



OFFICE OF THE TENANT ADVOCATE  
*PUTTING PEOPLE FIRST*

# 7TH ANNUAL TENANT & TENANT ASSOCIATION SUMMIT

**Kellogg Conference Hotel at Gallaudet University**

800 Florida Ave, NE  
Washington, DC 20002

**SATURDAY, SEPTEMBER 13, 2014**

**“Tenant Knowledge is Tenant Power”**



# Welcome to the

## 7<sup>th</sup> Annual Tenant & Tenant Association Summit



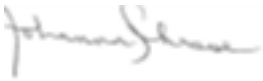
On behalf of the D.C. Office of the Tenant Advocate, I welcome you to the District's Seventh Annual Tenant & Tenant Association Summit. The theme for this year's Summit is "Tenant Knowledge is Tenant Power." The District has some of the strongest tenant rights laws in the nation. But tenant rights are virtually meaningless unless tenants know their rights and have the resources necessary to exercise them.

The OTA's first statutory duty is education and outreach to the tenant community about renters' rights and the rental housing laws. The Annual Summit itself is a unique and, we believe, an especially important education and outreach opportunity. It brings tenants and tenant associations together with each other, and with their elected officials, agency personnel, and policy experts. The goal is to create a ripple-effect of information, communication, and action.

Please take maximum advantage of all this year's Summit offerings, and stay in contact with the OTA throughout the year. I thank each of the outstanding leaders and policy experts participating in this year's Summit. And I thank each of you for your continuing interest and leadership within your communities.

I hope that you will help spread the message -- "tenant knowledge is tenant power."

Sincerely,



Johanna Shreve  
Chief Tenant Advocate  
D.C. Office of the Tenant Advocate

# Schedule at a Glance

**Saturday, September 13, 2014**

8:00 AM – 10:00 AM	Check-in					
9:00 AM – 10:15 AM	<b>Plenary Session</b>					
	Opening Remarks Councilmember Remarks Special Presentation to <b>The Honorable Jim Graham</b> , Councilmember Ward 1					
10:15 AM – 10:30 AM	AM Break					
10:30 AM – 11:45 AM	"Pitfalls for the Unprepared, and How to Avoid Them" Auditorium					
11:50 AM – 1:25 PM	<b>LUNCH</b>					
	Special Presentation to <b>The Honorable Vincent C. Gray</b> , Mayor of the District of Columbia					
1:30 PM – 5:00 PM	Breakout Sessions					
1:30 PM – 3:00 PM	Legal Clinic	Elderly/ Disabled Exemption Registration	"Rental Regulatory Enforcement Issues"	"Rent Control: Housing Provider Petitions"	"Incorporating a Tenant Association in the District of Columbia"	"Legislative Roundtable Policy Developments Tenants Should Know About"
	<b>Room 2-3</b>	<b>Level 2 Bistro</b>	<b>Room 4</b>	<b>Room 5</b>	<b>Room 6</b>	<b>Auditorium</b>
3:00 PM – 3:15 PM	PM Break					
3:15 PM – 4:45 PM	Legal Clinic	Elderly/ Disabled Exemption Registration	"Federal Law at Work in the District"	"DC Tenant Rights 101"	"Tenant Association: Meetings 101"	"Regulatory Changes Tenants Should Know About"
	<b>Room 2-3</b>	<b>Level 2 Bistro</b>	<b>Room 4</b>	<b>Room 5</b>	<b>Room 6</b>	<b>Auditorium</b>



