard range in price from \$90,000 for a two-bedroom row house to just over \$200,000 for three- and four-bedroom homes. The condominiums in the area range in

price from \$79,000 for a one-bedroom unit to over \$300,000 for larger units. Overall, housing costs fall in affordable to upper-income levels and are successfully providing a mixed-income environment.

Commercial redevelopment is also being generated in the area. To date, more than \$65 million in commercial and public benefit investments have been committed or invested in the community. This development includes bookstores, restaurants, 33,000 square feet of retail commercial space, a new visitor's center, a modernized Emergency Trauma Center at the Howard University Hospital, and a joint Howard University/Metropolitan Police Department Security station. Under the Initiative, LeDroit Park is developing into a diverse and fully sustainable vibrant community.





Photos Courtesy of Fannie Mae

The Howard University LeDroit Park Initiative has dug the footing and laid the foundation upon which the revitalization of this historic community is supported. Howard University, LeDroit Park, and Fannie Mae are setting a standard for “town and gown” partnerships — a standard that they hope others will follow. While not everyone has been enthusiastic about the redevelopment, Nichols of Fannie Mae realizes, “You have to accept the criticism and continue to do the job that needs to be done,” especially if you want to graduate to the next level. ■ FRANCES STANLEY

The Fannie Mae Foundation University Community Partnership Initiative is designed to promote the development of housing-based community revitalization by encouraging universities to take a more active role in rebuilding their communities with partners. This program can be tailored to meet the needs of specific markets and neighborhoods. Funds provide technical assistance, education, training, research, and evaluation. For further information, visit Fannie Mae’s web site at: www.fanniemaefoundation.org/ucpi/index.html