# Summit Schedule

Saturday, September 13, 2014

8:00 – 10:00 A.M. Check-in

9:00 – 10:15 A.M. **Plenary Session**

Welcome: **Johanna Shreve**, *Chief Tenant Advocate*

Councilmember Remarks

**The Honorable Phil Mendelson**, *Chairman of the D.C. Council*

**The Honorable Anita Bonds**, *At-Large Councilmember*

**The Honorable Muriel Bowser**, *Councilmember Ward 4*

**The Honorable Yvette Alexander**, *Councilmember Ward 7*

Special Presentation to **The Honorable Jim Graham**, *Councilmember Ward 1*

10:15 - 10:00 A.M. **AM Break**

10:30 – 11:45 A.M. **“Pitfalls for the Unprepared, and How to Avoid Them”**

Planning specialists are always asking themselves what would happen if a person was to be hit by a bus and was no longer around. Robert S. Bullock and Abigail Wolf are the pre-eminent experts in the field of preparation for the unexpected. They will guide you in learning how to secure your possessions and getting your life in order.

Panelists

**Robert S. Bullock, Esq.**, *Principal, The Elder & Disability Law Center*

**Abigail Wolf, Esq.**, *Associate, The Elder & Disability Law Center*

Location

Auditorium

11:50 A.M.– 1:25 P.M.

**LUNCH**

Special Presentation to **The Honorable Vincent C. Gray**, *Mayor of the District of Columbia*

1:30 -5:00 P.M.

**Breakout Sessions**

1:30 – 3:00 P.M.

**“Rental Regulatory Enforcement Issues”**

This session will focus on how to retrieve information from many government agencies on one website (PIVS); how the housing code enforcement mechanism functions; what licensing requirements are placed on housing providers and property managers, and what happens when those requirements are not met; what are the government’s programs for the systematic inspection of rental housing; and what new fire safety regulations have been put into place to protect the District’s tenants.

Moderator

**Dennis Taylor, Esq.**, *General Counsel, D.C. Office of the Tenant Advocate*

Panelists

**Gil Davidson**, *Housing Inspections Manager, Department of Consumer and Regulatory Affairs*

**Eric Rogers**, *Business and Professional License Administrator, Department of Consumer and Regulatory Affairs*

**Tony Falwell**, *Assistant Chief Fire Marshall, Department of Fire and Emergency Services*

Location

**Level 2, Room 4**

# Summit Schedule

1:30 – 3:00 P.M.

## “Rent Control: Housing Provider Petitions”

This session will provide an overview of the five (5) types of “housing provider petitions” that the landlord may file in order to increase rents beyond the standard rent control limit: Capital Improvements; Hardships; Substantial Rehabilitation; Services and Facilities, and Voluntary Agreements.

Presenters

**William Zachariah Mundy, Esq.**, *Attorney Advisor, Office of the Tenant Advocate*  
**Aaron Polkey, Esq.**, *Attorney Advisor, Office of the Tenant Advocate*

Location

**Level 2, Room 5**

1:30 – 3:00 P.M.

## “Incorporating a Tenant Association in the District of Columbia”

This session will focus on the requirements to incorporate a nonprofit tenant association in the District of Columbia, including emphasis on tax issues and filing requirements. Learn how to make your association a vehicle for improving the quality of life of its members.

Moderator

**Delores Anderson**, *Education and Outreach Coordinator, DC Office of the Tenant Advocate*

Panelists

**Nicole McClendon, Esq.**, *Paralegal Specialist, Corporations Divisions, DC Department of Consumer & Regulatory Affairs*  
**Vickie Matthews, Esq.**, *Paralegal Specialist, Corporations Division, DC Department of Consumer & Regulatory Affairs*  
**Jason Bough**, *Customer Service Specialist (Team Lead), Customer Service Administration, DC Office of Tax and Revenue*

Location

**Level 2, Room 6**

1:30 – 3:00 P.M.

## “Legislative Roundtable: Policy Developments Tenants Should Know About”

This session will provide an overview of legislative and policy developments at both the District and federal levels; a discussion of “hot-button” rental housing issues; pending legislation that addresses them; and other policy priorities.

Moderator

**Joel Cohn, Esq.**, *Legislative Director, D.C. Office of the Tenant Advocate*

Panelists

**Jennifer L. Berger, Esq.**, *Supervisory Legal Aid Attorney, AARP Legal Counsel for the Elderly*  
**Blake Biles, Esq.**, *Retired Partner, Arnold & Porter*  
**Michele Blackwell, Esq.**, *Legislative Counsel, Committee on Transportation and the Environment, D.C. Council*  
**Linda Couch**, *Vice-President for Policy, National Low Income Housing Coalition*  
**Judah Gluckman, Esq.**, *Legislative Counsel, Committee on Economic Development, D.C. Council*

Location

**Auditorium**

# Summit Schedule

Saturday, September 13, 2014

3:00 - 3:15 P.M.

**PM Break**

3:15 – 4:45 P.M.

**“Federal Law at Work in the District”**

This session will focus on the procedural complexities involved in seeking resolution of a dispute regarding federally-subsidized housing, what ways the District protects veterans, and developments in the protection of disabled tenants.

Moderator

**Dennis Taylor, Esq.**, *General Counsel, Office of the Tenant Advocate*

Panelists

**Watson Fennell**, *Director Office of Fair Hearings, District of Columbia Housing Authority*

**Barbara Pittman**, *Veterans Benefits Special Assistant, DC Office of Veterans Affairs*

**Noelle Vinson**, *Law Student, The Disability Rights Law Clinic*

**Anngelica Ibe**, *Law Student, The Disability Rights Law Clinic*

Location

**Level 2, Room 4**

3:15 – 4:45 P.M.

**“D.C. Tenants’ Rights 101”**

This session will provide District tenants with a comprehensive overview of their rental housing rights and responsibilities.

Presenters

**Amir Sadeghy, Esq.**, *Attorney Advisor, DC Office of the Tenant Advocate*

**Ramona Quillet, Esq.**, *Attorney Advisor, DC Office of the Tenant Advocate*

Location

**Level 2, Room 5**

3:15 – 4:45 P.M.

**“Tenant Association: Meetings 101”**

This session will provide information to assist tenant associations in conducting effective meetings, including preparing the agenda, recordkeeping, an overview of Robert’s Rules of Order and troubleshooting.

Moderator

**Delores Anderson**, *Education and Outreach Coordinator, DC Office of the Tenant Advocate*

Presenter

**Ronald Herbison**, *Registered Professional Parliamentarian, District of Columbia Housing Authority*

Location

**Level 2, Room 6**

# Summit Schedule

3:15 – 4:45 P.M.

## **“Regulatory Changes Tenants Should Know About”**

This session will provide an overview of recent and pending changes to the regulations governing the maintenance of rental properties in the District.

Moderators

**Joel Cohn, Esq.**, *Legislative Director, DC Office of the Tenant Advocate*

Panelists

**Beth Harrison, Esq.**, *Supervising Attorney, Housing Unit, D.C. Legal Aid Society*

**Jatinder Khokhar**, *Interim Chief Building Official, D.C. Department of Consumer & Regulatory Affairs*

**Robert Simpkins**, *Program Analyst, D.C. Department of Consumer & Regulatory Affairs*

Location

**Auditorium**



# Clinics

Saturday, September 13, 2014

1:30 – 4:30 P.M.

## **Legal Consultation**

Do you have a legal issue regarding your tenancy? The following legal providers will be on hand to discuss your rights and responsibilities:

*DC Legal Aid Society*  
*DC Law Students in Court,*  
*AARP Legal Counsel for the Elderly,*  
*The Law Offices of Jamil Zouaoui*

Coordinator  
Location

**Cynthia Houser**, *General Office Specialist, DC Office of the Tenant Advocate*  
**Level 2, Room 2 and 3**

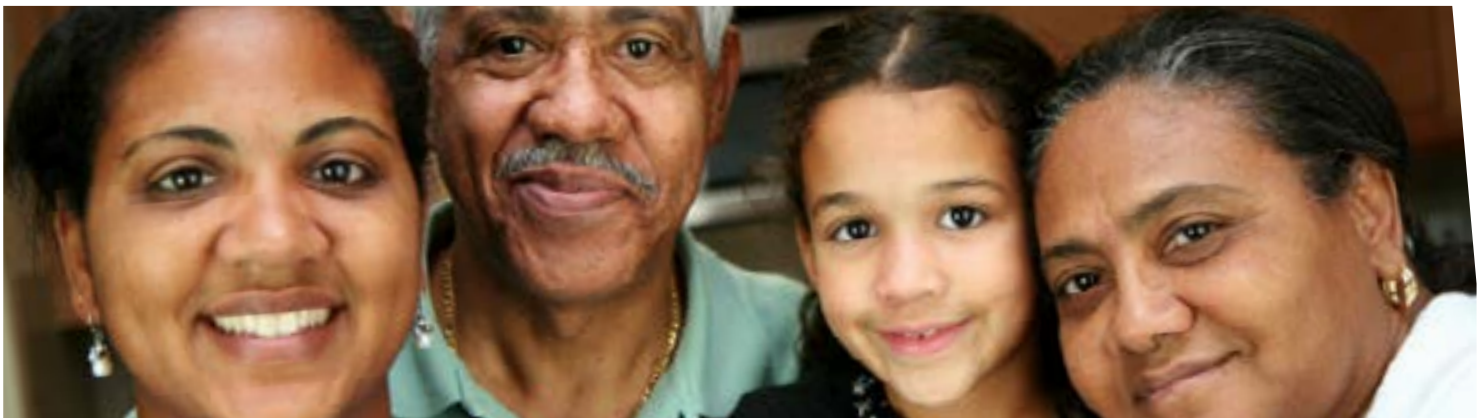
1:30 – 4:30 P.M.

## **Elderly Tenants / Tenants with Disabilities Exemption Registration**

If you live in a rent-controlled apartment and are age 62 or over or have a disability you then qualify for a lower cap on rent increases. You must register your status as an elderly tenant, or as a tenant with a disability, with the Rent Administrator's office. The Office's of the DC Office of the Tenant Advocate and Dept. of Housing and Community Development staff will be on hand to help you fill out the registration form and complete the filing.

Coordinator  
Location

**Horace Lassiter, Esq.**, *Paralegal Specialist, DC Office of the Tenant Advocate*  
**Level 2, Bistro**





# Thank You To All Our Exhibitors

**AARP Legal Counsel for the Elderly**

**Advocates for Elder Justice, Hilda & Charles Mason Charitable Foundation, Inc**

**Coalition for Nonprofit Housing & Economic Development**

**DC Department of Housing and Community Development**

**DC Office on Aging**

**DC Office of Human Rights**

**DC People's Counsel**

**Department of Consumer and Regulatory Affairs**

**Department of Insurance, Securities and Banking**

**District Alliance for Safe Housing (DASH)**

**Edgewood/Brookland Family Support Collaborative**

**Envision Realty**

**Housing Counseling Services**

**Howard University School of Law Fair Housing Clinic**

**Latino Economic Development Center**

**Legal Aid Society of DC**

**TENAC**

**The Law Office of Henry A. Thompson, II**

**United Planning Organization**

**University Legal Services**

# Acknowledgements

*The DC Office of the Tenant Advocate would like to acknowledge the tireless efforts of the individuals and organizations that contributed their time and energy to make this Summit possible.*

## **Special Thanks To:**

**The Honorable Vincent C. Gray**, *Mayor of the District of Columbia*

**The Honorable Phil Mendelson**, *Chairman of the D.C. Council*

**The Honorable Anita Bonds**, *At-Large Councilmember*

**The Honorable Jim Graham**, *Councilmember Ward 1*

**The Honorable Muriel Bowser**, *Councilmember Ward 4*

**The Honorable Yvette Alexander**, *Councilmember Ward 7*

*All Tenants and Tenants Associations in attendance*

*All Speakers, Volunteers, Panelists, Moderators and*

**The staff of the DC Office of the Tenant Advocate for all of your hard work and continuous service to the residents of the District of Columbia.**

**Delores Anderson**, *Education and Outreach Coordinator*

**Manuel Bolanos**, *Case Management Specialist*

**Joel Cohn, Esq.**, *Legislative Director*

**Cynthia Houser**, *Clerical Assistant*

**Horace Lassiter, Esq.**, *Paralegal Specialist*

**Christopher Lucas**, *Case Management Specialist*

**Hicham Mokhtari**, *Case Management Specialist*

**William "Zac" Mundy, Esq.**, *Attorney Advisor*

**Aaron Polkey, Esq.**, *Attorney Advisor*

**Ramona Quillet, Esq.**, *Attorney Advisor*

**Amir Sadeghy, Esq.**, *Attorney Advisor*

**Regina Tatum**, *Office Generalist*

**Dennis Taylor, Esq.**, *General Counsel*

**Tamela Tolton**, *Program Analyst*

# Tenant Resource Guide



# Tenant Resource Guide

## Government Agencies

### **Office of the Tenant Advocate (OTA)**

2000 14th St, NW, Suite 300-N, Washington, DC 20017 | Phone 202-719-6560 | Fax: 202-719-6585  
www.ota.dc.gov

OTA offers legal advice and educational resources for tenants, advocates for tenants in the legislative context, and provides emergency housing and relocation assistance in certain circumstances.

### **Dept. Consumer & Regulatory Affairs (DCRA)**

1100 4th St., SW, Washington, DC 20024 | Phone 202-442-4400 | Fax: 202-442-9445  
Inspection Request: 202-442-9557  
www.dkra.dc.gov

DCRA issues business licenses, regulates construction activity and building systems, inspects rental housing accommodations, and orders the abatement of housing code violations, if necessary.

### **Dept. Human Services (DHS)**

64 New York Ave., NE, 6th Floor, Washington, DC 20002 | Phone 202-671-4200 | Fax: 202-671-4325  
www.dhs.dc.gov

DHS assists low-income individuals and families achieve and maximize their potential for economic security and self-sufficiency.

### **Dept. of the Environment (DDOE)**

1200 First St., NE, Washington, DC 20002 | Phone 202-535-2600 | Fax: 202-535-2881  
www.ddoe.dc.gov

DDOE Monitors and assesses environmental conditions and risks, inspects facilities, and enforces environmental regulations (including lead remediation).

### **Dept. of Housing & Community Development (DHCD)**

1800 Martin Luther King, Jr Ave., SE, Washington, DC 20020 | Phone 202-442-7200 | Fax: 202-442-6727  
www.dhcd.dc.gov

DHCD creates and preserves opportunities for affordable housing and economic development and revitalizes communities in the District of Columbia. DHCD also manages the Rental Accommodations Division.

### **Dept. of Behavioral Health Health (DMH)**

64 New York Ave., NE, 3rd Floor, Washington, DC 20002 | Phone 202-673-7440 | Fax: 202-673-3433  
www.dmh.dc.gov

DMH provides emergency care and comprehensive mental health services and support to District residents in need of the public mental health system.



# Tenant Resource Guide

## Legal/Court Organizations

### **AARP Legal Counsel for the Elderly**

601 E Street NW, Washington, DC 20049 | Phone 202-434-2120 | Legal Hotline 202-434-2170  
[www.aarp.org/states/dc/LCE/](http://www.aarp.org/states/dc/LCE/)

For nearly 40 years, LCE has championed the dignity and rights of Washington, D.C.'s elderly by providing free legal and social work services to those in need – empowering, defending and protecting vulnerable seniors.

### **Housing Conditions Calendar**

Moultrie Courthouse, 500 Indiana Ave., NW, Room 5000, Washington, DC 20001 | Phone 202-879-1133  
Fax: 202-442-6727 | [www.dccourts.gov/housing-conditions](http://www.dccourts.gov/housing-conditions)

The Housing Conditions Calendar allows tenants to sue landlords for D.C. Housing Code violations on expedited basis. The Housing Conditions Calendar is limited in nature and only available for those seeking to enforce compliance with DC Housing code regulations.

### **Legal Aid Society of the District of Columbia**

1331 H Street NW, Suite 350, Washington, DC 20005 | Phone 202-628-1161  
[www.legalaiddc.org](http://www.legalaiddc.org)

Legal Aid Society represent clients in eviction cases in the Landlord and Tenant Branch of D.C. Superior Court and in administrative hearings to preserve housing subsidies and challenge unlawful rent increases. Legal Aid housing law attorneys also assist clients living with deplorable housing conditions by representing them in affirmative suits to obtain repairs.

### **Landlord Tenant Resource Center**

Court Building B, 510 4th Street NW, Room 115, Washington, DC 20001 | Phone 202-508-1710  
Weekdays 9:15 AM-12 Noon | [www.dccourts.gov/ltresourcecenter.jsf](http://www.dccourts.gov/ltresourcecenter.jsf)

The Landlord Tenant Resource Center provides free legal information to both unrepresented landlords and unrepresented tenants who have residential housing disputes. Those seeking assistance should come to the center during its operating hours.

### **D.C. Law Students in Court**

600 New Jersey Avenue, NW, Suite 500, Washington, DC 20001 | Phone 202-638-4798 | Fax: 202-638-0304  
[www.dclawstudents.org/](http://www.dclawstudents.org/)

The D.C. Law Students In Court program (LSIC) is one of the oldest and most well-regarded clinical programs in the city. It is a unique consortium of 5 law schools whose students provide quality legal representation, assistance, and counseling to low-income clients in the District of Columbia. Georgetown students participate in LSIC's civil division, representing clients in civil matters in D.C. Superior Court and local

### **UDC Housing and Consumer Law Clinic**

4200 Connecticut Ave., NW, Building 52, Room 302, Washington, DC 20008 | Phone 202-247-5073  
[www.law.udc.edu/?page=housingclinic](http://www.law.udc.edu/?page=housingclinic)

The Housing and Consumer Law Clinic provides representation in housing-related civil litigation. Students enrolled in this clinic represent individuals and small groups in eviction defenses, affirmative habitability actions, illegal rent increases, and real property actions, including predatory loans and foreclosure, fair housing and miscellaneous torts.

# Tenant Resources Guide

## Legal/Court Organizations Continued

### **Bread for the City**

1525 7th Street, NW, Washington, DC 20001  
Phone 202-265-2400  
1640 Good Hope Road, SE, Washington, DC 20020 |  
Phone 202-561-8587  
[www.breadforthecity.org](http://www.breadforthecity.org)

Our attorneys also work in partnership with the Legal Aid Society to operate the Court-Based Legal Services Program, which allows attorneys to appear immediately in court with clients whom they meet that same day, often resulting in them taking the cases on for full representation. Bread for the City also represents tenant associations and other individuals as we work toward preserving low-income housing, assuring that people live in safe environments, and preventing or delaying evictions.

### **Neighborhood Legal Services Program**

680 Rhode Island Ave., NE, Washington, DC 20002  
Phone 202-832-6577  
Intake Hours New Cases: 10:00AM-3:00PM | Mon, Wed, Fri  
[www.nlsp.org](http://www.nlsp.org)

Neighborhood Legal Services Program is a nonprofit law firm that provides free legal information, advice and representation to low-income District of Columbia residents. We are committed to equal access to justice for all members of our community.

### **Columbus Community Legal Services Catholic University General Practice Clinic**

3602 John McCormack Road, NE, Washington, DC 20064 | Phone 202-319-6788  
[www.clinics.law.edu/CCLS.cfm](http://www.clinics.law.edu/CCLS.cfm)

The General Practice Clinic is a general practice law office designed to serve the legal needs of financially eligible District of Columbia residents. The caseload of the clinic encompasses a range of civil law matters, including housing, consumer, family, estate planning, and administrative law matters.

### **Washington Legal Clinic for the Homeless**

1200 U Street, NW, Washington, DC 20009 |  
Phone 202-328-5500  
[www.legalclinic.org](http://www.legalclinic.org)

Combining community lawyering and advocacy to achieve our clients' goals, our expert staff and network of volunteer attorneys provide low barrier, comprehensive legal services at intake sites throughout the District of Columbia, helping our clients to access housing, shelter, and life-saving services.

# Tenant Resources Guide

## Non-Profit Organizations and ERAP Program Resources

### **Virginia Williams Family Resource Center**

33 N Street NE, Washington, DC 20002 | Phone 202-526-0017

[www.dccfh.org/programs/housing/virginia-williams-family-resource-center](http://www.dccfh.org/programs/housing/virginia-williams-family-resource-center)

Virginia Williams Family Resource Center (VW-FRC) is the central intake center for D.C. families experiencing housing instability in the District. Virginia Williams is a fully integrated family resource center of the Department of Human Services. VWFRC also provides the Emergency Rental Assistance Program (ERAP).

You must be a family to access these services.

### **Latino Economic Development Corporation**

642 S Street, NW, Washington, DC 20001 | Phone 202-588-5102 |

[www.ledcmetro.org](http://www.ledcmetro.org)

The Latino Economic Development Corporation provides assistance to Latinos and other District of Columbia residents with information, skills and financial tools to improve their housing opportunities and start or expand small businesses.

### **Edgewood/Brookland Family Support Collaborative**

200 K Street, NW  
Washington, DC 20001  
Phone 202- 667-7006

The vision of the Edgewood/Brookland Family Support Collaborative is to imagine and create neighborhood-based support networks that promote healthy families, safe neighborhoods and a thriving Washington DC. Homeless and E/BFSC currently offers: housing services to families, Truancy prevention services, Fatherhood support and case management, Employment readiness; placement and support, General information and referral services. Full Service Community School Programming @ Browne Education Campus, Jefferson Middle School Academy and Amidon-Bowen Elementary School

### **Housing Counseling Services**

2410 17th Street NW, Suite #100, Adams Alley Entrance, Washington, DC 20009

Phone 202- 667-7006 | Rental Assistance Hotline: 202-667-7339  
[www.housingetc.org](http://www.housingetc.org)

Housing Counseling Services, Inc. helps tenants and veterans avoid eviction and displacement, improve their housing conditions, and resolve disputes with landlords and management companies. HCS offers emergency rental and utility assistance through various programs to DC residents who are homeless or in immediate danger of becoming homeless. These rental assistance programs provide emergency payments only.

### **Catholic Charities DC ERAP**

2812 Pennsylvania Avenue, SE, Washington, DC 20020 | Phone 202- 338-3100  
[www.catholiccharitiesdc.org/sefc](http://www.catholiccharitiesdc.org/sefc)

We have funding to assist low-income District residents facing housing emergencies. The program provides funding for overdue rent if a qualified household is facing eviction (including late costs and court fees). The program also support security deposits and first month's rent for residents moving to new apartments.

To qualify for ERAP: Telephone intake occurs the 2nd Monday of each month. Phone lines open at 9 am and we are able to accept the first 60-65 qualified clients.

# Thanks To Our Sponsors!

## DC People's Counsel Edgewood/Brookland Family Envision Realty



Office of the People's Counsel  
District of Columbia  
*Advocating, Protecting and Educating DC Consumers*



Edgewood/Brookland  
Family Support Collaborator



**envision**  
CREDIT RESTORATION